



PROJECT TEAM:



BUILDING OWNER:

AVESTA OAK STREET, LP
 C/O AVESTA HOUSING
 307 CUMBERLAND AVENUE
 PORTLAND, ME 04101
 TEL: (207) 553-7780

ARCHITECT:



434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016
 www.CWSarch.com

CONSTRUCTION MANAGER:



Wright-Ryan Construction
 10 Danforth Street
 Portland, ME 04101
 Tel: (207) 773-3625

SITE/CIVIL ENGINEERING:

Mitchell & Associates
 70 Center Street
 Portland, ME 04101
 Tel: (207) 774-4427

STRUCTURAL ENGINEERING:



75 York Street Portland, ME 04101-4550
 Tel: 207.879.1838 Fax: 207.879.1822

MECHANICAL/ELECTRICAL ENGINEERS:



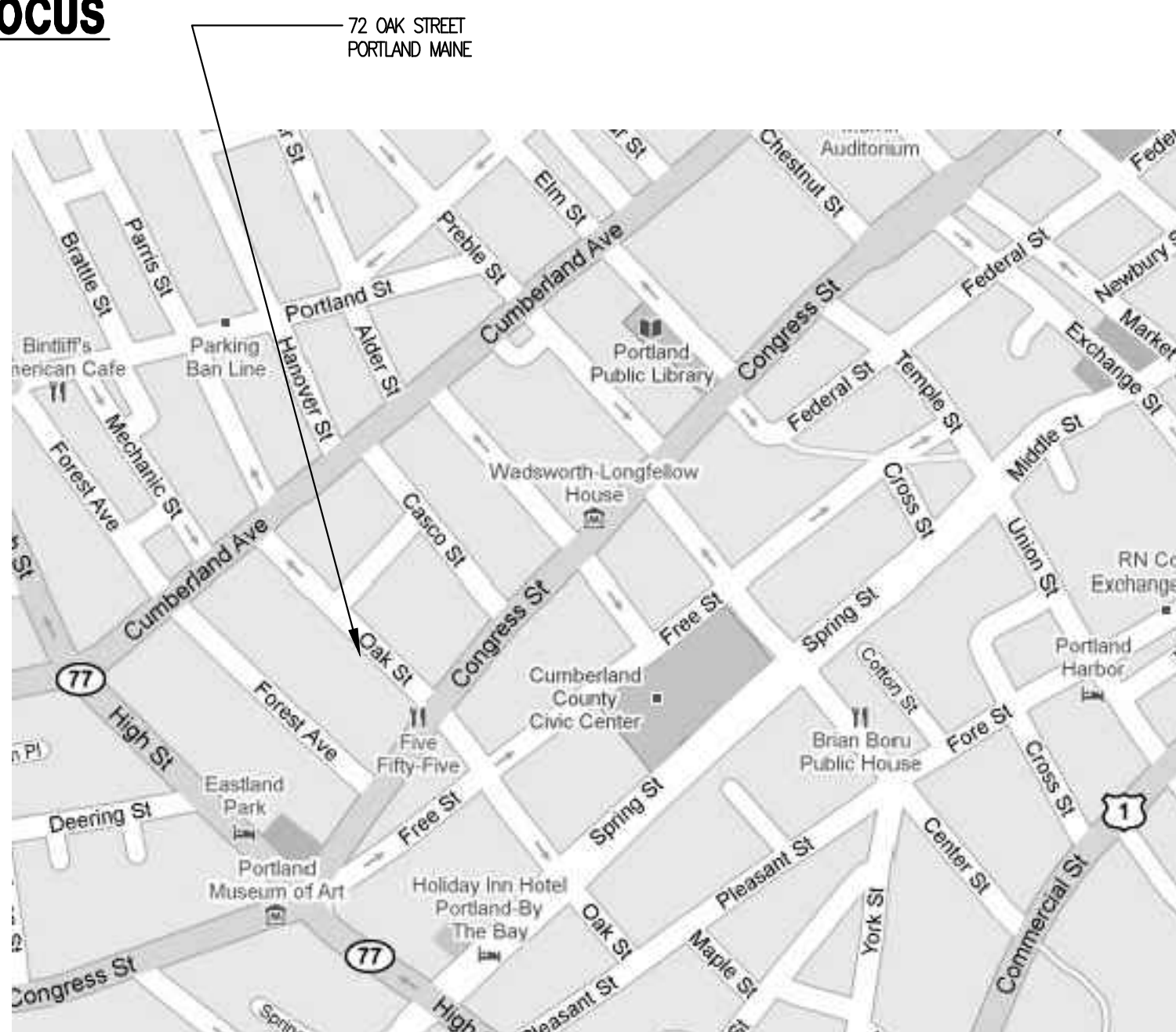
Bennett Road, P.O. Box 297, Freeport, Maine 04032
 Tel - (207) 865-9475
 Fax - (207) 865-1800
 Email - office@bennetengineering.net

MORTGAGEE:



363 WATER STREET
 AUGUSTA, ME. 04330-4633
 TEL: (207) 626-5794

LOCUS



CODE OVERVIEW:

IBC 2003
 USE GROUP R-2 "APARTMENT HOUSES"
 CONSTRUCTION TYPE: COMBINATION 5A/2B
 SPRINKLERED: NFPA 13

INCIDENTAL USE AREAS:
 ROOMS WITH BOILERS OVER 10 H.P. : 1 HR OR SPRINKLER
 LAUNDRY ROOM OVER 100 S.F. : 1 HR OR AUTOMATIC FIRE EXTINGUISHING SYSTEM
 PARKING GARAGE: 1 HR AND AUTOMATIC FIRE EXTINGUISHING SYSTEM
 TOTAL GROSS BUILDING AREA: 30,850 S.F. IN 4 STORIES

IBC 2003
 TABLE 503: R-2 ALLOWABLE HEIGHT AND AREA: 3 STORIES / 7,000 S.F. PER FLOOR
 SECTION 504.2: ADD ONE STORY WITH SPRINKLER SYSTEM
 SECTION 506.3: ADD 200% AREA WITH SPRINKLER SYSTEM
 TOTAL ALLOWABLE: 4 STORIES AND 37,262 S.F. PER FLOOR
 MAXIMUM BUILDING PROPOSED: 4 STORIES AND 8170 S.F. LARGEST FLOOR

IBC 2003 SECTION 717.4.2:
 DRAFTSTOPPING REQUIRED ABOVE EVERY TWO DWELLING UNITS

LIFE SAFETY CODE 2003
 RESIDENTIAL OCCUPANCY / APARTMENT BUILDING (3.3.27.3)
 CHAPTER 30
 TABLE 30.3.2.1.1 HAZARDOUS AREA PROTECTION:
 BOILER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT:
 1 HR AND SPRINKLERS
 LAUNDRIES OVER 100 S.F. : 1 HR AND SPRINKLERS
 STORAGE ROOMS OUTSIDE OF UNITS : 1 HR AND SPRINKLERS
 SECTION 30.3.7.2: UNIT SEPARATION SHALL NOT BE LESS THAN 1/2 HOUR

BUILDING TOTAL: 37 UNITS
 6 UNITS MEET IBC REQUIREMENTS FOR ADAPTABLE TYPE "A" UNITS
 2 TYPE "A" UNITS SHALL BE EQUIPPED WITH 60" ROLL-IN SHOWERS
 ALL 37 UNITS SHALL BE 0 BEDROOM

SIGNATURE BLOCK

BUILDING OWNER:
 _____ DATE
 AVESTA OAK STREET, LP

ARCHITECT:
 _____ DATE
 CWS ARCHITECTS

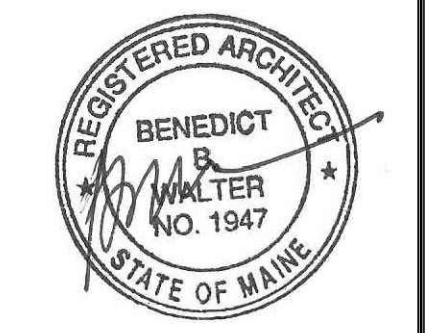
CONSTRUCTION MANAGER:
 _____ DATE
 WRIGHT-RYAN CONSTRUCTION

MORTGAGEE:
 _____ DATE
 MAINE HOUSING

CONSTRUCTION LENDER:
 _____ DATE

OAK STREET LOFTS
 OAK STREET, PORTLAND, MAINE.

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 Architecture
 Space Planning
 Value Design
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 10 DANFORTH STREET
 PORTLAND, ME 4101
 (207) 773-3625

OAK STREET LOFTS

72 OAK STREET
 PORTLAND, ME

Project No: 07.446.24E
 Drawing Title:
TITLE AND SIGNATURE PAGE

Scale: NTS
 Date: October 25, 2010
 Revisions:
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 △
 △
 △
 △
 △

Drawing Number:
TP 1

MSHA-RIP-1495

SYMBOLS LEGEND:

SECTION, DETAIL, ELEVATION LEVEL, REVISION, WINDOW TYPE, DOOR NUMBER, CONFERENCE ROOM, INTERIOR ELEVATION, CONTINUOUS BACKER ROD AND SEALANT, EXTERIOR ELEVATION, EXISTING WALL - TO REMAIN, EXISTING WALL TO BE REMOVED, NEW WALL / PARTITION, NEW FIRE RATED WALL ASSEMBLY, WALL TYPE

PROVIDE BLOCKING FOR ALL CABINET ASSEMBLIES AND TOILET ROOM ACCESSORIES AS REQUIRED. TYPICAL ALL WALLS ALL SPACES.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- 1. THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
4. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
5. THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
6. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
7. THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

ABBREVIATIONS:

Table listing abbreviations such as A/C, ABV, AC, ACT, ADD, ADJ, AFF, AP, BCE, BD, BLP, BO, BOF, BOS, BS, BSE, C, OPT, CB, CFM, CJ, E, CMU, CT, CUH, DF, DR, DW, EF, EJ, EFM, EW, EWC, EX, EXTR, FB, FBD, FCO, FD, FE, FEC, FF, FIN, FKT, FL, FO, FOF, FS, GA, GB, GC, GDT, G, GWB, H/C, HDO, HM, HCR, HRU, H&V, HWAC, ID, IF, I, INT, INTR, INV, JNT, L, LLH, LLV, LP, MDO, MO, MR, MUA, NIC, NTS, OC, OF, OFIC, OH, OPNG, OPP, PA, PAF, P, PLAM, PLAS, PLF, PLYWD, PP, PSF, PS, PTD, P7N, PVC, R, R, REF, RD, RM, RO, RR, SC, SF, SK, SIM, SS, ST, STL, STD, STRUC, T, T&B, TBM, TCE, TJ, TO, TOC, TOM, TOP, TOS, TOW, TPD, TY, UH, UNO, VB, VCT, VERT, VF, VP, VTR, VWC, W/, WC, WD, WF, WH, WNW, W/O, WO, WS, WWF.

DRAWING STATUS LIST

Table with columns: DWG NO., DRAWING NAME, SHEET REFERENCE, ISSUE DESCRIPTION AND DATE. Includes rows for TP 1 (TITLE PAGE), TP 2 (DRAWING INDEX), L1 (LEED FOR HOMES MID-RISE SCOPE MATRIX), C1 (CODE REVIEW PLANS), CIVIL DRAWINGS (EXISTING CONDITIONS AND DEMOLITION PLAN, LAYOUT AND LIGHTING PLAN, GRADING AND DRAINAGE PLAN, UTILITIES PLAN, LANDSCAPE PLAN AND DETAILS, SITE DETAILS), STRUCTURAL DRAWINGS (GENERAL NOTES, FOUNDATION PLAN, SECOND FLOOR FRAMING PLAN, SECOND FLOOR OVERFRAMING AND THIRD FLOOR FRAMING PLAN, FOURTH FLOOR AND ROOF FRAMING PLAN, BRACED FRAME ELEVATIONS AND DETAILS), ARCHITECTURAL DRAWINGS (WALL ASSEMBLY TYPES, WALL TYPES AND ROOF/FLOOR ASSEMBLY TYPES, FIRST FLOOR PLAN, FIRST FLOOR PLAN DETAIL, SECOND FLOOR PLAN, THIRD FLOOR PLAN, FOURTH FLOOR PLAN, ROOF PLAN, TYPE 1B UNIT PLANS IBC TYPE B EFFICIENCY UNIT, TYPE 2A UNIT PLANS IBC TYPE A EFFICIENCY UNIT, TYPE 2B UNIT PLANS IBC TYPE B EFFICIENCY UNIT), ELECTRICAL DRAWINGS (SITE ELECTRICAL PLAN, FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN, THIRD FLOOR ELECTRICAL PLAN, FOURTH FLOOR ELECTRICAL PLAN, ROOF ELECTRICAL PLAN, TYPICAL UNIT ELECTRICAL PLANS, ELECTRICAL DETAILS, LEGEND AND SCHEDULES, ELECTRICAL PANELS).

DRAWING STATUS LIST

Table with columns: DWG NO., DRAWING NAME, SHEET REFERENCE, ISSUE DESCRIPTION AND DATE. Includes rows for ARCHITECTURAL DRAWINGS (CONTINUED) (BUILDING SECTION A-A, BUILDING SECTION B-B, BUILDING SECTION C-C, BUILDING SECTION D-D, BUILDING SECTION E-E AND STAIR TWO SECTION, BUILDING SECTION F-F, BUILDING SECTION G-G), STAIR SECTIONS AND DETAILS (STAIR SECTIONS AND DETAILS, ELEVATOR SECTION AND DETAILS, ENLARGED STAIR PLAN), SIDING DETAILS (SIDING DETAILS, WINDOW DETAILS, DETAILS), MECHANICAL DRAWINGS (FIRST FLOOR MECHANICAL PLAN, SECOND FLOOR MECHANICAL PLAN, THIRD FLOOR MECHANICAL PLAN, FOURTH FLOOR MECHANICAL PLAN, ROOF MECHANICAL PLAN, FIRST FLOOR PLUMBING PLAN, SECOND FLOOR PLUMBING PLAN, THIRD FLOOR PLUMBING PLAN, FOURTH FLOOR PLUMBING PLAN, MECHANICAL LEGEND & SCHEDULES, MECHANICAL LEGEND & SCHEDULES, MECHANICAL DETAILS, MECHANICAL DETAILS), ELECTRICAL DRAWINGS (SITE ELECTRICAL PLAN, FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN, THIRD FLOOR ELECTRICAL PLAN, FOURTH FLOOR ELECTRICAL PLAN, ROOF ELECTRICAL PLAN, TYPICAL UNIT ELECTRICAL PLANS, ELECTRICAL DETAILS, LEGEND AND SCHEDULES, ELECTRICAL PANELS).

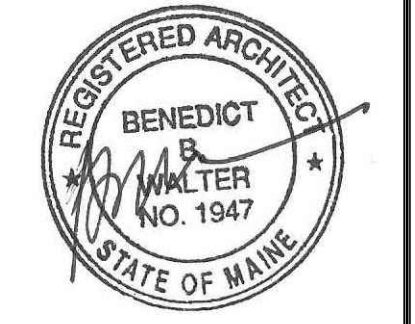


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OAK STREET LOFTS

72 OAK STREET PORTLAND, ME

Project No: 07.446.24E

Drawing Title:

DRAWING INDEX


Scale: NTS Date: October 25, 2010

- Revisions: (List of revision triangles)

Drawing Number:

TP 2

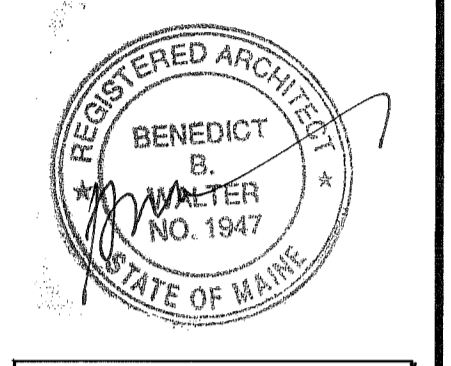
LEED for Homes - Mid-Rise Scope Matrix Oak Street Efficiencies Portland, Maine	ID		LL		SS		WE		EA		MR		EQ		AE								
	Innovation and Design Process				Location and Linkages				Sustainable Sites				Water Efficiency		Energy & Atmosphere		Material and Resources		Indoor Environmental Quality				Awareness and Education
SCOPE REQUIRED / SYMBOL LEGEND																							
<p>C = Contractor Scope Required, Confirm by LEED Green Rater</p> <p>D = Provide by Designer, Confirm by LEED Green Rater</p> <p>O = Provided by Owner, Confirm by LEED Green Rater</p> <p>L = Provided by LEED Consultant</p> <p>R = Provided by LEED Rater</p> <p>X = NON-Targeted Credit</p> <p>- = NOT APPLICABLE</p> <p>• = TARGETED CREDIT</p> <p>NOTE: GREY SHADED ITEMS DO NOT REQUIRE CONTRACTOR SCOPE OR INVOLVEMENT.</p>																							
LEED Credit Number (Name Above)																							
SPECIFICATION SECTIONS																							
94 = Number of LEED Credits Targeted																							
PRE-CONSTRUCTION, DESIGN AND DEVELOPMENT, PLANNING, MGMT.																							
DIVISION 01 - BASIC REQUIREMENTS																							
02 41 19 Selective Demolition																							
DIVISION 02 - EXISTING CONDITIONS																							
03 30 00 Cast-In-Place Concrete																							
DIVISION 04 - MASONRY																							
04 20 16 Reinforced Unit Masonry																							
DIVISION 05 - METALS																							
05 12 00 Structural Steel																							
05 31 00 Metal Decking																							
05 51 00 Metal Guard and Handrails																							
05 55 33 Alternating Tread Steel Stair																							
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES																							
06 10 00 Rough Carpentry																							
06 17 53 Metal Plate Connected Pre-Fabricated Wood Trusses																							
06 20 00 Finish Carpentry																							
06 41 00 Architectural Wood Casework (Alt. 01: Base Bid Item)																							
DIVISION 07 - THERMAL AND MOISTURE PROTECTION																							
07 14 00 Fluid-Applied Waterproofing																							
07 19 50 Air and Water Vapor Barrier																							
07 21 00 Miscellaneous Building Insulation																							
07 21 13 Board Insulation																							
07 21 19 Foamed in Place Insulation																							
07 21 26 Blown Insulation																							
07 21 29 Sprayed Cellulose Insulation																							
07 26 00 Vapor Retarders																							
07 45 70 Cementitious Reveal Panels																							
07 63 00 Elastomeric Membrane Roofing - Fully Adhered																							
07 61 10 Zinc Tin Coated Copper Roofing and Siding																							
07 84 00 Firestopping																							
07 90 00 Joint Protection																							
DIVISION 08 - OPENINGS																							
08 10 00 Door and Frame Schedule																							
08 12 14 Standard Steel Frames																							
08 14 16 Flush Wood Doors																							
08 14 20 Laminated Glass Doors																							
08 31 13 Access Doors and Frames																							
08 33 00 Rolling Security Grills																							
08 41 13 Aluminum-Framed Storefront Window System																							
08 54 13 All Fiberglass Double Hung Windows																							
08 70 00 Door Hardware Schedule																							
08 71 00 Door Hardware																							
08 80 03 Glass and Glazing																							
DIVISION 09 - FINISHES																							
09 00 00 Room Finish and Color Schedule																							
09 10 00 Interior Finish Legend																							
09 21 00 Plaster Gypsum Board Assemblies																							
09 30 00 Floor Tile																							
09 30 10 Exterior Wall Tile																							
09 51 00 Acoustical Ceilings																							
09 65 00 Resilient Flooring																							
09 68 00 Carpet																							
09 77 00 Fiberglass Reinforced Plastic Panels																							
09 91 23 Painting																							
DIVISION 10 - SPECIALTIES																							
10 00 00 Specialties																							
10 14 00 Signs																							
10 28 00 Toilet, Bath and Laundry Accessories																							
DIVISION 11 - EQUIPMENT																							
11 20 00 Residential Equipment																							
DIVISION 12 - FURNISHINGS																							
12 20 10 Window Treatment																							
12 35 30 Residential Casework (Alt. 01: Alternate Item)																							
12 48 13 Entrance Mats and Grids																							
12 93 00 Site Furnishings																							
DIVISION 14 - CONVEYING EQUIPMENT																							
14 24 50 Hydraulic Elevators																							
DIVISION 21 - FIRE SUPPRESSION																							
21 13 13 Automatic Fire Protection																							
DIVISION 22 - PLUMBING																							
22 00 00 Plumbing																							
DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)																							
23 00 00 HVAC System																							
23 05 00 Supplemental Mechanical General Requirements																							
23 05 93 Testing and Balancing Air and Water Systems																							
23 07 00 Insulation																							
23 09 00 Automatic Temperature Controls																							
23 30 00 Ductwork and Accessories																							
DIVISION 26 - ELECTRICAL																							
26 00 00 Electrical																							
DIVISION 31 - EARTHWORK																							
31 05 12 Site Earthwork																							
31 21 13 Radon Mitigation																							
31 25 13 Erosion and Sedimentation Controls																							
DIVISION 32 - EXTERIOR IMPROVEMENTS																							
32 12 16 Asphalt Paving																							
32 14 16 Brick Unit Paving																							
32 16 00 Curbing																							
32 17 23 Pavement Markings																							
32 31 00 Fences and Gates																							
32 61 00 Planting																							
DIVISION 33 - UTILITIES																							
33 30 00 Sanitary Sewerage Utilities																							
33 40 00 Storm Drainage Utilities																							



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Contractor:

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PORTLAND, ME 4101
(207) 773-3825

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

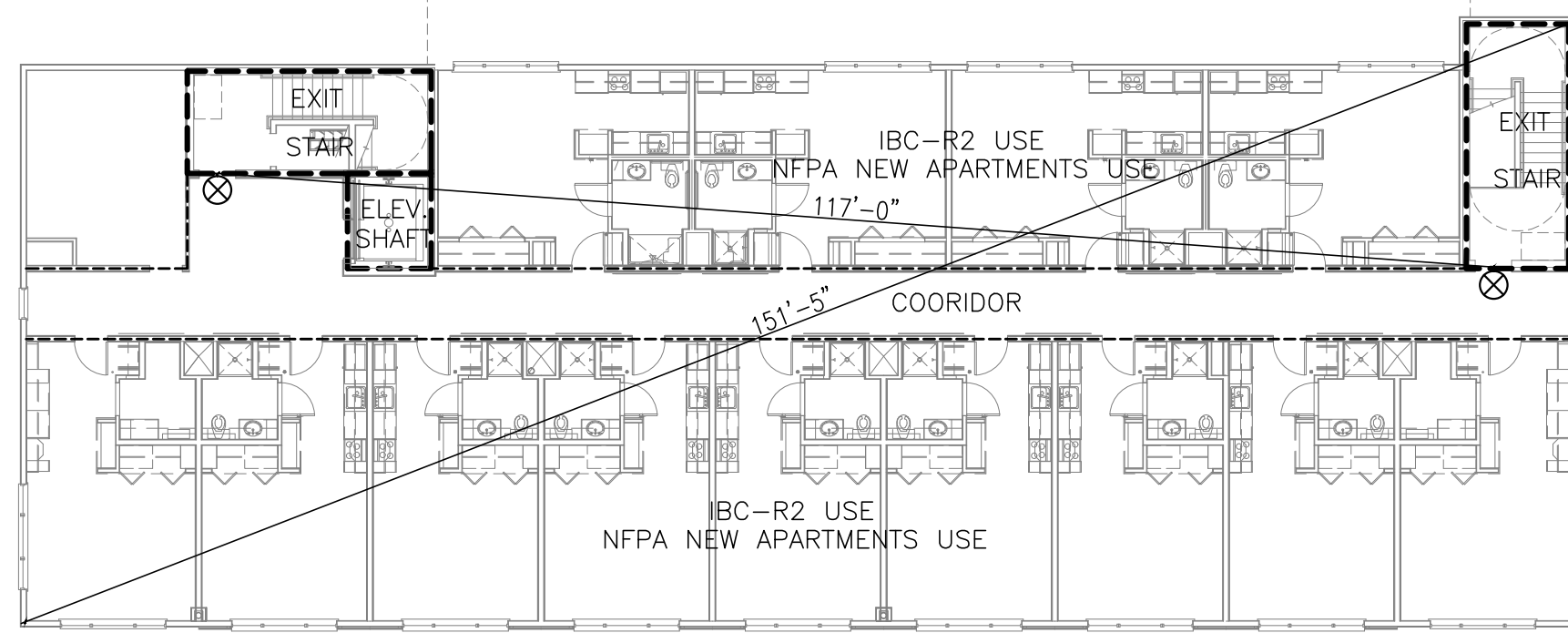
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Drawing Title:
**LEED for Homes
Mid-Rise Scope
Matrix**

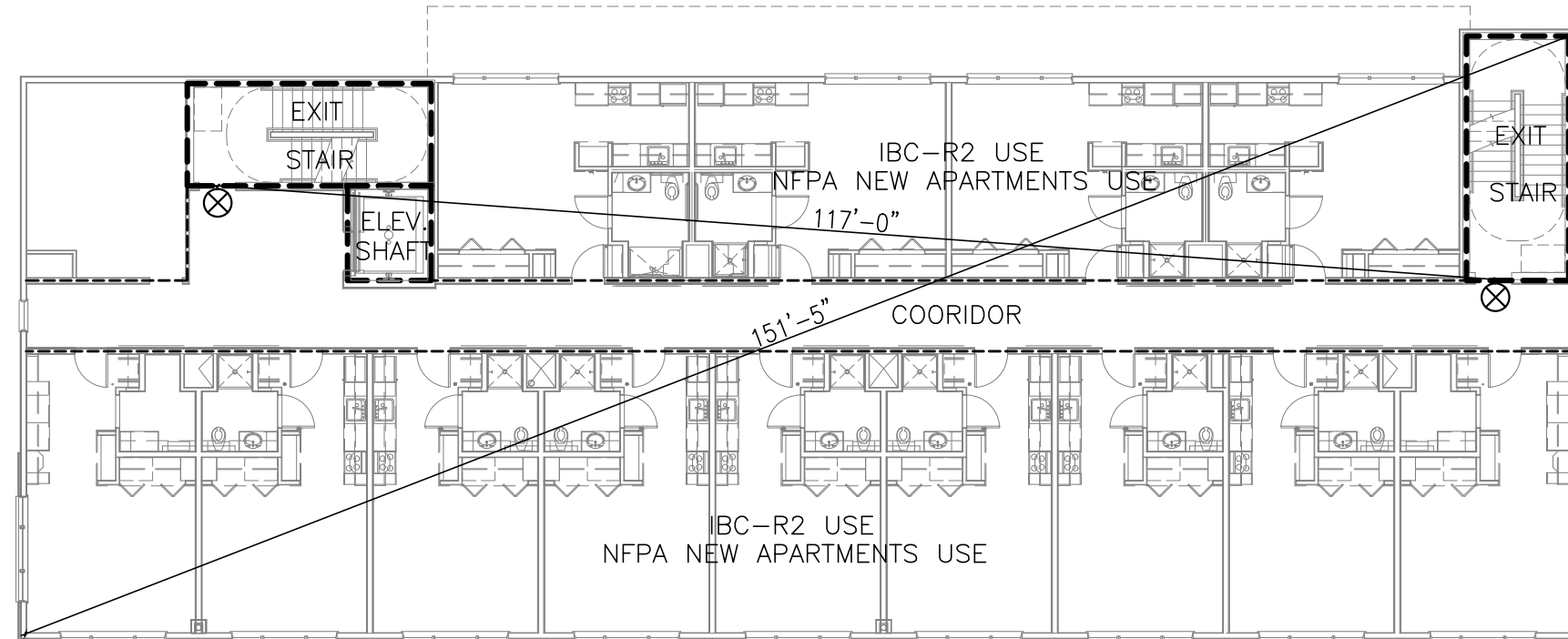
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Date: October 25, 2010
Revisions:

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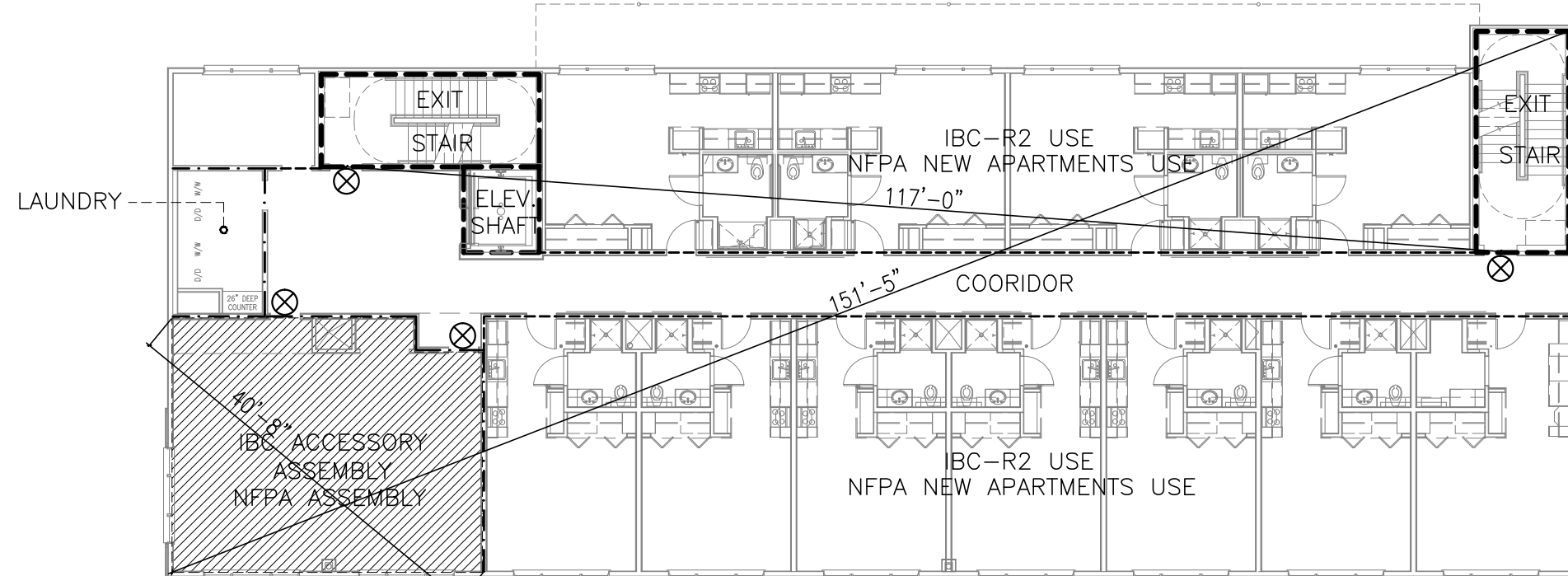
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L1



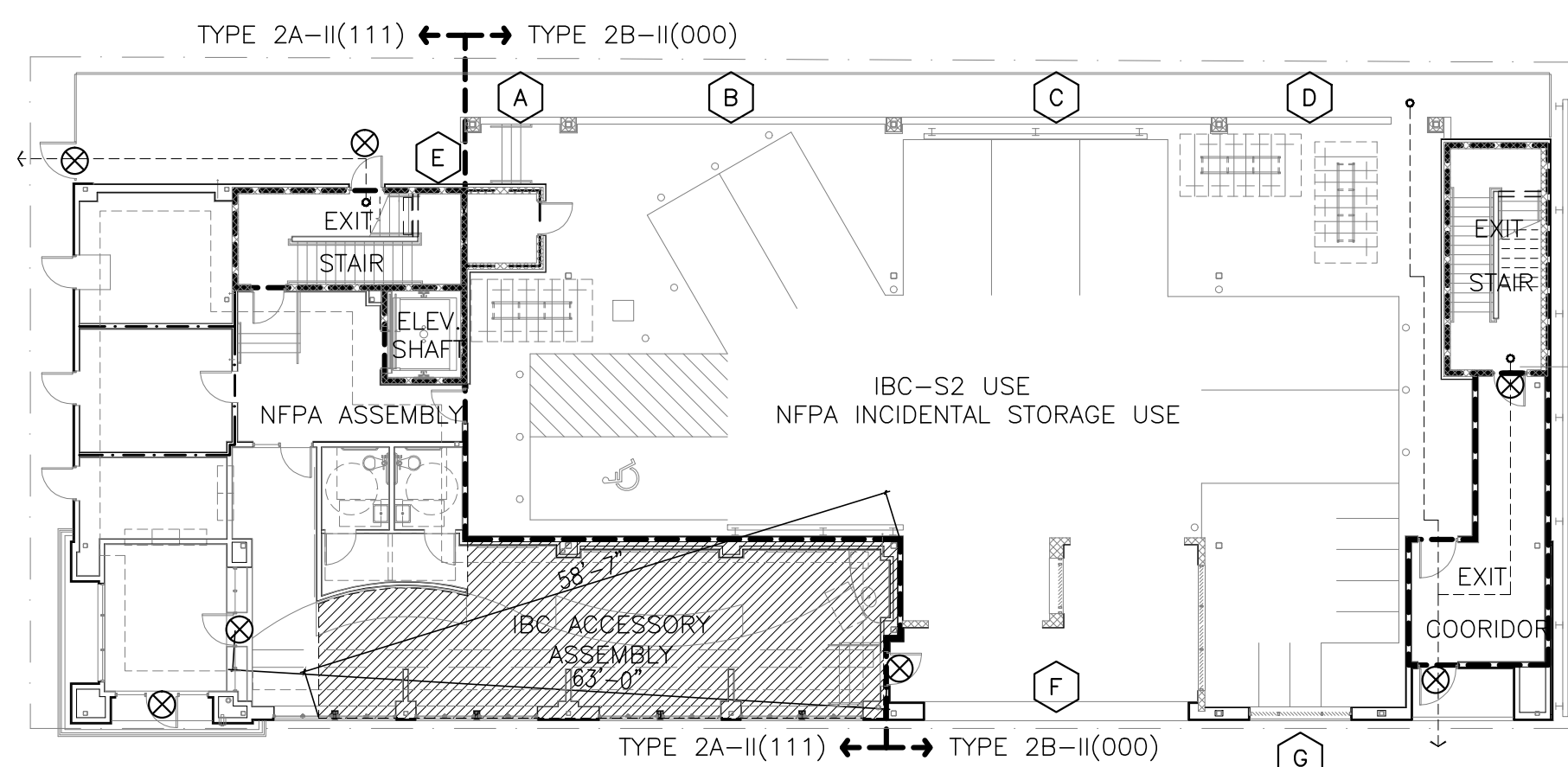
1 PLAN FOURTH FLOOR TYPE 5 A-V(III) PROTECTED COMBUSTIBLE
 REFERENCED FROM: SCALE: 1/16" = 1'-0"



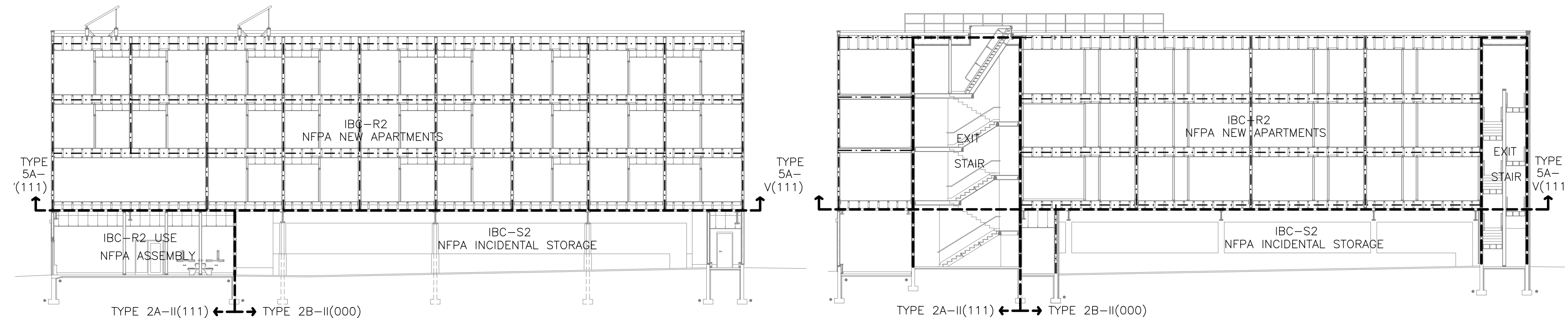
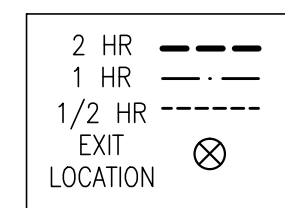
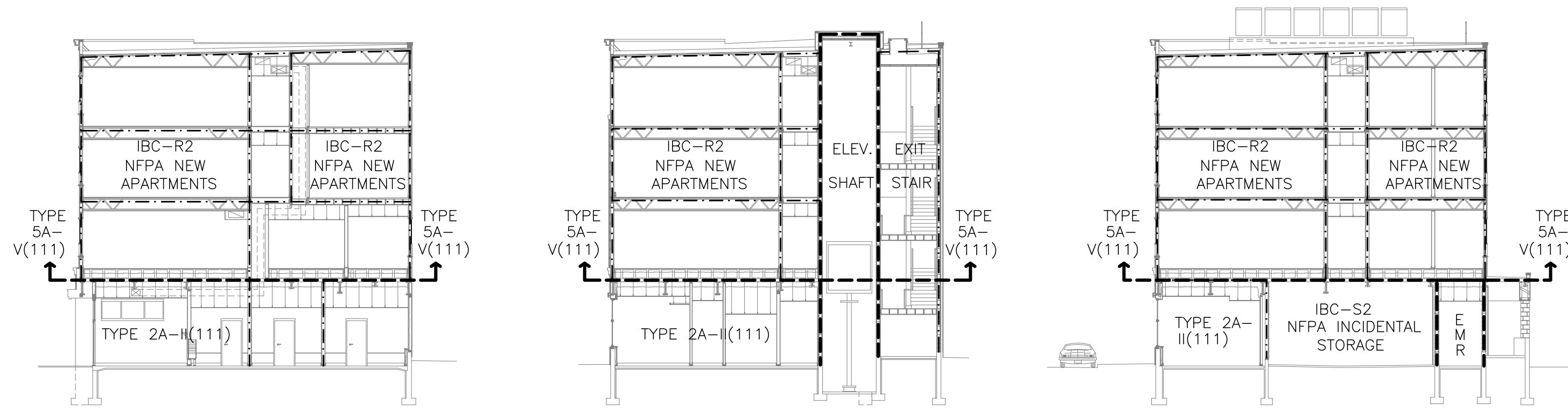
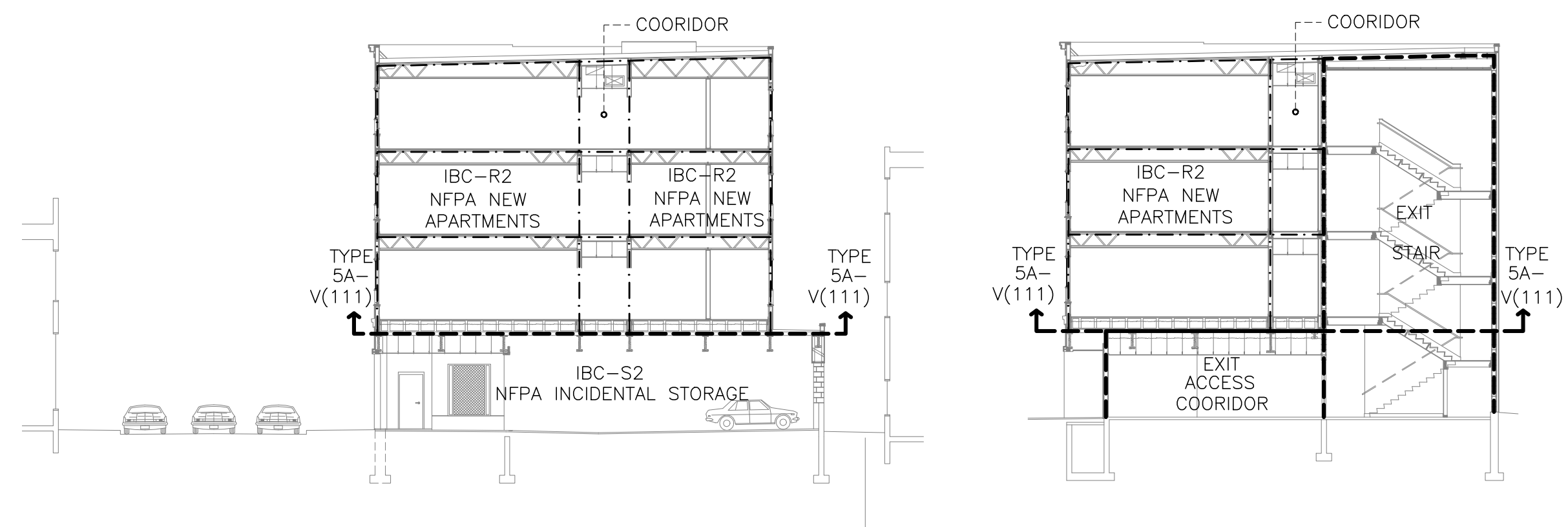
4 PLAN THIRD FLOOR TYPE 5 A-V(III) PROTECTED COMBUSTIBLE
 REFERENCED FROM: SCALE: 1/16" = 1'-0"



7 PLAN SECOND FLOOR TYPE 5 A-V(III) PROTECTED COMBUSTIBLE
 REFERENCED FROM: SCALE: 1/16" = 1'-0"



10 PLAN FIRST FLOOR TYPE 2A-II(111) - TYPE 2B-II(000) MIXED NON-COMBUSTIBLE
 REFERENCED FROM: SCALE: 1/16" = 1'-0"



12 BUILDING SECTIONS REFERENCED FROM: A1.1 SCALE: 1/16" = 1'-0"

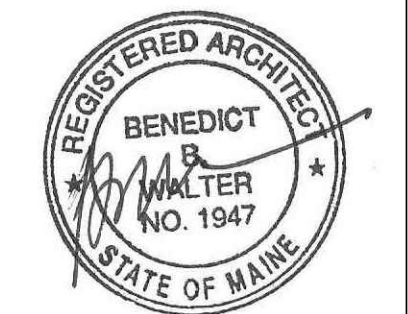


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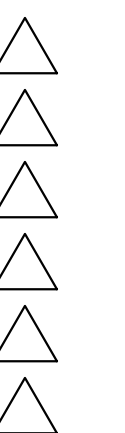
Project No: 07.446.24E

Drawing Title:
Code Review Plans

Scale: 1/16" = 1'-0"

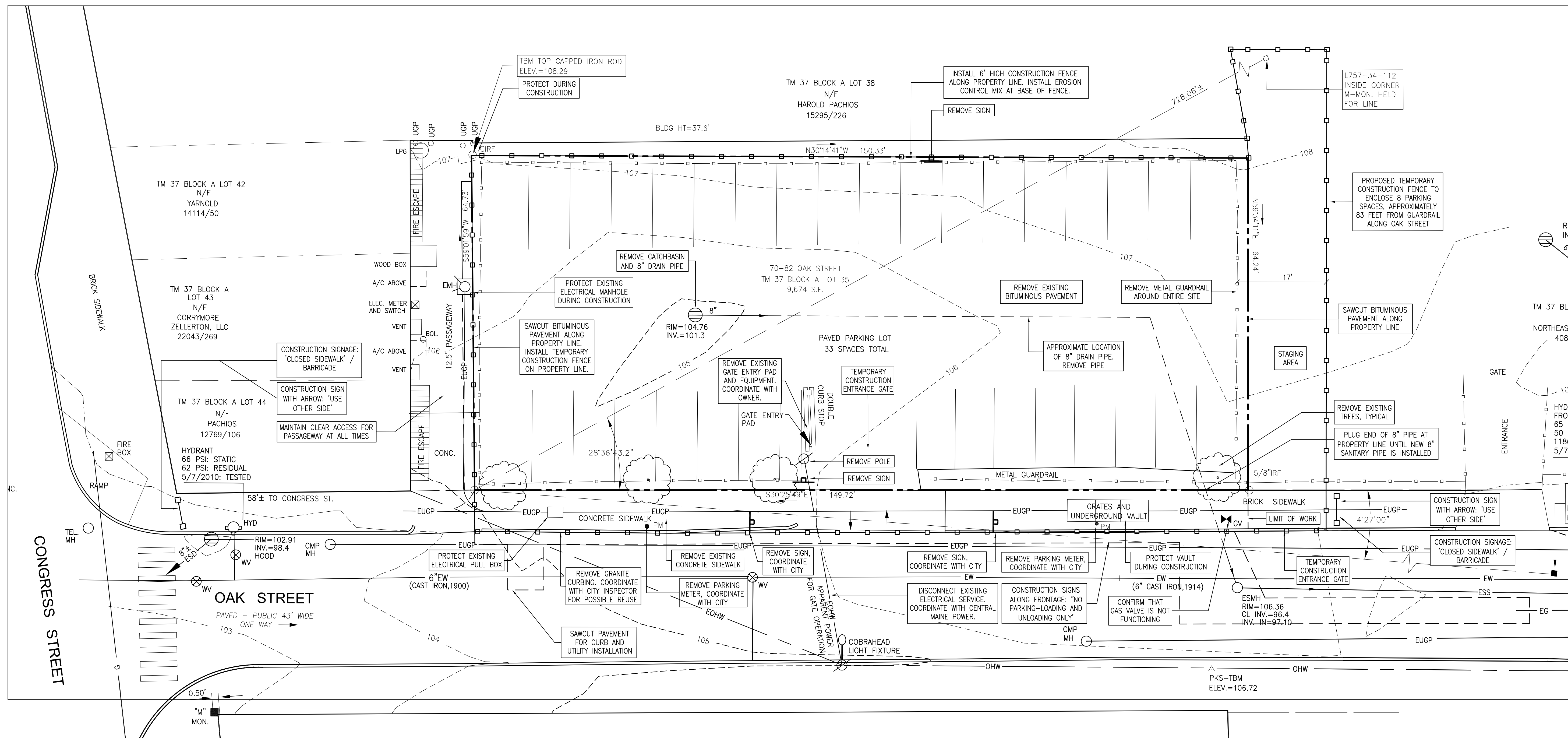
Date: October 25, 2010

Revisions:



Drawing Number:

C1



Prepared For:
 Applicant:

 AVESTA OAK STREET, LP
 307 Cumberland Avenue
 Portland, Maine 04101 Tel: (207) 553-7777 Fax: (207) 553-7778
 Prepared By:
 Mitchell & Associates
 LANDSCAPE ARCHITECTS
 70 Center Street
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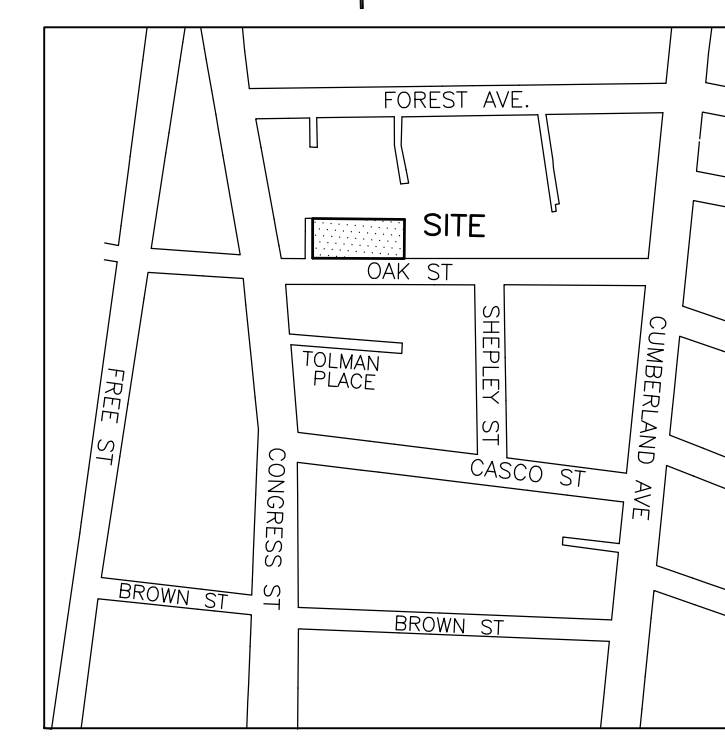
OAK STREET EFFICIENCIES
 Portland, Maine
 72 Oak Street

GENERAL NOTES:

1. SITE AREA: 9,674 SF OR 0.22 ACRES
2. OWNER: AVESTA OAK STREET, LP
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
3. ZONING DISTRICTS: B3 - DOWNTOWN BUSINESS ZONE
CONGRESS STREET HISTORIC DISTRICT
4. BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC.
390 US ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105 (207)
774-0424.
5. UTILITY SERVICE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
6. ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.

PLAN REFERENCES:

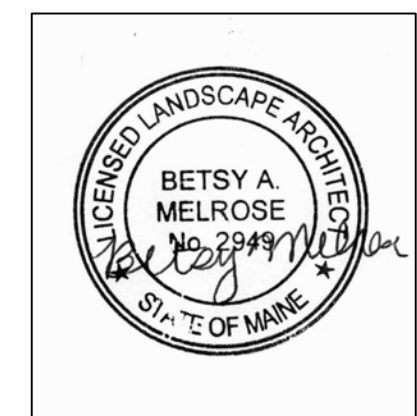
1. LAND TITLE SURVEY OF PROPERTY AT 16 CASCO STREET, PORTLAND, MAINE MADE FOR SURVEY PROPERTIES, INC., 16 CASCO ST., SUITE 200, PORTLAND, ME DATED NOV. 15, 1993 BY ROBERT J. CYR.
2. PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE FOR HAMPSTEAD OVERLOOK, INC. DATED AUG. 20, 1987 REV. 7/9/93 BY OWEN HASKELL, INC.
3. LAND TITLE SURVEY OF PROPERTY AT 523-547 CONGRESS ST., PORTLAND MAINE FOR HEGA REALTY TRUST, 218 EAST ROAD, HAMPSTEAD, NH 03841 DATED NOV. 9, 1993 BY OWEN HASKELL, INC.
4. PLAN OF PROPERTY IN PORTLAND, MAINE, MAINE SAVINGS PLAZA MADE FOR THE MAINE SAVINGS BANK, LAND LEASE PLAN EXHIBIT A DATED 6-27-1973 REV. 7-20-95 BY H.J. + E.C. JORDAN SURVEYORS.
5. STANDARD BOUNDARY SURVEY OF FLEET BANK PROPERTIES FOR FLEET FINANCIAL GROUP, INC. DATED 4-08-1996 BY SEBAGO TECHNCS.
6. ALTA/ACSM LAND TITLE SURVEY ON CASCO STREET, SHEPLEY STREET + OAK STREET, PORTLAND, MAINE MADE FOR C.B. RICHARD ELLIS DATED OCT. 21, 2002 REV. 2 11-19-02 BY OWEN HASKELL, INC.



LOCATION MAP
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON ROD FOUND		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE		
SANITARY SEWER		
STORM DRAIN		
WATER		
GAS		
UNDERGROUND ELECTRIC		
CURB		
GUARDRAIL		
SIGN		
DECIDUOUS TREE		
CONTOUR		
CONSTRUCTION SIGN		
TEMPORARY FENCING		
SAWCUT		



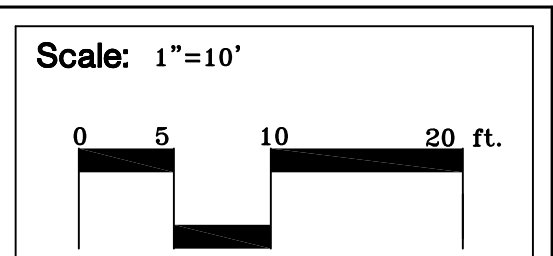
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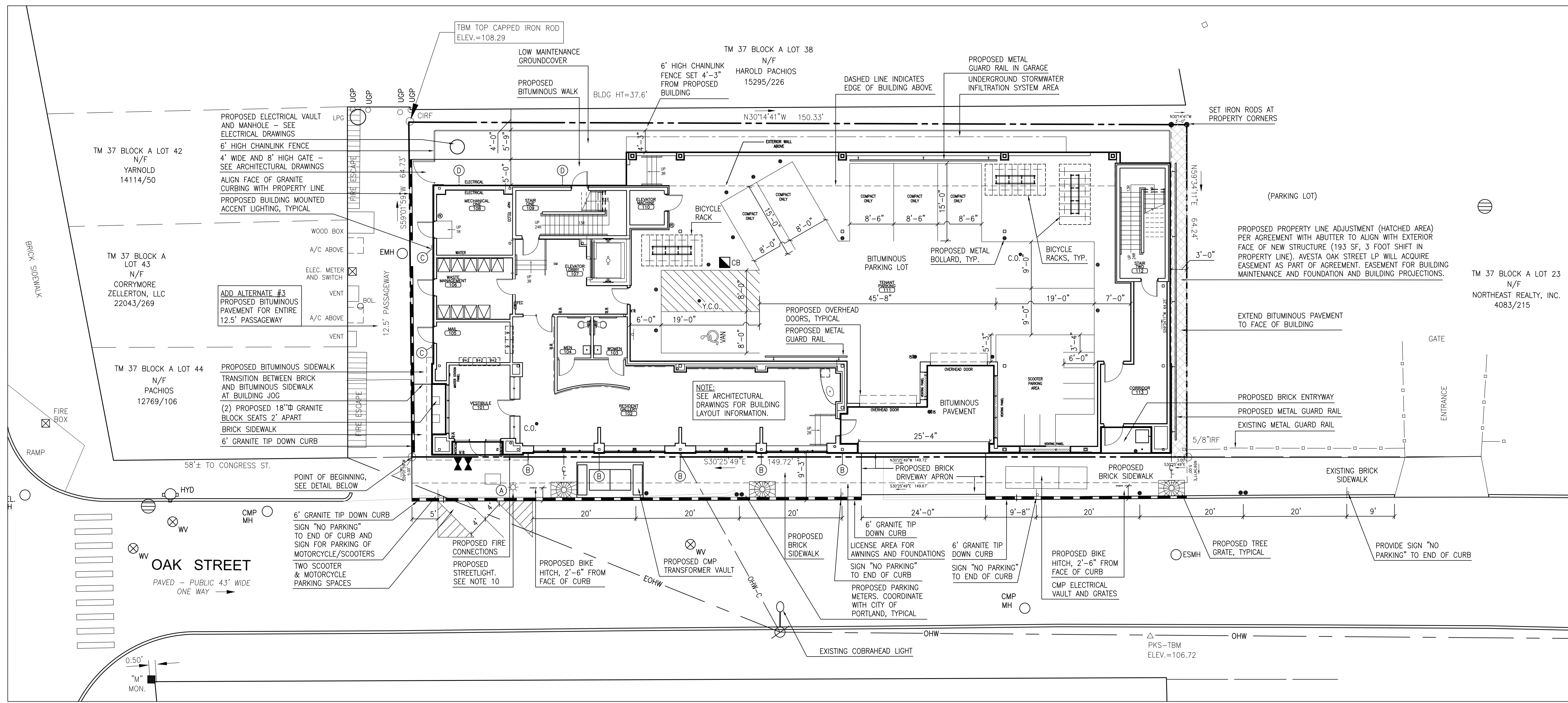
Title: EXISTING CONDITIONS AND DEMOLITION PLAN



True North:

Mag. North:

Sheet No.: **1**



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OAK STREET EFFICIENCIES

Portland, Maine

72 Oak Street

- GENERAL NOTES:**
- SITE AREA: 9,674 SF OR 0.22 ACRES
 - OWNER: AVESTA OAK STREET, LP
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
 - ZONING DISTRICTS: B3 - DOWNTOWN BUSINESS ZONE
CONGRESS STREET HISTORIC DISTRICT
 - SPACE AND BULK STANDARDS:

REQUIRED	PROPOSED	(9,481 SF) *
MINIMUM LOT SIZE:	NONE	9,674 SF
MINIMUM STREET FRONTAGE:	15 FEET	149 FEET
STREET WALL BUILT-TO-LINE:	WITHIN 5 FEET	0 FEET
MINIMUM LOT WIDTH:	NONE	149 FEET
MINIMUM YARD DIMENSIONS:	NONE	149 FEET
MAXIMUM LENGTH UNDIFFERENTIATED WALL:	30 FEET	0 FEET
MAXIMUM LOT COVERAGE:	100%	83% (85%) *
MINIMUM BUILDING HEIGHT:	35 FEET	50 FEET
MAXIMUM HEIGHT OF STRUCTURES:	210 FEET	50 FEET
 - ADJUSTED LOT AREA DUE TO CONVEYANCE
 - OFF-STREET PARKING REQUIREMENTS:
 REQUIRED: RESIDENTIAL-ONE (1) SPACE/DWELLING UNIT.
 37 (37 DWELLING UNITS)
 PROPOSED: 8 VEHICLE PARKING SPACES INCLUDING 1 ACCESSIBLE VAN SPACE
 8 SCOOTER/MOTORCYCLE PARKING SPACES
 - BICYCLE PARKING:
 REQUIRED: 2 SPACES/5 DWELLING UNITS
 16 SPACES (37 DWELLING UNITS)
 PROPOSED: 24 SPACES (CON SITE)
 4 SPACES (OAK STREET RIGHT-OF-WAY)
 - EXISTING IMPERVIOUS: 9,674 SF (100% OF SITE)
 PROPOSED IMPERVIOUS: 8,688 SF (90% OF SITE)
 - FLOOR AREA CALCULATIONS:
 FIRST FLOOR: 8,004 SF
 SECOND FLOOR: 7,399 SF
 THIRD FLOOR: 7,399 SF
 FOURTH FLOOR: 7,399 SF
 TOTAL: 30,201 SF
 - ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.
 - CONTRACTOR SHALL PROVIDE STREET LIGHT POLE, BRACKET AND BASE AS SPECIFIED. COORDINATE WITH CENTRAL MAINE POWER AND THE CITY OF PORTLAND FOR FIXTURE AND REQUIRED CIRCUITING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE CITY AND OWNERS REPRESENTATIVE.
 - DIMENSIONS ARE FROM FACE OF CURB.

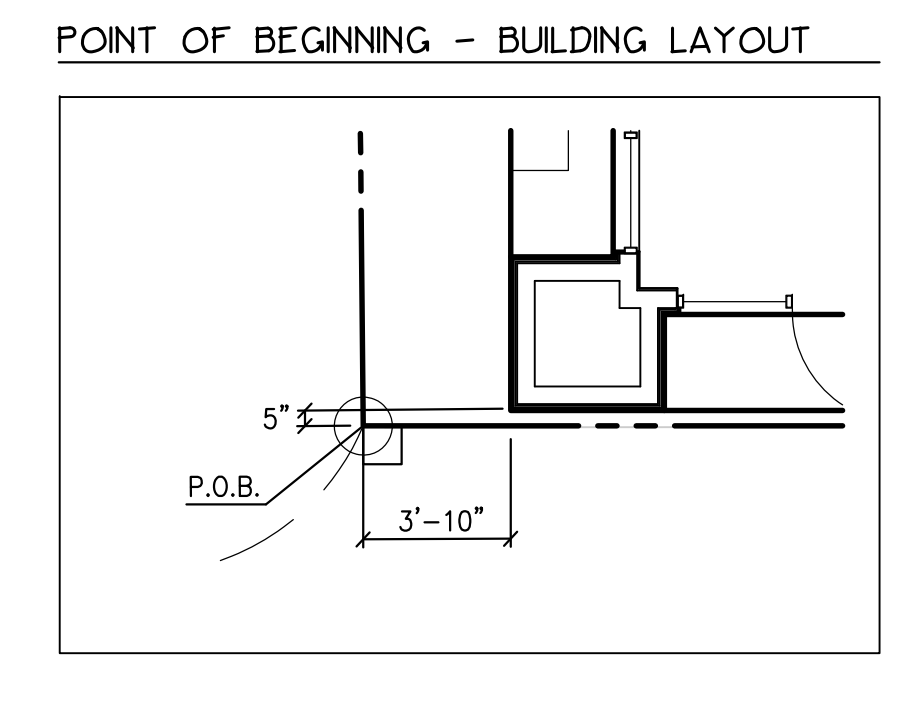
- CITY OF PORTLAND NOTES:**
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.
 - ALL POWER LINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS. CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 2003, OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SLIT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.)
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 - ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE.]
 - PRIOR TO CONSTRUCTION, A PRE CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

- PLAN REFERENCES:**
- LAND TITLE SURVEY OF PROPERTY AT 16 CASCO STREET, PORTLAND, MAINE MADE FOR SURVEY PROPERTIES, INC. 16 CASCO ST., SUITE 200, PORTLAND, ME DATED NOV. 15, 1993 BY ROBERT J. CYR.
 - PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE FOR HAMPSHIRE OVERLOOK, INC. DATED AUG. 20, 1987 REV. 7/9/93 BY OWEN HASKELL, INC.
 - LAND TITLE SURVEY OF PROPERTY AT 523-547 CONGRESS ST., PORTLAND MAINE FOR HEGA REALTY TRUST, 218 EAST ROAD, HAMPSHIRE, NH 03841 DATED NOV. 4, 1993 BY OWEN HASKELL, INC.
 - PLAN OF PROPERTY IN PORTLAND, MAINE, MAINE SAVINGS PLAZA MADE FOR THE MAINE SAVINGS BANK LAND LEASE PLAN EXHIBIT A DATED 6-27-1973 REV. 7-20-95 BY H.J. + E.C. JORDAN SURVEYORS.
 - STANDARD BOUNDARY SURVEY OF FLEET BANK PROPERTIES FOR FLEET FINANCIAL GROUP, INC. DATED 4-08-1996 BY SEBAGO TECHNS.
 - ALTA/ACSM LAND TITLE SURVEY ON CASCO STREET, SHEPLEY STREET + OAK STREET, PORTLAND, MAINE MADE FOR C.B. RICHARD ELLIS DATED OCT. 21, 2002 REV. 2 11-19-02 BY OWEN HASKELL, INC.

- LIGHT FIXTURE LEGEND:**
- (A) POLE MOUNTED STREET LIGHT IN OAK STREET RIGHT-OF-WAY TO BE CONGRESS STREET DISTRICT PEDESTRIAN LIGHTING POLE STYLE 2 AS MANUFACTURED BY HOLOPHANE MODEL E5P70PM12AF-PR FURNISHED AND INSTALLED BY CENTRAL MAINE POWER COMPANY UNDER THE MUNICIPAL LEASE AGREEMENT FOR STREET LIGHTING. COLOR TO BE DARK GREEN, RAL-6012. LAMP TO BE S-MP70/NEP G4546 VERTICAL MOUNTED 70 WATT MOGLU BASE CLEAR METAL HALIDE LAMP. BRACKET ARM TO BE PD2CARALGO12 STEEL DUAL CROSSARM WITH A POST TOP FITTING FOR A 3-1/2" BY 6" TENON SLIP FITTER TO BE WLF200SGARALGO12 2-3/8" O.D. WITH SWIVEL CAST FITTER. POLE TO BE TAPERED ALUMINUM POLE SHAFT 12"-6" IN HEIGHT RATED FOR A 90 MPH WIND LOAD WITH A 1.3 GUST FACTOR. PROVIDE 4 HOT-DIPPED GALVANIZED STEEL L-TYPE ANCHOR BOLTS. DECORATIVE POLE BASE TO BE NY10S517CARALGO12.
 - (B) ACCENT LIGHTING ON THE OAK STREET BUILDING FACE TO BE MANUFACTURED BY COOPER LIGHTING. FIXTURES TO BE SHAPER G60-WP-CFL/32. 32 WATT CFL.
 - (C) SECURITY LIGHTING ALONG PASSAGEWAY TO BE MANUFACTURED BY COOPER LIGHTING. FIXTURES TO BE SHAPER G82-WP-11-CFL/32. 32 WATT CFL. COLOR SILVER METALLIC.
 - (D) SECURITY LIGHTING ALONG REAR OF BUILDING TO BE MANUFACTURED BY COOPER LIGHTING. FIXTURES TO BE SHAPER G82-WP-11-CFL/26. 26 WATT CFL. COLOR SILVER METALLIC.
 - WAINERS REQUESTED TO EXCEED 0.1 FOOTCANDLES AT PROPERTY LINE ALONG FRONT, REAR AND PASSAGEWAY SIDES OF THE BUILDING. LIGHTING ENCROACHMENT ON FRONT OF BUILDING INCREASES PEDESTRIAN SAFETY ALONG SIDEWALK. ON REAR OF BUILDING ILLUMINATES EMERGENCY EGRESS ROUTES AND IMPROVES SAFETY. AND SIDE OF BUILDING IMPROVES ILLUMINATION AS REQUESTED BY ADJUTING NEIGHBORS.
 - REFER TO SHEET E1.1 FOR LIGHTING DESIGN, REPORT DISCREPANCIES.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LICENSE AREA		
IRON ROD FOUND		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE		
OVERHEAD WIRES		
OVERHEAD CABLE		
GRANITE CURB		
GUARDRAIL		
SIGN		



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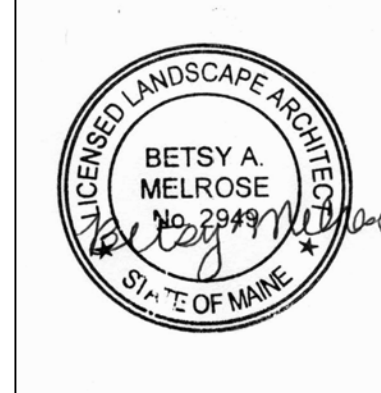
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LAYOUT AND LIGHTING PLAN

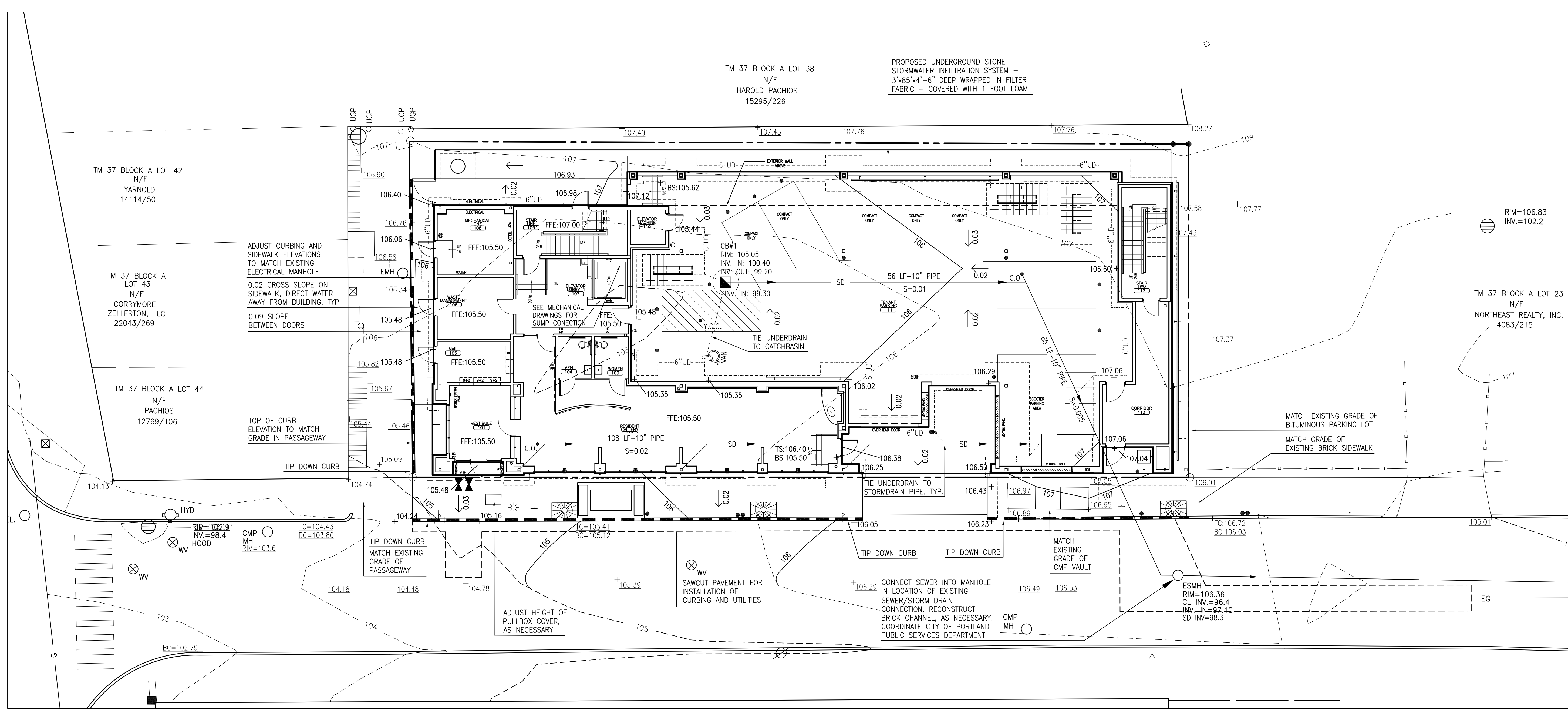
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OAK STREET EFFICIENCIES

Portland, Maine

72 Oak Street

- GENERAL NOTES**
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
 - CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIOSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
 - CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHEN NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
 - WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
 - EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
 - PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
 - ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
 - ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
 - ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.

- EROSION AND SEDIMENTATION CONTROL PLAN**
- THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE CONSTRUCTION OF THE OAK STREET EFFICIENCIES APARTMENTS LOCATED AT 72 STREET IN PORTLAND, MAINE. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES, MARCH, 2003.
- A. PROPOSED DEVELOPMENT**
- THE PROJECT CONSISTS OF THE CONSTRUCTION OF AN 8,004 SQUARE FOOT, FOUR STORY APARTMENT BUILDING AND A GROUND LEVEL PARKING GARAGE. THE PARCEL IS 9,674 SQUARE FEET AND IS CURRENTLY 100 PERCENT PAVED. THE PROPOSED IMPERVIOUS COVER IS 8,688 SQUARE FEET, APPROXIMATELY 450 SQUARE FEET OF VEGETATED OPEN SPACE BEHIND THE BUILDING IS PROPOSED. A PAVED WALKWAY PROVIDING EMERGENCY EGRESS AND ACCESS TO MECHANICAL AND TRASH ROOM IS BEING PROVIDED ALONG THE SOUTHERLY SIDE AND ALONG A PORTION OF THE REAR OF THE BUILDING.
- B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES**
- THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:
- EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.
 - TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:
 - TEMPORARY SEEDING: SEED SHALL BE AROOSTOOK RYE APPLIED AT 2.60#/1000 SF. LIME SHALL BE AGRICULTURAL GRAIND LIMESTONE APPLIED AT 13.8#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.
 - TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.
 - PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:
 - a) SLOPES SHALL BE LESS THAN EIGHT PERCENT;
 - b) GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.
 - ASPHALT BINDER COURSE: ASPHALT BINDER SHALL MEET THE SPECIFICATIONS FOR THE ASPHALT BINDER COURSE FOR THE PROPOSED COMPLETED PAVEMENT.

- C. EROSION CONTROL PRACTICES/PERMANENT MEASURES**
- THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:
- PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDING SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:
 - SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW GROW" SEED, HARLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

LAWN		
CREeping RED RESCUE	0.69#/1000 SF	
KENTUCKY BLUEGRASS	0.57#/1000 SF	
PERENNIAL RYEGRASS	0.46#/1000 SF	
REDTOP	0.12#/1000 SF	
TOTAL:	1.84#/1000 SF	
 - LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT SIX INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.
 - LIME: LIME SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.
 - MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING. AFTER APPLICATION, THE MULCH SHALL BE THOROUGHLY WETTED, IN STEEP AREAS (>3:1 SLOPES), THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED. NOTE: AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL NEWLY CREATED OR DISTURBED DITCHES.
 - THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDING AND REMULCHED.
- D. WINTER CONSTRUCTION**
- THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE, DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.
- E. CONSTRUCTION SEQUENCE**
- THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:
- INSTALL EROSION CONTROL DEVICES (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OR SEDIMENT BARRIER).
 - TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
 - INSTALL STORMWATER SYSTEM.
 - COMPLETE SITE CONSTRUCTION WORK.
 - CONSTRUCT PAVED ACCESS AND PARKING AREA.
 - INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING.
 - PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.
- F. SITE INSPECTION & MAINTENANCE**
- WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 1/2" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AFTER STORM EVENTS. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. CONTINUED TEMPORARY MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF AVESTA OAK STREET, LP, OR ASSIGNS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON ROD FOUND		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE		
SANITARY SEWER		
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SIGN		
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SPOT GRADE		

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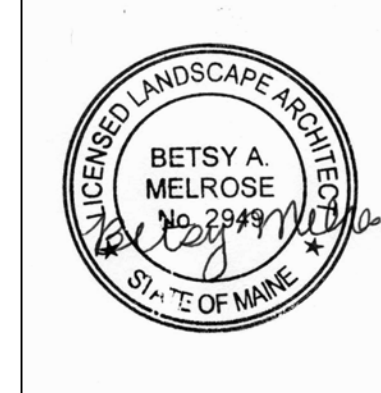
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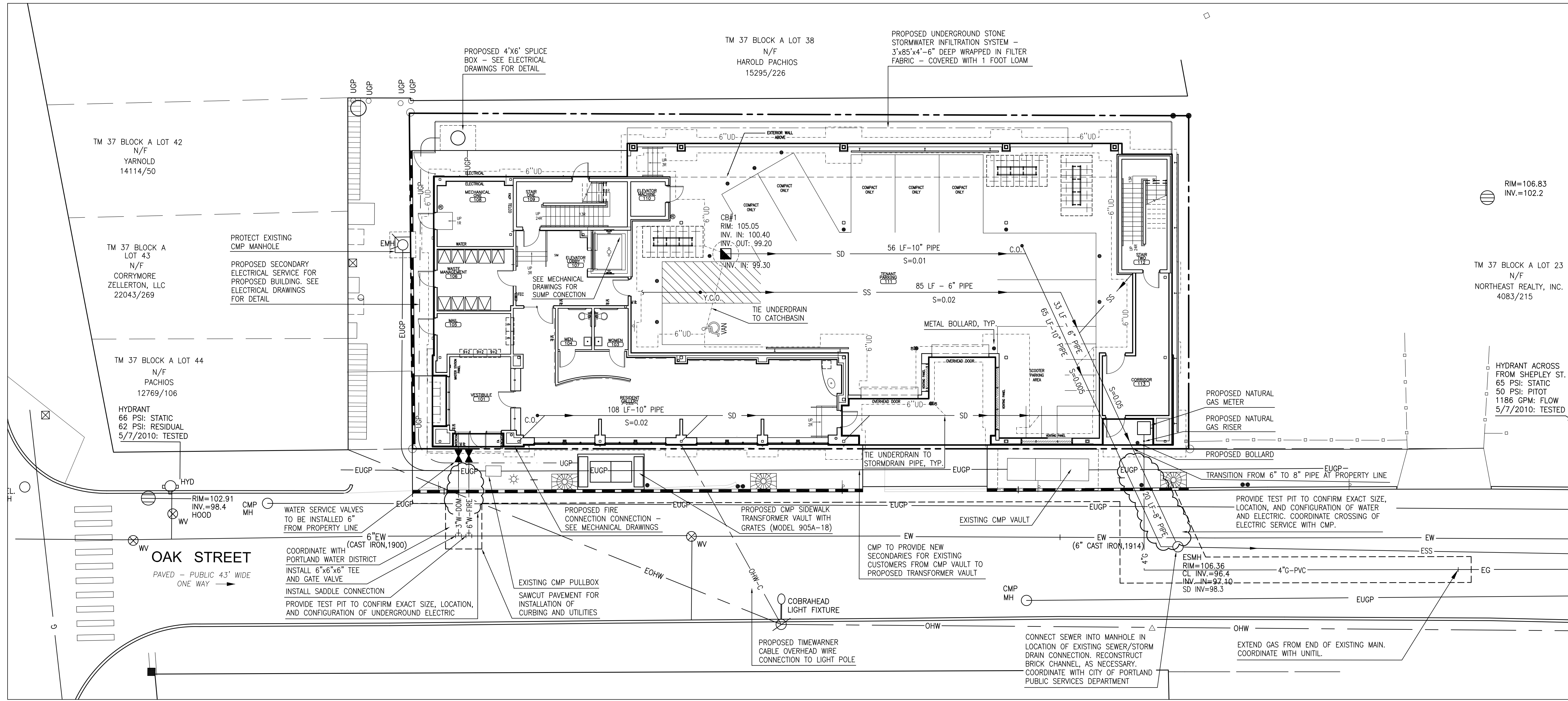
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Sheet No.: 3





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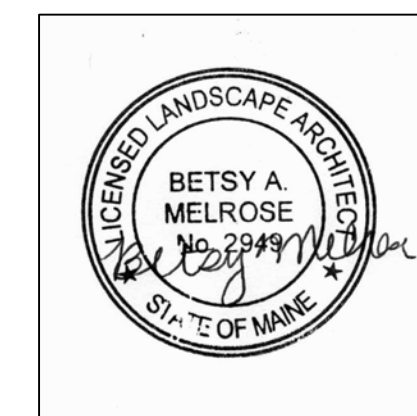
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OAK STREET EFFICIENCIES
Portland, Maine
72 Oak Street

- UTILITY NOTES**
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
 2. DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
 4. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF PORTLAND AND AFFECTED UTILITY OWNERS. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
 6. LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER PRIOR APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY, AND THE CITY OF PORTLAND.
 7. CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
 8. WHERE STORM DRAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE. ALL REQUIRED UTILITIES SERVING THE DEVELOPMENT SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE CONTRACTOR AND THE BUILDING PLANS. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY CONTRACTOR.
 9. ALL WATER UTILITY MATERIAL AND INSTALLATION METHODS SHALL CONFORM TO THE STANDARDS OF THE PORTLAND WATER DISTRICT. PORTLAND WATER DISTRICT CONTACT: JAMIE FASCHAL (207) 774-5961 x3051.
 10. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OVERHEAD AND UNDERGROUND TELEPHONE AND CABLE UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS. THE WARNER CABLE CONTACT: MARK PELLETIER (207) 253-2324.
 11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OVERHEAD AND UNDERGROUND ELECTRIC WITH CENTRAL MAINE POWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TOTAL INSTALLATION OF THE UNDERGROUND SERVICE INCLUDING, BUT NOT LIMITED TO, ALL TRENCHING, CONDUIT, PRIMARY AND SECONDARY CABLES, TERMINATORS, CONNECTORS, PULL WIRES, SPARE CONDUIT, ETC. CENTRAL MAINE POWER CONTACT: JAMIE COUGH (207) 842-2367.
 12. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE MEETING THE REQUIREMENTS OF SD-35 FOR GRAVITY PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO STANDARDS OF THE CITY OF PORTLAND. COORDINATE WITH DEPARTMENT OF PUBLIC SERVICES, PORTLAND PUBLIC SERVICES CONTACT: DAVID MARGOLIS-PINEO (207) 874-8850.
 13. EXISTING COMBINED SEWER MANHOLE SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED, COORDINATE WITH CITY OF PORTLAND PUBLIC SERVICES.
 14. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
 15. ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
 16. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
 17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ONSITE NATURAL GAS SUPPLY SYSTEM WITH THE UNTIL. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL OF THE GAS LINE. UNTIL CONTACT: KELLY FOWLER (207) 541-2505.
 18. LIGHT FIXTURE SHALL CONSIST OF THE CITY OF PORTLAND DOWNTOWN DISTRICT PEDESTRIAN SCALE LIGHT - STYLE 2, COLOR DARK GREEN, MANUFACTURED BY HOLOFRANE. CONTRACTOR SHALL PROVIDE LIGHT POLE, BRACKET AND BASE AS SPECIFIED. COORDINATE WITH CENTRAL MAINE POWER AND THE CITY OF PORTLAND FOR FIXTURE AND REQUIRED CIRCUITING. FIXTURE PROVIDED BY CMP FOR CITY OF PORTLAND PER LEASE AGREEMENT. CENTRAL MAINE POWER CONTACT: BREANNA PIERCE (207) 842-2304.
 19. ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET CITY OF PORTLAND STANDARDS.



Date: OCTOBER 25, 2010

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Title:
UTILITIES PLAN

Scale: 1"=10'

True North:

Mag. North:

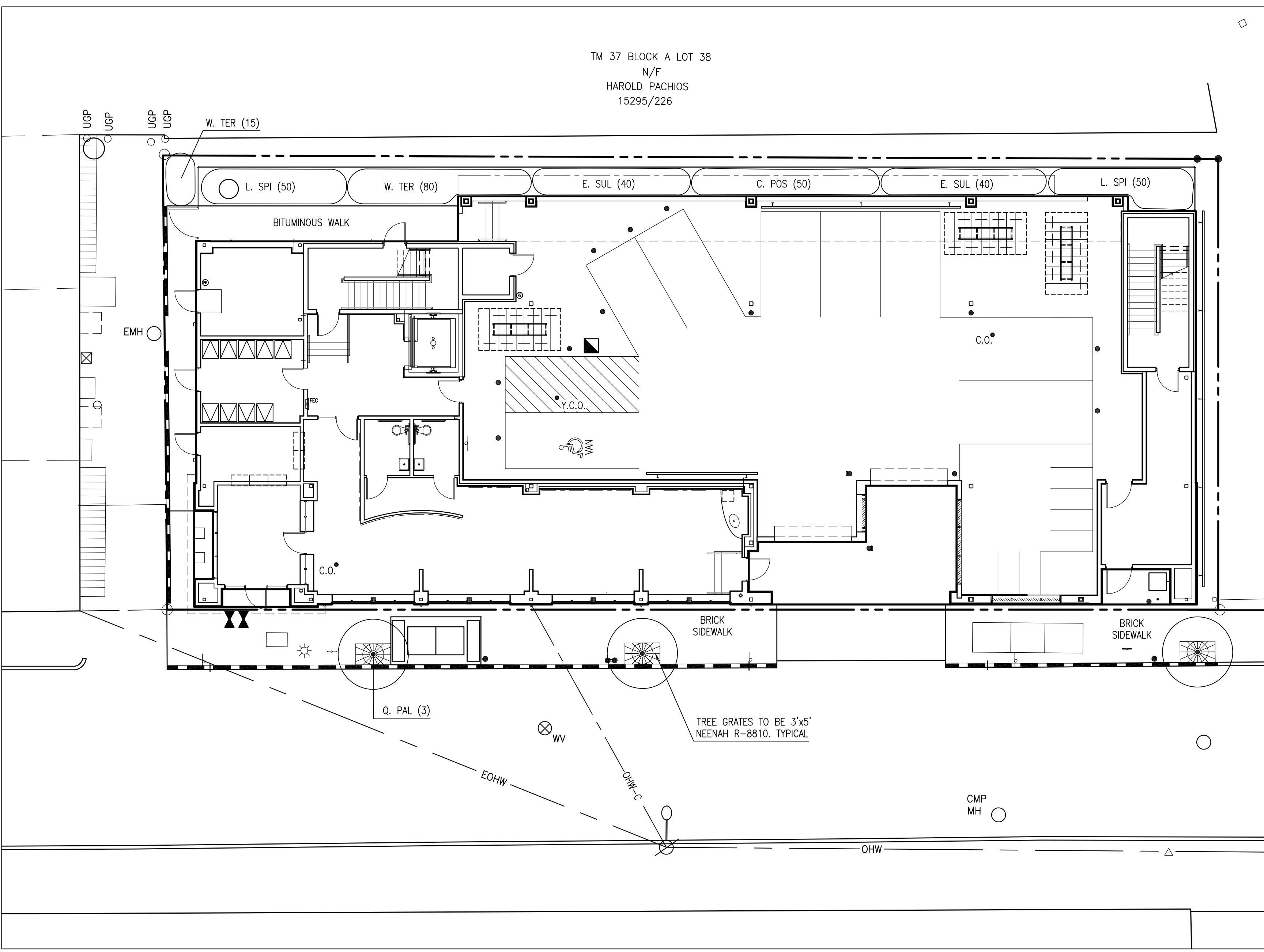
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GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN" LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LICENSE AREA		
IRON ROD FOUND		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE		
OVERHEAD WIRES		
GRANITE CURB		
GUARDRAIL		
SIGN		
DECIDUOUS TREE		

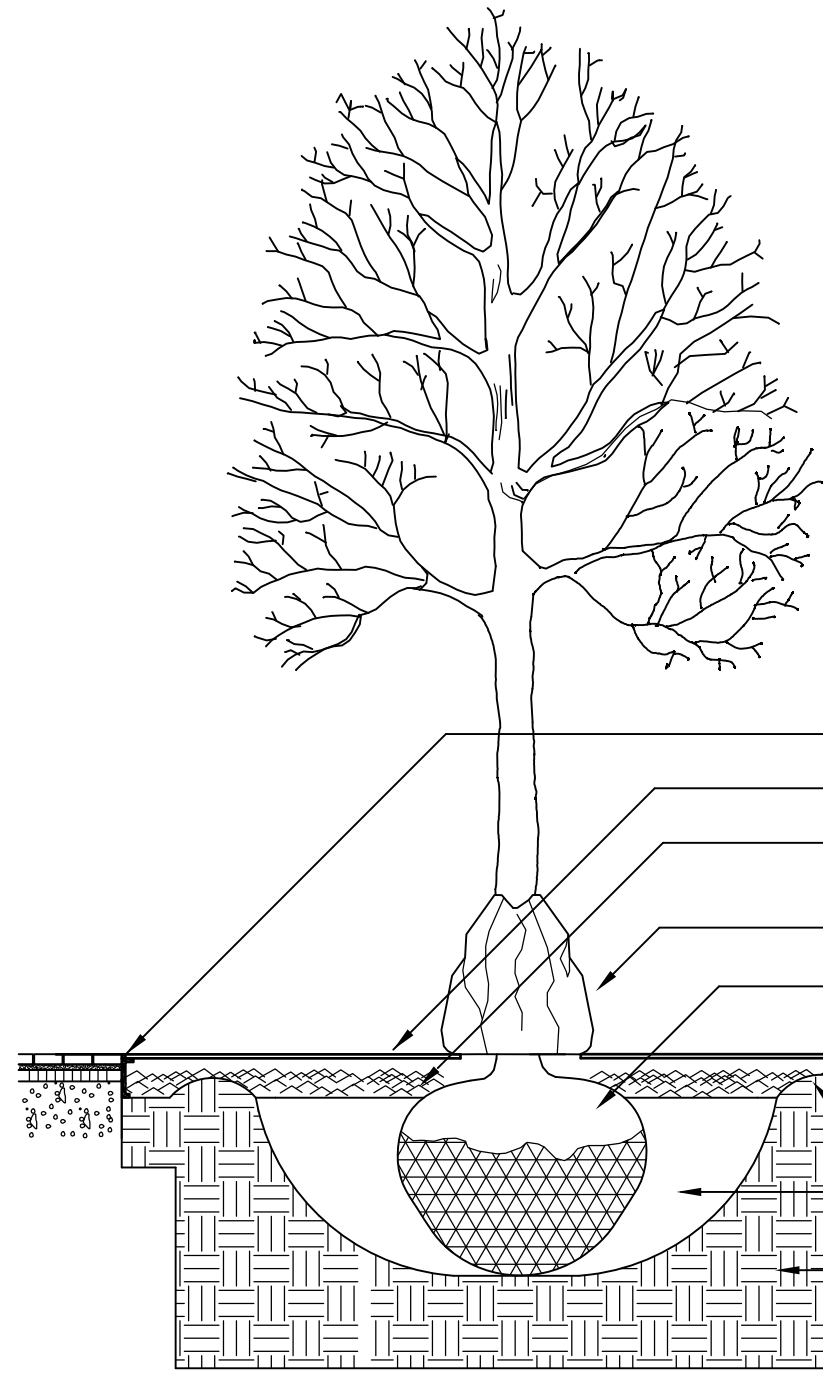


NOTES

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS TREES, 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS. INSTALL TREE GATOR, OR SIMILAR WATERING DEVICE.



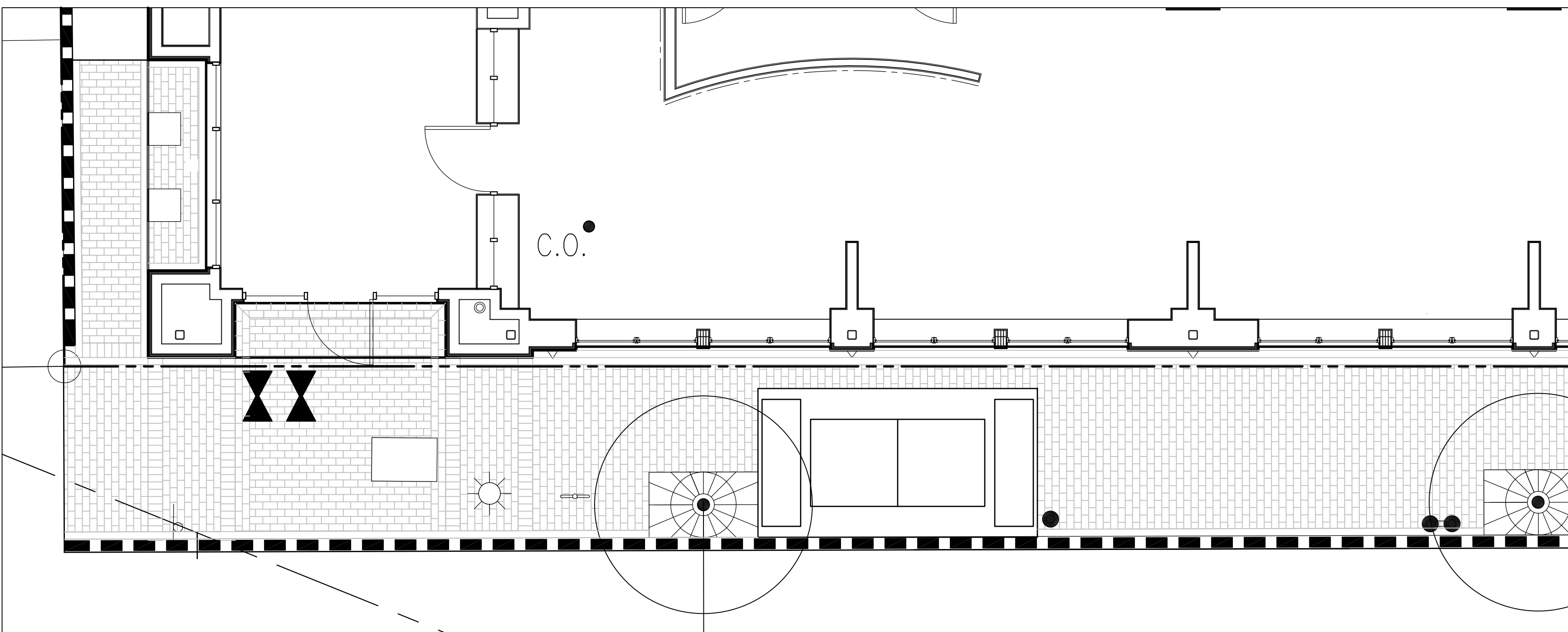
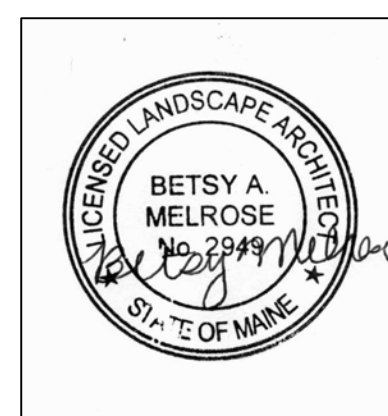
- INSTALL TREE GRATE FRAME, AS REQUIRED BY MANUFACTURER
- INSTALL TREE GRATE, AS NOTED ABOVE
- 3" WELL ROTTED BLACK COMPOST OVER PLANTING AREA AND AWAY FROM TRUNK.
- INSTALL TREE GATOR, OR OTHER SIMILAR WATERING DEVICE
- REMOVE PLASTIC BURLAP. REMOVE NATURAL FIBER BURLAP FROM AT LEAST THE TOP 1/3 OF ROOTBALL, OR MORE IF THE ROOTBALL IS FIRM. REMOVE TOP 1/2 OF WIRE BASKET.
- EARTH SAUCER (3" HT.)
- SOIL MIX--SEE NOTE ABOVE
- UNDISTURBED SUBGRADE

TREE INSTALLATION

NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Q. PAL	3	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	2.5" CAL
GROUNDCOVERS				
C. POS	50	CAMPANULA POSCHACSKYANA	BELLFLOWER	6" POT
E. SUL	80	EPIMEDIUM x VERSICOLOR 'SULPHUREUM'	BISHOPS HAT	6" POT
L. SPI	100	LIRIOPE SPICATA	LIRIOPE	6" POT
W. TER	50	WALDSTENIA TERNATA	BARREN STRAWBERRY	6" POT



BRICK PAVING PATTERN DETAIL

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

TM 37 BLOCK A LOT 38
N/F
HAROLD PACHIOS
15295/226

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Applicant:

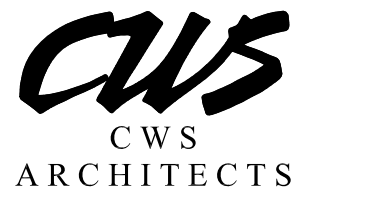


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Portland, Maine

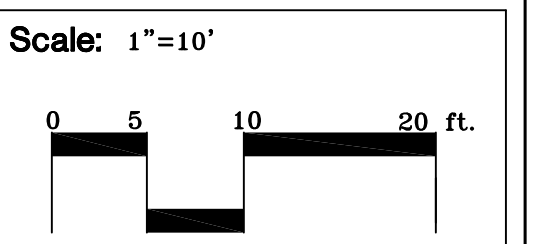
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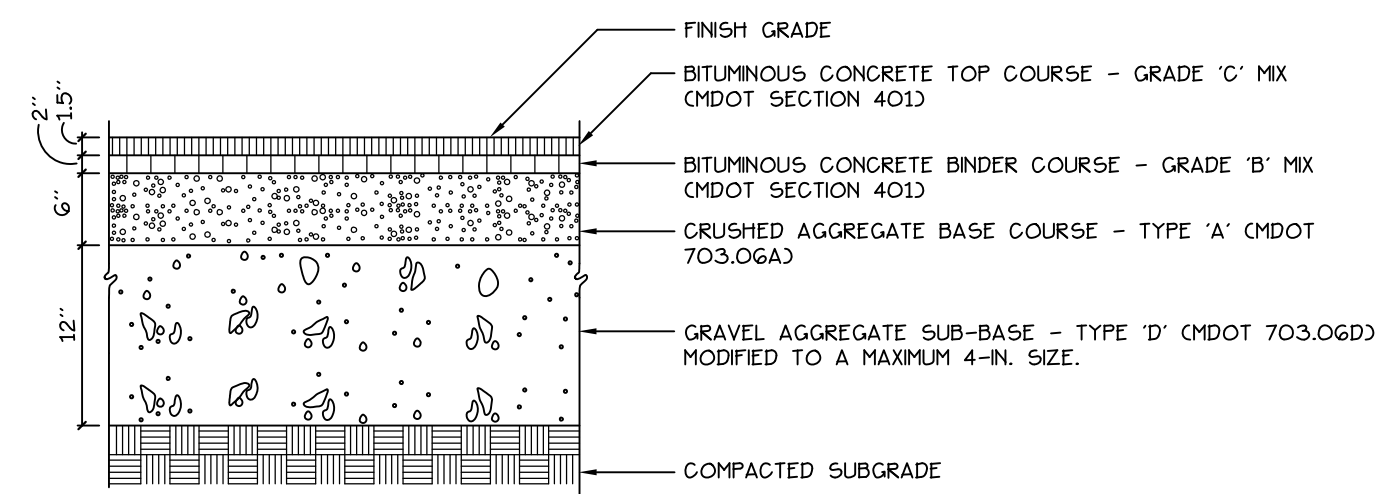
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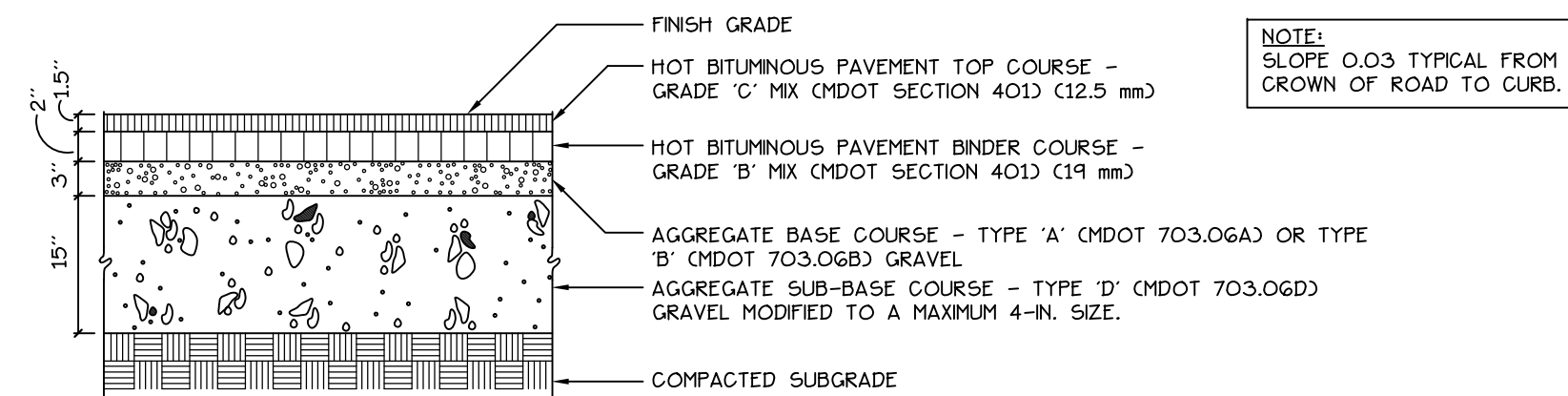
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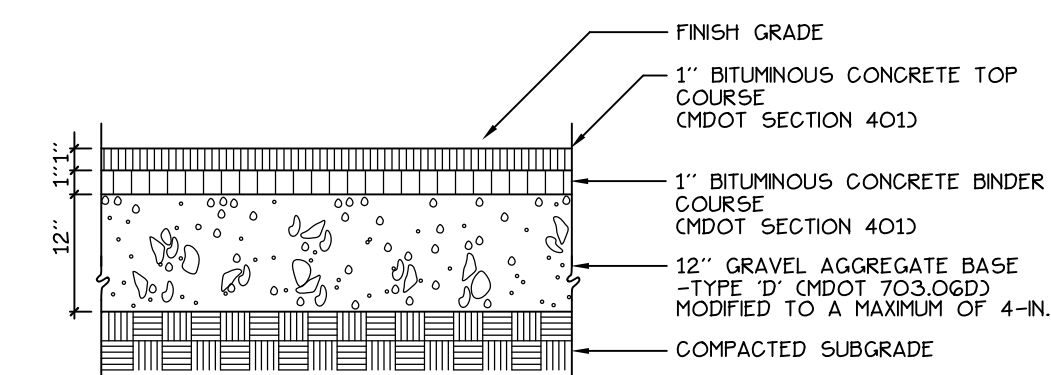
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1 BITUMINOUS PAVEMENT - GARAGE
NOT TO SCALE



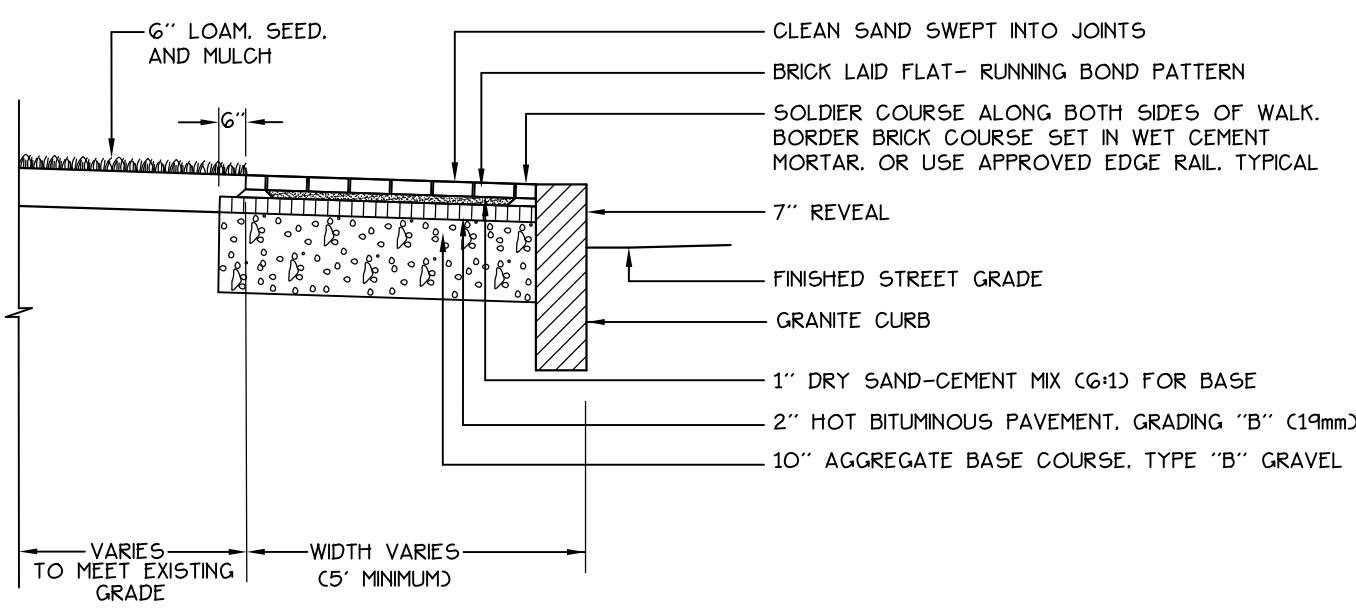
2 BITUMINOUS PAVEMENT - LOCAL STREET
NOT TO SCALE



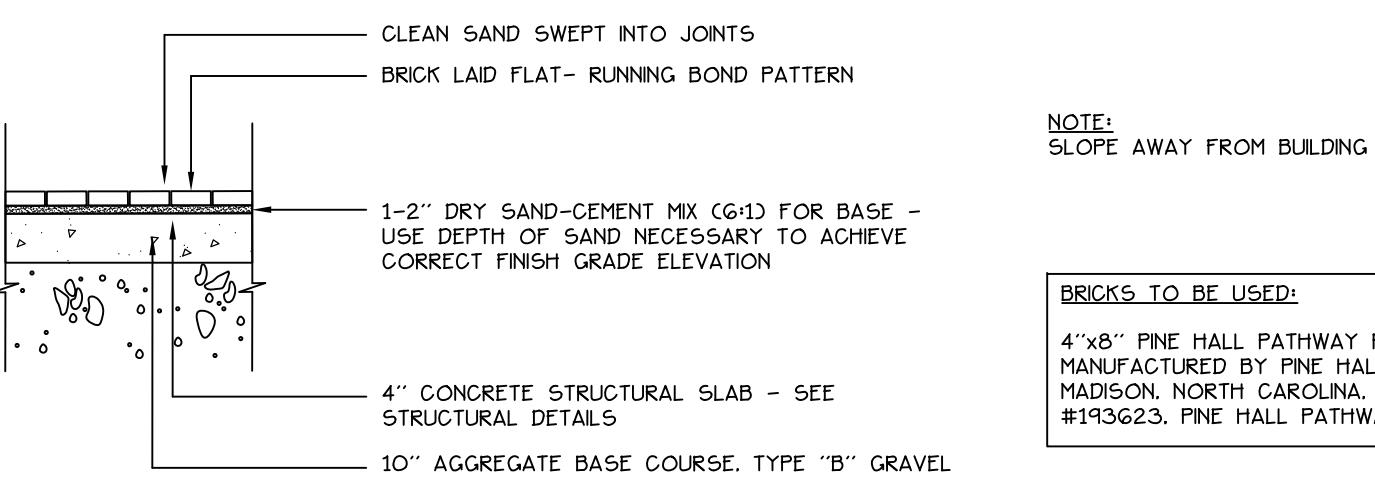
3 BITUMINOUS SIDEWALK
NOT TO SCALE

BRICKS TO BE USED:
NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVER BRICK, MANUFACTURED BY PINE HALL BRICK COMPANY, MADISON, NORTH CAROLINA. LACHANCE ITEM #193623, PINE HALL PATHWAY PAVER BRICK.
REPAIR/MAINTENANCE TO EXISTING BRICK SIDEWALKS:
VERMONT PAVER, SUPPLIED BY GAGNE AND SONS, SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM #VB88

NOTE:
SLOPE 0.02 TYPICAL TOWARD CURB.



4 BRICK SIDEWALK WITH BITUMINOUS BASE AND GRANITE CURB
NOT TO SCALE

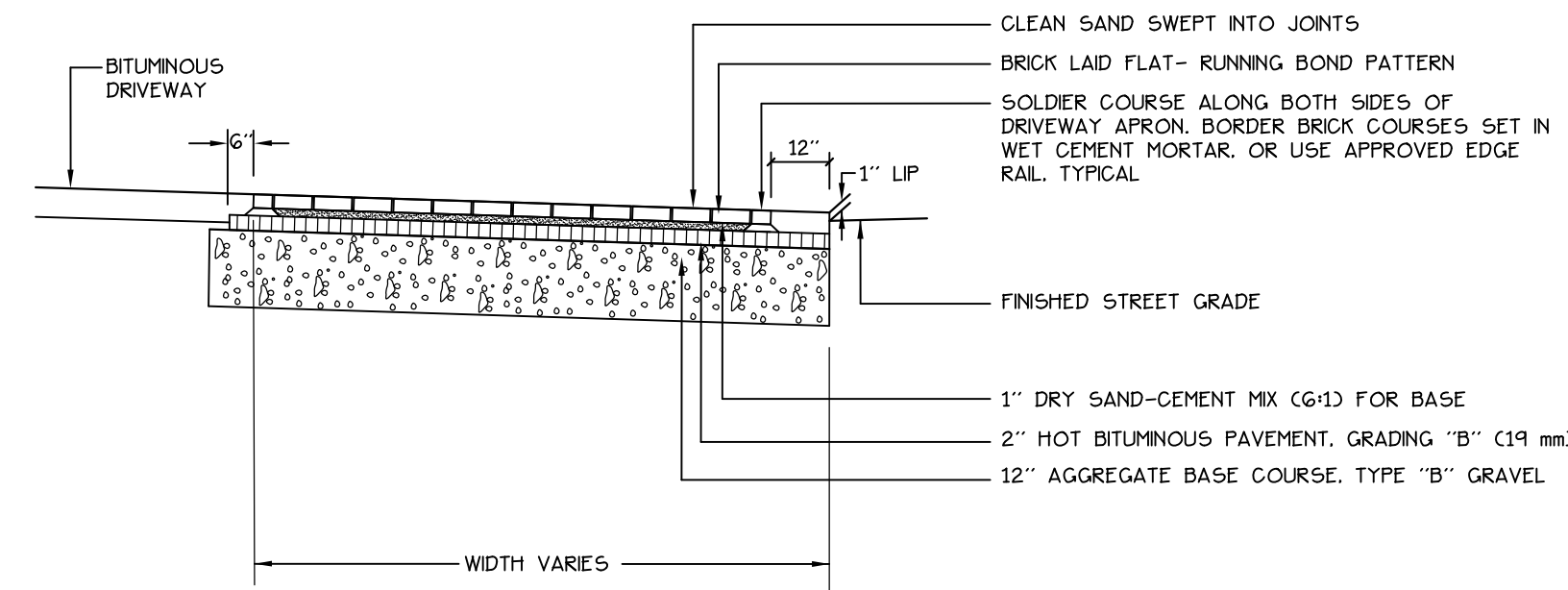


NOTE:
SLOPE AWAY FROM BUILDING

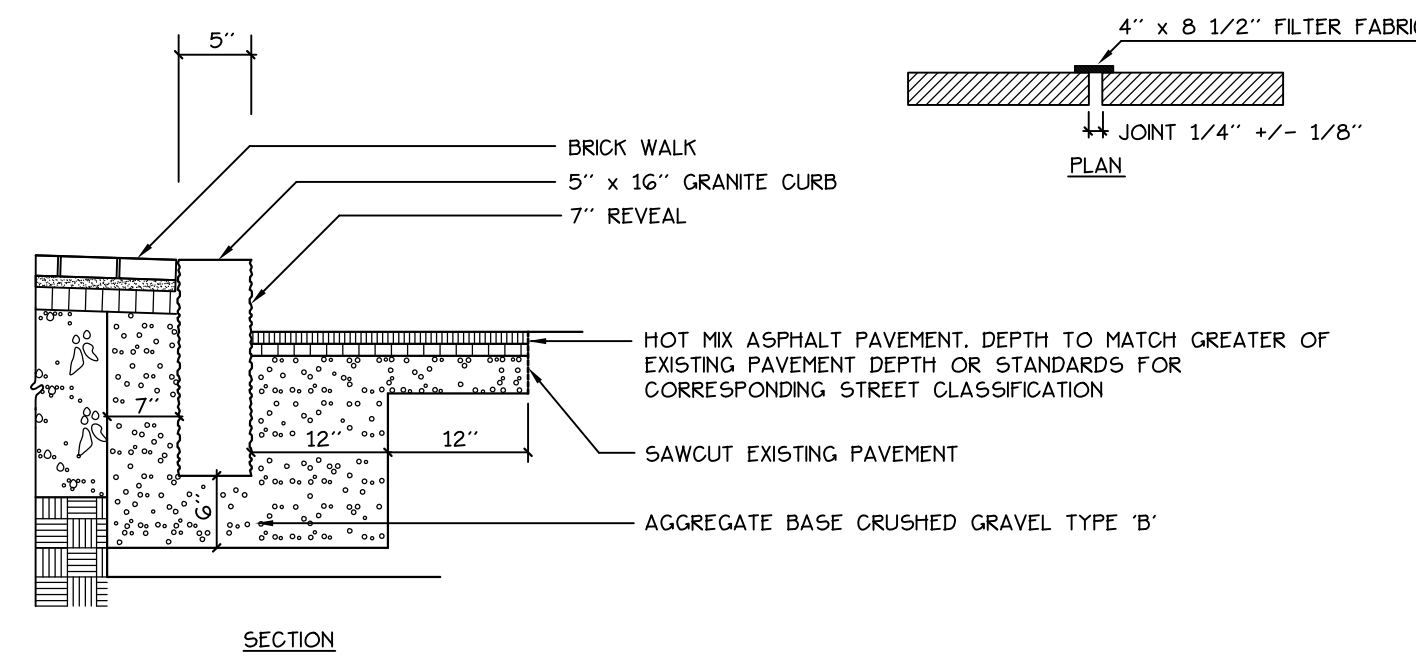
BRICKS TO BE USED:
4"x8" PINE HALL PATHWAY PAVER BRICK, MANUFACTURED BY PINE HALL BRICK COMPANY, MADISON, NORTH CAROLINA. LACHANCE ITEM #193623, PINE HALL PATHWAY PAVER BRICK.

5 BRICK SIDEWALK OVER CONCRETE SLAB
NOT TO SCALE

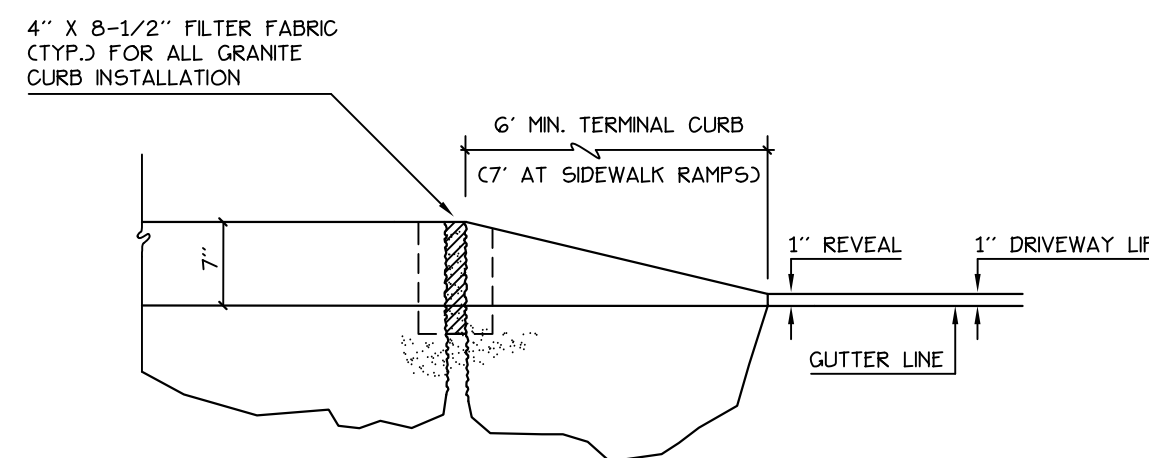
BRICKS TO BE USED:
NEW CONSTRUCTION:
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REPAIR/MAINTENANCE TO EXISTING BRICK SIDEWALKS:
VERMONT PAVER, SUPPLIED BY GAGNE AND SONS, SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM #VB88



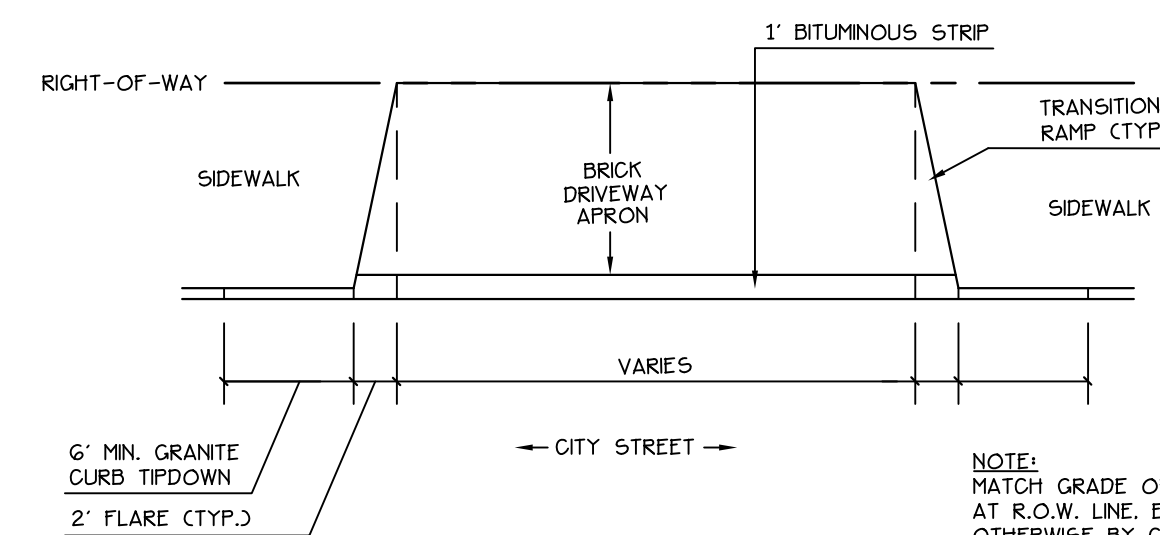
6 BRICK DRIVEWAY APRON WITH BITUMINOUS BASE
NOT TO SCALE



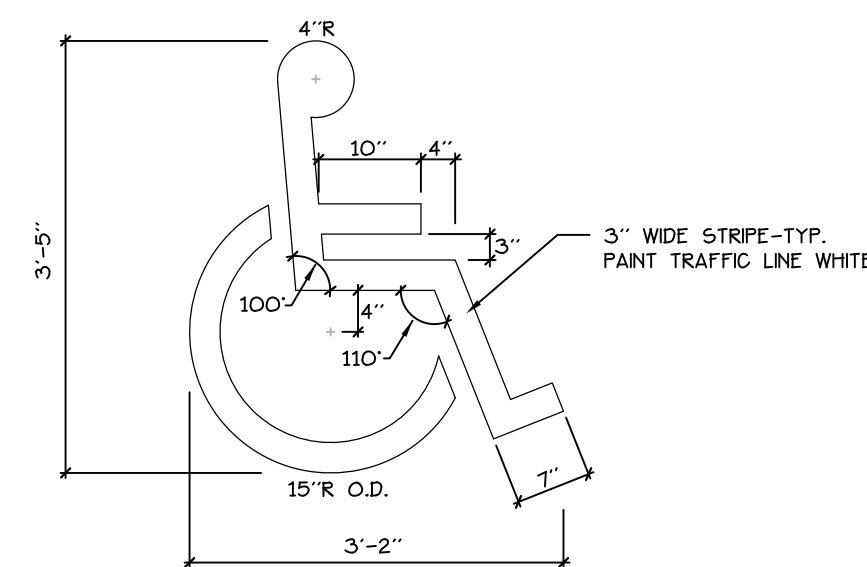
7 VERTICAL GRANITE CURB
NOT TO SCALE



8 TERMINAL CURB PROFILE
NOT TO SCALE



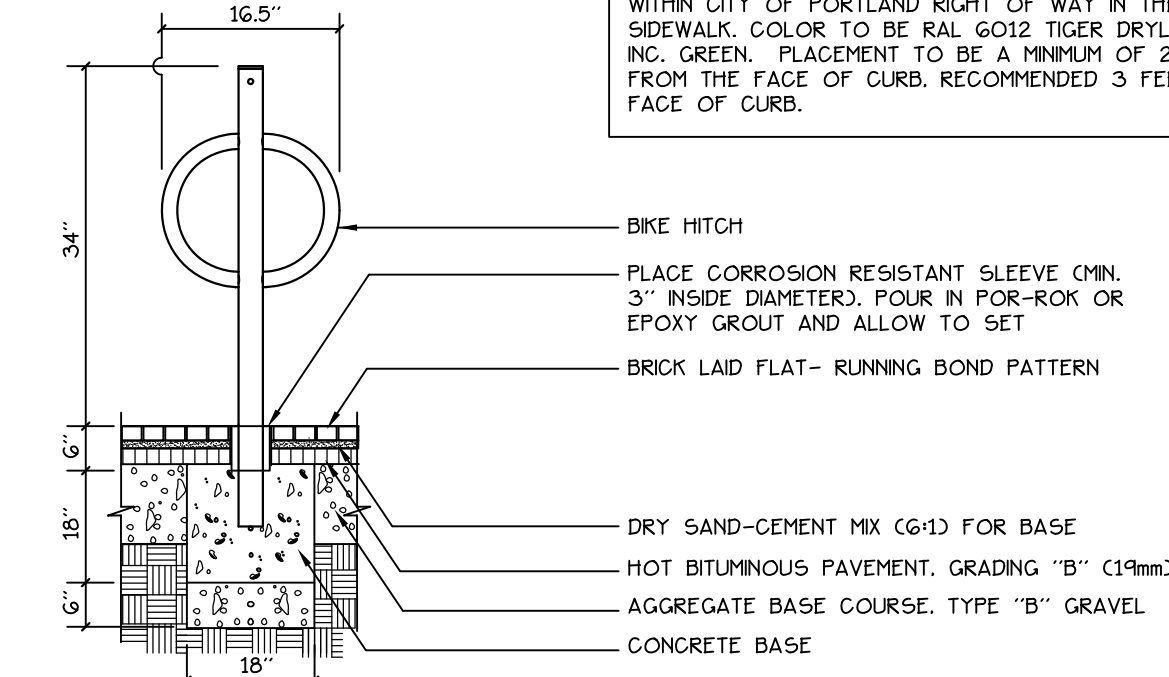
9 DRIVEWAY APRON LAYOUT
NOT TO SCALE



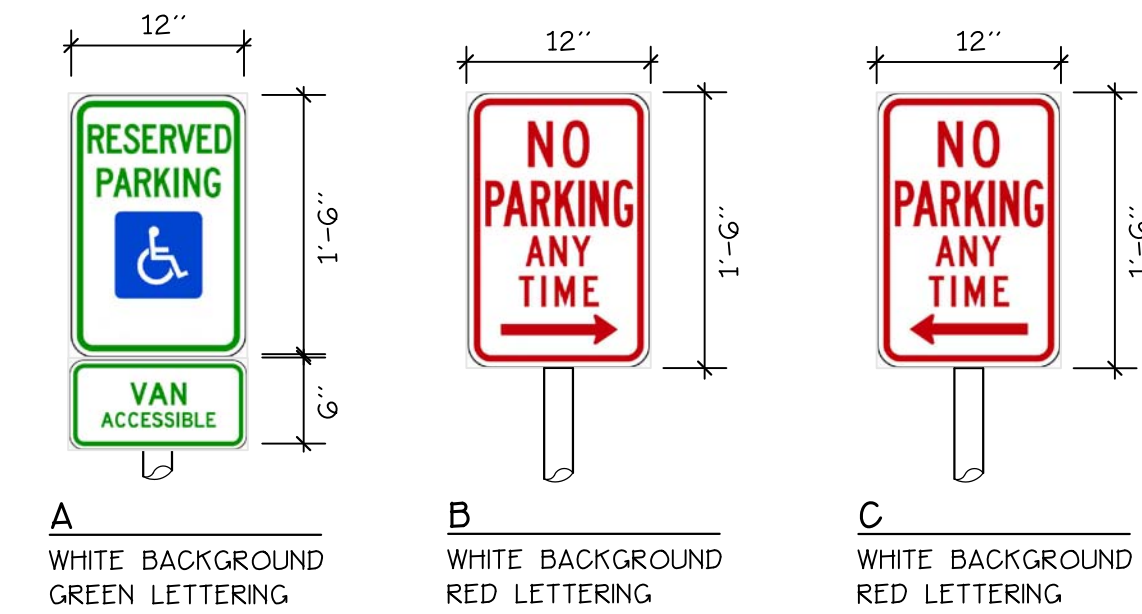
10 ACCESSIBLE SPACE MARKINGS
NOT TO SCALE

NOTE:

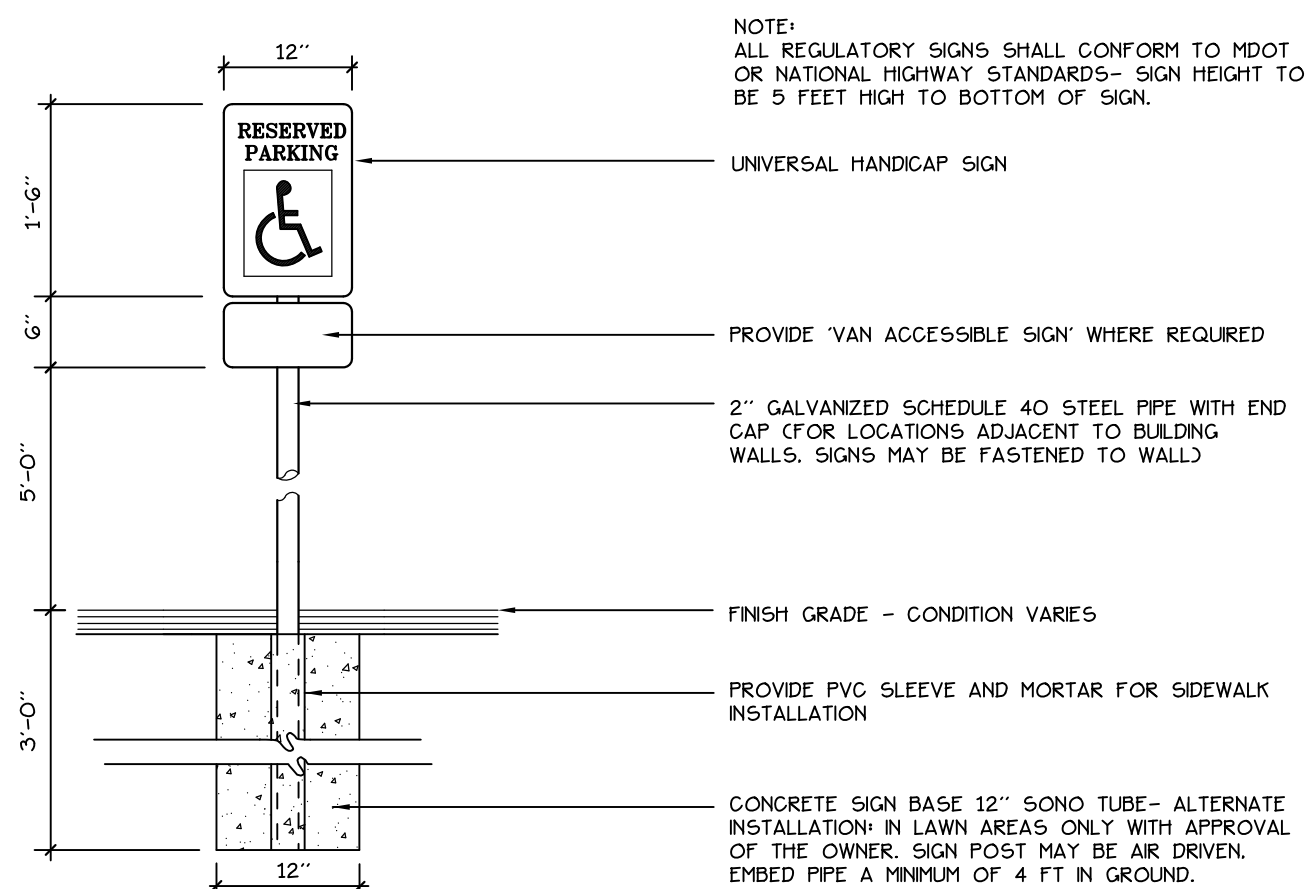
BIKE HITCH MANUFACTURED BY DERO TO BE INSTALLED WITHIN CITY OF PORTLAND RIGHT OF WAY IN THE SIDEWALK, COLOR TO BE RAL 6012 TIGER DRYLAC USA INC. GREEN. PLACEMENT TO BE A MINIMUM OF 2 FEET FROM THE FACE OF CURB, RECOMMENDED 3 FEET FROM FACE OF CURB.



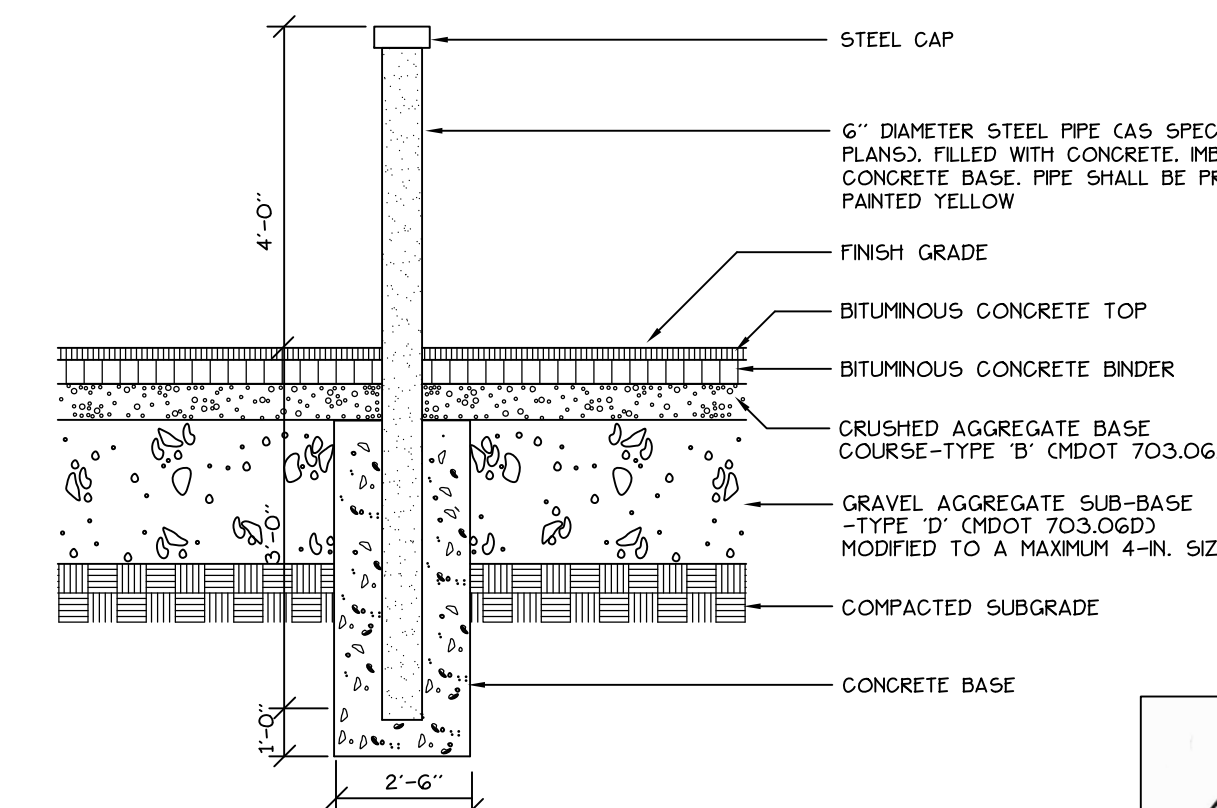
11 BIKE HITCH
NOT TO SCALE



A WHITE BACKGROUND GREEN LETTERING
B WHITE BACKGROUND RED LETTERING
C WHITE BACKGROUND RED LETTERING



12 SIGNAGE
NOT TO SCALE



13 BOLLARD DETAIL
NOT TO SCALE

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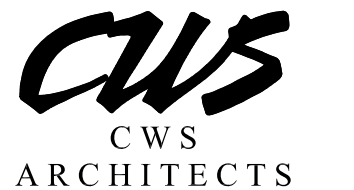


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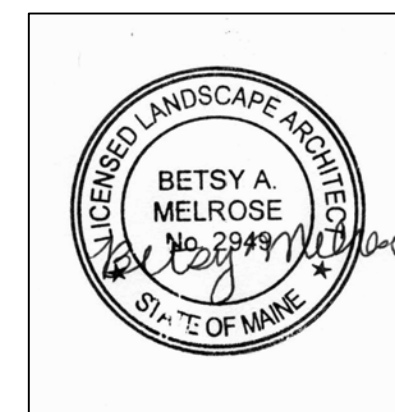
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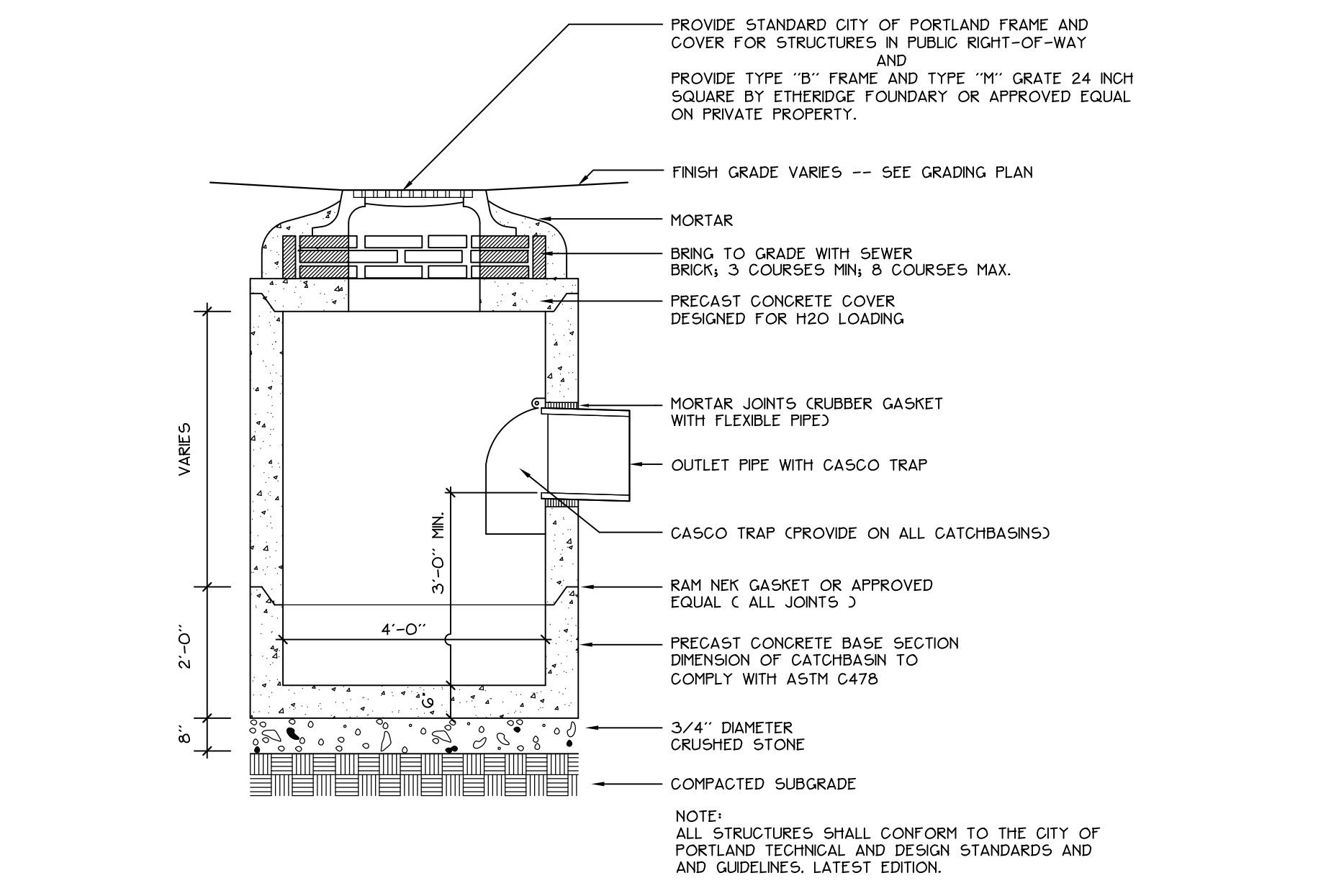
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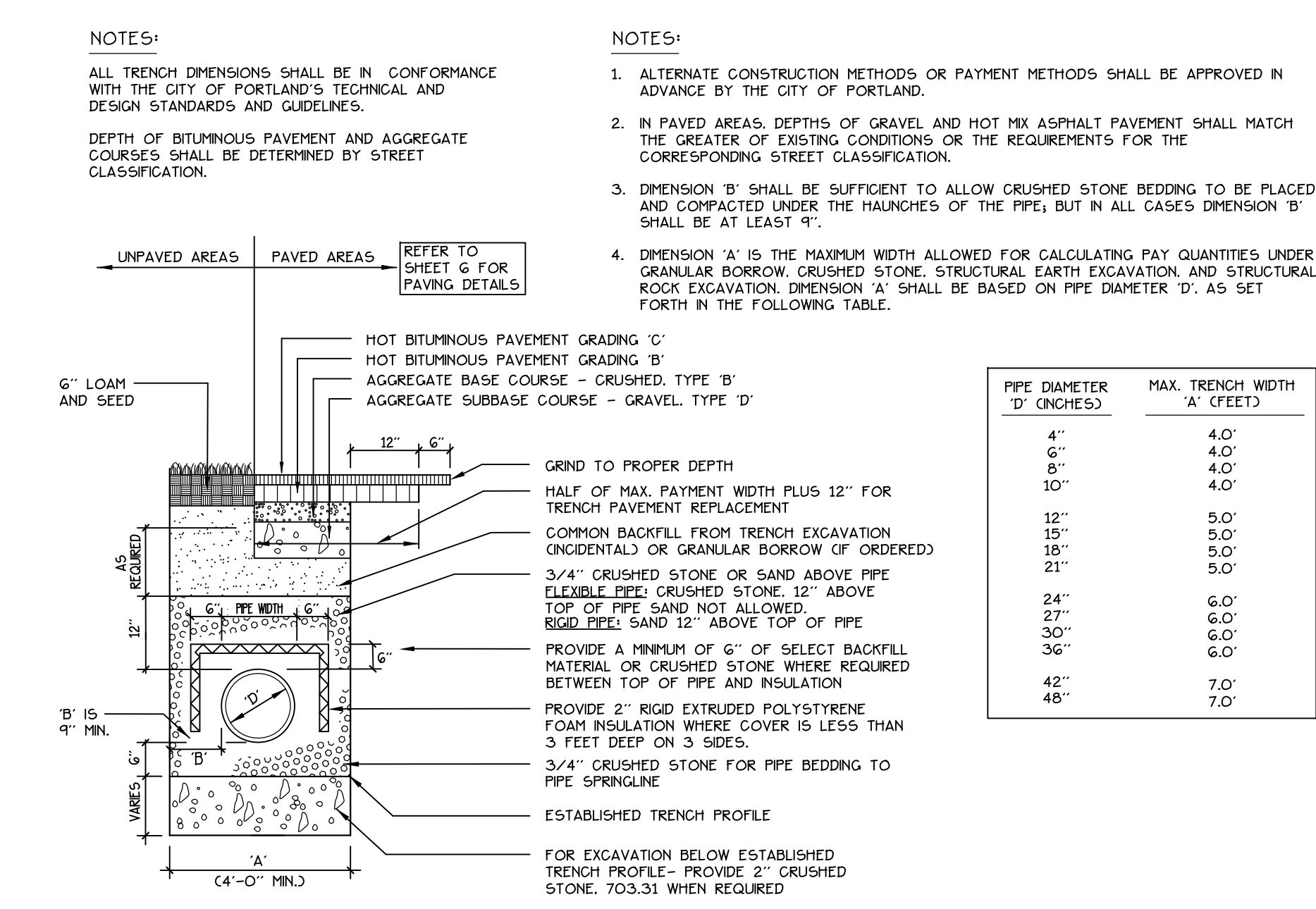
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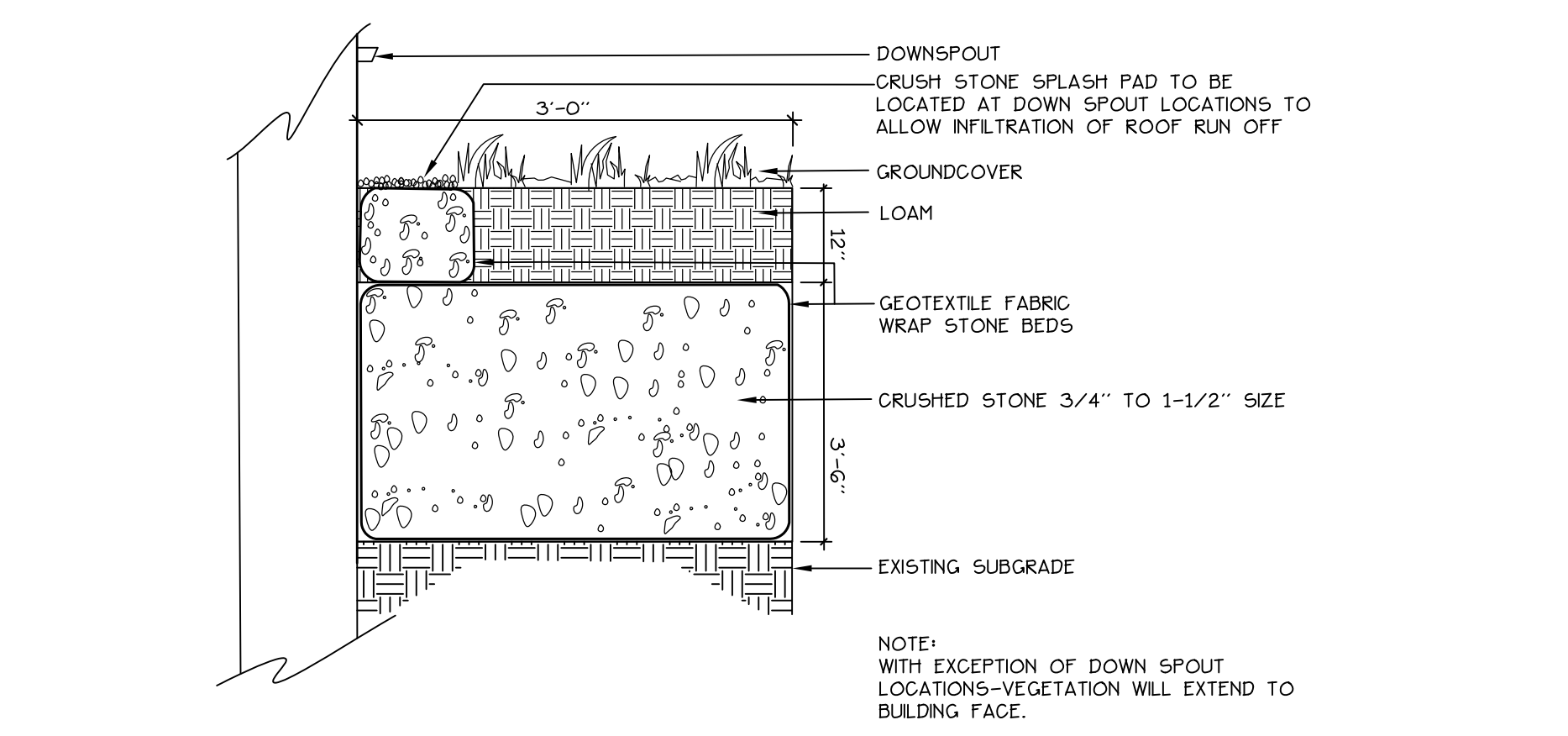




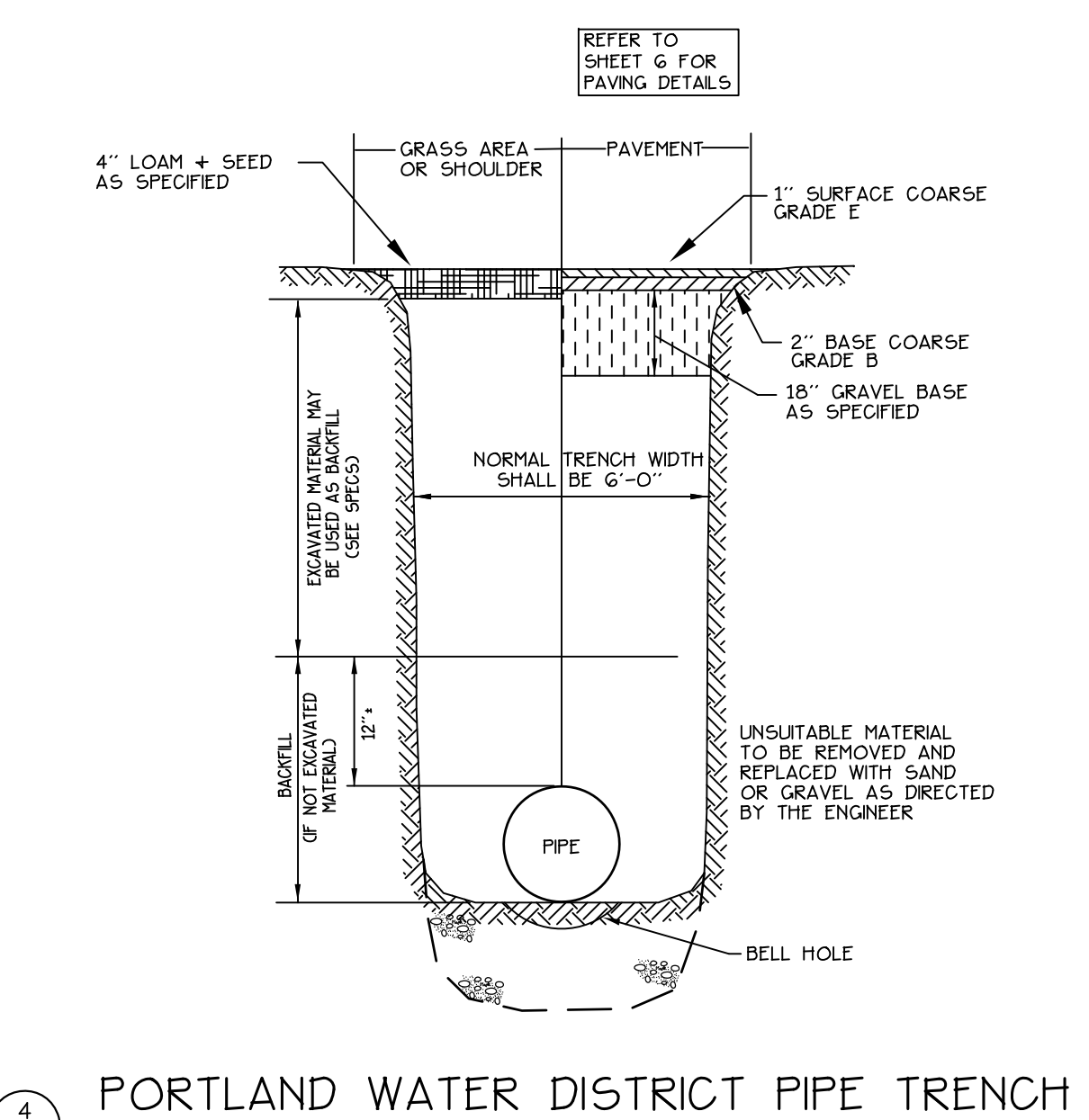
1 PRECAST CONCRETE CATCHBASIN
NOT TO SCALE



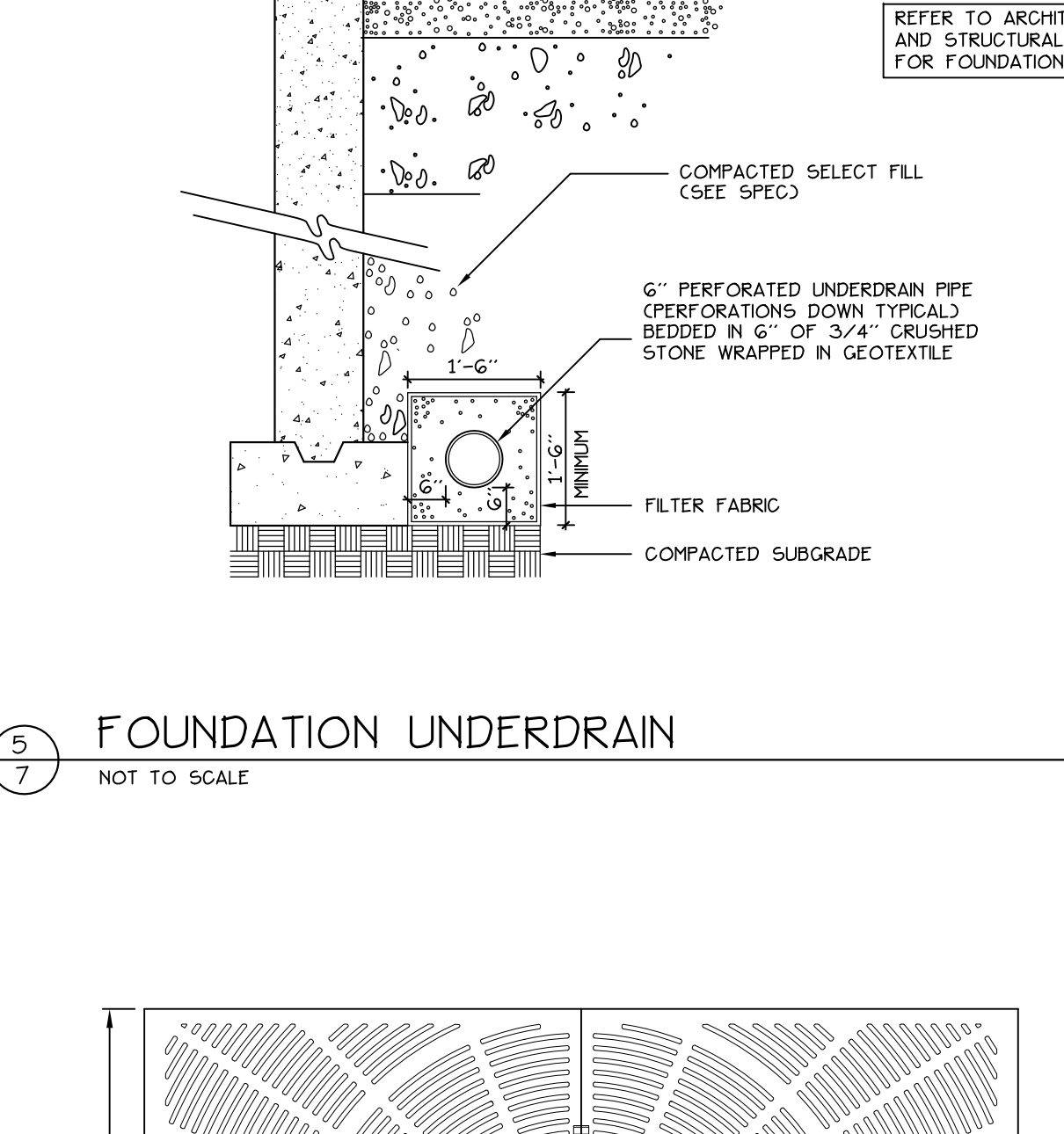
2 TYPICAL PIPE TRENCH INSTALLATION DETAIL AND NOTES
NOT TO SCALE



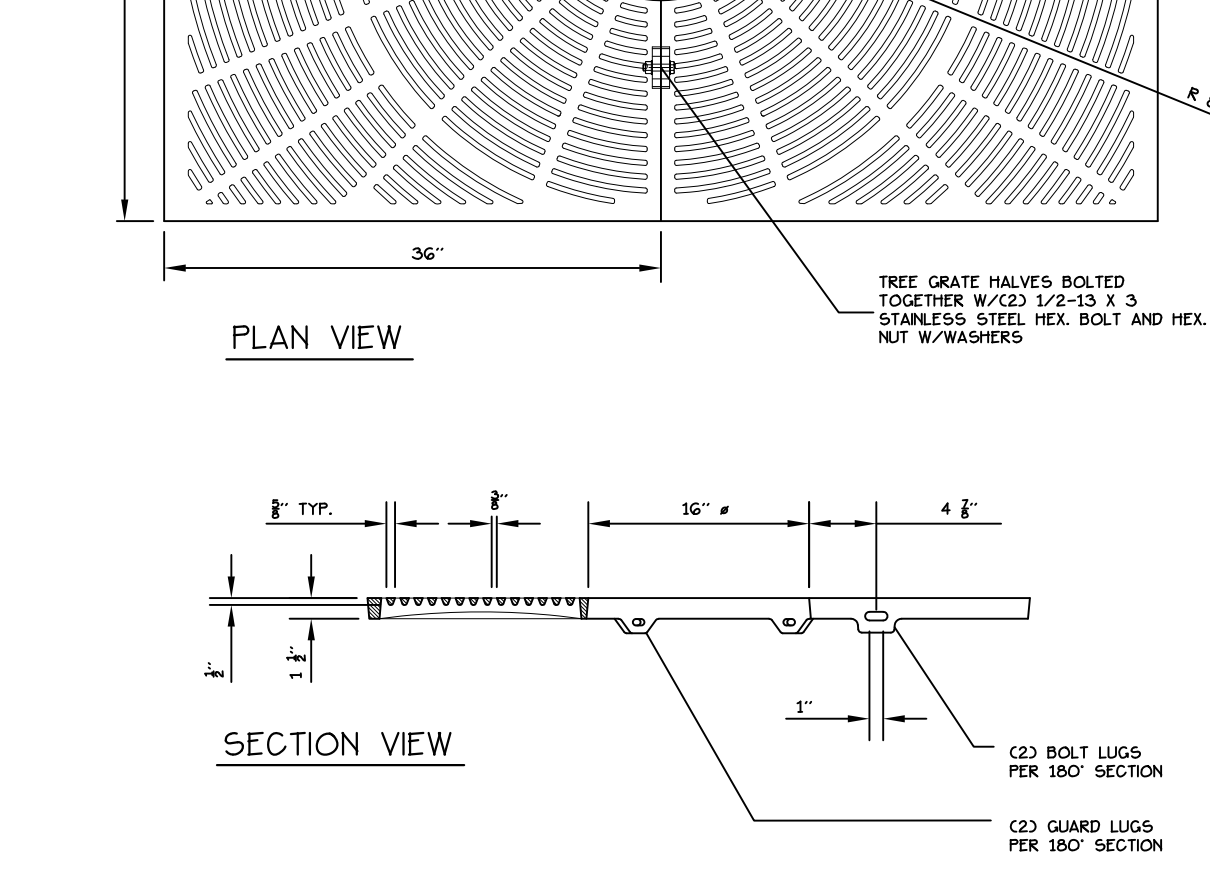
3 STONE INFILTRATION BED
NOT TO SCALE



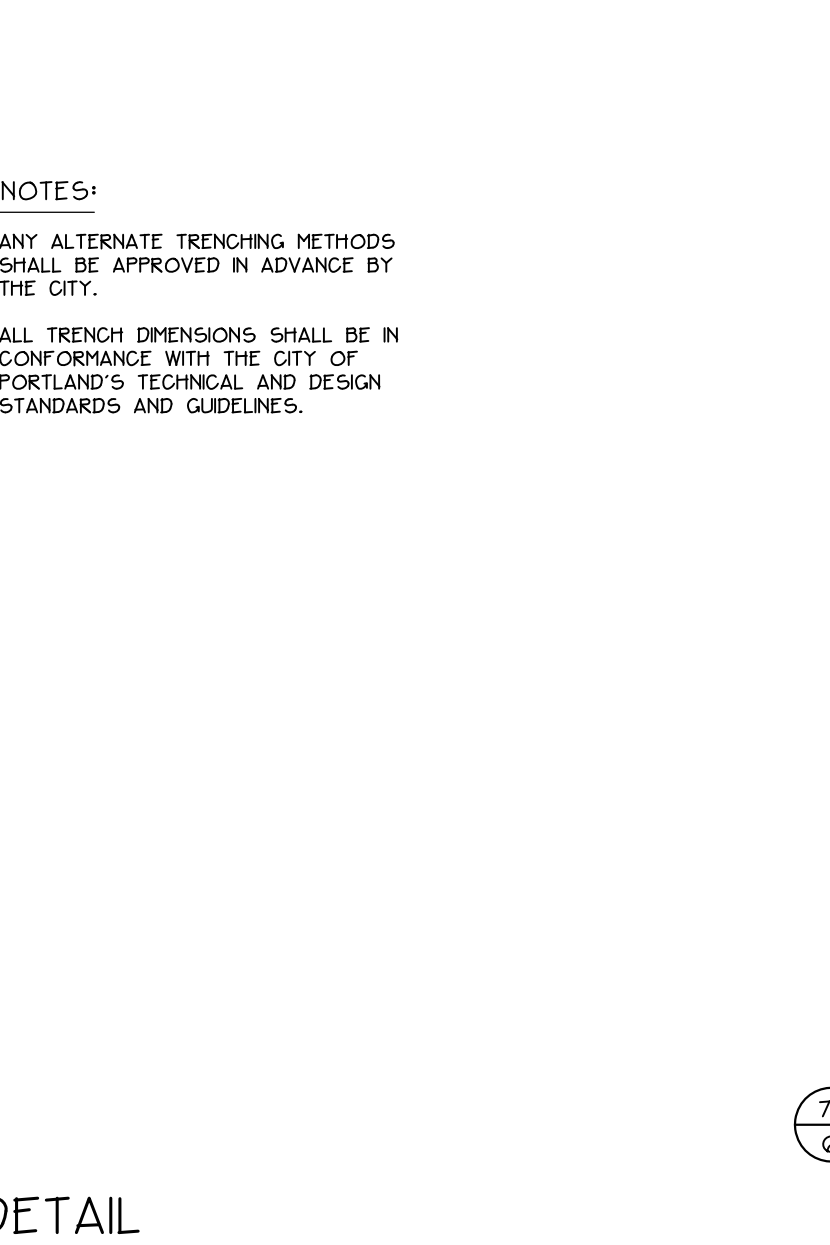
4 PORTLAND WATER DISTRICT PIPE TRENCH DETAIL
NOT TO SCALE



5 FOUNDATION UNDERDRAIN
NOT TO SCALE



6 TREE GRATE AND FRAME
NOT TO SCALE



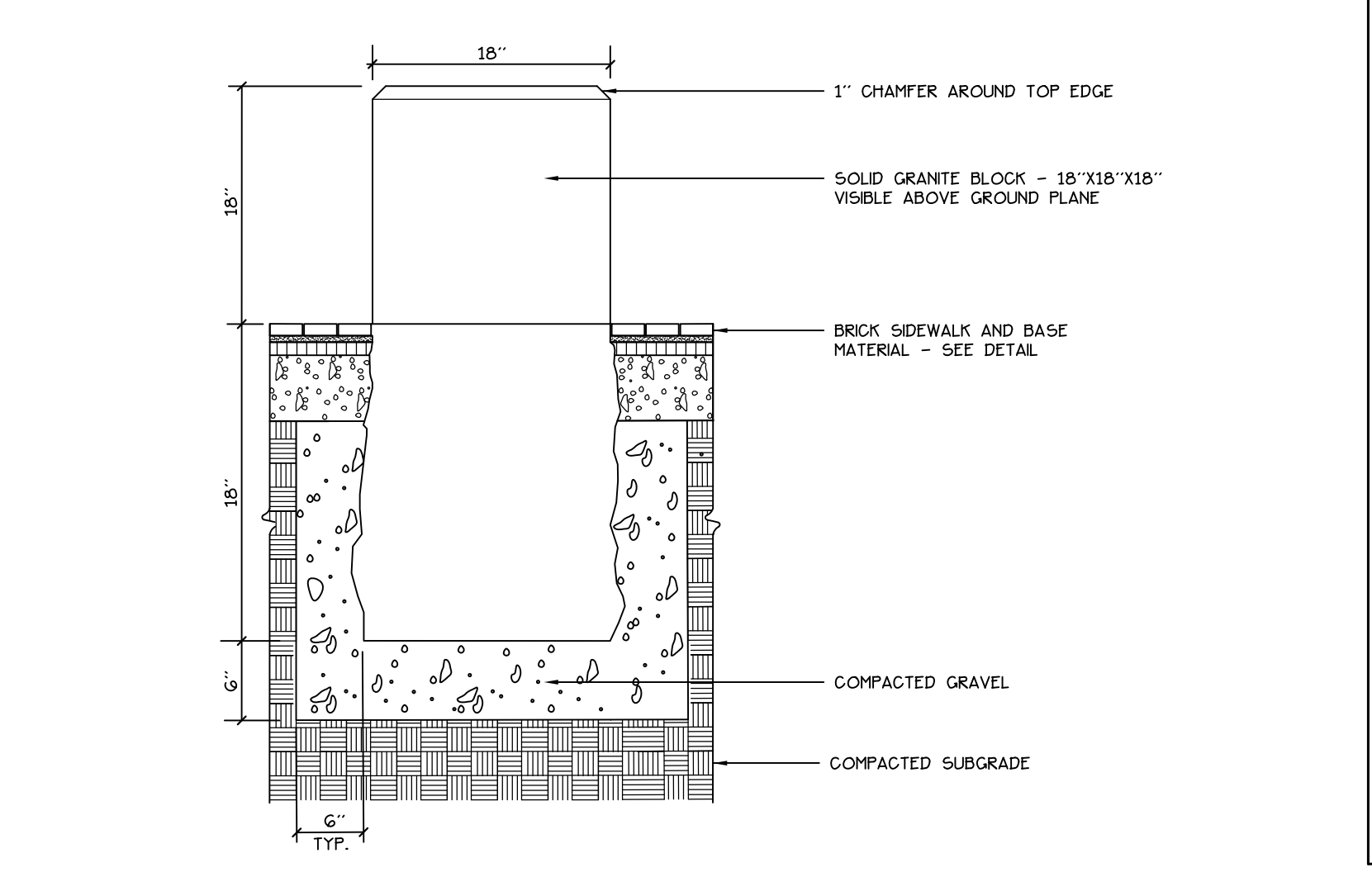
7 GRANITE SEATING BLOCKS
NOT TO SCALE



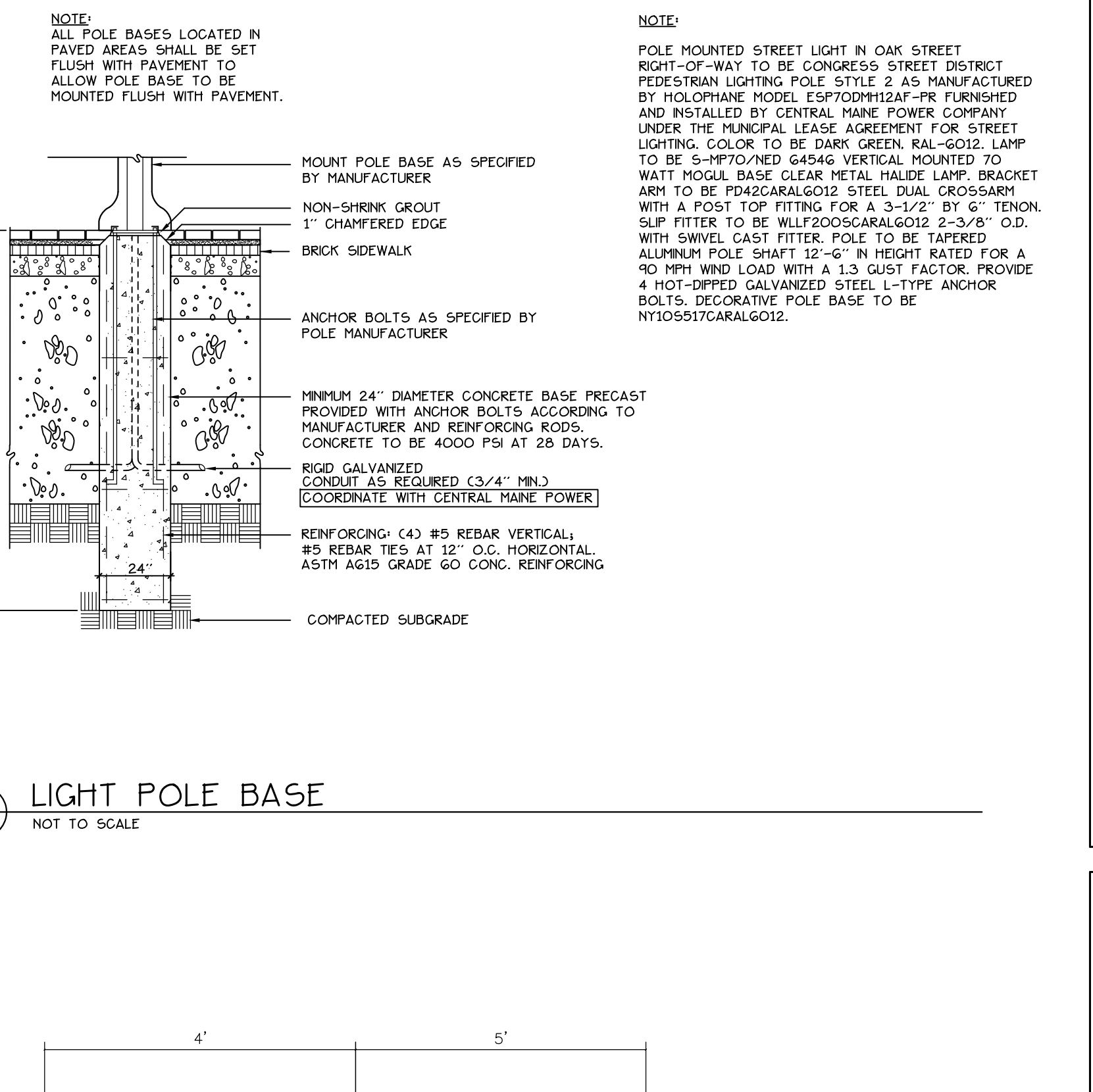
8 LIGHT POLE BASE
NOT TO SCALE



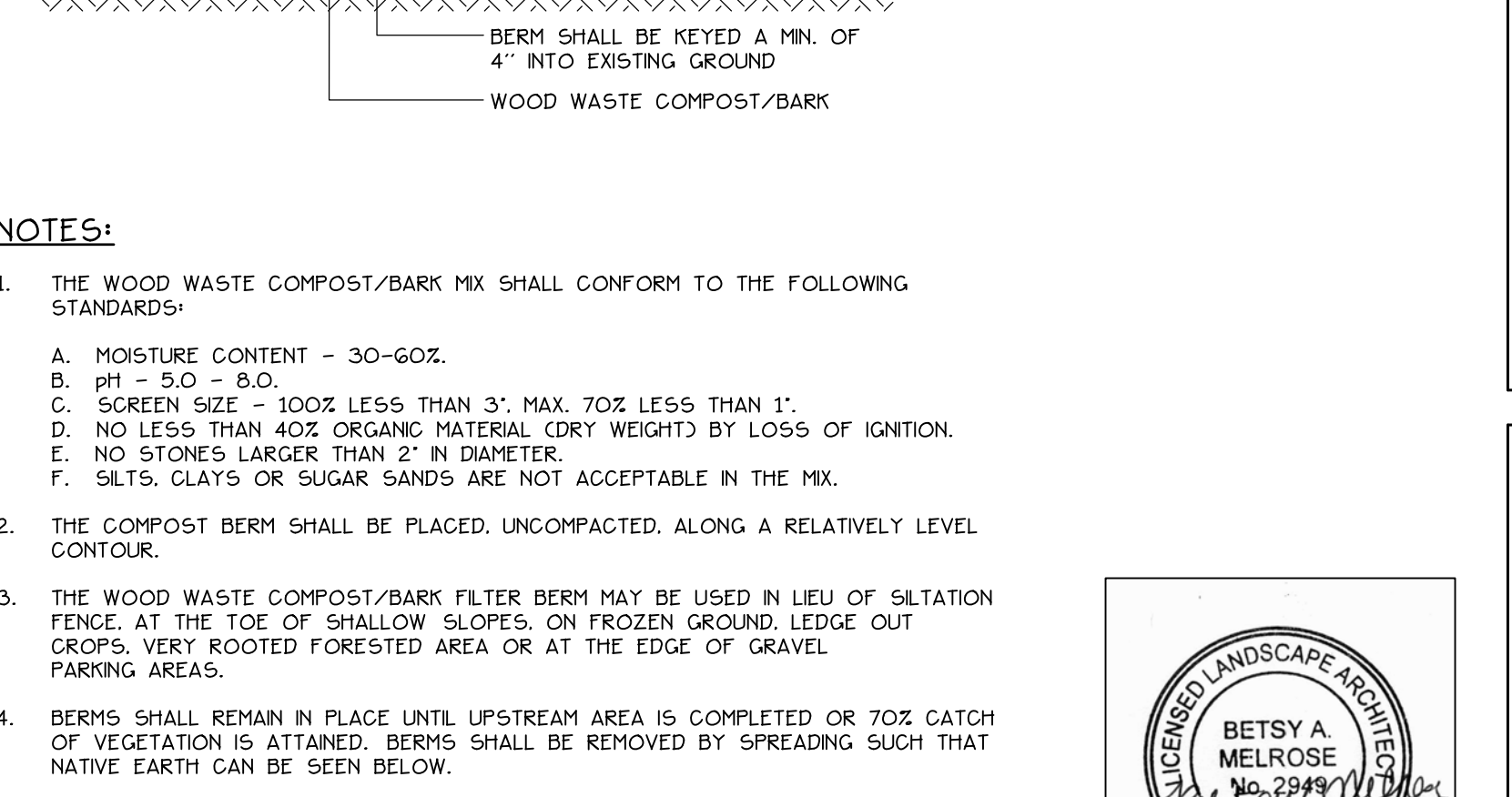
9 EROSION CONTROL MIX
NOT TO SCALE



10 FOUNDATION UNDERDRAIN
NOT TO SCALE



11 TREE GRATE AND FRAME
NOT TO SCALE



12 EROSION CONTROL MIX
NOT TO SCALE

Prepared For:

Applicant:

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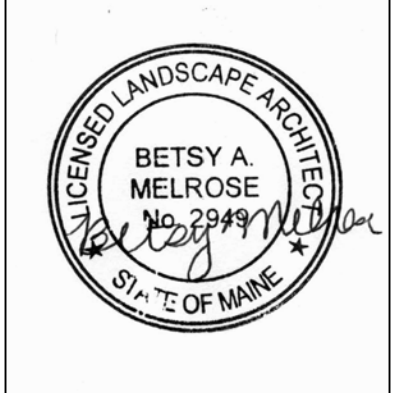
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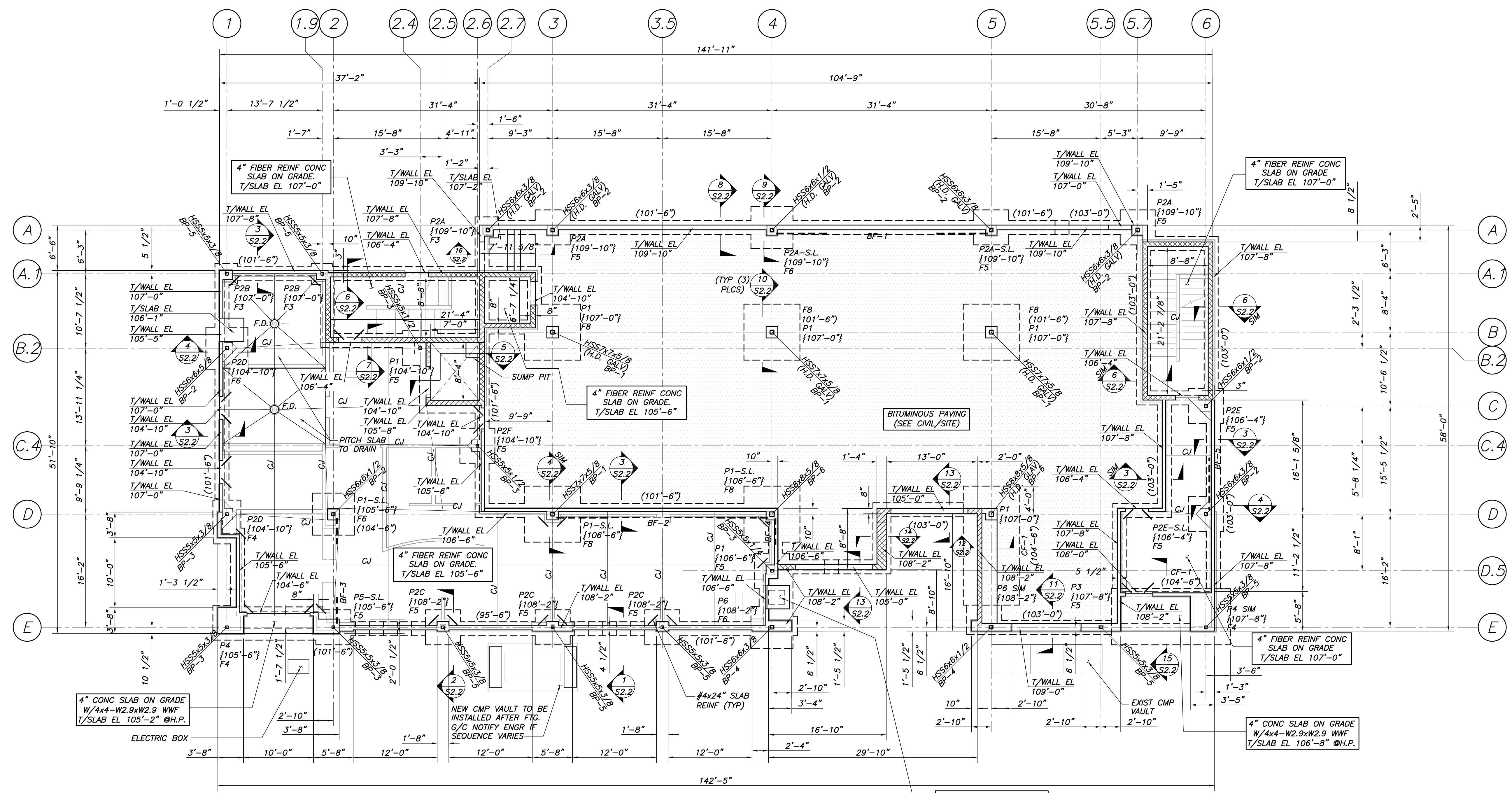
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Title: SITE DETAILS

Scale: NOT TO SCALE

North: Sheet No. 7





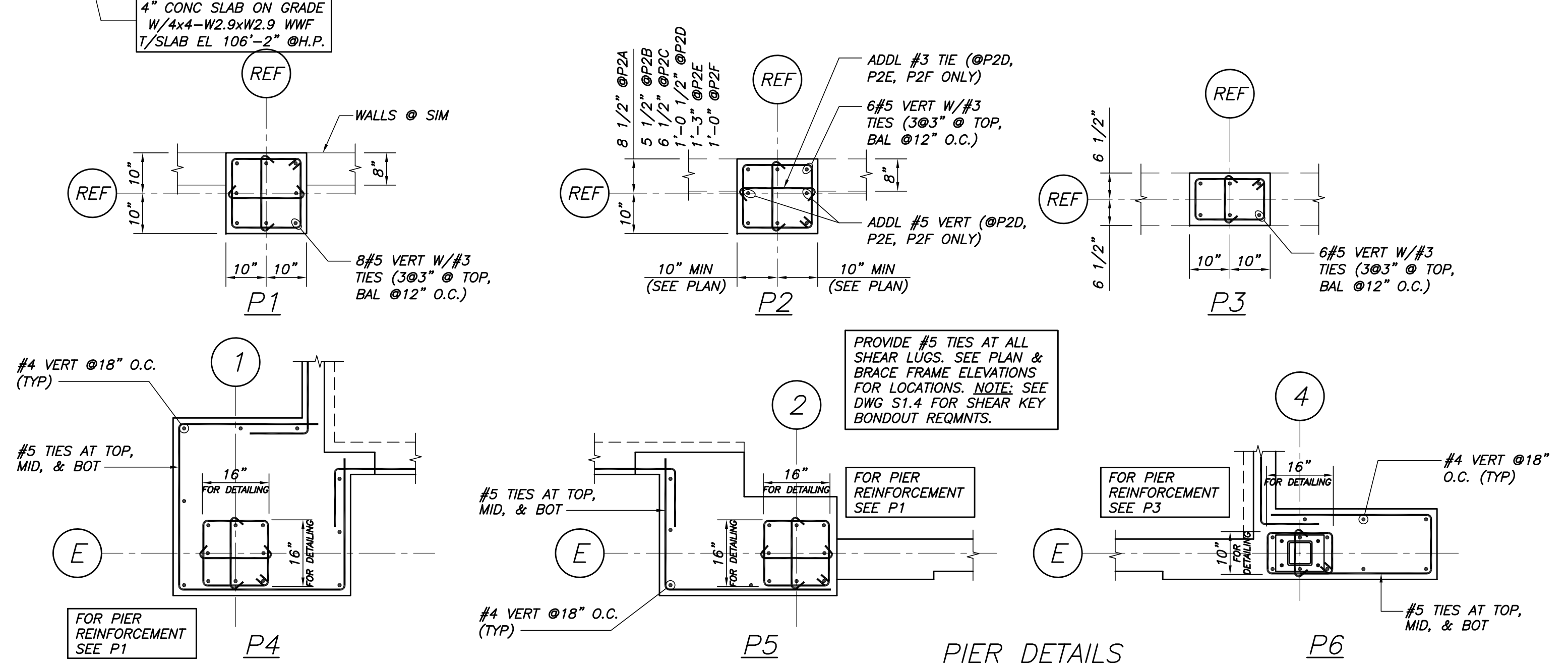
FOUNDATION PLAN
1/8"=1'-0"

NOTES:

1. (XX'-XX") INDICATES TOP OF FOOTING ELEVATION.
{XX'-XX"} INDICATES TOP OF PIER ELEVATION.
SEE PLAN FOR TOP OF WALL ELEVATION.
2. P1, P2, ETC. INDICATES REINFC CONC PIER TYPE. SEE THIS DWG FOR PIER SIZES AND REINFC.
3. BP- INDICATES COLUMN BASE PLATES. SEE S3.1 FOR SIZES.
4. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
5. SEE DWG S2.1 FOR TYP FOUNDATION WALL & SLAB DETAILS.
6. COORDINATE LOCATION & ELEVATION OF BURIED UTILITIES W/ MECH DWGS.
7. AT ALL SLAB DEPRESSIONS, SEE TYPICAL SLAB DEPRESSION DETAIL ON S2.1. COORD DEPTH, LOCATIONS & FLOOR DRAIN W/ ARCH & PLUMBING DWGS.
8. AT ANY PENETRATIONS THROUGH BUILDING FOUNDATION, DROP FOOTING TO ACCOMMODATE. PENETRATE THROUGH WALL, NOT FOOTING. (REF WALL REINFC DETAIL).
9. SEE SECT 3/S2.2 FOR SILL PLATE ANCHOR REQUIREMENTS AT FOUNDATION WALLS.
10. MECH BONDOUTS: SEE "TYP OPNG IN WALL DETAIL" DWG S2.1. COORD LOCATIONS & QUANTITY W/ARCH & MECH.
11. F.D. INDICATES FLOOR DRAIN. SEE MECH FOR LOCATION & ADDL INFO.
12. SEE ARCH/MECH FOR SUB-SLAB RADON VENT.
13. ALL FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON BOTH SIDES U.N.O.
14. S.L. INDICATES LOCATION OF SHEAR LUG, SEE BRACE FRAME ELEVATIONS AND DETAILS DWG S1.4 FOR ADDL INFO.

FOOTING SCHEDULE		
MARK	SIZE	REINFC (E.W.B. U.N.O.)
F3	3'-0"x3'-0"x1'-0"	3#5
F4	4'-0"x4'-0"x1'-4"	4#5
F5	5'-0"x5'-0"x1'-8"	5#6
F6	6'-0"x6'-0"x2'-0"	6#6
F8	8'-0"x8'-0"x2'-6"	8#7
CF-1	8'-0"x17'-0"x2'-6"	#7@12" O.C. E.W. T&B

G/C NOTE: TEMPORARY SHORING OF EXCAVATIONS MAY BE REQUIRED ADJACENT TO EXIST UTILITY STRUCTURES & PROPERTY BOUNDARIES. CARRY APPROPRIATE CONTINGENCY FOR SUCH WORK.



PIER DETAILS
1/2"=1'-0"
NOTE: SEE PLAN FOR ADDITIONAL DIMENSIONS

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NO. 6554

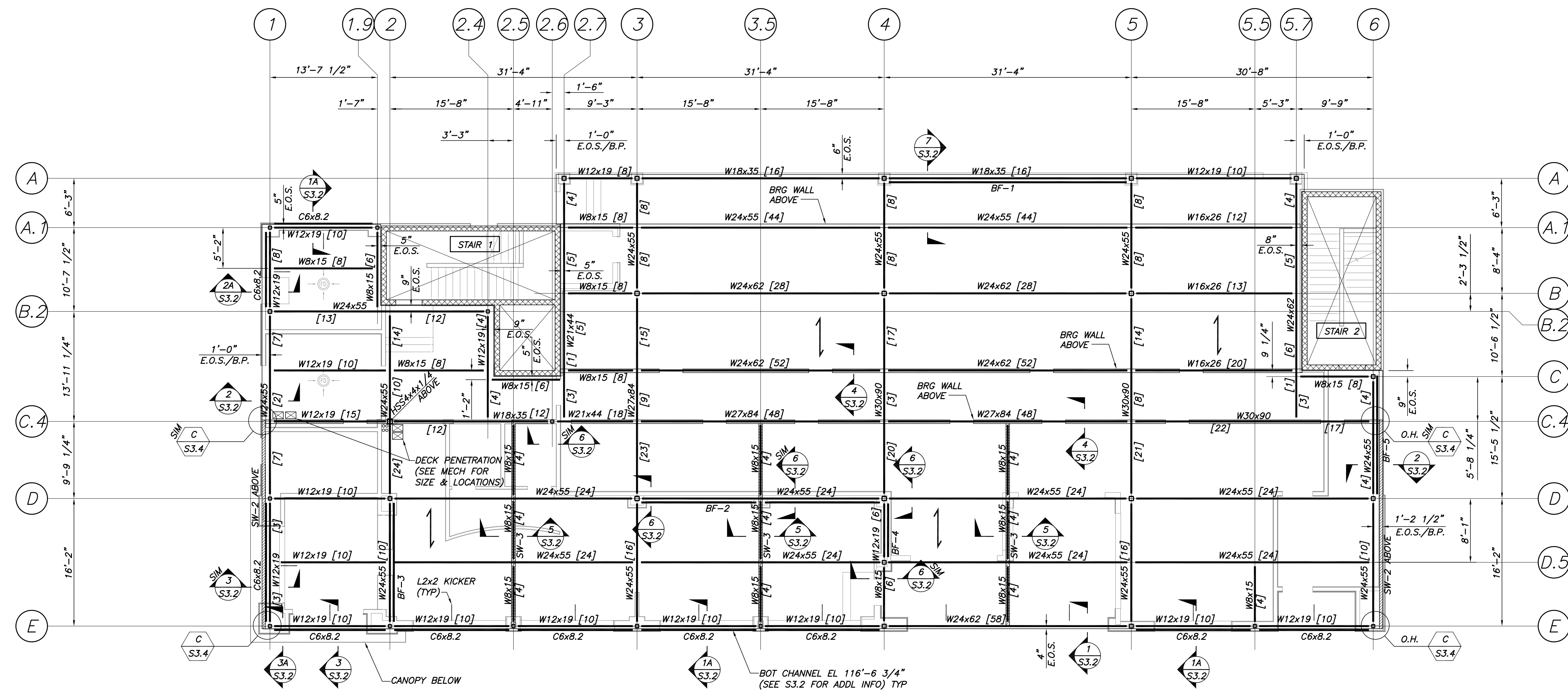
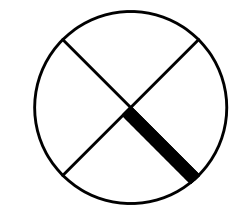
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Project No: 07.446.24E
Drawing Title: **FOUNDATION PLAN**

Scale:
Date: October 25, 2010
Revisions:

Drawing Number: **S1.0**



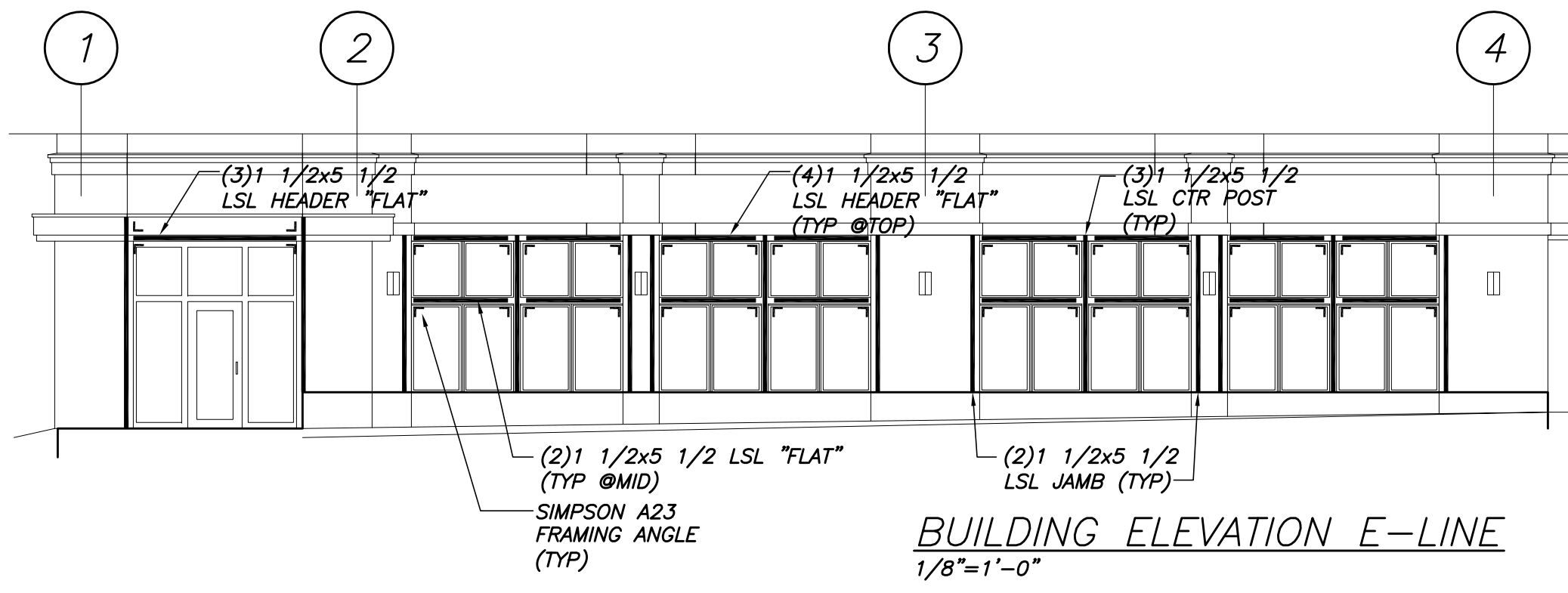
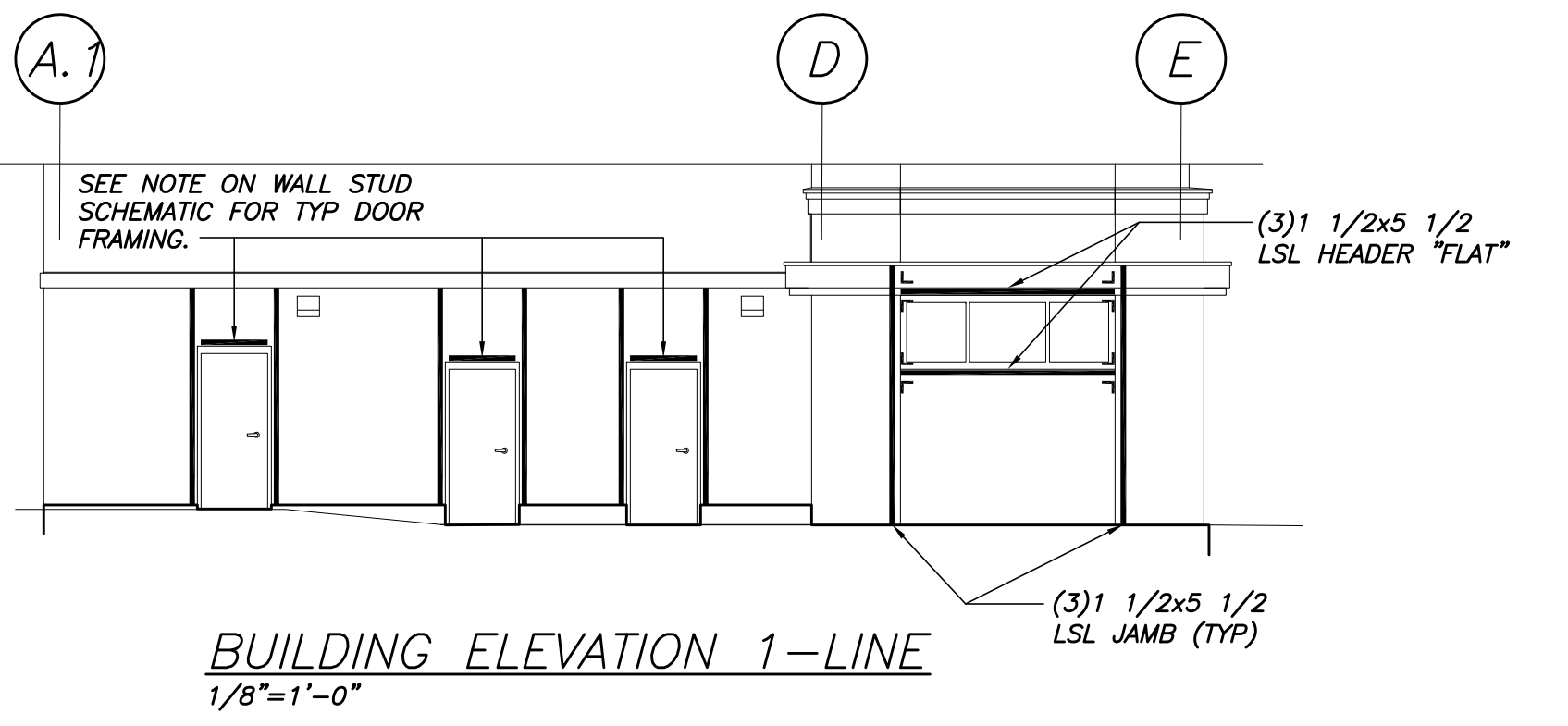
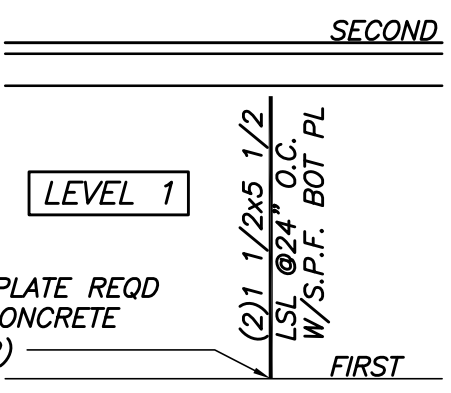
SECOND FLOOR FRAMING PLAN
1/8"=1'-0"

- NOTES:**
- TOP OF WIDE FLANGE STEEL EL 118'-6 1/2" U.N.O.
 - INDICATES SPAN DIRECTION OF 5 1/2" NORMAL WEIGHT CONCRETE SLAB ON 2x11 18GA GALVANIZED METAL DECK (3 1/2" CONCRETE FILL OVER 2" DECK, 3 SPAN MIN), U.N.O. PROVIDE 6x6-W2.1xW2.1 W.W.F.
 - TOP OF SLAB EL 119'-0" U.N.O.
 - INDICATES VERTICAL BRACING. SEE BRACING ELEVATIONS DWG S1.4.
 - [XX], ETC INDICATES 3/4"x4 1/2" LG HEADED SHEAR STUDS SPACED UNIFORMLY ALONG BEAM OR BTWN CONCENTRATED LOADS (U.N.O.).
 - REINFORCE CONC SLABS AROUND ALL FLOOR PENETRATIONS PER TYPICAL DETAILS DWG S3.1, U.N.O. COORD ALL OPENING SIZES & LOCATIONS W/ARCH & OTHER DISCIPLINES DWGS.

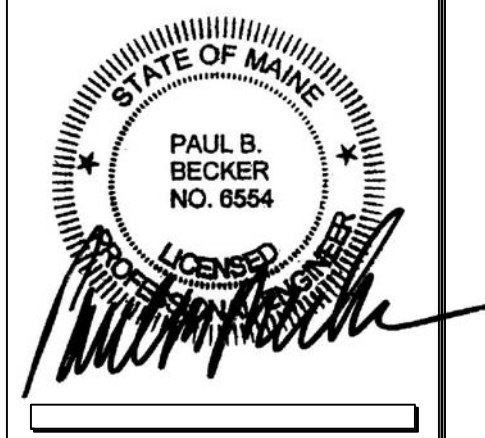
- NOTES CONT.**
- UNLESS NOTED OTHERWISE, BEAMS TO BE PLACED AT EQUAL SPACES BETWEEN COL LINES.
 - FOR COMPOSITE BEAM END REACTIONS, SEE SIMPLE SHEAR BEAM CONNECTION SCHEDULE, DWG S3.1.
 - INDICATES DECK PENETRATION. SEE TYP DETAIL ON DWG S3.1 FOR REINF.
 - INDICATES WOOD PANEL SHEARWALL. SEE SCHEDULE DWG S1.2.

WALL STUDS SCHEMATIC @FIRST LEVEL ONLY
NOTE:

- THIS STUD CONFIGURATION TO BE USED AT ALL EXTERIOR WALLS, U.N.O. ON PLAN.
- MULTIPLE STUDS WITHIN WALL SHALL BE NAILED TOGETHER W/(2)ROWS OF 10d NAILS @8" O.C. (SEE NAIL DEFINITIONS ON DWG S0.0).
- PROVIDE FULL DEPTH SOLID BLOCKING AT ALL PLYWOOD EDGES OR AS SHOWN ABOVE.
- PER IBC SECTION 2308.9.2.1, EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8)16d FACE NAILS ON EACH SIDE OF THE JOINT.
- S.P.F. INDICATES SPRUCE-PINE-FIR P.T. INDICATES PRESSURE TREATED LUMBER. SEE SPEC FOR ADDITIONAL INFORMATION.
- AT TYPICAL 3'-0"x7'-0" DOOR OPENINGS, PROVIDE (3)2x6 HEADER W/(2)2x6 JAMB ((1) JACK + (1) KING).



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Project No: 07.446.24E
Drawing Title: **SECOND FLOOR FRAMING PLAN**

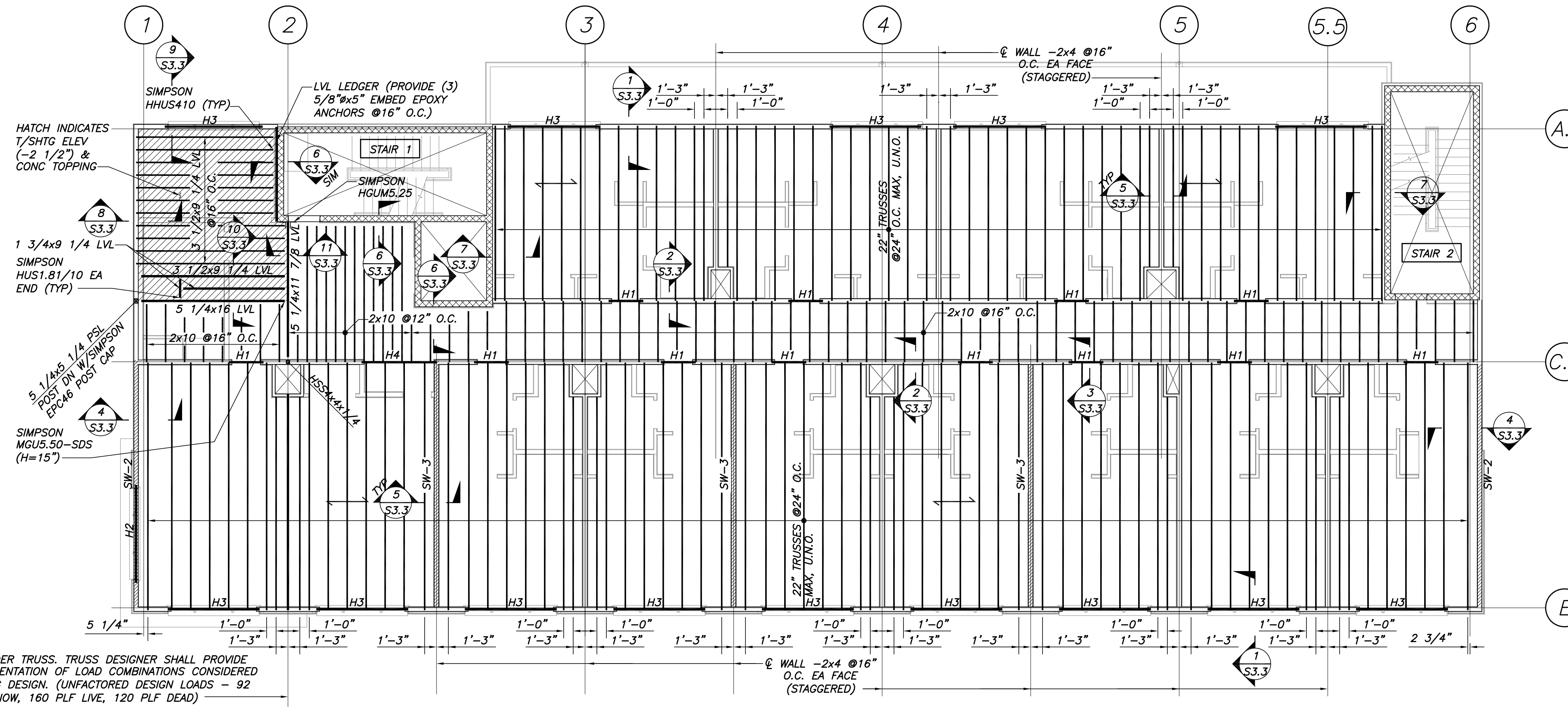
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Drawing Number: **S1.1**

THIRD FLOOR FRAMING PLAN
1/8"=1'-0"

NOTES:

- TOP OF WOOD SHEATHING EL 131'-6 3/4".
- INDICATES SPAN DIRECTION OF 3/4" THICK ADVANTECH FLOOR SHEATHING. STAGGER JOINTS OF SHEATHING. FASTEN SHEATHING TO TRUSSES W/8d RING SHANK OR SPIRAL NAILS @6" O.C. PLUS CONSTRUCTION ADHESIVE.
- G.C. RESPONSIBLE FOR COORDINATING FRAMING LAYOUT W/ MECHANICAL AND PLUMBING CHASES, DROPS, ETC. TRUSS SPACING MAY BE MODIFIED AS REQD WHILE MAINTAINING MAXIMUM TRUSS SPACING INDICATED.
- EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING NAILED WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, U.N.O. ON SHEARWALL SCHEDULE. BLOCK ALL PANEL EDGES.
- PROVIDE CMU LINTELS AT OPENINGS IN STAIR AND ELEVATOR SHAFTS. SEE TYP CMU DETAILS, DWG S2.1 FOR ADD. INFO.
- INDICATES WOOD PANEL SHEAR WALL. SEE SCHEDULE THIS DWG.
- FLOOR TRUSSES TO BE DESIGNED USING FLOOR LOADS AS SPECIFIED ON DWG S1.0, GENERAL NOTES.



HEADER SCHEDULE		
MARK	SIZE	JAMB
H1	(3) 2x6	(2) 2x6: (1) KING & (1) JACK
H2	(3) 2x12	(4) 2x6: (2) KING & (2) JACK
H3	3 1/2x9 1/2 LSL	(4) 2x6: (2) KING & (2) JACK
H4	5 1/4x11 7/8 LVL (1.9E)	(4) 2x6: (2) KING & (2) JACK

SHEARWALL SCHEDULE			
MARK	SHEATHING	NAILING AT PANEL EDGES	REMARKS
SW-1	15/32	8d @6" O.C.	
SW-2	15/32	8d @4" O.C.	
SW-3	15/32 DOUBLE SIDED	8d @4" O.C.	HOLDOWN & PLATE FASTENING MUST BE OBSERVED BY SPECIAL INSPECTOR PRIOR TO APPLICATION OF SECOND LAYER OF SHTG

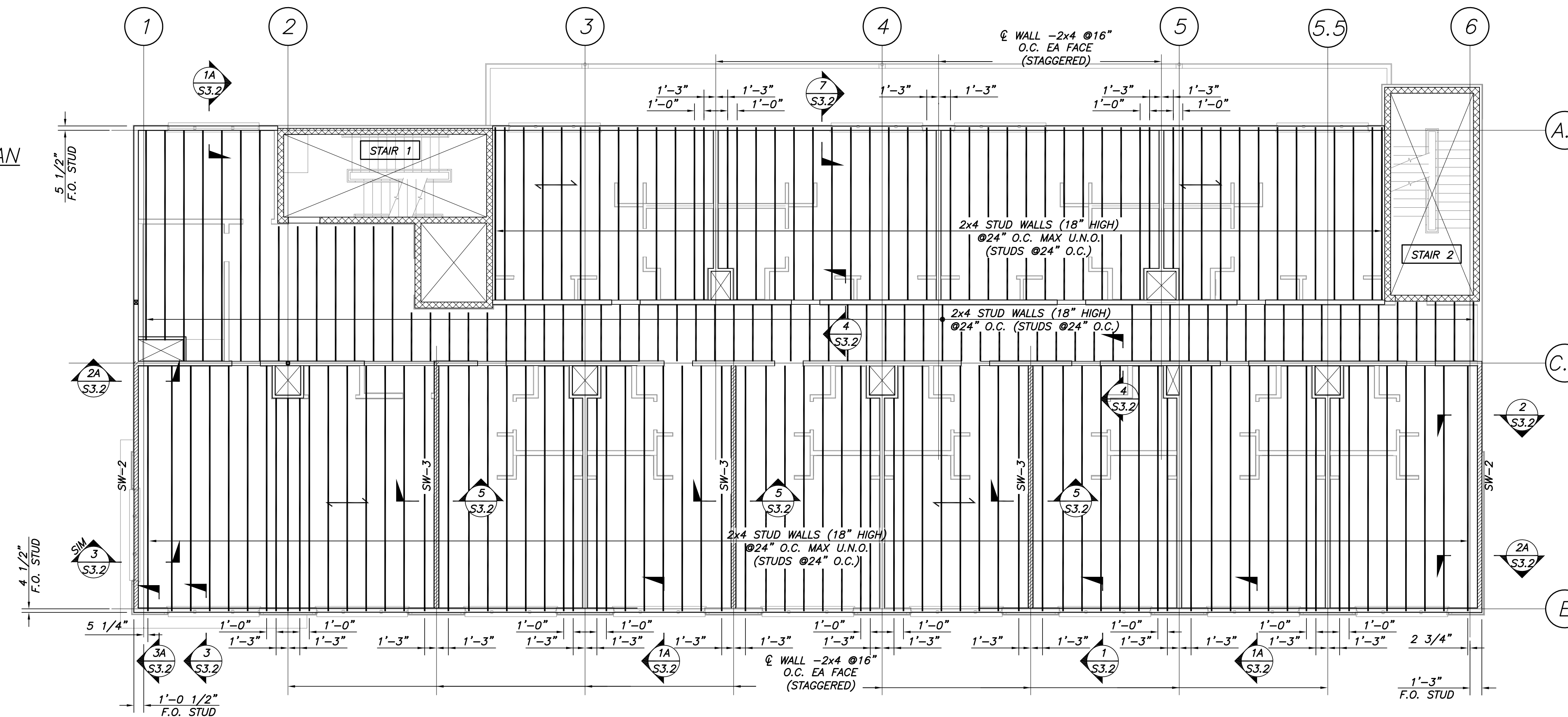
NOTES:

- SEE DWG S3.4 FOR SHEARWALL ELEVATIONS, DETAILS AND NOTES.
- PROVIDE BLKG AT ALL PANEL EDGES.

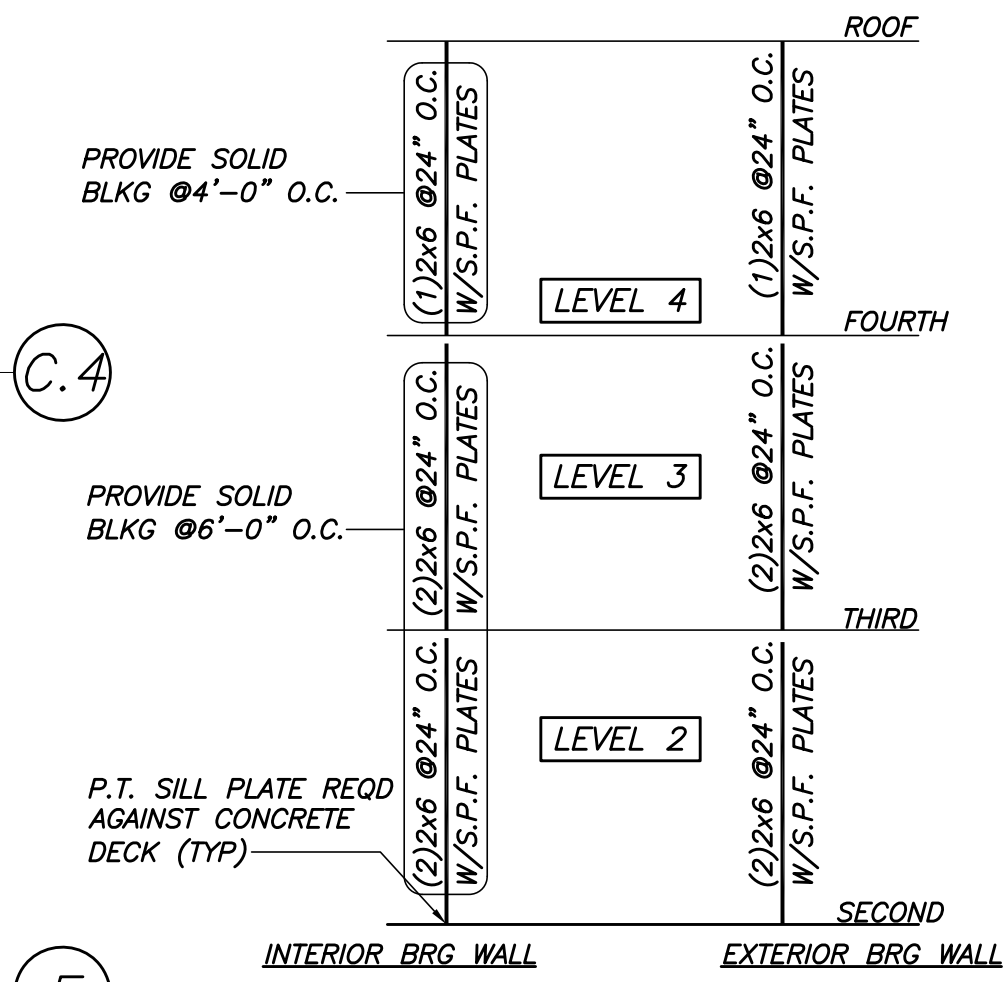
SECOND FLOOR OVERFRAMING PLAN
1/8"=1'-0"

NOTES:

- TOP OF WOOD SHEATHING EL 120'-6 3/4".
- INDICATES SPAN DIRECTION OF 3/4" THICK ADVANTECH FLOOR SHEATHING. STAGGER JOINTS OF SHEATHING. FASTEN SHEATHING TO TRUSSES W/8d RING SHANK OR SPIRAL NAILS @6" O.C. PLUS CONSTRUCTION ADHESIVE.
- G.C. RESPONSIBLE FOR COORDINATING FRAMING LAYOUT W/MECHANICAL AND PLUMBING CHASES, DROPS, ETC. TRUSS SPACING MAY BE MODIFIED AS REQD WHILE MAINTAINING MAXIMUM TRUSS SPACING INDICATED.
- FASTEN CRIPPLE WALLS TO CONC SLAB ON DECK W/HILT X-U P.A.F.'s. @32" O.C.
- PROVIDE CONT P.T. BOT PLATE ON ALL 2x4, 18" HIGH CRIPPLE WALLS.
- INDICATES WOOD PANEL SHEARWALL. SEE SCHEDULE THIS DWG.



NOTE: ALL FRAMING OF WALL IDENTIFIED ON STRUCTURAL DWGS SHALL BE CONSTRUCTED OF SPF #2 AS GRADED BY NLGA (NATIONAL LUMBER GRADES AUTHORITY) OR NELMA (NORTHEASTERN LUMBER MANUFACTURERS ASSOCIATION). SEE SPECIFICATION FOR MIN LUMBER STRENGTHS. SPF-S LUMBER GRADED BY NELMA IS NOT AN EQUIVALENT SUBSTITUTE



TYP WALL STUDS SCHEMATIC U.N.O. IN PLAN

NOTE:

- THIS STUD CONFIGURATION TO BE USED AT ALL EXTERIOR WALLS & INTERIOR BEARING WALLS, U.N.O. ON PLAN.
- STUDS ARE REQD TO LINE UP DIRECTLY BELOW TRUSS BEARINGS & FLOOR-TO-FLOOR.
- MULTIPLE STUDS WITHIN WALL SHALL BE NAILED TOGETHER W/(2)ROWS OF 10d NAILS @8" O.C. (SEE NAIL DEFINITIONS ON DWG S1.0).
- PROVIDE FULL DEPTH SOLID BLOCKING AT ALL PLYWOOD EDGES OR AS SHOWN ABOVE.
- PER IBC SECTION 2308.9.2.1, BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8)16d FACE NAILS ON EACH SIDE OF THE JOINT.
- S.P.F. INDICATES SPRUCE-PINE-FIR P.T. INDICATES PRESSURE TREATED LUMBER. SEE SPEC FOR ADDITIONAL INFORMATION.



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Project No: 07.446.24E

Drawing Title:
SECOND FLOOR OVERFRAMING AND THIRD FLOOR FRAMING PLAN

Scale:
Date: October 25, 2010
Revisions:

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Drawing Number:

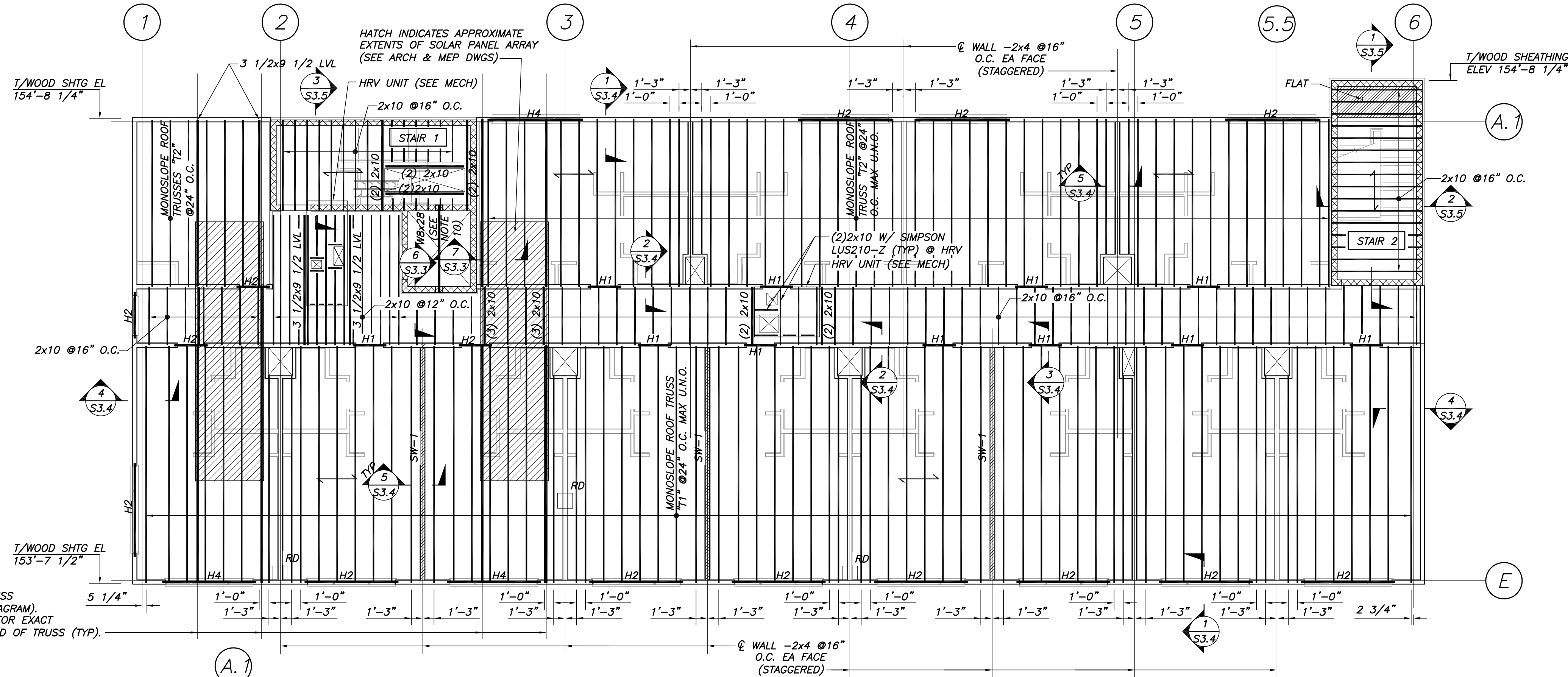
S1.2

ROOF FRAMING PLAN

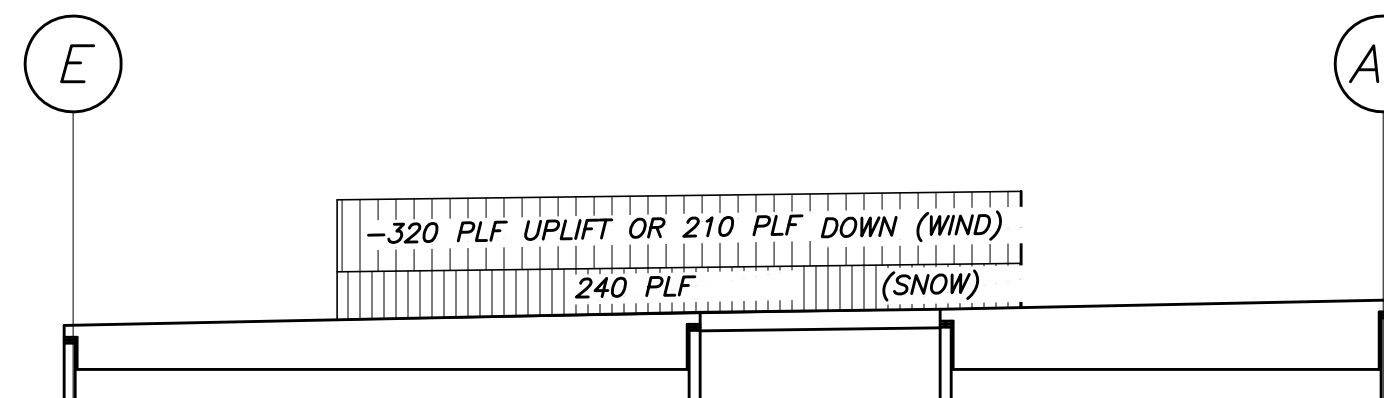
1/8"=1'-0"

NOTES:

- SEE PLAN FOR TOP OF WOOD SHEATHING EL.
- INDICATES SPAN DIRECTION OF 3/4" THICK ADVANTECH SHEATHING. STAGGER JOINTS OF SHEATHING. FASTEN SHEATHING TO TRUSSES W/BD RING SHANK OR SPIRAL NAILS @6" O.C. PLUS CONSTRUCTION ADHESIVE.
- G.C. RESPONSIBLE FOR COORDINATING FRAMING LAYOUT W/ MECHANICAL AND PLUMBING CHASES, DROPS, ETC. TRUSS SPACING MAY BE MODIFIED AS RECD WHILE MAINTAINING MAXIMUM TRUSS SPACING INDICATED.
- EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING NAILED WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, U.N.O. ON SHEARWALL SCHEDULE. BLOCK ALL PANEL EDGES.
- PROVIDE CMU LINTELS AT OPENINGS IN STAIR AND ELEVATOR SHAFTS. SEE TYP CMU DETAILS, DWG S2.1 FOR ADDL INFO.
- INDICATES WOOD PANEL SHEAR WALL. SEE SCHEDULE THIS DWG.
- ROOF TRUSSES TO BE DESIGNED USING SNOW LOADS AS SPECIFIED ON DWG S1.0, GENERAL NOTES.
- T/CMU EL 153'-0" AT STAIR 1 AND STAIR 2.
- R.D. INDICATES ROOF DRAIN. SEE ARCH & MECH DWGS FOR ADDL INFO.
- T/STL EL 155'-8" AT ELEVATOR HOIST BEAM. PROVIDE BRG PL 3/4x6x0'-8" W/(2)-1/2"x6" NELSON S3L HEADED STUDS EMBEDDED IN GROUTED CMU TYP EA END OF HOIST BEAM. T/PL EL 155'-0"



☉ SOLAR PANEL SUPPORT CURB & TRUSS (SEE THIS DWG FOR TRUSS LOADING DIAGRAM). SEE MECH & SOLAR PANEL SUPPLIER FOR EXACT LOCATION. PROVIDE (4)2x6 POST EA END OF TRUSS (TYP).



SOLAR PANEL SUPPORT TRUSS LOADING DIAGRAM
1/8"=1'-0"

NOTES:

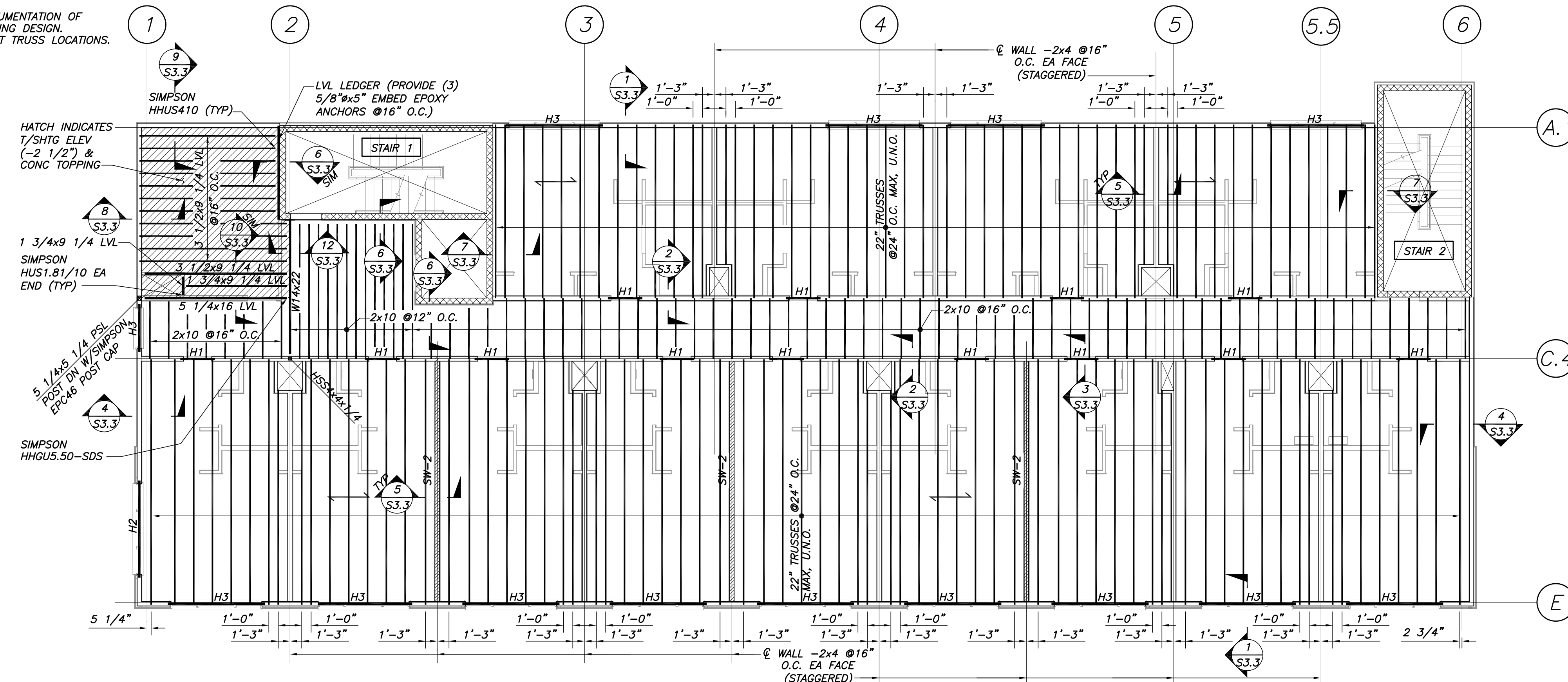
- LOADS INDICATED ARE IN ADDITION TO LOADS STIPULATED IN THE GENERAL NOTES, DWG S1.0.
- TRUSS DESIGNER SHALL PROVIDE DOCUMENTATION OF LOAD COMBINATIONS CONSIDERED DURING DESIGN.
- SEE PLAN FOR SOLAR PANEL SUPPORT TRUSS LOCATIONS.

FOURTH FLOOR FRAMING PLAN

1/8"=1'-0"

NOTES:

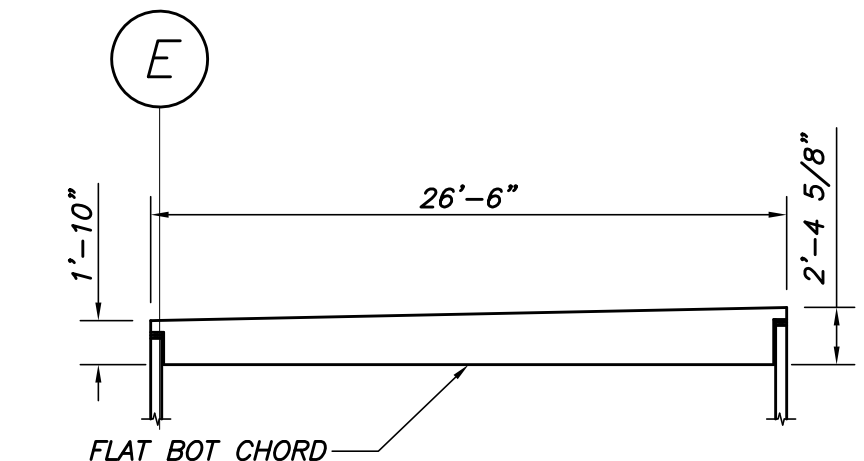
- TOP OF WOOD SHEATHING EL 142'-6 3/4".
- INDICATES SPAN DIRECTION OF 3/4" THICK ADVANTECH FLOOR SHEATHING. STAGGER JOINTS OF SHEATHING. FASTEN SHEATHING TO TRUSSES W/BD RING SHANK OR SPIRAL NAILS @6" O.C. PLUS CONSTRUCTION ADHESIVE.
- G.C. RESPONSIBLE FOR COORDINATING FRAMING LAYOUT W/ MECHANICAL AND PLUMBING CHASES, DROPS, ETC. TRUSS SPACING MAY BE MODIFIED AS RECD WHILE MAINTAINING MAXIMUM TRUSS SPACING INDICATED.
- EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING NAILED WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, U.N.O. ON SHEARWALL SCHEDULE. BLOCK ALL PANEL EDGES.
- PROVIDE CMU LINTELS AT OPENINGS IN STAIR AND ELEVATOR SHAFTS. SEE TYP CMU DETAILS, DWG S2.1 FOR ADDL INFO.
- INDICATES WOOD PANEL SHEAR WALL. SEE SCHEDULE THIS DWG.
- FLOOR TRUSSES TO BE DESIGNED USING FLOOR LOADS AS SPECIFIED ON DWG S1.0, GENERAL NOTES.



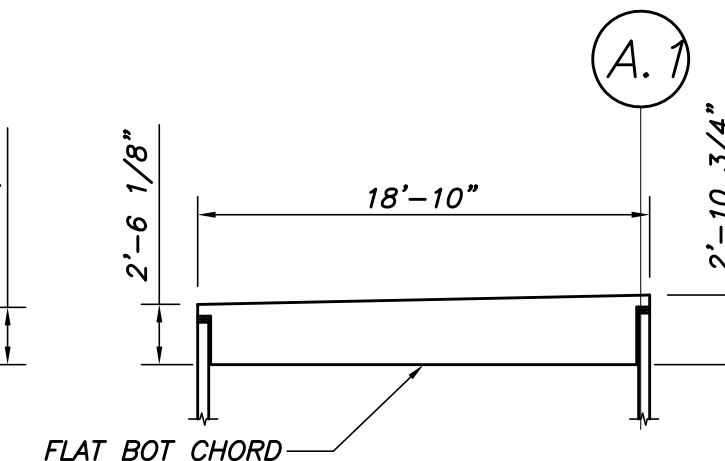
HEADER SCHEDULE		
MARK	SIZE	JAMB
H1	(3) 2x6	(2)2x6: (1) KING & (1) JACK
H2	(3) 2x12	(4)2x6: (2) KING & (2) JACK
H3	3 1/2x9 1/2 LSL (1.55E)	(4)2x6: (2) KING & (2) JACK
H4	5 1/4x11 7/8 LVL (1.9E)	(4)2x6: (2) KING & (2) JACK

SHEARWALL SCHEDULE			
MARK	SHEATHING	NAILING AT PANEL EDGES	REMARKS
SW-1	15/32	8d @6" O.C.	
SW-2	15/32	8d @4" O.C.	
SW-3	15/32 DOUBLE SIDED	8d @4" O.C.	

- NOTES:**
- SEE DWG S3.4 FOR SHEARWALL ELEVATIONS, DETAILS AND NOTES.
 - PROVIDE BLKG AT ALL PANEL EDGES.



TRUSS TYPE "T1"
1/8"=1'-0"



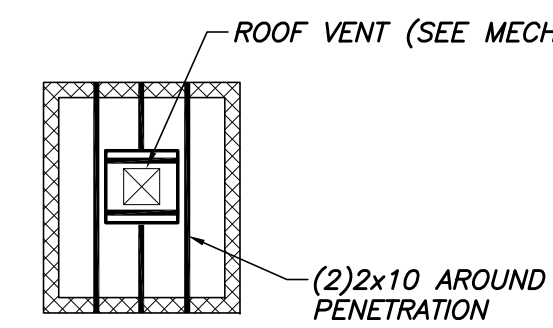
TRUSS TYPE "T2"
1/8"=1'-0"

ELEVATOR ROOF FRAMING PLAN

1/8"=1'-0"

NOTES:

- T/SHEATHING ELEV 157'-3 1/2".
- W/CMU ELEV 156'-4".
- INDICATES SPAN DIRECTION OF 3/4" THICK ADVANTECH SHEATHING. STAGGER JOINTS OF SHEATHING. FASTEN SHEATHING TO TRUSSES W/BD RING SHANK OR SPIRAL NAILS @6" O.C. PLUS CONSTRUCTION ADHESIVE.
- G.C. RESPONSIBLE FOR COORDINATING FRAMING LAYOUT W/ MECHANICAL AND PLUMBING CHASES, DROPS, ETC. TRUSS SPACING MAY BE MODIFIED AS RECD WHILE MAINTAINING MAXIMUM TRUSS SPACING INDICATED.



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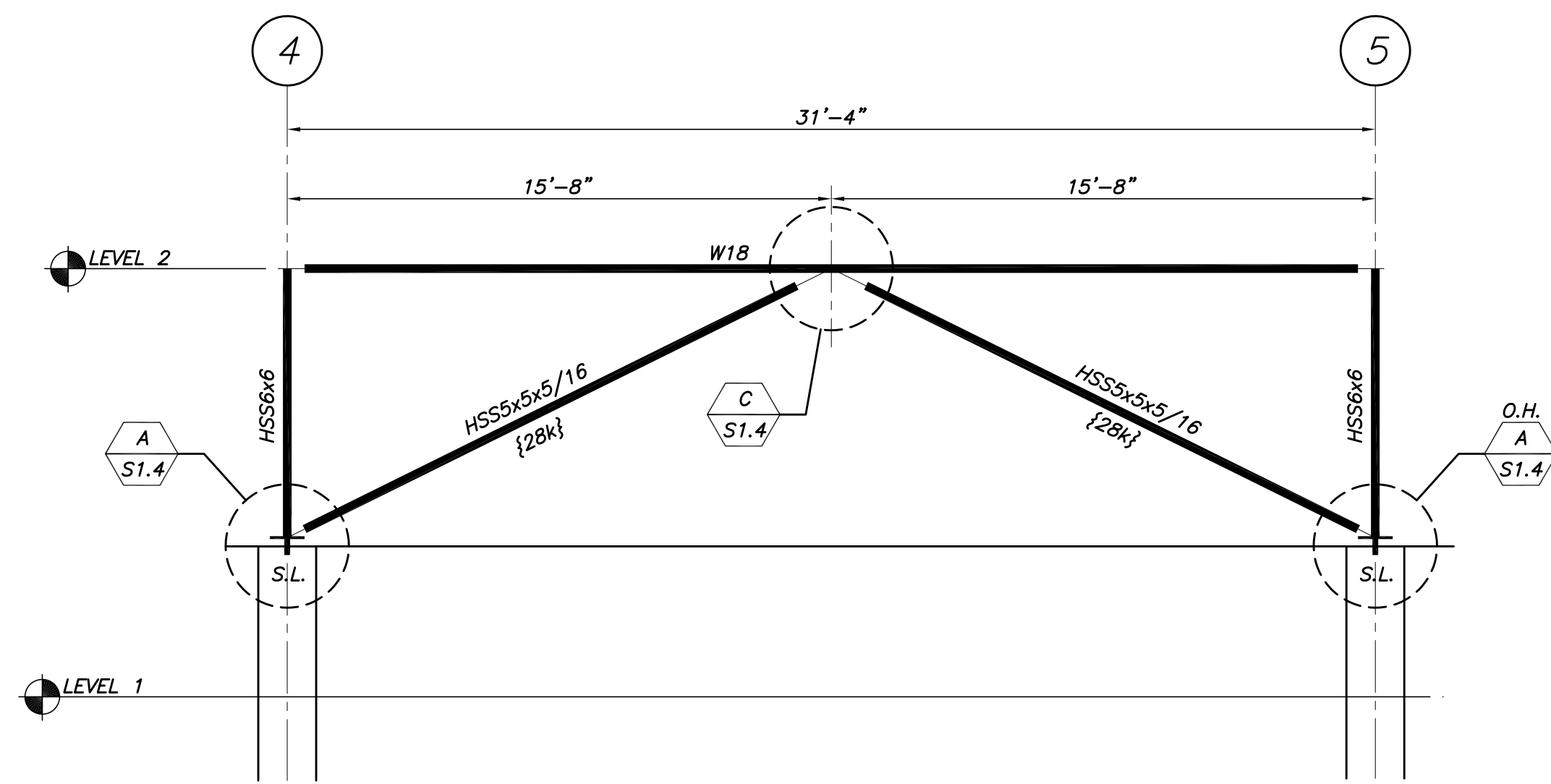
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Drawing Title: **FOURTH FLOOR AND ROOF FRAMING PLAN**

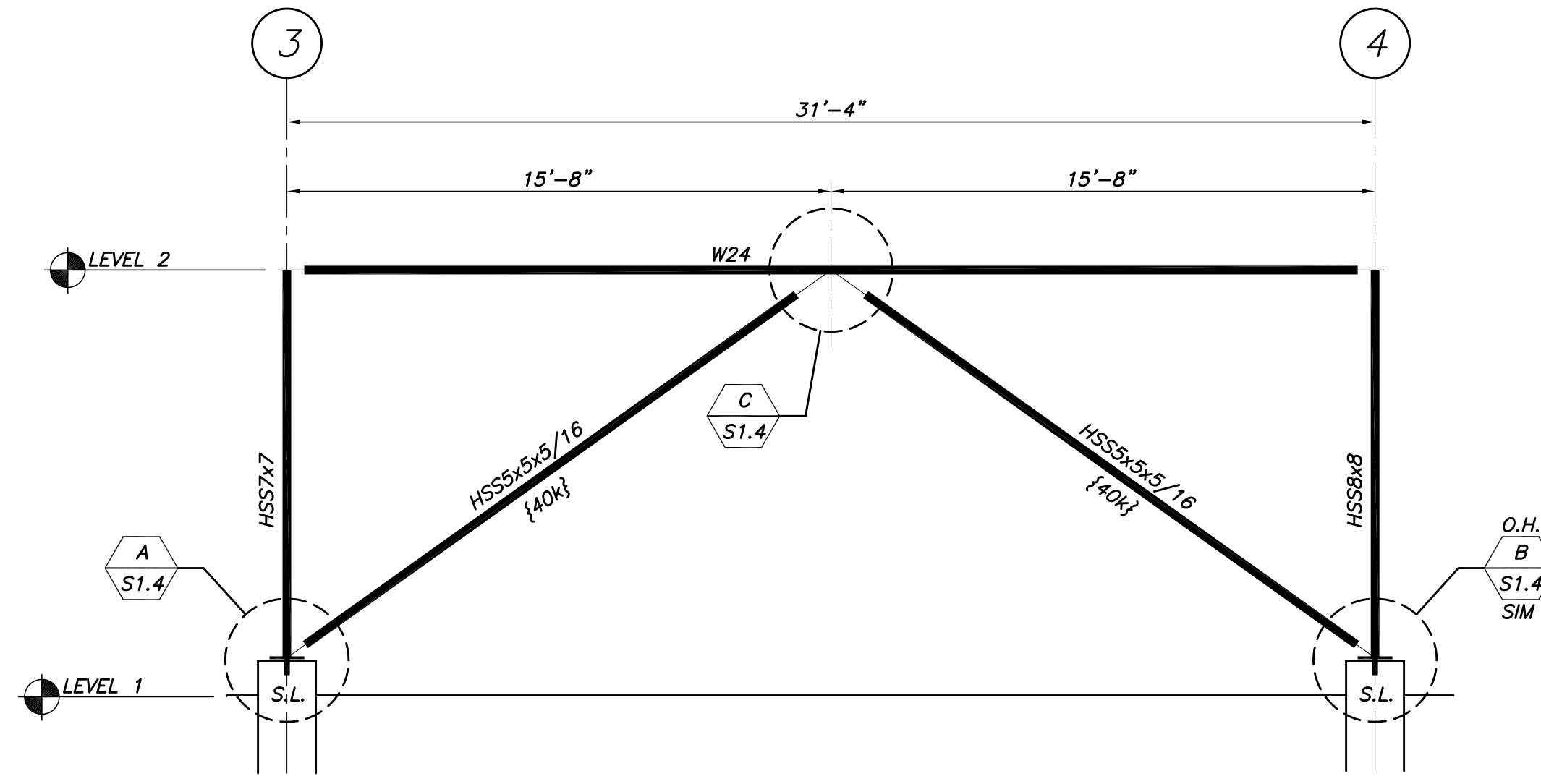
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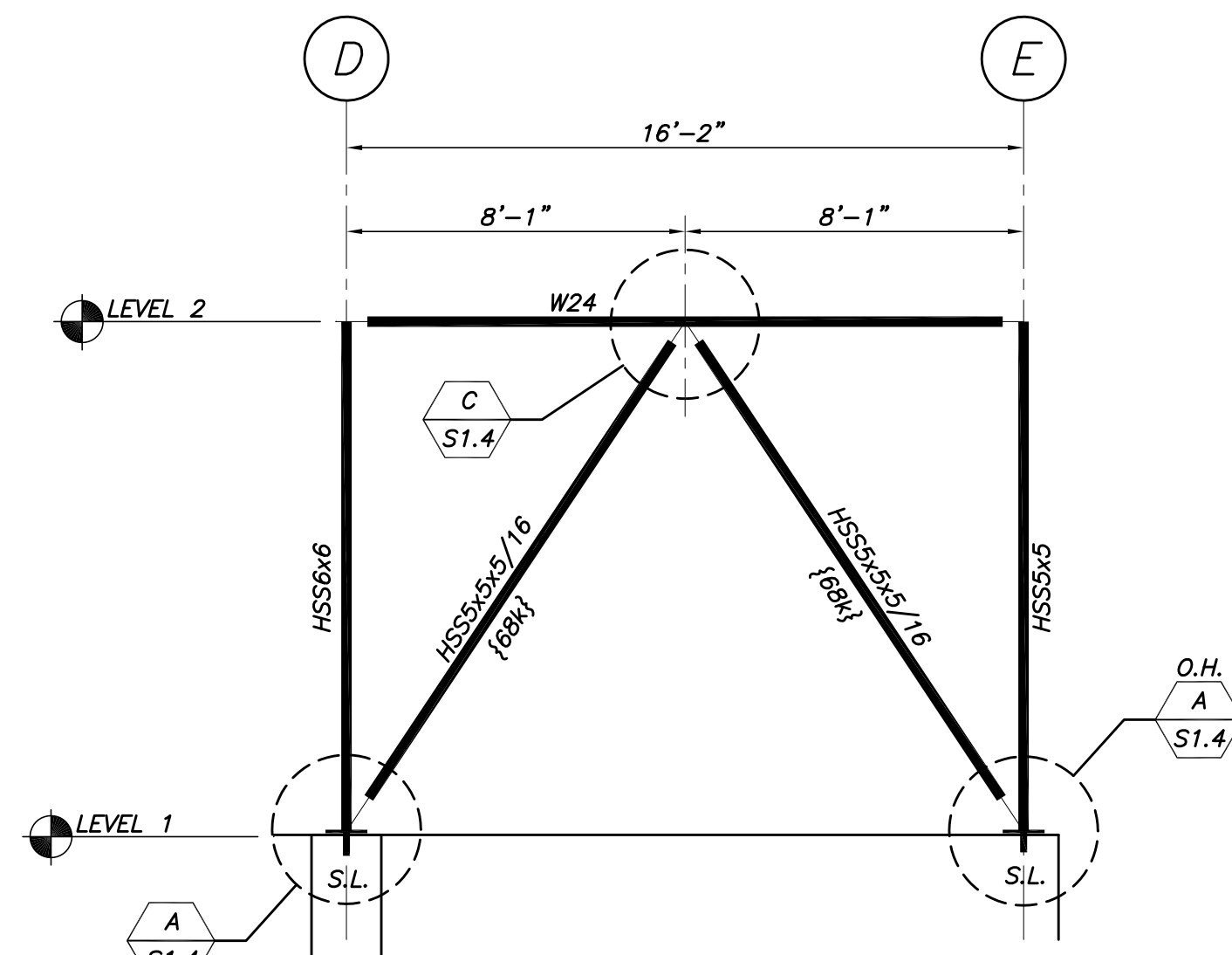
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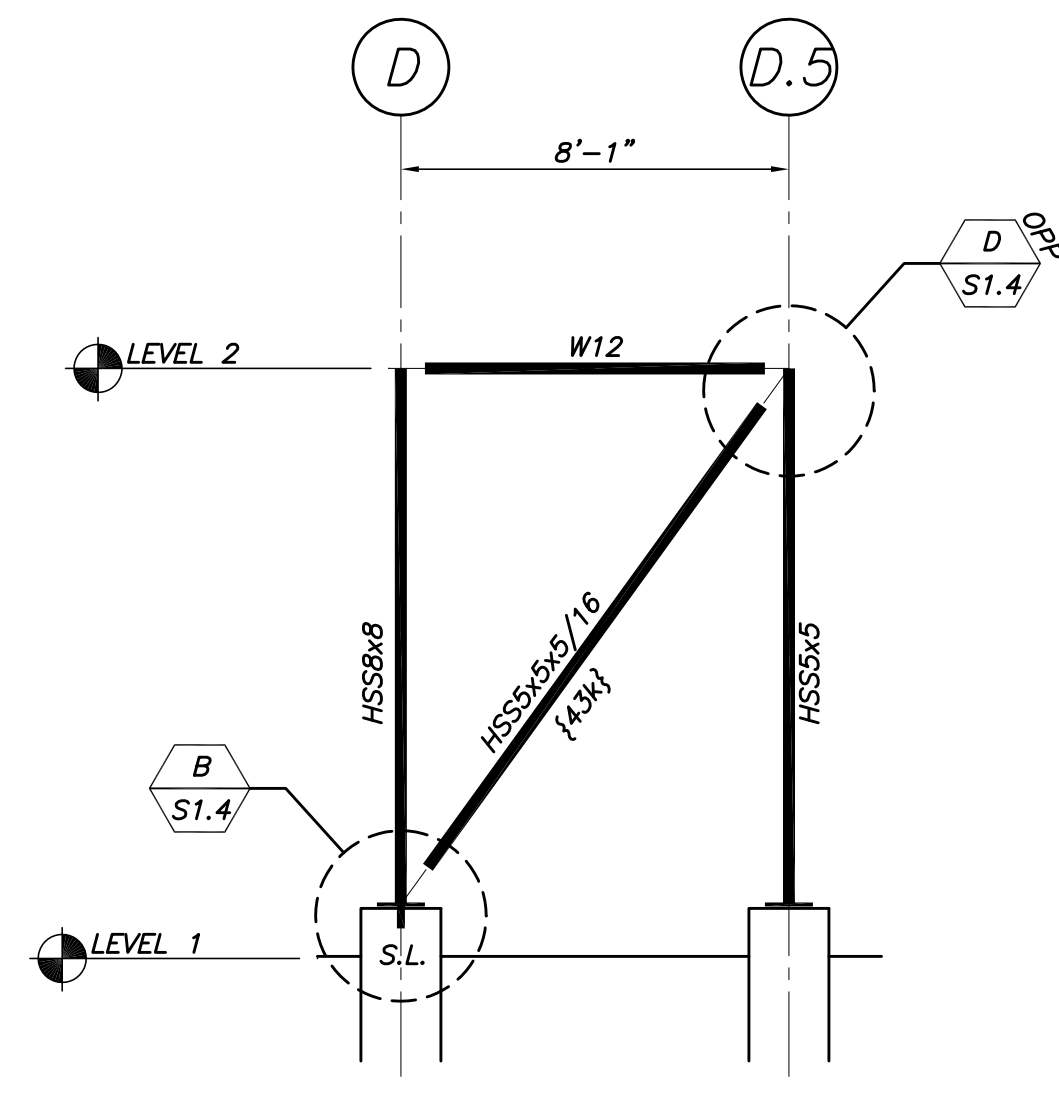
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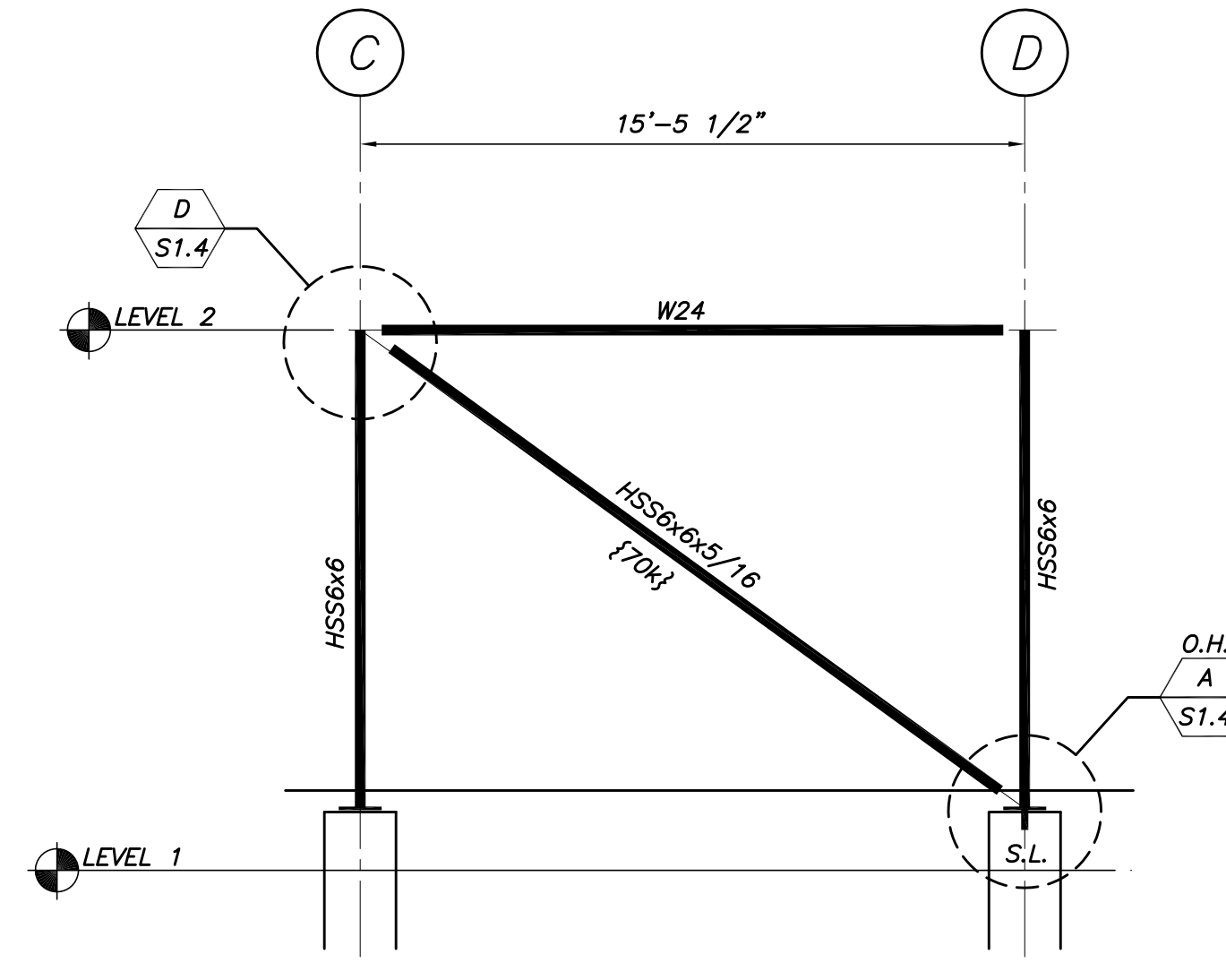
BF-2 AT D-LINE



BF-3 AT 2-LINE



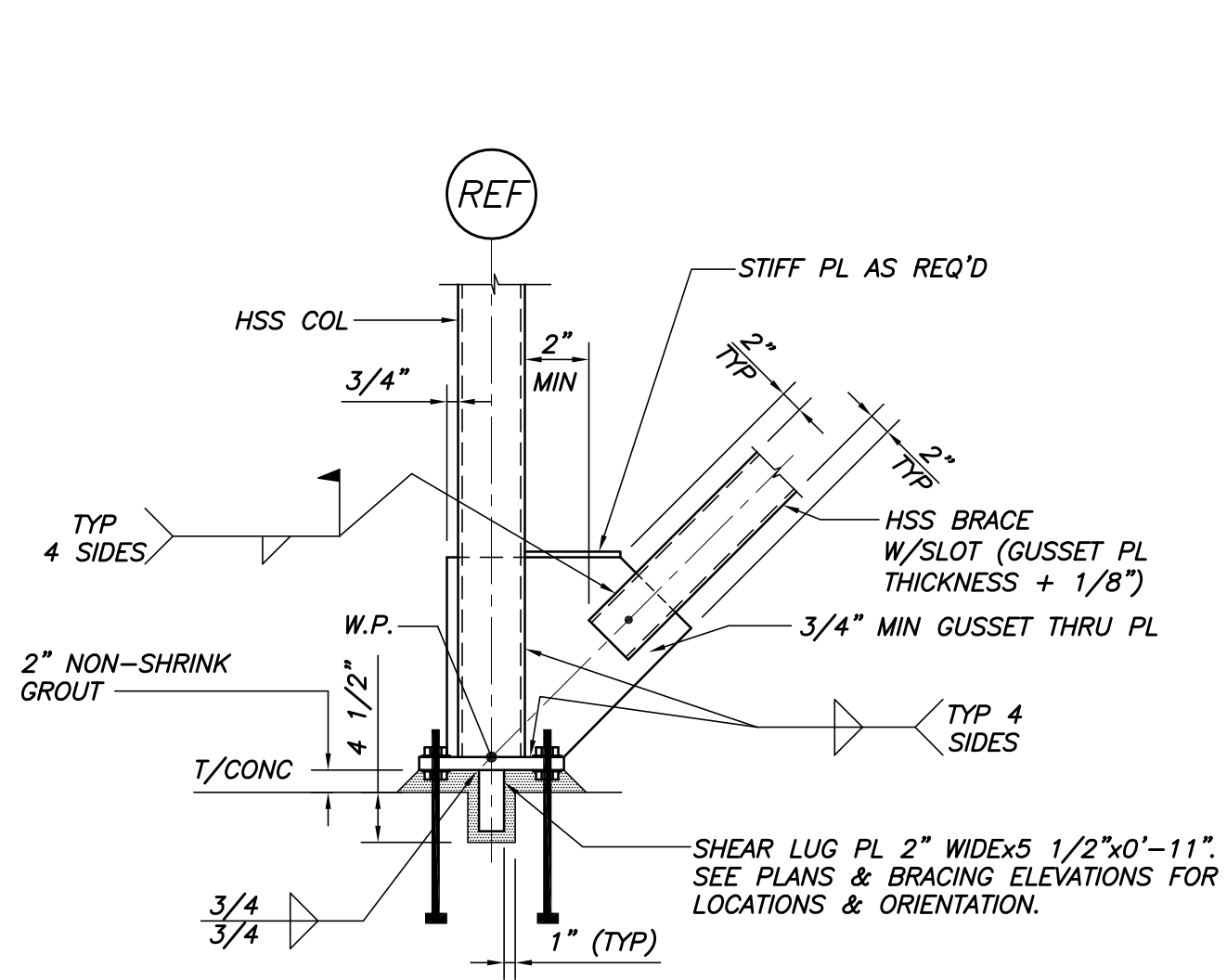
BF-4 AT 4-LINE



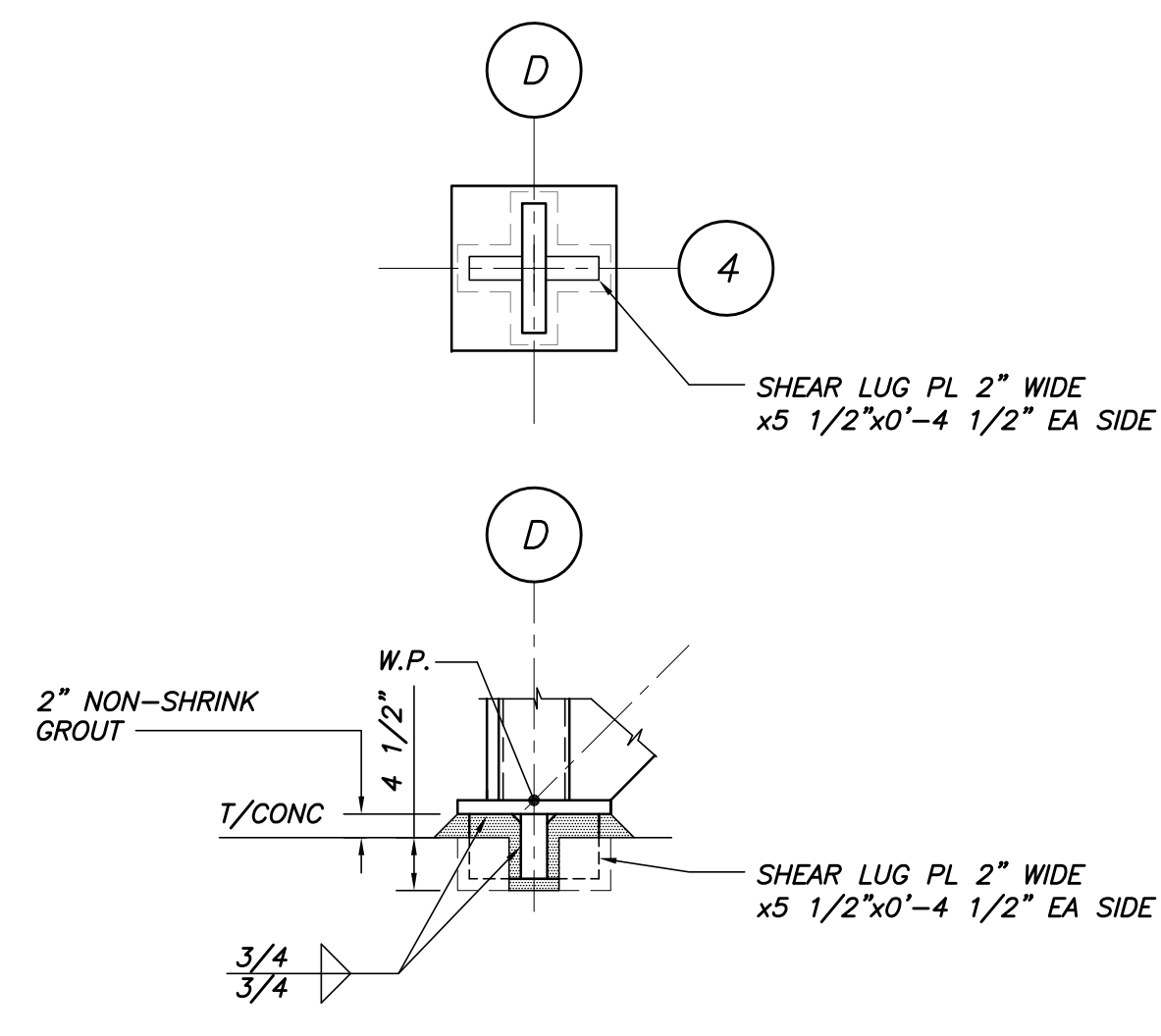
BF-5 AT 6-LINE

BRACING CONNECTION DESIGN NOTES:

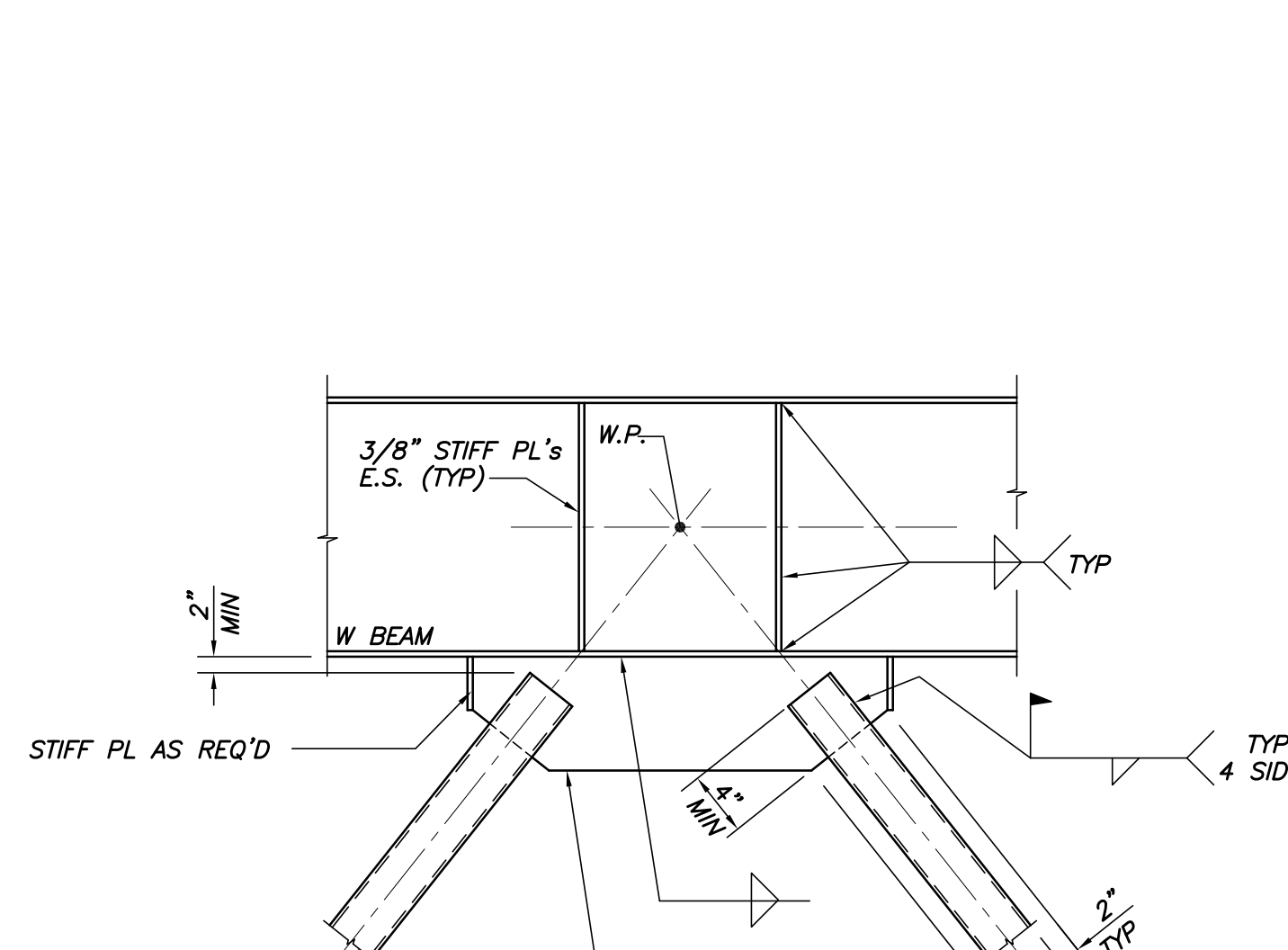
1. {xx} INDICATES BRACING DESIGN FORCES ON THE ADJACENT ELEVATIONS. DESIGN IS AN R=3 DESIGN.
2. BRACE CONNECTIONS SHALL BE DESIGNED UTILIZING THE UNIFORM FORCE METHOD AND SHALL BE DESIGNED SO AS NOT TO INDUCE MOMENTS INTO THE BEAMS OR COLUMN.
3. ALL FORCES PROVIDED ARE ASD (SERVICE LOADS).
4. ALL FORCES ARE TO BE CONSIDERED TENSION AND COMPRESSION.
5. DESIGN SHALL BE IN ACCORDANCE WITH THE AISI MANUAL OF STD PRACTICE, 13TH EDITION.
6. SUBMIT A FIELD WELDING PROCEDURE PREPARED BY AN AWS CERTIFIED WELDING ENGINEER FOR REVIEW PRIOR TO COMMENCING FIELD WELDING. WELDING PROCEDURE SHALL BE MADE AVAILABLE TO THE WELDING INSPECTOR UPON REQUEST.



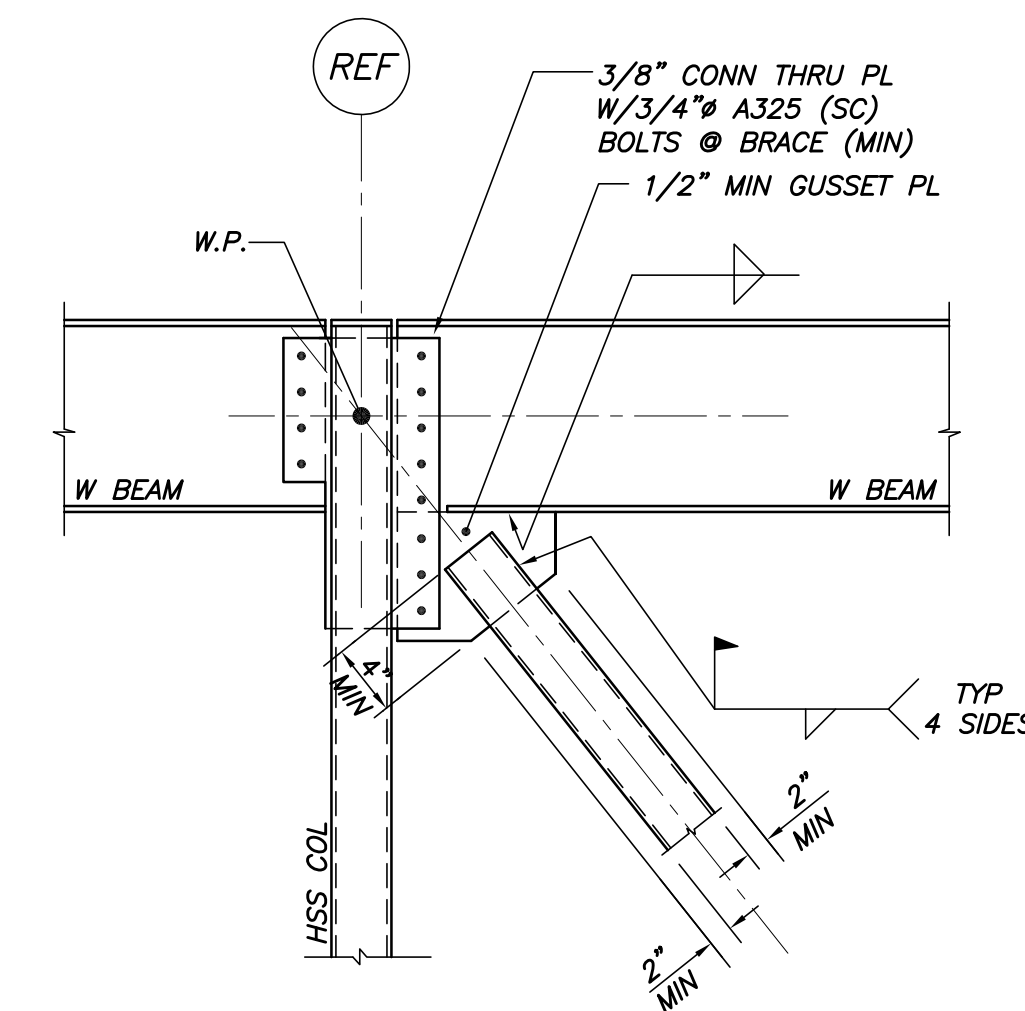
DETAIL A
3/4"=1'-0"



DETAIL B
3/4"=1'-0"



DETAIL C
3/4"=1'-0"



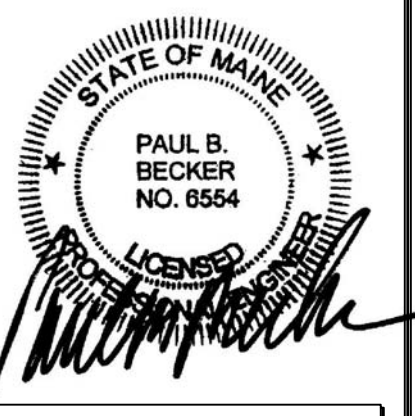
DETAIL D
3/4"=1'-0"



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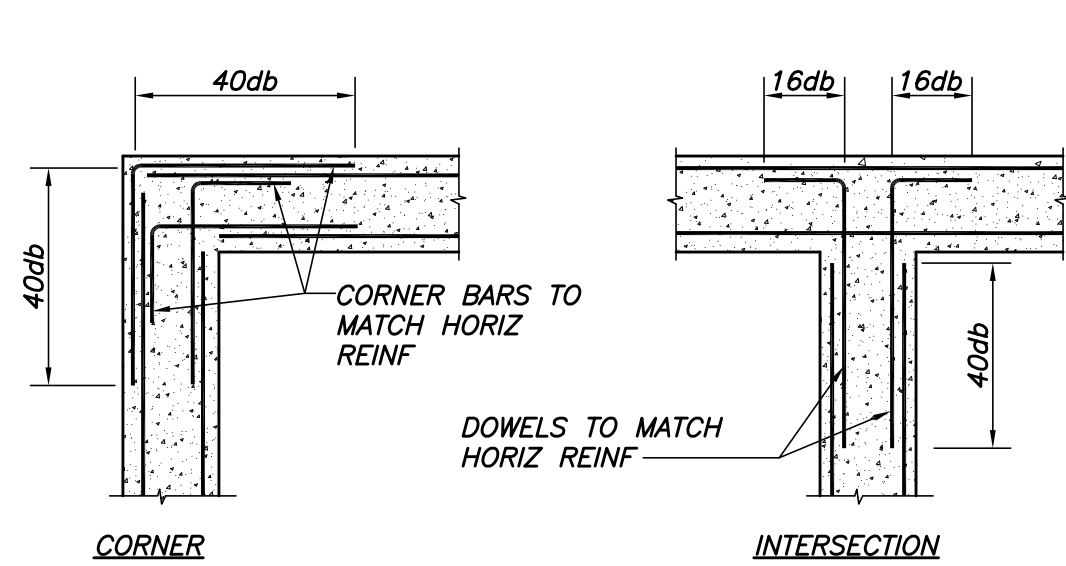
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BRACED FRAME ELEVATIONS AND DETAILS

Scale:
Date: October 25, 2010
Revisions:

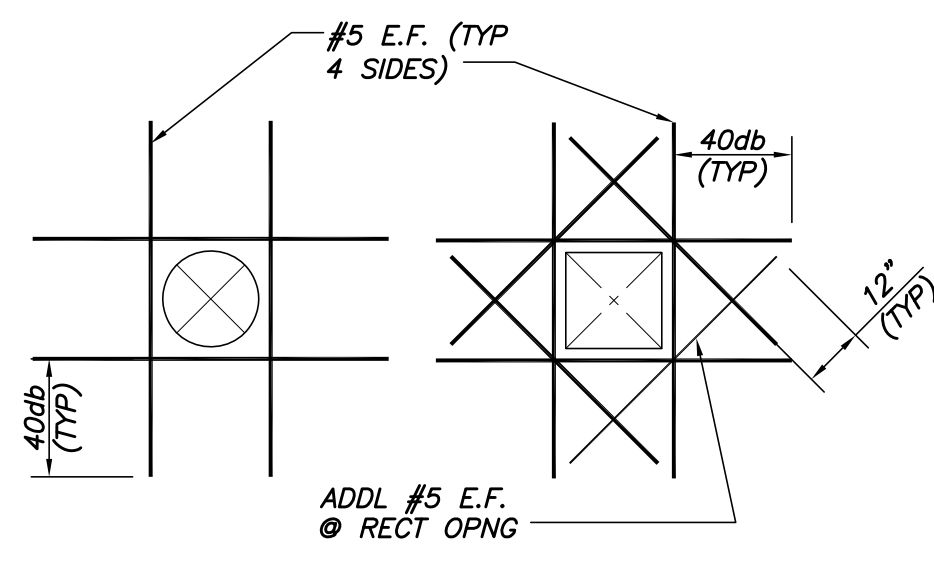
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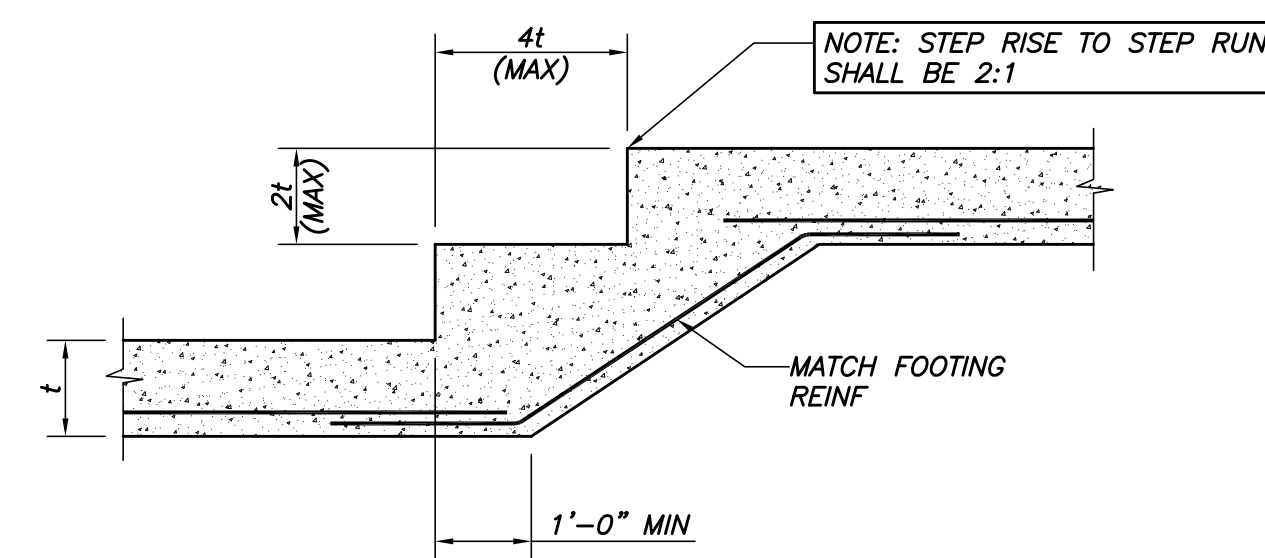
S1.4



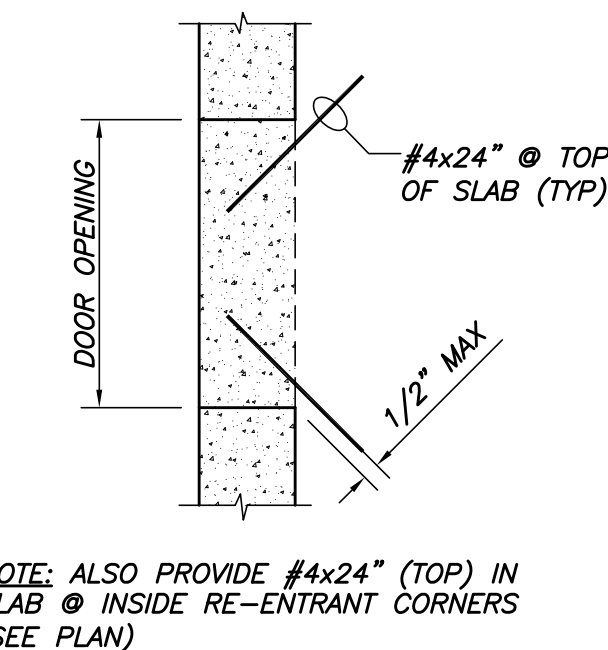
TYP WALL REINF DETAILS
N.T.S.



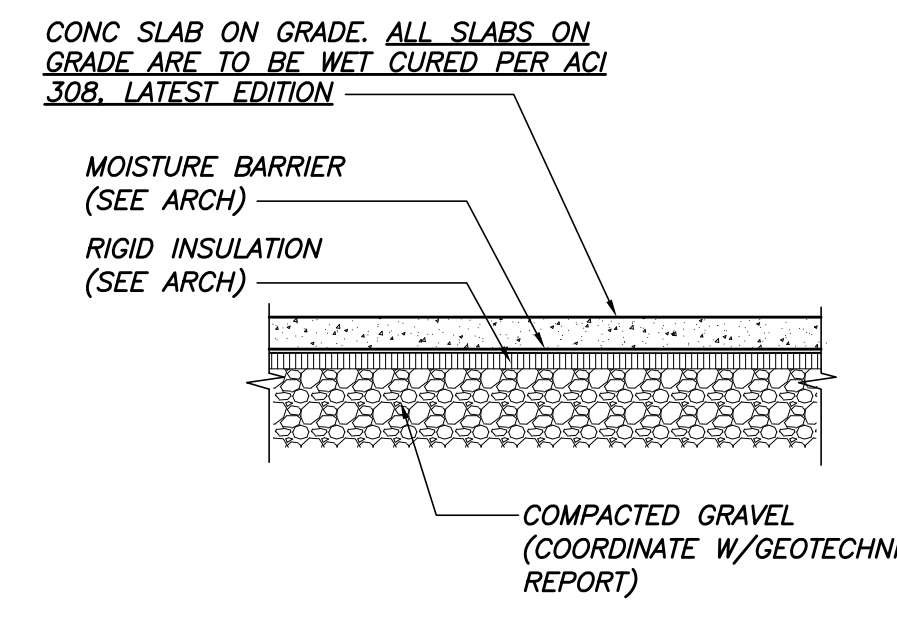
TYP OPENING IN WALL OR SLAB DETAIL
N.T.S.



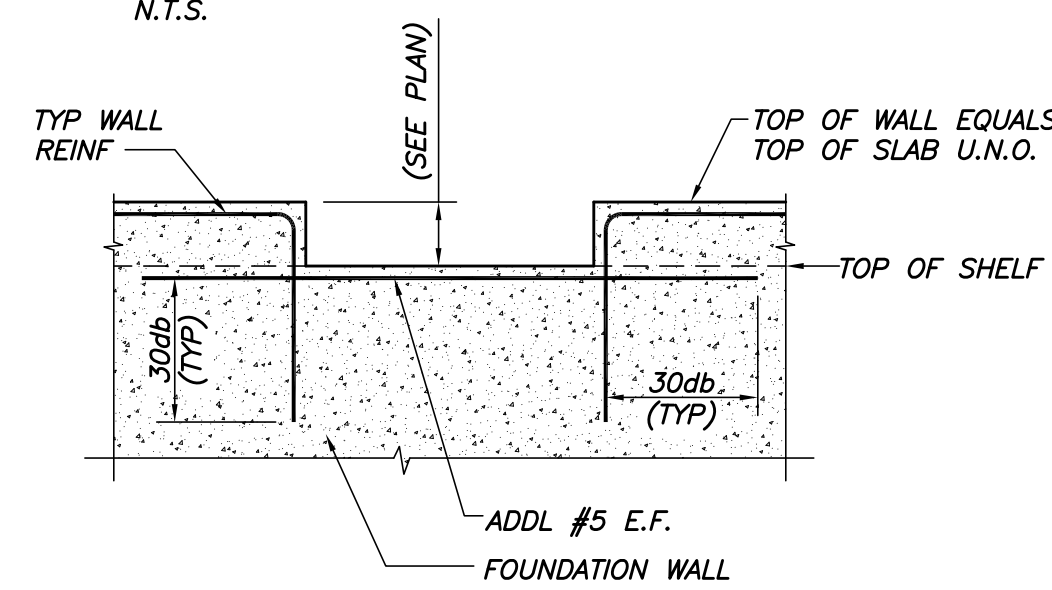
TYP STEP FOOTING DETAIL
N.T.S.
t = FOOTING THICKNESS



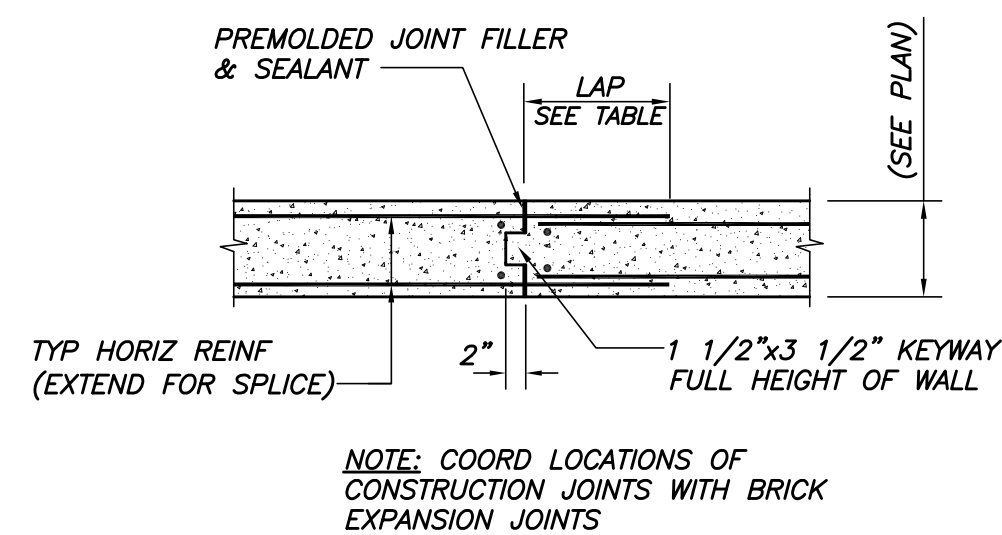
TYP SLAB CORNER DETAIL
N.T.S.
LOCATE REBAR AT ALL DOORS & INSIDE CORNERS



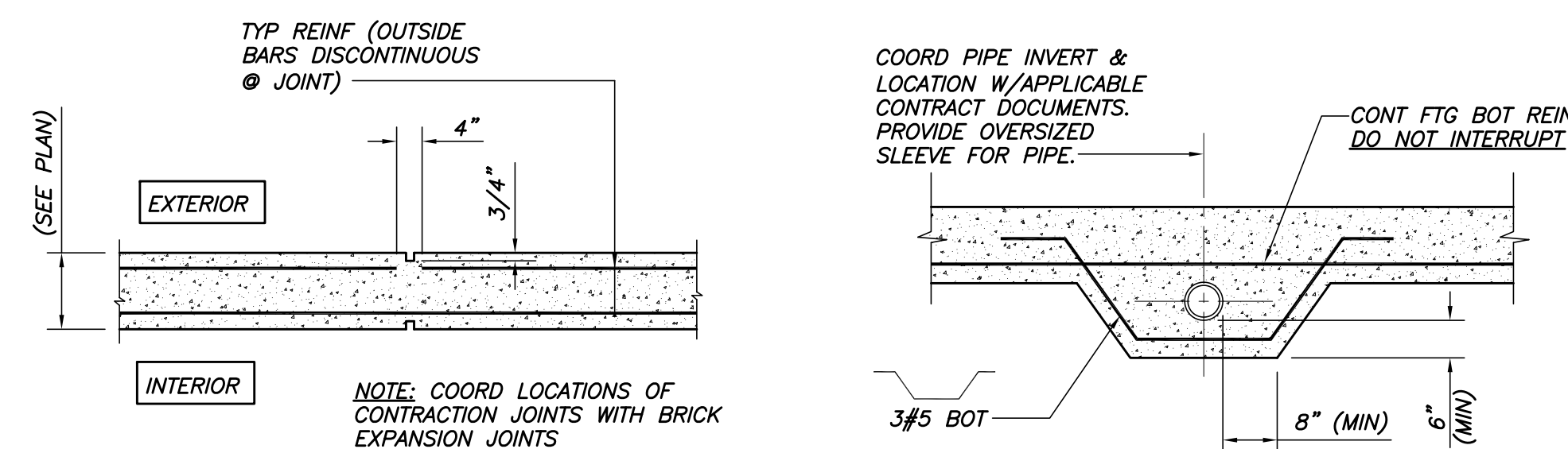
TYP SLAB DETAIL
N.T.S.



TYP WALL DEPRESSION DETAIL @ DOOR
N.T.S.

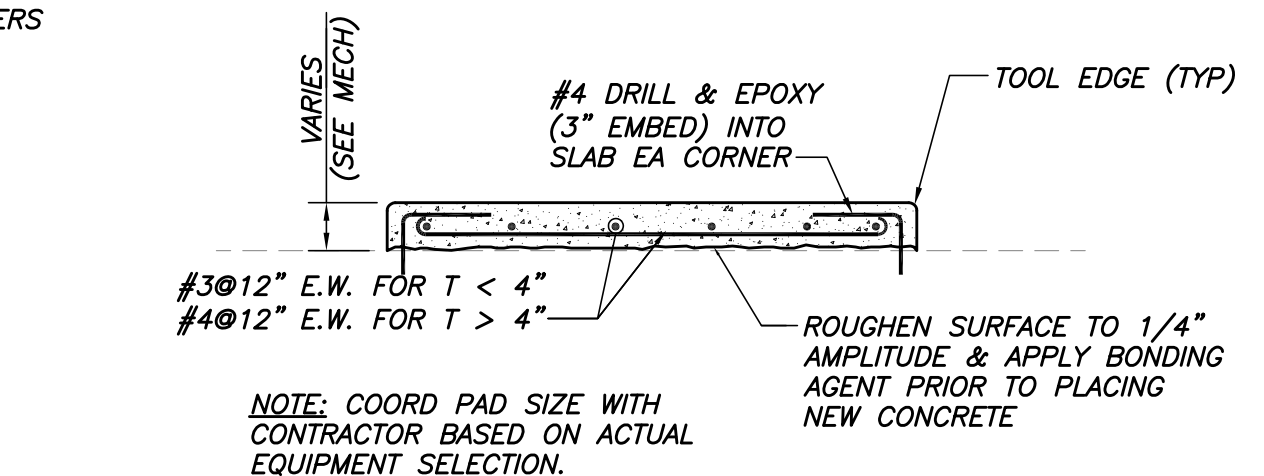


TYP CONSTRUCTION JOINT IN WALL
N.T.S.

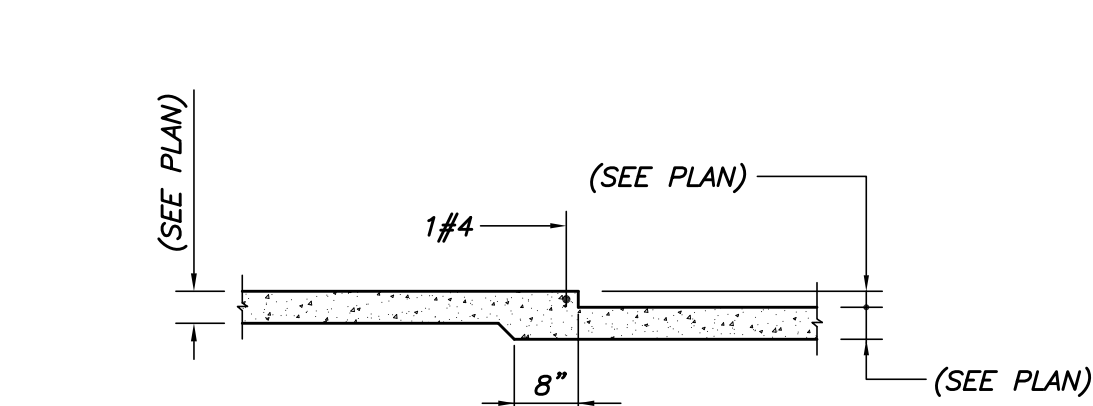


TYP CONTRACTION JOINT IN WALL
N.T.S.

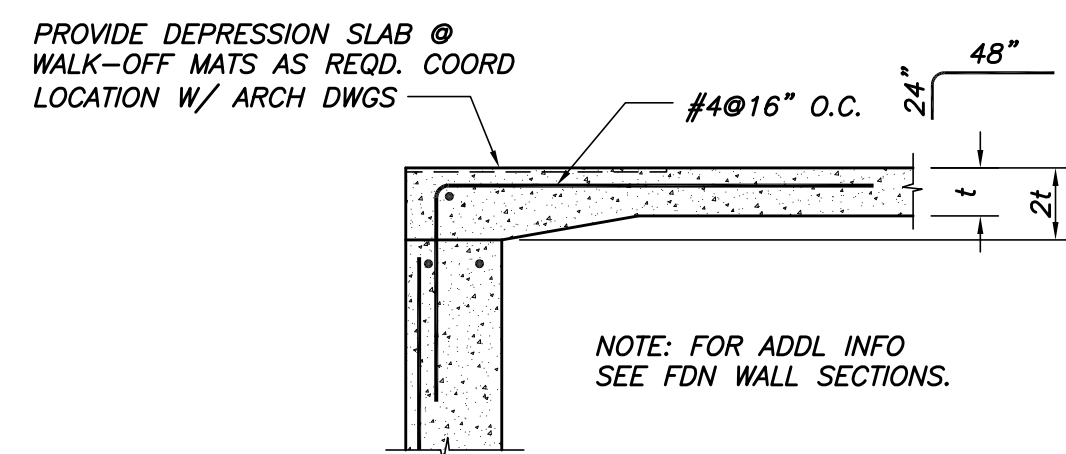
TYP INVERT DETAIL UNDER STRIP FOOTING
N.T.S.



TYP EQUIPMENT HOUSEKEEPING PAD DETAIL
N.T.S.

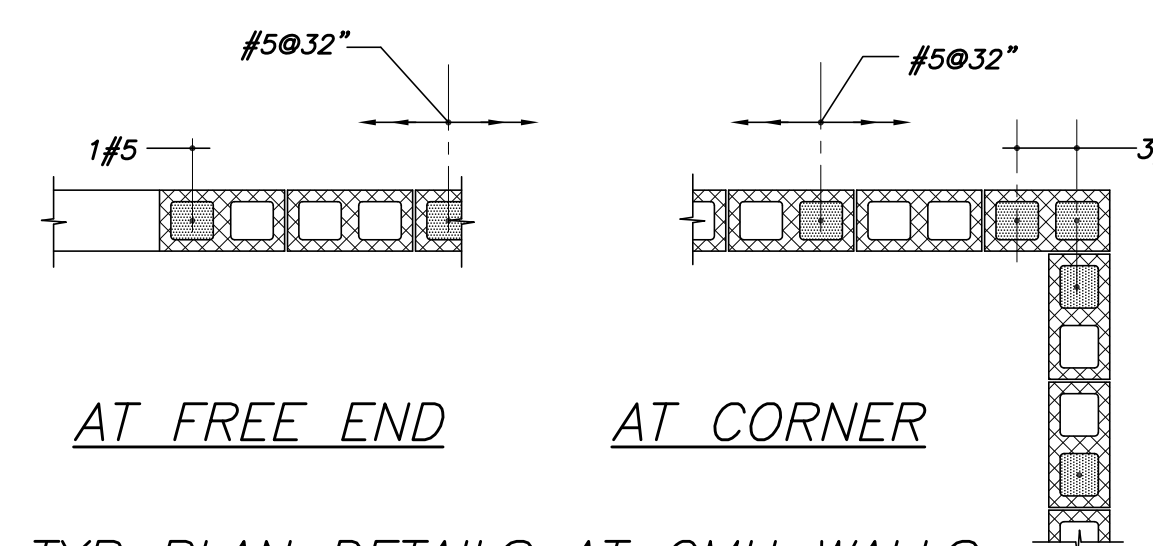


TYP SLAB ON GRADE DEPRESSION DETAIL
N.T.S.

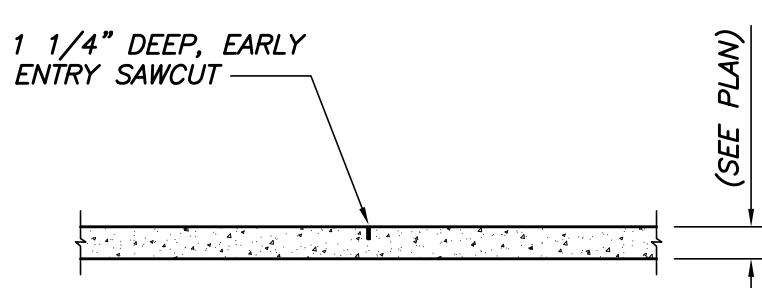


TYP SLAB DETAIL @ DOOR
N.T.S.
t = SLAB THICKNESS

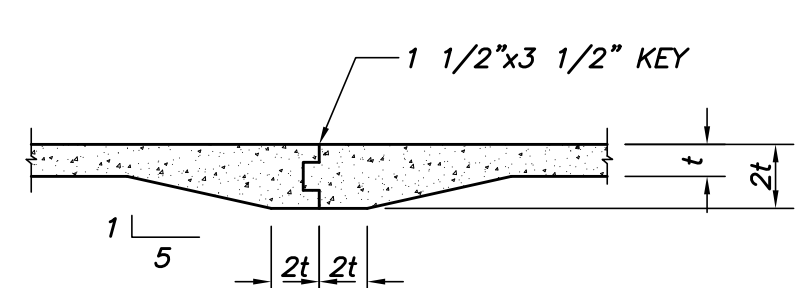
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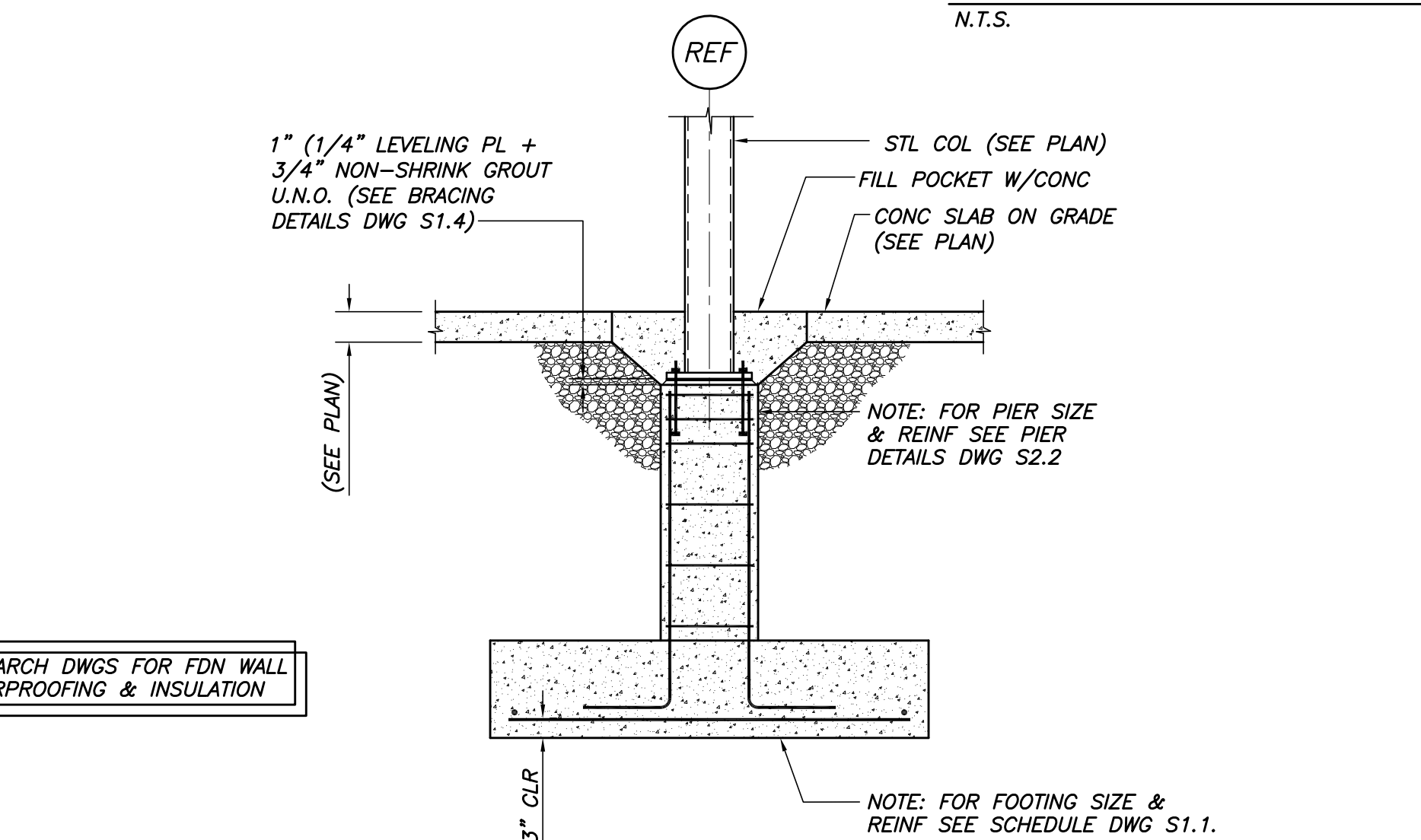
TYP PLAN DETAILS AT CMU WALLS
N.T.S.



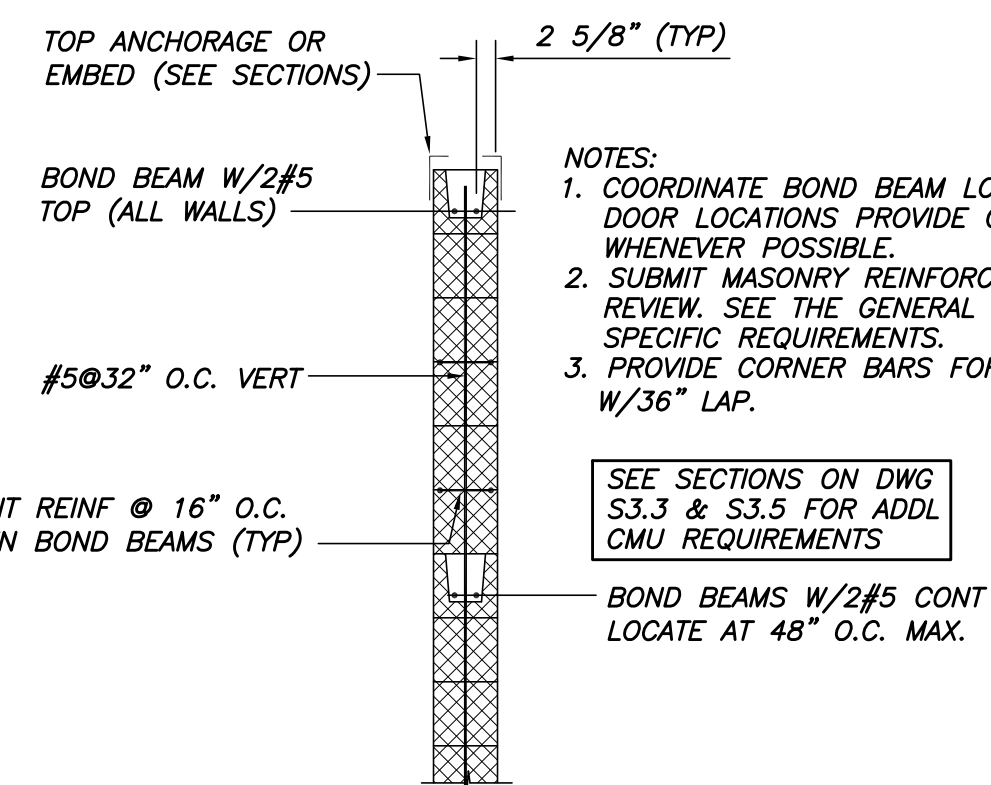
TYP SLAB ON GRADE CONTRACTION JOINT DETAIL
N.T.S.



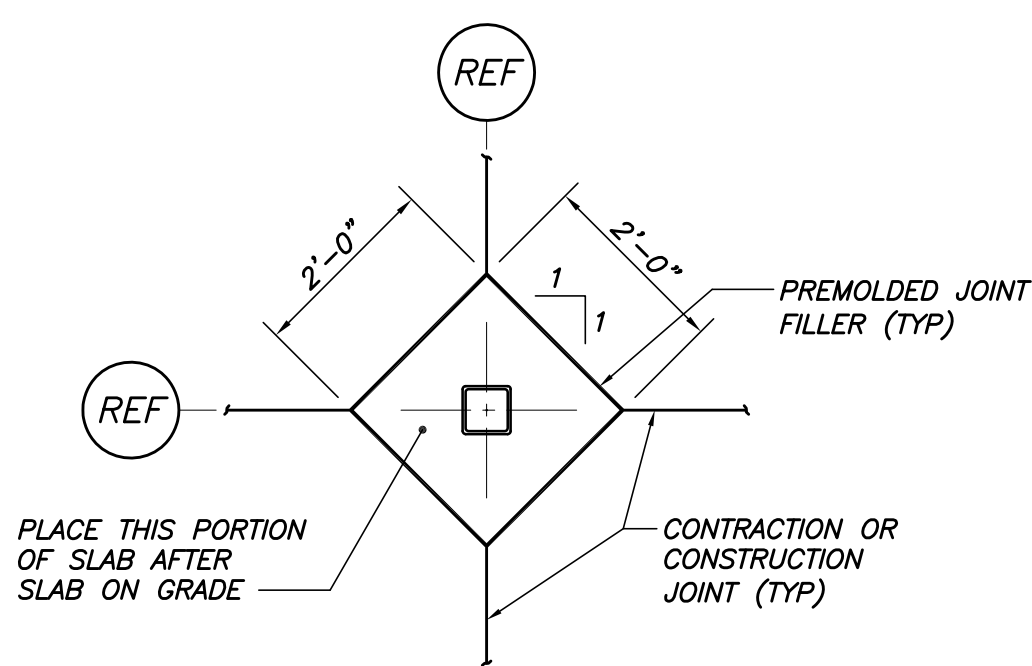
TYP SLAB ON GRADE CONST JOINT DETAIL
N.T.S.
t = SLAB THICKNESS



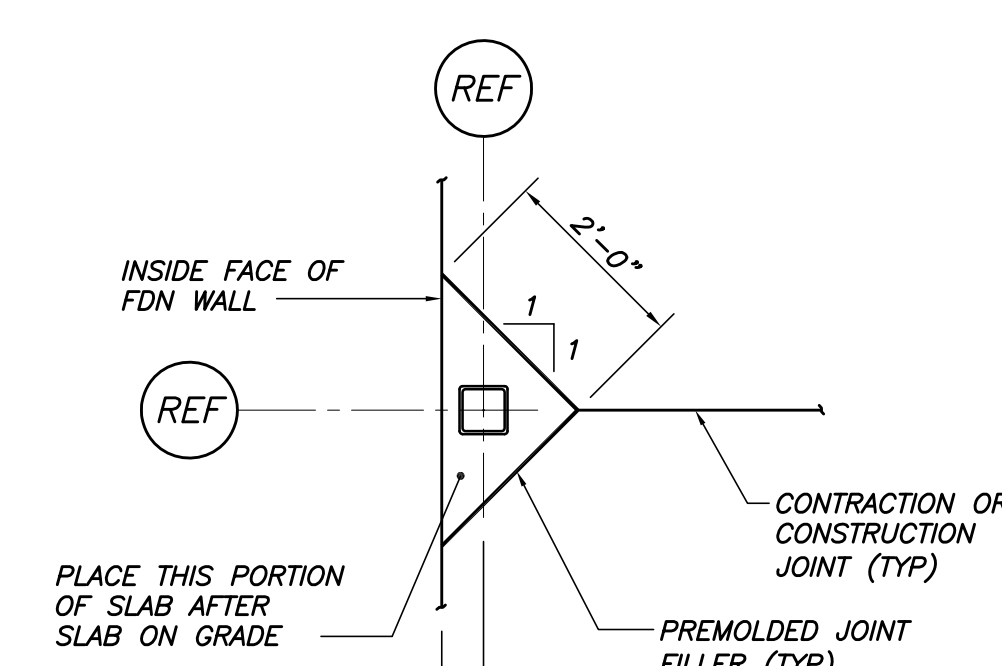
TYP PIER/FOOTING DETAIL
N.T.S.



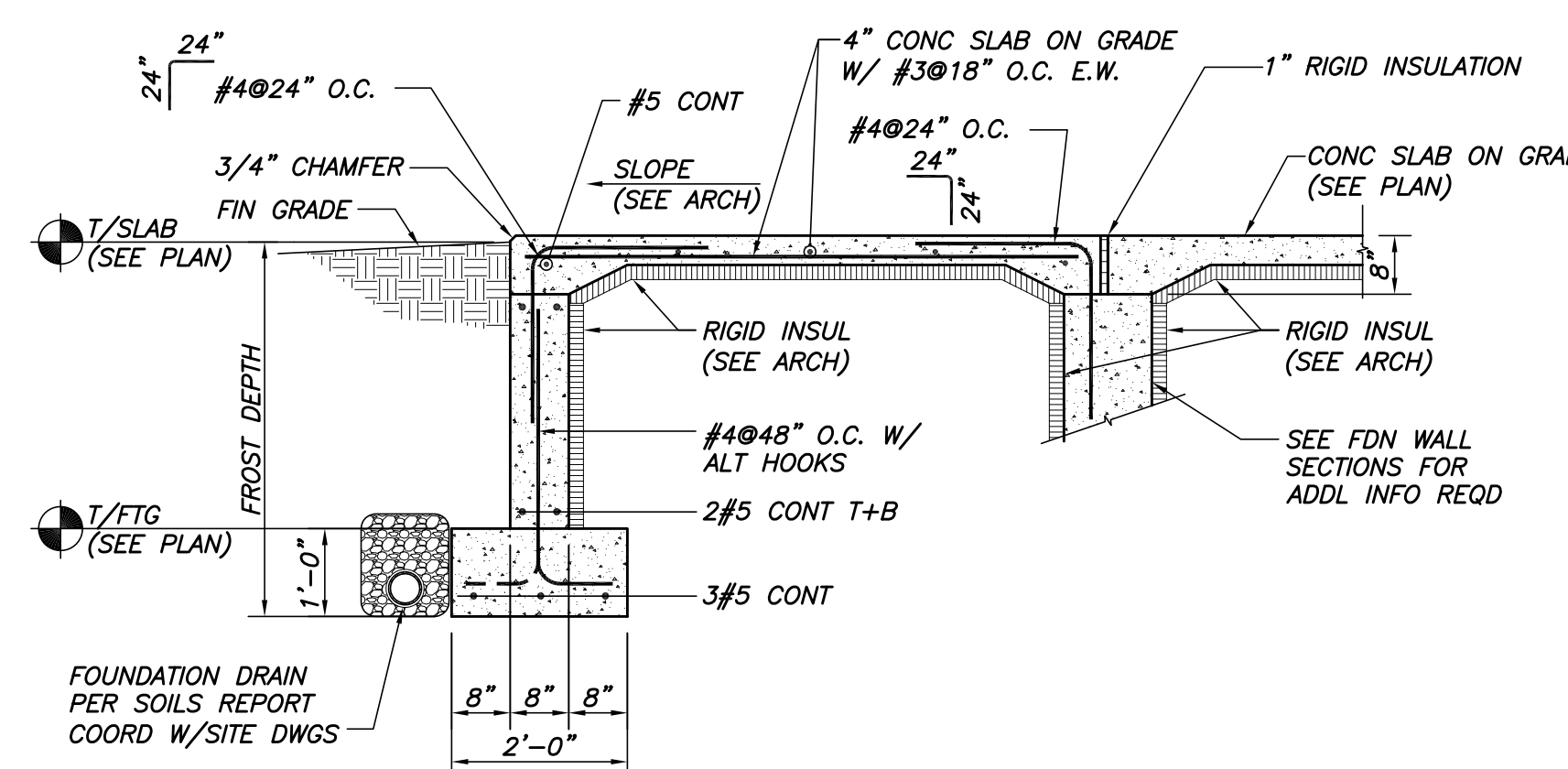
CMU WALL SECTION
N.T.S.



TYP INT COLUMN ISOLATION JOINT DETAIL
N.T.S.



TYP EXT COLUMN ISOLATION JOINT DETAIL
N.T.S.



TYP ENTRANCE SLAB DETAIL
1/2"=1'-0"

CMU LINTEL SCHEDULE
N.T.S.

CLEAR SPAN	WIDTH	DEPTH	REINF
< 6'-0"	8"	8"	2#5 CONT
6'-0" - 12'-0"	8"	16"	2#5 CONT

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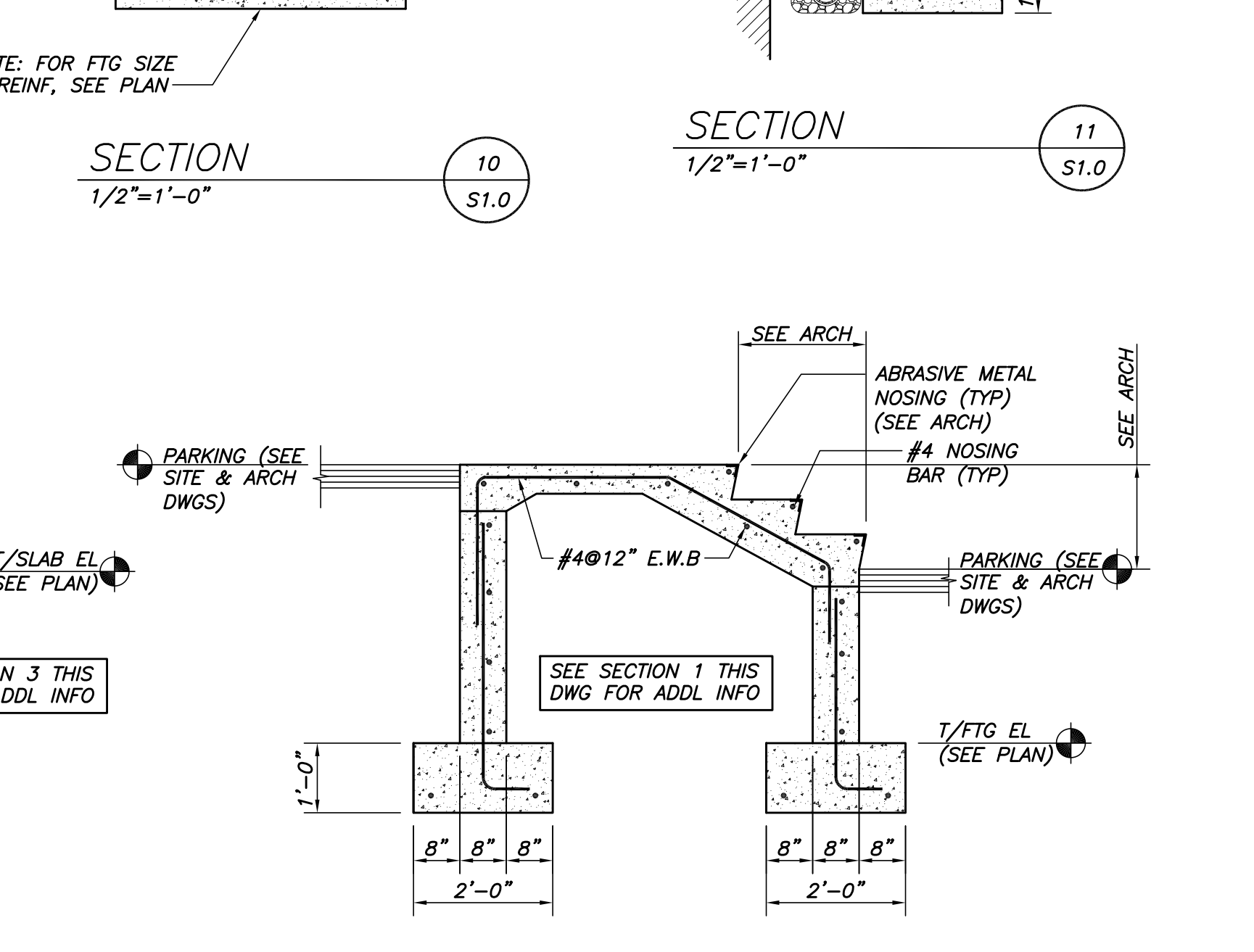
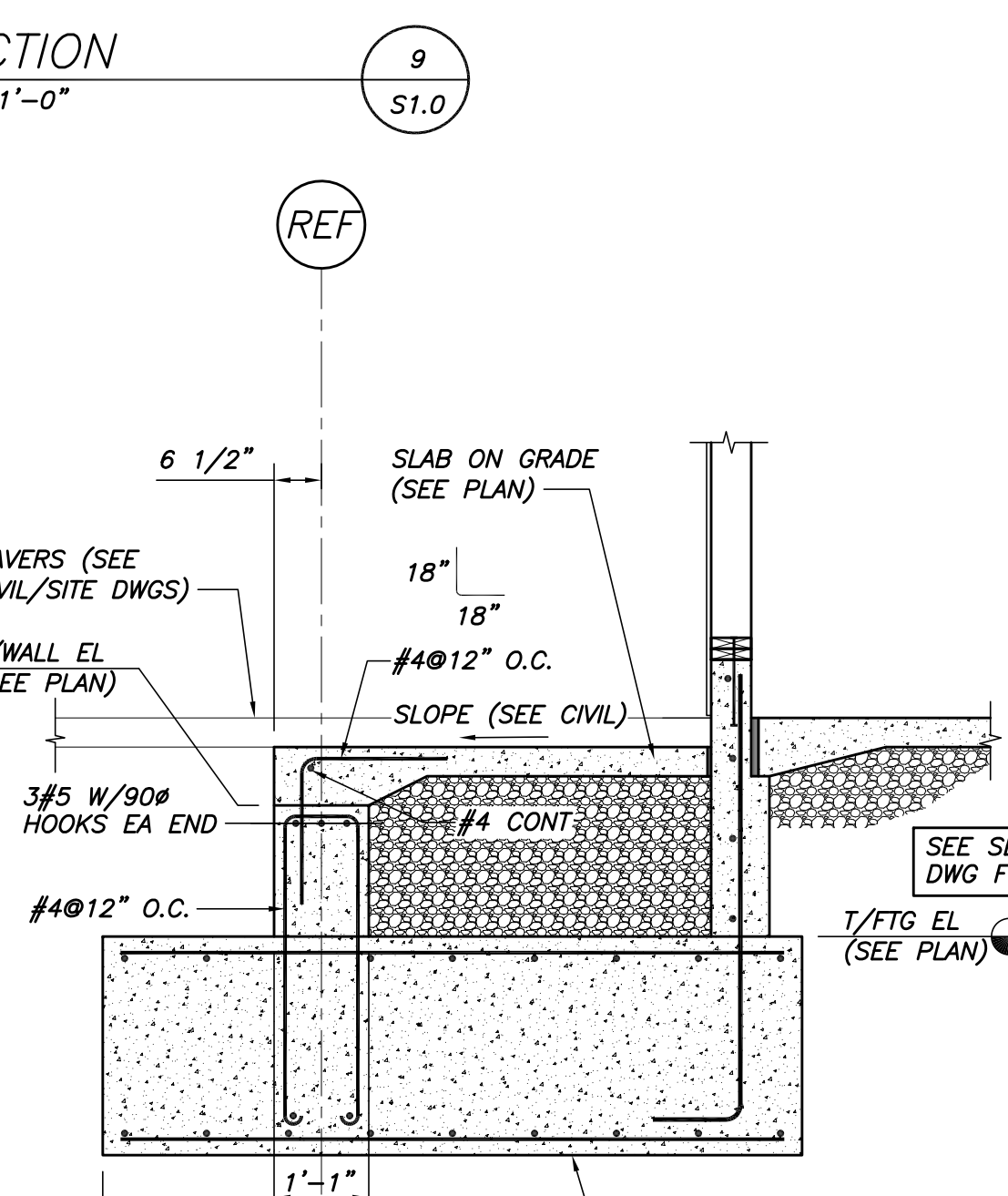
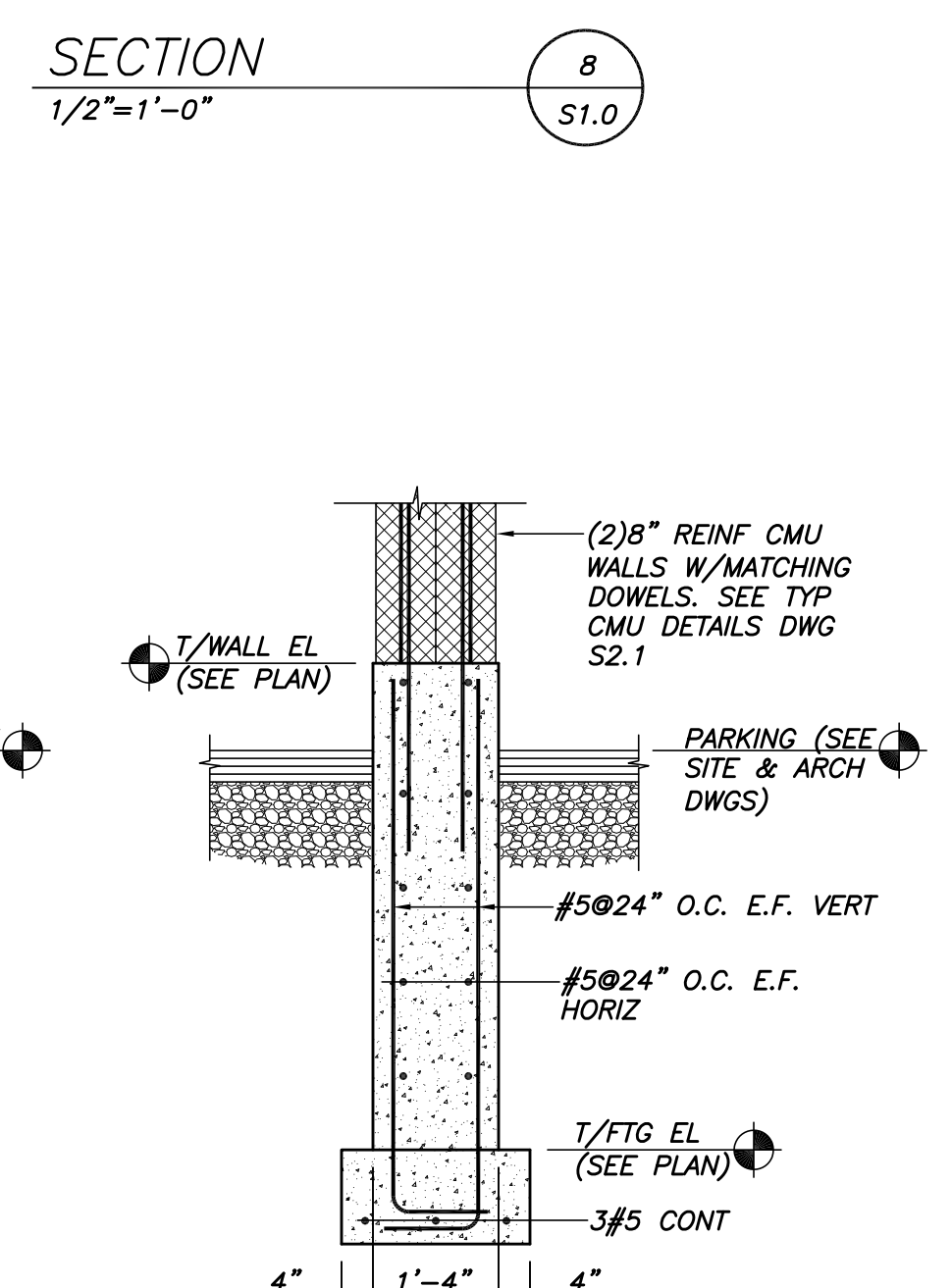
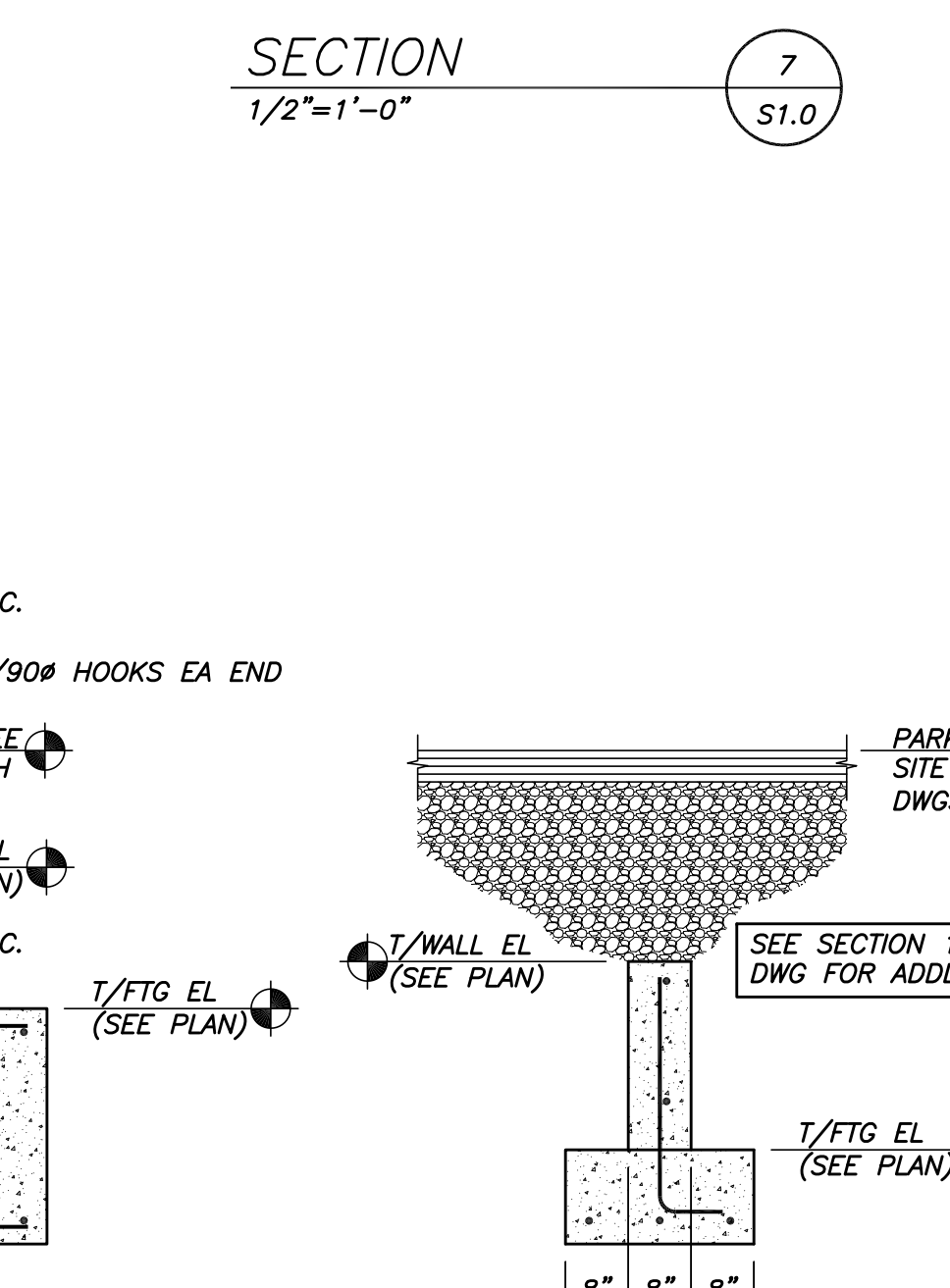
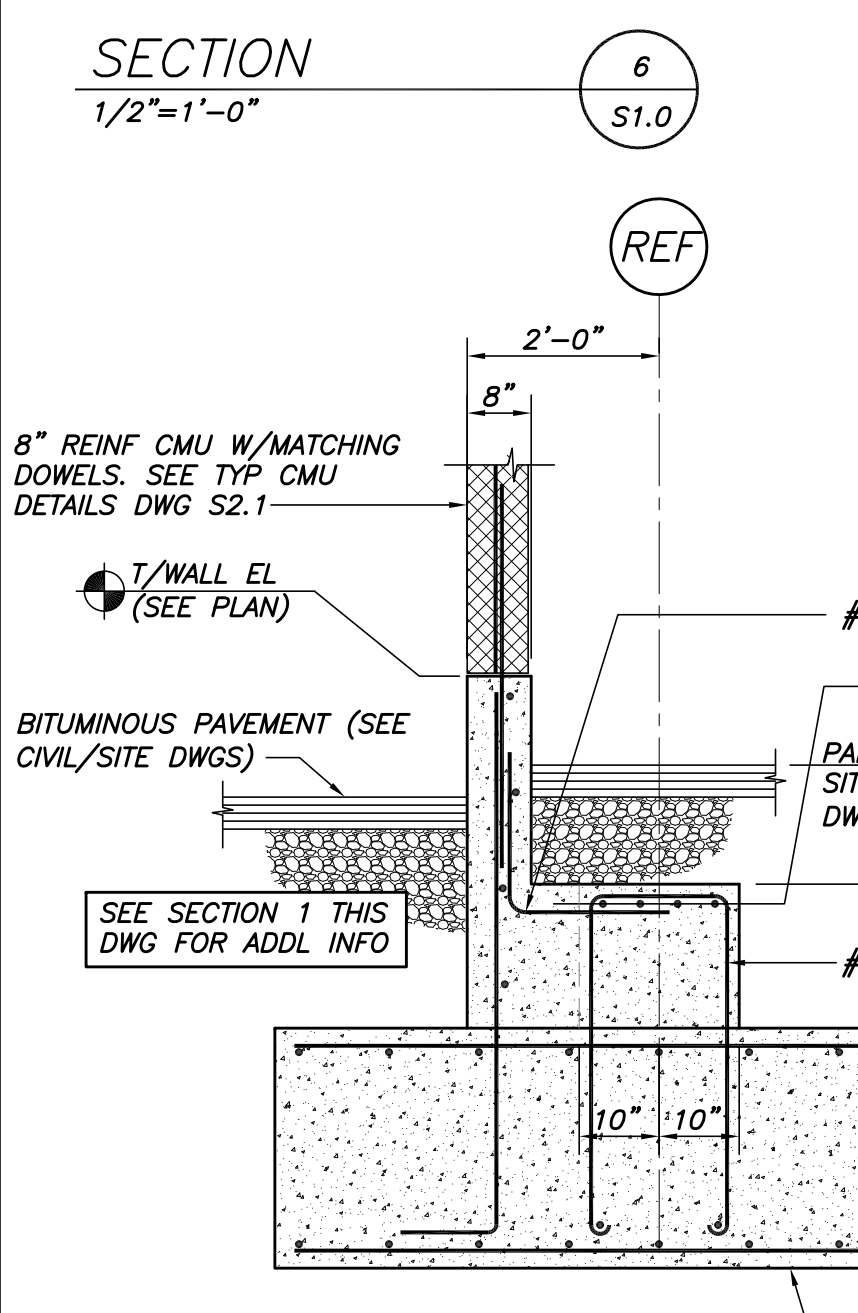
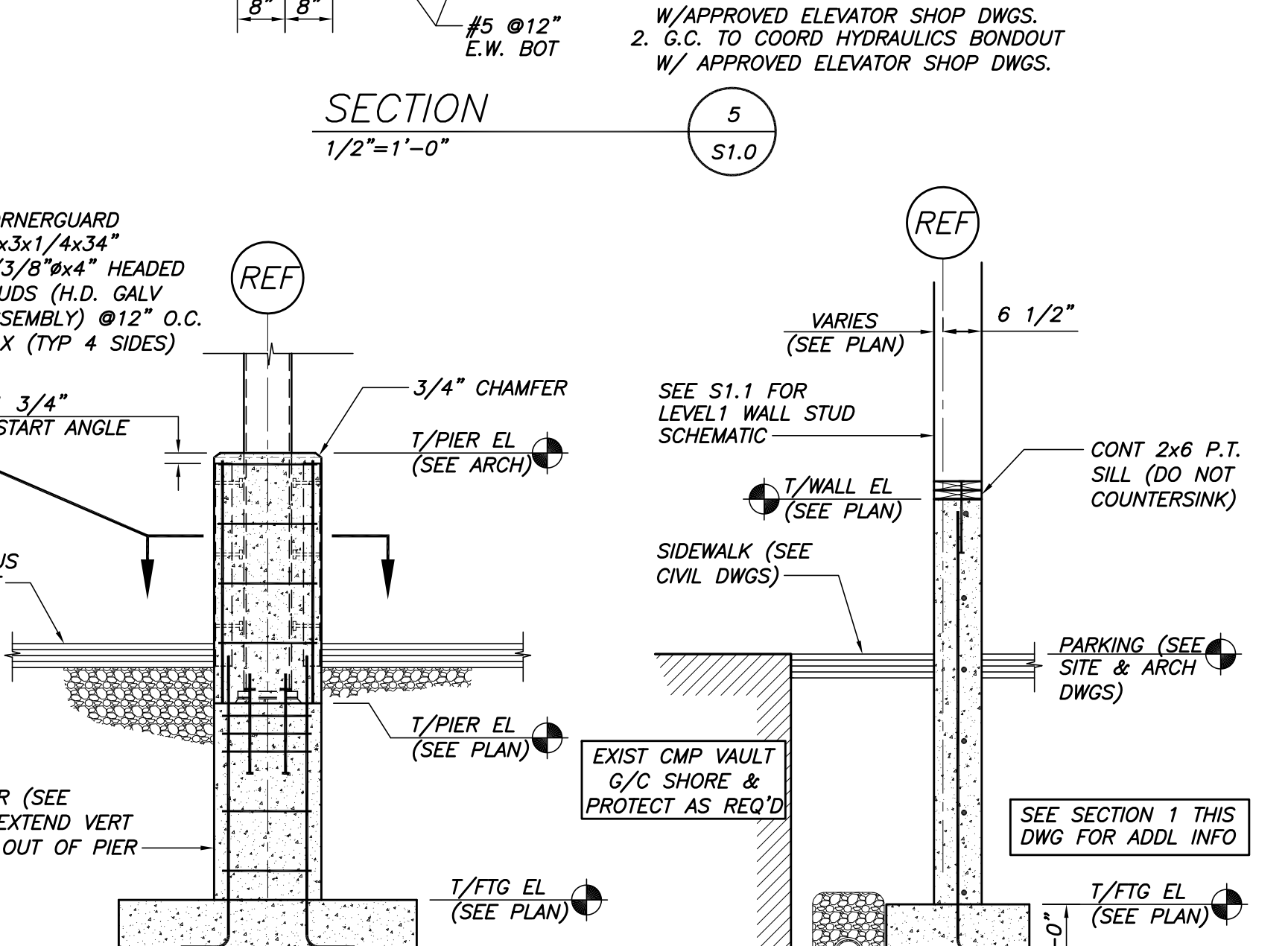
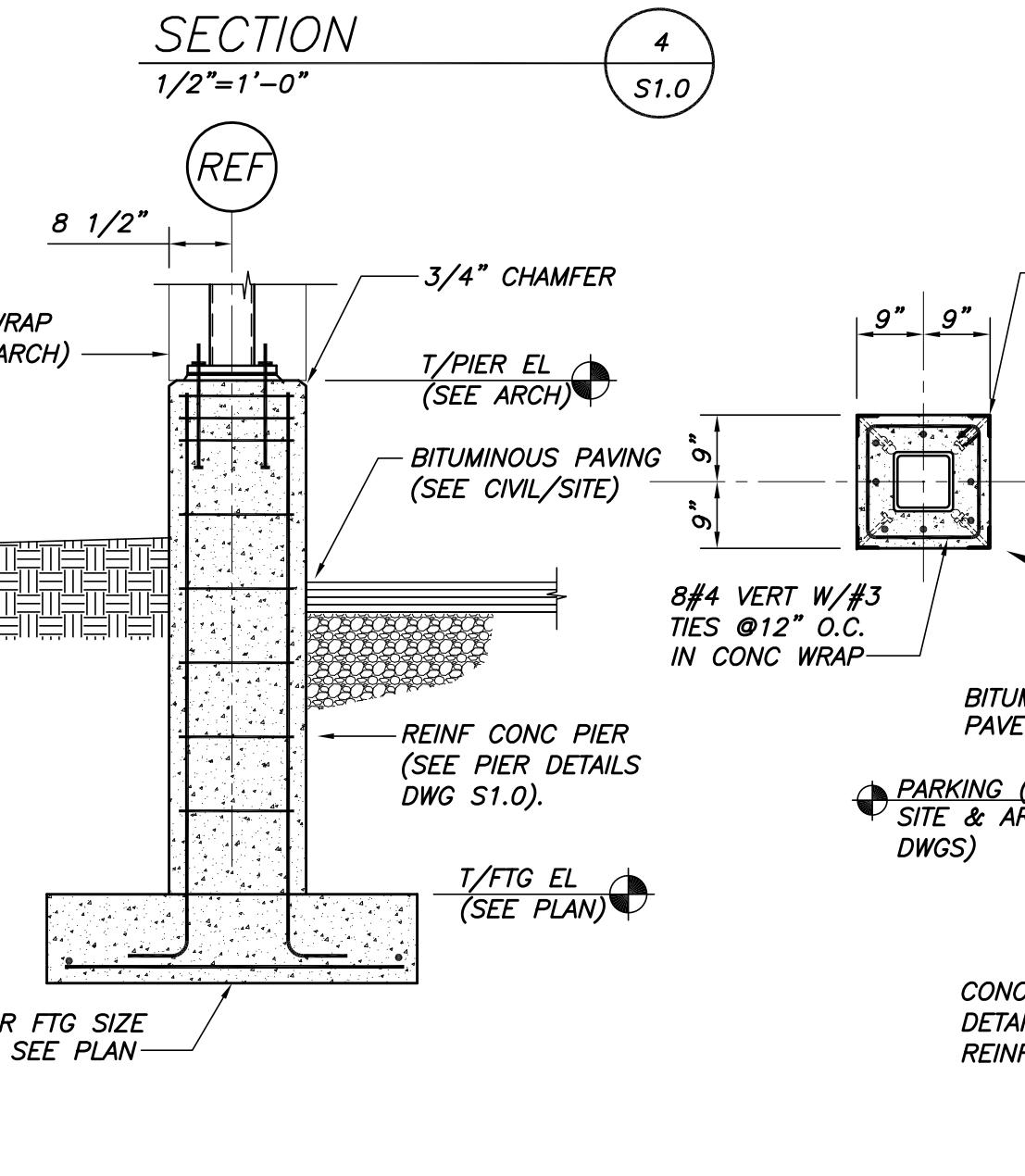
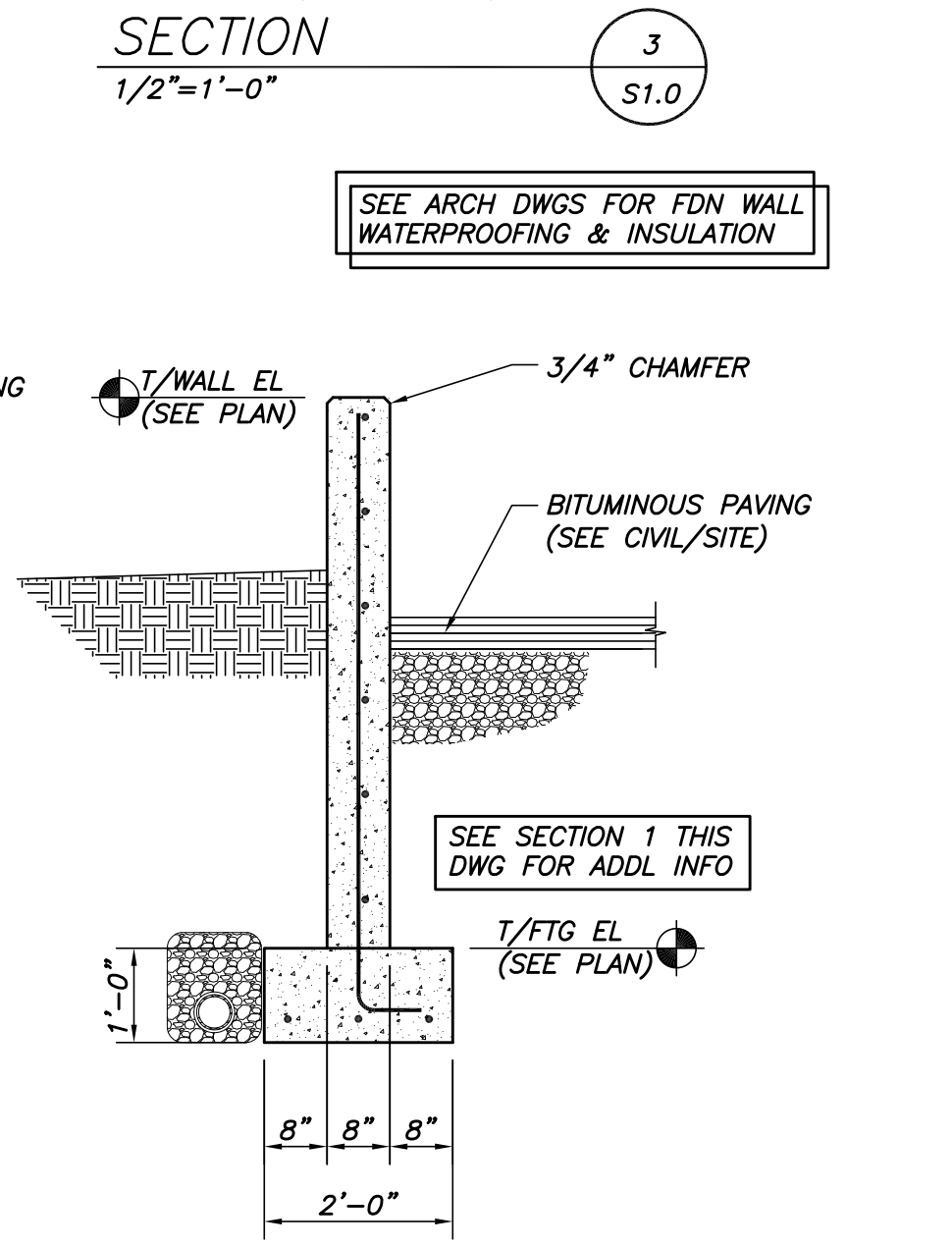
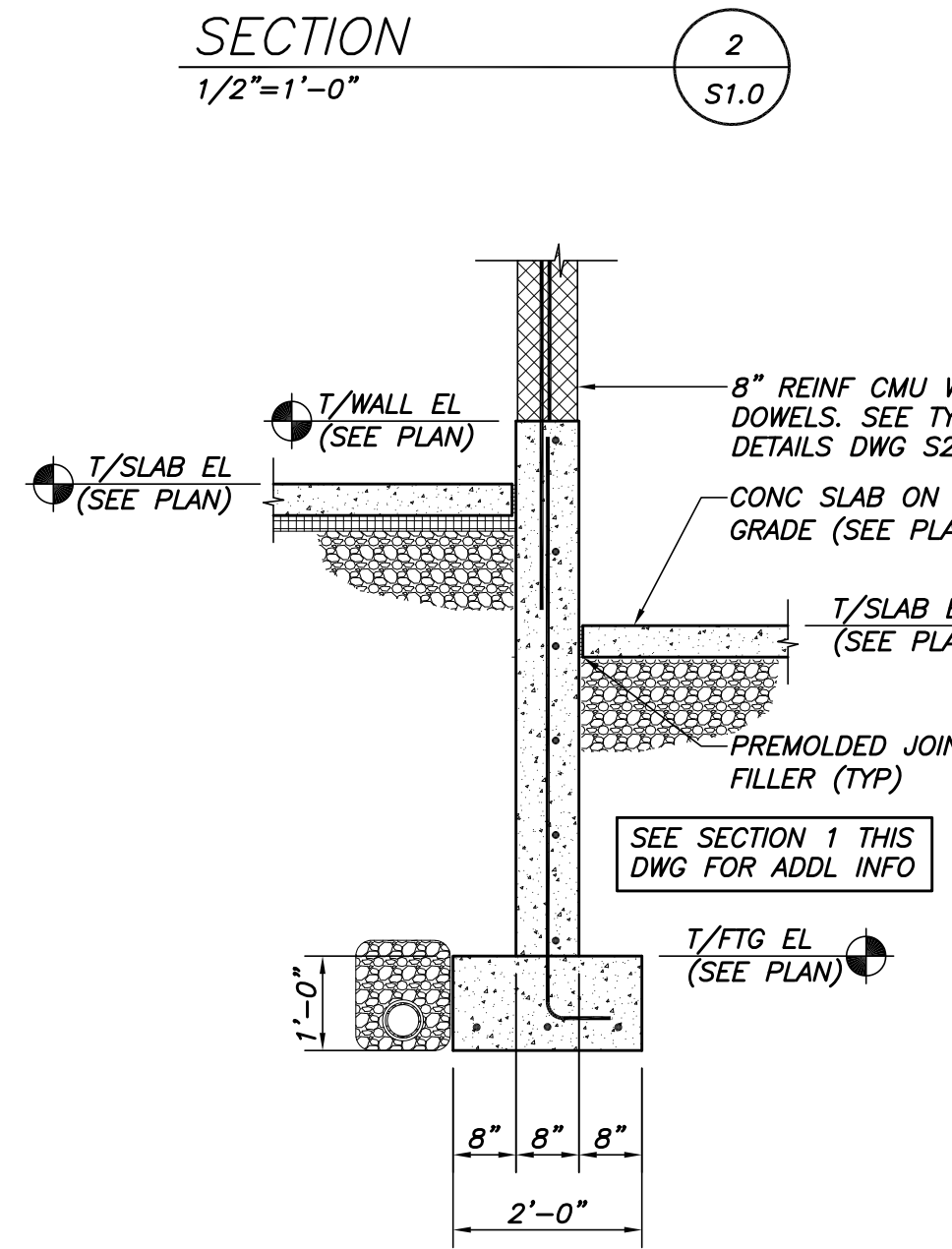
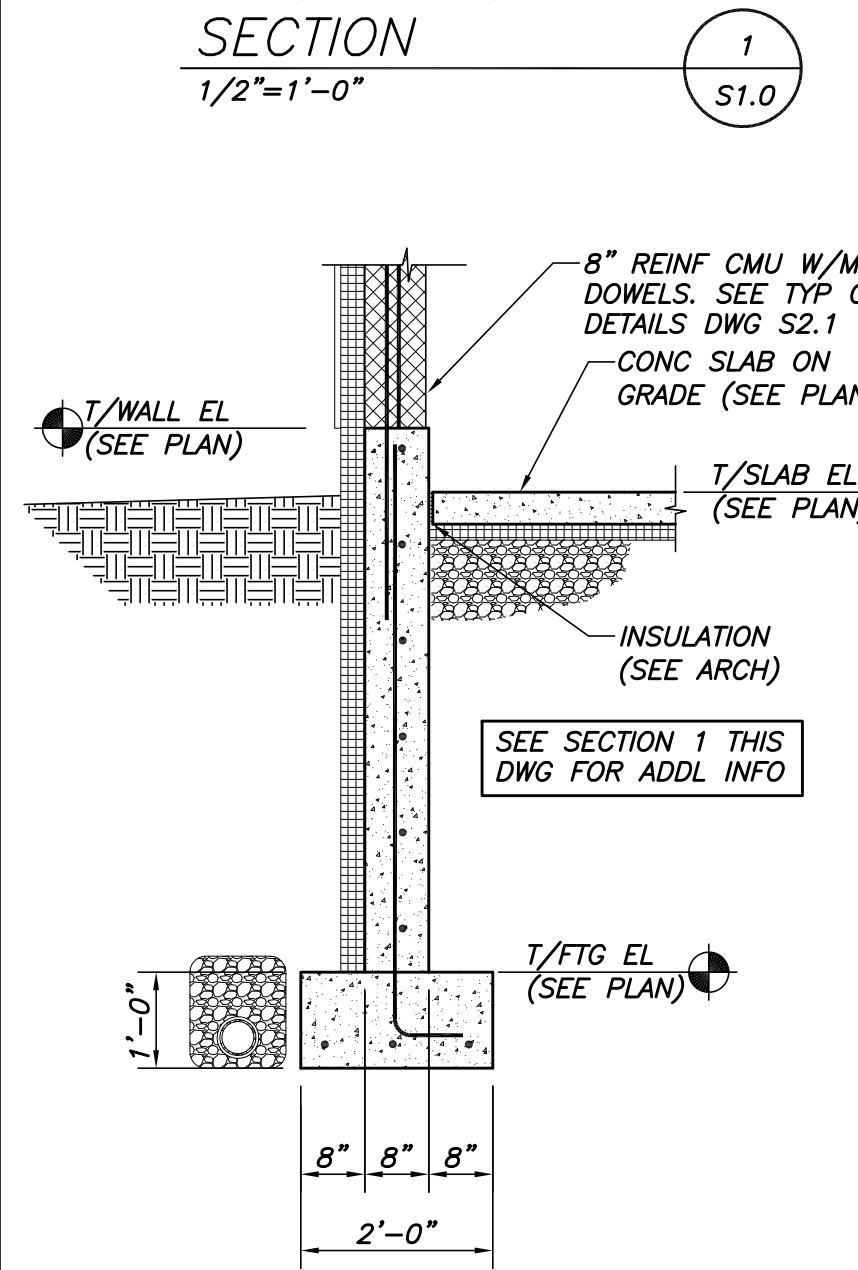
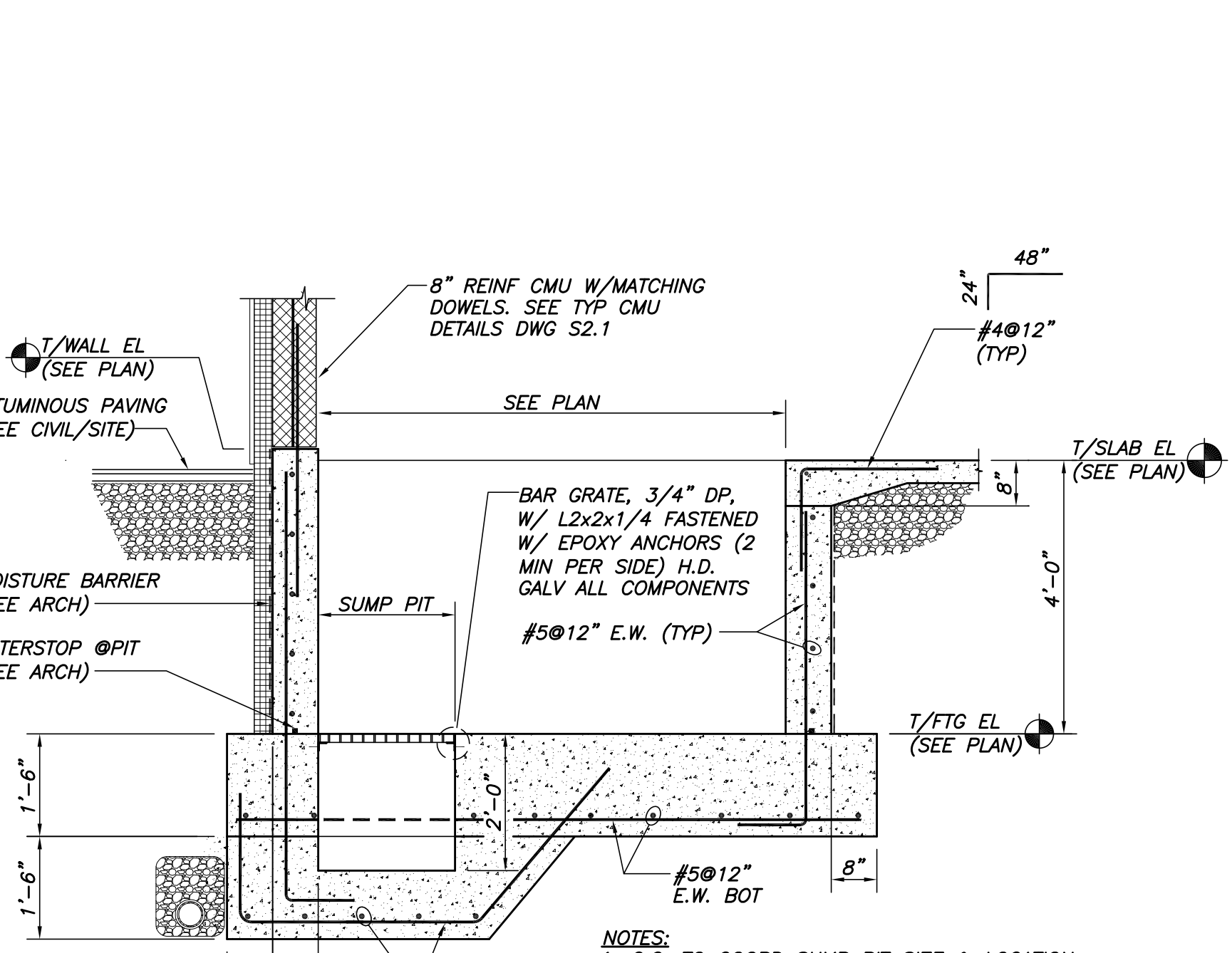
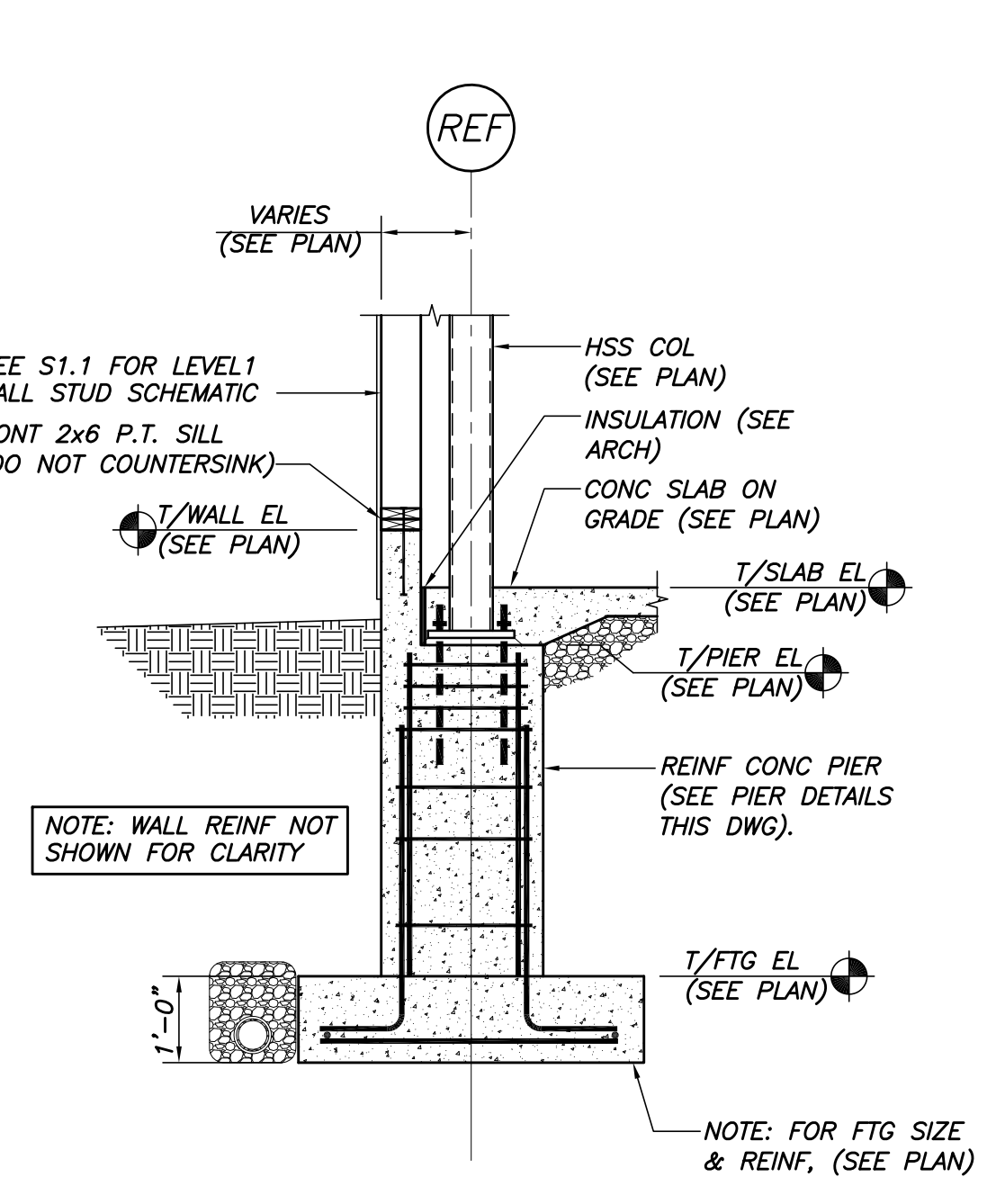
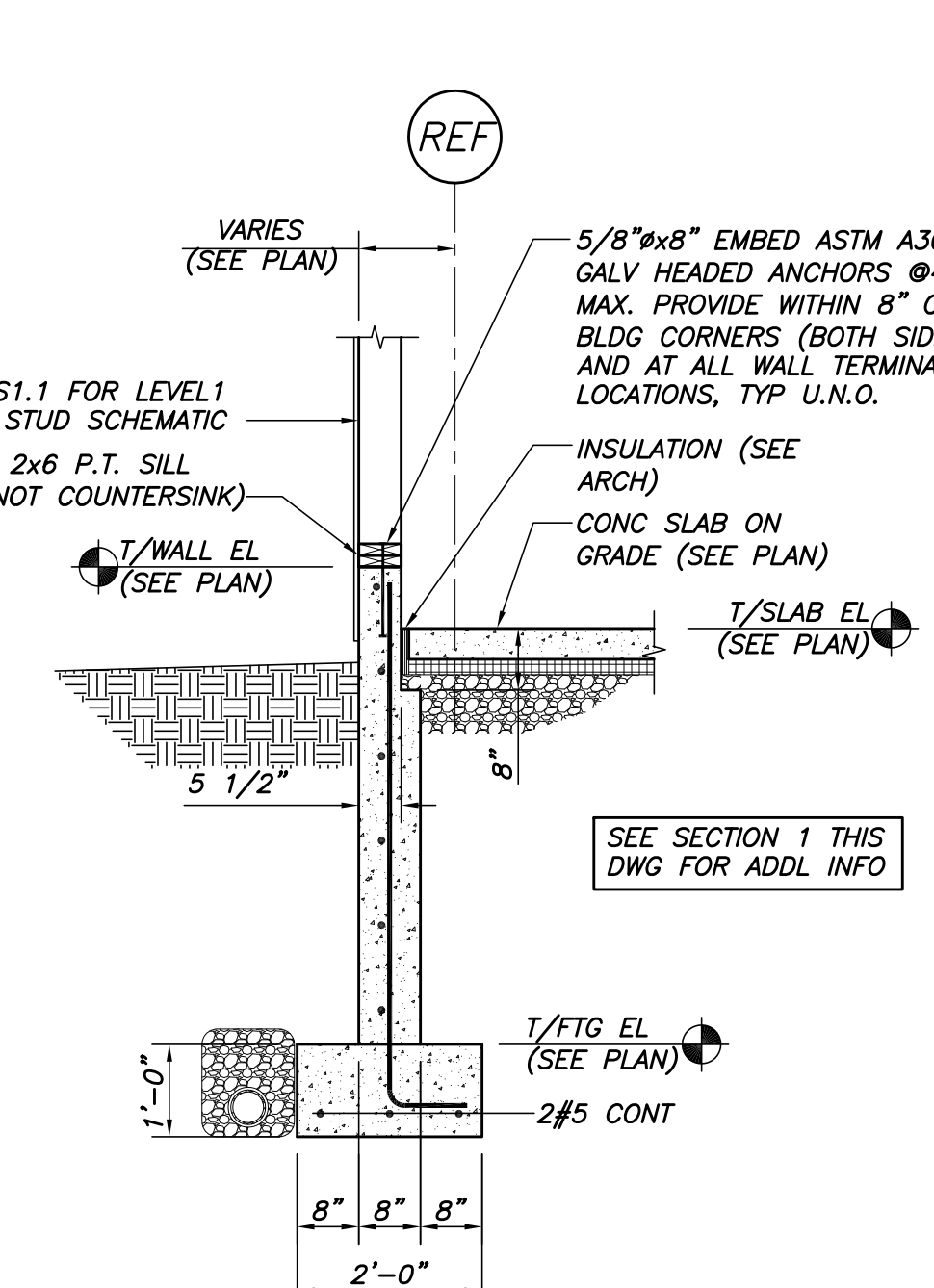
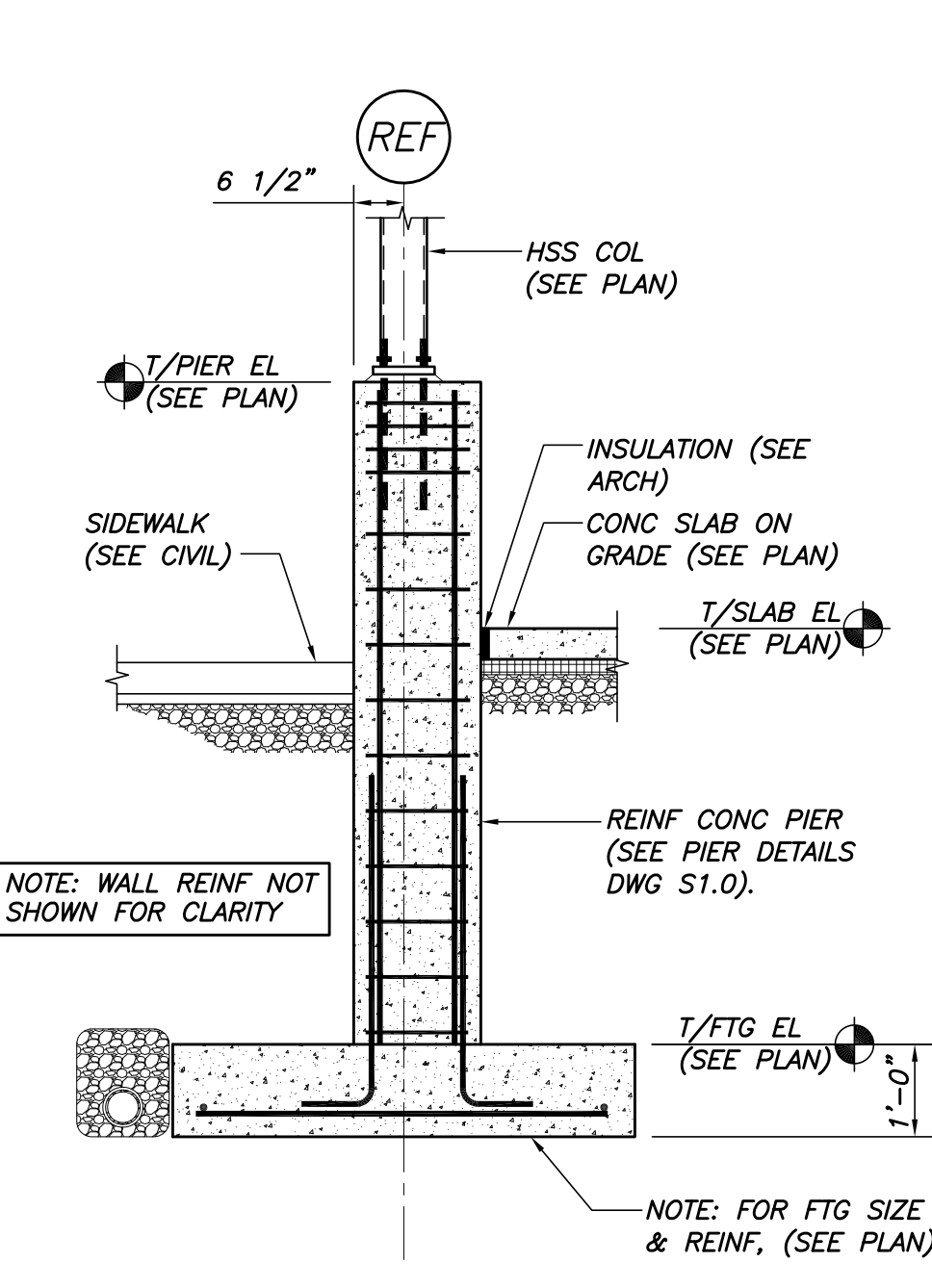
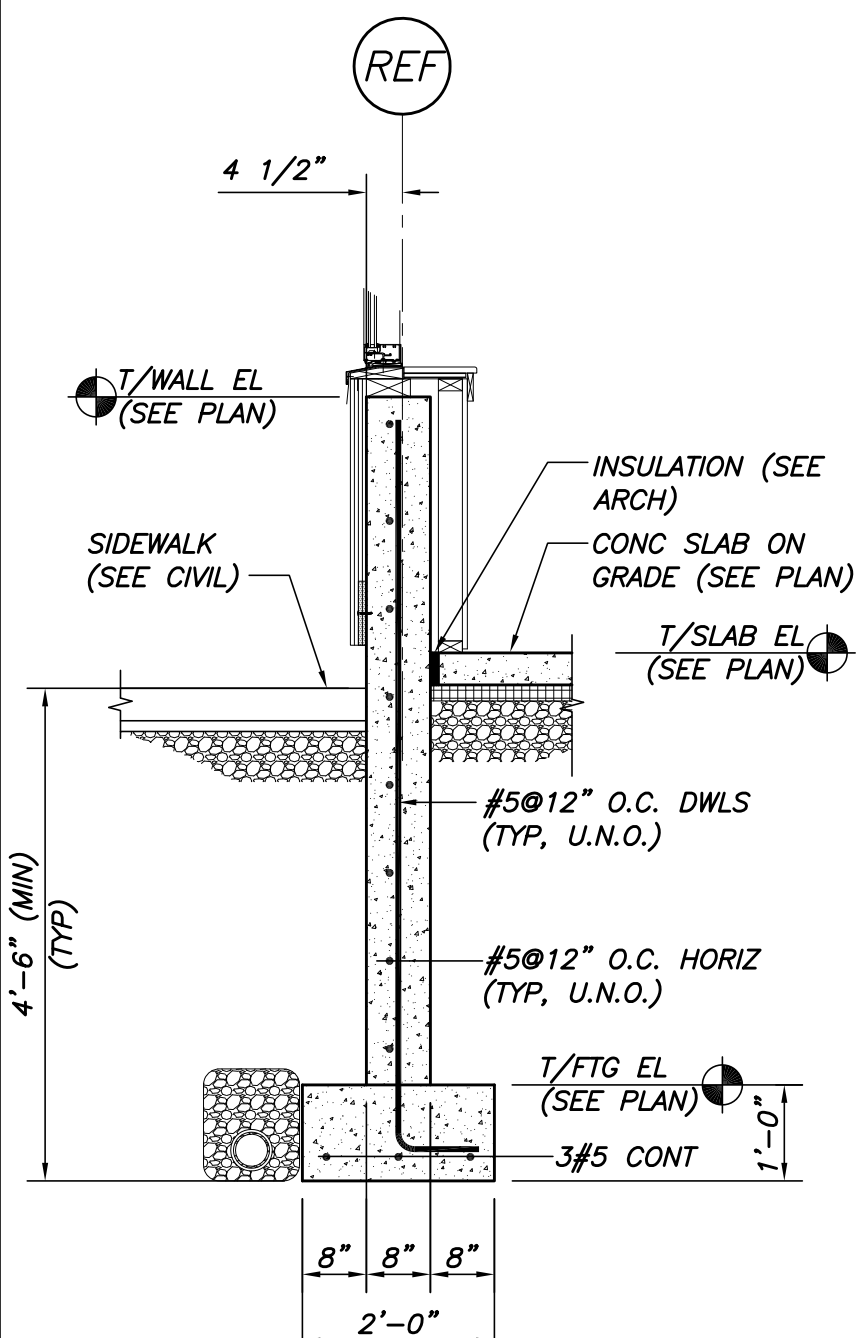
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Project No: 07.446.24E

Drawing Title: **CONCRETE SECTIONS AND DETAILS**

Scale:
Date: October 25, 2010
Revisions:

Drawing Number: **S2.1**



SECTION 1
1/2"=1'-0"

SECTION 2
1/2"=1'-0"

SECTION 3
1/2"=1'-0"

SECTION 4
1/2"=1'-0"

SECTION 5
1/2"=1'-0"

SECTION 6
1/2"=1'-0"

SECTION 7
1/2"=1'-0"

SECTION 8
1/2"=1'-0"

SECTION 9
1/2"=1'-0"

SECTION 10
1/2"=1'-0"

SECTION 12
1/2"=1'-0"

SECTION 13
1/2"=1'-0"

SECTION 14
1/2"=1'-0"

SECTION 15
1/2"=1'-0"

SECTION 16
1/2"=1'-0"

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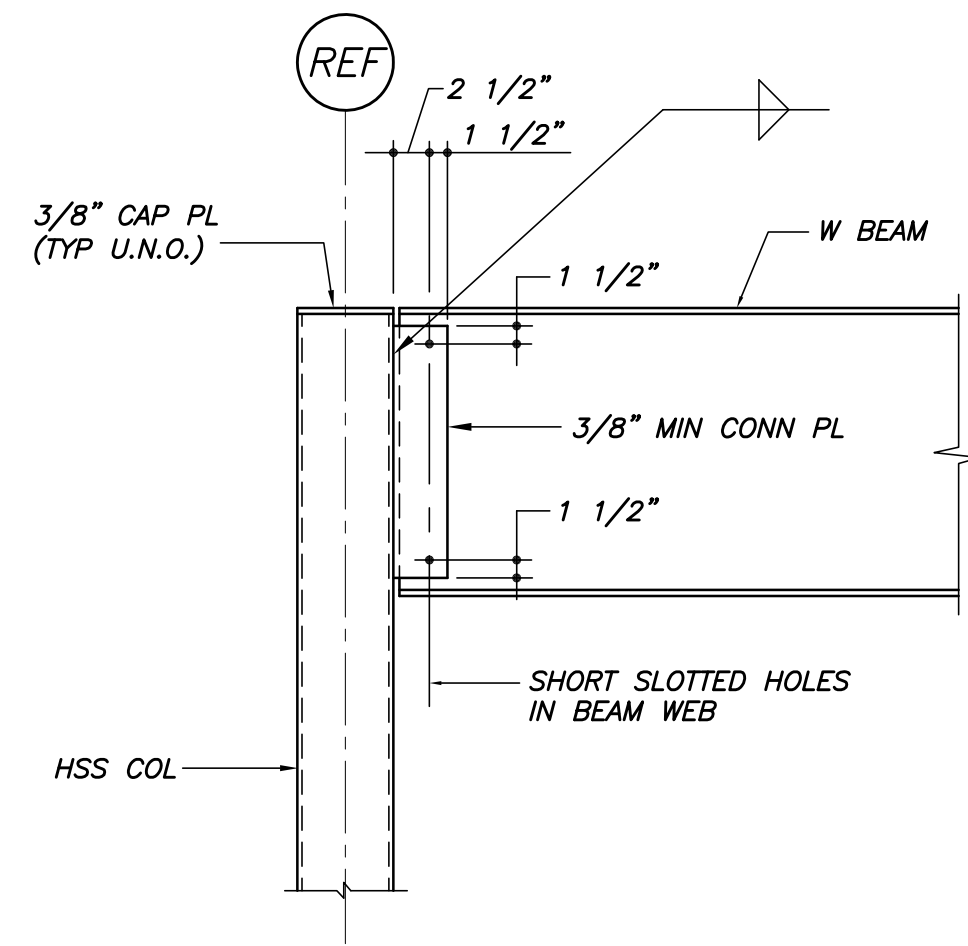
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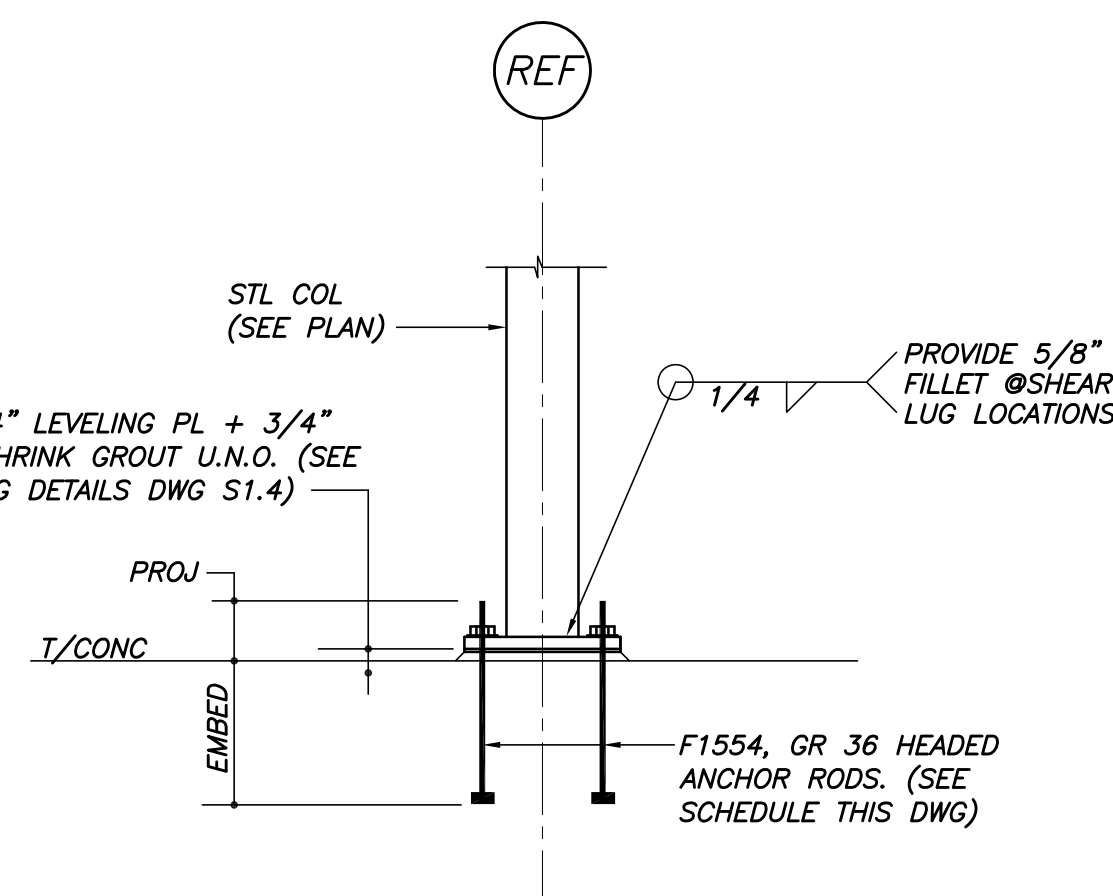
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CONCRETE SECTIONS AND DETAILS

Scale:
 Date: October 25, 2010
 Revisions:

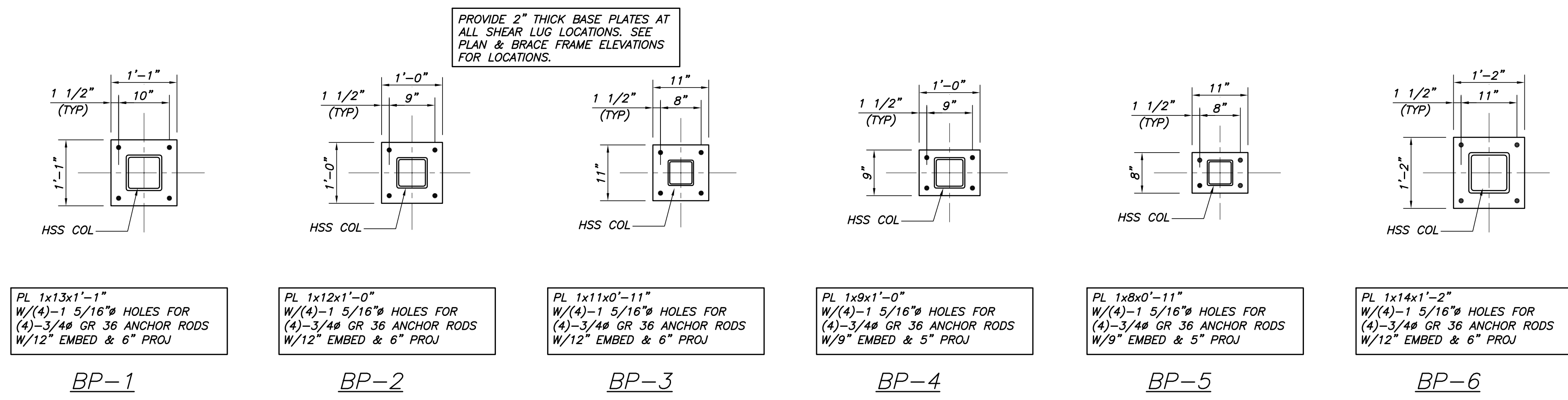
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S2.2



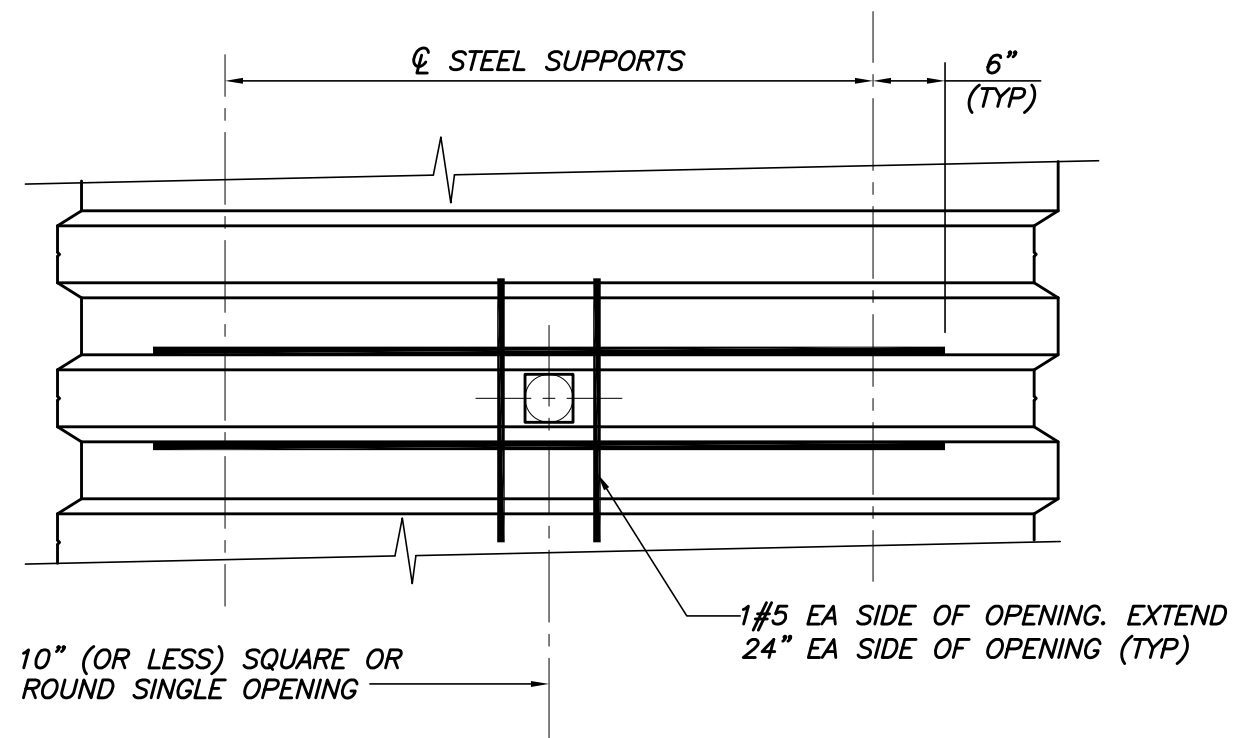
TYP BEAM TO HSS COL CONN U.N.O.
N.T.S.



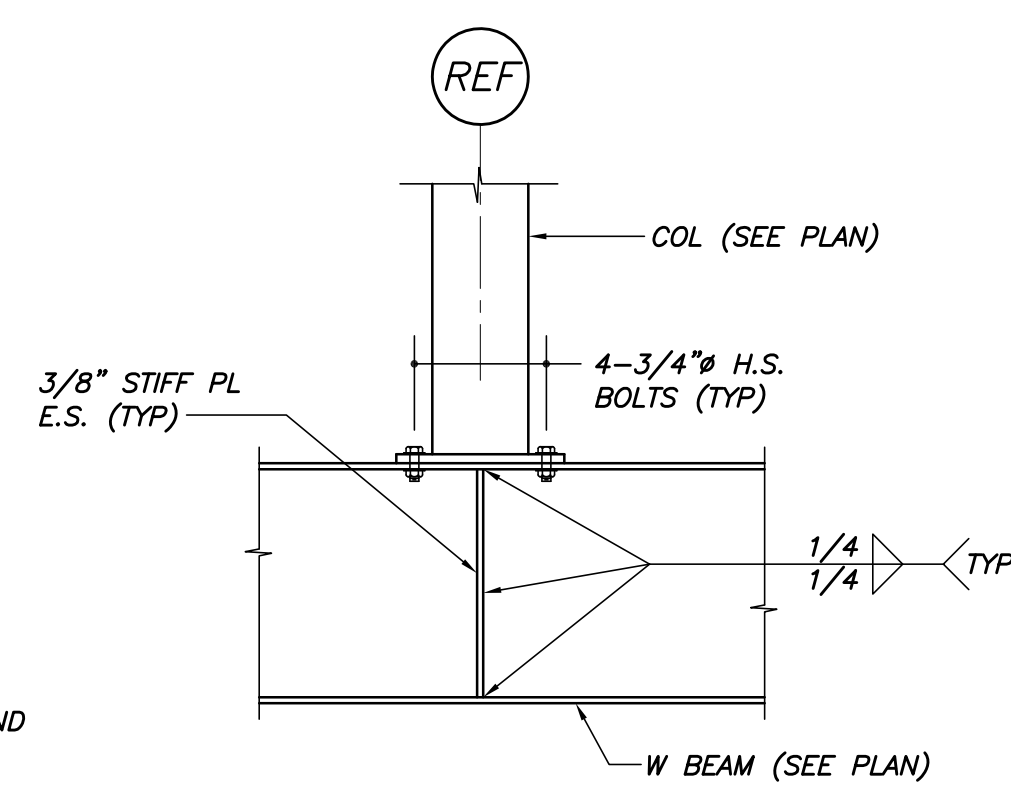
TYP COL BASE DETAIL U.N.O.
N.T.S.



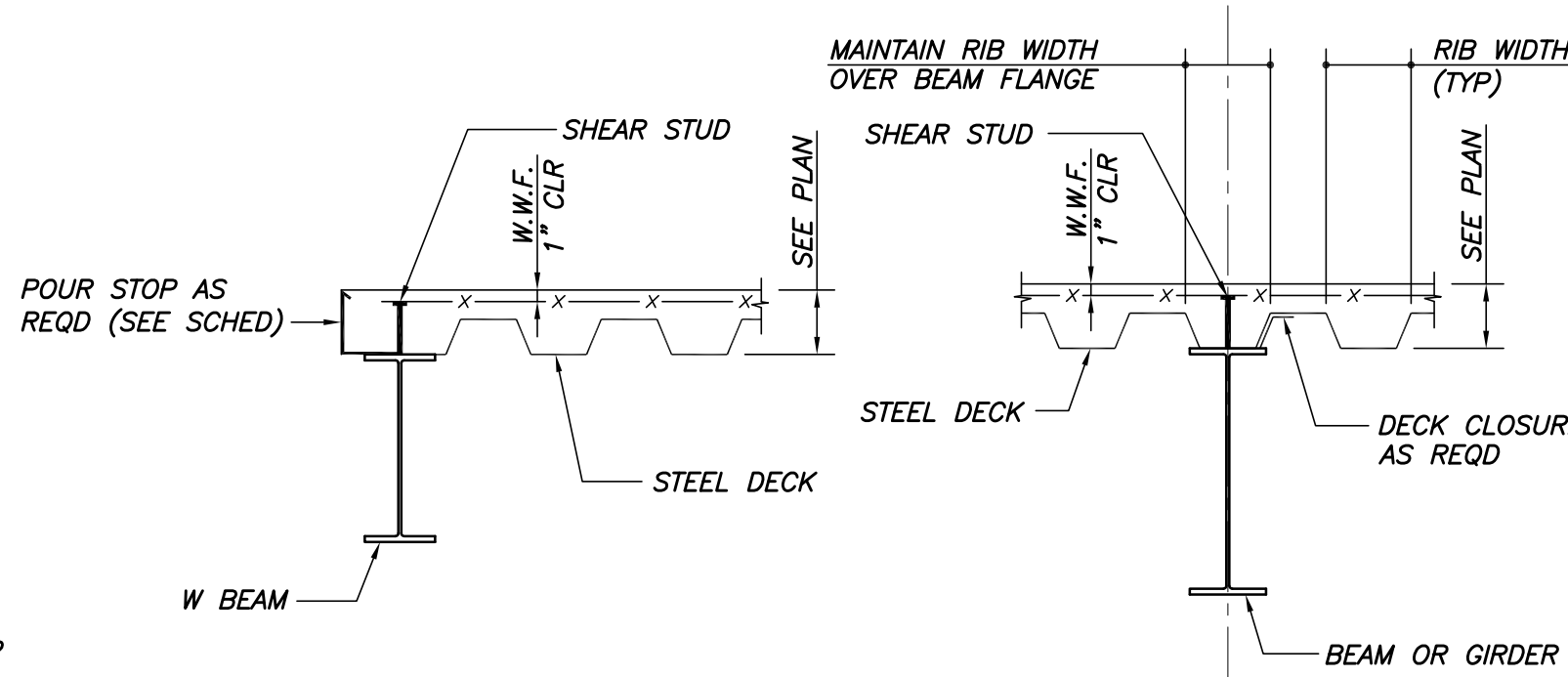
PROVIDE 2" THICK BASE PLATES AT ALL SHEAR LUG LOCATIONS. SEE PLAN & BRACE FRAME ELEVATIONS FOR LOCATIONS.



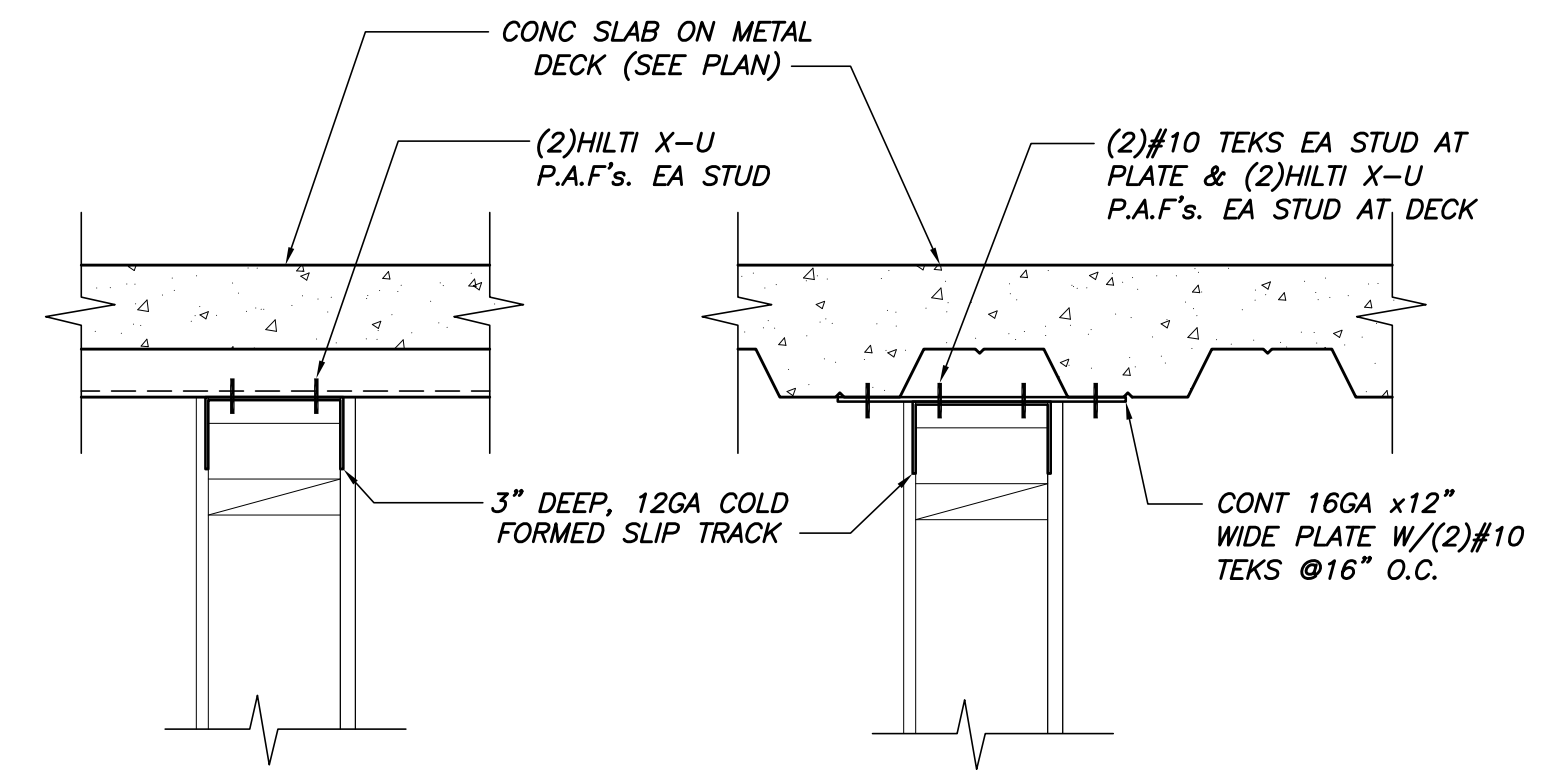
PLAN OF TYP OPENING IN COMPOSITE FLOOR DECK
N.T.S.



TYP COL TRANSFER DETAIL
N.T.S.



TYP COMPOSITE DECK DETAILS
N.T.S.



TYP DEFLECTION TRACK DETAIL AT UNDERSIDE OF METAL DECK
N.T.S.

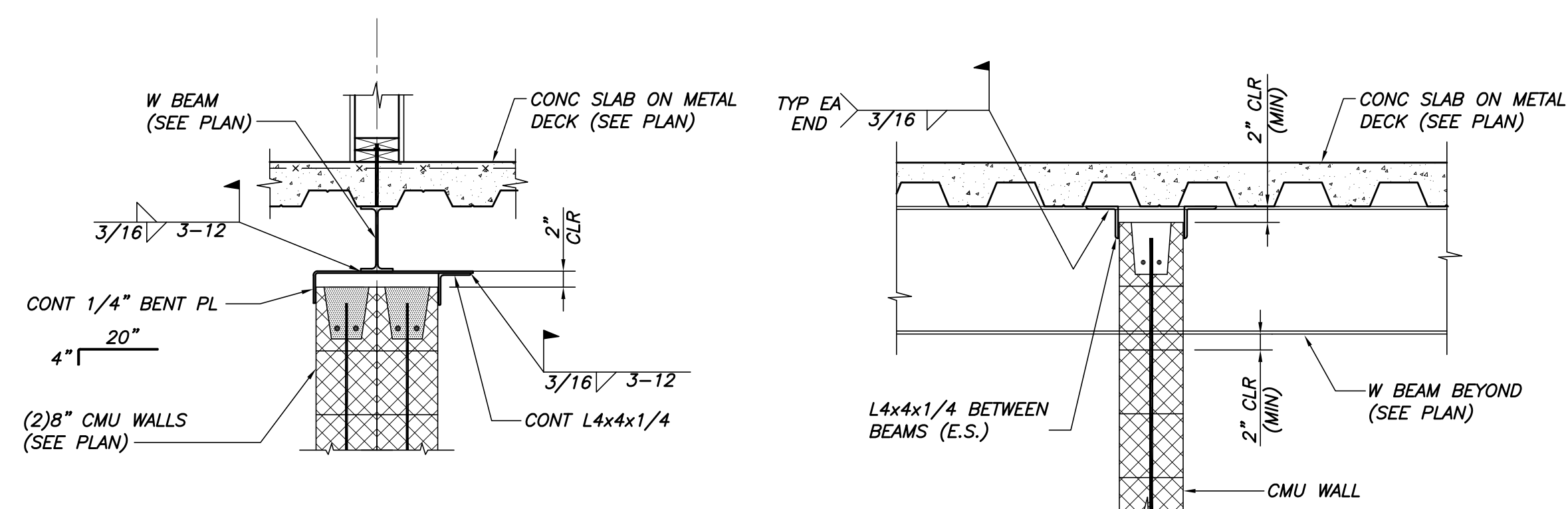
OVERHANG	POUR STOP GAGE
<3"	14 GA
3"-6"	12 GA
7"-9"	10 GA
>9"	SEE SECTIONS & DETAILS

SIMPLE SHEAR BEAM CONN. SCHEDULE			
BEAM SIZE	DESIGN REACTION	MINIMUM NO BOLTS 1 SIDED CONNECTION	MINIMUM NO BOLTS 2 SIDED CONNECTION
W8	20k	2	2
W12	35k	3	2
W16	40k	4	3
W18	60k	5	3
W21	65k	5	4
W24	65k	6	4
W27	80k	7	5
W30	115k	7	5

SIMPLE SHEAR CONNECTIONS NOTES:

- SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED FROM THE AISC "MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION" USING THE ABOVE REFERENCED REACTIONS AND CRITERIA. REACTIONS INDICATED ARE UNFACTORED (SERVICE LEVEL LOADS). MORE BOLTS THAN REFERENCED IN THE "MINIMUM" SECTIONS ABOVE MAY BE REQUIRED FOR LOAD REQUIREMENTS.
- CONNECTIONS ARE SUBJECT TO REVIEW ON THE STEEL SHOP DRAWINGS.
- ALL BOLTS SHALL BE A325 OR A490 FOR SIMPLE SHEAR CONNECTIONS, MIN 3/4". MINIMUM WELD SIZE SHALL BE 5/16". MINIMUM MATERIAL SIZE FOR PLATES OR ANGLES SHALL BE 3/8".
- ONE SIDED CONNECTIONS INCLUDE SINGLE PLATES AND SINGLE ANGLE CONNECTIONS.
- TWO SIDED CONNECTIONS INCLUDE DOUBLE ANGLE AND END PLATE CONNECTIONS.

SEE ARCH DWGS FOR INSULATION & MOISTURE BARRIER REQUIREMENTS



BETWN LINES 4&5 (SEE PLAN)

NEAR LINE 5 (SEE PLAN)

TYP LATERAL RESTRAINTS AT TOP OF CMU WALLS
N.T.S.

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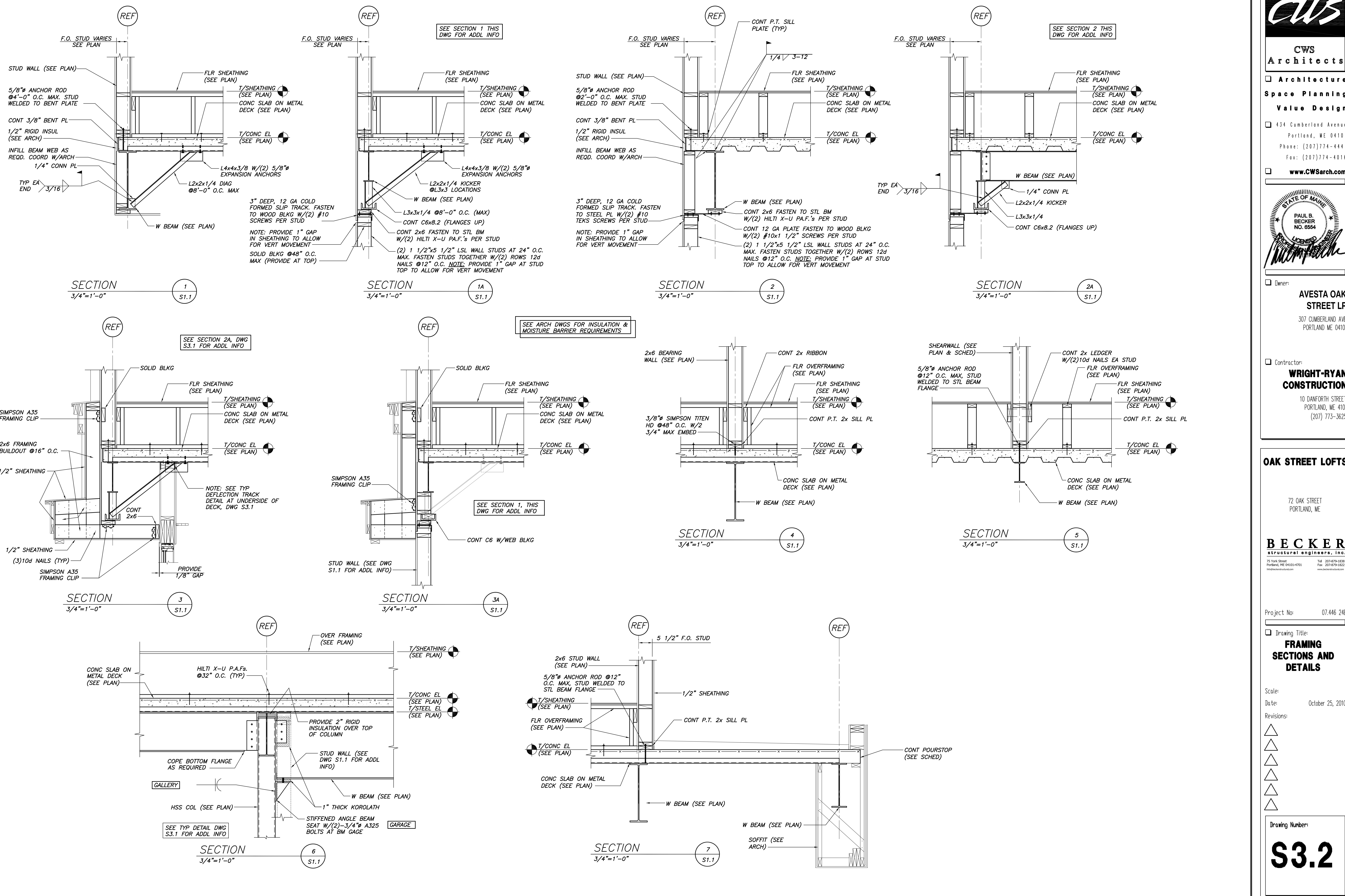
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Project No: 07.446.24E

Drawing Title: **FRAMING SECTIONS AND DETAILS**

Scale:
Date: October 25, 2010
Revisions:

Drawing Number: **S3.1**



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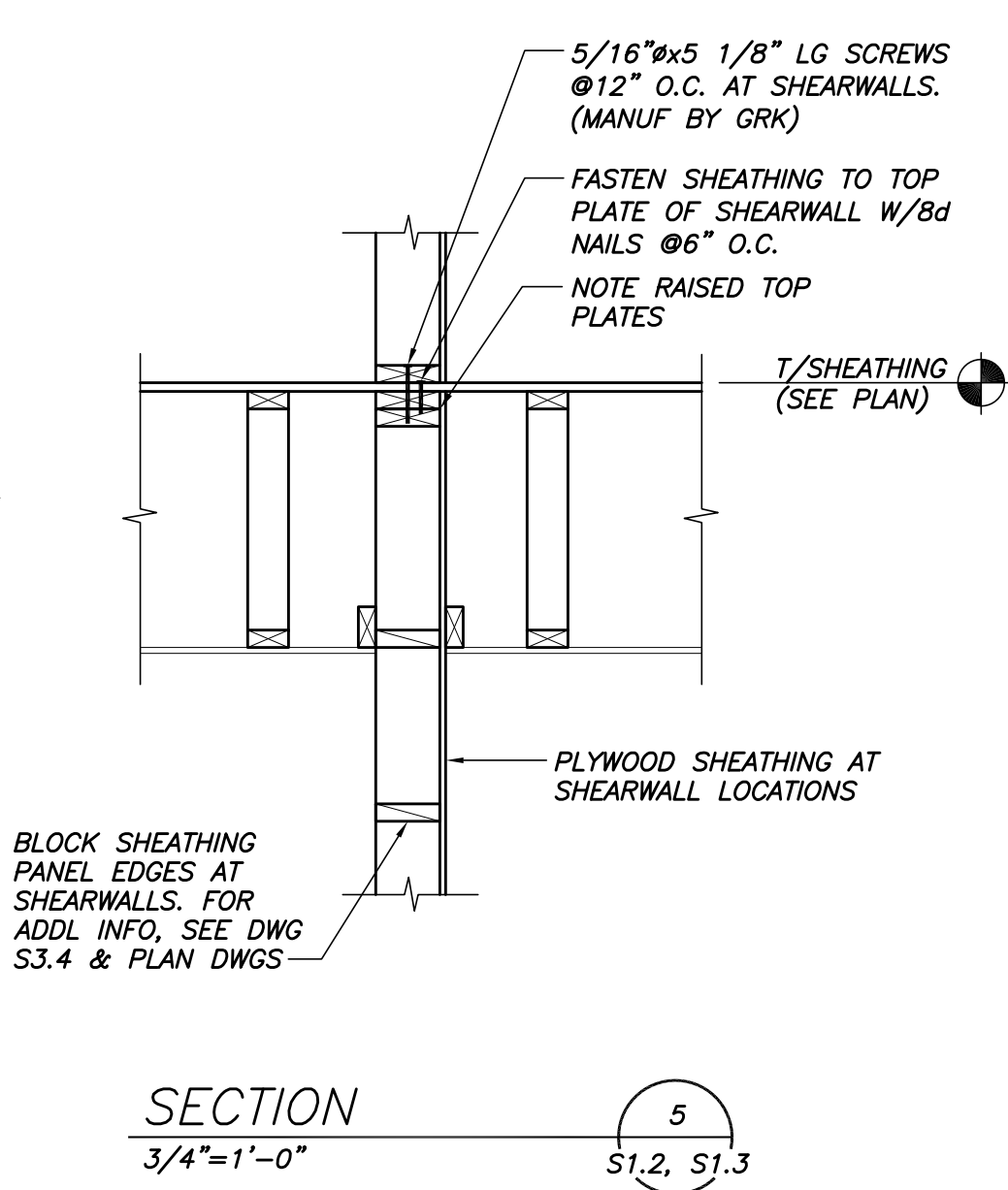
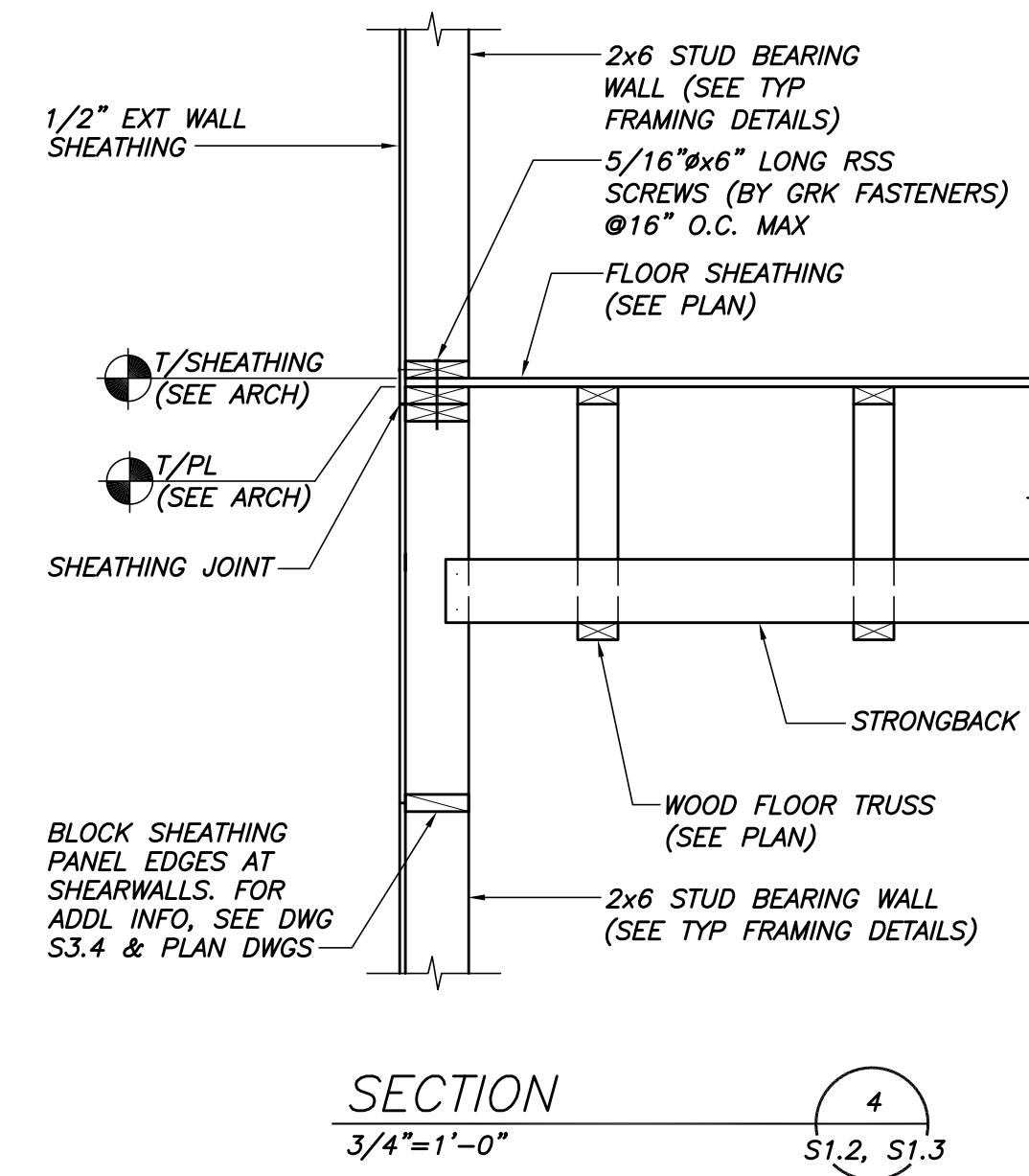
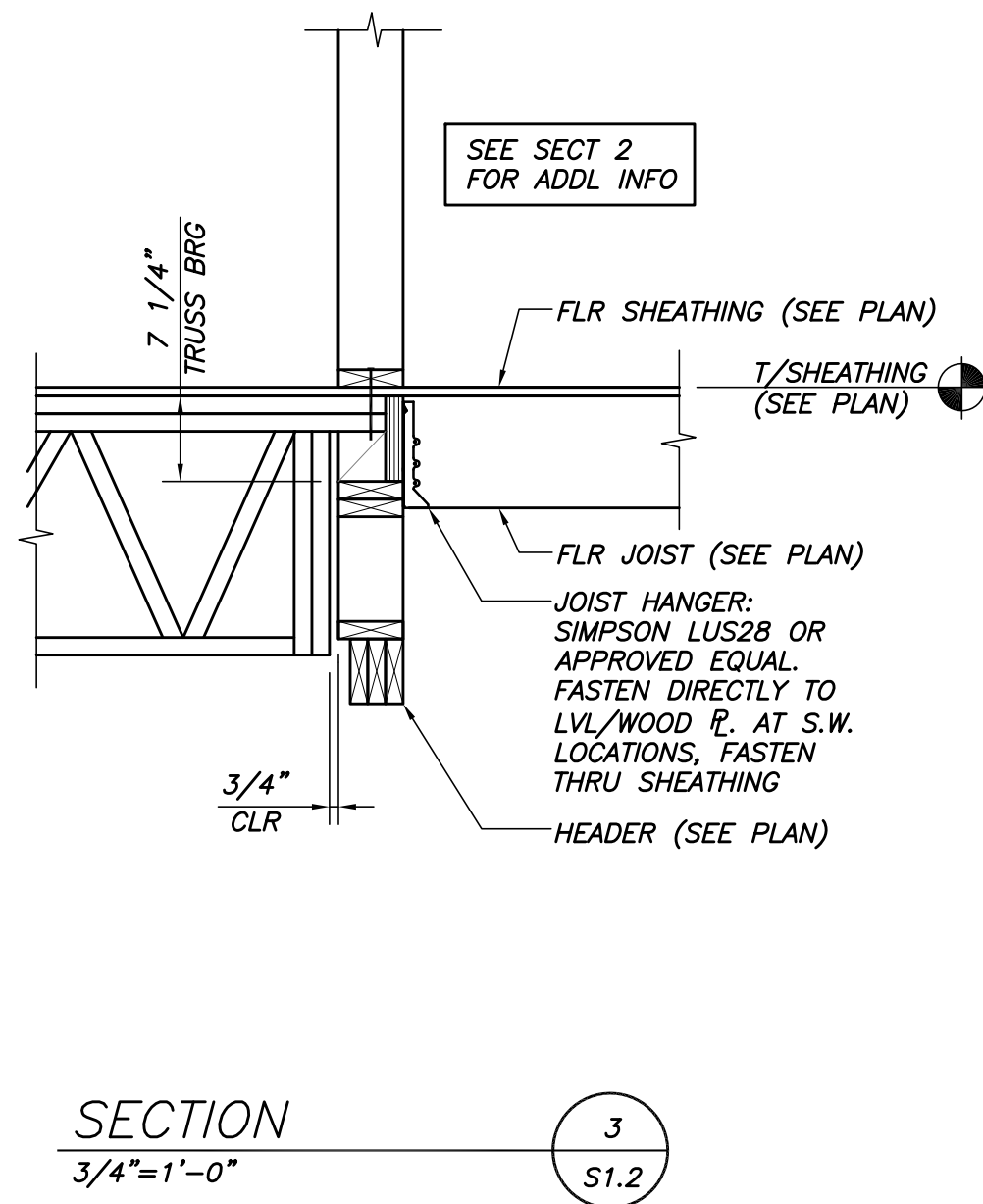
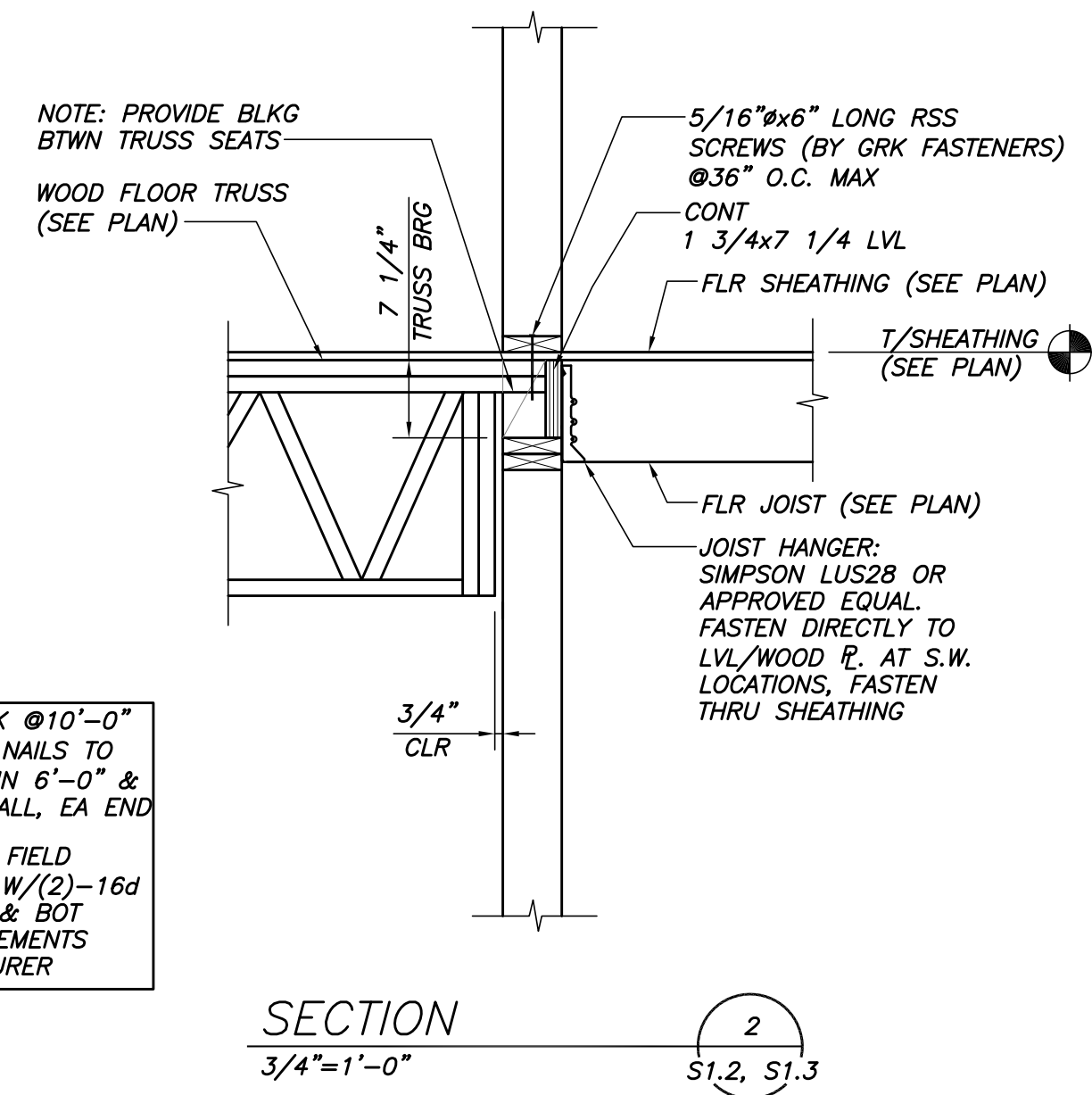
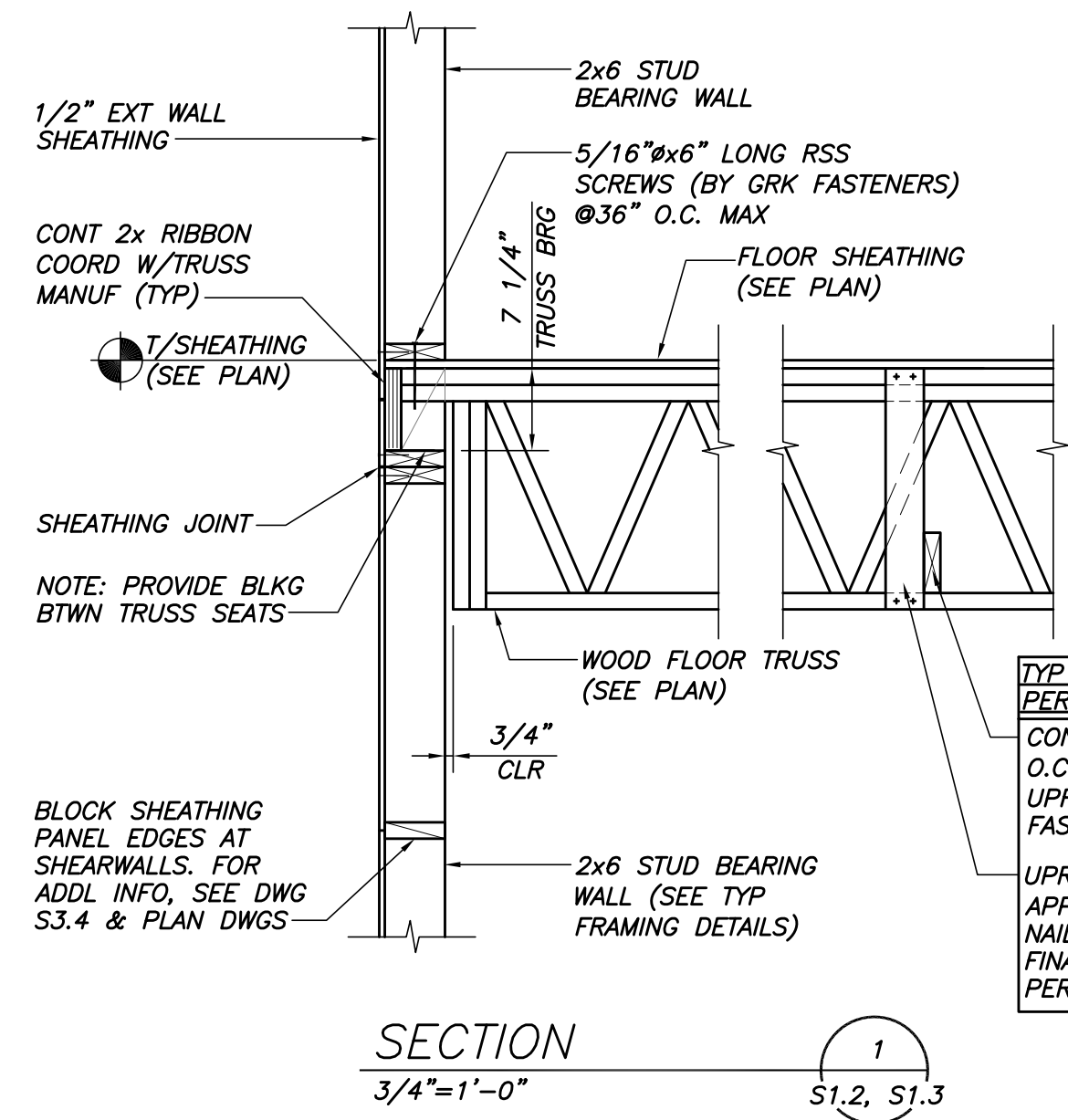
Project No: 07.446.24E

Drawing Title: **FRAMING SECTIONS AND DETAILS**

Scale:
Date: October 25, 2010
Revisions:

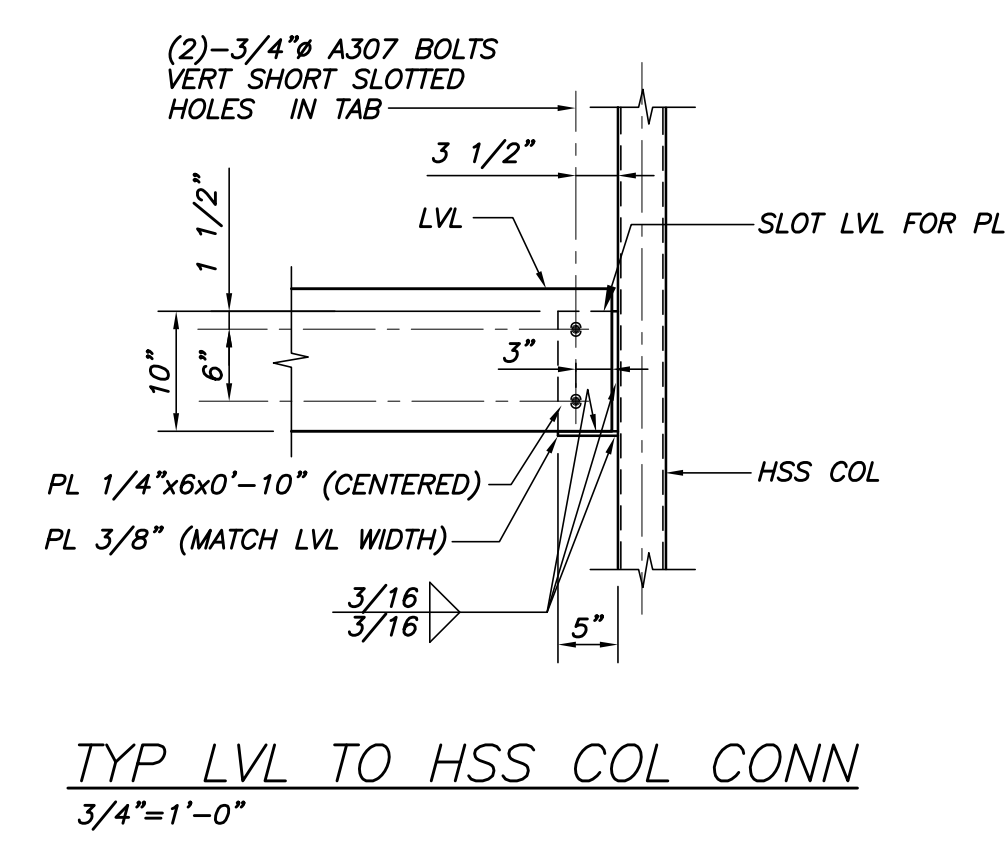
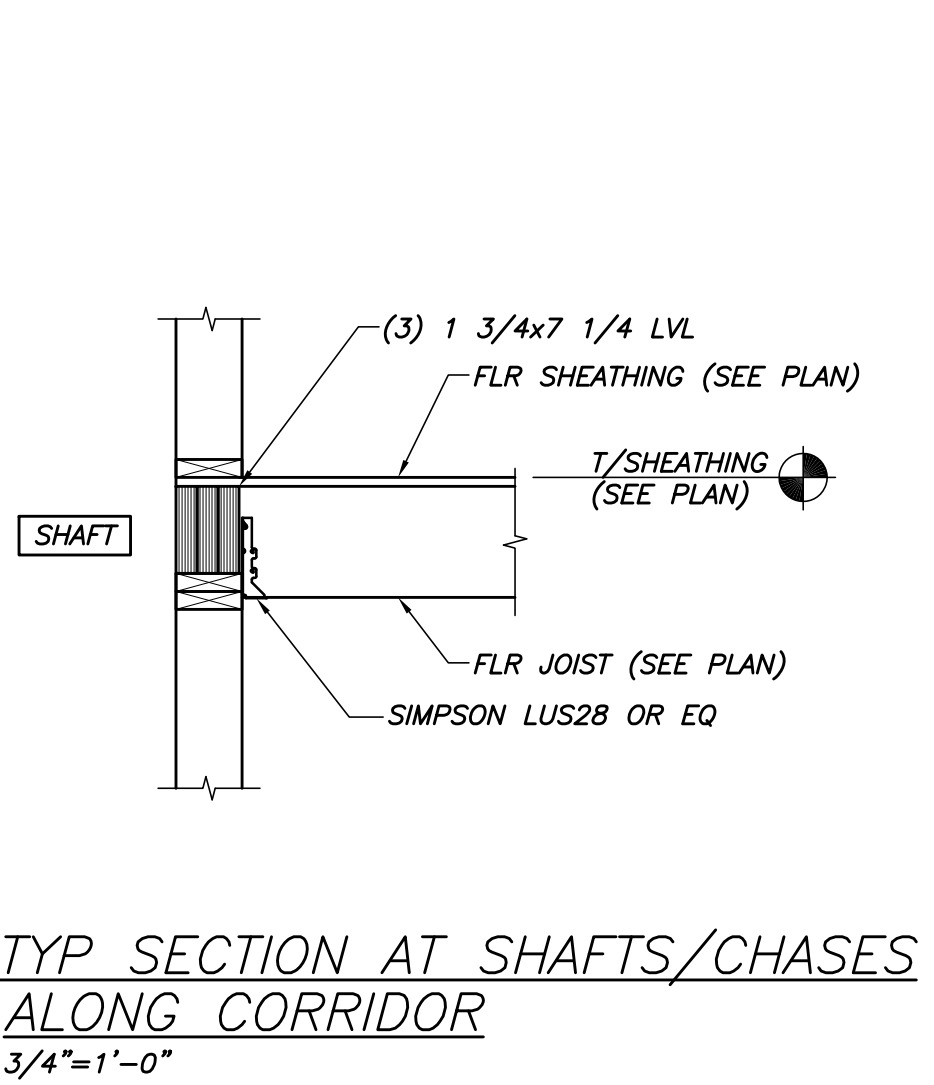
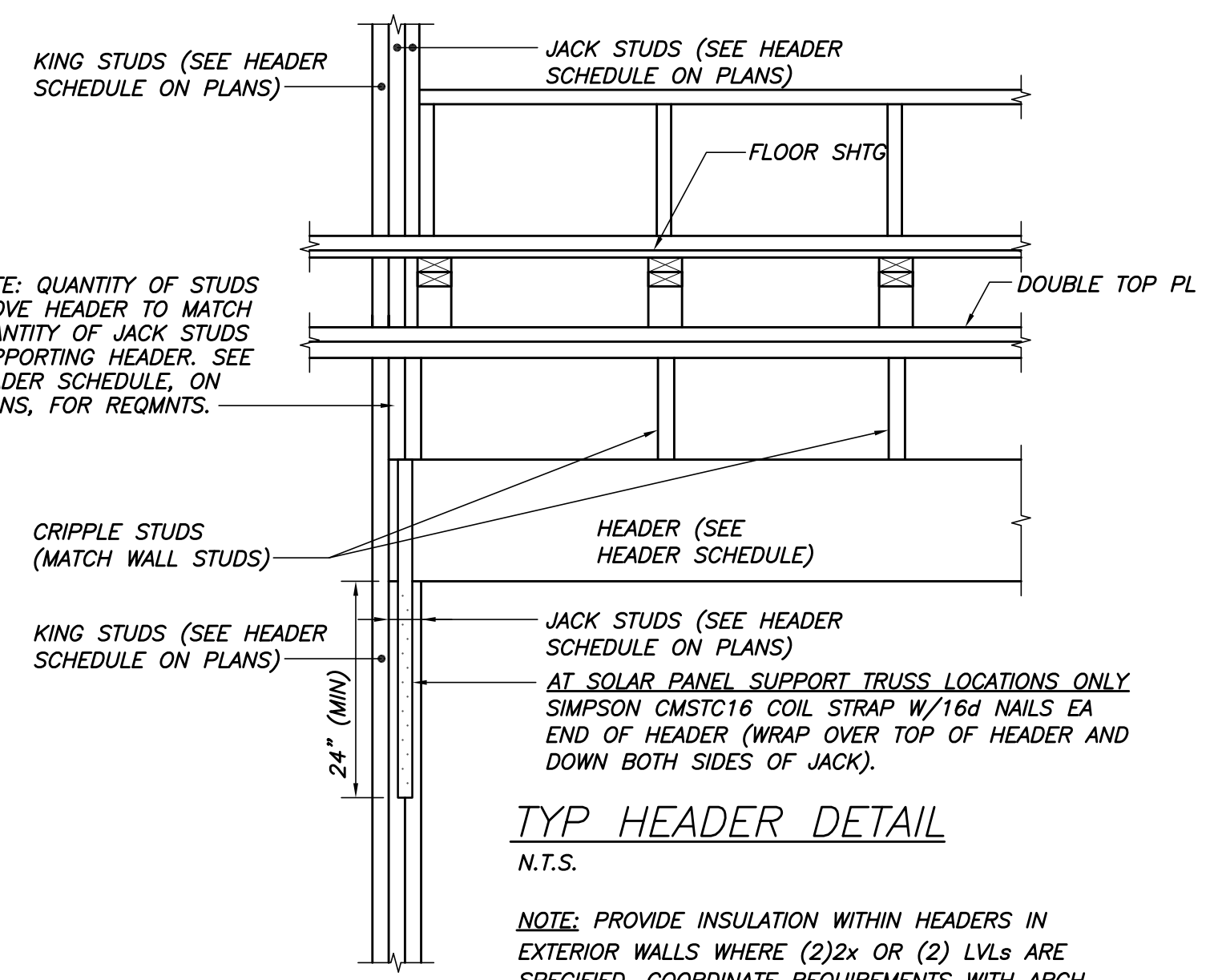
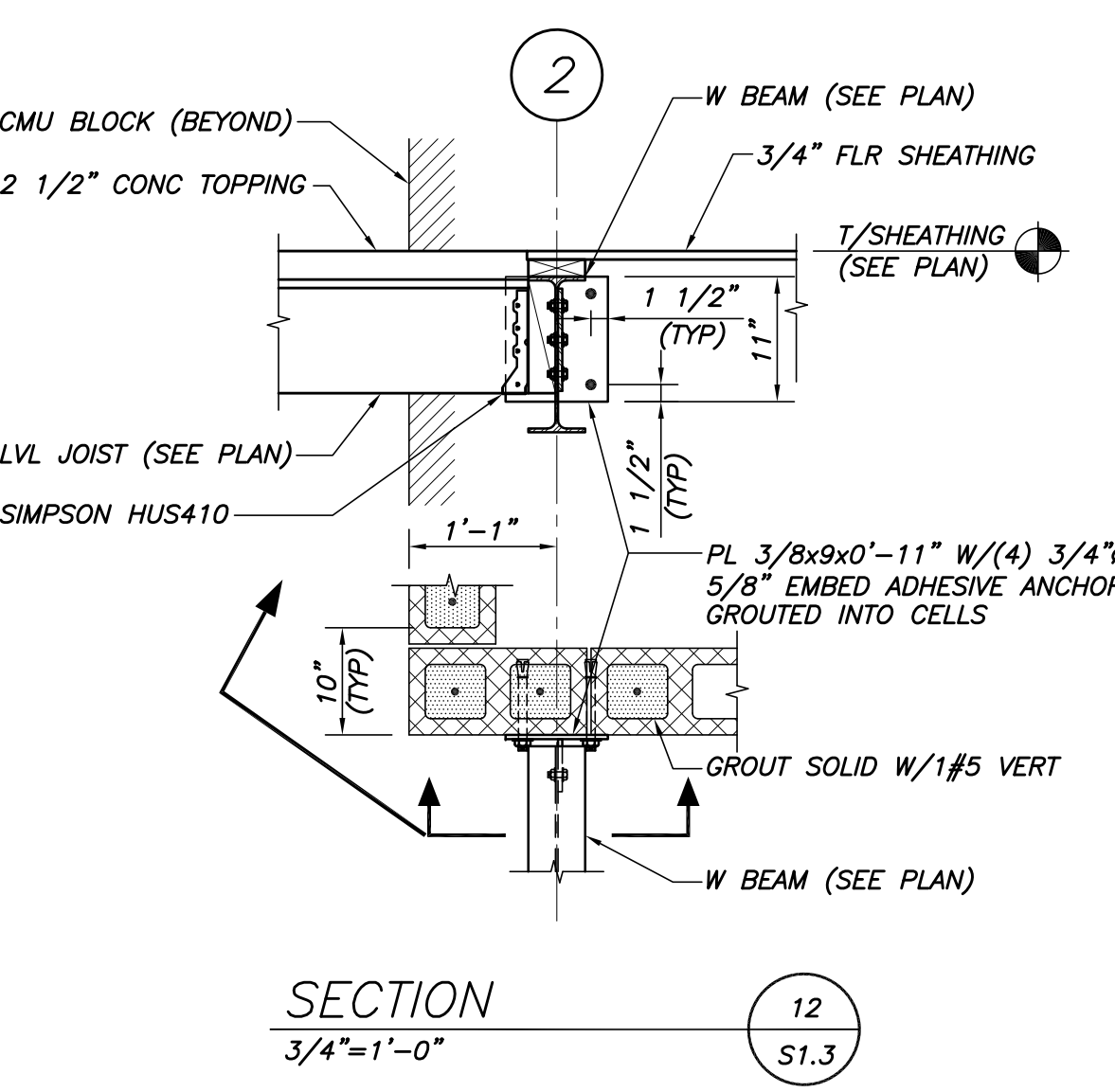
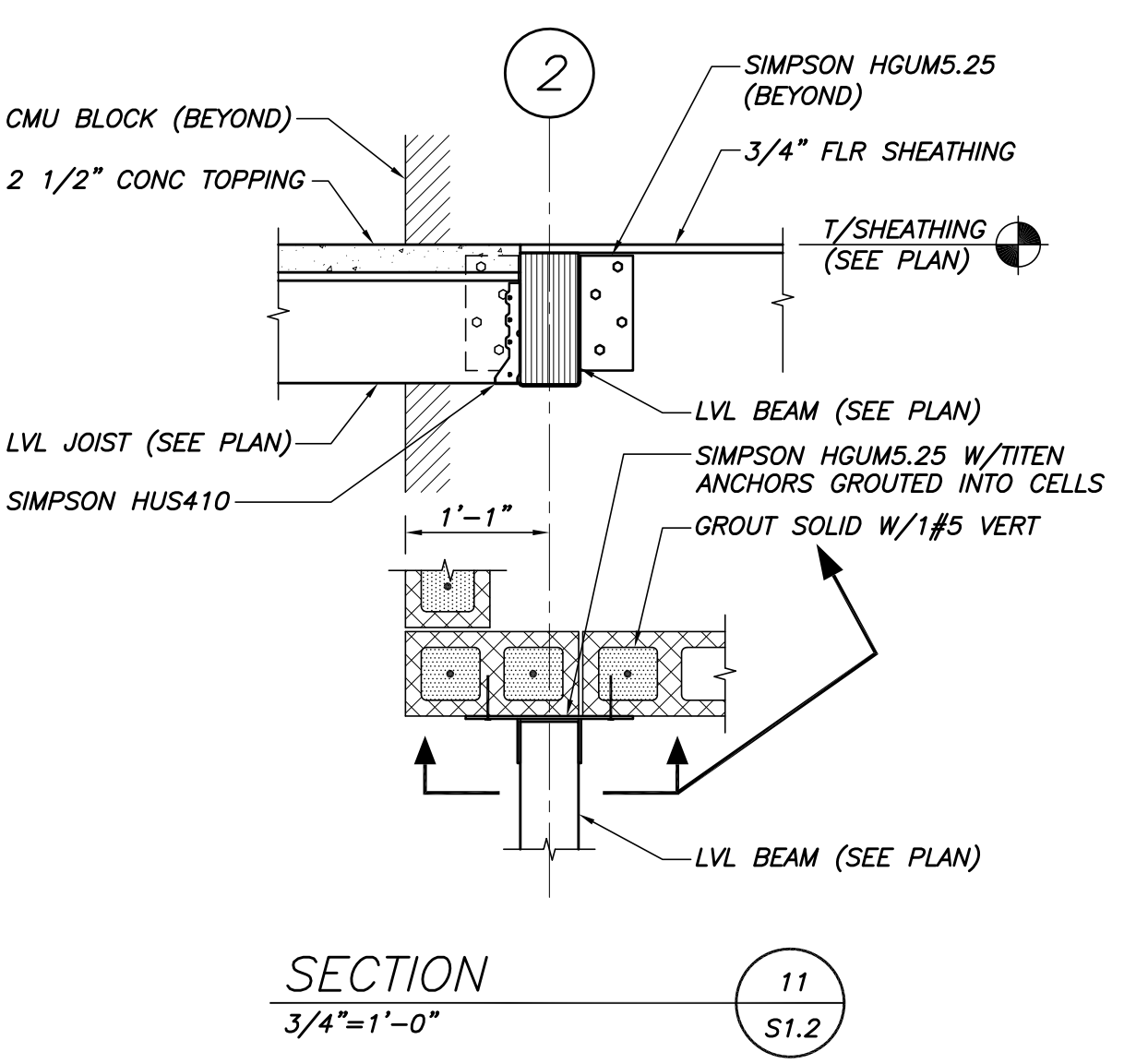
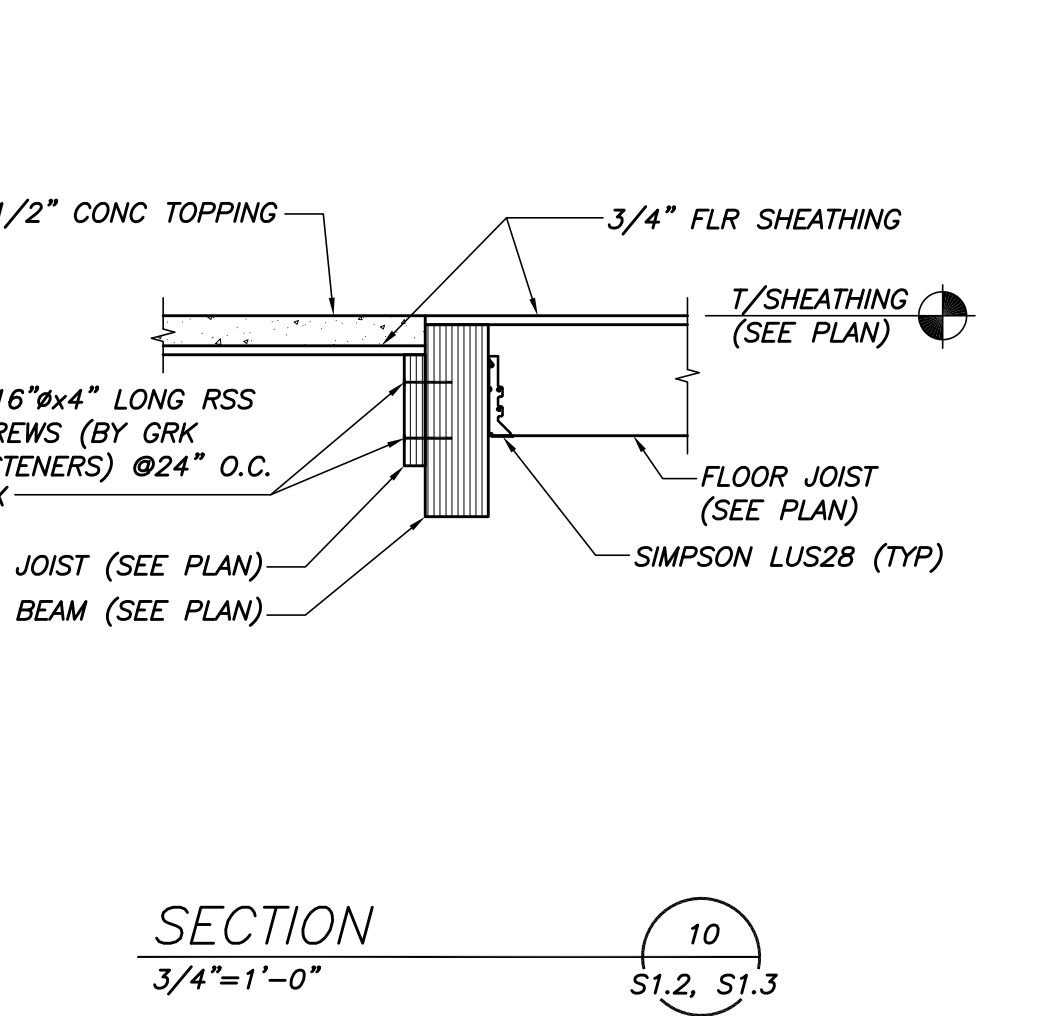
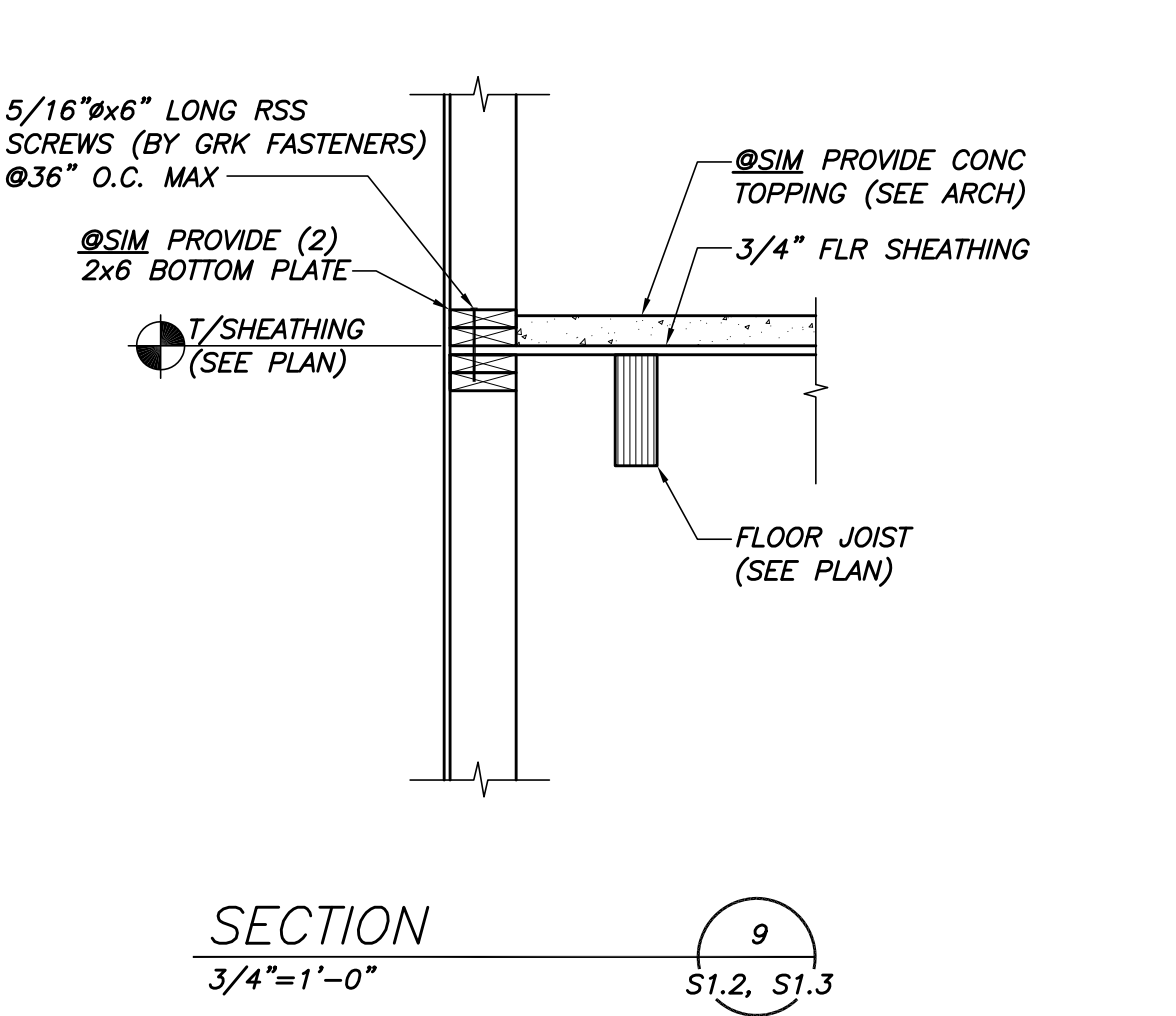
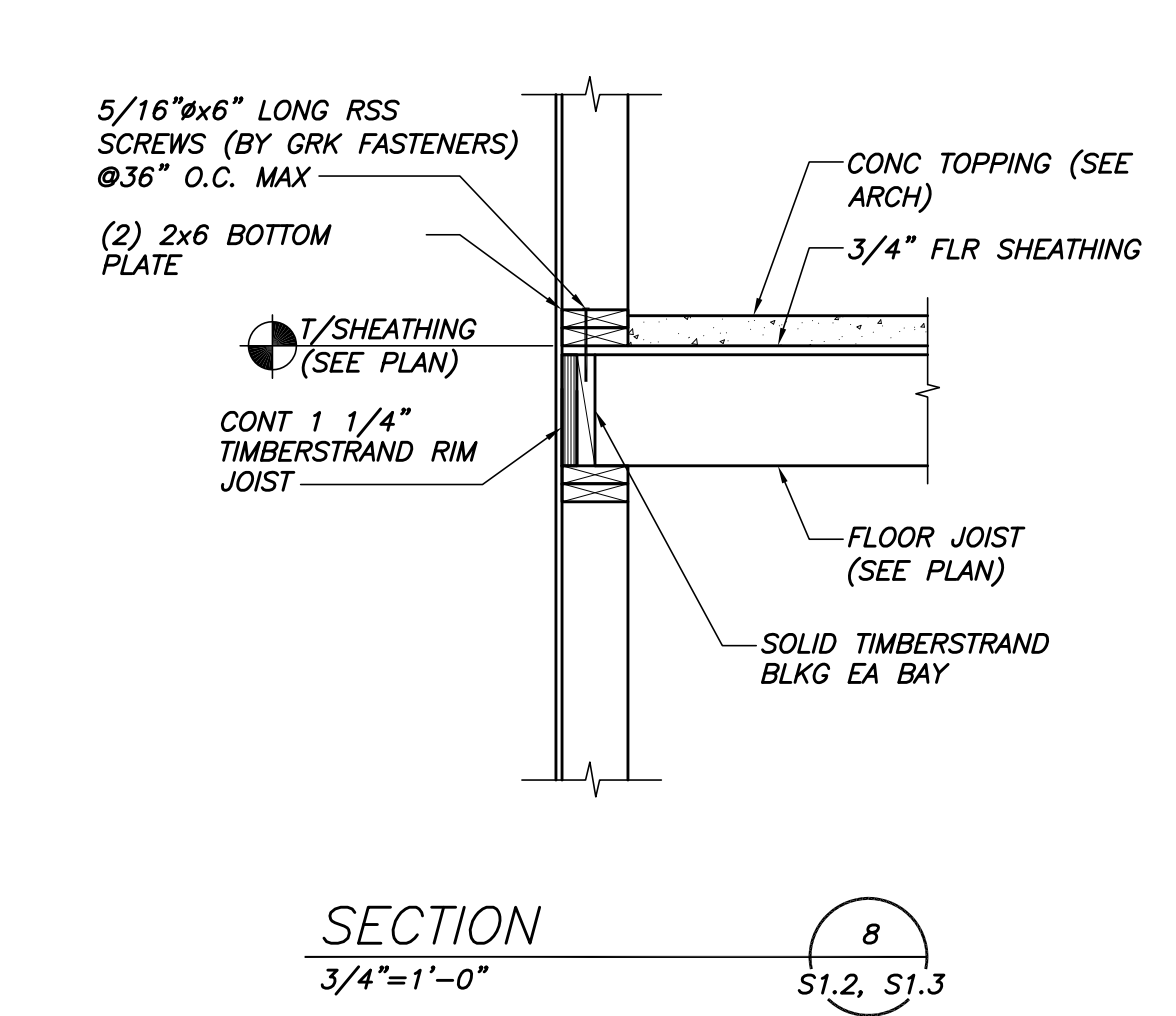
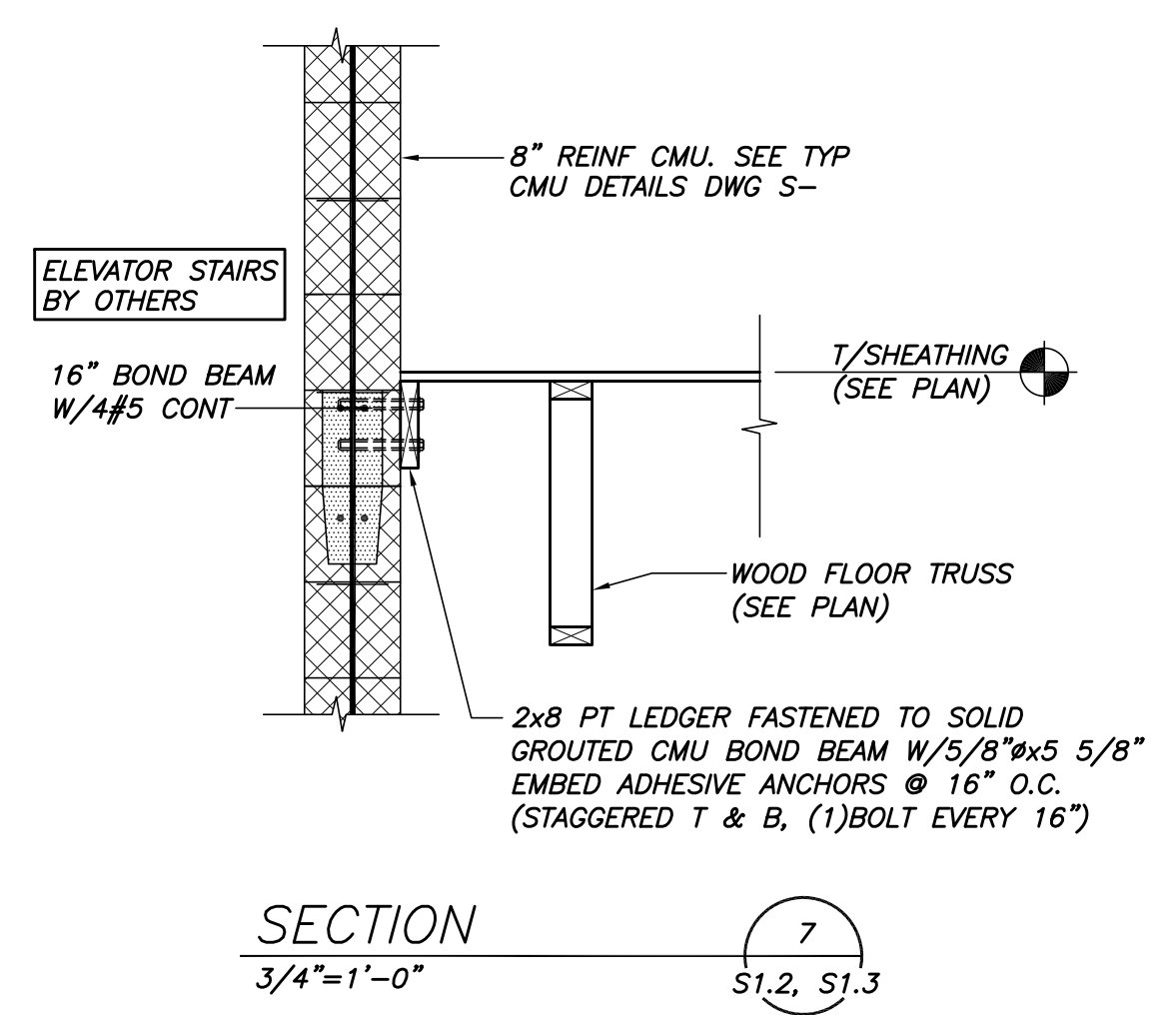
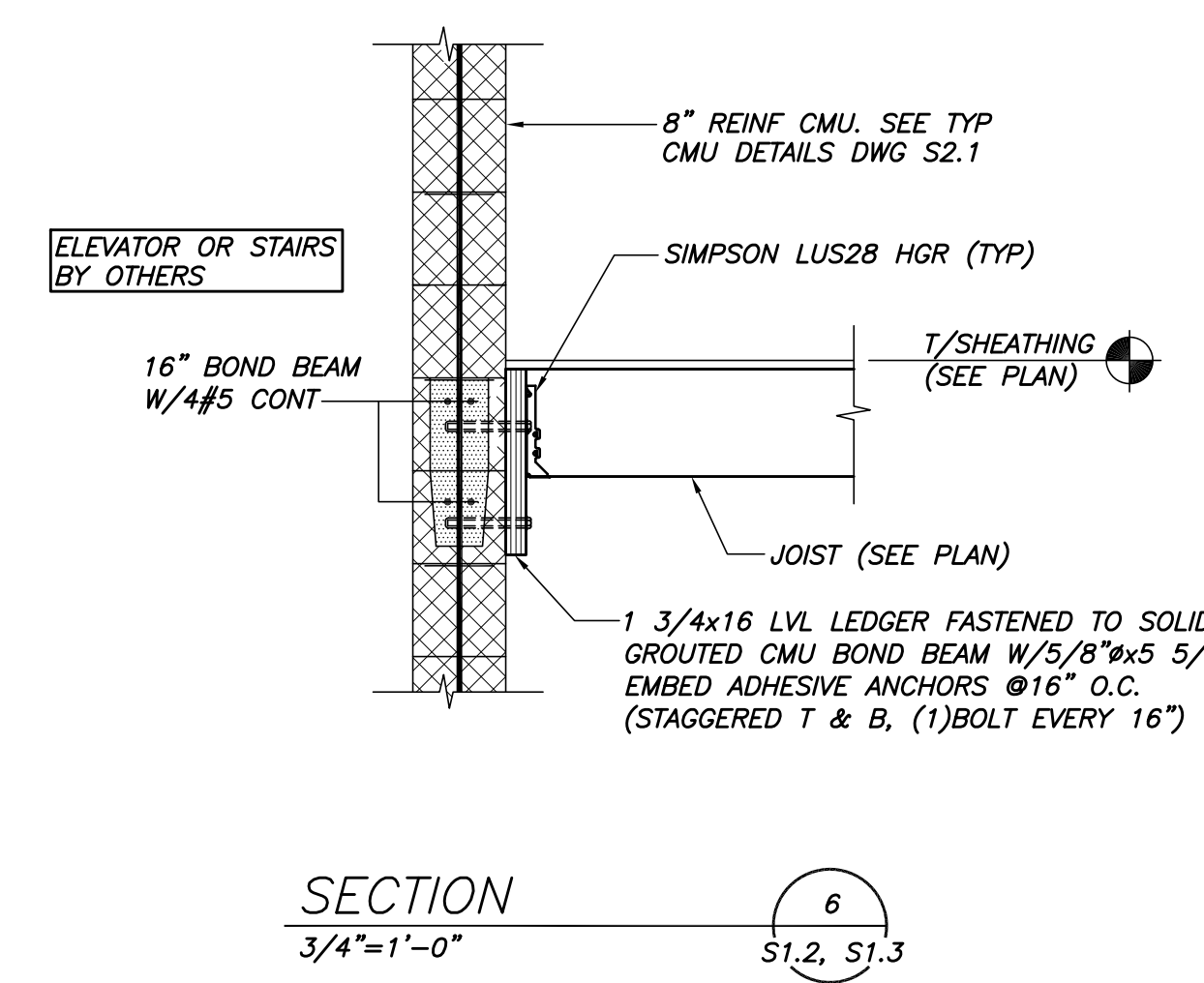
Drawing Number: **S3.2**

10/26/2010 3:45 PM



TYP FLOOR TRUSS PERMANENT BRACING
 CONT 2x6 STRONGBACK @10'-0" O.C. MAX. W/(3)-10d NAILS TO UPRIGHT (TYP). LAP MIN 6'-0" & FASTEN TO BEARING WALL, EA END
 UPRIGHT IN TRUSS OR FIELD APPLIED 2x4 UPRIGHT W/(2)-16d NAILS TO TRUSS, TOP & BOT FINAL BRACING REQUIREMENTS PER TRUSS MANUFACTURER

SEE ARCH DWGS FOR INSULATION & MOISTURE BARRIER REQUIREMENTS



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PAUL B. BECKER
 No. 6554

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OAK STREET LOFTS
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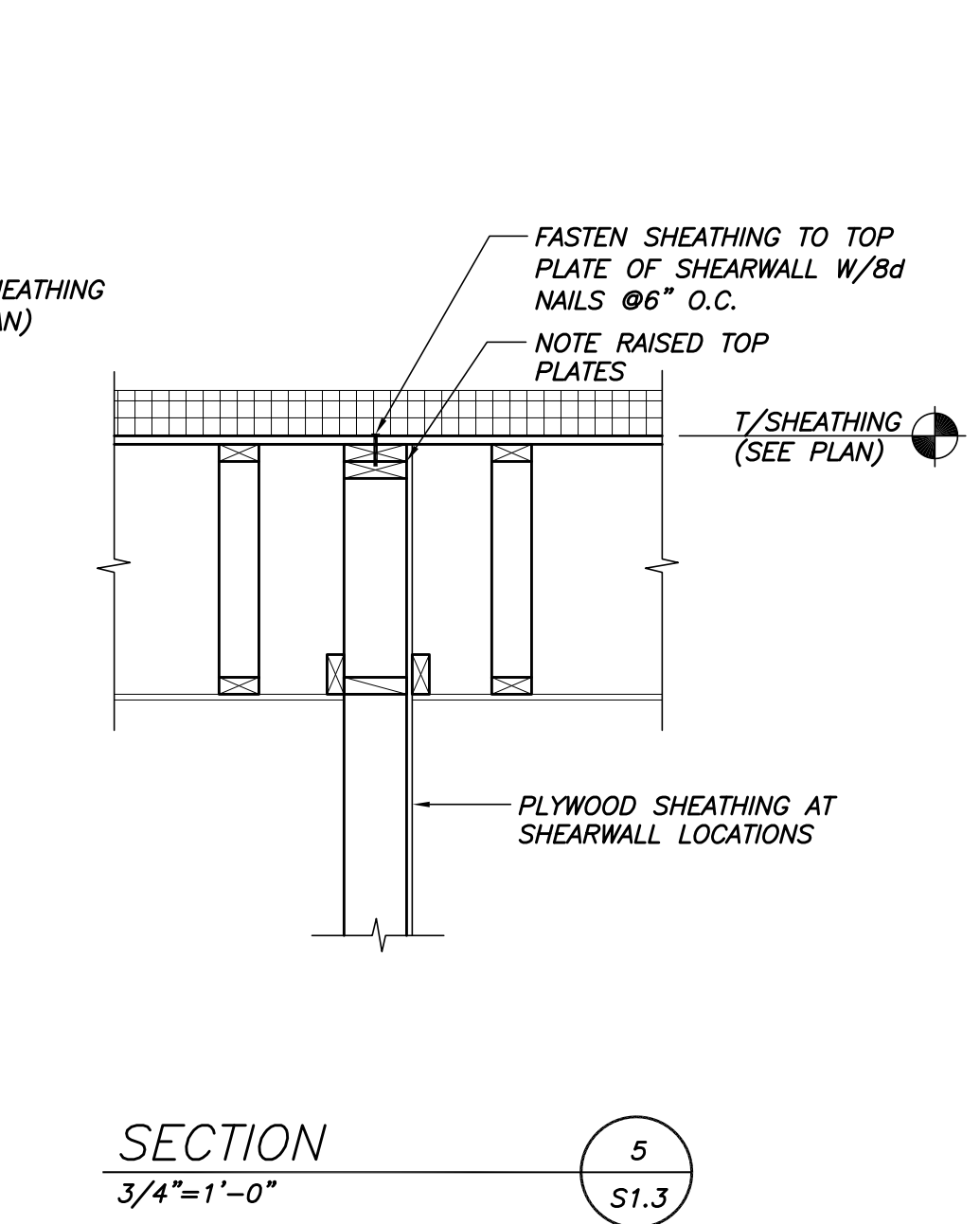
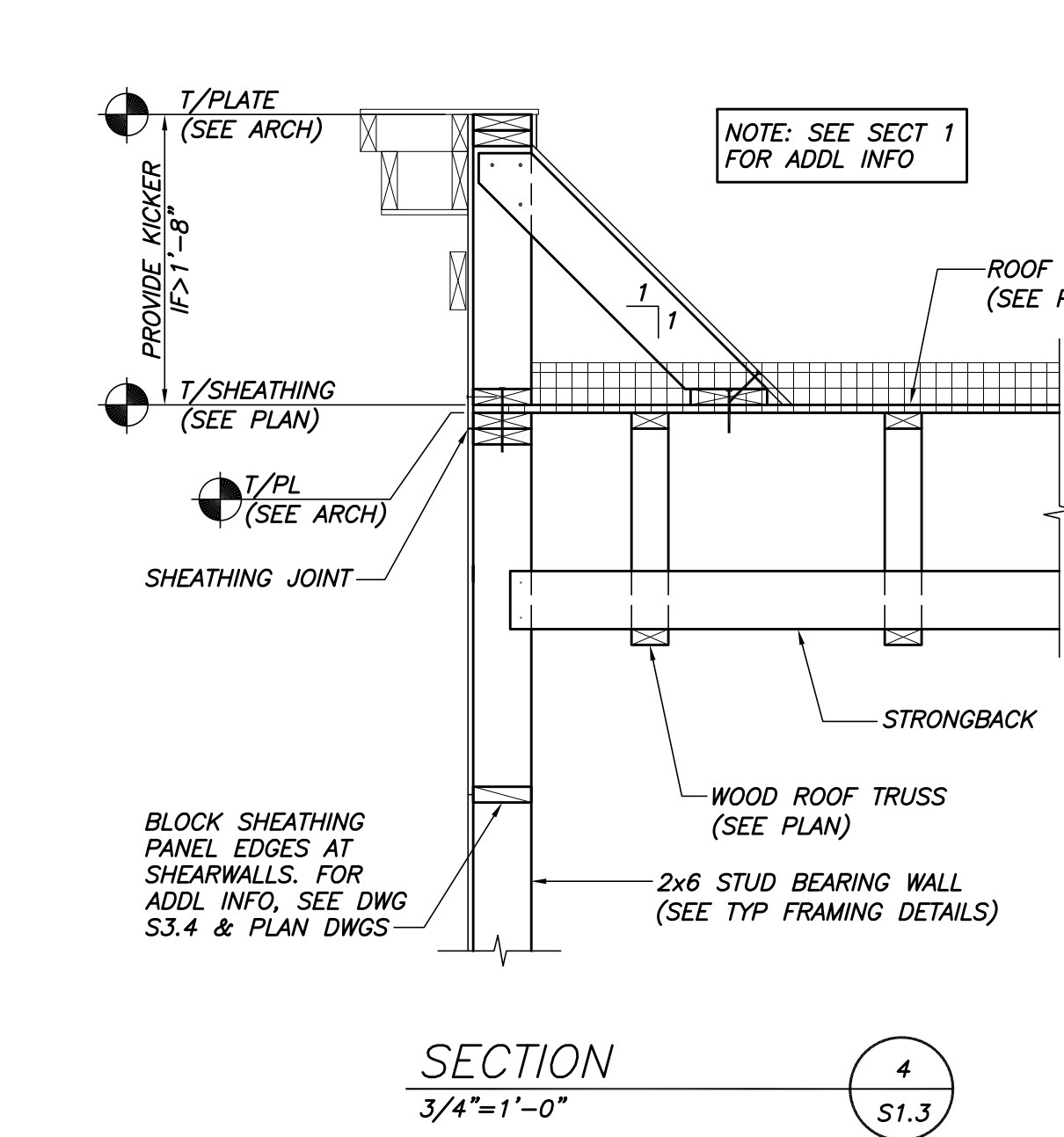
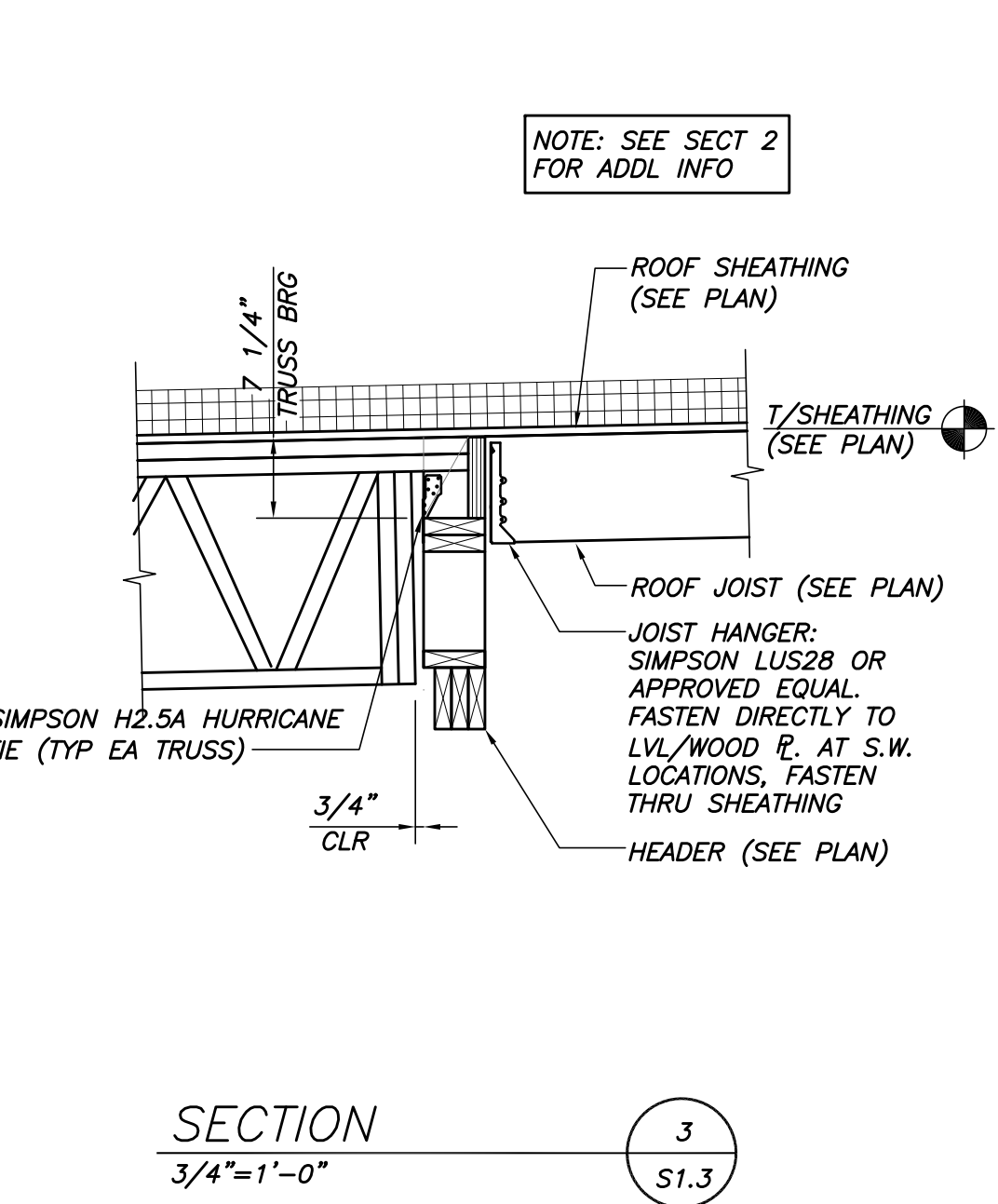
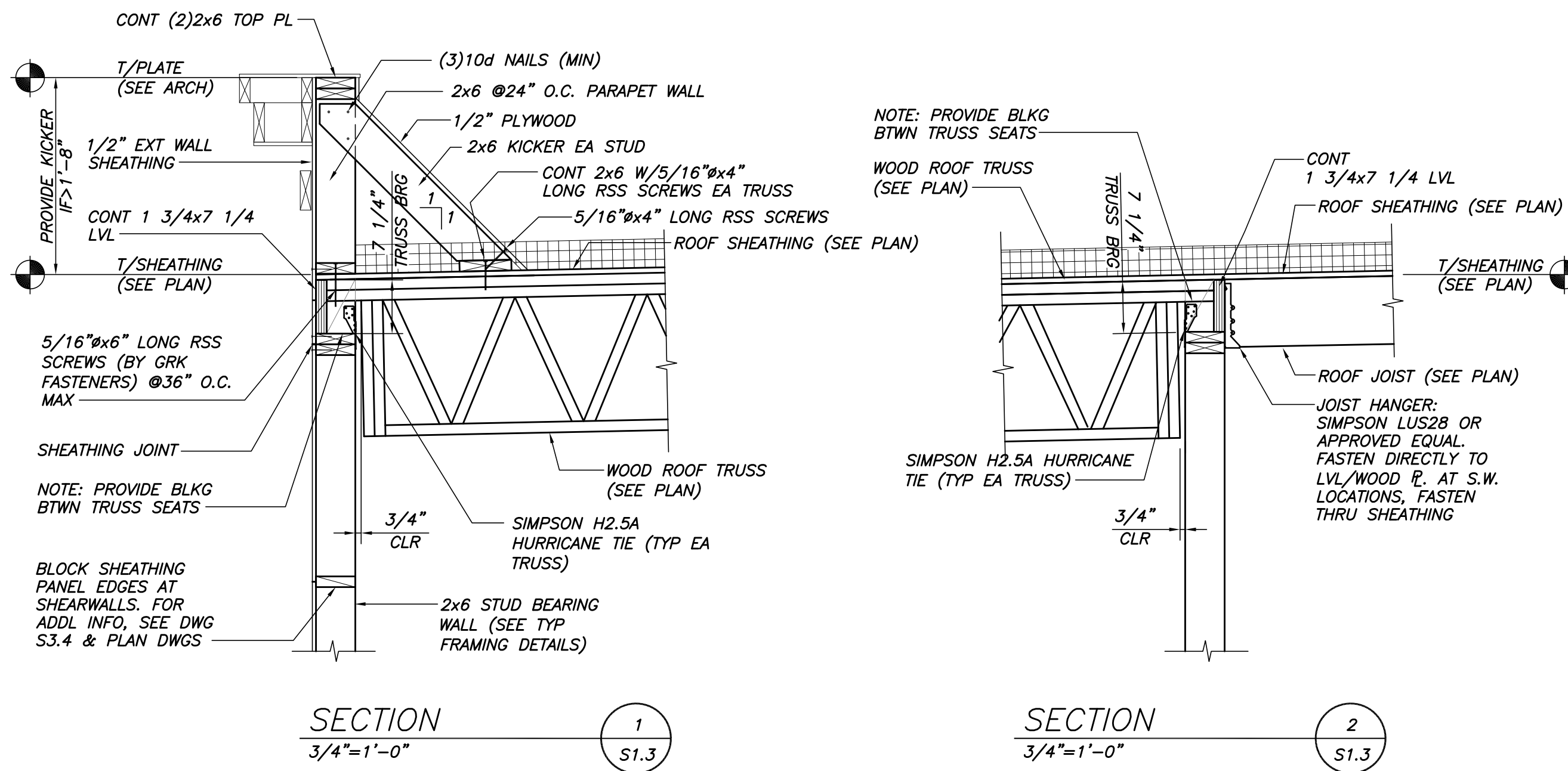
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Project No: 07.446.24E

Drawing Title: **FRAMING SECTIONS AND DETAILS**

Scale:
 Date: October 25, 2010
 Revisions:

Drawing Number: **S3.3**



SECTION 1
3/4"=1'-0" S1.3

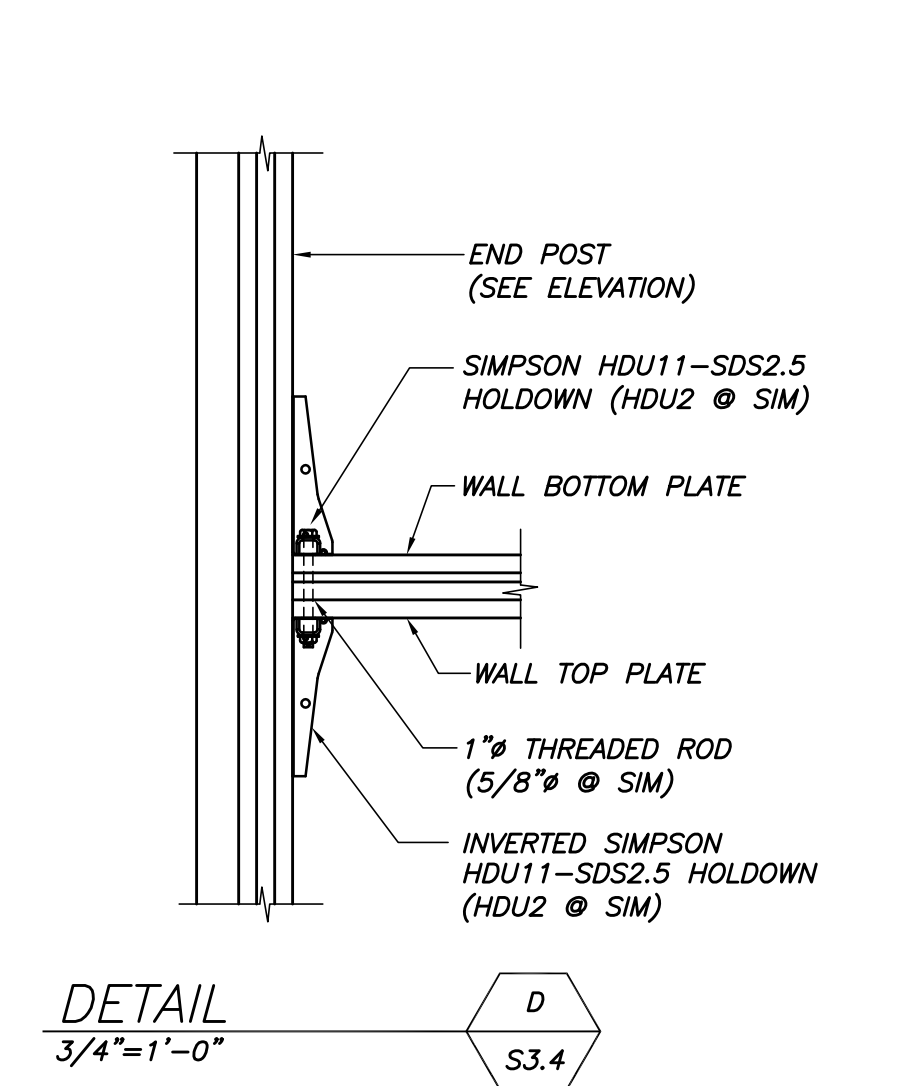
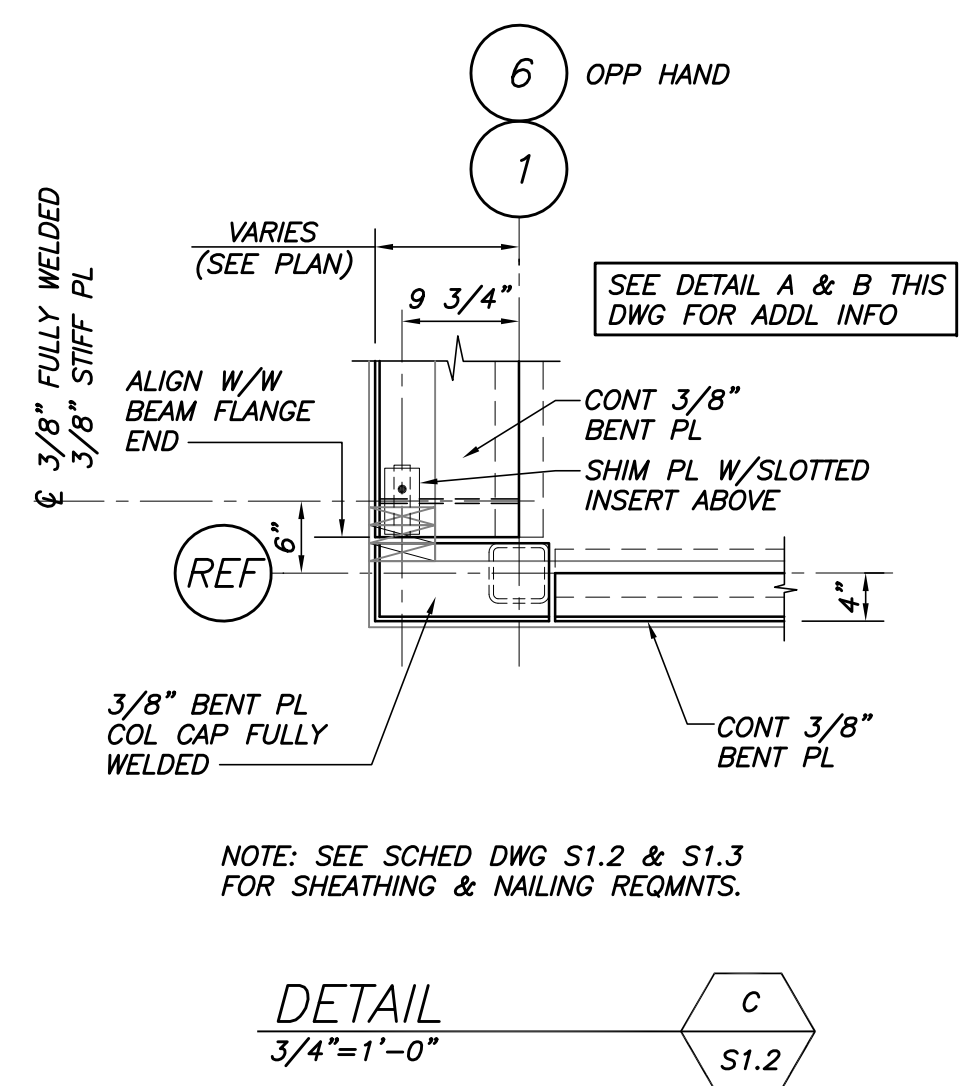
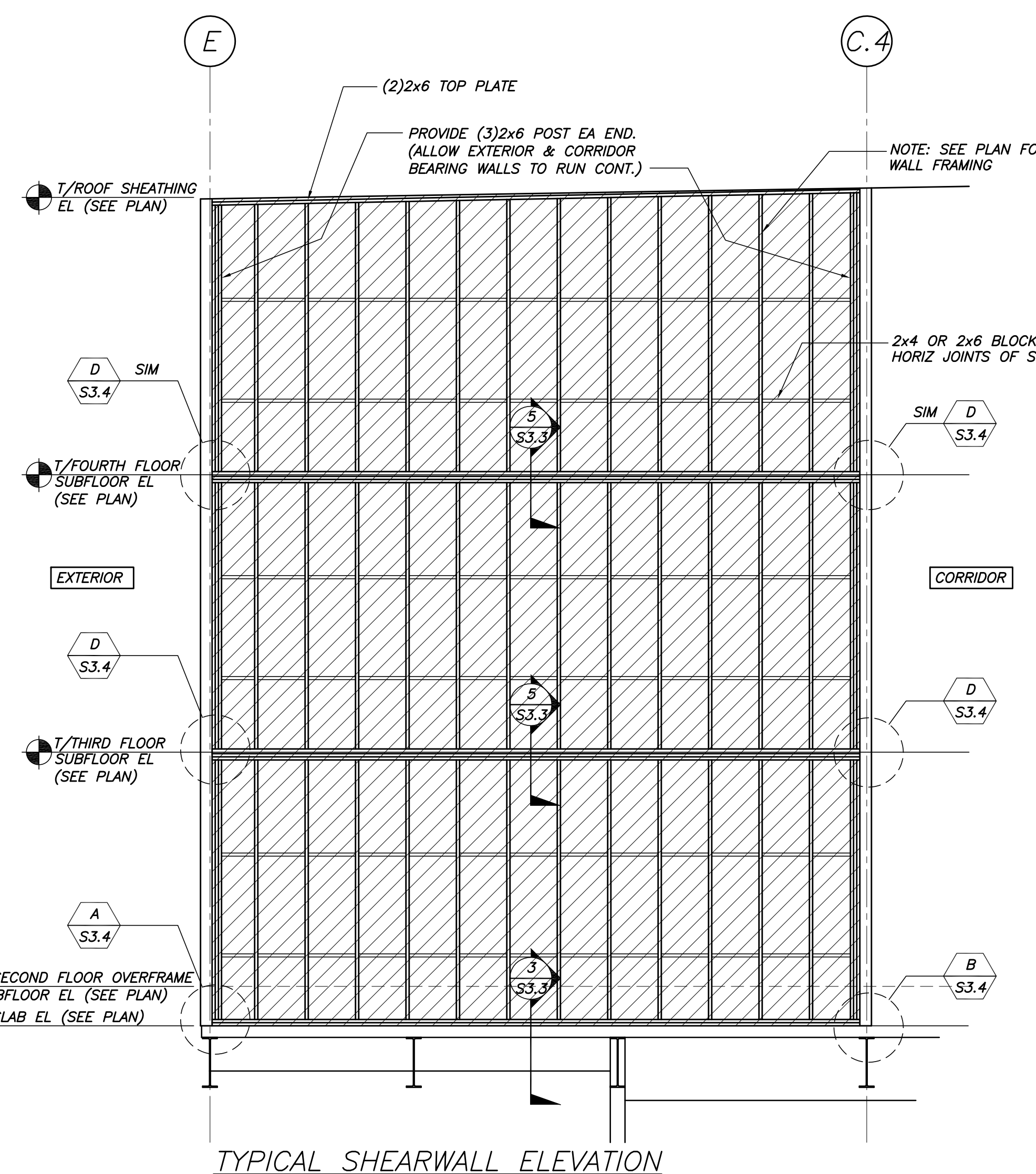
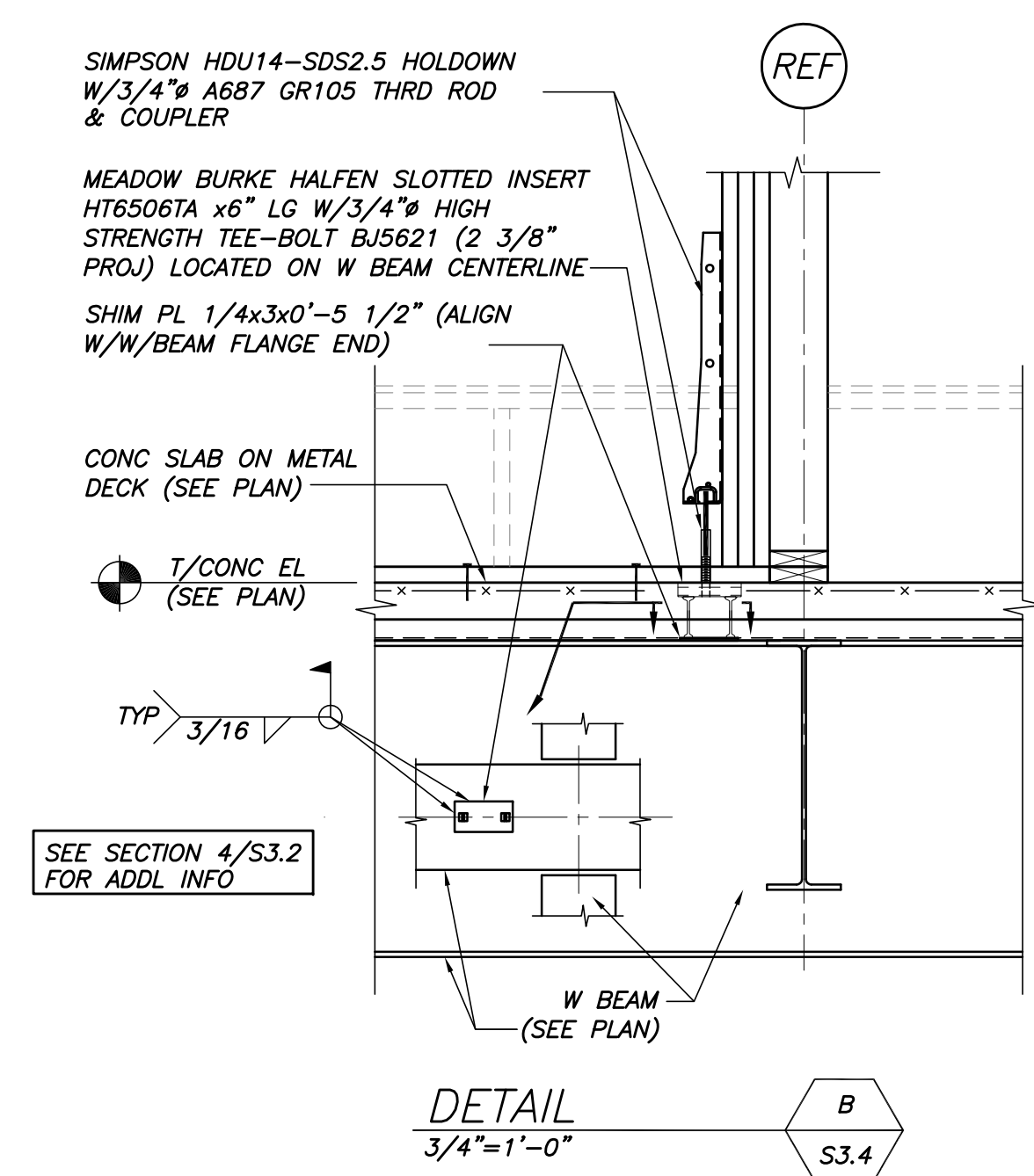
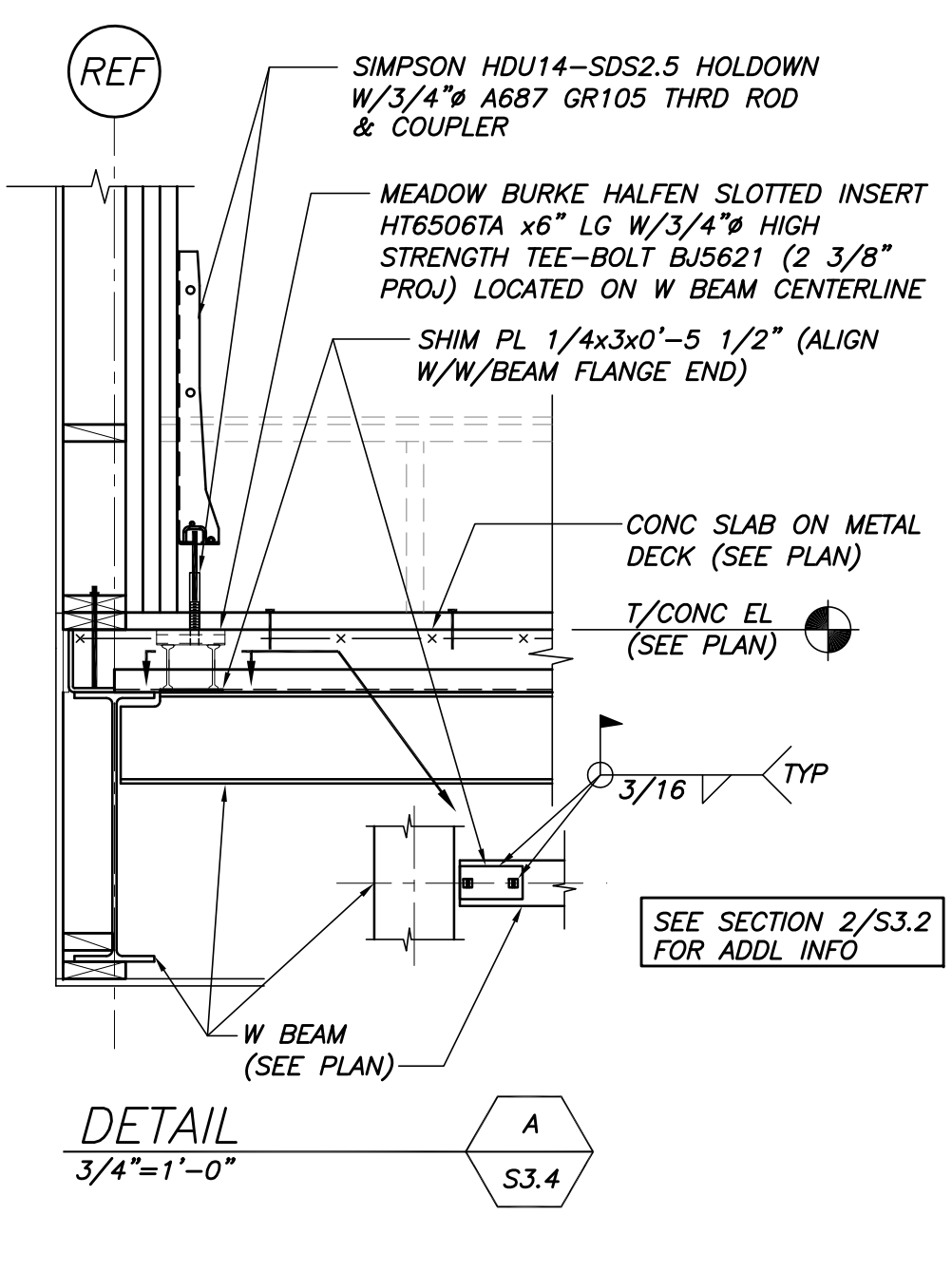
SECTION 2
3/4"=1'-0" S1.3

SECTION 3
3/4"=1'-0" S1.3

SECTION 4
3/4"=1'-0" S1.3

SECTION 5
3/4"=1'-0" S1.3

SEE ARCH DWGS FOR INSULATION & MOISTURE BARRIER REQUIREMENTS



- WOOD STUD SHEARWALL NOTES:**
1. PLYWOOD SHEAR PANELS SHALL BE MINIMUM 1/2" APA RATED SHEATHING PANELS.
 2. PLYWOOD TO BE PLACED WITH FACE GRAIN PERPENDICULAR TO STUDS.
 3. USE 4'-0"x8'-0" PLYWOOD SHEETS WHERE POSSIBLE.
 4. MINIMUM WIDTH OF PLYWOOD SHEET IS 2'-0".
 5. SHEARWALL ELEVATIONS ARE INTENDED TO DETAIL SHEARWALL ELEMENTS ONLY. FRAMING SHOWN MAY NOT REFLECT ALL BUILDING COMPONENTS AT THE SHEARWALL AREA.
 6. COORDINATE SHEARWALL DIMENSIONS AND LOCATIONS WITH ARCHITECTURAL DRAWINGS.
 7. HOLES ARE ALLOWED IN PLYWOOD SHEARWALLS AS SHOWN ON THE DRAWINGS (SEE ARCHITECTURAL DRAWINGS).
 8. PROVIDE "2x" OR "4x" BLOCKING (SEE ELEVATIONS) AS NAILING SURFACE AT UNSUPPORTED PANEL EDGES. BLOCK ALL PANEL EDGES.
 9. 3/8" MINIMUM EDGE DISTANCE AT ANY NAILED CONNECTION.
 10. SHEARWALL HOLD DOWNS SHALL BE AS SPECIFIED, MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. SHEARWALL HOLD DOWN ANCHORS SHALL BE ASTM 1554 (MIN) THREADED ROD OF SPECIFIED SIZE U.N.O.

DETAIL C
3/4"=1'-0" S1.2

DETAIL D
3/4"=1'-0" S3.4

TYPICAL SHEARWALL ELEVATION

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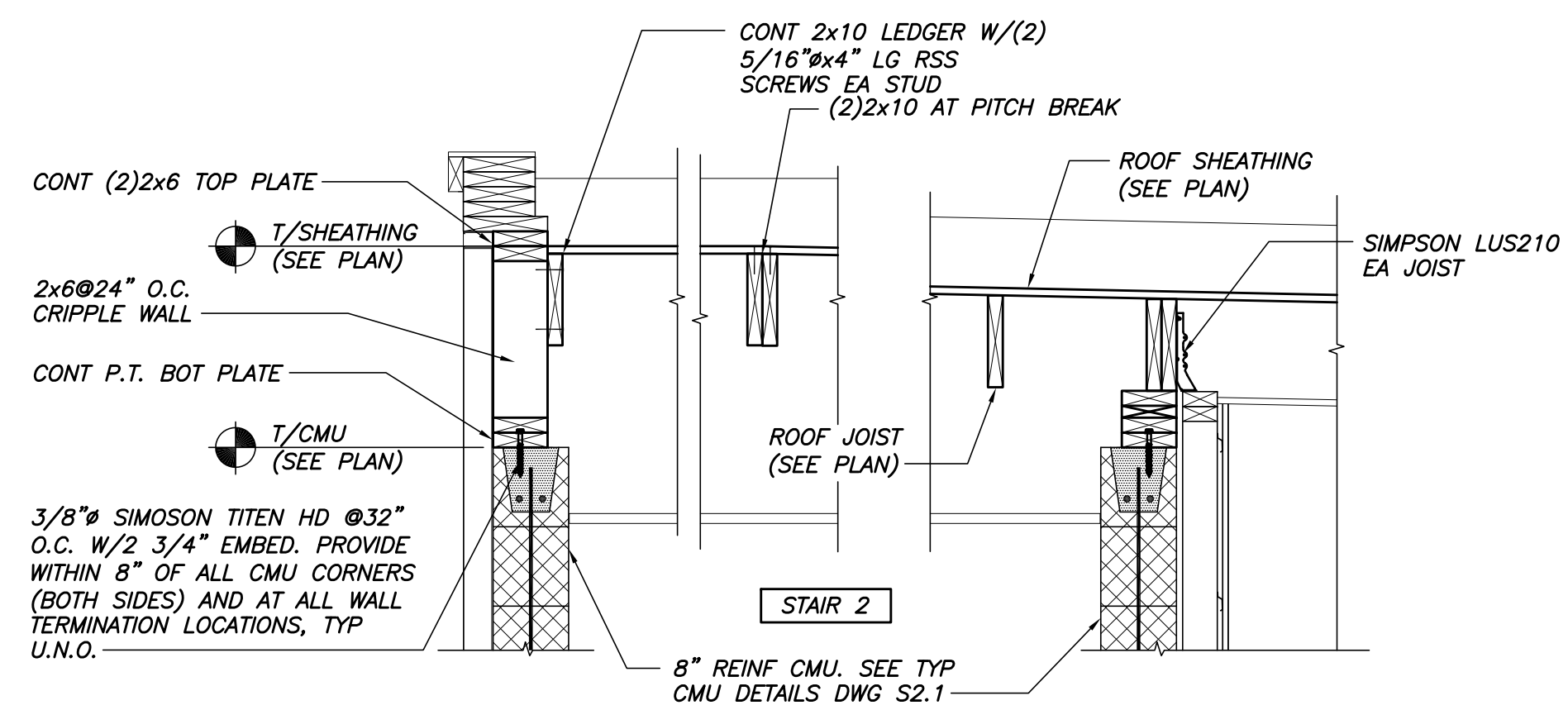
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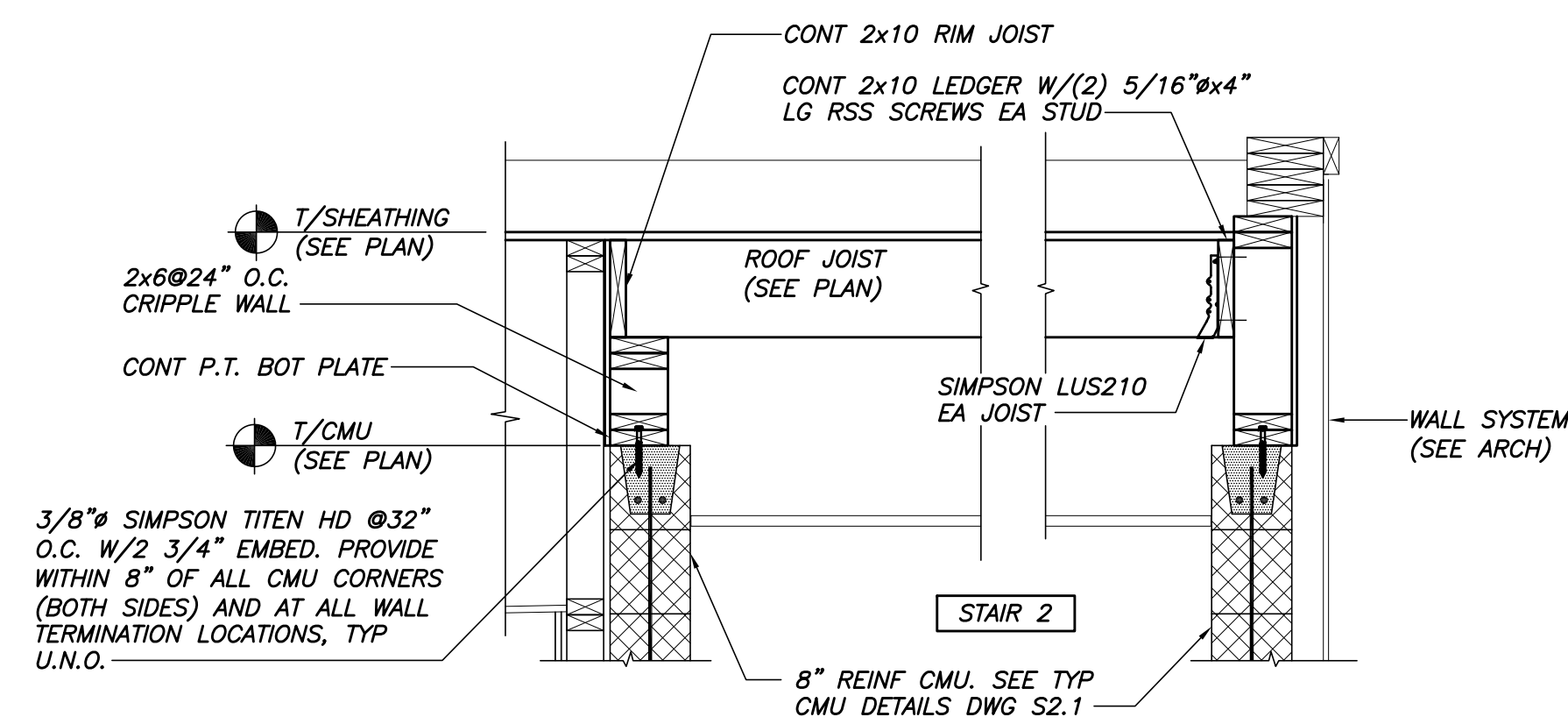
Drawing Title:
FRAMING SECTIONS AND DETAILS

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 Revisions:

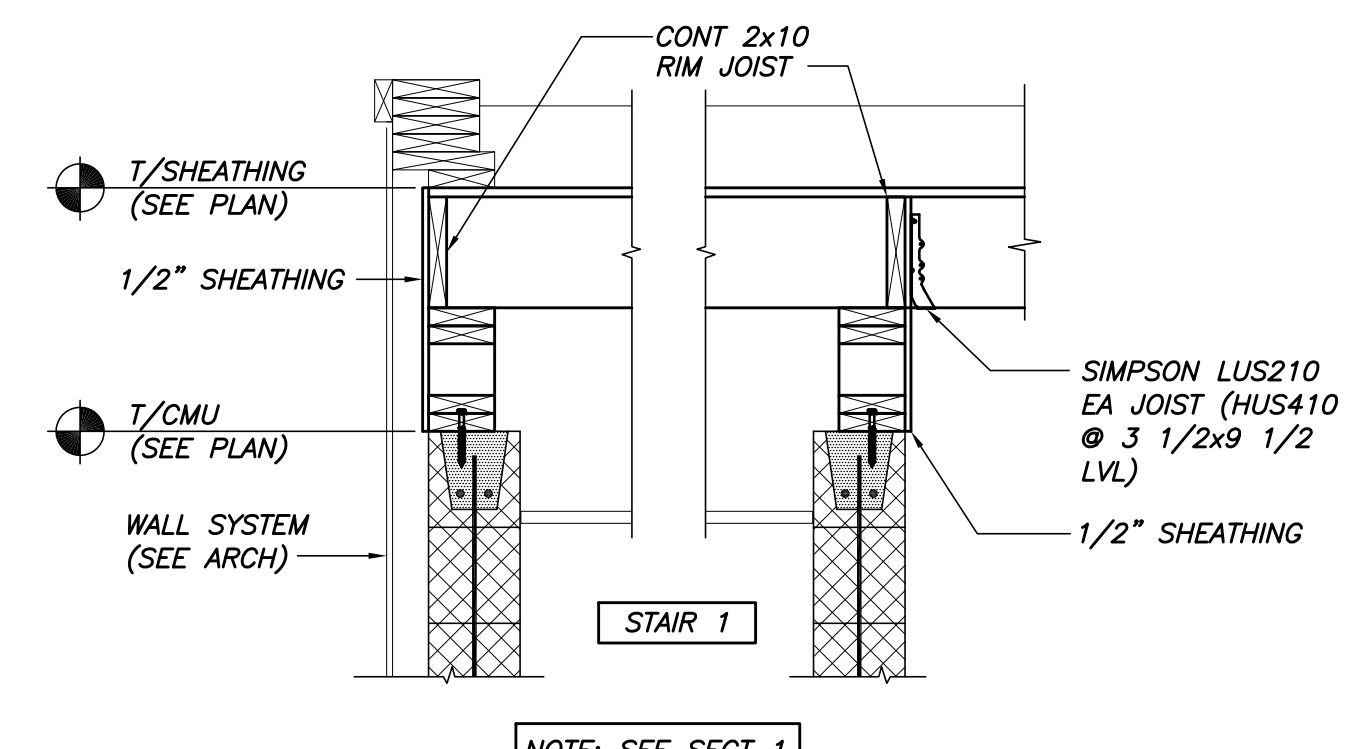
Drawing Number:
S3.4



SECTION 1
3/4"=1'-0" S1.3

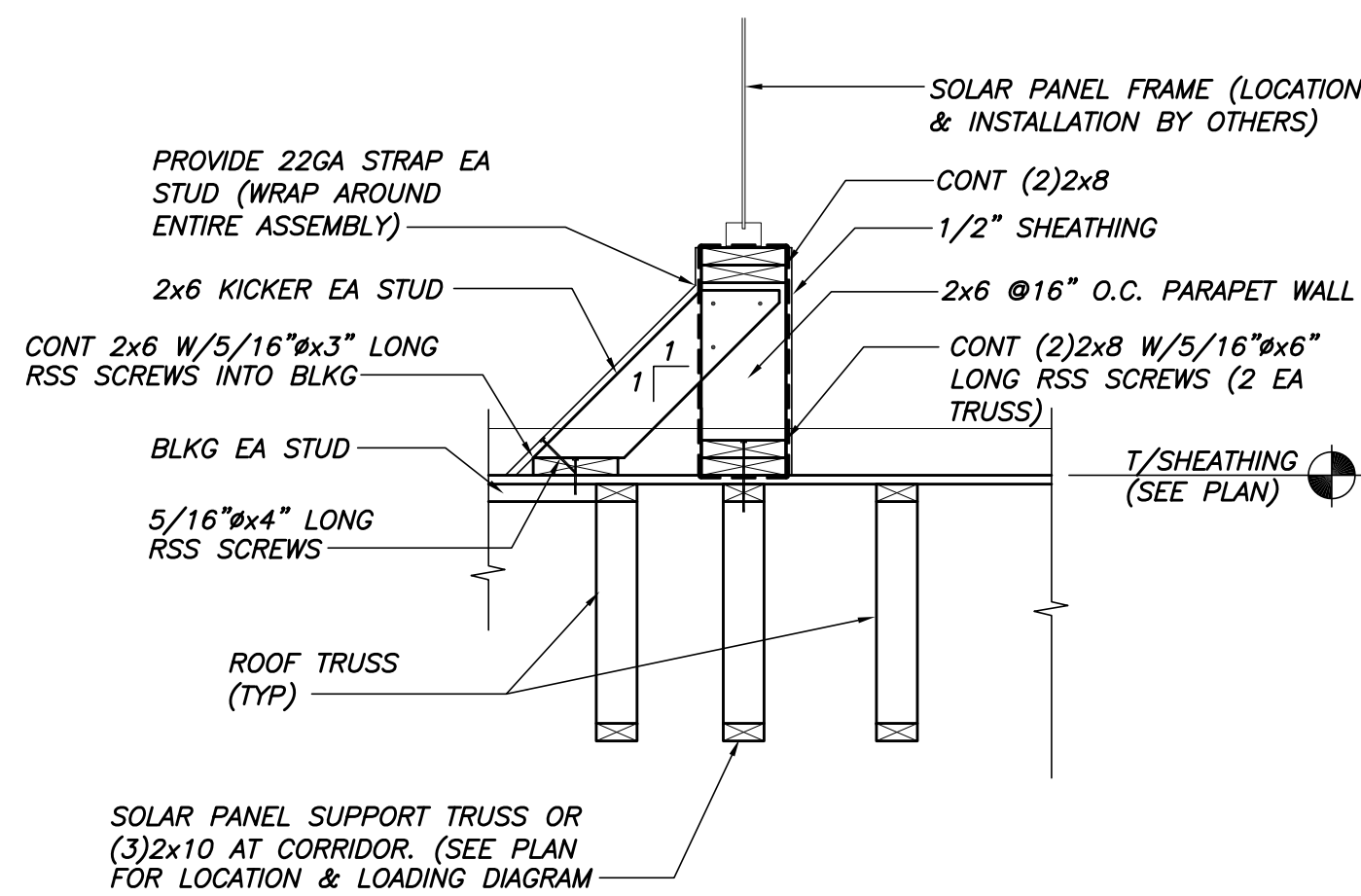


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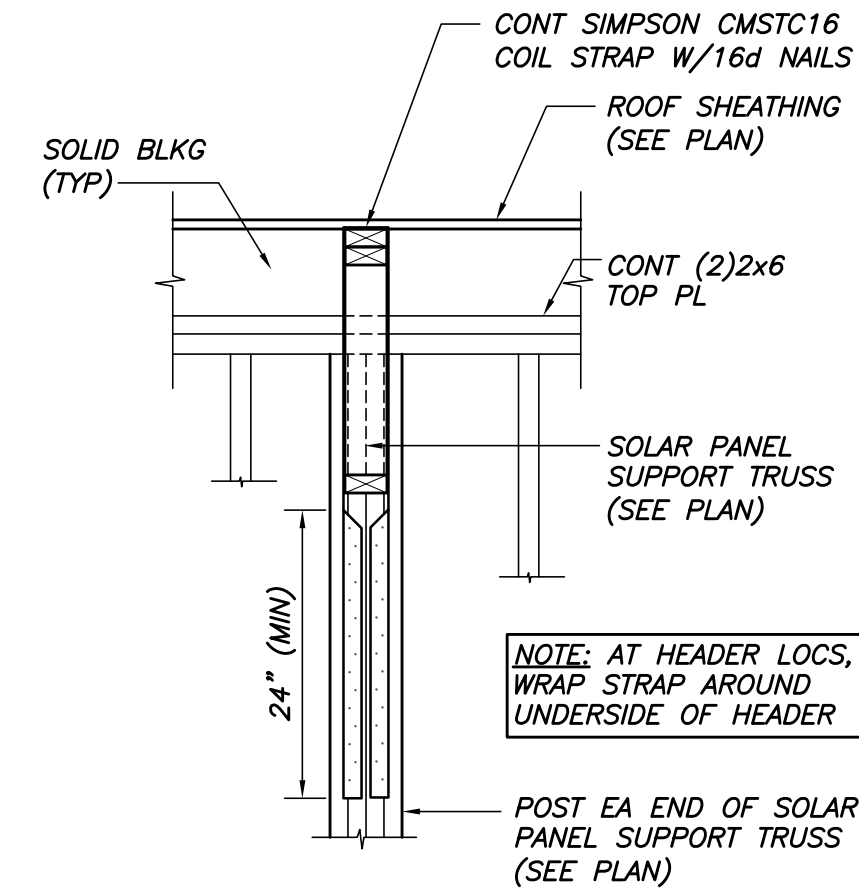


SECTION 3
3/4"=1'-0" S1.3

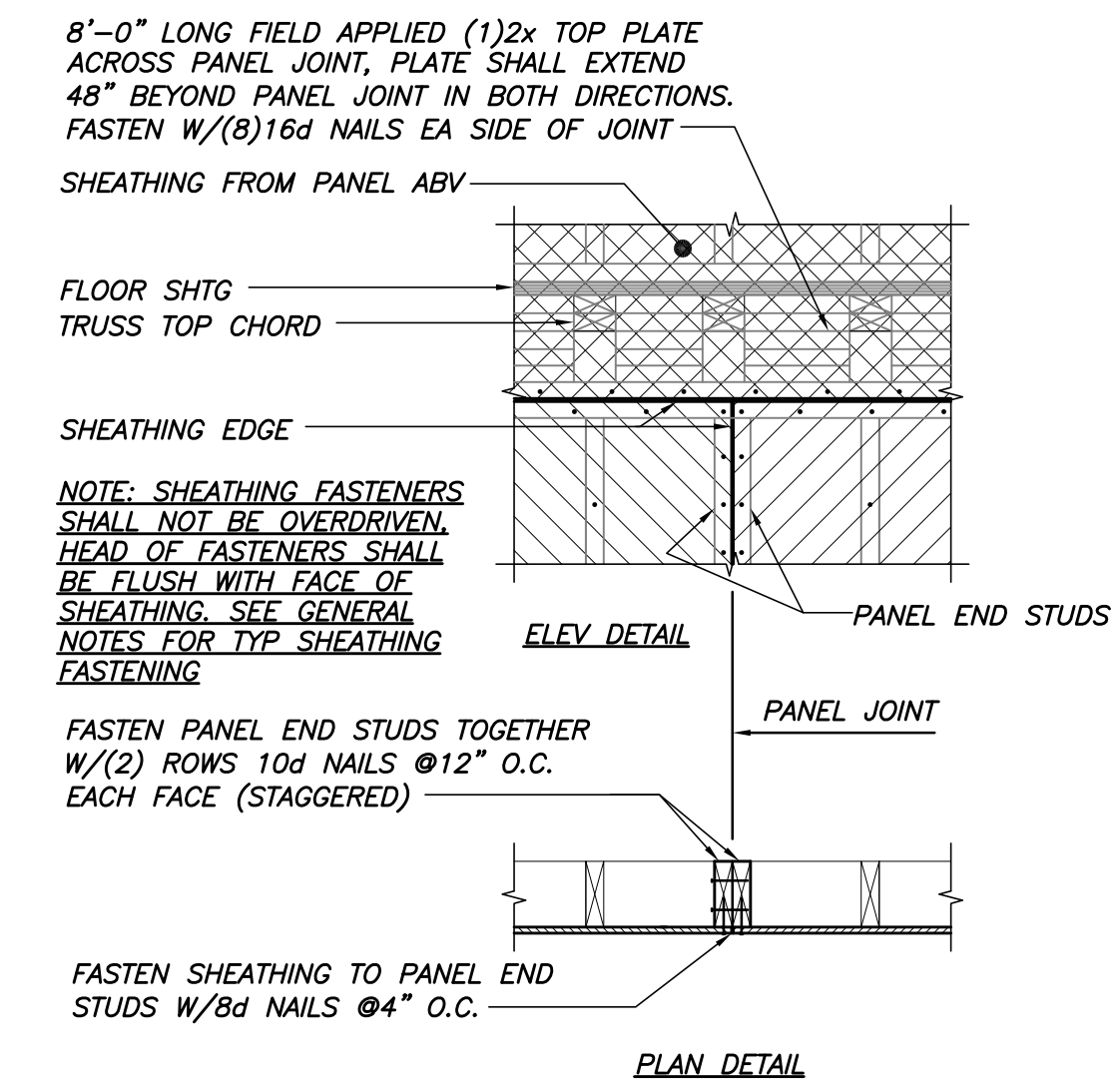
SEE ARCH DWGS FOR INSULATION & MOISTURE BARRIER REQUIREMENTS



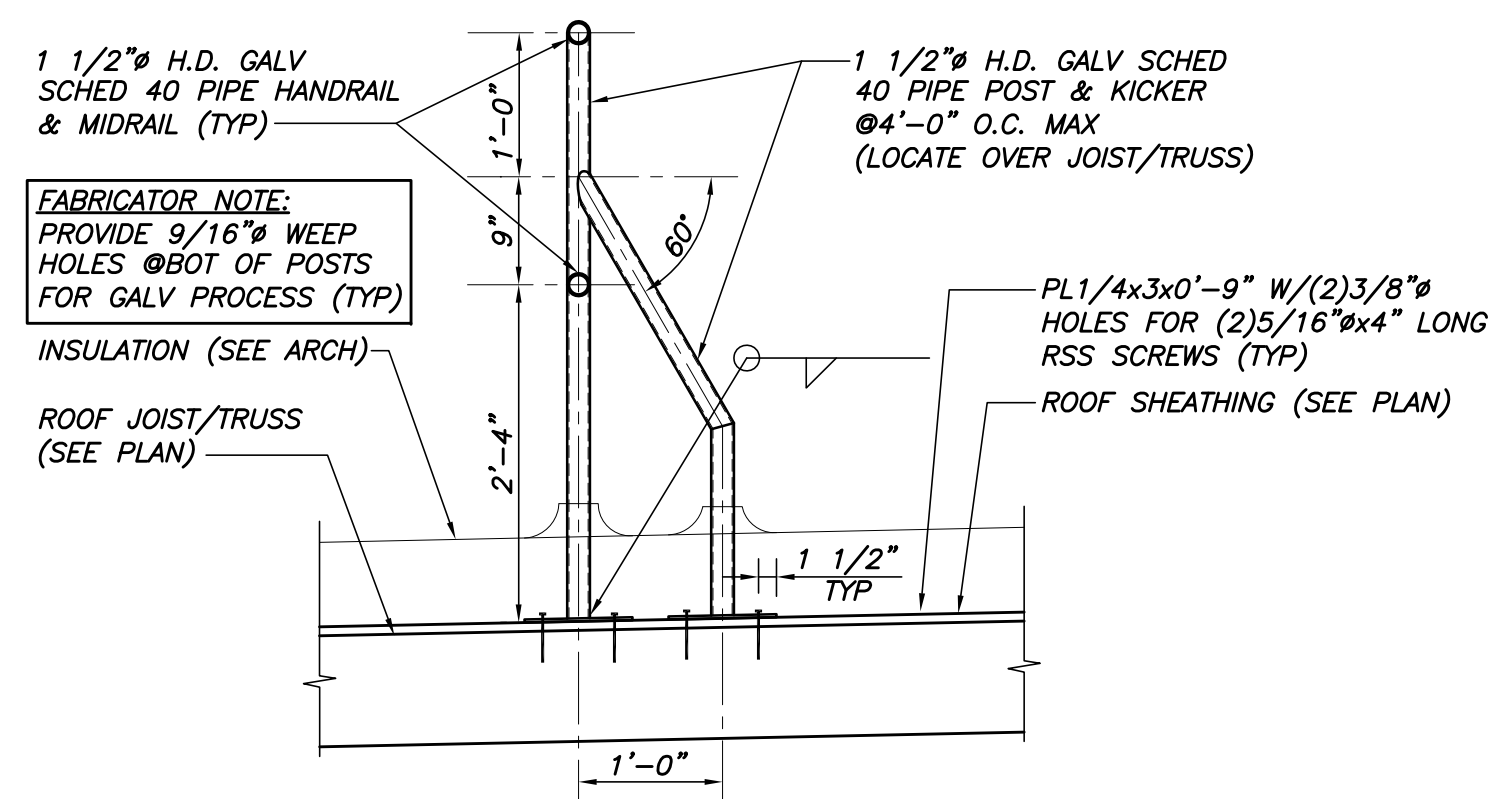
TYP SOLAR PANEL SUPPORT CURB DETAIL
3/4"=1'-0"



TYP SOLAR PANEL SUPPORT TRUSS HOLDOWN DETAIL
3/4"=1'-0"



TYP EXT WALL PANEL-PANEL CONN DETAIL U.N.O.
N.T.S.



TYP ROOFTOP HANDRAIL DETAIL
3/4"=1'-0"

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Project No: 07.446 24E

Drawing Title:
FRAMING SECTIONS AND DETAILS

Scale:
Date: October 25, 2010
Revisions:
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Drawing Number:
S3.5

WALL TYPE	WALL TYPE SCHEDULE		WALL TYPE	WALL TYPE SCHEDULE		WALL TYPE	WALL TYPE SCHEDULE	
	GENERAL WALL TYPE DESCRIPTION	GENERAL PICTORIAL		GENERAL WALL TYPE DESCRIPTION	GENERAL PICTORIAL		GENERAL WALL TYPE DESCRIPTION	GENERAL PICTORIAL
4	TYPICAL INTERIOR NON-BEARING WALL - STC 45 EST 2x4 WOOD STUD FRAMING @ 16" O.C. FASTENED TO TRUSS BOTTOM CHORD WITH SLIP-TRACK ATTACHMENT. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE TO UNDERSIDE OF GWB CEILING OR 4" ABOVE A.C.T. CEILING. CONTINUOUS SOUND ATTENUATION BATTS. (SEE UNIT PLANS FOR AREAS WHERE SOUND BATTS MAY BE OMITTED)		4C	1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U309 - STC 51 PARKING GARAGE SEPARATION WALL ASSEMBLY 2x6 WOOD STUD FRAMING @ 24" O.C. TO UNDERSIDE OF METAL SLAB DECK. CONTINUOUS R-22 INSULATION. 6 MIL POLY VAPOR RETARDER. (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK, INTERIOR SIDE ONLY. 5/8" TYPE "X" GWB - PARKING SIDE ONLY. 5/8" PLYWOOD LAMINATED FRP PANELS - PARKING SIDE ONLY. SEE FLOOR PLANS FOR WALL THICKNESS VARIATIONS.		5	2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905 - STC 54 (ALSO SIM. TO UL DESIGN NO. U914) BEARING INTERIOR WALL ASSEMBLY D-2 (2 hr) 8" (NOMINAL) CONCRETE BLOCKS 3/8" STEEL FURRING CHANNEL (1) LAYER 5/8" TYPE "X" GWB EACH SIDE SEALED TIGHT TO UNDERSIDE OF DECK.	
4A	1 HOUR FIRE RATED WALL ASSEMBLY EQUAL TO UL DESIGN NO. U305 - STC 45 EST INTERIOR WALL ASSEMBLY 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE SEALED TIGHT TO UNDERSIDE OF DECK. CONTINUOUS SOUND ATTENUATION BATTS. (SEE UNIT PLANS FOR AREAS WHERE SOUND BATTS MAY BE OMITTED) PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003		5D	INTERIOR NON-BEARING FURRED WALL 2x WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. (1) LAYER 5/8" TYPE "X" GWB TAGGED SIDE ONLY TO UNDERSIDE OF DECK. CONTINUOUS R-13 FIBERGLASS SOUND BATTS - CELLULOSE FILL OPTIONAL AT CONDITIONED/CONDITIONED LOCATIONS. (6 MIL POLY VAPOR RETARDER AND R-22 CELLULOSE AT CONDITIONED / UNCONDITIONED BOUNDARY LOCATIONS.)		5A	2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905 - STC 54 BEARING INTERIOR WALL ASSEMBLY D-2 (2 hr) 8" (NOMINAL) CONCRETE BLOCKS *SYSTEM FIRE-RATING IS INDEPENDENT OF ADJACENT FINISHED WALL CONSTRUCTION*	
4B	INTERIOR WALL ASSEMBLY - STC 50 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE TRUSS BOTTOM CHORD. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE TO UNDERSIDE OF TRUSS BOTTOM CHORD. 1/2" RESILIENT CHANNELS @ 16" O.C. HORIZONTALLY TAGGED SIDE ONLY. CONTINUOUS SOUND ATTENUATION BATTS. (SEE UNIT PLANS FOR AREAS WHERE SOUND BATTS MAY BE OMITTED)		5E	2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U301 - STC 59 PARKING GARAGE SEPARATION WALL ASSEMBLY 2x6 WOOD STUD FRAMING @ 24" O.C. TO UNDERSIDE OF METAL SLAB DECK. CONTINUOUS R-22 INSULATION. 6 MIL POLY VAPOR RETARDER. (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK, INTERIOR SIDE ONLY. 5/8" TYPE "X" GWB - PARKING SIDE ONLY. 5/8" PLYWOOD LAMINATED FRP PANELS - PARKING SIDE ONLY. SEE FLOOR PLANS FOR WALL THICKNESS VARIATIONS.		5B	2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905 - STC 54 BEARING WALL ASSEMBLY D-2 (2 hr) 8" (NOMINAL) CONCRETE BLOCKS (BEARING COMPONENT) 2x4 STUDS SPACED FROM BLOCK AS PER PLAN DIMENSIONS R-13 SOUND BATTS 6 MIL POLY VAPOR RETARDER (1) LAYER 5/8" TYPE "X" GWB SEALED TIGHT TO UNDERSIDE OF DECK *SYSTEM FIRE-RATING IS INDEPENDENT OF ADJACENT FINISHED WALL CONSTRUCTION*	
4C	INTERIOR WALL ASSEMBLY (FOR SHELVING ATTACHMENT BEHIND CIRCUIT BREAKER PANELS IN SOME UNITS) - STC 46 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE TRUSS BOTTOM CHORD. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE TO UNDERSIDE OF TRUSS BOTTOM CHORD. 1/2" PLYWOOD BLOCKING - TAGGED SIDE ONLY. CONTINUOUS SOUND ATTENUATION BATTS WHERE INDICATED.		6	1 HOUR FIRE RATED WALL ASSEMBLY EQUAL TO UL DESIGN NO. U340 - STC 54 TYPICAL UNIT SEPARATION WALL ASSEMBLY WOOD STUD FRAMING ON 2x6 WOOD TOP AND BOTTOM PLATES TO UNDERSIDE OF DECK. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SPACING, AND ALIGNMENT REQUIREMENTS. (2x4 STAGGERED @ 24" C/C U.N.O.) 1/2" RESILIENT CHANNELS @ 16" O.C. HORIZONTALLY TAGGED SIDE ONLY. (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK EACH SIDE. CONTINUOUS SOUND ATTENUATION BATTS. PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003		6	GENERAL FIRE RATINGS NOTES: 1. FIRE SAFING & FIRE STOPPING: 1.1. PROVIDE FIRE SAFING SYSTEM/MATERIAL AT ALL PENETRATIONS THRU FIRE RATED ASSEMBLIES. COORDINATE PROPOSED SYSTEMS & MATERIALS FOR APPROPRIATENESS & COMPATIBILITY W/OTHER BLDG. SYSTEMS, TYPE OF SYSTEM PENETRATED, & APPLICATION. 1.2. PROVIDE 2x SOLID BLOCKING AT CEILING LEVEL OR ALTERNATE METHOD APPROVED BY IBC 2003 IN UNIT COMMON WALLS. 1.3. ALL PARTITIONING EXTENDING TO UNDERSIDE OF DECK OR CEILING SHALL BE INSTALLED UTILIZING A SLIP TRACK ALLOWING FOR 3/4" OF STRUCTURAL DEFLECTION. PROVIDE FIRE SAFING SYSTEM/MATERIAL AT TOP OF FIRE RATED PARTITIONS AS REQUIRED TO MAINTAIN THE FIRE RATED CLOSURE OF FIRE RATED PARTITION. 2. FIRE DAMPERS: PROVIDE APPROPRIATELY RATED FIRE DAMPERS AT ALL LOCATIONS WHERE MECHANICAL VENTILATION DUCTS PENETRATE RATED ASSEMBLIES.	
4D	1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U305 - STC 50 INTERIOR WALL ASSEMBLY 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE SEALED TIGHT TO UNDERSIDE OF DECK. 1/2" RESILIENT CHANNELS @ 16" O.C. HORIZONTALLY TAGGED SIDE ONLY. CONTINUOUS SOUND ATTENUATION BATTS. PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003		6C	1 HOUR FIRE RATED WALL ASSEMBLY EQUAL TO UL DESIGN NO. U340 - STC 54 UNIT SEPARATION WALL AND SHEARWALL ASSEMBLY WOOD STUD FRAMING ON 2x6 WOOD TOP AND BOTTOM PLATES TO UNDERSIDE OF DECK. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SPACING, AND ALIGNMENT REQUIREMENTS. (2x4 STAGGERED @ 24" C/C U.N.O.) CONTINUOUS SOUND ATTENUATION BATTS. SHEAR SIDE (1) LAYER 1/2" PLYWOOD SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR FASTENER SIZE, SPACING, AND BLOCKING REQUIREMENTS. (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK. OPPOSITE SIDE 1/2" RESILIENT CHANNELS @ 16" O.C. HORIZONTALLY (1/2" PLYWOOD SHEATHING AT 2ND FLOOR ONLY AS PER STRUCTURAL) (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK. PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003		6C	PARTITION SCHEDULE NOTES 1. PROVIDE MOISTURE RESISTANT TYPE "MRX" GWB AT ALL WALL AND CEILING SURFACES WITHIN ALL BATHROOMS, UTILITY ROOMS, AND JANITORS CLOSETS. PROVIDE TYPE "MRX" GWB TO 4'-0" A.F.F. BEHIND ALL SINK LOCATIONS, TYP. PROVIDE CEILING SUPPORT CHANNELS @ 16" O.C. AT ALL LOCATIONS WHERE MRX BOARD IS USED ON CEILINGS PER ASTM STANDARDS. 2. PROVIDE 5/8" GWB BEHIND ALL TUBS AND SHOWERS @ FIRE RATED ASSEMBLIES & EXTERIOR WALLS. PROVIDE AN ADDITIONAL LAYER 5/8" GWB TO COVER TUB AND SHOWER FLANGE. COORDINATE DOOR THROAT DEPTH ACCORDINGLY. 3. PROVIDE MIN. 1/2" CLEARANCE BETWEEN CONC. SLAB AND GWB AND SEAL WITH ACOUSTIC SEALANT. 3.1. PROVIDE SILL SEALER INSULATION FOR BOTH TOP AND BOTTOM PLATES OF PARTITION FOR UNIT SEPARATION WALLS AND UNIT/CORRIDOR SEPARATION WALLS, TYP. 4. BRACE WALL ASSEMBLIES TO STRUCTURE ABOVE AT ALL DOORS AND ELSEWHERE AS REQUIRED. 5. PROVIDE SOLID BLOCKING AS INDICATED ON DRAWINGS AND AS REQUIRED BY MANUFACTURER'S EQUIPMENT (KITCHEN CASE WORK, TOILET AND BATH ACCESSORIES, CLOSET RODS AND SHELVING, H.C. GRAB BARS, AND WALL MOUNTED DOOR STOPS.) 6. PROVIDE CONTINUOUS ACOUSTICAL SEALANT ALONG ALL PERIMETER BUILDING EDGES, UNIT SEPARATION WALLS, AND UNIT/CORRIDOR WALLS, BETWEEN GWB AND THE SURROUNDING FLOOR, WALL AND CEILING ELEMENTS. 7. PROVIDE CONTINUOUS ACOUSTICAL SEALANT AT ALL PENETRATIONS (I.E. ELECTRICAL BOXES, DUCTS, SPRINKLER HEADS, ETC.) IN WALLS, FLOORS, AND CEILINGS. PROVIDE FIRE RATED SEALANT AT FIRE RATED WALL ASSEMBLIES, HLTI OR EQUAL. 7.1. WHEN WALL DEVICES (I.E. ELECTRICAL OUTLETS, PIPES, TELEPHONE JACKS, ETC.) OCCUR IN UNIT SEPARATION WALL, PROVIDE CONTINUOUS ACOUSTICAL SEALANT ALONG ALL PERIMETER EDGES AND BACKS OF DEVICES. 7.2. WHEN WALL PENETRATIONS (I.E. ELECTRICAL OUTLETS, PIPES, TELEPHONE JACKS, ETC.) OCCUR ON OPPOSITE SIDES OF UNIT SEPARATION WALL, OFFSET PENETRATION BY AT LEAST ONE COMPLETE STUD CAVITY OR 24 INCHES, OTHERWISE PROVIDE PUTTY PADS AT BOXES. 8. SEAL ALL PENETRATIONS IN VAPOR BARRIER (EXTERIOR WALLS, ATTIC, AND CONCRETE SLAB-ON-GRADE) AS REQUIRED WITH APPROVED SEALERS, INSULATIONS, AND TAPES. 9. REFERENCE FLOOR PLAN FOR SPECIFIC PARTITION NOTING AND DETAIL REFERENCING. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION. 10. AT ALL FIRST FLOOR WALL ASSEMBLIES: SUBSTITUTE LIGHT GAUGE METAL FRAMING FOR WOOD STUDS AND PROVIDE FIRE-RETARDANT TREATED PLYWOOD AT ALL AREAS OF PLYWOOD SHEATHING.	
4E	TYPICAL INTERIOR NON-BEARING WALL @ SHOWER UNITS 1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U305 - STC 52 EST 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. CONTINUOUS SOUND ATTENUATION BATTS. PROVIDE 2x SOLID BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003 TAGGED SIDE (2) LAYERS 5/8" TYPE "MRX" GWB TO UNDERSIDE OF DECK. OPPOSITE SIDE (1) LAYER 5/8" TYPE "X" GWB TO UNDERSIDE OF DECK.		7	1 HOUR FIRE RATED SHAFT WALL ASSEMBLY EQUAL TO UL DESIGN NO. U415 - STC 49 1" LINER PANEL SET BETWEEN 4" USG STEEL C-H STUDS @ 24" O.C. (1) LAYER 5/8" TYPE "X" GWB TAGGED SIDE ONLY SEALED TO UNDERSIDE OF RATED ASSEMBLY ABOVE.		7		
4F	2 HOUR FIRE RATED WALL ASSEMBLY EQUAL TO UL DESIGN NO. U301 - STC 40 NON-BEARING INTERIOR WALL ASSEMBLY 2x4 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK ABOVE. FIRESTOP BLOCKING AT CEILING LINE. (2) LAYERS 5/8" TYPE "X" GWB EACH SIDE SEALED TIGHT TO UNDERSIDE OF DECK.		8	2 HOUR FIRE RATED SHAFT WALL ASSEMBLY EQUAL TO UL DESIGN NO. U415 - STC 53 1" LINER PANEL SET BETWEEN 4" USG STEEL C-H STUDS @ 24" O.C. (2) LAYERS 5/8" TYPE "X" GWB TAGGED SIDE ONLY SEALED TO UNDERSIDE OF RATED ASSEMBLY ABOVE.		8		
5	INTERIOR NON-BEARING WALL - STC 51 2x6 WOOD STUD FRAMING @ 16" O.C. FASTENED TO TRUSS BOTTOM CHORD. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE TO UNDERSIDE OF CEILING. CONTINUOUS SOUND ATTENUATION BATTS. (SEE UNIT PLANS FOR AREAS WHERE SOUND BATTS MAY BE OMITTED)		9					
5A	1 HOUR FIRE RATED BEARING WALL ASSEMBLY EQUAL TO UL DESIGN NO. U309 - STC 51 TYPICAL INTERIOR WALL ASSEMBLY 2x6 WOOD STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE SEALED TIGHT TO UNDERSIDE OF DECK. CONTINUOUS SOUND ATTENUATION BATTS. PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003							
5B	1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U309 - STC 51 SEPARATION WALL ASSEMBLY 2x6 WOOD STUD FRAMING @ 24" O.C. TO UNDERSIDE OF DECK. (SEE STRUCTURAL FOR SPECIAL STUD REQUIREMENTS) 1/2" RESILIENT CHANNELS @ 16" O.C. HORIZONTALLY TAGGED SIDE ONLY. (1) LAYER 5/8" TYPE "X" GWB EACH SIDE SEALED TO UNDERSIDE OF DECK. CONTINUOUS SOUND ATTENUATION BATTS. PROVIDE 2x FIRE BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003							

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Value Design

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REGISTERED ARCHITECT
BENEDICT WALTER
NO. 1947
STATE OF MAINE

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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
WALL ASSEMBLY TYPES

Scale: N.T.S.
Date: October 25, 2010
Revisions:

Drawing Number:
A0.1

WALL TYPE	WALL TYPE SCHEDULE	
	GENERAL WALL TYPE DESCRIPTION	GENERAL PICTORIAL
20	<p>1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. 356</p> <p>EXTERIOR WALL ASSEMBLY 2x6 WOOD STUD FRAMING SPACED AS PER STRUCTURAL REQUIREMENTS FILL STUD CAVITIES WITH CELLULOSE INSULATION 1/2" WALL SHEATHING - TAGGED SIDE ONLY WATER-RESISTIVE BARRIER 7/16" CEMENT BOARD REVEAL PANEL SIDING SYSTEM</p> <p>OTHER SIDE: POLY VAPOR RETARDER (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK</p>	
21	<p>SIMILAR TO UL DESIGN NO. U356/U344: (USED AT NW WALL ONLY) SAME AS WALL TYPE 20 WITH (1) 5/8" LAYER FIRECODE CORE (TYPE "X") GYPSUM SHEATHING PANEL TO EXTERIOR OF PLYWOOD SHEATHING AND UNDER WATER-RESISTIVE BARRIER</p>	
22	<p>1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U356</p> <p>EXTERIOR WALL ASSEMBLY 2x6 WOOD STUD FRAMING SPACED AS PER STRUCTURAL REQUIREMENTS. FILL STUD CAVITIES WITH CELLULOSE INSULATION. 1/2" WALL SHEATHING - TAGGED SIDE ONLY. 1/2" SPACER FURRING WHERE INDICATED 1/2" CEMENTITIOUS TILE BACKER BOARD - TAGGED SIDE ONLY WATER-RESISTIVE BARRIER TILE MANUFACTURER RECOMMENDED GROUT SYSTEM (1) LAYER PORCELAIN CERAMIC TILE</p> <p>OTHER SIDE: POLY VAPOR RETARDER (1) LAYER 5/8" TYPE "X" GWB SEALED TO UNDERSIDE OF DECK.</p>	
23	<p>SIMILAR TO UL DESIGN NO. U356/U344: (USED AT NW WALL ONLY) SAME AS WALL TYPE 21 WITH (1) 5/8" LAYER FIRECODE CORE (TYPE "X") GYPSUM SHEATHING PANEL TO EXTERIOR OF PLYWOOD SHEATHING AND UNDER WATER-RESISTIVE BARRIER</p>	
24	<p>2 HOUR FIRE RATED WALL ASSEMBLY: SIMILAR TO UL DESIGN NO. U308</p> <p>EXTERIOR WALL ASSEMBLY AT EGRESS CORRIDOR ONE OR TWO THICKNESSES - 6" METAL STUD FRAMING SPACED AS PER STRUCTURAL REQUIREMENTS (SEE PLANS FOR WALL THICKNESS) 6" (R-22) THERMAFIBER INSULATION BATTS TAGGED SIDE: (1) ONE LAYER 1/2" FIRECODE CORE (TYPE "X") GYPSUM SHEATHING PANEL 1/2" FURRING SPACER 1/2" CEMENTITIOUS TILE BACKER BOARD WATER-RESISTIVE BARRIER TILE MANUFACTURER RECOMMENDED GROUT SYSTEM (1) LAYER PORCELAIN CERAMIC TILE</p> <p>INTERIOR SIDE: (2) TWO LAYERS TYPE "X" 5/8" GWB</p>	
25	<p>SIMILAR TO UL DESIGN NO. U308: (USED AT NW 1ST FLOOR ONLY) SAME AS TYPE 22 WITHOUT FURRING AND TILE: EXTERIOR CLADDING OF 1/2" FIRECODE CORE SHEATHING, 1/2" BACKER BOARD, WATER RESISTIVE BARRIER AND 7/16" CEMENT BOARD SIDING SYSTEM</p>	
26	<p>1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. ###</p> <p>BEARING EXTERIOR WALL ASSEMBLY 8" (MINIMUM) REINFORCED CONCRETE WALL - SEE STRUCTURAL PAINT FINISH WHERE EXPOSED ABOVE GRADE (SEE SPEC)</p>	
27	<p>1 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. ###</p> <p>EXTERIOR WALL ASSEMBLY AT SCOOTER PARKING (2) TWO THICKNESSES OF 6" METAL STUD FRAMING AS PER STRUCTURAL REQUIREMENTS (SEE PLANS FOR WALL THICKNESS) TAGGED SIDE: 1/2" FIRE RETARDANT TREATED WOOD WALL SHEATHING 1/2" CEMENTITIOUS TILE BACKER BOARD WATER-RESISTIVE COATING TILE MANUFACTURER RECOMMENDED GROUT SYSTEM (1) LAYER PORCELAIN CERAMIC TILE</p> <p>OTHER SIDE: (1) ONE LAYER TYPE "X" 5/8" GWB (1) ONE LAYER 5/8" GWB BACKED FRP PANELS</p>	
28	<p>2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905</p> <p>BEARING EXTERIOR WALL ASSEMBLY D-2 (2 hr) 8" (NOMINAL) CONCRETE BLOCKS 3" ECO-2 FURRING* AT 24" C/C SECURED TO CONCRETE BLOCK 3" EXTRUDED POLYISOCYANURATE INSULATION BETWEEN FURRING 1/2" BUILDING SHEATHING WATER-RESISTIVE BARRIER CEMENT BOARD REVEAL PANEL SIDING SYSTEM</p> <p>INTERIOR SIDE: PAINT FINISH (SEE SPECS)</p> <p>* PROVIDE 3" METAL TRACK WHERE EDGE CLOSURE IS REQUIRED</p>	
29	<p>2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905: (USED AT NW WALL ONLY) SAME AS TYPE 25 WITH 1/2" FIRECODE CORE SHEATHING OVER 1/2" WOOD SHEATHING UNDER WATER RESISTIVE BARRIER AND 7/16" CEMENT BOARD SIDING SYSTEM</p>	
30	<p>2 HOUR FIRE RATED WALL ASSEMBLY SIMILAR TO UL DESIGN NO. U905: (USED AT GARAGE INTERIOR ONLY) SIMILAR TO TYPE 25: OMIT 1/2" BUILDING SHEATHING, WATER-RESISTIVE BARRIER AND SIDING. PROVIDE (1) ONE LAYER 5/8" TYPE "X" GWB AND (1) ONE LAYER 5/8" GWB-BACKED F.R.P. FINISH</p>	
31	<p>NON-BEARING EXTERIOR WALL ASSEMBLY 8" (NOMINAL) CONCRETE BLOCKS REINFORCED AS PER STRUCTURAL TAGGED SIDE: WATER-RESISTIVE COATING TILE MANUFACTURER RECOMMENDED GROUT SYSTEM (1) LAYER PORCELAIN CERAMIC TILE OTHER SIDE: PAINT FINISH (SEE SPECS)</p>	

WALL TYPE	FLOOR ASSEMBLY TYPES	
	GENERAL DESCRIPTION	GENERAL PICTORIAL
C1	<p>CONCRETE SLAB ON FROST WALL ASSEMBLY</p> <p>TYPICAL FLOOR ASSEMBLY @ ENTRANCE LOBBY AND LOWER LEVEL AREAS</p> <p>FINISHED FLOORING MATERIAL AS INDICATED PER FINISH SCHEDULE CONCRETE SEALER IN EXPOSED CONCRETE FLOORING AREAS SITECAST CONCRETE SLAB THICKENED AND REINFORCED AS PER STRUCTURAL CONTINUOUS 10 MIL MOISTURE RETARDER BENEATH CONCRETE SLAB CONTINUOUS 2" RIGID INSULATION INSTALLED HORIZONTALLY UNDER INTERIOR SLABS 2" RIGID INSULATION INSTALLED INBOARD - FULL HEIGHT OF FROST WALLS NOT RETAINING SOILS</p>	
C2	<p>1 HOUR FIRE RATED CEILING ASSEMBLY EQUAL TO UL DESIGN NO. D917 - STC RATING 55 EST IIC RATING 50 EST</p> <p>TYPICAL FLOOR / CEILING ASSEMBLY @ SECOND FLOOR SYSTEM</p> <p>FINISHED FLOORING MATERIAL AS INDICATED PER SCHEDULE 1/2" UNDERLAYMENT, GLUED AND NAILED 23/32" T&G ADVANTECH SUBFLOOR, GLUED AND NAILED WOOD FLOOR TRUSSES @ 24" O.C. CONTINUOUS R-30 (MINIMUM) CELLULOSE INSULATION OVER CONCRETE SLAB 5 1/2" COMPOSITE CONCRETE SLAB ON STEEL DECK AS PER STRUCTURAL STEEL BEAM SUPPORTS AS PER STRUCTURAL WITH 1/2" SPRAY-APPLIED 1-HOUR FIRESAFING SPRAY-APPLIED R-30 FOAM INSULATION WITH FIRE RETARDANT COATING UNDER DECK AT ALL FIRST FLOOR HEATED AREAS - SEE BUILDING SECTIONS</p>	
C2a	<p>SPECIAL 2-HOUR CEILING ASSEMBLY @ SECOND FLOOR SYSTEM</p> <p>SAME AS C2 ABOVE WITH 5/8" TYPE "X" GWB SUSPENDED ON 15/16" STEEL RUNNERS</p>	
C2b	<p>SPECIAL NON-RATED CEILING ASSEMBLY @ SECOND FLOOR SYSTEM (EXPOSED BEAMS AND DECK AT GARAGE AREA)</p> <p>SAME AS C2 ABOVE WITHOUT SPRAY-APPLIED FIRESAFING AND WITHOUT FOAM INSULATION UNDER DECK</p>	
C3	<p>1 HOUR FIRE RATED CEILING ASSEMBLY EQUAL TO UL DESIGN NO. L528 (SYSTEM #1/3E) - STC RATING = 53 IIC RATING = 52</p> <p>TYPICAL FLOOR / CEILING ASSEMBLY @ THIRD AND FOURTH FLOOR SYSTEMS</p> <p>FINISHED FLOORING MATERIAL AS INDICATED PER SCHEDULE 1/2" UNDERLAYMENT, GLUED AND NAILED 23/32" T&G ADVANTECH SUBFLOOR, GLUED AND NAILED WOOD FLOOR TRUSSES @ 24" O.C. MAX *ALIGN WALL FRAMING AND ROOF FRAMING* CONTINUOUS 3 1/2" SOUND ATTENUATION BATTS DRAPED OVER FURRING CHANNELS</p> <p>7/8" FURRING CHANNELS @ 24" O.C. FRICTION FIT INTO PLITEQ "GENIECLIP" SYSTEM @ 48" O.C. MAX (1) LAYER 5/8" TYPE "X" GWB.</p>	
C4	<p>NOT USED</p>	
C5	<p>1 HOUR FIRE RATED CEILING ASSEMBLY SIMILAR TO UL DESIGN NO. L513 - STC RATING EST: 47 IIC EST: 50</p> <p>TYPICAL FLOOR / CEILING ASSEMBLY @ CORRIDORS</p> <p>FINISHED FLOORING MATERIAL AS INDICATED PER SCHEDULE 1/2" UNDERLAYMENT, GLUED AND NAILED 23/32" T&G ADVANTECH SUBFLOOR, GLUED AND NAILED 6"x5/8" GWB BATTENS STAPLED AT UNDERSIDE OF T&G JOINTS 2X10 WOOD JOISTS ON JOIST HANGERS @ ENDS @ 16" C/C FASTEN HANGERS TO CONTINUOUS 2x8 RIM @ BEARING PLATE 1/2" RESILIENT CHANNELS @ 16" C/C (1) LAYER 5/8" TYPE "X" GWB ON RESILIENT CHANNELS</p> <p>SUSPENDED ACOUSTICAL CEILING</p>	
C6	<p>STAIRWAY CEILING ASSEMBLY</p> <p>TYPICAL FLOOR / CEILING ASSEMBLY @ STAIR SHAFTS</p> <p>FINISHED FLOORING MATERIAL AS INDICATED WOOD FRAMED STAIR CARRIAGE SYSTEM AS PER STRUCTURAL 1/2" RESILIENT CHANNELS @ 16" C/C (1) LAYER 5/8" TYPE "X" GWB ON BOTTOM OF FRAMING</p>	

WALL TYPE	ROOF ASSEMBLY TYPES	
	GENERAL DESCRIPTION	GENERAL PICTORIAL
RC1	<p>TYPICAL WOOD TRUSS ROOF / CEILING ASSEMBLY 1 HOUR CEILING - SIMILAR TO UL DESIGN NO. L528 and L513</p> <p>EPDM ROOFING R-49 MINIMUM POLYISOCYANURATE INSULATION WITH TAPERED SHIMS FOR CRICKETS 3/4" APA RATED SHEATHING WITH T&G EDGES PRE-ENGINEERED WOOD ROOF TRUSSES (L528) OR TIMBER FRAMING WITH 6"x5/8" GWB BATTENS STAPLED AT UNDERSIDE OF T&G JOINTS (L513) AS PER STRUCTURAL *ALIGN WALL FRAMING AND ROOF FRAMING* POLY VAPOR BARRIER APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS 1/2" RESILIENT CHANNELS @ 16" O.C. (1) LAYER 5/8" TYPE "X" GWB - FIRE TAPED</p> <p>PROVIDE STRUCTURAL SOLAR PANEL SUPPORT FRAMES, WALK PADS, AND CURBINGS AS REQUIRED</p>	
RC2	<p>PARKING GARAGE ROOF / CEILING ASSEMBLY 1 HOUR CEILING - SIMILAR TO UL DESIGN NO. ###</p> <p>EPDM ROOFING TAPERED POLYISOCYANURATE INSULATION FOR ROOF PITCH ONLY 5 1/2" COMPOSITE CONCRETE SLAB ON STEEL DECK AS PER STRUCTURAL STEEL BEAM SUPPORTS AS PER STRUCTURAL WITH SPRAY-APPLIED 1-HOUR FIRESAFING</p>	
RC3	<p>2-HOUR FLAT ROOF / CEILING ASSEMBLY (ELEVATOR AND STAIR SHAFTS) UL #511 SYSTEM #11 (ALT #2)</p> <p>EPDM ROOFING MINIMUM 8" FLAT RIGID INSULATION (R-49 MINIMUM TOTAL ASSEMBLY) 1/2" HOMASOTE TYPE 440-32 MINERAL AND FIBERBOARD (ALT: MIN. 1/2" T&G SUBFLOOR) MIN. 1/2" APA RATED WOOD ROOF DECK AS PER STRUCTURAL 2X10 @ 16" C/C WOOD ROOF FRAMING AS PER STRUCTURAL</p> <p>INTERIOR OF SHAFT: (1) LAYER 5/8" TYPE "X" GWB PERPENDICULAR TO JOISTS (1) LAYER 5/8" 25MSG FURRING CHANNELS @ 24" C/C PERPENDICULAR TO JOISTS (1) LAYER 5/8" TYPE "X" GWB</p>	
<p>GENERAL FIRE RATINGS NOTES:</p> <ol style="list-style-type: none"> FIRE SAFING & FIRE STOPPING: <ol style="list-style-type: none"> PROVIDE FIRE SAFING SYSTEM/MATERIAL AT ALL PENETRATIONS THRU FIRE RATED ASSEMBLIES. COORDINATE PROPOSED SYSTEMS & MATERIALS FOR APPROPRIATENESS & COMPATIBILITY W/OTHER BLDG. SYSTEMS, TYPE OF SYSTEM PENETRATED, & APPLICATION. PROVIDE 2x SOLID BLOCKING AT CEILING LEVEL OR ALTERNATIVE METHOD APPROVED BY IBC 2003 IN UNIT COMMON WALLS. ALL PARTITIONING EXTENDING TO UNDERSIDE OF DECK OR CEILING SHALL BE INSTALLED UTILIZING A SLIP TRACK ALLOWING FOR 3/4" OF STRUCTURAL DEFLECTION. PROVIDE FIRE SAFING SYSTEM/MATERIAL AT TOP OF FIRE RATE PARTITIONS AS REQUIRED TO MAINTAIN THE FIRE RATED CLOSURE OF FIRE RATED PARTITION. FIRE DAMPERS: PROVIDE APPROPRIATELY RATED FIRE DAMPERS AT ALL LOCATIONS WHERE MECHANICAL VENTILATION DUCTS PENETRATE RATED ASSEMBLIES. 		
<p>PARTITION SCHEDULE NOTES</p> <ol style="list-style-type: none"> PROVIDE MOISTURE RESISTANT TYPE "MRX" GWB AT ALL WALL AND CEILING SURFACES WITHIN ALL BATHROOMS, UTILITY ROOMS, AND JANITORS CLOSETS. PROVIDE TYPE "MRX" GWB TO 4'-0" A.F.F. BEHIND ALL SINK LOCATIONS, TYP. PROVIDE CEILING SUPPORT CHANNELS @ 16" O.C. AT ALL LOCATIONS WHERE MRX BOARD IS USED ON CEILINGS PER ASTM STANDARDS. PROVIDE 5/8" GWB BEHIND ALL TUBS AND SHOWERS @ FIRE RATED ASSEMBLIES & EXTERIOR WALLS. PROVIDE AN ADDITIONAL LAYER 5/8" GWB TO COVER TUB AND SHOWER FLANGE. COORDINATE DOOR THROAT DEPTH ACCORDINGLY. PROVIDE MIN. 1/2" CLEARANCE BETWEEN CONC. SLAB AND GWB AND SEAL WITH ACOUSTIC SEALANT. <ol style="list-style-type: none"> PROVIDE SILL SEALER INSULATION FOR BOTH TOP AND BOTTOM PLATES OF PARTITION FOR UNIT SEPARATION WALLS AND UNIT/CORRIDOR SEPARATION WALLS, TYP. BRACE WALL ASSEMBLIES TO STRUCTURE ABOVE AT ALL DOORS AND ELSEWHERE AS REQUIRED. PROVIDE SOLID BLOCKING AS INDICATED ON DRAWINGS AND AS REQUIRED BY MANUFACTURER'S EQUIPMENT (KITCHEN CASE WORK, TOILET AND BATH ACCESSORIES, CLOSET RODS AND SHELVING, H.C. GRAB BARS, AND WALL MOUNTED DOOR STOPS.) PROVIDE CONTINUOUS ACOUSTICAL SEALANT ALONG ALL PERIMETER BUILDING EDGES, UNIT SEPARATION WALLS, AND UNIT/CORRIDOR WALLS, BETWEEN GWB AND THE SURROUNDING FLOOR, WALL AND CEILING ELEMENTS. PROVIDE CONTINUOUS ACOUSTICAL SEALANT AT ALL PENETRATIONS (I.E. ELECTRICAL BOXES, DUCTS, SPRINKLER HEADS, ETC.) IN WALLS, FLOORS, AND CEILINGS. PROVIDE FIRE RATED SEALANT AT FIRE RATED WALL ASSEMBLIES, HILTI OR EQUAL. <ol style="list-style-type: none"> WHEN WALL DEVICES (I.E. ELECTRICAL OUTLETS, PIPES, TELEPHONE JACKS, ETC.) OCCUR IN UNIT SEPARATION WALL, PROVIDE CONTINUOUS ACOUSTICAL SEALANT ALONG ALL PERIMETER EDGES AND BACKS OF DEVICES. WHEN WALL PENETRATIONS (I.E. ELECTRICAL OUTLETS, PIPES, TELEPHONE JACKS, ETC.) OCCUR ON OPPOSITE SIDES OF UNIT SEPARATION WALL, OFFSET PENETRATION BY AT LEAST ONE COMPLETE STUD CAVITY OR 24 INCHES, OTHERWISE PROVIDE PUTTY PADS AT BOXES. SEAL ALL PENETRATIONS IN VAPOR BARRIER (EXTERIOR WALLS, ATTIC, AND CONCRETE SLAB-ON-GRADE) AS REQUIRED WITH APPROVED SEALERS, INSULATIONS, AND TAPES. REFERENCE FLOOR PLAN FOR SPECIFIC PARTITION NOTING AND DETAIL REFERENCING. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION. AT ALL FIRST FLOOR WALL ASSEMBLIES: SUBSTITUTE LIGHT GAUGE METAL FRAMING FOR WOOD STUDS AND PROVIDE FIRE-RETARDANT TREATED PLYWOOD AT ALL AREAS OF PLYWOOD SHEATHING. 		

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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07446 24E

Drawing Title:
WALL ASSEMBLY TYPES

Scale: N.T.S.
Date: October 25, 2010
Revisions:

Drawing Number:
A0.2

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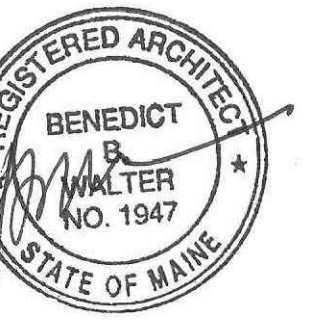


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
FIRST FLOOR PLAN

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

Date: October 25, 2010

Revisions:

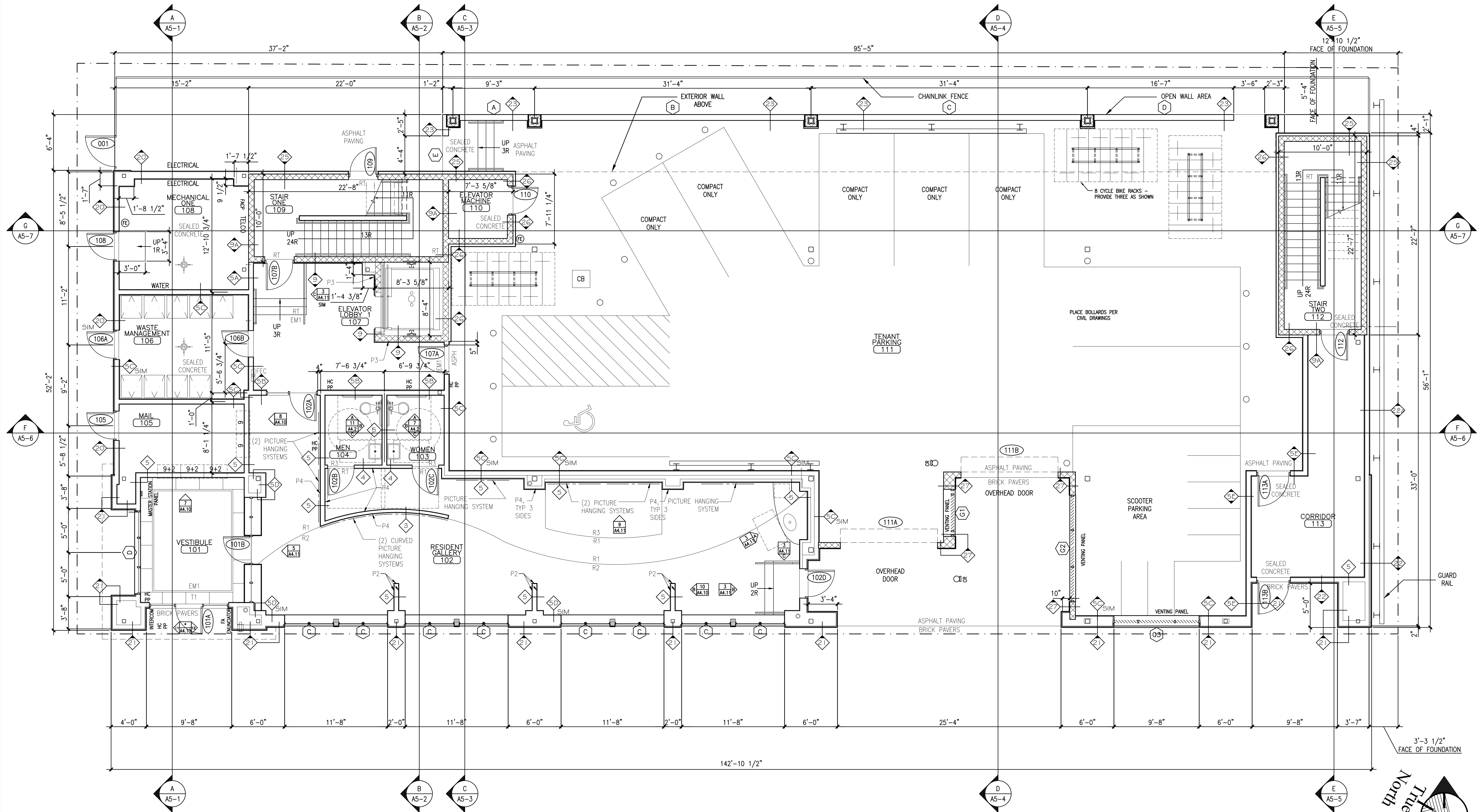
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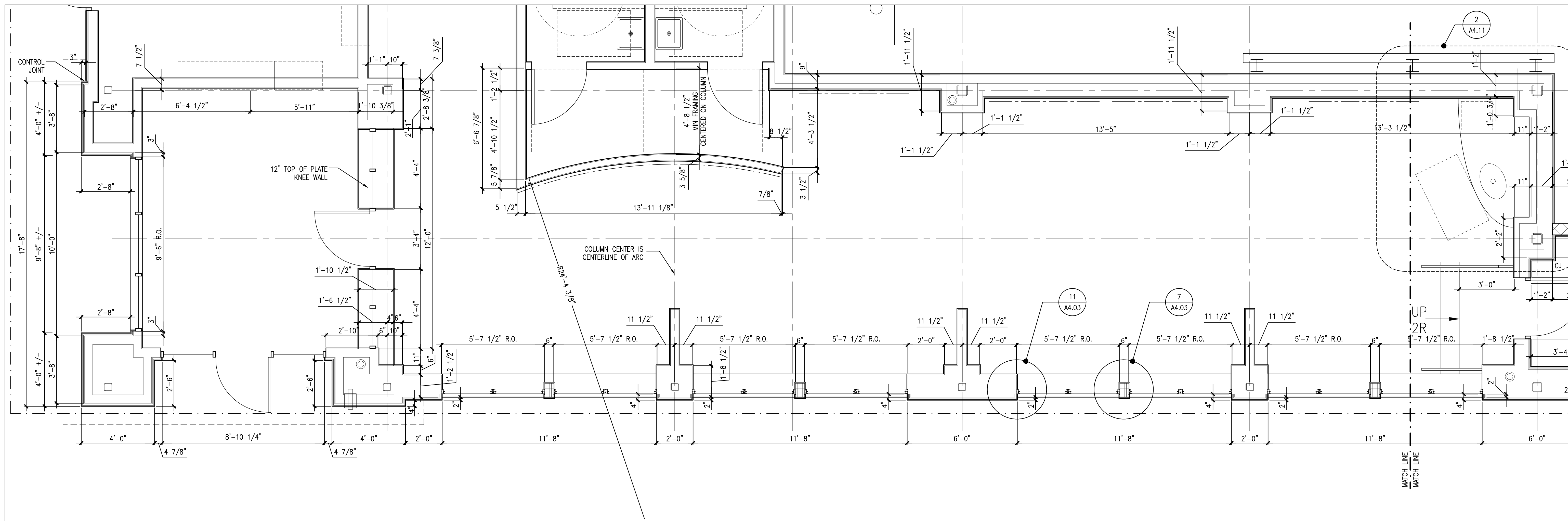
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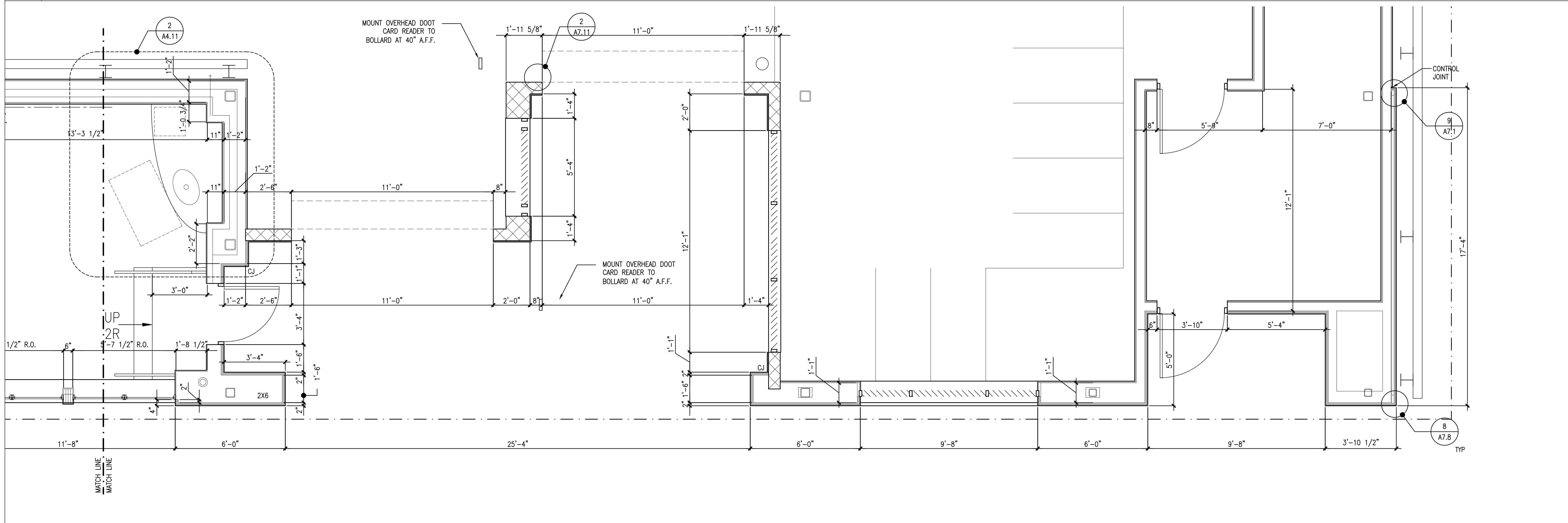
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Plan North



1 ENLARGED WALL PLAN DETAIL SCALE: 3/8" = 1'-0"
 REFERENCED FROM: FLOOR PLAN



2 ENLARGED WALL PLAN DETAIL SCALE: 3/8" = 1'-0"
 REFERENCED FROM: FLOOR PLAN

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OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME

Project No: 07.446 24E
 Drawing Title:
FIRST FLOOR PLAN DETAIL

Scale: 3/8" = 1'-0"
 Date: October 25, 2010
 Revisions:

Drawing Number:
A1.1a

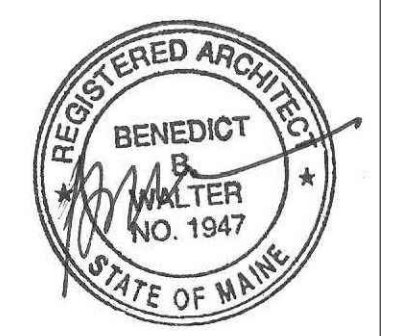


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
**FIRST FLOOR PLAN
DETAIL AT
13'-0" A.F.F.**

Scale: 3/8" = 1'-0"

Date: October 25, 2010

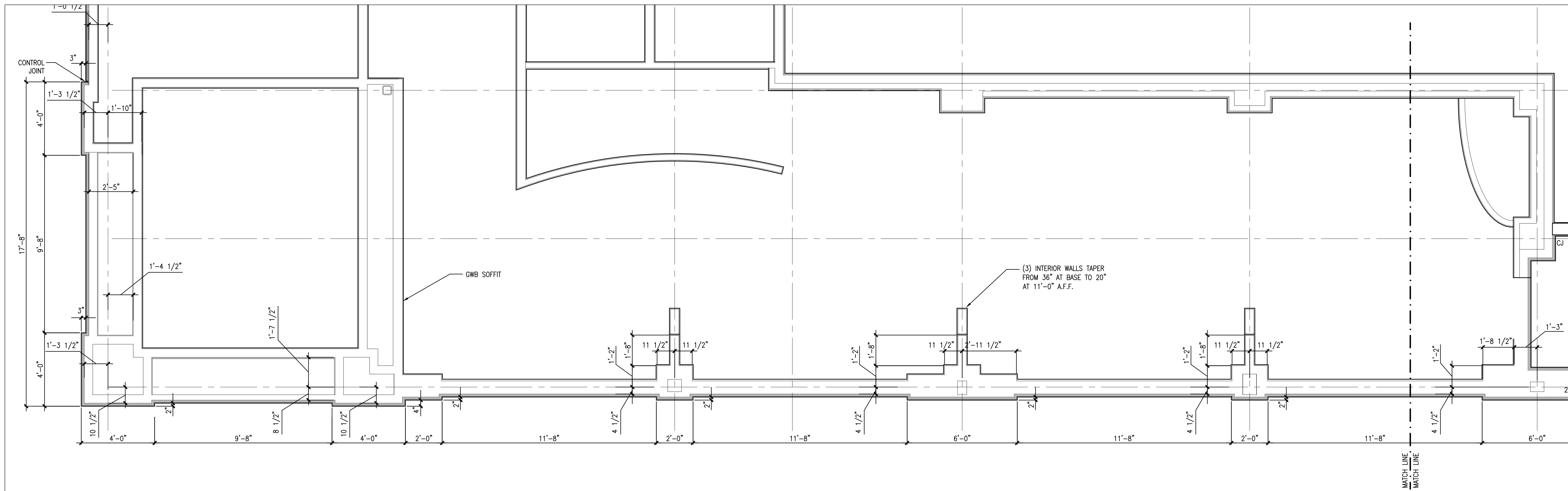
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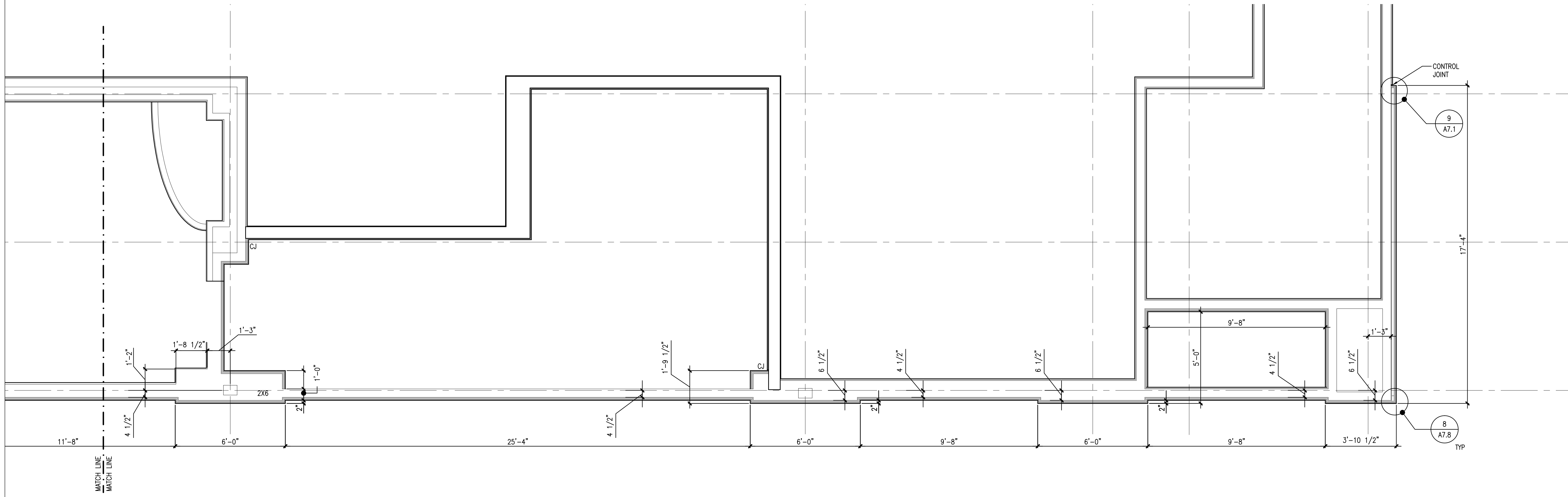
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1 ENLARGED WALL PLAN DETAIL SCALE: 3/8" = 1'-0"

REFERENCED FROM: FLOOR PLAN



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REFERENCED FROM: FLOOR PLAN

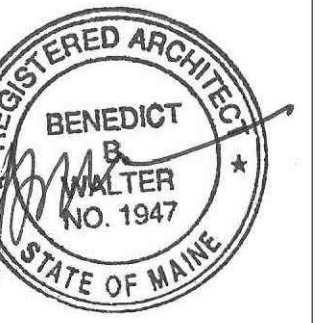


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
SECOND FLOOR PLAN

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

Date: October 25, 2010

Revisions:

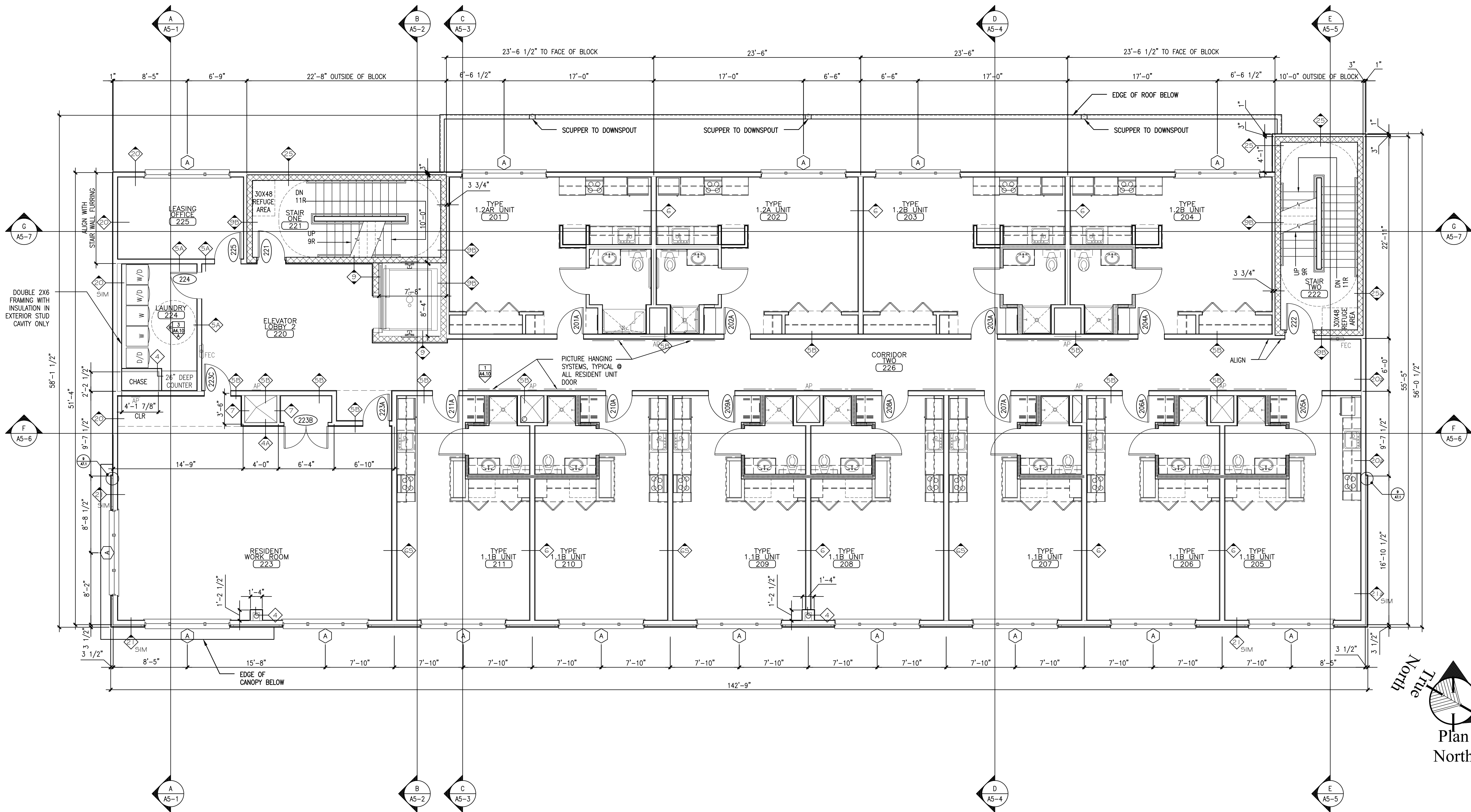
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Drawing Number:

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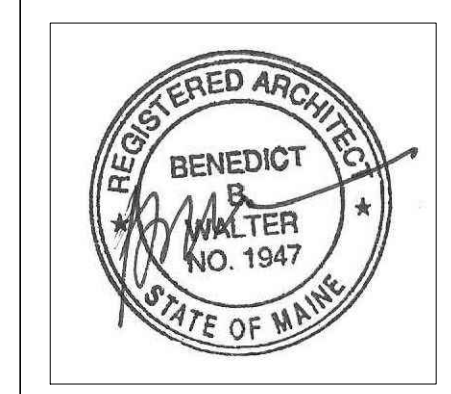


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
THIRD FLOOR PLAN

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

Date: October 25, 2010

Revisions:

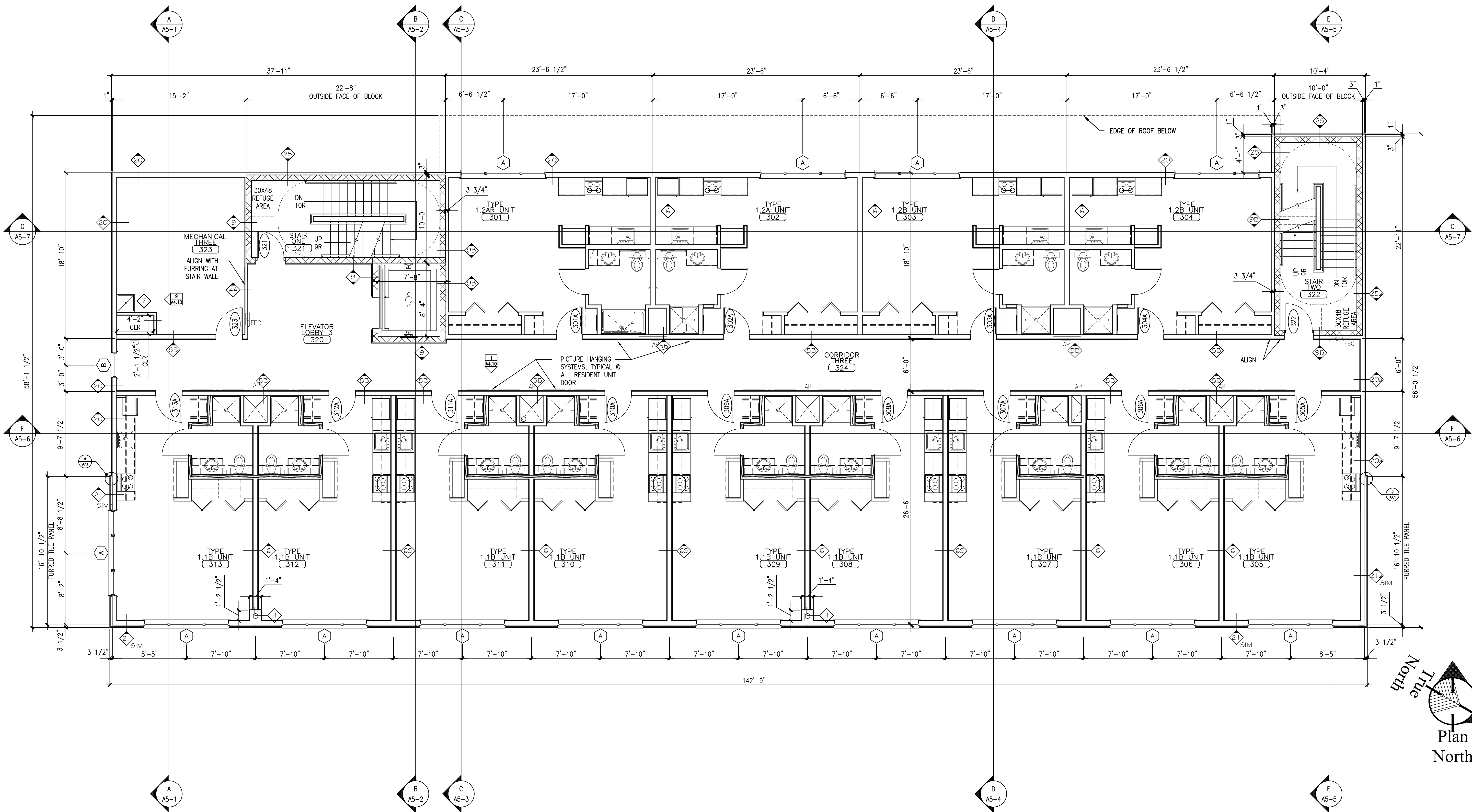
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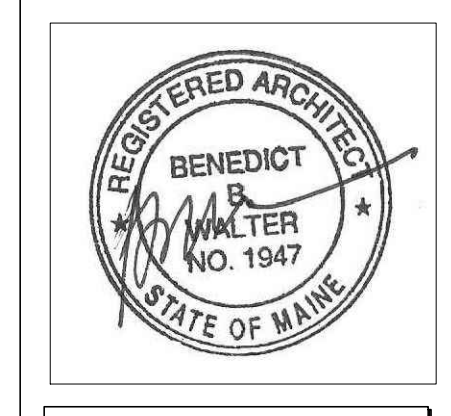
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AVESTA OAK STREET LP
307 CUMBERLAND AVE
PORTLAND, ME 04101

Contractor:
WRIGHT-RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, ME 4101
(207) 773-3825

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

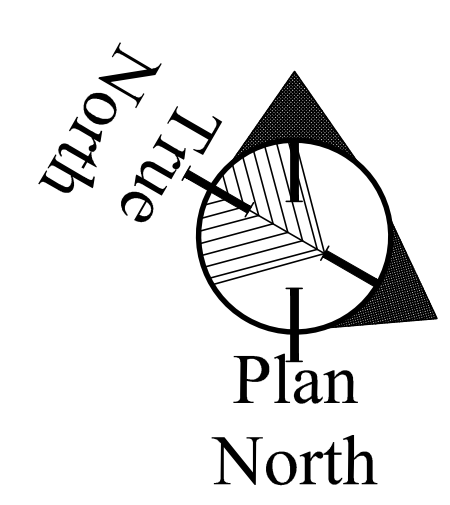
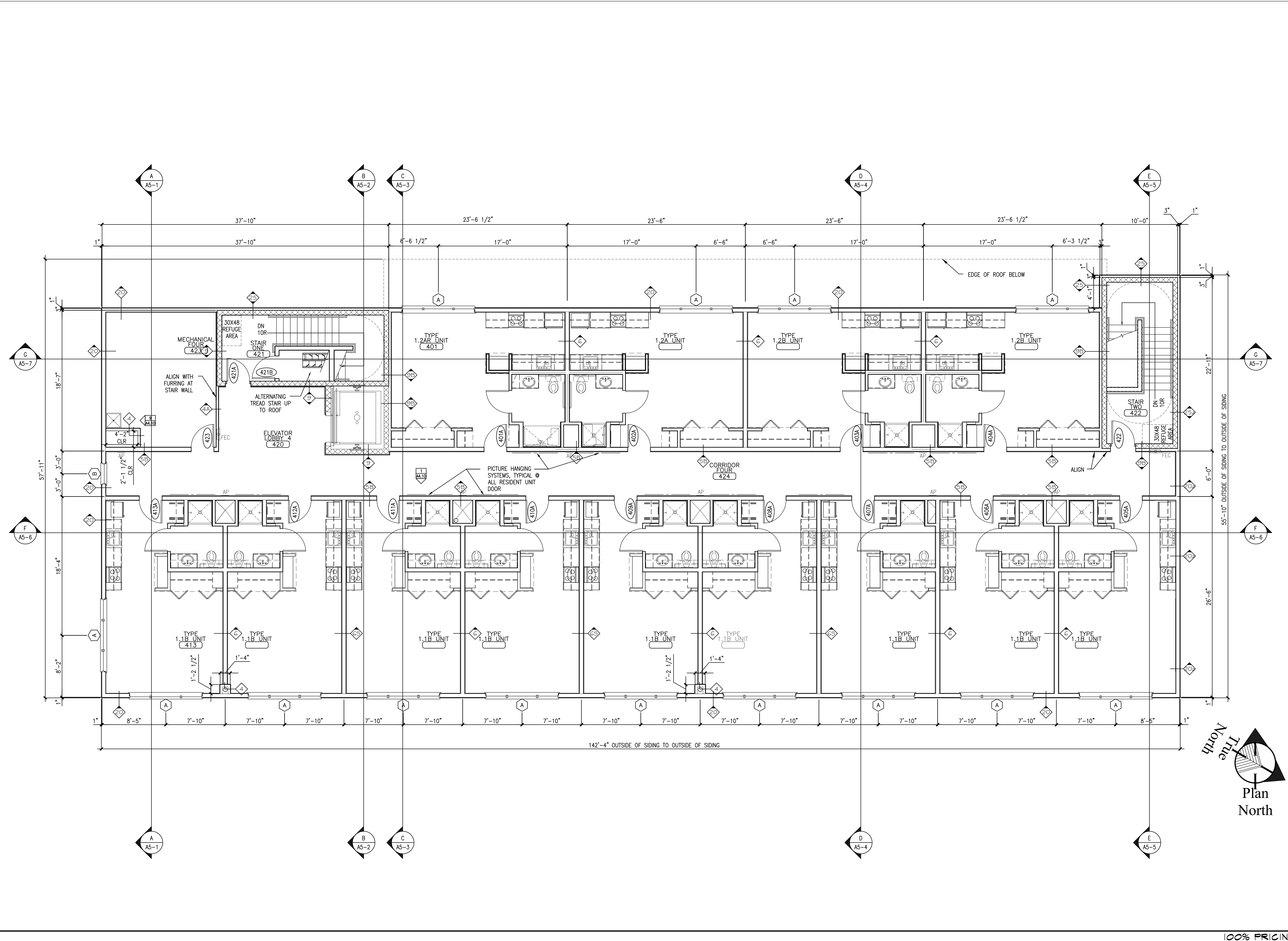
Drawing Title:
FOURTH FLOOR PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010
Revisions:

- ▲
- ▲
- ▲
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- ▲

Drawing Number:

A1.4



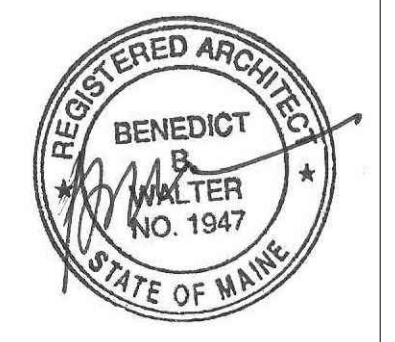


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(207) 773-3825

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
ROOF PLAN

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

Date: October 25, 2010

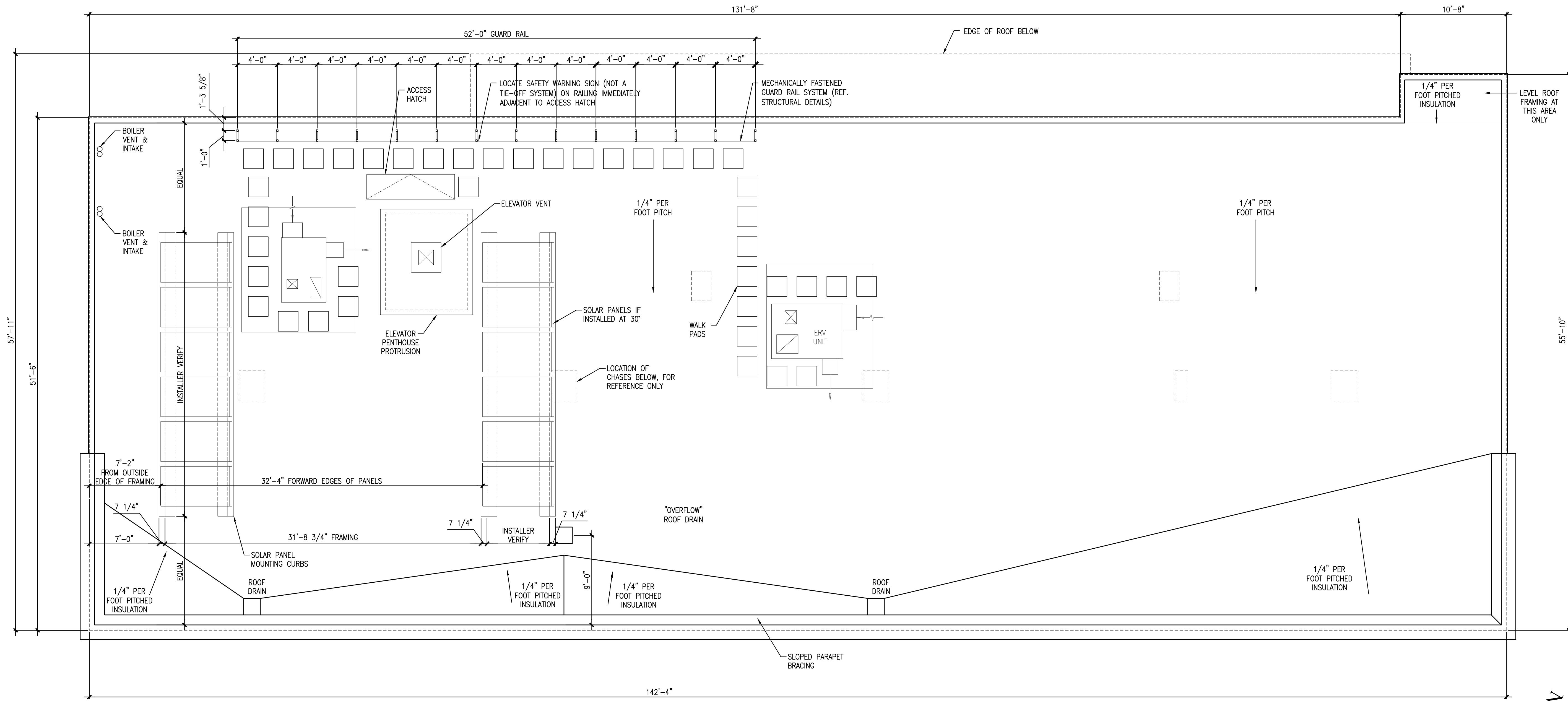
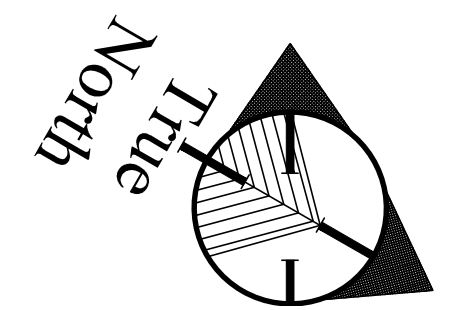
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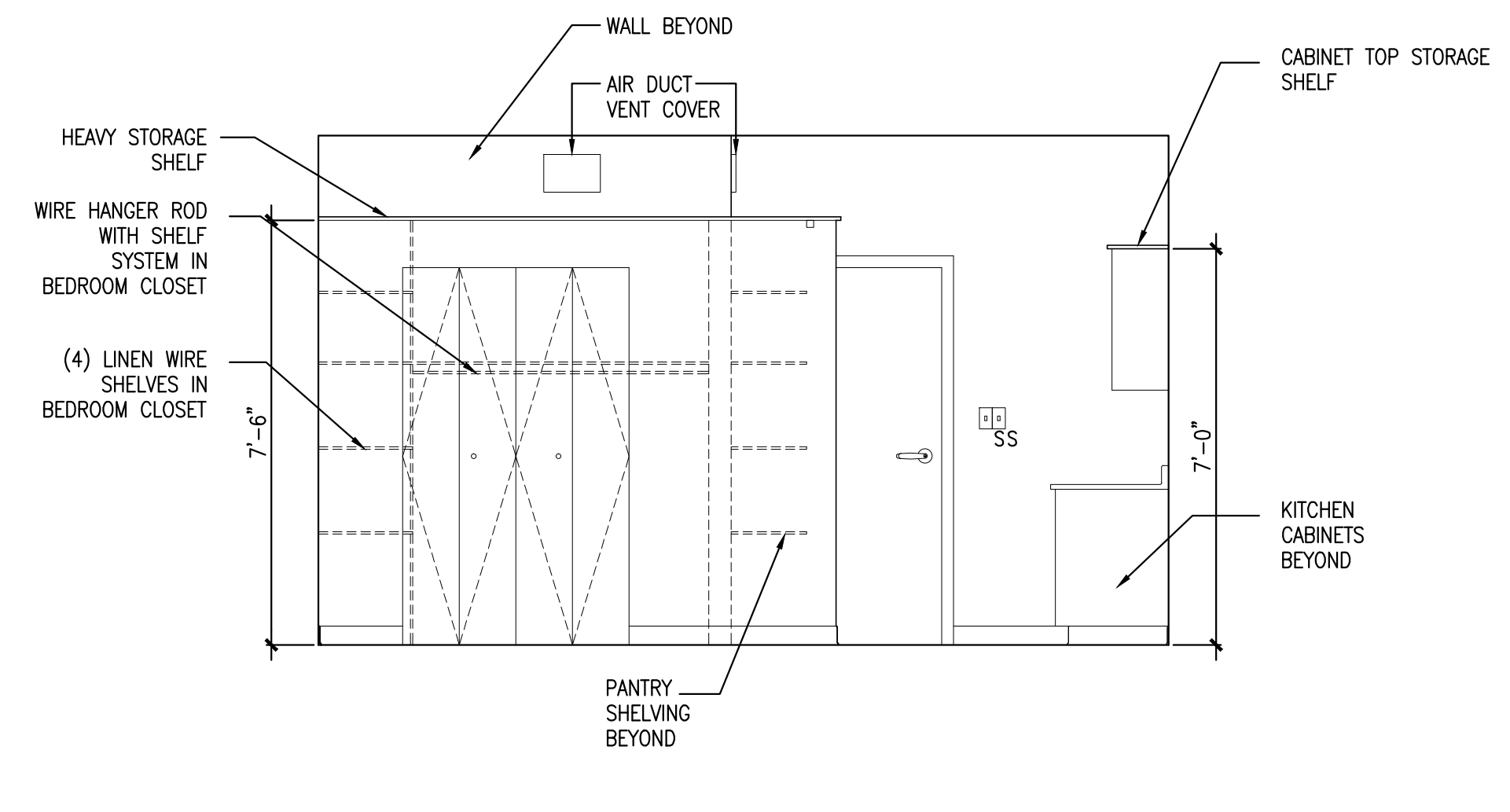
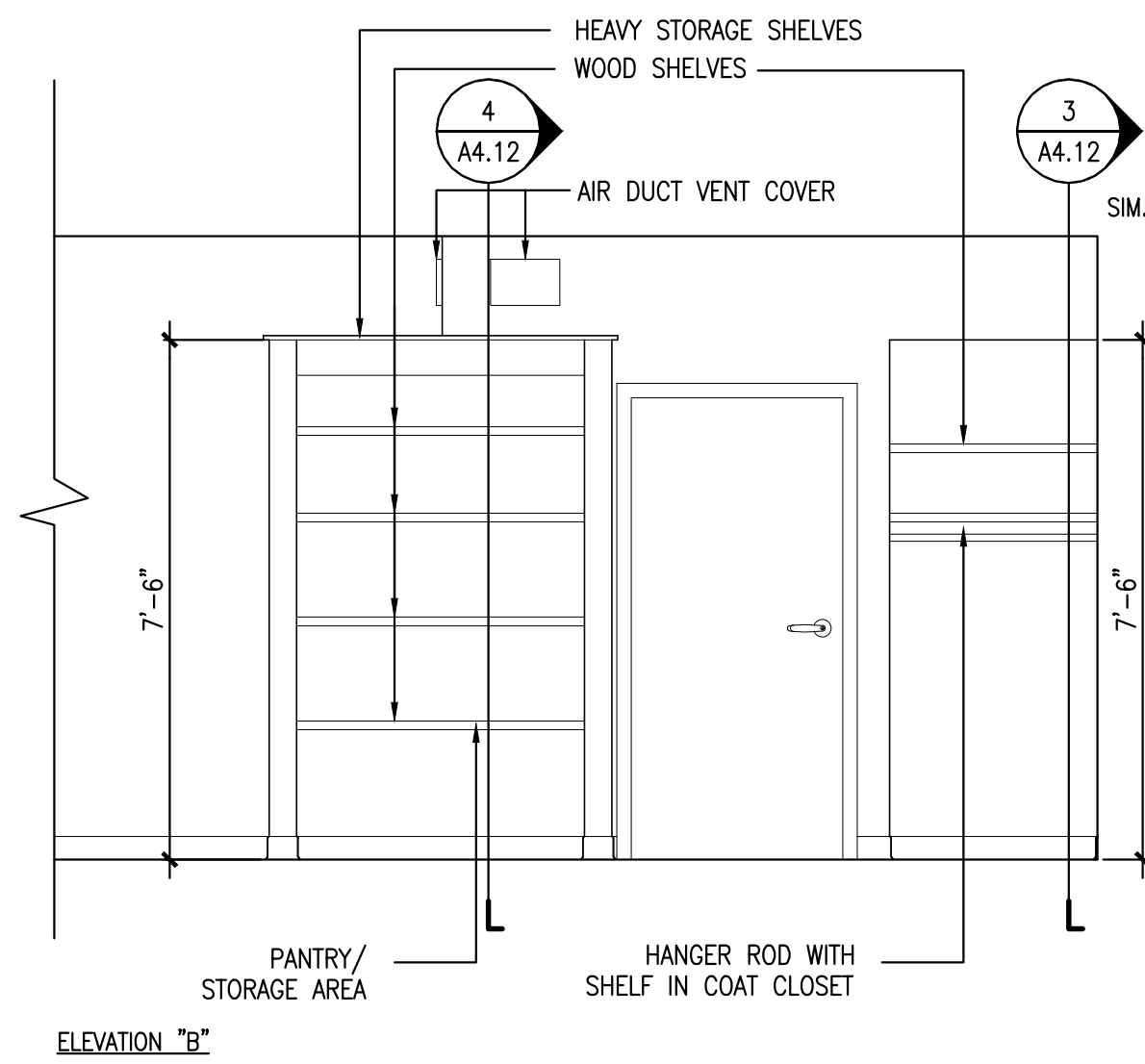
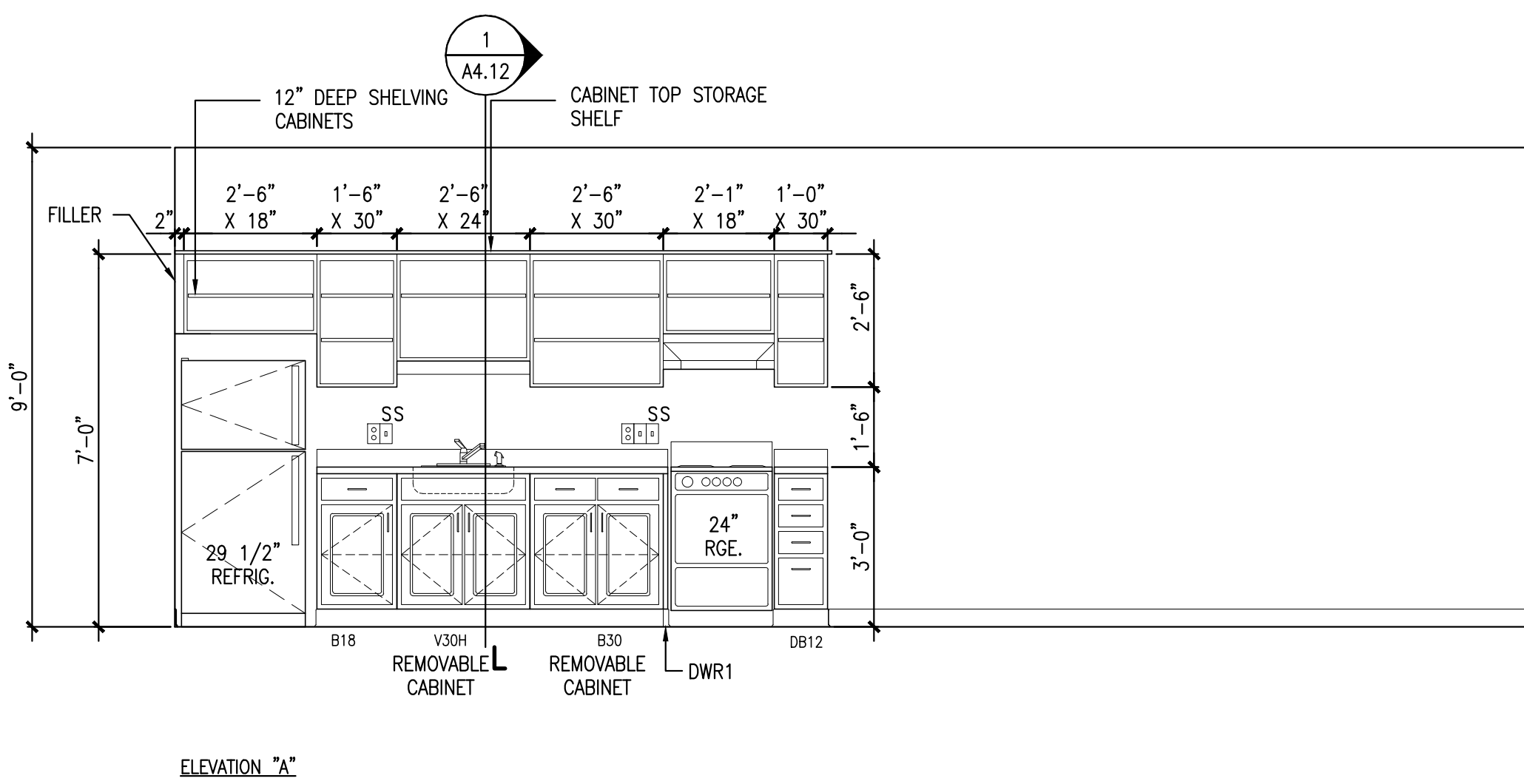
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Drawing Number:

A1.5

10/27/2010 4:31 PM





1 TYPE I-B UNIT - KITCHEN ELEVATIONS

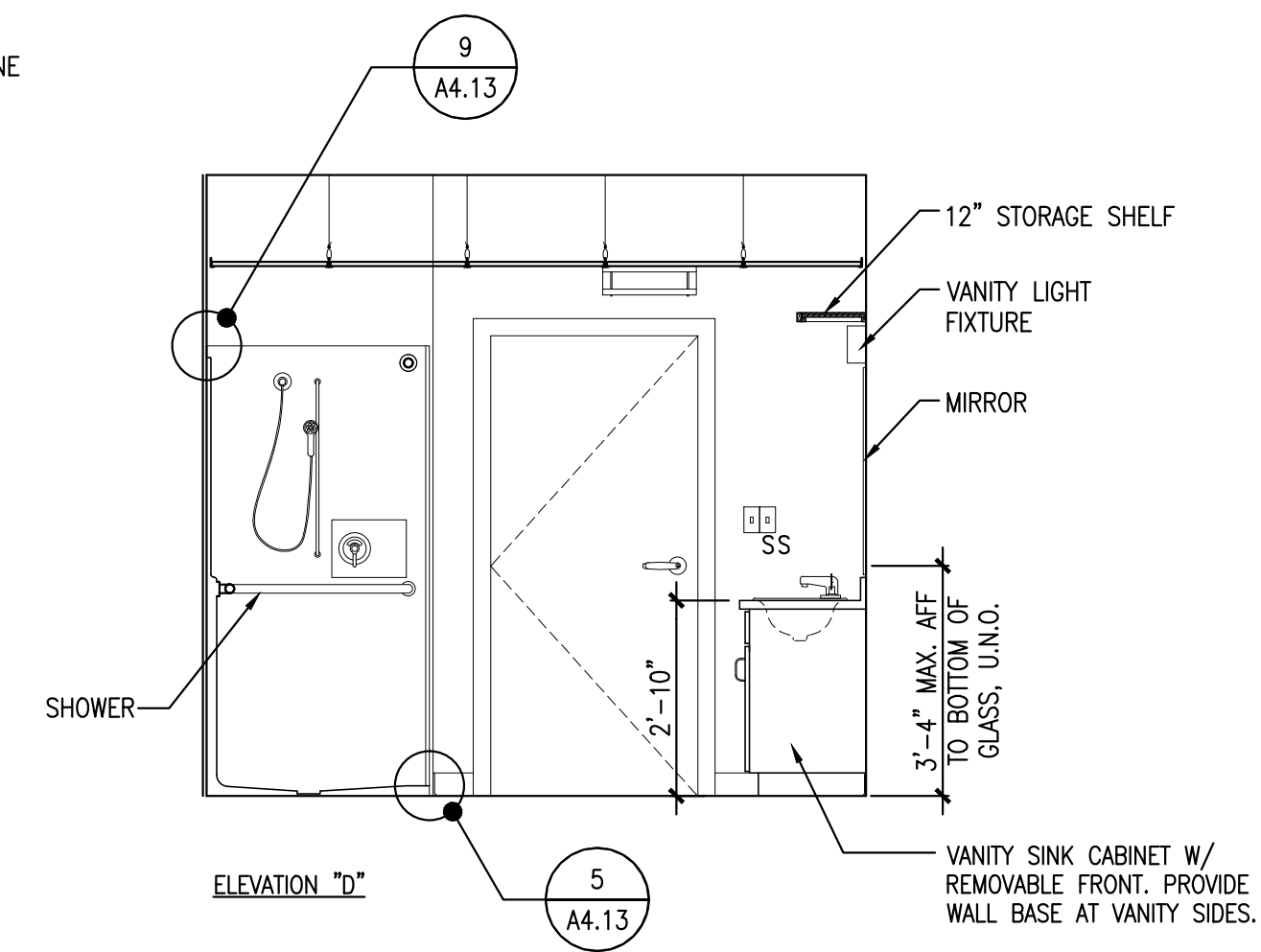
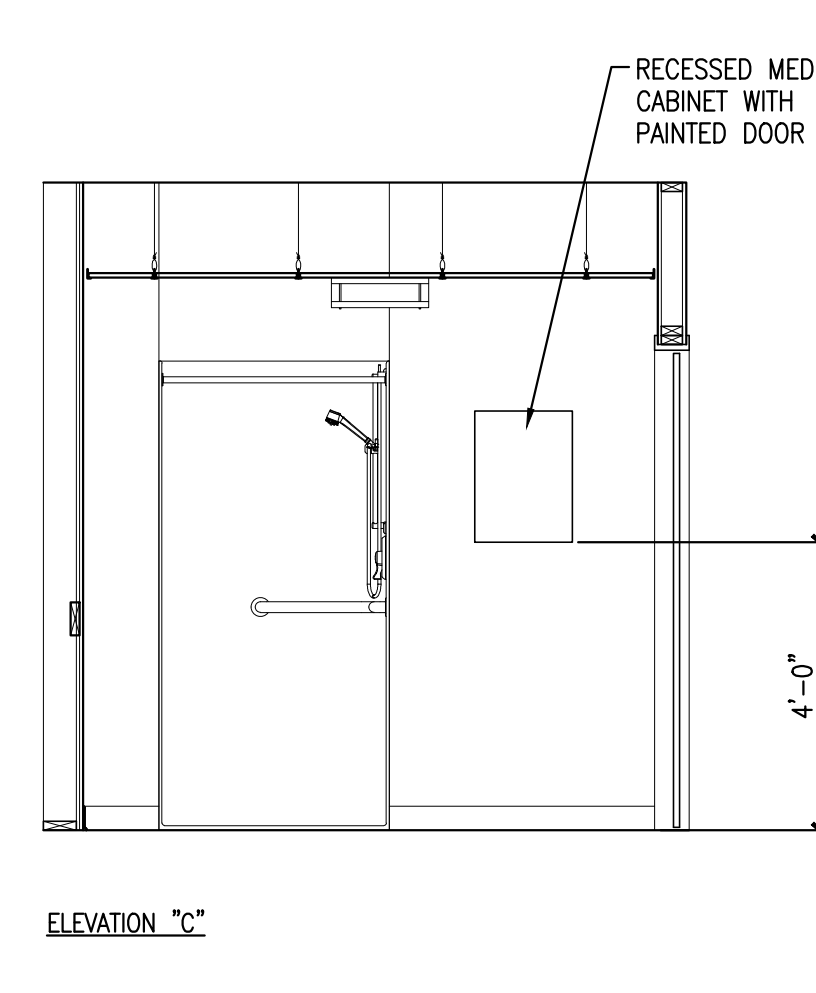
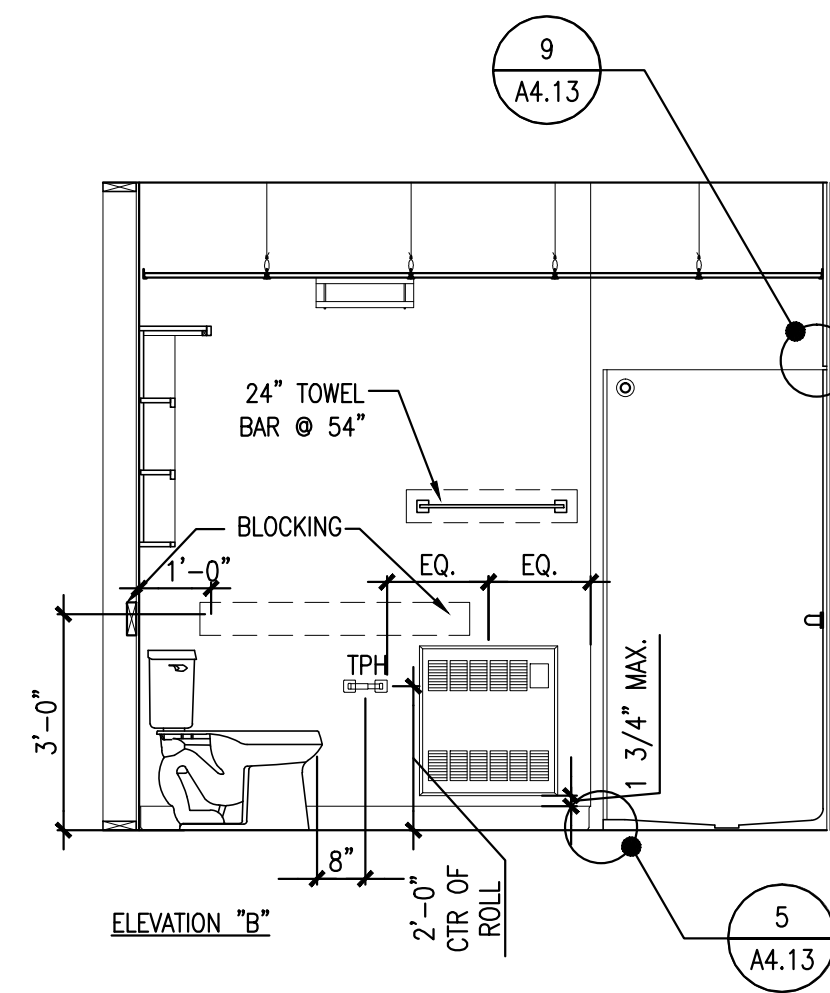
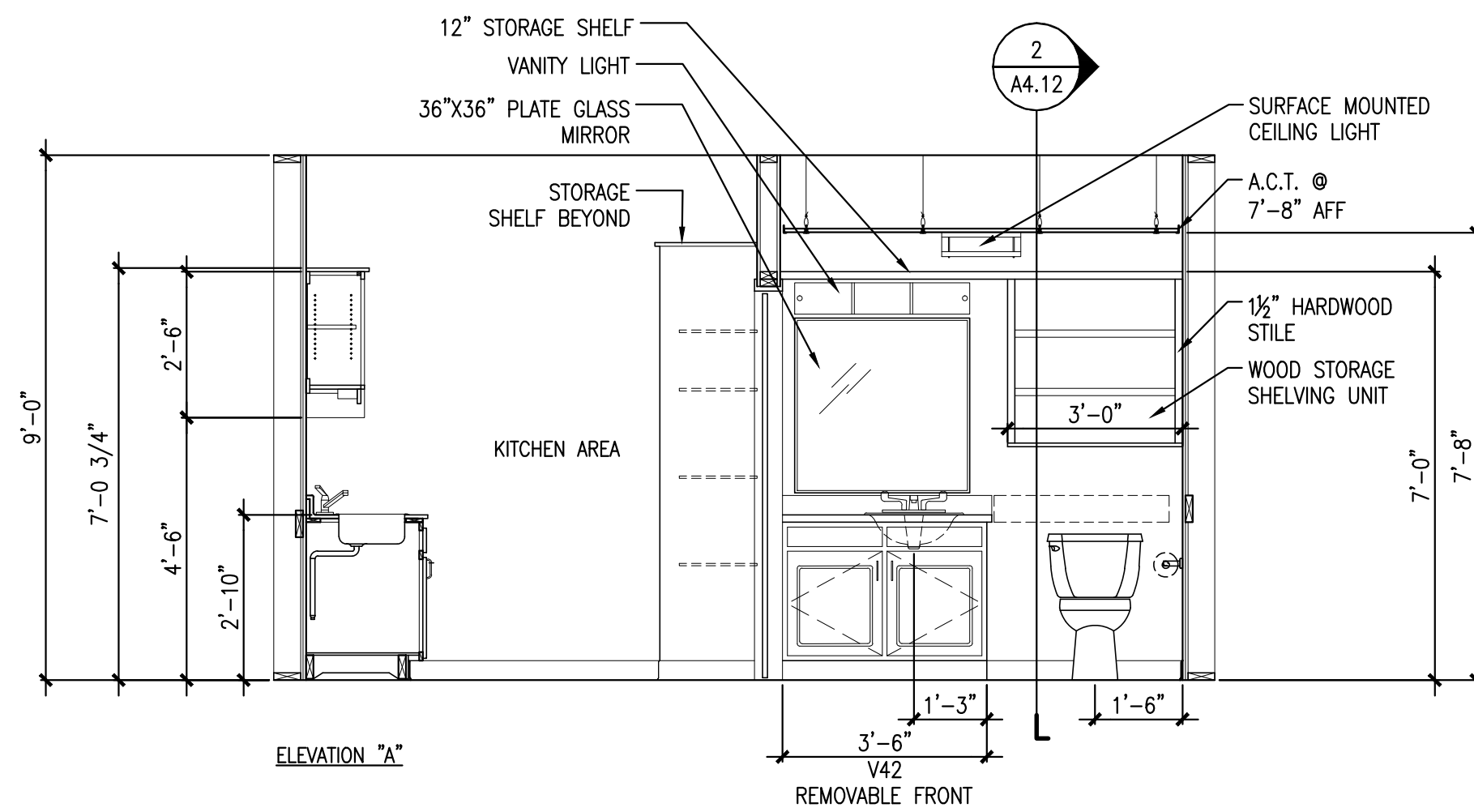
REFERENCED FROM: B/A1.6

SCALE: 3/8" = 1'-0"

2 TYPE I-B UNIT - CLOSET ELEVATION

REFERENCED FROM: B/A1.6

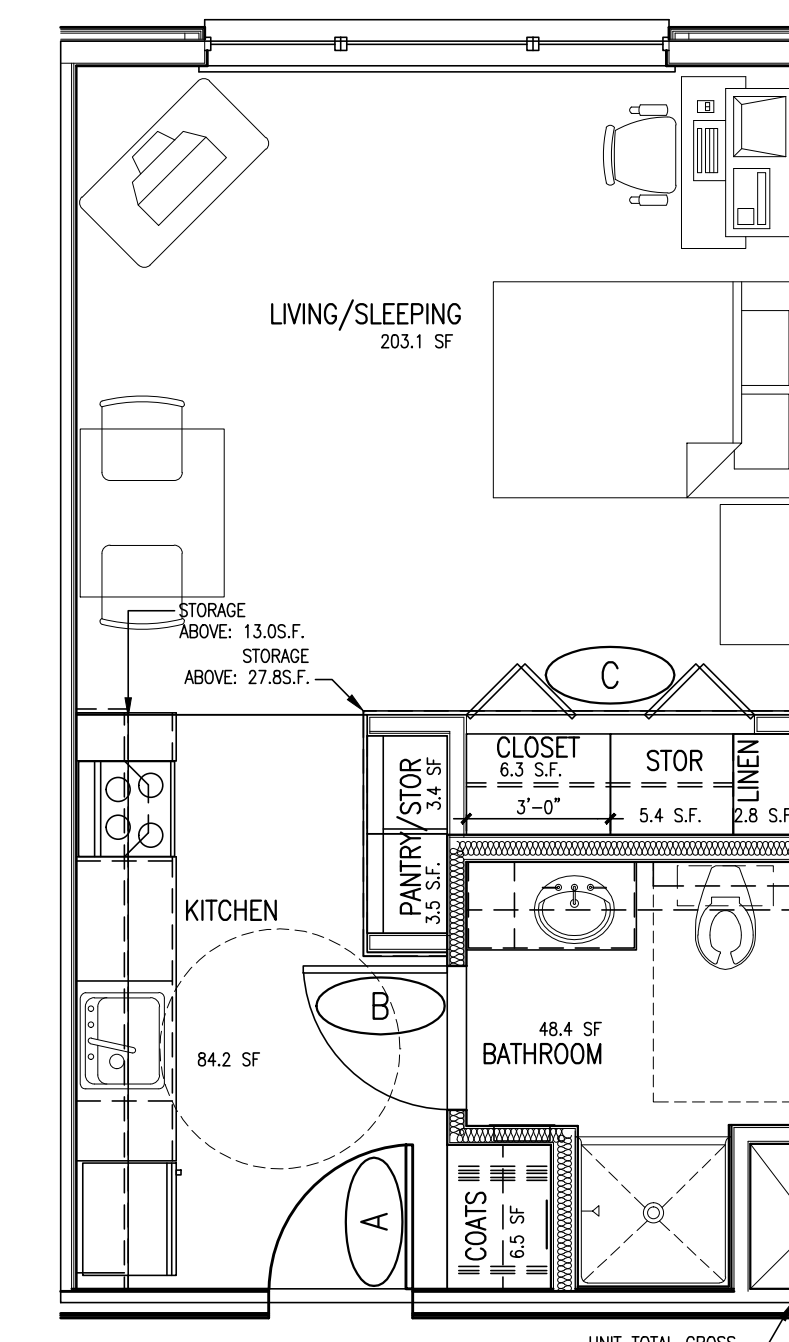
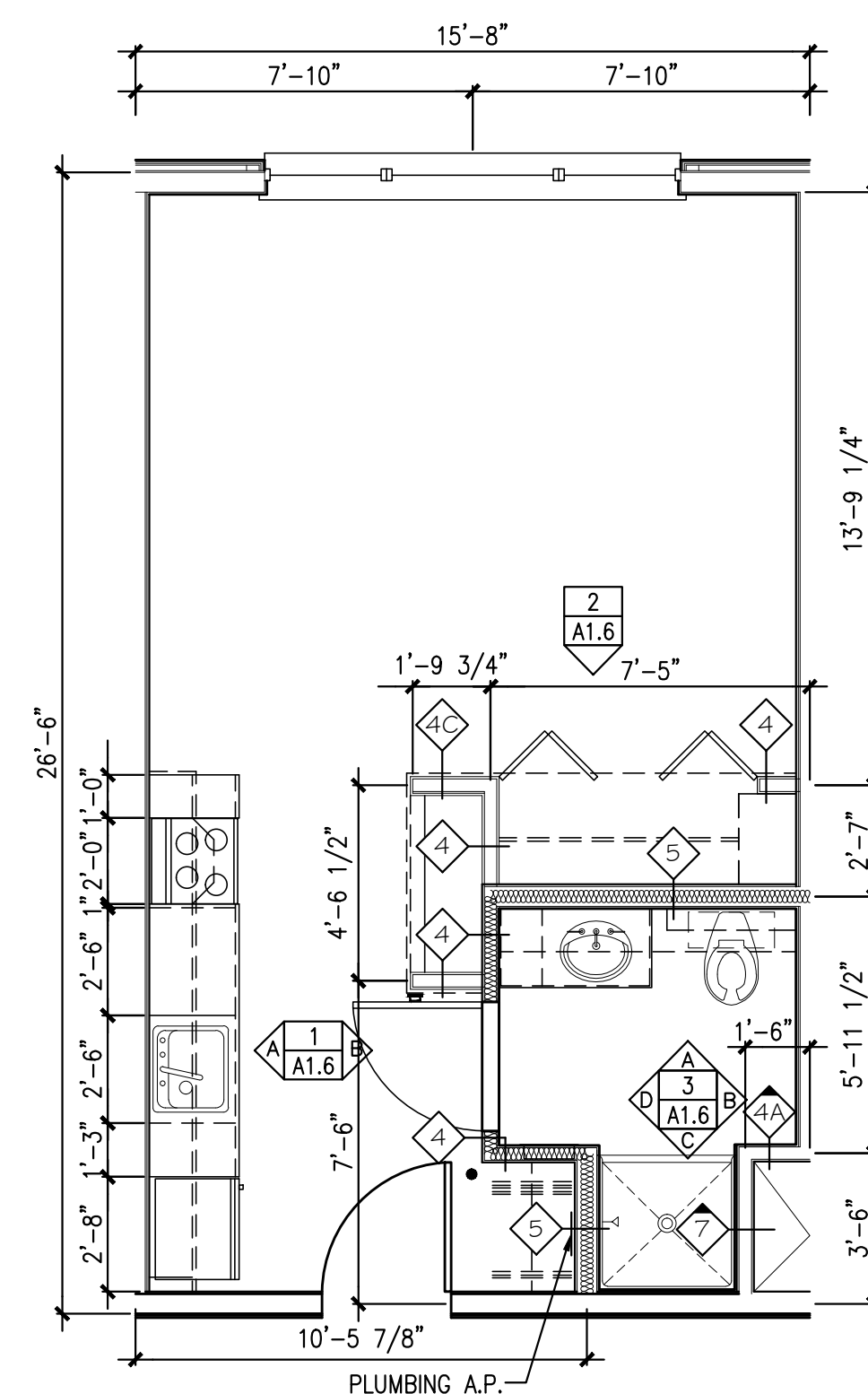
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3 TYPE I-B UNIT - BATHROOM ELEVATIONS

REFERENCED FROM: B/A1.6

SCALE: 3/8" = 1'-0"



A NOT USED

REFERENCED FROM:

B TYPE I-B UNIT - DIMENSIONAL PLAN

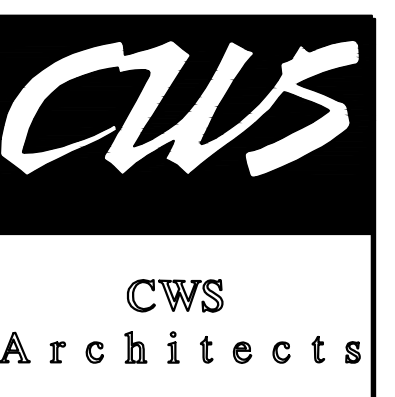
REFERENCED FROM: FLOOR PLANS

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

C TYPE I-B UNIT - AREA PLAN

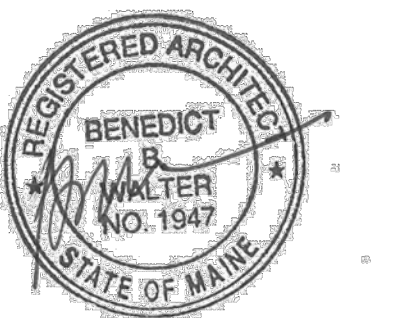
REFERENCED FROM: FLOOR PLANS

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



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PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
**TYPE 1B
UNIT PLANS
IBC TYPE B
EFFICIENCY UNIT**

Scale: AS NOTED

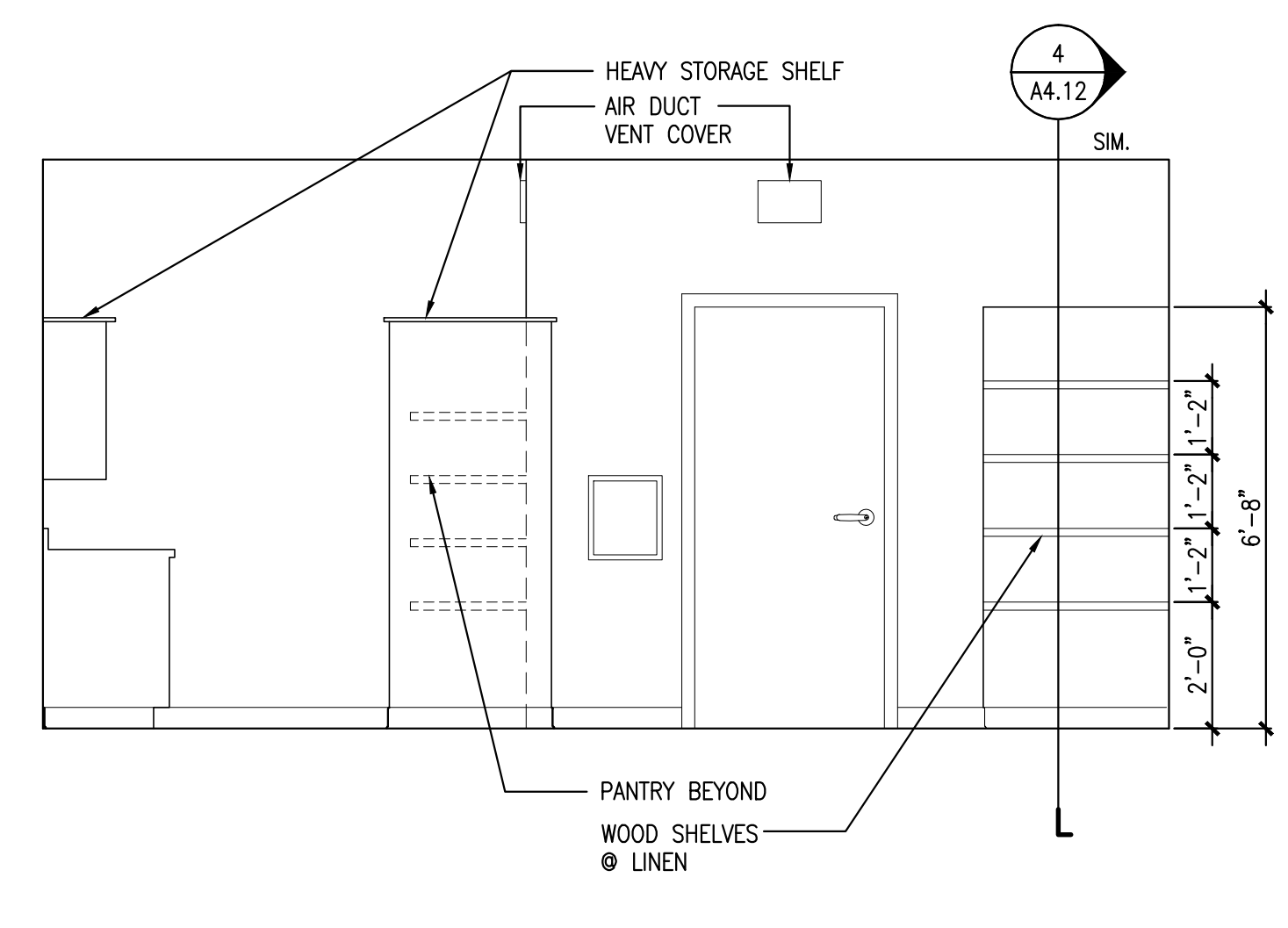
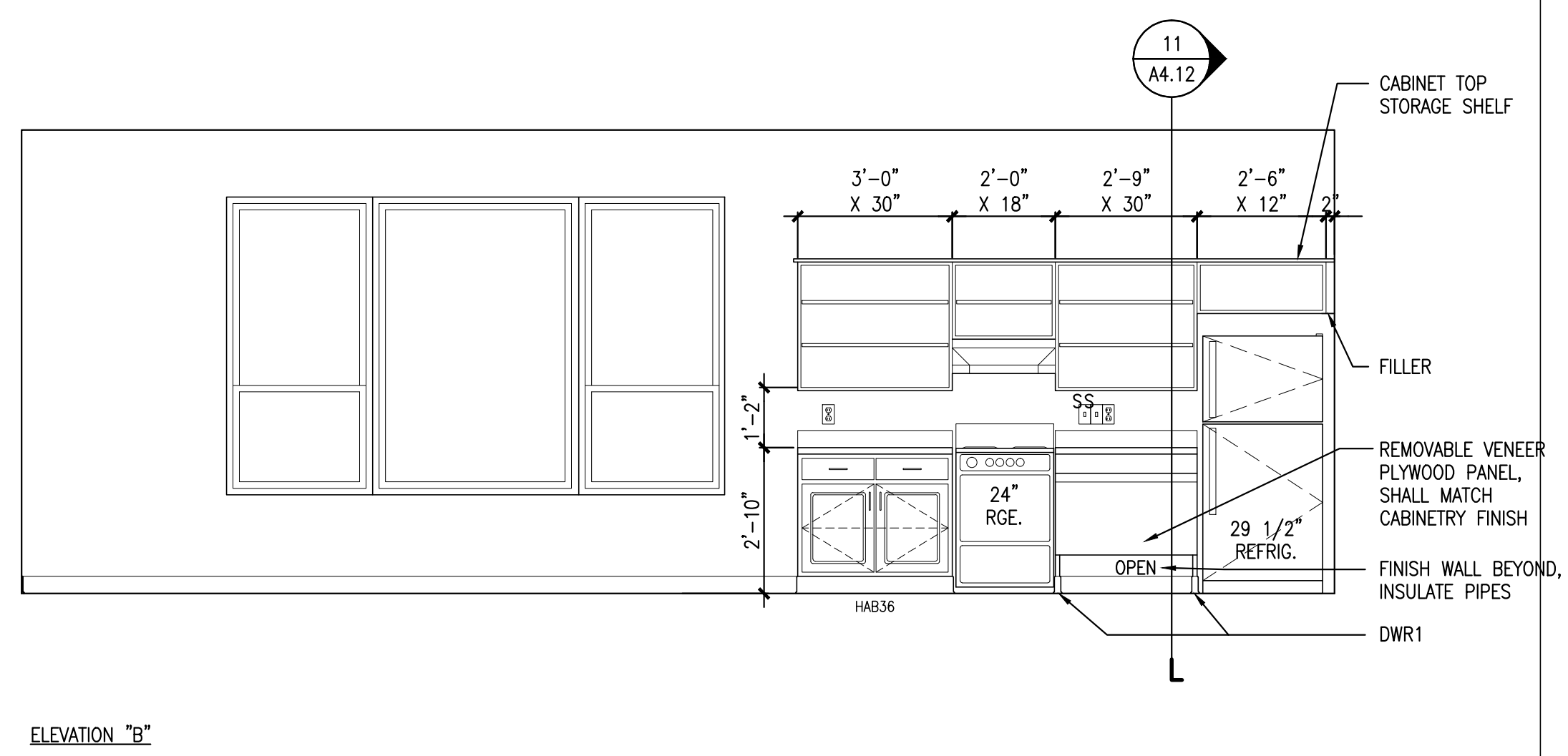
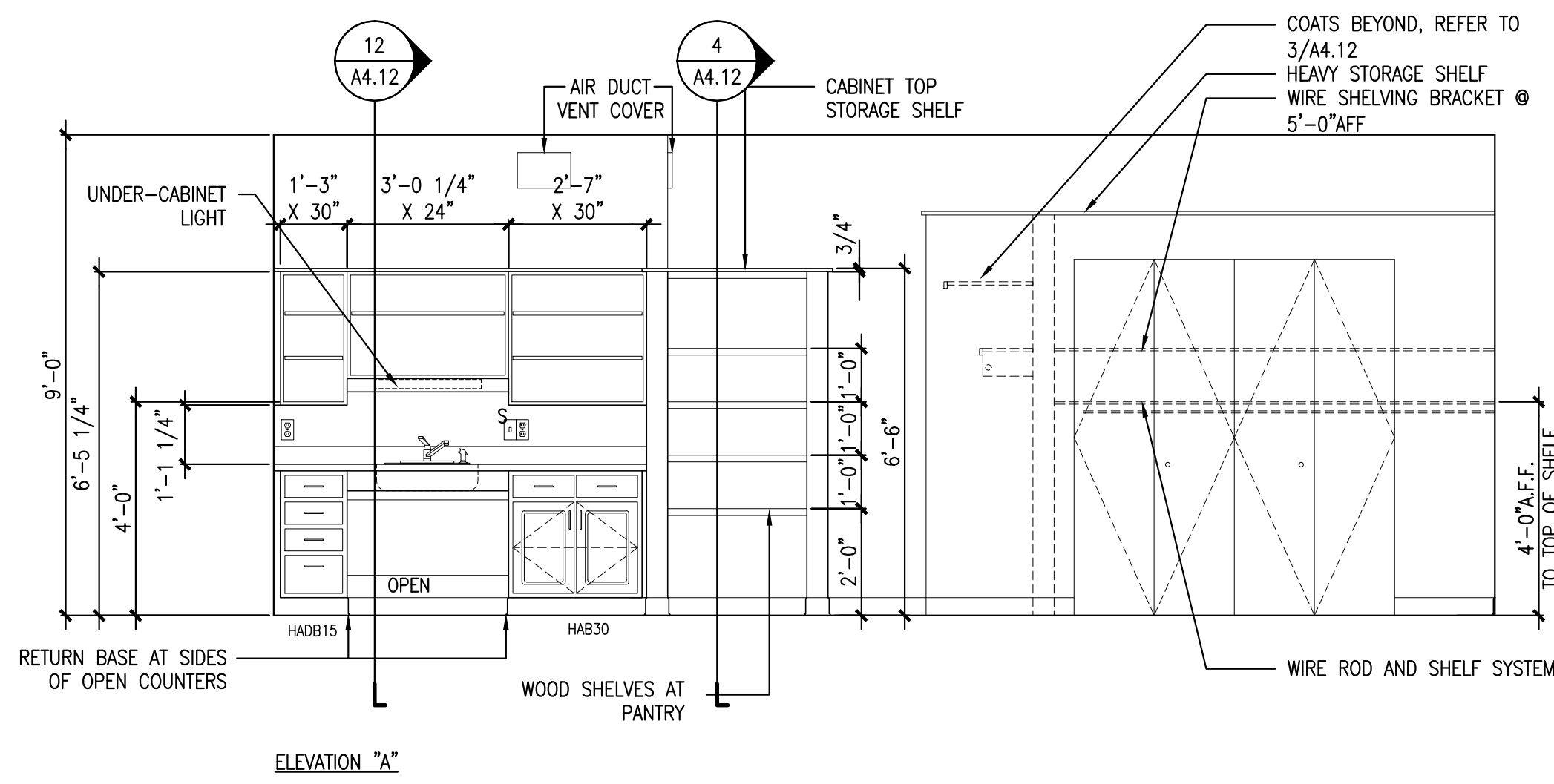
Date: October 25, 2010

Revisions:

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Drawing Number:

A1.6



1 TYPE I-2A UNIT - KITCHEN ELEVATIONS

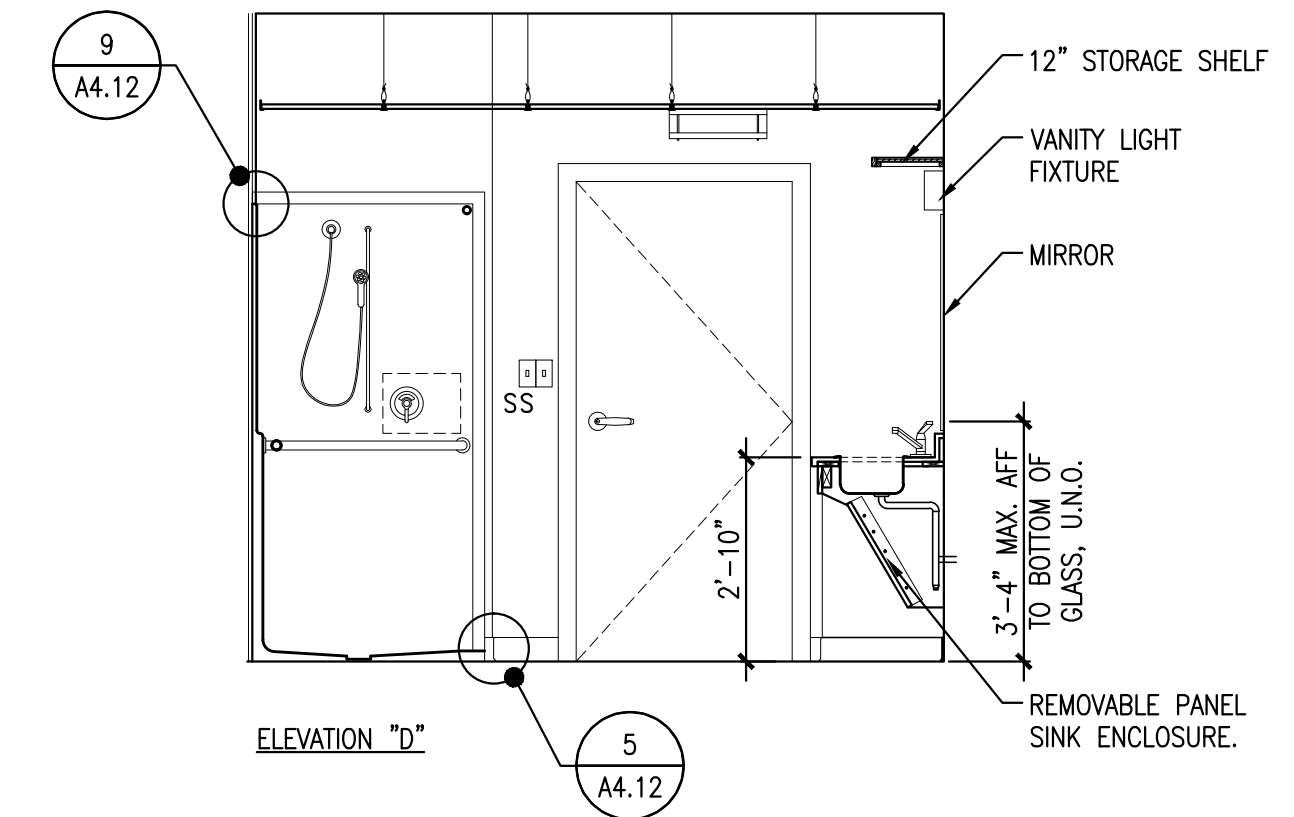
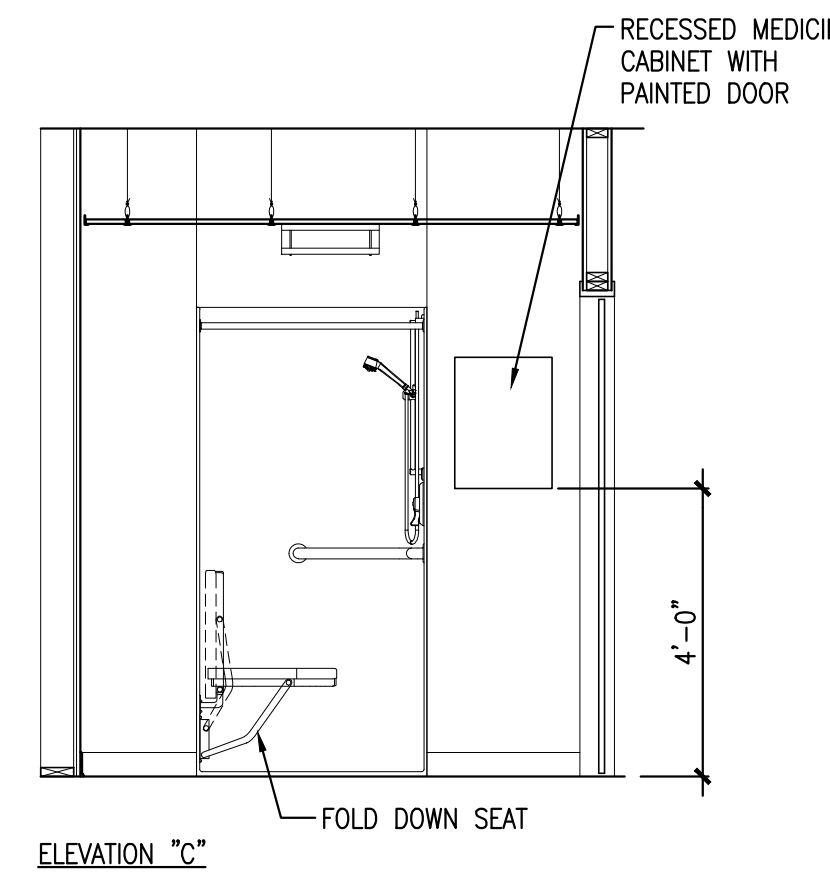
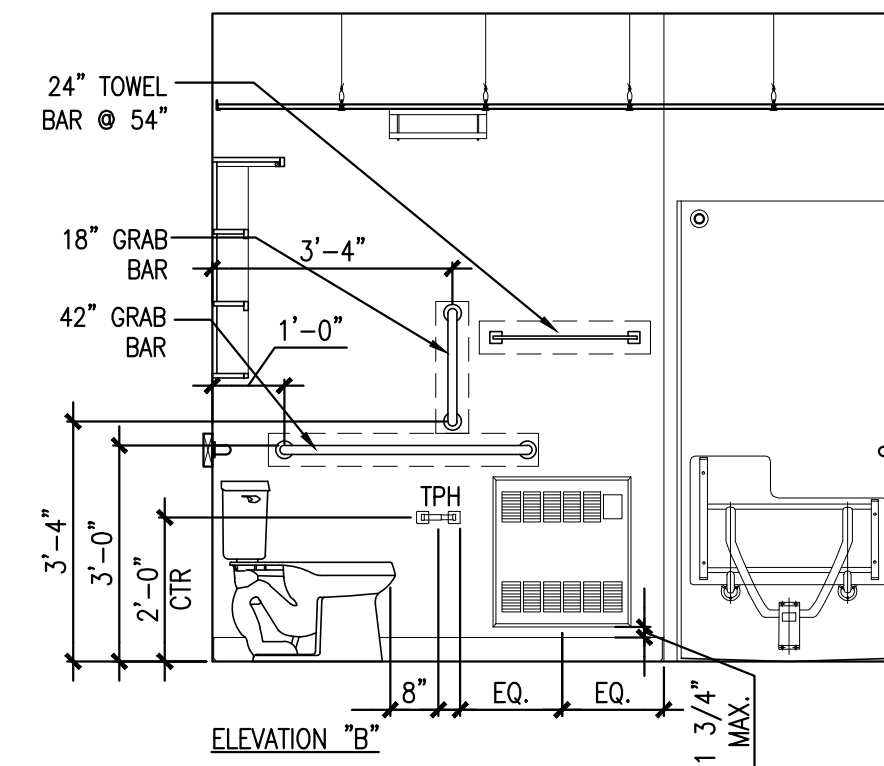
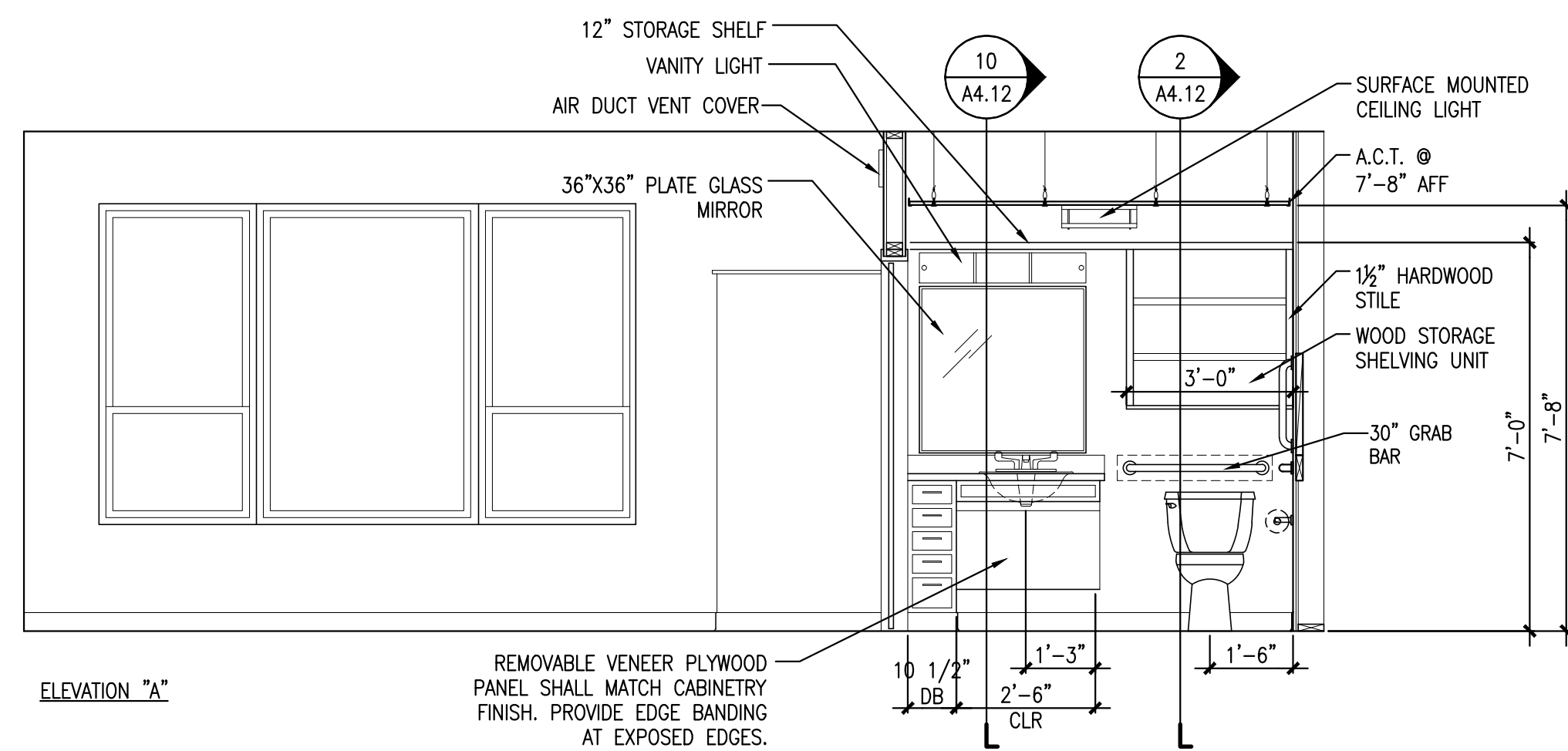
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SCALE: 3/8" = 1'-0"

2 LINEN CLOSET ELEVATION

REFERENCED FROM:

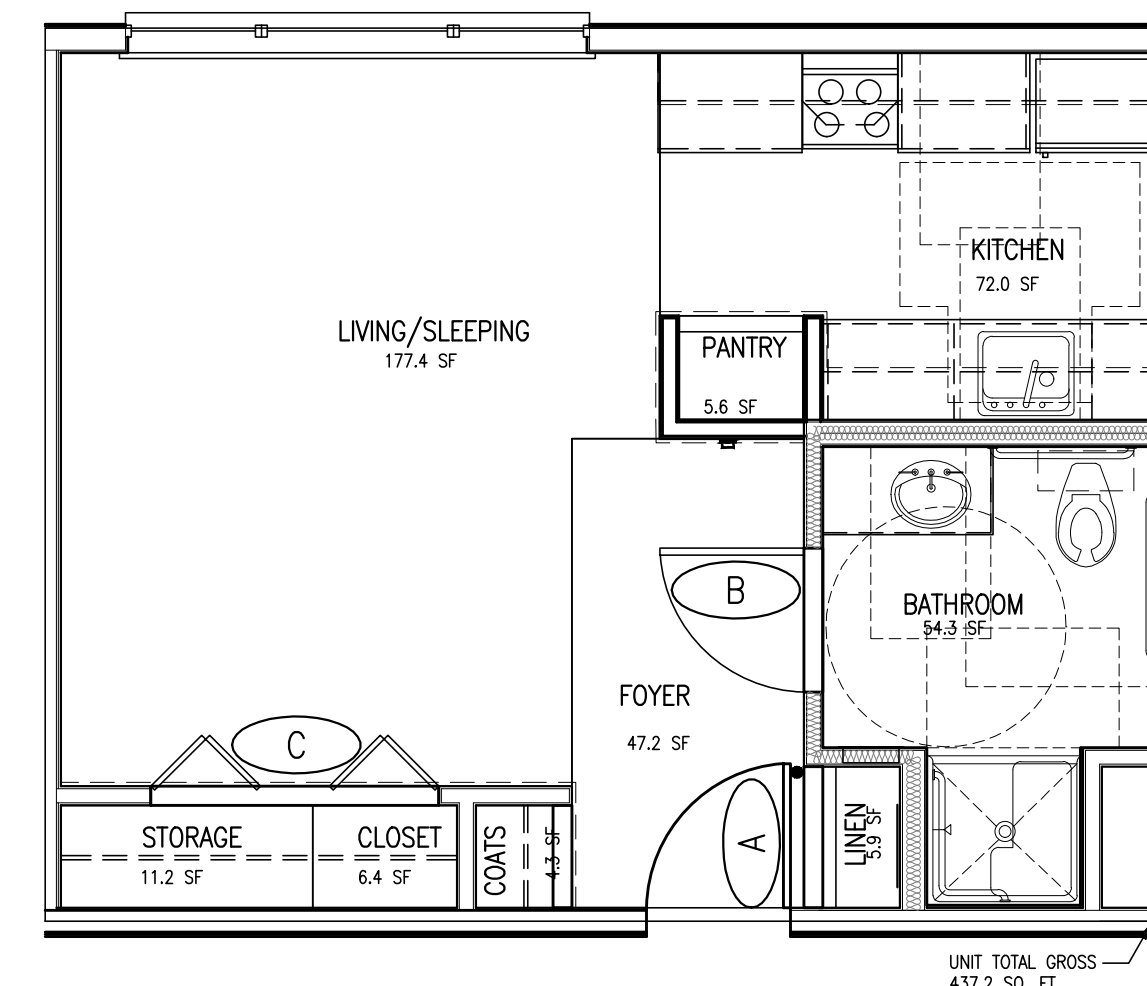
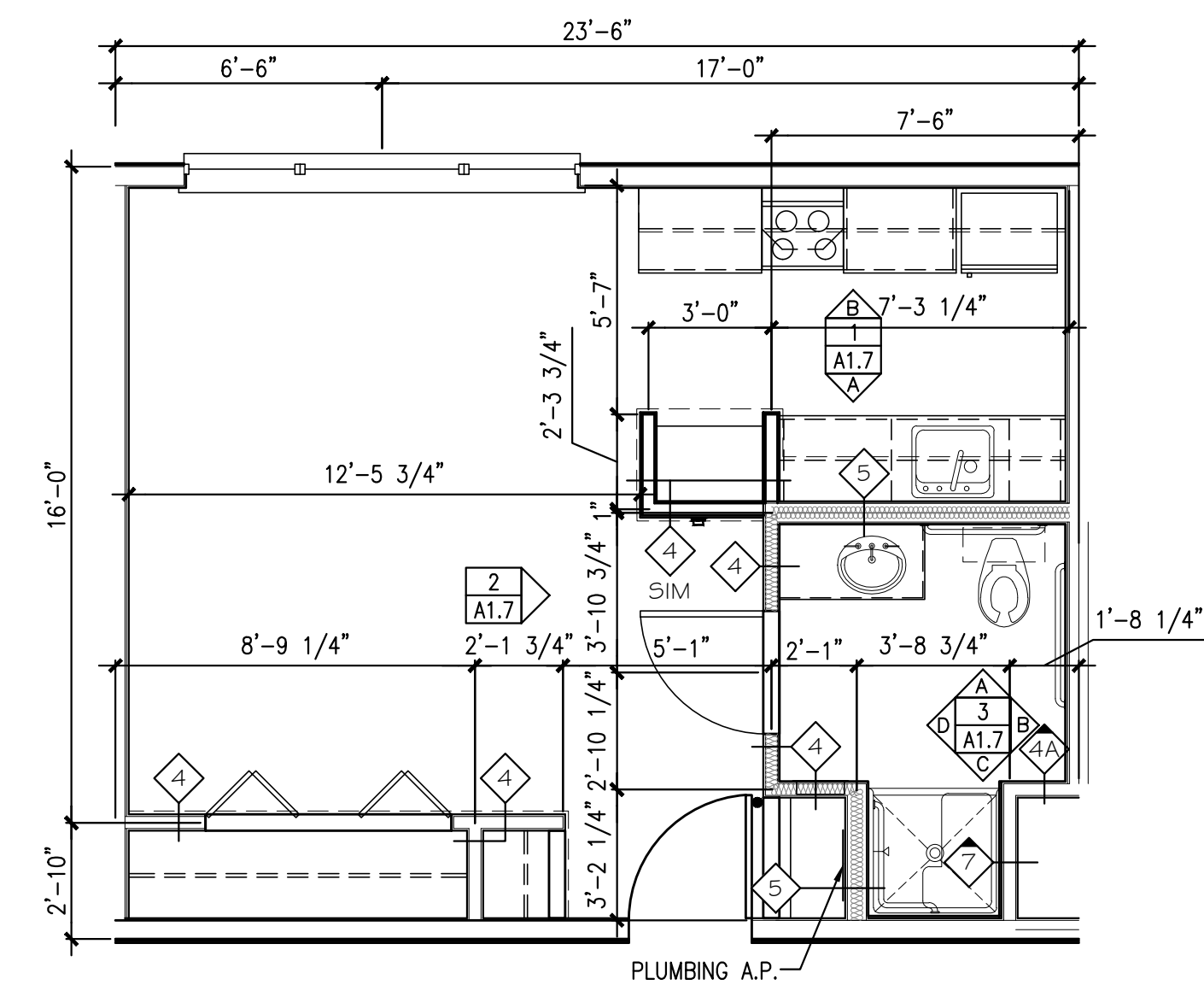
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3 TYPE I-2A UNIT - BATHROOM ELEVATIONS

REFERENCED FROM:

SCALE: 3/8" = 1'-0"



A NOT USED

B TYPE I-2A UNIT - DIMENSIONAL FLOOR PLAN
REFERENCED FROM: FLOOR PLANS

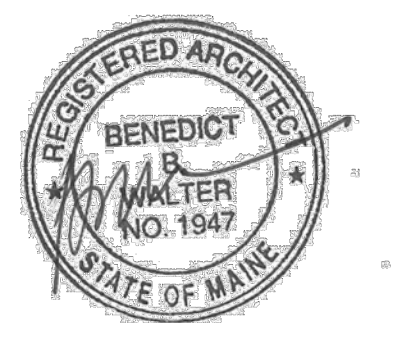
SCALE: 1/4" = 1'-0"

C TYPE I-2A UNIT - AREA PLAN
REFERENCED FROM: FLOOR PLANS

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



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Project No: 07.446 24E

Drawing Title:
**TYPE 2A UNIT
PLANS
IBC TYPE A
EFFICIENCY UNIT**

Scale: AS NOTED

Date: October 25, 2010

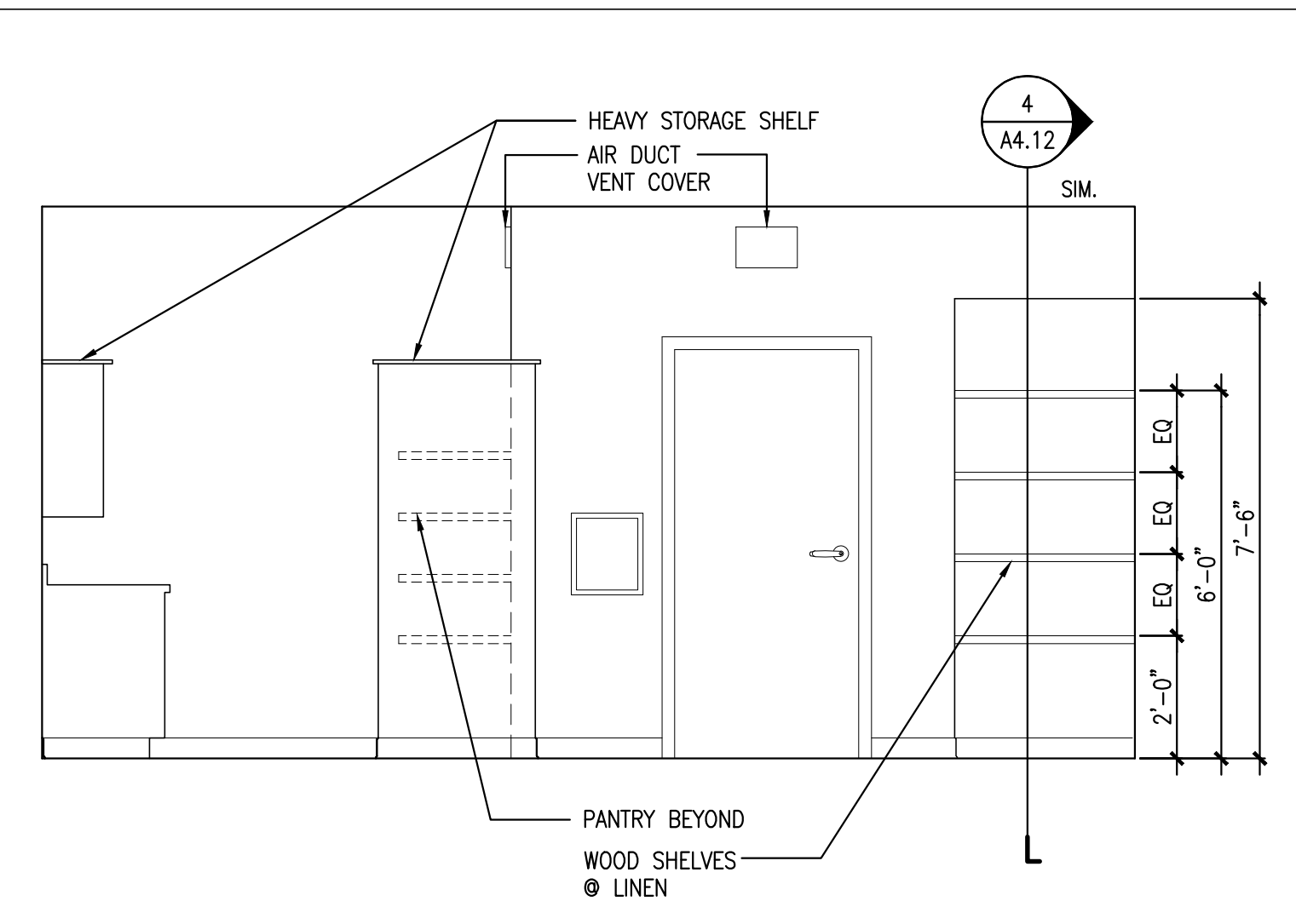
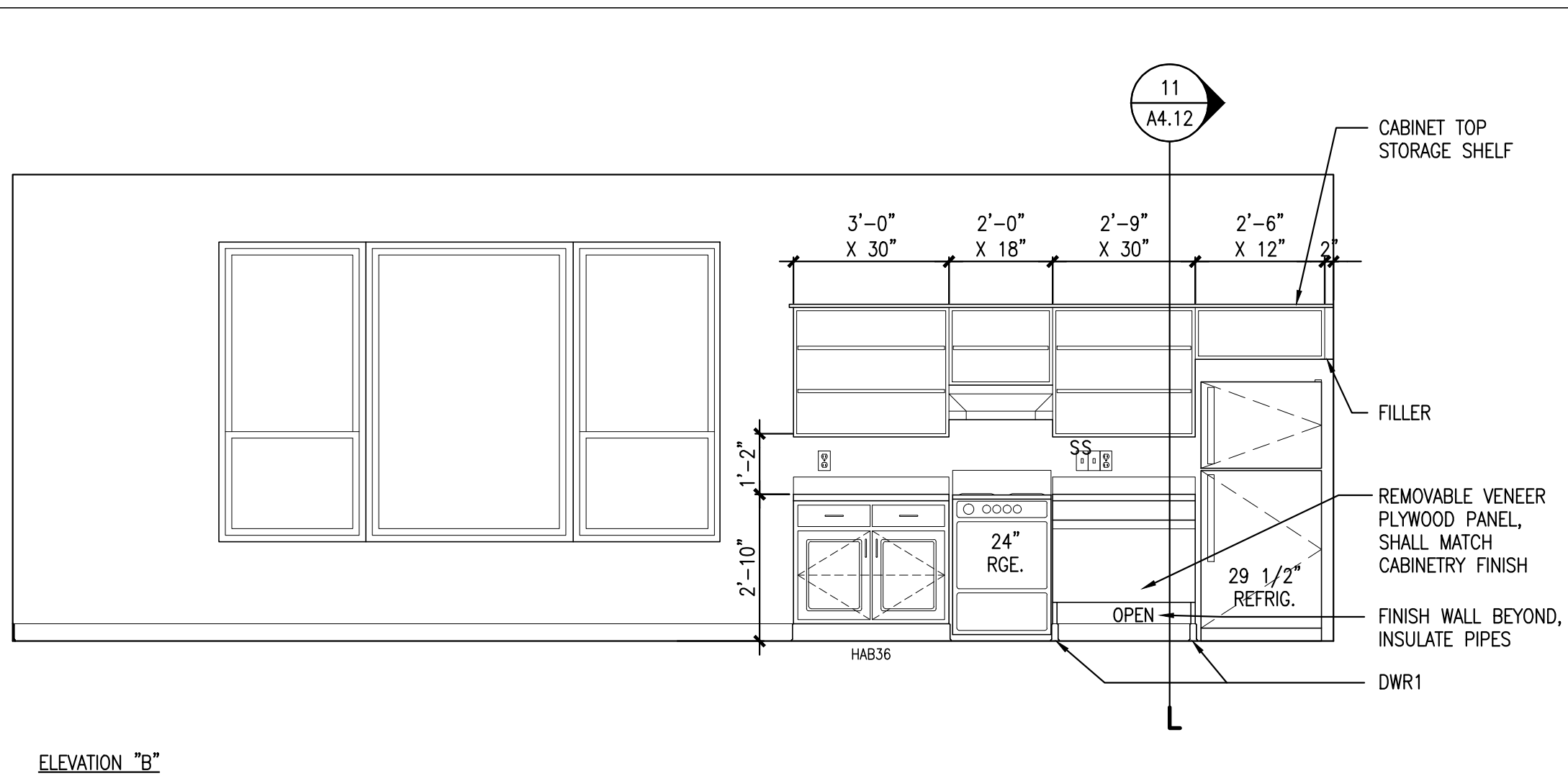
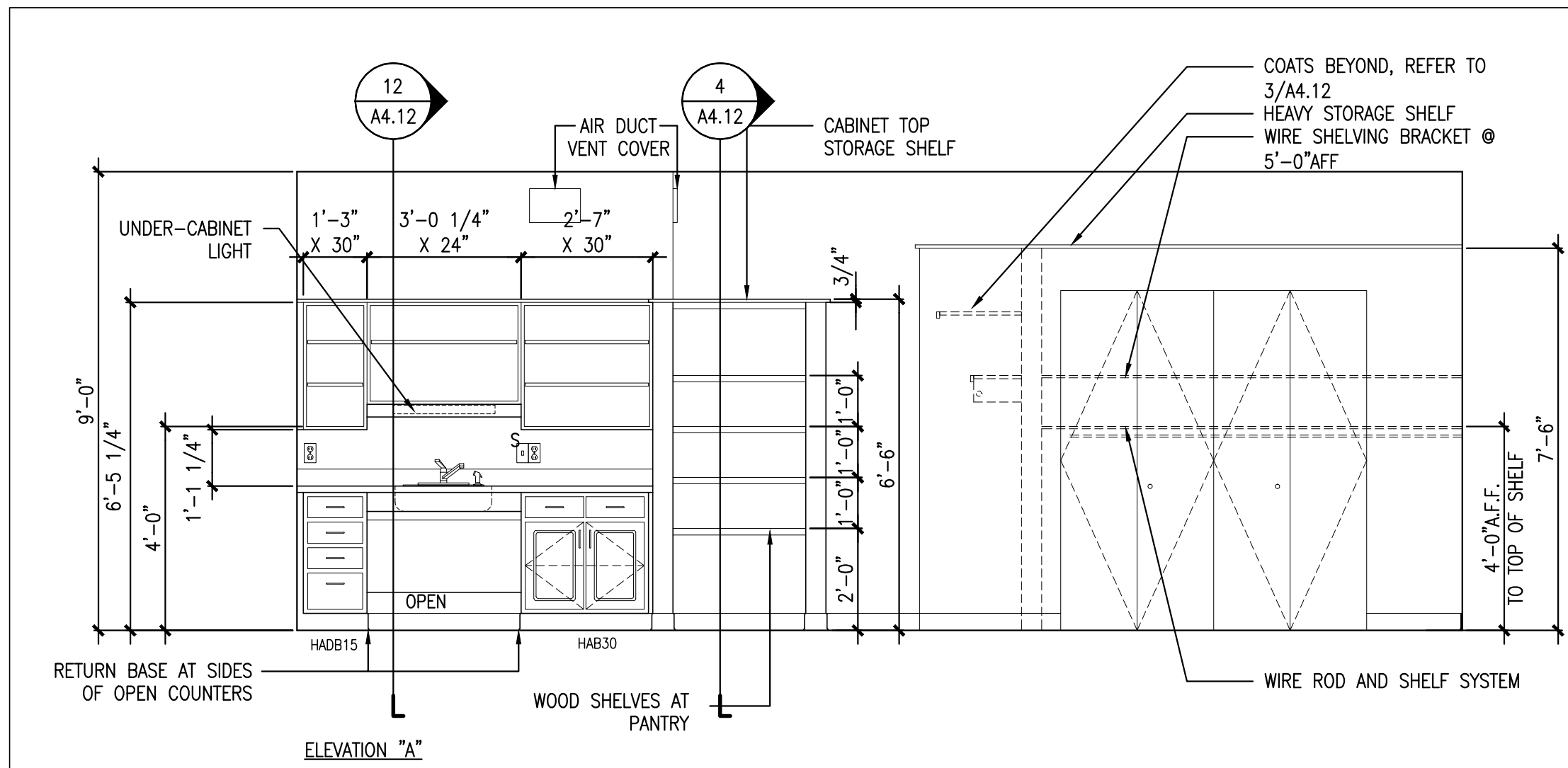
Revisions:

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Drawing Number:

A1.7

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1 TYPE I-2AR UNIT - KITCHEN ELEVATIONS

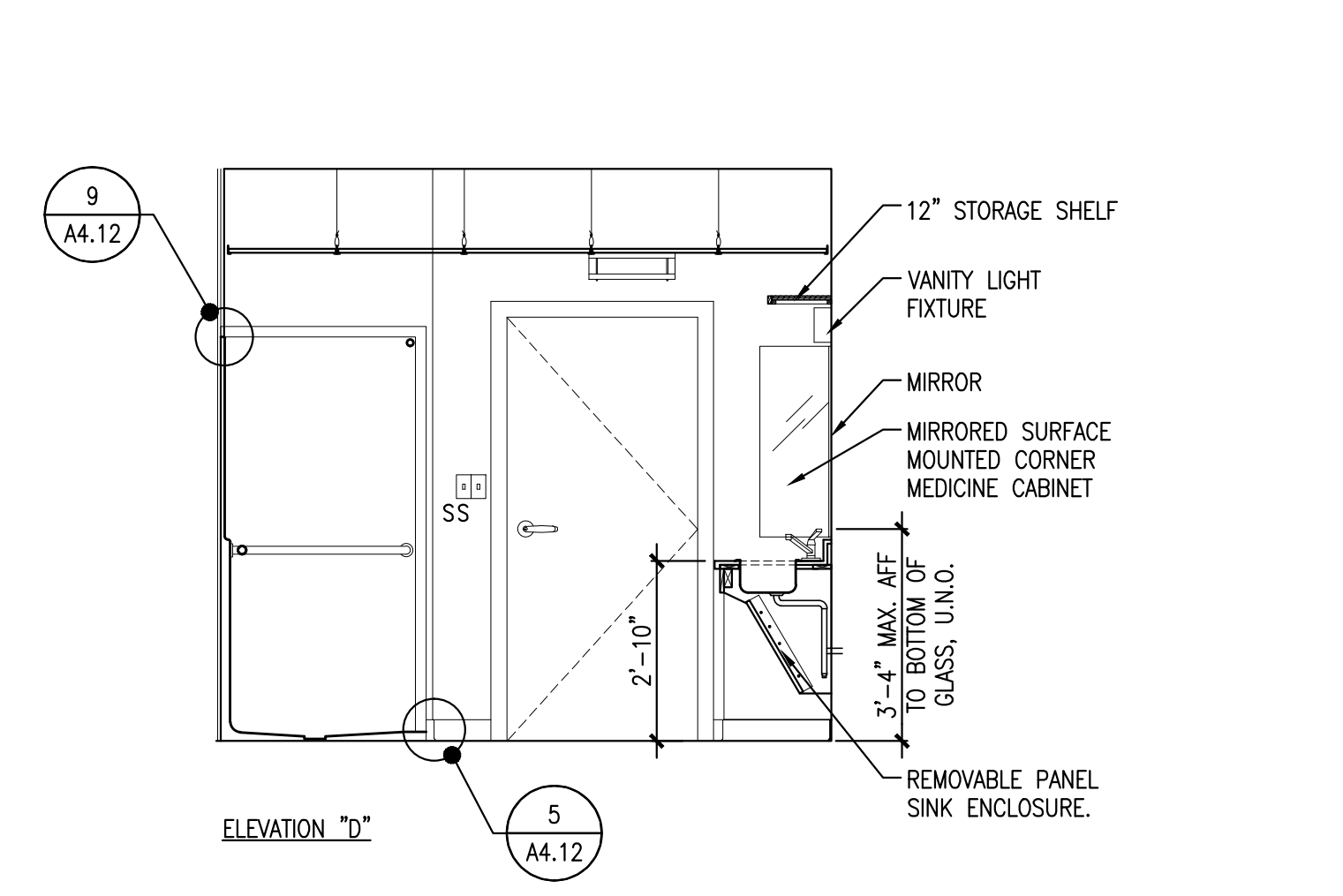
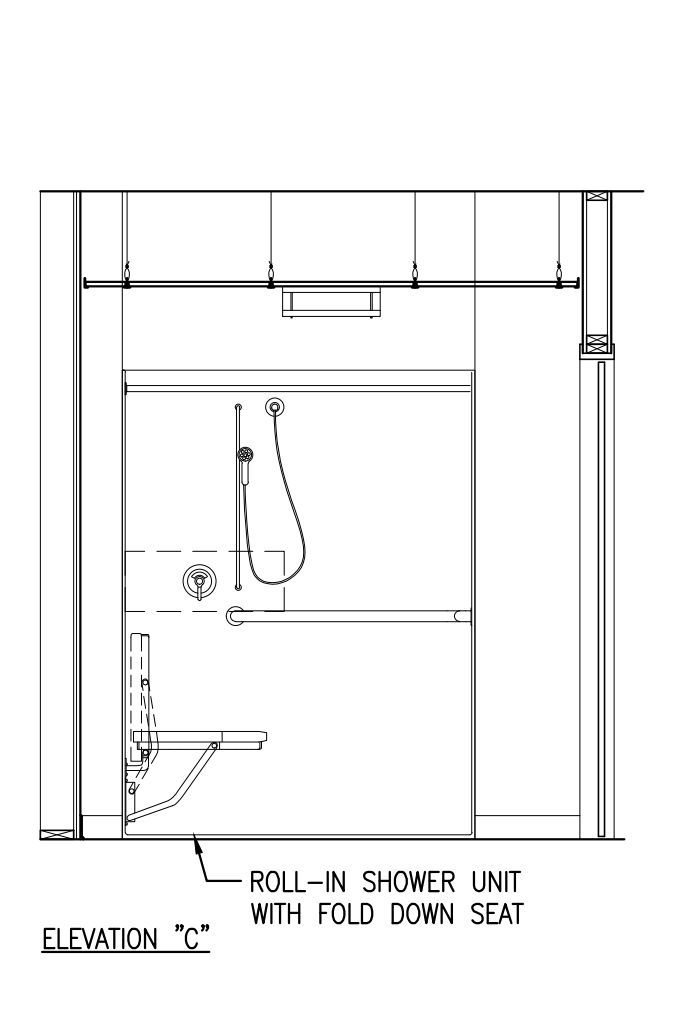
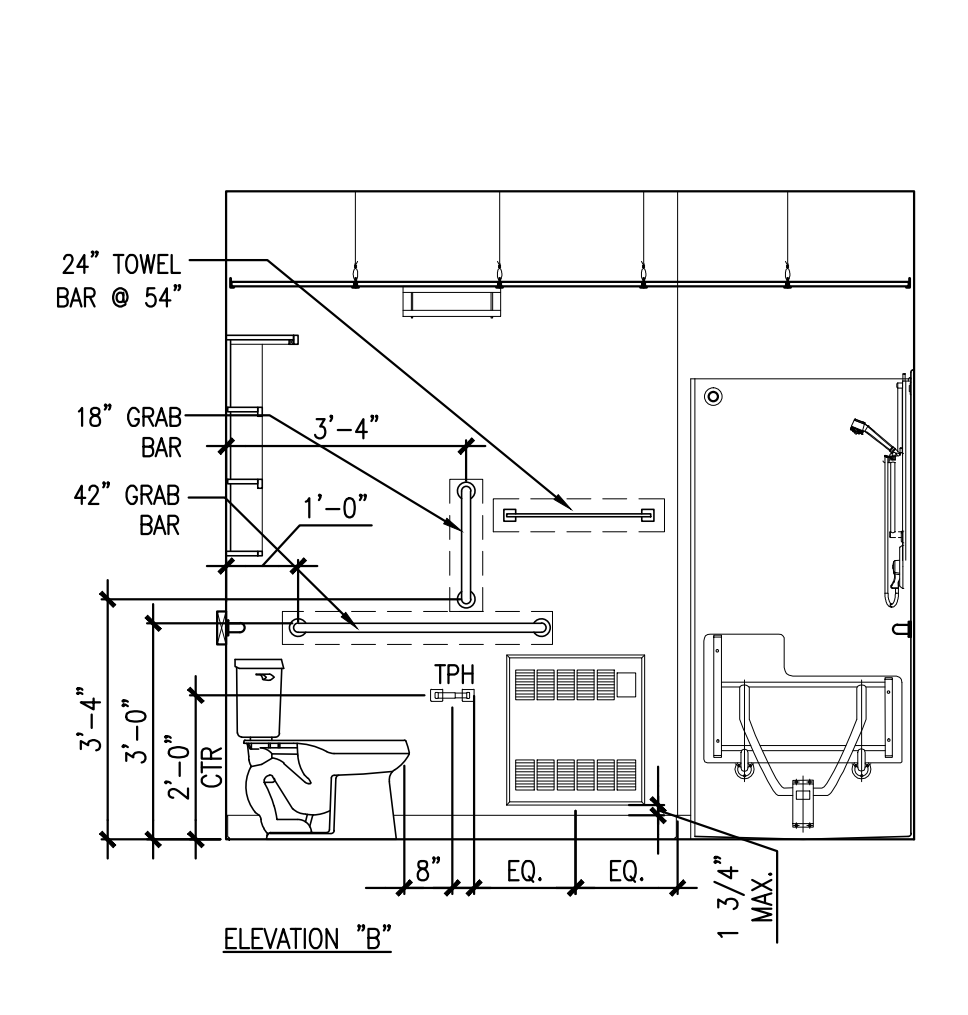
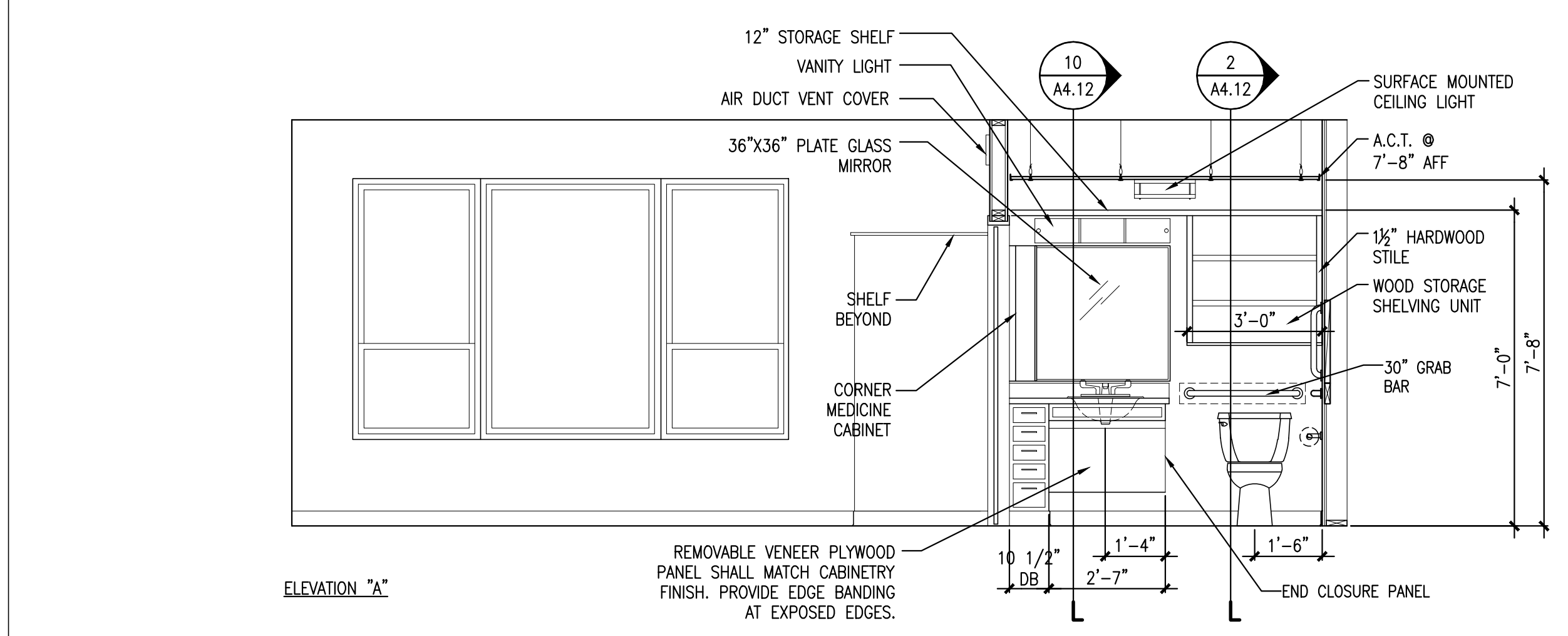
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2 LINEN CLOSET ELEVATION

REFERENCED FROM:

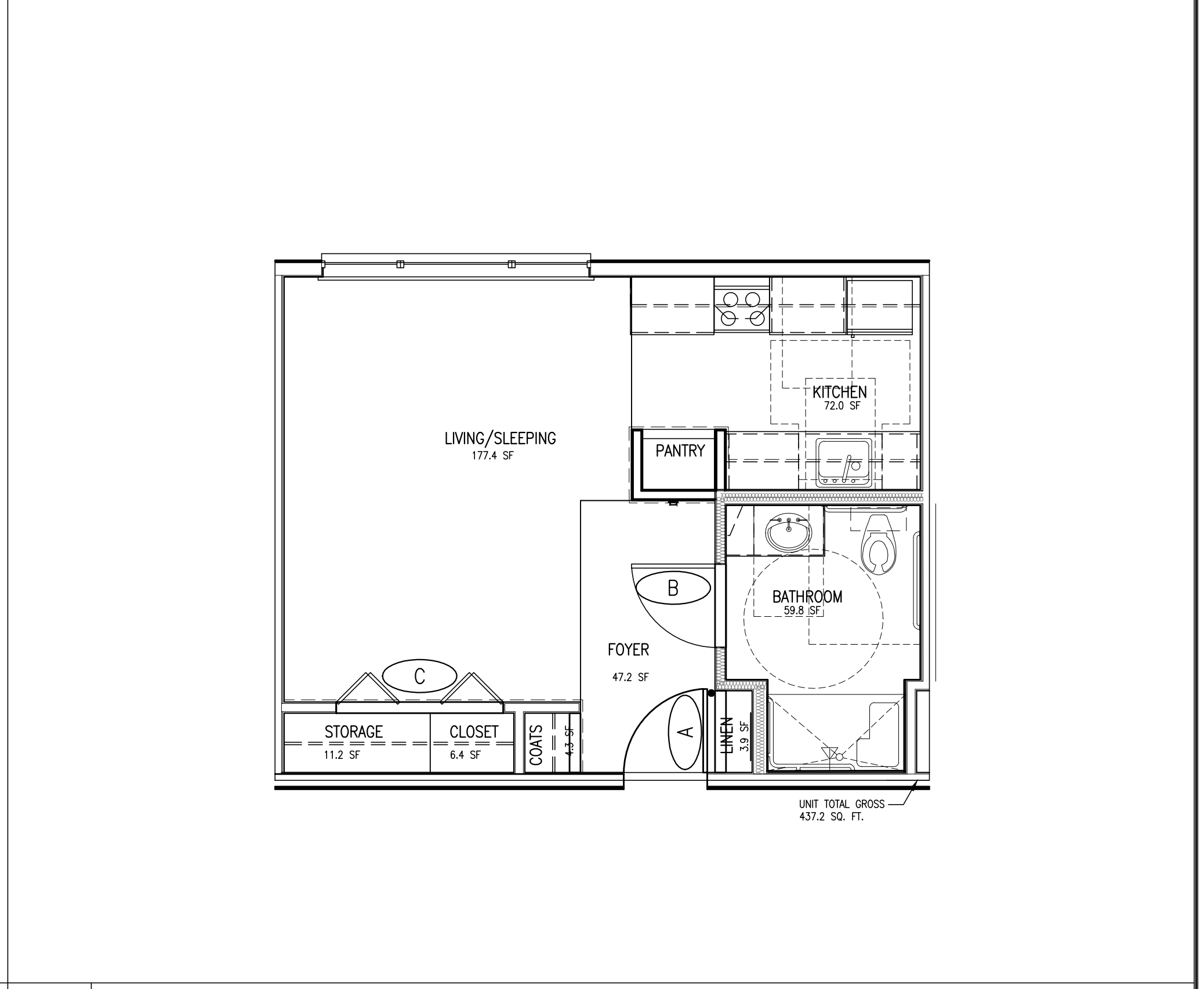
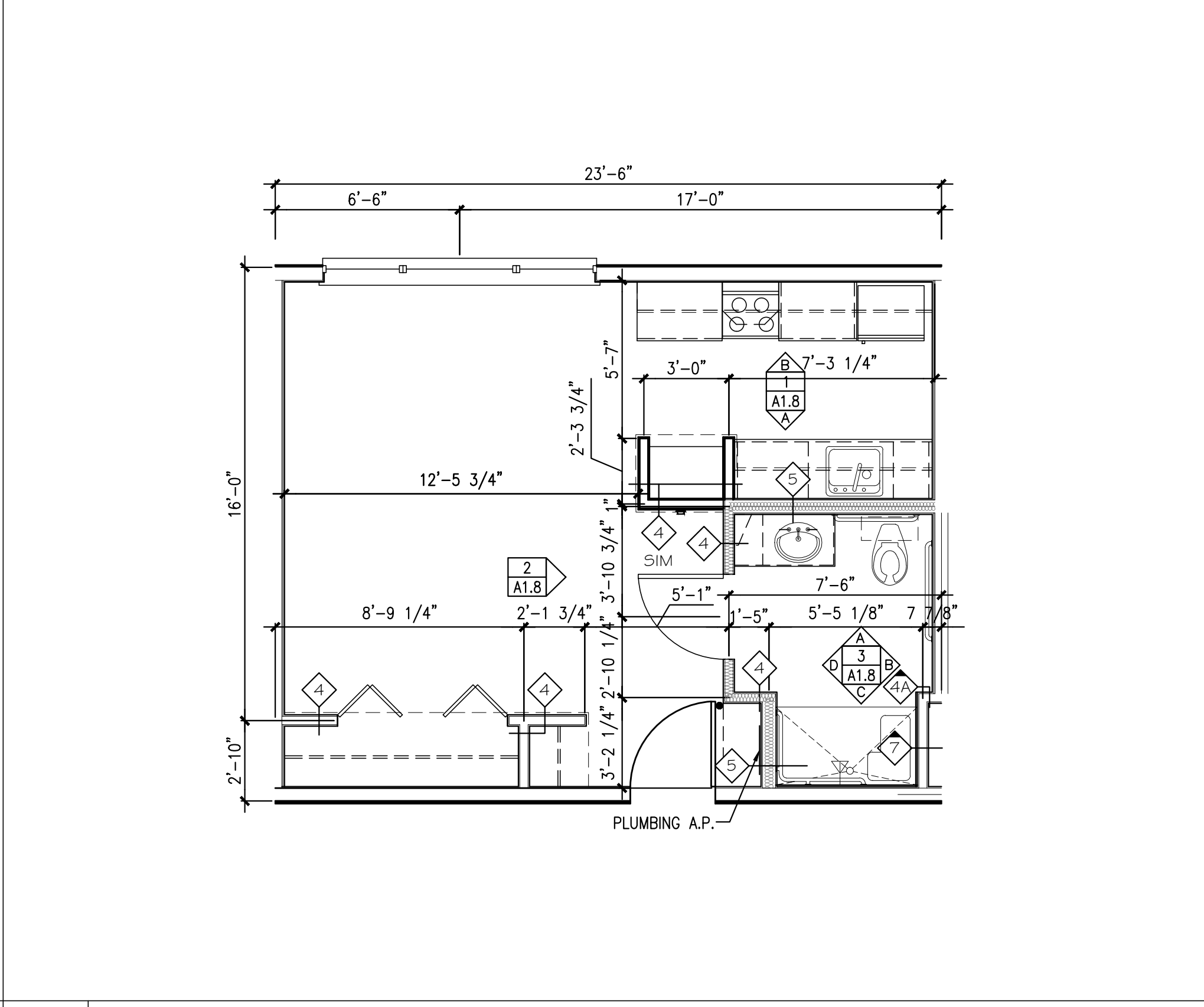
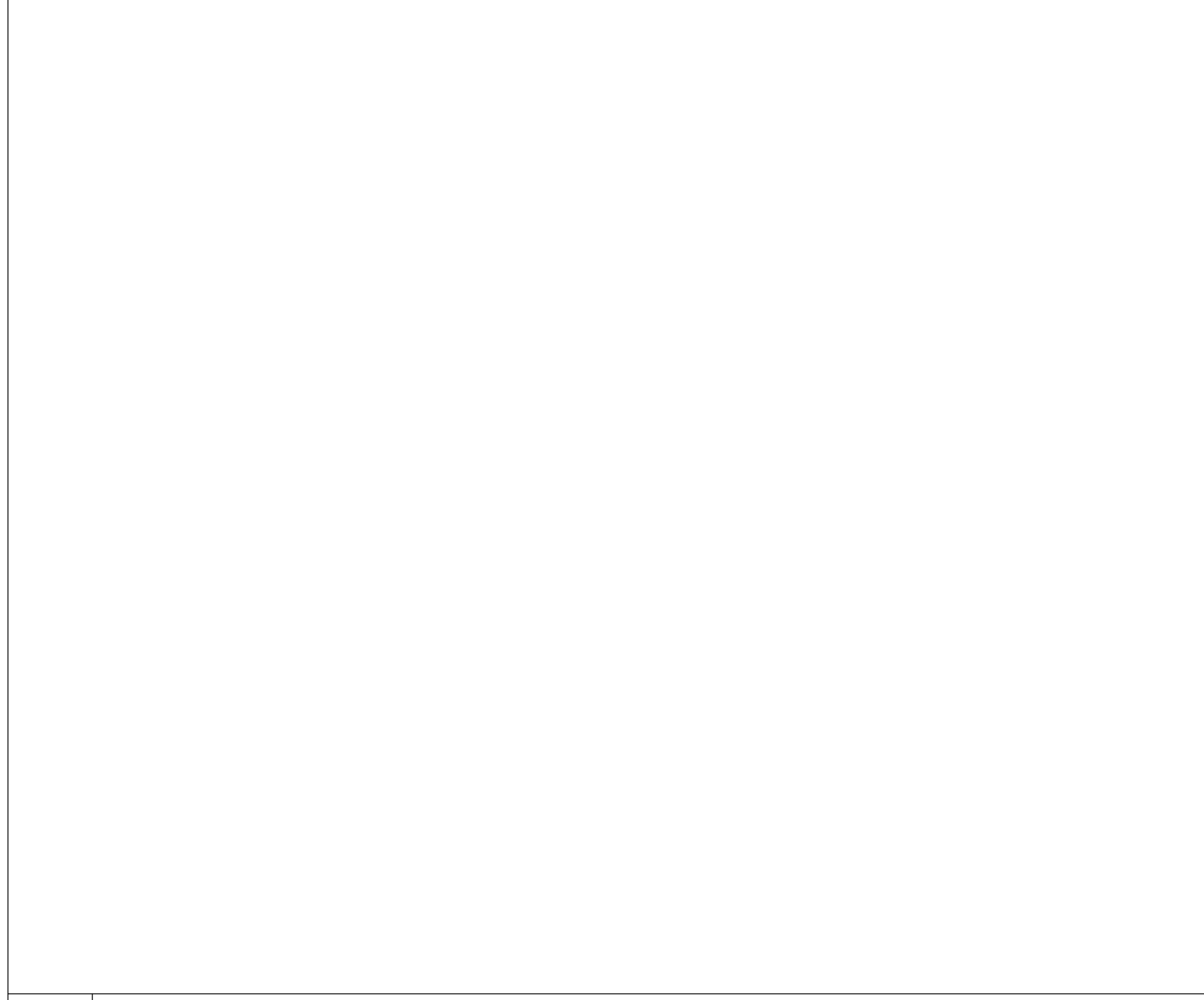
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3 TYPE I-2AR UNIT - BATHROOM ELEVATIONS

REFERENCED FROM:

SCALE: 3/8" = 1'-0"



A NOT USED

REFERENCED FROM:

B TYPE I-2AR UNIT - DIMENSIONAL FLOOR PLAN

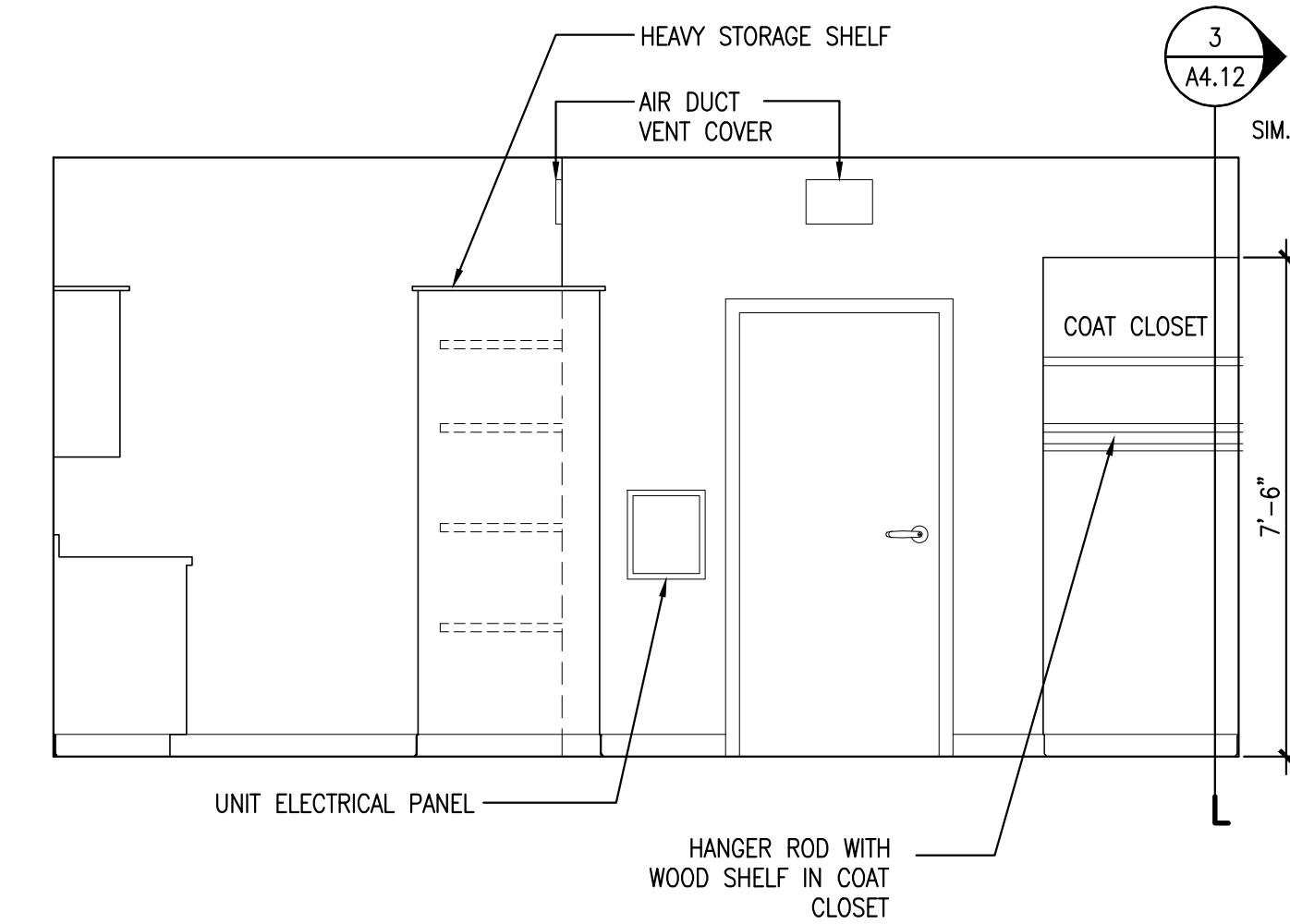
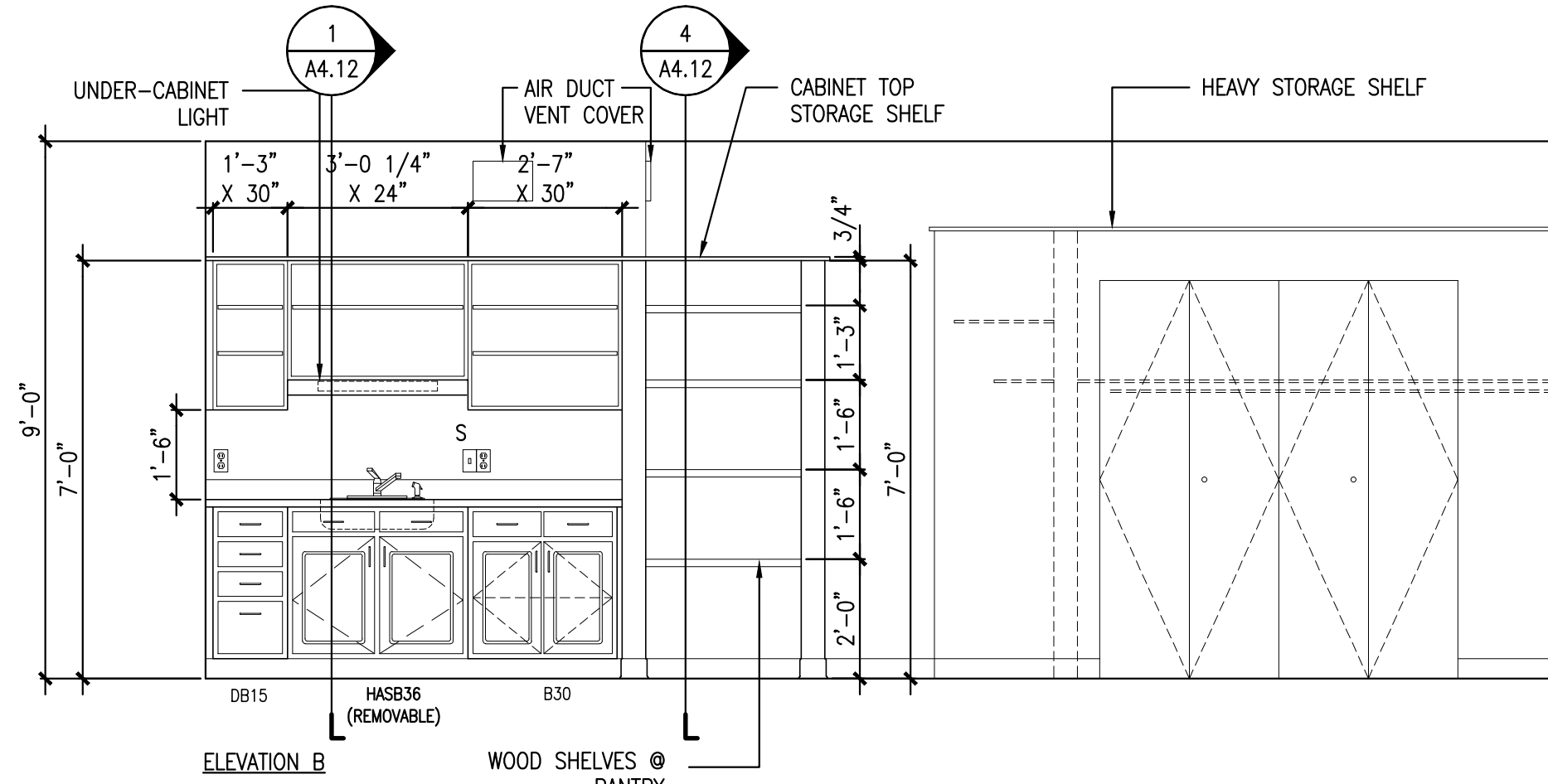
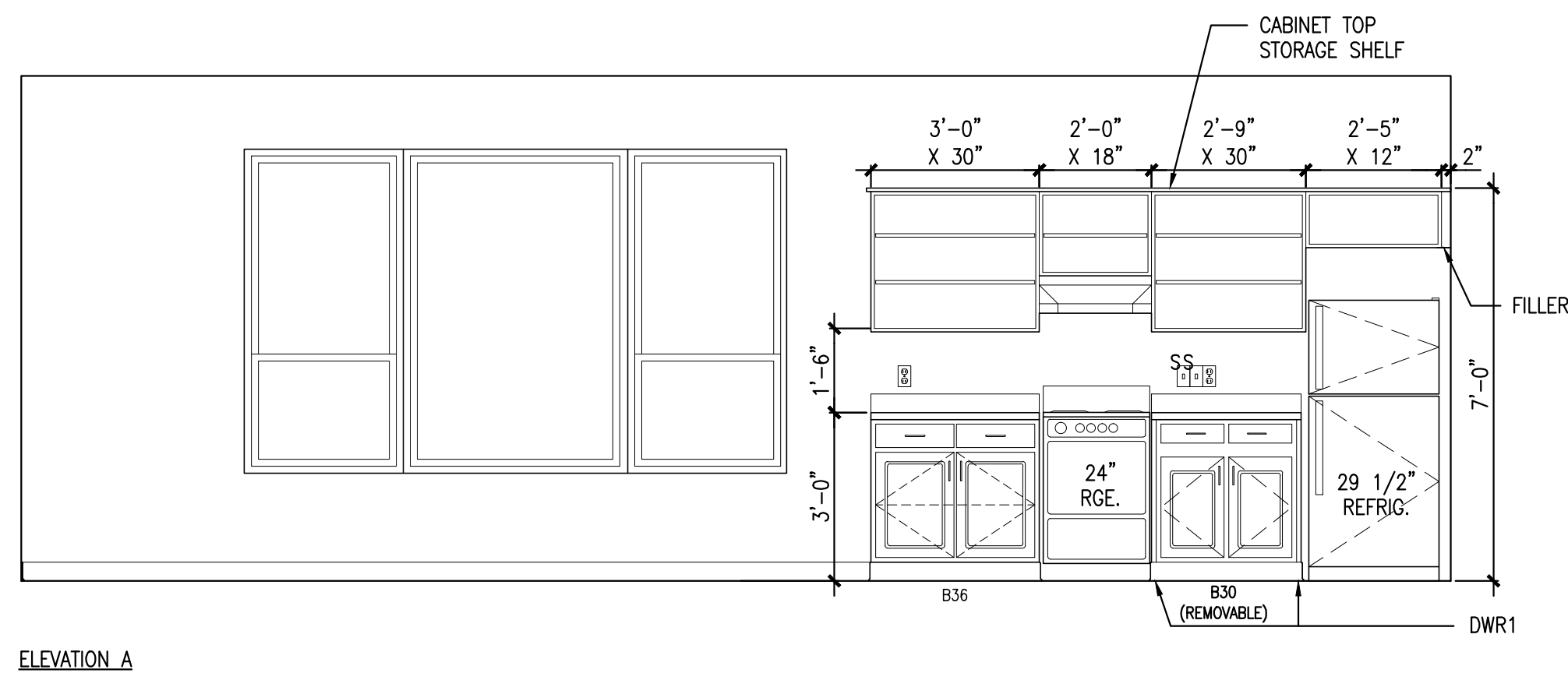
REFERENCED FROM: FLOOR PLANS

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

C TYPE I-2AR UNIT - AREA PLAN

REFERENCED FROM: FLOOR PLANS

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



1 TYPE 1-2B UNIT - KITCHEN ELEVATIONS

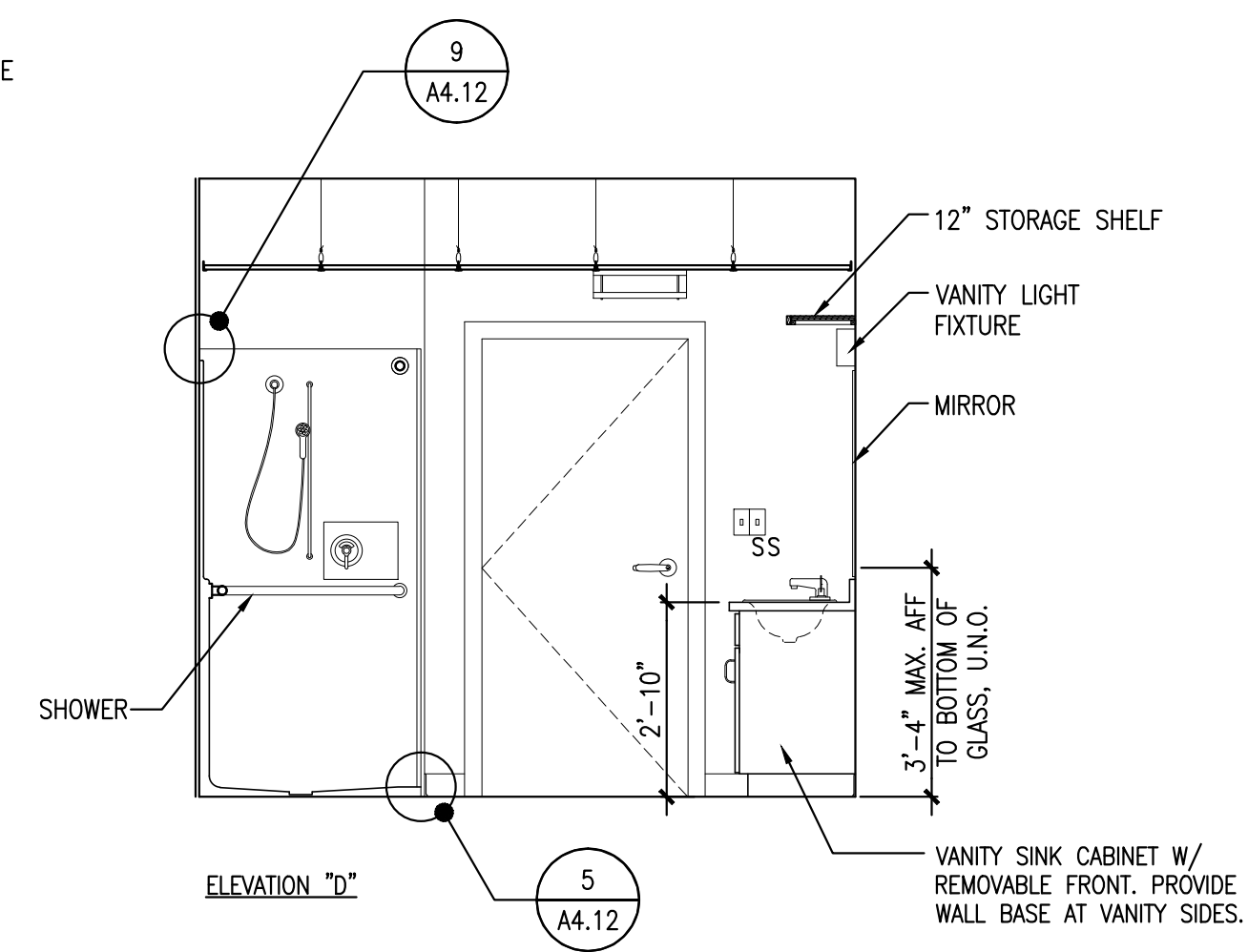
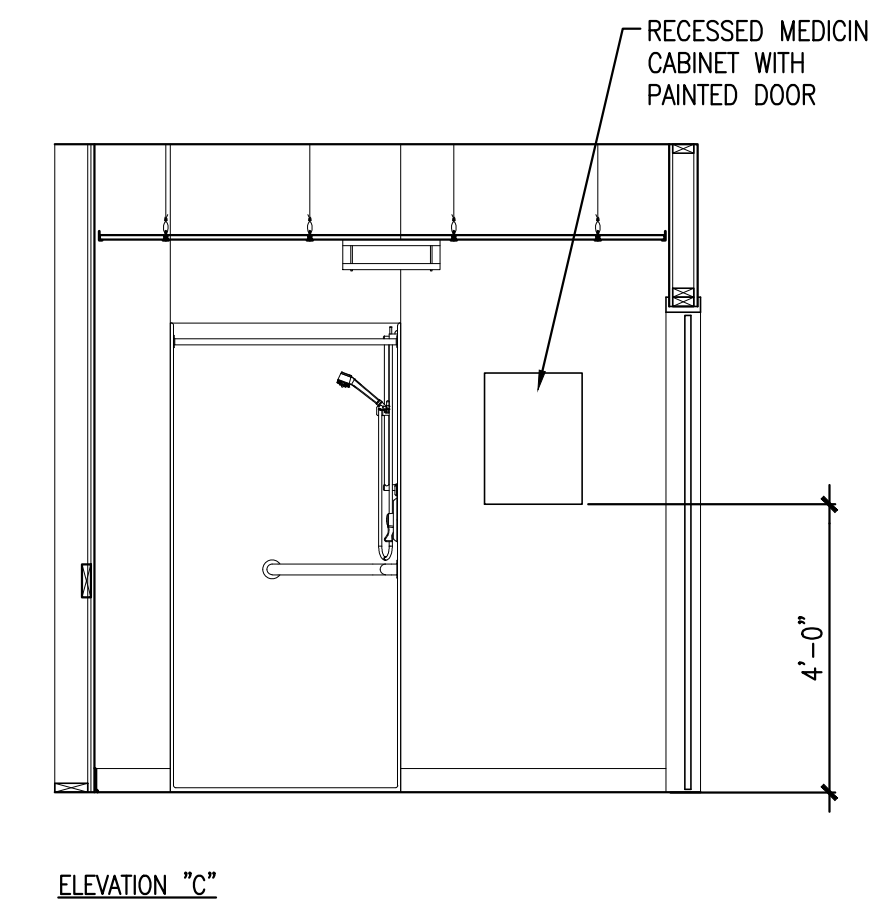
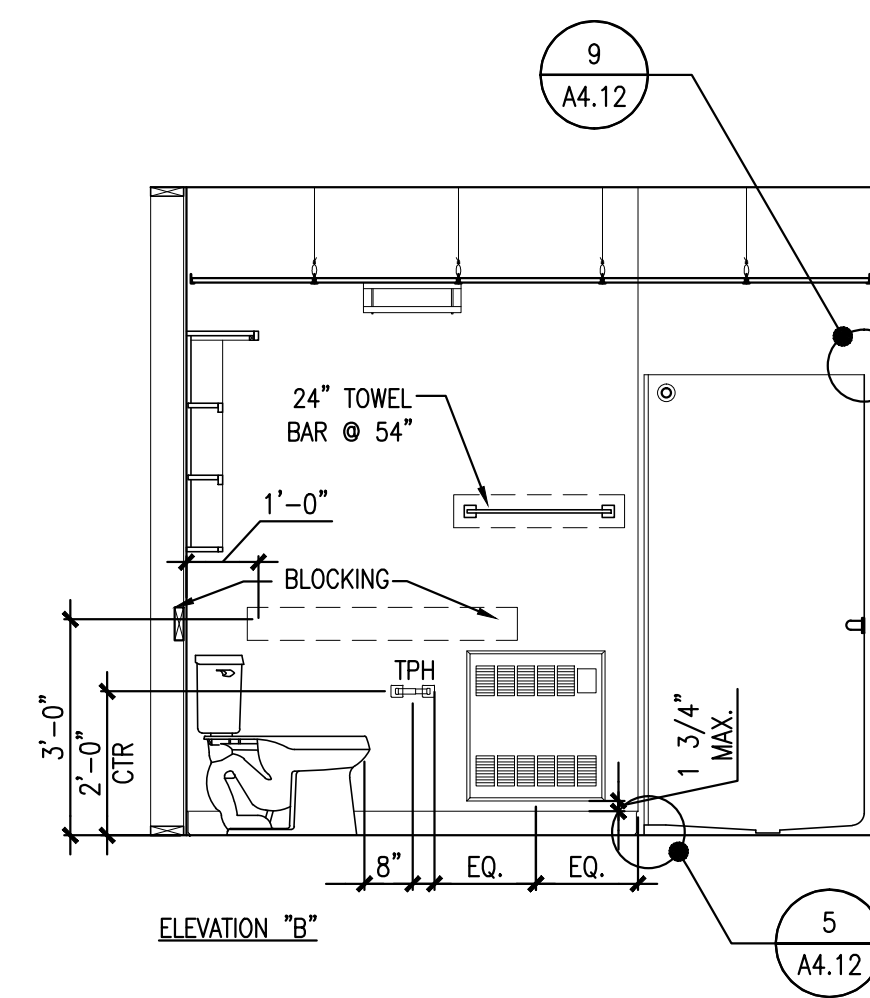
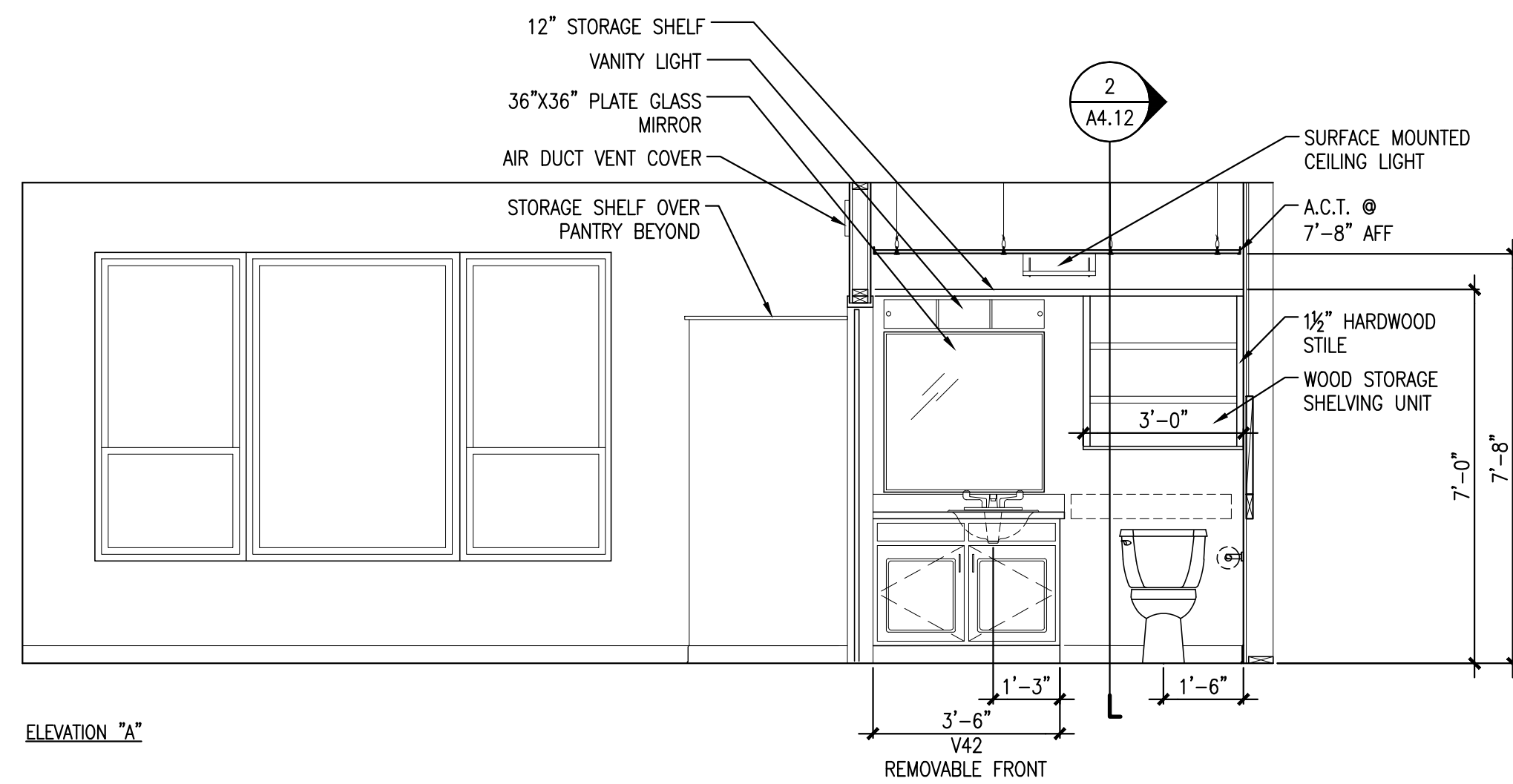
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SCALE: 3/8" = 1'-0"

2 LINEN CLOSET ELEVATION

REFERENCED FROM:

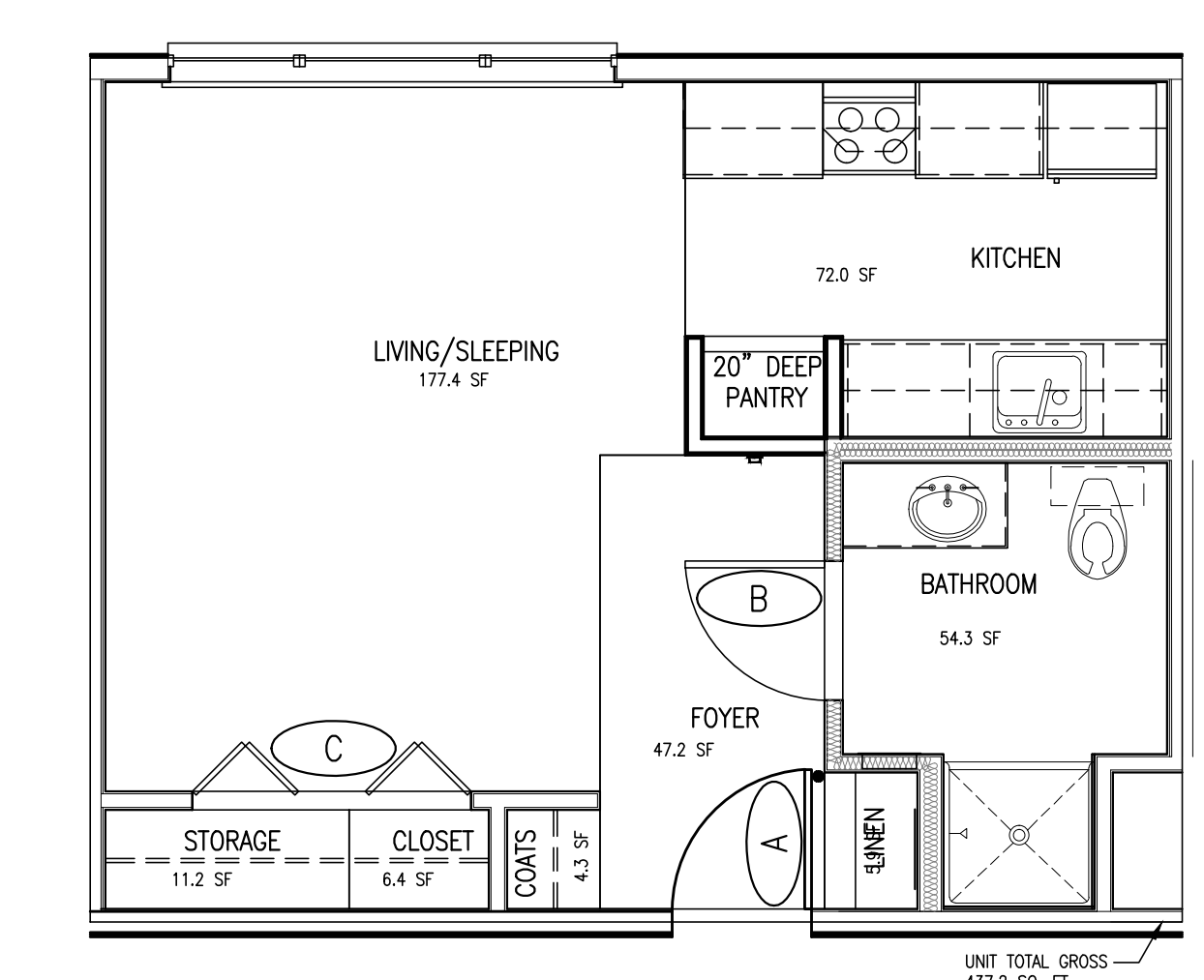
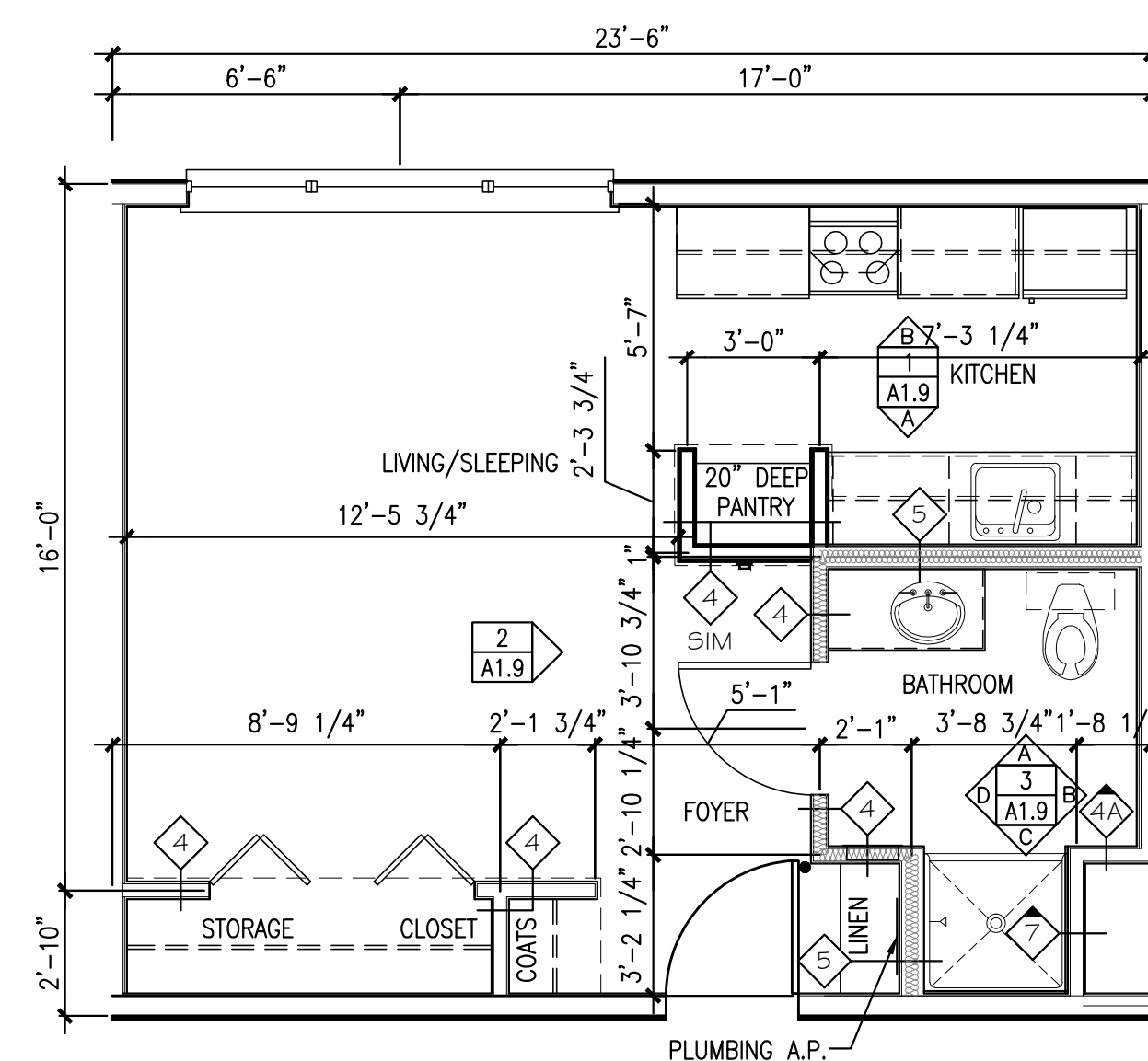
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3 TYPE 1-2B UNIT - BATHROOM ELEVATIONS

REFERENCED FROM:

SCALE: 3/8" = 1'-0"



A NOT USED

REFERENCED FROM:

B TYPE 1-2B UNIT - DIMENSIONAL FLOOR PLAN

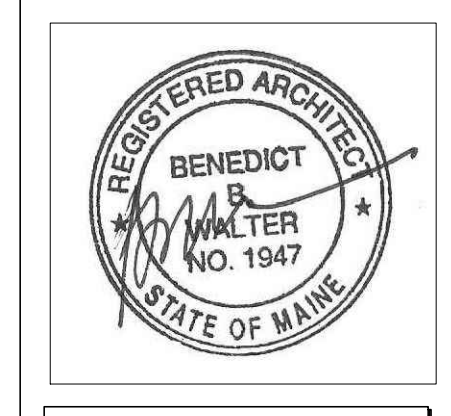
REFERENCED FROM: FLOOR PLANS

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

C TYPE 1-2B UNIT - AREA PLAN

REFERENCED FROM: FLOOR PLANS

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



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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
FIRST FLOOR REFLECTED CEILING PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

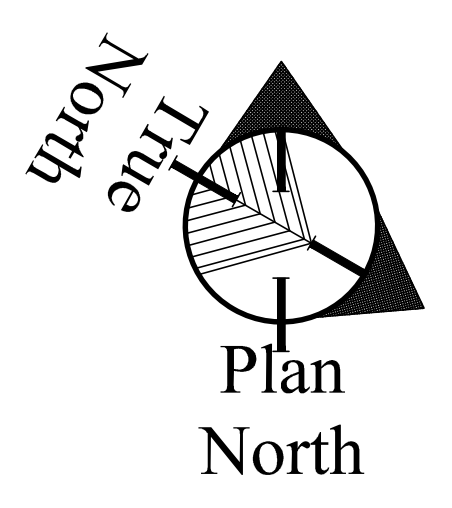
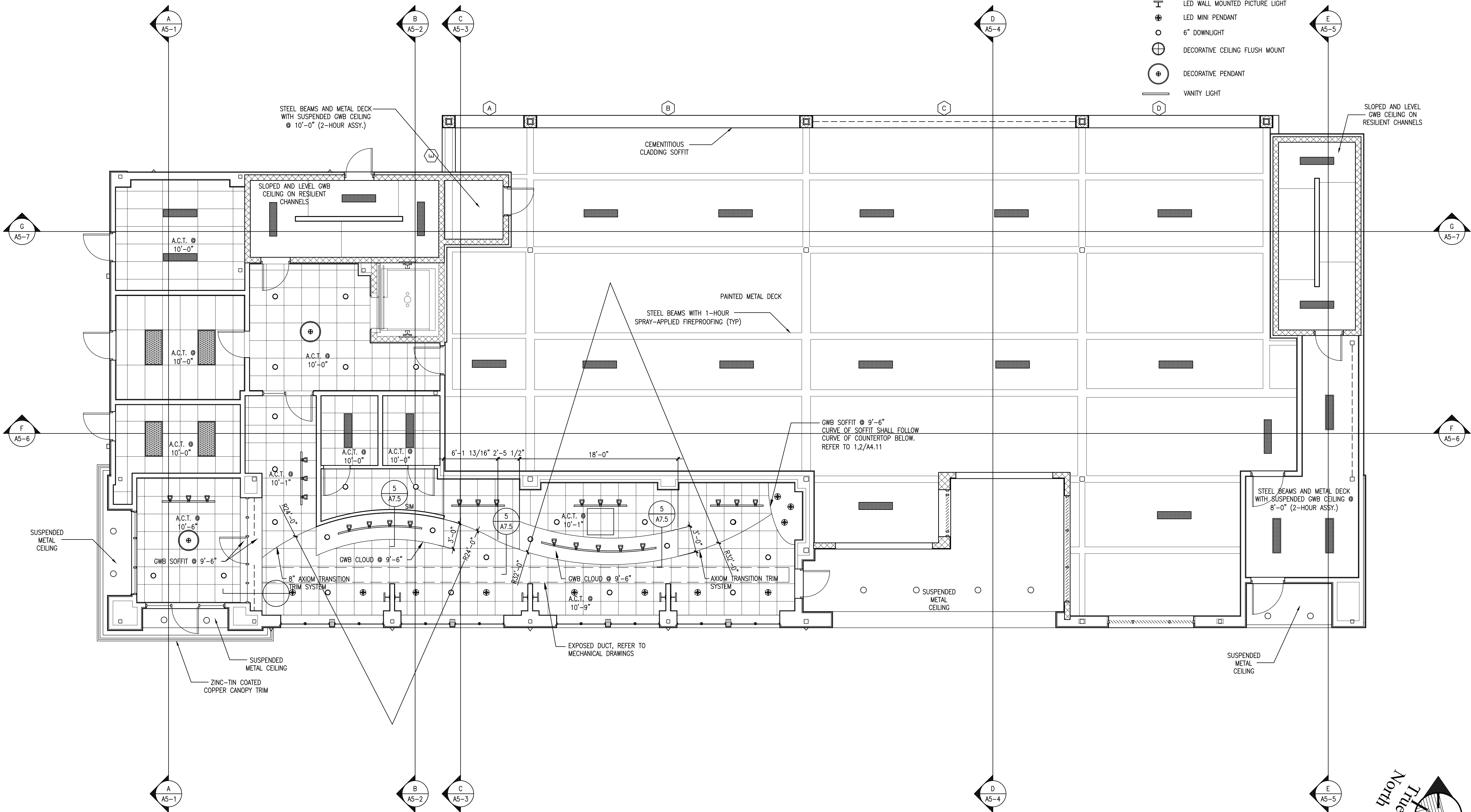
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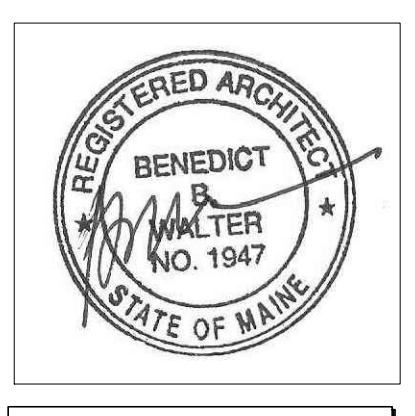
Drawing Number:
A2.1

REFLECTED CEILING PLAN LEGEND:

- 2X4 ACRYLIC LENS FLUORESCENT
- 1X4 ACRYLIC LENS FLUORESCENT
- WALL MOUNT ACRYLIC LENS FLUORESCENT, MOUNTED 8'-0" A.F.F.
- 2X4 DIRECT/INDIRECT FLUORESCENT
- 2X2 DIRECT/INDIRECT FLUORESCENT
- CEILING MOUNTED FLUORESCENT WALL WASHER
- LED TRACK LIGHTING SYSTEM
- LED WALL MOUNTED PICTURE LIGHT
- LED MINI PENDANT
- 6" DOWNLIGHT
- DECORATIVE CEILING FLUSH MOUNT
- DECORATIVE PENDANT
- VANITY LIGHT

- NOTES:
- INTERIOR FIXTURE LEGEND FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND CIRCUITING.
 - MECHANICAL SUBCONTRACTOR TO VERIFY SIZE AND LOCATION OF ANY MECHANICAL REGISTERS WITH ARCHITECT PRIOR TO CONSTRUCTION. LIGHTING LOCATIONS SHALL TAKE PRECEDENCE.





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OAK STREET LOFTS
72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
SECOND FLOOR REFLECTED CEILING PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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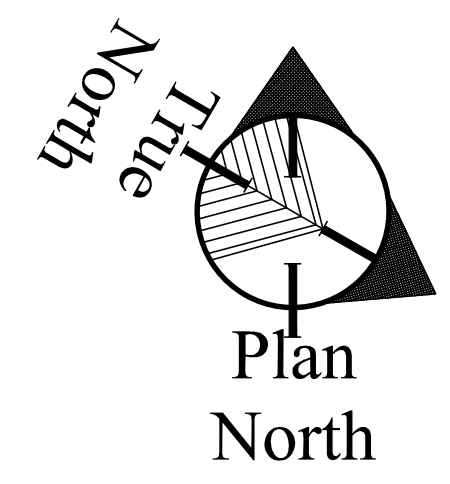
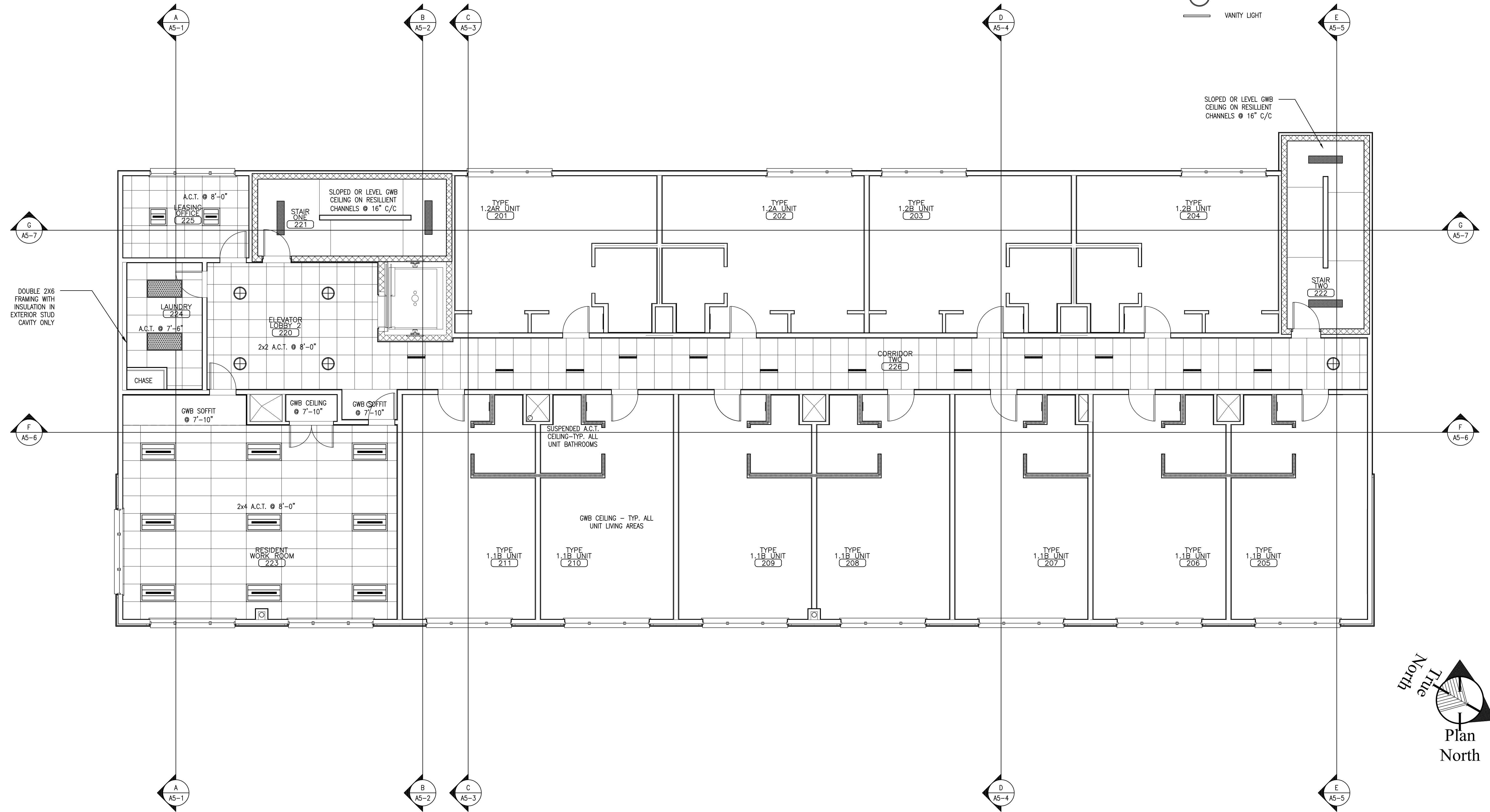
Drawing Number:
A2.2

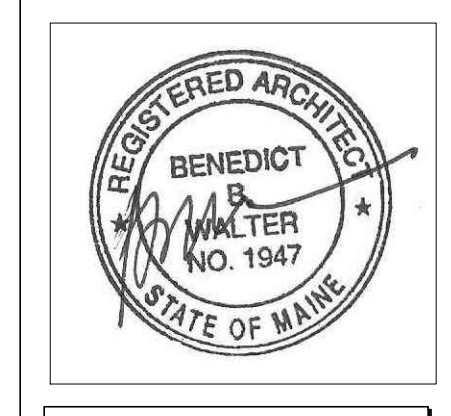
REFLECTED CEILING PLAN LEGEND:

- 2X4 ACRYLIC LENS FLUORESCENT
- 1X4 ACRYLIC LENS FLUORESCENT
- WALL MOUNT ACRYLIC LENS FLUORESCENT, MOUNTED 8'-0" A.F.F.
- 2X4 DIRECT/INDIRECT FLUORESCENT
- 2X2 DIRECT/INDIRECT FLUORESCENT
- CEILING MOUNTED FLUORESCENT WALL WASHER
- LED TRACK LIGHTING SYSTEM
- LED WALL MOUNTED PICTURE LIGHT
- LED MINI PENDANT
- 6" DOWNLIGHT
- DECORATIVE CEILING FLUSH MOUNT
- DECORATIVE PENDANT
- VANITY LIGHT

NOTES:

- INTERIOR FIXTURE LEGEND FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND CIRCUITING.
- MECHANICAL SUBCONTRACTOR TO VERIFY SIZE AND LOCATION OF ANY MECHANICAL REGISTERS WITH ARCHITECT PRIOR TO CONSTRUCTION. LIGHTING LOCATIONS SHALL TAKE PRECEDENCE.





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OAK STREET LOFTS

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PORTLAND, ME

Project No: 07.446 24E

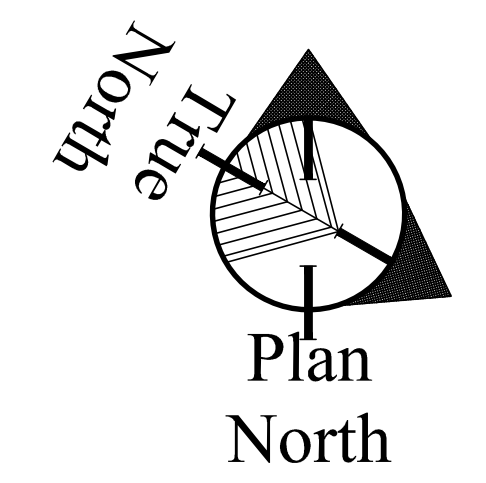
Drawing Title:
SECOND FLOOR FINISHES PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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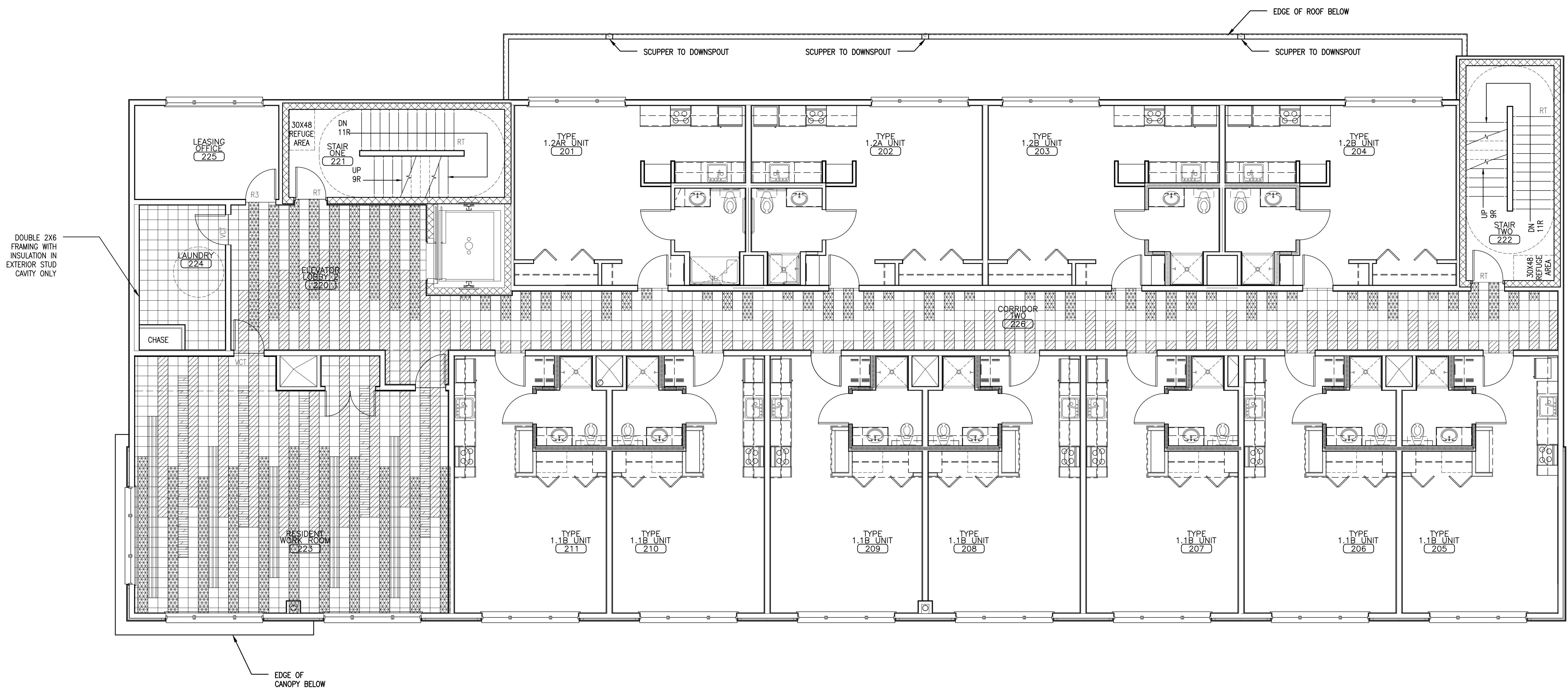
Drawing Number:

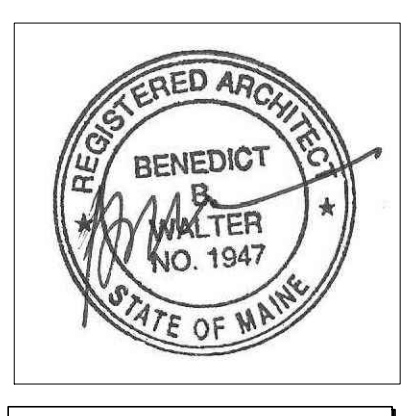
A2.21



- FLOORING LEGEND:**
- [Grid pattern] = FIELD COLOR, VCT2
 - [Cross-hatch pattern] = ACCENT COLOR, VCT1
 - [Diagonal lines /] = ACCENT COLOR, VCT3
 - [Grid pattern] = ACCENT COLOR, VCT4
 - [Grid pattern] = ACCENT COLOR, VCT5

- GENERAL FLOOR FINISH NOTES:**
- EXTEND FLOOR FINISHES UNDER WALL BASE, CASEWORK, COUNTERTOPS AND ALL PLUMBING FIXTURES. TYPICAL ALL SPACES.
 - PREPARE CONCRETE SLAB AS REQUIRED PER FLOORING MANUFACTURER'S REQUIREMENTS PRIOR TO FLOOR FINISH INSTALLATIONS.
 - REFERENCE FLOOR FINISH LEGEND & SCHEDULE FOR MATERIALS AND LOCATIONS.





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Contractor:

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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
THIRD FLOOR REFLECTED CEILING PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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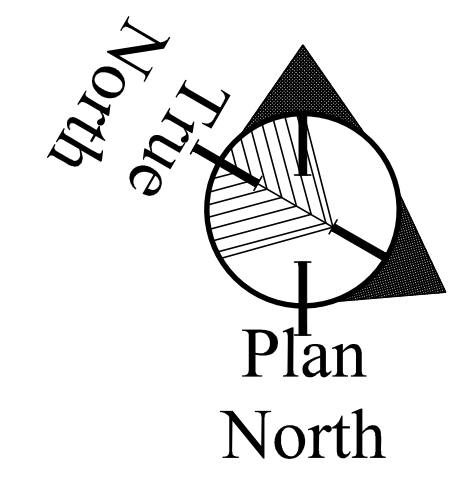
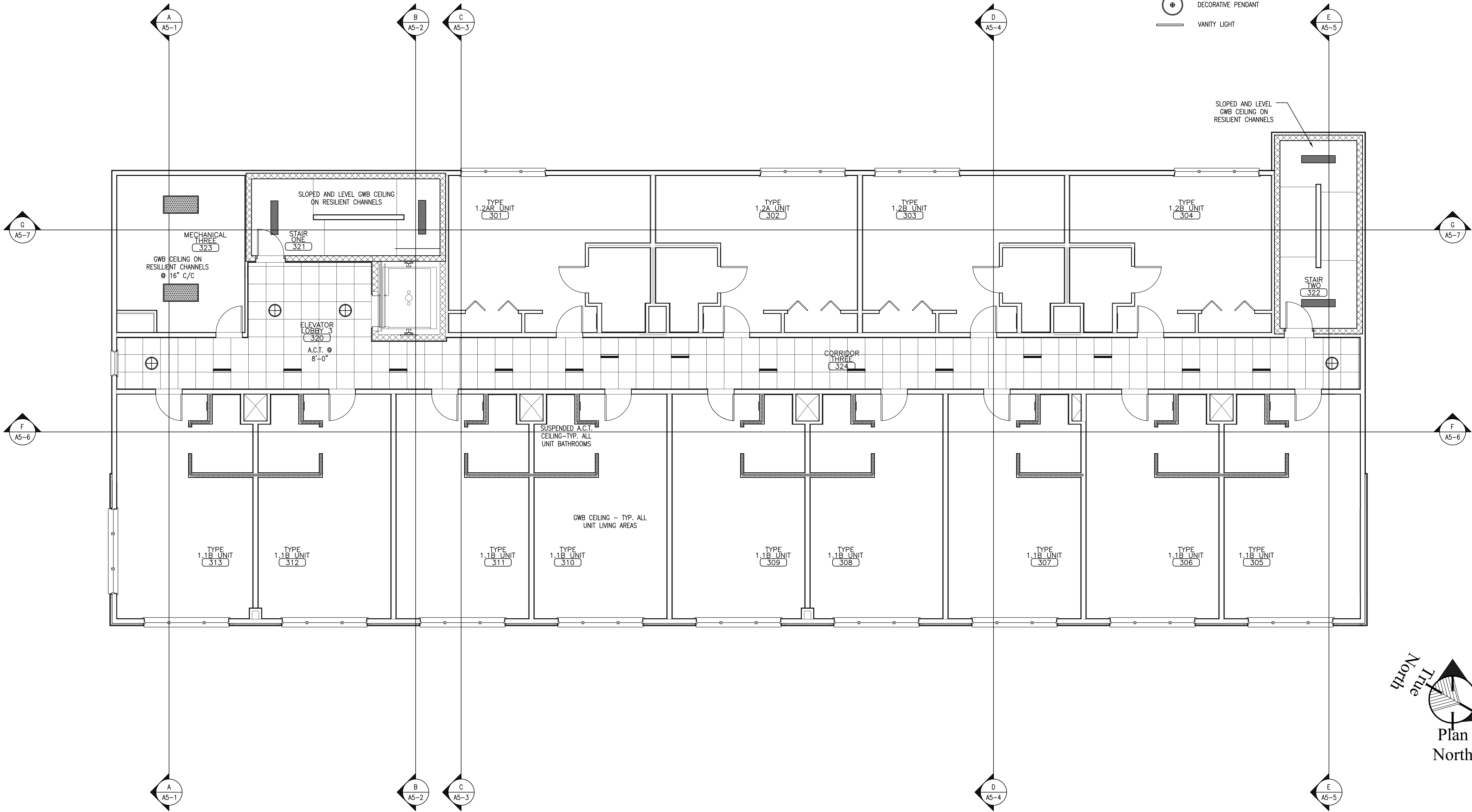
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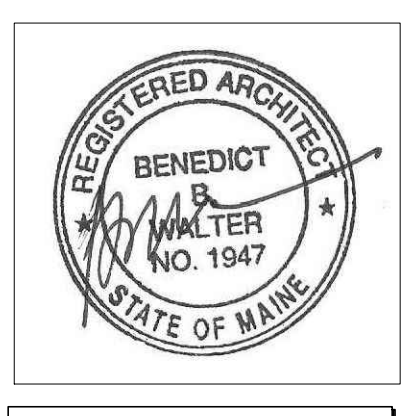
A2.3

REFLECTED CEILING PLAN LEGEND:

- 2X4 ACRYLIC LENS FLUORESCENT
- 1X4 ACRYLIC LENS FLUORESCENT
- WALL MOUNT ACRYLIC LENS FLUORESCENT, MOUNTED 8'-0" A.F.F.
- 2X4 DIRECT/INDIRECT FLUORESCENT
- 2X2 DIRECT/INDIRECT FLUORESCENT
- CEILING MOUNTED FLUORESCENT WALL WASHER
- LED TRACK LIGHTING SYSTEM
- LED WALL MOUNTED PICTURE LIGHT
- LED MINI PENDANT
- 6" DOWNLIGHT
- DECORATIVE CEILING FLUSH MOUNT
- DECORATIVE PENDANT
- VANITY LIGHT

- NOTES:
- INTERIOR FIXTURE LEGEND FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND CIRCUITING.
 - MECHANICAL SUBCONTRACTOR TO VERIFY SIZE AND LOCATION OF ANY MECHANICAL REGISTERS WITH ARCHITECT PRIOR TO CONSTRUCTION. LIGHTING LOCATIONS SHALL TAKE PRECEDENCE.





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PORTLAND, ME 04101

Contractor:
WRIGHT-RYAN CONSTRUCTION
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PORTLAND, ME 4101
(207) 773-3825

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
THIRD FLOOR FINISHES PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
- ▲
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Drawing Number:

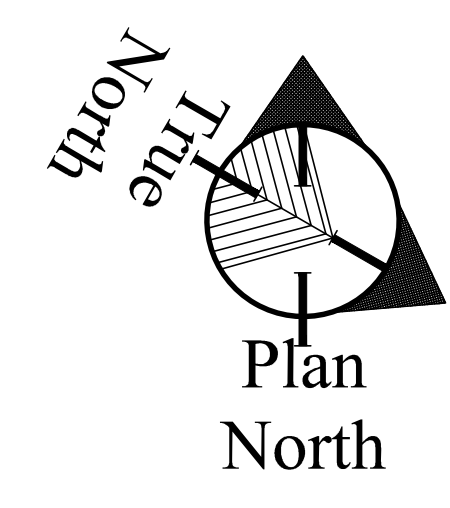
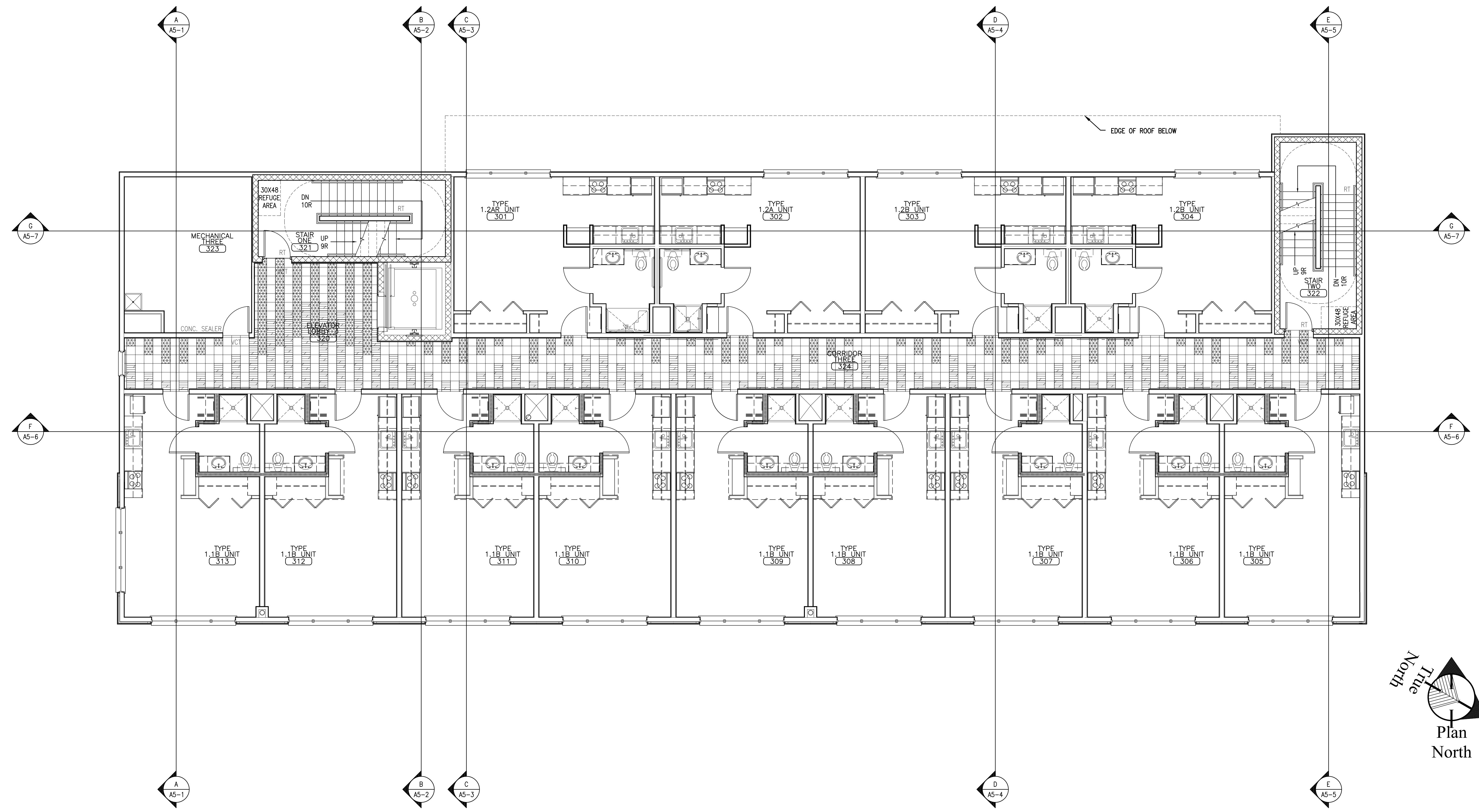
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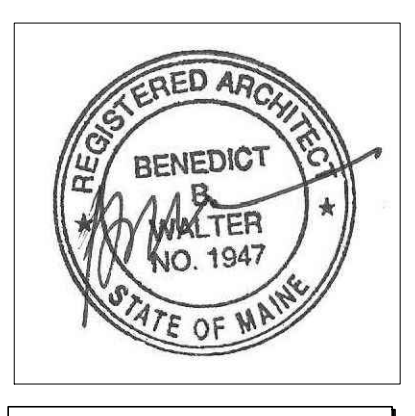
FLOORING LEGEND:

- = FIELD COLOR, VCT2
- = ACCENT COLOR, VCT1
- = ACCENT COLOR, VCT3
- = ACCENT COLOR, VCT4
- = ACCENT COLOR, VCT5

GENERAL FLOOR FINISH NOTES:

1. EXTEND FLOOR FINISHES UNDER WALL BASE, CASEWORK, COUNTERTOPS AND ALL PLUMBING FIXTURES. TYPICAL ALL SPACES.
2. PREPARE CONCRETE SLAB AS REQUIRED PER FLOORING MANUFACTURER'S REQUIREMENTS PRIOR TO FLOOR FINISH INSTALLATIONS.
3. REFERENCE FLOOR FINISH LEGEND & SCHEDULE FOR MATERIALS AND LOCATIONS.





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PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
FOURTH FLOOR REFLECTED CEILING PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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Drawing Number:

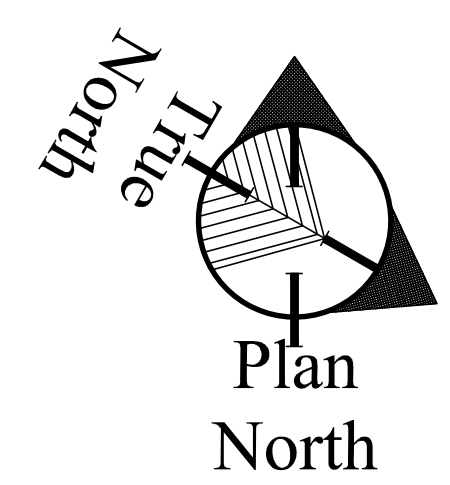
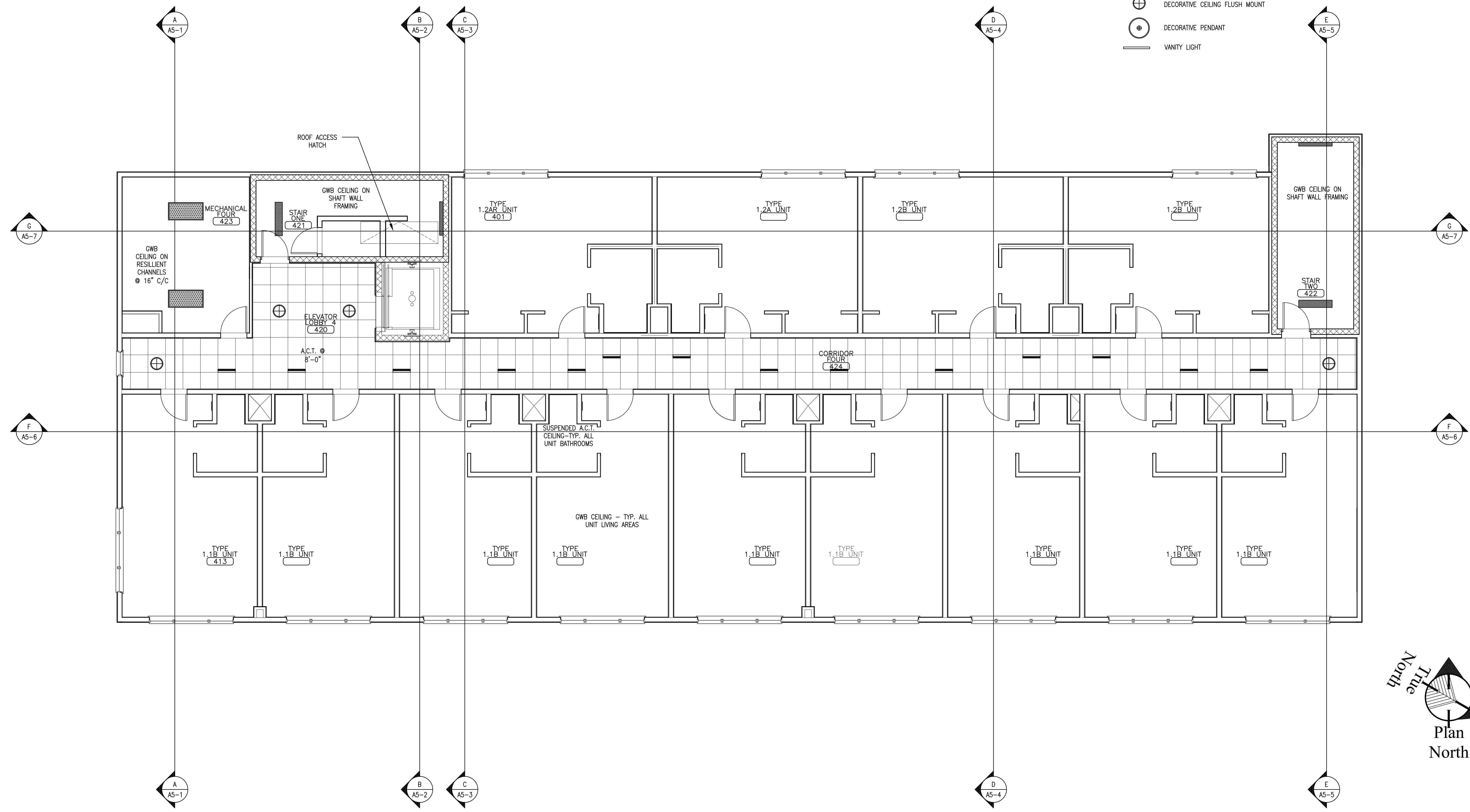
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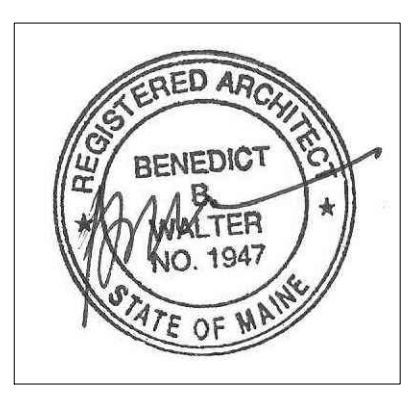
REFLECTED CEILING PLAN LEGEND:

- 2X4 ACRYLIC LENS FLUORESCENT
- 1X4 ACRYLIC LENS FLUORESCENT
- WALL MOUNT ACRYLIC LENS FLUORESCENT, MOUNTED 8'-0" A.F.F.
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- 2X2 DIRECT/INDIRECT FLUORESCENT
- CEILING MOUNTED FLUORESCENT WALL WASHER
- LED TRACK LIGHTING SYSTEM
- LED WALL MOUNTED PICTURE LIGHT
- LED MINI PENDANT
- 6" DOWNLIGHT
- DECORATIVE CEILING FLUSH MOUNT
- DECORATIVE PENDANT
- VANITY LIGHT

NOTES:

1. INTERIOR FIXTURE LEGEND FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND CIRCUITING.
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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
FOURTH FLOOR FINISHES PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010

Revisions:
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Drawing Number:

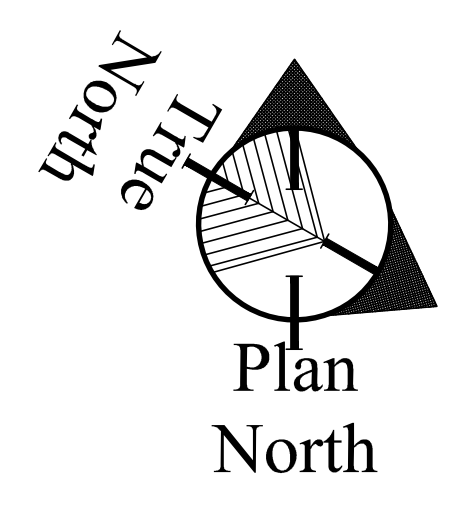
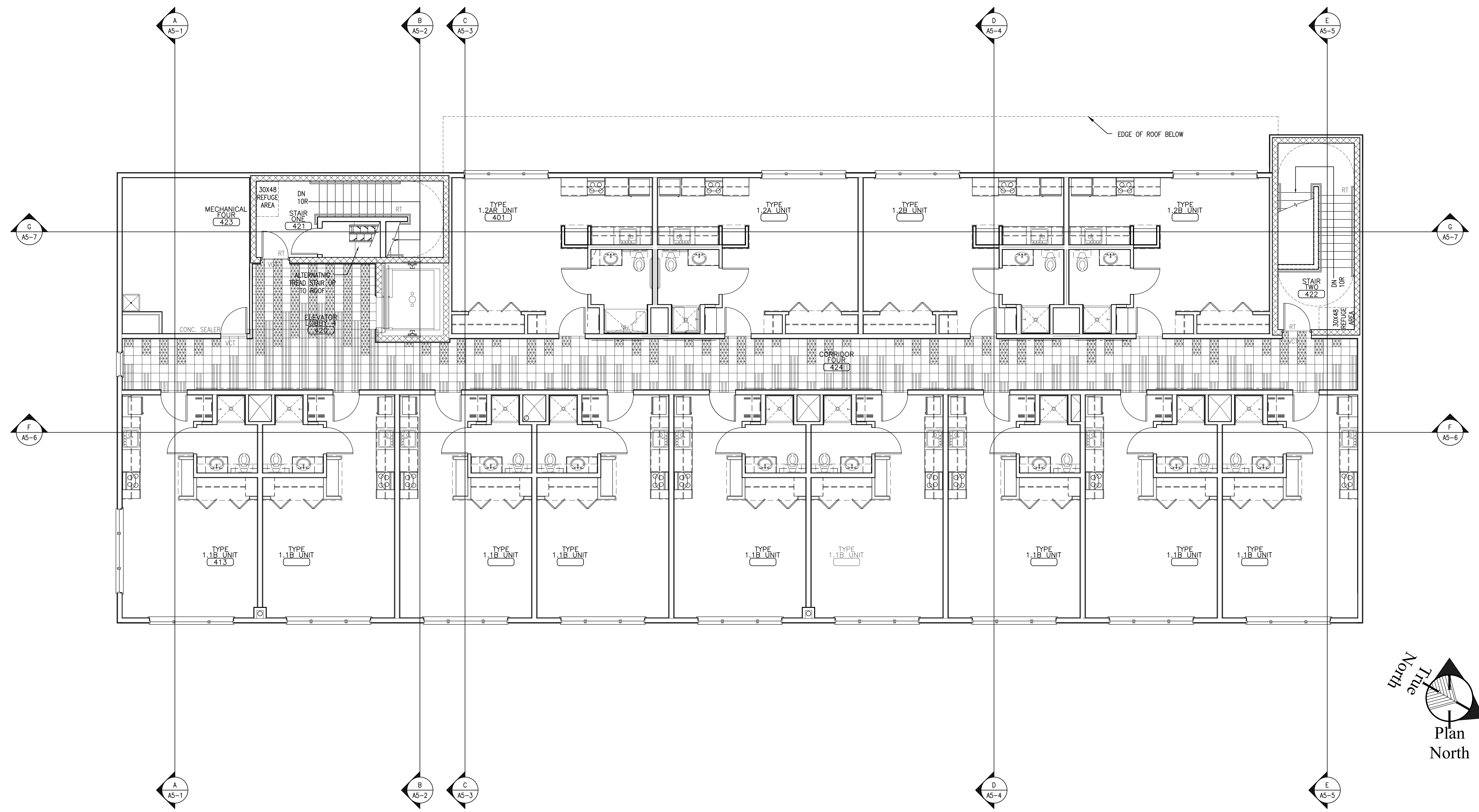
A2.41

FLOORING LEGEND:

- = FIELD COLOR, VCT2
- = ACCENT COLOR, VCT1
- = ACCENT COLOR, VCT3
- = ACCENT COLOR, VCT4
- = ACCENT COLOR, VCT5

GENERAL FLOOR FINISH NOTES:

1. EXTEND FLOOR FINISHES UNDER WALL BASE, CASEWORK, COUNTERTOPS AND ALL PLUMBING FIXTURES. TYPICAL ALL SPACES.
2. PREPARE CONCRETE SLAB AS REQUIRED PER FLOORING MANUFACTURER'S REQUIREMENTS PRIOR TO FLOOR FINISH INSTALLATIONS.
3. REFERENCE FLOOR FINISH LEGEND & SCHEDULE FOR MATERIALS AND LOCATIONS.



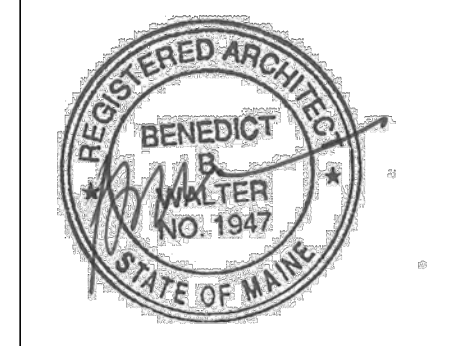


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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 - ▲

Drawing Number:

A3.1

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100% PRICING AND PERMITTING



A NORTHEAST (FRONT) ELEVATION

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

ELEVATIONS LEGEND:

LOWER LEVELS

- A - STOREFRONT SYSTEM: KAWNEER (OR EQUAL) TUBULAR ALUMINUM INSULATED STOREFRONT SYSTEM. COLOR: KYNAR 500 "ALUMINUM CHAMPAGNE" WITH CLEAR LOW E GLAZING.
- B - LIGHTER GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "ASH GREY" - POLISHED FINISH.
- C - MEDIUM GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "MINERAL" - MATTE FINISH.
- D - METAL CLAD BANDING AND TRIM: ZINC-TIN COATED COPPER (ZTCC), 18 GAUGE, 16"x16" FLAT SEAM PANELS AND COIL STOCK AS INDICATED.
- E - BUILDING MOUNTED WALL LIGHTING AND SOFFIT DOWN LIGHTING: EXTERIOR WALL SCONCES: SHAPER 660-WP, 32W CFL, BRUSHED NICKEL FINISH. INSTALL AT 8'-0" A.F.F. TO CENTER OF FIXTURE. [EXTERIOR CAN LIGHTS RECESSED INTO METAL ACCENT SOFFIT BAND, BRUSHED NICKEL FINISH.]
- F - BUILDING AND RETAIL TENANT SIGNAGE: NON-ILLUMINATED STAND-OFF SIGNAGE, SIZE AND LOCATION AS PER SEPARATE PERMIT TO BE SECURED IN THE FUTURE BY TENANT.
- J - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "ANONYMOUS SW7046".

MID LEVELS

- B - LIGHTER GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "ASH GREY" - POLISHED FINISH.
- D - METAL CLAD BANDING AND TRIM: ZINC-TIN COATED COPPER (ZTCC), 18 GAUGE, 16"x16" FLAT SEAM PANELS AND COIL STOCK AS INDICATED.
- G - TUBULAR FIBERGLASS WINDOWS: THERMALLY BROKEN, EXTRUDED FIBERGLASS SINGLE HUNG/PICTURE COMBINATION WINDOWS WITH EXTERIOR SCREEN VENTILATION AT OPERABLE SASH PANELS, INSULATED LOW E GLAZING, COLOR: "PEBBLE GREY", MARVIN INTEGRITY, OR EQUAL.
- H - FIBER CEMENT PANEL SYSTEM, RED: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "SPICY HUE SW6342".
- I - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "PORPOISE SW7047".

FOURTH LEVEL

- D - METAL CLAD BANDING AND TRIM: ZINC-TIN COATED COPPER (ZTCC), 18 GAUGE, 16"x16" FLAT SEAM PANELS AND COIL STOCK AS INDICATED.
- G - TUBULAR FIBERGLASS WINDOWS: THERMALLY BROKEN, EXTRUDED FIBERGLASS SINGLE HUNG/PICTURE COMBINATION WINDOWS WITH EXTERIOR SCREEN VENTILATION AT OPERABLE SASH PANELS, INSULATED LOW E GLAZING, COLOR: "PEBBLE GREY", MARVIN INTEGRITY, OR EQUAL.
- H - FIBER CEMENT PANEL SYSTEM, RED: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "SPICY HUE SW6342".
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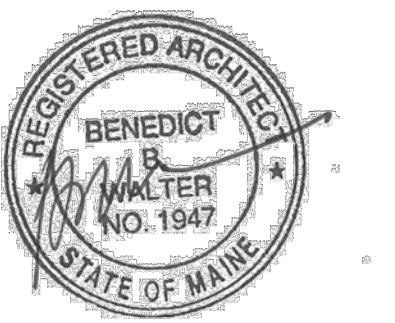


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

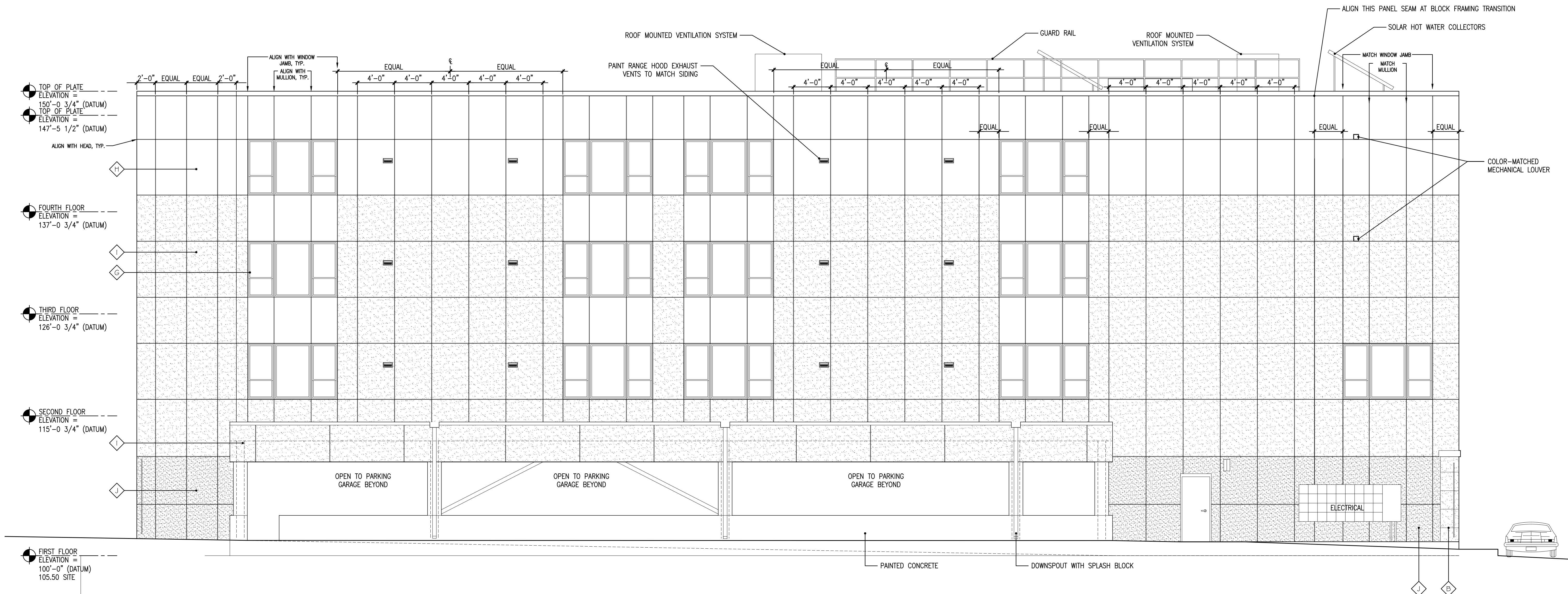
Drawing Title:
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"
Date: October 25, 2010

- Revisions:
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Drawing Number:
A3.2

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A SOUTH WEST (REAR) ELEVATION

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

ELEVATIONS LEGEND:

LOWER LEVELS

- A - STOREFRONT SYSTEM: KAWNEER (OR EQUAL) TUBULAR ALUMINUM INSULATED STOREFRONT SYSTEM. COLOR: KYNAR 500 "ALUMINUM CHAMPAGNE" WITH CLEAR LOW E GLAZING.
- B - LIGHTER GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "ASH GREY" - POLISHED FINISH.
- C - MEDIUM GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "MINERAL" - MATTE FINISH.
- D - METAL CLAD BANDING AND TRIM: ZINC-TIN COATED COPPER (ZTCC), 18 GAUGE, 16"x16" FLAT SEAM PANELS AND COIL STOCK AS INDICATED.
- E - BUILDING MOUNTED WALL LIGHTING AND SOFFIT DOWN LIGHTING: EXTERIOR WALL SCONCES: SHAPER 660-WP, 32W CFL, BRUSHED NICKEL FINISH. INSTALL AT 8'-0" A.F.F. TO CENTER OF FIXTURE. [EXTERIOR CAN LIGHTS RECESSED INTO METAL ACCENT SOFFIT BAND, BRUSHED NICKEL FINISH.]
- F - BUILDING AND RETAIL TENANT SIGNAGE: NON-ILLUMINATED STAND-OFF SIGNAGE, SIZE AND LOCATION AS PER SEPARATE PERMIT TO BE SECURED IN THE FUTURE BY TENANT.
- J - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "ANONYMOUS SW7046".

MID LEVELS

- B - LIGHTER GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "ASH GREY" - POLISHED FINISH.
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- G - TUBULAR FIBERGLASS WINDOWS: THERMALLY BROKEN, EXTRUDED FIBERGLASS SINGLE HUNG/PICTURE COMBINATION WINDOWS WITH EXTERIOR SCREEN VENTILATION AT OPERABLE SASH PANELS, INSULATED LOW E GLAZING, COLOR: "PEBBLE GREY", MARVIN INTEGRITY, OR EQUAL.
- H - FIBER CEMENT PANEL SYSTEM, RED: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "SPICY HUE SW6342".
- I - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "PORPOISE SW7047".

FOURTH LEVEL

- D - METAL CLAD BANDING AND TRIM: ZINC-TIN COATED COPPER (ZTCC), 18 GAUGE, 16"x16" FLAT SEAM PANELS AND COIL STOCK AS INDICATED.
- G - TUBULAR FIBERGLASS WINDOWS: THERMALLY BROKEN, EXTRUDED FIBERGLASS SINGLE HUNG/PICTURE COMBINATION WINDOWS WITH EXTERIOR SCREEN VENTILATION AT OPERABLE SASH PANELS, INSULATED LOW E GLAZING, COLOR: "PEBBLE GREY", MARVIN INTEGRITY, OR EQUAL.
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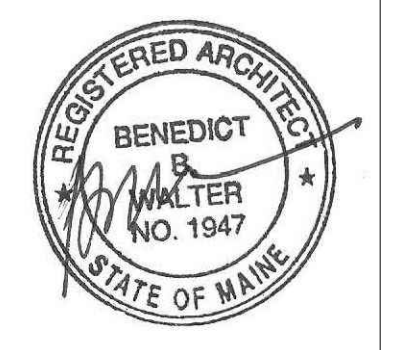


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
EXTERIOR ELEVATIONS

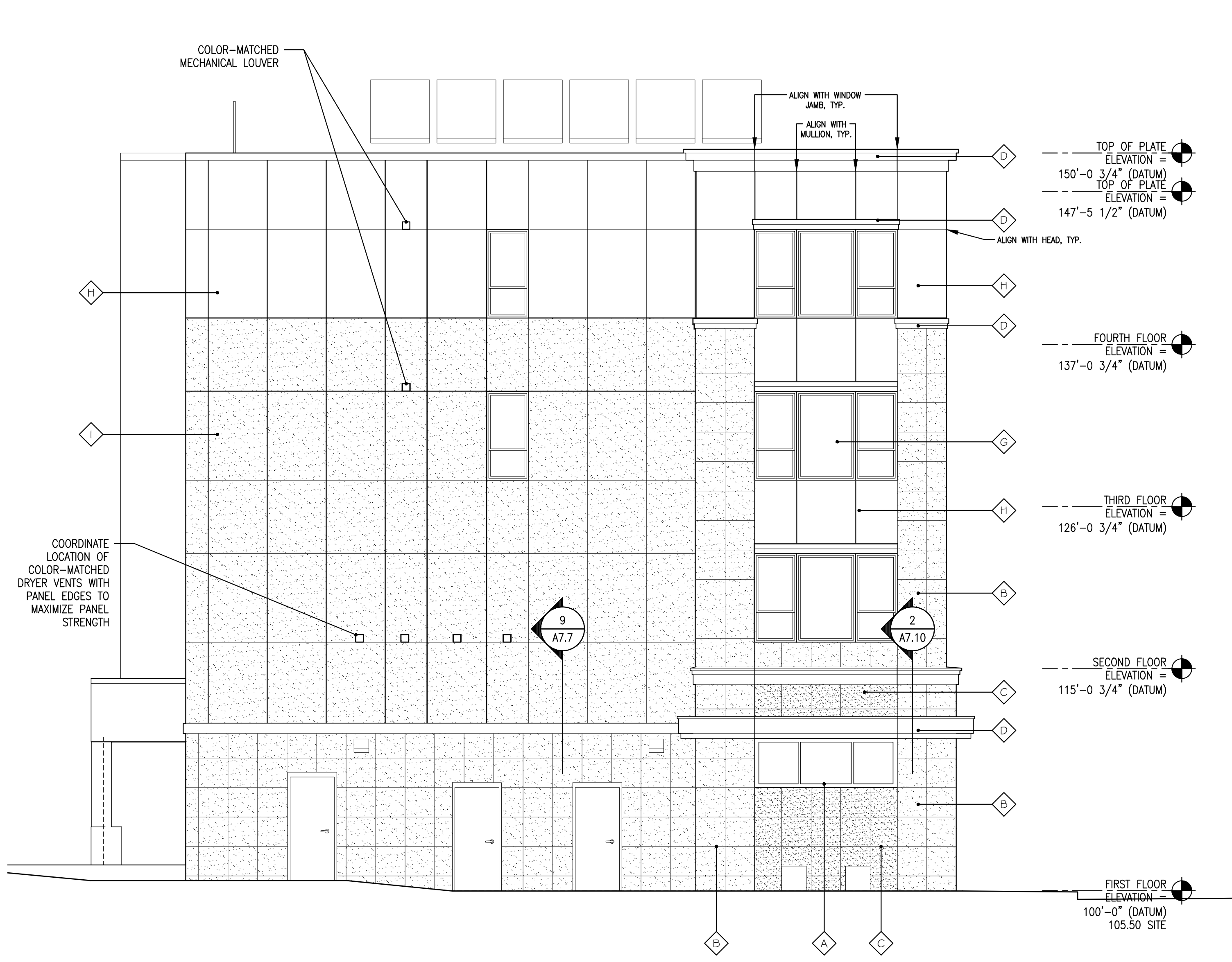
Scale: 3/16" = 1'-0"
Date: October 25, 2010

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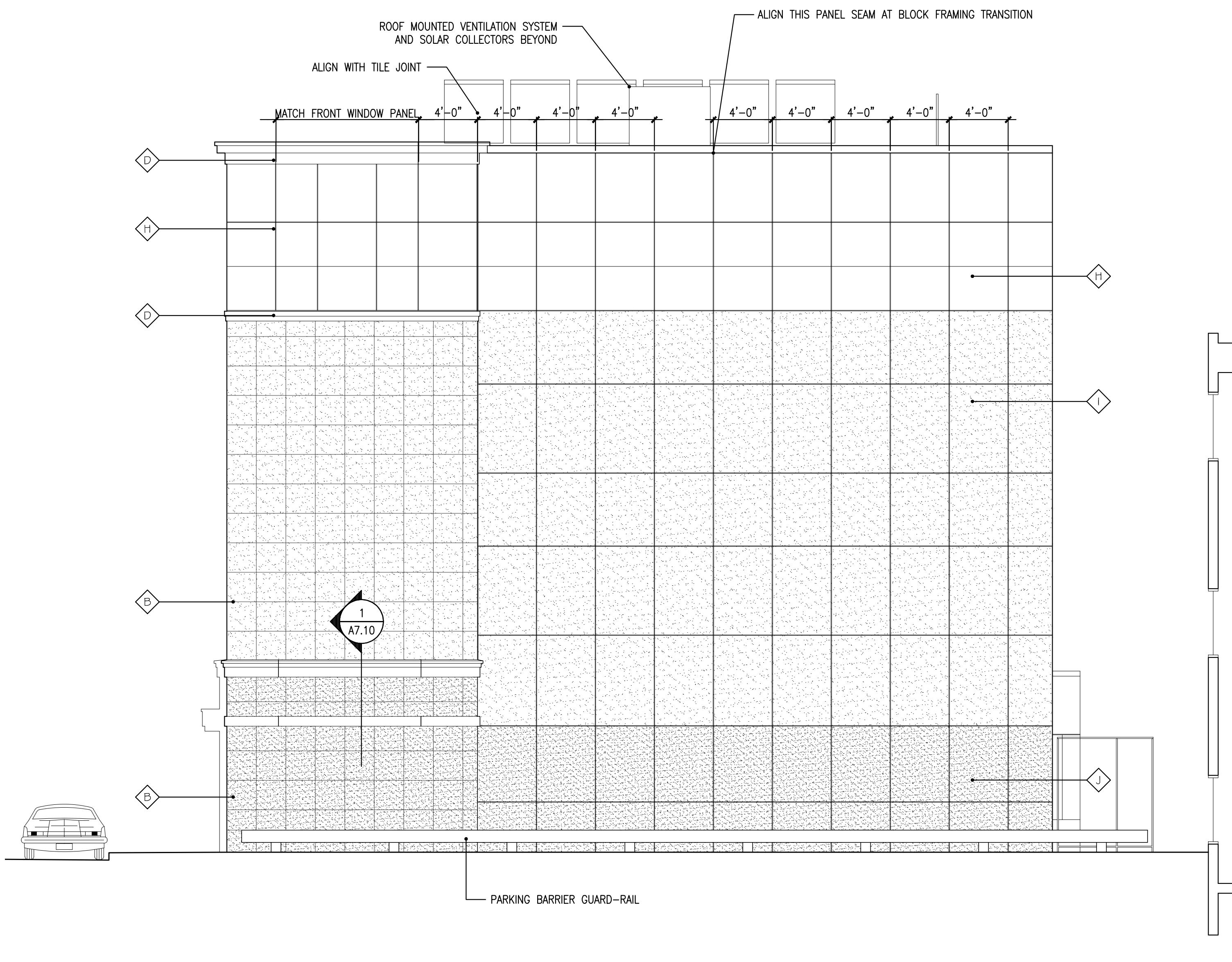
Drawing Number:
A3.3

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A **SOUTHEAST ELEVATION**
 REFERENCED FROM: SCALE: 3/16" = 1'-0"



A **NORTHWEST ELEVATION**
 REFERENCED FROM: SCALE: 3/16" = 1'-0"

ELEVATIONS LEGEND:

LOWER LEVELS

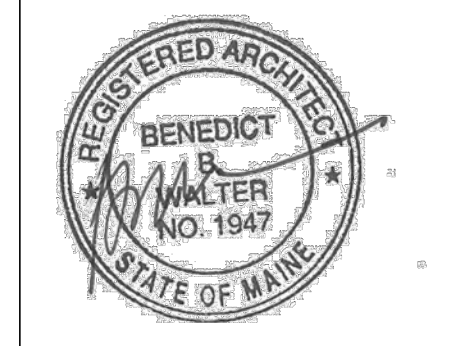
- A - STOREFRONT SYSTEM: KAWNEER (OR EQUAL) TUBULAR ALUMINUM INSULATED STOREFRONT SYSTEM. COLOR: KYNAR 500 "ALUMINUM CHAMPAGNE" WITH CLEAR LOW E GLAZING.
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- C - MEDIUM GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "MINERAL" - MATTE FINISH.
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- J - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "ANONYMOUS SW7046".

MID LEVELS

- B - LIGHTER GREY - PORCELAIN TILES, 3/8" THICK, 24" FACE RISE X 24" LENGTH, STACKED BOND PATTERN, FLOOR GRES "ARCHITECT SERIES" COLOR: "ASH GREY" - POLISHED FINISH.
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- H - FIBER CEMENT PANEL SYSTEM, RED: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "SPICY HUE SW6342".
- I - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "PORPOISE SW7047".

FOURTH LEVEL

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- G - TUBULAR FIBERGLASS WINDOWS: THERMALLY BROKEN, EXTRUDED FIBERGLASS SINGLE HUNG/PICTURE COMBINATION WINDOWS WITH EXTERIOR SCREEN VENTILATION AT OPERABLE SASH PANELS, INSULATED LOW E GLAZING, COLOR: "PEBBLE GREY", MARVIN INTEGRITY, OR EQUAL.
- H - FIBER CEMENT PANEL SYSTEM, RED: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "SPICY HUE SW6342".
- I - FIBER CEMENT PANEL SYSTEM, BROWN: FIBER CEMENT PANEL SYSTEM, 7/16" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE COMMERCIAL "HARDIE REVEAL PANEL" SYSTEM, COLOR: MATCH SHERWIN WILLIAMS "PORPOISE SW7047".



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AVESTA OAK STREET LP
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Contractor:
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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

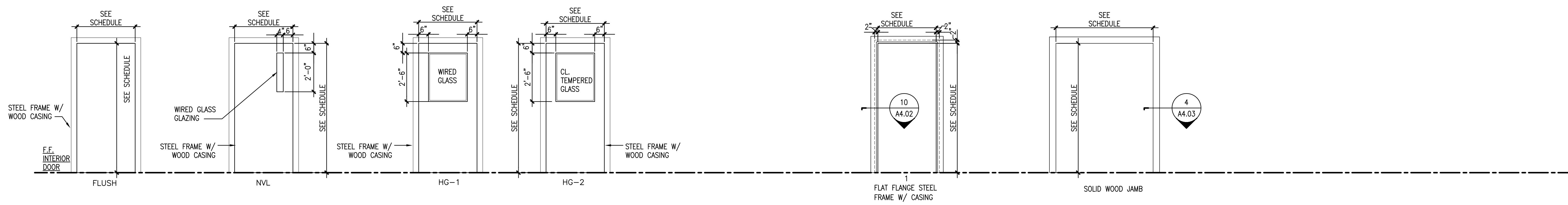
Project No: 07.446 24E

Drawing Title:
DOOR SYSTEM ELEVATIONS

Scale: AS NOTED
Date: October 25, 2010
Revisions:

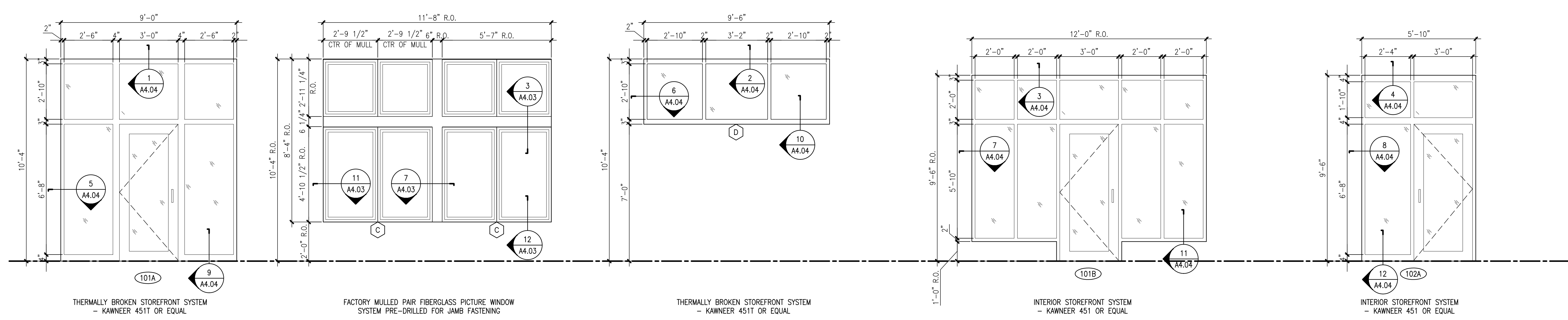
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Drawing Number:
A4.01



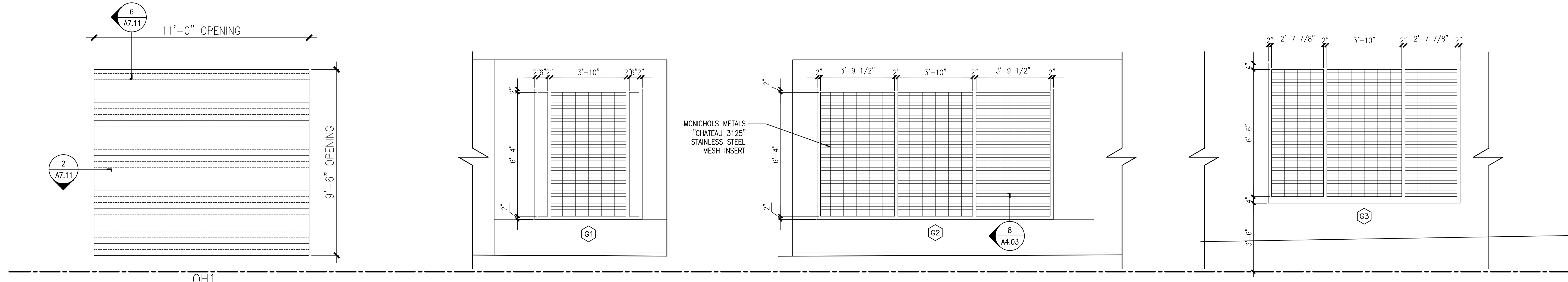
DOOR AND FRAME TYPE ELEVATIONS

REFERENCED FROM: SCALE: 3/8" = 1'-0"



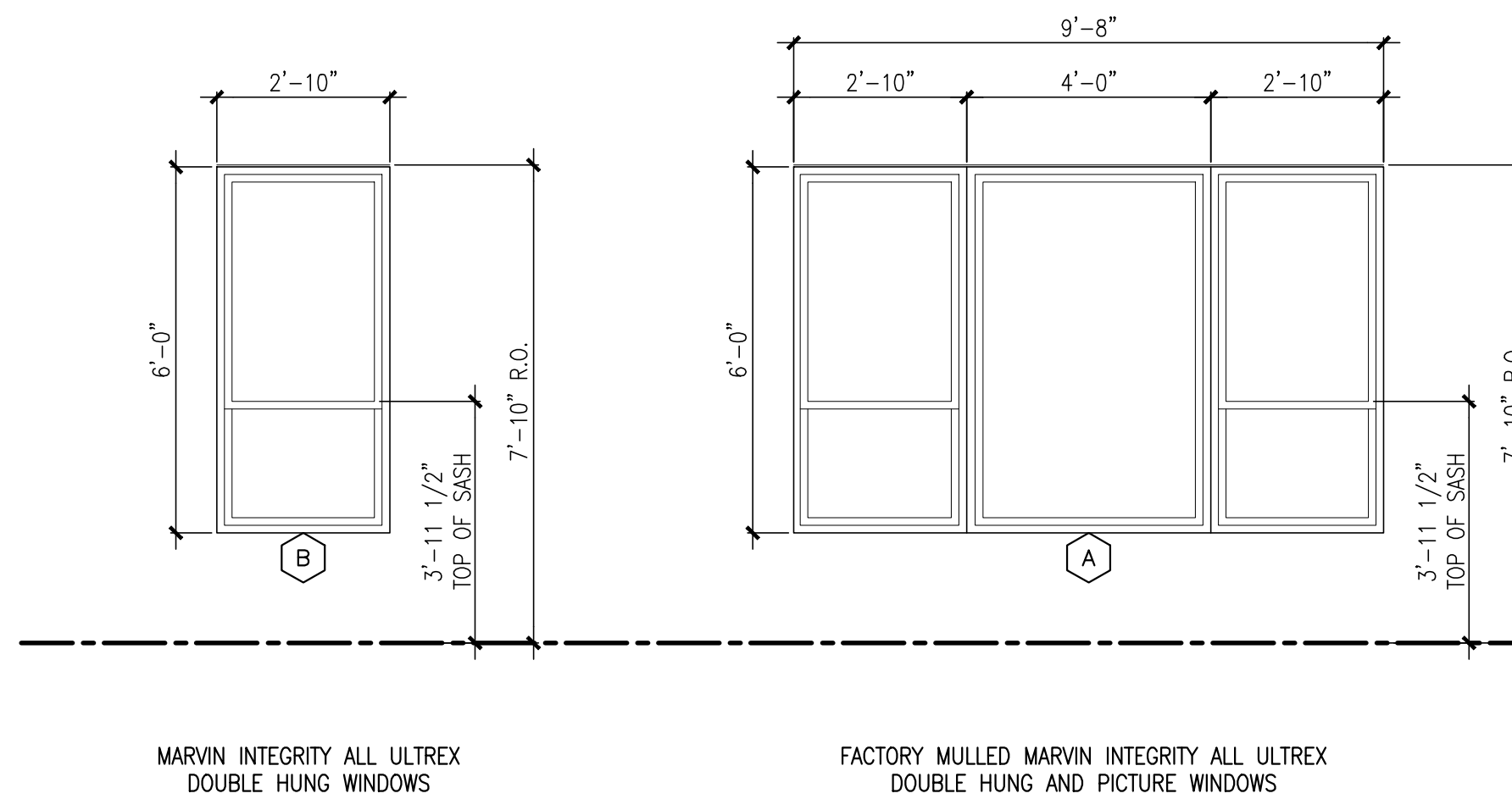
STOREFRONT SYSTEM ELEVATIONS

REFERENCED FROM: SCALE: 3/8" = 1'-0"

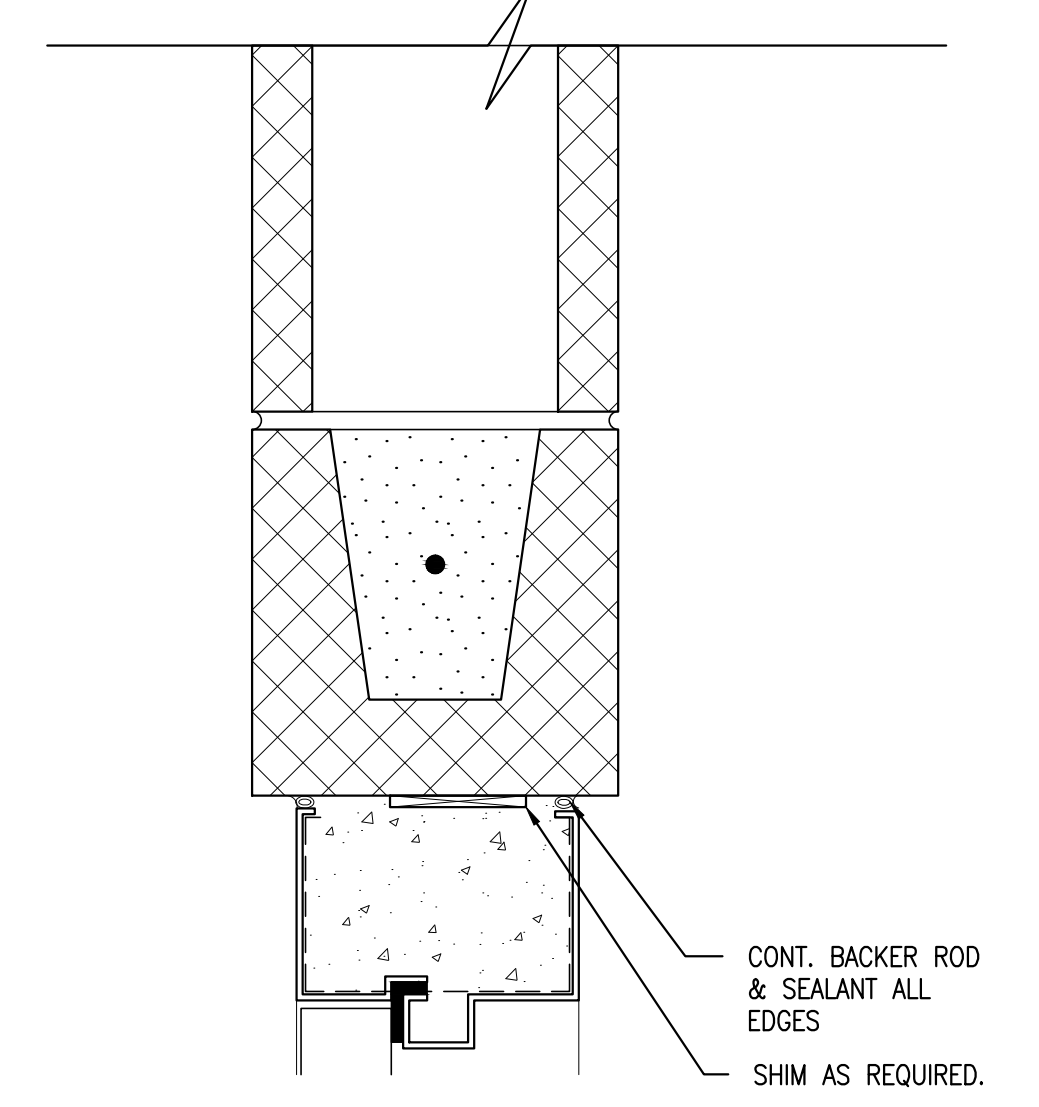
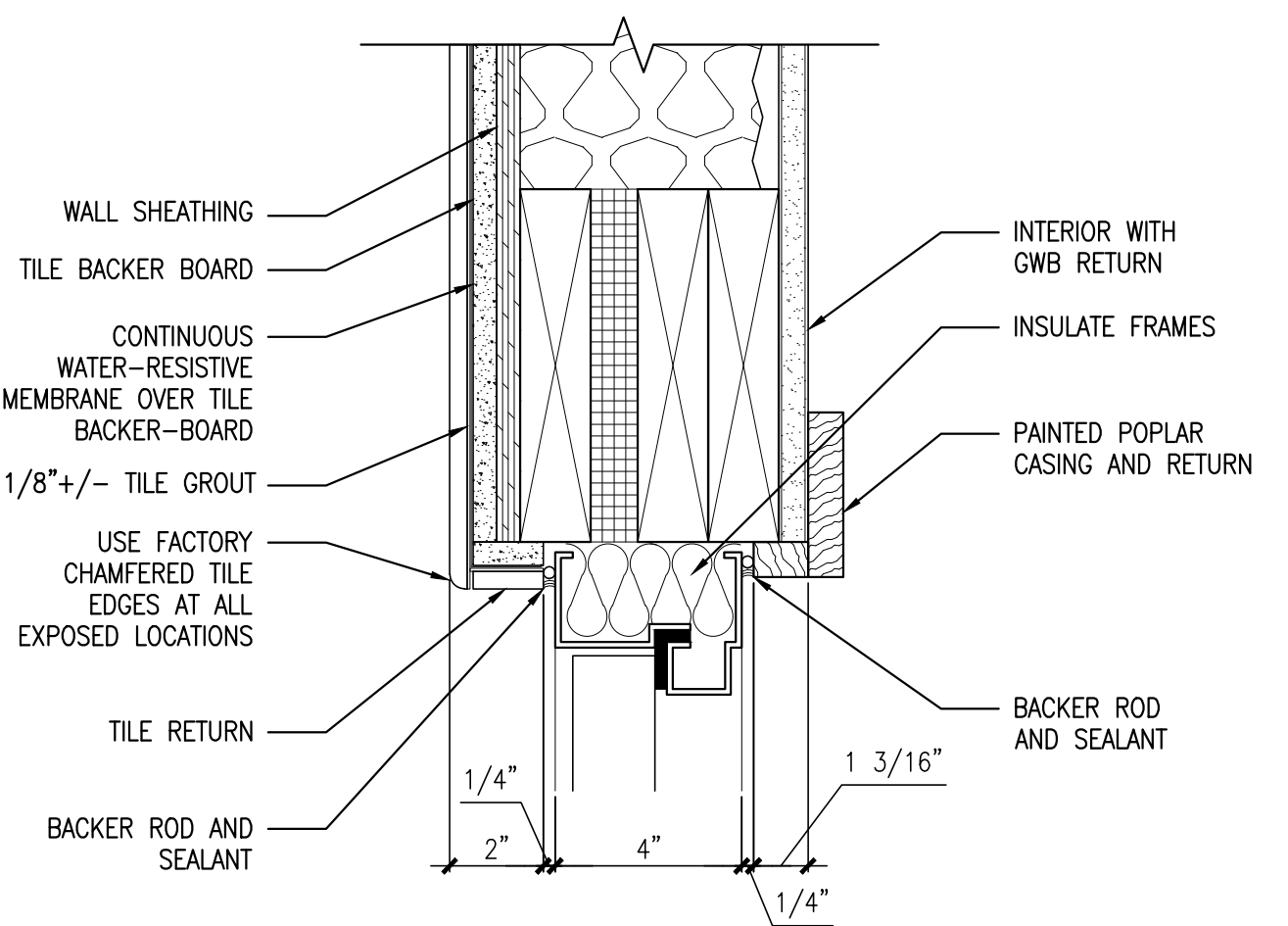


GARAGE DOOR AND VENT PANEL ELEVATIONS

REFERENCED FROM: SCALE: 3/8" = 1'-0"



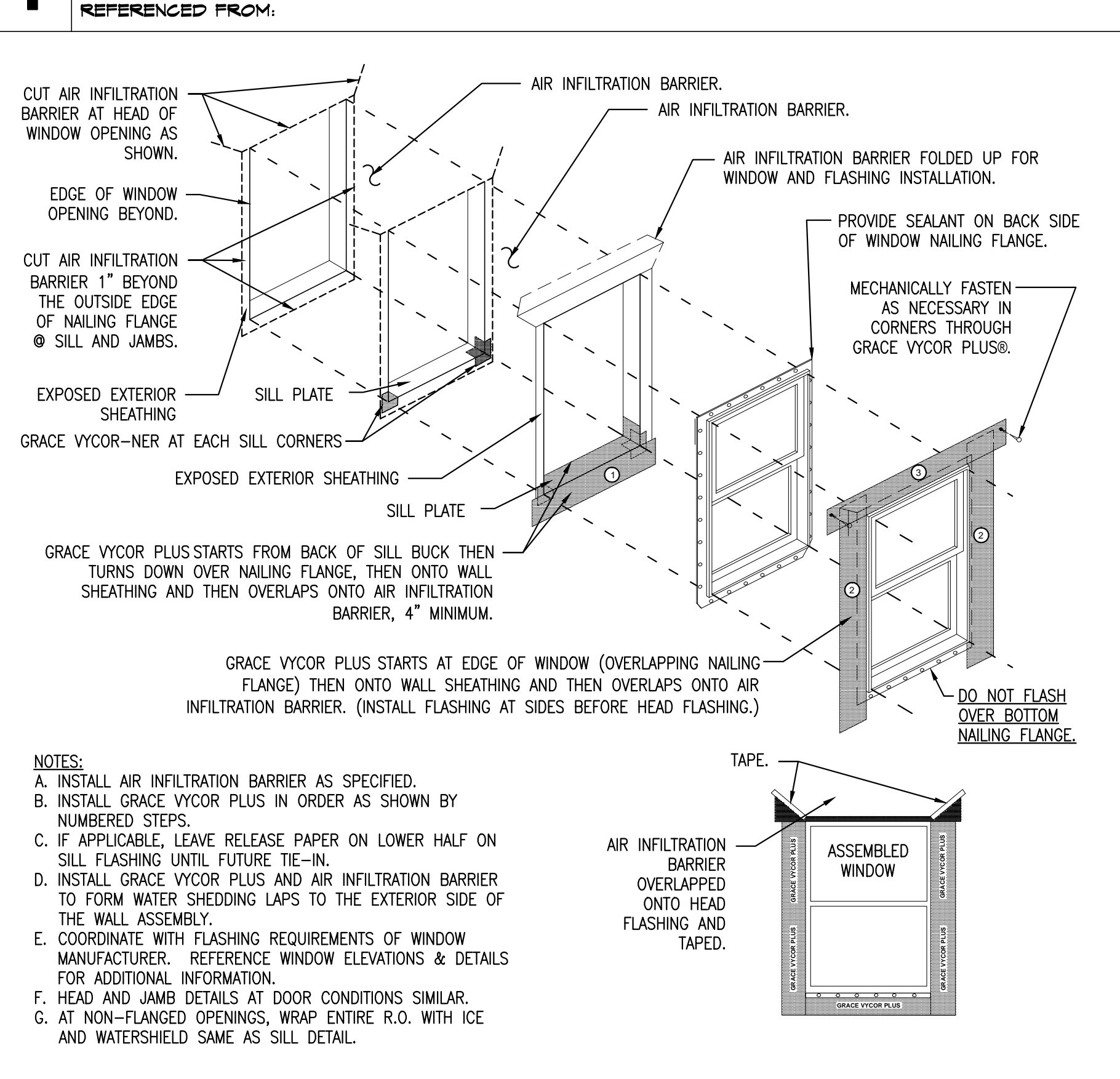
WINDOW NOTES:
1. VERIFY ALL OPENINGS AND CONFIRM ALL WINDOW UNIT SIZES PRIOR TO RELEASING FOR FABRICATION
2. INSULATE BETWEEN WINDOW AND ROUGH OPENING WITH APPROVED MINIMALLY-EXPANDING FOAM INSULATION; APPROVED BY WINDOW MANUFACTURER AND ARCHITECT.
3. PROVIDE SAFETY GLAZING AS REQUIRED BY CPSC REGULATIONS.
4. PROVIDE "LOW E2" INSULATED GLAZING THROUGHOUT.



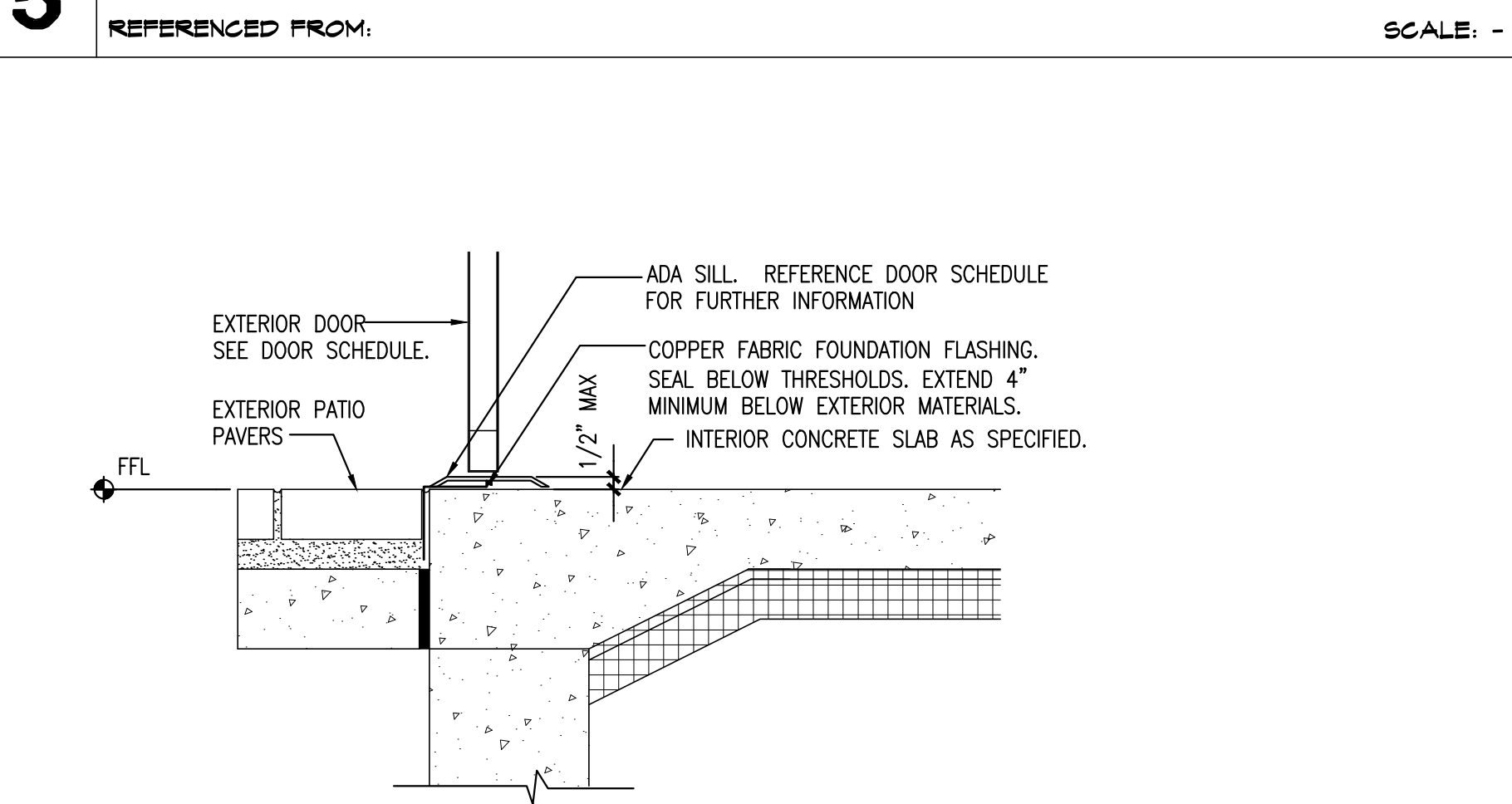
1 WINDOW ELEVATIONS

3 EXTERIOR HEAD IN BLOCK @ TILE

4 TYP. GROUDED HEAD IN BLOCK

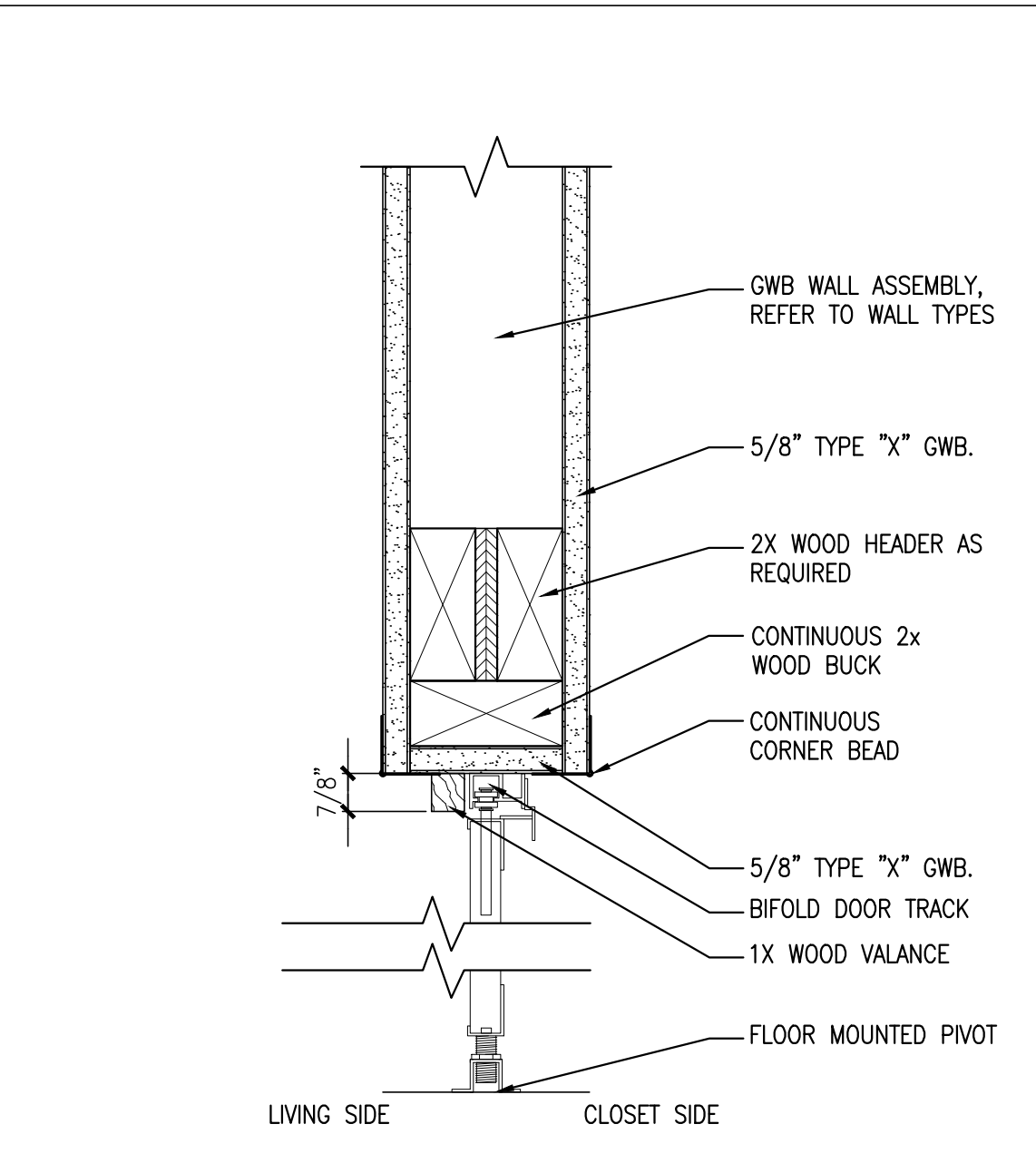


5 TYP. WINDOW FLASHING - SEE DETAILS FOR MATERIALS



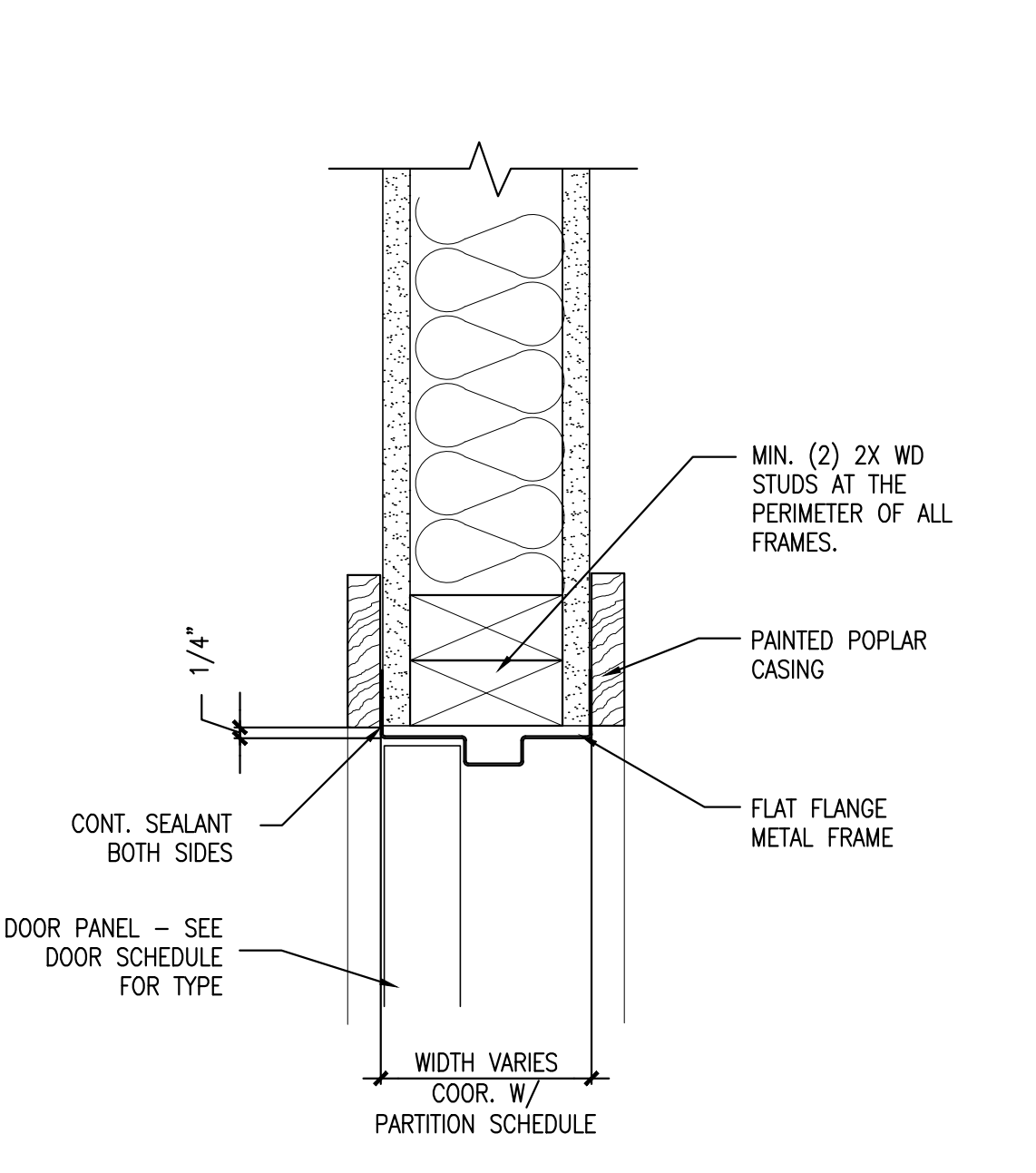
9 TYPICAL THRESHOLD AT SIDEWALK

REFERENCED FROM: SCALE: 1/2"=1'-0"



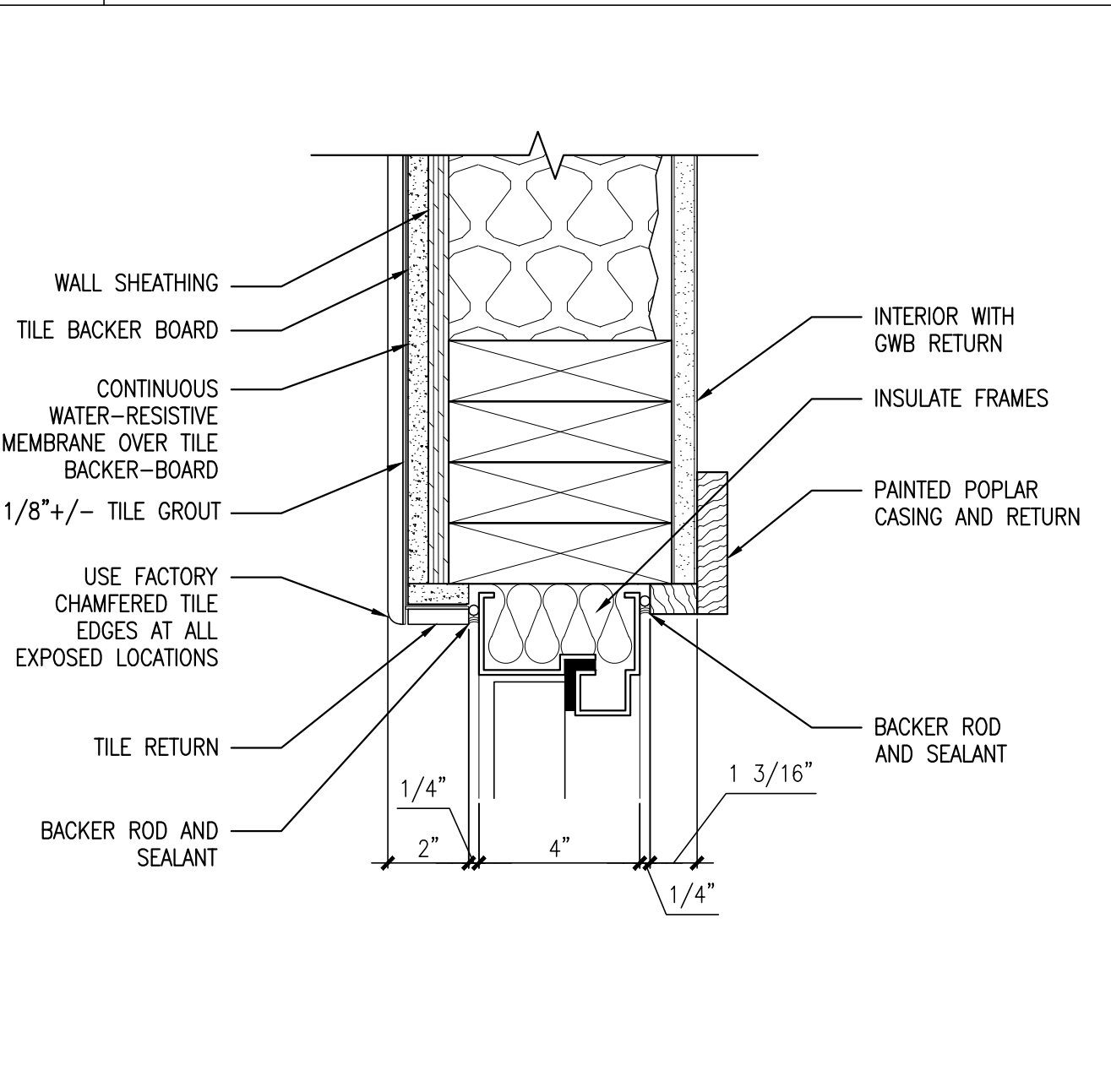
6 BIFOLD DOOR HEAD DETAIL

REFERENCED FROM: SCALE: 3/8"=1'-0"



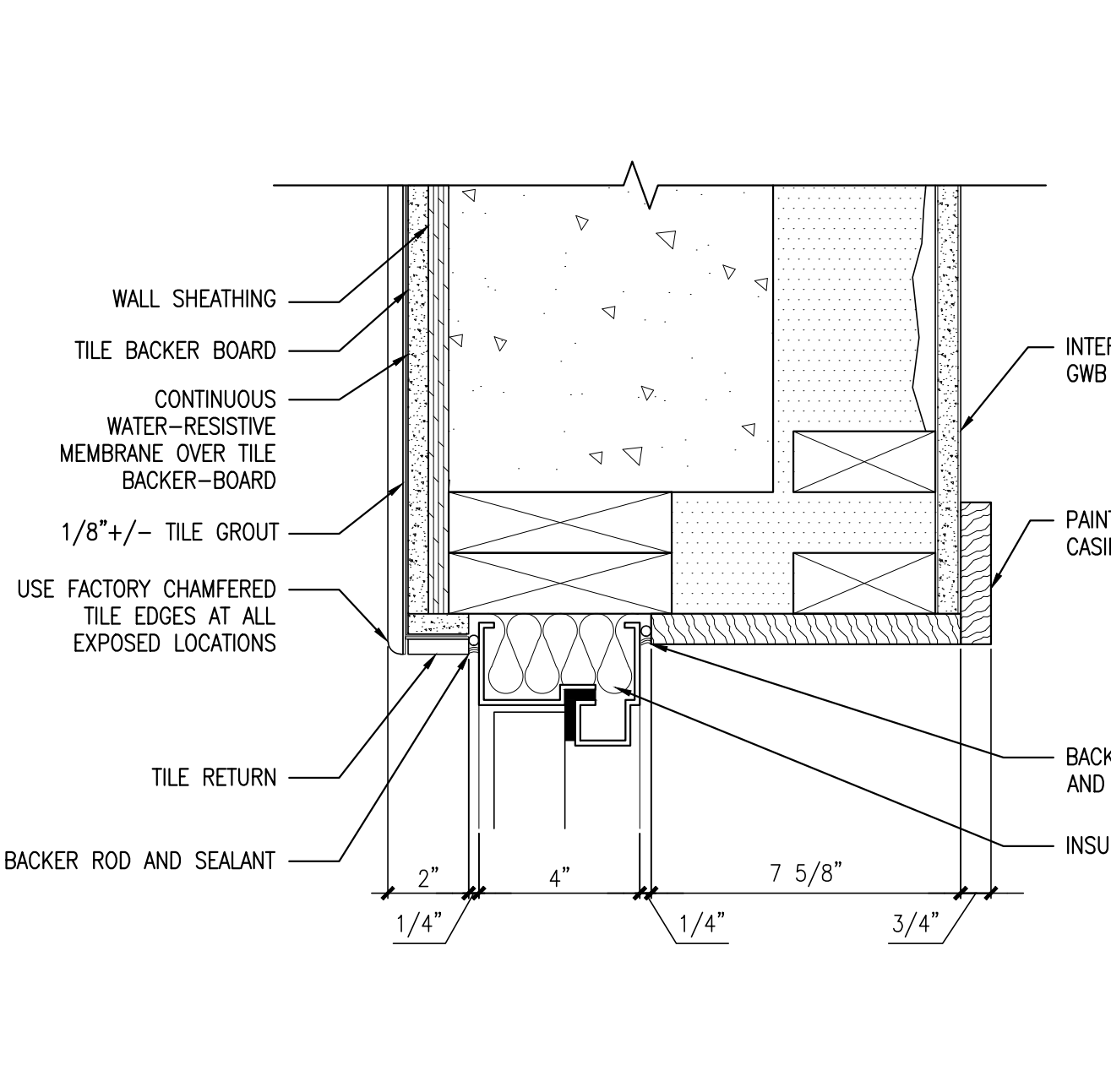
10 TYP. FLANGED DOOR TRIM

REFERENCED FROM: SCALE: 3/8"=1'-0"



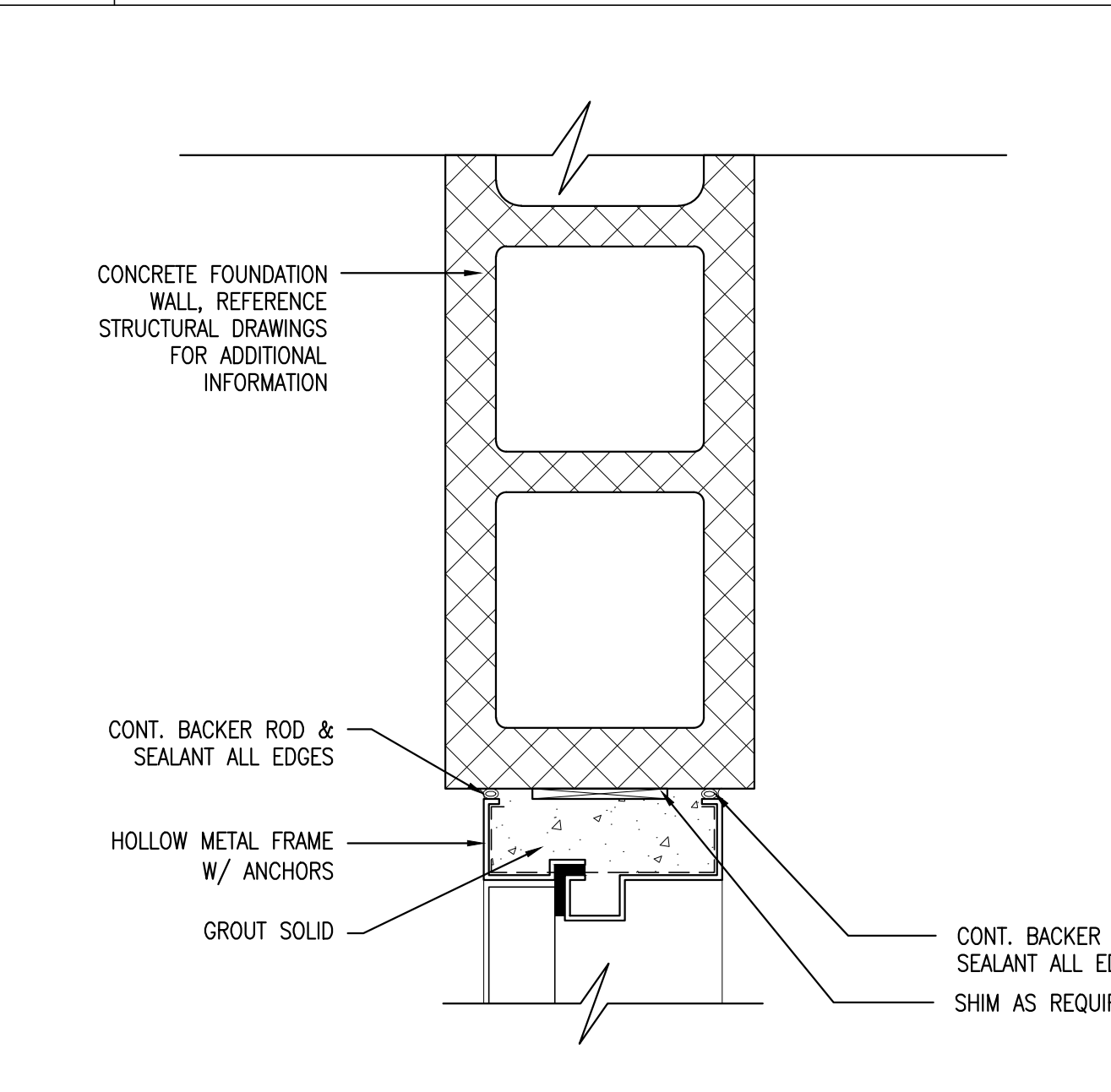
7 EXTERIOR METAL JAMB IN BLOCK @ TILE

REFERENCED FROM: SCALE: 3/8"=1'-0"



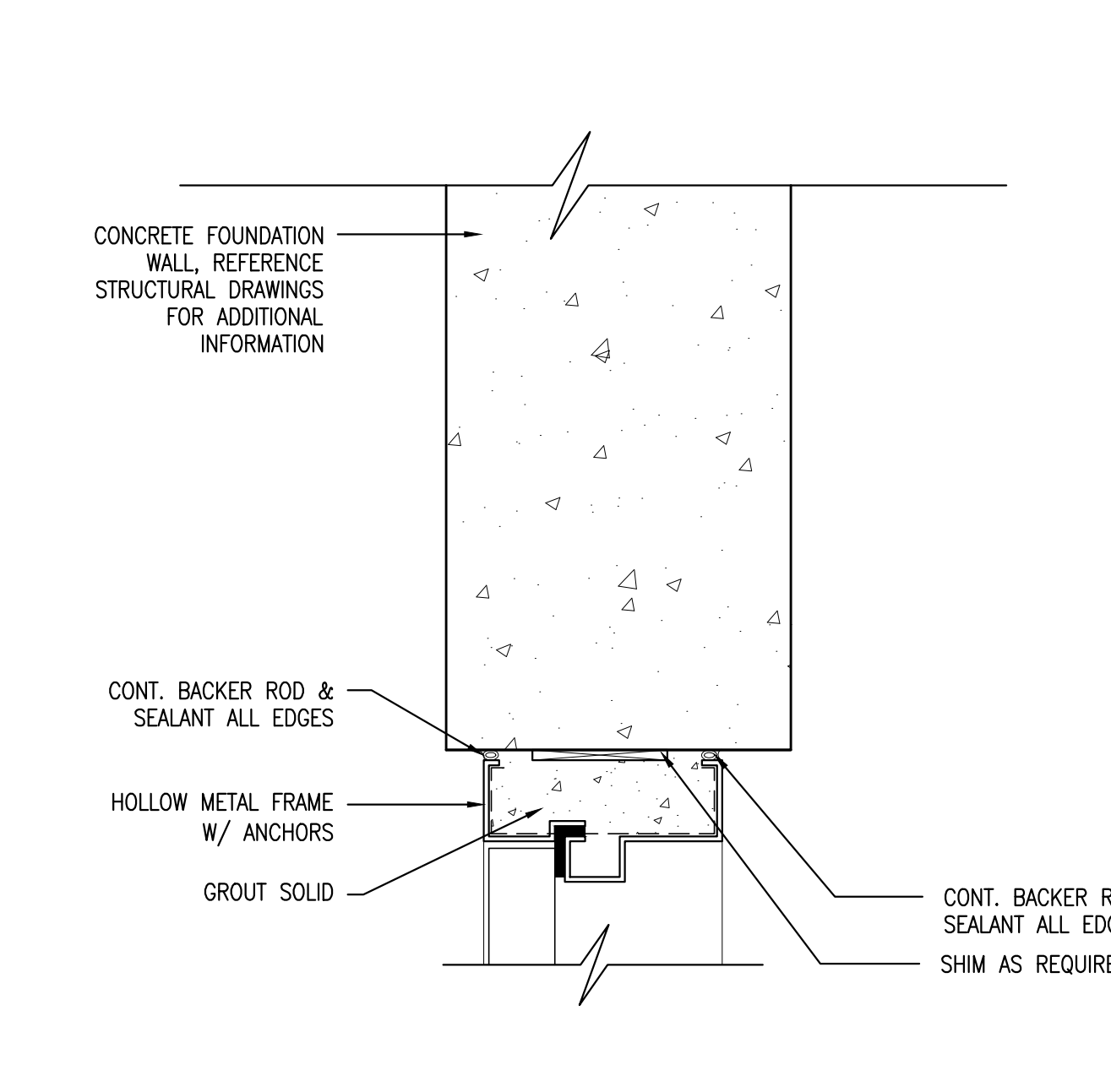
11 EXTERIOR METAL JAMB IN CONCRETE @ TILE

REFERENCED FROM: SCALE: 3/8"=1'-0"



8 TYP. GROUDED METAL JAMB IN BLOCK

REFERENCED FROM: SCALE: 3/8"=1'-0"

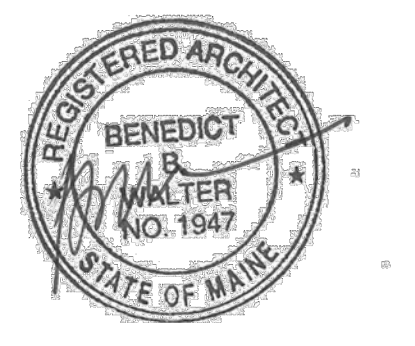


12 TYP. GROUDED METAL JAMB IN CONCRETE

REFERENCED FROM: SCALE: 3/8"=1'-0"



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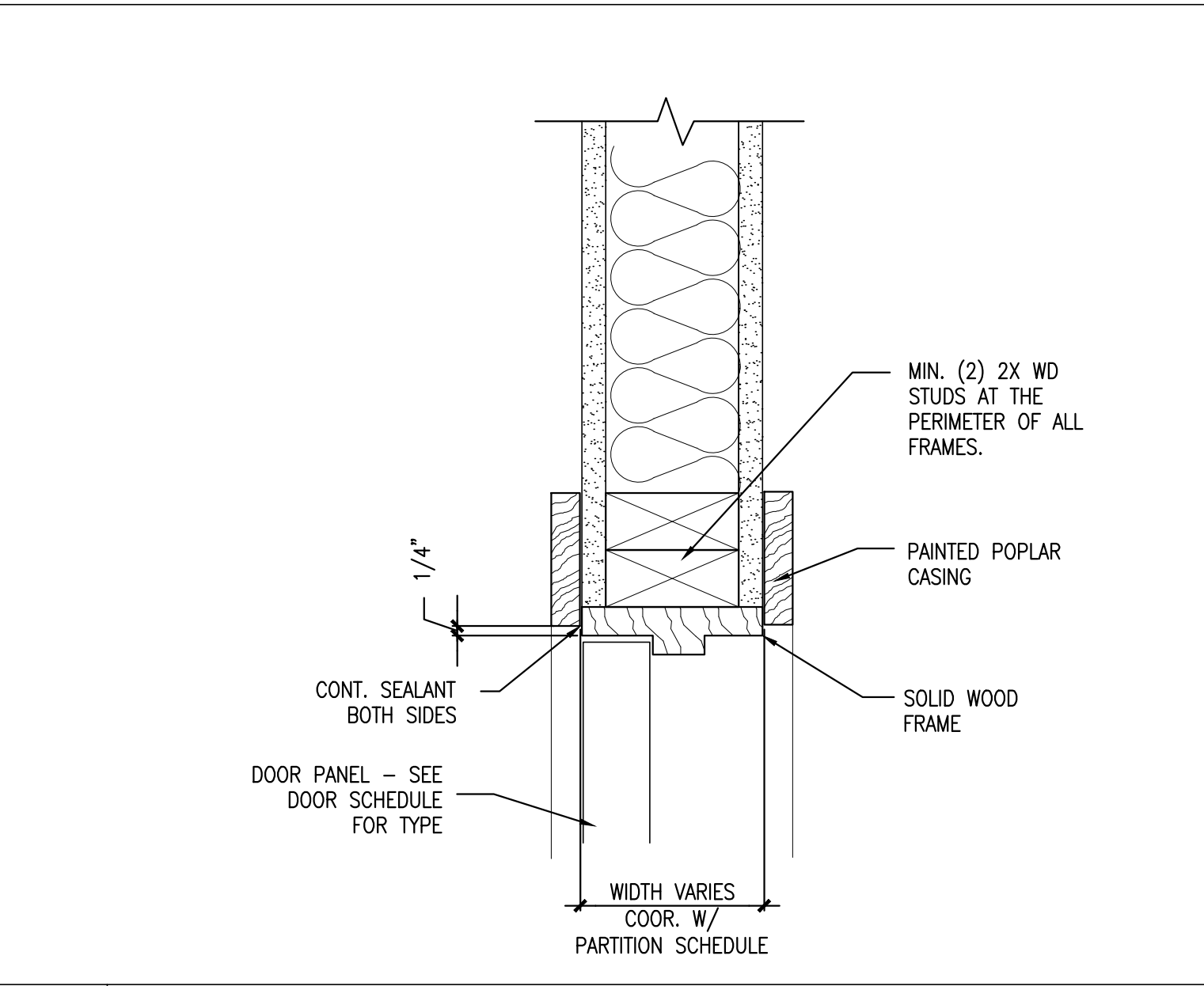
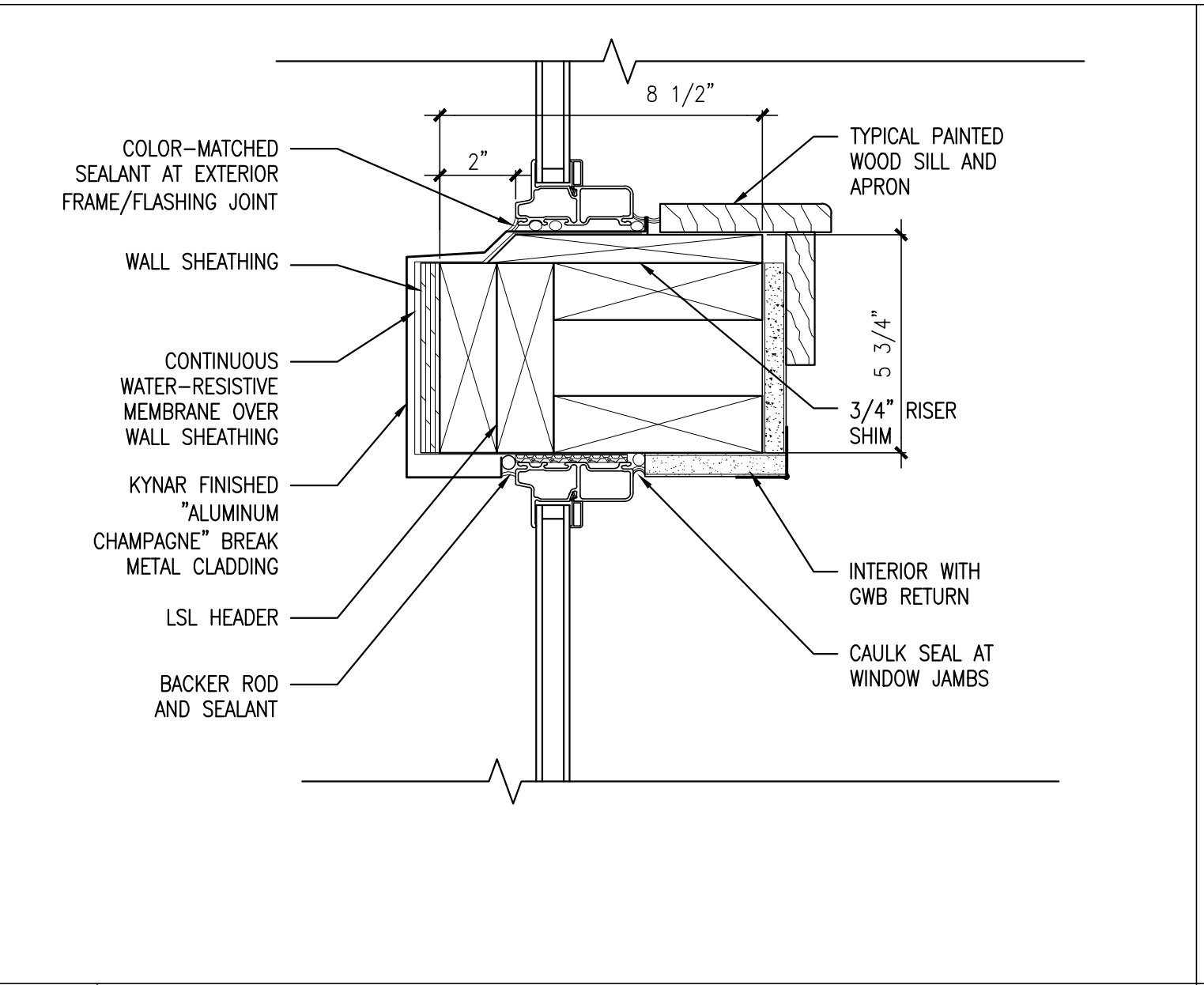
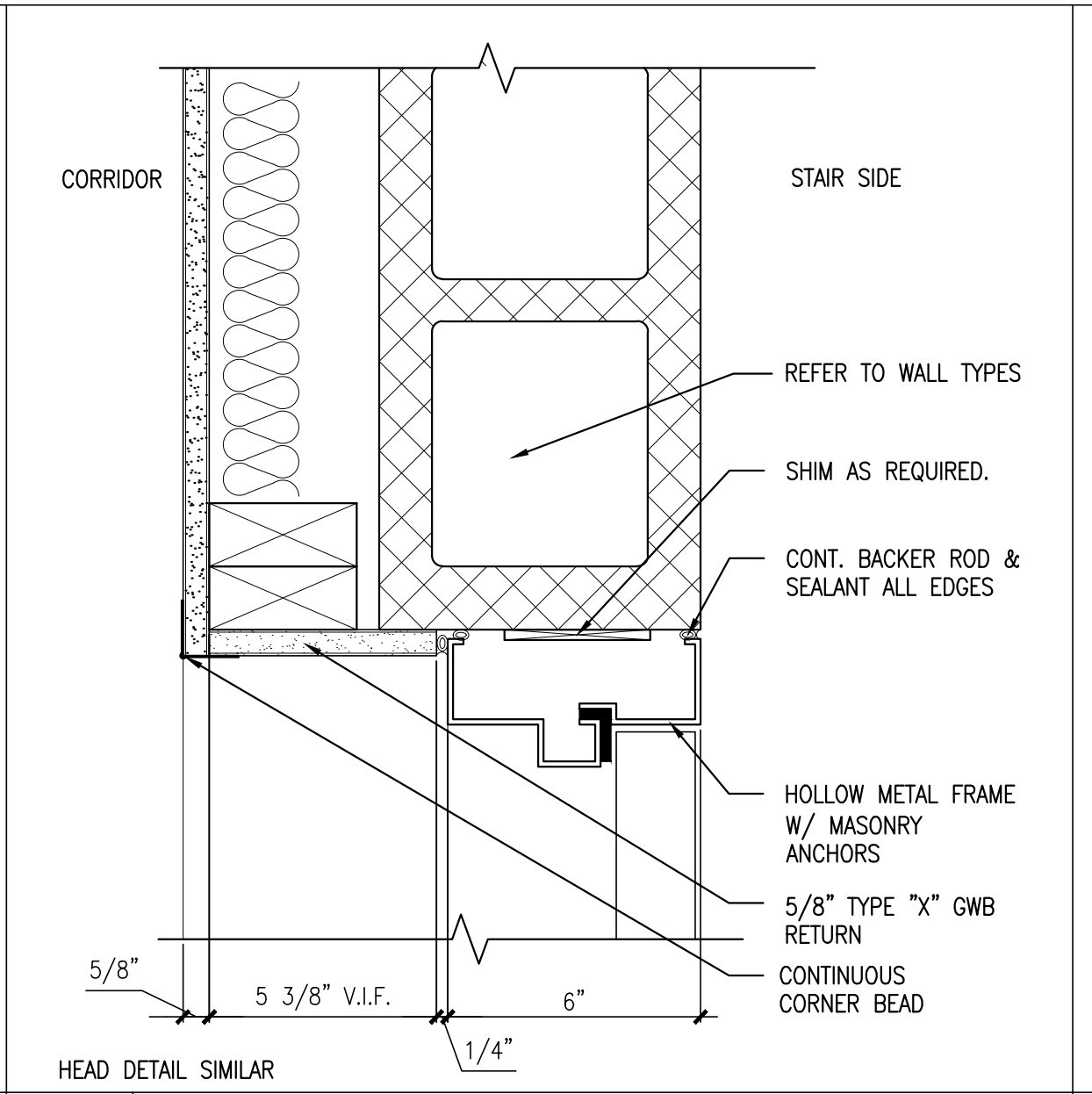
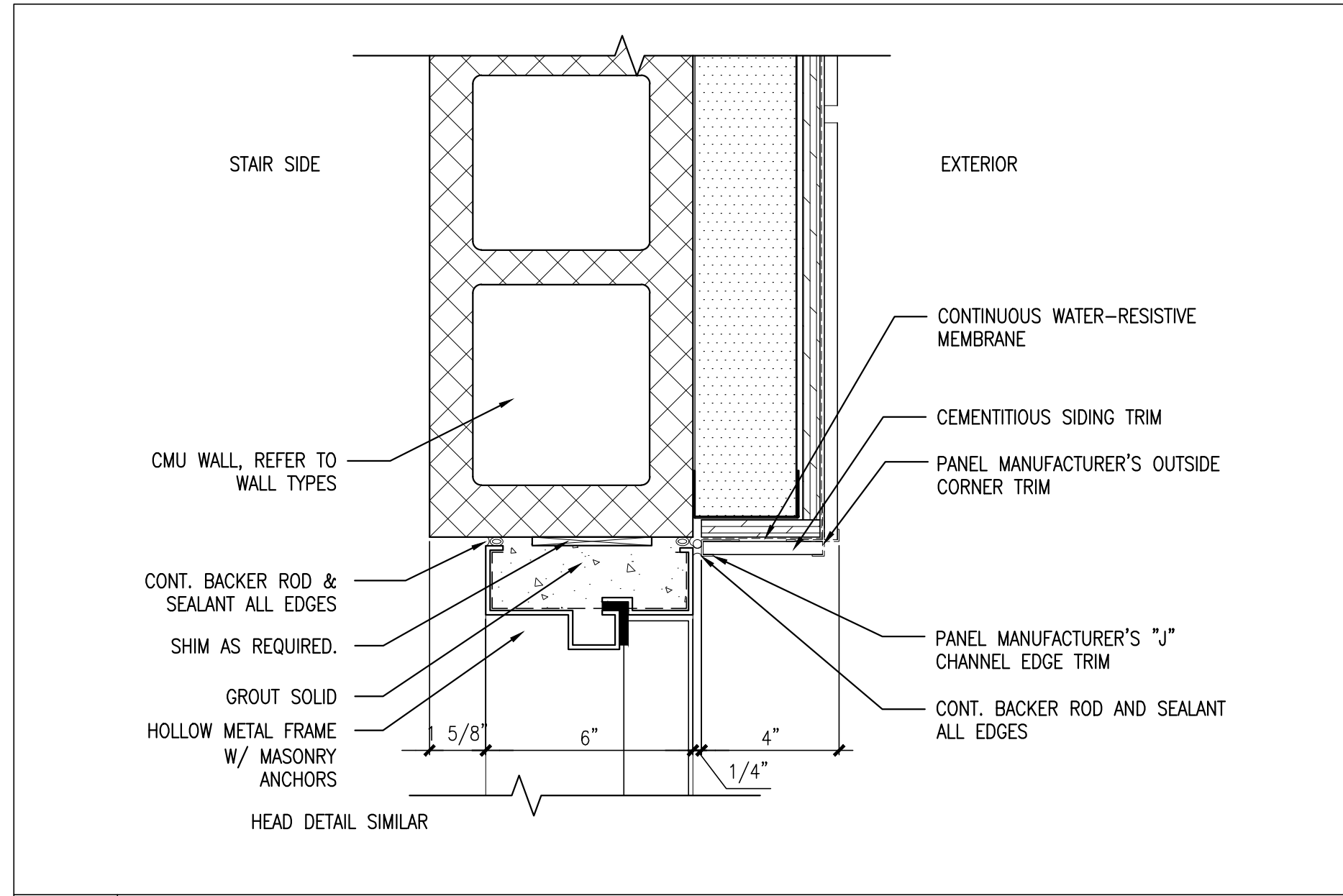
Contractor:
WRIGHT-RYAN CONSTRUCTION
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OAK STREET LOFTS
72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E
Drawing Title:
WINDOW ELEVATIONS AND DOOR & WINDOW DETAILS

Scale: AS NOTED
Date: October 25, 2010
Revisions:
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Drawing Number:
A4.02

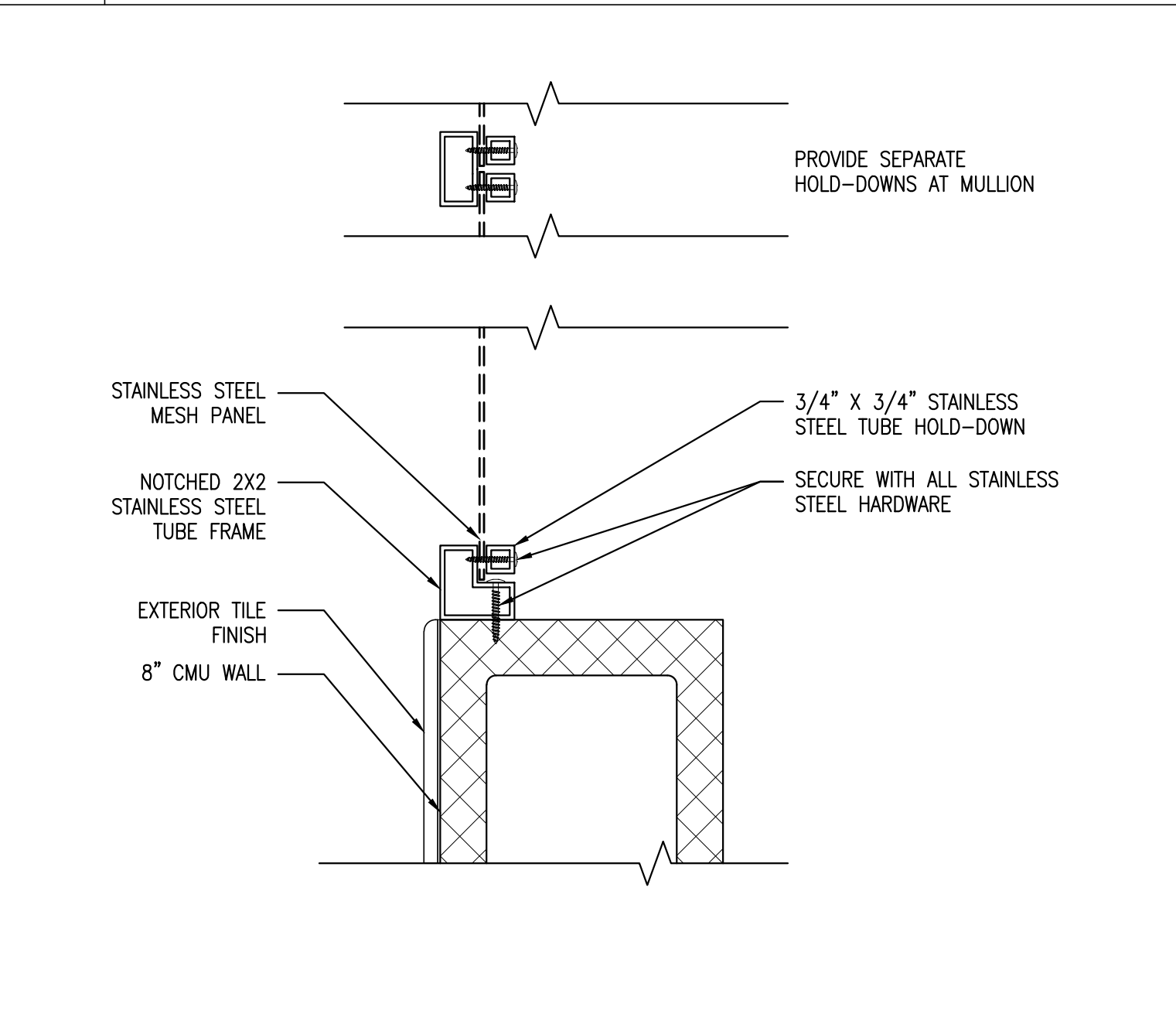
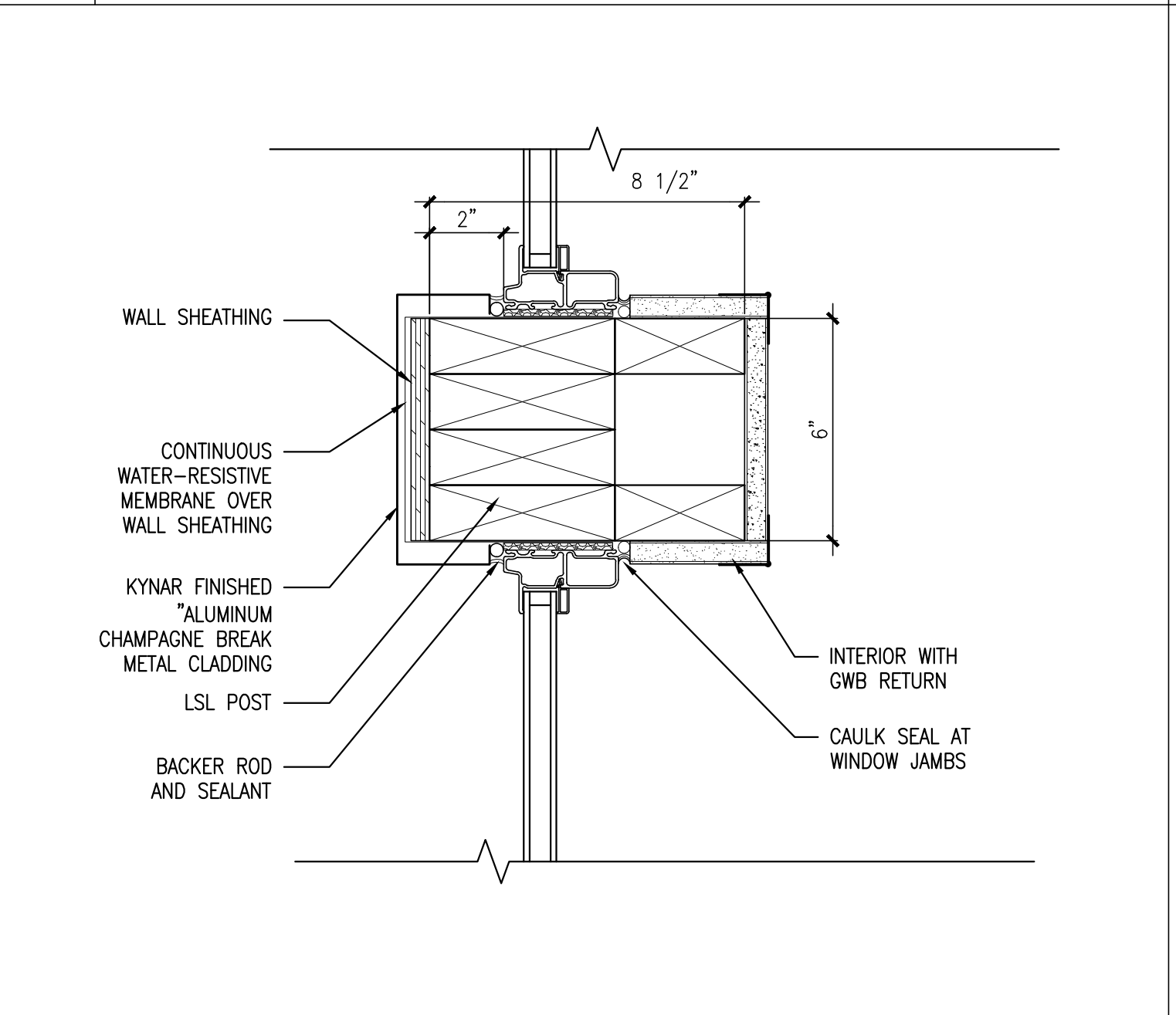
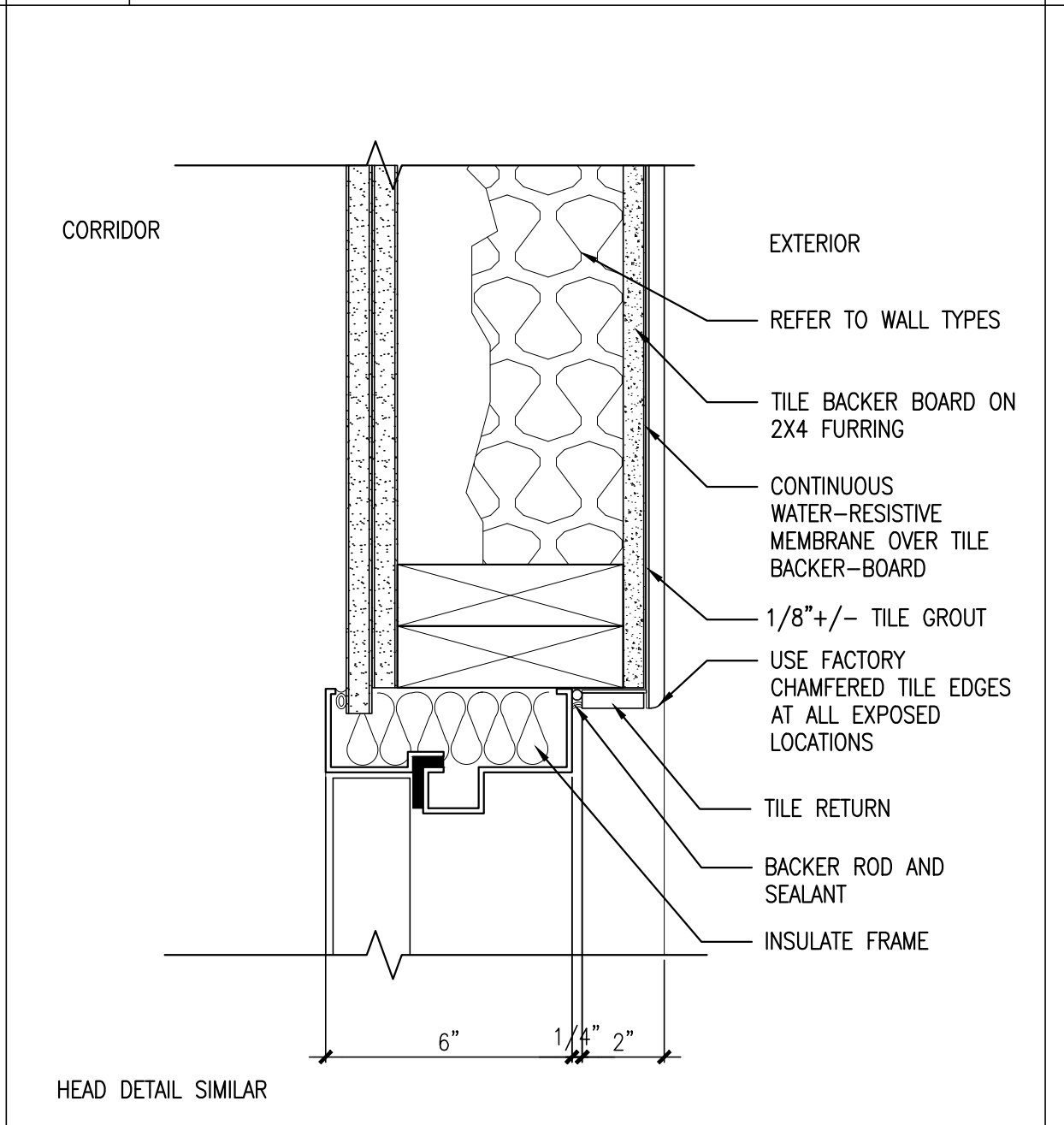
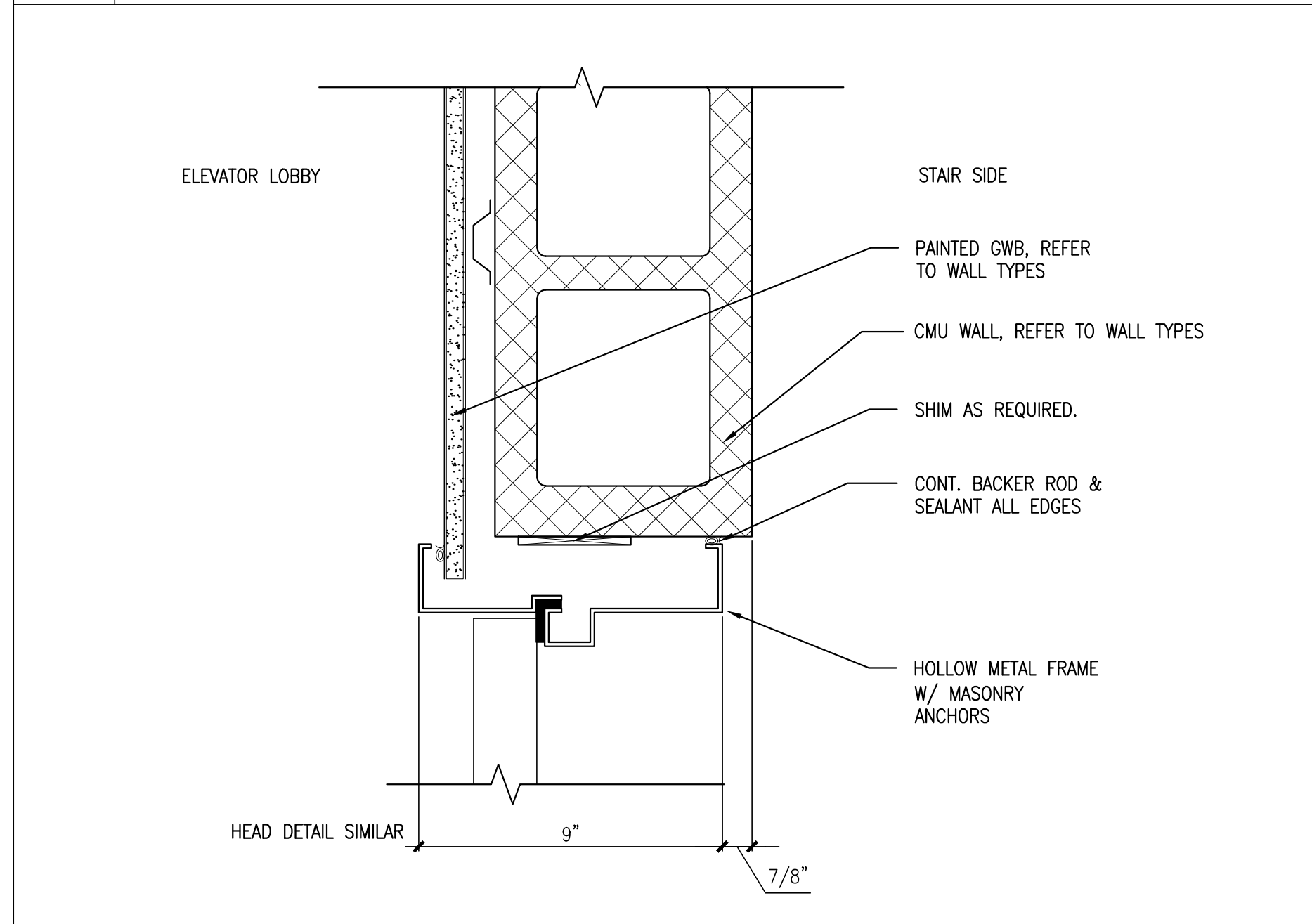


1 EXTERIOR JAMB DETAIL @ REVEAL PANEL SIDING
REFERENCED FROM: SCALE: 3"=1'-0"

2 MASONRY JAMB @ STAIR 2
REFERENCED FROM: SCALE: 3"=1'-0"

3 TRANSOM MULLION AT GALLERY WINDOWS
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"

4 TYPICAL INTERIOR SOLID WOOD FRAME TRIM
REFERENCED FROM: A4-01 SCALE: 3"=1'-0"

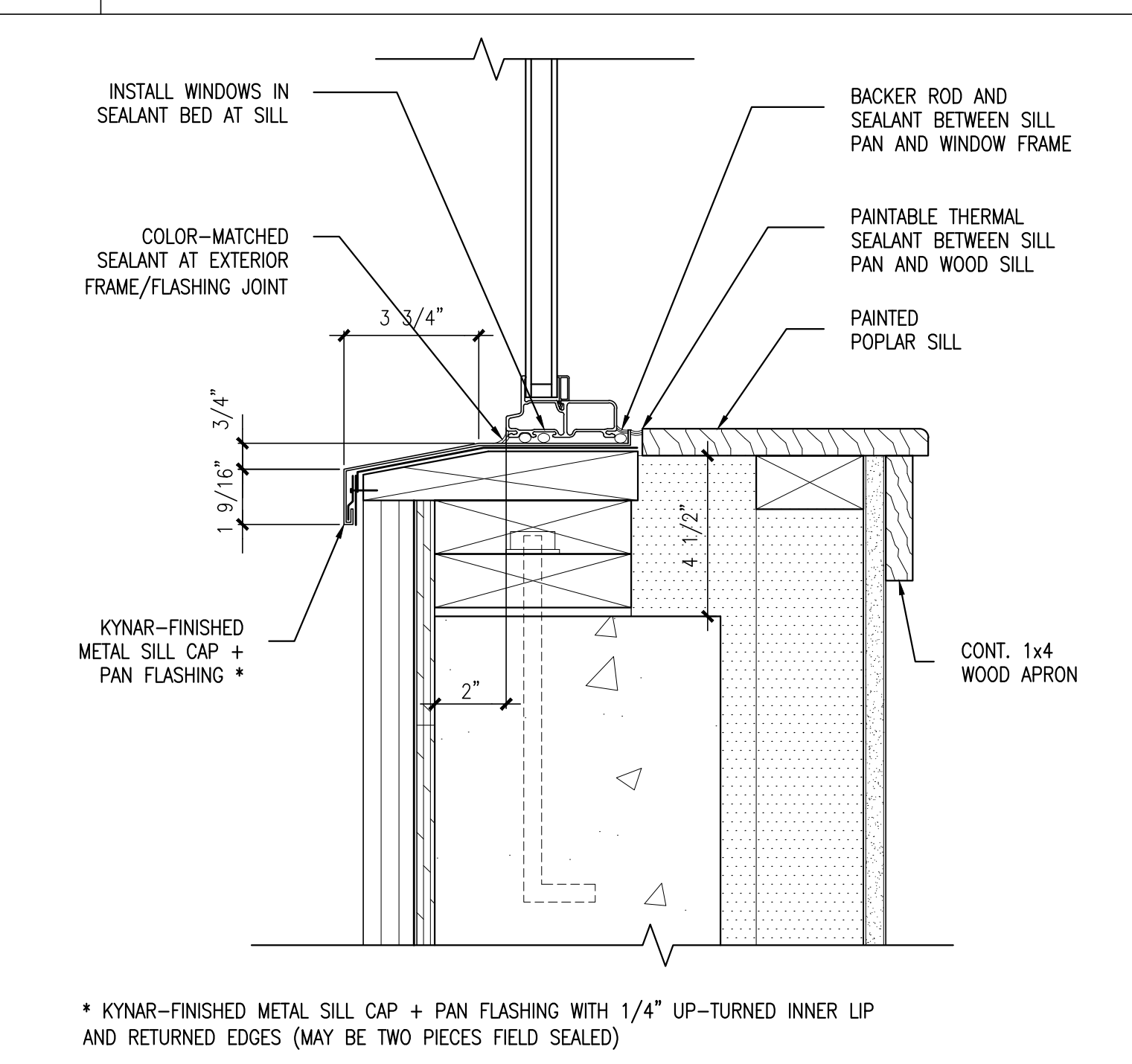
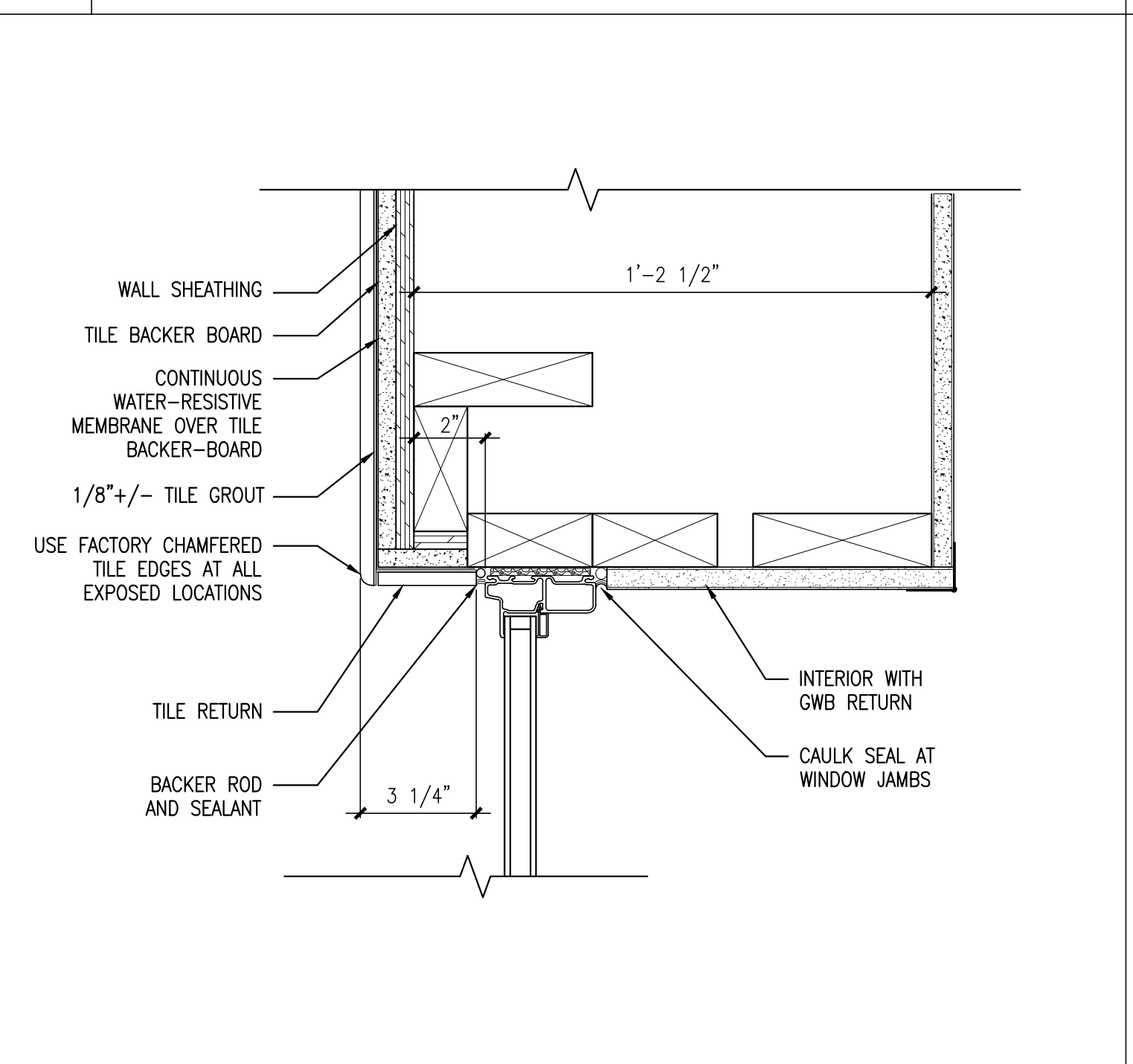
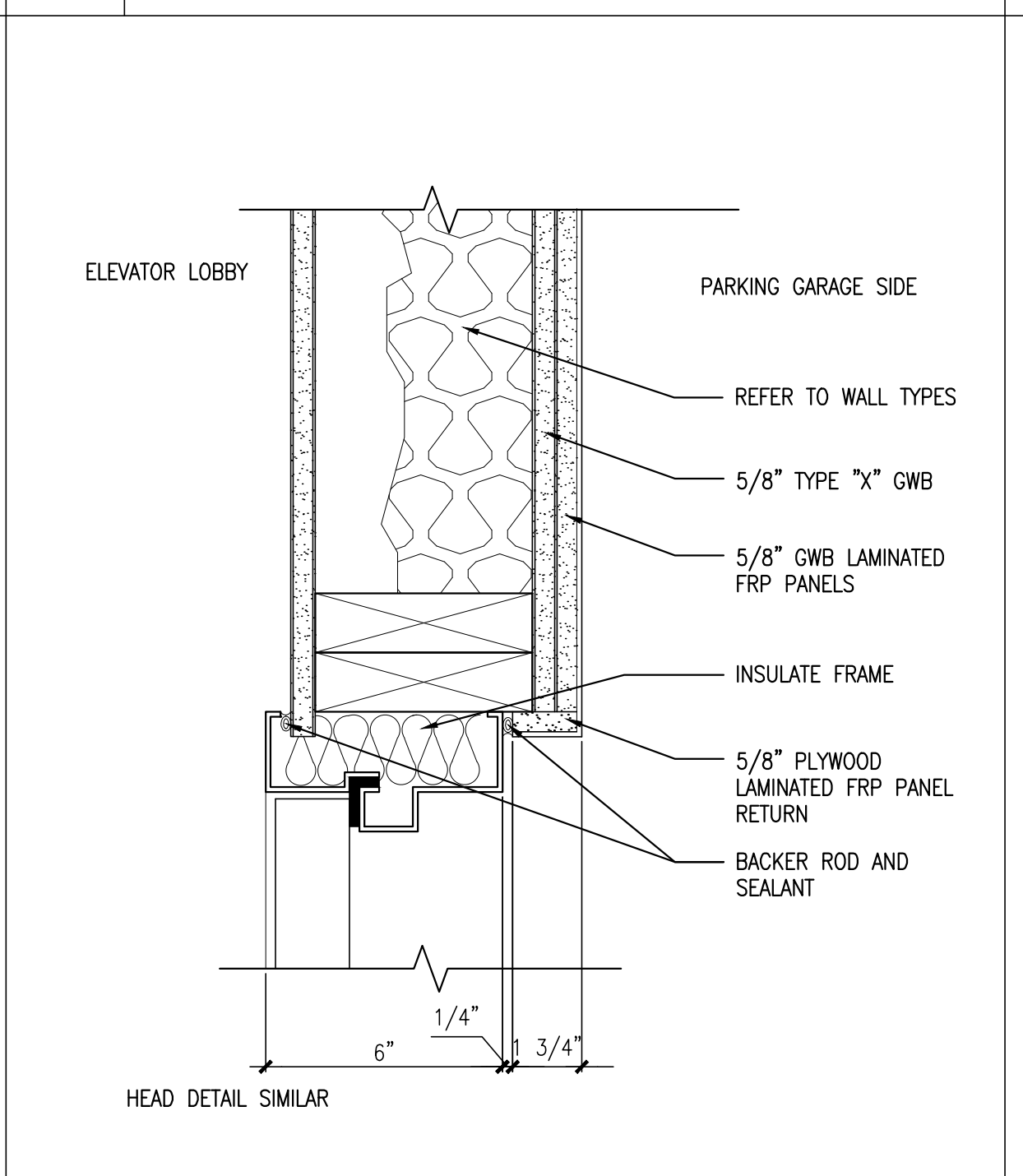
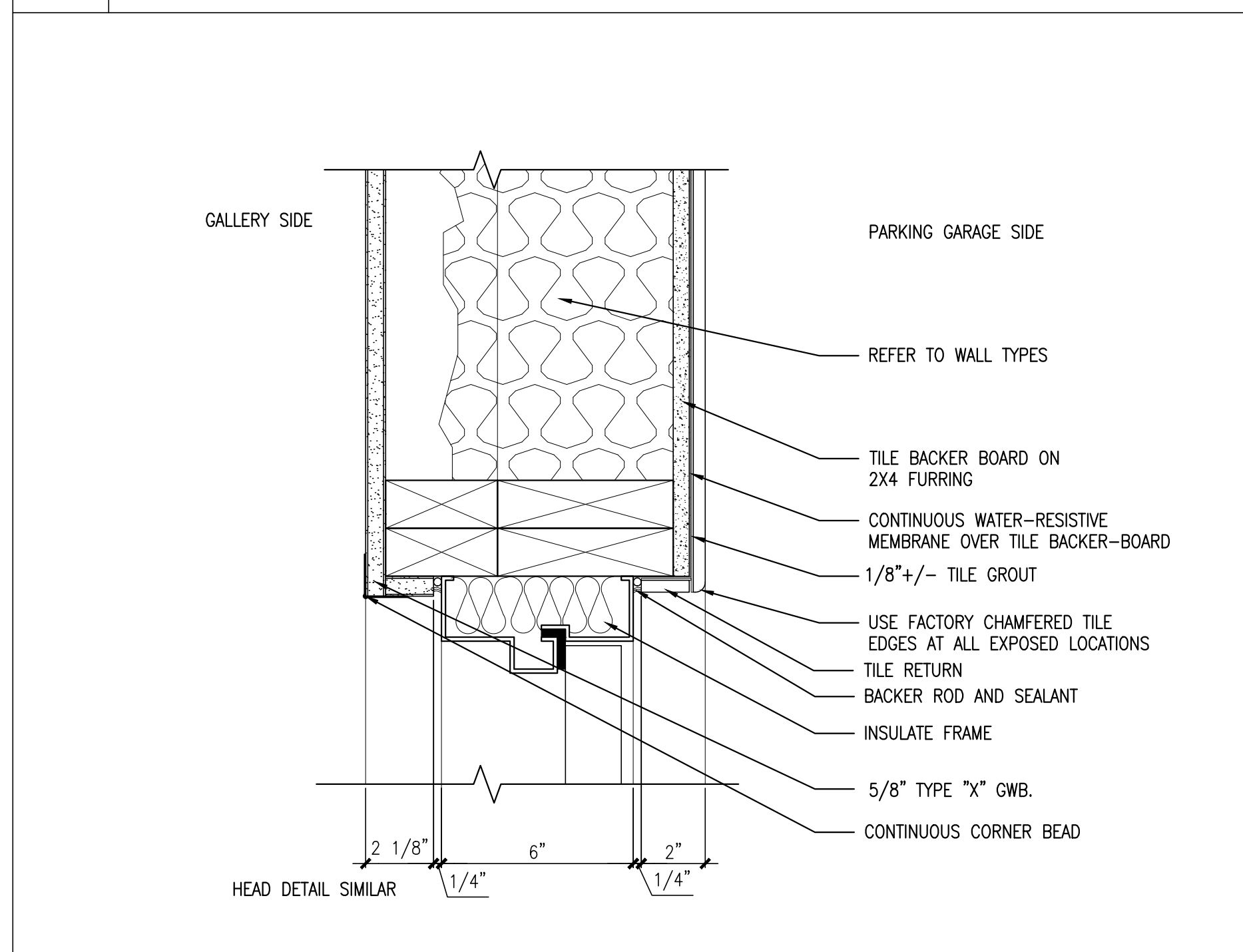


5 MASONRY JAMB DETAIL AT STAIR 1
REFERENCED FROM: SCALE: 3"=1'-0"

6 JAMB DETAIL - DOOR 113B
REFERENCED FROM: SCALE: 3"=1'-0"

7 CENTER MULLION AT GALLERY WINDOWS
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"

8 GARAGE VENT PANEL FRAME DETAIL
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



9 JAMB DETAIL - DOOR 102D
REFERENCED FROM: SCALE: 3"=1'-0"

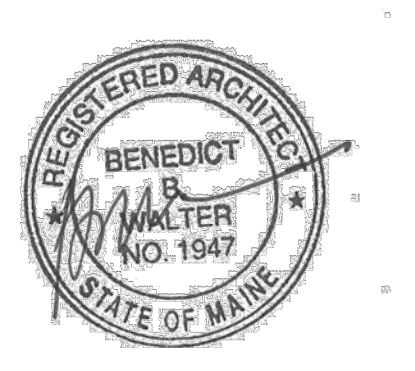
10 JAMB DETAIL - 107A (113A SIM)
REFERENCED FROM: SCALE: 3"=1'-0"

11 WINDOW JAMB AT GALLERY WINDOWS
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"

12 WINDOW SILL AT GALLERY WINDOWS
REFERENCED FROM: 9/A1.4 SCALE: 3"=1'-0"



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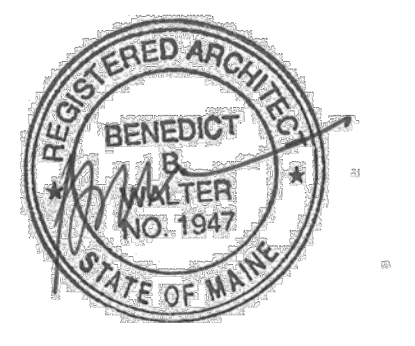
Project No: 07.446 24E

Drawing Title:
WINDOW ELEVATIONS AND DOOR & WINDOW DETAILS

Scale: AS NOTED
Date: October 25, 2010

- Revisions:
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Drawing Number:
A4.03



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Project No: 07.446 24E

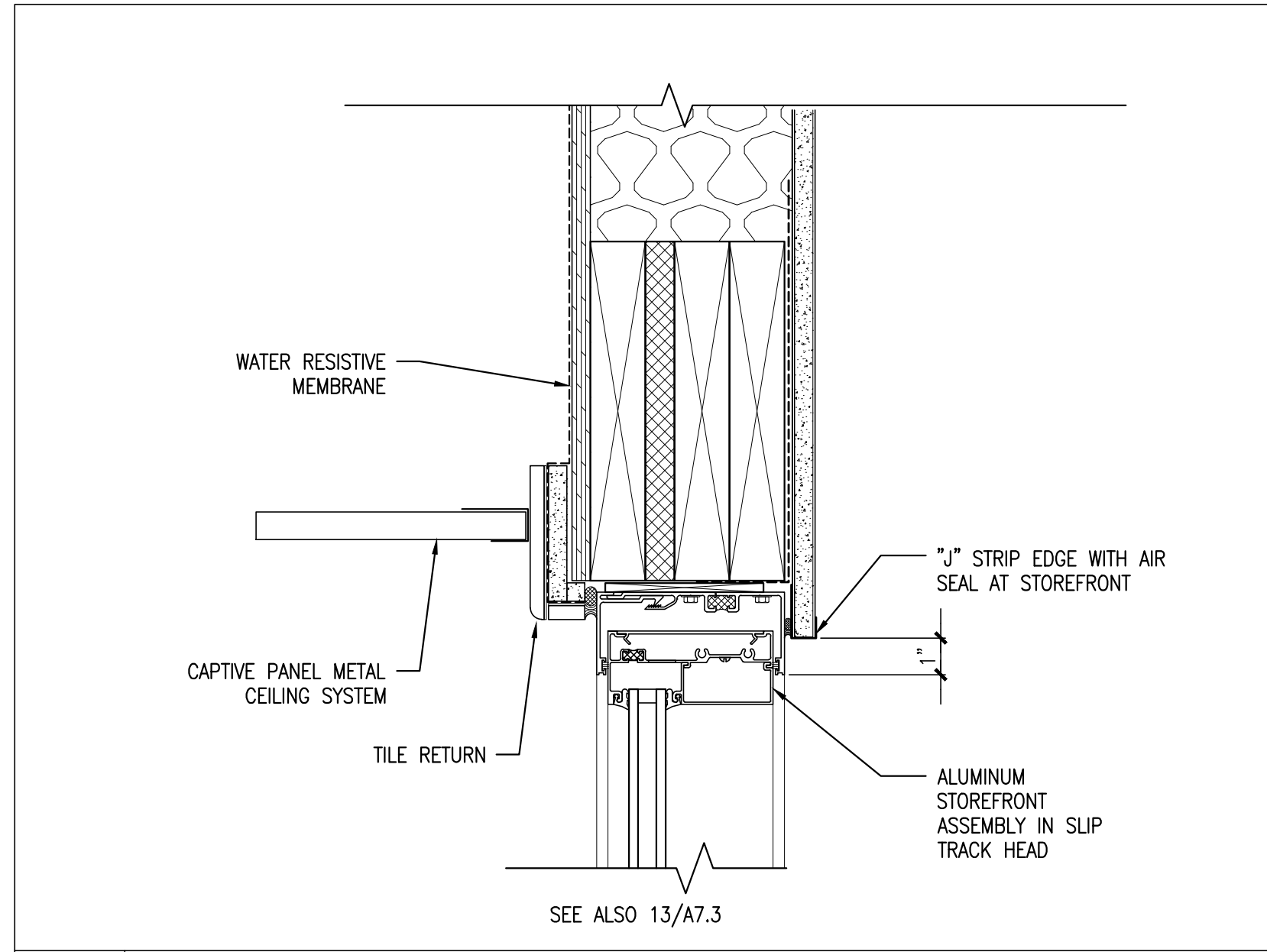
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WINDOW ELEVATIONS AND DOOR & WINDOW DETAILS

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Date: October 25, 2010
Revisions:

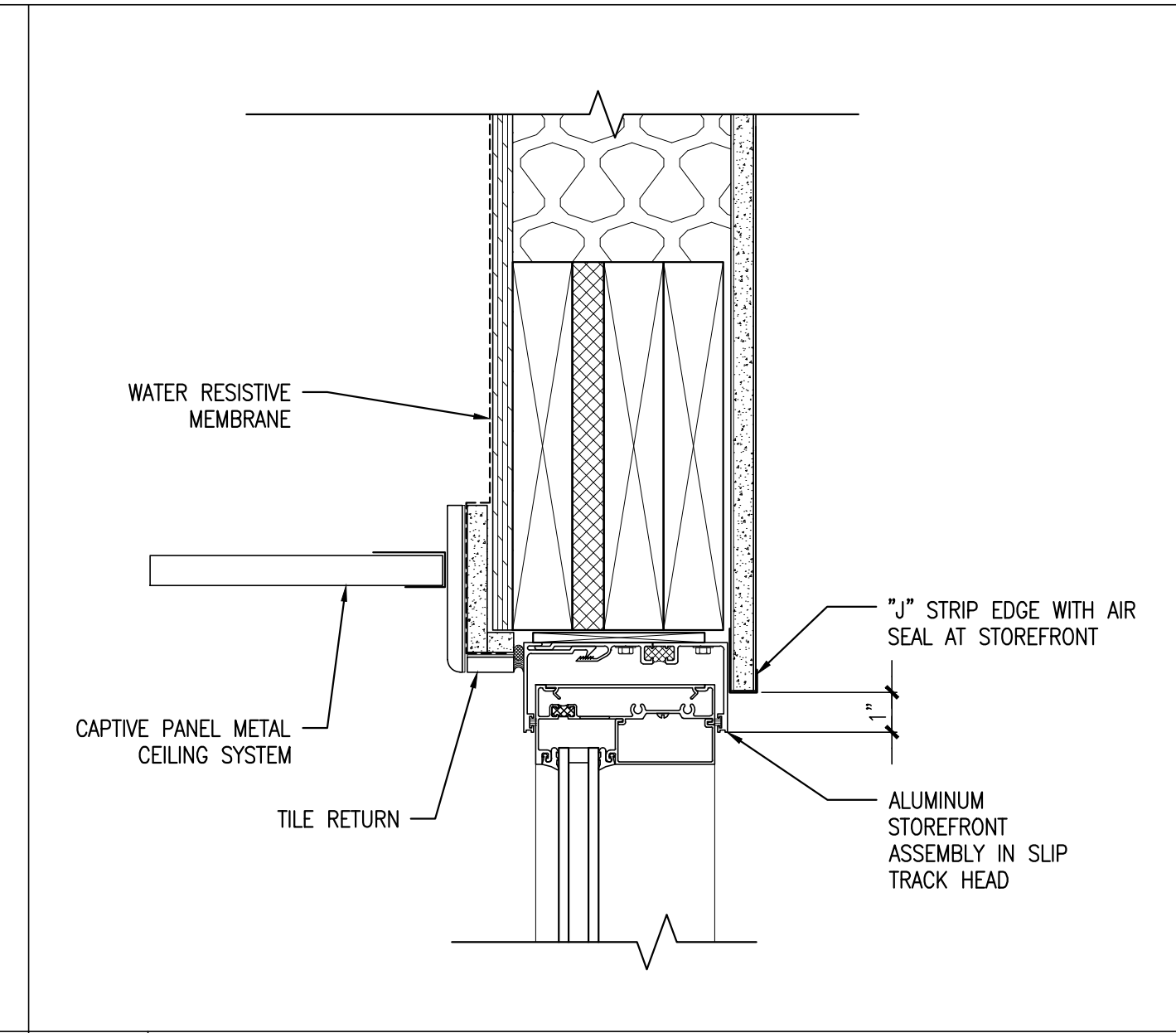
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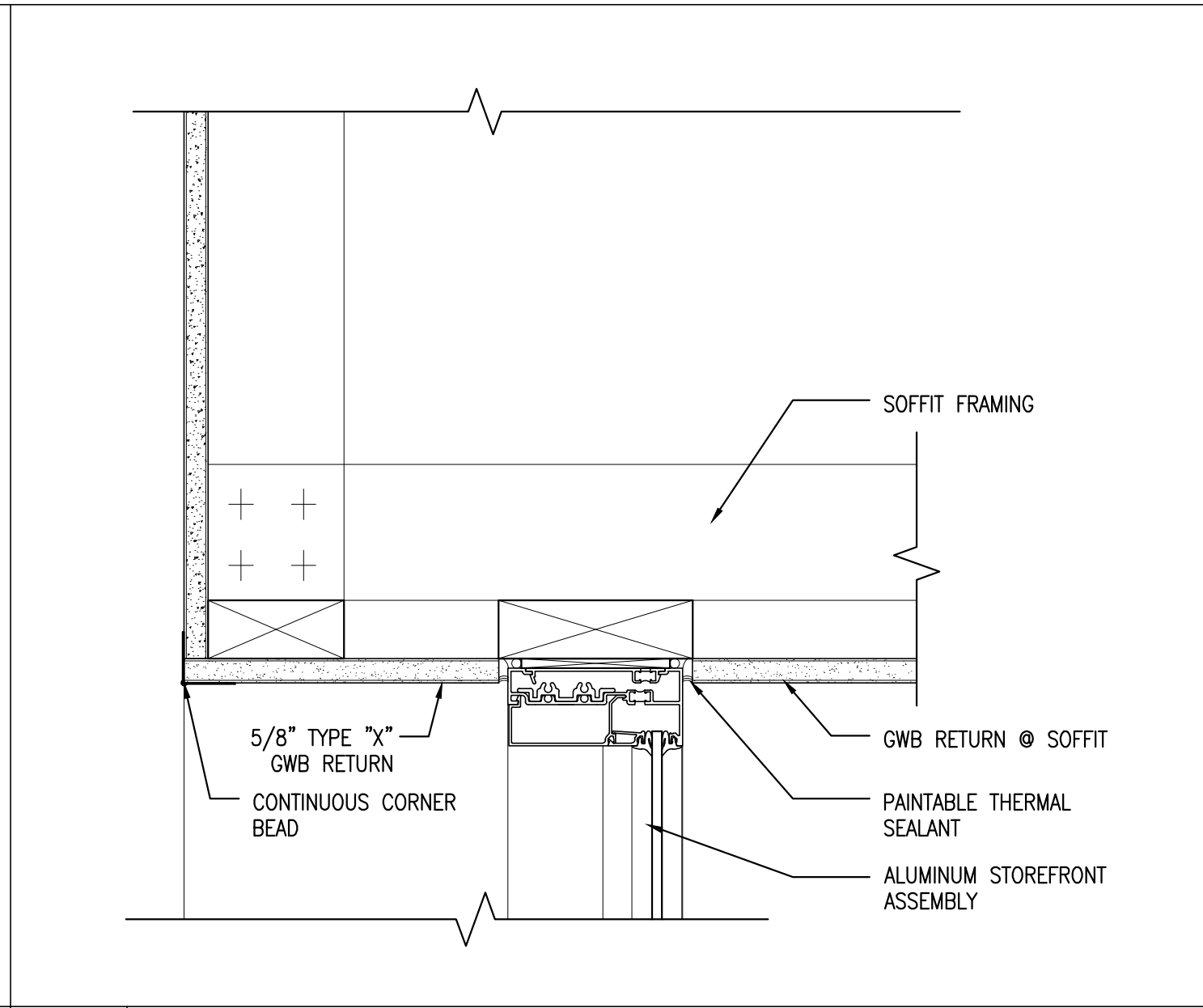
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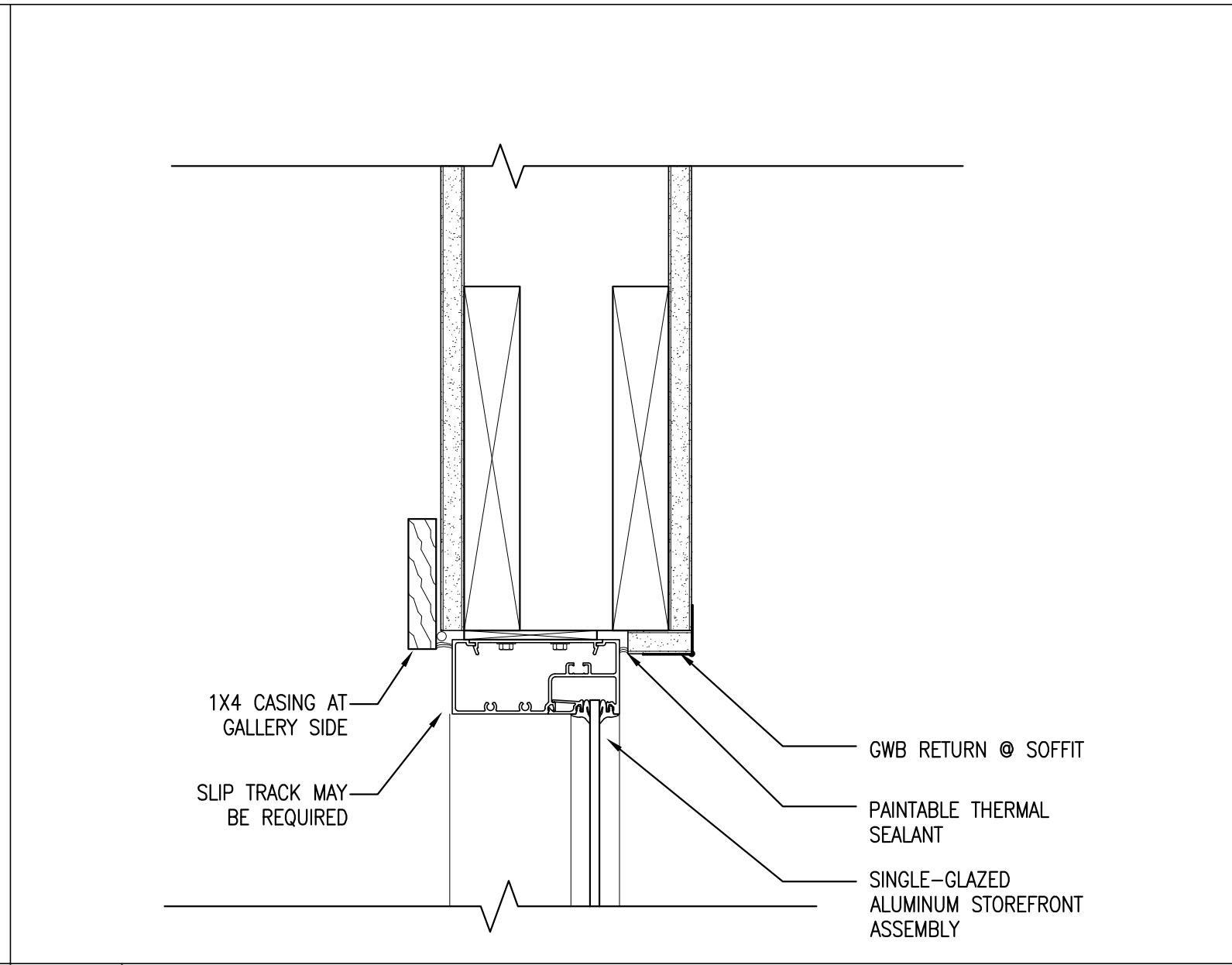
1 HEAD DETAIL AT ENTRANCE STOREFRONT
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



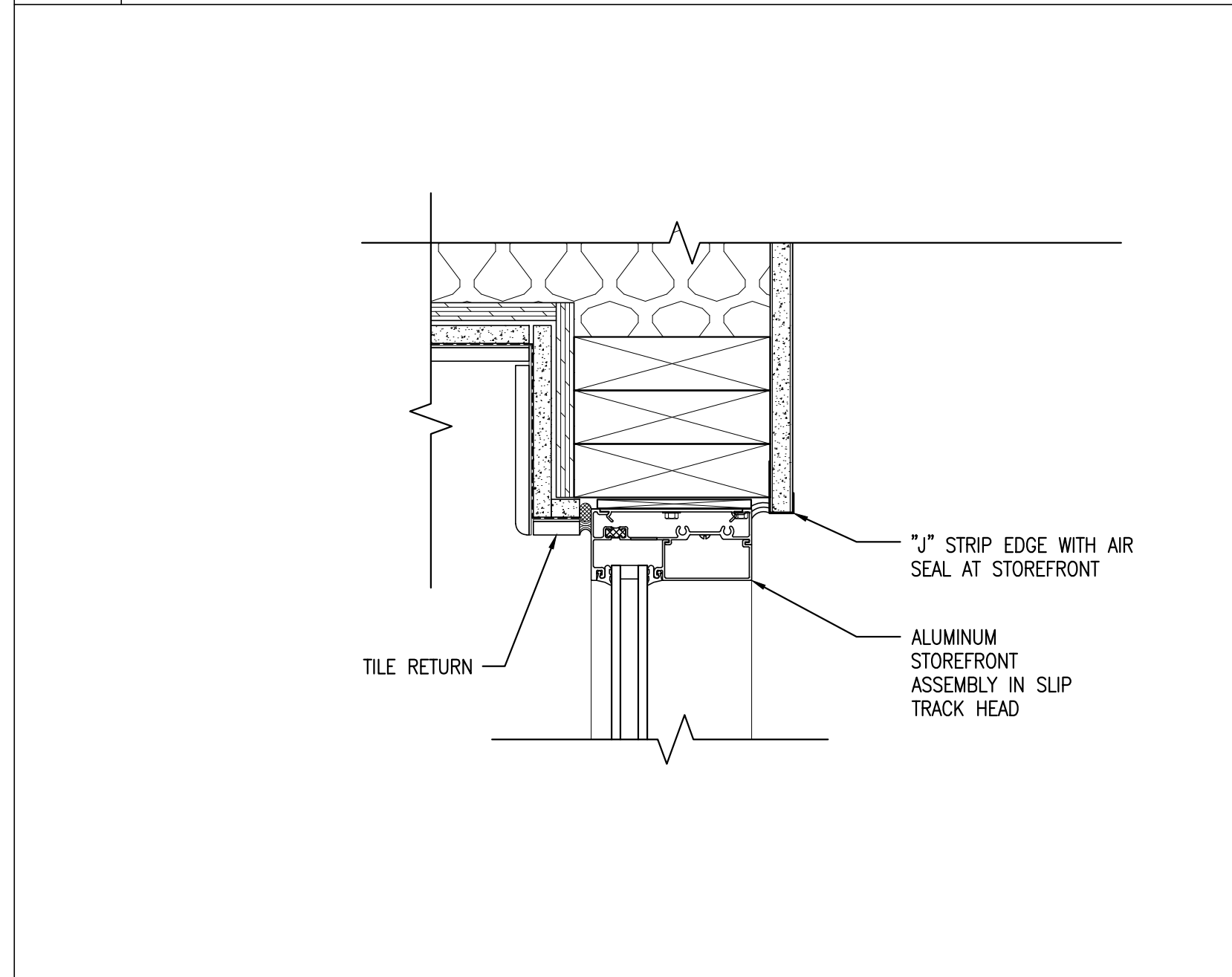
2 HEAD DETAIL AT VESTIBULE WINDOW
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



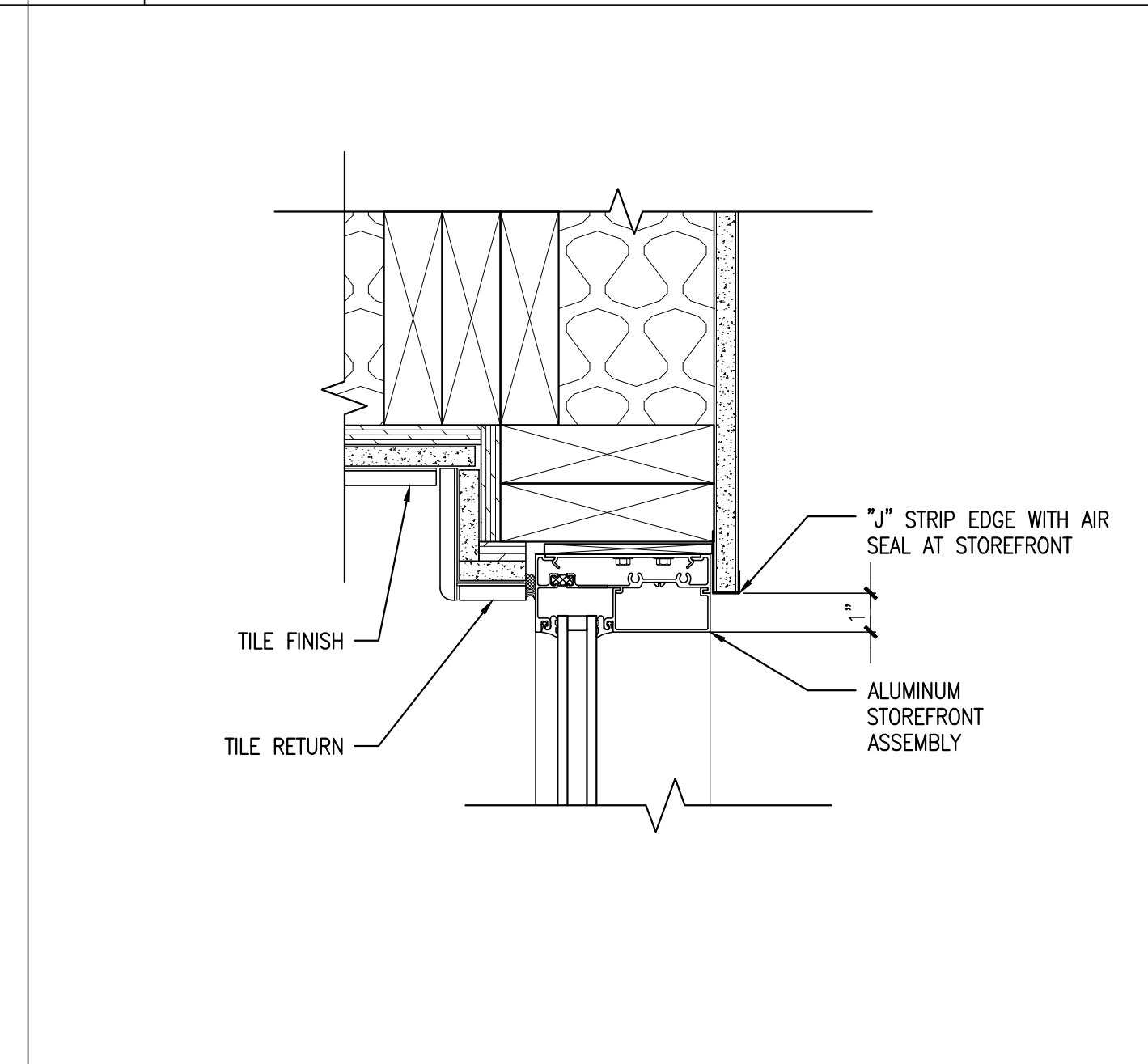
3 HEAD DETAIL AT GALLERY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



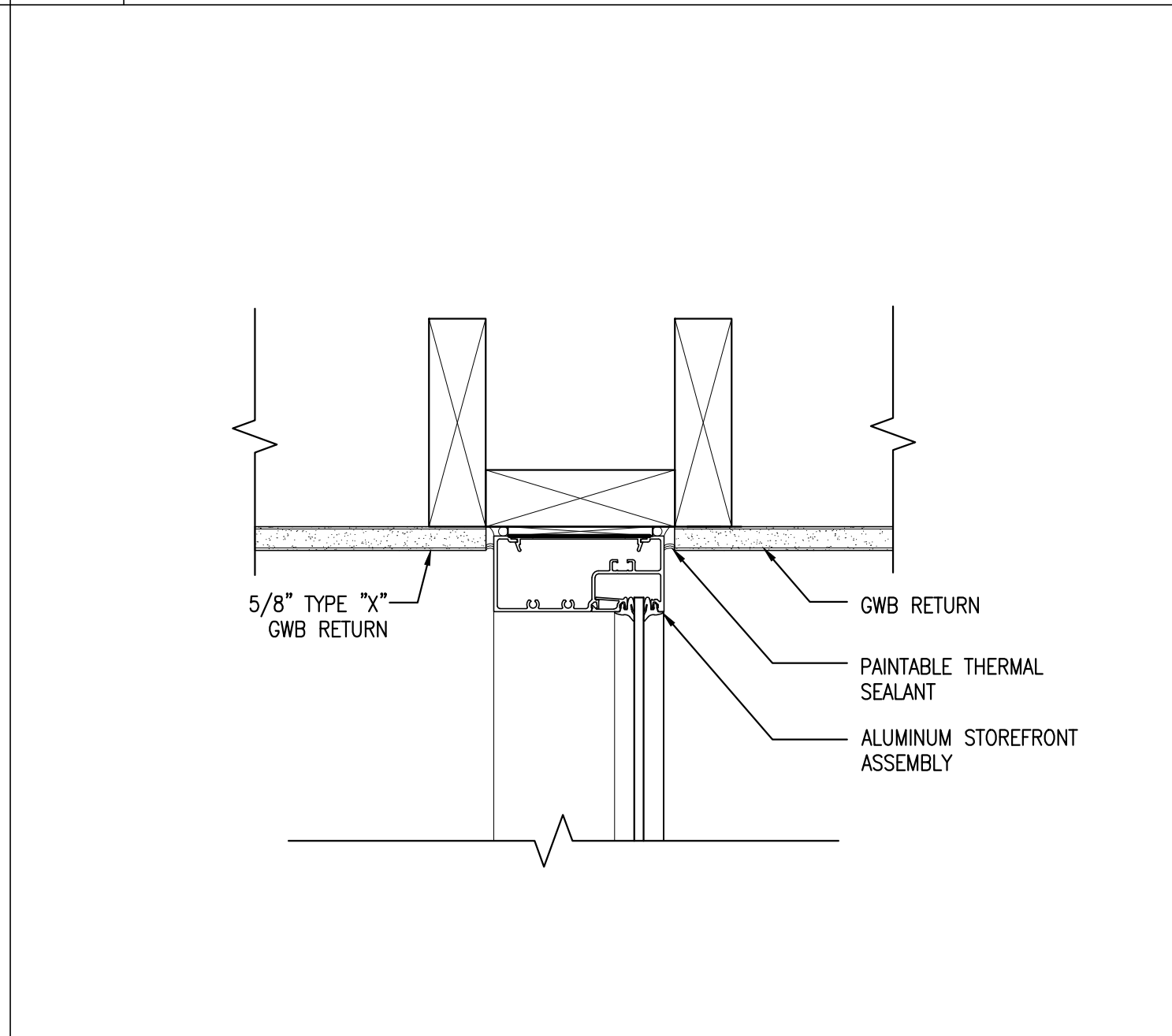
4 HEAD DETAIL AT ELEVATOR LOBBY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



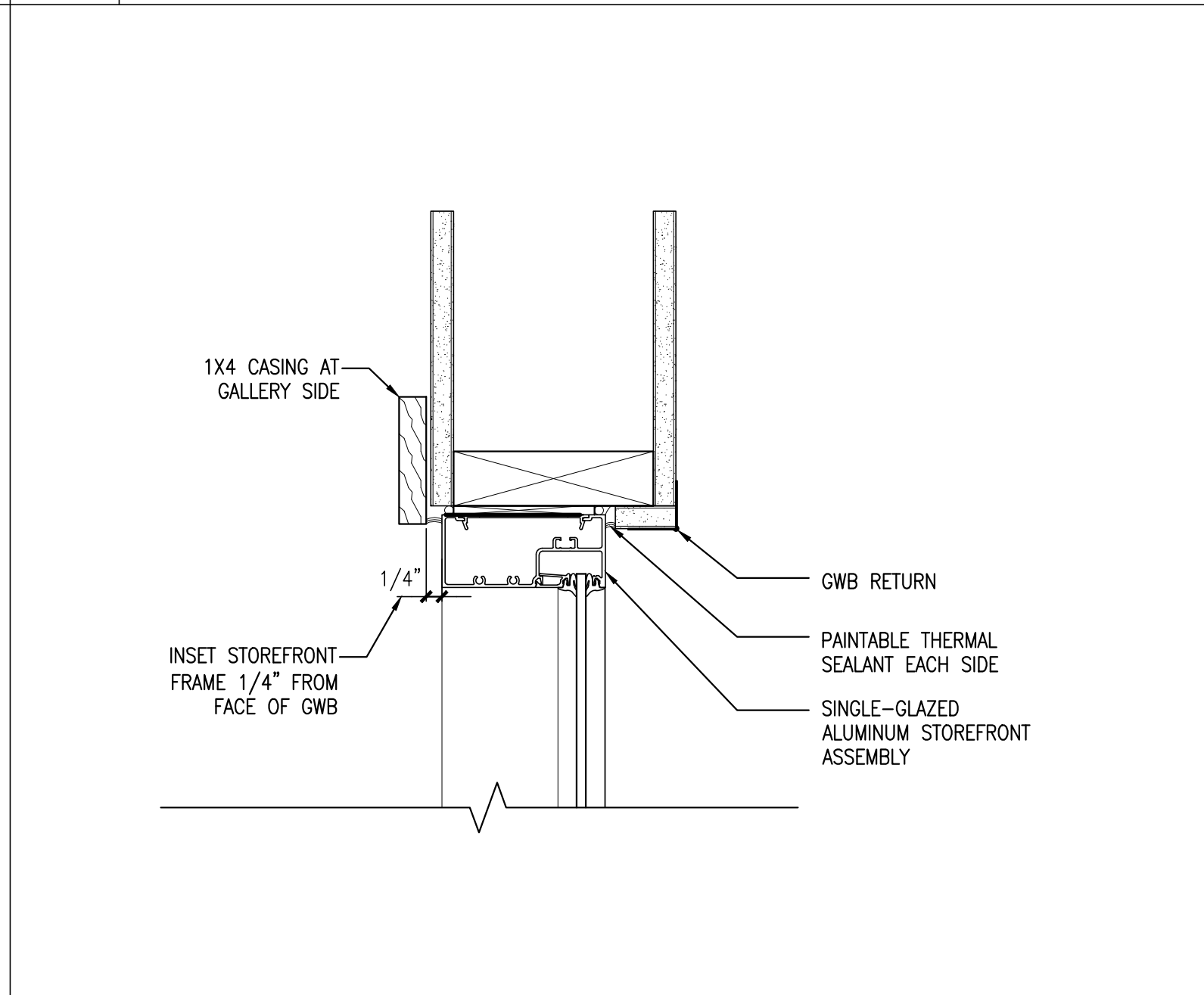
5 JAMB DETAIL AT ENTRANCE STOREFRONT
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



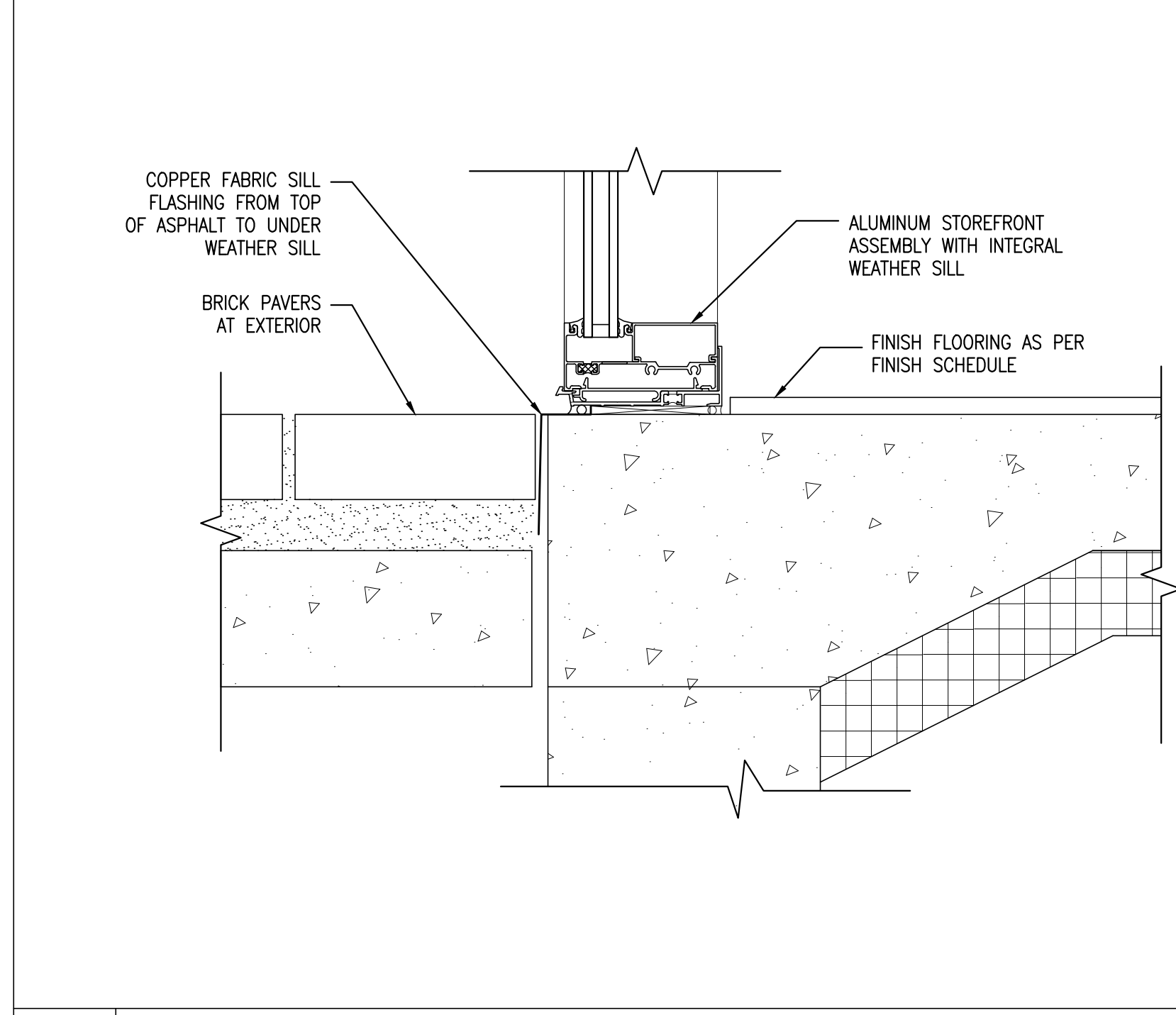
6 JAMB DETAIL AT VESTIBULE WINDOW
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



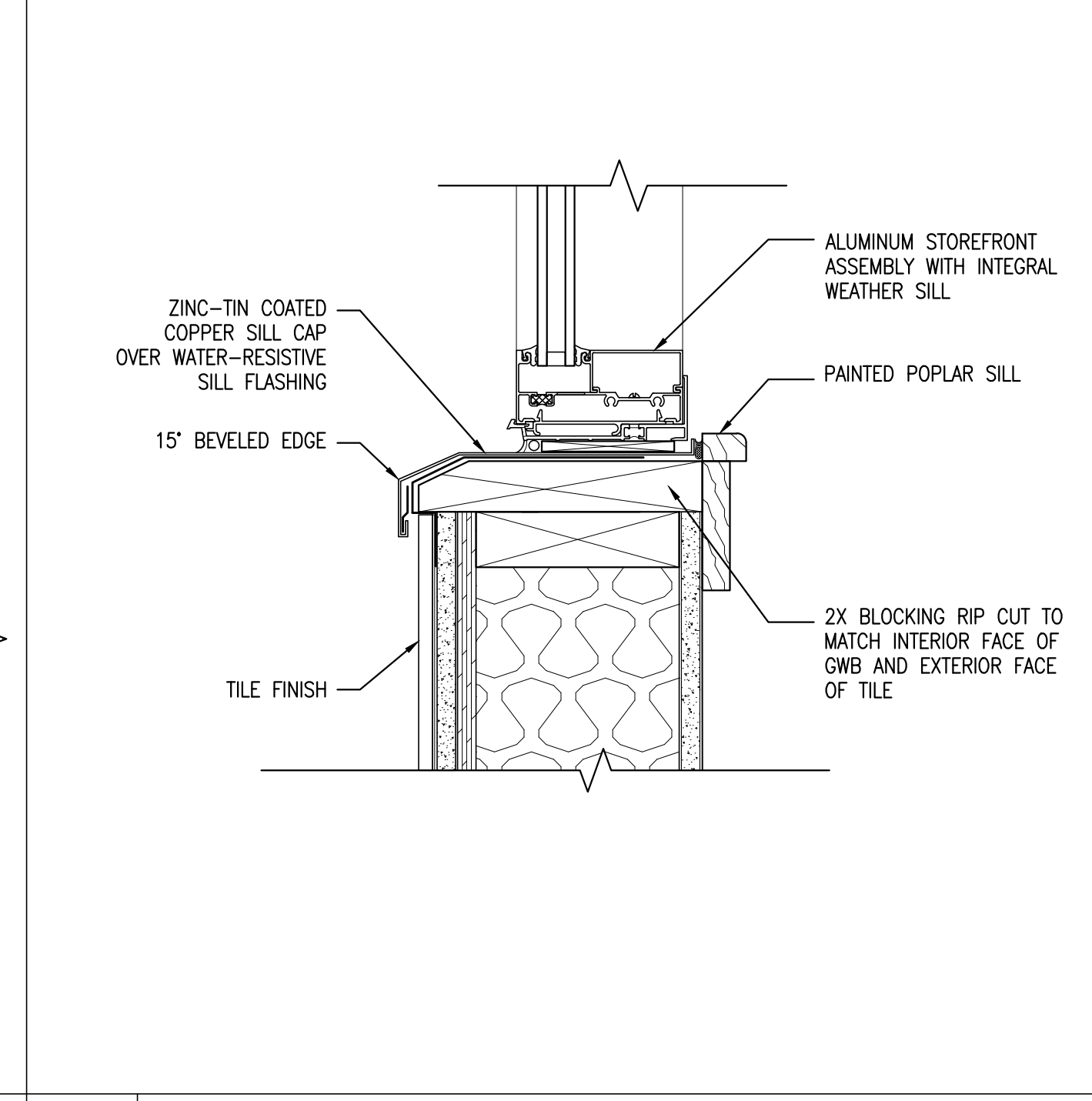
7 JAMB DETAIL AT GALLERY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



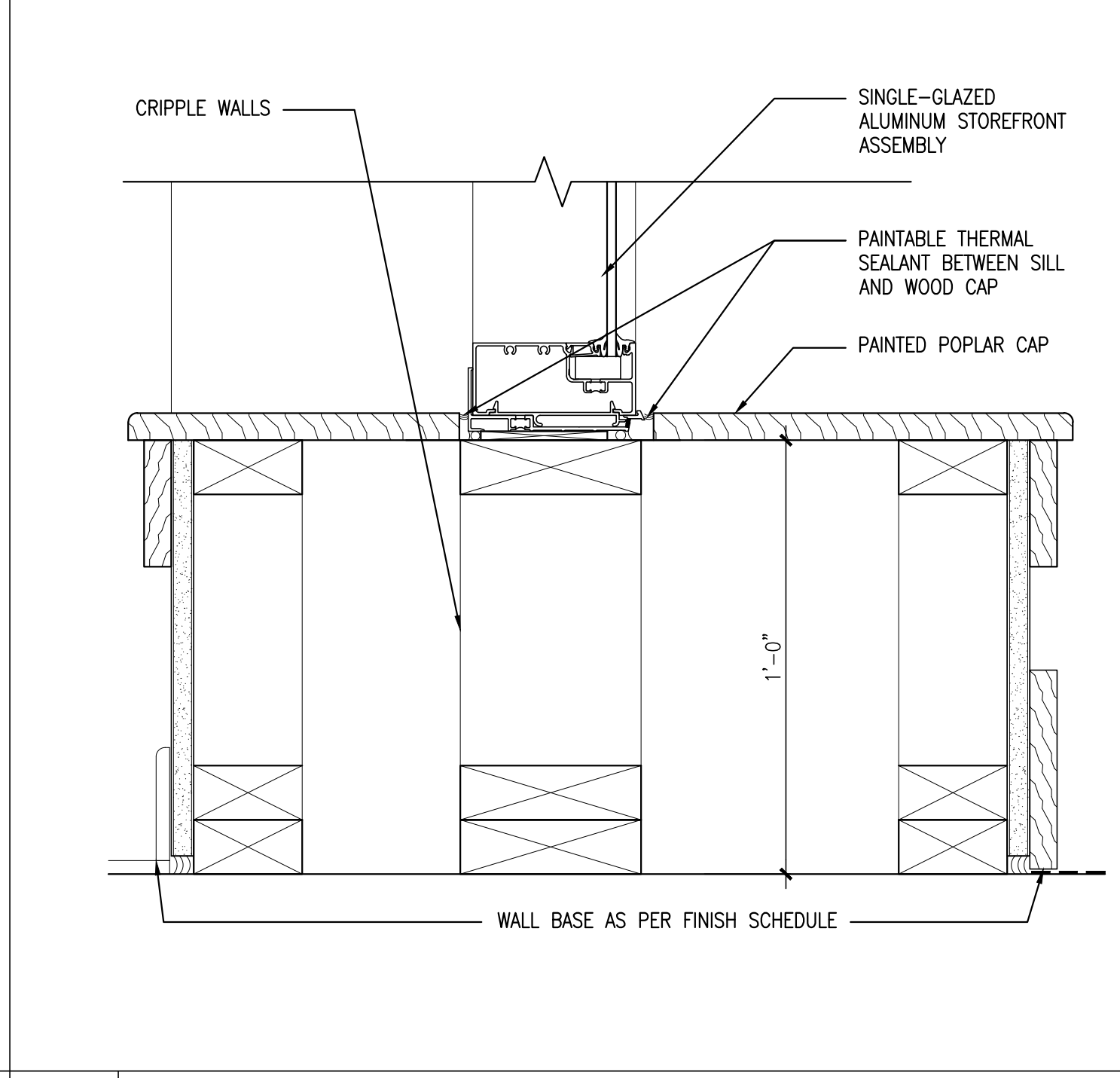
8 JAMB DETAIL AT ELEVATOR LOBBY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



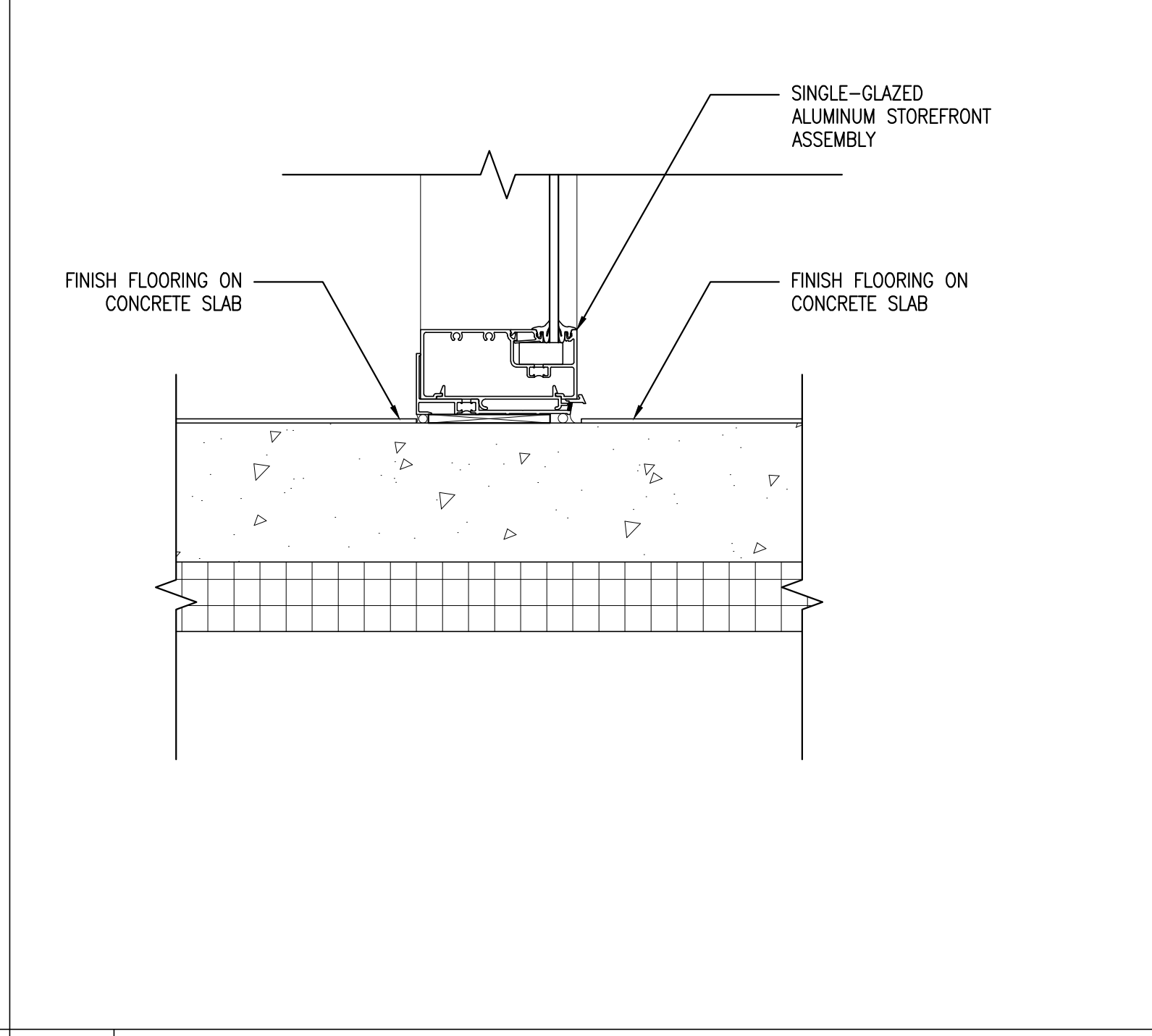
9 SILL DETAIL AT ENTRANCE STOREFRONT
REFERENCED FROM: A4.01



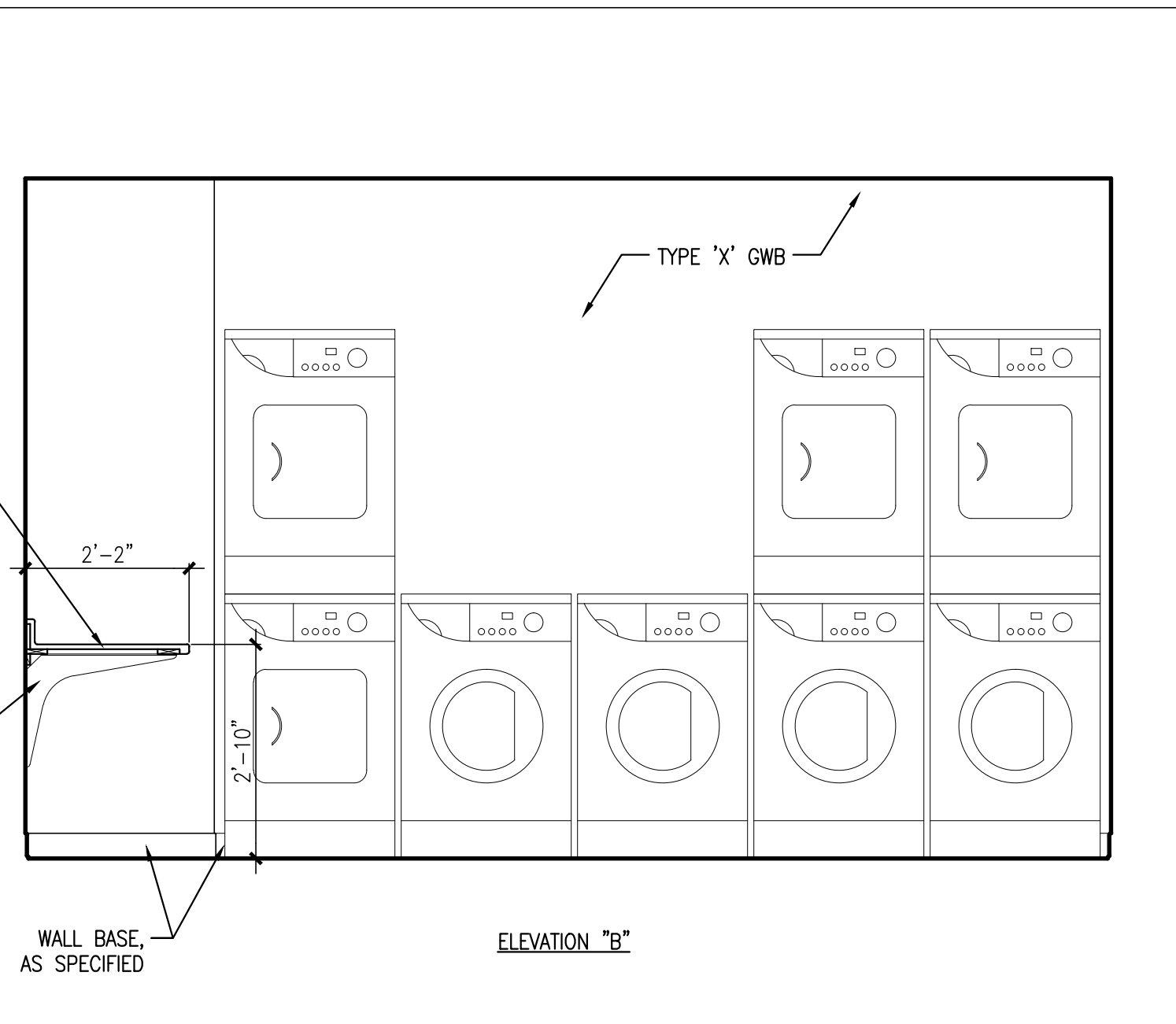
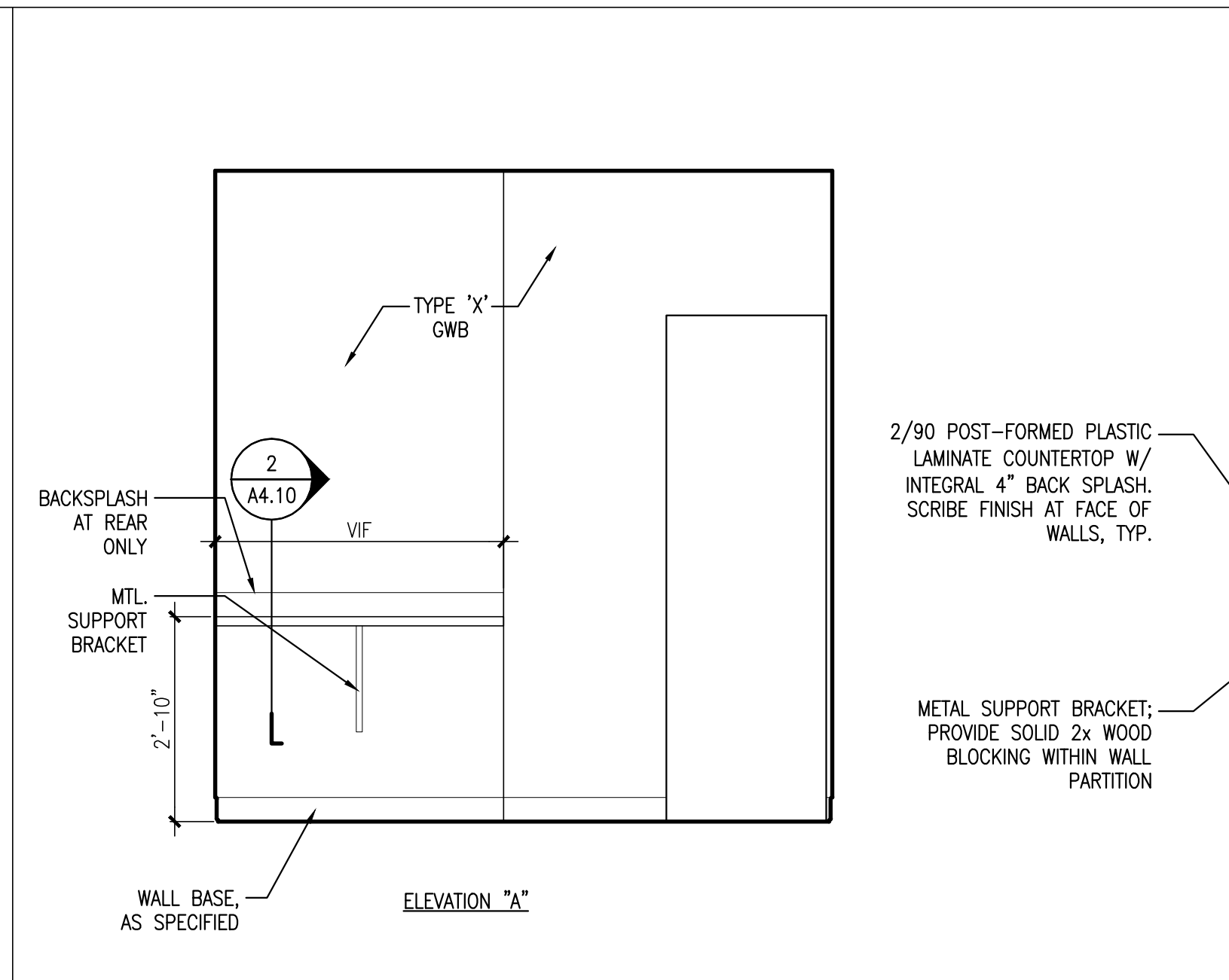
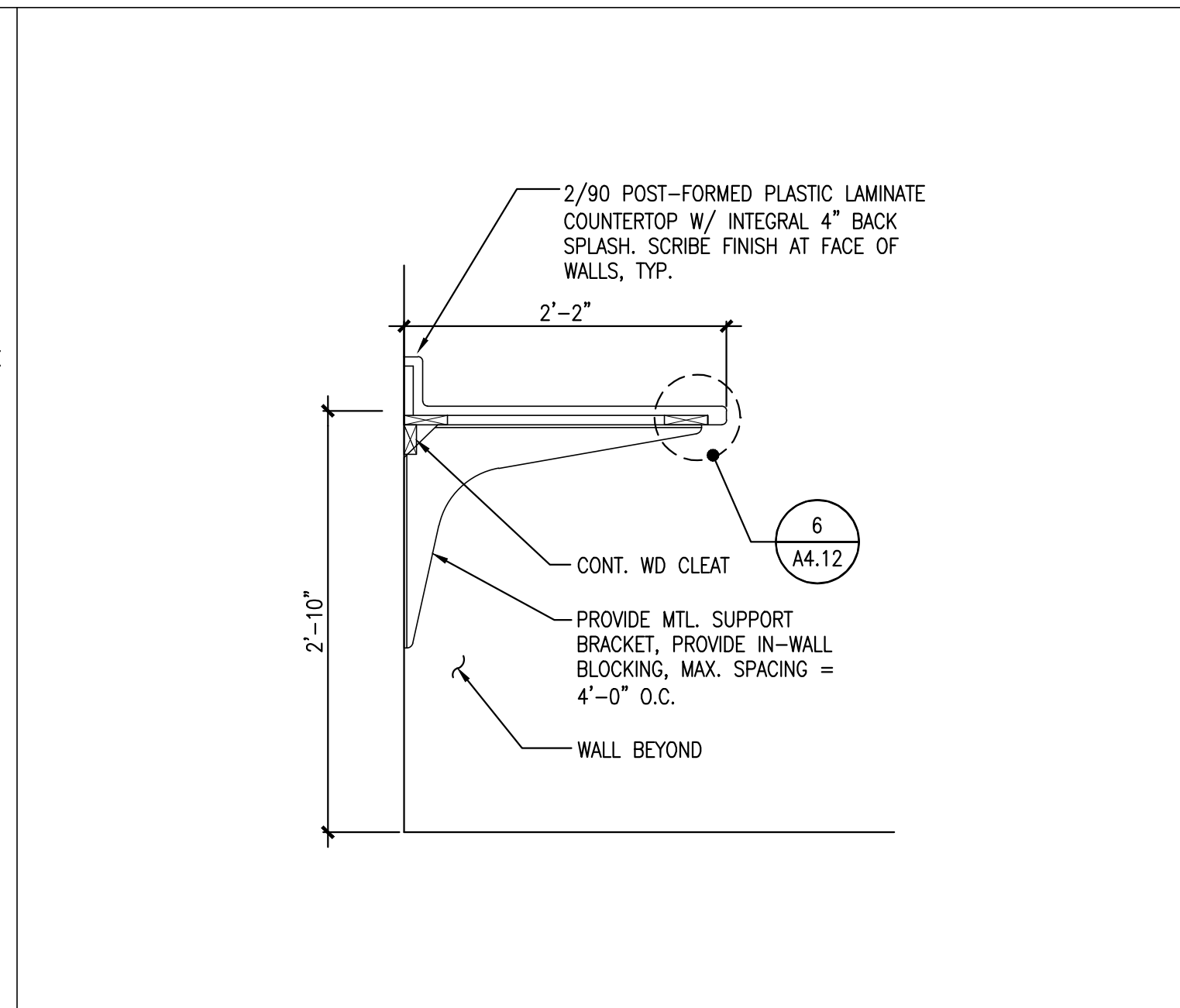
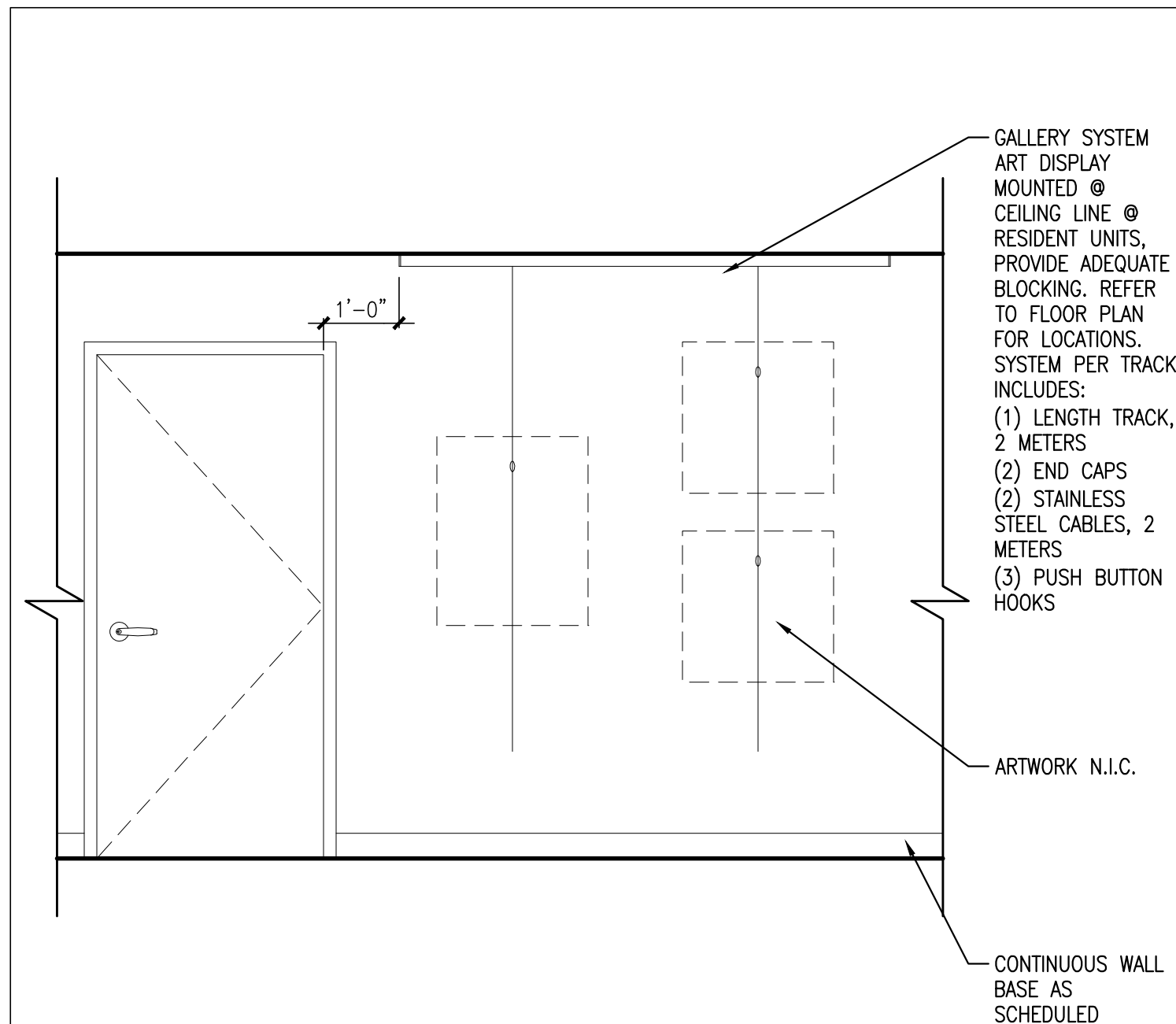
10 SILL DETAIL AT VESTIBULE WINDOW
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



11 SILL DETAIL AT GALLERY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"



12 SILL DETAIL AT ELEVATOR LOBBY ENTRANCE
REFERENCED FROM: A4.01 SCALE: 3"=1'-0"

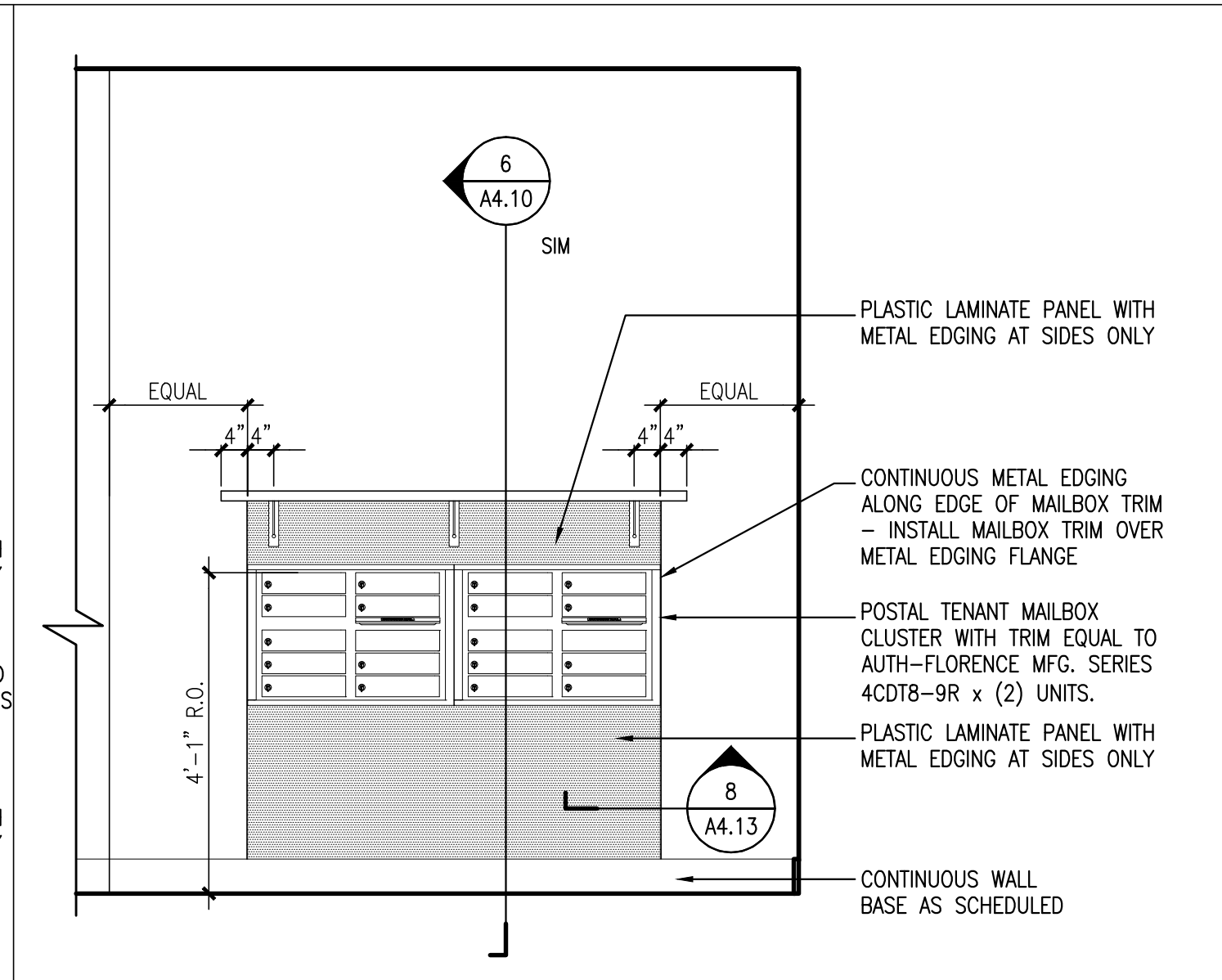
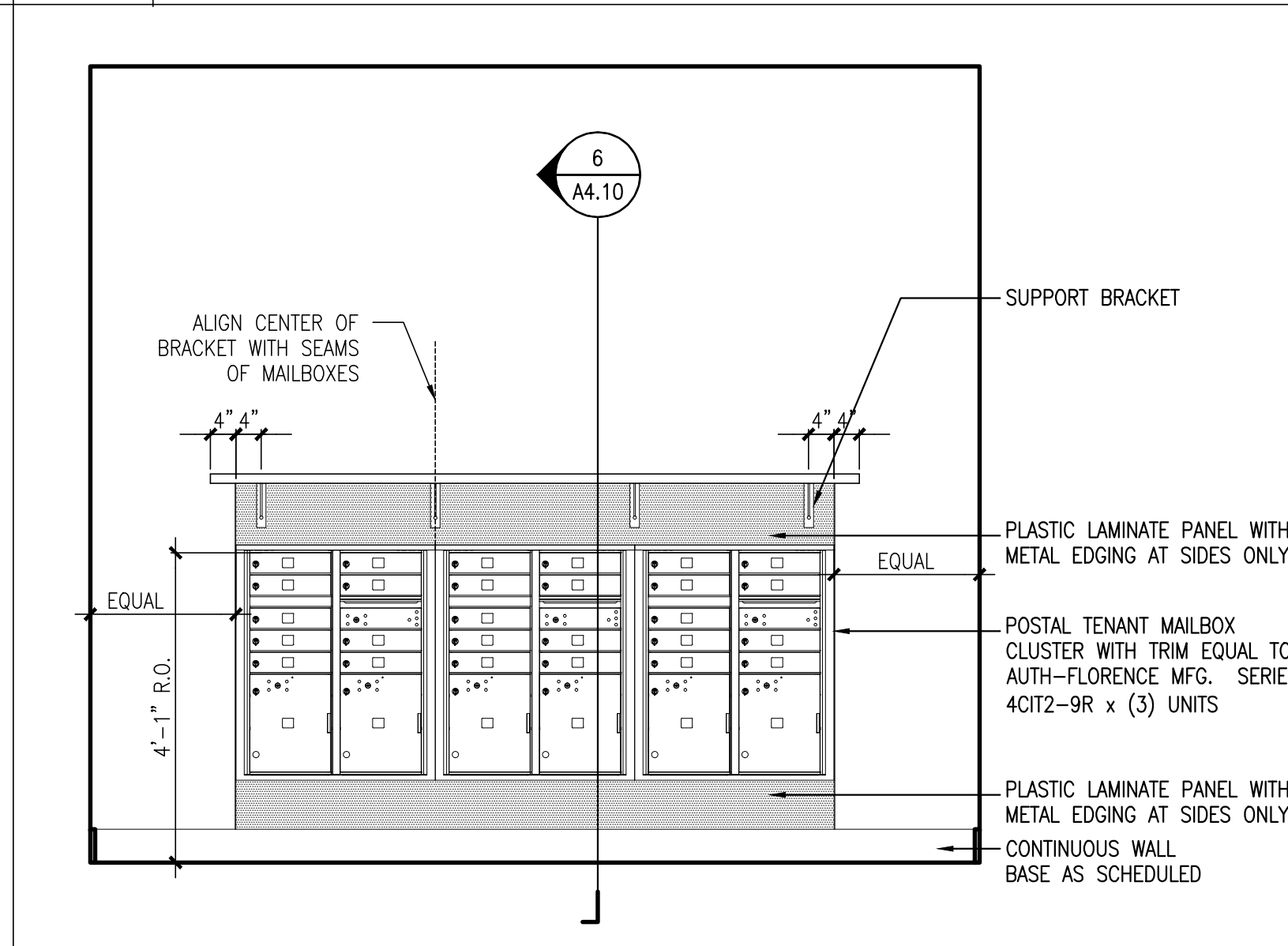
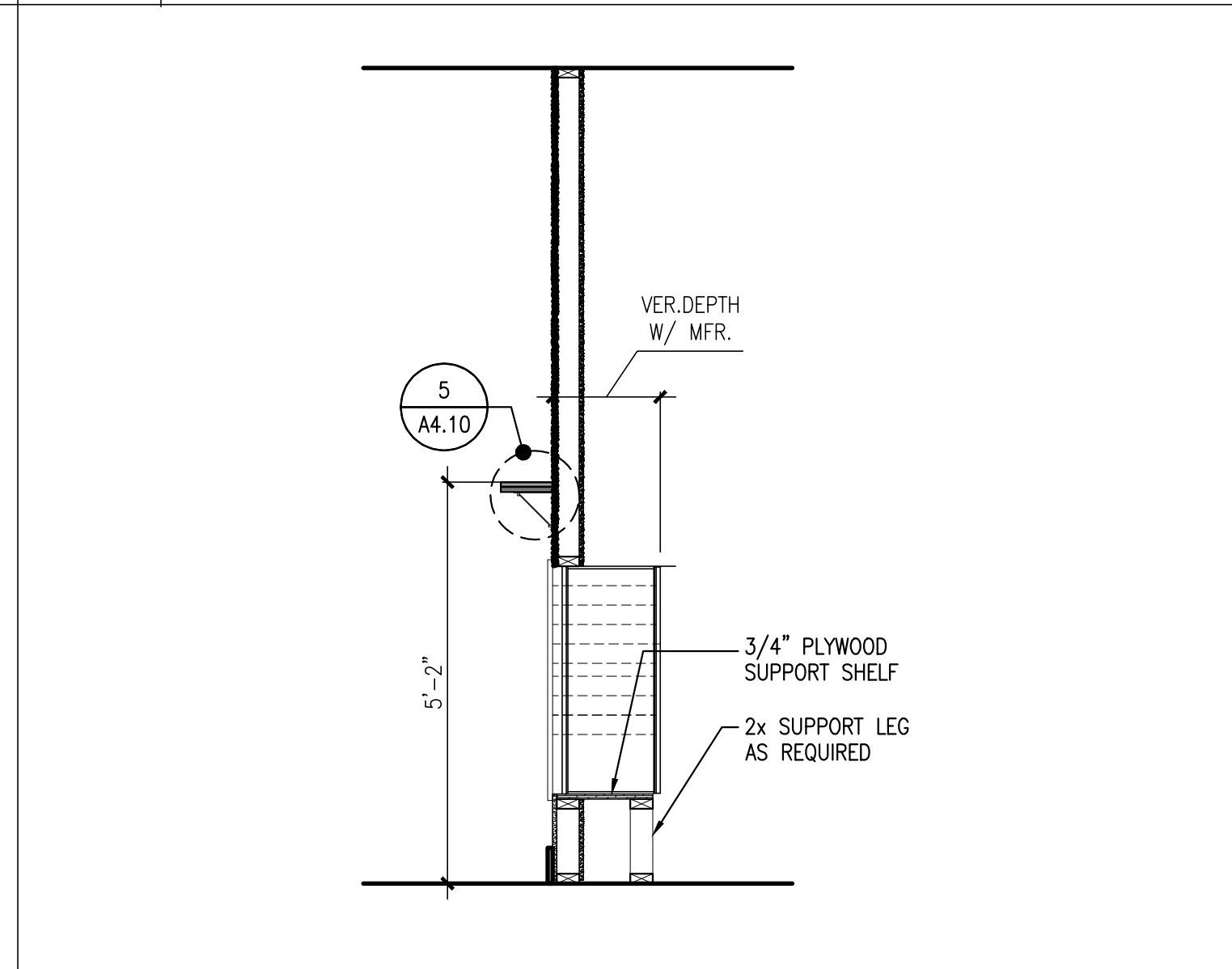
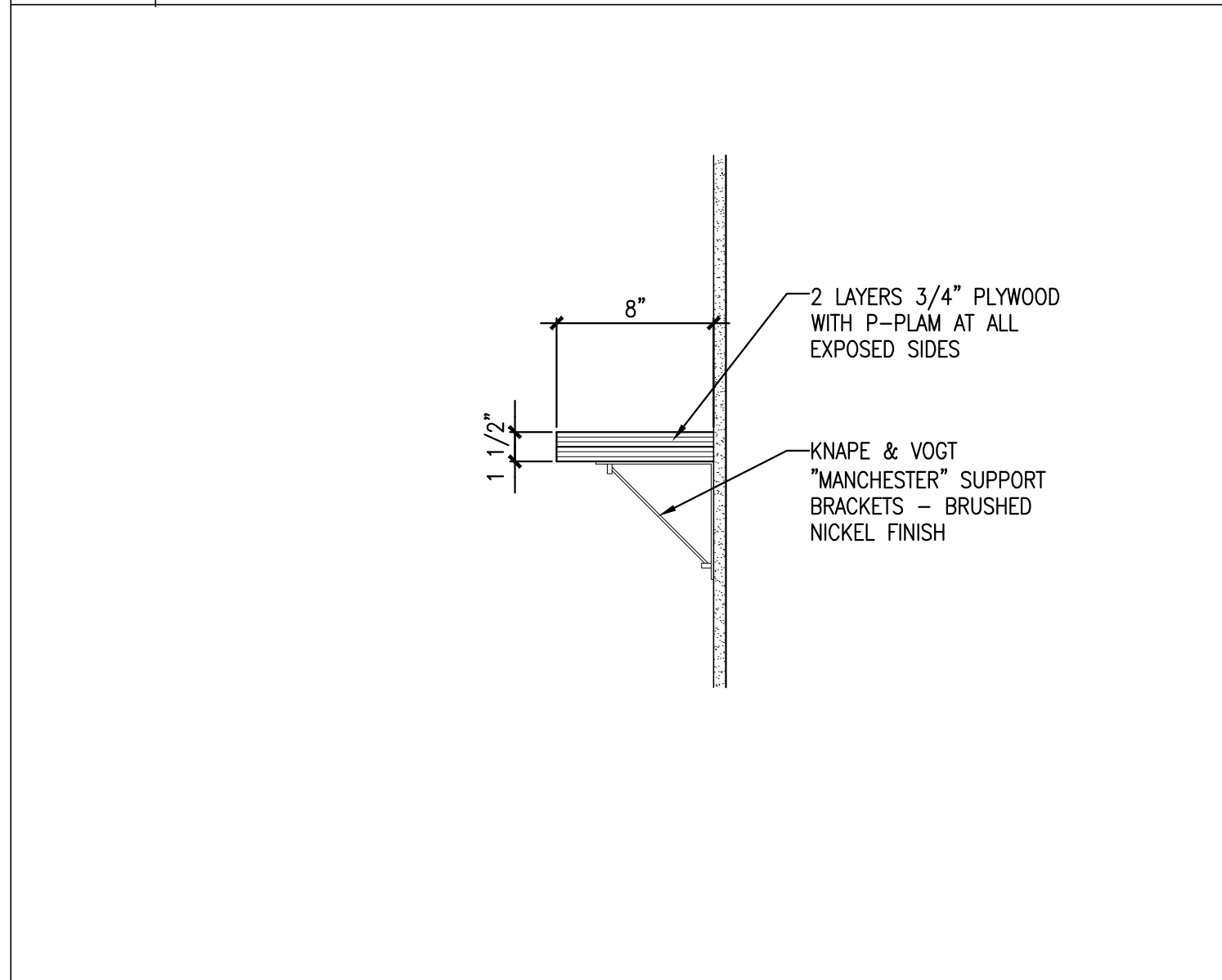


1 UNIT CORRIDOR ART DISPLAY SYSTEM
 REFERENCED FROM: A1.2, A1.3, A1.4
 SCALE: 1/2" = 1'-0"

2 DETAIL @ COUNTERTOP
 REFERENCED FROM: 3/A4.10
 SCALE: 1" = 1'-0"

3 INTERIOR ELEVATIONS @ LAUNDRY ROOM
 REFERENCED FROM: A1.2
 SCALE: 1/2" = 1'-0"

4 INTERIOR ELEVATIONS @ LAUNDRY ROOM
 REFERENCED FROM: A1.2
 SCALE: 1/2" = 1'-0"

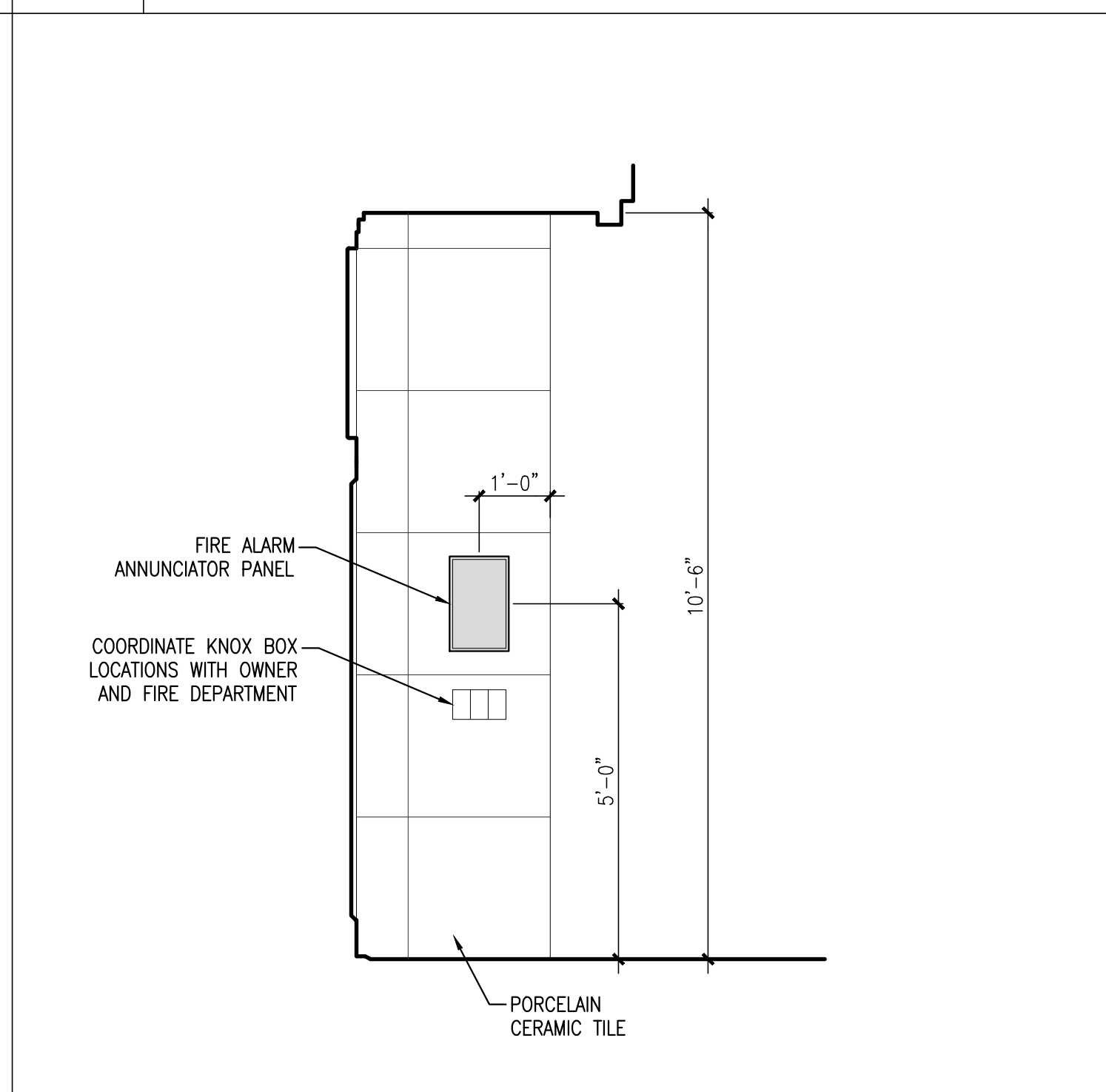
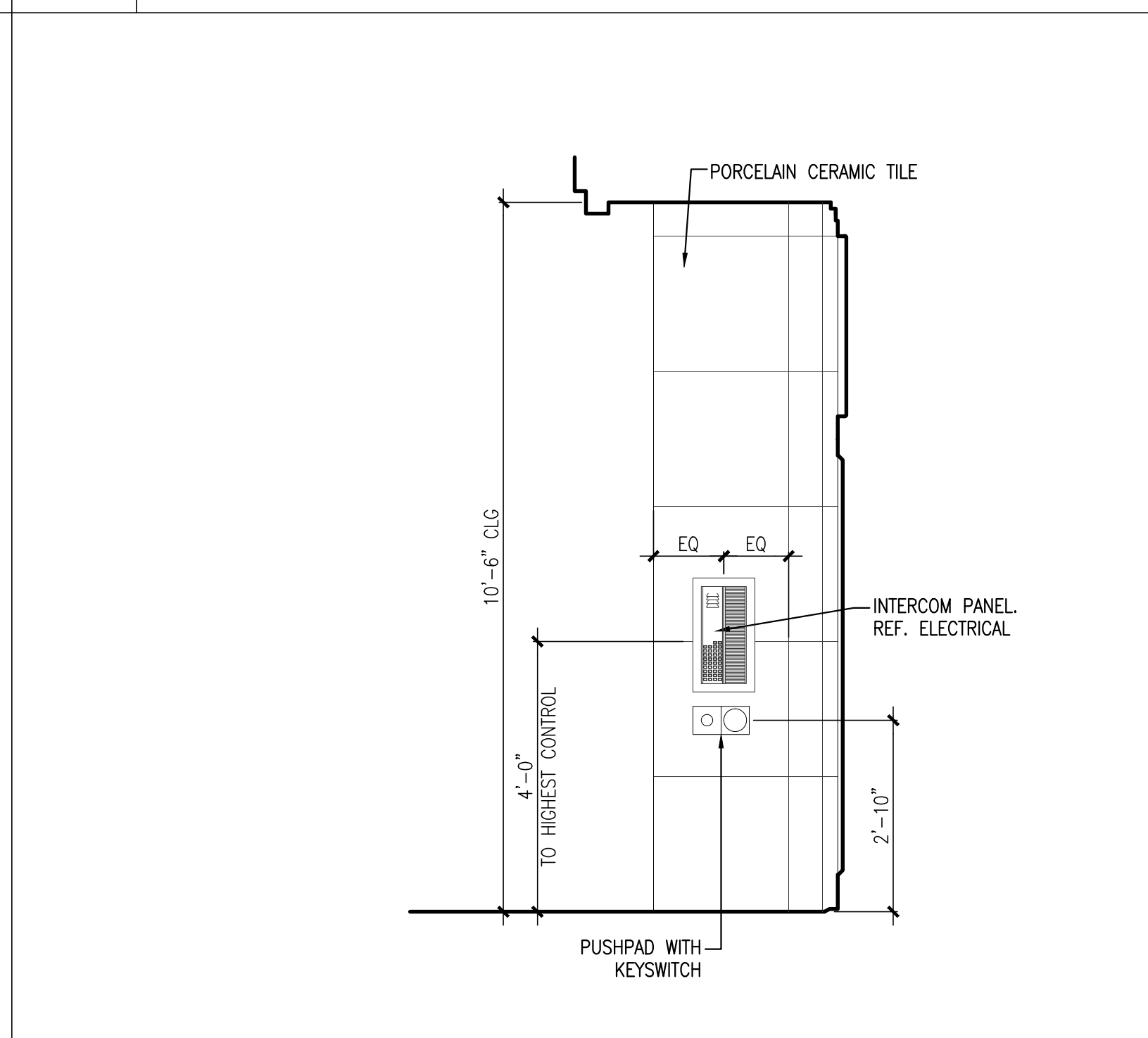
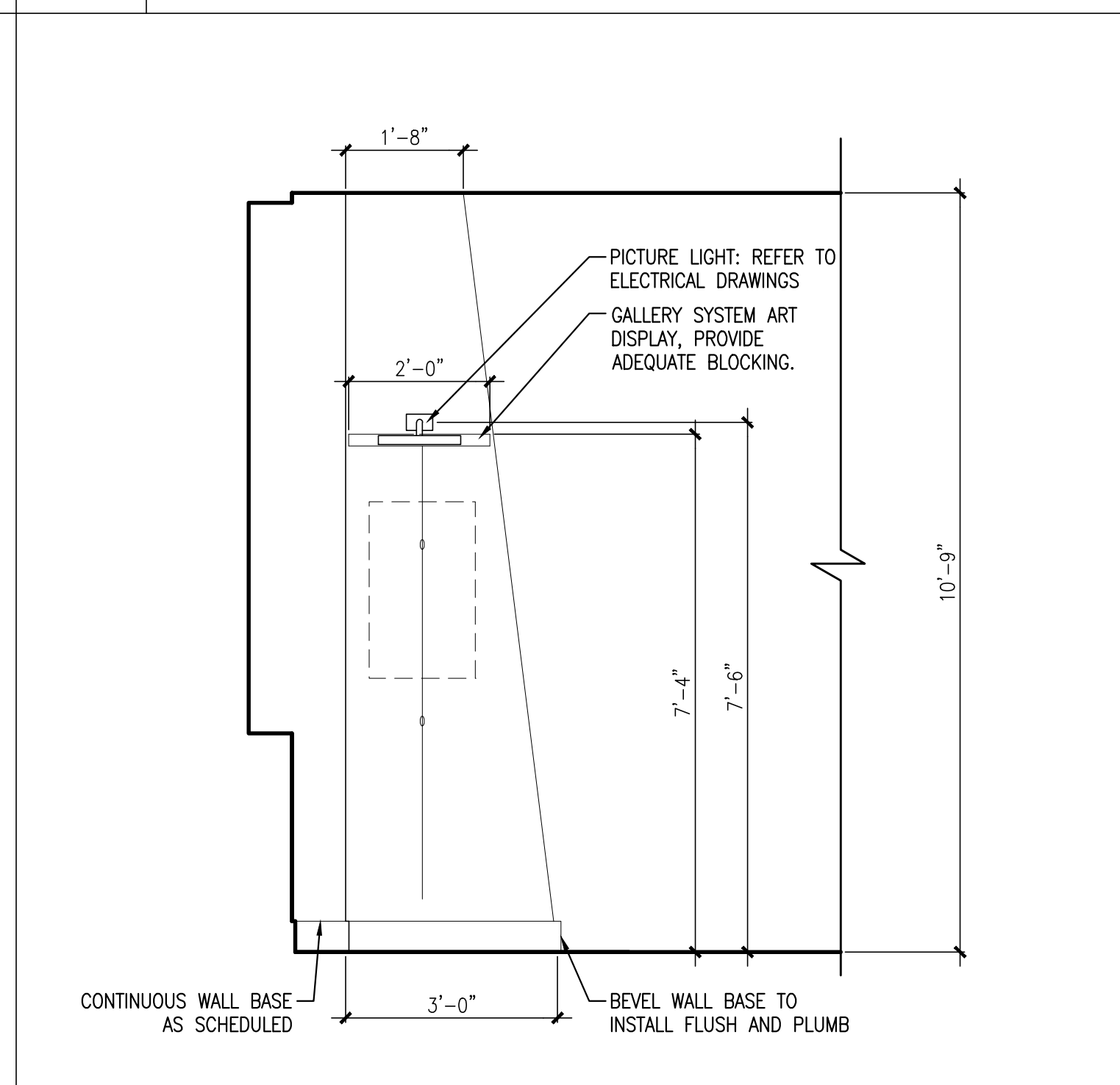
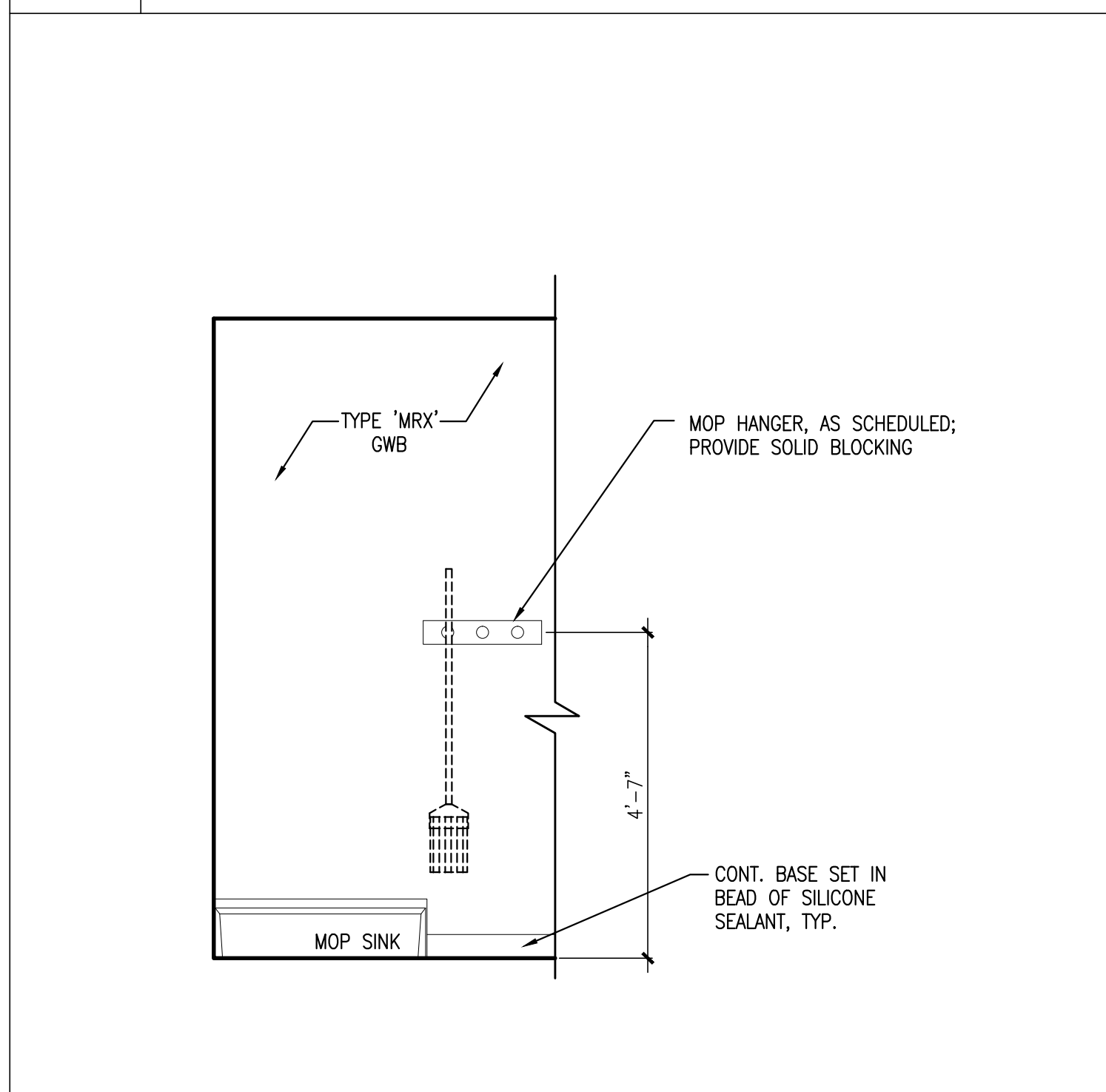


5 DETAIL AT MAILBOX SHELF BRACKET
 REFERENCED FROM: 6/A4.10
 SCALE: 1/2" = 1'-0"

6 SECTION @ MAILBOXES
 REFERENCED FROM: 7/A4.10
 SCALE: 1/2" = 1'-0"

7 INT. ELEV. @ MAILBOXES
 REFERENCED FROM: A1.1
 SCALE: 1/2" = 1'-0"

8 INT. ELEV. @ MAILBOXES
 REFERENCED FROM: A1.1
 SCALE: 1/2" = 1'-0"



9 INT. ELEV. @ JANITORIAL SINK
 REFERENCED FROM: A1.3 / A1.4
 SCALE: 1/2" = 1'-0"

10 INT. ELEV. @ GALLERY COLUMN
 REFERENCED FROM: A1.1
 SCALE: 1/2" = 1'-0"

11 ELEVATION @ INTERCOM
 REFERENCED FROM: A1.1
 SCALE: 1/2" = 1'-0"

12 ELEVATION @ ENUNCIATOR
 REFERENCED FROM: A1.1
 SCALE: 1/2" = 1'-0"

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REGISTERED ARCHITECT
 BENEDICT WALTER
 NO. 1947
 STATE OF MAINE

Owner:
AVESTA OAK STREET LP
 307 CUMBERLAND AVE
 PORTLAND, ME 04101

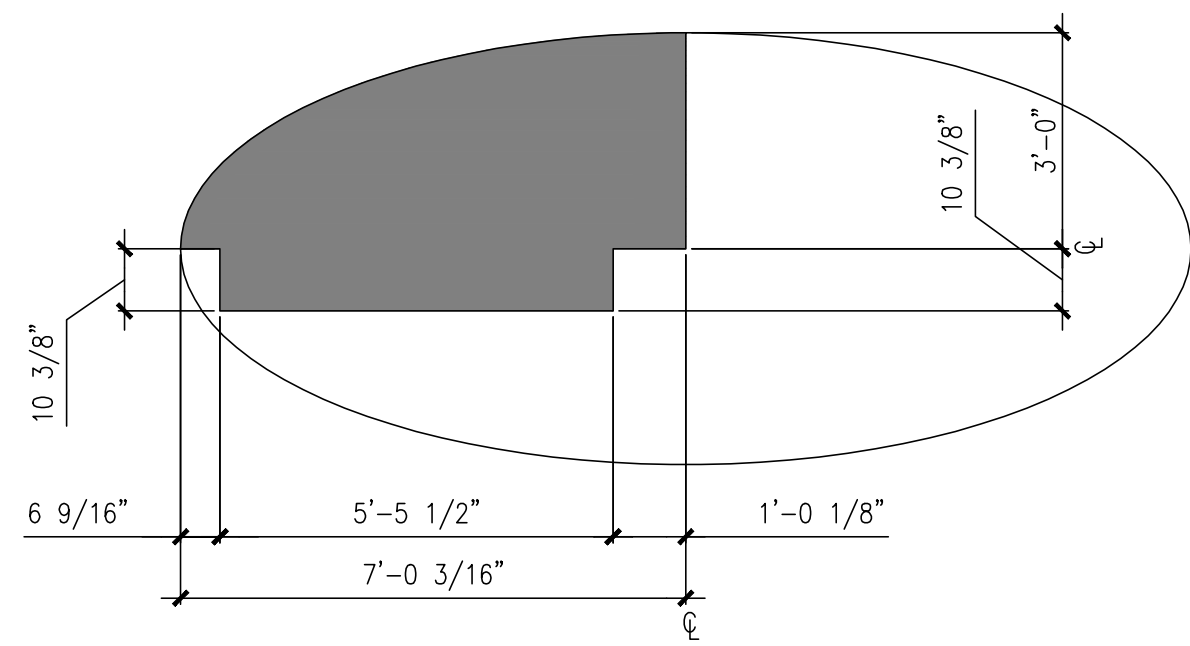
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 72 OAK STREET
 PORTLAND, ME

Project No: 07.446 24E
 Drawing Title:
INTERIOR ELEVATIONS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

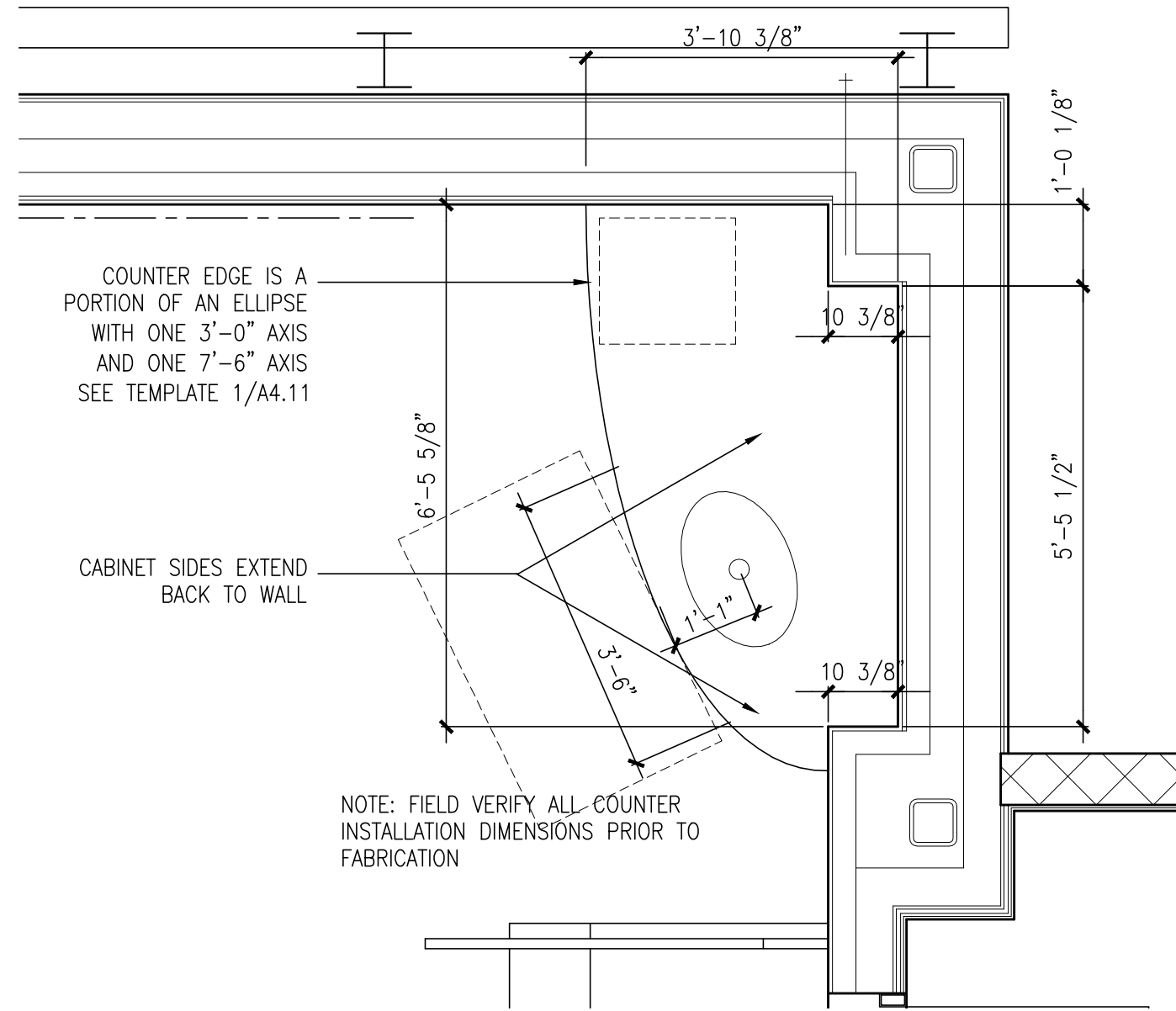
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A4.10



1 COUNTERTOP TEMPLATE

REFERENCED FROM: 3/A4.2

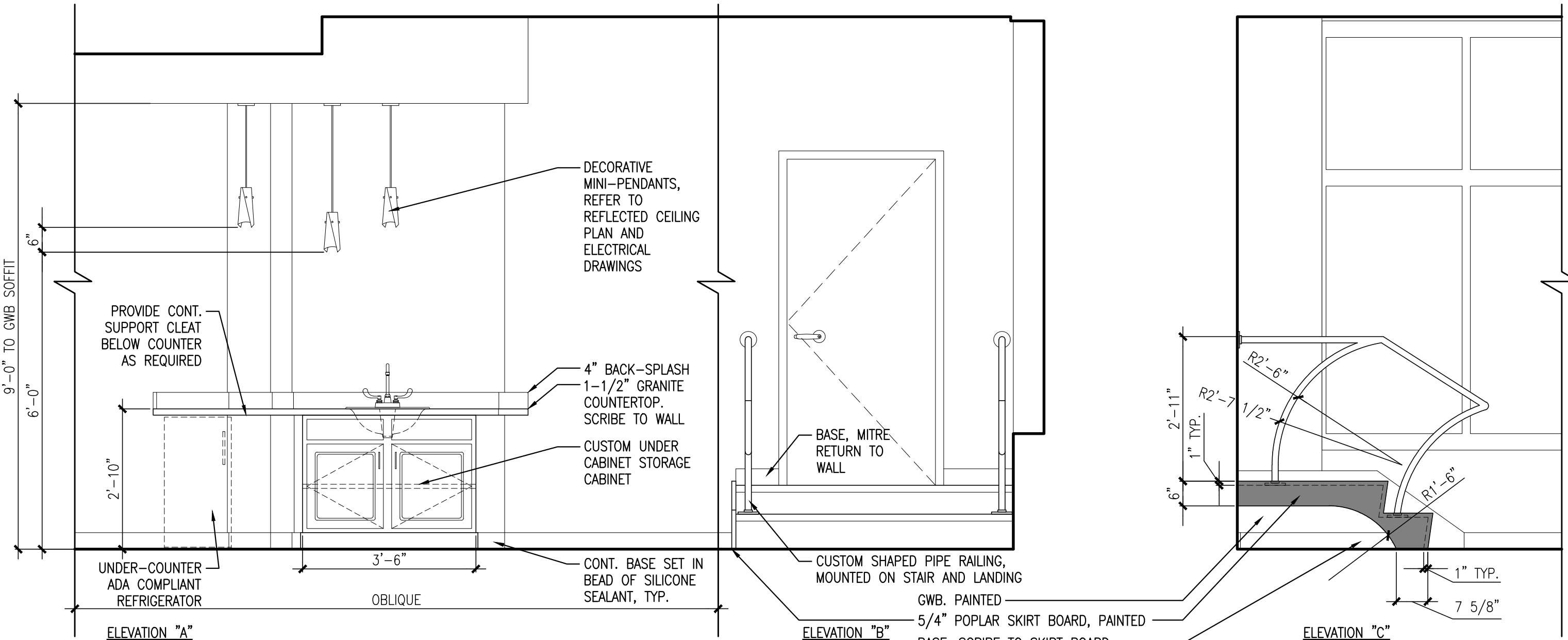
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2 GALLERY COUNTER REF. PLAN

REFERENCED FROM: A.I.I

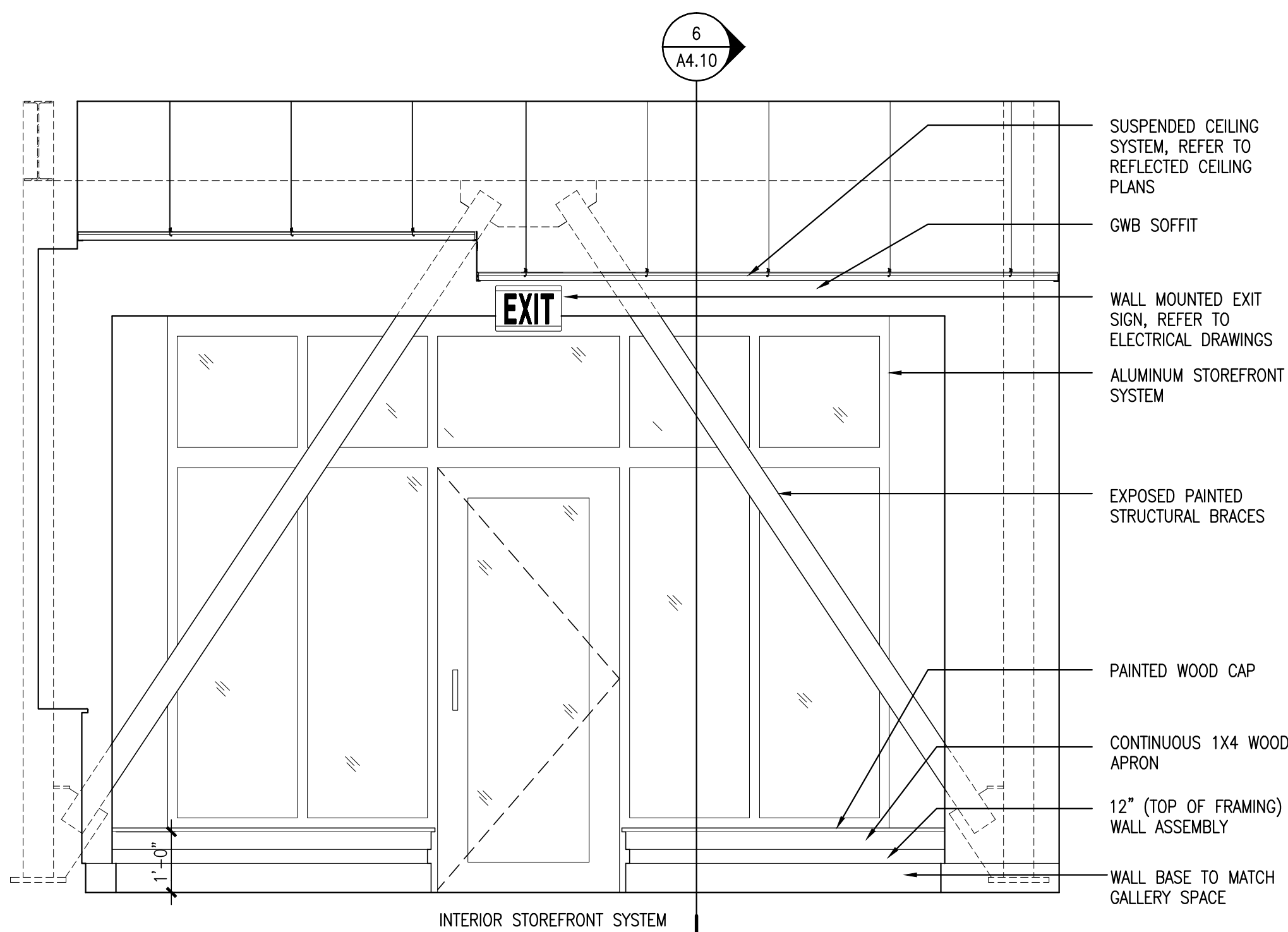
SCALE: 1/2" = 1'-0"



3 ELEVATION AT GALLERY COUNTER

REFERENCED FROM: A.I.I

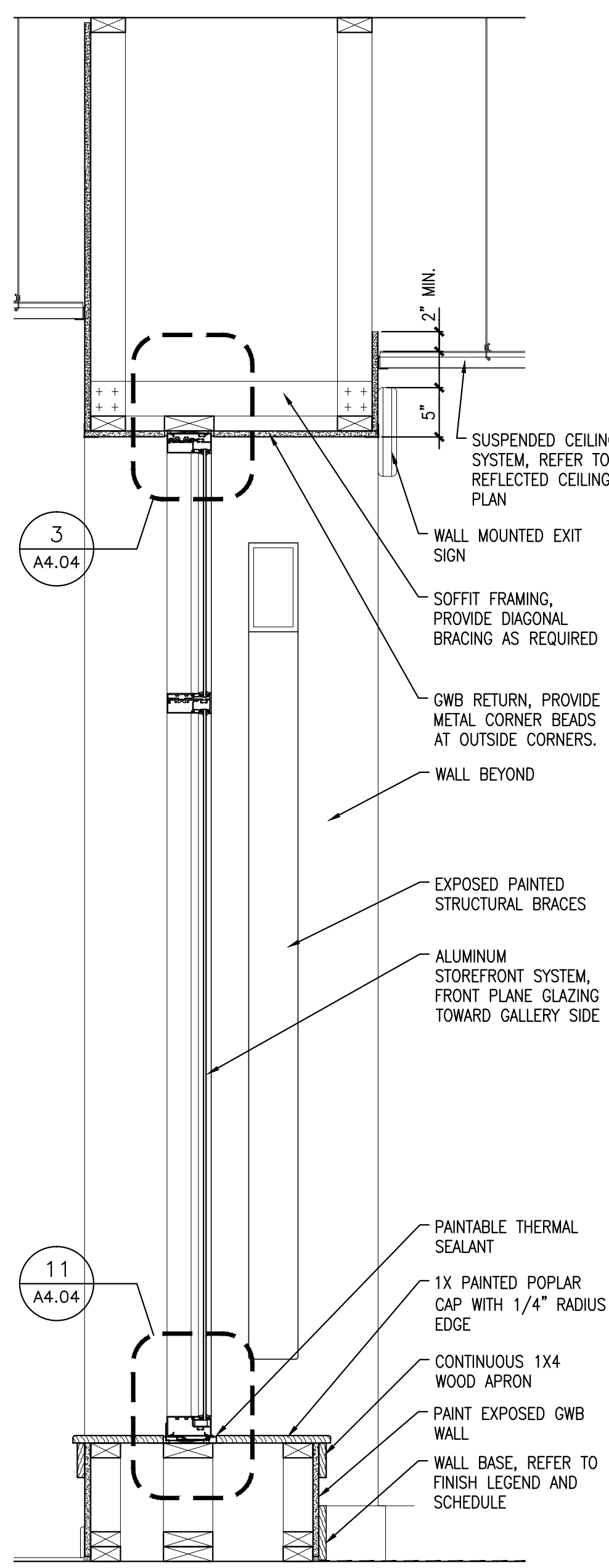
SCALE: 1/2" = 1'-0"



5 GALLERY STOREFRONT DOOR ELEVATION

REFERENCED FROM: A.I.I

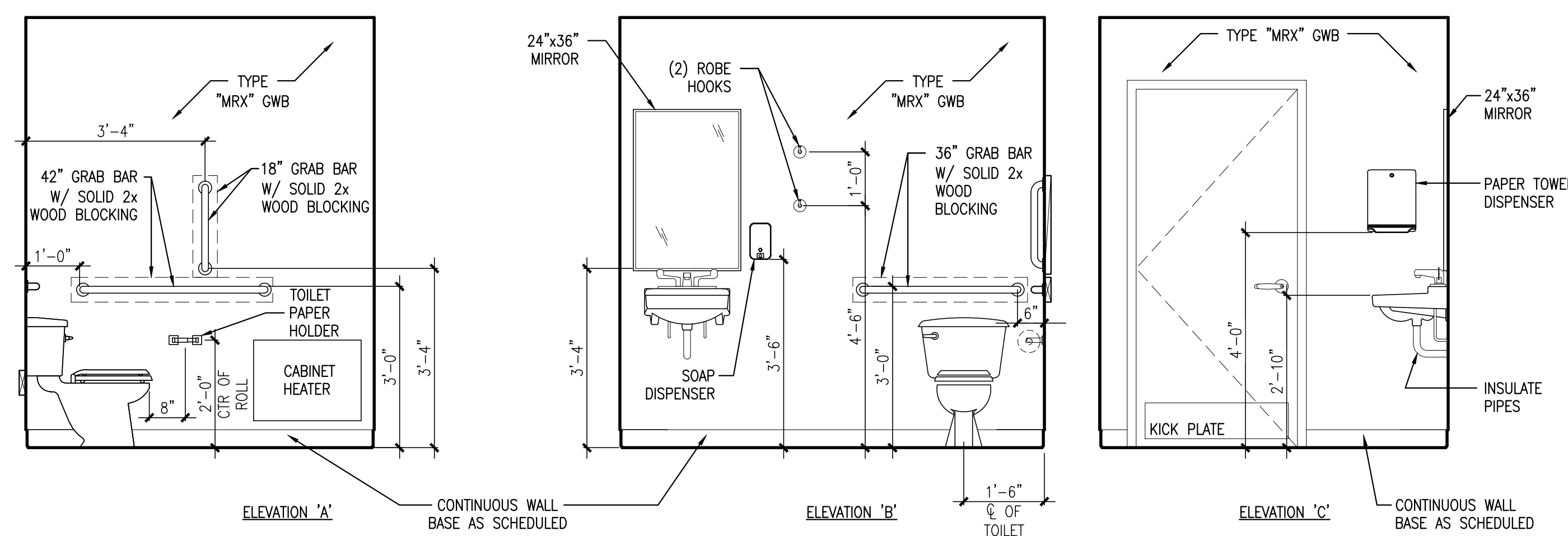
SCALE: 1/2" = 1'-0"



11 STOREFRONT WALL SECTION

REFERENCED FROM: A.I.I

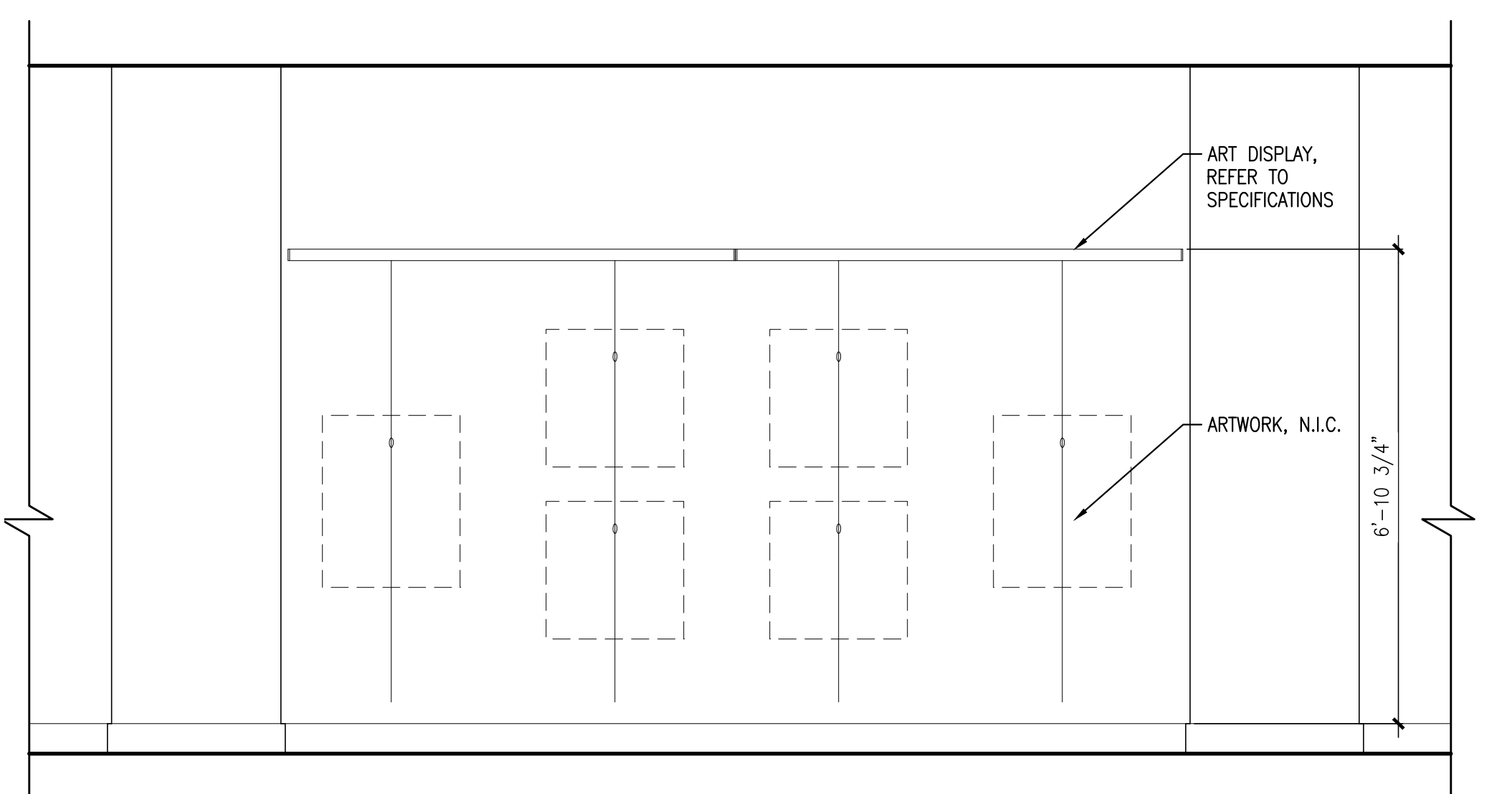
SCALE: 1" = 1'-0"



7 INTERIOR ELEVATIONS @ WOMEN'S BATHROOM

REFERENCED FROM: A.I.I

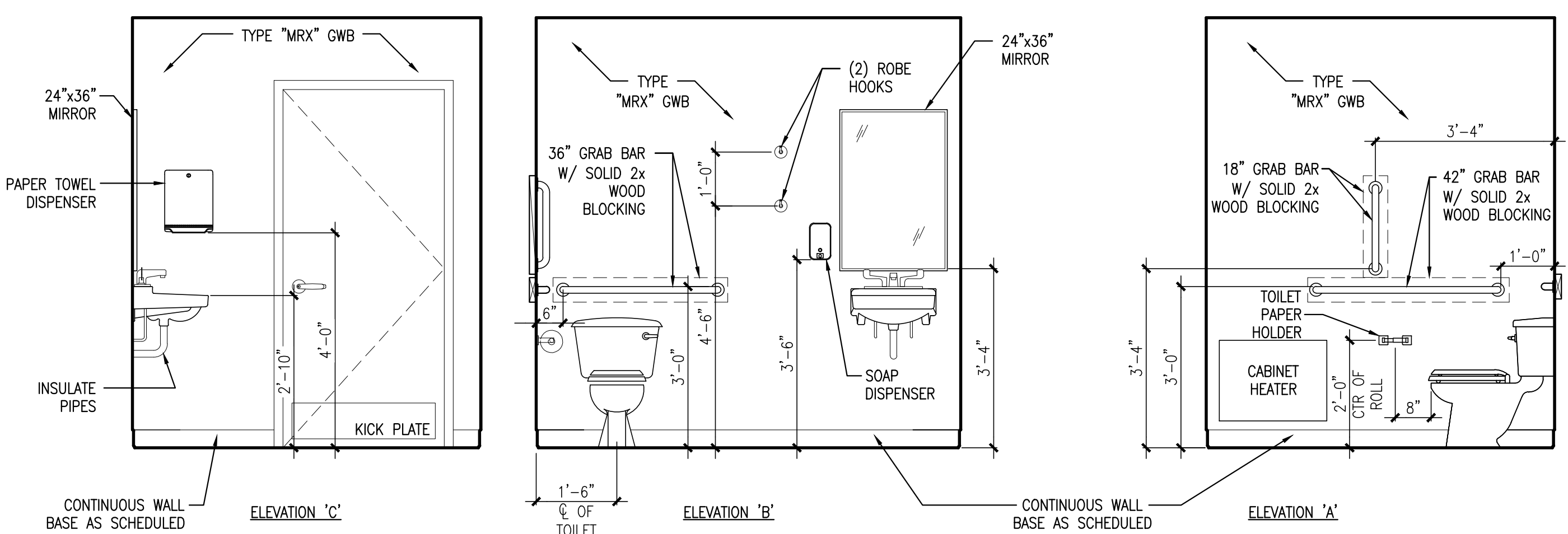
SCALE: 1/2" = 1'-0"



9 GALLERY ART DISPLAY SYSTEM

REFERENCED FROM: FLOOR PLANS

SCALE: 1/2" = 1'-0"



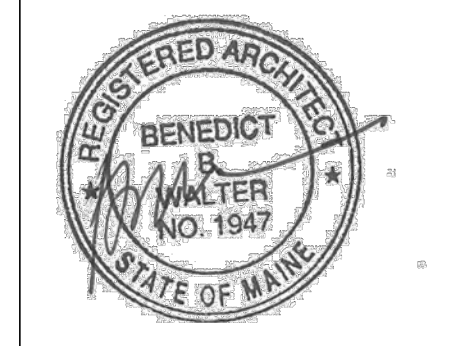
11 INTERIOR ELEVATIONS @ MEN'S BATHROOM

REFERENCED FROM: A.I.I

SCALE: 1/2" = 1'-0"



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Contractor:
WRIGHT-RYAN CONSTRUCTION
 10 DANFORTH STREET
 PORTLAND, ME 4101
 (207) 773-3825

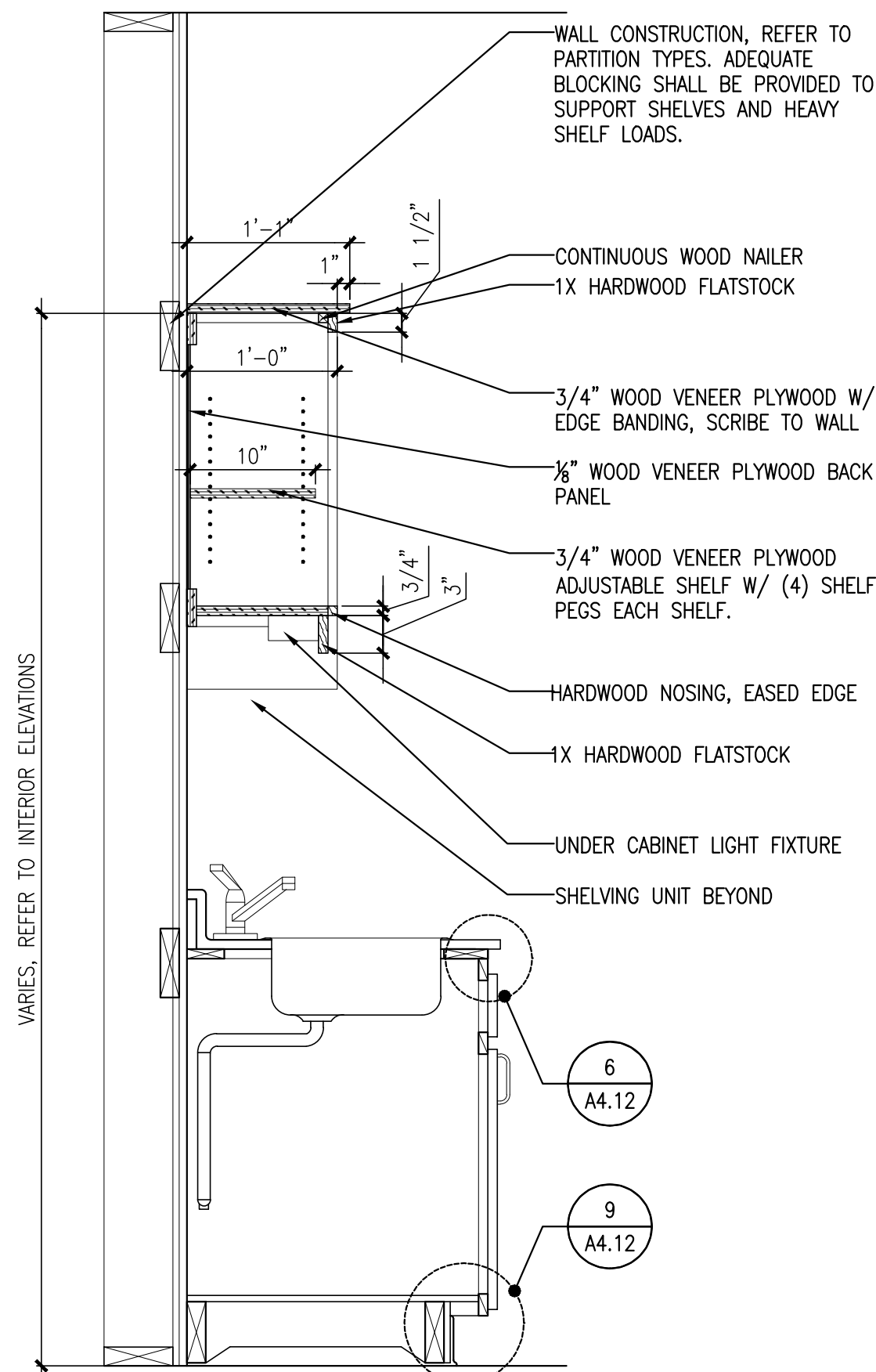
OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME

Project No: 07.446.24E
 Drawing Title:
INTERIOR ELEVATIONS

Scale: AS NOTED
 Date: October 25, 2010

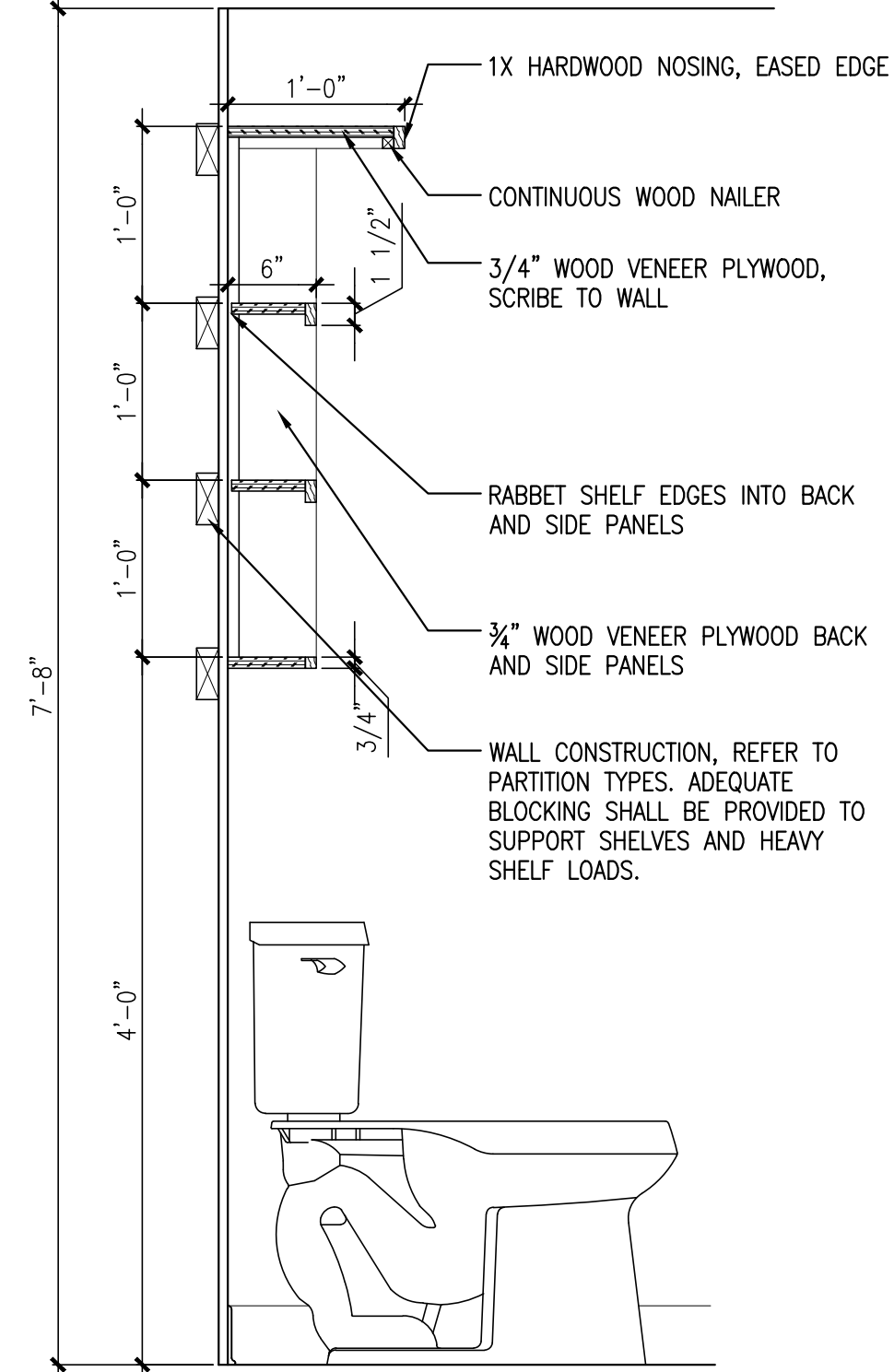
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Drawing Number:
A4.11



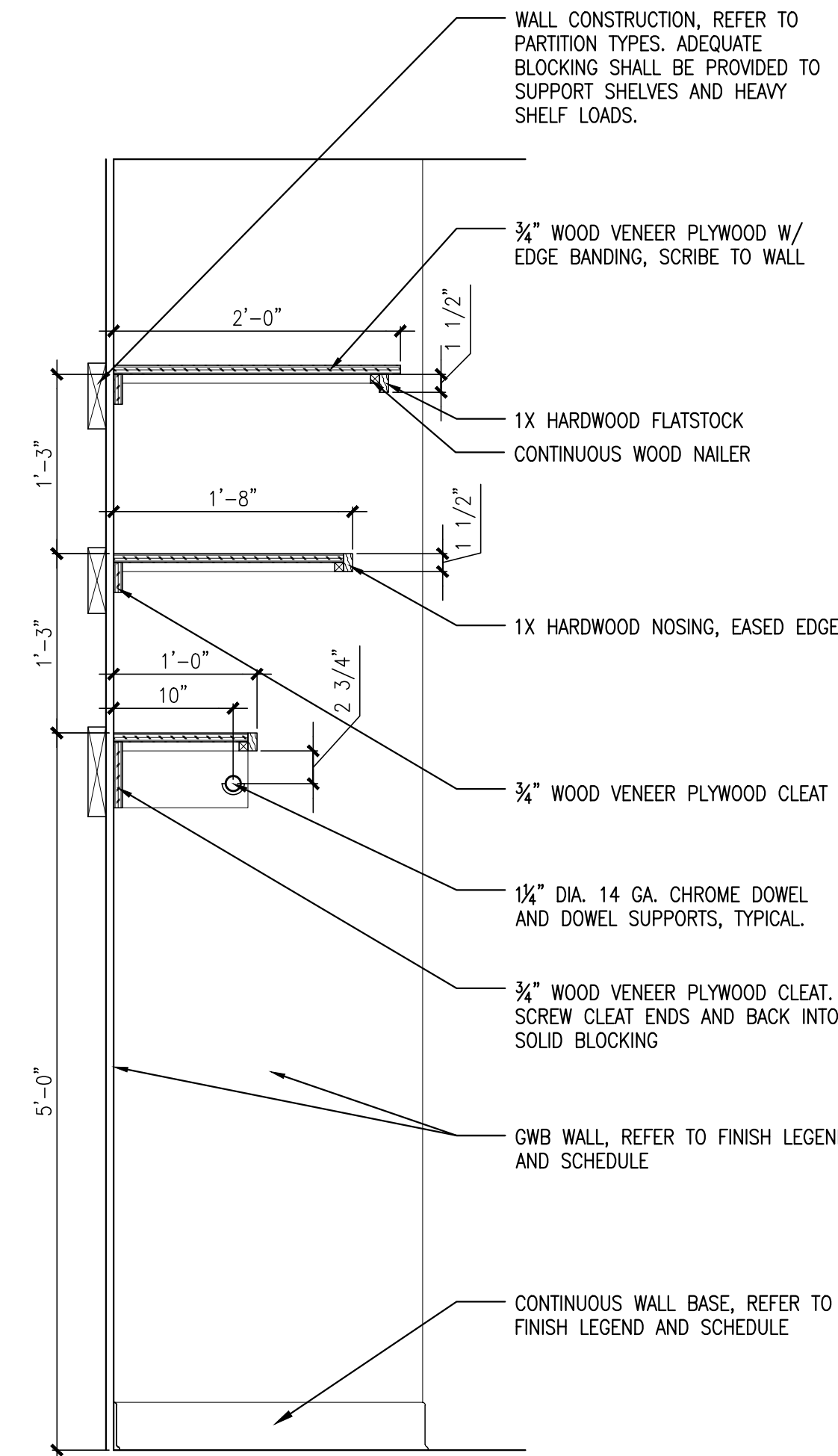
NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

1 DETAIL @ KITCHEN SHELVING UNIT
 REFERENCED FROM: A1.6, A1.7, A1.8, A1.9
 SCALE: 1/2"=1'-0"



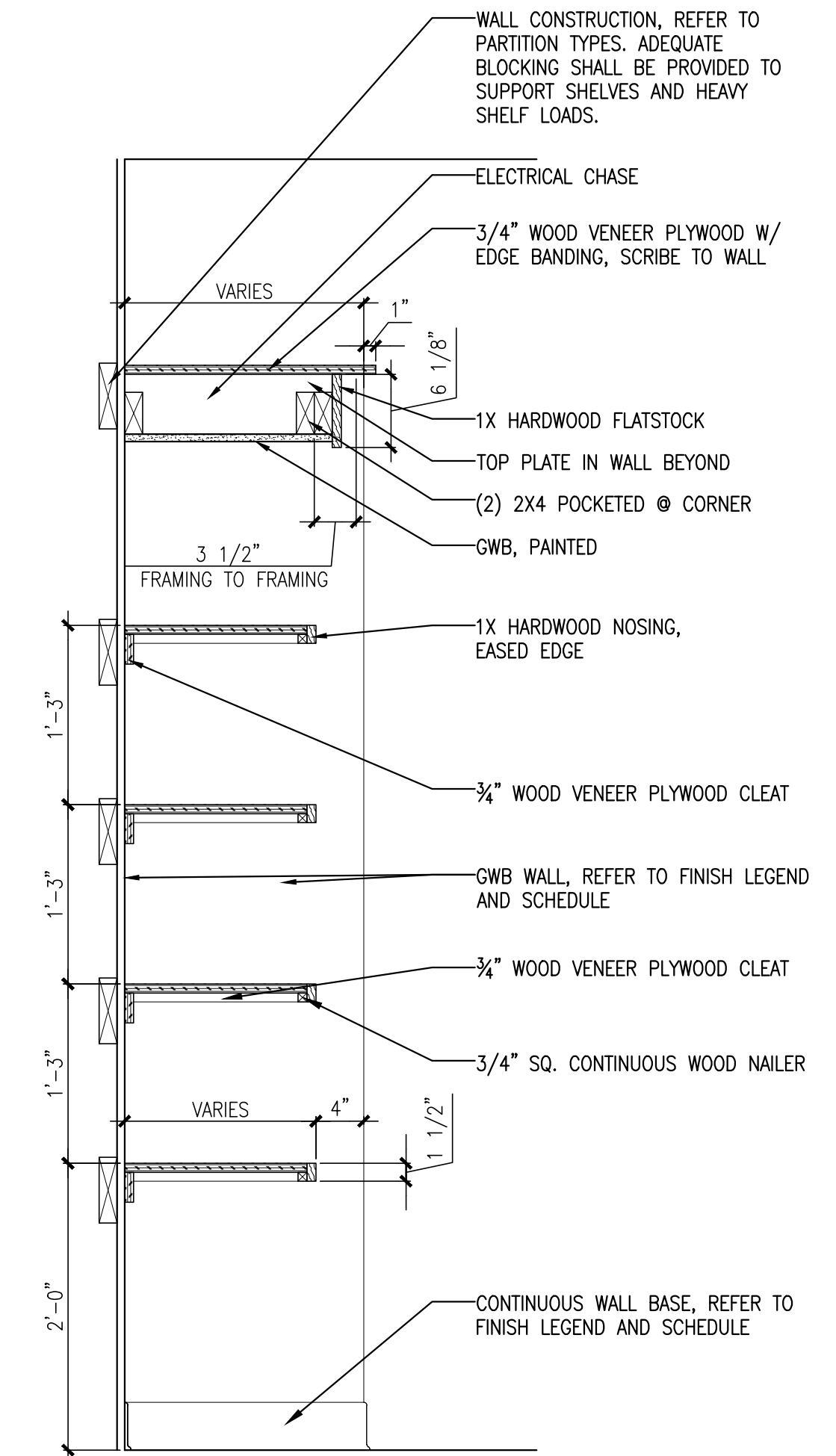
NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

2 DETAIL @ BATHROOM SHELVING UNIT
 REFERENCED FROM: A1.6, A1.7, A1.8, A1.9
 SCALE: 1/2"=1'-0"



NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

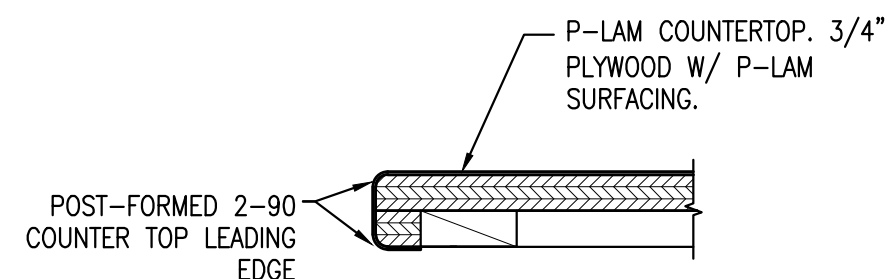
3 DETAIL @ COATS
 REFERENCED FROM: A1.6, A1.7, A1.8, A1.9
 SCALE: 1/2"=1'-0"



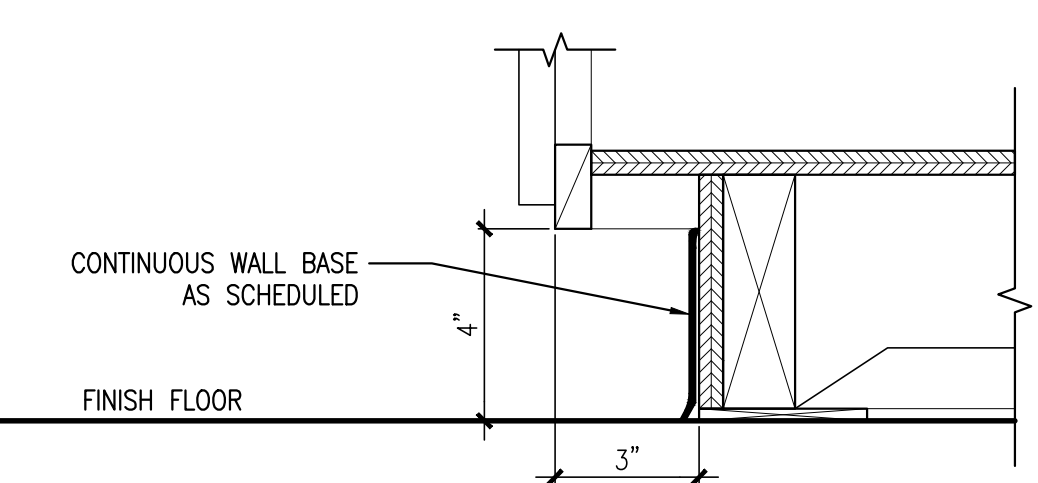
NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

4 DETAIL @ PANTRY/STOR
 REFERENCED FROM: A1.6, A1.7, A1.8, A1.9
 SCALE: 1/2"=1'-0"

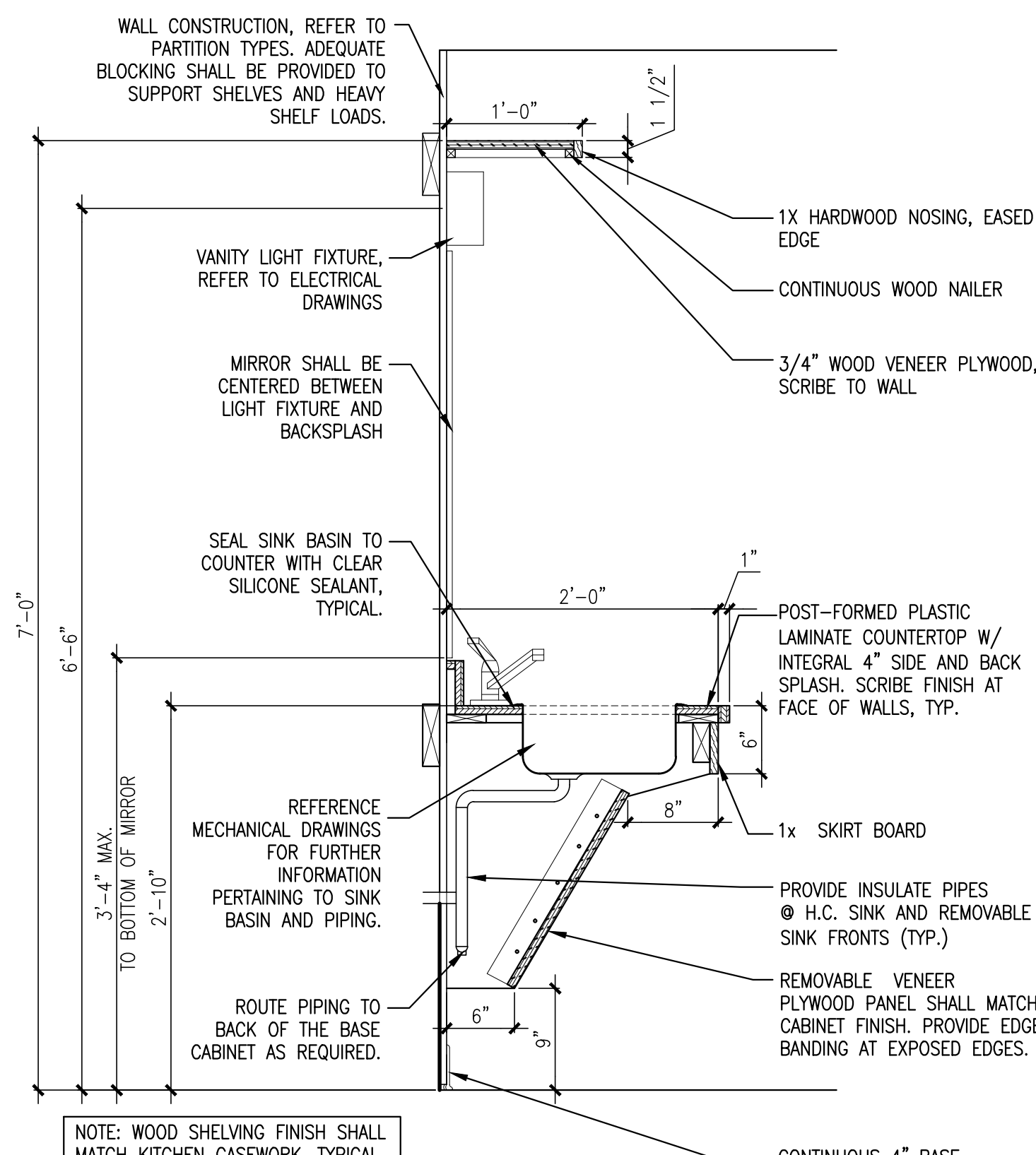
5 NOT USED
 REFERENCED FROM: _____
 SCALE: _____



6 POST-FORMED COUNTERTOP DETAIL
 REFERENCED FROM: A4.12
 SCALE: 3" = 1'-0"

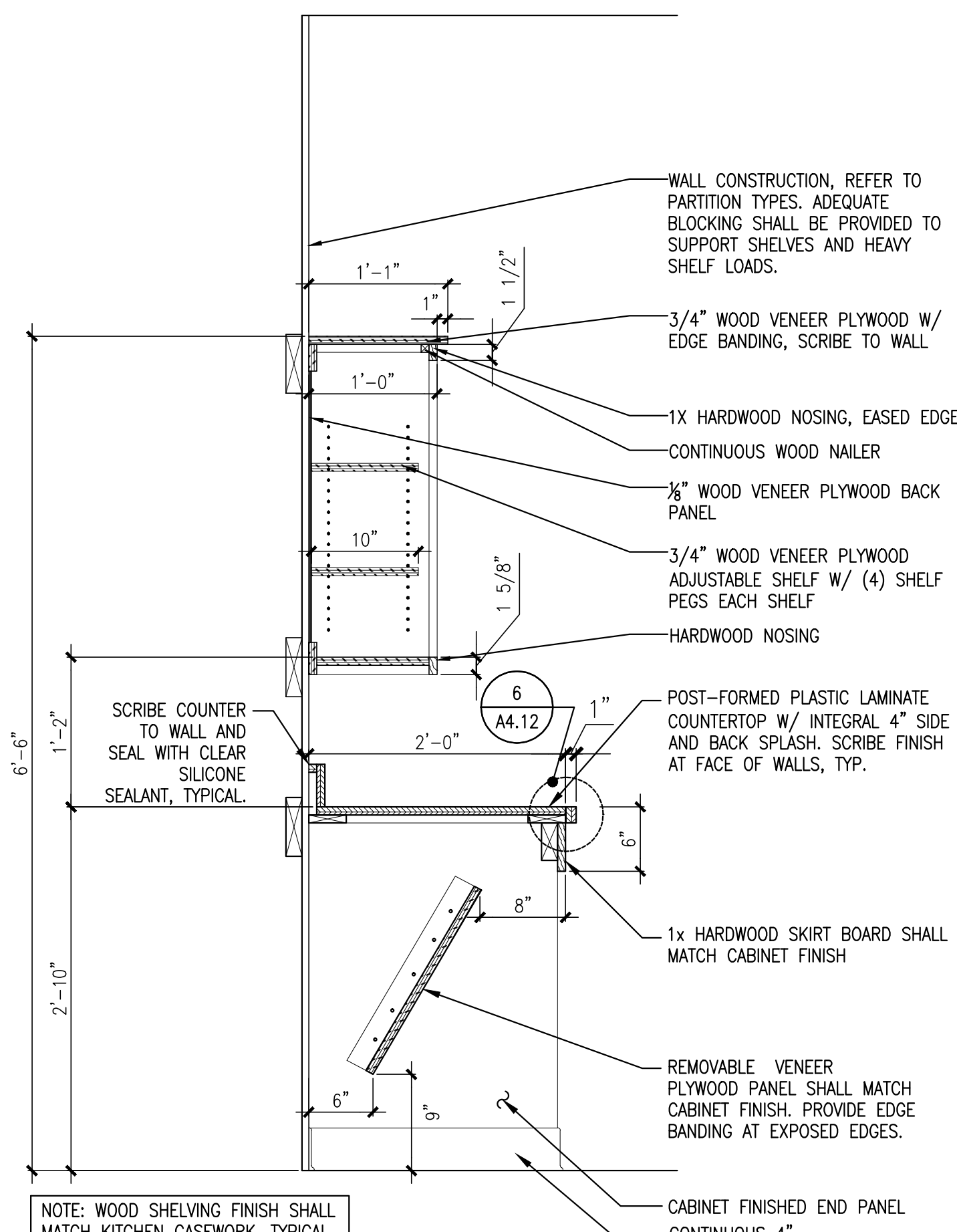


9 CABINET BASE DETAIL
 REFERENCED FROM: A4.12
 SCALE: 3" = 1'-0"



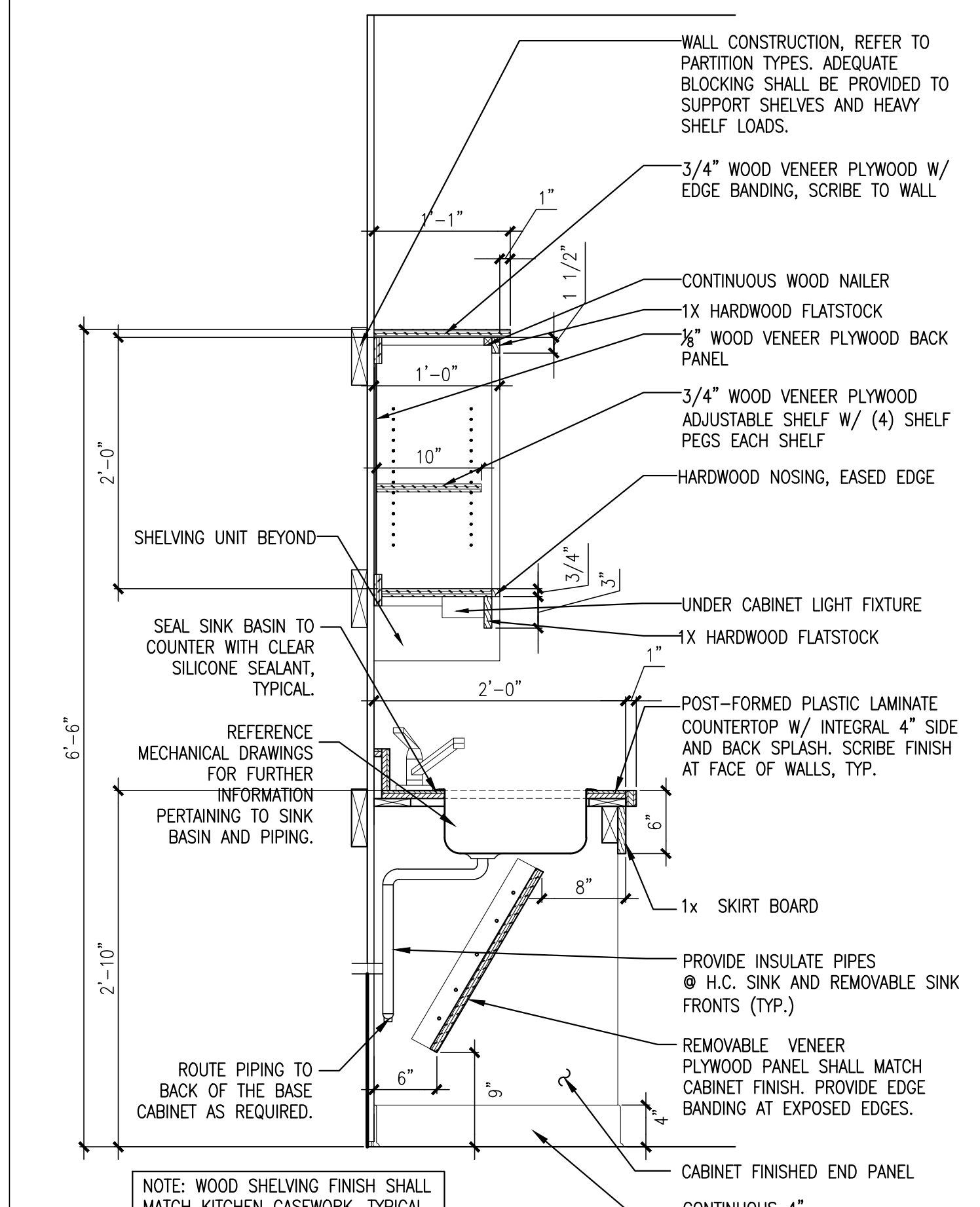
NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

10 DETAIL @ BATHROOM SINK ENCLOSURE
 REFERENCED FROM: A1.7, A1.8



NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

11 DETAIL @ OPEN WORK COUNTER
 REFERENCED FROM: A1.7, A1.8



NOTE: WOOD SHELVING FINISH SHALL MATCH KITCHEN CASEWORK, TYPICAL

12 DETAIL @ KITCHEN SINK ENCLOSURE
 REFERENCED FROM: A1.7, A1.8

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 BENEDICT WALTER
 NO. 1947
 STATE OF MAINE

Owner:
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 PORTLAND, ME 04101

Contractor:
WRIGHT-RYAN CONSTRUCTION
 10 DANFORTH STREET
 PORTLAND, ME 4101
 (207) 773-3625

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 PORTLAND, ME

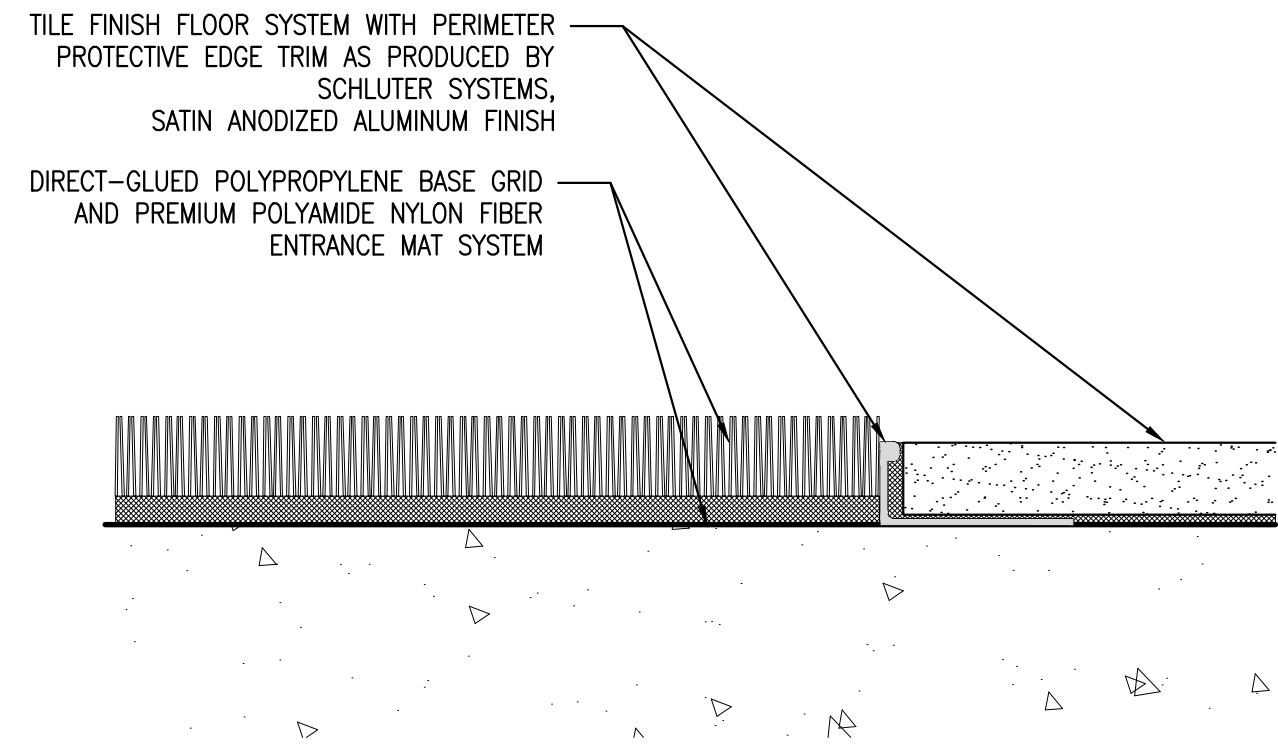
Project No: 07.446.24E

Drawing Title:
INTERIOR DETAILS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

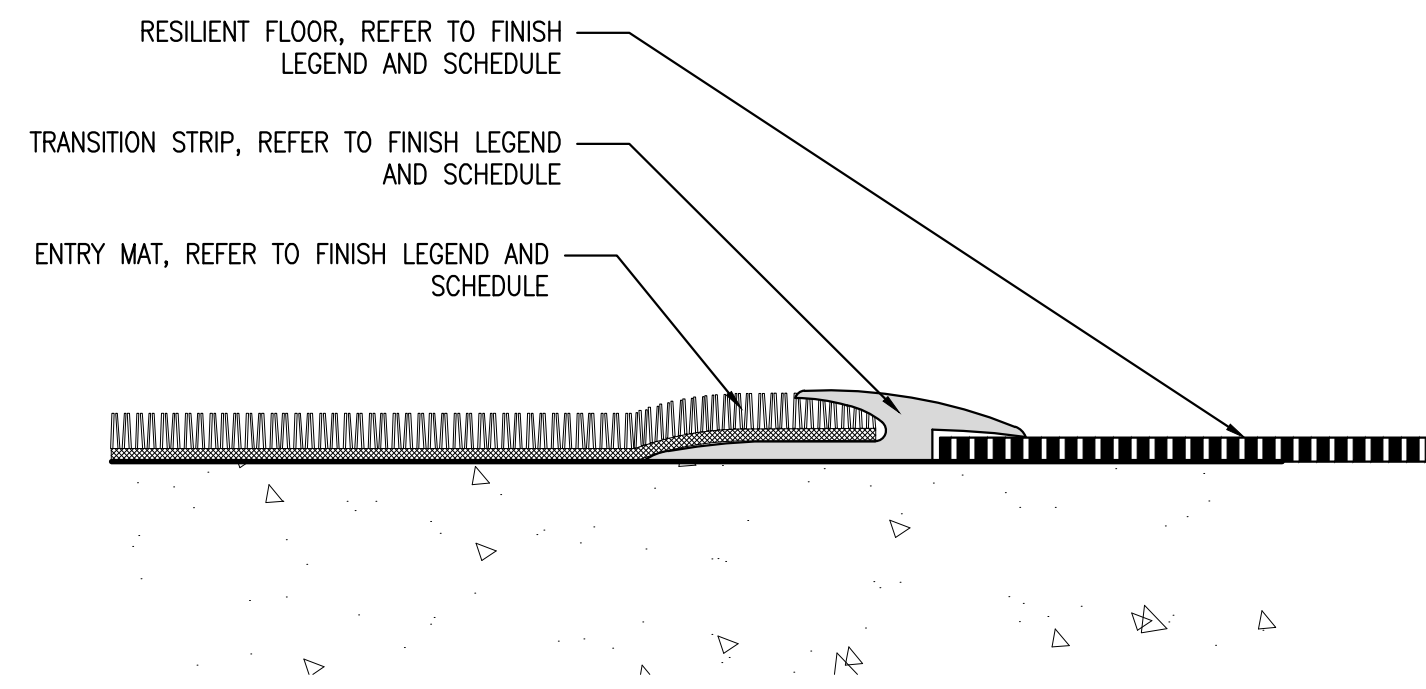
Drawing Number:
A4.12

10/20/2010 9:34 PM



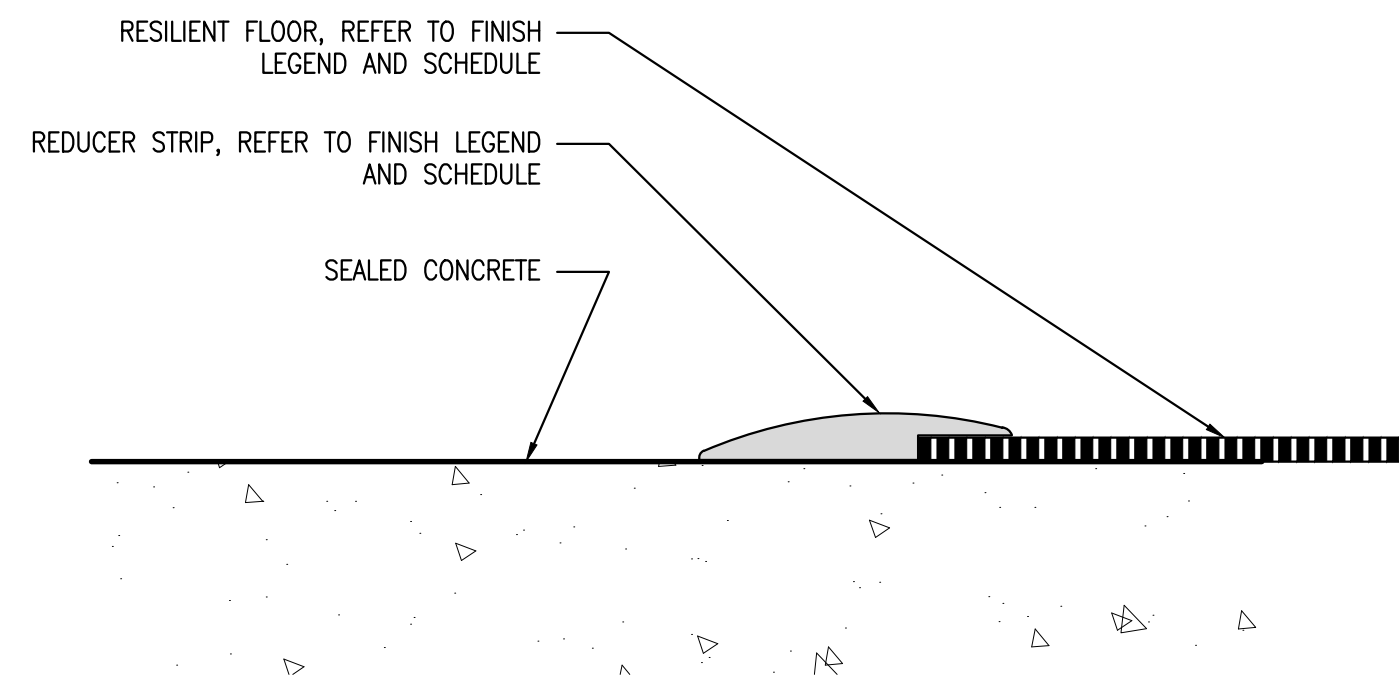
1 ENTRY MAT TO TILE TRANSITION
REFERENCED FROM: N/A SCALE: 1'-0"=1'-0"

1. CENTER TRANSITION/ REDUCER STRIP UNDER CENTERLINE OF DOOR UNLESS OTHERWISE INDICATED.



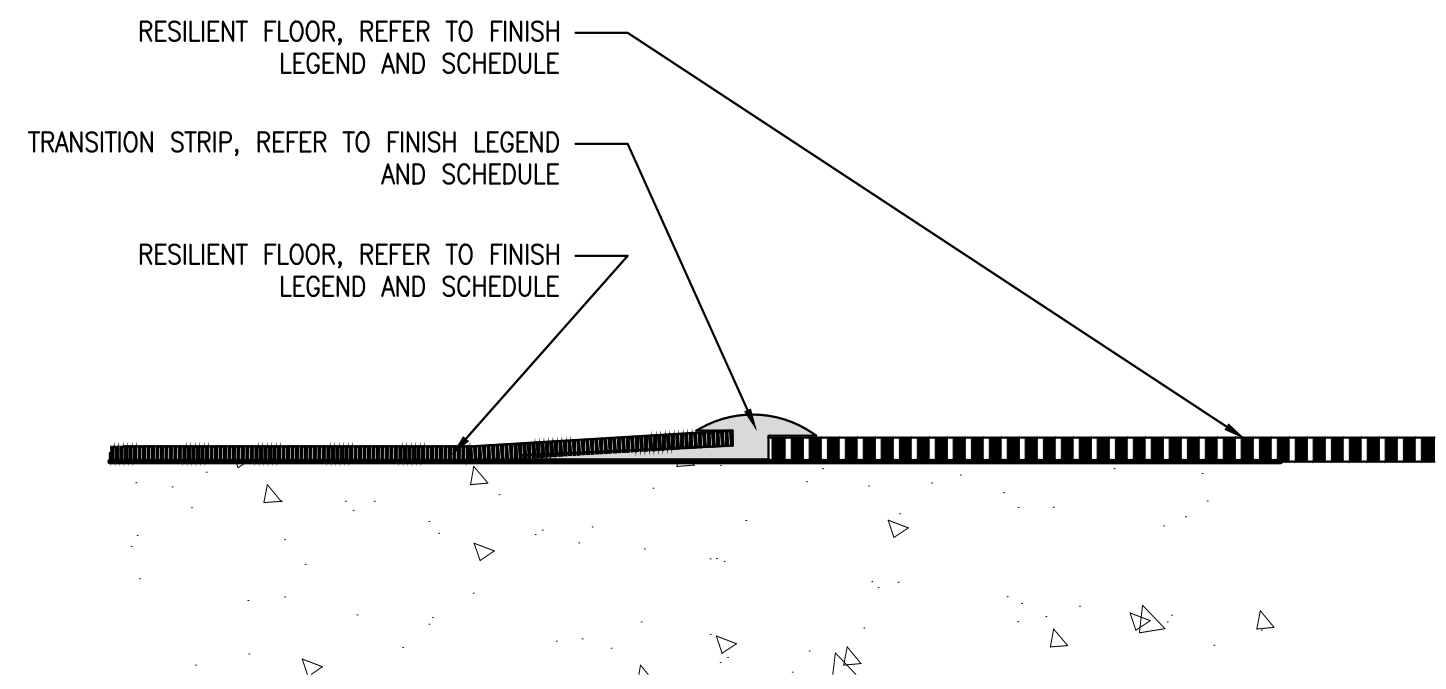
2 ENTRY MAT TO RESILIENT TRANSITION
REFERENCED FROM: N/A SCALE: 1'-0"=1'-0"

1. CENTER TRANSITION/ REDUCER STRIP UNDER CENTERLINE OF DOOR UNLESS OTHERWISE INDICATED.

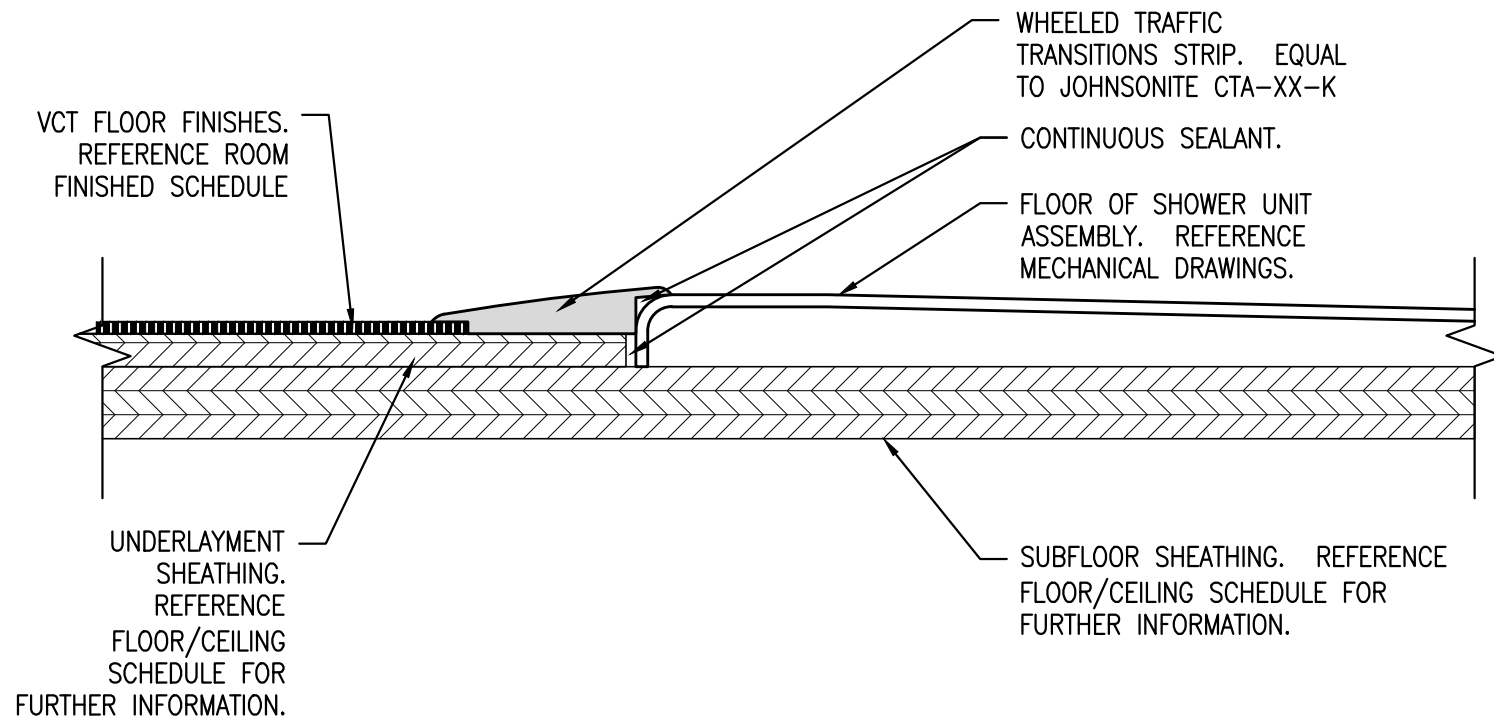


3 SEALED CONCRETE TO RESILIENT REDUCER
REFERENCED FROM: N/A SCALE: 1'-0"=1'-0"

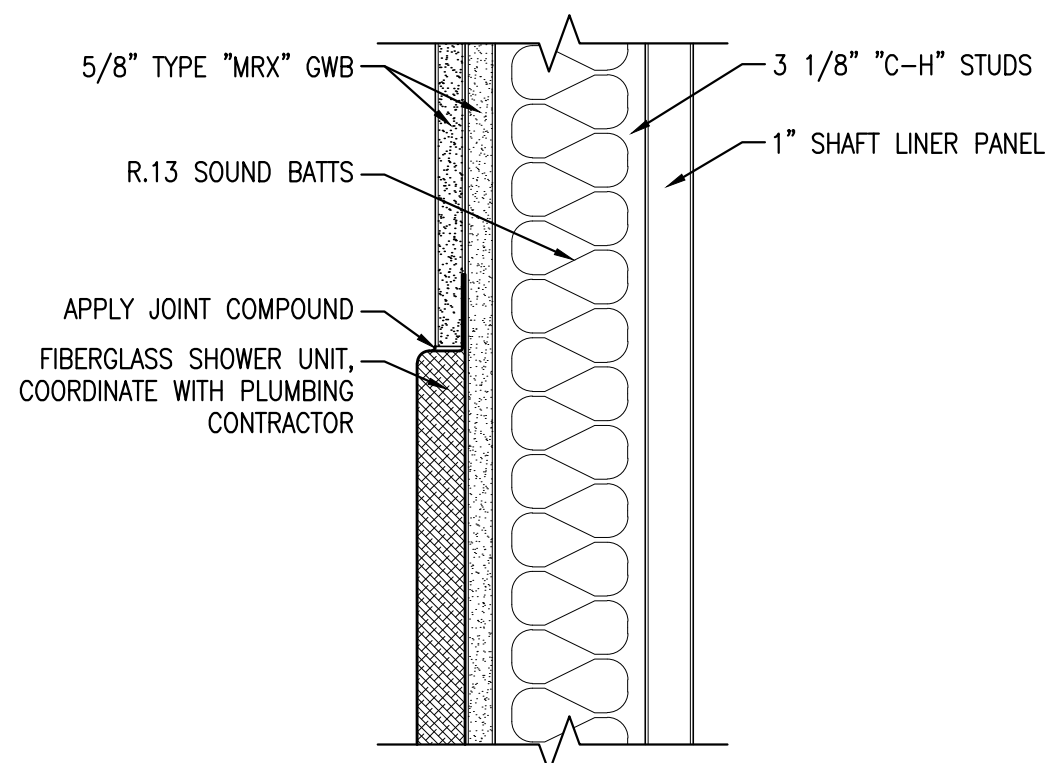
1. CENTER TRANSITION/ REDUCER STRIP UNDER CENTERLINE OF DOOR UNLESS OTHERWISE INDICATED.



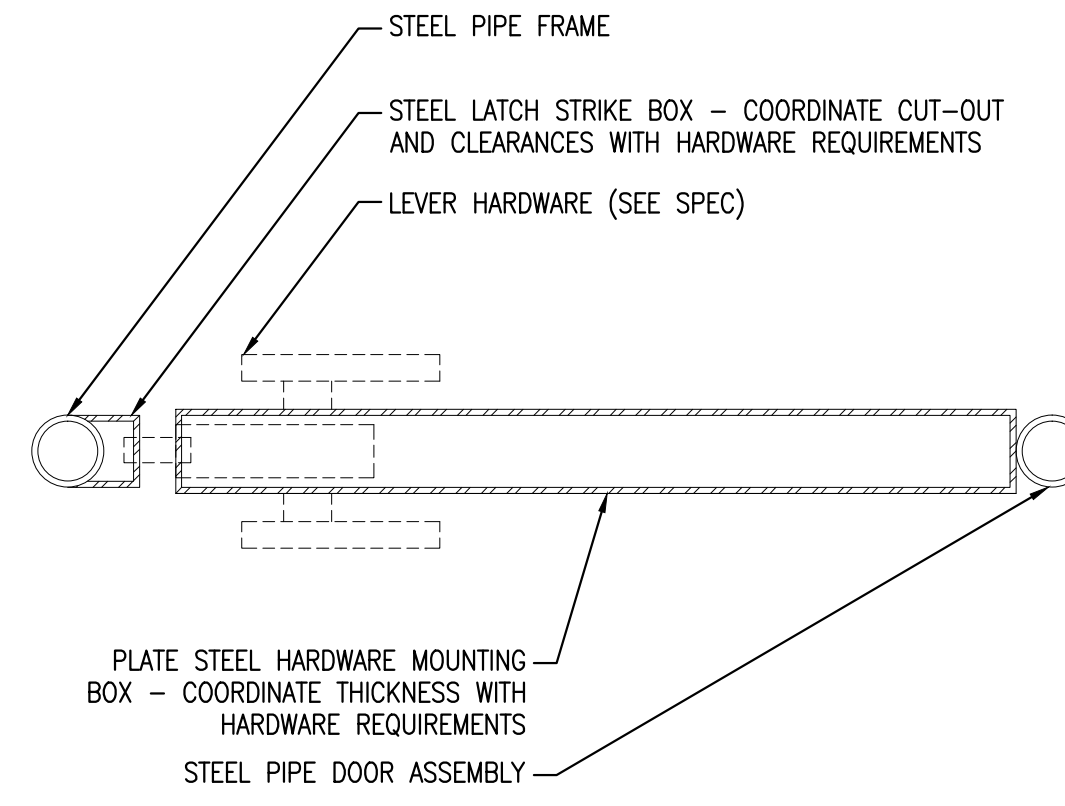
4 RESILIENT TO RESILIENT TRANSITION
REFERENCED FROM: N/A SCALE: 1'-0"=1'-0"



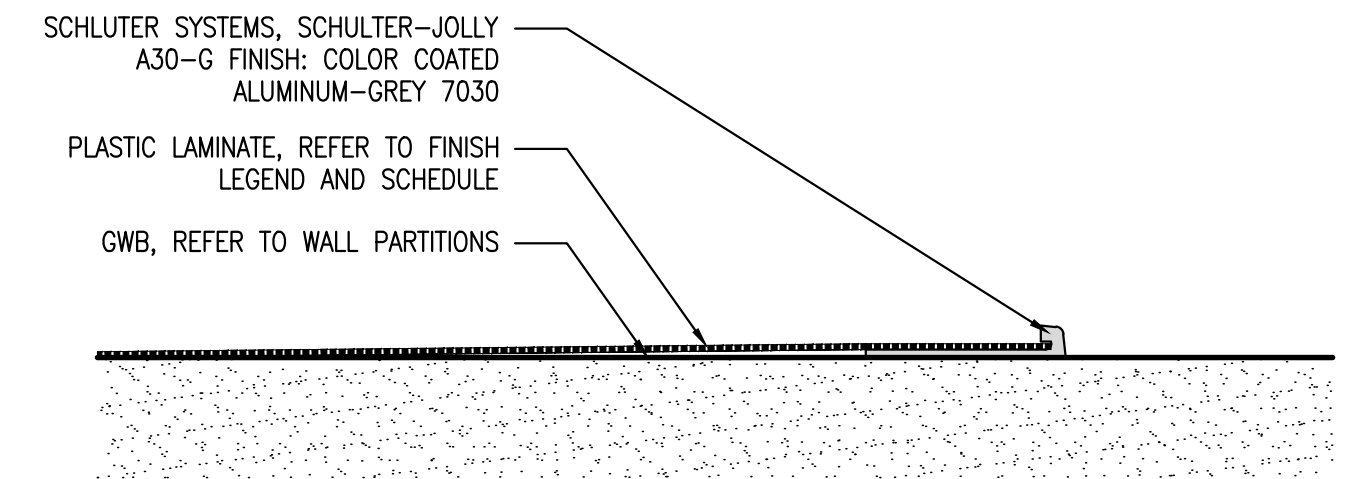
5 DETAIL @ ROLL-IN BATHROOM TRANSITIONS
REFERENCED FROM: A1.6, A1.7, A1.8, A1.9 SCALE: 6"=1'-0"



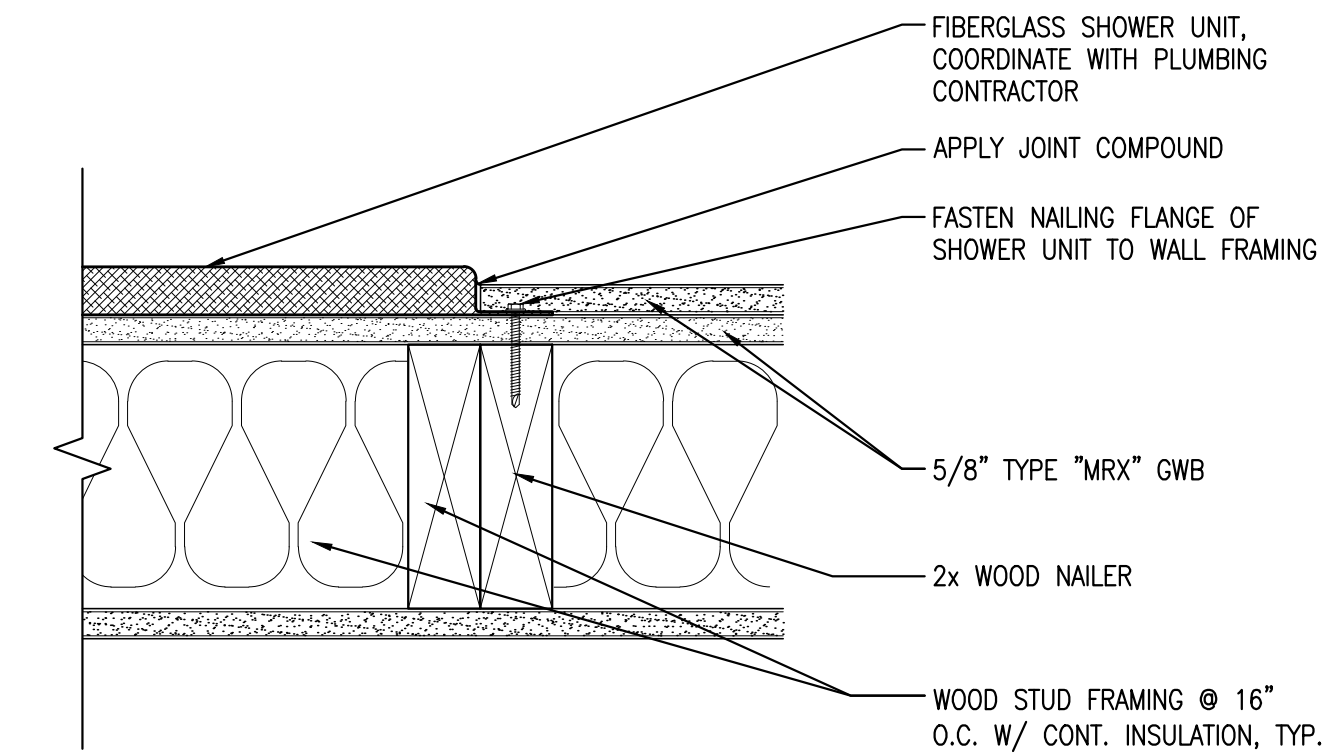
6 DETAIL @ FIRE RATED WALL / SHOWER
REFERENCED FROM: A1.6, A1.7, A1.8, A1.9 SCALE: 6"=1'-0"



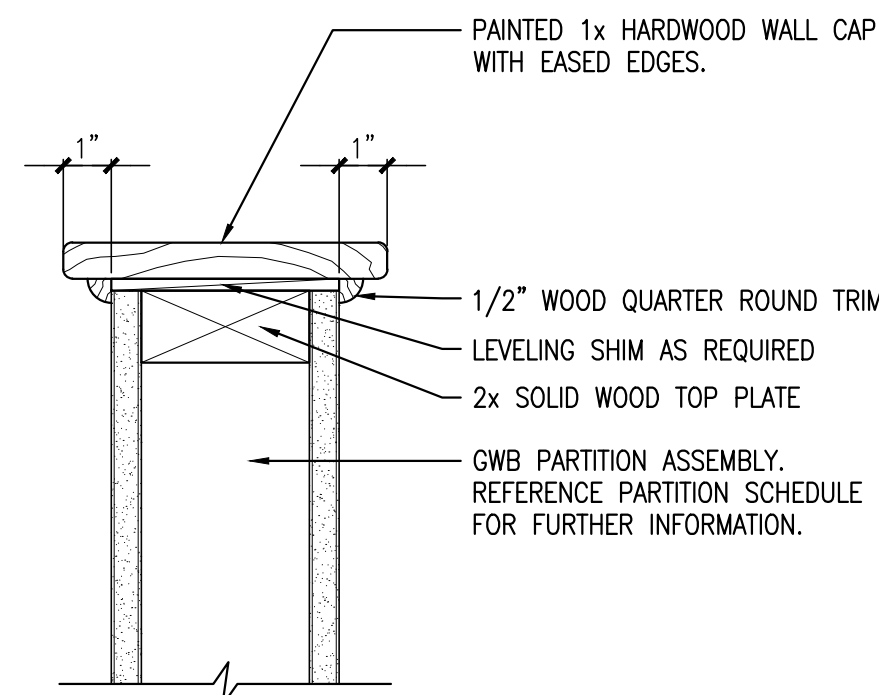
7 SCHEMATIC PLAN SECTION AT GATE LATCH
REFERENCED FROM: 11/A4.13 SCALE: 3" = 1'-0"



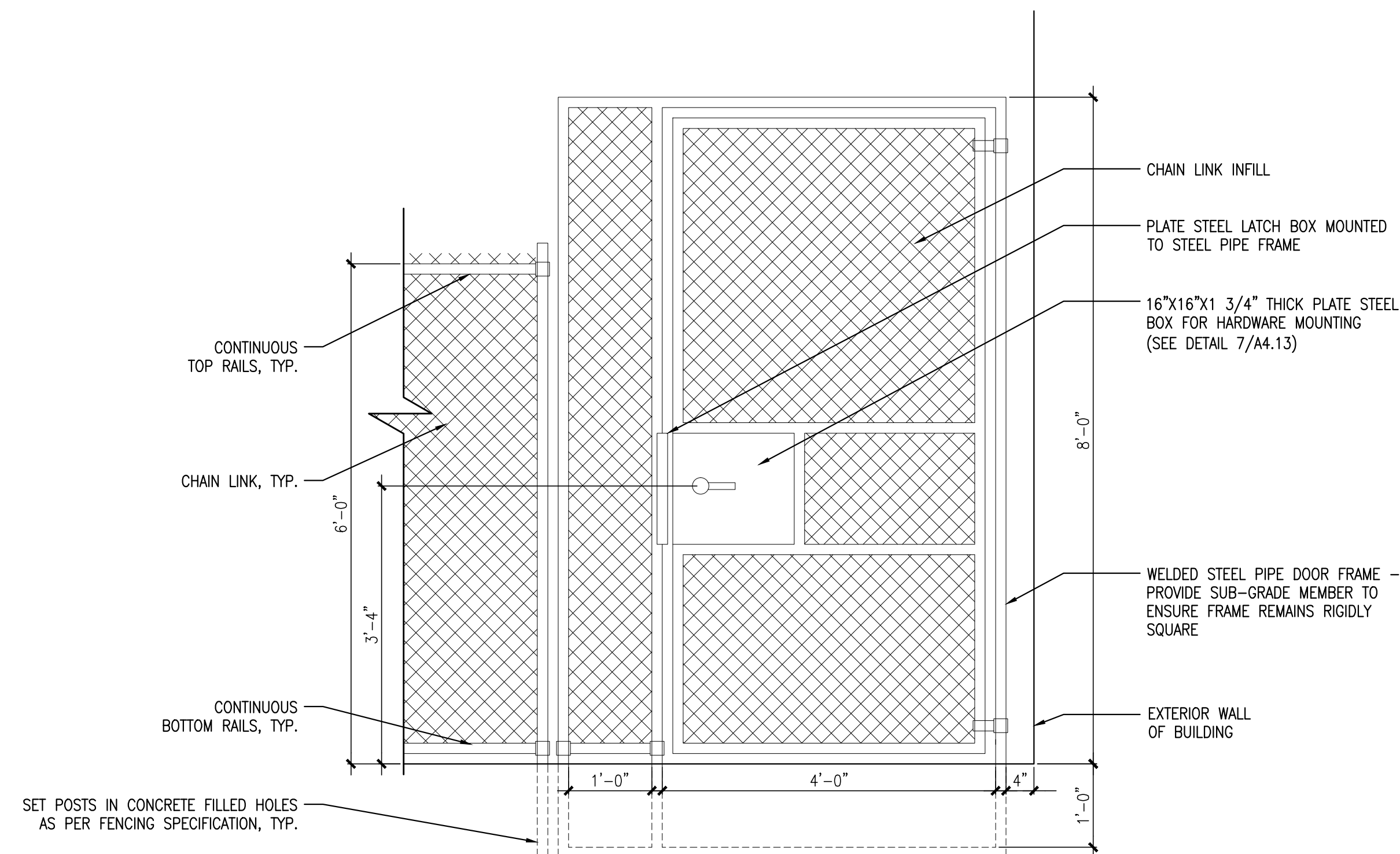
8 PLASTIC LAMINATE WALL EDGING
REFERENCED FROM: 8/A4.10 SCALE: 1'-0"=1'-0"



9 FLANGE COVERING DETAIL AT SHOWERS
REFERENCED FROM: A1.6, A1.7, A1.8, A1.9 SCALE: 3" = 1'-0"



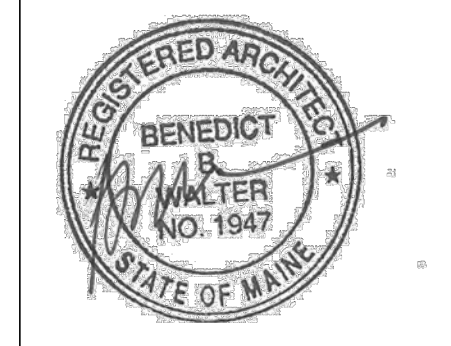
10 HALF WALL DETAIL @ STAIR 2
REFERENCED FROM: A9.7 SCALE: 3"=1'-0"



11 GATE DETAIL
REFERENCED FROM: SCALE: 3/4" = 1'-0"



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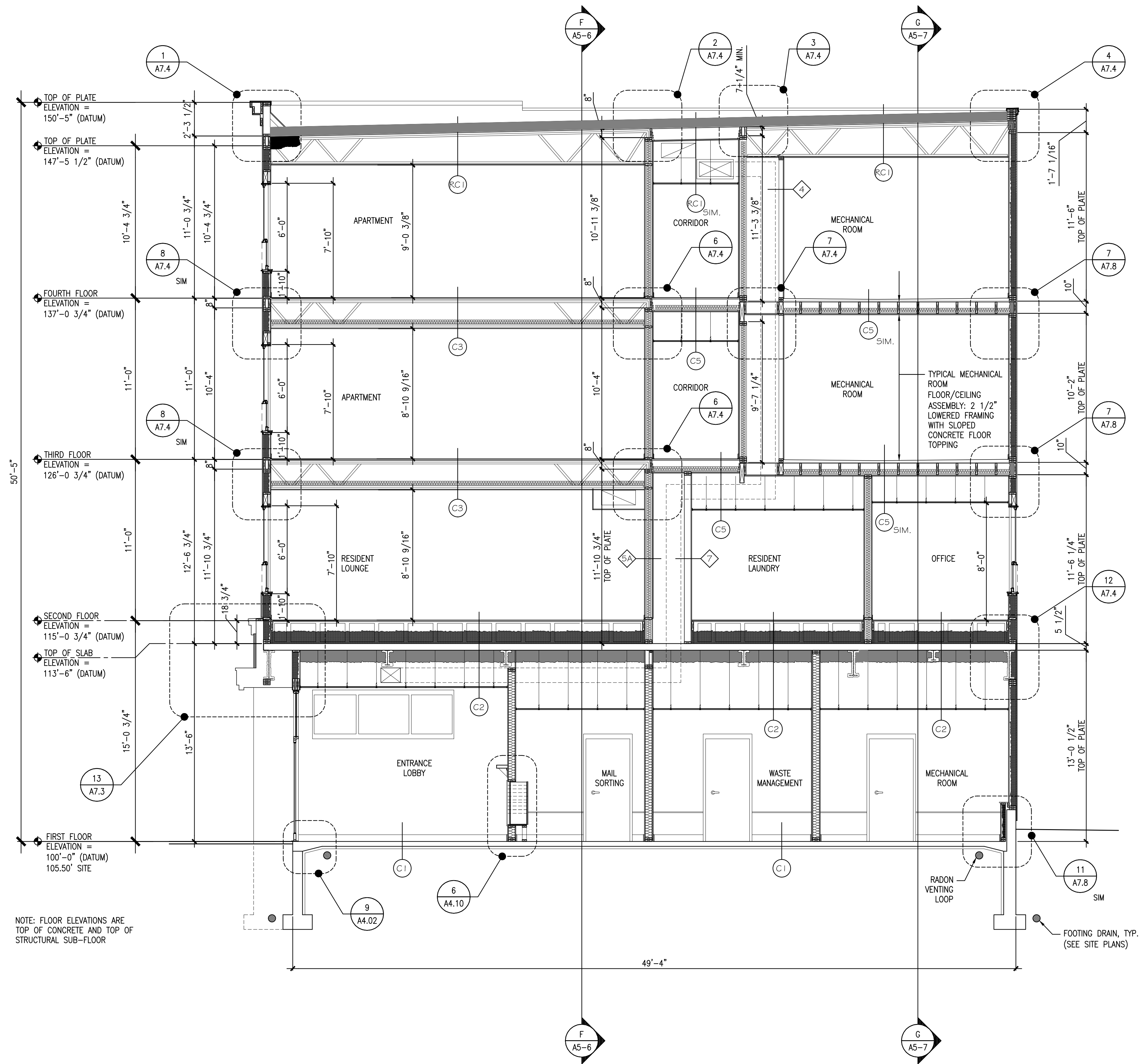
Project No: 07.446 24E

Drawing Title:
INTERIOR DETAILS

Scale: AS NOTED
Date: October 25, 2010

- Revisions:
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Drawing Number:
A4.13



A-A

FULL BUILDING SECTION A-A

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

REFERENCED FROM: FLOOR PLANS

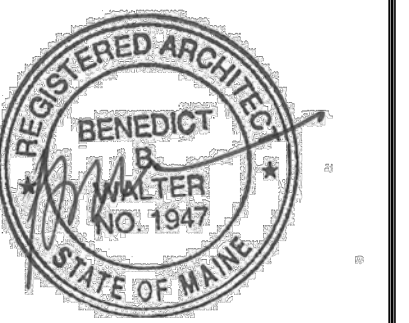


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Project No: 07.446 24E

Drawing Title:
BUILDING SECTION A-A

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

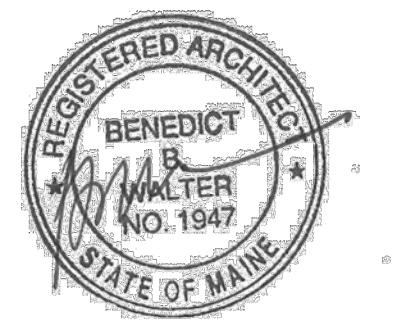
Date: October 25, 2010

Revisions:

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Drawing Number:

A5.1



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PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
**BUILDING SECTION
B-B**

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

Date: October 25, 2010

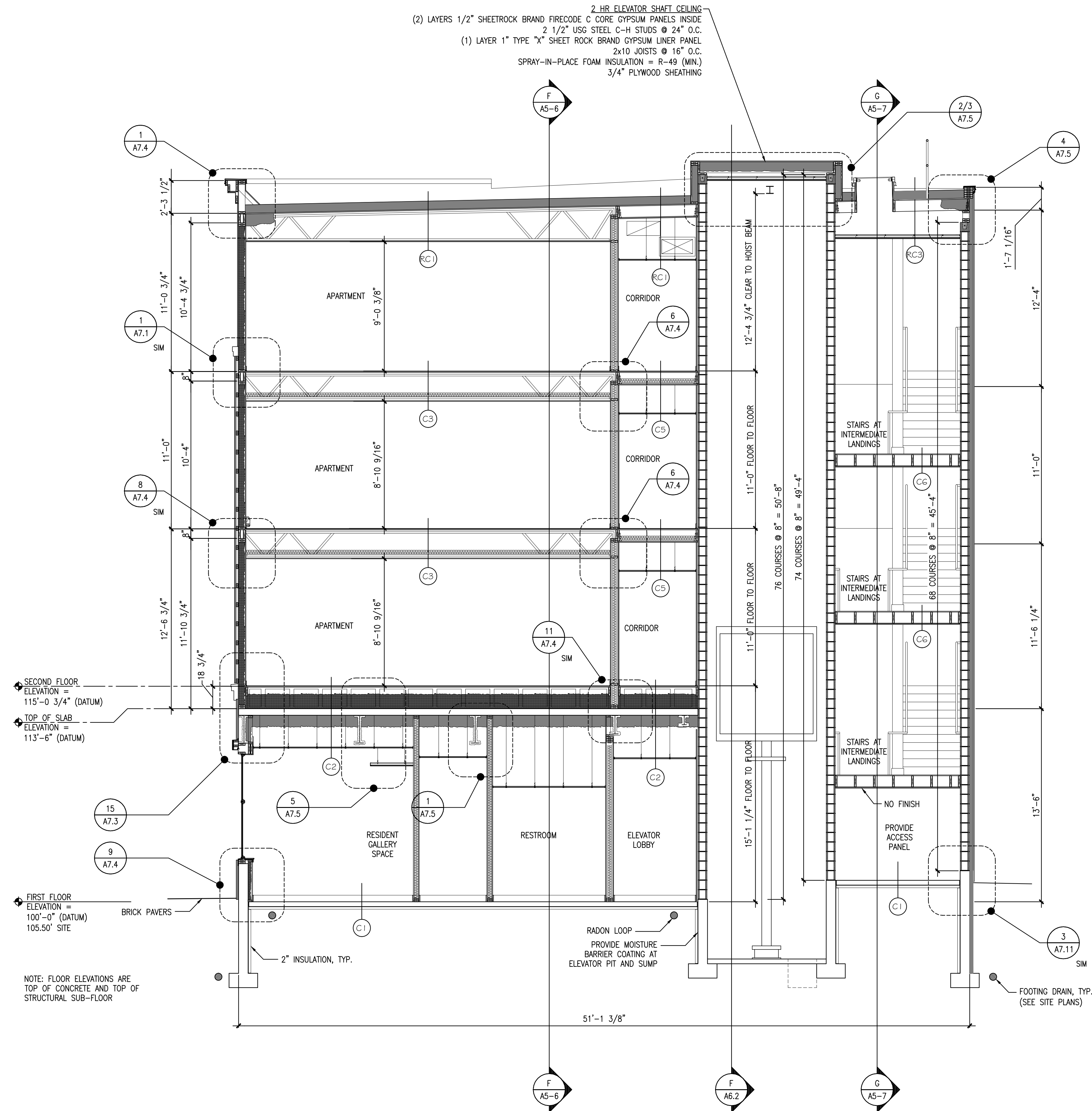
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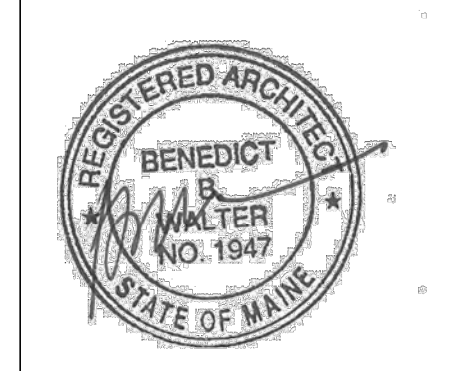
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Drawing Number:

A5.2

2 HR ELEVATOR SHAFT CEILING
(2) LAYERS 1/2" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANELS INSIDE
2 1/2" USG STEEL C-H STUDS @ 24" O.C.
(1) LAYER 1" TYPE "X" SHEET ROCK BRAND GYPSUM LINER PANEL
2x10 JOISTS @ 16" O.C.
SPRAY-IN-PLACE FOAM INSULATION = R-49 (MIN.)
3/4" PLYWOOD SHEATHING





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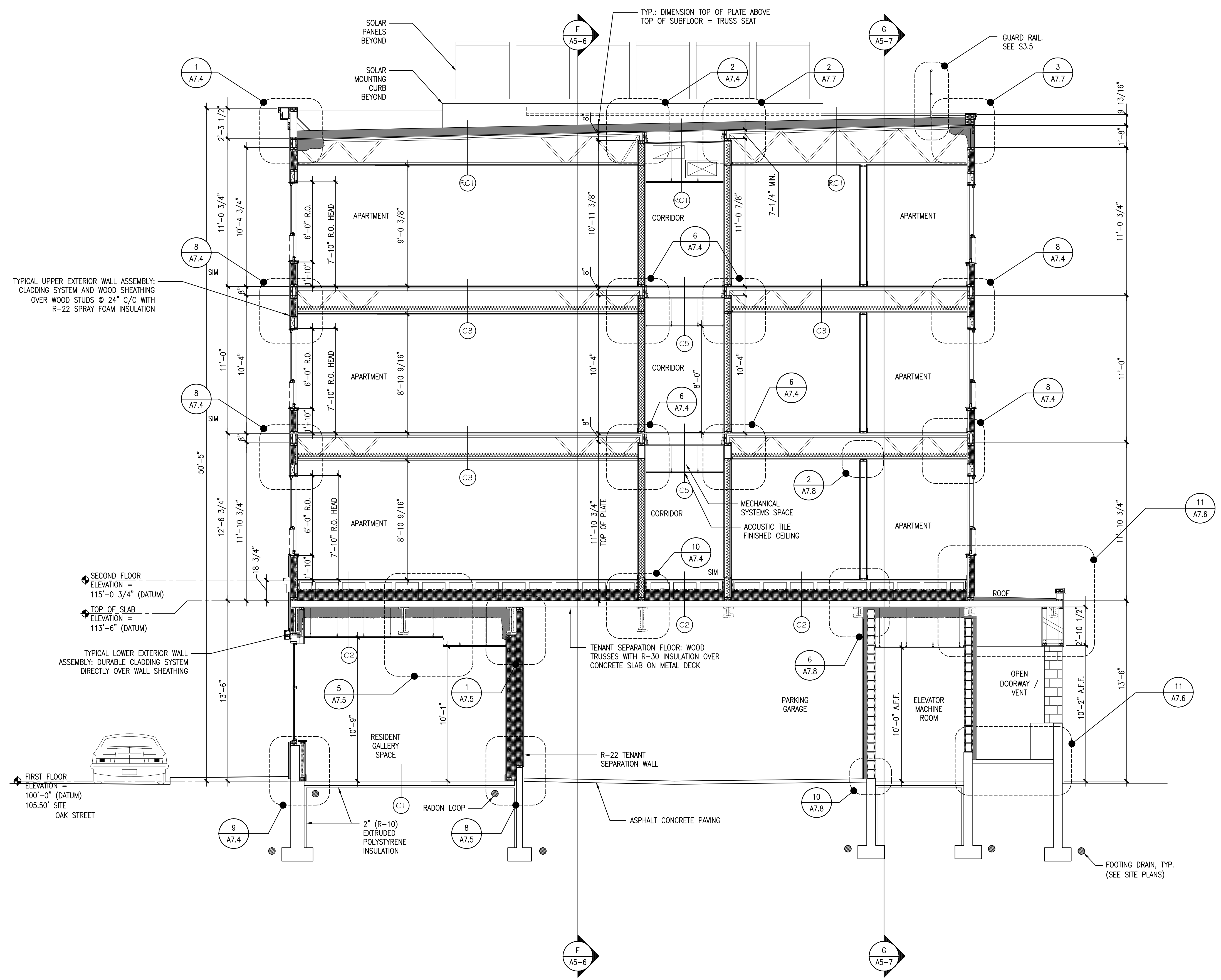
Project No: 07.446 24E

Drawing Title:
BUILDING SECTION C-C

Scale: 1/4" = 1'-0"
Date: October 25, 2010

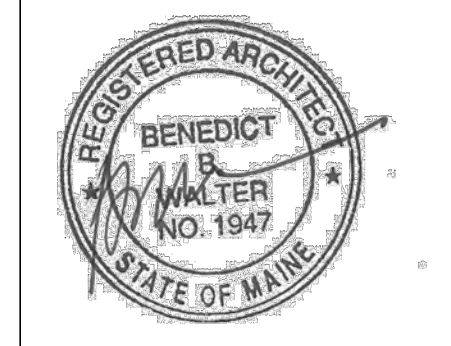
- Revisions:
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Drawing Number:
A5.3



C-C FULL BUILDING SECTION C-C
REFERENCED FROM: FLOOR PLANS

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



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Project No: 07.446 24E

Drawing Title:
BUILDING SECTION D-D

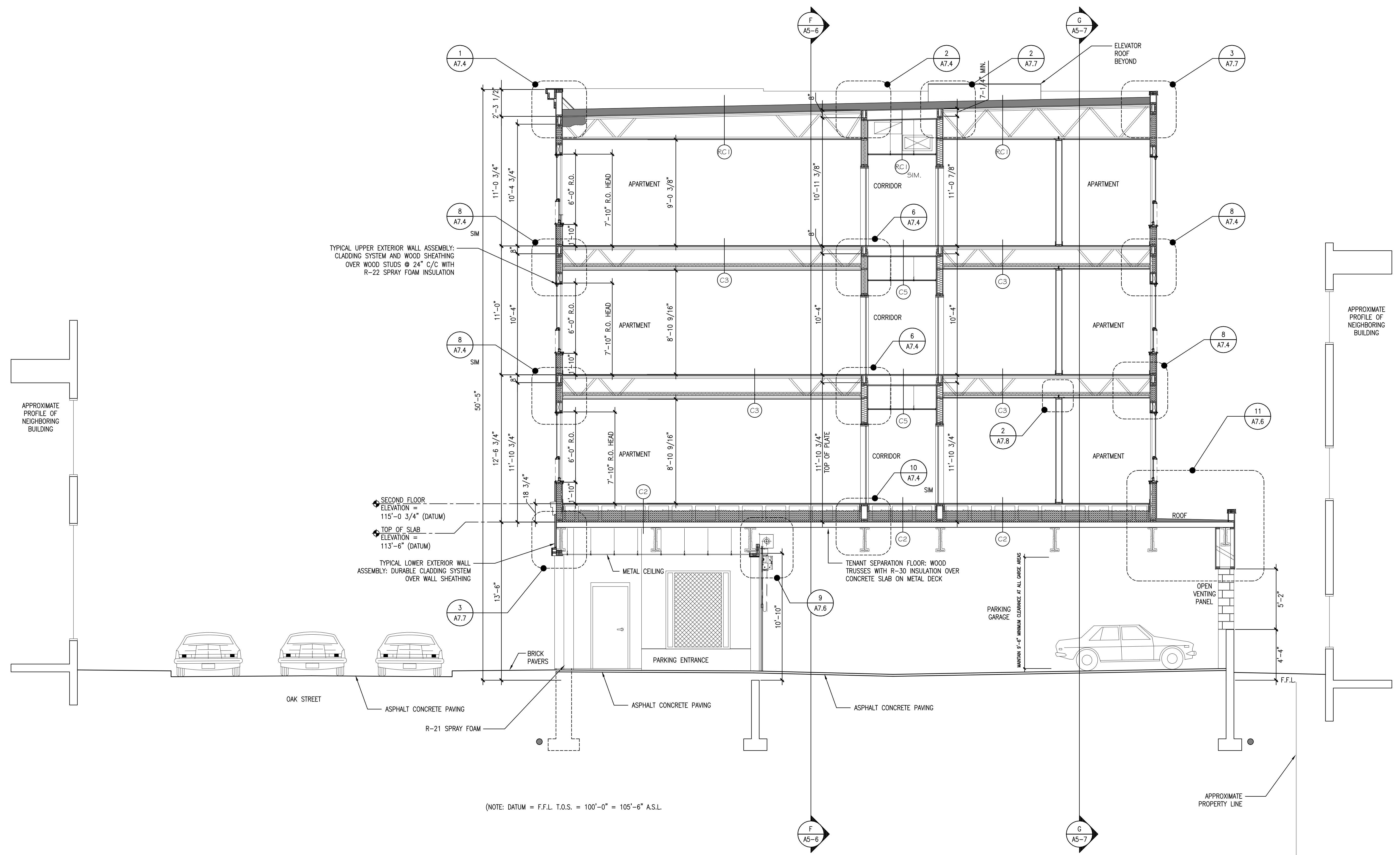
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Date: October 25, 2010
Revisions:

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Drawing Number:

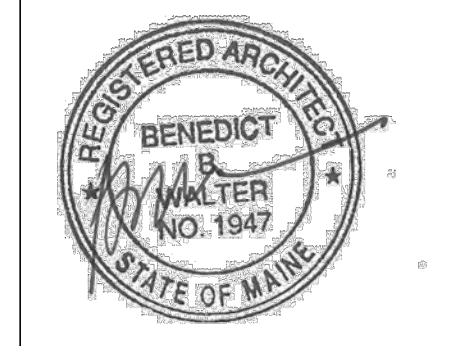
A5.4

10/27/2010 10:52 AM



D-D FULL BUILDING SECTION D-D
REFERENCED FROM: FLOOR PLANS

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



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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
**BUILDING SECTION
E-E AND STAIR
TWO SECTION**

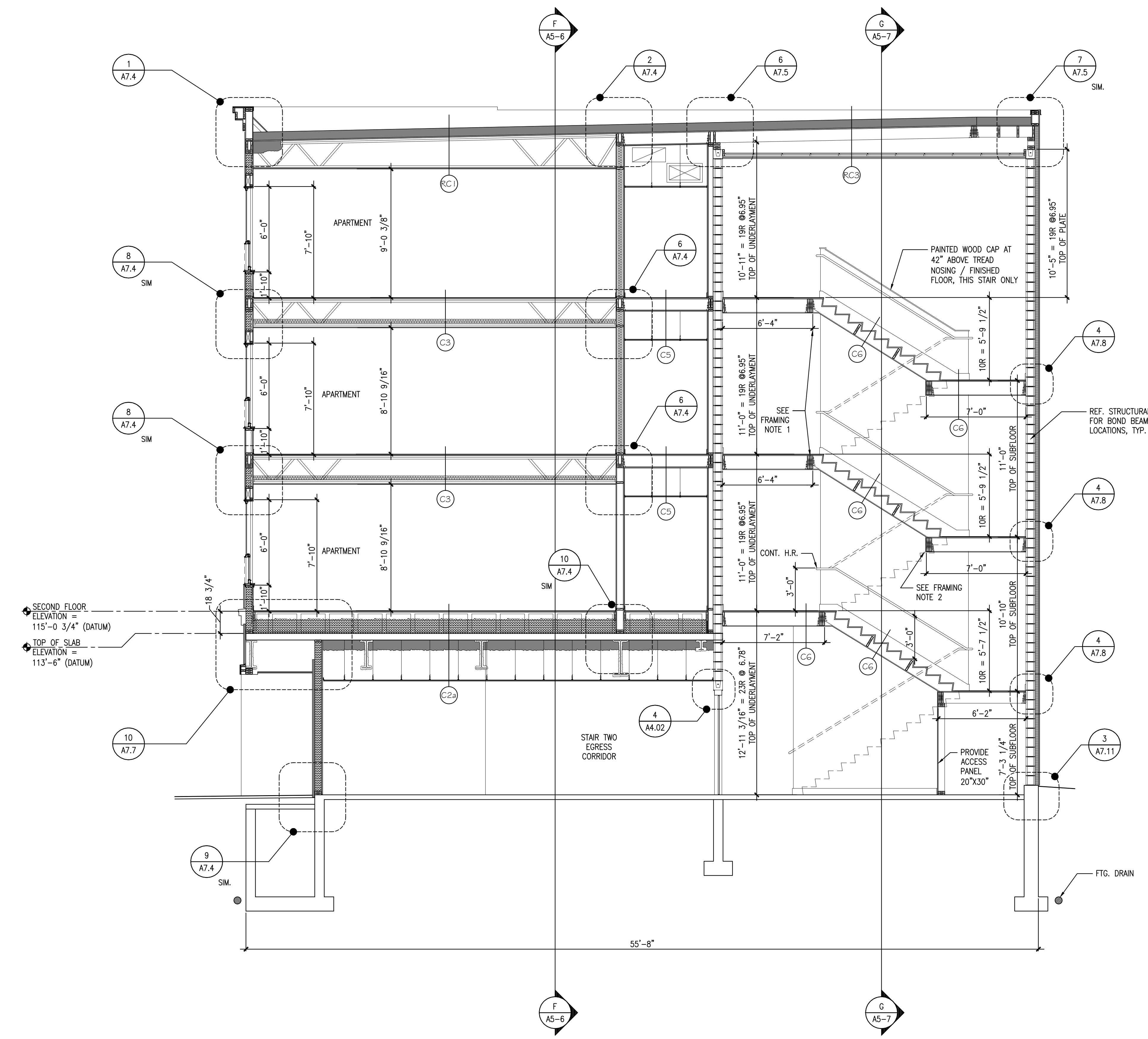
Scale: 1/4" = 1'-0"
Date: October 25, 2010

- Revisions:
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Drawing Number:

A5.5

10/27/2010 10:30 AM



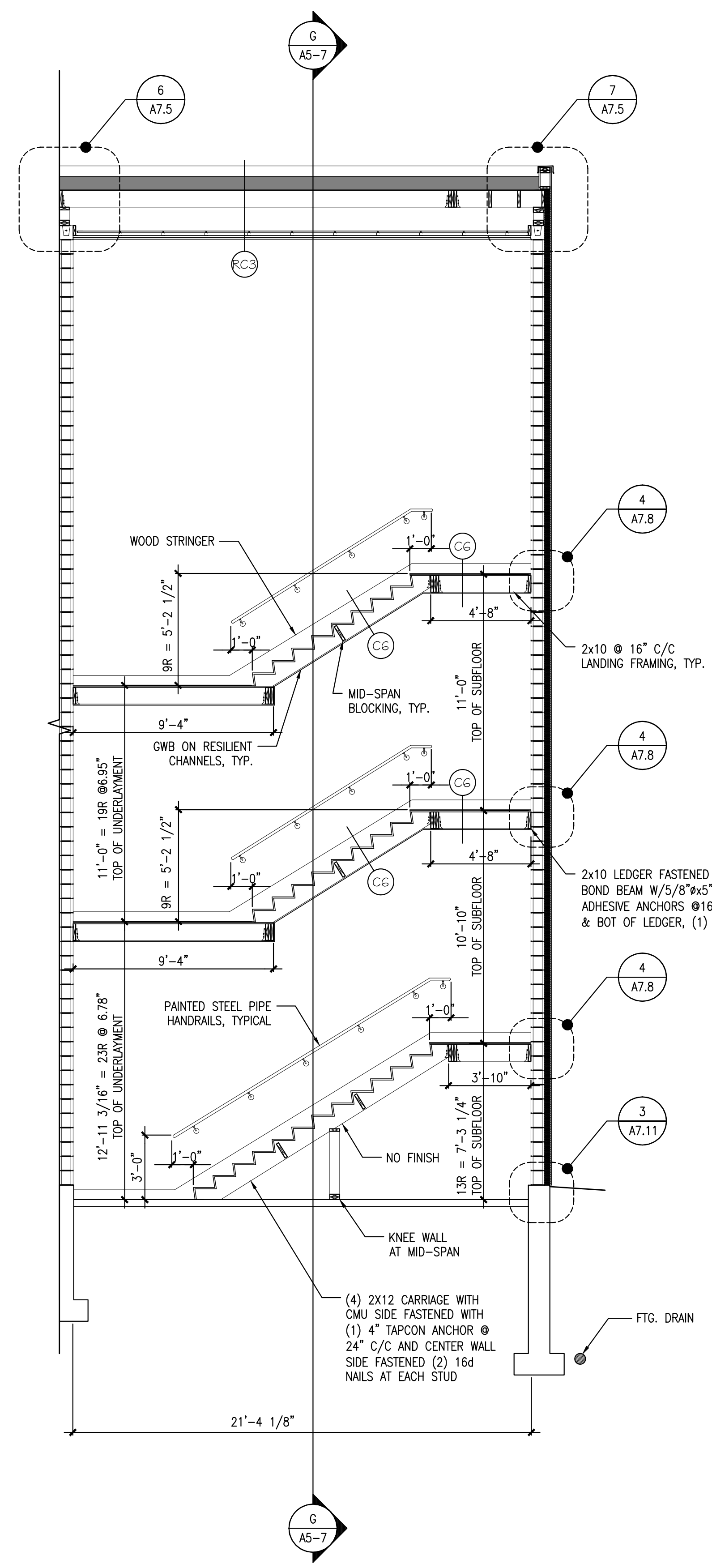
FRAMING NOTES:

1) PROVIDE (3) 2X10 INTERMEDIATE BEAM SPANNING PARALLEL TO JOIST FRAMING FROM LGUM28-3 HANGER TO CENTER WALL BEAM POCKET AT THESE LANDINGS ONLY. FASTEN HEADERS TO INTERMEDIATE BEAM WITH LUS3-10 HANGERS.

2) PROVIDE (3) 2X10 HEADERS AT LANDING EDGES AS INDICATED. SUPPORT HEADERS IN POCKETS AT CENTER WALL AND WITH LGUM28-3 HANGERS AT CMU WALLS.

E-E FULL BUILDING SECTION E-E
REFERENCED FROM: FLOOR PLANS

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



E STAIR TWO SECTION E
REFERENCED FROM: FLOOR PLANS

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

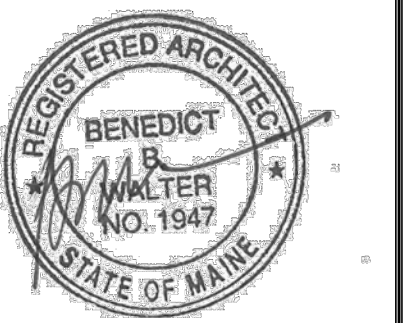


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OAK STREET LOFTS

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Project No: 07.446 24E

Drawing Title:
**BUILDING SECTION
F-F**

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

Date: October 25, 2010

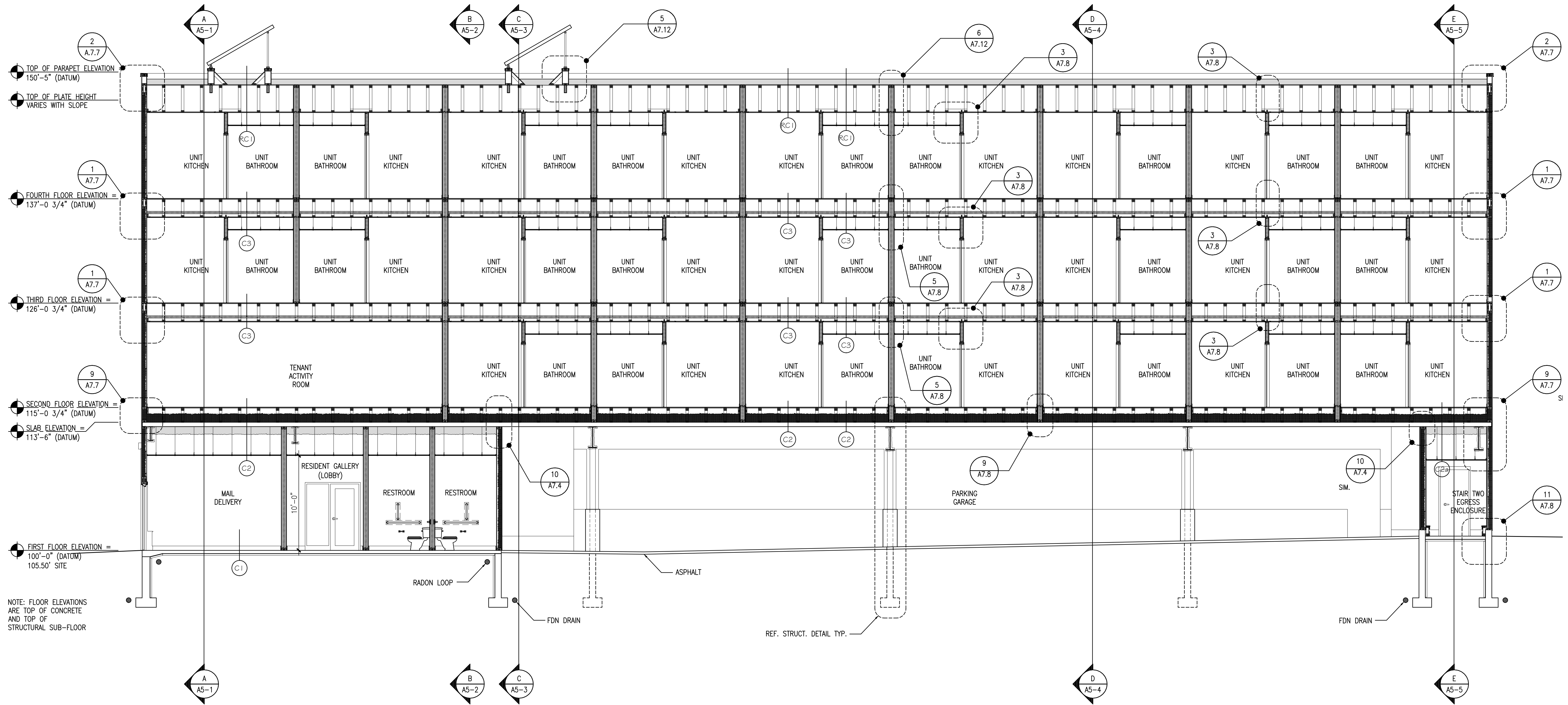
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Drawing Number:

A5.6

10/27/2010 10:53 AM



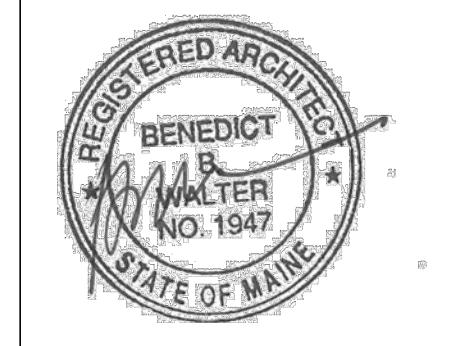
F-F

FULL BUILDING SECTION F-F

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

REFERENCED FROM: FLOOR PLANS

100% PRICING AND PERMITTING



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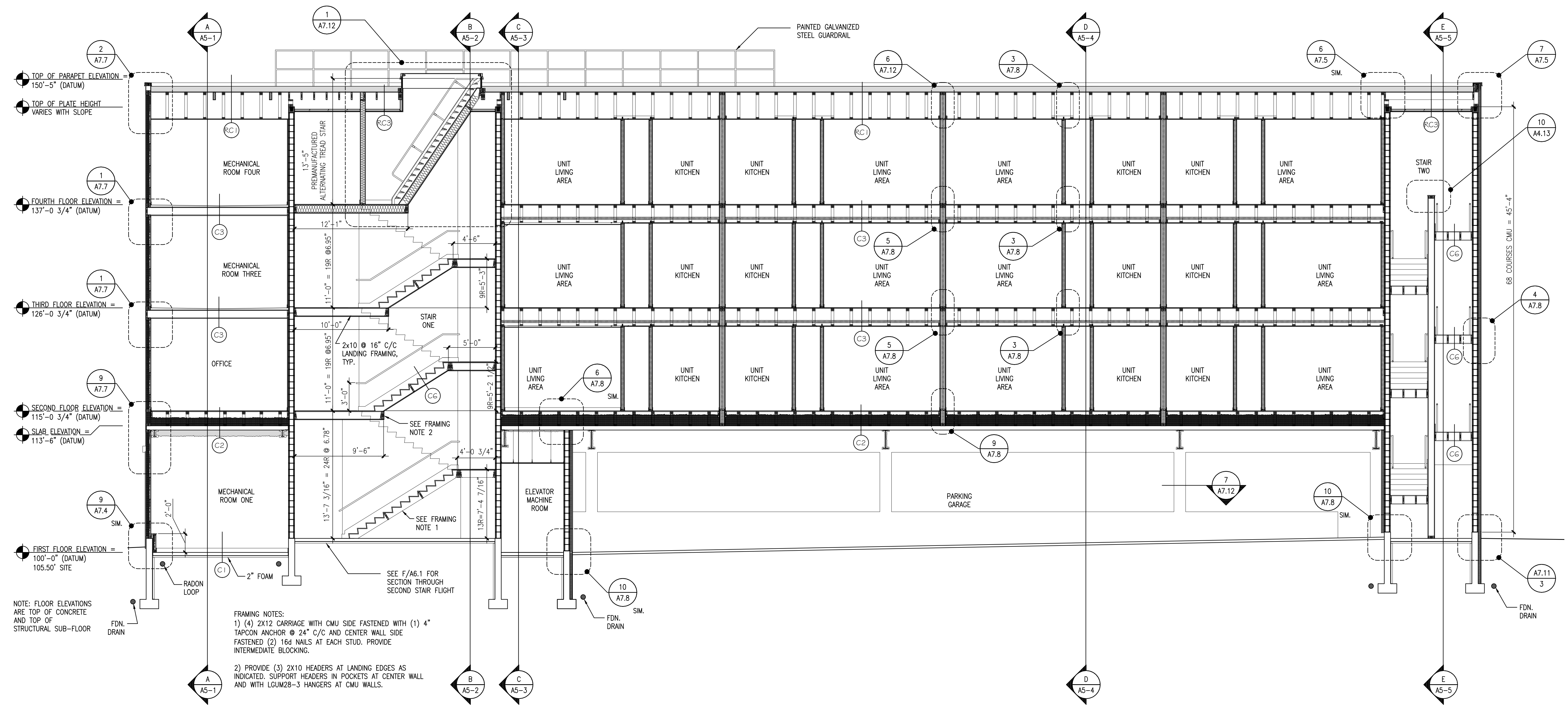
OAK STREET LOFTS
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Project No: 07.446 24E
 Drawing Title:
BUILDING SECTION G-G

Scale: 3/16" = 1'-0"
 Date: October 25, 2010
 Revisions:

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- △
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- △

Drawing Number:
A5.7

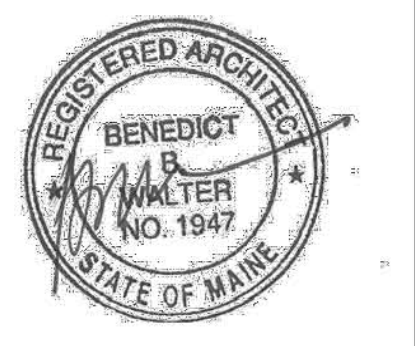


NOTE: FLOOR ELEVATIONS ARE TOP OF CONCRETE AND TOP OF STRUCTURAL SUB-FLOOR

FRAMING NOTES:
 1) (4) 2X12 CARRIAGE WITH CMU SIDE FASTENED WITH (1) 4" TAPCON ANCHOR @ 24" C/C AND CENTER WALL SIDE FASTENED (2) 16d NAILS AT EACH STUD. PROVIDE INTERMEDIATE BLOCKING.
 2) PROVIDE (3) 2X10 HEADERS AT LANDING EDGES AS INDICATED. SUPPORT HEADERS IN POCKETS AT CENTER WALL AND WITH LGUM28-3 HANGERS AT CMU WALLS.

G-G FULL BUILDING SECTION G-G
 REFERENCED FROM: FLOOR PLANS

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



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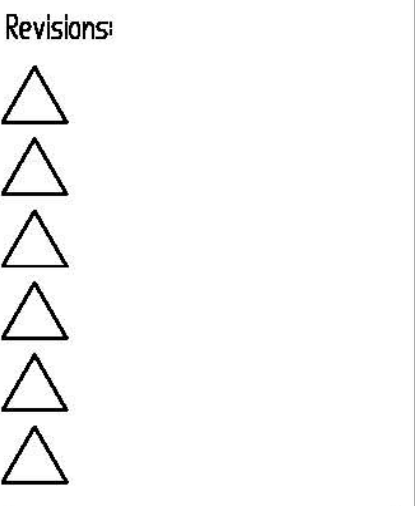
OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

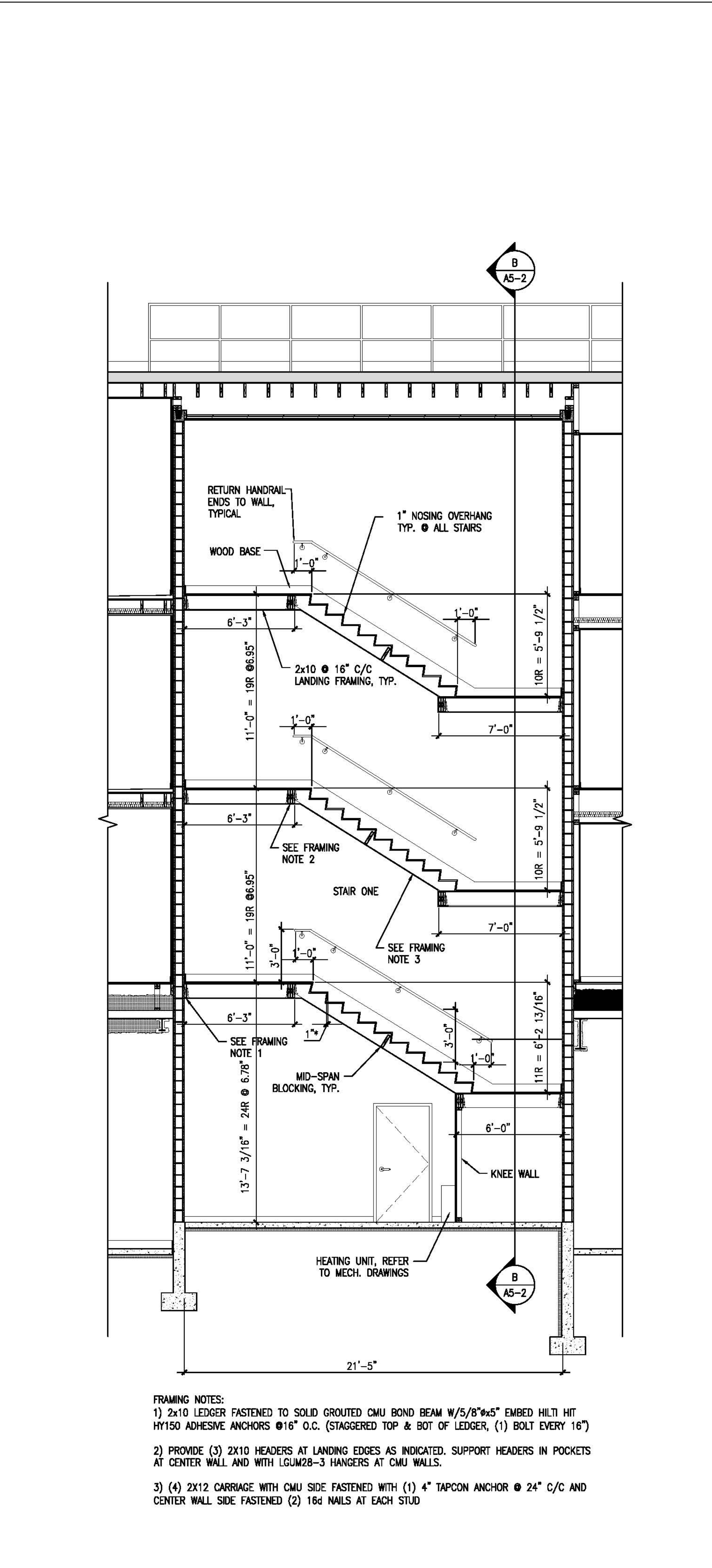
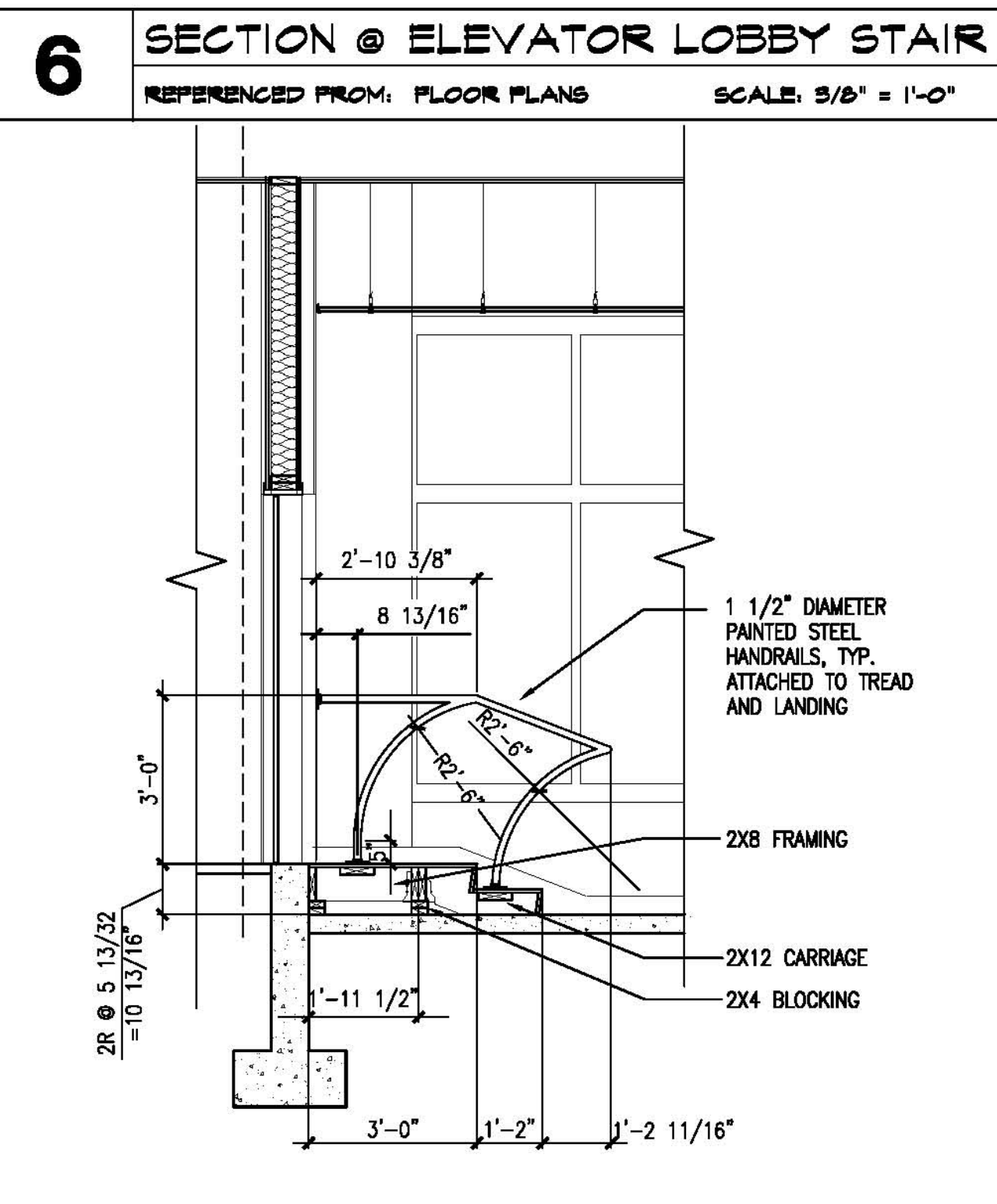
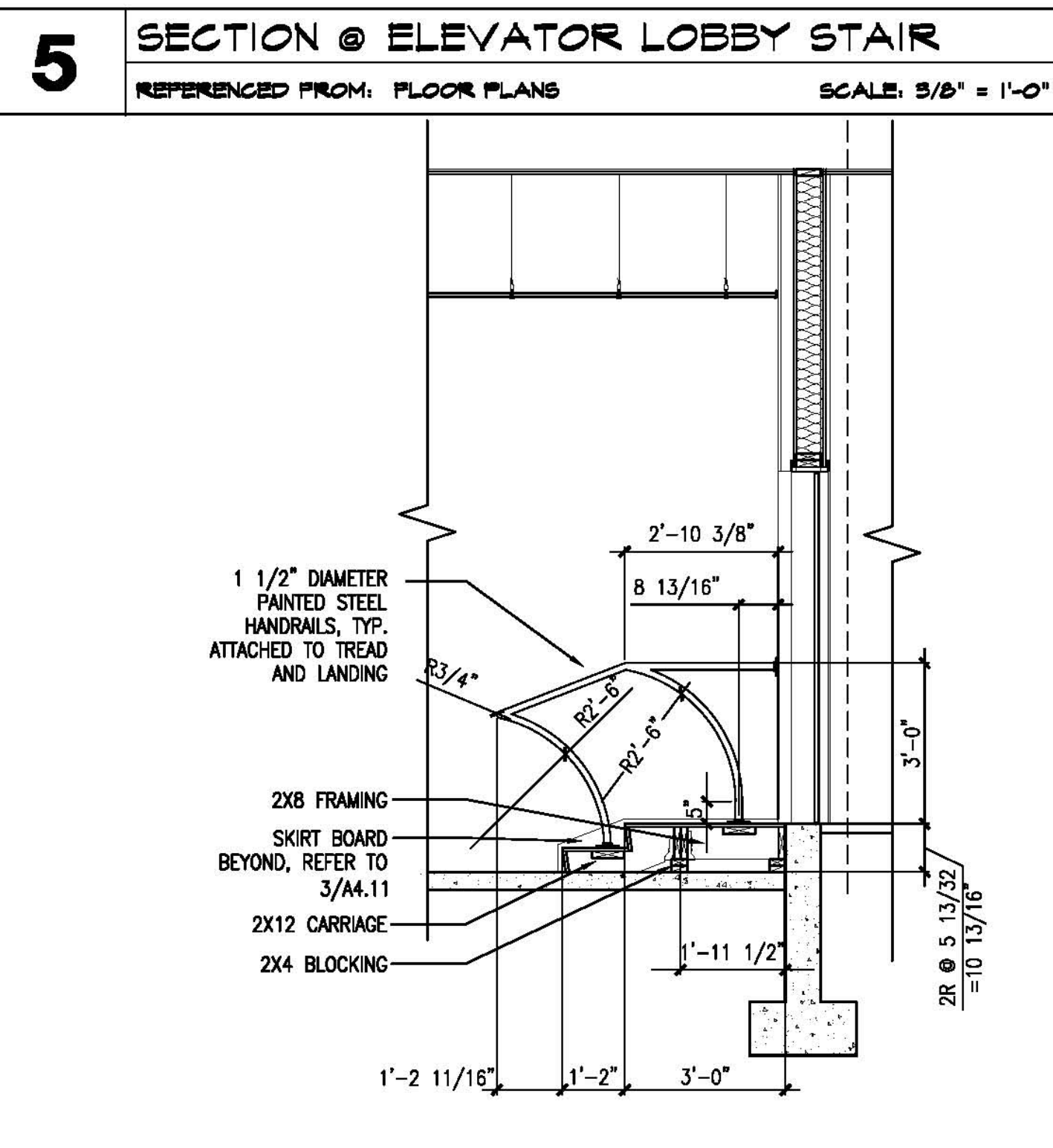
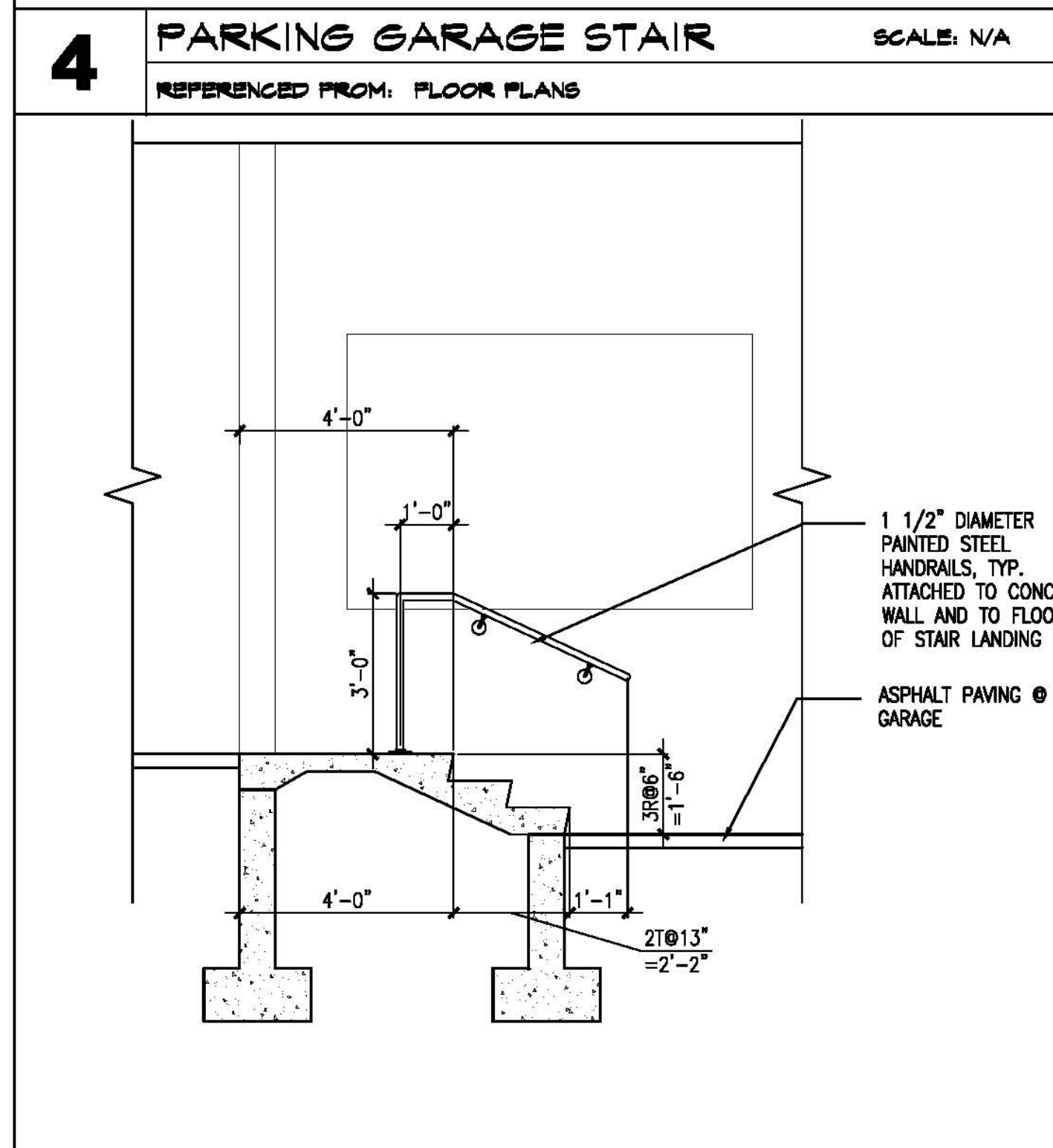
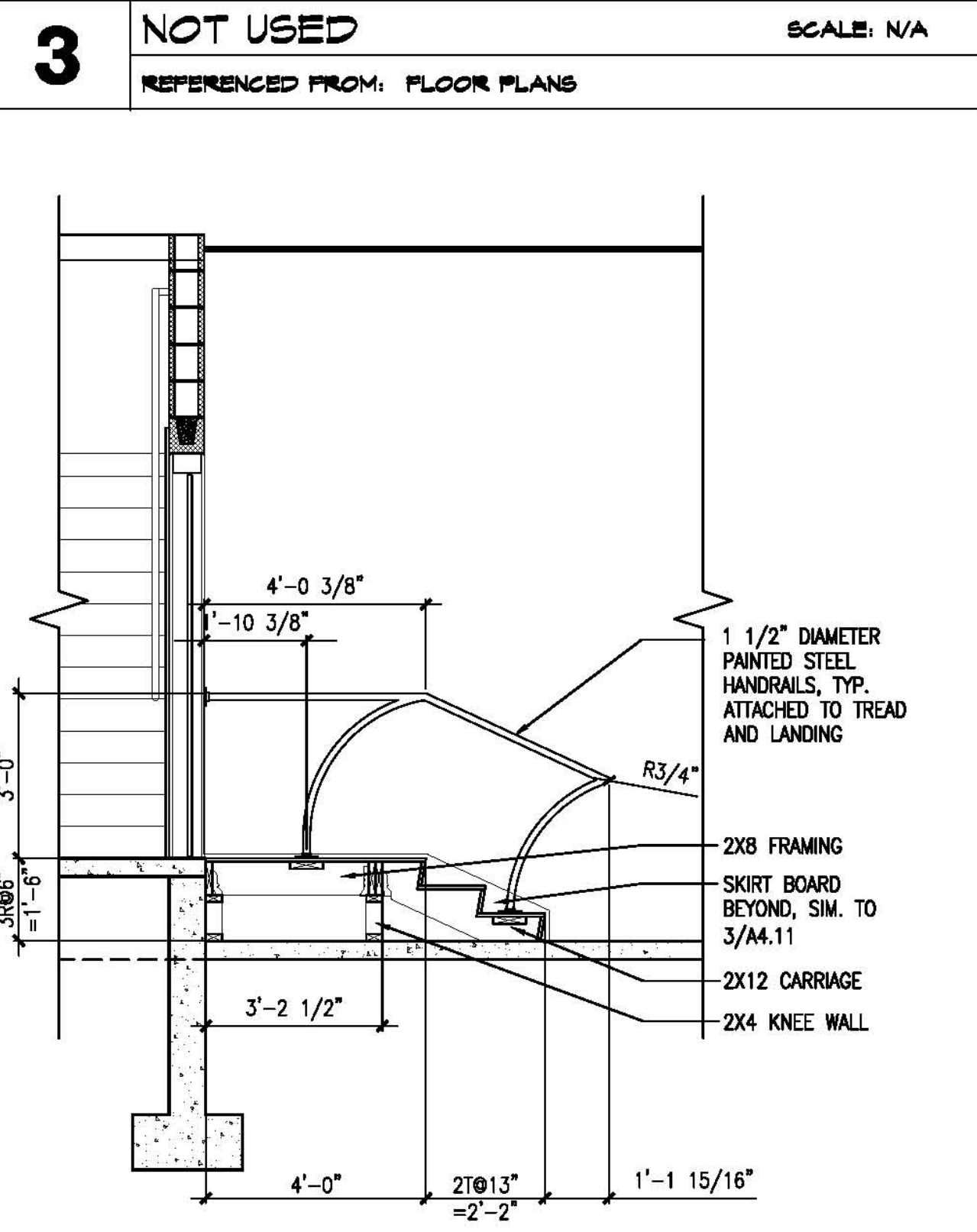
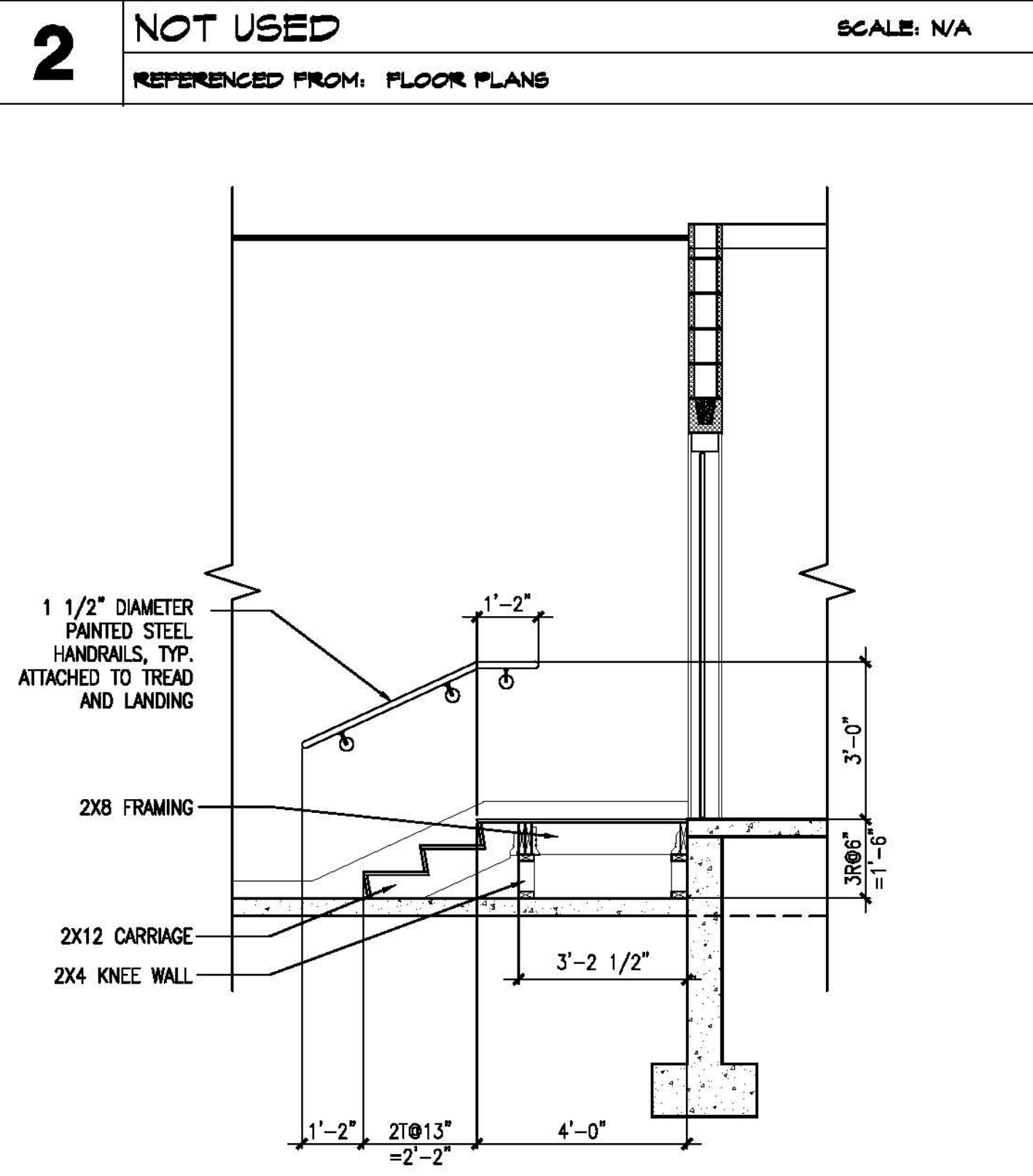
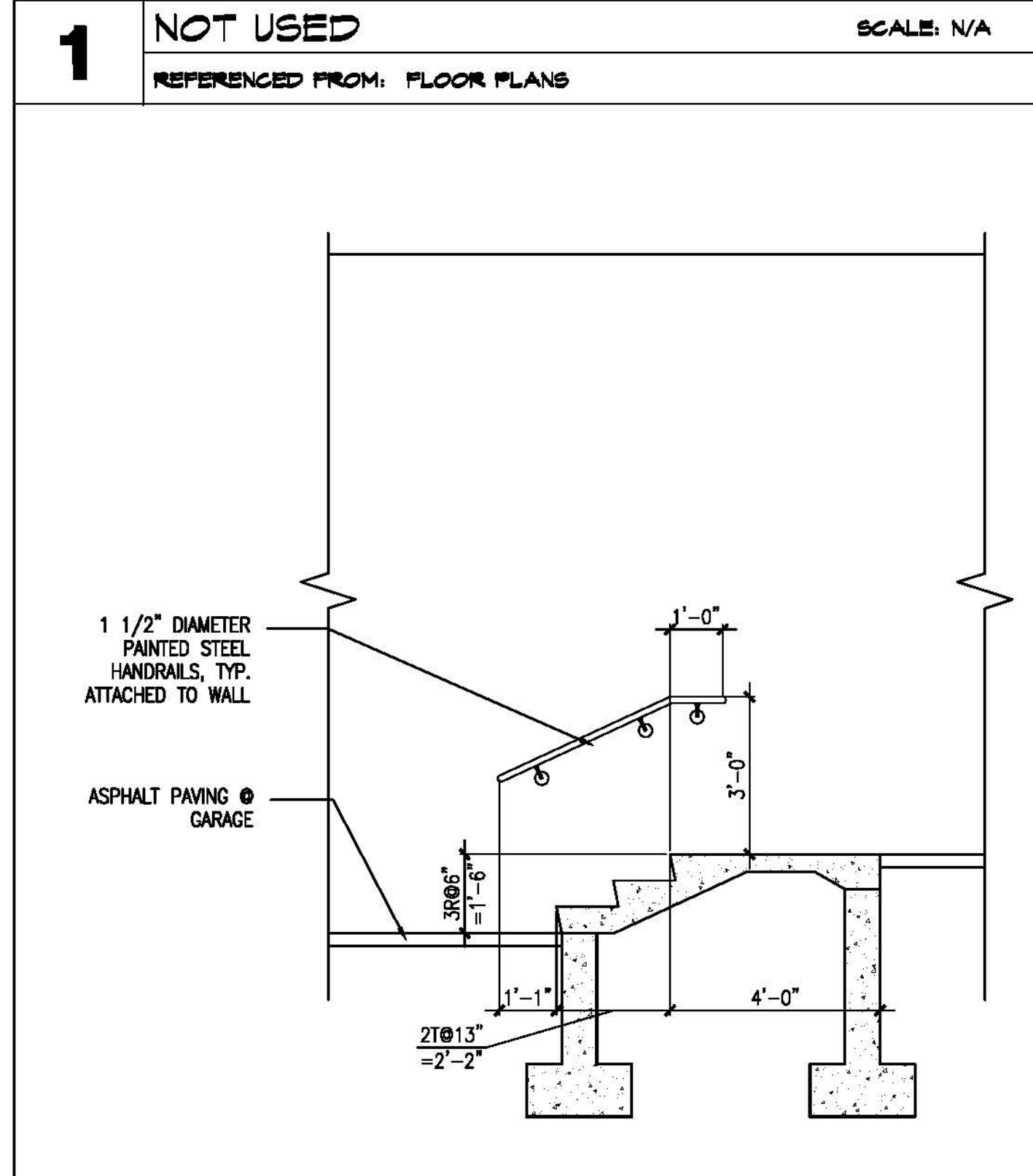
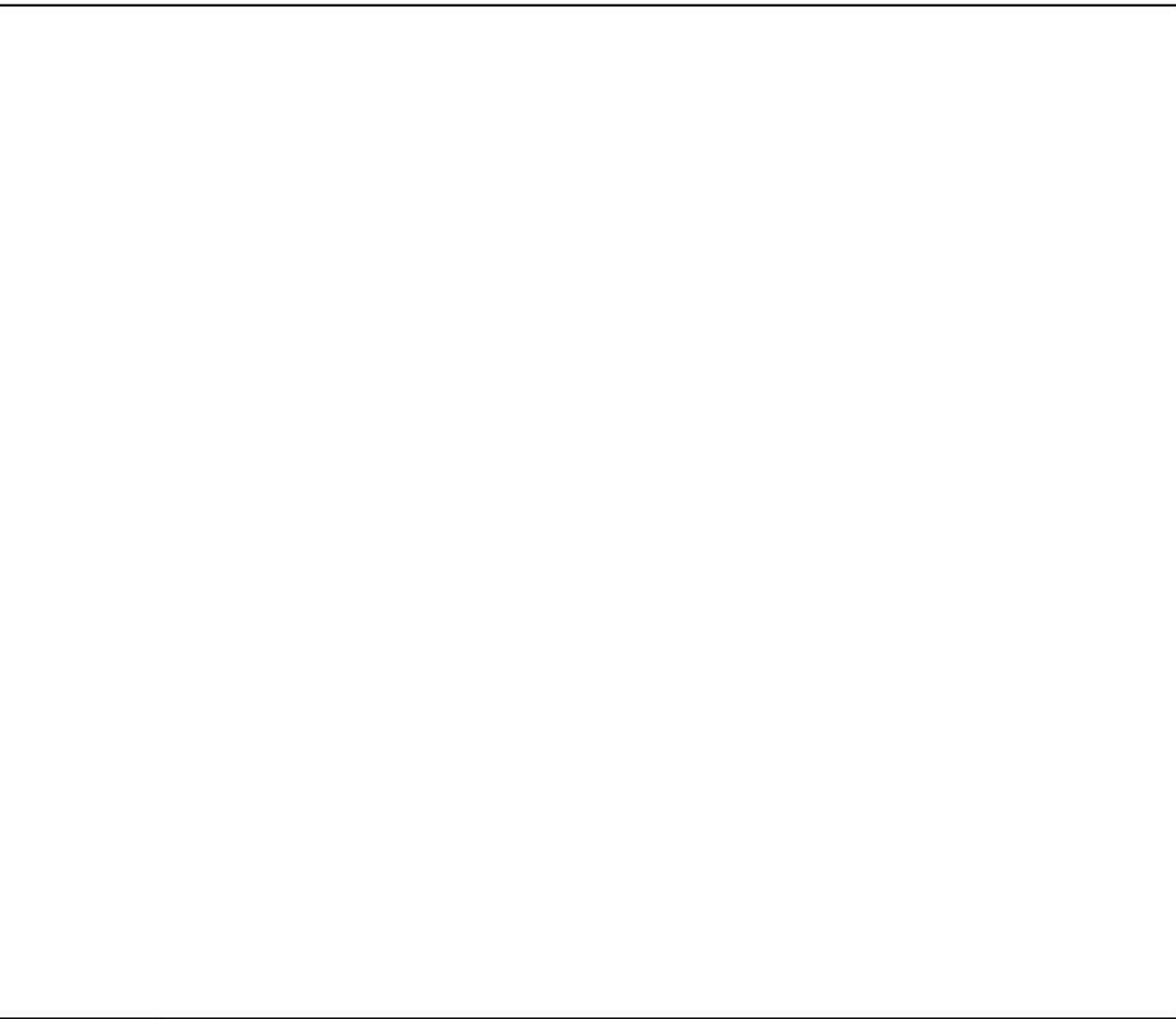
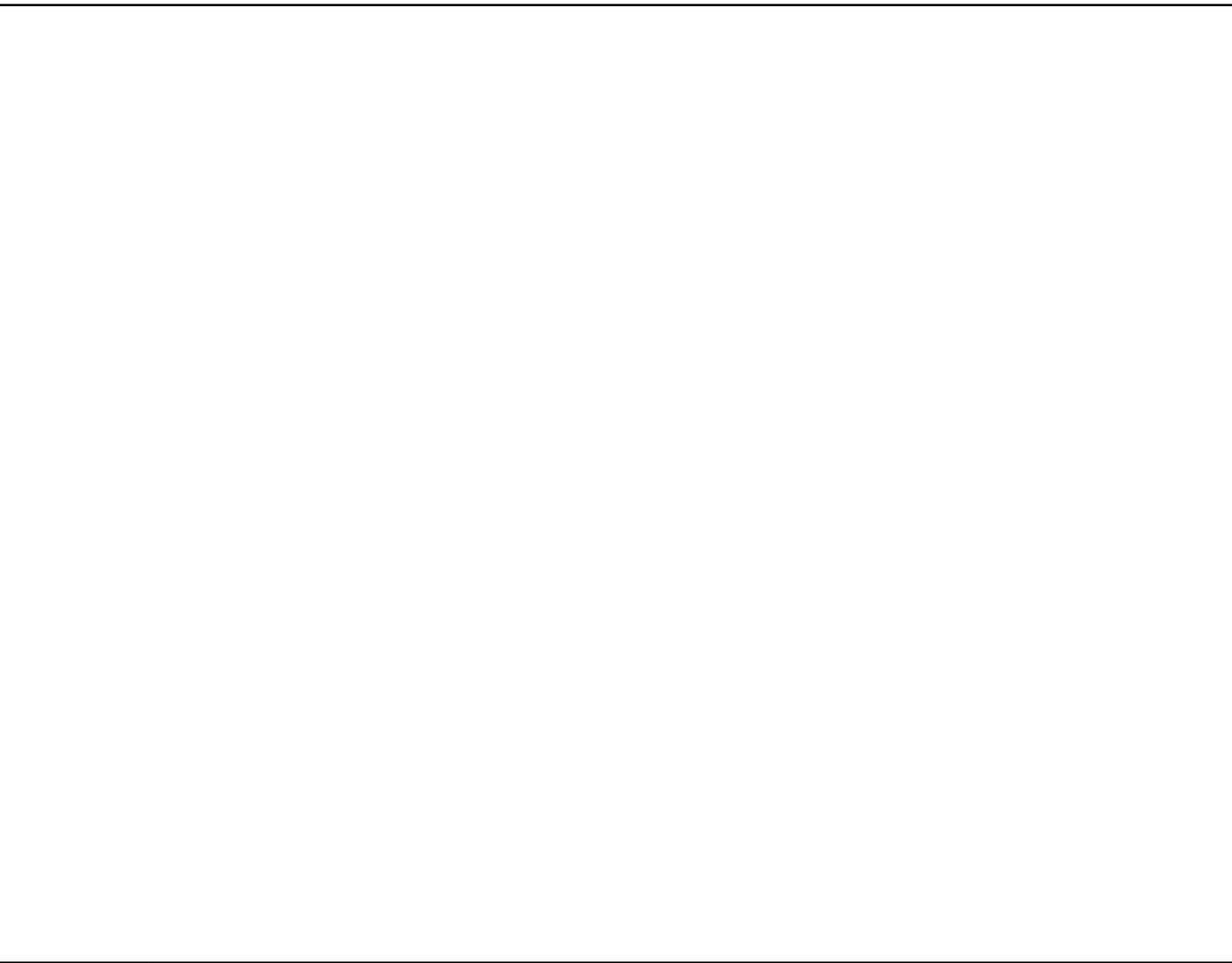
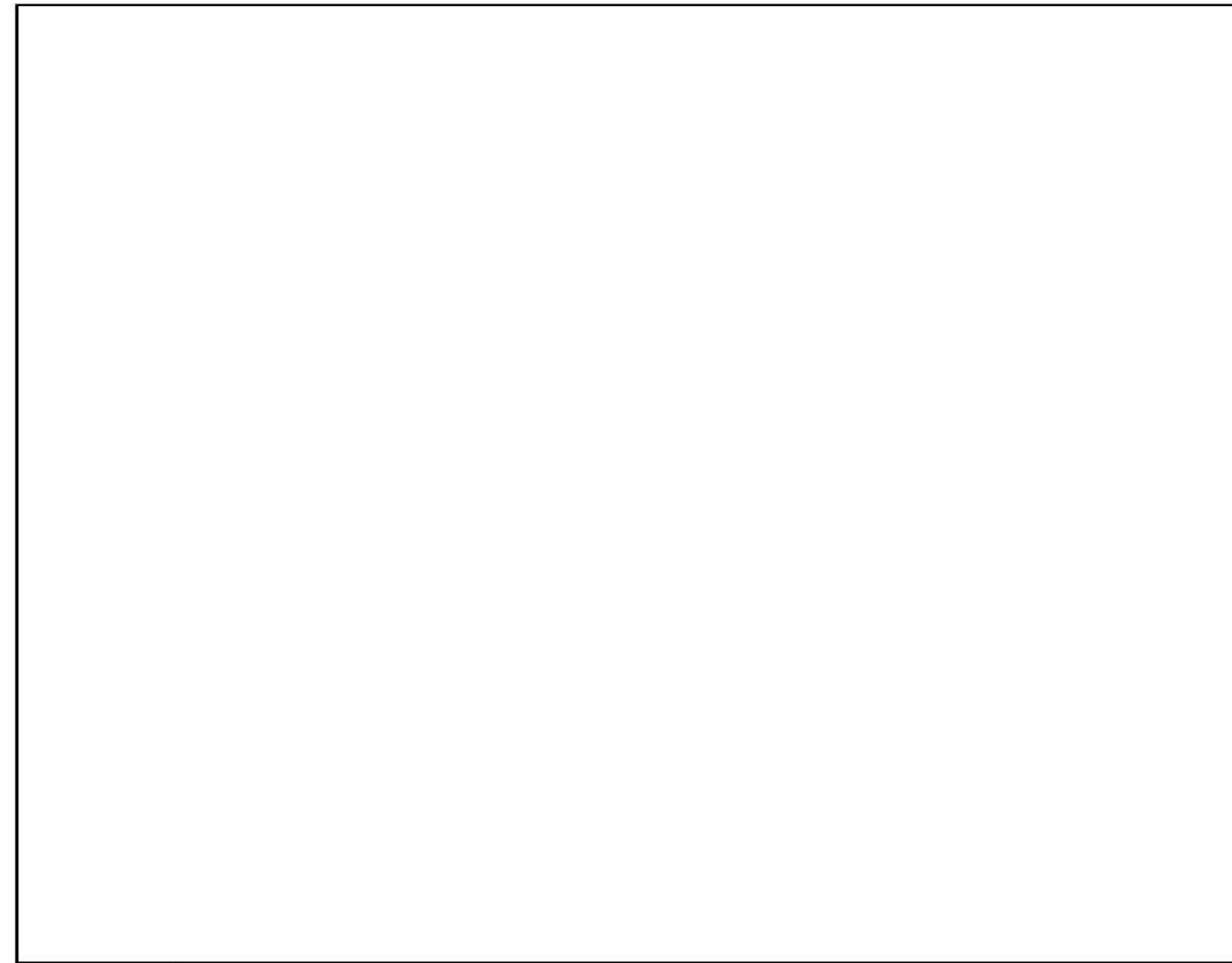
Drawing Title:
STAIR SECTIONS AND DETAILS

Scale: AS NOTED
Date: October 25, 2010



Drawing Number:

A6.1



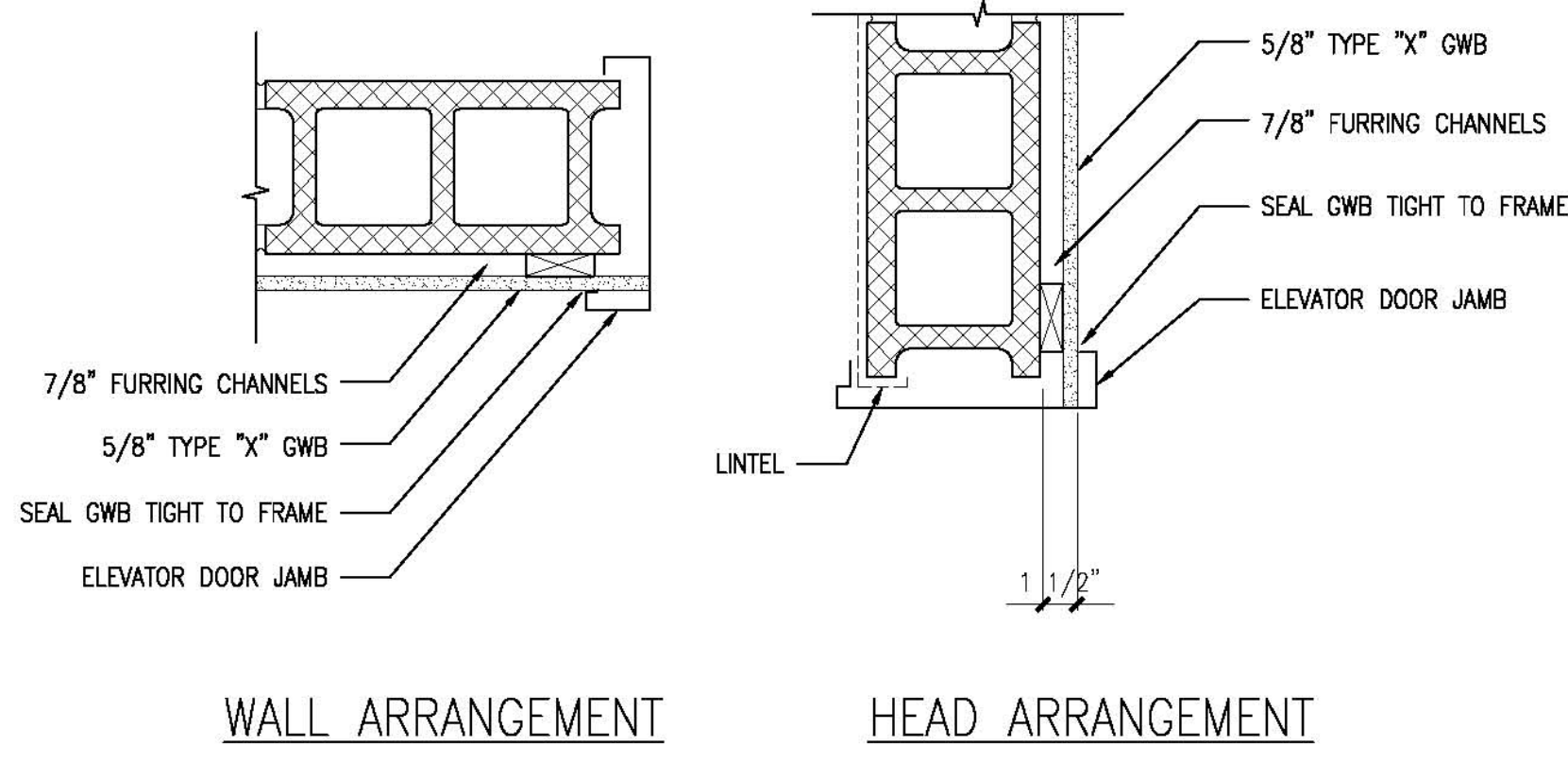
FRAMING NOTES:
1) 2x10 LEDGER FASTENED TO SOLID GROUTED CMU BOND BEAM W/5/8"x25" EMBED HILTI HIT HY150 ADHESIVE ANCHORS @16" O.C. (STAGGERED TOP & BOT OF LEDGER, (1) BOLT EVERY 16")
2) PROVIDE (3) 2X10 HEADERS AT LANDING EDGES AS INDICATED. SUPPORT HEADERS IN POCKETS AT CENTER WALL AND WITH LGUM28-3 HANGERS AT CMU WALLS.
3) (4) 2X12 CARRIAGE WITH CMU SIDE FASTENED WITH (1) 4" TAPCON ANCHOR @ 24" C/C AND CENTER WALL SIDE FASTENED (2) 16d NAILS AT EACH STUD

7 PARKING GARAGE STAIR SCALE: N/A REFERENCED FROM: FLOOR PLANS

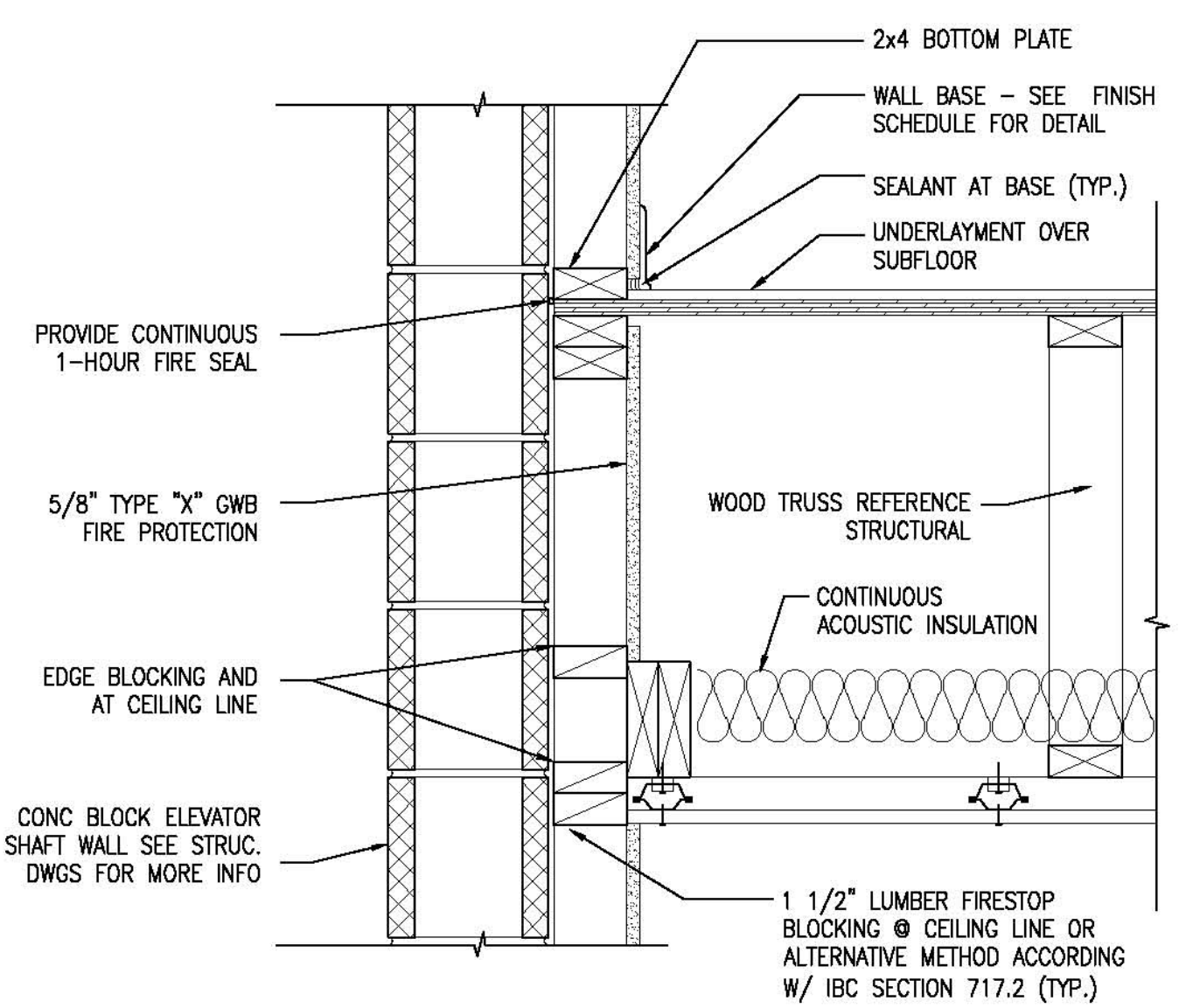
8 SECTION @ GALLERY EXIT STAIR SCALE: 3/8" = 1'-0" REFERENCED FROM: FLOOR PLANS

9 SECTION @ GALLERY EXIT STAIR SCALE: 3/8" = 1'-0" REFERENCED FROM: FLOOR PLANS

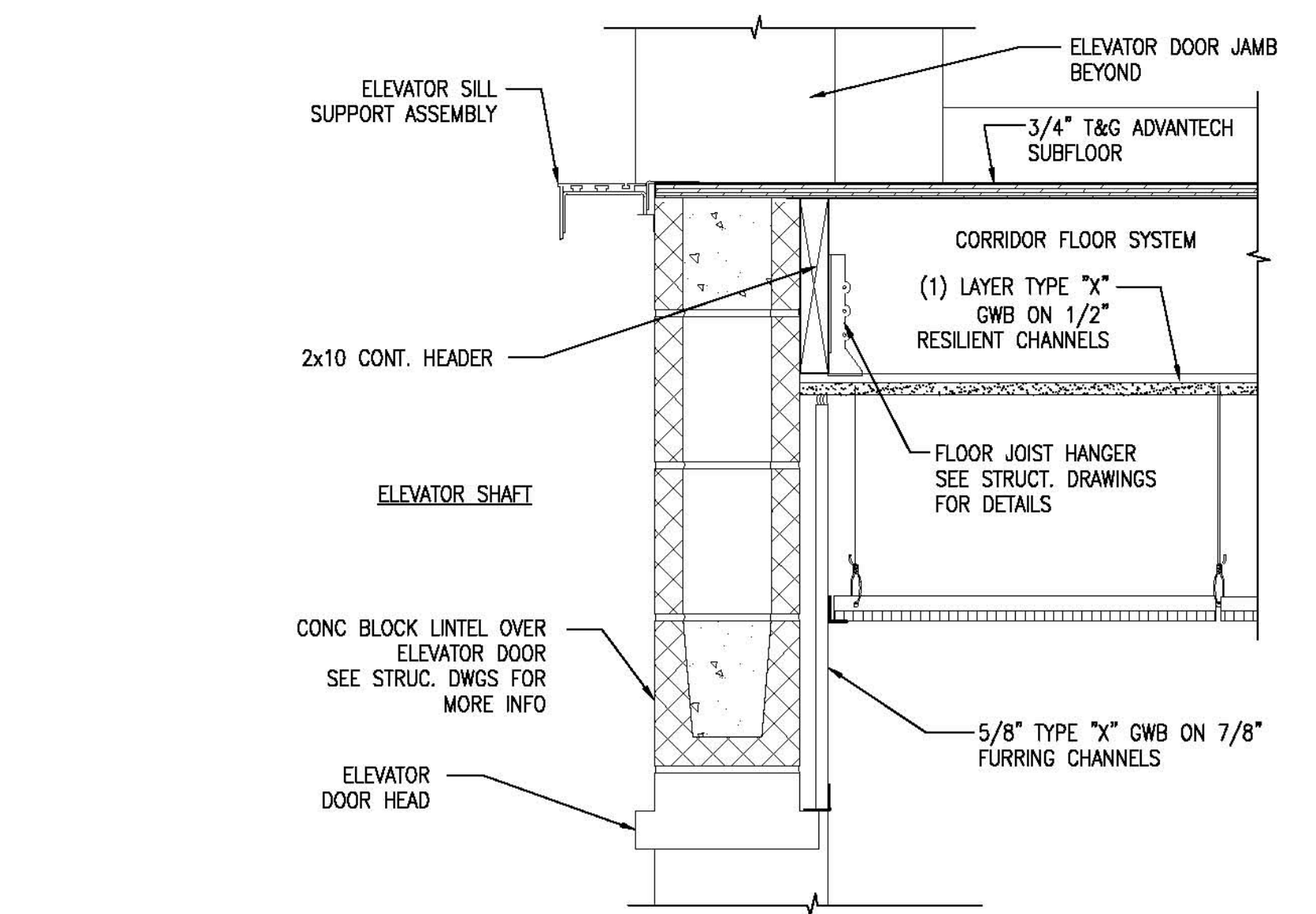
F STAIR ONE SECTION F SCALE: 1/4" = 1'-0" REFERENCED FROM: A6.3



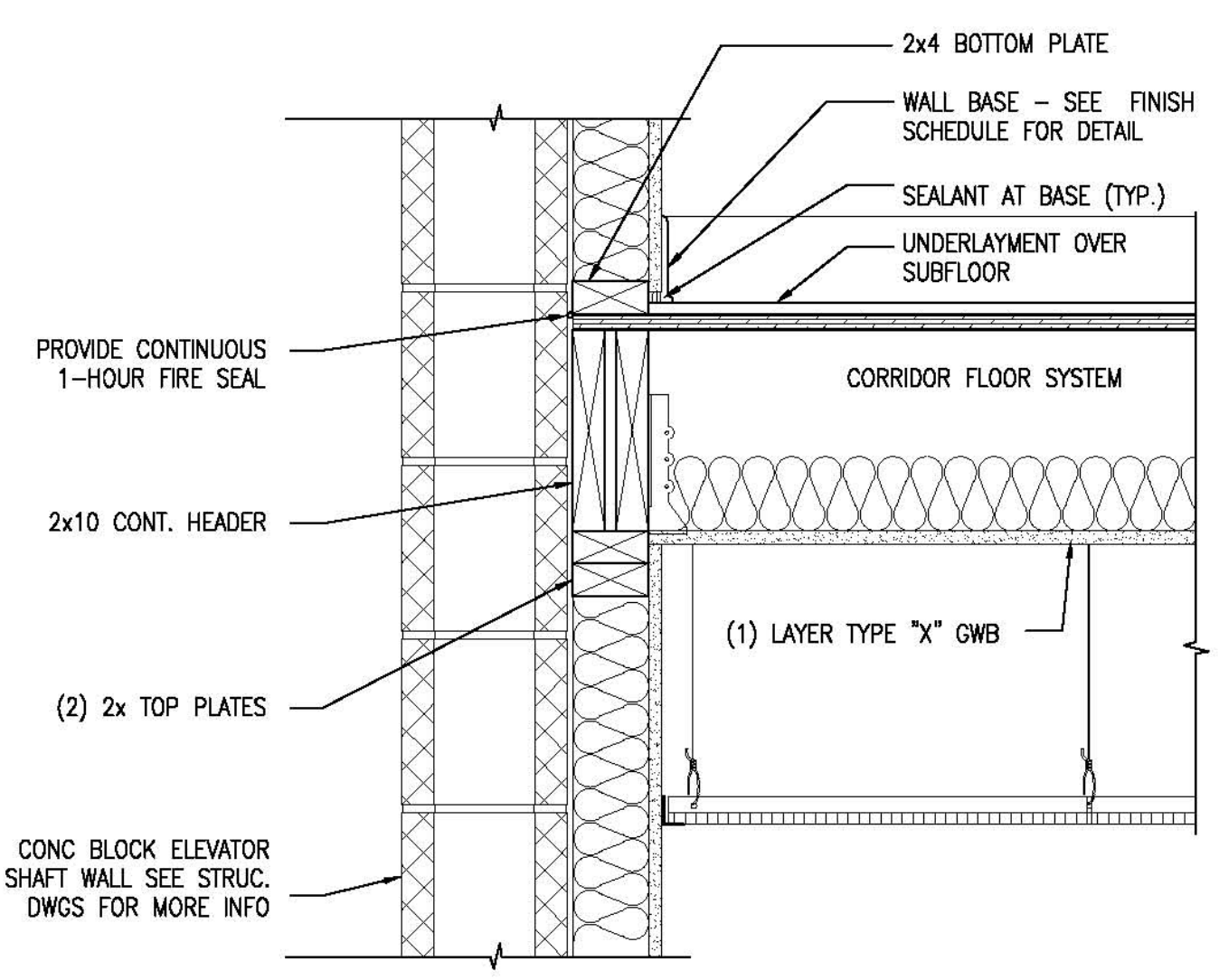
1 TYPICAL ELEVATOR DOOR JAMB
 REFERENCED FROM: N/A
 SCALE: 1/2" = 1'-0"



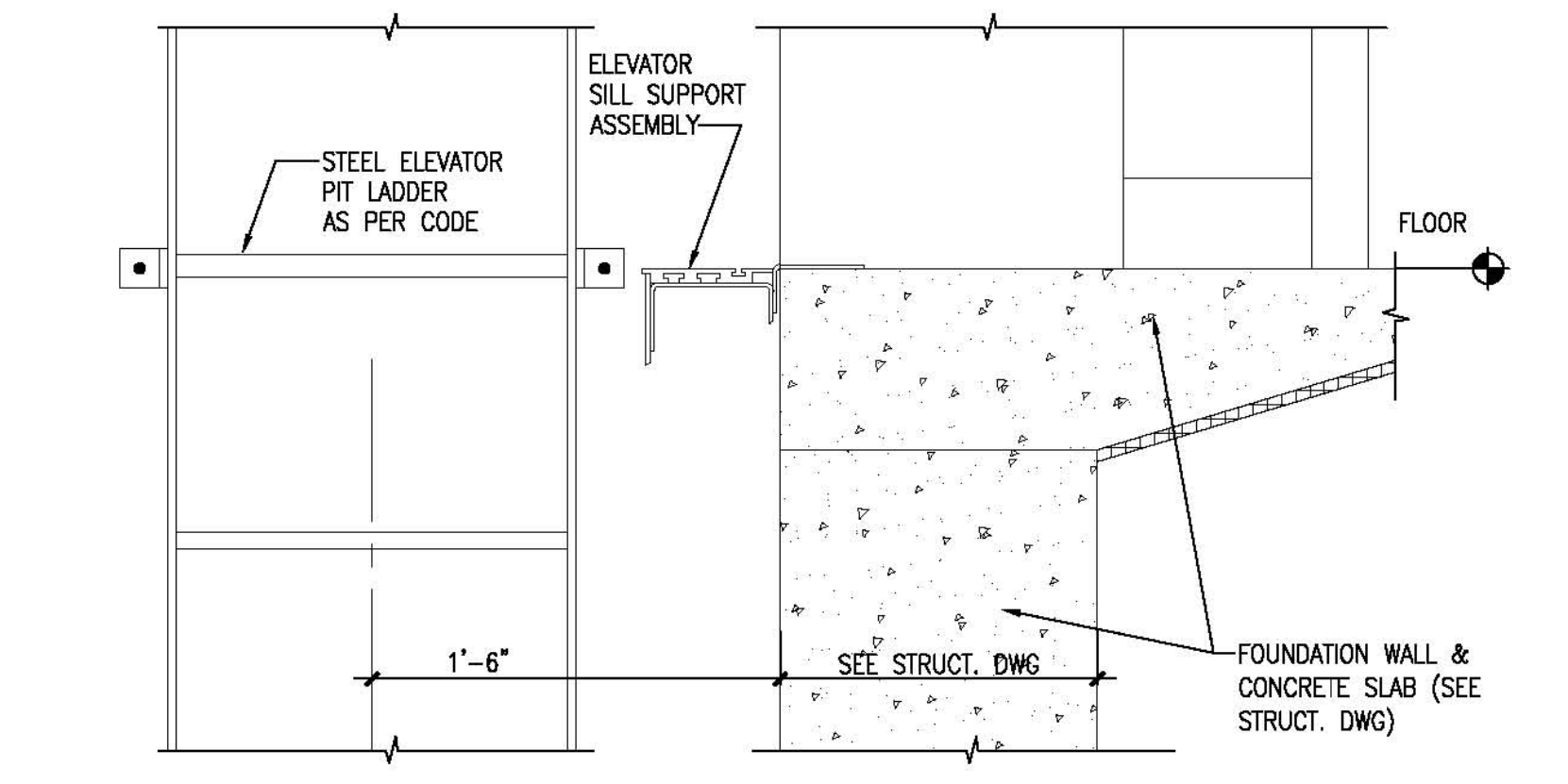
2 SECTION @ TRUSS/SHAFT FLOOR INTERSECTION
 REFERENCED FROM: F / A6.2
 SCALE: 1/2" = 1'-0"



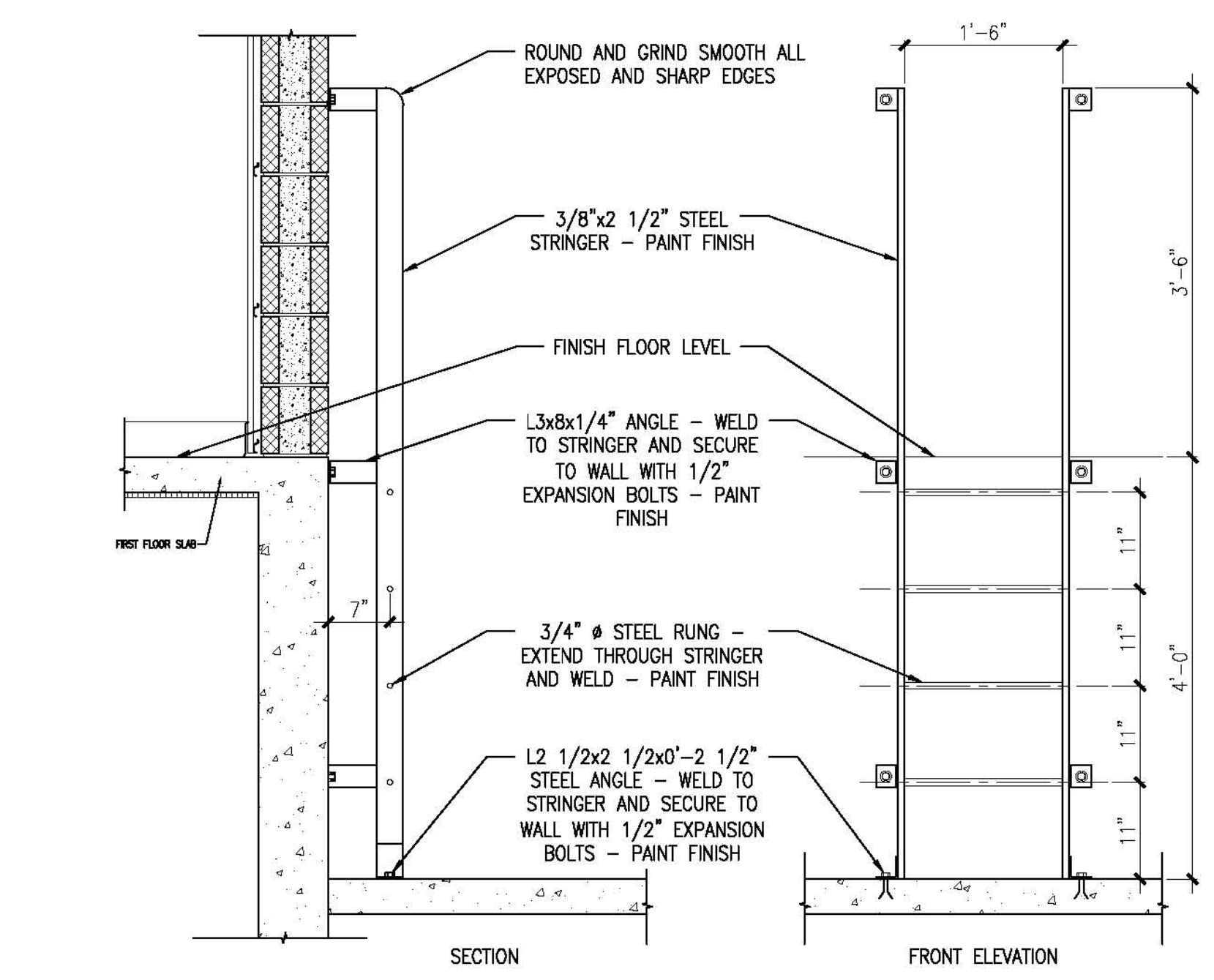
4 TYPICAL ELEVATOR DOOR HEAD AND SILL
 REFERENCED FROM: F / A6.2
 SCALE: 1/2" = 1'-0"



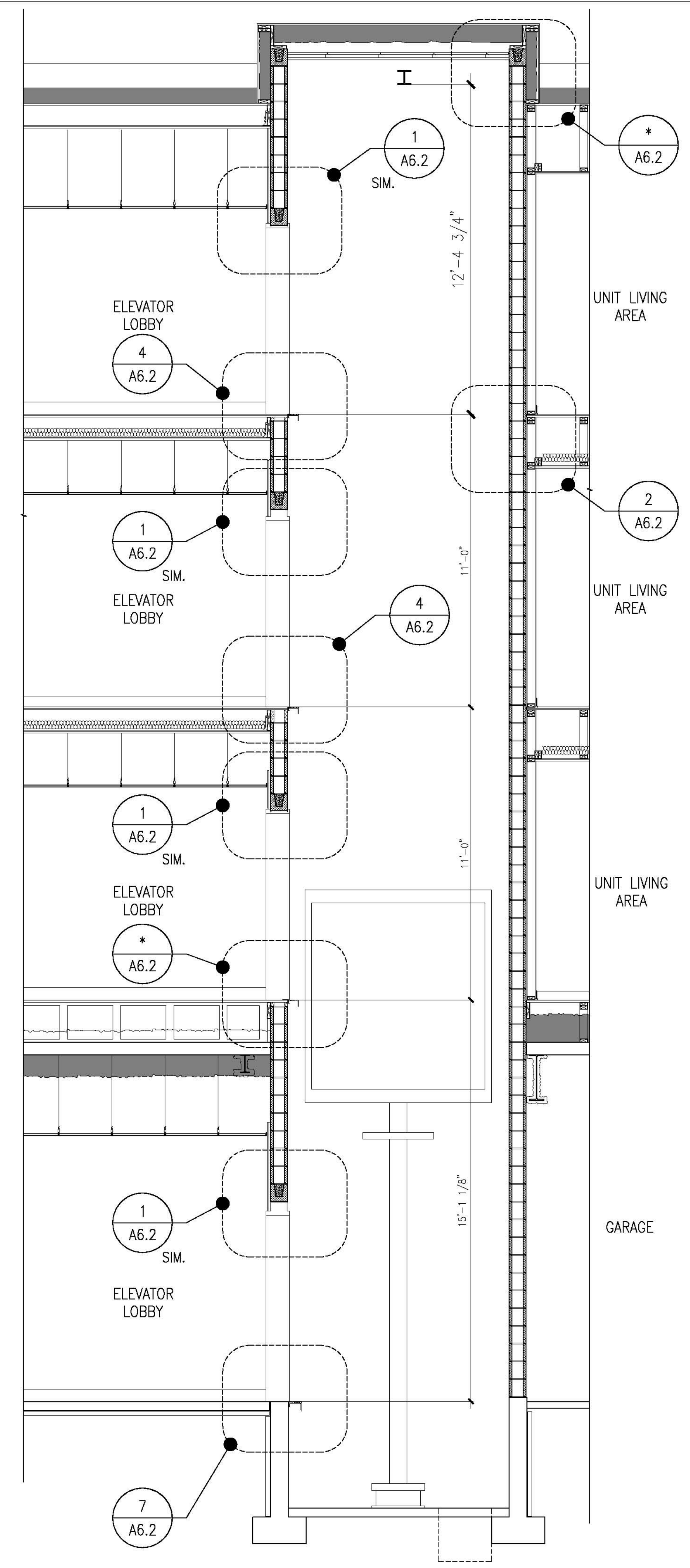
5 SECTION @ ELEVATOR LOBBY SHAFT/FLOOR INTERSECTION
 REFERENCED FROM: N/A
 SCALE: 1/2" = 1'-0"



7 FIRST FLOOR ELEVATOR DOOR SILL
 REFERENCED FROM: N/A
 SCALE: 1/2" = 1'-0"



8 TYPICAL ELEVATOR PIT LADDER
 REFERENCED FROM: N/A
 SCALE: 3/4" = 1'-0"



F ELEVATOR SECTION
 REFERENCED FROM: A6.2
 SCALE: 3/8" = 1'-0"

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REGISTERED ARCHITECT
 BENEDICT R. WALTER
 NO. 1947
 STATE OF MAINE

Owner:
AVESTA OAK STREET LP
 307 CUMBERLAND AVE
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Contractor:
WRIGHT-RYAN CONSTRUCTION
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 PORTLAND, ME 04101
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OAK STREET LOFTS
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 PORTLAND, ME

Project No: 07.446.24E
 Drawing Title:
ELEVATOR SECTION AND DETAILS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

Drawing Number:
A6.2

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PORTLAND, ME

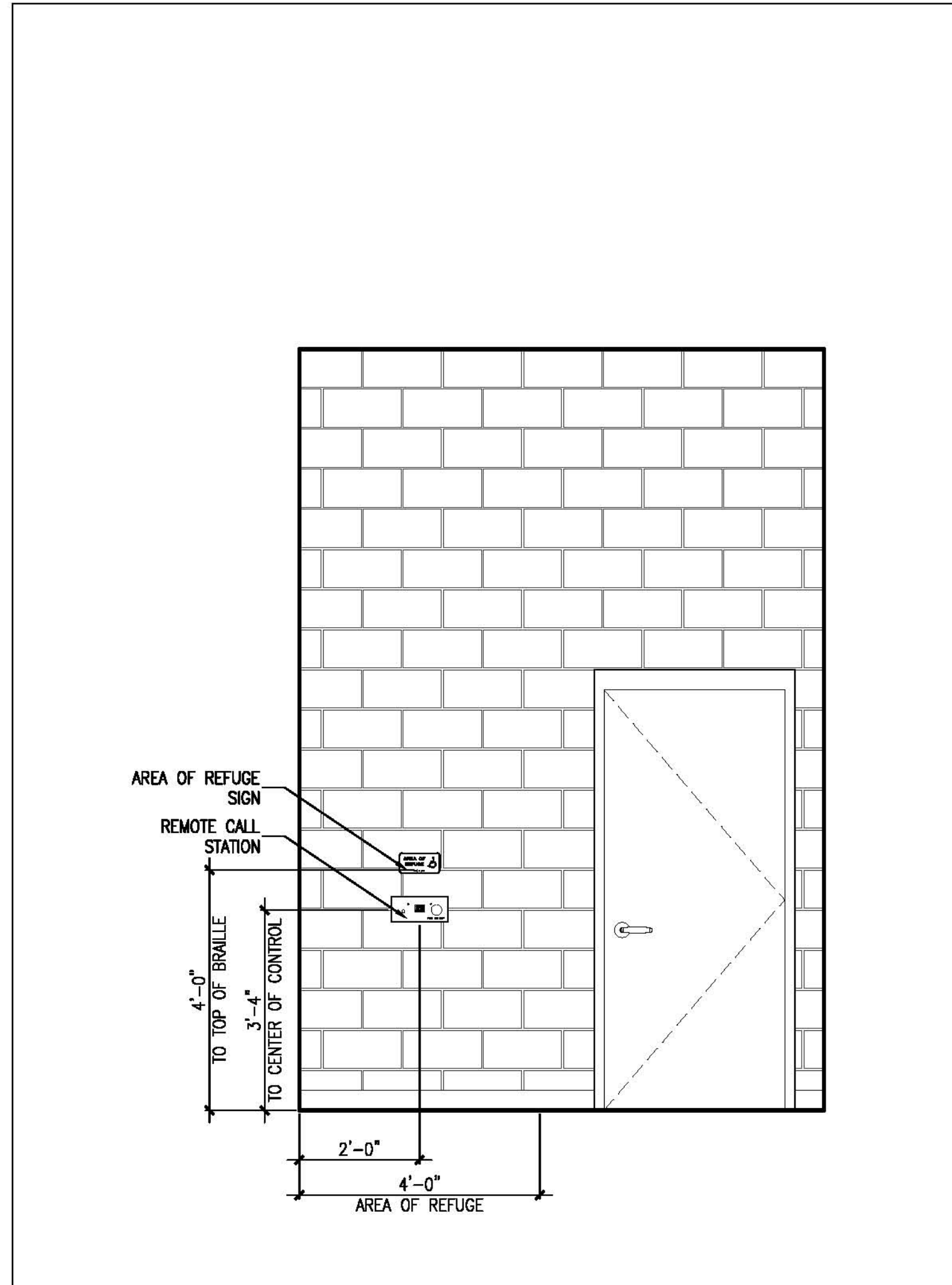
Project No: 07.446 24E

Drawing Title:
ENLARGED STAIR PLANS

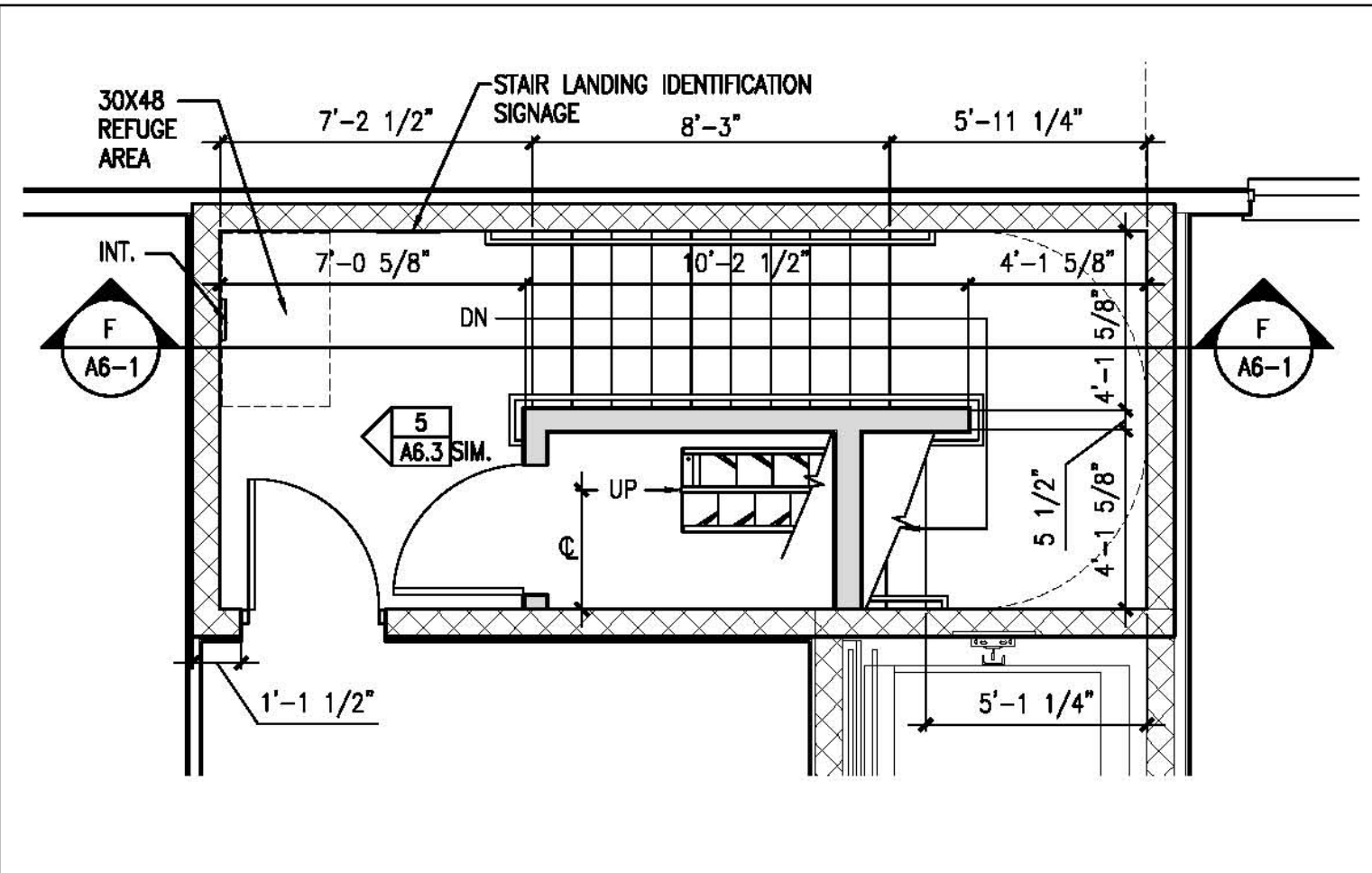
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Date: October 25, 2010
Revisions:

Drawing Number:
A6.3

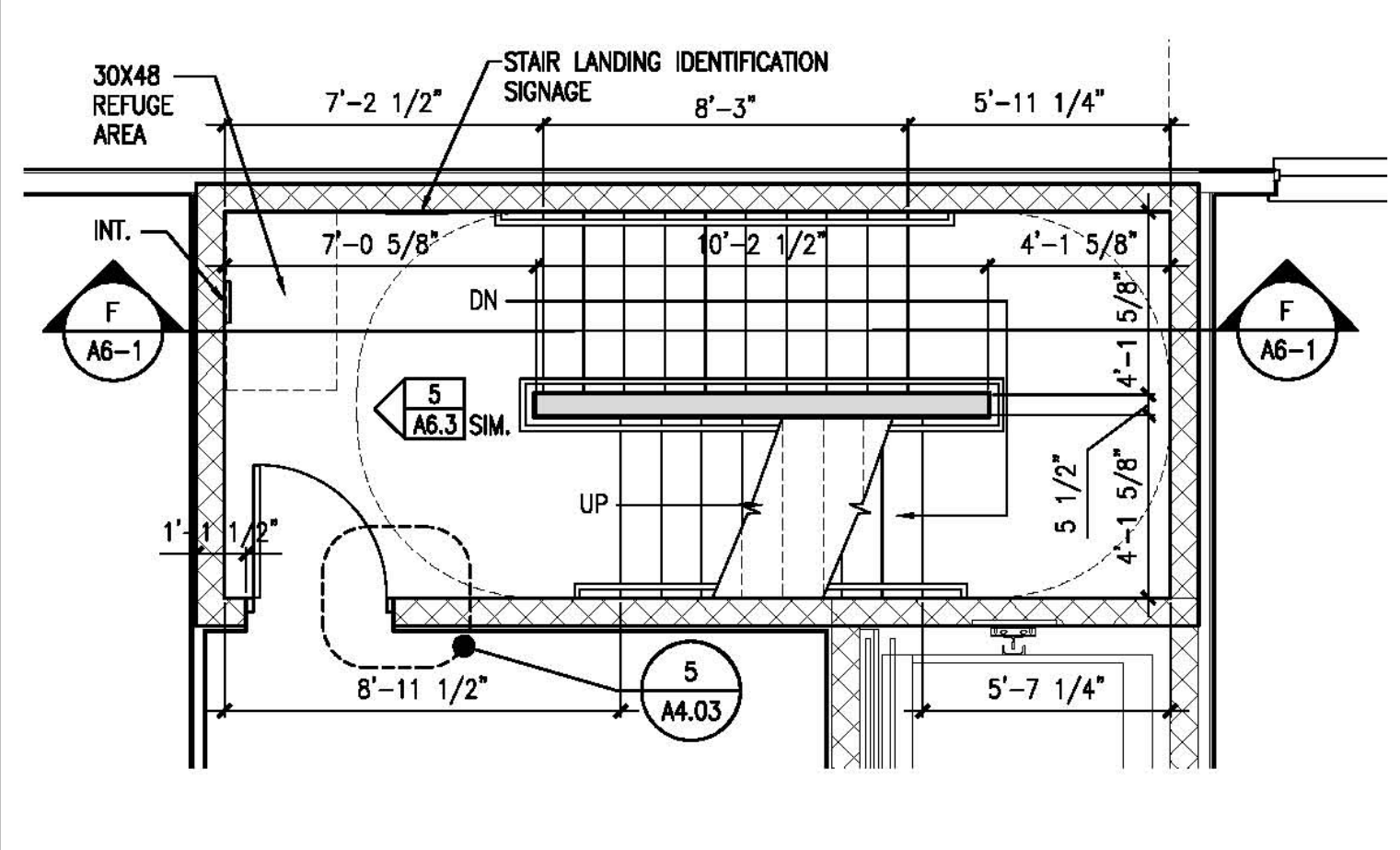
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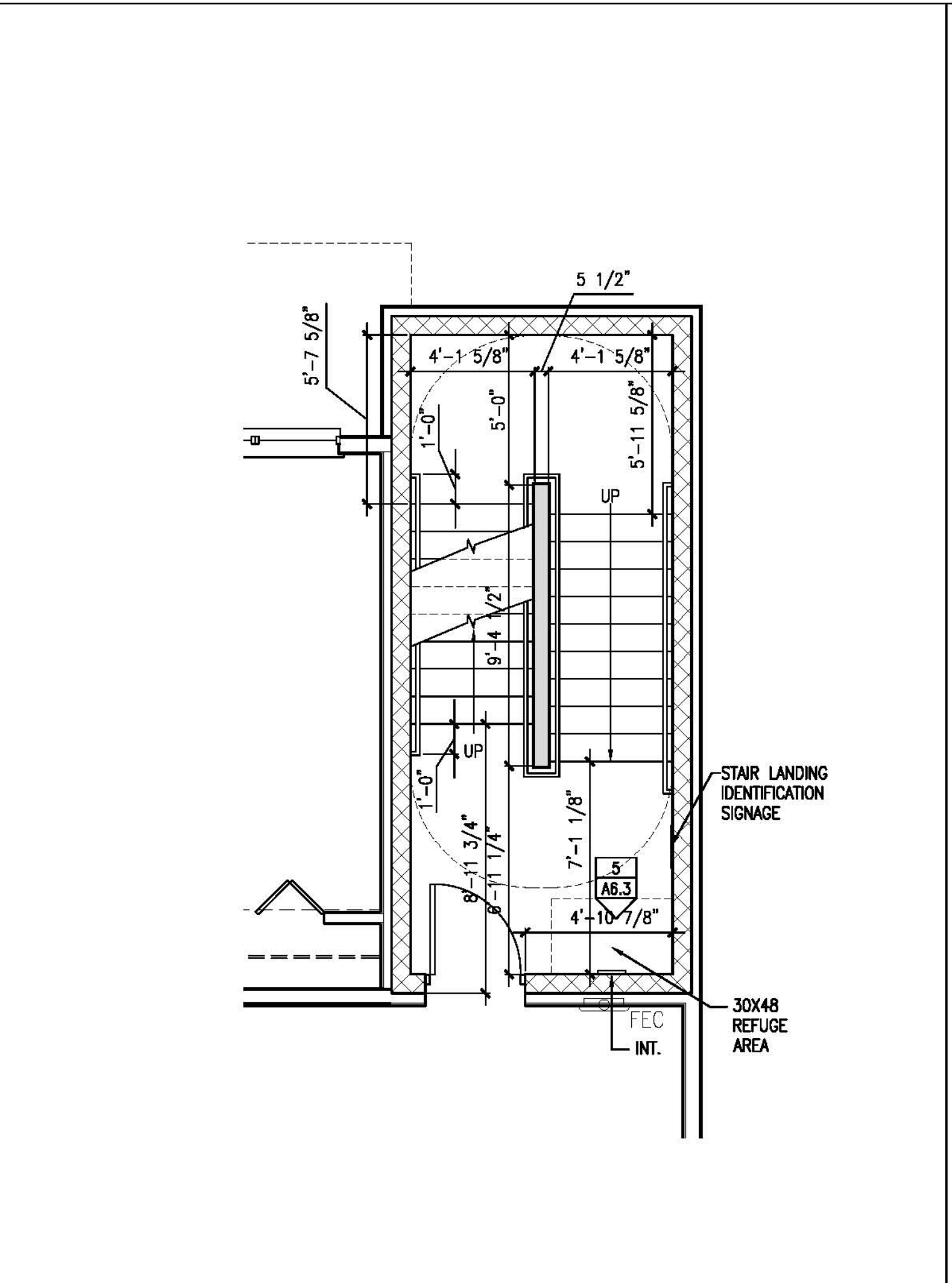
5 AREA OF REFUGE SIGNAGE LOCATION
REFERENCED FROM: SCALE: 1/2" = 1'-0"



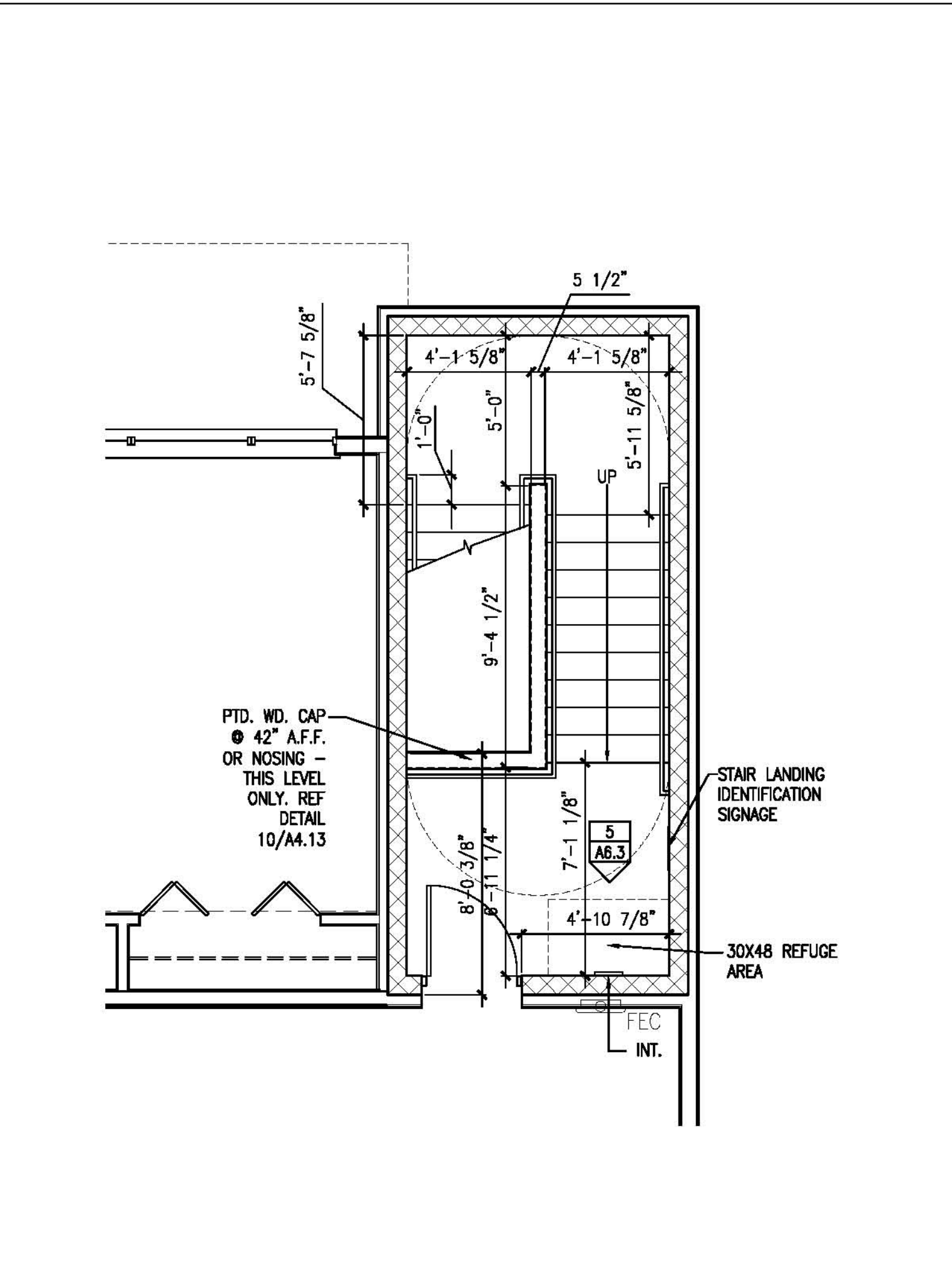
2 STAIR ONE FOURTH FLOOR
REFERENCED FROM: A1.4 SCALE: 1/4" = 1'-0"



6 STAIR ONE THIRD FLOOR
REFERENCED FROM: A1.3 SCALE: 1/4" = 1'-0"



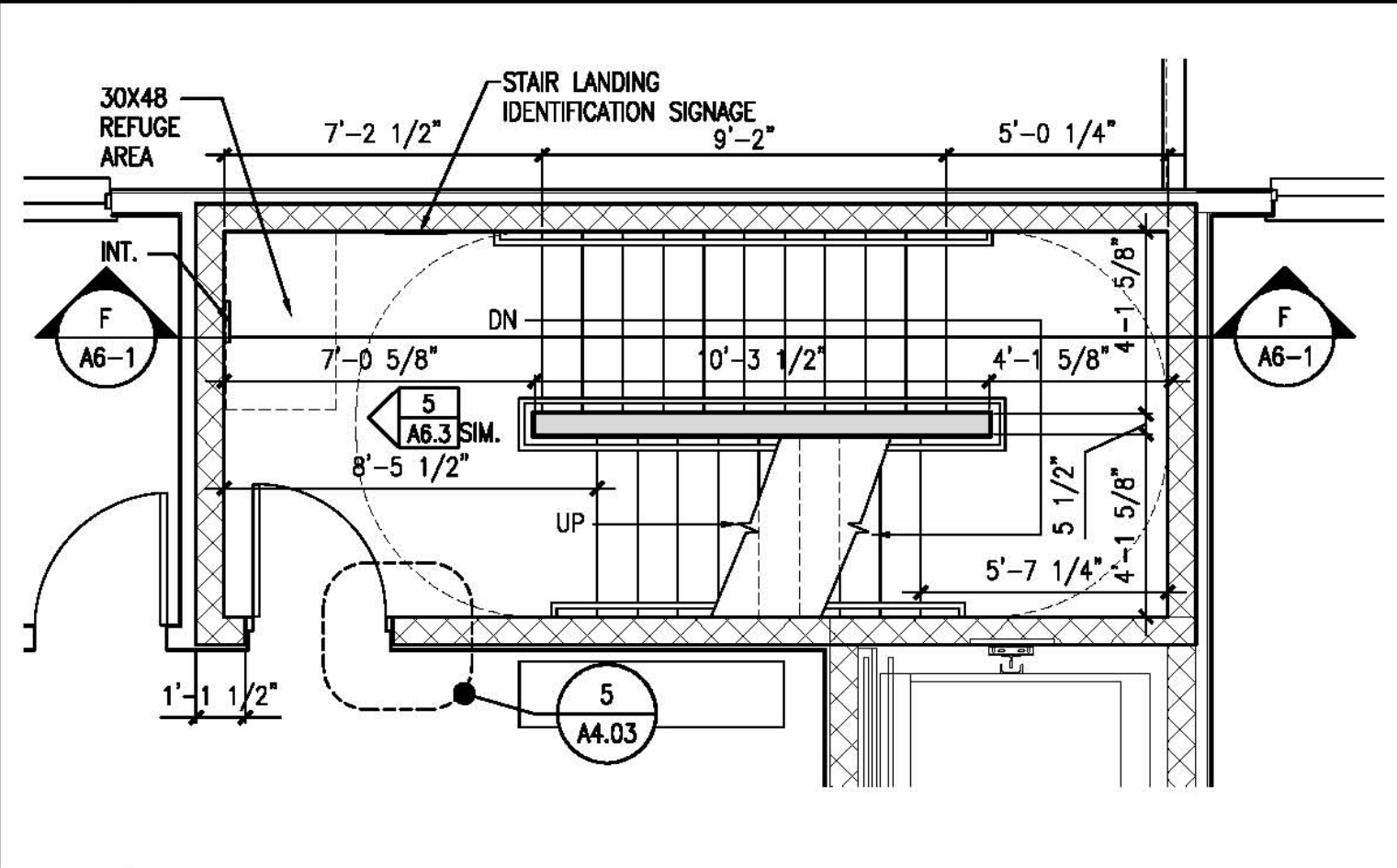
7 STAIR TWO THIRD FLOOR
REFERENCED FROM: A1.5 SCALE: 1/4" = 1'-0"



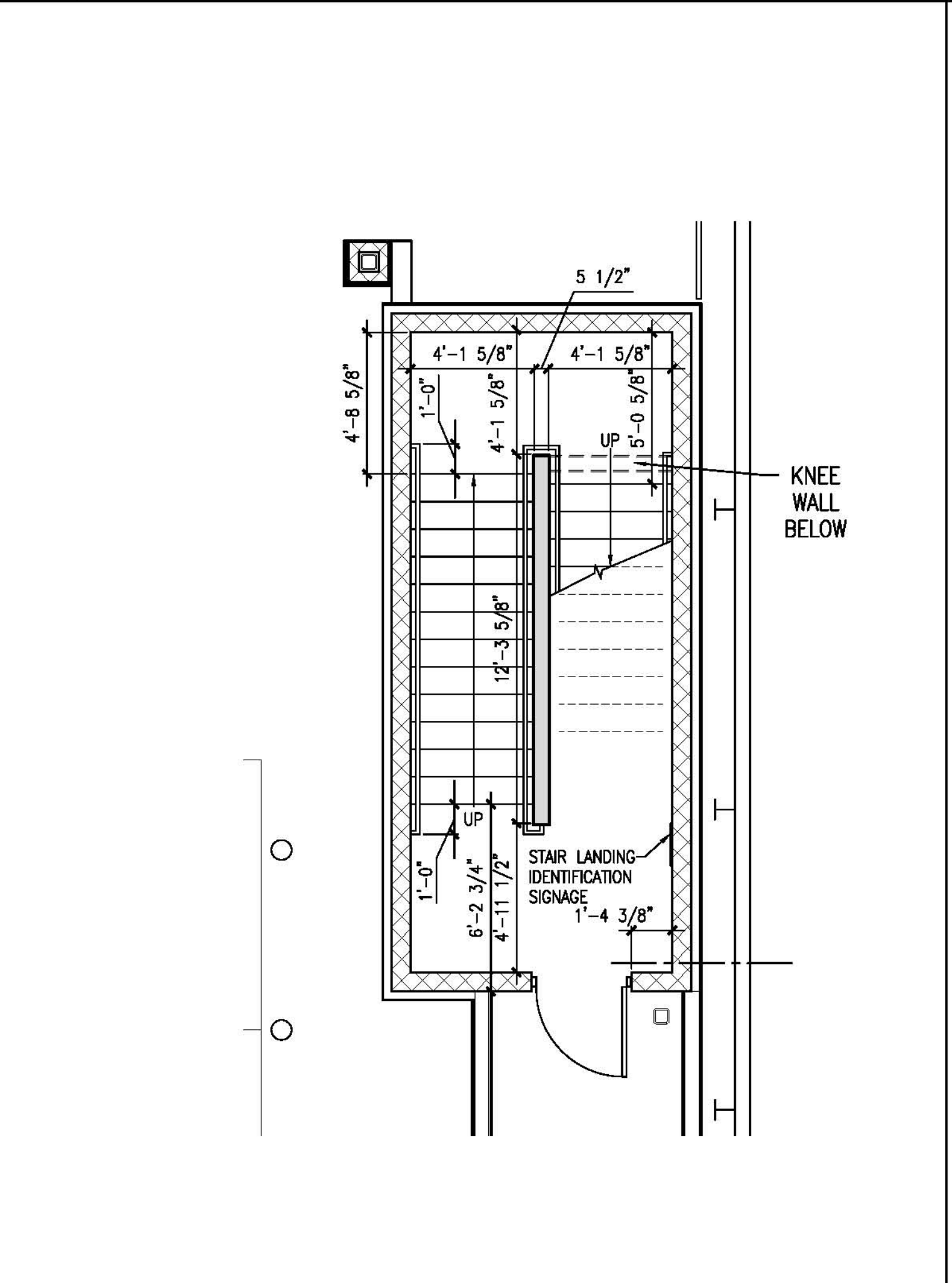
8 STAIR TWO FOURTH FLOOR
REFERENCED FROM: A1.4 SCALE: 1/4" = 1'-0"



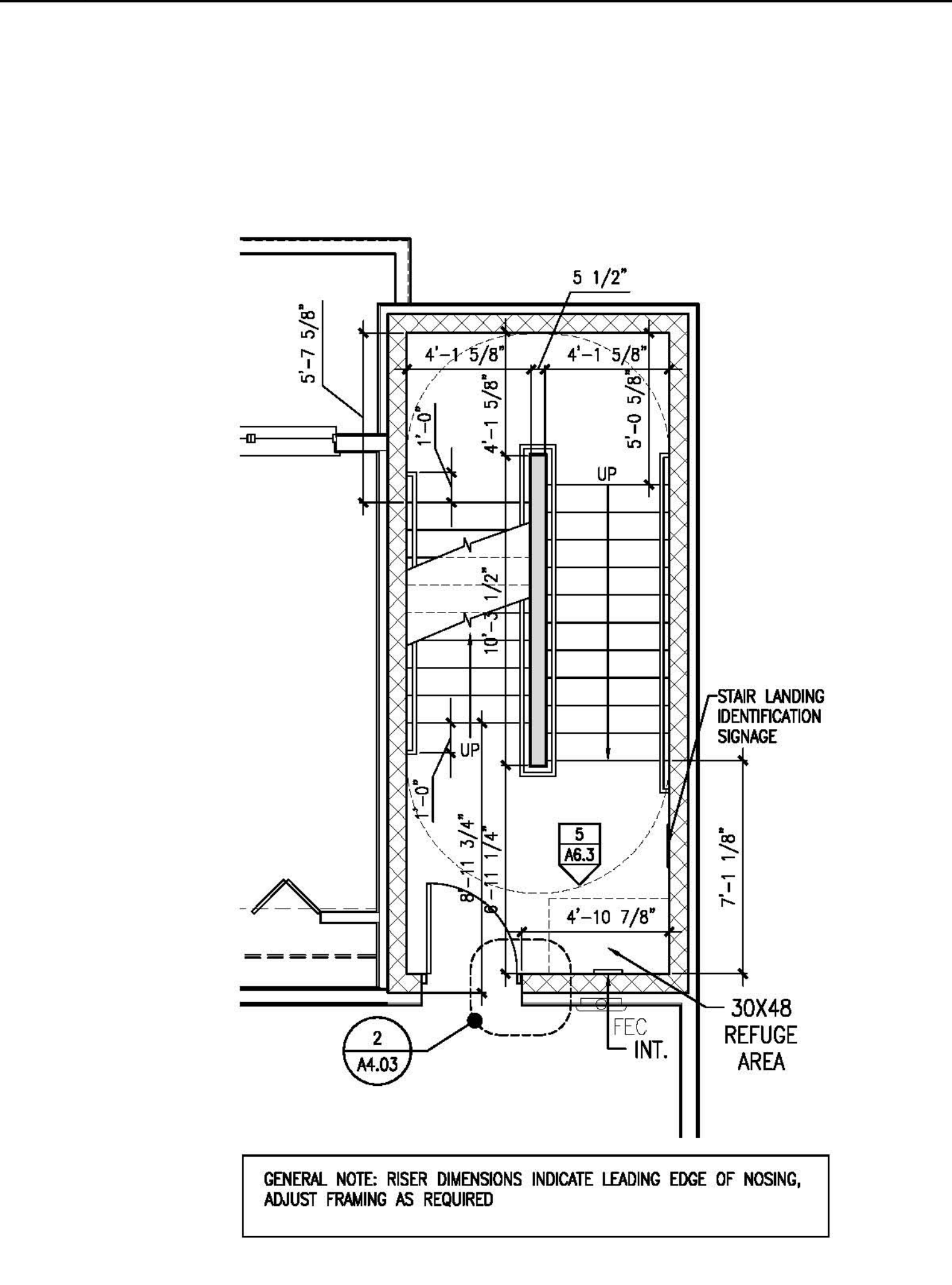
9 NOT USED
REFERENCED FROM: SCALE:



10 STAIR ONE SECOND FLOOR
REFERENCED FROM: A1.2 SCALE: 1/4" = 1'-0"



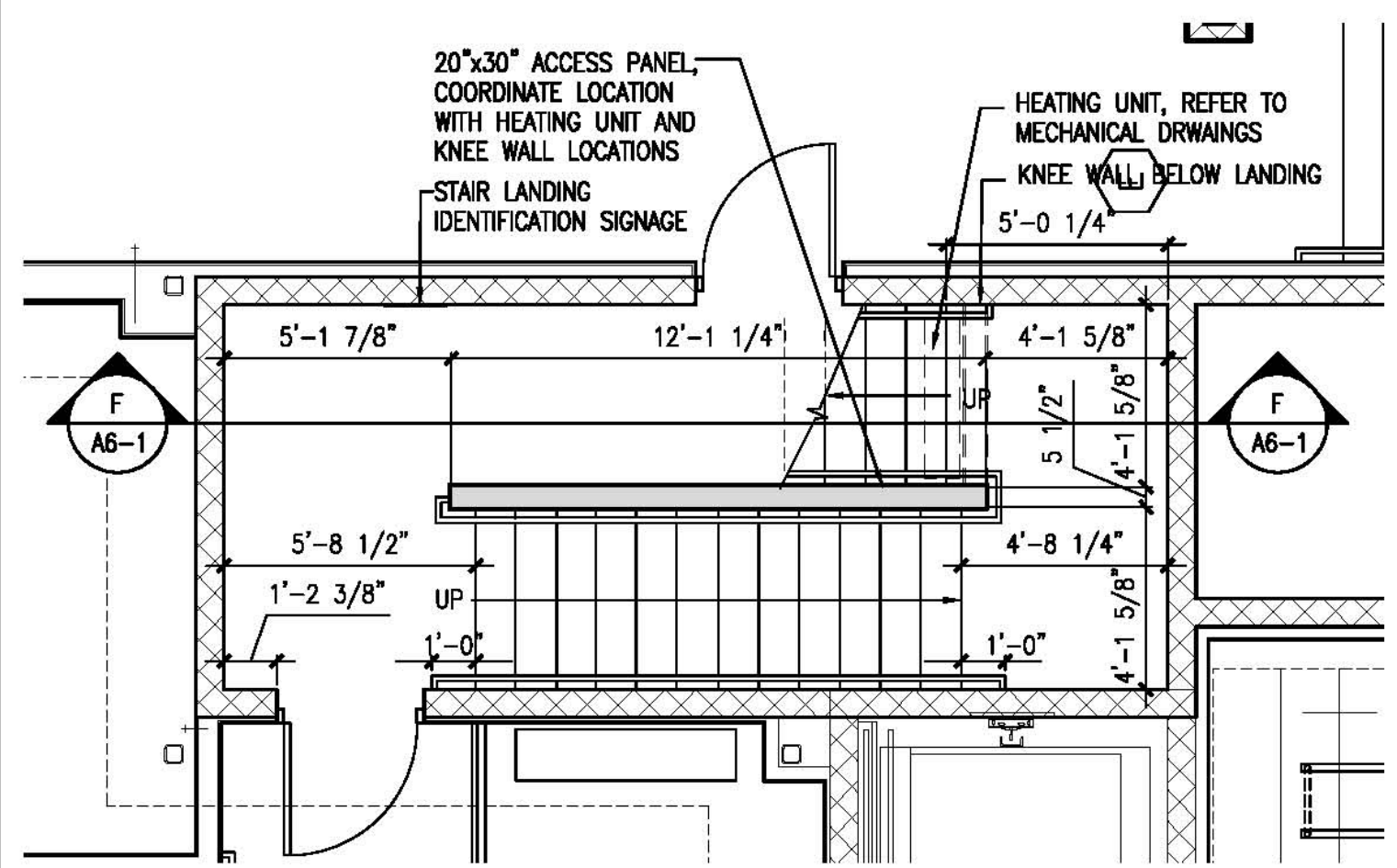
13 STAIR TWO FIRST FLOOR
REFERENCED FROM: A1.1 SCALE: 1/4" = 1'-0"



14 STAIR TWO SECOND FLOOR
REFERENCED FROM: A1.2 SCALE: 1/4" = 1'-0"



11 NOT USED
REFERENCED FROM: SCALE:



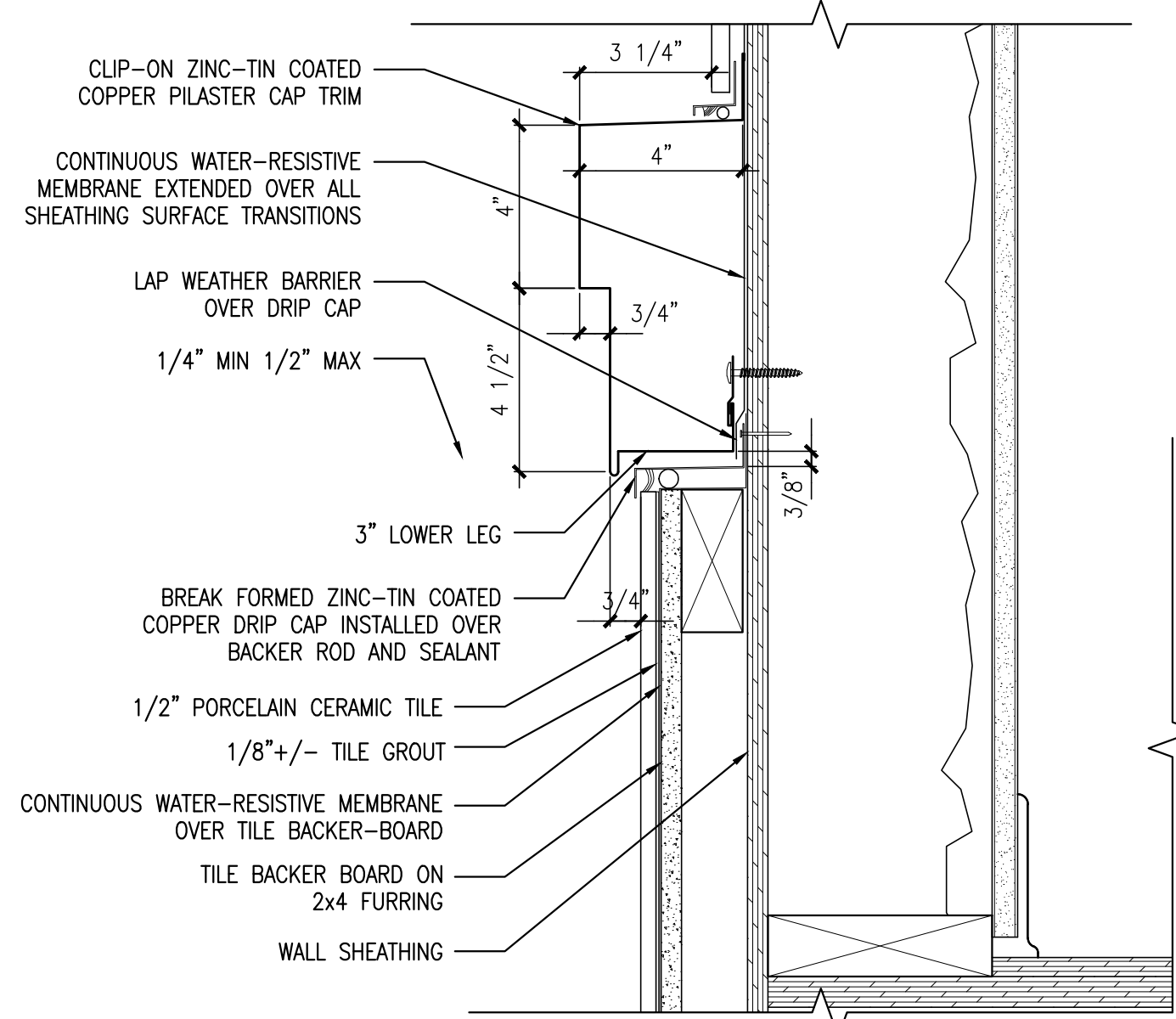
12 STAIR ONE FIRST FLOOR
REFERENCED FROM: A1.1 SCALE: 1/4" = 1'-0"



13 STAIR TWO FIRST FLOOR
REFERENCED FROM: A1.1 SCALE: 1/4" = 1'-0"



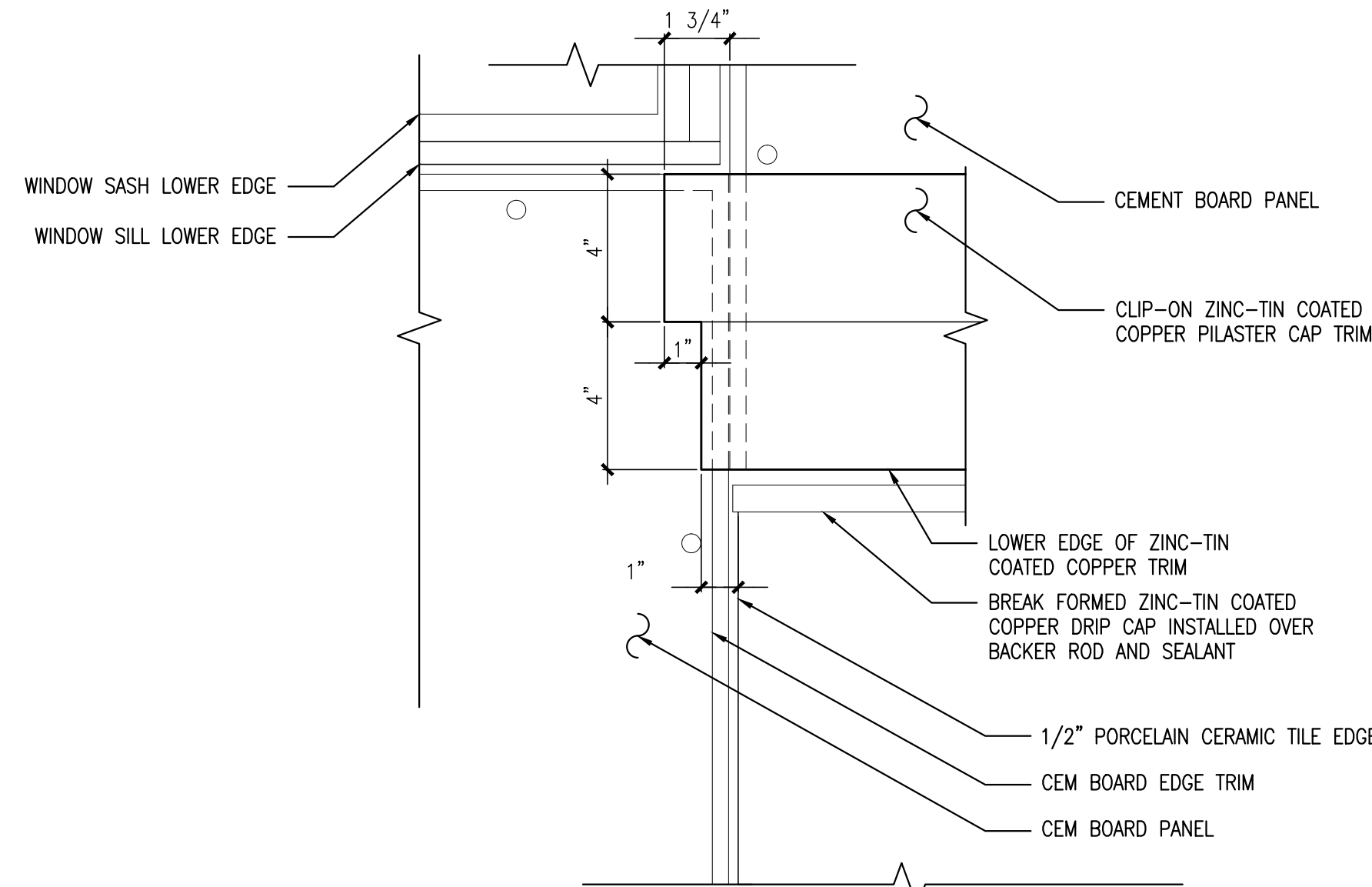
14 STAIR TWO SECOND FLOOR
REFERENCED FROM: A1.2 SCALE: 1/4" = 1'-0"



1 SECTION DETAIL @ TYPICAL PILASTER CAP

REFERENCED FROM: A7.2

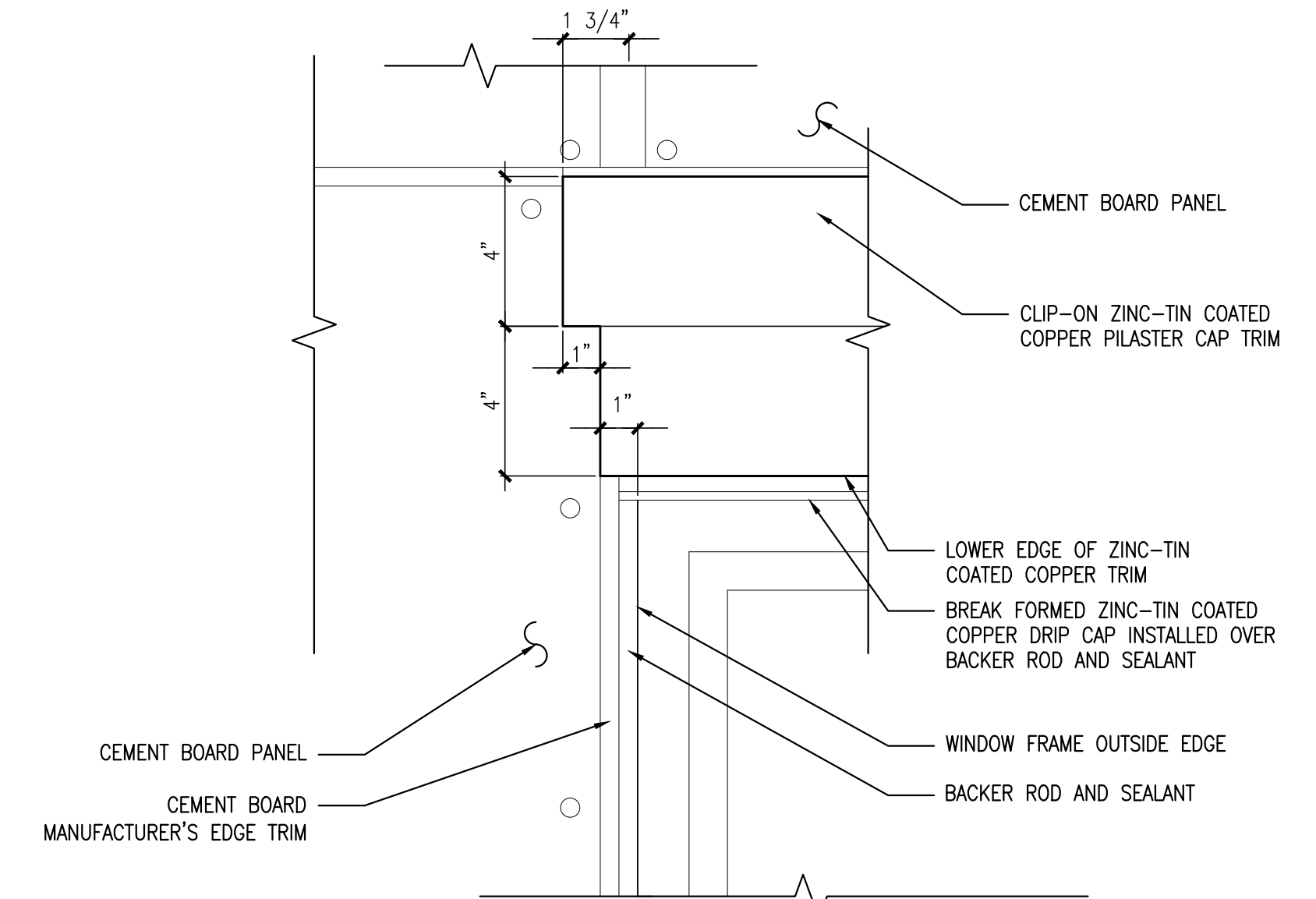
SCALE: 3"=1'-0"



2 ELEVATION DETAIL @ WINDOW SILL / PILASTER CAP DETAIL

REFERENCED FROM: A7.2

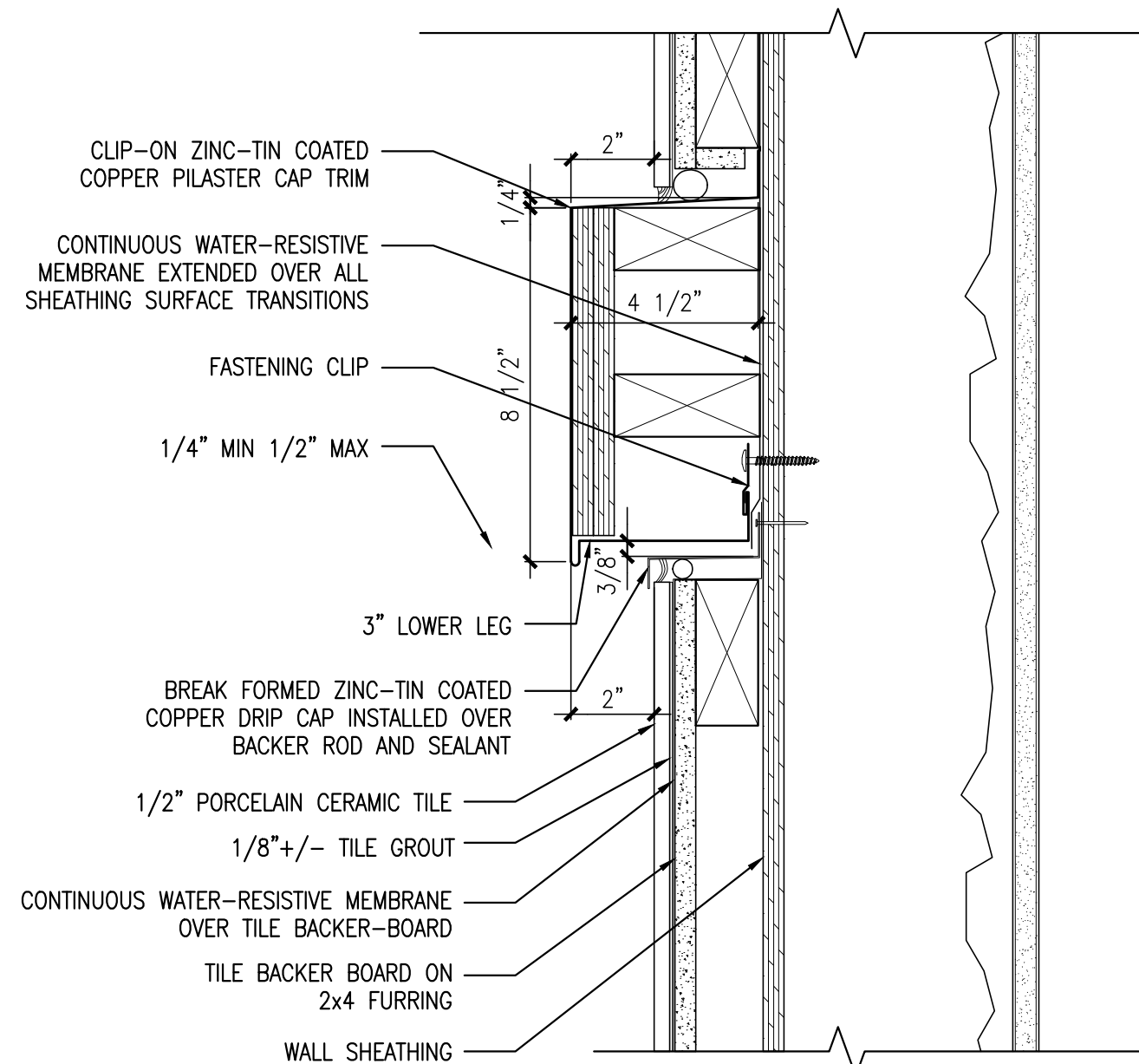
SCALE: 3"=1'-0"



3 ELEV. DETAIL @ 4TH FLOOR FRONT WINDOW CROWN TRIM

REFERENCED FROM: A7.2

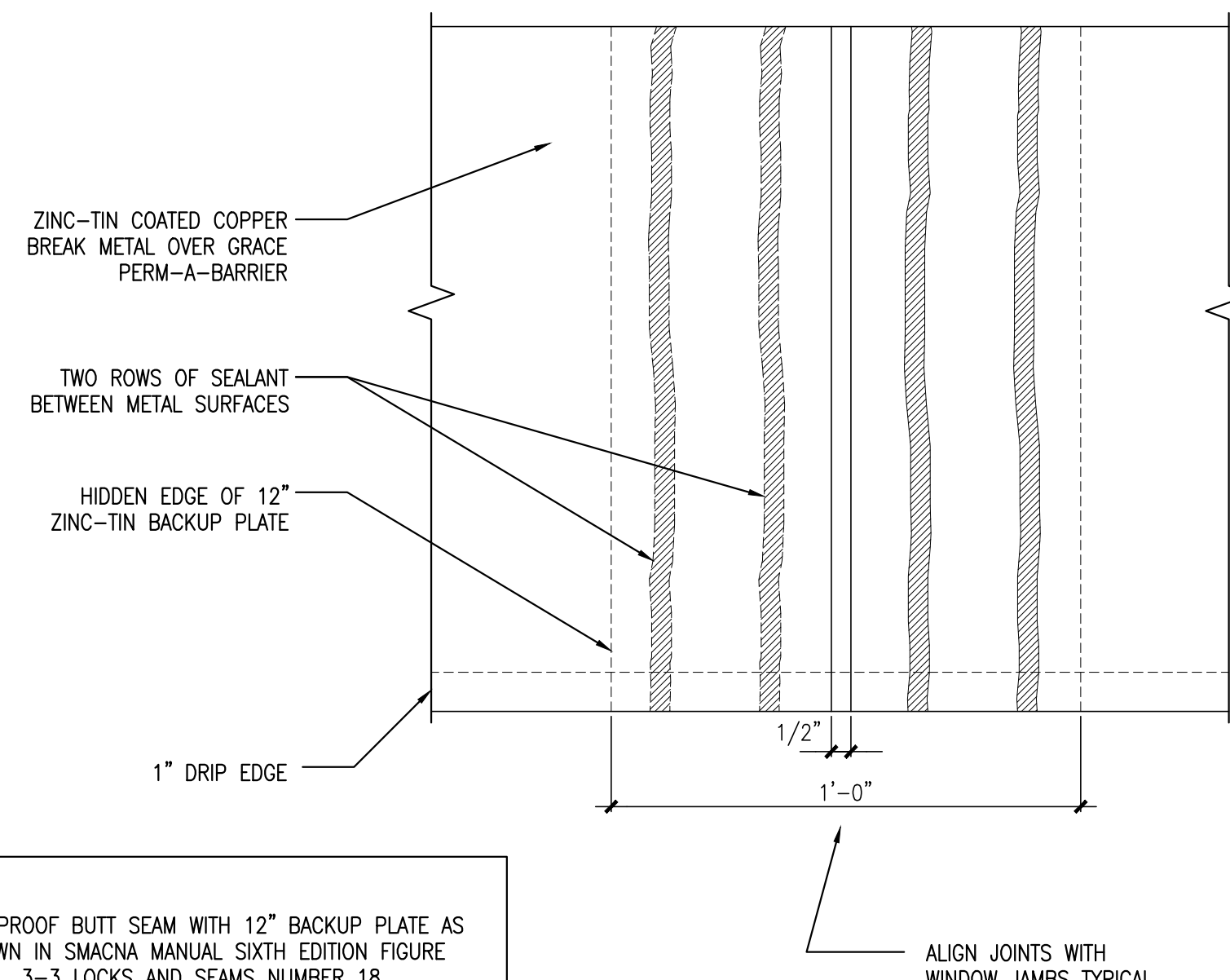
SCALE: 3"=1'-0"



4 DETAIL @ HORIZONTAL BAND TRIM

REFERENCED FROM: A7.2

SCALE: 3"=1'-0"

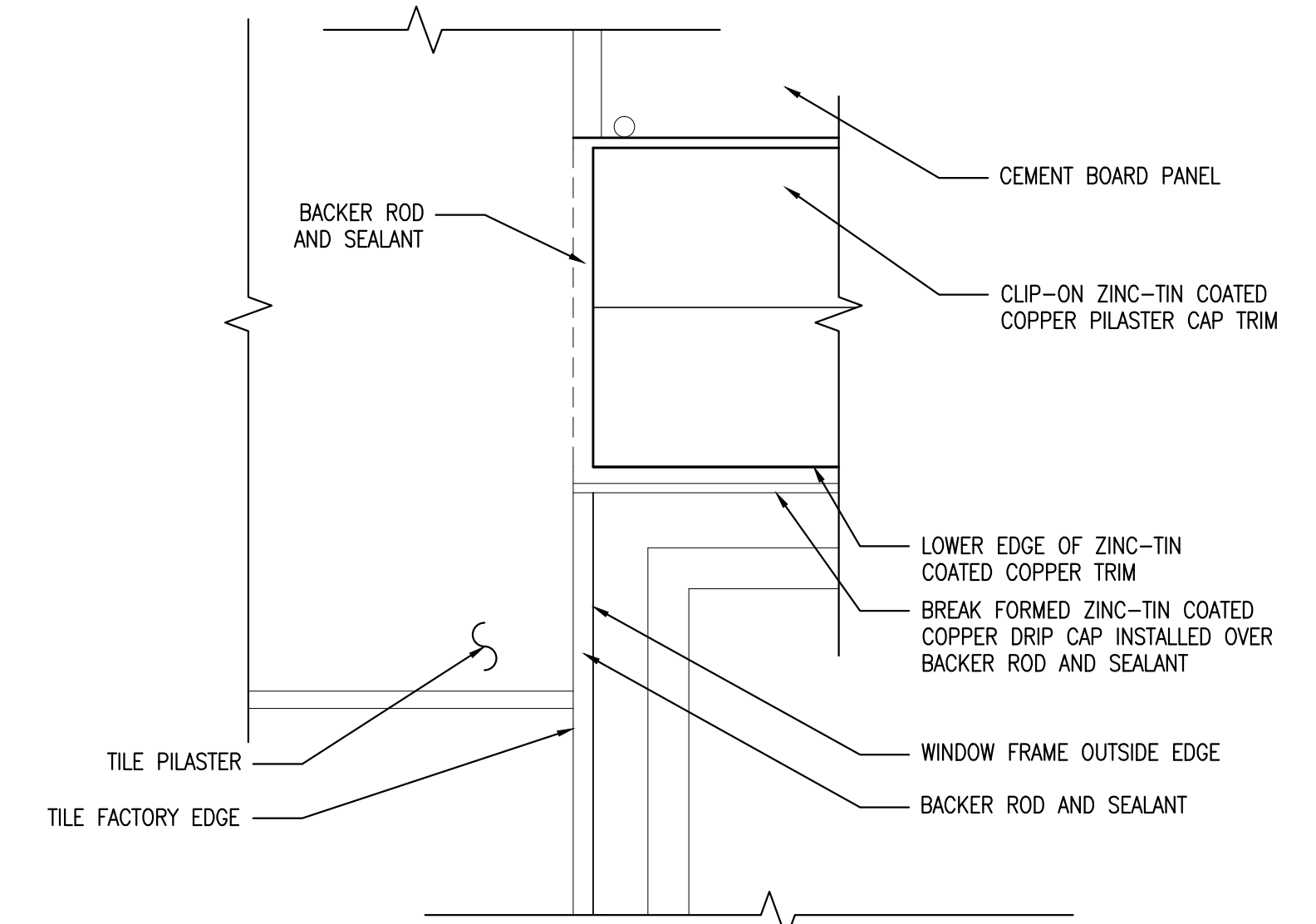


WATERPROOF BUTT SEAM WITH 12" BACKUP PLATE AS SHOWN IN SMACNA MANUAL SIXTH EDITION FIGURE 3-3 LOCKS AND SEAMS NUMBER 18

5 ELEVATION DETAIL @ FEATURE BAND SEAM

REFERENCED FROM:

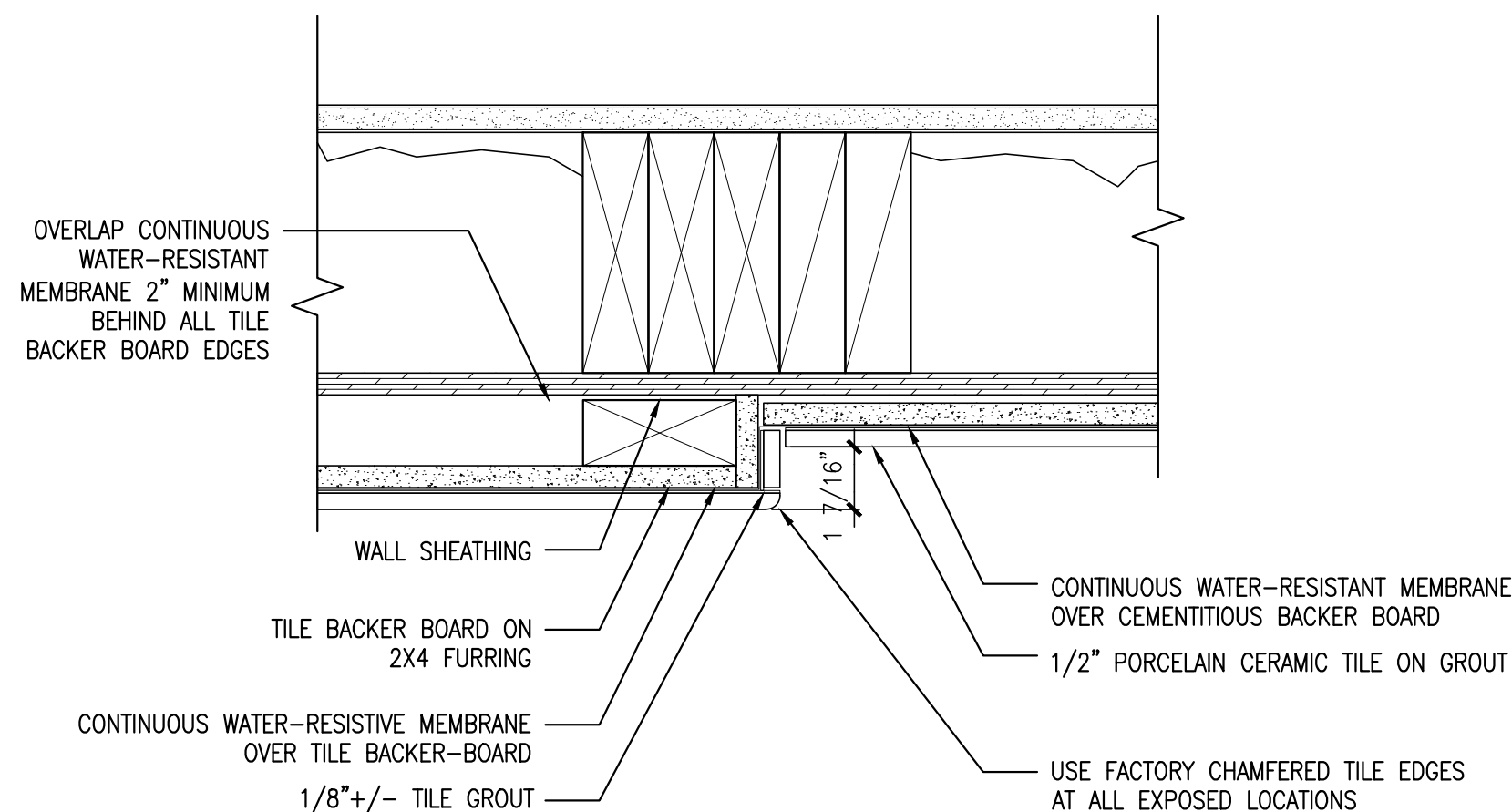
SCALE: 3"=1'-0"



6 ELEV. DETAIL @ 2ND/3RD FLOOR FRONT WINDOW CROWN TRIM

REFERENCED FROM: A7.2

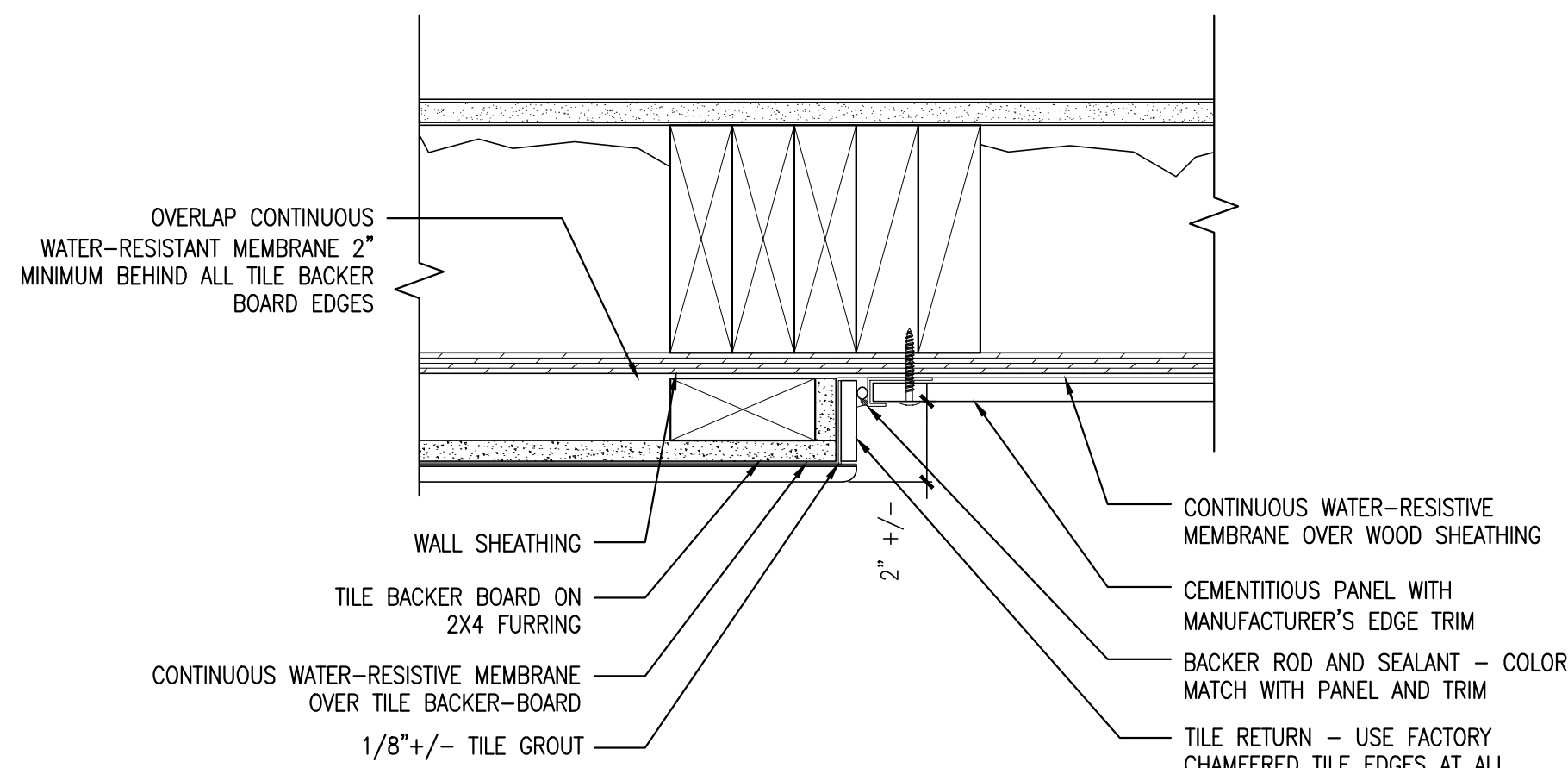
SCALE: 3"=1'-0"



7 PLAN DETAIL @ PILASTER RETURN BELOW 2ND FLOOR WINDOW

REFERENCED FROM: A7.2

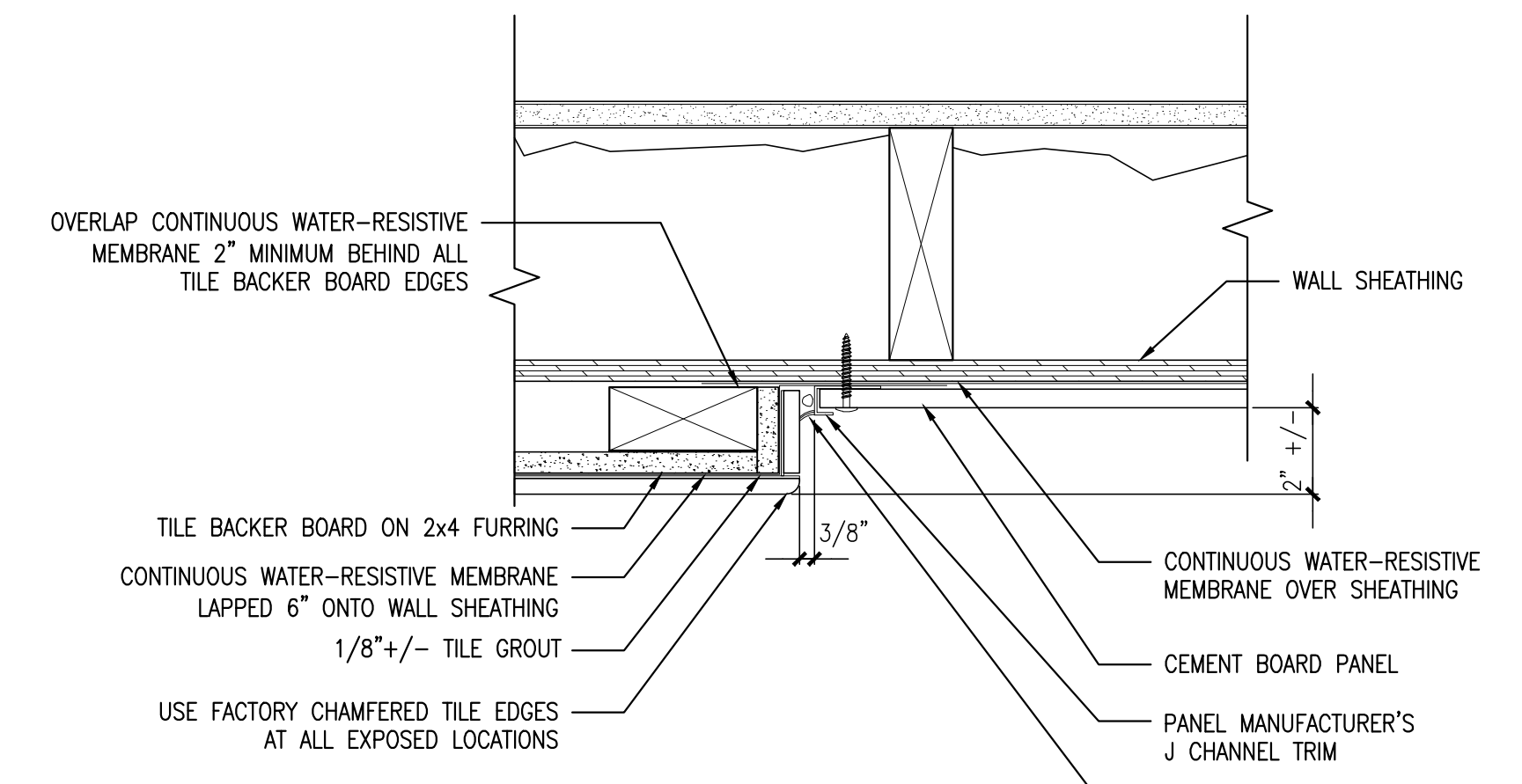
SCALE: 3"=1'-0"



8 PLAN DETAIL @ PILASTER RETURN BELOW 3RD/4TH WINDOWS

REFERENCED FROM: A7.2

SCALE: 3"=1'-0"



9 PLAN DETAIL @ MATERIAL CHANGE CONTROL JOINT

REFERENCED FROM: A7.2

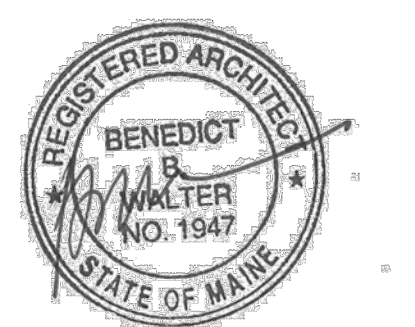
SCALE: 3"=1'-0"



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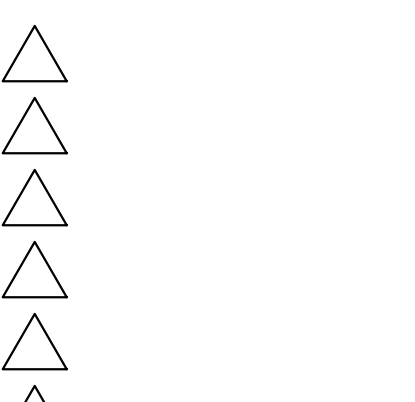
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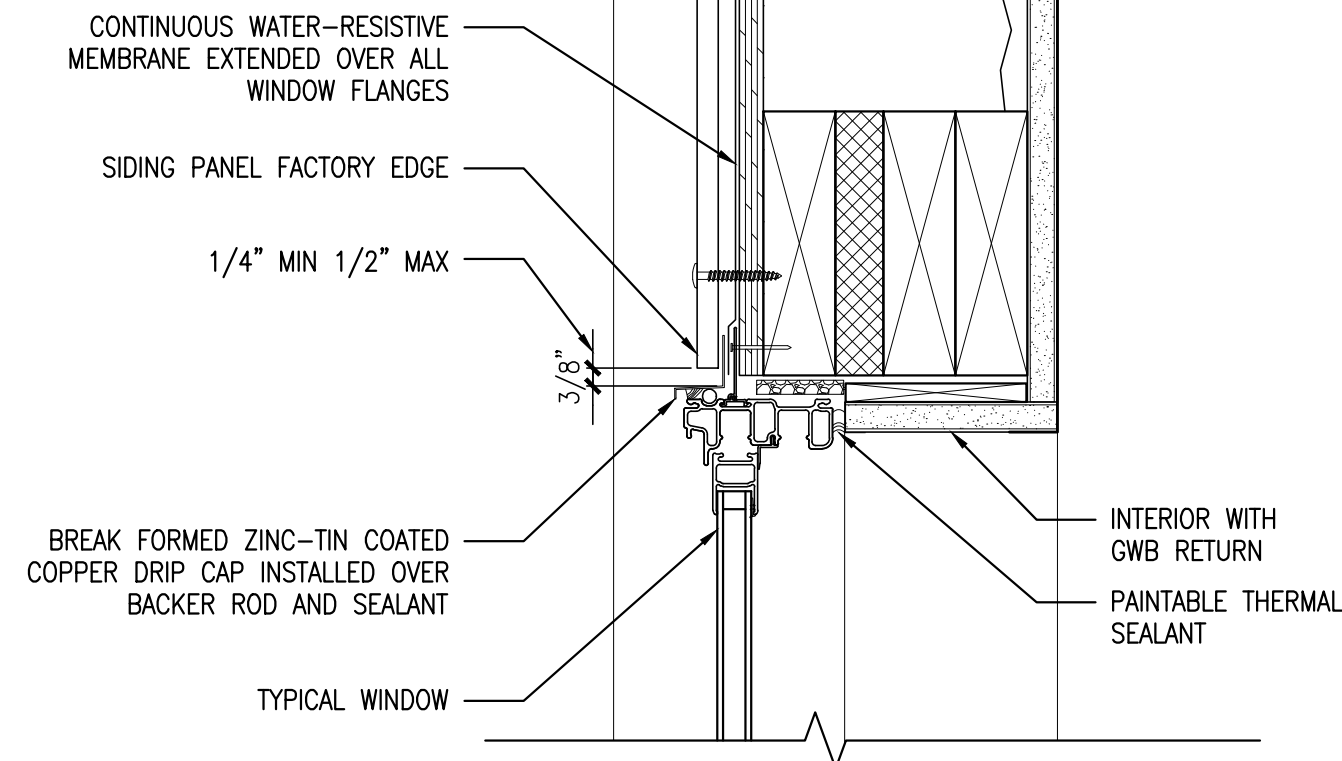
Drawing Title:
SIDING DETAILS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:



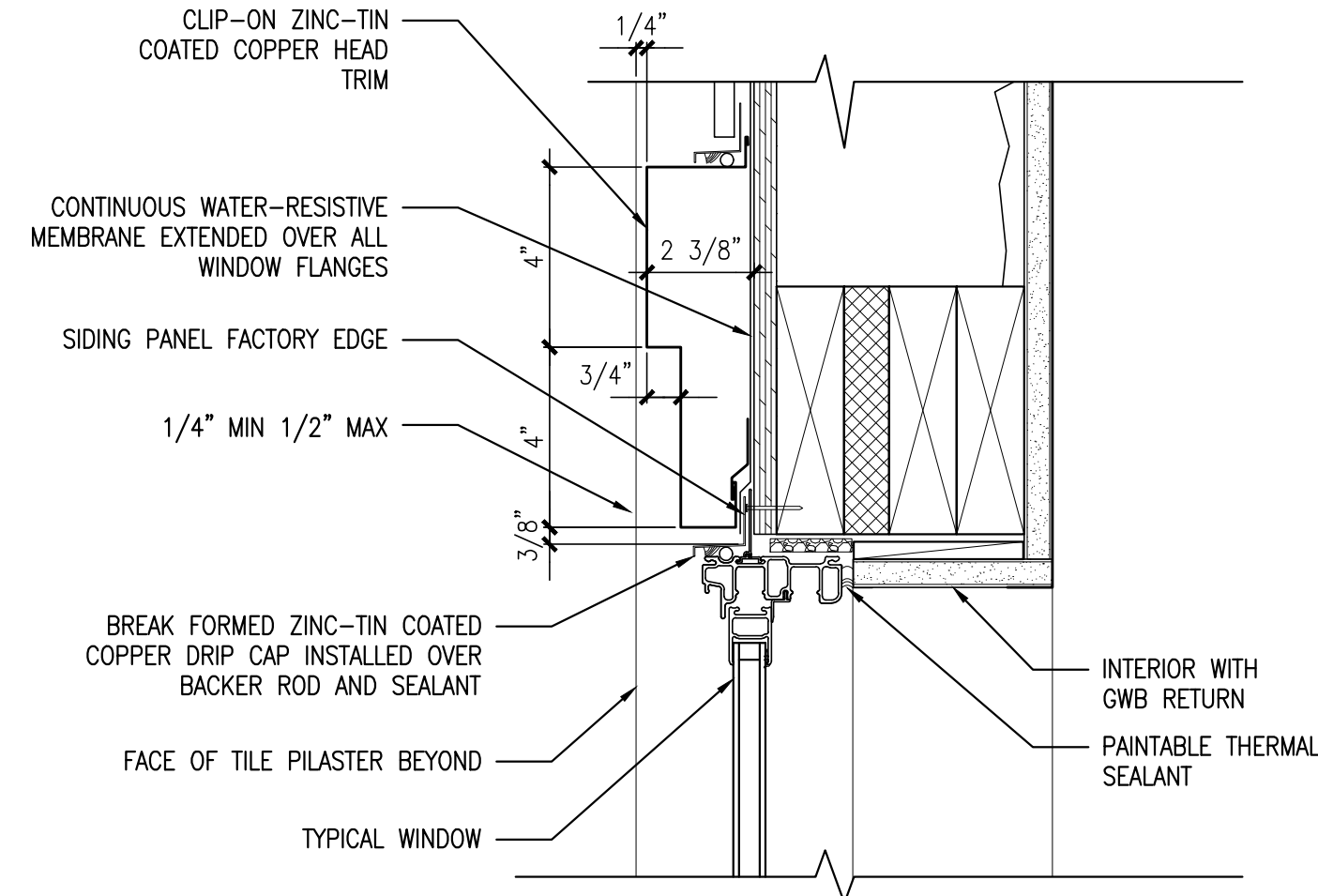
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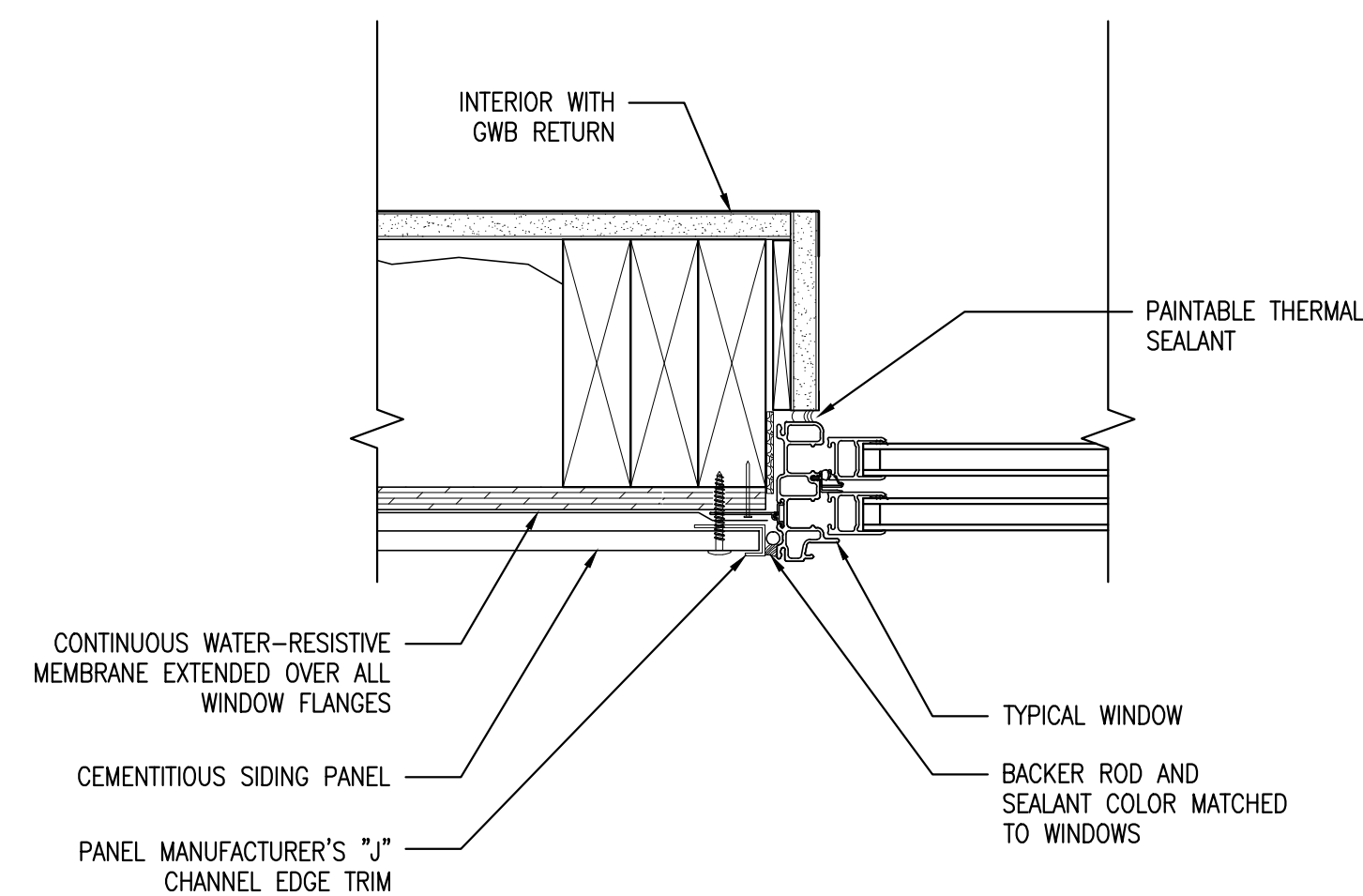
1 SECT. DET. @ WINDOW HEAD WITHOUT CROWN

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



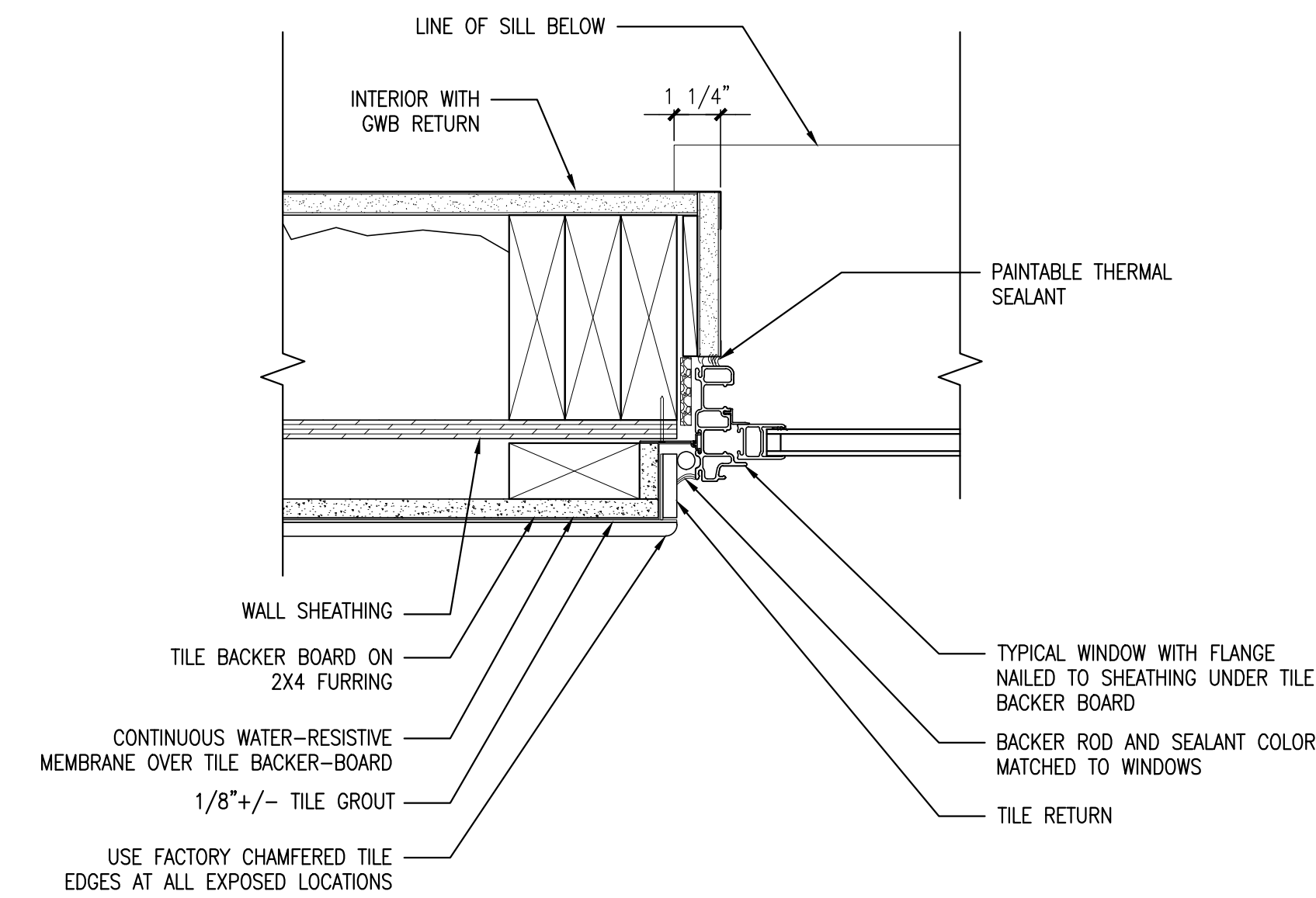
2 SECTION DETAIL @ WINDOW CROWN TRIM

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



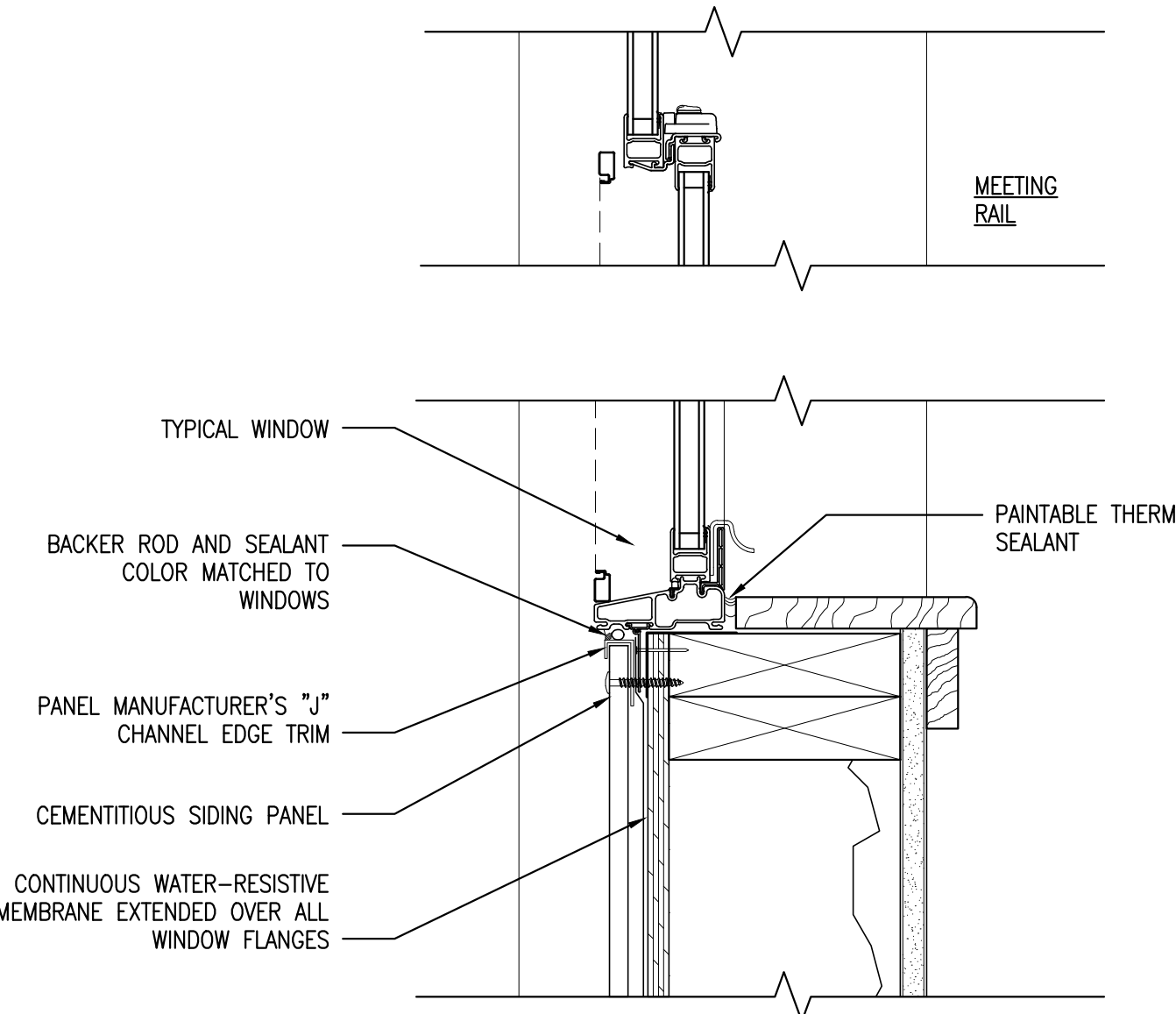
4 PLAN DETAIL @ PANEL SIDING WINDOW JAMB

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



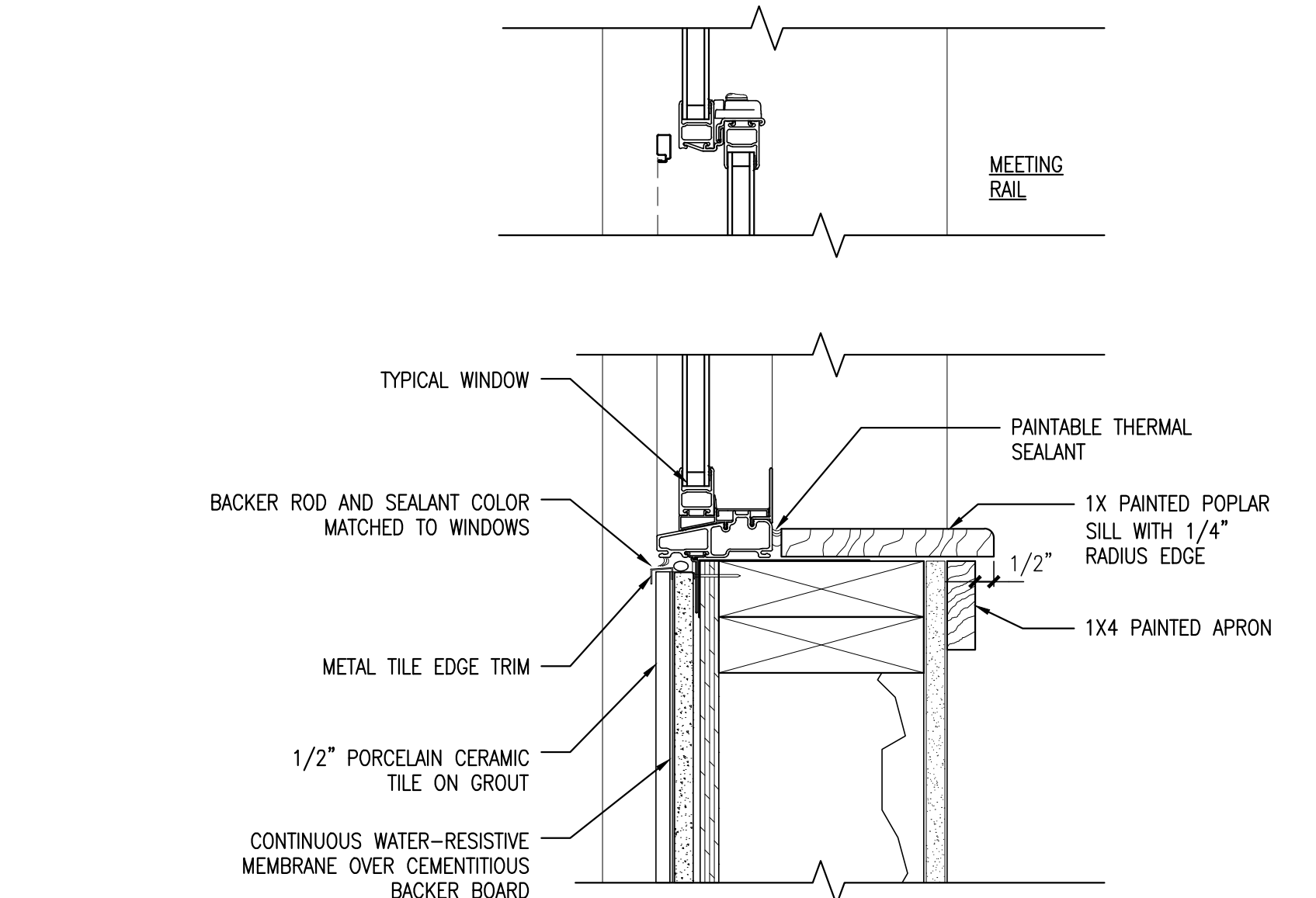
5 PLAN DETAIL @ TILE SIDING WINDOW JAMB

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



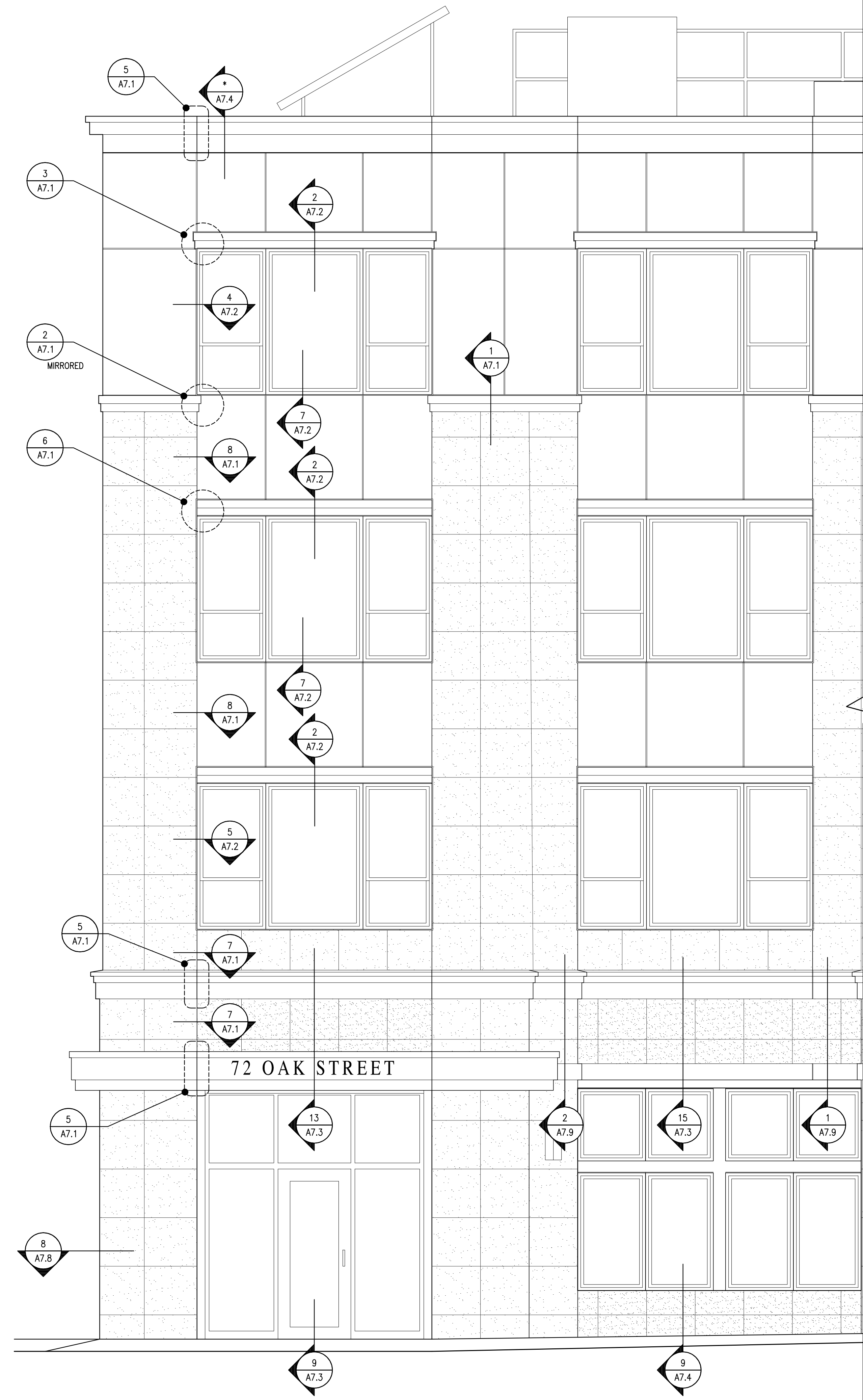
7 SECTION DETAIL @ PANEL SIDING WINDOW SILL

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



8 SECTION DETAIL @ TILE SIDING WINDOW SILL

REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



9 REFERENCE ELEVATION

REFERENCED FROM: A3.1

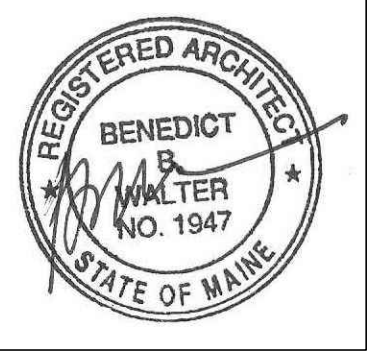
SCALE: 3/8" = 1'-0"



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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
WINDOW DETAILS

Scale: AS NOTED

Date: October 25, 2010

Revisions:

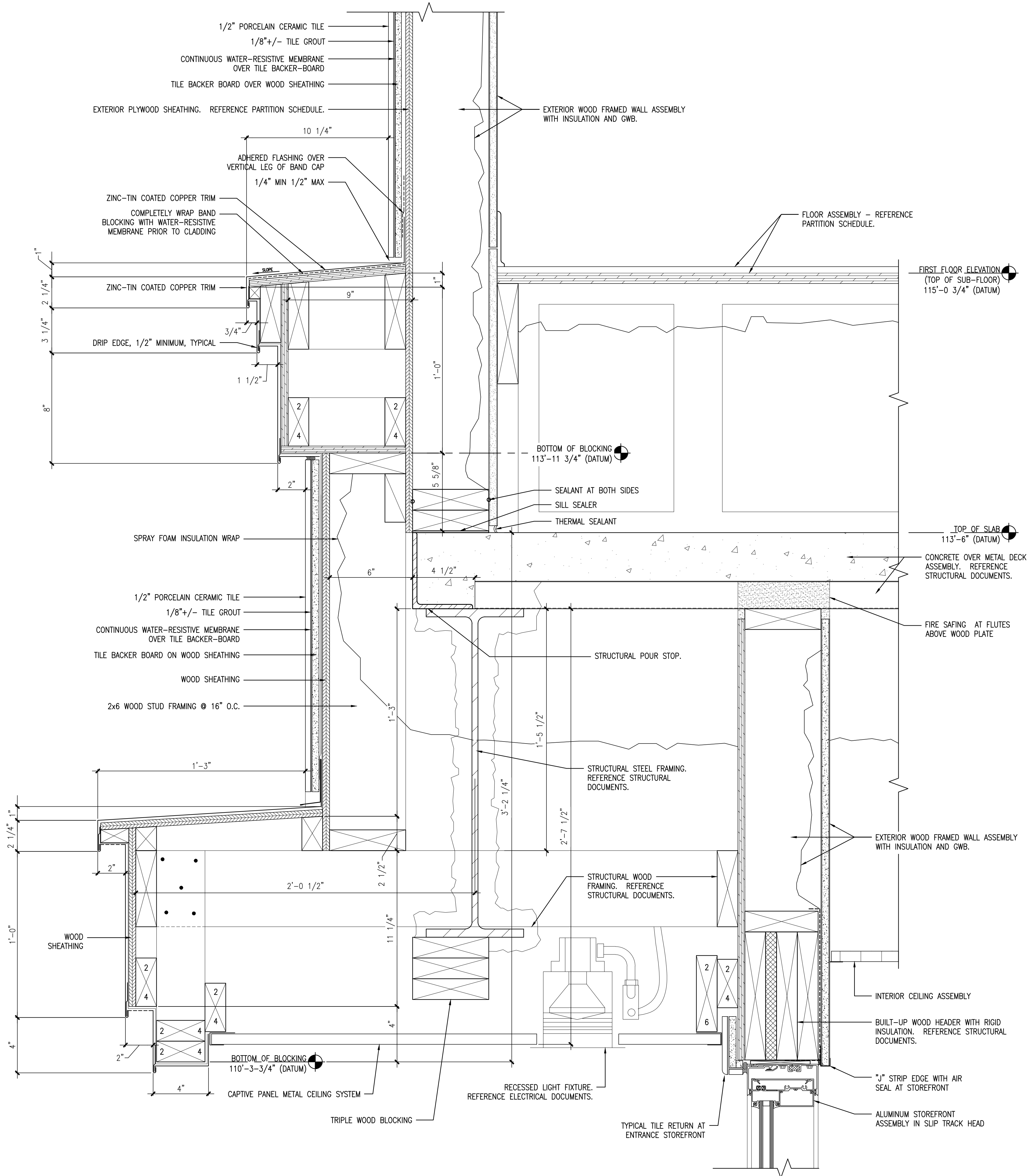
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Drawing Number:

A7.2

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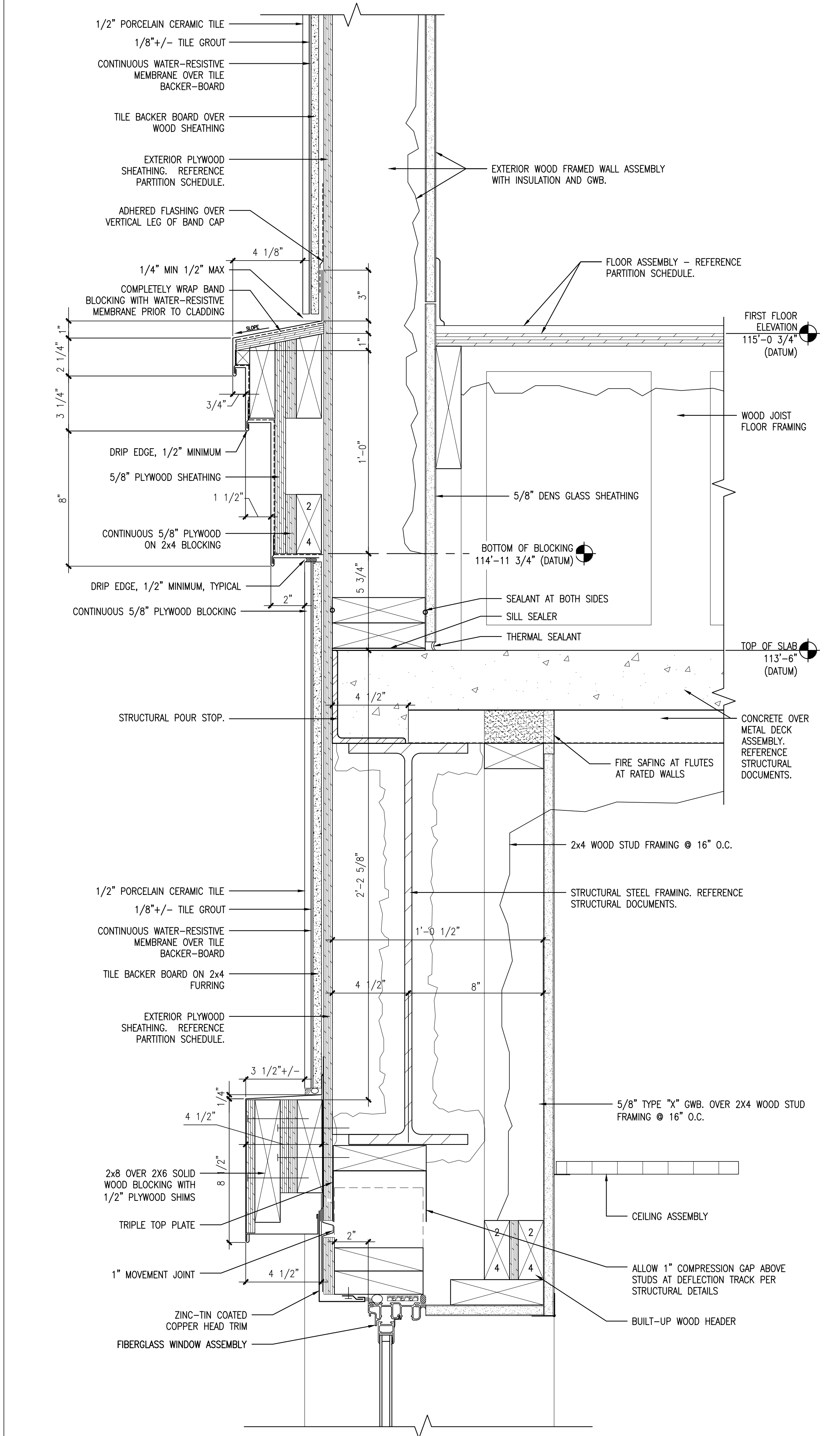


13

DETAIL @ ENTRANCE CANOPY (VESTIBULE SIDE WINDOW SIMILAR)

REFERENCED FROM: A5.2, A1.2

SCALE: 3" = 1'-0"

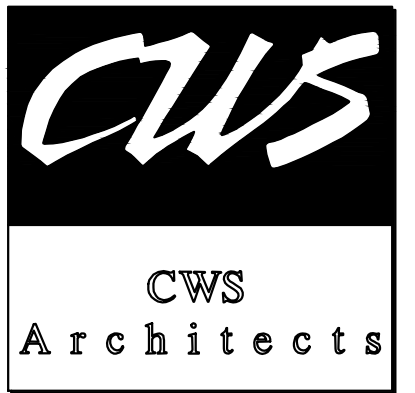


15

DETAIL @ TYPICAL FEATURE BAND ABOVE STOREFRONT

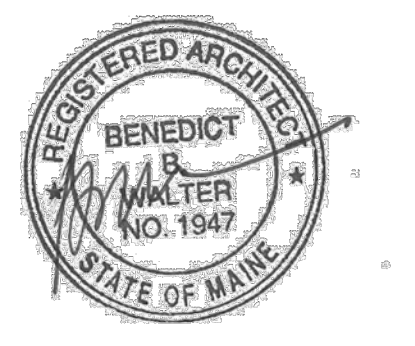
REFERENCED FROM: A5.2, A1.2

SCALE: 3" = 1'-0"



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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446 24E

Drawing Title:
DETAILS

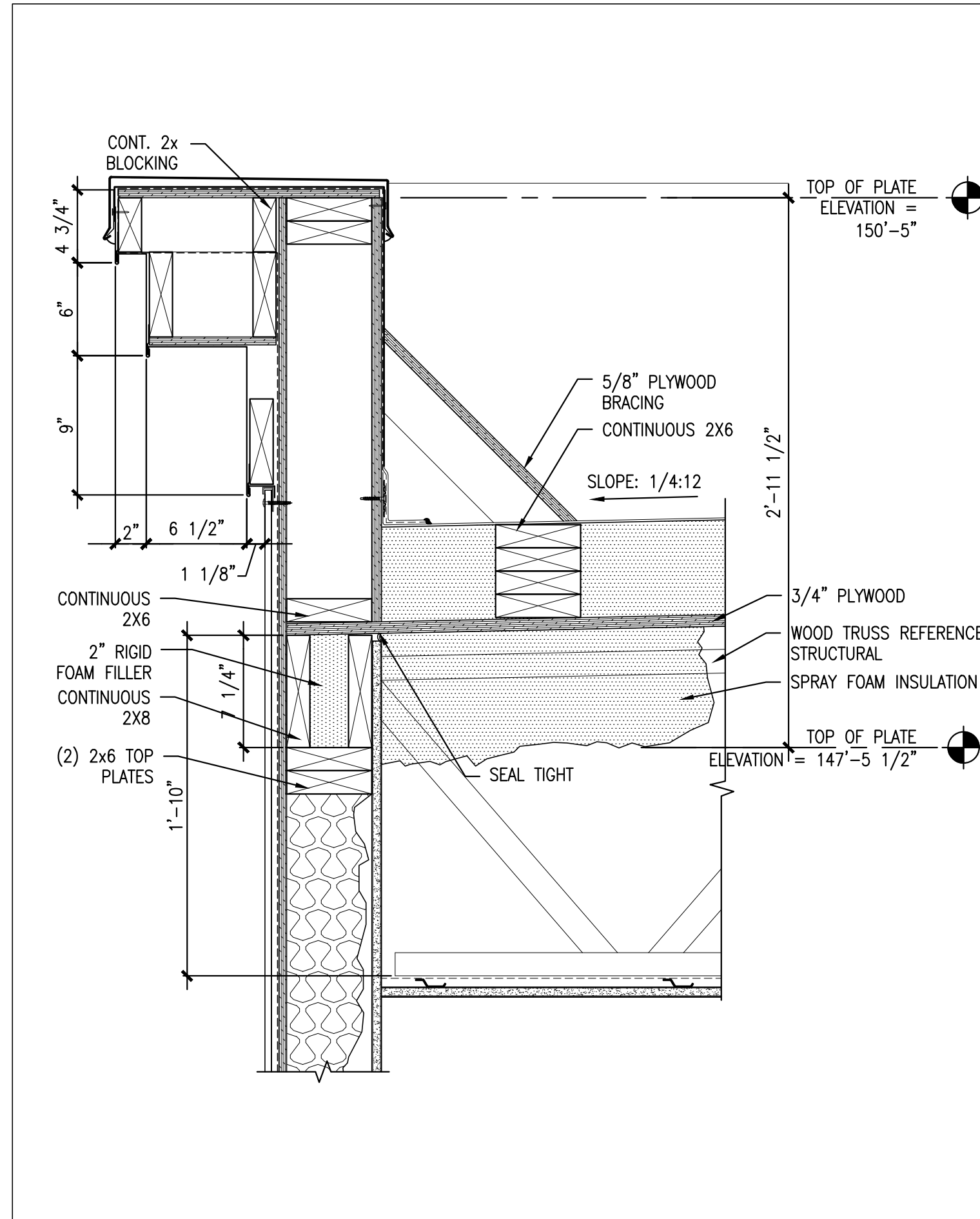
Scale: AS NOTED
Date: October 25, 2010

- Revisions:
- ▲
 - ▲
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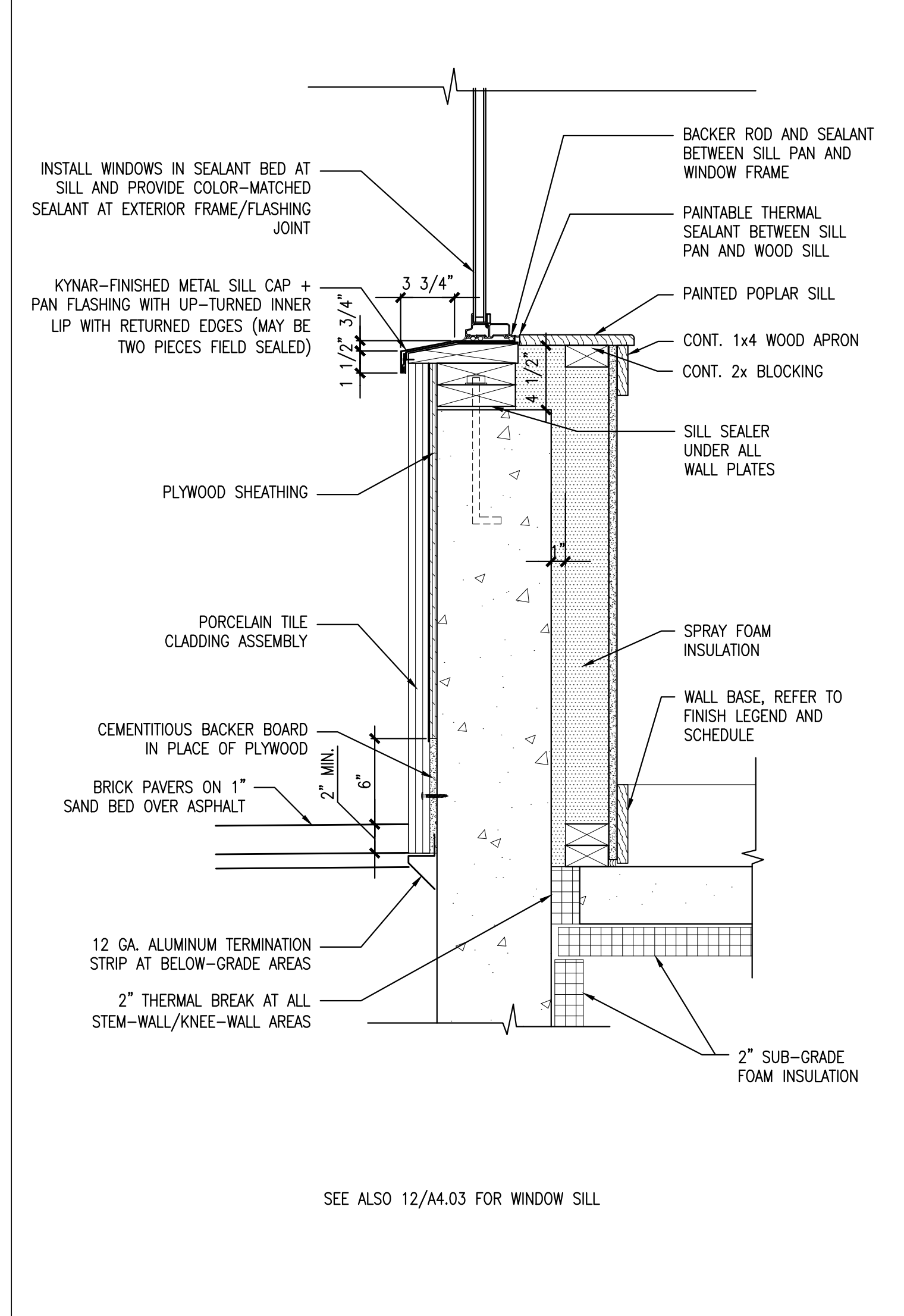
Drawing Number:

A7.3

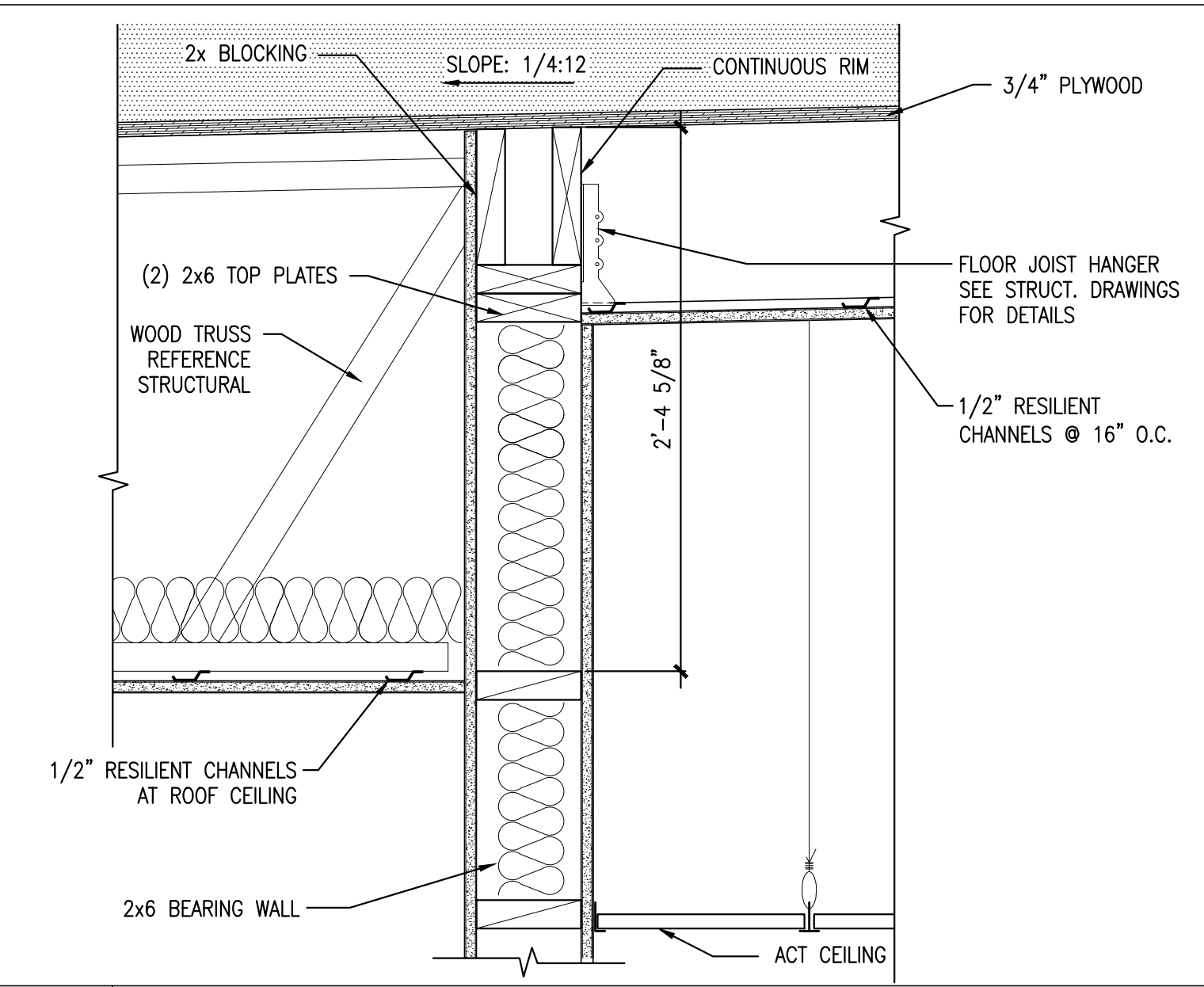
10/27/2010 11:55 PM



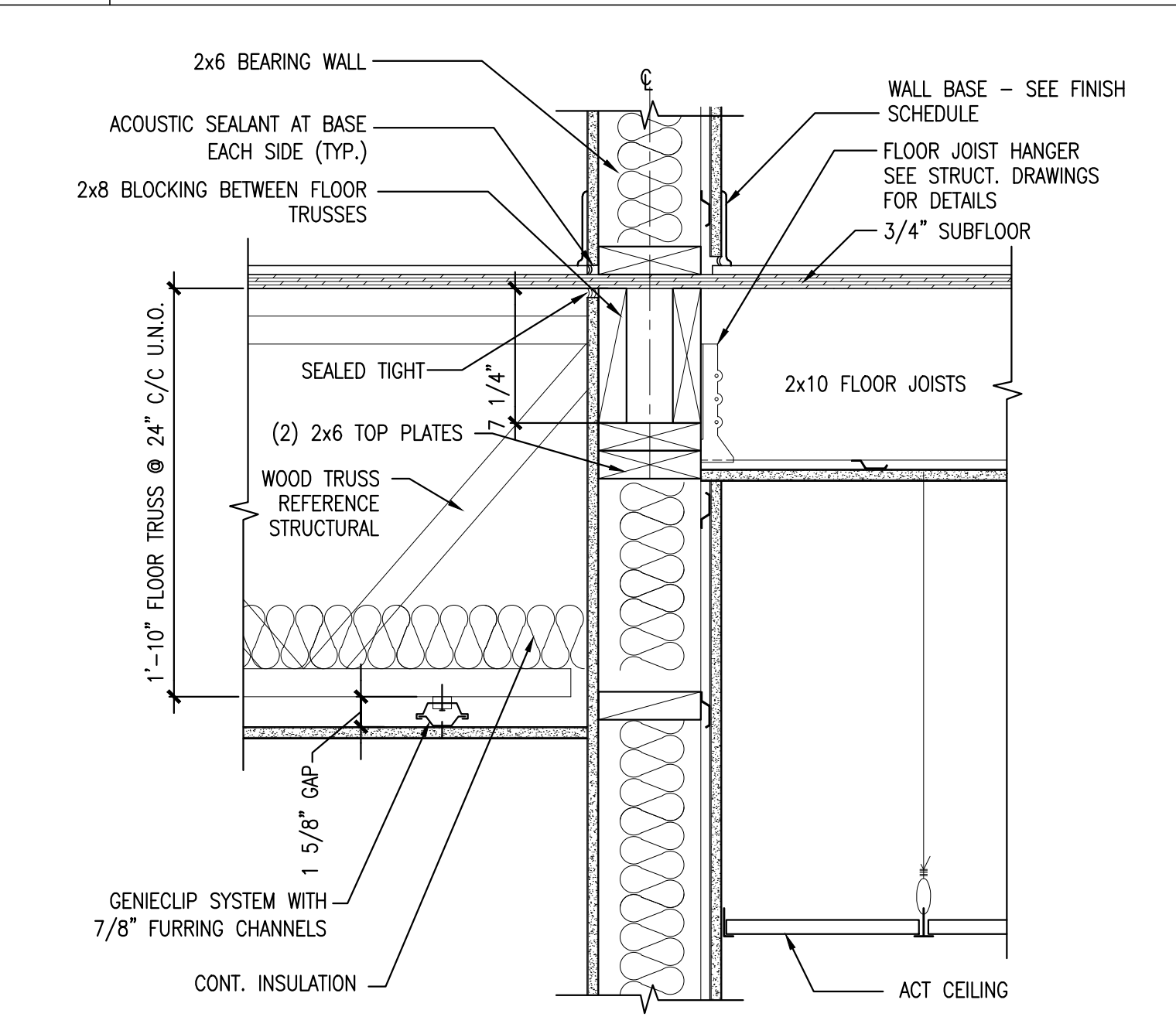
1 TYP. PARAPET @ BLDG. FRONT
 REFERENCED FROM: A5.1, A5.3, A5.4 & A5.5
 SCALE: 1-1/2" = 1'-0"



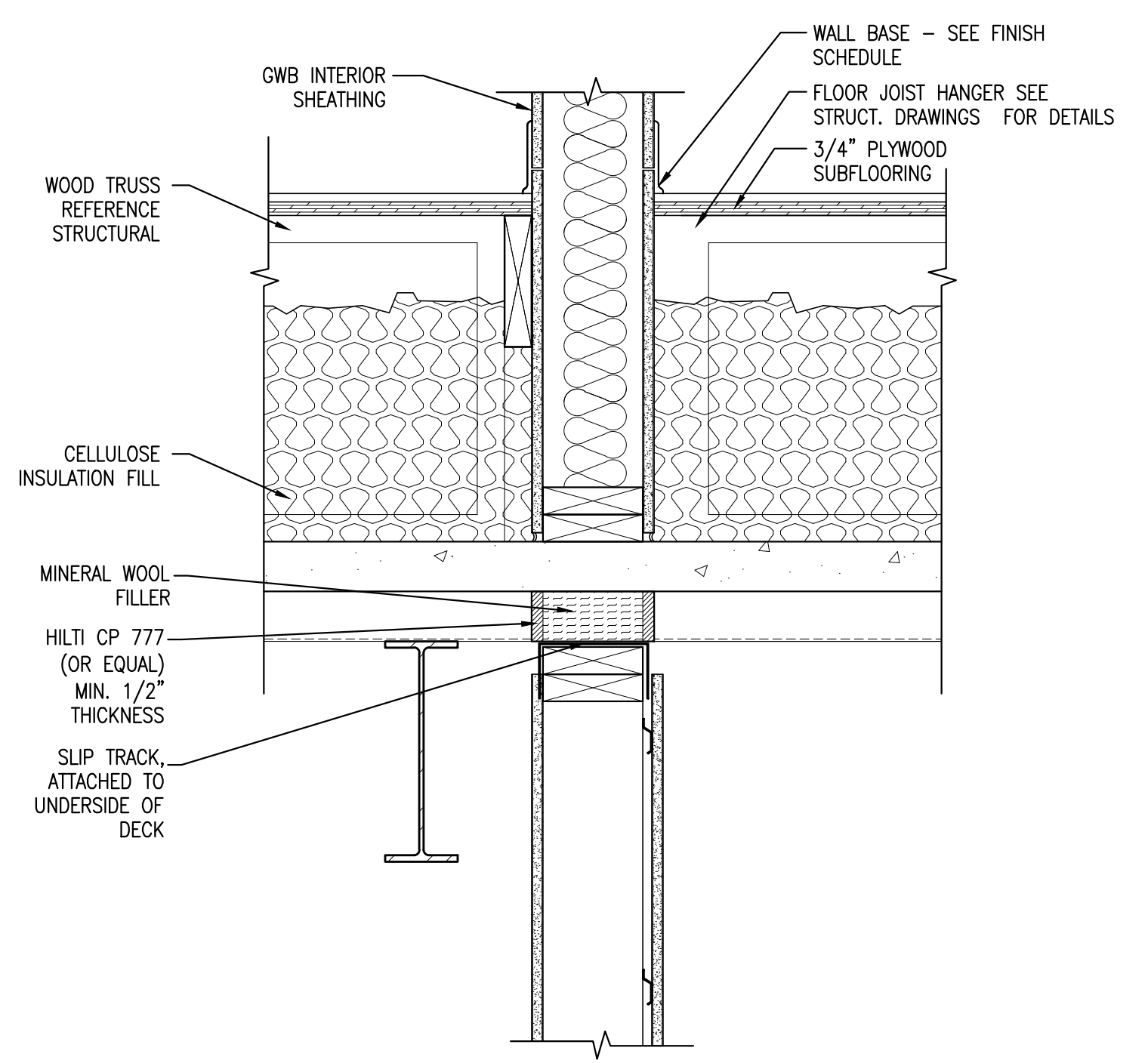
9 STOREFRONT SILL/WALL DETAIL
 REFERENCED FROM: A5.2
 SCALE: 1-1/2" = 1'-0"



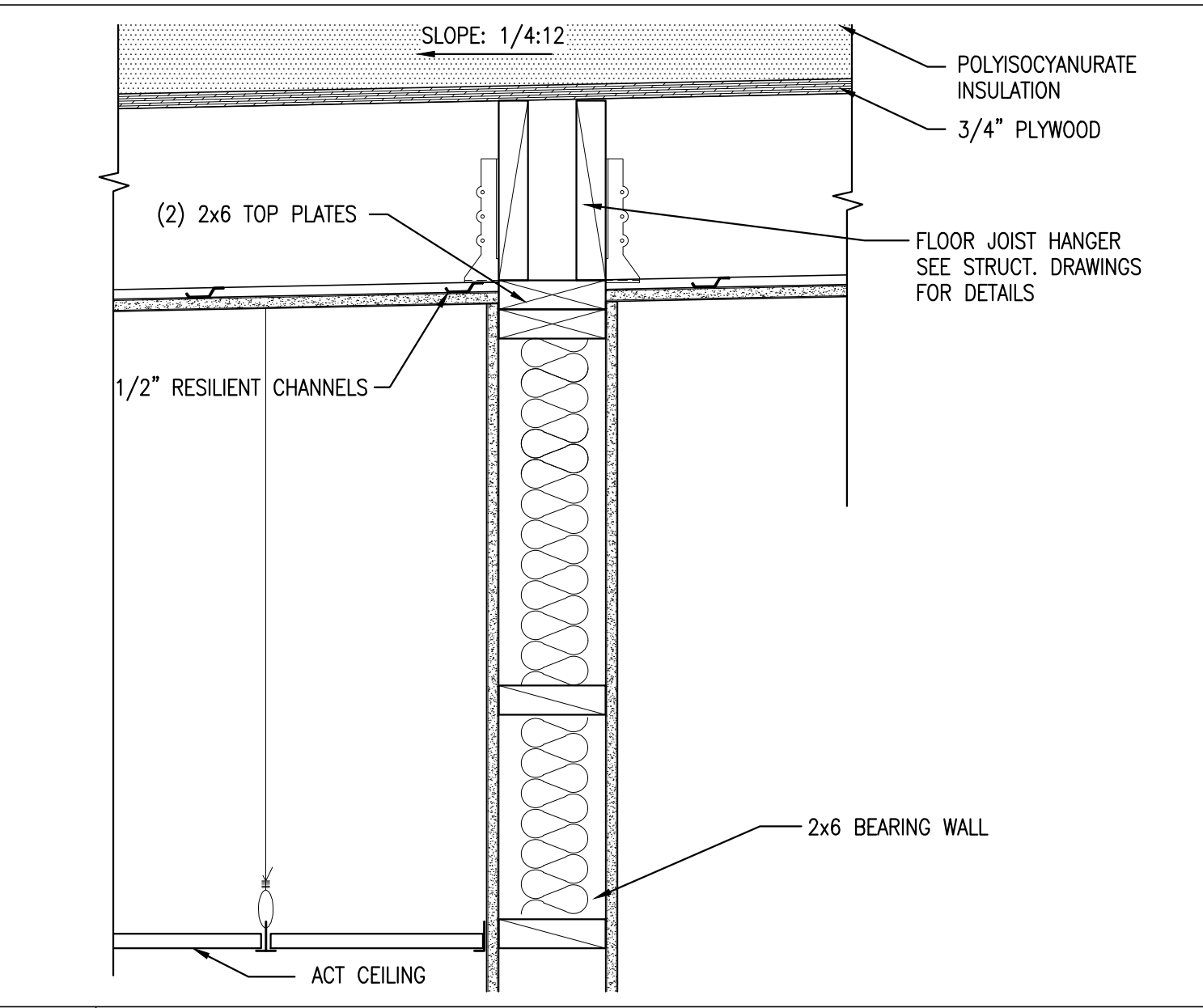
2 TYP. CORRIDOR BEARING WALL/POST INTERSECTION
 REFERENCED FROM: A5.1, A5.3 & A5.5
 SCALE: 1-1/2" = 1'-0"



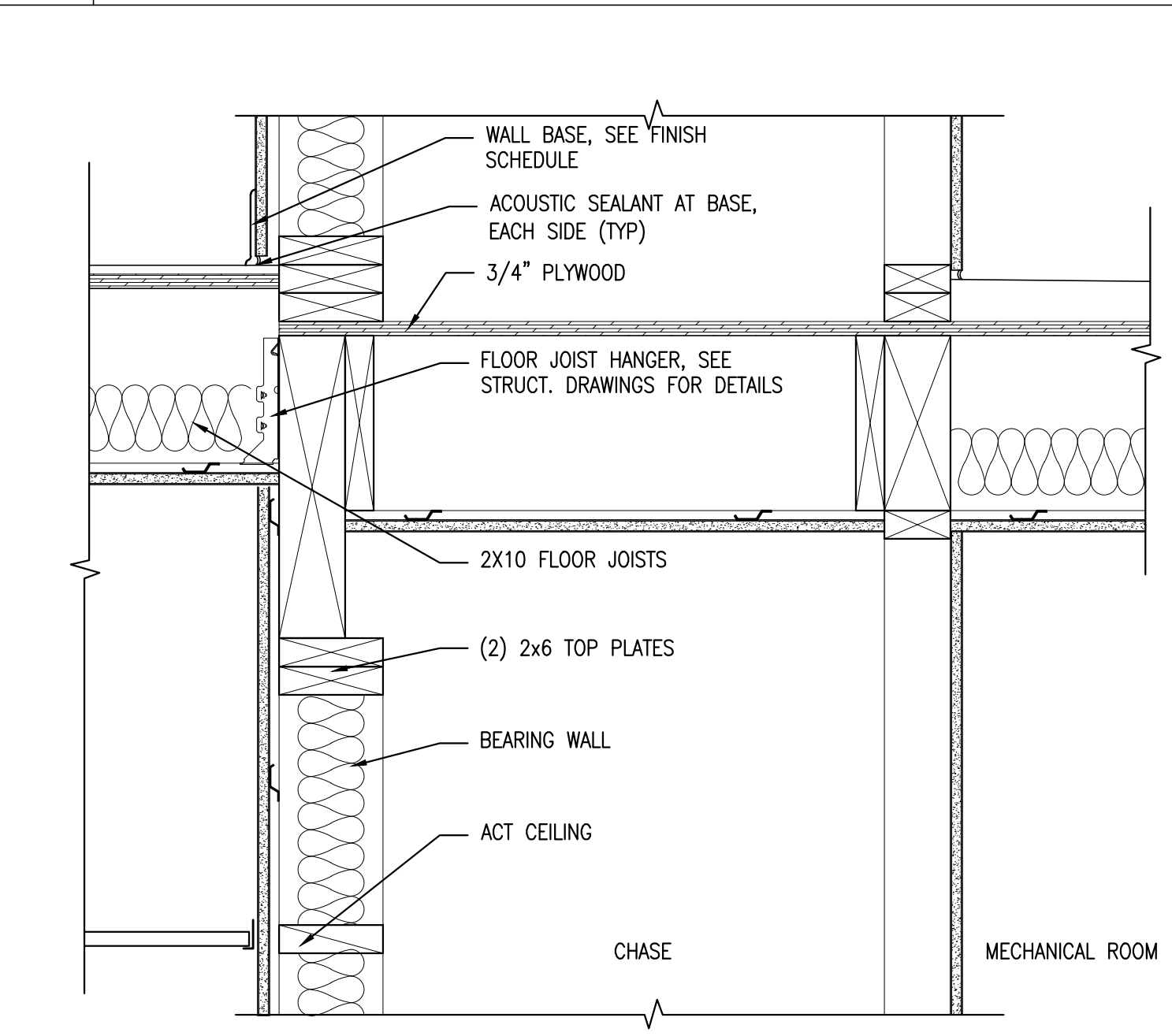
6 TYP. CORRIDOR FRAMING DTL @ BEARING WALL
 REFERENCED FROM: A5.1, A5.2, A5.3, A5.4 & A5.5
 SCALE: 1-1/2" = 1'-0"



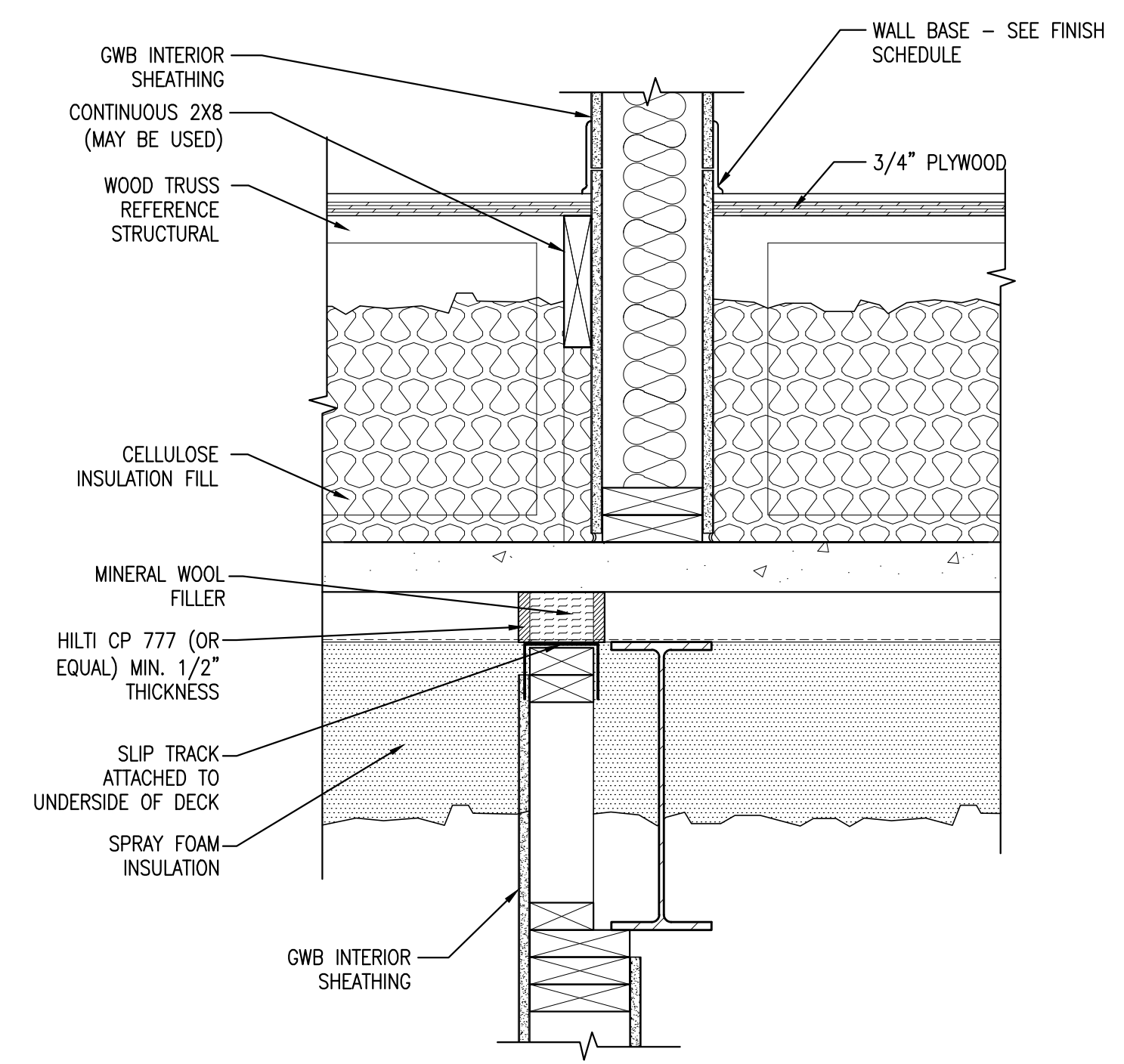
10 TYP. CORRIDOR FLOOR FRAMING @ 2ND FL
 REFERENCED FROM: A5.3
 SCALE: 1-1/2" = 1'-0"



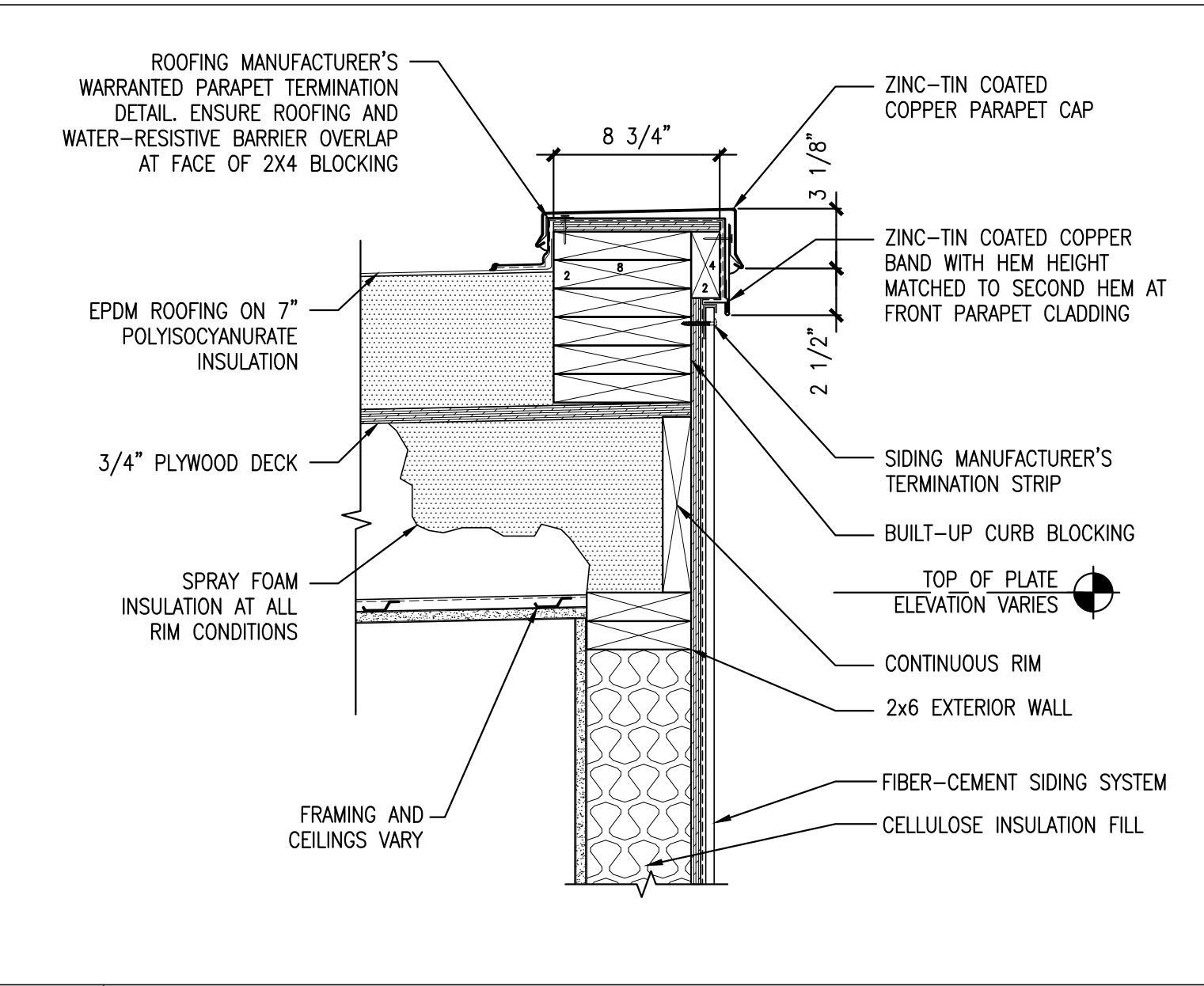
3 4TH FL. MECH. RM./ROOF BEARING WALL DTL.
 REFERENCED FROM: A5.1
 SCALE: 1-1/2" = 1'-0"



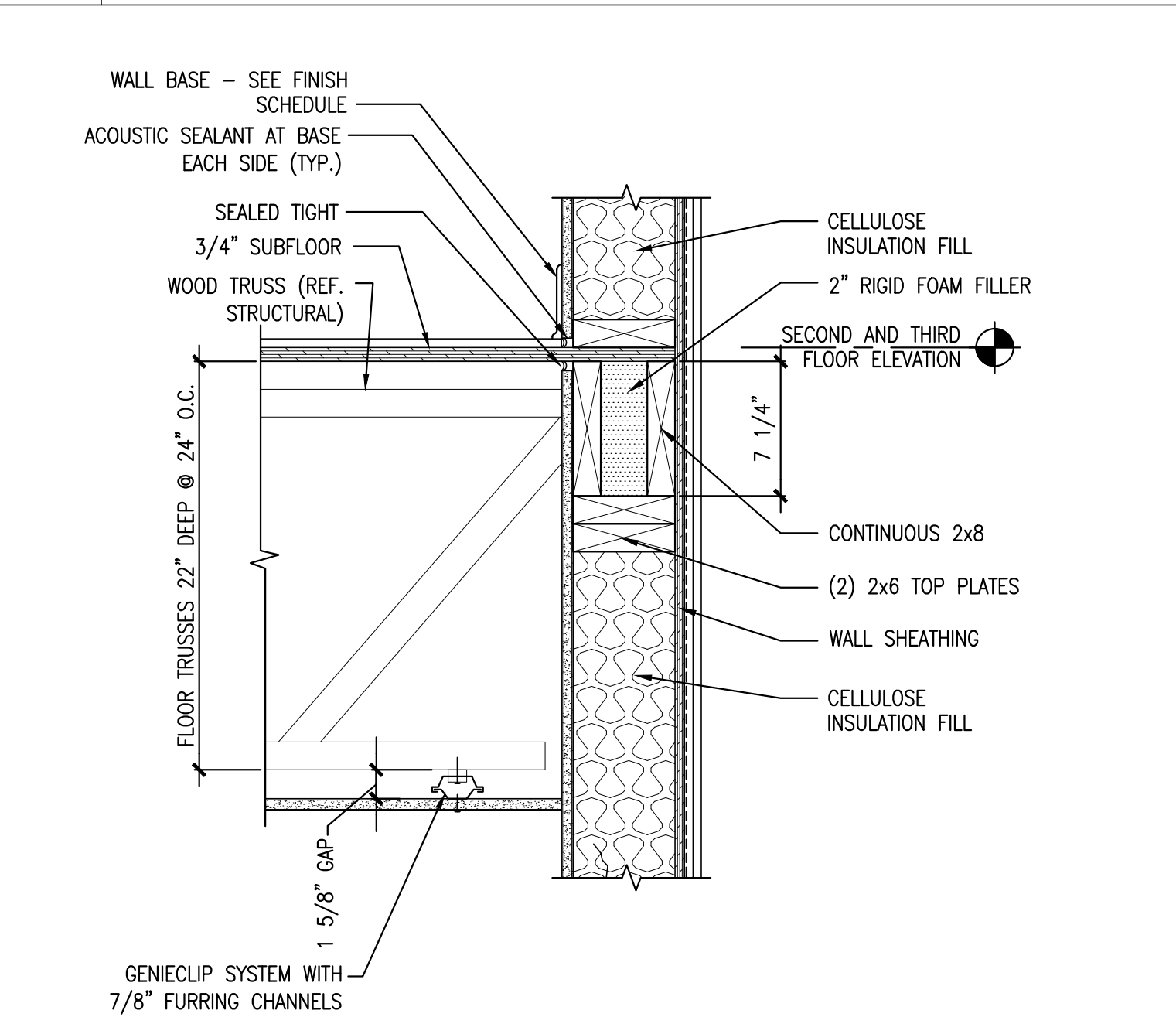
7 TYP. CORRIDOR FRAMING @ MECH. RM
 REFERENCED FROM:
 SCALE: 1-1/2" = 1'-0"



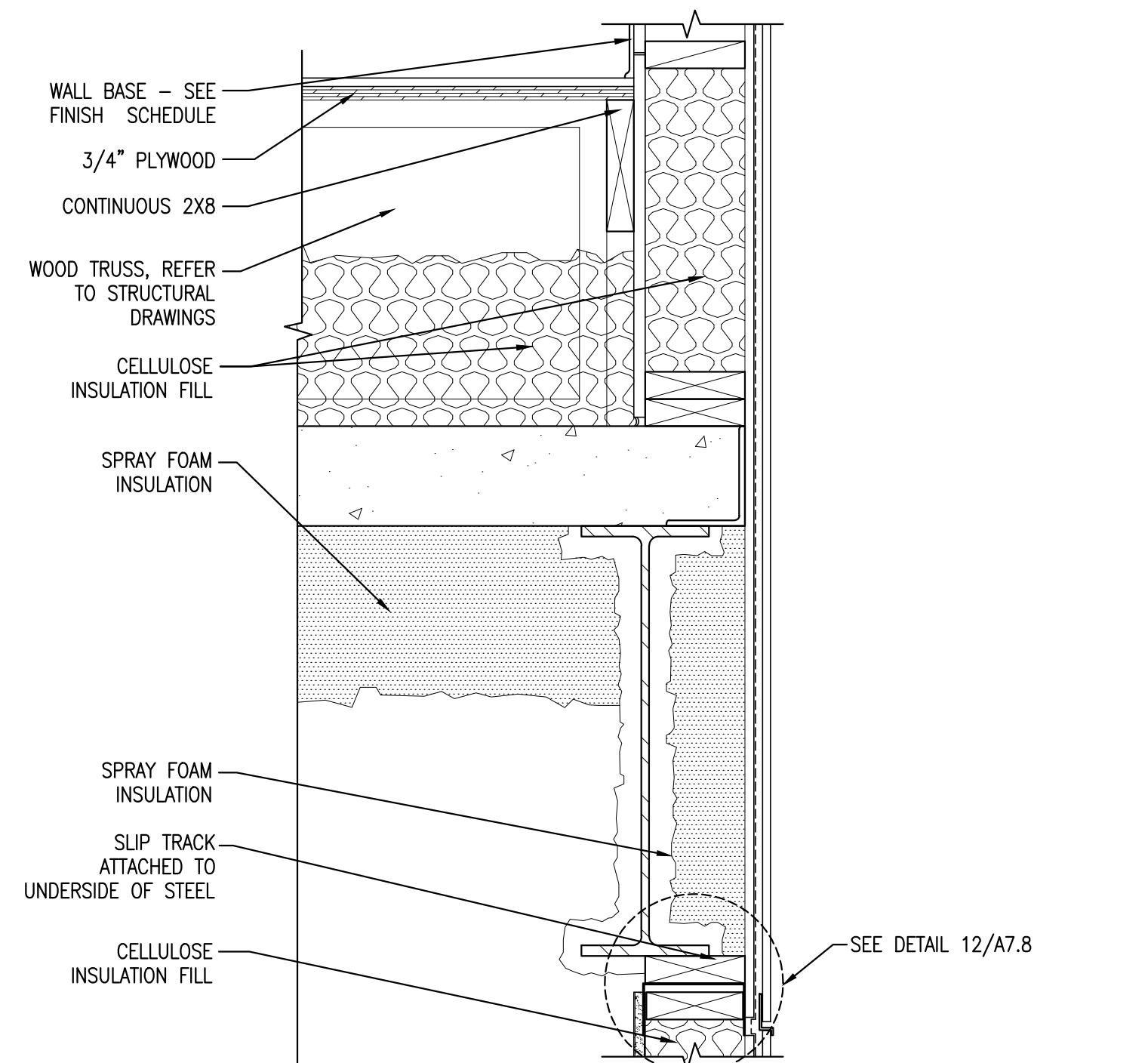
11 TYP. CORRIDOR FL FRAMING @ 2ND FL.
 REFERENCED FROM: A5.2
 SCALE: 1-1/2" = 1'-0"



4 TYP. PARAPET @ BLDG. REAR
 REFERENCED FROM: A5.1
 SCALE: 1-1/2" = 1'-0"



8 TYP. 3/4 FL. FRAMING @ UNITS/EXT WALL
 REFERENCED FROM: A5.1, A5.3, A5.4 & A5.5
 SCALE: 1-1/2" = 1'-0"



12 FLOOR FRAMING @ OFFICE/2ND FL. EXT WALL
 REFERENCED FROM:
 SCALE: 1-1/2" = 1'-0"

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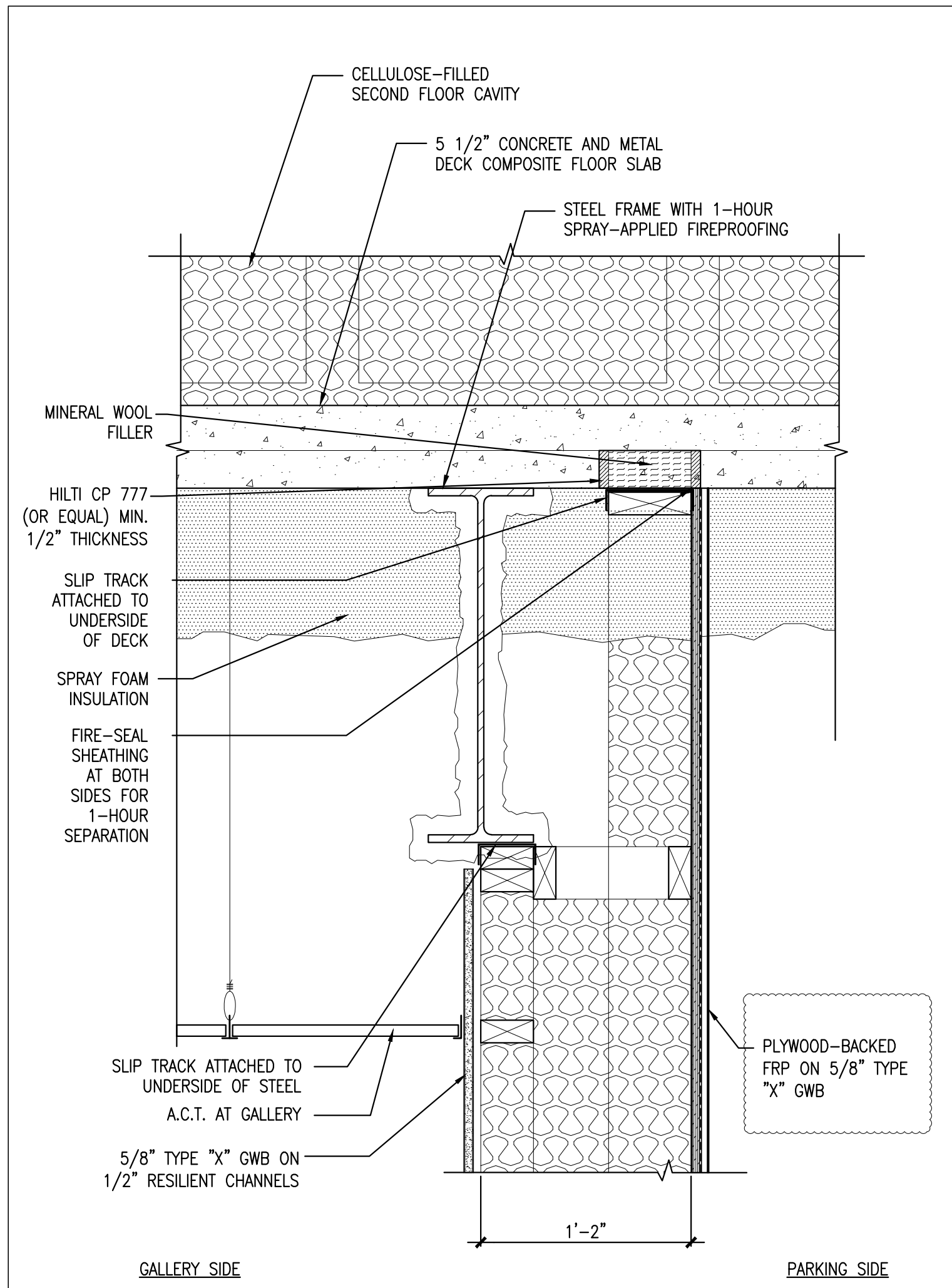
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Project No: 07.446.24E

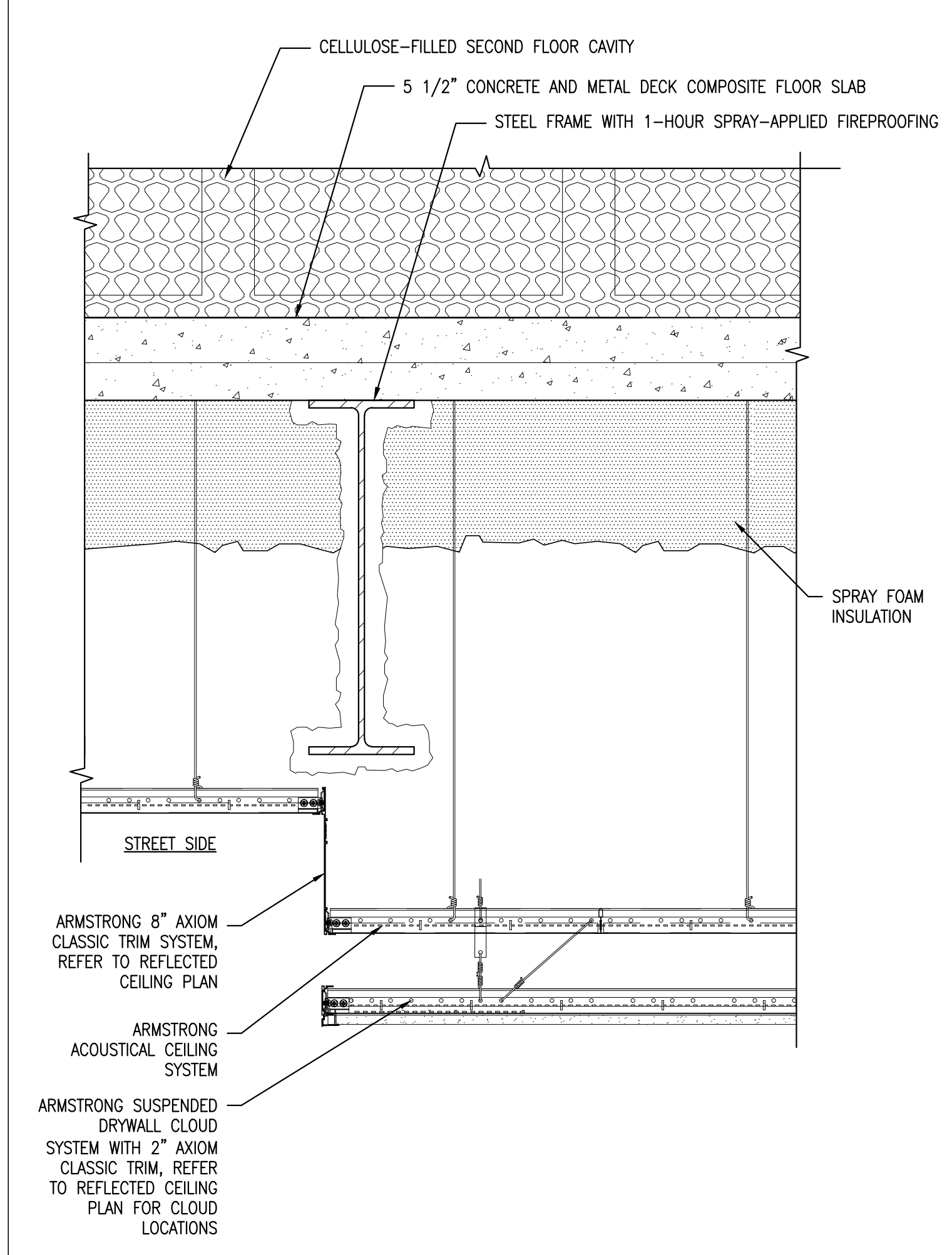
Drawing Title:
DETAILS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

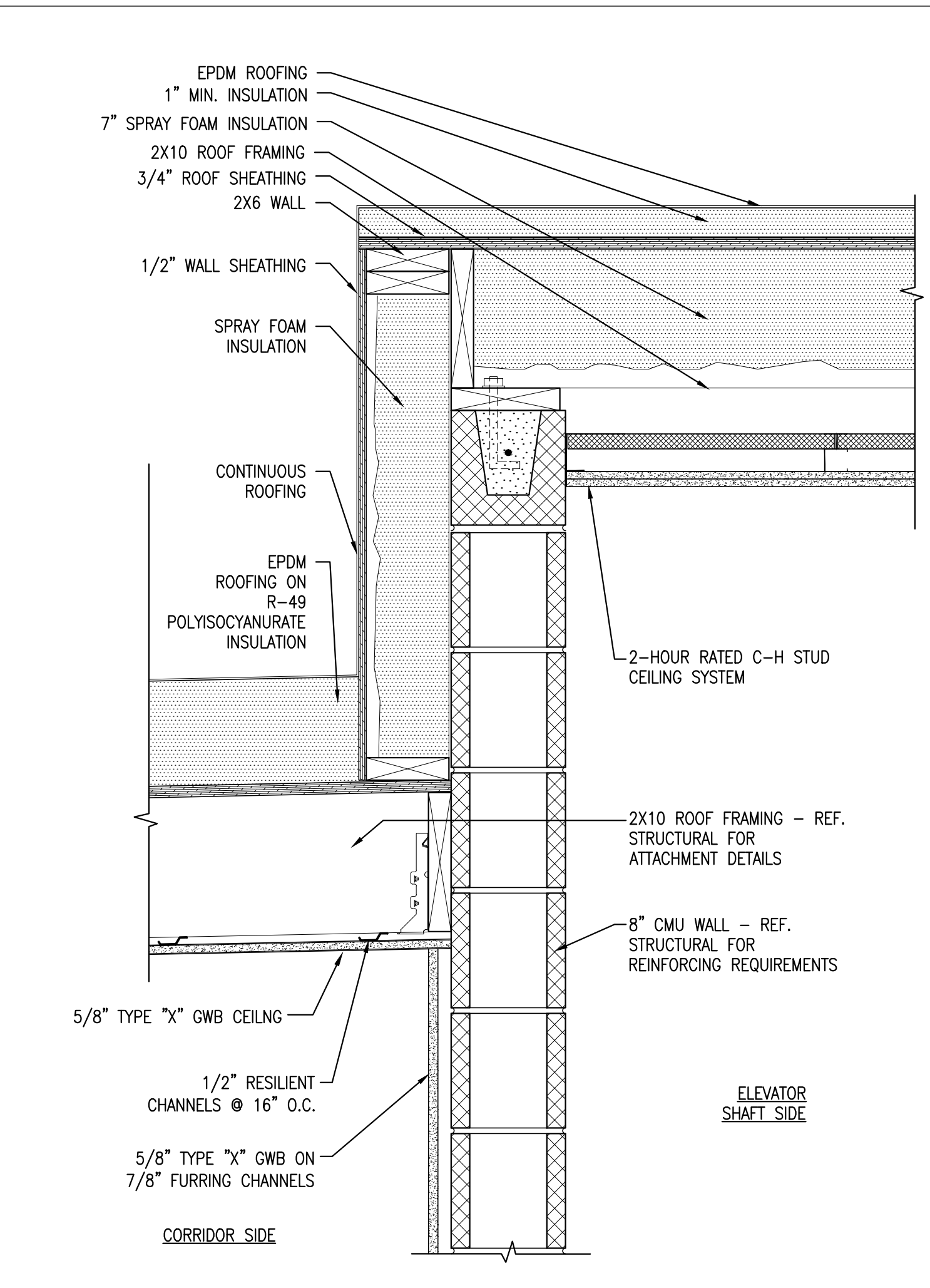
Drawing Number:
A7.4



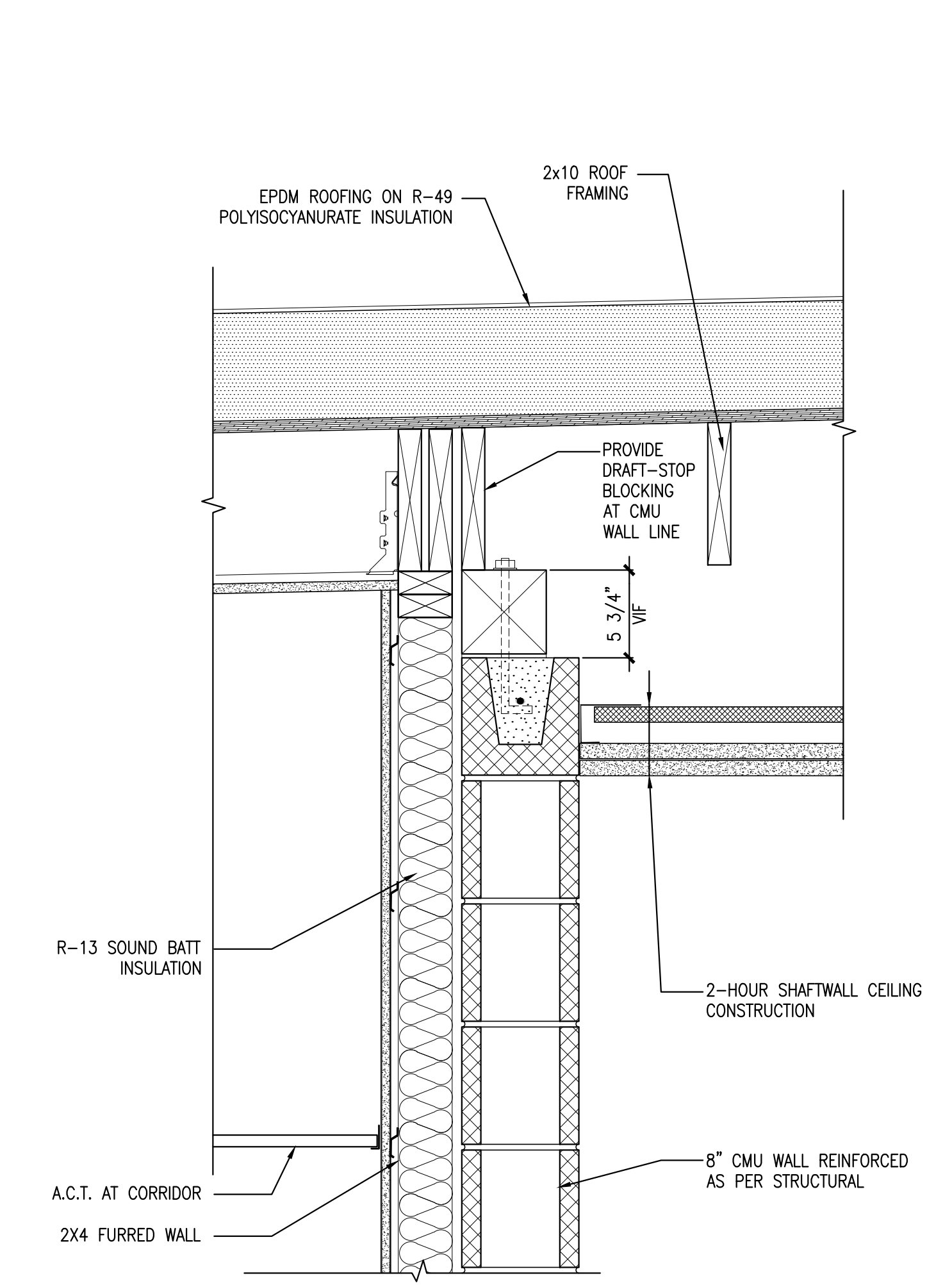
1 SOFFIT AT GALLERY REAR
 REFERENCED FROM: A5.2 SCALE: 1-1/2" = 1'-0"



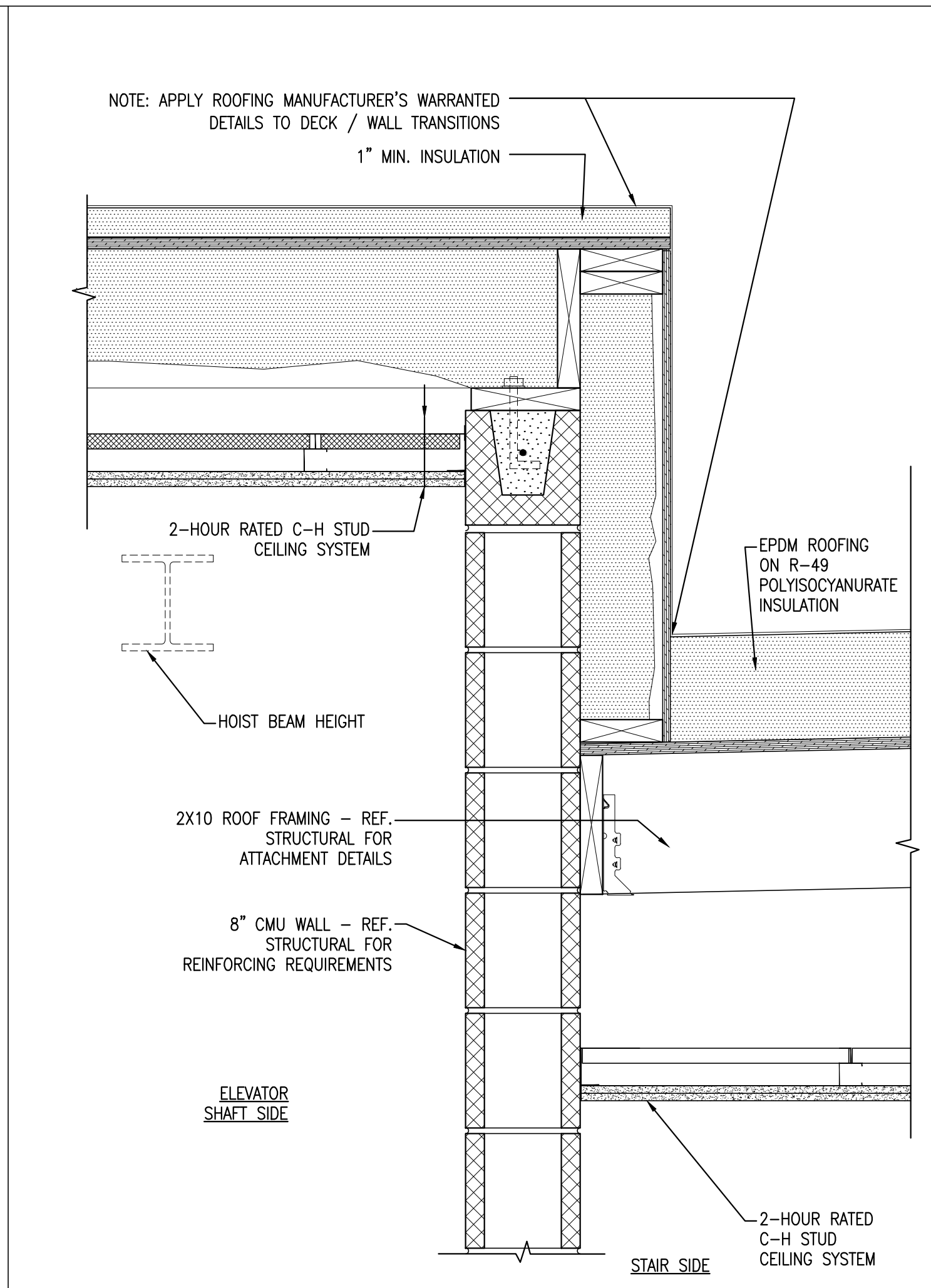
5 CURVED SOFFIT AT GALLERY CENTER
 REFERENCED FROM: A5.2 & A5.3 SCALE: 1-1/2" = 1'-0"



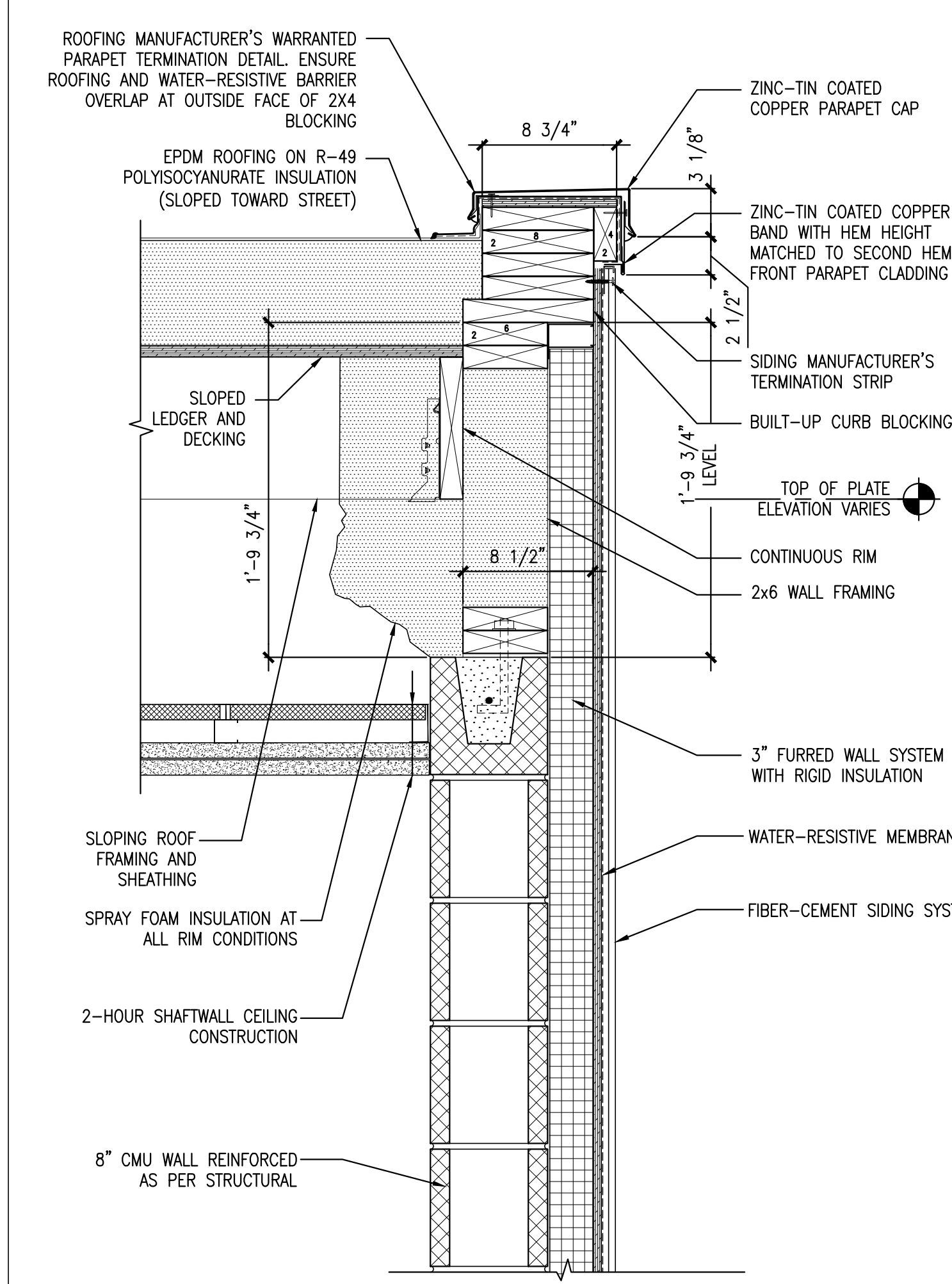
2 ELEVATOR ROOF/CEILING
 REFERENCED FROM: A5.2 SCALE: 1-1/2" = 1'-0"



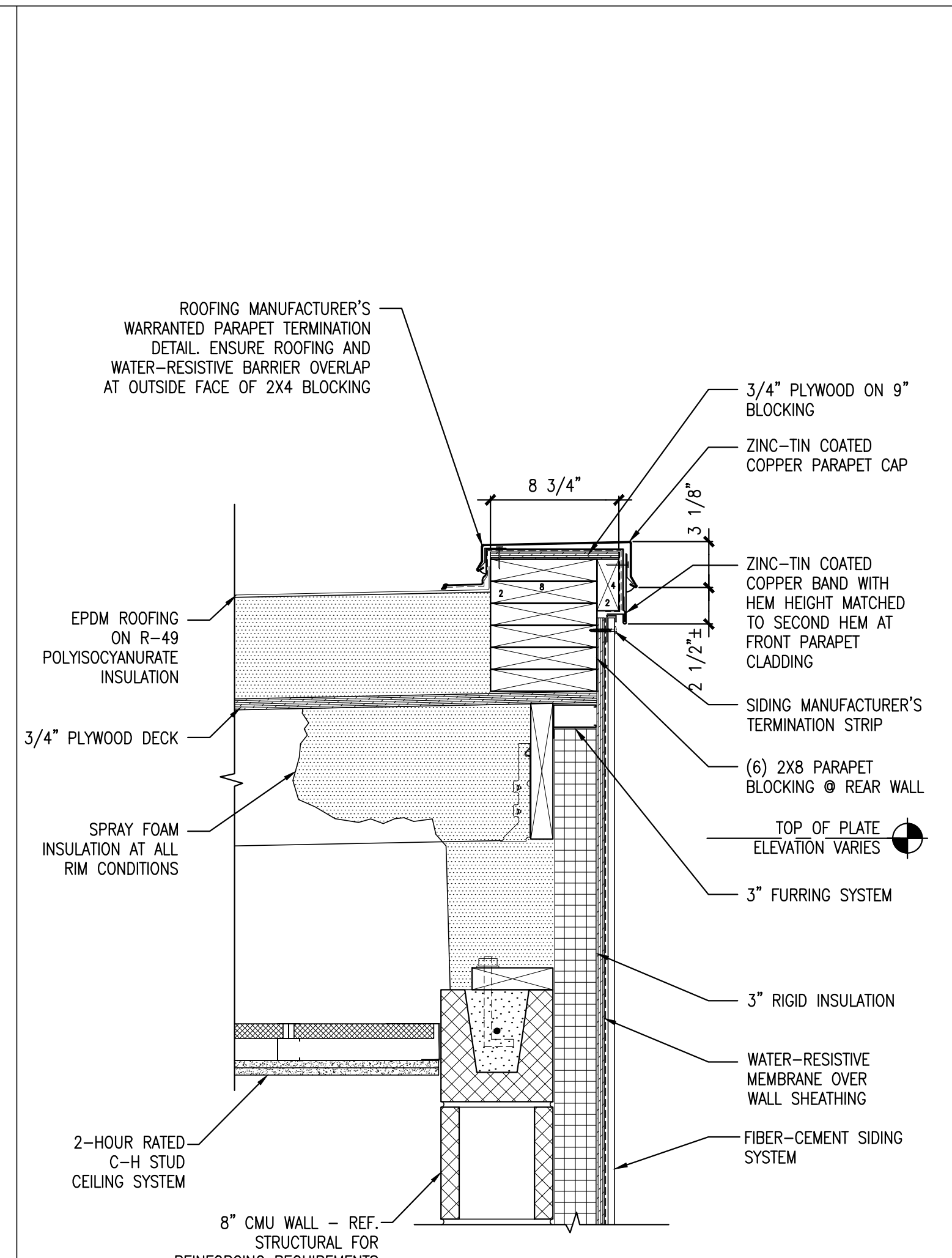
6 STAIR TWO ROOF/CEILING AT TRANSITION
 REFERENCED FROM: A5.5 SCALE: 1-1/2" = 1'-0"



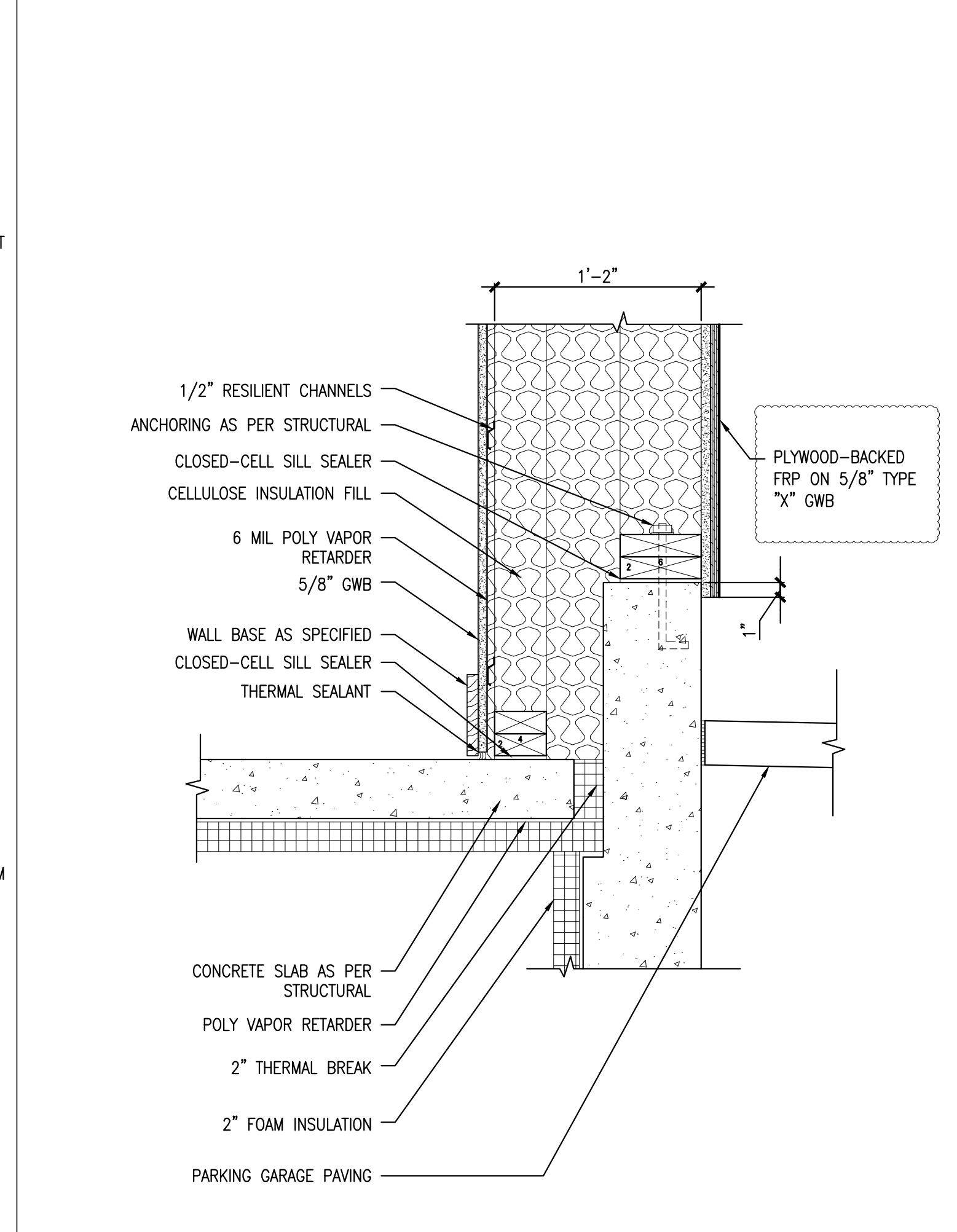
3 ELEVATOR ROOF/CEILING AT STAIR ONE
 REFERENCED FROM: A5.2 SCALE: 1-1/2" = 1'-0"



7 STAIR TWO ROOF/CEILING
 REFERENCED FROM: A5.5 SCALE: 1-1/2" = 1'-0"



4 STAIR ONE ROOF/CEILING
 REFERENCED FROM: A5.2 SCALE: 1-1/2" = 1'-0"



8 INSULATED KNEE WALL AT GALLERY REAR
 REFERENCED FROM: A5.3 SCALE: 1-1/2" = 1'-0"

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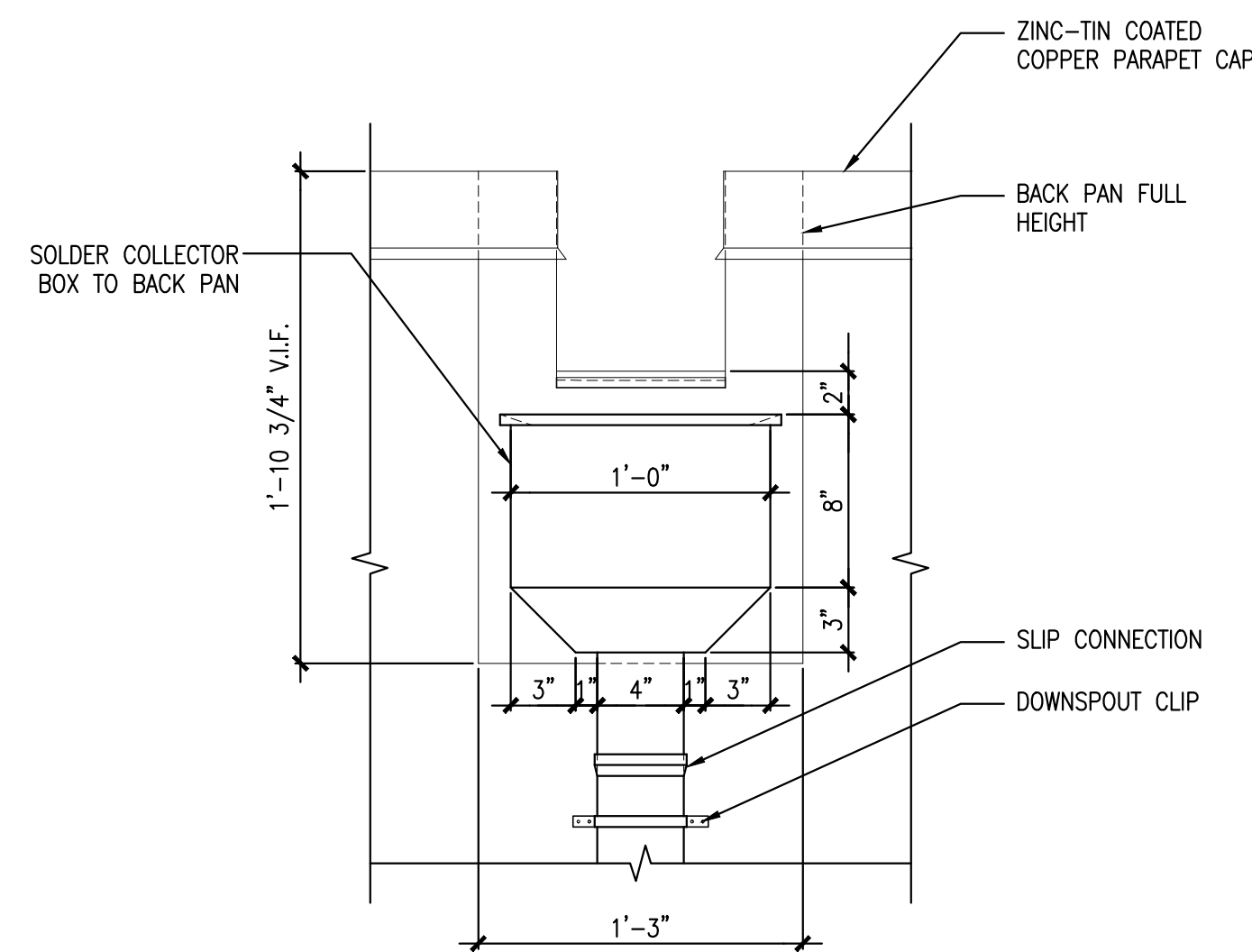
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Drawing Title:
DETAILS

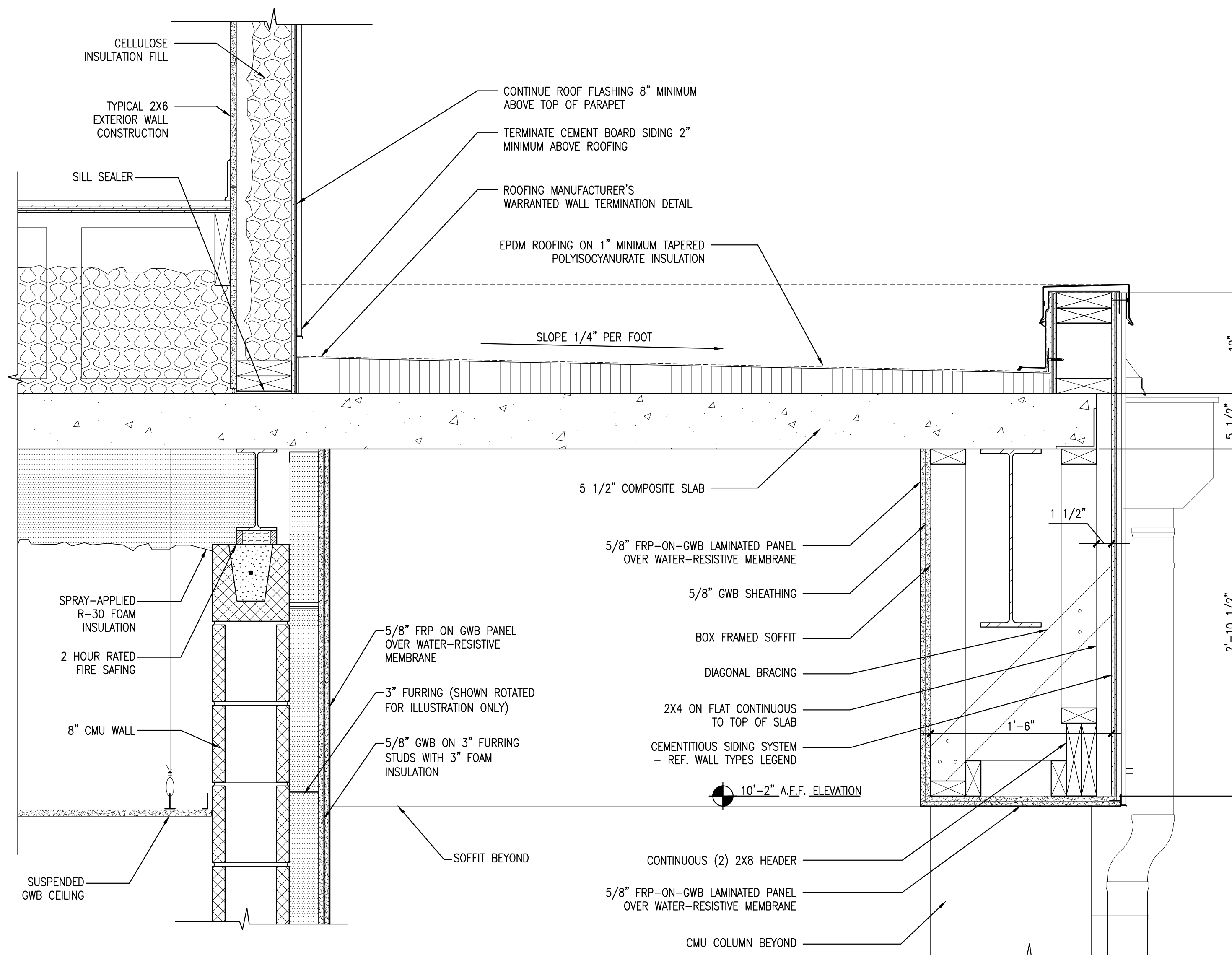
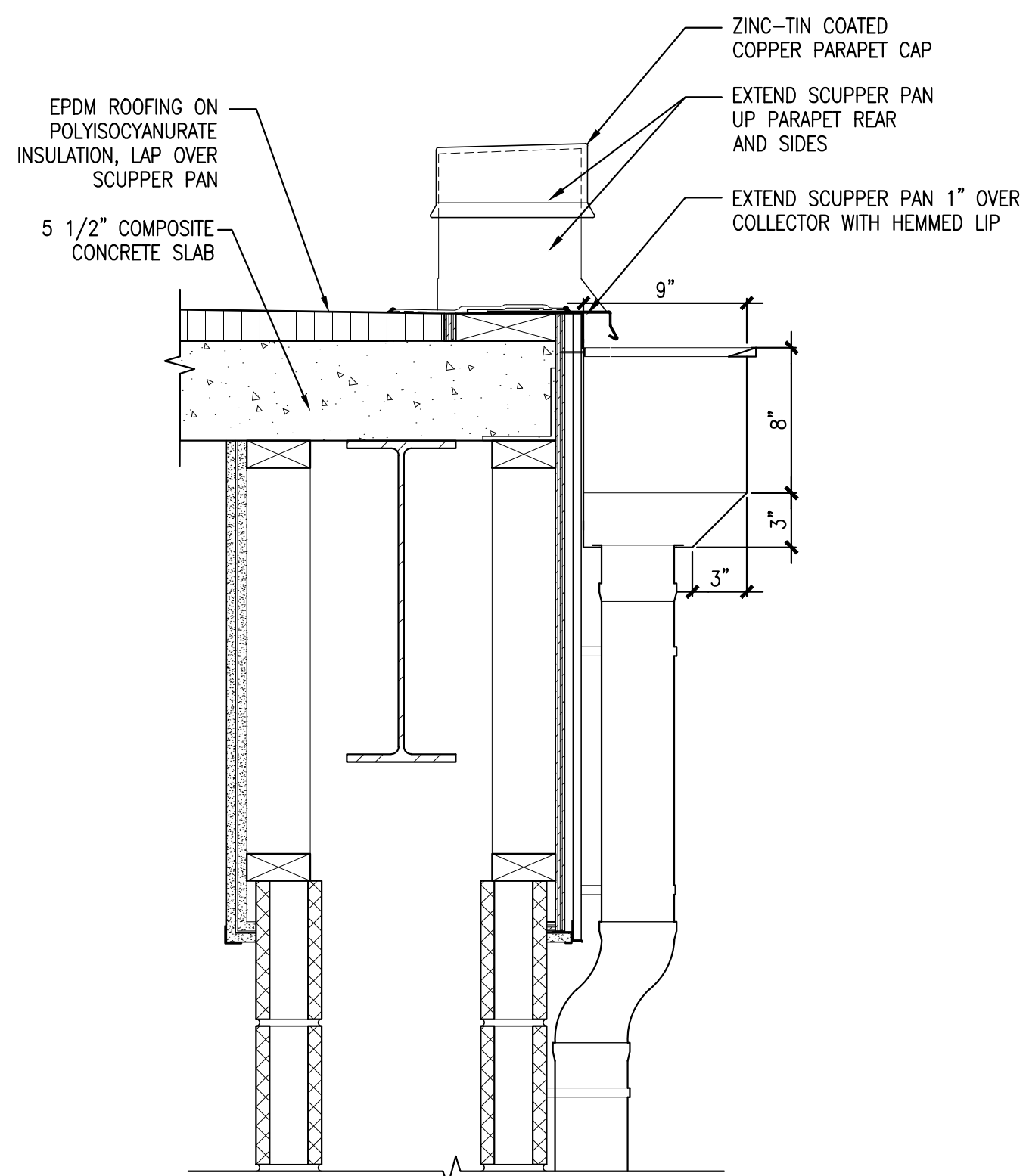
Scale: AS NOTED
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Drawing Number:
A7.5

100% PRICING AND PERMITTING



NOTE: REFER TO AND FOLLOW SMACNA SHEET METAL GUIDELINES FOR DOWNSPOUT SYSTEM CONSTRUCTION



5 RAIN COLLECTOR ELEVATION

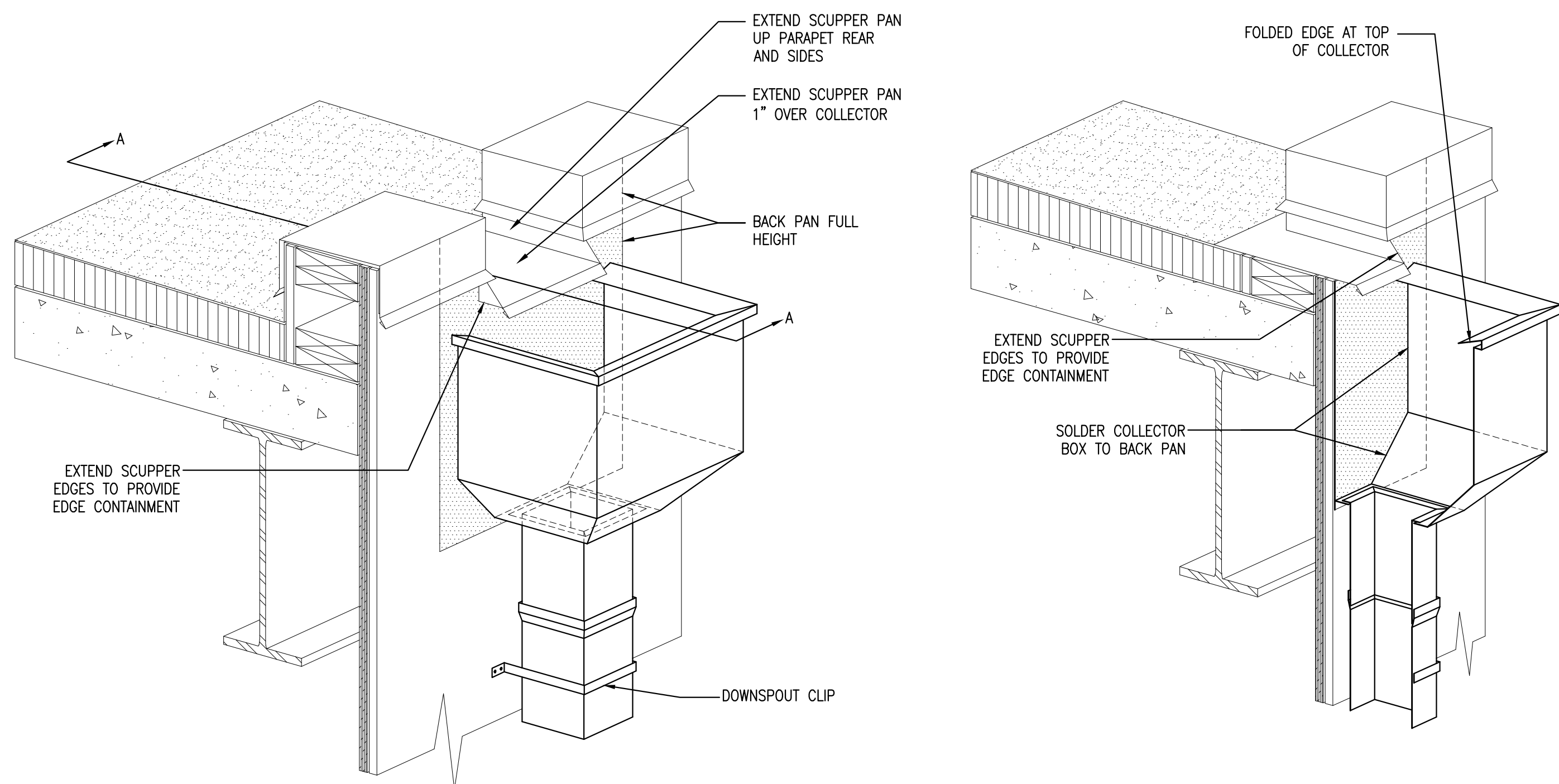
REFERENCED FROM: A5.4

SCALE: 1-1/2" = 1'-0"

6 RAIN COLLECTOR SECTION @ COLUMN

REFERENCED FROM: A5.4

SCALE: 1-1/2" = 1'-0"



9 RAIN COLLECTOR DETAILS

REFERENCED FROM: A5.4

SCALE: 1-1/2" = 1'-0"

11 DETAILS AT GARAGE ROOF AREA

REFERENCED FROM:

SCALE: 1-1/2" = 1'-0"

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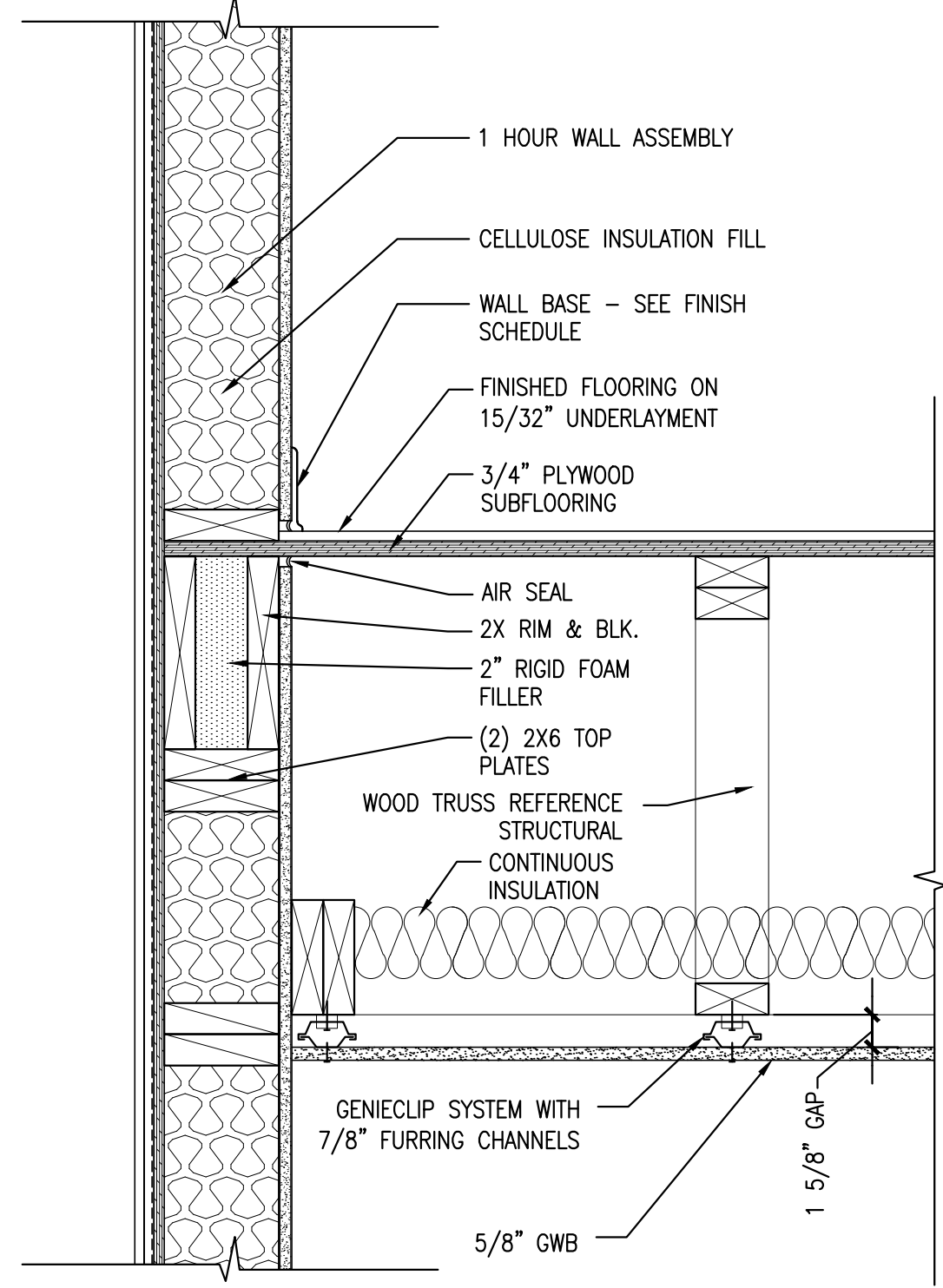
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Drawing Title:
DETAILS

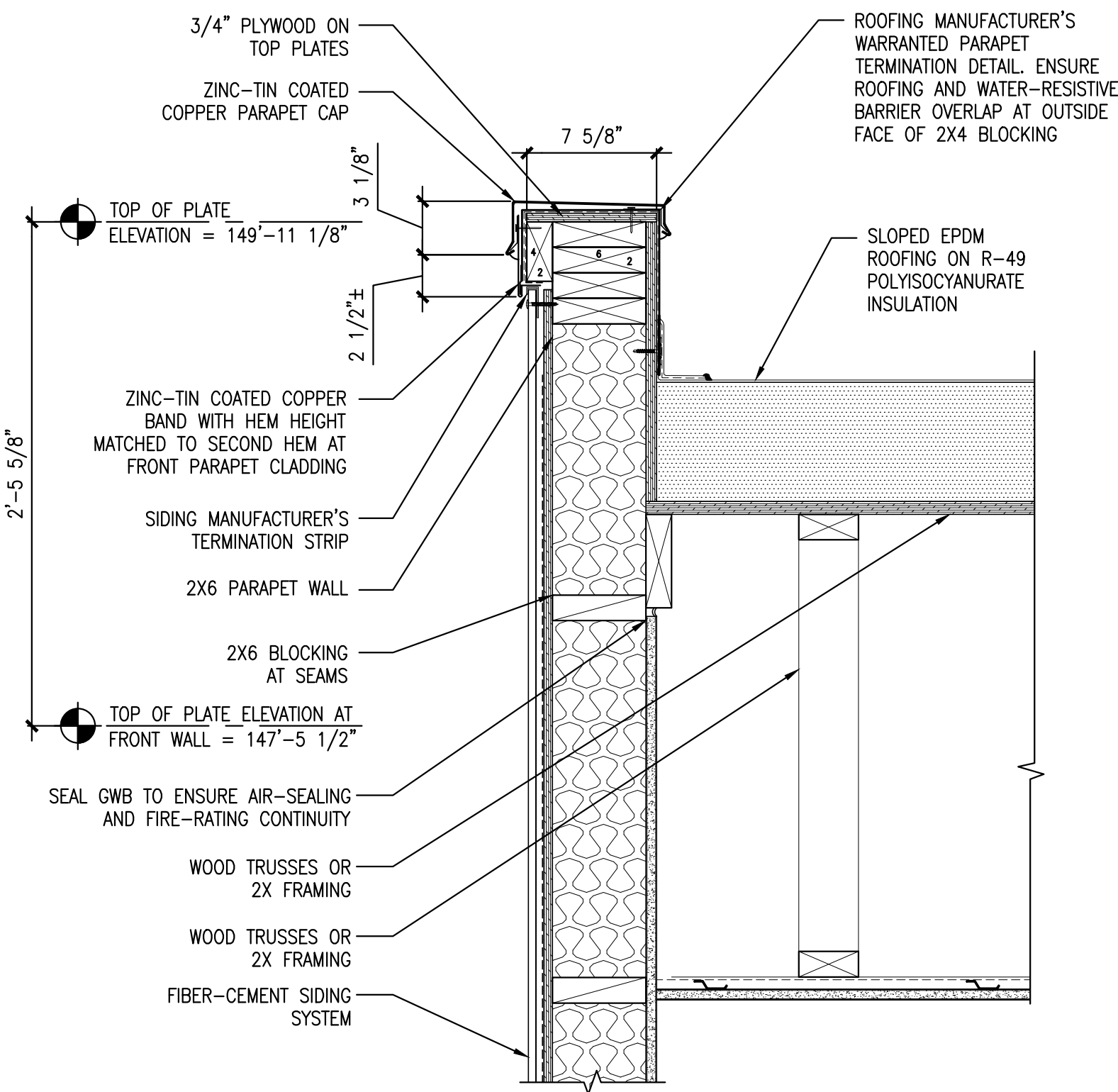
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 Revisions:

Drawing Number:
A7.6

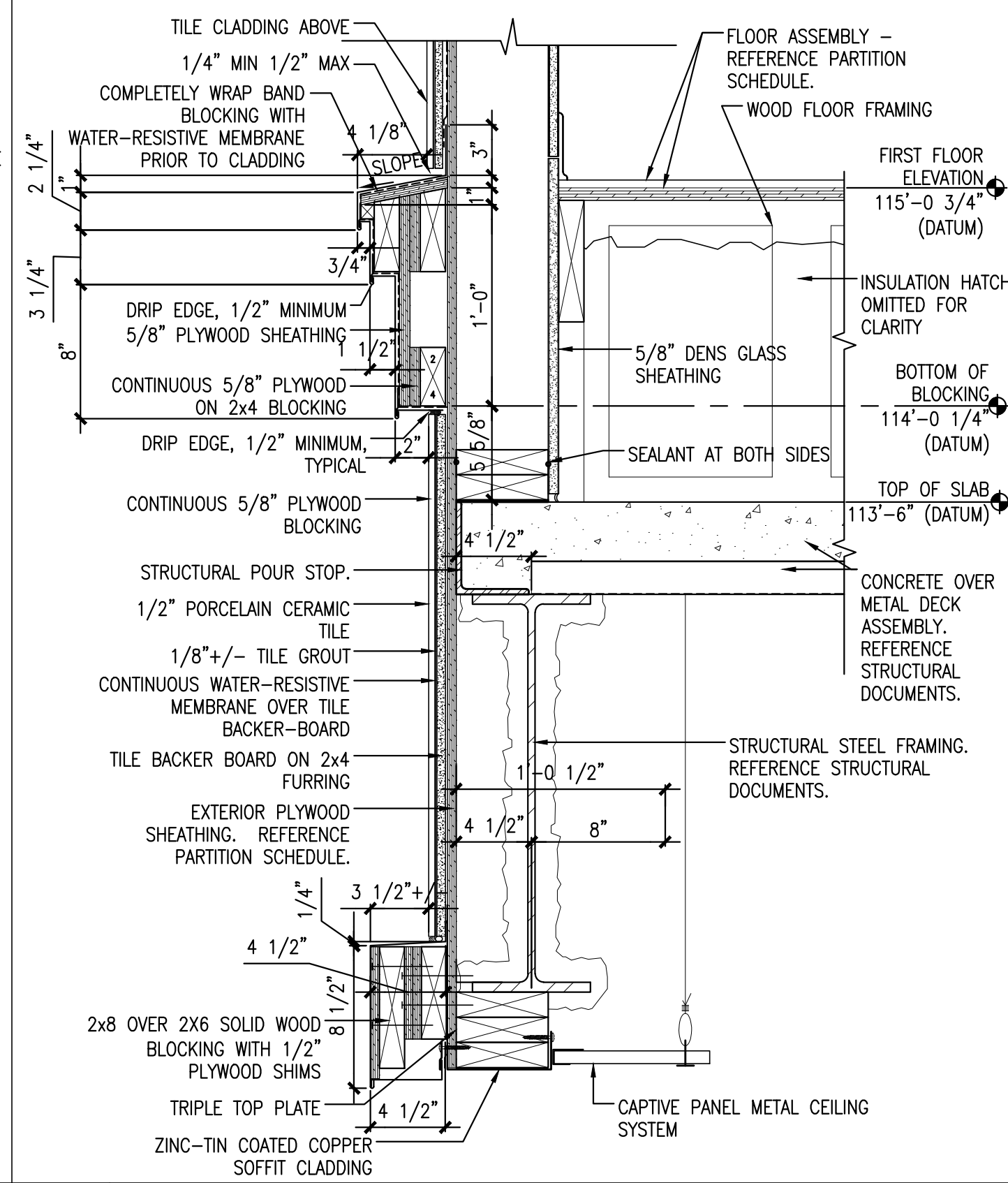
10/27/2010 12:21 PM



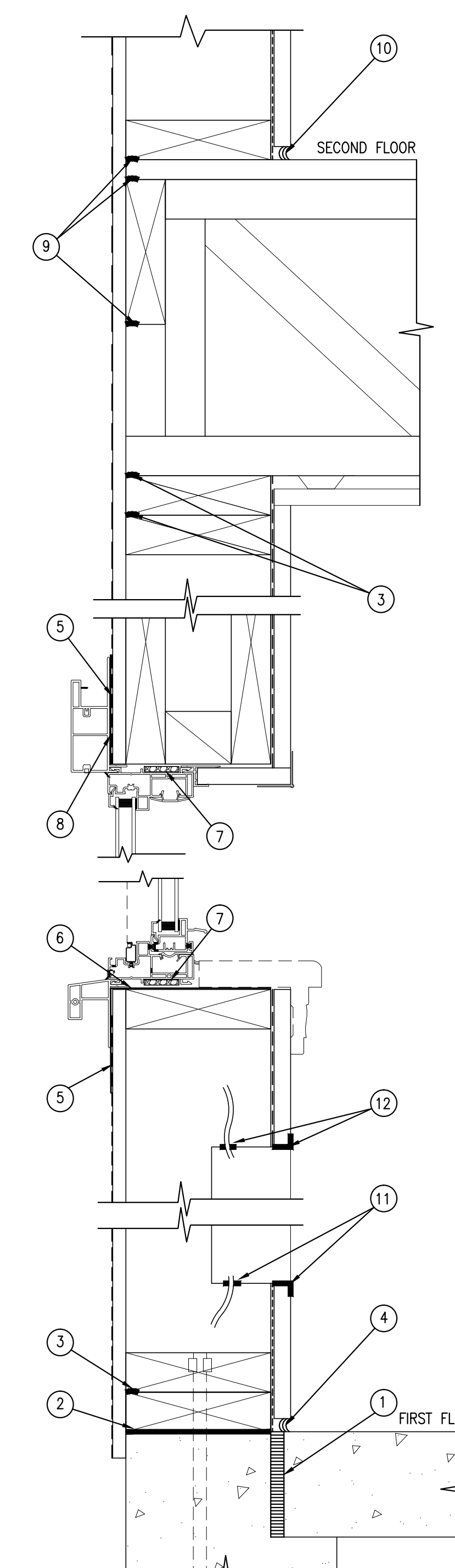
1 PARALLEL TRUSS/WALL AT UPPER FLOORS
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



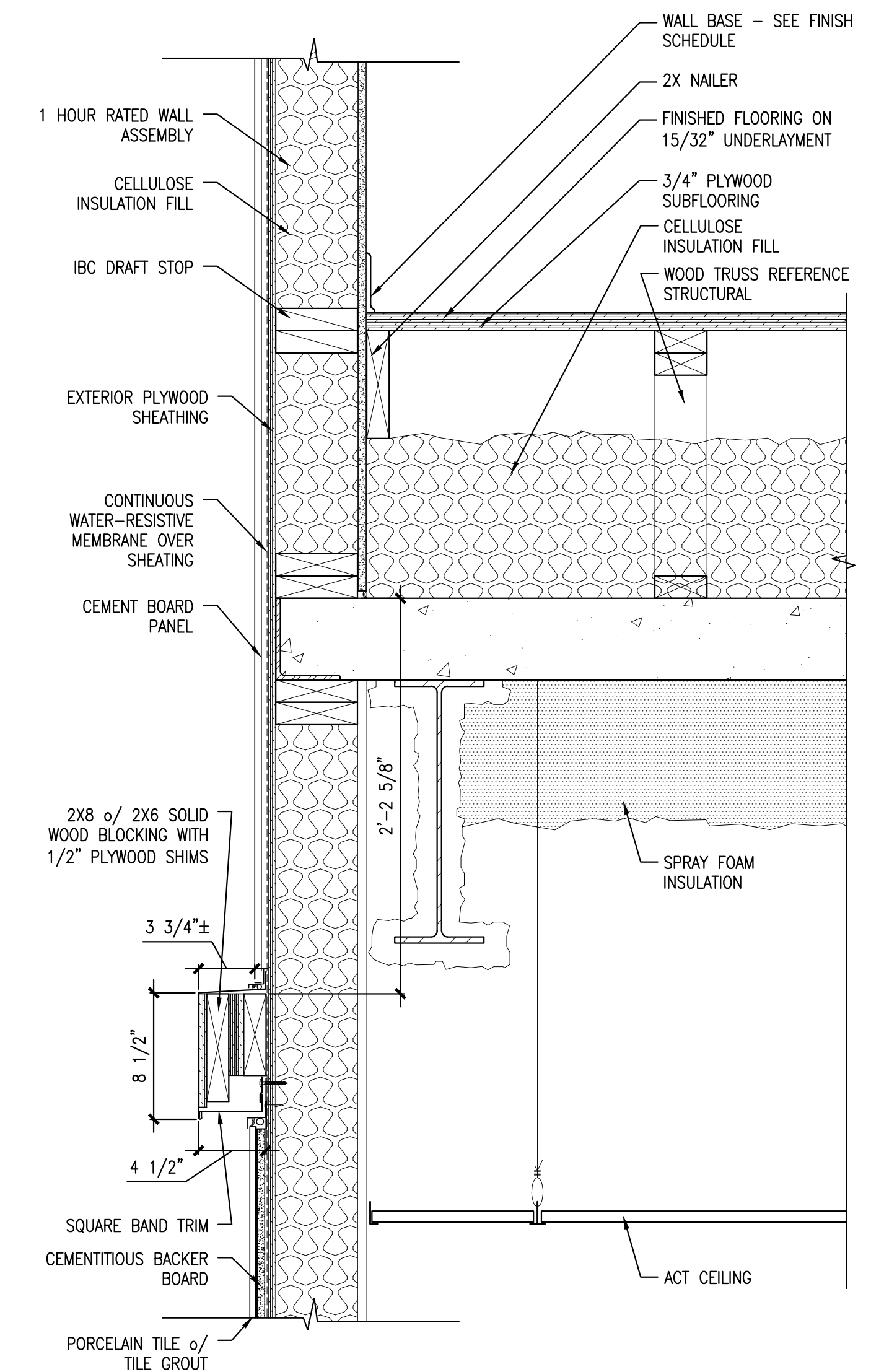
2 PARAPET @ SIDE WALLS
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



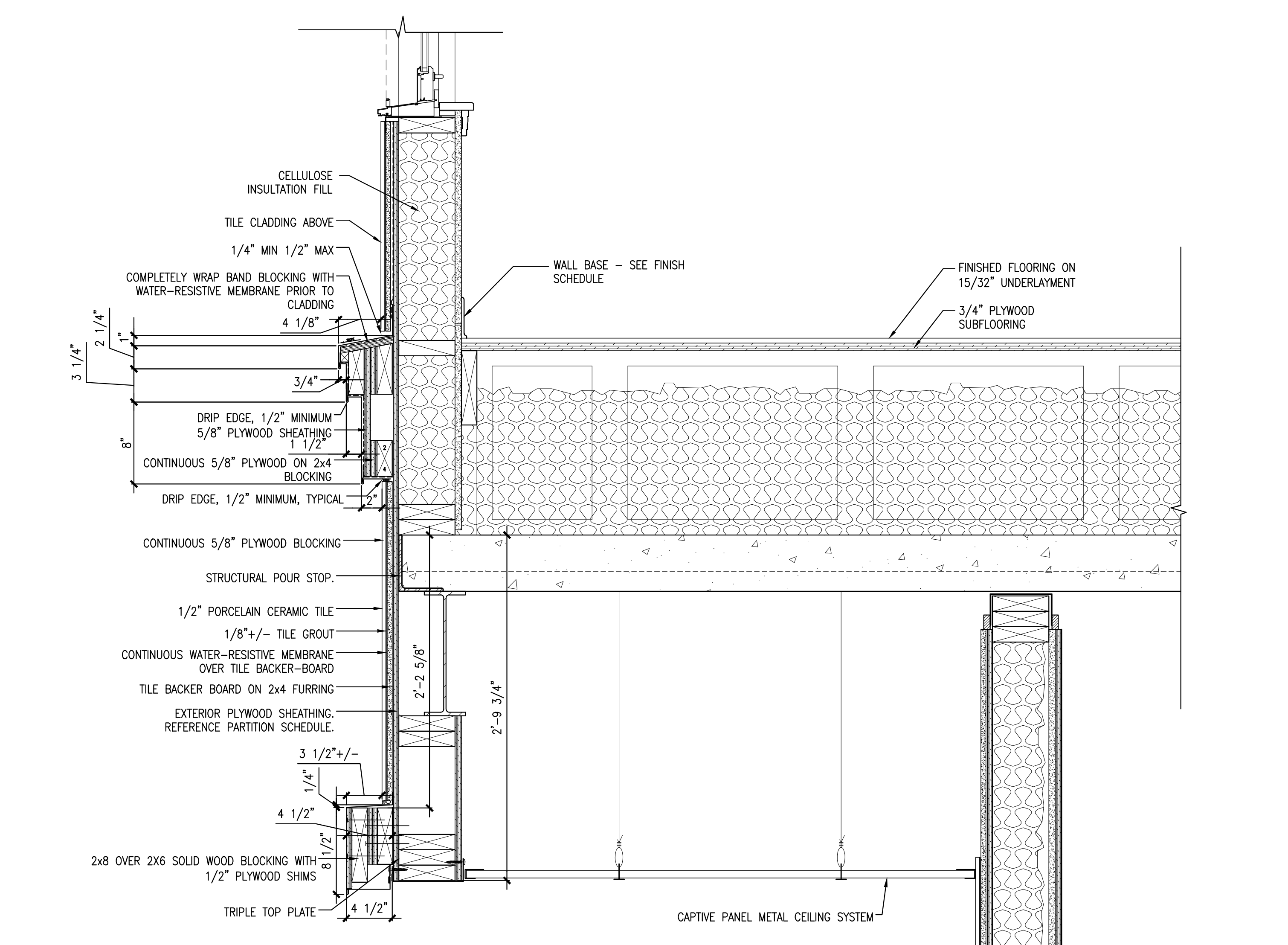
3 SOFFIT @ GARAGE ENTRY
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



- DETAIL LEGEND**
- BOND BREAKER
 - SILL SEALER INSULATION (TYP.)
 - CAULK/SEAL BETWEEN MULTIPLE PLATES (TYP.)
 - THERMAL SEALANT AT BASE (TYP.)
 - TYVEK AIR INFILTRATION BARRIER
 - GRACE PERM-A-BARRIER PLUS FLASHING WRAPS AROUND WOOD NAILER, THEN OVERLAPS ONTO AIR INFILTRATION BARRIER (4" MIN.), TAPE ALL EDGES (TYP.). SEE WINDOW FLASHING DETAILS FOR MORE INFORMATION.
 - LOW EXPANSION FOAM SPRAY OR SEALANT AROUND WINDOWS, AND DOORS (TYP.)
 - GRACE PERM-A-BARRIER PLUS FLASHING IS OVERLAPPED BY AIR INFILTRATION BARRIER. - SEE WINDOW FLASHING DETAIL FOR MORE INFORMATION.
 - CAULK/SEAL BETWEEN SHEATHING & RIM JOIST (TYP.)
 - CAULK/SEAL AT BASE
 - CAULK/SEAL ELECTRICAL BOXES AT ALL FOUR SIDES BETWEEN GYP AND AT ALL OPENINGS & WIRE PENETRATIONS (TYP.)



9 PARALLEL TRUSS AND WALL AT 2ND FLOOR
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"

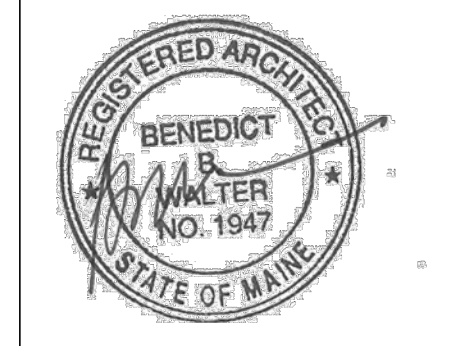


10 TRIM / CEILING DETAIL AT STAIR TWO EGRESS ALCOVE
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"

12 SCHEMATIC AIR SEALING DIAGRAM
 REFERENCED FROM: SCALE: 3" = 1'-0"



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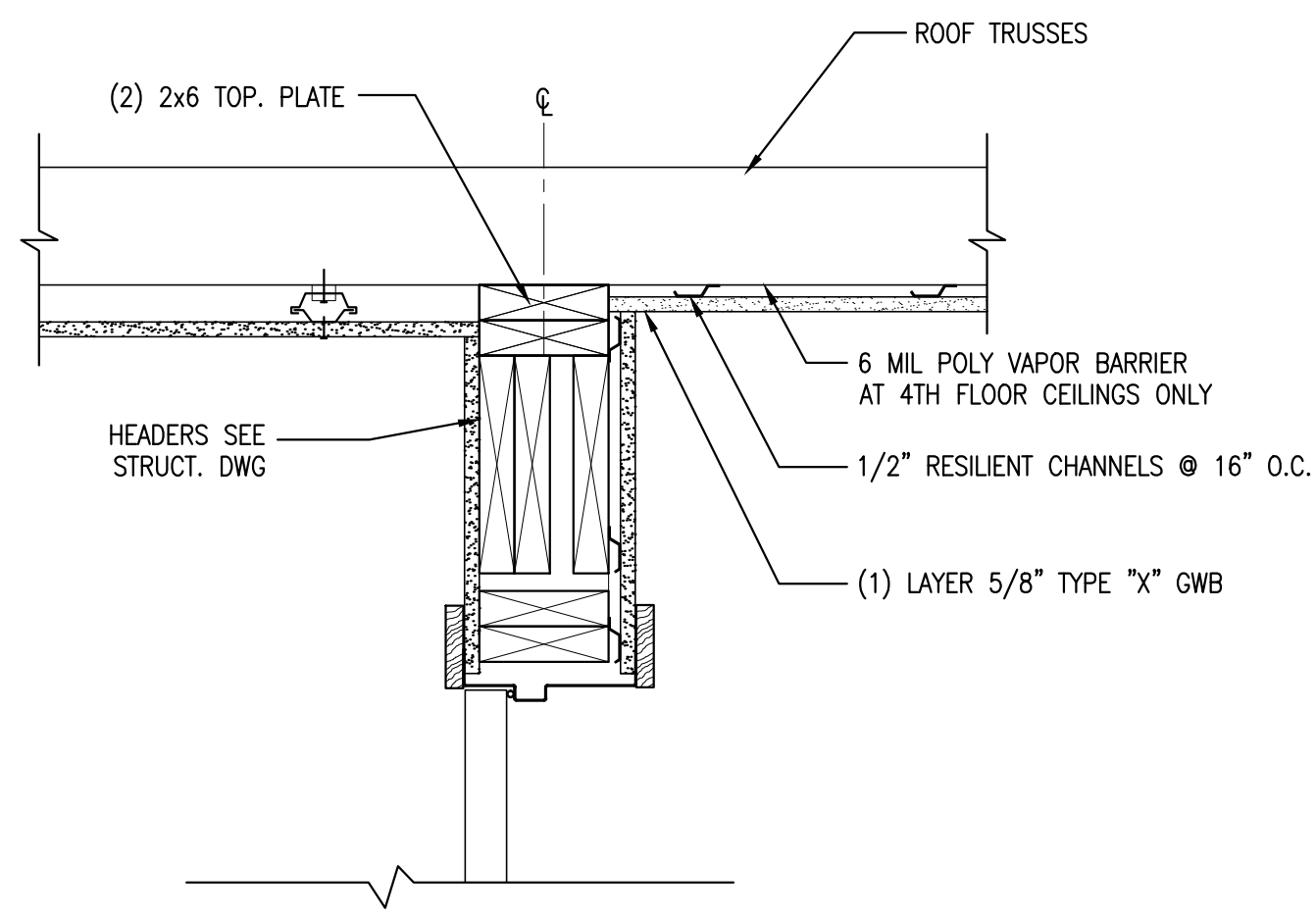
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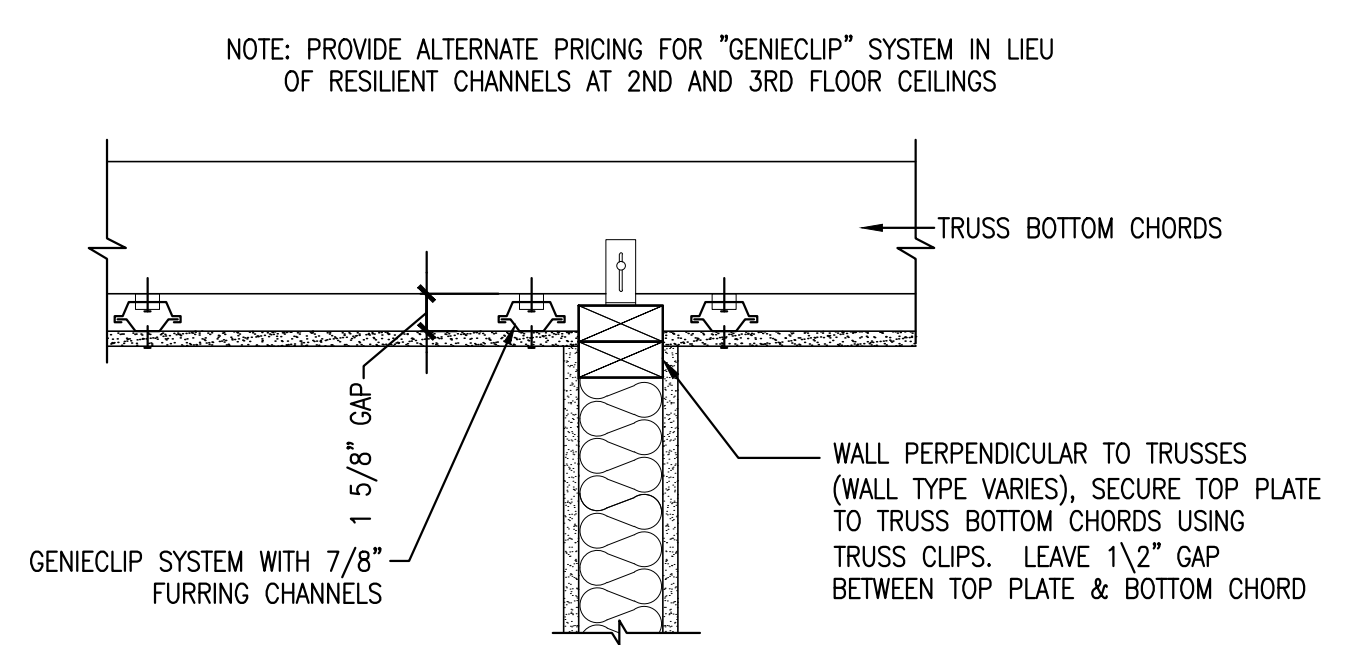
Project No: 07.446 24E
 Drawing Title: **DETAILS**

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

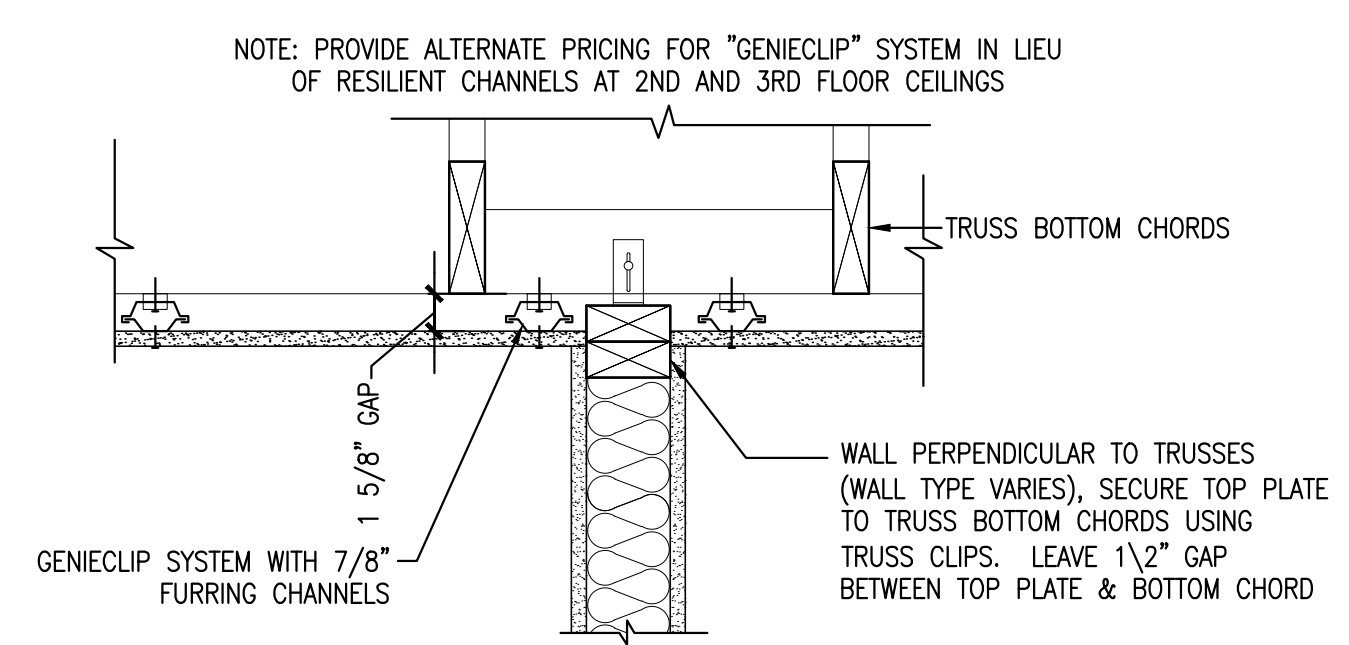
Drawing Number:
A7.7



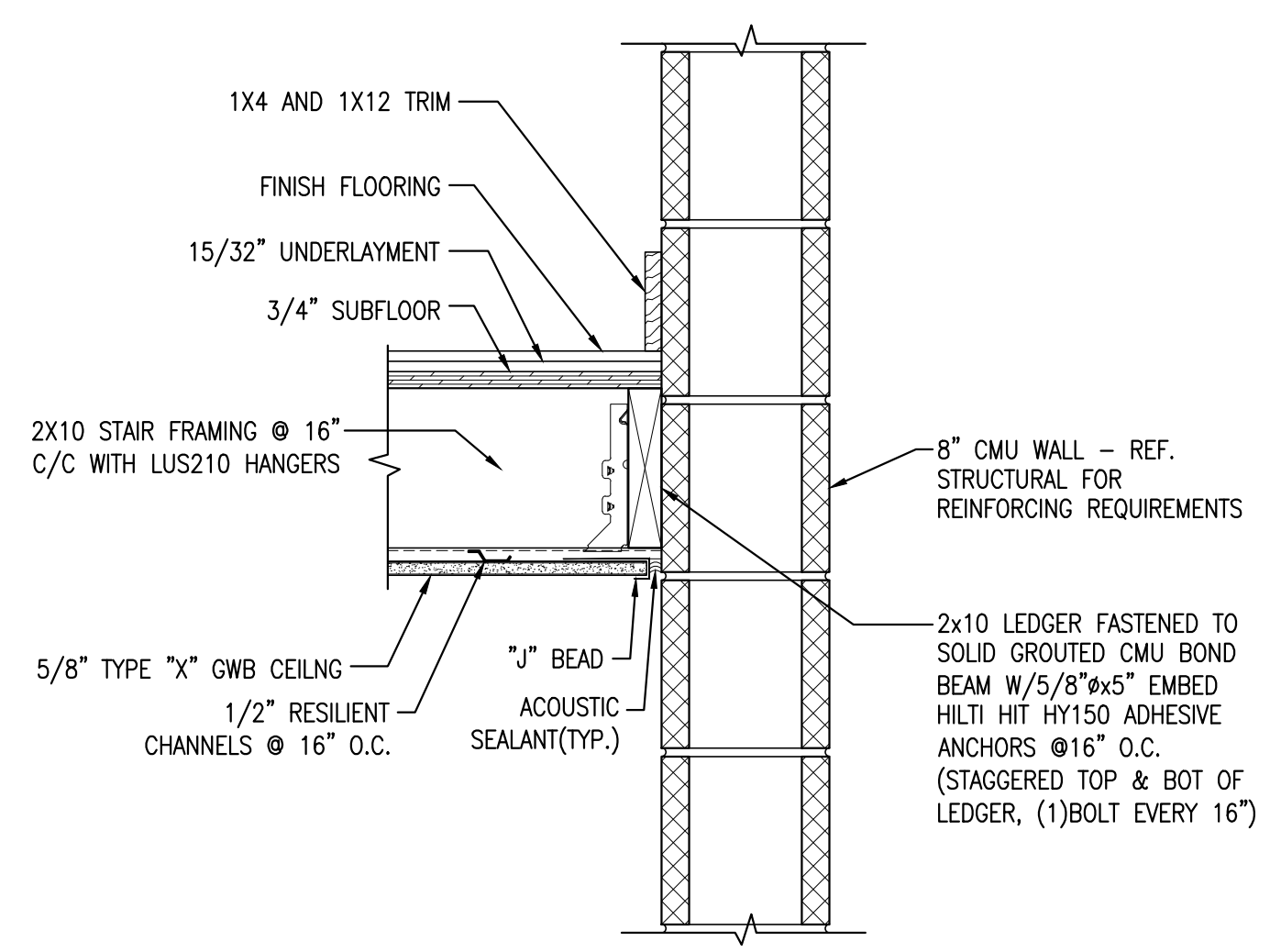
1 TYPICAL CORRIDOR DOOR HEADER
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



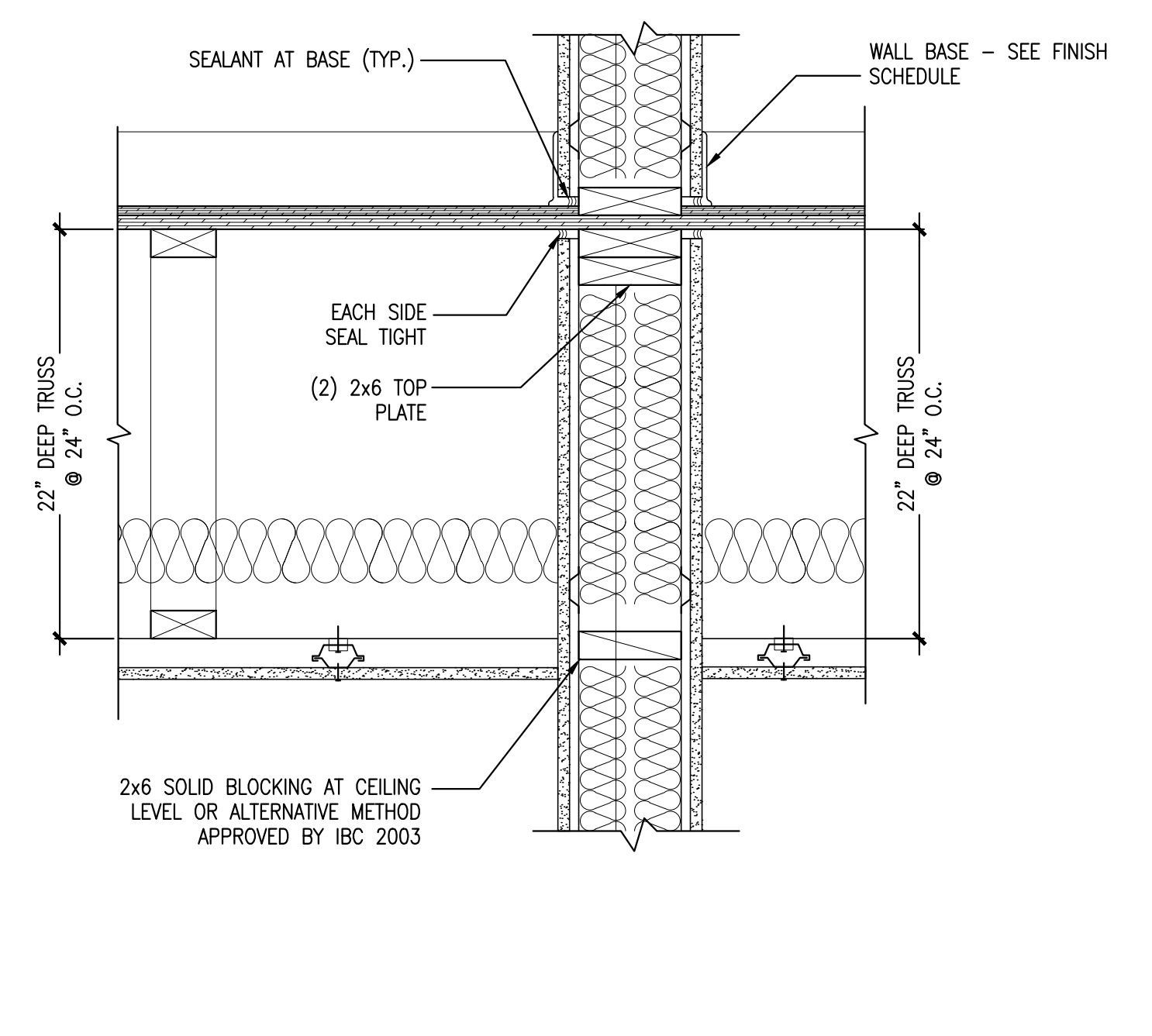
2 SLIP TRACK DETAIL AT NON-BEARING WALLS
 REFERENCED FROM: A5.6 / A5.7 SCALE: 1-1/2" = 1'-0"



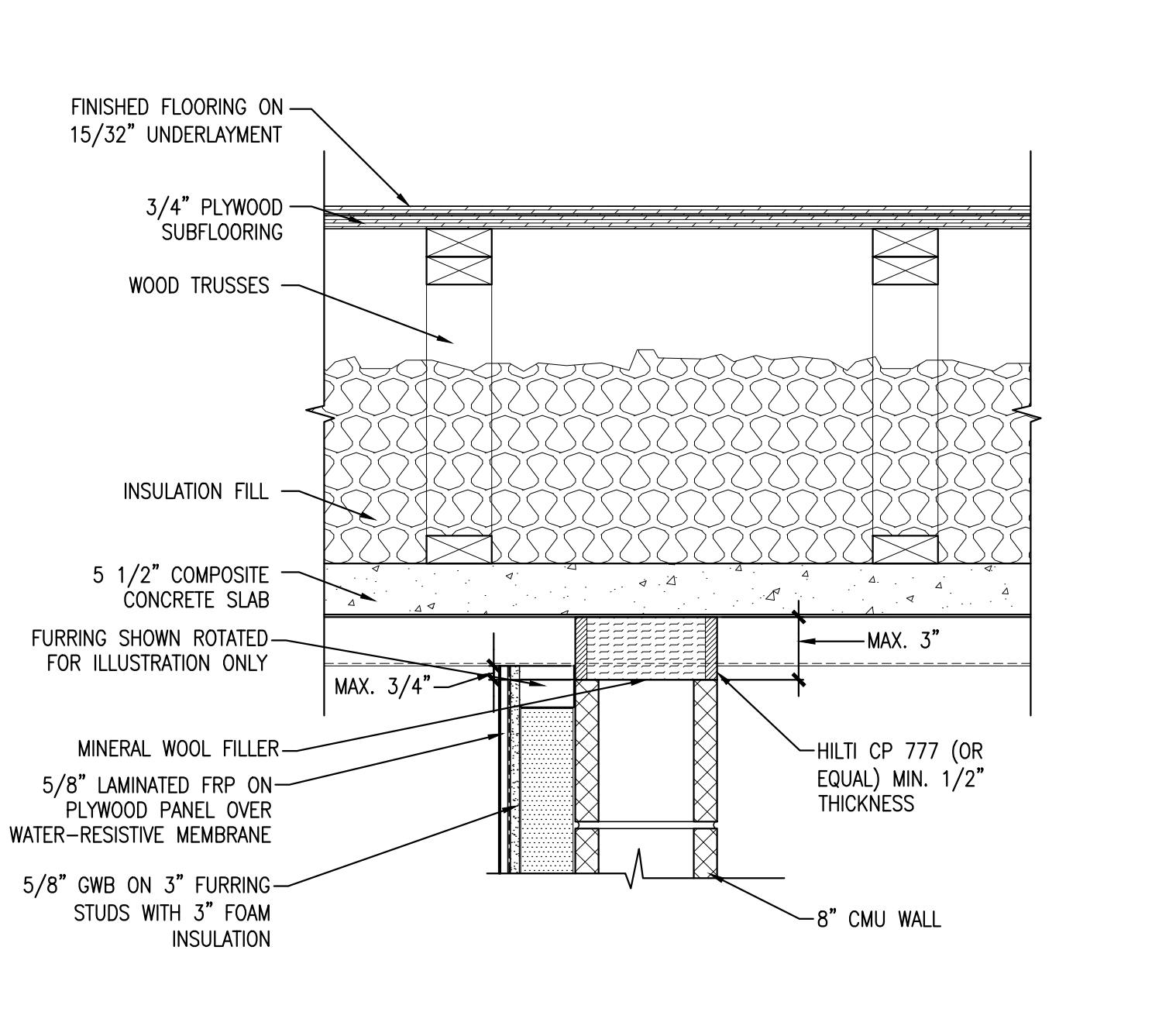
3 SLIP TRACK DETAIL AT NON-BEARING WALLS
 REFERENCED FROM: A5.6 / A5.7 SCALE: 1-1/2" = 1'-0"



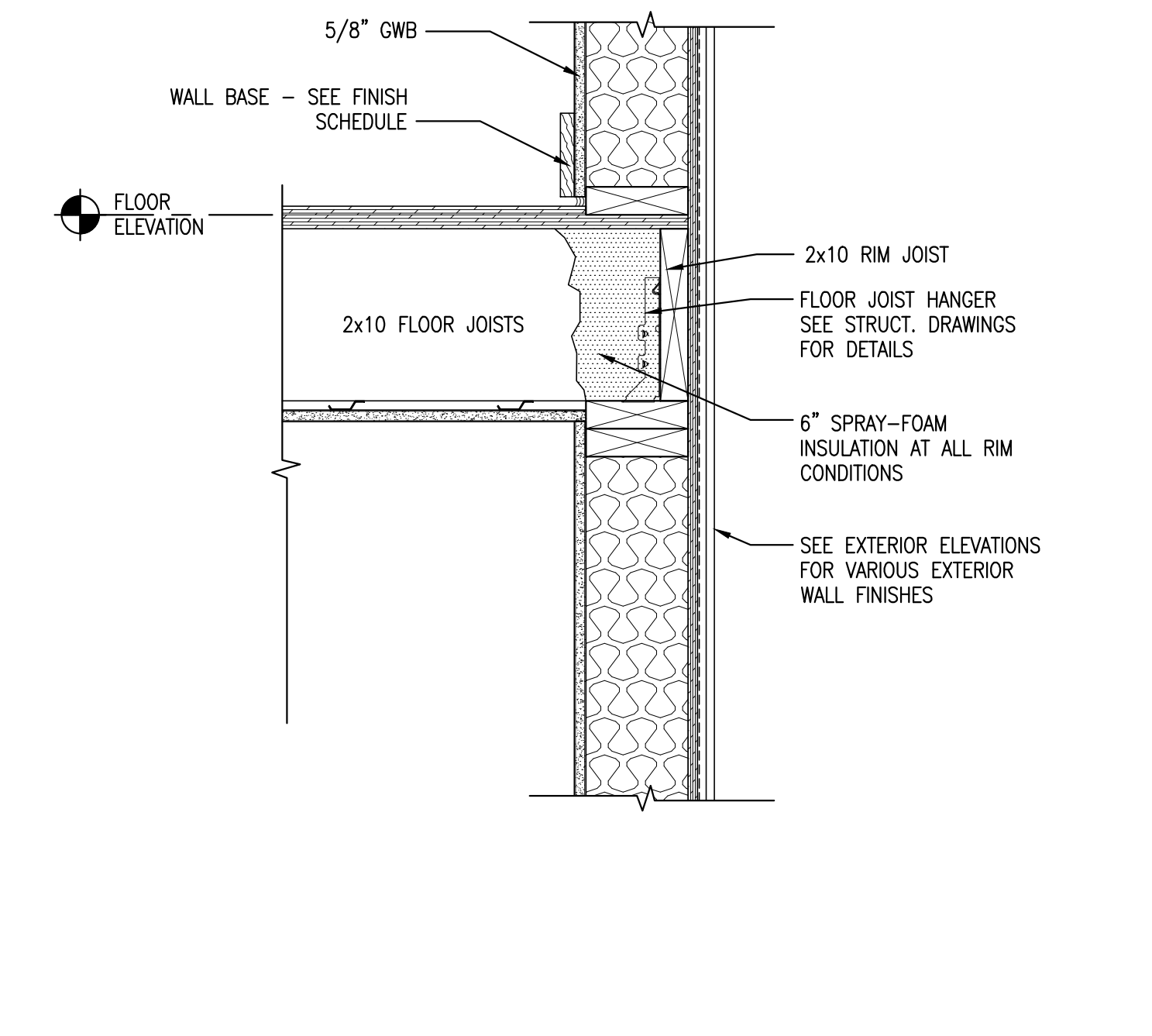
4 STAIR FRAMING DETAIL
 REFERENCED FROM: A5.5, A5.7 SCALE: 1-1/2" = 1'-0"



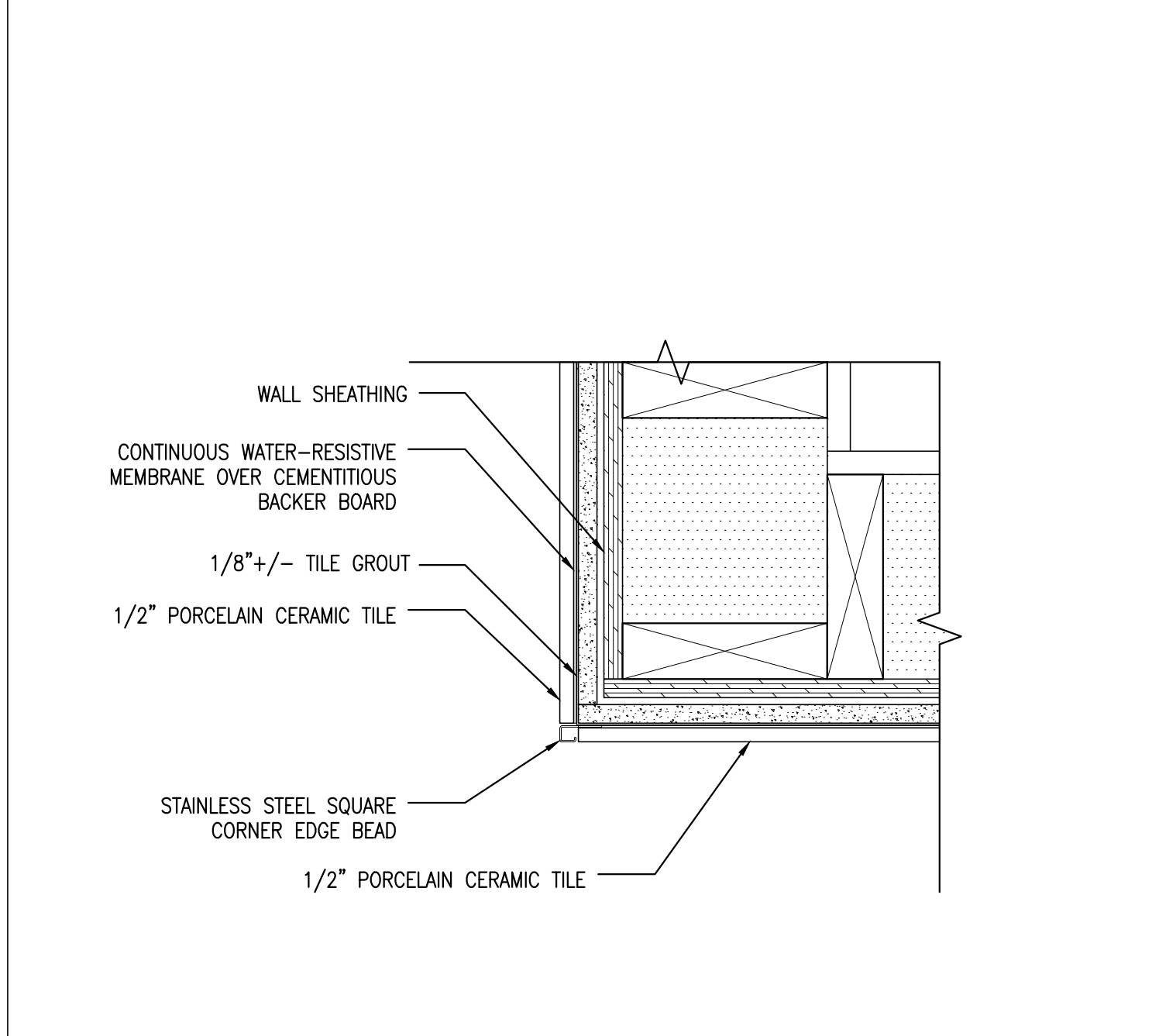
5 UNIT DIMISING WALL DETAIL
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



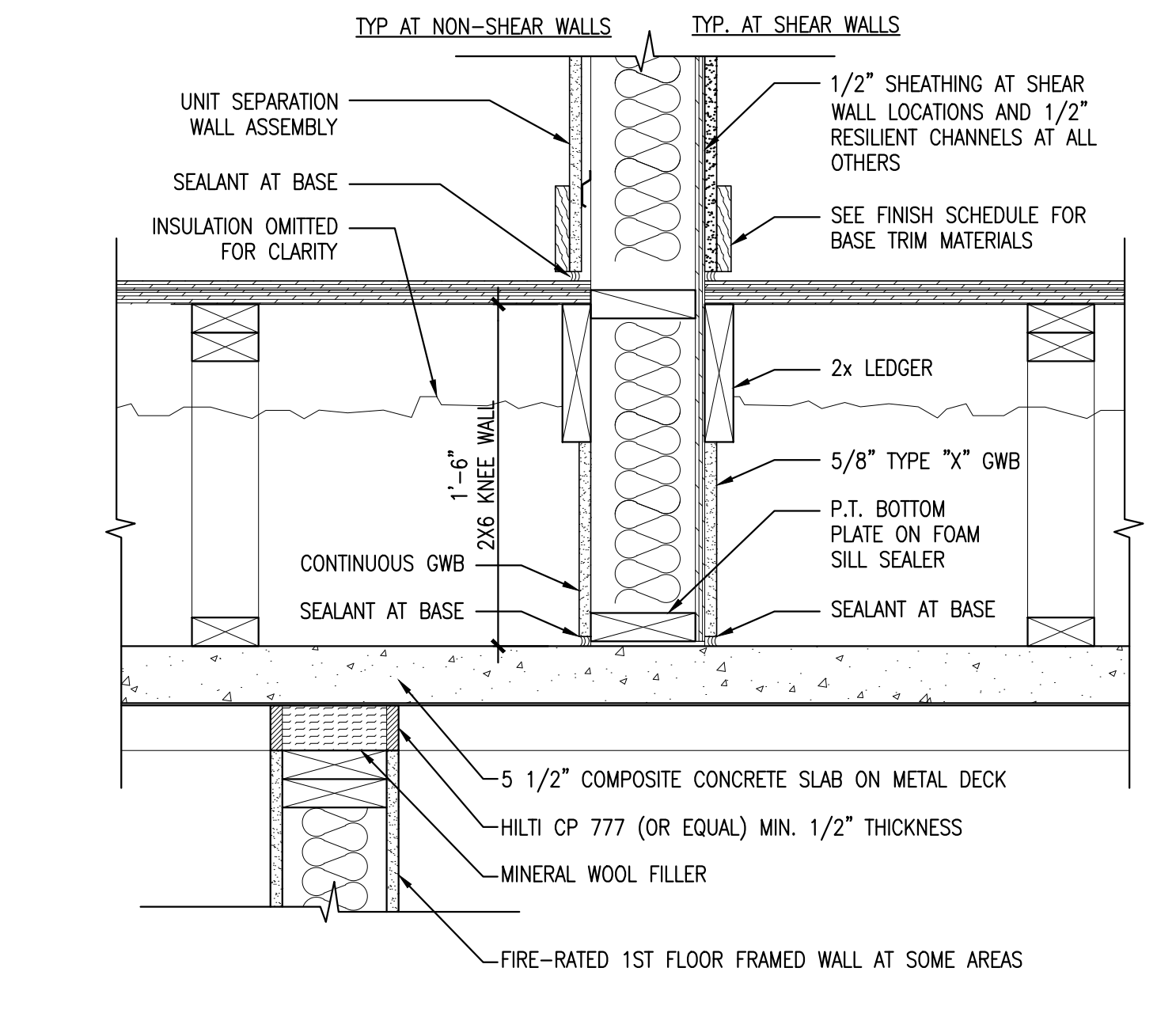
6 WALLS AT ELEVATOR MACHINE ROOM
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



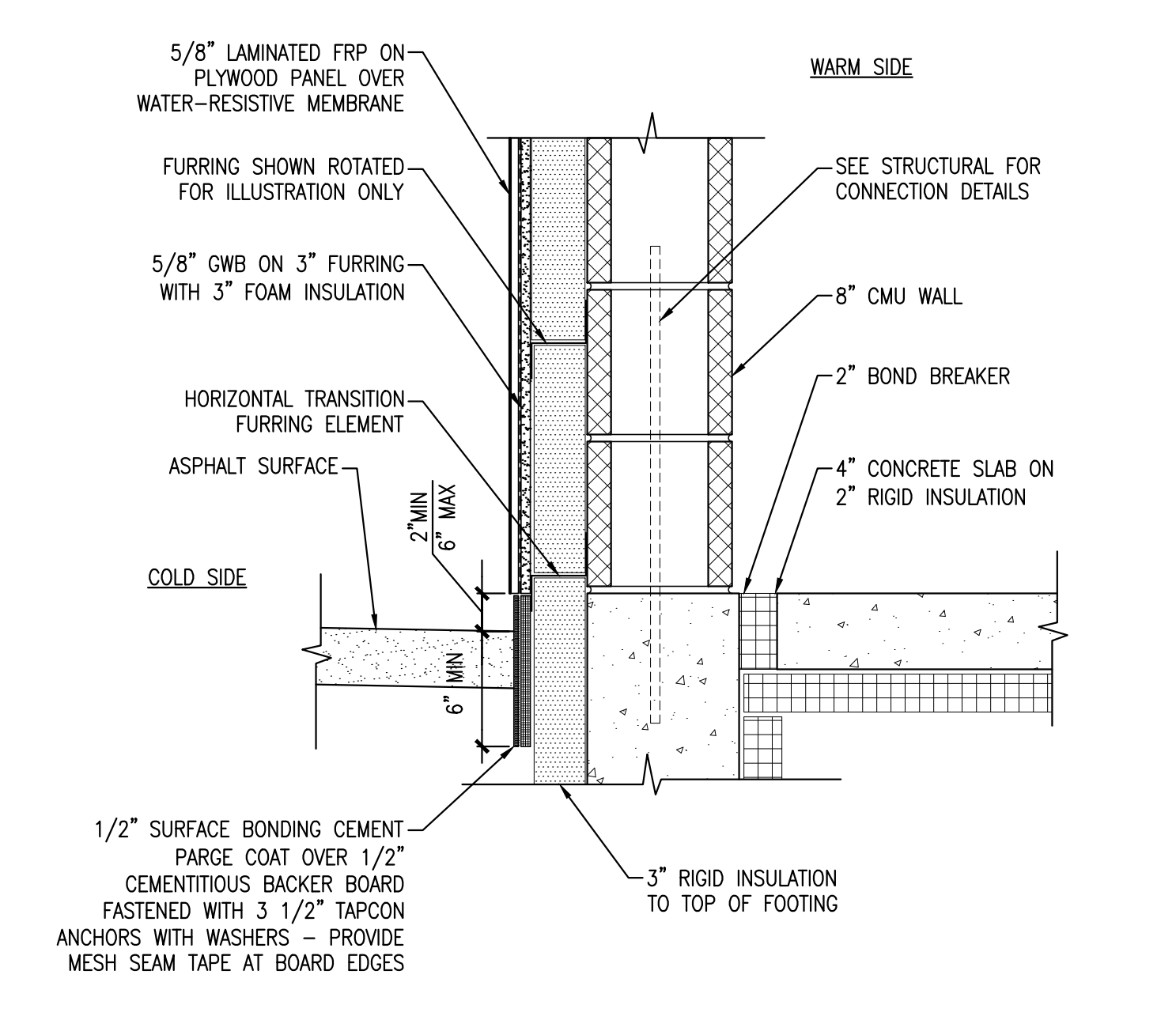
7 FLOOR FRAMING DETAIL
 REFERENCED FROM: A5.1 SCALE: 1-1/2" = 1'-0"



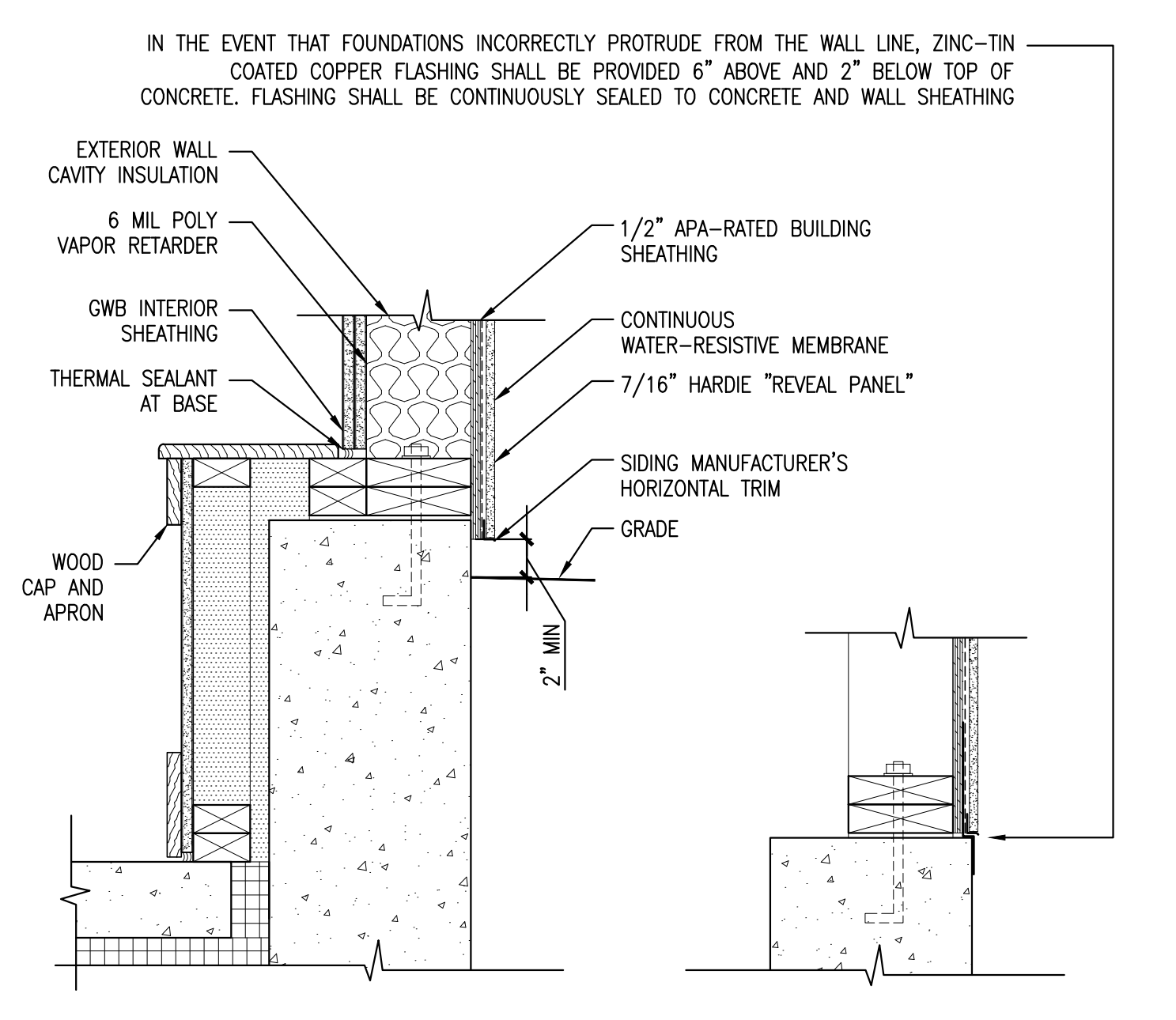
8 TILE AT 1ST FLOOR OUTSIDE CORNERS
 REFERENCED FROM: A7.2 SCALE: 3" = 1'-0"



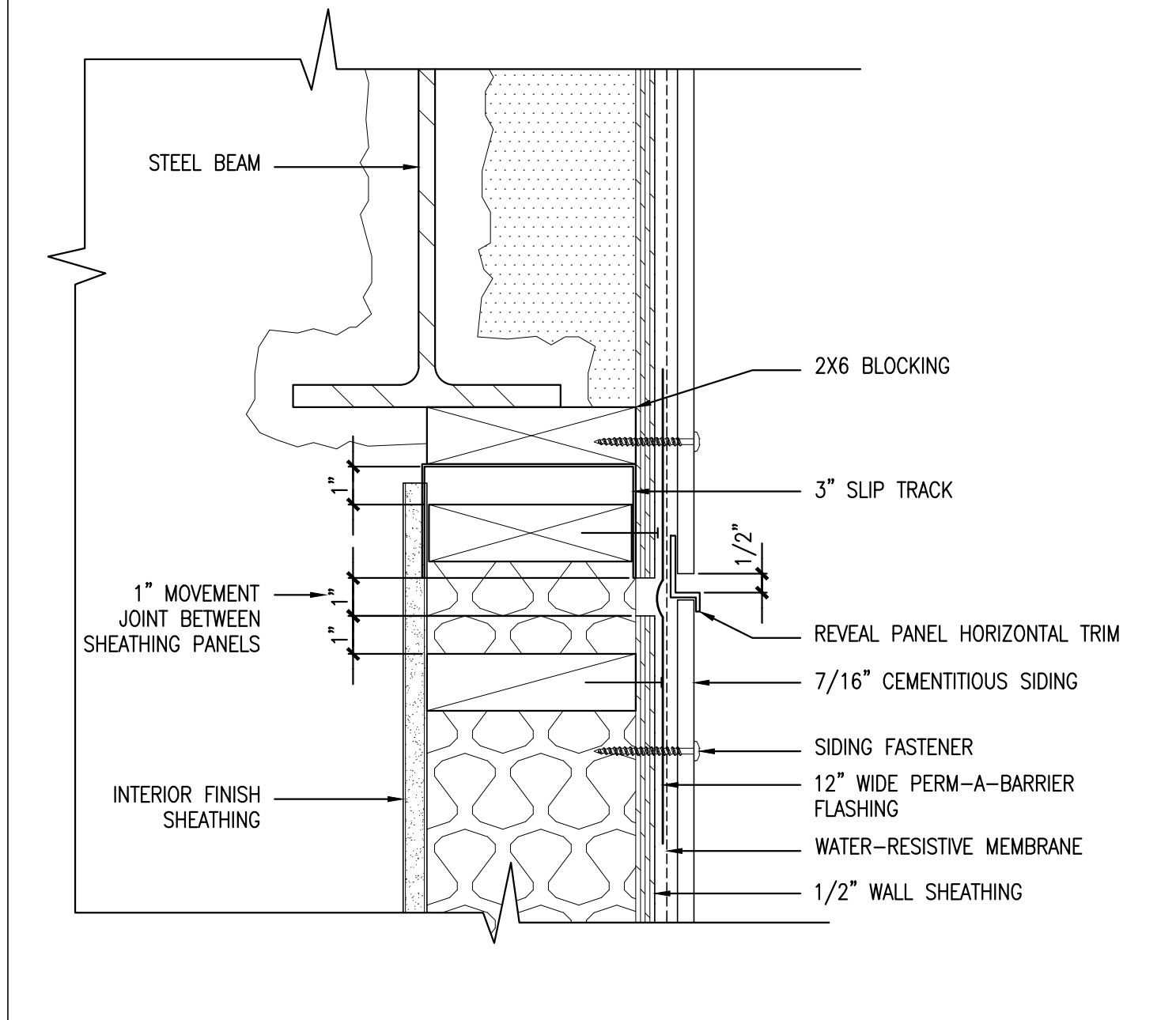
9 UNIT DIMISING WALL DETAIL
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



10 WALLS AT ELEVATOR MACHINE ROOM
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



11 WALL SECTION AT STAIR 2 EGRESS CORRIDOR
 REFERENCED FROM: SCALE: 1-1/2" = 1'-0"



12 MOVEMENT JOINT AT FIRST FLOOR
 REFERENCED FROM: 12/A7.4 SCALE: 3" = 1'-0"

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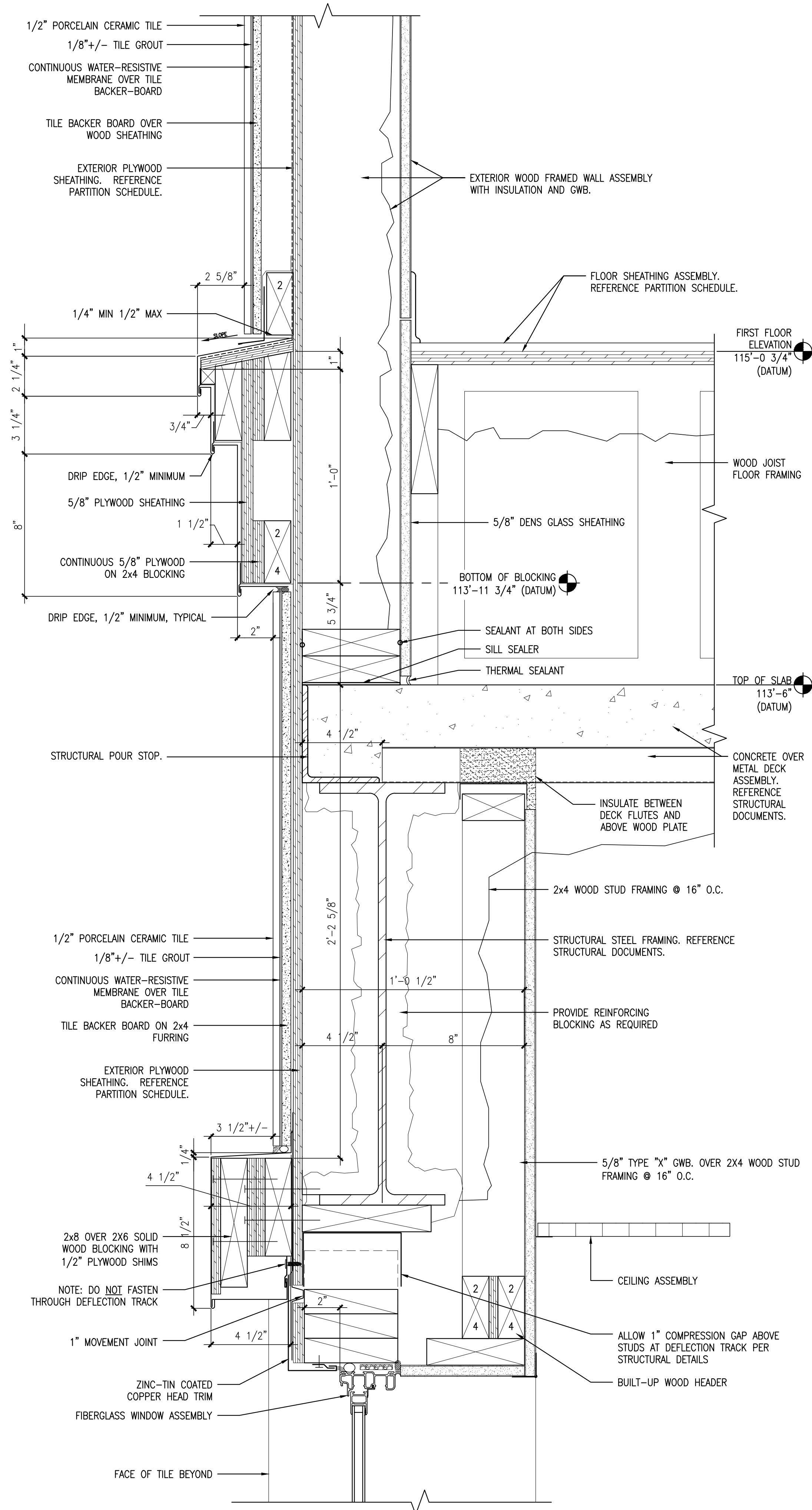
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Project No: 07.446.24E
 Drawing Title: **DETAILS**

Scale: AS NOTED
 Date: October 25, 2010

Revisions:

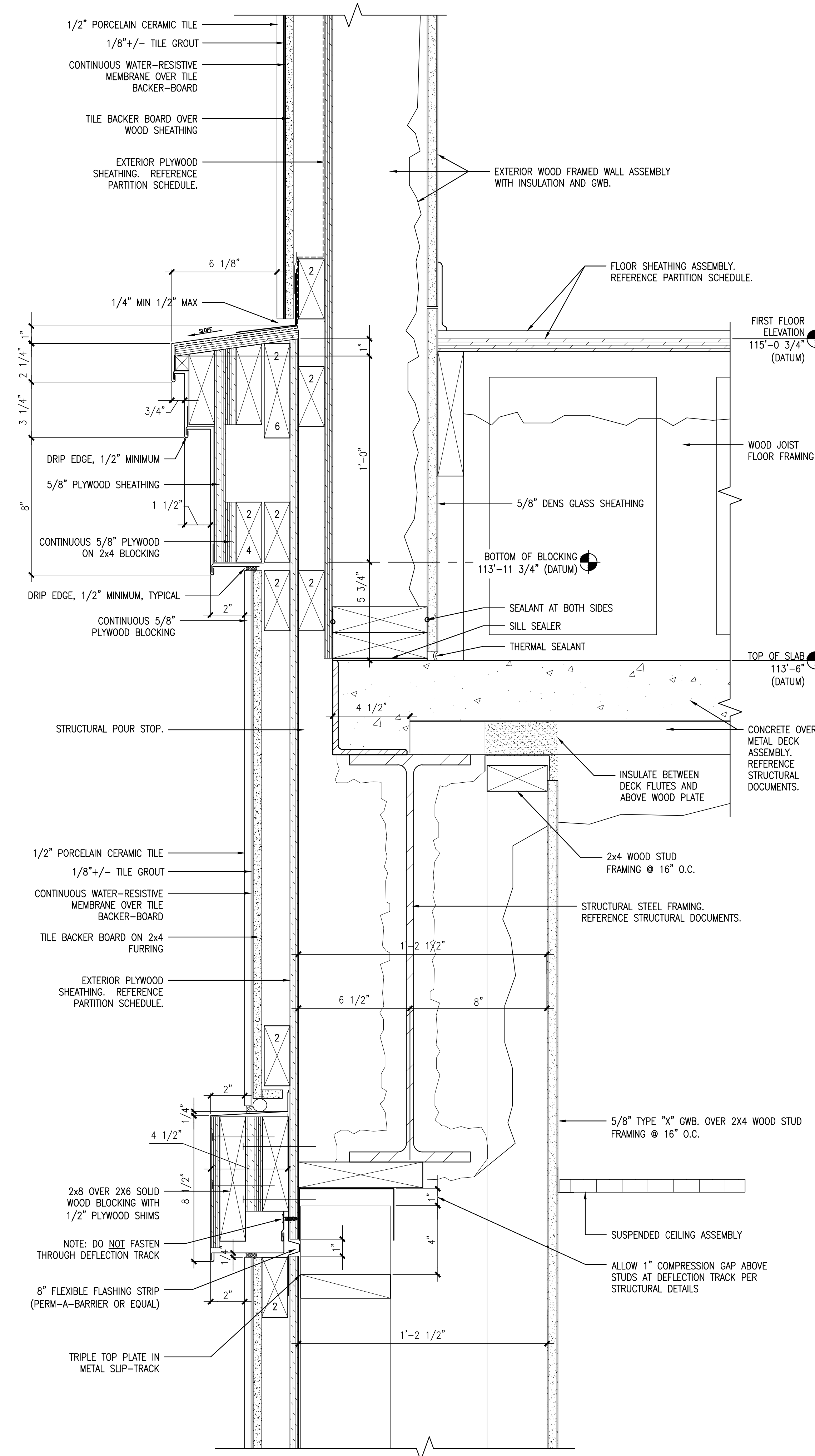
Drawing Number: **A7.8**



1 DETAIL @ BANDING OVER STOREFRONT WITH PILASTER ABOVE

REFERENCED FROM: A7.2

SCALE: 3" = 1'-0"



2 DETAIL @ BANDING WITH RAISED AND PROJECTED PANELS (PILASTER AT FIRST FLOOR)

REFERENCED FROM: A7.2

SCALE: 3" = 1'-0"

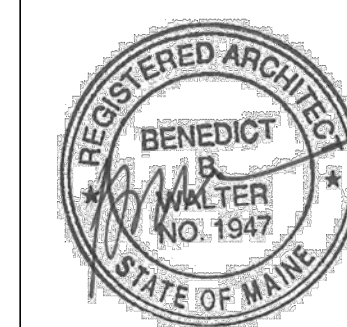


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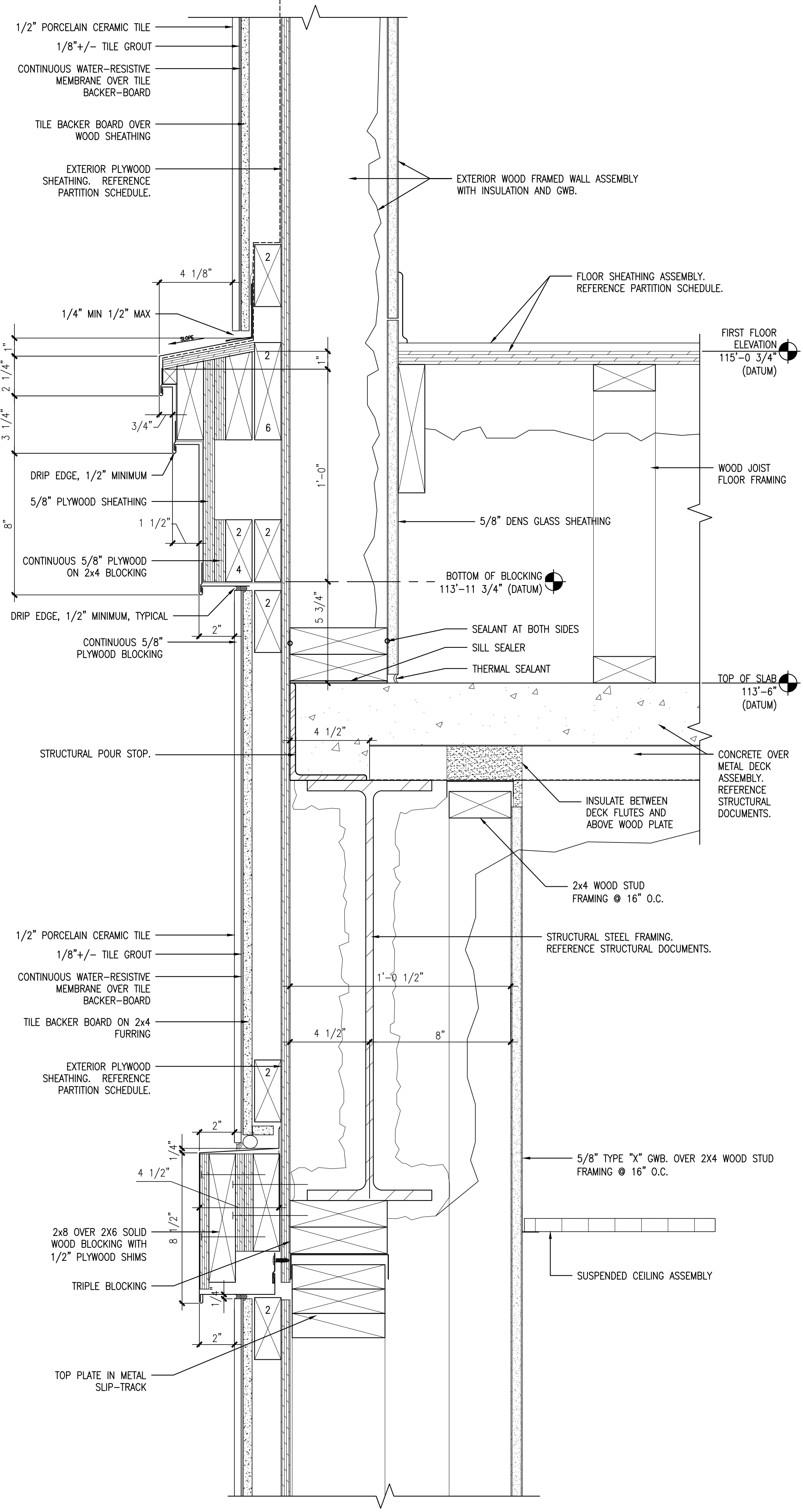
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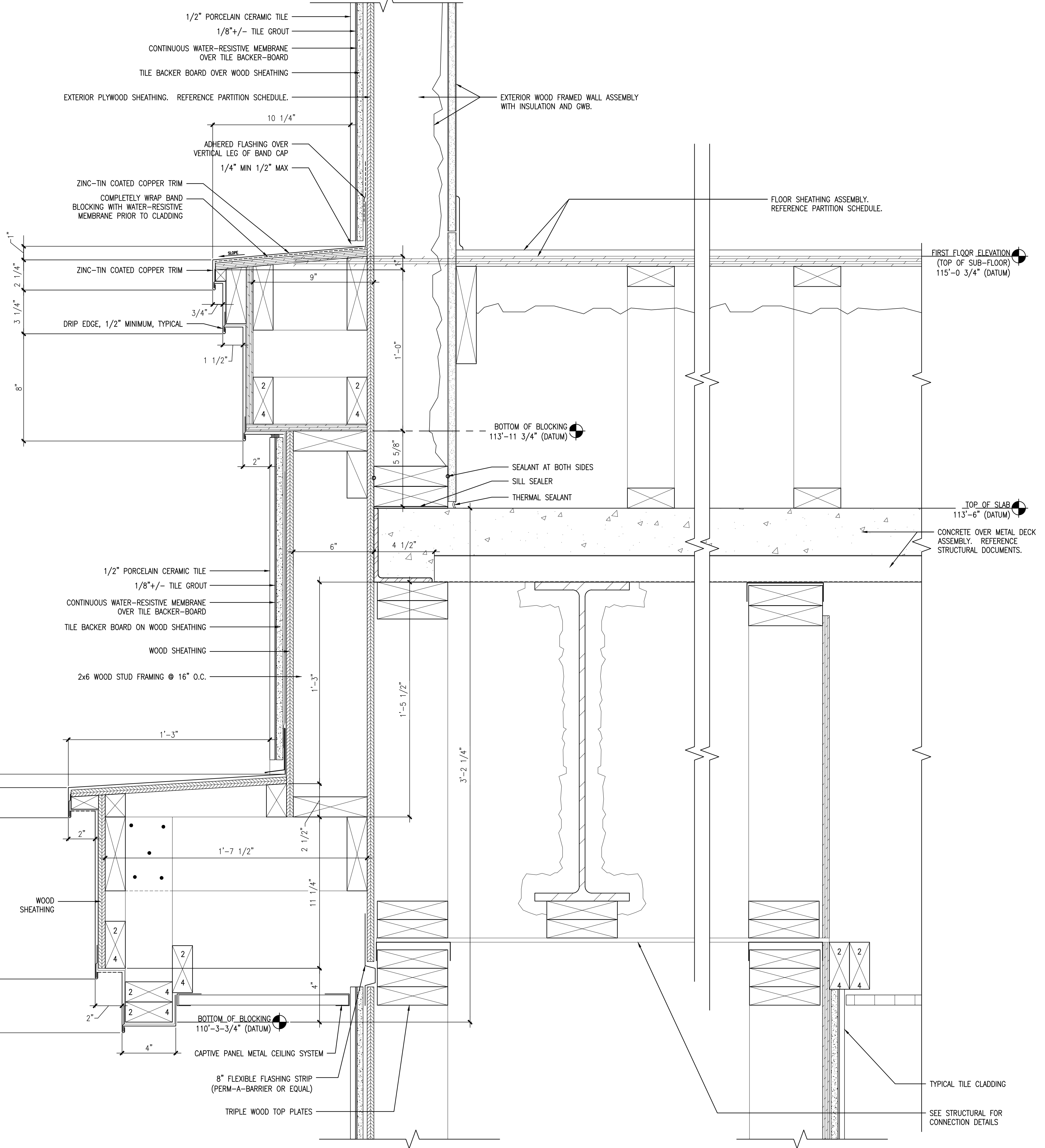
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Drawing Number:

A7.9



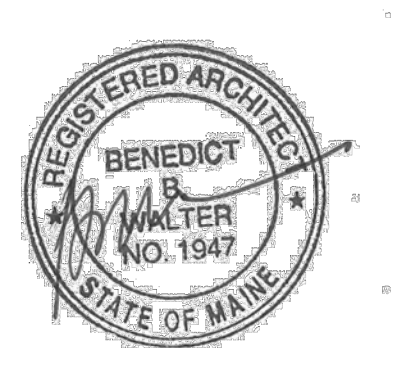
1 DETAIL @ BANDING AT TILE SIDE WALLS
 REFERENCED FROM: A3.3
 SCALE: 3" = 1'-0"



2 DETAIL @ SIDE CANOPY (WRAPPING PIER)
 REFERENCED FROM: A3.3
 SCALE: 3" = 1'-0"



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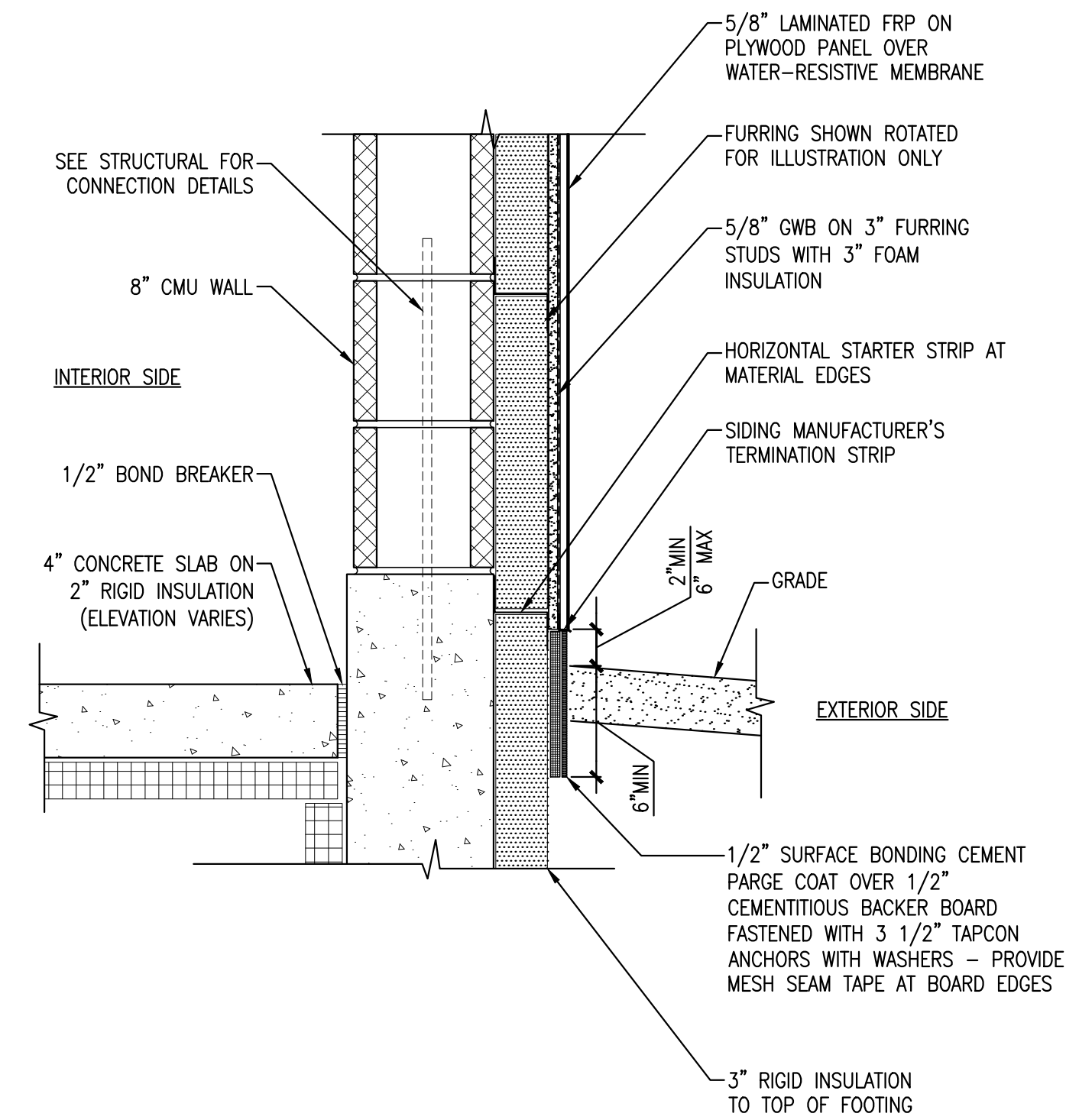
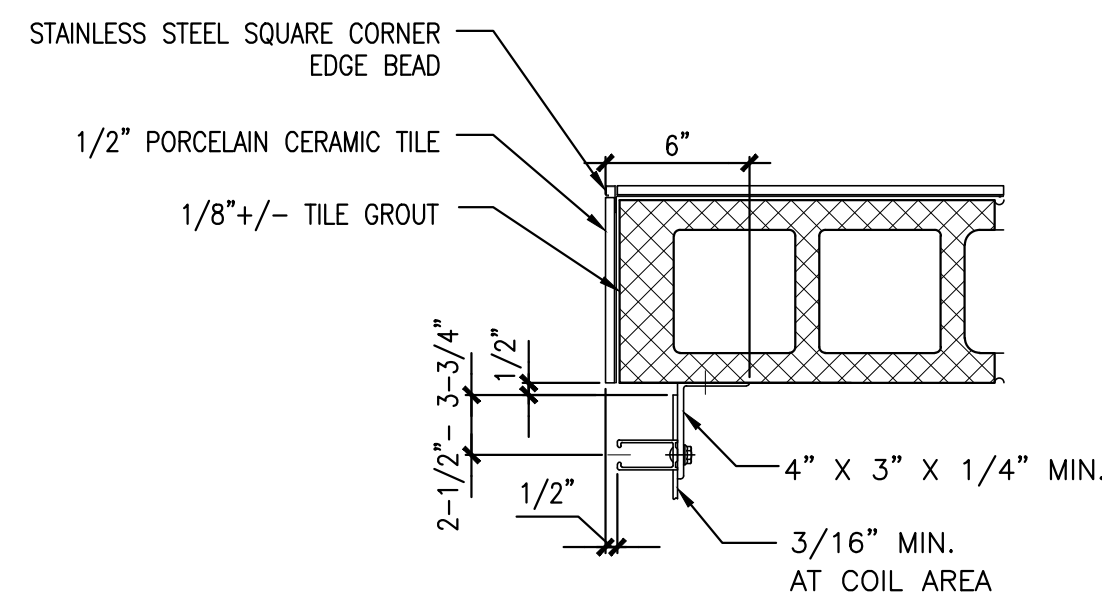
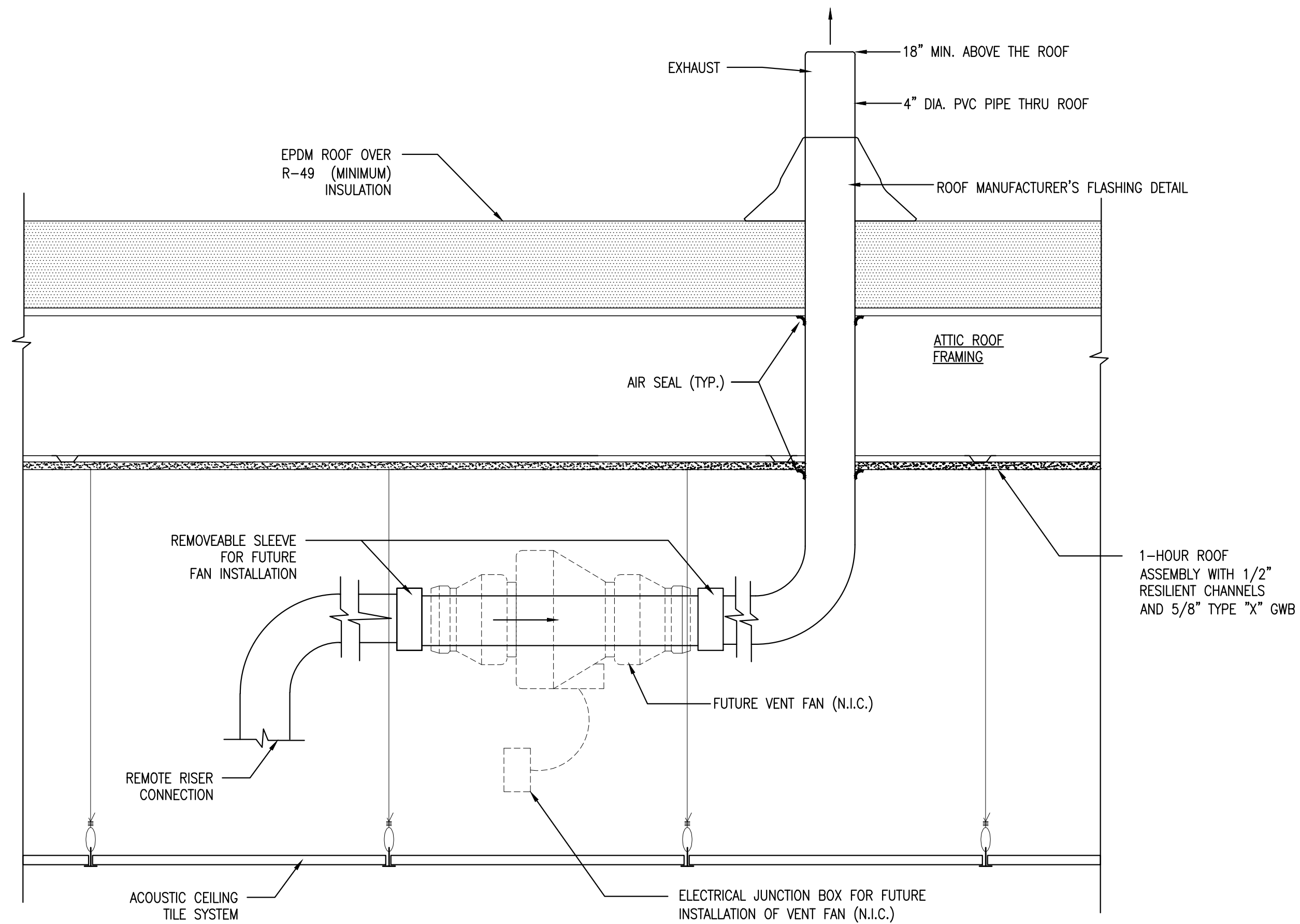
Drawing Title:
DETAILS

Scale: AS NOTED
 Date: October 25, 2010
 Revisions:

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- ▲

Drawing Number:

A7.10



1 RADON VENT FAN CONNECTION DETAIL

REFERENCED FROM: N/A

SCALE: 1-1/2" = 1'-0"

2 DOOR JAMB AT OVERHEAD DOOR

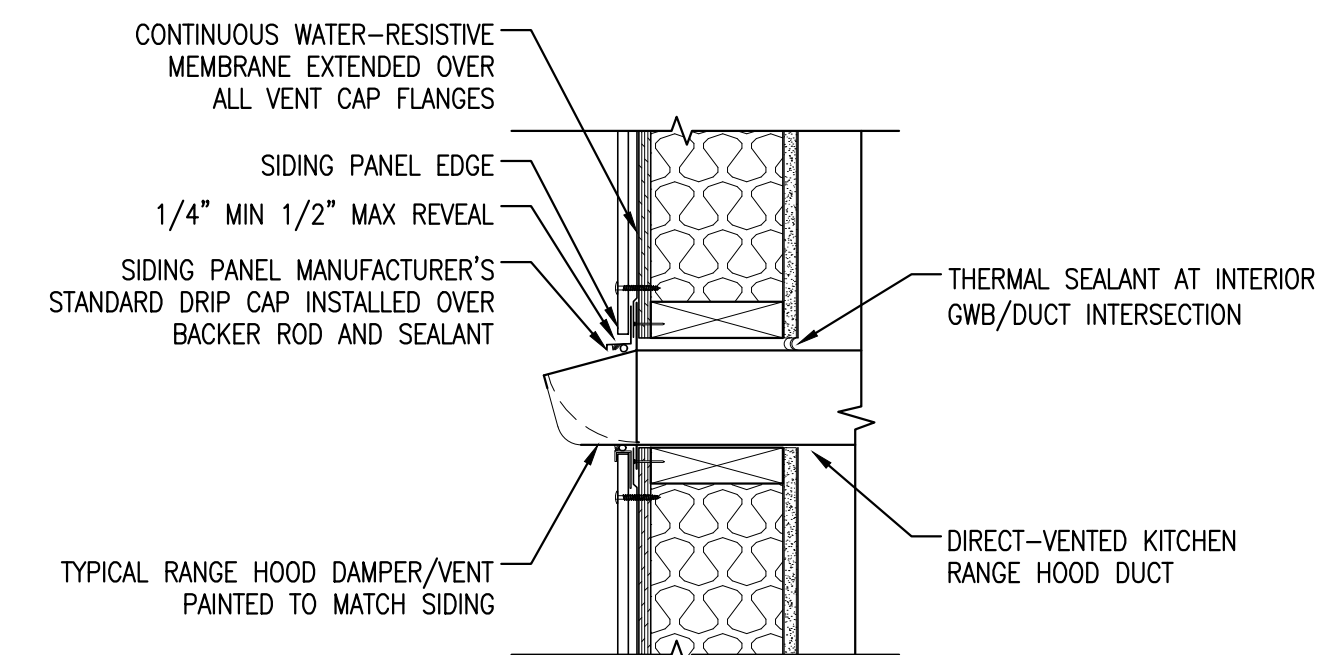
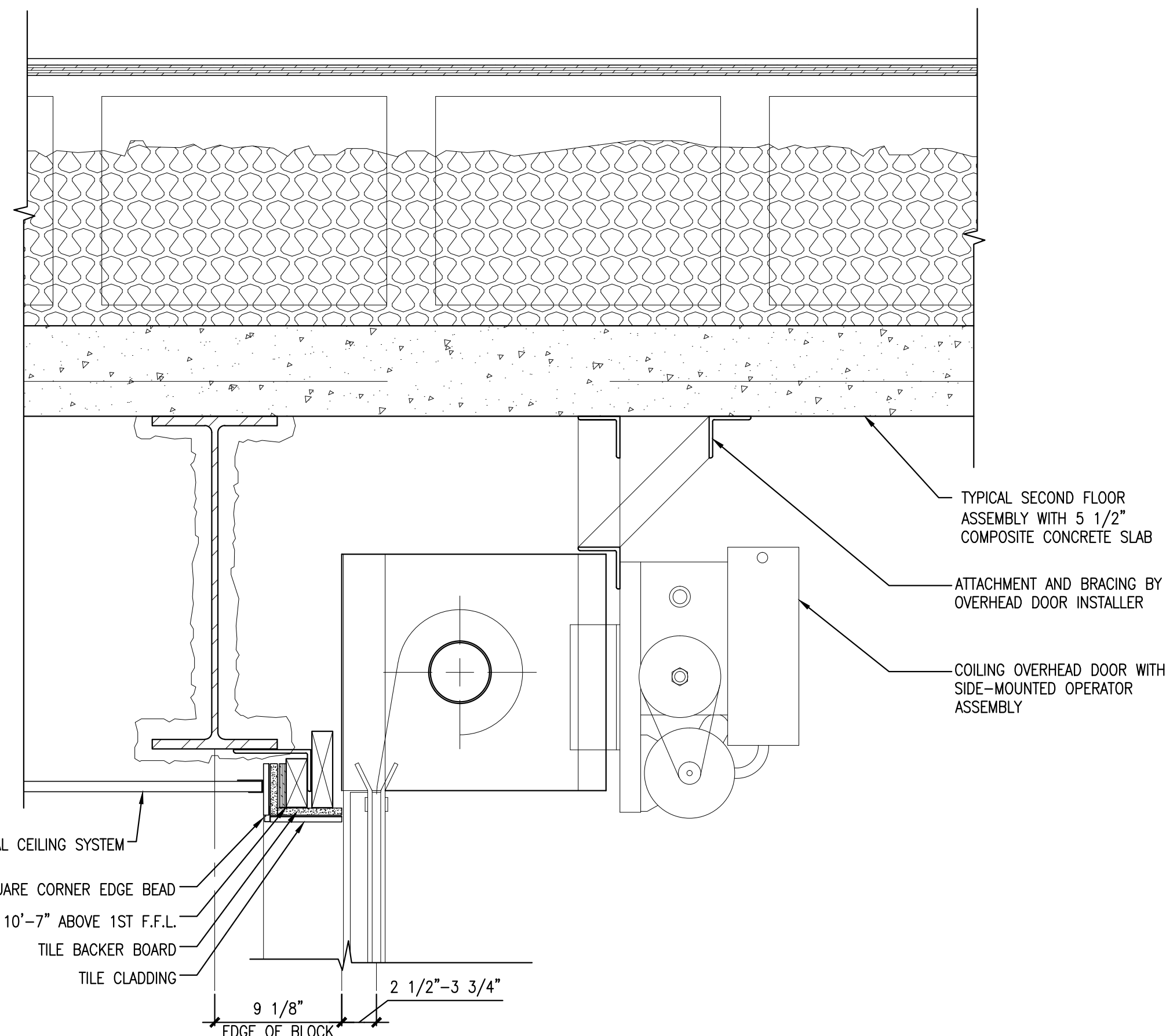
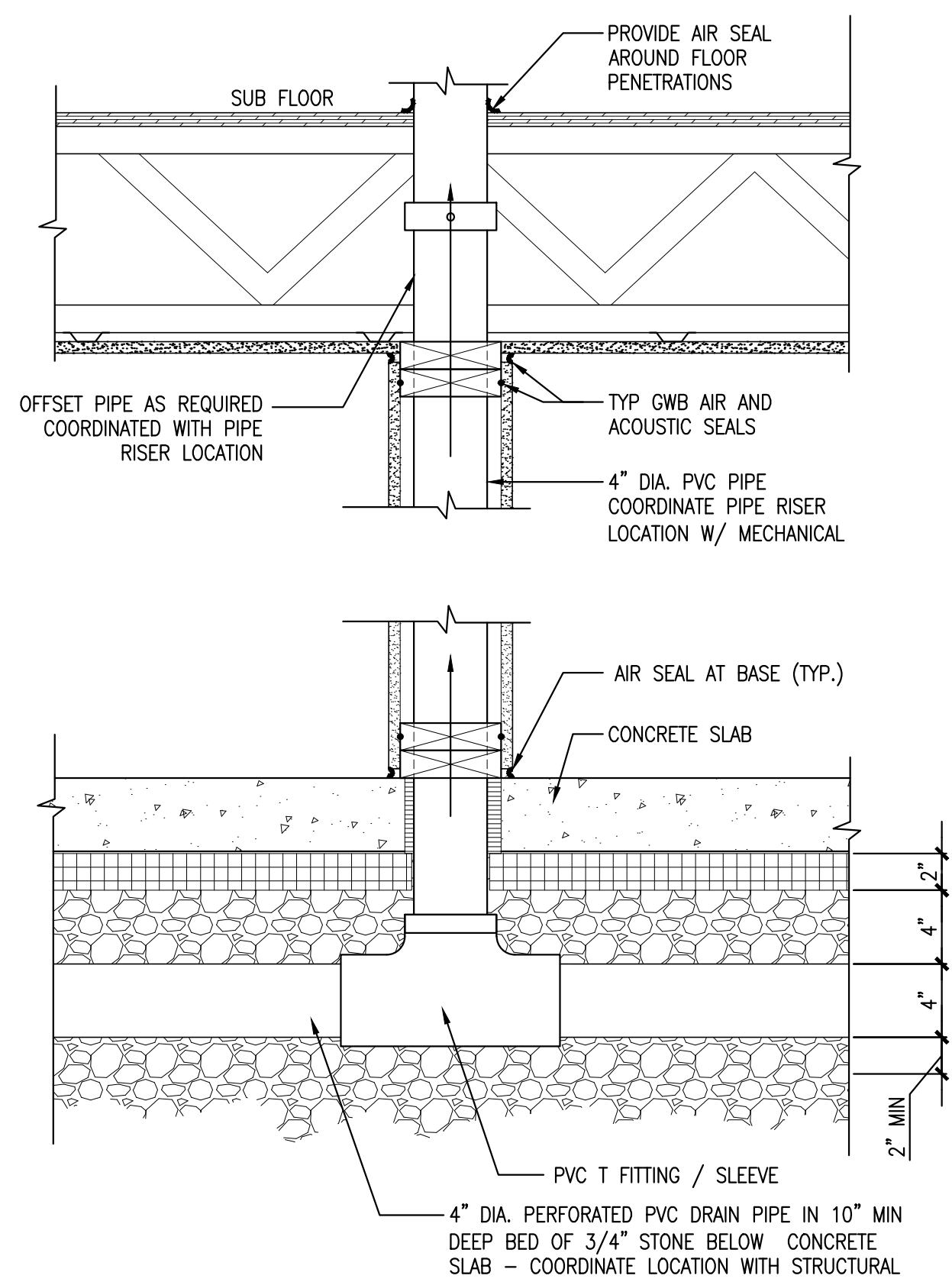
REFERENCED FROM: A1.1a

SCALE: 1-1/2" = 1'-0"

3 EXTERIOR CLADDING AT STAIR WALLS

REFERENCED FROM: A5.2, A5.7

SCALE: 1-1/2" = 1'-0"



5 RADON RISER CONNECTION DETAIL

REFERENCED FROM: N/A

SCALE: 1-1/2" = 1'-0"

6 OVERHEAD DOOR INSTALLATION DETAIL

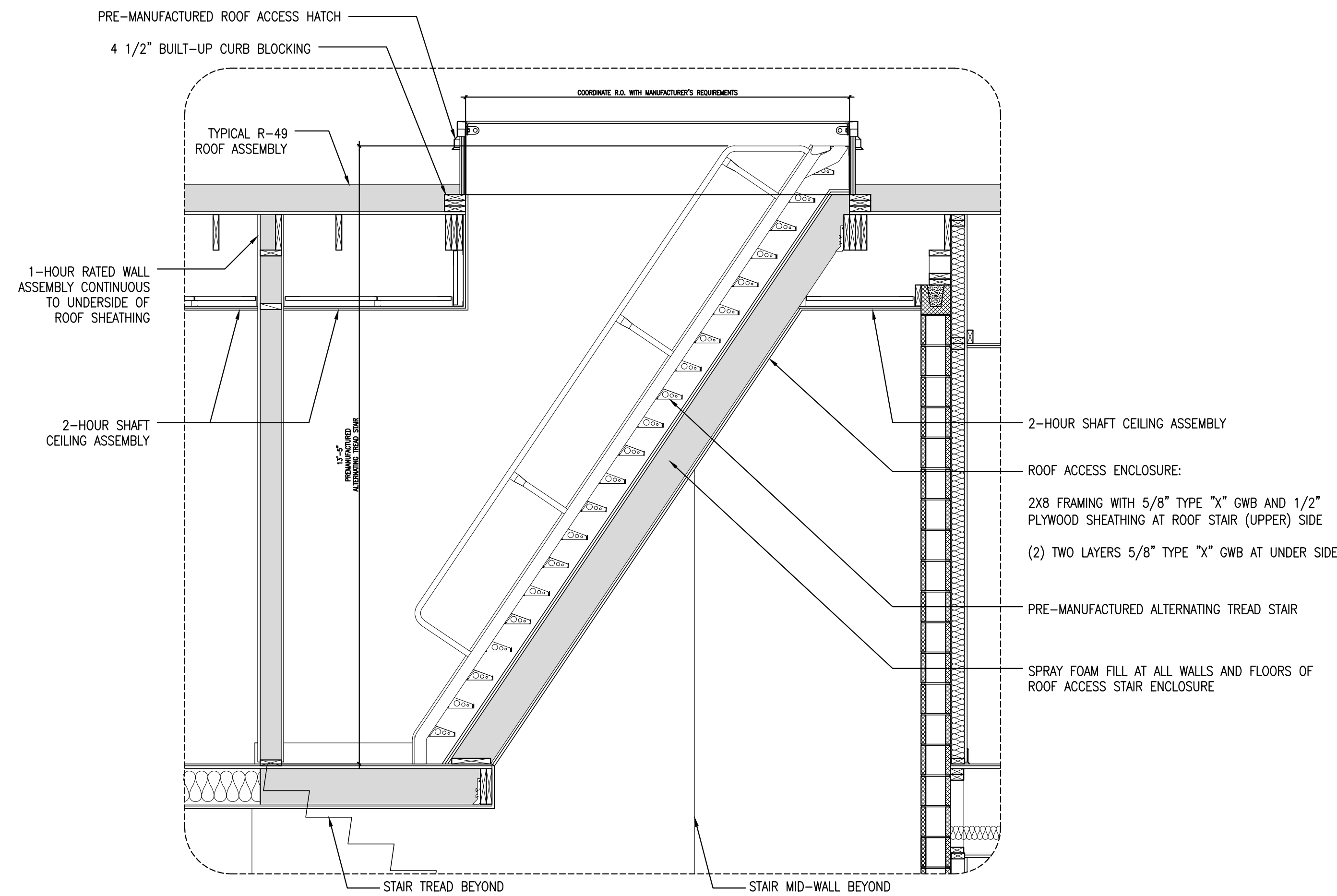
REFERENCED FROM: A5.4

SCALE: 1-1/2" = 1'-0"

7 DUCTED RANGE HOOD CABINET SECTION

REFERENCED FROM:

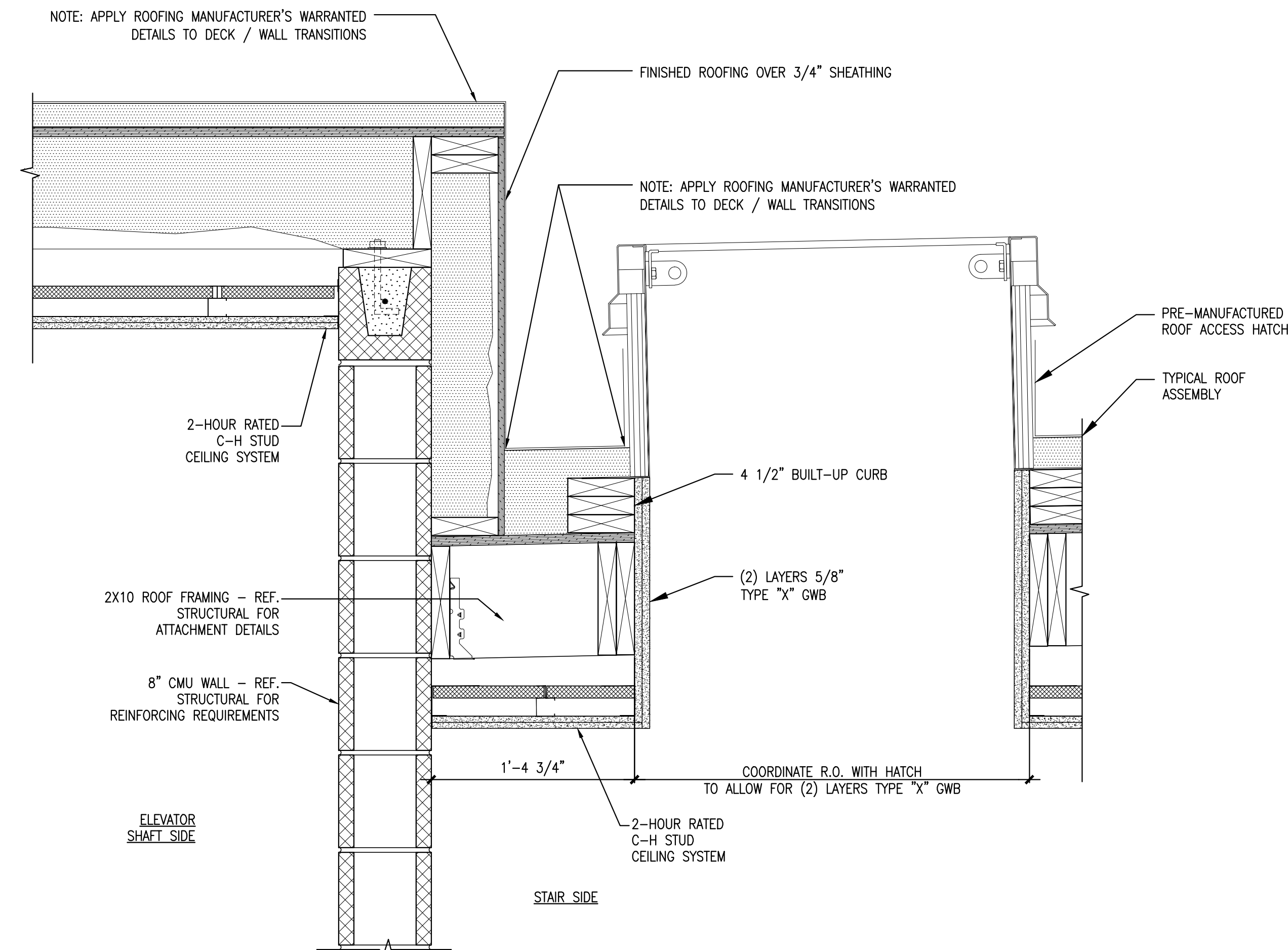
SCALE: 1-1/2" = 1'-0"



1 ALTERNATING TREAD STAIR SECTION

REFERENCED FROM:

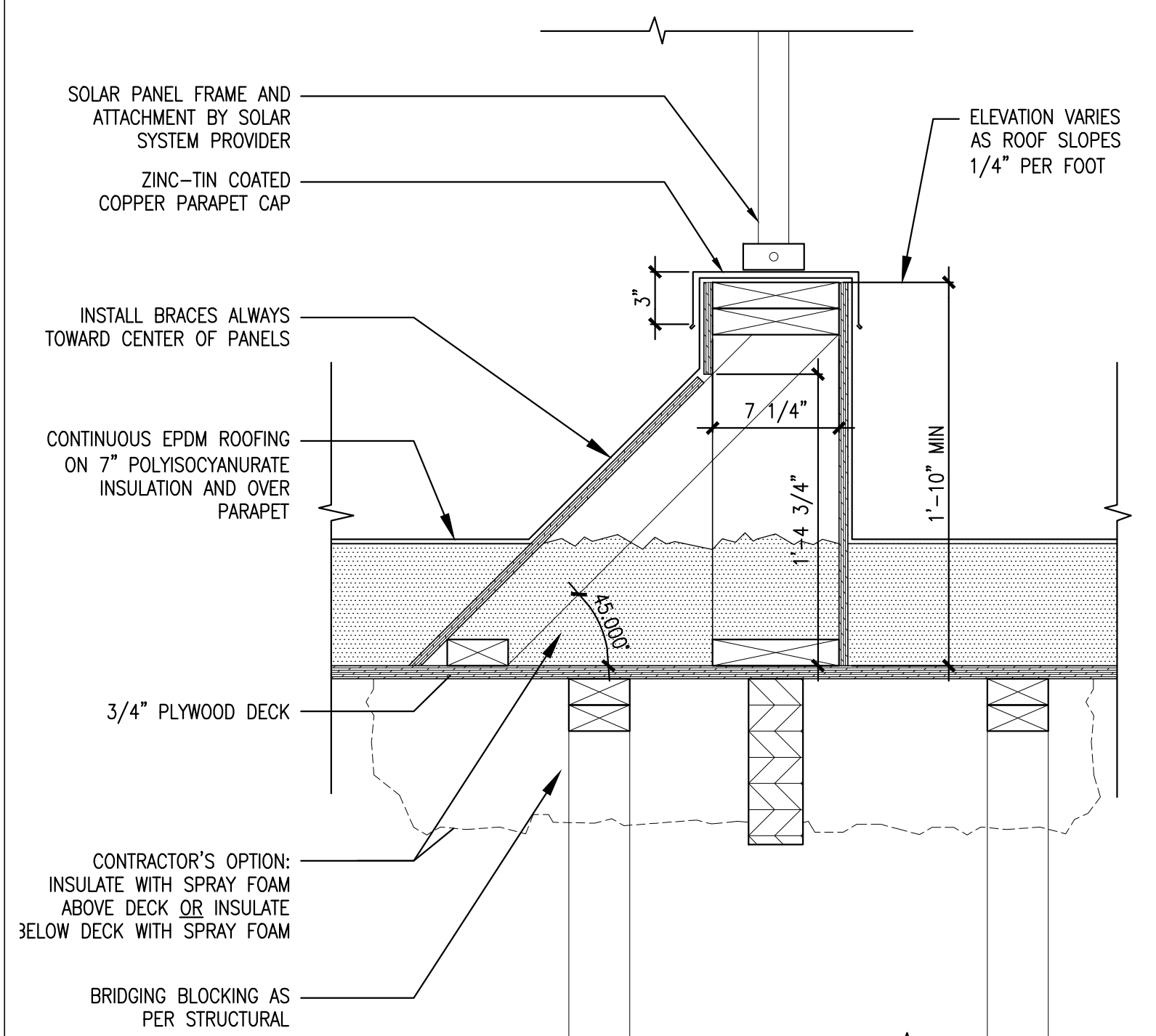
SCALE: 1/2" = 1'-0"



2 ROOF ACCESS HATCH DETAIL

REFERENCED FROM:

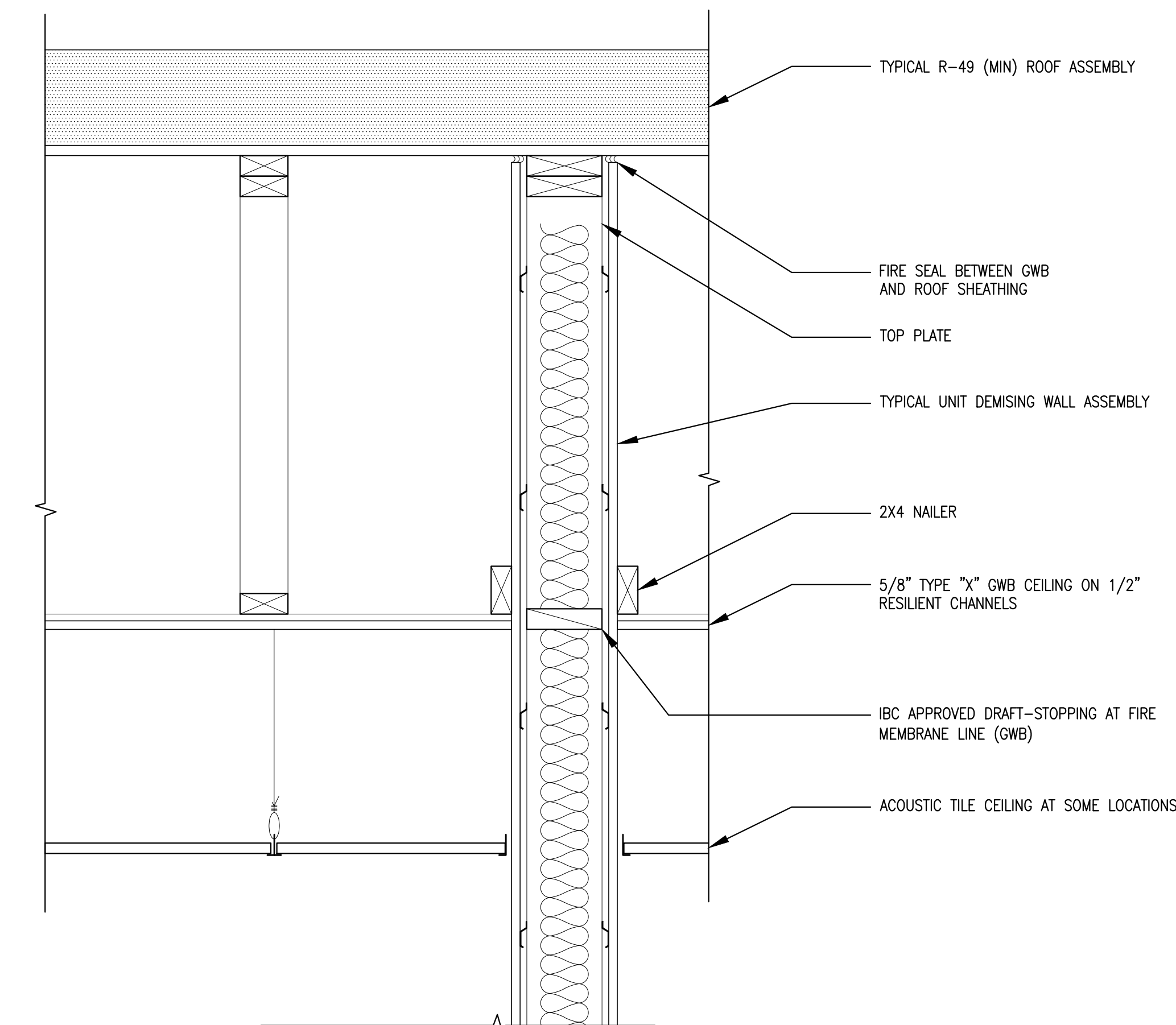
SCALE: 1-1/2" = 1'-0"



5 SOLAR CURB DETAIL

REFERENCED FROM:

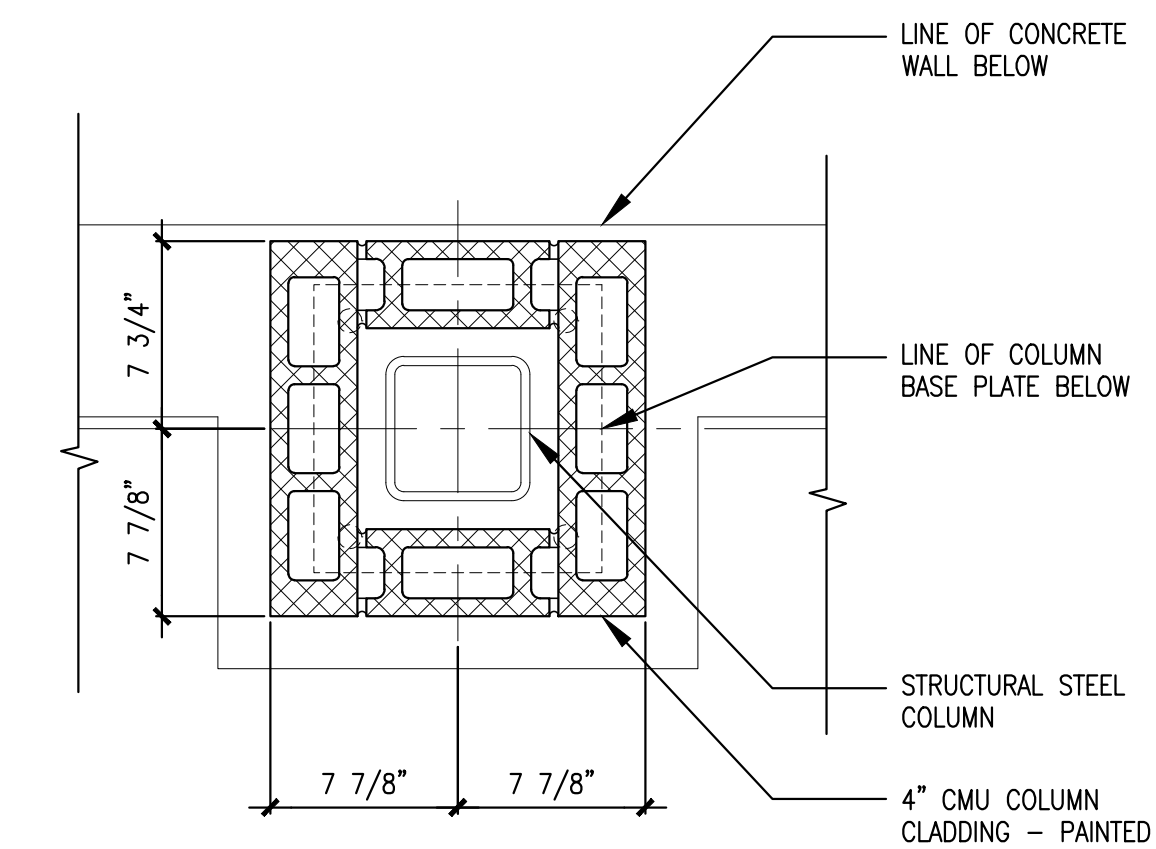
SCALE: 1-1/2" = 1'-0"



6 UNIT DIMISING WALL AT ROOF

REFERENCED FROM:

SCALE: 1-1/2" = 1'-0"



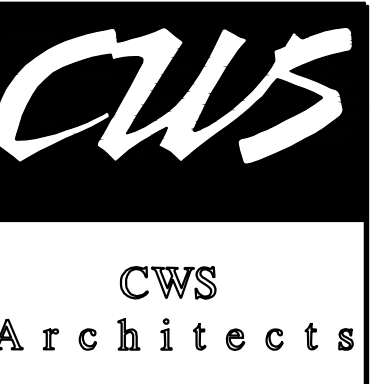
FIRE RESISTANCE PER IBC 2003:

6 X 6 X 1/2" STEEL COLUMN
REQUIRES A MINIMUM EQUIVALENT THICKNESS OF 1.50" FOR 130 PCF BLOCK
REQUIRES A MINIMUM EQUIVALENT THICKNESS OF 1.33" FOR 120 PCF BLOCK
4" HOLLOW CLAY MASONRY UNIT = 2.7" EQUIVALENT THICKNESS OF CONCRETE (PER GENEST CONCRETE SPECIFICATION DATA)
THEREFORE EITHER NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE MASONRY UNITS MAY BE PROVIDED

7 COLUMN CLADDING PLAN AT REAR OF PARKING AREA

REFERENCED FROM:

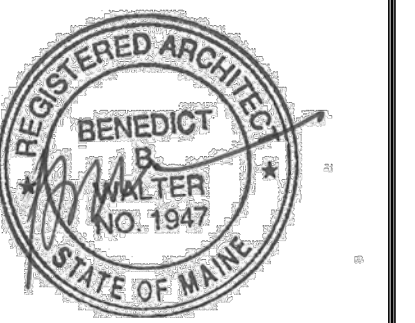
SCALE: 1-1/2" = 1'-0"



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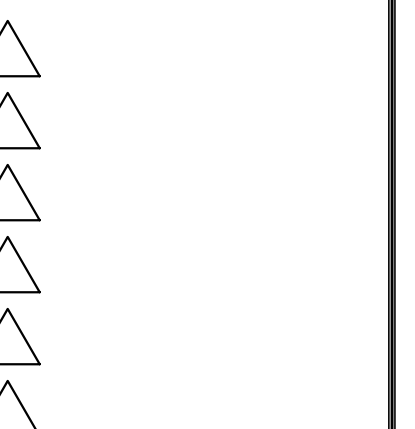
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Project No: 07.446.24E

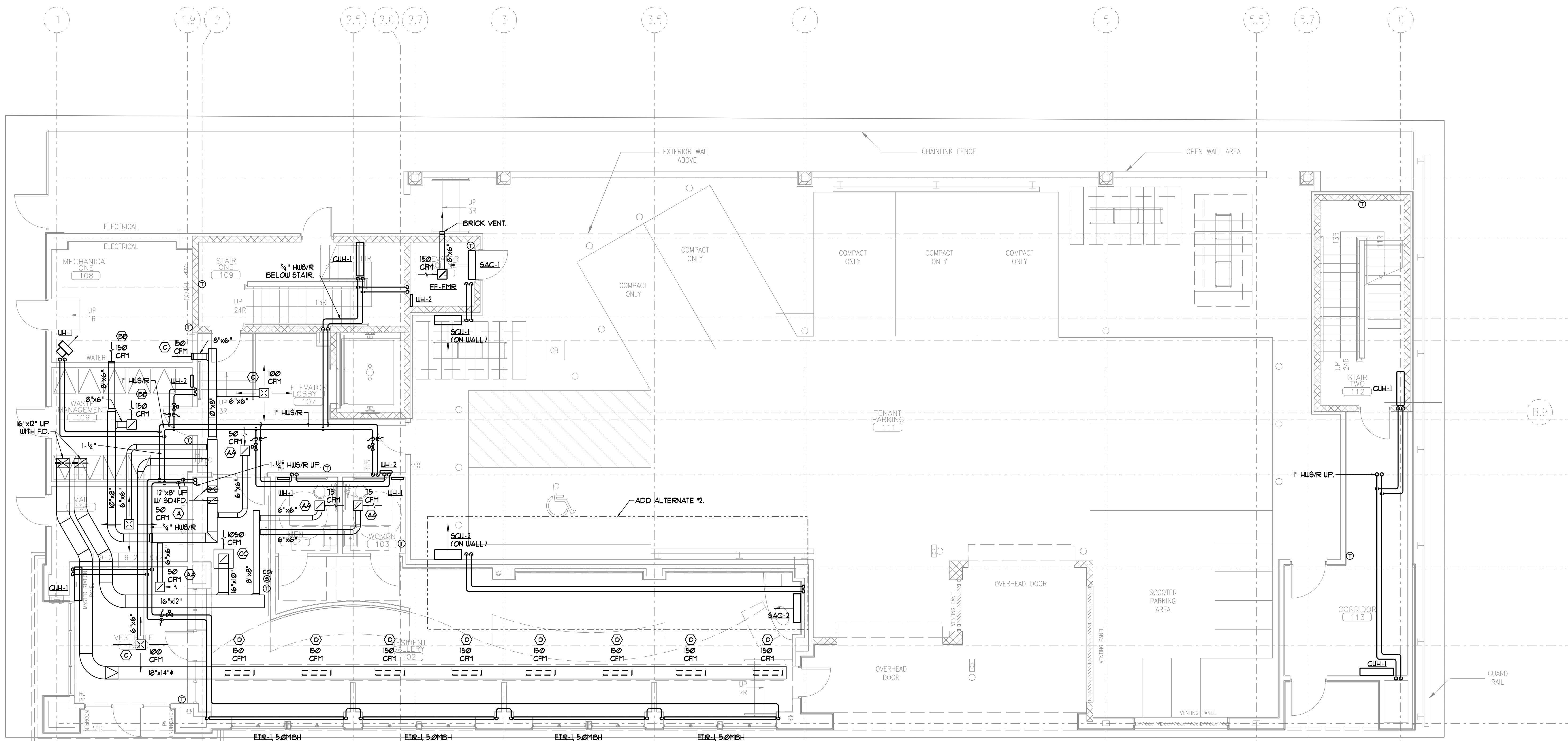
Drawing Title: DETAILS

Scale: AS NOTED
Date: October 25, 2010



Drawing Number:

A7.12

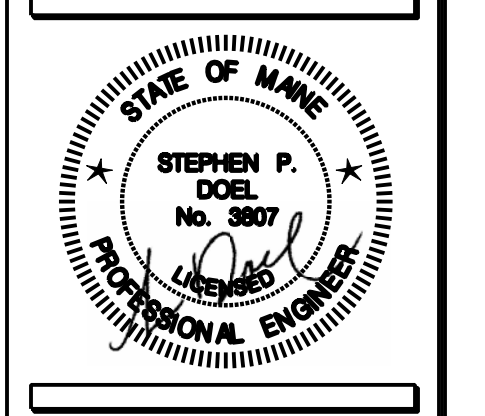


FIRST FLOOR MECHANICAL PLAN

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

NOTES
 1. HUS/R PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.

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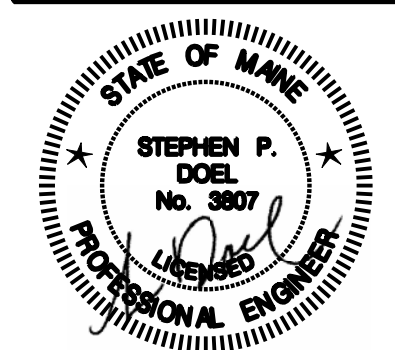
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Project No: 07.446.24E

Drawing Title:
FIRST FLOOR MECHANICAL PLAN

Scale: 3/16" = 1'-0"
 Date: October 25, 2010
 Revisions:

Drawing Number:
M1.1



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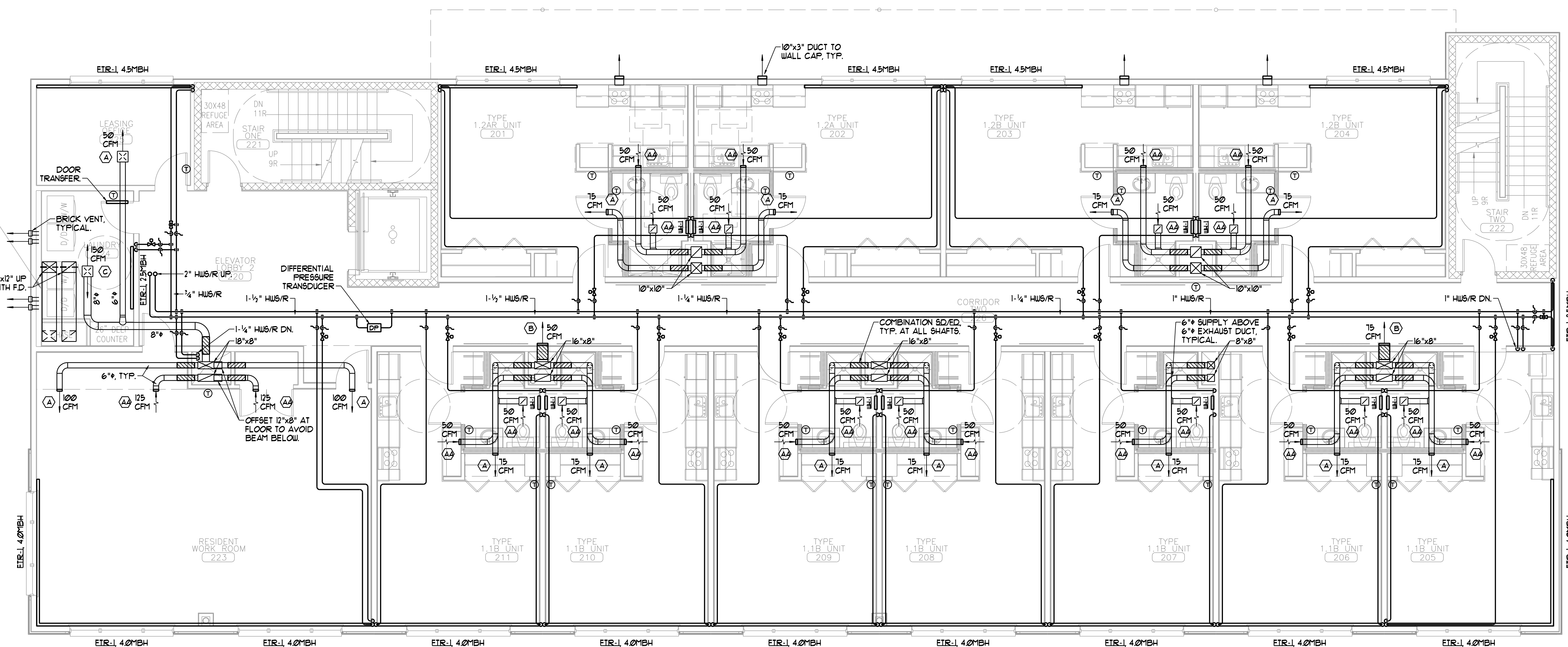
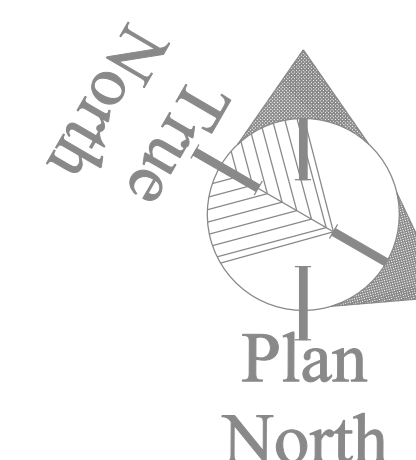
Drawing Title:
SECOND FLOOR MECHANICAL PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010
Revisions:

- △
- △
- △
- △
- △
- △

Drawing Number:

M1.2



SECOND FLOOR MECHANICAL PLAN
SCALE - 3/16" = 1'-0"

NOTES
1. HUS/R PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.

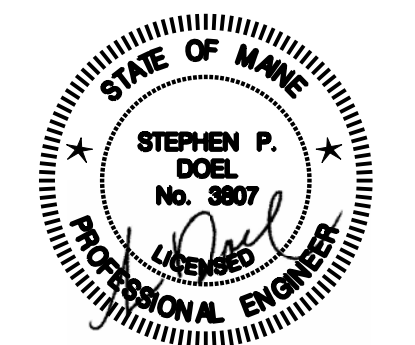


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Project No: 07.446.24E

Drawing Title:
**THIRD FLOOR
MECHANICAL
PLAN**

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

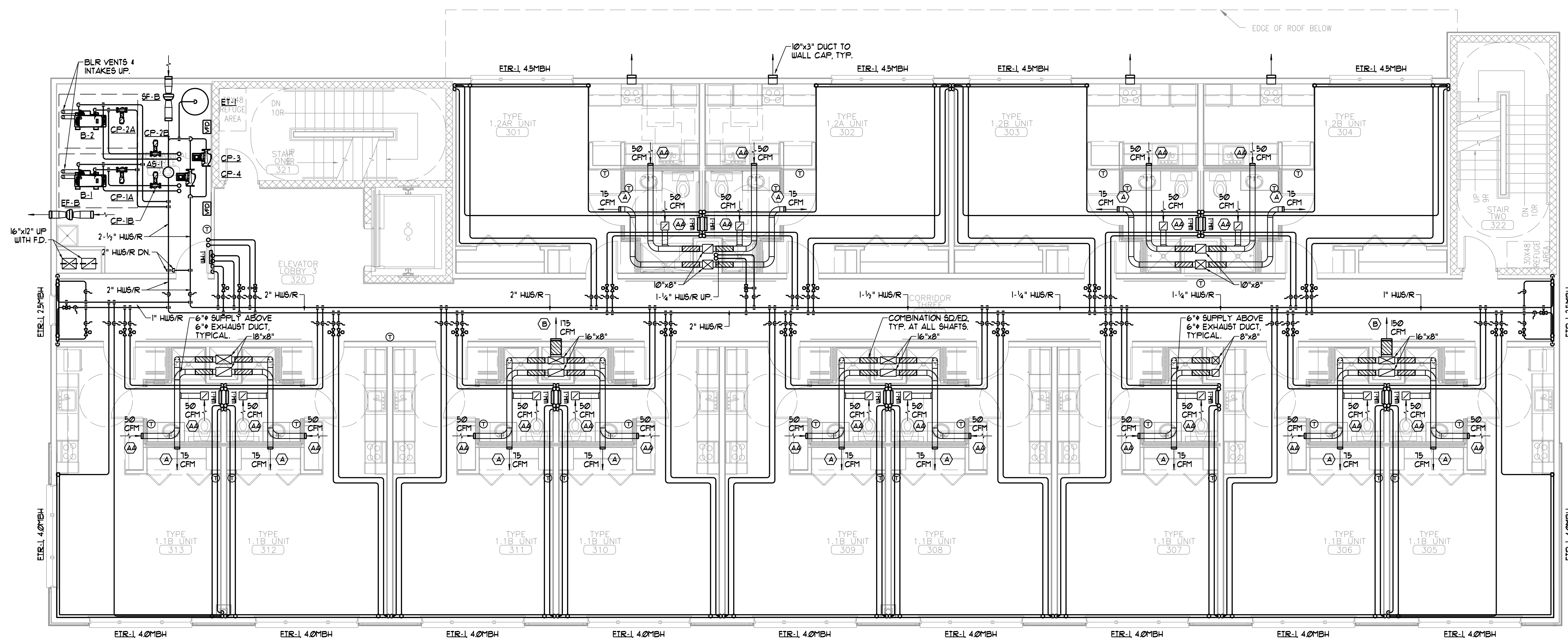
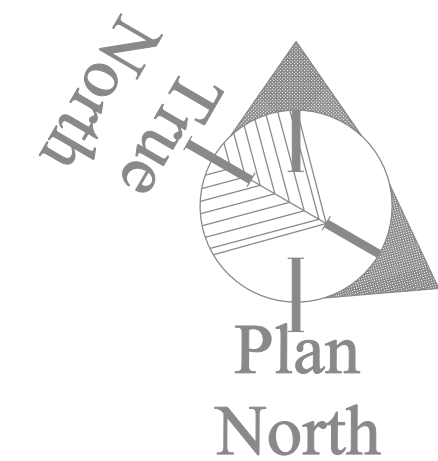
Date: October 25, 2010

Revisions:

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Drawing Number:

M1.3



THIRD FLOOR MECHANICAL PLAN

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

NOTES
1. HUS/R PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.

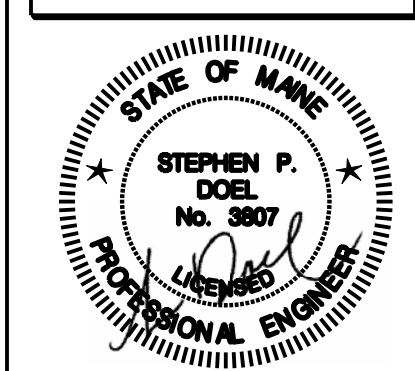


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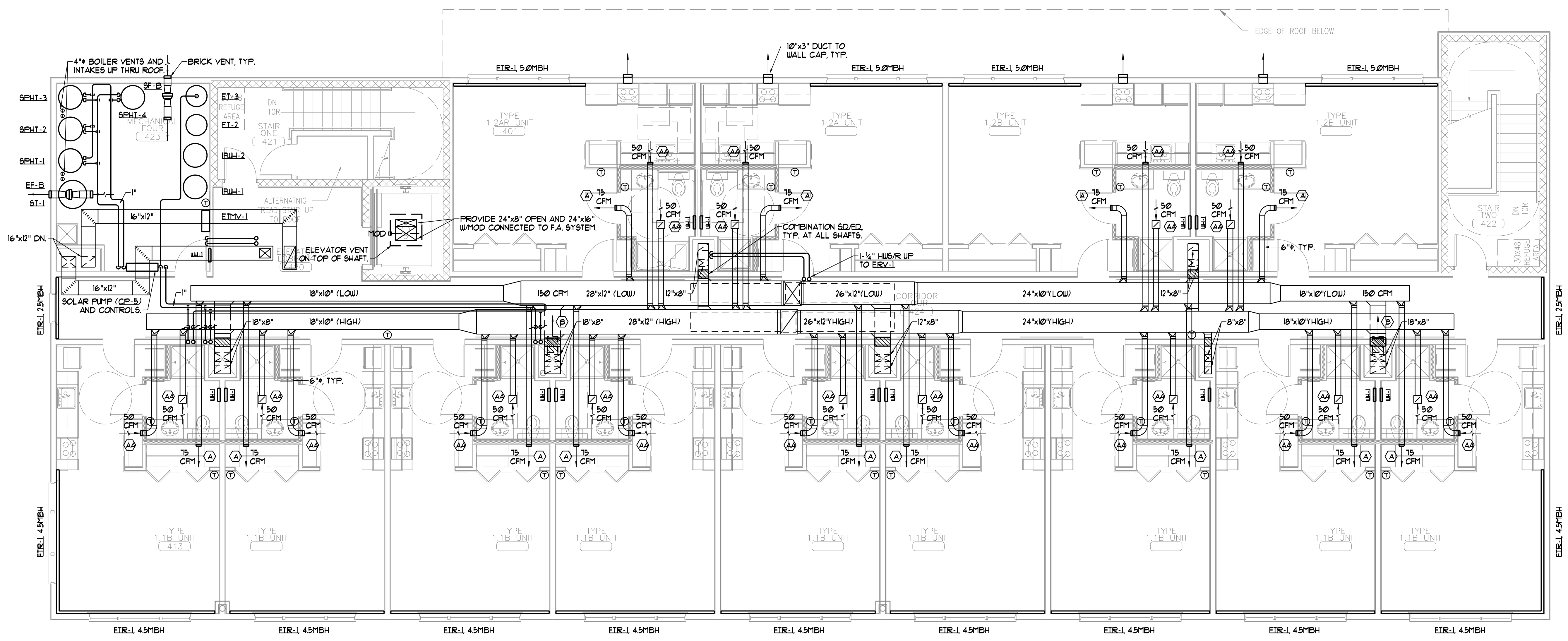
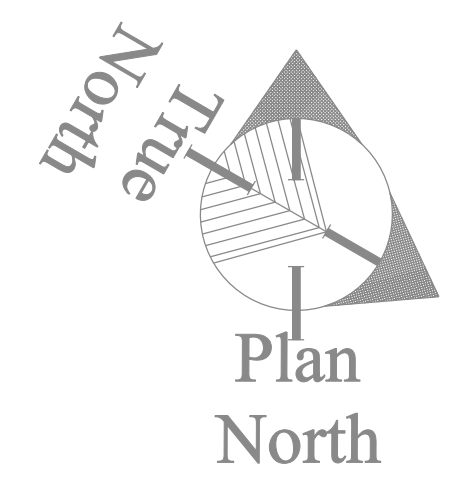
Drawing Title:
FOURTH FLOOR MECHANICAL PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010
Revisions:

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Drawing Number:

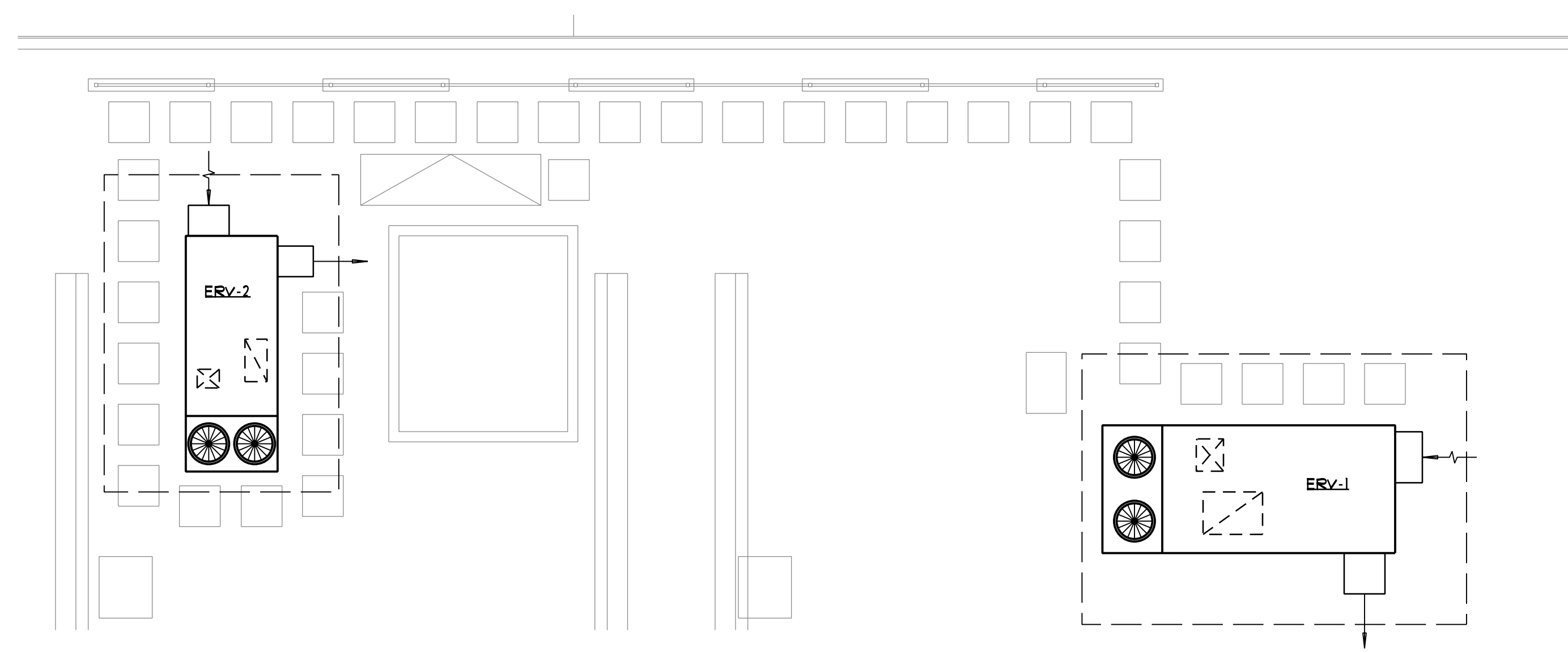
M1.4



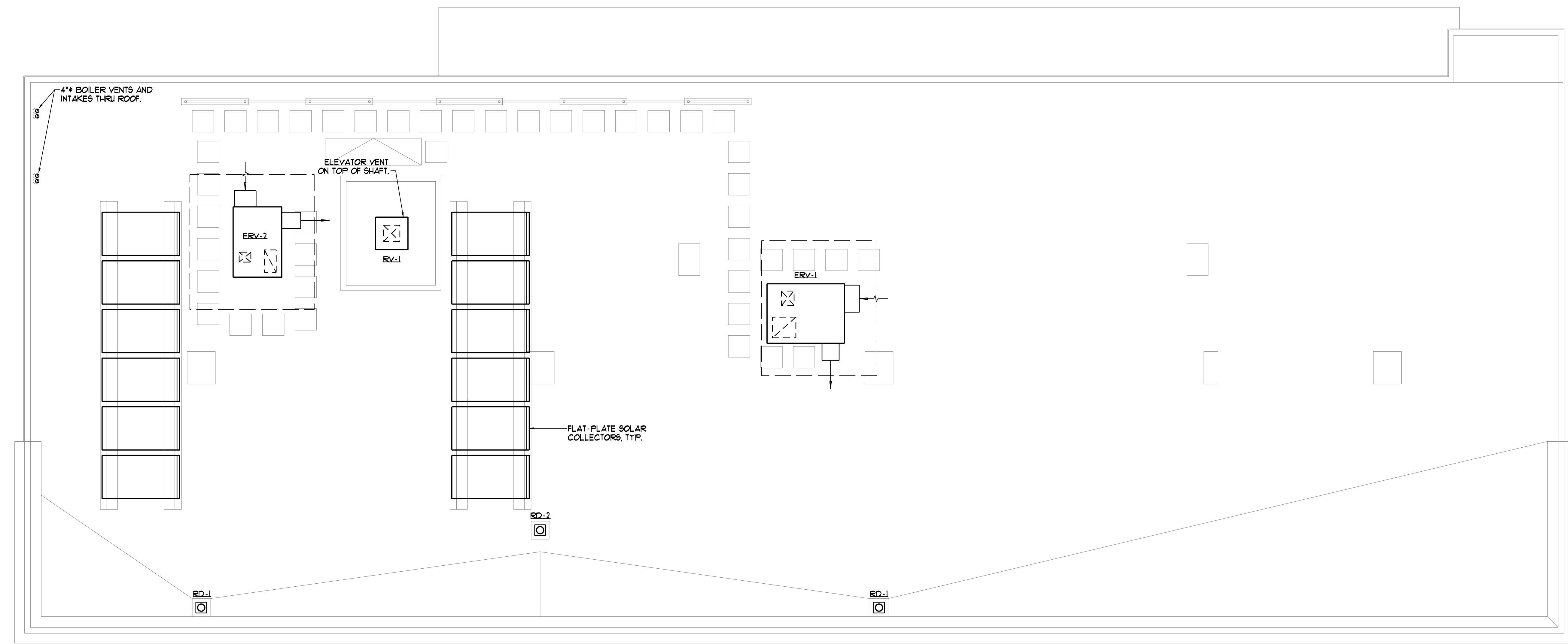
FOURTH FLOOR MECHANICAL PLAN

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

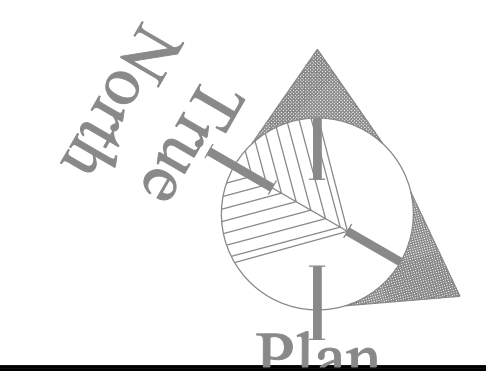
NOTES
1. HUS/R PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.



ADD ALTERNATE #2
SCALE - 3/16" = 1'-0"



ROOF MECHANICAL PLAN
SCALE - 3/16" = 1'-0"

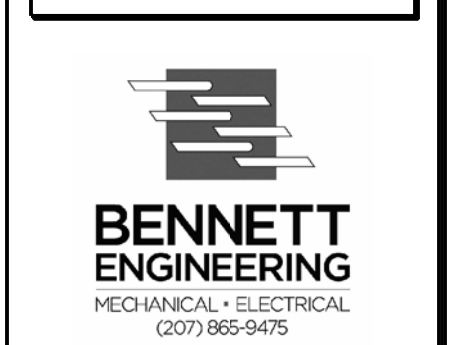
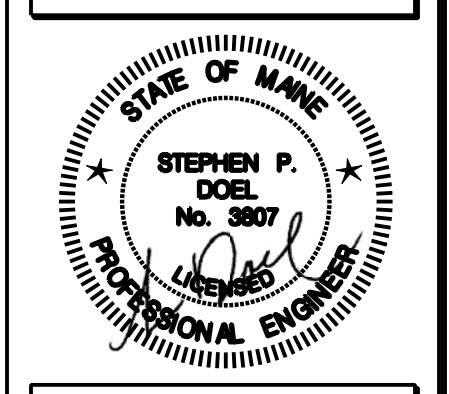


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Drawing Title:
ROOF MECHANICAL PLAN

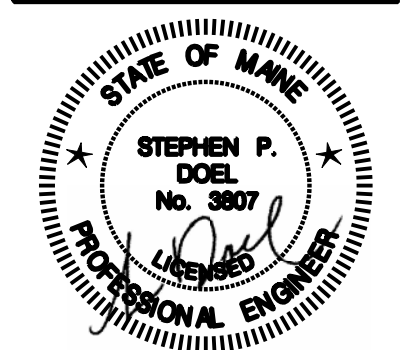
Scale: 3/16" = 1'-0"

Date: October 25, 2010

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Drawing Number:

M1.5



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Project No: 07.446.24E

Drawing Title:
FIRST FLOOR PLUMBING PLAN

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

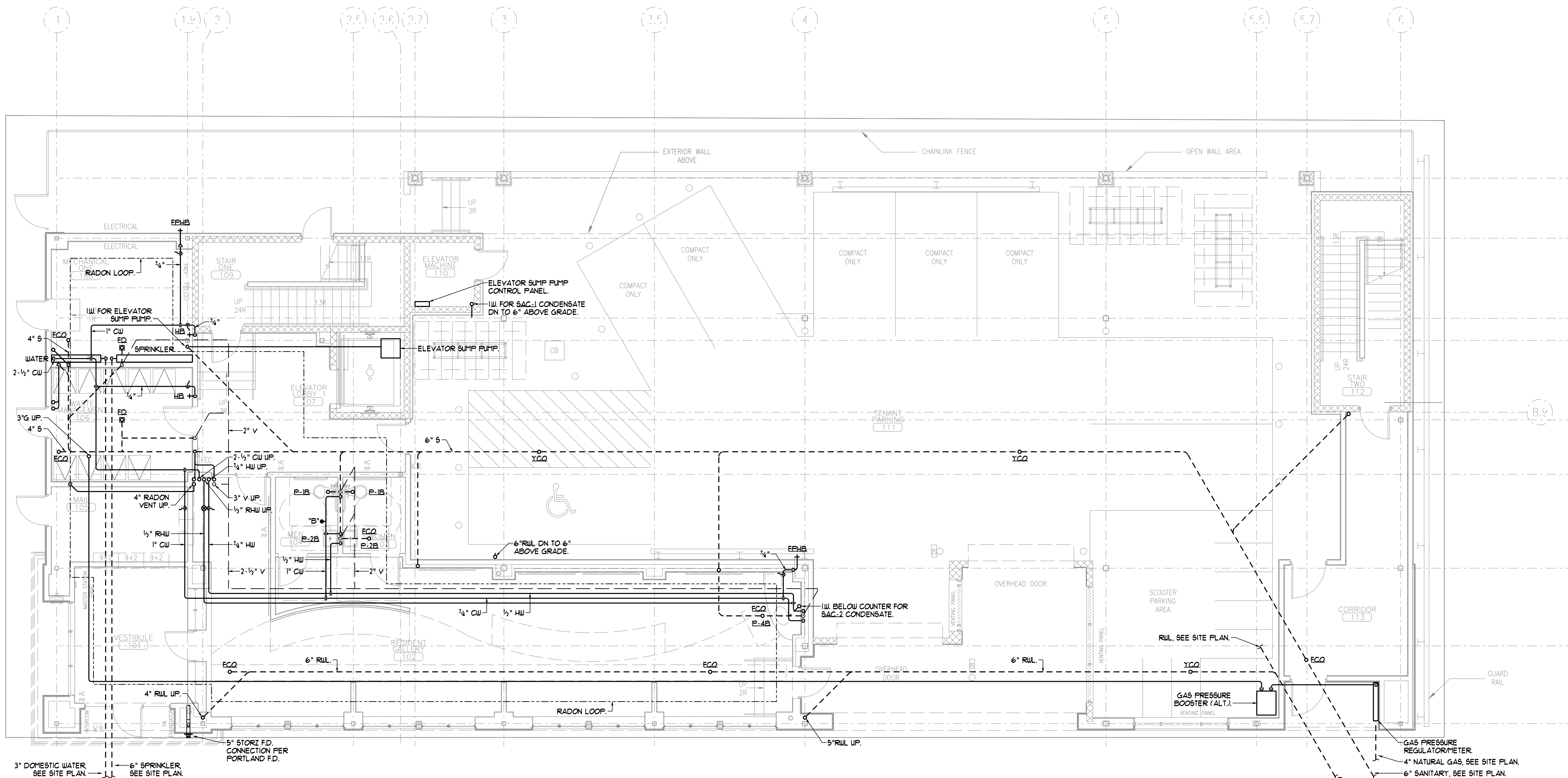
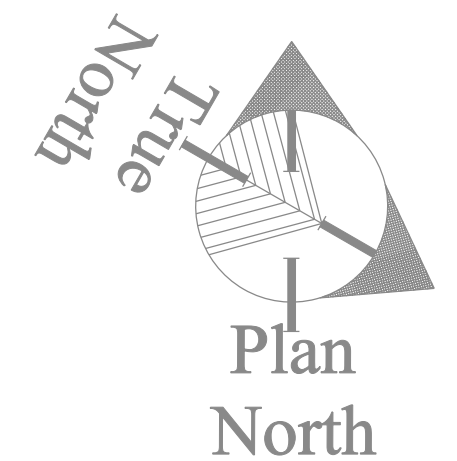
Date: October 25, 2010

Revisions:

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Drawing Number:

M2.1



FIRST FLOOR PLUMBING PLAN
SCALE - 3/16"=1'-0"

- NOTES
1. SANITARY RISERS SHALL BE 4".
 2. VENT RISERS SHALL BE 3".
 3. PROVIDE 1/4" CW & HW TO EACH UNIT WITH SIZE 'A' ARRESTORS.

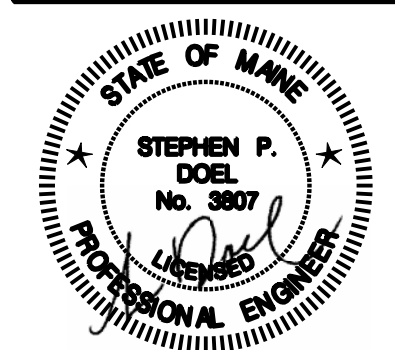


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Project No: 07.446.24E

Drawing Title:
SECOND FLOOR PLUMBING PLAN

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

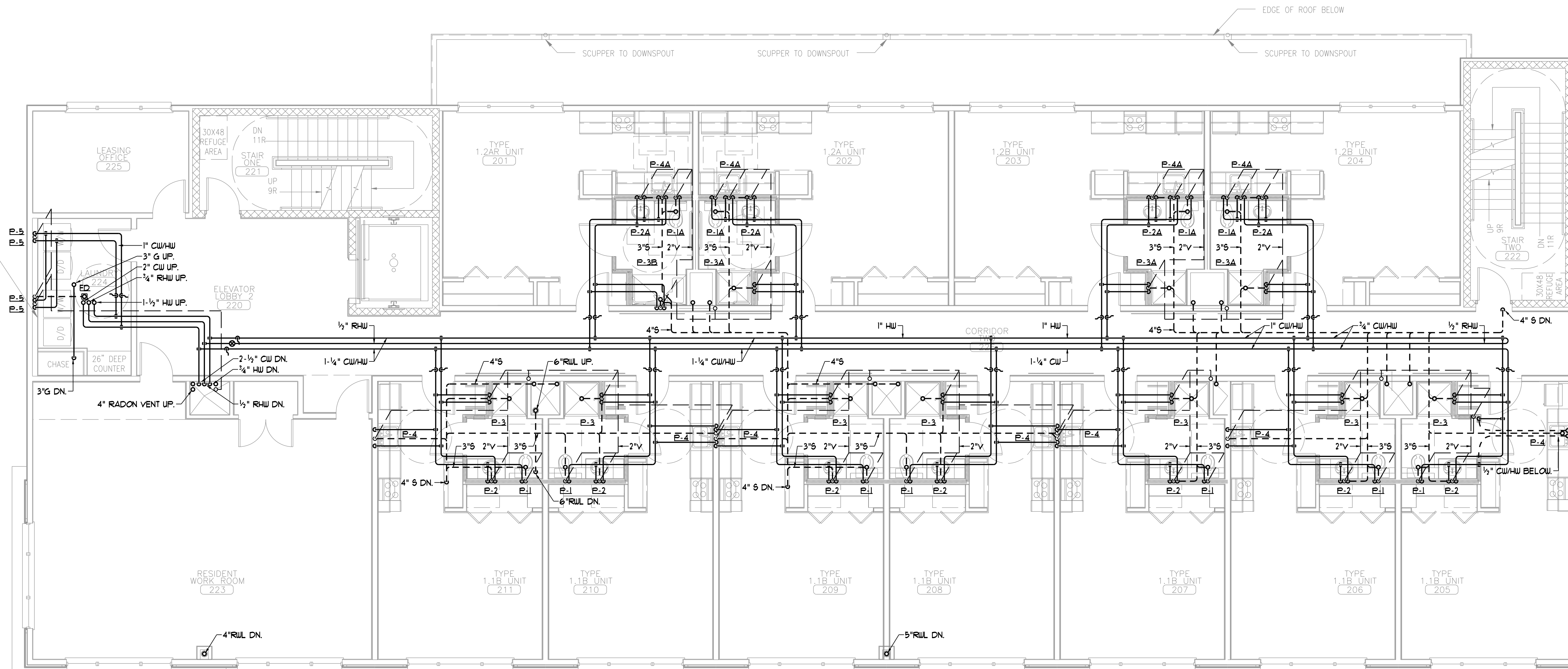
Date: October 25, 2010

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Drawing Number:

M2.2



SECOND FLOOR PLUMBING PLAN
SCALE - 3/16"=1'-0"

- NOTES
- SANITARY RISERS SHALL BE 4".
 - VENT RISERS SHALL BE 3".
 - PROVIDE 1/4" CW 4 HW TO EACH UNIT WITH SIZE 'A' ARRESTORS.
 - HORIZONTAL SAN 4 RUL PIPING SHALL BE ROUTED IN FLOOR CAVITY ABOVE INSULATION AND CONCRETE SLAB, SEE ARCHITECTURAL DETAILS.

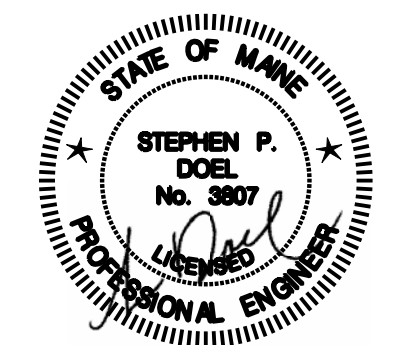


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Drawing Title:
**THIRD FLOOR
PLUMBING
PLAN**

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

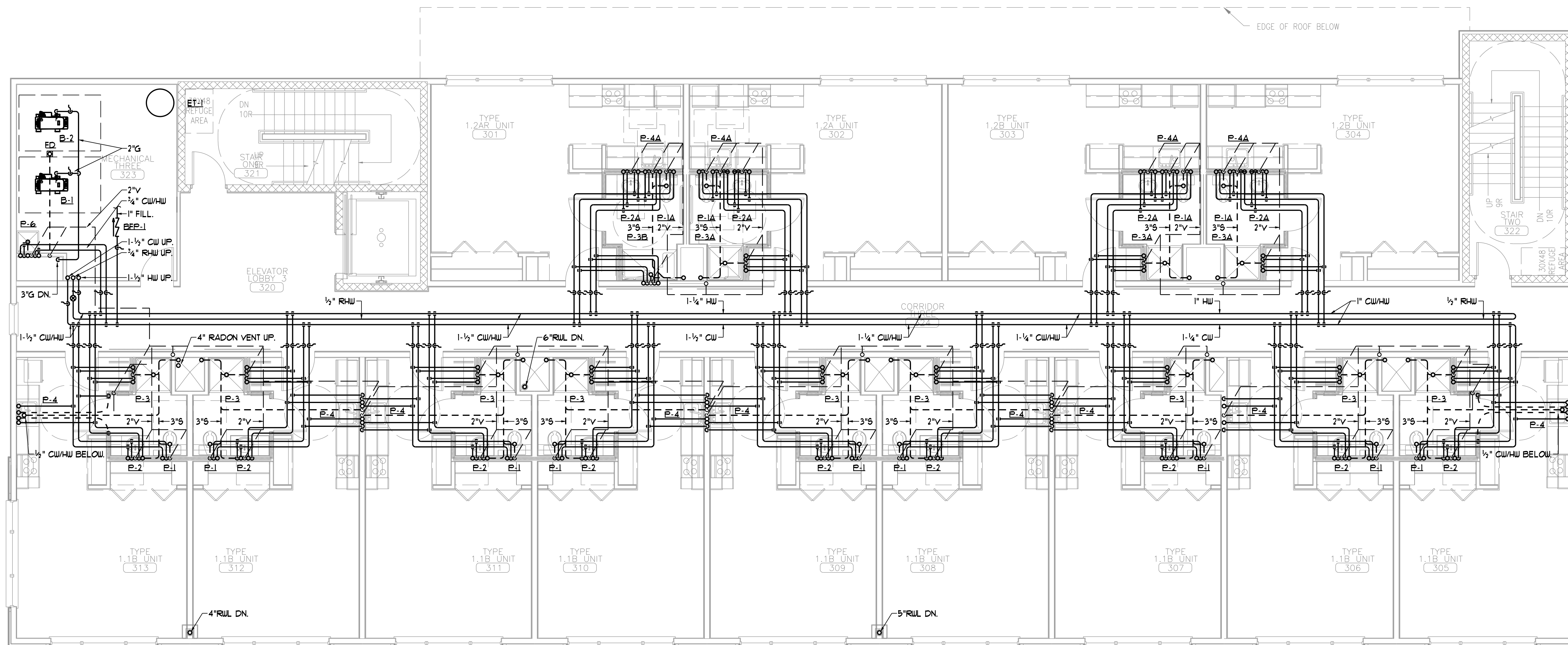
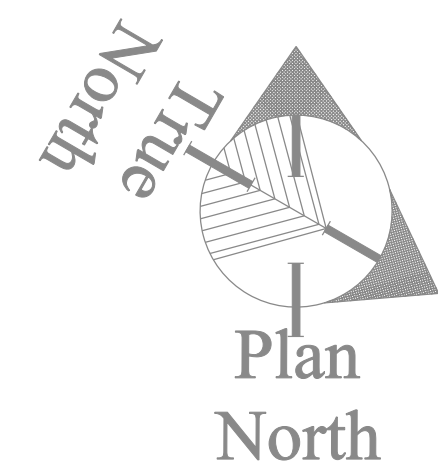
Date: October 25, 2010

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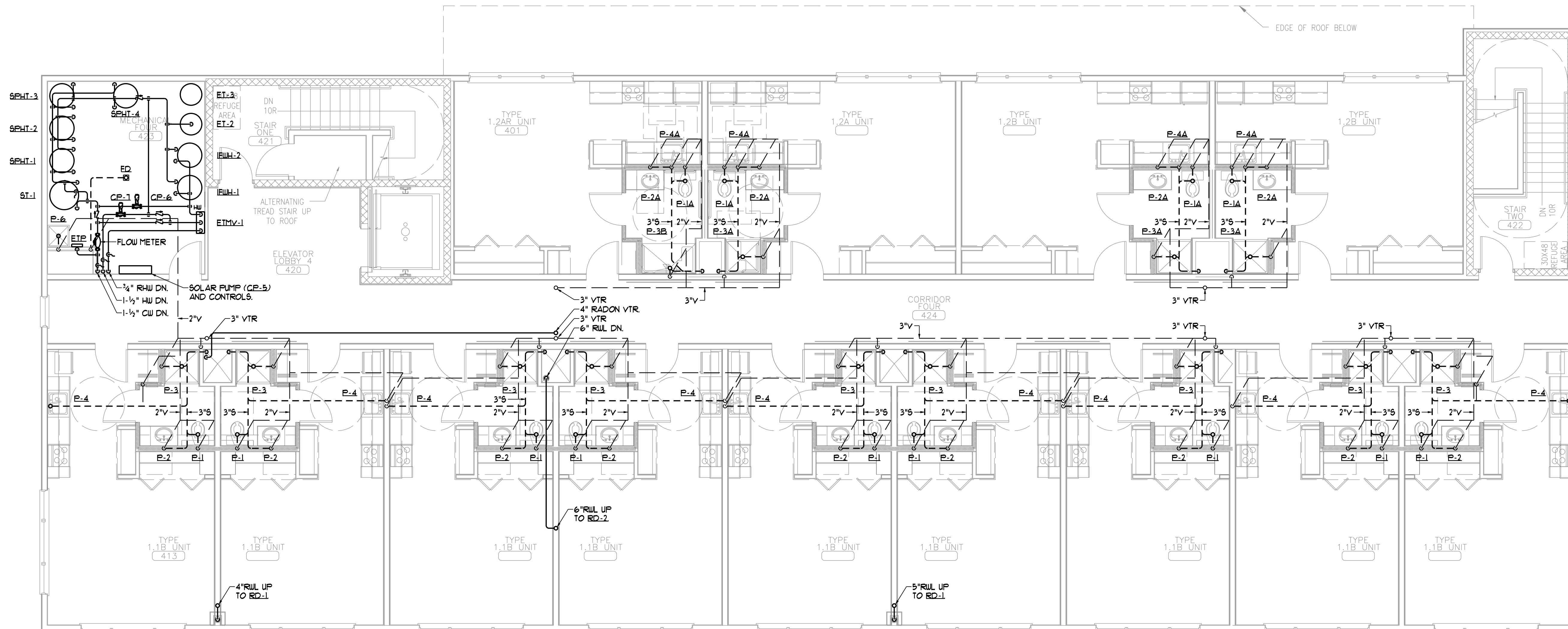
Drawing Number:

M2.3



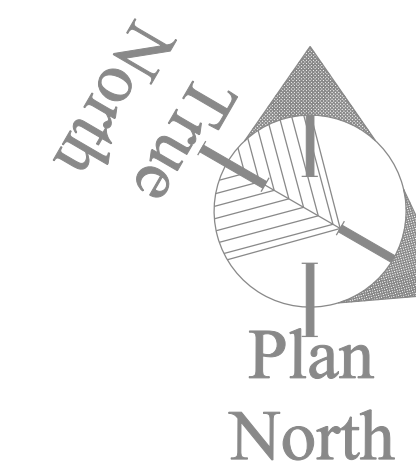
THIRD FLOOR PLUMBING PLAN
SCALE - 3/16"=1'-0"

- NOTES
- SANITARY RISERS SHALL BE 4".
 - VENT RISERS SHALL BE 3".
 - PROVIDE 1/4" CW 1/2" HW TO EACH UNIT WITH SIZE 'A' ARRESTORS.

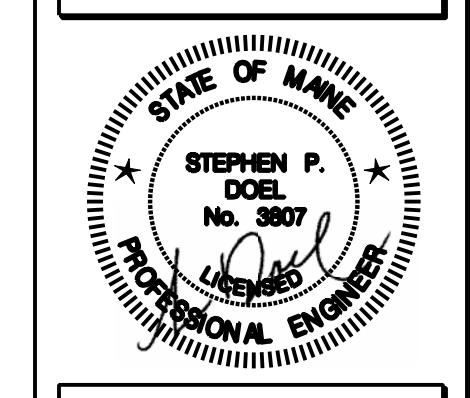


FOURTH FLOOR PLUMBING PLAN
SCALE - 3/16"=1'-0"

- NOTES
1. SANITARY RISERS SHALL BE 4".
2. VENT RISERS SHALL BE 3".



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Drawing Title:
FOURTH FLOOR PLUMBING PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010
Revisions:

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- △
- △
- △
- △
- △

Drawing Number:
M2.4

TAG	INPUT (MBH)	HEATING CAPACITY (MBH)	FUELS	EFF. (%)	INTAKE VENT (IN)	ELECTRICAL REQUIREMENTS		SERVICE	MODEL
						AMP	WATTS		
B-1	399.0	349.0	NAT GAS	92.0	3" V3"	5.0	120/160	HUS/R	KN-4
B-2	399.0	349.0	NAT GAS	92.0	3" V3"	5.0	120/160	HUS/R	KN-4

TAG	OUTPUT (MBH)	FLOW RATE (GPM)	W.P.D (FT/UG)	AIRFLOW (CFM)	THROW	M.T.G.H.T. (FEET)	ELECTRICAL REQUIREMENTS		SERVICE	ARRANGEMENT	MODEL	
							HP	AMPS				
UH-1	31.3	2.0	0.24	1400	-	*	1/20	2.0	120/160	MULTIPLE	HORIZONTAL	H8-84

* AS HIGH AS POSSIBLE.

TAG	OUTPUT (MBH)	FLOW RATE (GPM)	W.P.D (FT/UG)	AIRFLOW (CFM)	THROW	M.T.G.H.T. (FEET)	ELECTRICAL REQUIREMENTS		SERVICE	ARRANGEMENT	MODEL	
							HP	AMPS				
CUH-1	21.2	2.0	0.38	330	-	*	1/15	0.9	120/160	MULTIPLE	INV. WALL	W1-110-03-HC

* REFER TO ARCHITECTURAL DRAWINGS, TYP. 6" AFF. PROVIDE EACH UNIT W/ DISCONNECT SWITCH AND FILTERS.

TAG	FLOW RATE (GPM)	INLET CONNECTION (INCHES)	OUTLET CONNECTION (INCHES)	W.P.D (PSIG)	SET POINT (DEGREES F)	PROVIDE SPARE CARTRIDGE (Y) OR (N)	BASIS OF DESIGN = HEATTIMER		MODEL
							SERVICE	ARRANGEMENT	
ETMV-1	45.0	1-1/4"	1-1/4"	6.0	120°F	Y	DOM HW	WALL	ETV-1-1/4"

TAG	PANEL SIZE (IN)	NECK SIZE (IN)	AIRFLOW (CFM)	SPLOS (IN/UG)	THROW(L)	THROW(S)	Nc	BASIS OF DESIGN = METALAIR	
								DUCT CONN. (IN)	MODEL
A	6x4	125	0.05	-	-	-	20	12", 0"	4000D
B	14x14	175	0.05	-	-	-	20	12", 0"	4000D
C	12x12	150	0.05	-	-	-	20	12", 0"	4000D
D	24x25	150	0.05	-	-	-	20	-	2000D
AA	6x4	125	0.05	-	-	-	20	12", 0"	4000D
BB	10x6	150	0.05	-	-	-	20	12", 35"	RHD
CC	22x22	1050	0.05	-	-	-	20	12", 35"	RHD

TAG	DESCRIPTION	SAN	VENT	CW	HW
P-1	FLOOR MOUNTED TT WC	3"	2"	1/2"	-
P-1A	ADA FLOOR MOUNTED TT WC	3"	2"	1/2"	-
P-1B	ADA FLOOR MOUNTED TT WC	3"	2"	1/2"	-
P-2	VANITY TOP LAVATORY	2"	2"	1/2"	1/2"
P-2A	ADA VANITY TOP LAVATORY	2"	2"	1/2"	1/2"
P-2B	ADA WALL HUNG LAVATORY	2"	2"	1/2"	1/2"
P-3	STALL SHOWER	2"	2"	1/2"	1/2"
P-3B	ADA ROLL-IN SHOWER (60")	2"	2"	1/2"	1/2"
P-4	SINGLE BOWL SS KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"
P-4A	ADA SINGLE BOWL SS KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"
P-4B	SINGLE BOWL SS KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"
P-5	WASHING MACHINE HOOK-UP	3"	2"	3/4"	3/4"
P-6	MOP BASIN	2"	1-1/2"	1/2"	1/2"
ETP	ELECTRONIC TRAP PRIMER	-	-	3/4"	-
HB	HOSE BIBB	-	-	3/4"	-
FFHB	FREEZE PROOF HOSE BIBB	-	-	3/4"	-
FD	FLOOR DRAIN (W/ TRAP PRIMER)	3"	2"	1/2"	-

MINIMUM SIZE OF BELOW SLAB SANITARY 4 VENT PIPING SHALL BE 2". TRAP PRIMERS ON FLOOR DRAINS SHALL BE CONNECTED TO THE ETP.

TAG	FLOW RATE (GPM)	Cv	VALVE SIZE (IN)	TYPE	SERVICE
V-1	2.0	13	1/2"	2-WAY, 2-POSITION	FTR, HW
V-2	2.0	2.0	1/2"	3-WAY, MIXING	HC-2 4 FTR
V-3	9.0	6.8	3/4"	3-WAY, MIXING	HC-1

TAG	OUTPUT (MBH)	FLOW RATE (GPM)	W.P.D (FT/UG)	AIRFLOW (CFM)	ELECTRICAL REQUIREMENTS		BASIS OF DESIGN = BEACON MORRIS	SERVICE	MODEL
					AMPS	V/PH/Hz			
WH-1	6.3	1.0	1.5	115	15	120/160	V-1	HEAT	W84
WH-2	10.4	2.0	1.5	115	15	120/160	V-1	HEAT	W120

TAG	FLOW RATE (GPM)	W.P.D (PSI)	Cv	FACTOR	STRAINER (Y) OR (N)	MAX. WORK'G. TEMPERATURE (DEGREES F)	MAX. WORK'G. PRESSURE (PSI)	BASIS OF DESIGN = TACO	
								SERVICE	PIPE SIZE (IN)
AS-1	80.0	15	-	-	N	210	125	HUS/R	3" 4903AD

TAG	AIRFLOW (CFM)	T.S.P (INWG)	NOISE (SONES)	RPM	DRIVE	ELECTRICAL REQUIREMENTS				BASIS OF DESIGN = (G) GREENHECK, (B) BROAN, (F) FANTECH			
						HP	BHP	WATTS	AMPS	SERVICE	ARRANGEMENT	MODEL	
EF-EHR	150	0.5	-	-	DIRECT	-	-	-	-	120/160	EMR VENTILATION	CEILING	(G) SP-190
EF-B	210	0.2	-	2100	DIRECT	-	-	12	0.68	120/160	MECHANICAL ROOM VENTILATION	DUCT	(F) FG-6
EF-B	210	0.2	-	2100	DIRECT	-	-	12	0.68	120/160	MECHANICAL ROOM VENTILATION	DUCT	(F) FG-6

TAG	STORAGE (GALS)	INPUT (GPM)	W.P.D (FT/UG)	1ST HOUR 90°F RISE (GPH)	WORKING PRESSURE (PSIG)	INLET CW TEMP (DEG F)	INLET HW TEMP (DEG F)	ELECTRICAL REQUIREMENTS		BASIS OF DESIGN = SUPERSTOR ULTRA COMMERCIAL			
								HP	WATTS	SERVICE	FUEL	MODEL	
IFUH-1	119.0	28.0	12.1	631.0	150.0	50.0	180.0	-	-	-	BUILDING HW	HUS/R	SSU-119C
IFUH-2	119.0	28.0	12.1	631.0	150.0	50.0	180.0	-	-	-	BUILDING HW	HUS/R	SSU-119C

TAG	FLOW RATE (GPM)	HEAD (FT/UG)	IMPEL. SIZE	RPM	EFF %	ELECTRICAL REQUIREMENTS				BASIS OF DESIGN = TACO			
						HP	BHP	VFD	AMPS	SERVICE	ARRANGEMENT	MODEL	
CP-1A	40.0	16.0	-	3450	-	1/2	-	N	5.0	120/160	B-1	INLINE	2400-50
CP-1B	28.0	20.0	-	3450	-	1/6	-	N	2.0	120/160	IFUH-1	INLINE	2400-30
CP-2A	40.0	16.0	-	3450	-	1/2	-	N	5.0	120/160	B-2	INLINE	2400-50
CP-2B	28.0	20.0	-	3450	-	1/6	-	N	2.0	120/160	IFUH-2	INLINE	2400-30
CP-3	80.0	40.0	1.3	1160	52	2	155	Y	-	208/3160	HUS/R	INLINE	KV501
CP-4	80.0	40.0	1.3	1160	52	2	155	Y	-	208/3160	HUS/R	INLINE	KV501
CP-5	6.0	20.0	-	3250	-	1/8	-	N	1.16	120/160	SOLAR COLLECTORS	INLINE	0011
CP-6	8.0	8.0	-	3250	-	1/25	-	N	0.1	120/160	DHW STORAGE	INLINE	001-B
CP-7	8.0	20.0	-	3250	-	1/8	-	N	1.16	120/160	RECIRC. HW	INLINE	0011-B

CP-6 & CP-7 SHALL BE ALL BRONZE OR 6.6 CONSTRUCTION.

TAG	TANK VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	MIN. REQ'D. ACCEPT. VOL. (GAL)	MAX. WORK'G. TEMPERATURE (DEG F)	MAX. WORK'G. PRESSURE (PSI)	WEIGHT (LBS)	BASIS OF DESIGN = AMTROL	
							MOUNTING	SERVICE
ET-1	44.4	22.6	20.0	240	125	300	FLOOR	HUS/R AX-20V
ET-2	14.0	-	12.0	200	150	100	FLOOR	DOM HW ST-30V-C
ET-3	44.4	22.6	20.0	240	125	300	FLOOR	SOLAR AX-20V

TAG	AIR FLOW (CFM)	SP LOSS (INWG)	AIR VEL. (FPM)	THROAT (INCHES)	HOOD O.D. (INCHES)	CURB HEIGHT (INCHES)	BIRD SCREEN (INCHES)	BASIS OF DESIGN = GREENHECK	
								SERVICE	MODEL
RV-1	-	-	-	24x24	36x34	12	0.5	ELEVATOR SHAFT	FR

ALUMINUM CONSTRUCTION, INSULATED GALVANIZED STEEL ROOF CURB.

MECHANICAL AND PLUMBING SYMBOLS AND ABBREVIATIONS LEGEND

NOTE - USE SYMBOLS AND ABBREVIATIONS AS APPLICABLE FOR THIS MECHANICAL DRAWING SET. SOME SYMBOLS AND ABBREVIATIONS IN THIS LEGEND MAY NOT APPLY.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C-A	COMPRESSED AIR PIPING (CA)	L-3	PRESSURE GAGE WITH GAGE COCK	AAV	AUTOMATIC AIR VENT	EDB	ENTERING DRY BULB	I-B-R	INSTITUTE OF BOILER AND RADIATOR MANUFACTURERS	RLA	RUNNING LOAD AMPS	RFM	REVOLUTIONS PER MINUTE	RA	RETURN AIR
C	CONDENSATE DRAIN PIPING (C)	L-2	CHECK VALVE	AD	ACCESS DOOR	EDC	ELECTRIC DUCT COIL TAG	RFM	REVOLUTIONS PER MINUTE	RLA	RUNNING LOAD AMPS	RFM	REVOLUTIONS PER MINUTE	RA	RETURN AIR
CTR	COOLING TOWER RETURN PIPING (CTR)	AV	BALANCING VALVE (ADJUSTABLE)	AFF	ABOVE FINISHED FLOOR	EER	ENERGY EFFICIENCY RATIO	RR-*	RETURN REGISTER TAG	RD	ROOM REGISTER TAG	RRP	REDUCED PRESSURE ZONE	RTU	ROOM TEMPERATURE SENSOR
CTS	COOLING TOWER SUPPLY PIPING (CTS)	AVC	AUTOMATIC FLOW CONTROL VALVE	AHJ-*	AIR HANDLING UNIT TAG	EF-*	EXHAUST FAN TAG	RRP	REDUCED PRESSURE ZONE	RFL	RAINWATER LEADER	RTU	ROOM TEMPERATURE SENSOR	SA	SUPPLY AIR
CWR	CHILLED WATER RETURN PIPING (CWR)	AVR	RELIEF VALVE (RV)	AMS	AIRFLOW MONITORING STATION	EFF	EFFICIENCY	RV	RELIEF VALVE	RD	RAINWATER LEADER	SA	SUPPLY AIR	SAN	SANITARY (DRAIN & WASTE)
CWS	CHILLED WATER SUPPLY PIPING (CWS)	BV	BALL VALVE	AMPS	AMPERES	EG-*	EXHAUST GRILLE TAG	RFL	RAINWATER LEADER	SAN	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
FOR	FUEL OIL RETURN PIPING (FOR)	CV	3/4" BALL VALVE WITH 3/4" HOSE END	AP	ACCESS PANEL	ER-*	EXHAUST REGISTER TAG	SG-*	SUPPLY GRILLE TAG	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SF	SUPPLY FAN
FOS	FUEL OIL SUPPLY PIPING (FOS)	CAV	GATE VALVE	APD	AIR PRESSURE DROP	ESP	EXTERNAL STATIC PRESSURE	SP	STATIC PRESSURE	SF	SUPPLY FAN	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SG-*	SUPPLY GRILLE TAG
G	GAS PIPING (G)	PRV	PRESSURE REDUCING VALVE	AS-*	AIR SEPARATOR TAG	ET-*	EXPANSION TANK TAG	SP-*	STATIC PRESSURE	SG-*	SUPPLY GRILLE TAG	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SP	SUMP PUMP TAG
HUR	HOT WATER RETURN PIPING (HUR)	FV	FUSIBLE VALVE	ATC	AUTOMATIC TEMPERATURE CONTROL	EUB	ENTERING WET BULB	SR-*	SUPPLY REGISTER TAG	SP-*	SUMP PUMP TAG	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SR-*	SUPPLY REGISTER TAG
HUS	HOT WATER SUPPLY PIPING (HUS)	SV	STRAINER W/BLOWDOWN BALL VALVE	B-*	BOILER TAG	EWH-*	ELECTRIC WATER HEATER TAG	SA	SUPPLY AIR	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SA	SANITARY (DRAIN & WASTE)
RL	REFRIGERANT LIQUID PIPING (RL)	W/BV	WATER W/BLOWDOWN BALL VALVE	BD-*	BYPASS DAMPER TAG	EWT	ENTERING WATER TEMPERATURE	SAN	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SA	SANITARY (DRAIN & WASTE)
RG	REFRIGERANT GAS PIPING (RG)	2-W	2-WAY CONTROL VALVE	BFP-*	BACKFLOW PREVENTER TAG	EXG	EXISTING	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER
---	SANITARY PIPING BELOW FLOOR (SAN)	3-W	3-WAY CONTROL VALVE	EXH	EXHAUST	EXH	EXHAUST	SEER	SEASONAL ENERGY EFFICIENCY RATIO	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	SANITARY PIPING ABOVE FLOOR (SAN)	4-W	4-WAY CONTROL VALVE (TOP VIEW)	FC	BRITISH THERMAL UNITS PER HOUR	EXG	EXISTING	SG-*	SUPPLY GRILLE TAG	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	SANITARY VENT PIPING	FC	DUCT W/FLEXIBLE CONNECTION (FC)	FD	FLOOR CLEANOUT	EXH	EXHAUST	SG-*	SUPPLY GRILLE TAG	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
RUL	RAINWATER LEADER ABOVE SLAB (RUL)	LAG	LAGGED DUCT	FD-*	FLOOR DRAIN TAG	EXH	EXHAUST	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
CW	COLD WATER PIPING (CW)	LA	DUCT W/ACOUSTIC LINING	FLA	FULL LOAD AMPS	FD-*	FLOOR DRAIN TAG	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
HW	HOT WATER PIPING (HW)	TR	DUCT W/SQUARE-TO-ROUND TRANSITION	FOR	FUEL OIL RETURN	FLA	FULL LOAD AMPS	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	RECIRCULATED HOT WATER PIPING (RHW)	TV	2 BUTTERFLY VALVES W/SINGLE ACTUATOR	FCM	CUBIC FEET PER MINUTE	FOS	FUEL OIL SUPPLY	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	PIPE CAP	UB	BUTTERFLY VALVE W/ACTUATOR	CHL-*	CHILLER TAG	FPM	FEET PER MINUTE	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	DIRECTION OF FLUID FLOW	UT	TRIPLE-DUTY VALVE	CO	CLEANOUT	FPM	FEET PER MINUTE	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE)	SD	SMOKE DAMPER	SEER	SEASONAL ENERGY EFFICIENCY RATIO
---	ELBOW UP	UW	UNION	CONV-*	CONVECTOR TAG	FPM	FEET PER MINUTE	SP-*	STATIC PRESSURE	SA	SANITARY (DRAIN & WASTE				

HEATING COIL PERFORMANCE SCHEDULE

TAG	OUTPUT (MBH)	SIZE (L"xH")	FLOW RATE (GPM)	W.P.D. (FT/UG)	WATER VELOCITY (FPS)	E.W.T. (°F)	L.W.T. (°F)	ROWS	TURBS (Y/N)	H.T.G. AIR FLOW (CFM)	ΔP/D (IN/UG)	E.A.T. (°F)	L.A.T. (°F)	FIN TYPE	FFF	BASIS OF DESIGN - GREENHECK		
																MODEL	VALVE	SERVICE
HC-1	95.2	51x22	9.0	0.3	-	150.0	128.5	-	-	4350	0.08	48.0	68.1	-	120	HU58501Q10	V-3	ERV-1
HC-2	21.3	36x18	2.0	0.05	-	150.0	122.3	-	-	1200	0.02	53.0	13.9	-	120	HU58501Q10	V-2	ERV-2

SPLIT-SYSTEM CONDENSING UNIT PERFORMANCE SCHEDULE

- - AT ARI CONDITIONS OF 95°F AMBIENT, 80°F DB, 61°F WB

TAG	TOTAL COOLING (MBH)	REFRIGERANT	CONDENSER AIRFLOW (CFM)	MINIMUM AMBIENT TEMP (°F)	FOOTPRINT DIMENSION (INCHES)	OPERATING WEIGHT (LBS)	ELECTRICAL REQUIREMENTS				BASIS OF DESIGN - DAIKIN			
							MCA	MAX FUSE	V/PH/Hz	COMP. STAGING	SOUND (BEL)	SERVICE	MODEL	
SCU-1	22.0	R-410A	-	14"	33x14	121	15.8	20.0	208/1/60	-	54	EMR	RX24FVJU	
SCU-2	22.0	R-410A	-	14"	33x14	121	15.8	20.0	208/1/60	-	54	GALLERY	RX24FVJU	

SCU-2 - ADD ALTERNATE #2 FOR FIRST FLOOR AC SYSTEM.

BFP PERFORMANCE SCHEDULE

TAG	SIZE	FLOW RATE (GPM)	W.P.D. (FT/UG)	MAX. WORK'G TEMPERATURE (DEGREES F)	MAX. WORK'G PRESSURE (PSI)	TESTABLE (Y) OR (N)	BASIS OF DESIGN - ZURN-WILKINS		
							BODY STYLE	SERVICE	MODEL
BFP-1	2"	100.0	15.0	180	175	Y	RFZ	WATER ENTRANCE	915XL
BFP-2	2"	100.0	15.0	180	175	Y	RFZ	WATER ENTRANCE	915XL
BFP-3	3/4"	20.0	12.0	180	175	Y	RFZ	BOILER FILL	915XL

FINTUBE PERFORMANCE SCHEDULE

HEATING PERFORMANCE BASED ON 150°F ENTERING WATER TEMP. & 65°F ENTERING AIR TEMPERATURE

TAG	OUTPUT (MBH/FT)	FLOW RATE (GPM)	MOUNT'G HEIGHT (IN)	ENCLOSURE HEIGHT (IN)	ELEMENT LENGTH (FT)	ENCLOSURE LENGTH (FT)	BASIS OF DESIGN - STERLING			
							TUBE SIZE (IN)	FINS/FOOT	VALVE TAG	MODEL
FTR-1	0.50	10	0	9-13/16"	.	..	3/4"	60	V-1	SENIOR

* - ELEMENT LENGTH SHALL BE AS REQUIRED TO MEET LOAD INDICATED ON DRAWINGS.
 ** - ENCLOSURE LENGTH SHALL BE ELEMENT LENGTH PLUS 12" OR WALL TO WALL.

ENERGY RECOVERY VENTILATOR PERFORMANCE SCHEDULE

- - AT ARI STANDARD CONDITIONS.

TAG	FAN	DRIVE	AIRFLOW (CFM)	T.S.P. (IN/UG)	E.S.P. (IN/UG)	RPM	ELECTRICAL REQUIREMENTS				TAG HEAT RECOV.	E.E.R. (BTUH/WATT)	WT. (LBS)	BASIS OF DESIGN - GREENHECK															
																HP	BHP	MCA	MOCP	V/PH/Hz	MODEL	1	2	3	4	5	6	7	8
ERV-1	SUPPLY	BELT	4350	18	0.75	1450	5	3.8	915	100.0	208/3/60	ERV-1	-	2500	BLDG VENTILATION	ERH-45H-30	94	89	82	80	78	76	74	68					
ERV-2	SUPPLY	BELT	1200	0.79	0.5	1419	3/4	0.67	392	40.0	208/3/60	ERV-2	-	1500	GALLERY VENTILATION	ERH-20M-15	71	76	68	66	64	62	59	53					

ERV-1 - ADD ALTERNATE #2 FOR ERV DEHUMIDIFICATION SHALL INCLUDE CHANGING THIS UNIT TO ERCH-55H-30-15 WITH PACKAGED DX COOLING AND HOT GAS RE-HEAT, 100A & 60A MOCF AT 208/3/60.
 ERV-2 - ADD ALTERNATE #2 FOR FIRST FLOOR AC SYSTEM SHALL INCLUDE CHANGING THIS UNIT TO ERCH-20M-15-4 WITH PACKAGED DX COOLING AND HOT GAS RE-HEAT, 45A MOCF AT 208/3/60.

SPLIT-SYSTEM AIR CONDITIONER PERFORMANCE SCHEDULE

- - AT ARI CONDITIONS OF 85°F AMBIENT/61°F INDOOR WB

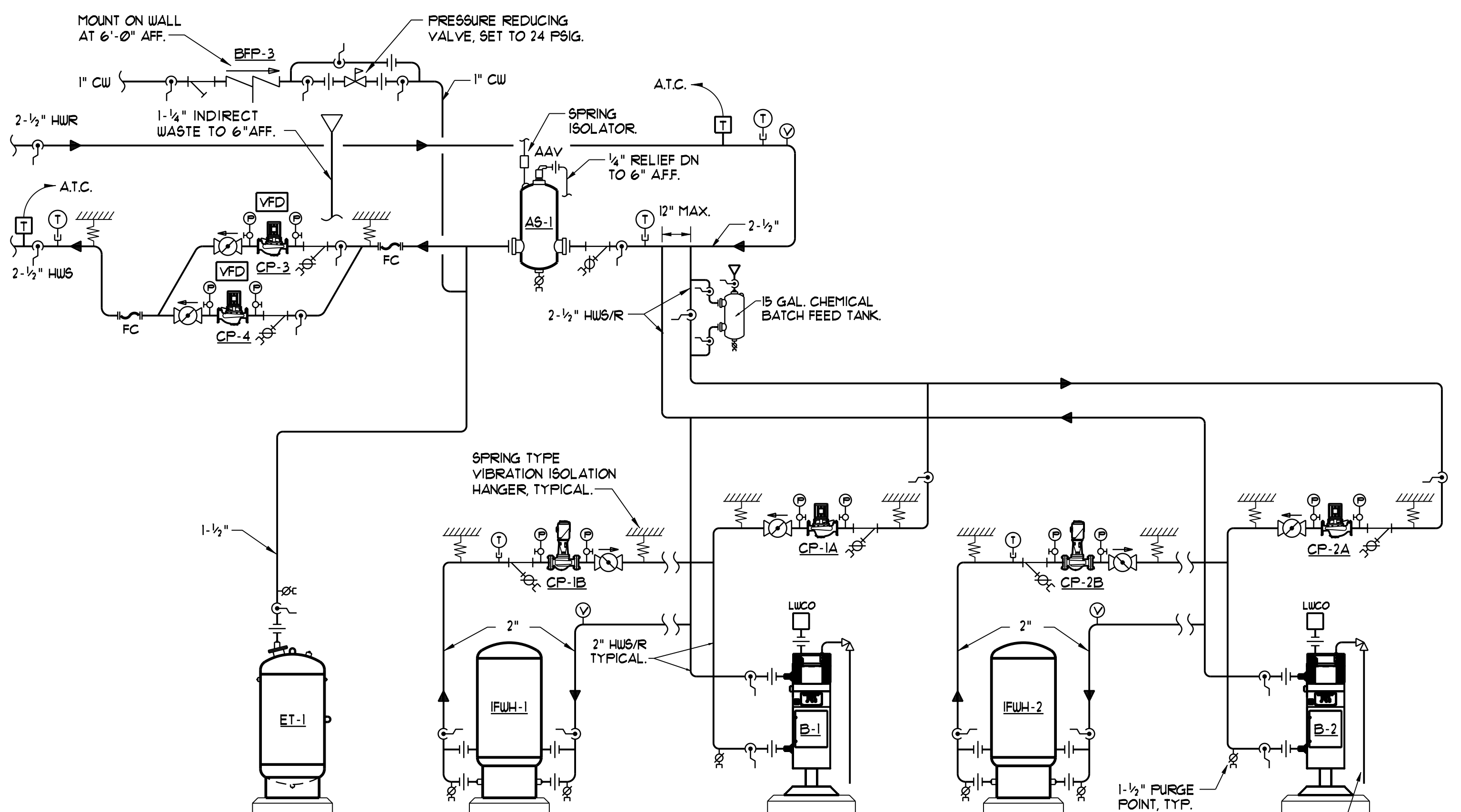
TAG	TOTAL COOLING (MBH)	AIRFLOW (CFM)	MOISTURE REMOVAL (PINTS/HR)	COND. DRAIN (IN)	SEER (BTUH/WATT)	SOUND RATING (DB)	WEIGHT (LBS)	REFRIGERANT PIPE SIZE (IN)		ELECTRICAL REQUIREMENTS				BASIS OF DESIGN - DAIKIN									
																LIQUID	GAS	MCA	MAX FUSE	V/PH/Hz	SERVICE	ARRANGEMENT	MODEL
SAC-1	22.0	536	6.3	1"	13.0	46	21	1/4"	5/8"	02	-	208/1/60	EMR (SCU-1)	WALL	FTX524DVJU								
SAC-2	22.0	536	6.3	1"	13.0	46	21	1/4"	5/8"	02	-	208/1/60	GALLERY (SCU-2)	WALL	FTX524DVJU								

SAC-2 - ADD ALTERNATE #2 FOR FIRST FLOOR AC SYSTEM.

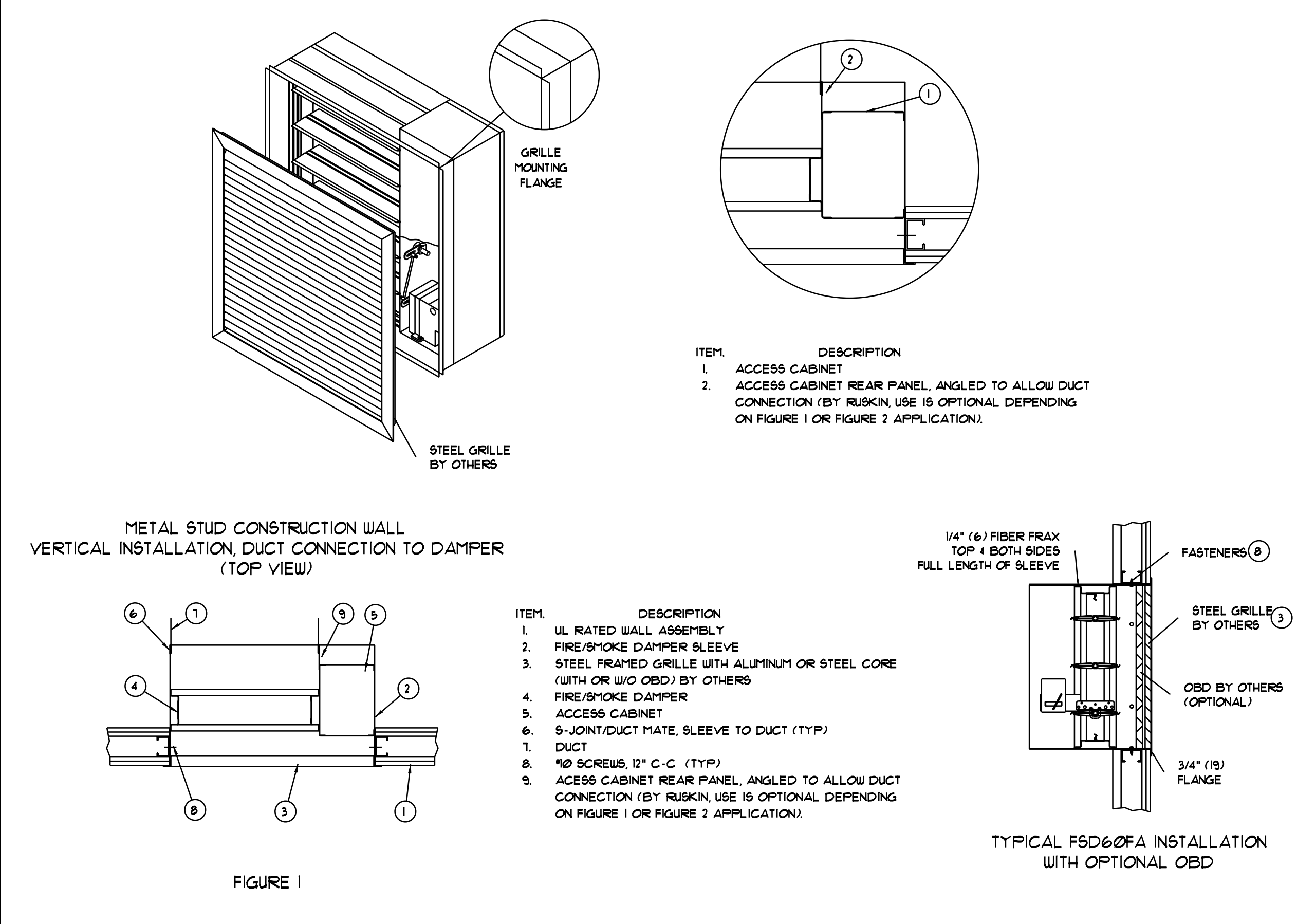
ENERGY RECOVERY WHEEL PERFORMANCE SCHEDULE

BASIS OF DESIGN - GREENHECK

TAG	AIR STREAM	AIRFLOW (CFM)	S.P. (IN/UG)	WINTER OPERATION				SUMMER OPERATION				WEIGHT (LBS)	TAG AHU																
																E.D.B.(°F)	E.W.B.(°F)	L.D.B.(°F)	L.W.B.(°F)	RH.(%)	RPM	EFF.(%)	E.D.B.(°F)	E.W.B.(°F)	L.D.B.(°F)	L.W.B.(°F)	RH.(%)	RPM	EFF.(%)
ERW-1	OUTSIDE AIR	4350	-	-20.0	-20.6	47.6	38.7	-	-	75.1	81.0	74.0	78.0	66.7	-	75.1	-	-	-	-	-	-	-	75.1	-	ERV-1			
ERW-1	EXHAUST AIR	4350	-	70.0	-	2.4	2.4	25.0	-	75.1	75.0	-	84.0	71.7	55.0	-	-	-	-	-	-	-	-	-	-	ERV-1			
ERW-2	OUTSIDE AIR	1200	-	-20.0	-20.6	52.7	42.2	-	-	79.0	81.0	74.0	77.5	66.3	-	79.0	-	-	-	-	-	-	-	-	-	ERV-2			
ERW-2	EXHAUST AIR	1200	-	72.0	-	-0.7	-0.7	25.0	-	79.0	75.0	-	84.5	72.1	55.0	-	-	-	-	-	-	-	-	-	-	ERV-2			



BOILER PIPING SCHEMATIC
NTS



COMBINATION FIRE & SMOKE DAMPER INSTALLATION DETAILS
NTS
NOTE - TYPICAL AT CORRIDOR GRILLES.

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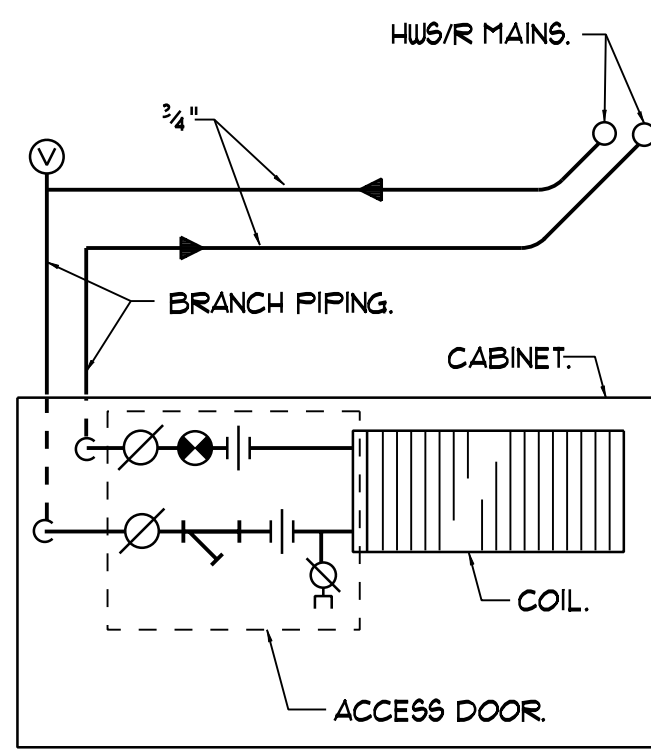
OAK STREET LOFTS
72 OAK STREET
PORTLAND, ME

Project No: 07.446.24E
Drawing Title:
MECHANICAL SCHEDULES & DETAILS

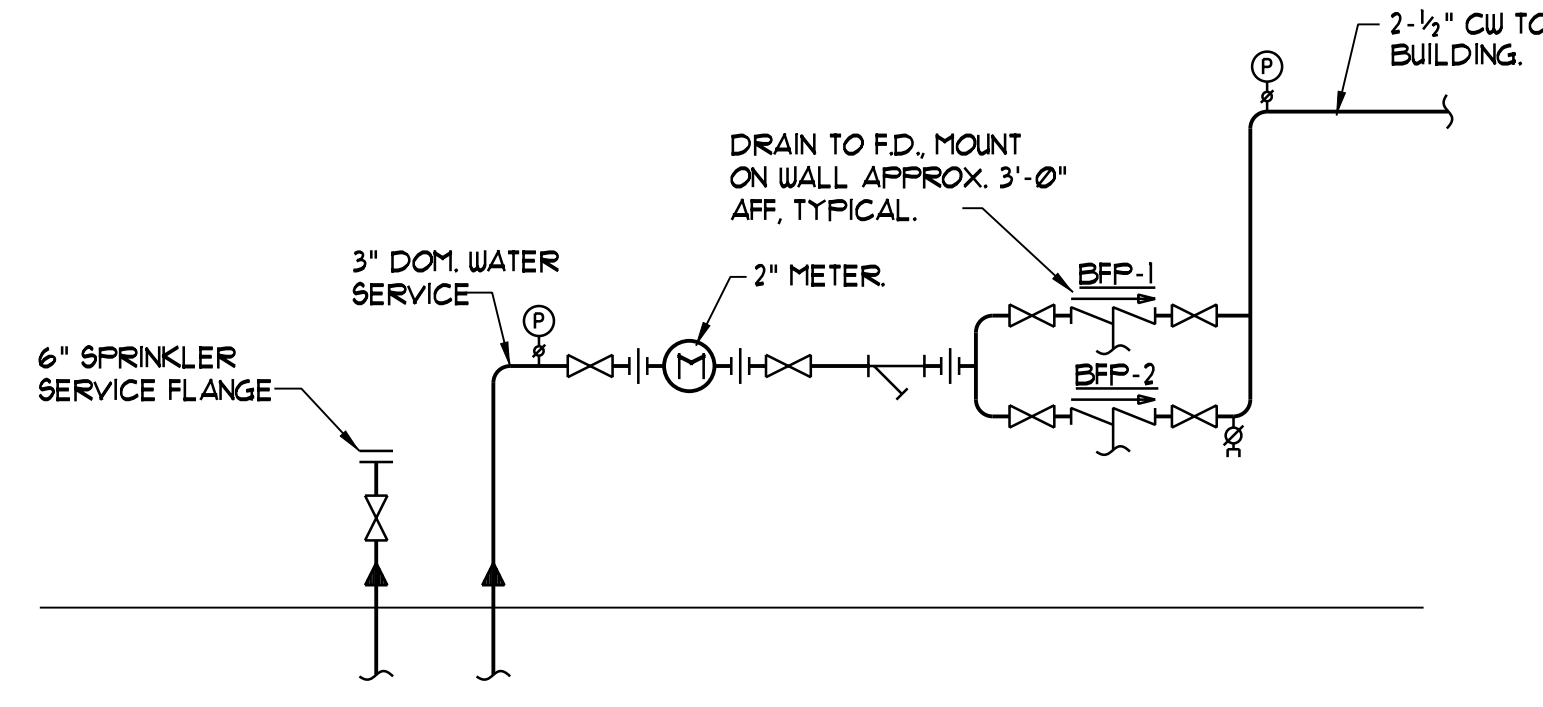
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Date: October 25, 2010
Revisions:

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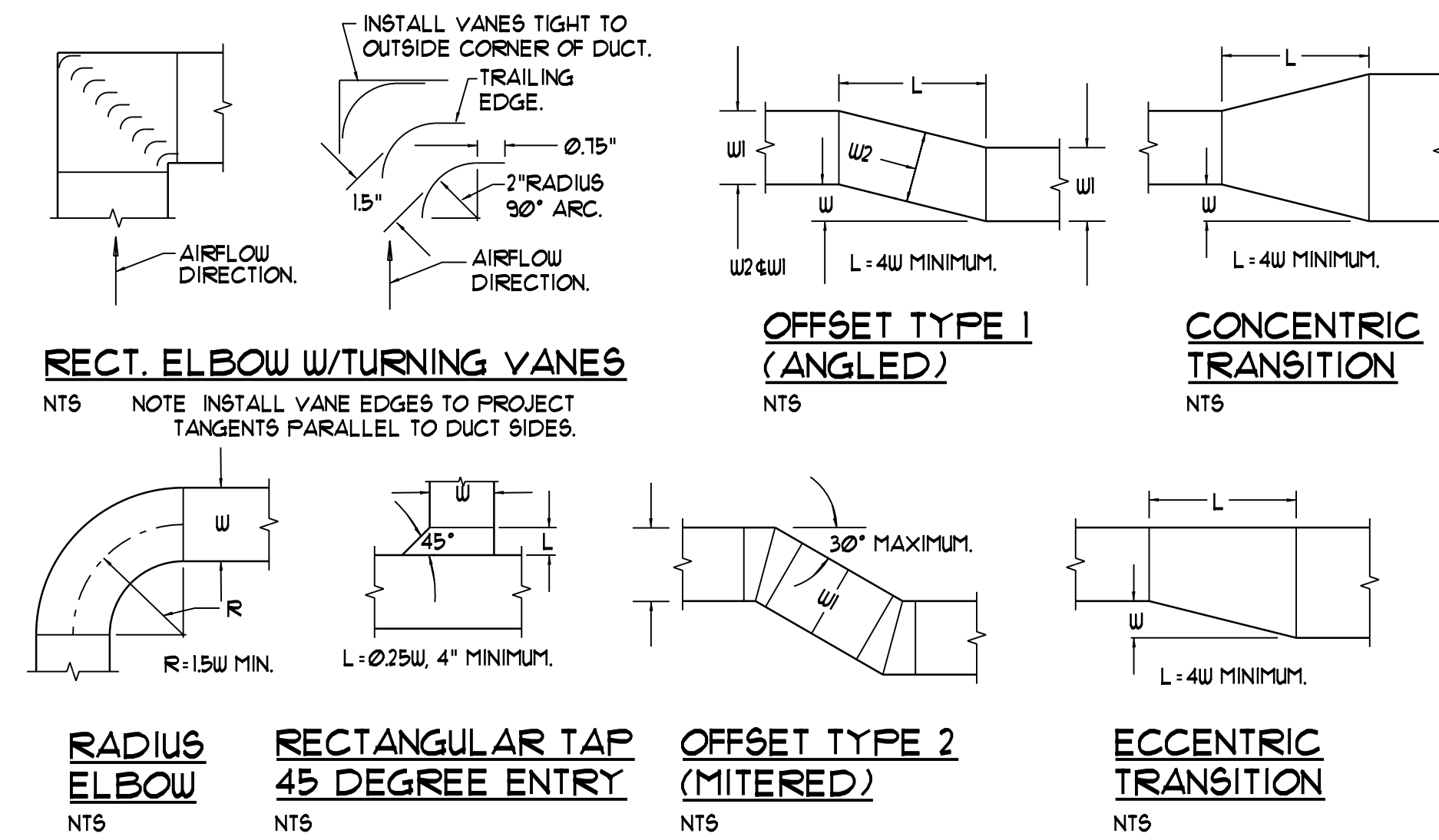
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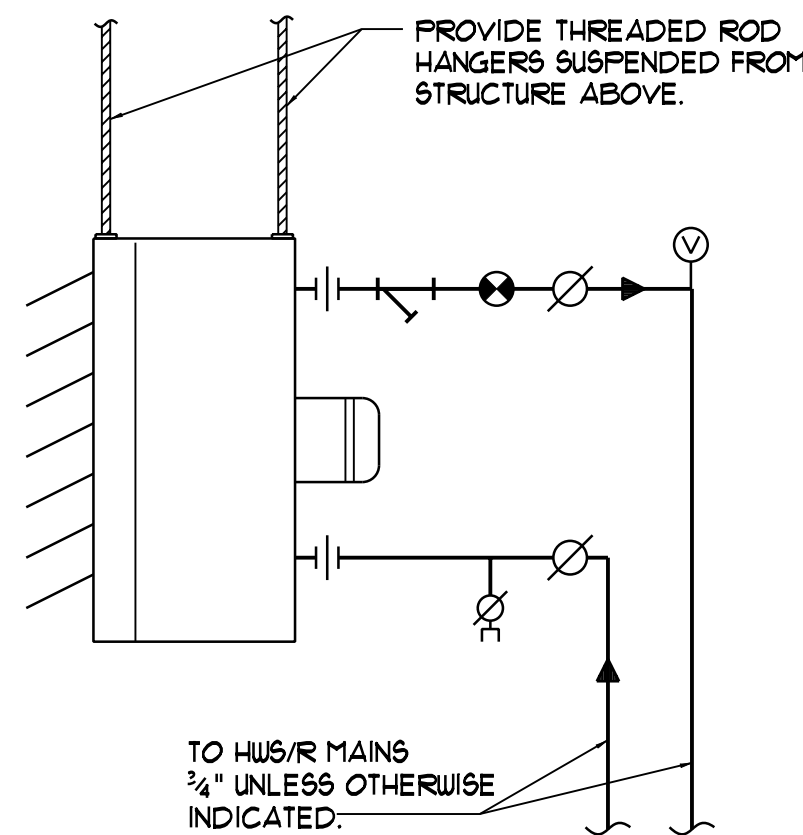
CABINET UNIT HEATER PIPING DETAIL
NTS



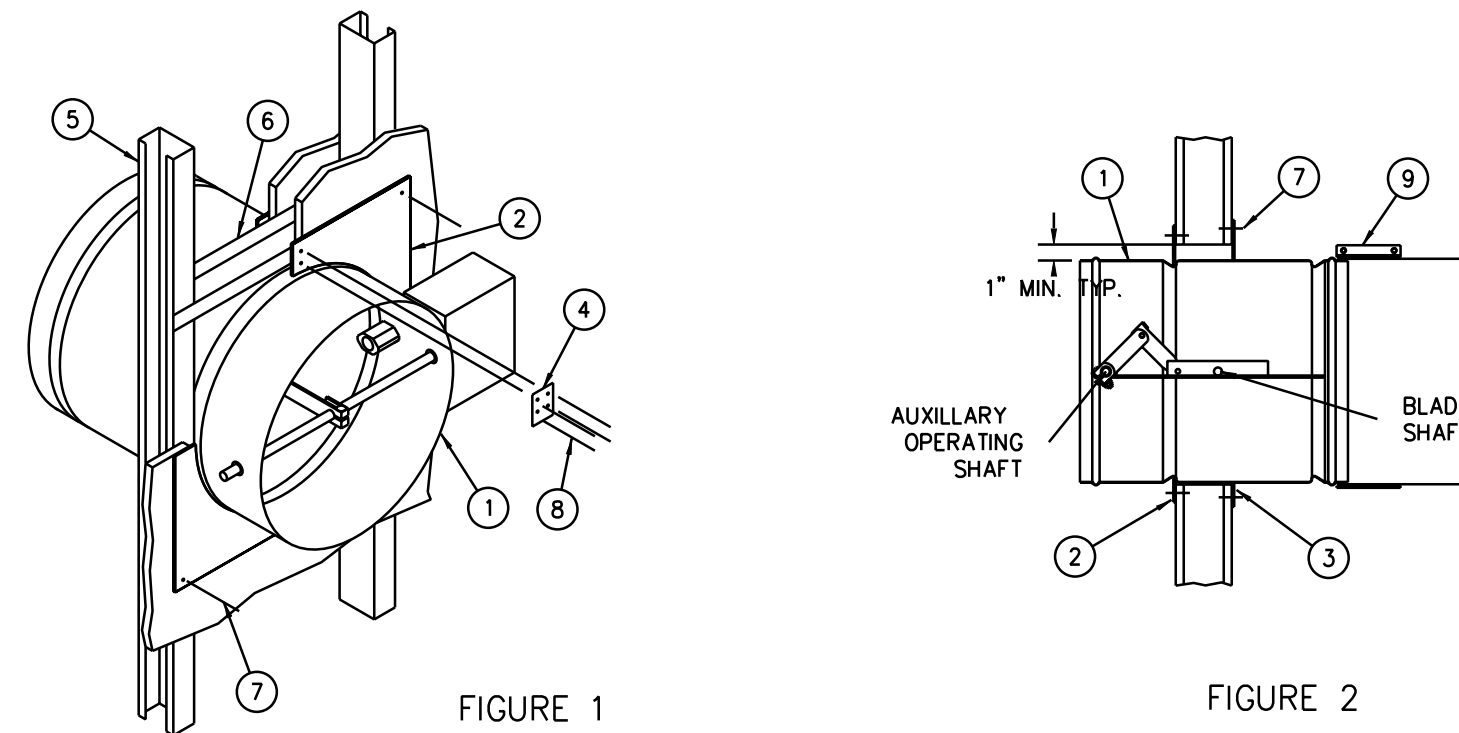
WATER ENTRANCE DETAIL
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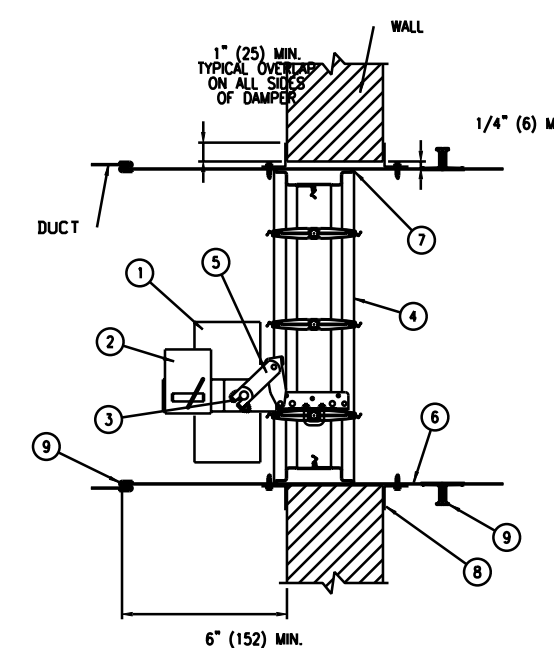
LOW PRESSURE DUCT CONSTRUCTION DETAILS - TYPICAL
NTS



HORIZONTAL UNIT HEATER PIPING DETAIL
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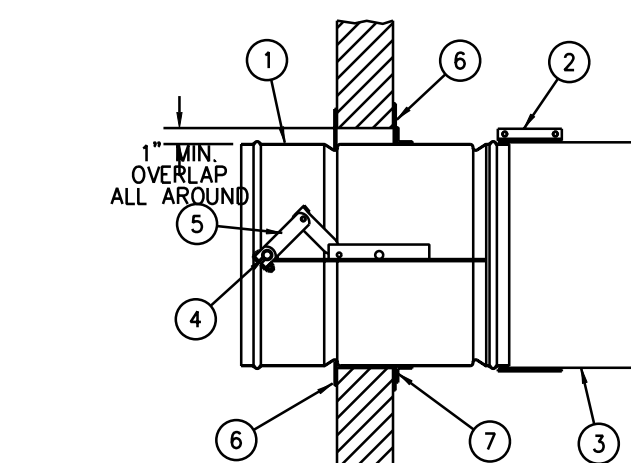


- | ITEM | DESCRIPTION |
|------|--|
| 1. | FSDR25 COMBINATION FIRE AND LEAKAGE RATED DAMPER
*OPERATOR/ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT OPERATOR/ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER OPERATORS SPECIFIED ON DAMPER MARKING MAY BE FIELD INSTALLED. SEE OPERATOR/ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER OPERATORS. |
| 2. | RETAINING PLATE, 20 GA STEEL |
| 3. | DAMPER PLATE, 20 GA PLATE |
| 4. | SPLICE PLATE, 20 GA STEEL, TYP BOTH PLATES |
| 5. | STEEL STUD, 25 GA MIN, 2 1/2" WIDE MIN |
| 6. | STEEL RUNNER, 25 GA MIN, 2 1/2" WIDE MIN |
| 7. | #10 SHEET METAL SCREW |
| 8. | 1/8" DIA STEEL POP RIVET, OR #10 X 1/2" SHEET METAL SCREW, OR 1/2" LONG WELDS |
| 9. | 4" DRAW BAND |



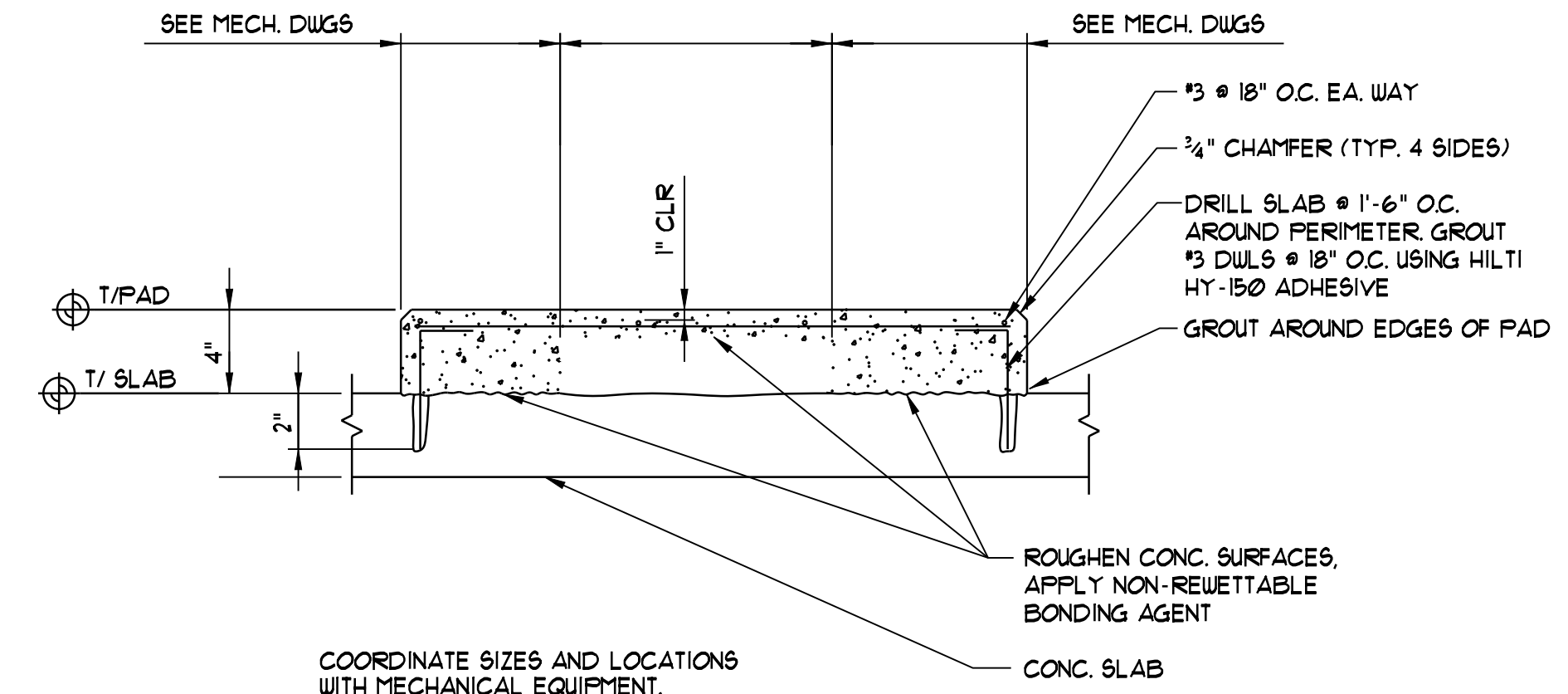
TYPICAL AIRFOIL INSTALLATION
VERTICAL INSTALLATION

- | ITEM | DESCRIPTION |
|------|--|
| 1. | ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER ACTUATORS MAY BE FIELD INSTALLED IF PROPERLY LABELED. SEE ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER ACTUATORS. |
| 2. | OPTIONAL FIRESTAT OR SP100 |
| 3. | AUXILIARY OPERATING JACK SHAFT |
| 4. | DAMPER |
| 5. | OVER CENTER LOCK |
| 6. | SLEEVE |
| 7. | CAULKING MATERIAL (MAY BE ON EITHER SIDE OF DAMPER FRAME) |
| 8. | PFMA OR CONVENTIONAL MOUNTING ANGLES |
| 9. | S-JOINT/DUCT MATE, SLEEVE TO DUCT |

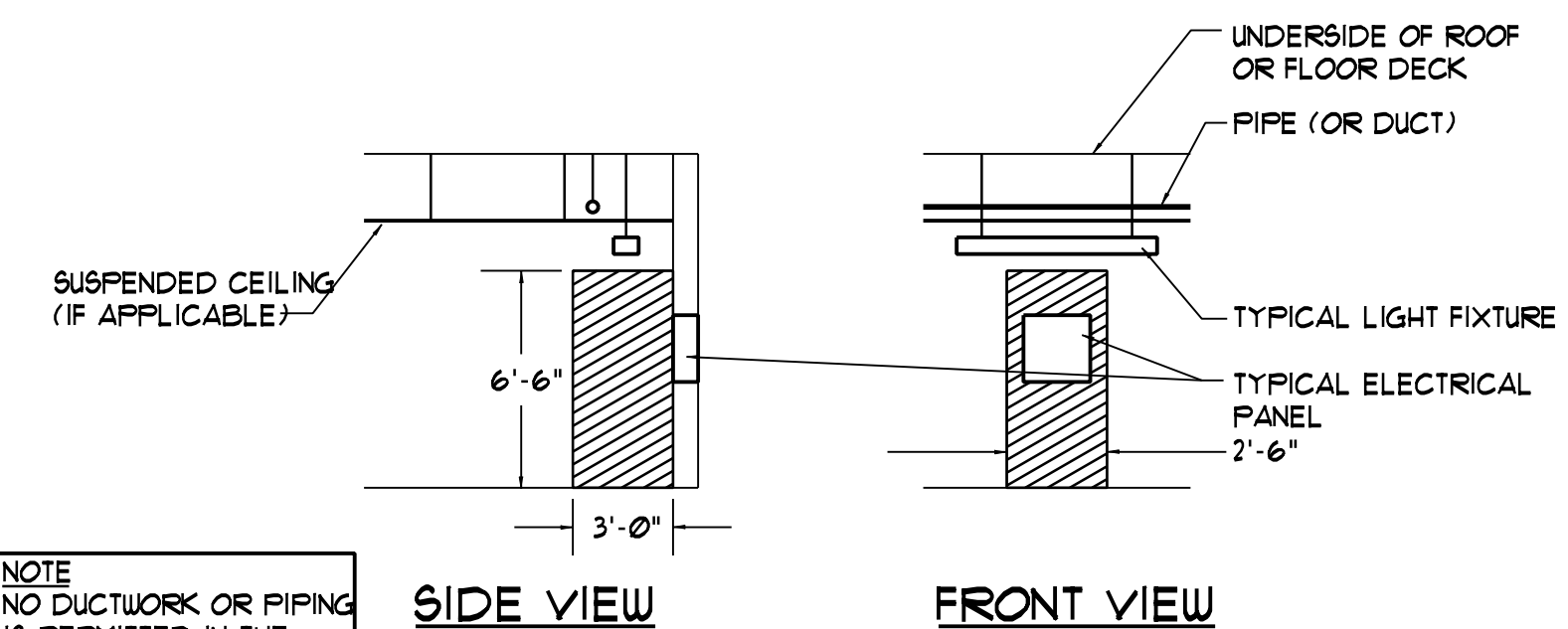


- | ITEM | DESCRIPTION |
|------|--|
| 1. | FSDR25 COMBINATION FIRE AND LEAKAGE RATED DAMPER
*OPERATOR/ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT OPERATOR/ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER OPERATORS SPECIFIED ON DAMPER MARKING MAY BE FIELD INSTALLED. SEE OPERATOR/ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER OPERATORS. |
| 2. | 4" DRAW BAND |
| 3. | DUCT |
| 4. | AUXILIARY OPERATING JACKSHAFT |
| 5. | OVER CENTER LOCK |
| 6. | DAMPER AND RETAINING PLATES (SEE NOTE 5) |
| 7. | RETAINING CLIP 1" X 1" X 1/16 GA ANGLE (SEE NOTE 5) |

COMBINATION FIRE & SMOKE DAMPER INSTALLATION DETAILS
NTS
NOTE - TYPICAL AT SHAFT WALLS.



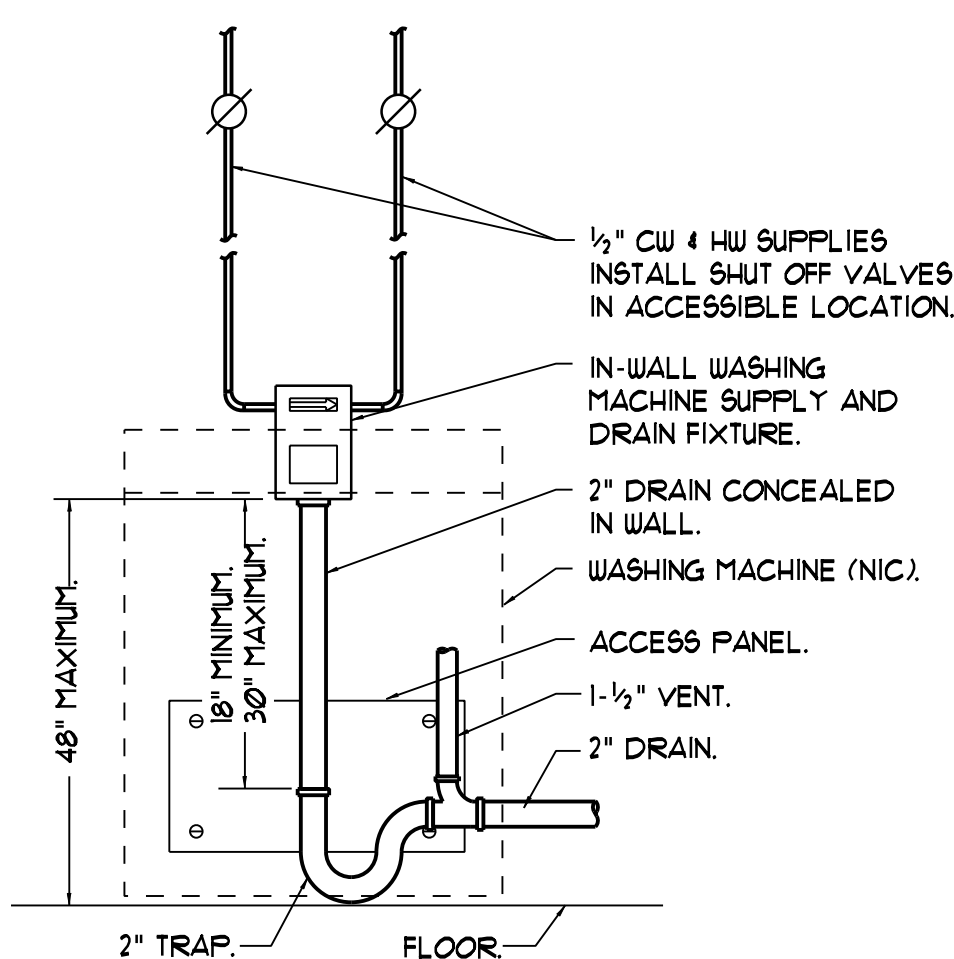
TYP. CONCRETE PAD ON SLAB
NTS



NOTE: NO DUCTWORK OR PIPING IS PERMITTED IN THE HATCHED AREAS.

SEE NEC SECTIONS 110.26 AND 408.18 (2005 EDITION)

CLEARANCES AT ELECTRICAL PANELS
NTS



WASHING MACHINE HOOK-UP DETAIL
NTS

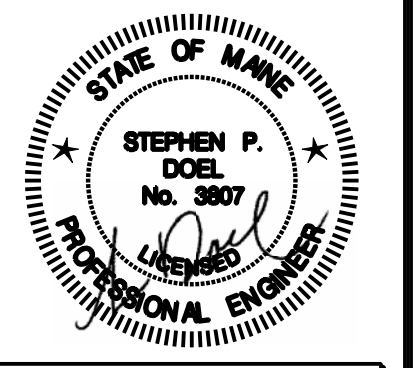


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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
MECHANICAL DETAILS

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

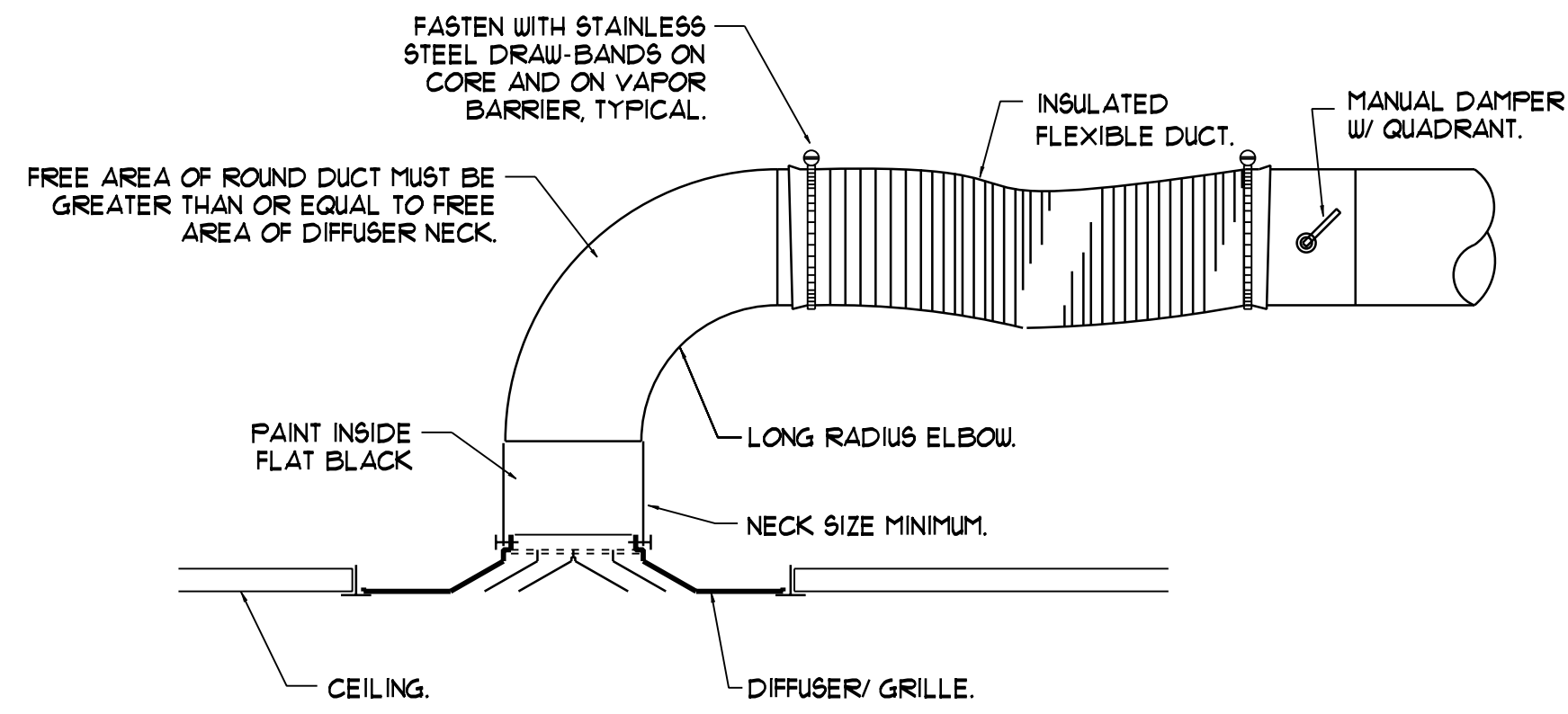
Date: October 25, 2010

Revisions:

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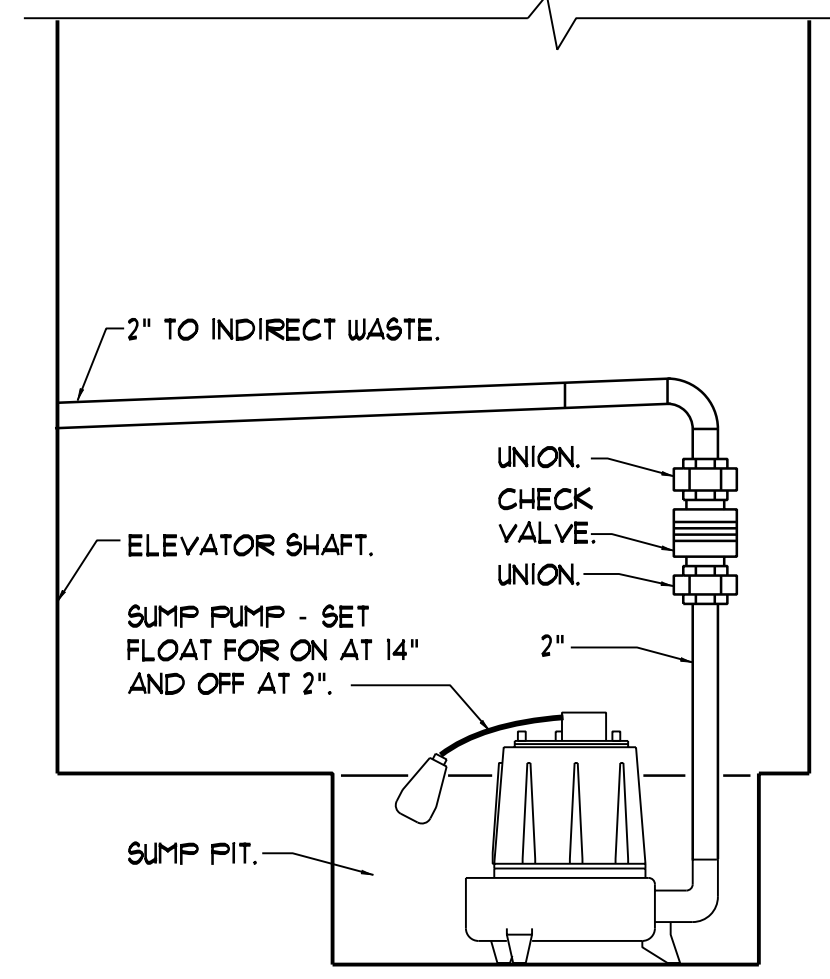
Drawing Number:

M3.4



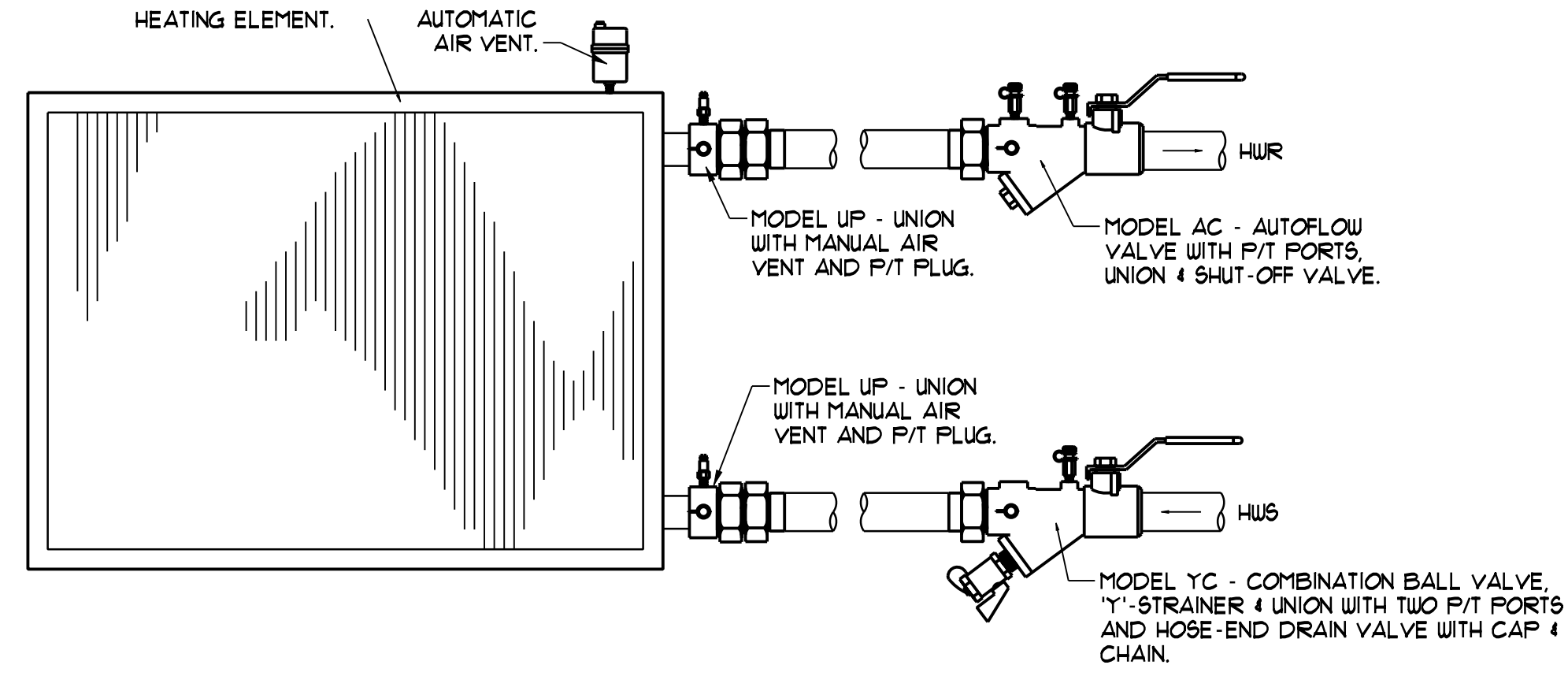
DIFFUSER/RETURN CONNECTION DETAIL

NTS
NOTE: DETAIL TYPICAL FOR CEILING GRILLES, REGISTERS AND LINEAR DIFFUSERS. FOR SURFACE-MOUNT DEVICES, SUPPORT PLENUM FROM CEILING GRID WITH STEEL ANGLES FASTENED TO PLENUM. FOR RETURN GRILLES, PROVIDE FLEXIBLE DUCT TO THE PLENUM WHERE INDICATED, 2 FEET LONG MINIMUM, 4 FEET MAXIMUM.



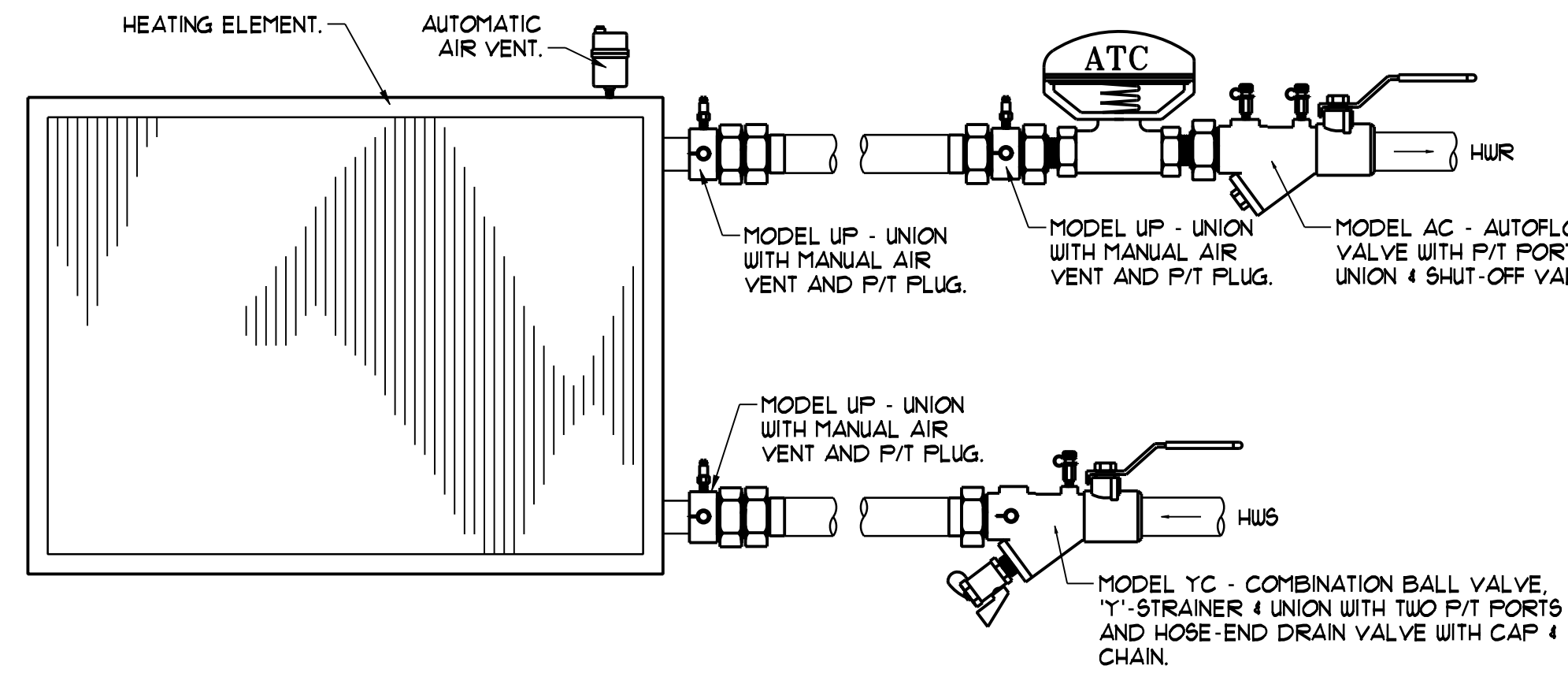
ELEVATOR SUMP PUMP PIPING DETAIL

NTS



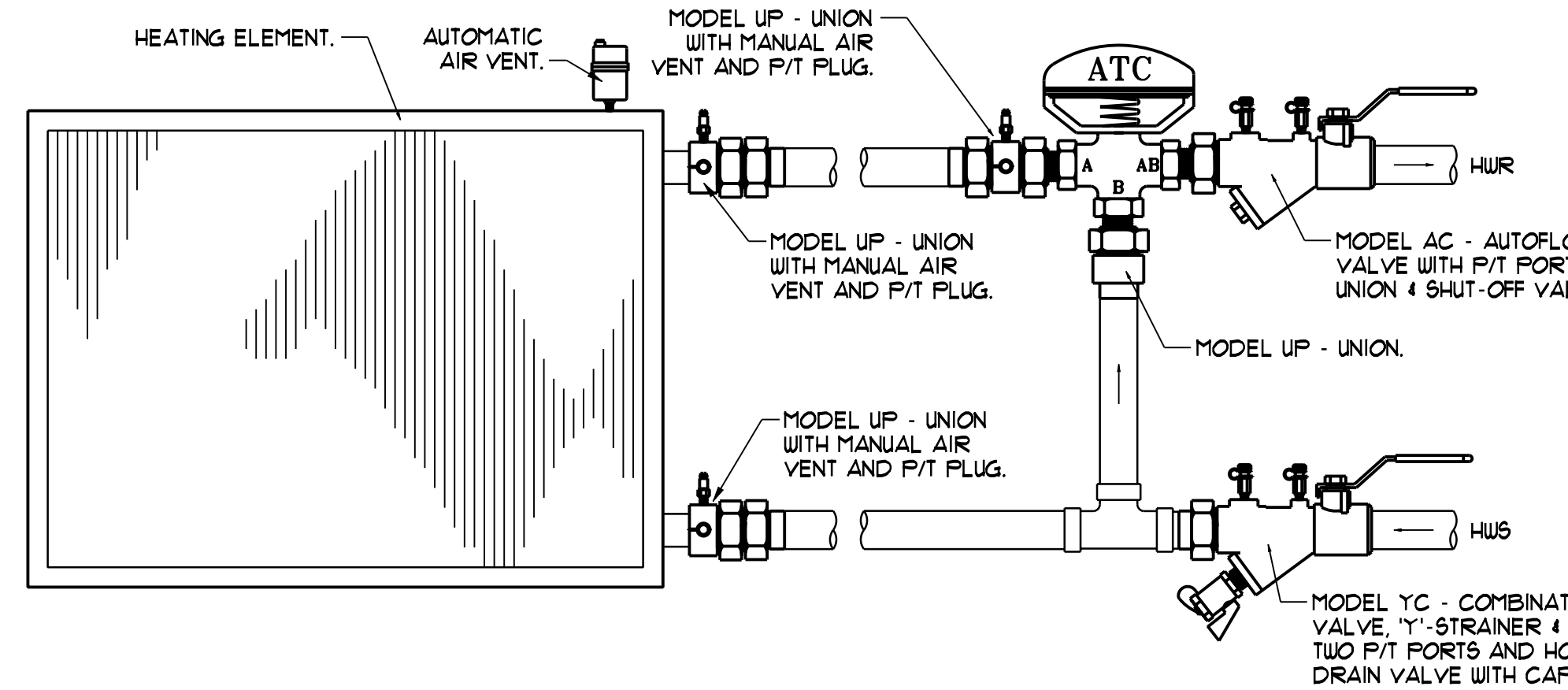
AUTOFLOW VALVE PIPING SCHEMATIC W/ NO VALVE CONTROL

NTS
NOTE - MODEL NUMBERS BASED ON FLOW DESIGN INC. FOR PIPE SIZES 2" AND SMALLER.
NOTE - DETAIL APPLIES TO UNIT HEATERS AND CABINET UNIT HEATERS.



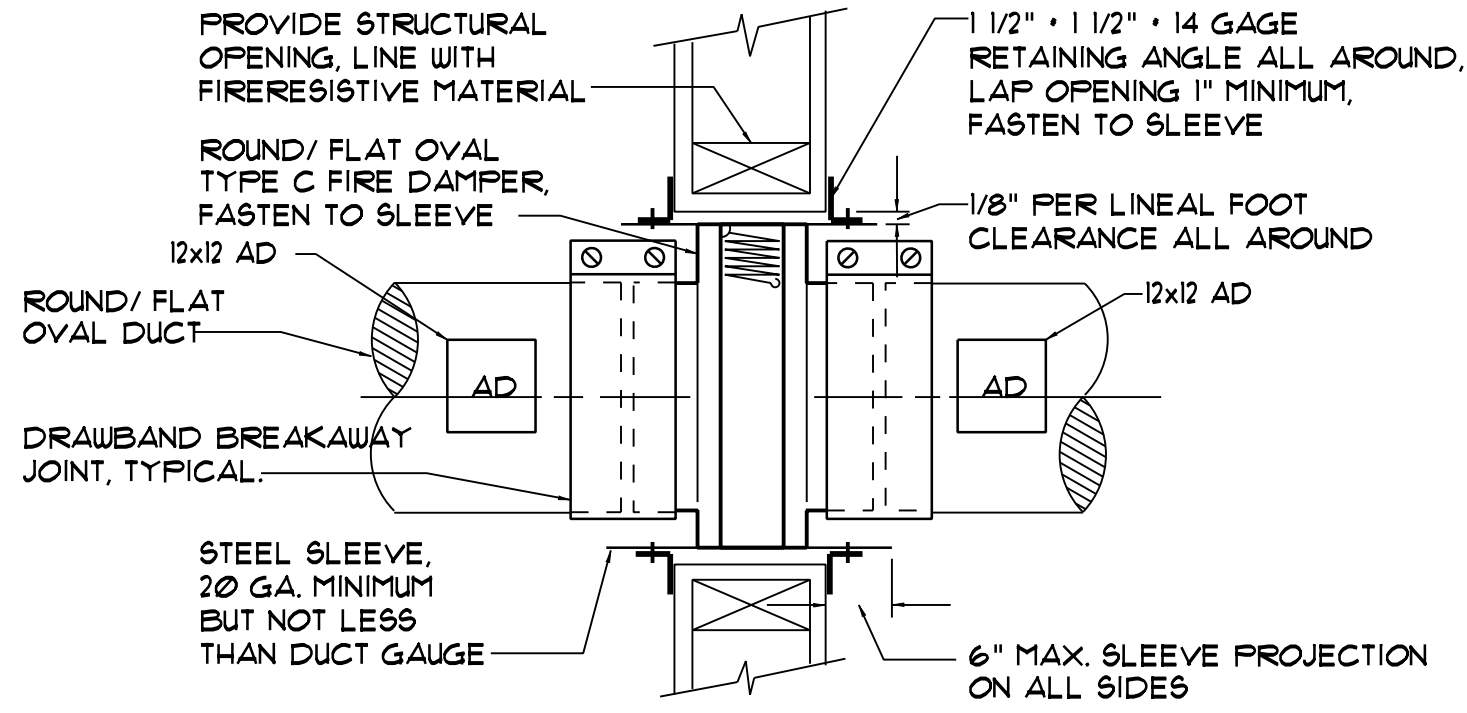
AUTOFLOW VALVE PIPING SCHEMATIC W/ 2-WAY VALVE

NTS
NOTE - MODEL NUMBERS BASED ON FLOW DESIGN INC. FOR PIPE SIZES 2" AND SMALLER.
NOTE - DETAIL APPLIES TO ALL FIN-TUBE RADIATION AND WALL HEATERS.



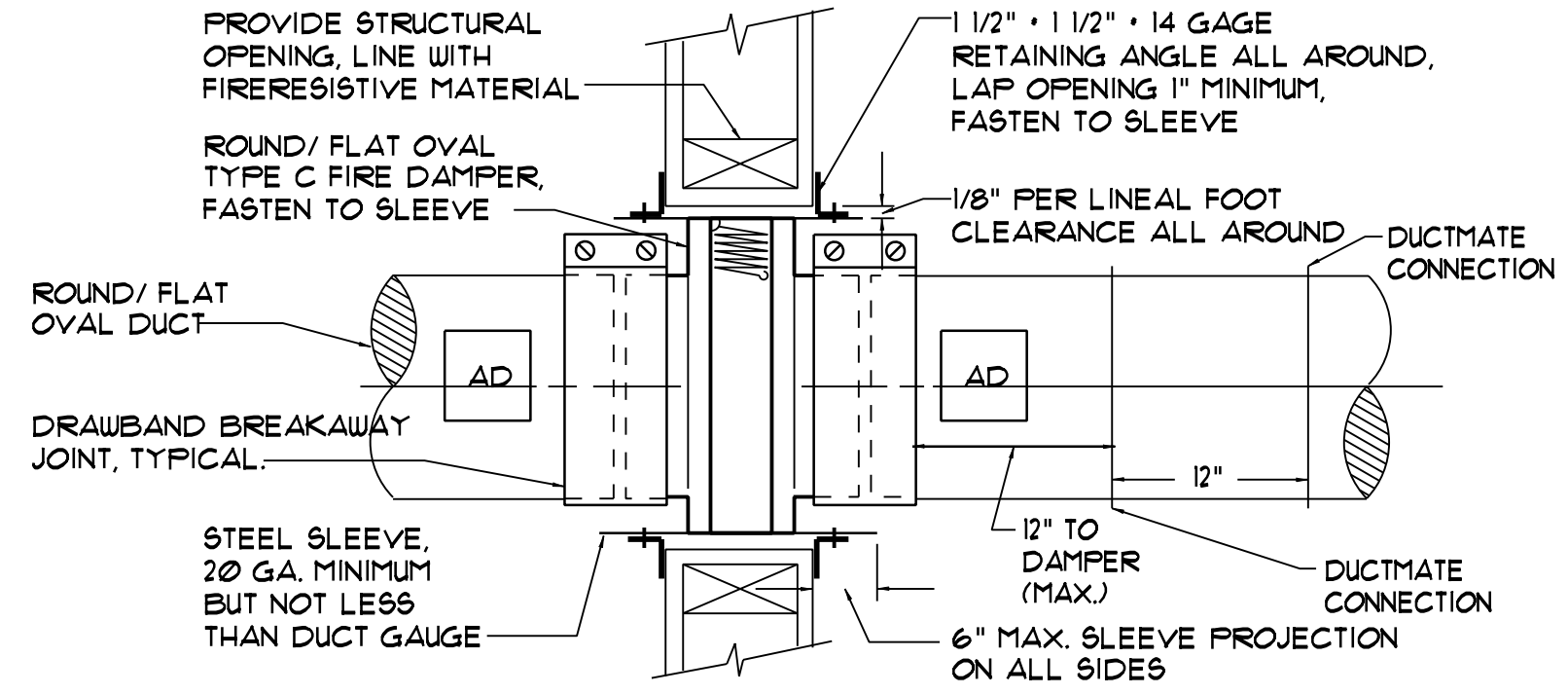
AUTOFLOW VALVE PIPING SCHEMATIC W/ 3-WAY VALVE

NTS
NOTE - MODEL NUMBERS BASED ON FLOW DESIGN INC. FOR PIPE SIZES 2" AND SMALLER.
NOTE - DETAIL APPLIES TO HEATING COILS LOCATED WITHIN ERV UNITS.



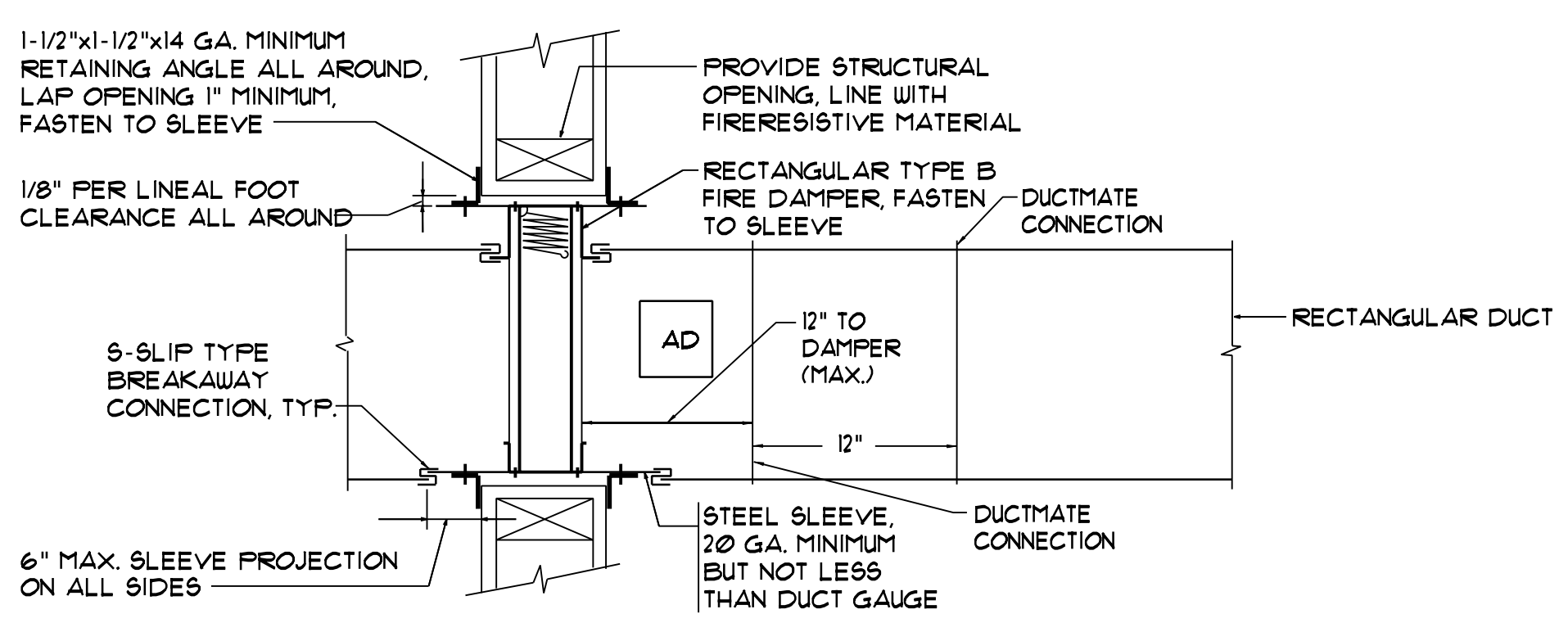
ROUND/FLAT OVAL FIRE DAMPER INSTALLATION DETAIL

NTS



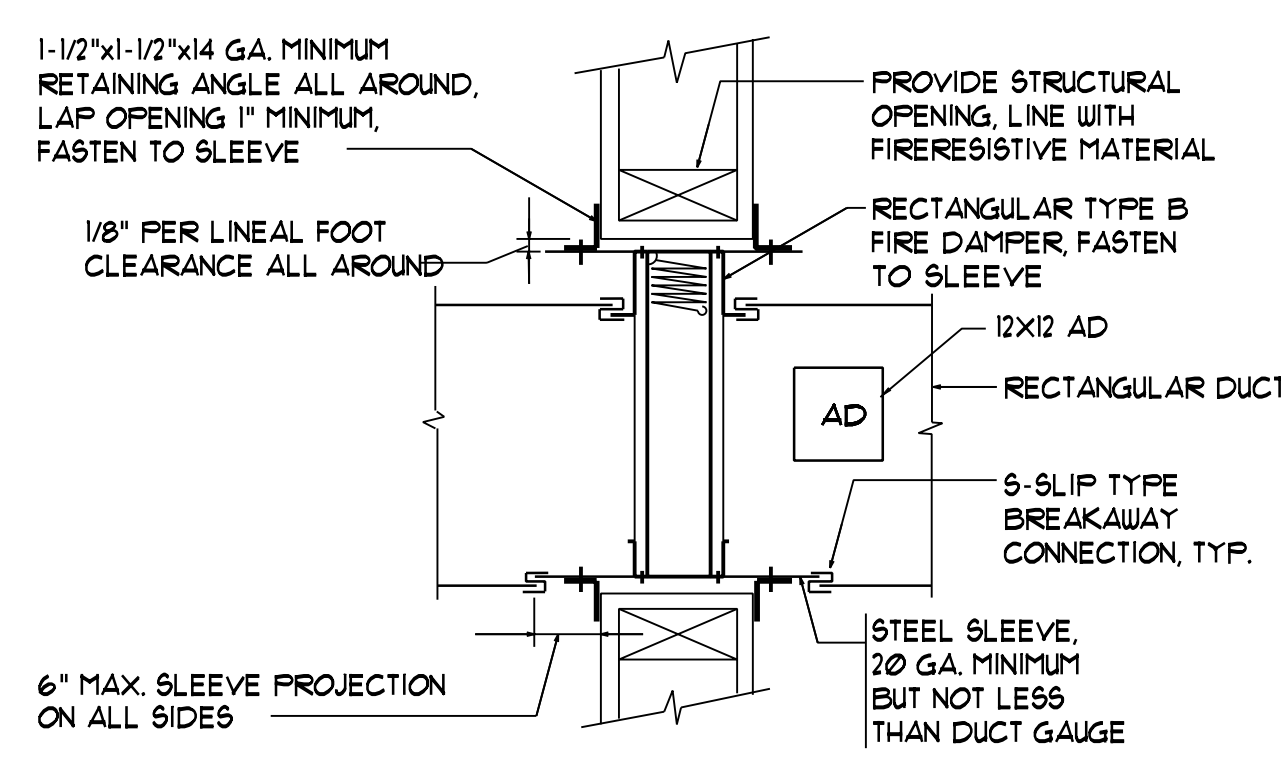
ROUND/FLAT OVAL FIRE DAMPER INSTALLATION DETAIL WHERE A 12x12 ACCESS DOOR IS NOT POSSIBLE

NTS



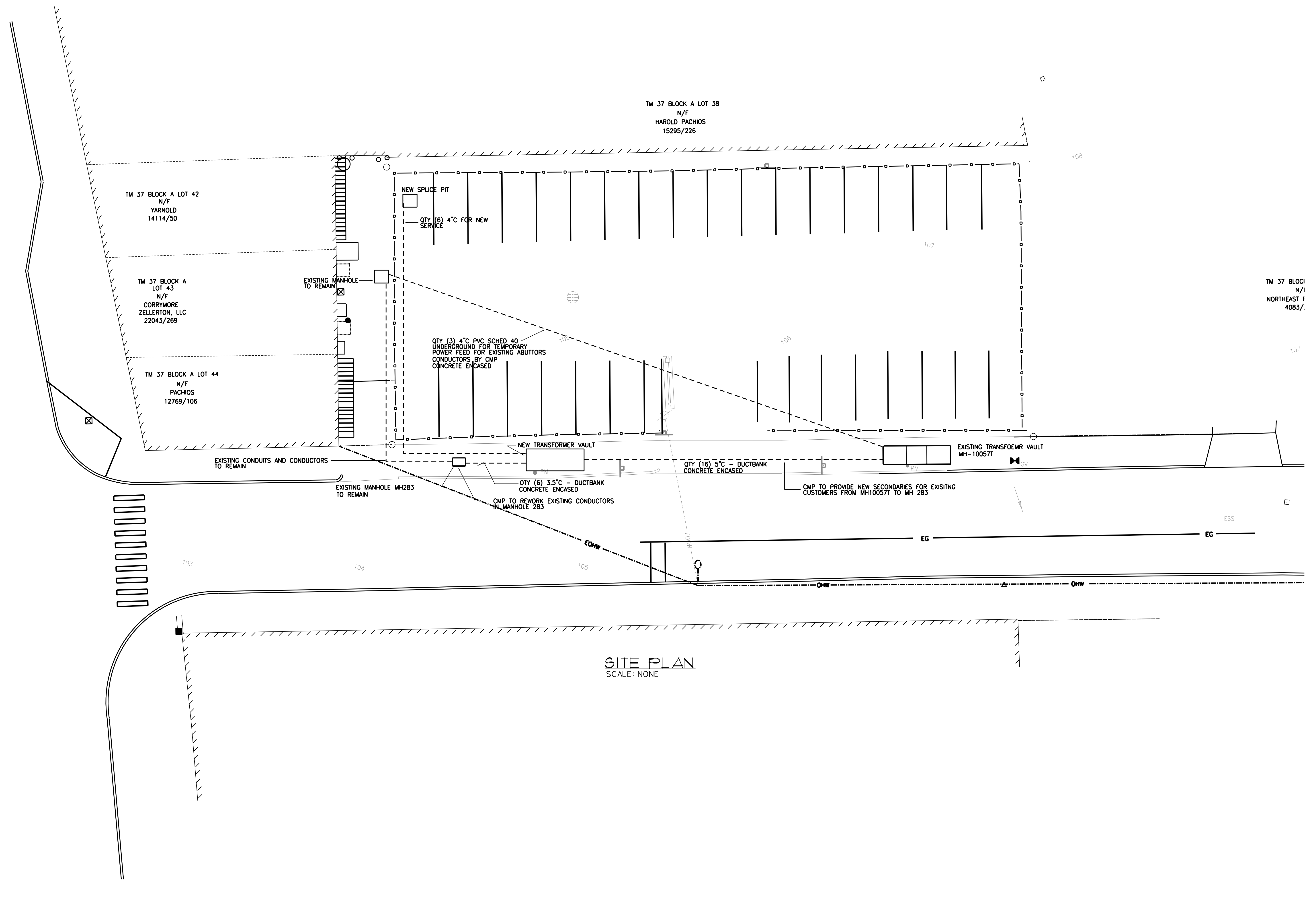
RECTANGULAR FIRE DAMPER INSTALLATION DETAIL WHERE 12x12 ACCESS DOOR IS NOT POSSIBLE

NTS



RECTANGULAR FIRE DAMPER INSTALLATION DETAIL

NTS



SITE PLAN
SCALE: NONE

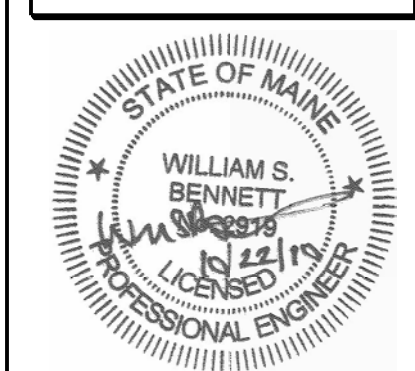


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Project No: 07.446.24E

Drawing Title:

SITE ELECTRICAL PLAN

Scale: NONE

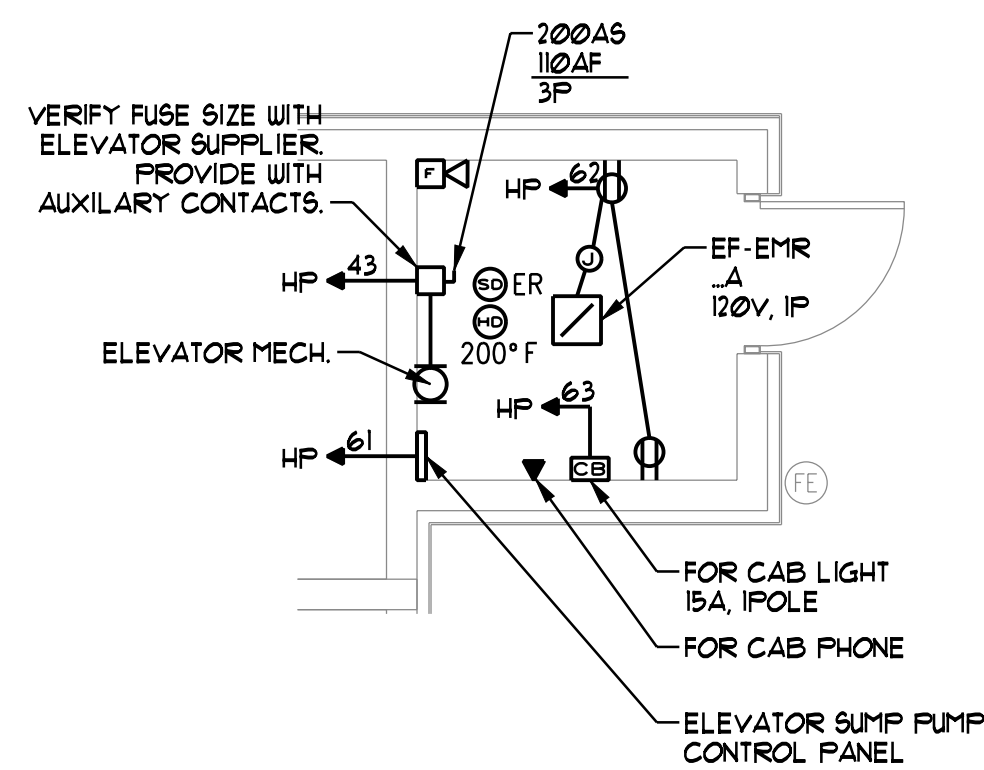
Date: October 25, 2010

Revisions:

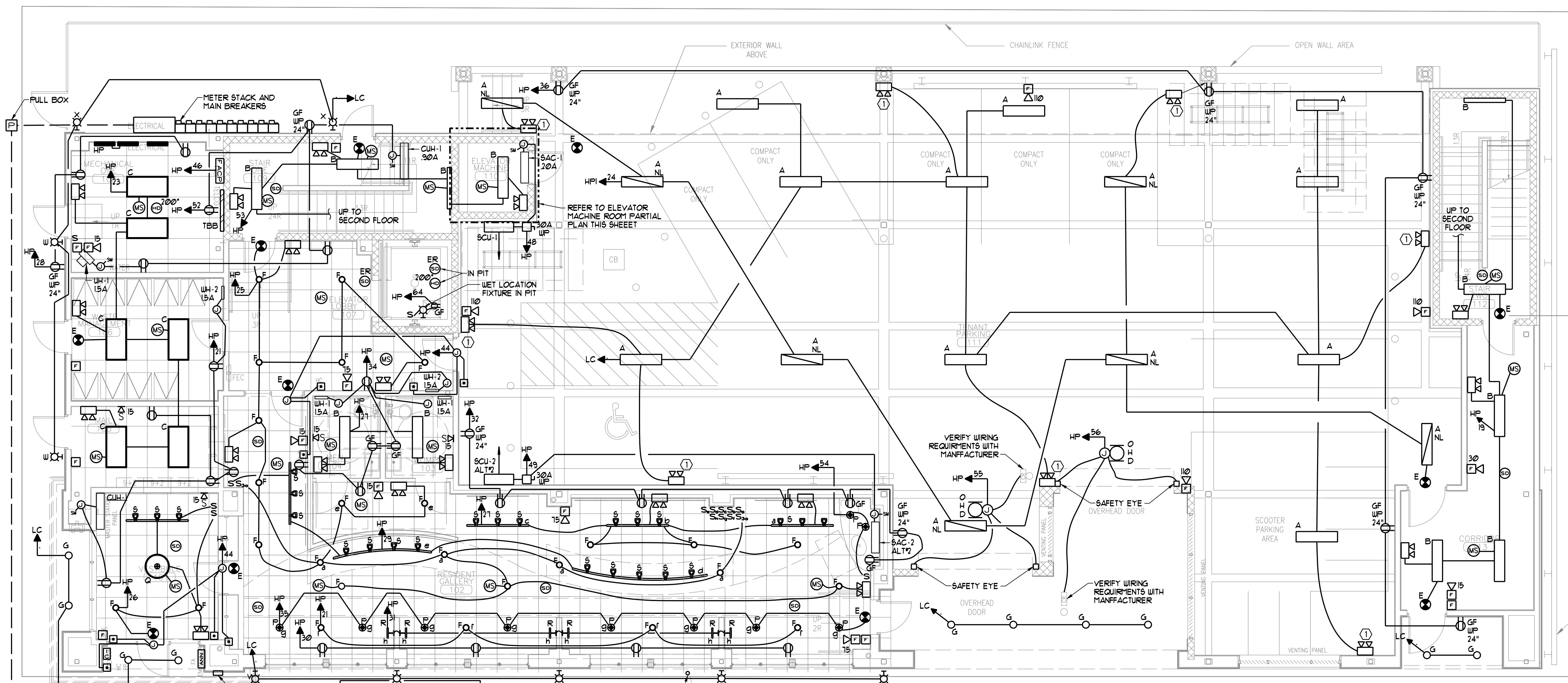
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Drawing Number:

E0.1



**ELEVATOR MACHINE ROOM
PARTIAL PLAN**
SCALE: 1/4" = 1'-0"

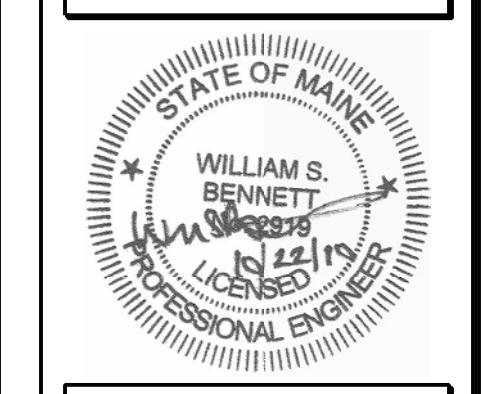


FIRST FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

- NOTES**
- ① E-LIGHTS IN GARAGE SHALL BE WEATHER PROOF AND RATED FOR COLD WEATHER.
 - ② ALL WIRING IN GARAGE SHALL BE ENT CONDUIT EXPOSED WHERE PERMITTED BY NEC 2008.



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OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME

Project No: 07.446.24E
 Drawing Title: **FIRST FLOOR ELECTRICAL PLAN**

Scale: 3/16" = 1'-0"
 Date: October 25, 2010
 Revisions:
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Drawing Number:
E1.1



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PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
**SECOND FLOOR
ELECTRICAL
PLAN**

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

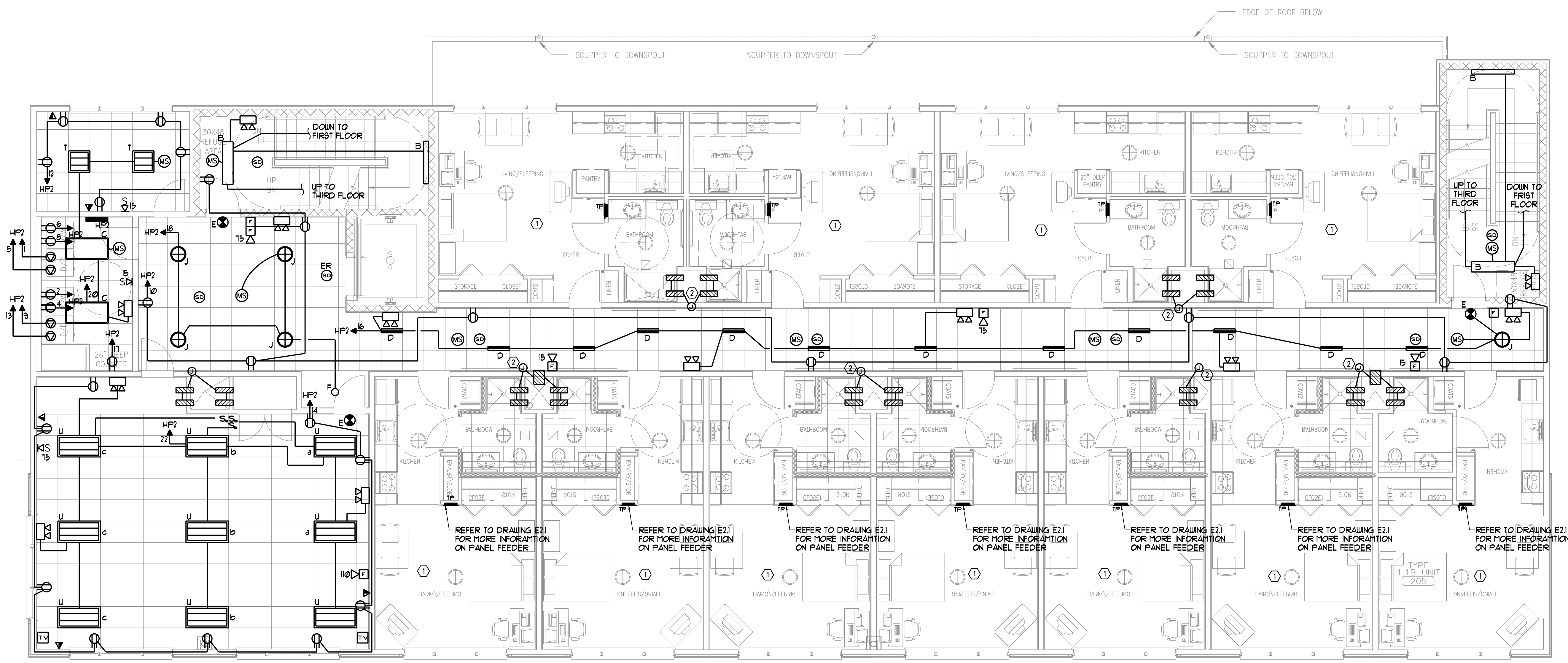
Date: October 25, 2010

Revisions:

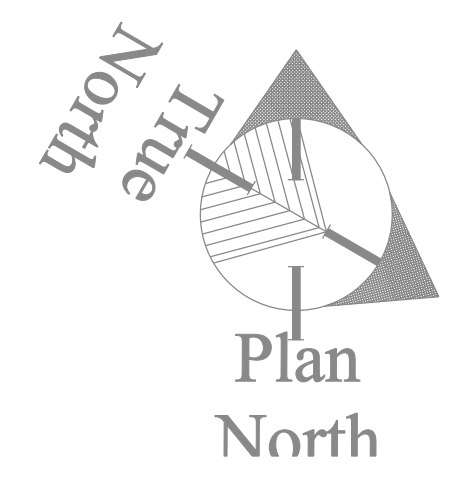
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Drawing Number:

E1.2

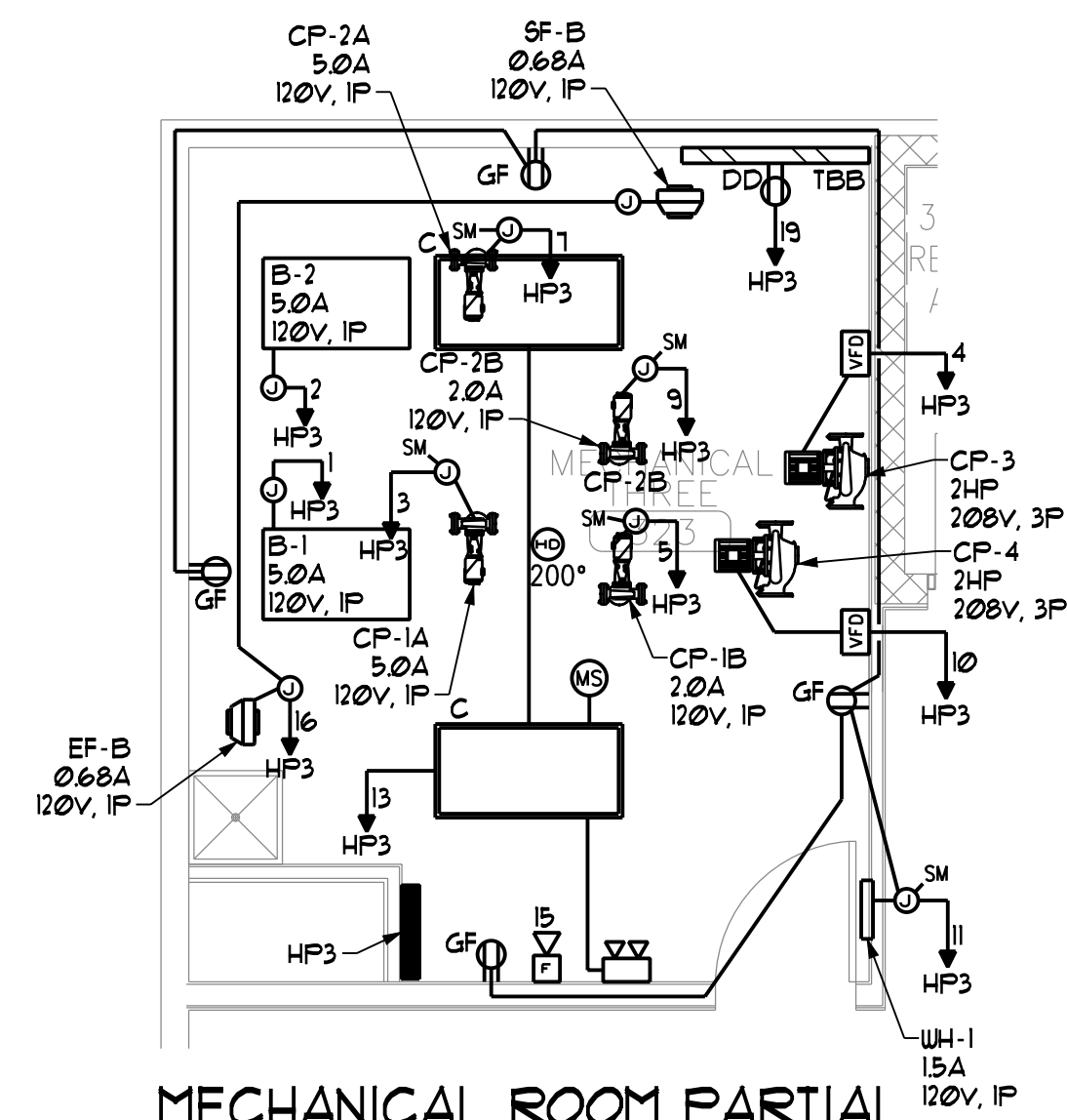


SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



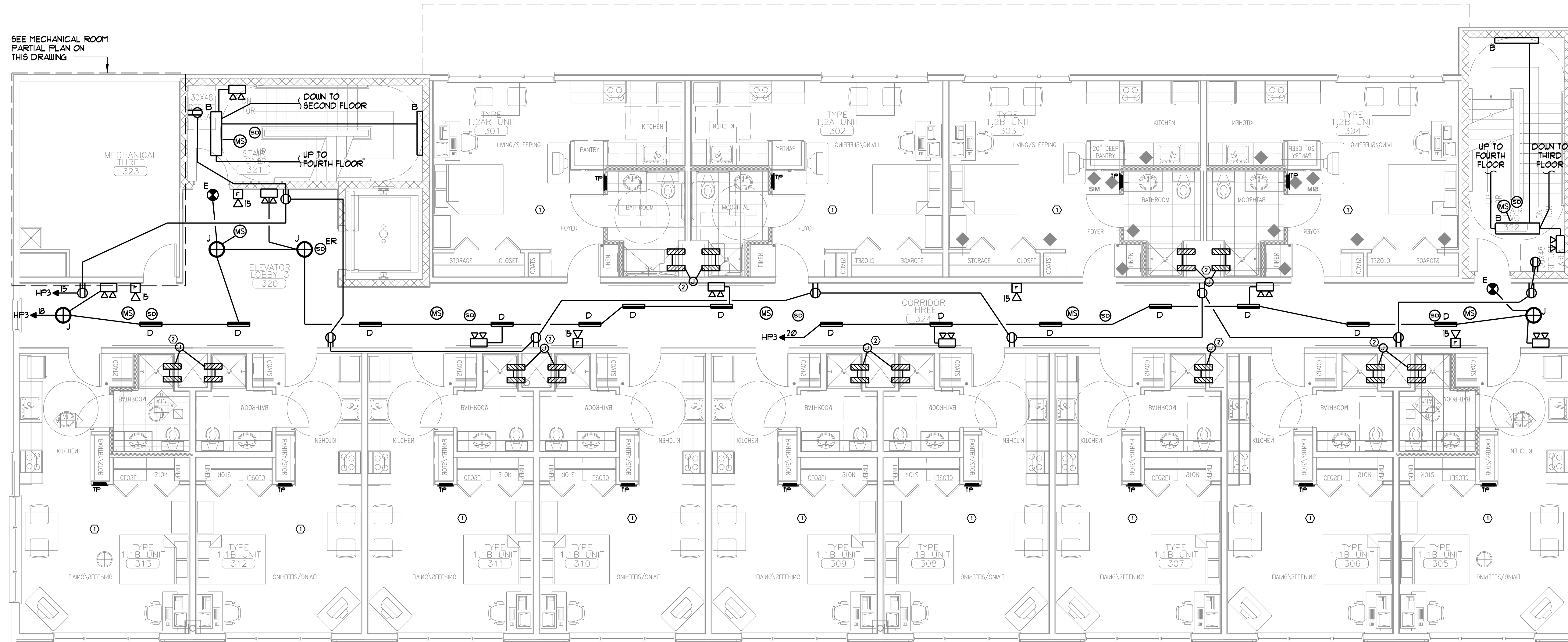
NOTES

- ① SEE TYPICAL UNIT ELECTRICAL PLAN ON DRAWING E21.
- ② ALL SMOKE DAMPERS SHALL BE CONNECTED VERTICALLY WITH HOME RUN LOCATED ON FOURTH FLOOR. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DAMPER LOCATIONS.



MECHANICAL ROOM PARTIAL POWER PLAN
SCALE: 1/4" = 1'-0"

SEE MECHANICAL ROOM PARTIAL PLAN ON THIS DRAWING



THIRD FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

NOTES

- ① SEE TYPICAL UNIT ELECTRICAL PLAN ON DRAWING E21.
- ② ALL SMOKE DAMPERS SHALL BE CONNECTED VERTICALLY WITH HOME RUN LOCATED ON FOURTH FLOOR. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DAMPER LOCATIONS.

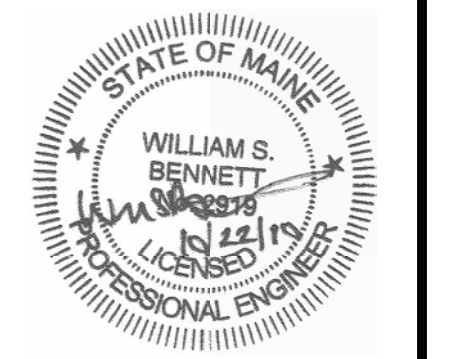


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PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
THIRD FLOOR ELECTRICAL PLAN

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

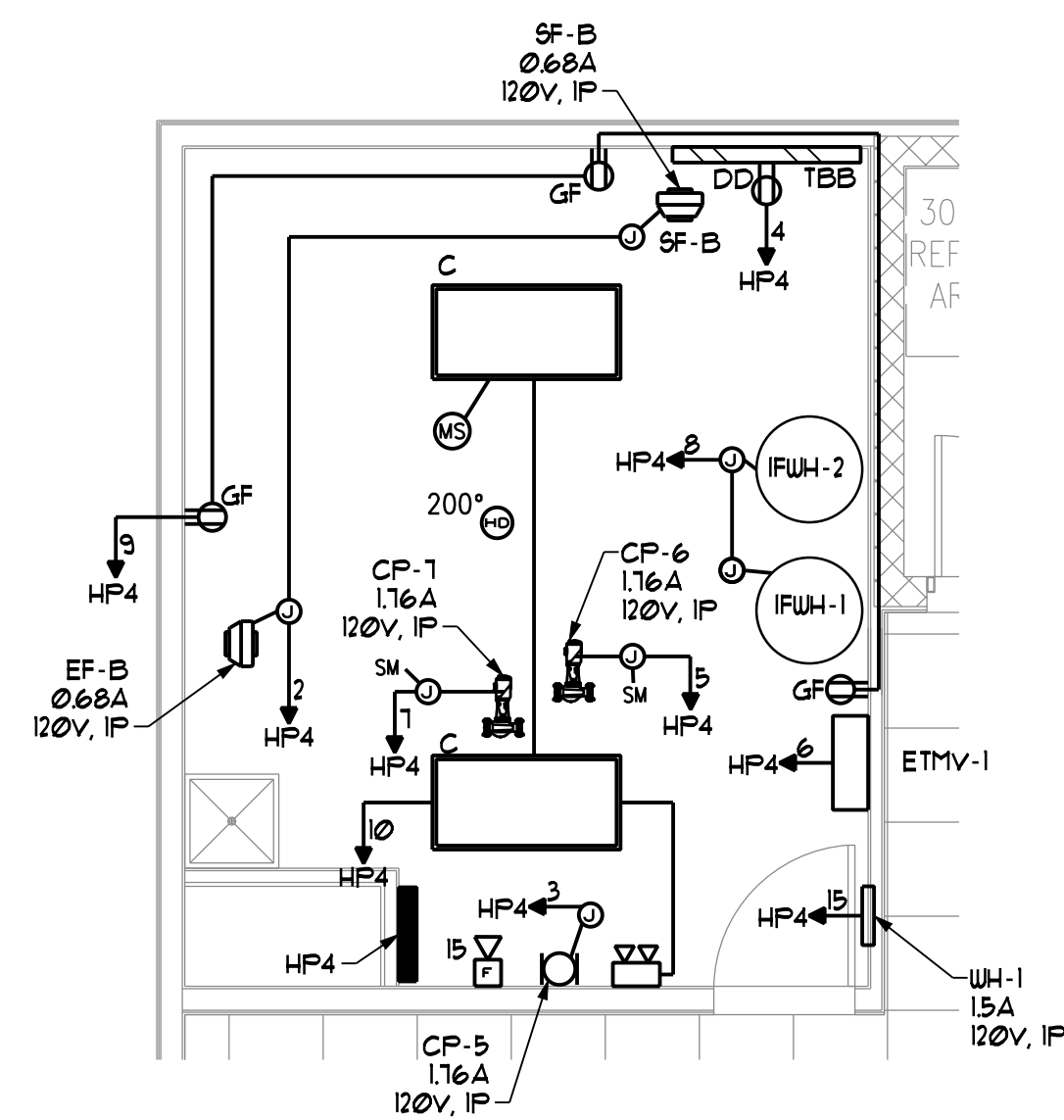
Date: October 25, 2010

Revisions:

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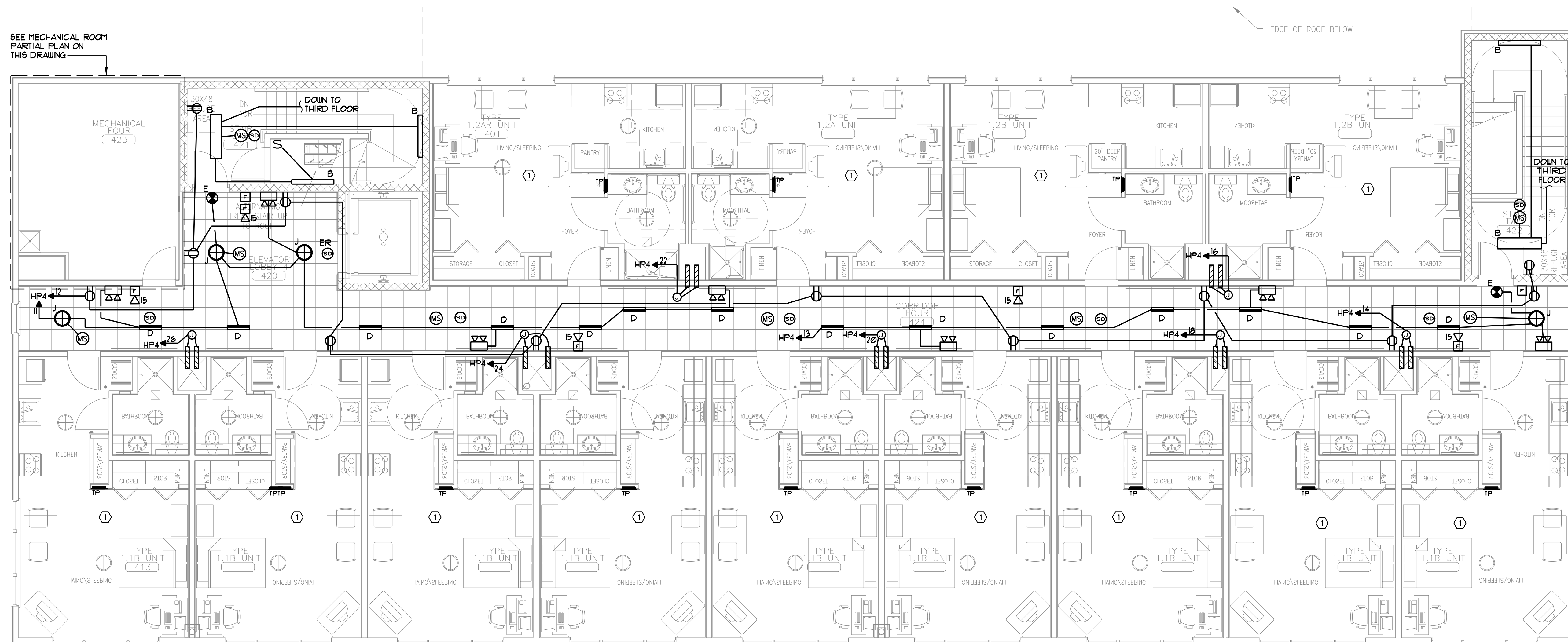
Drawing Number:

E1.3



MECHANICAL ROOM PARTIAL POWER PLAN

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

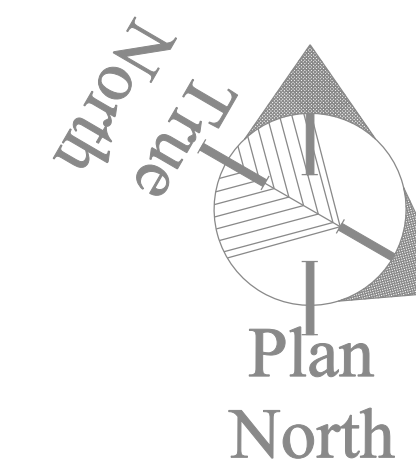


FOURTH FLOOR POWER PLAN

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

NOTES

① SEE TYPICAL UNIT ELECTRICAL PLAN ON DRAWING E21.

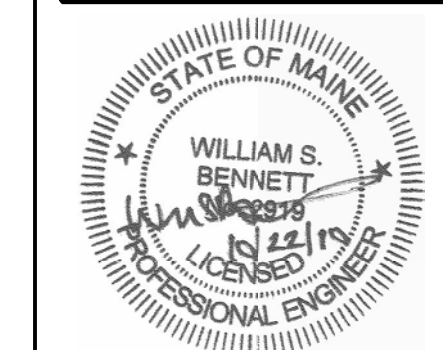


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Project No: 07.446.24E

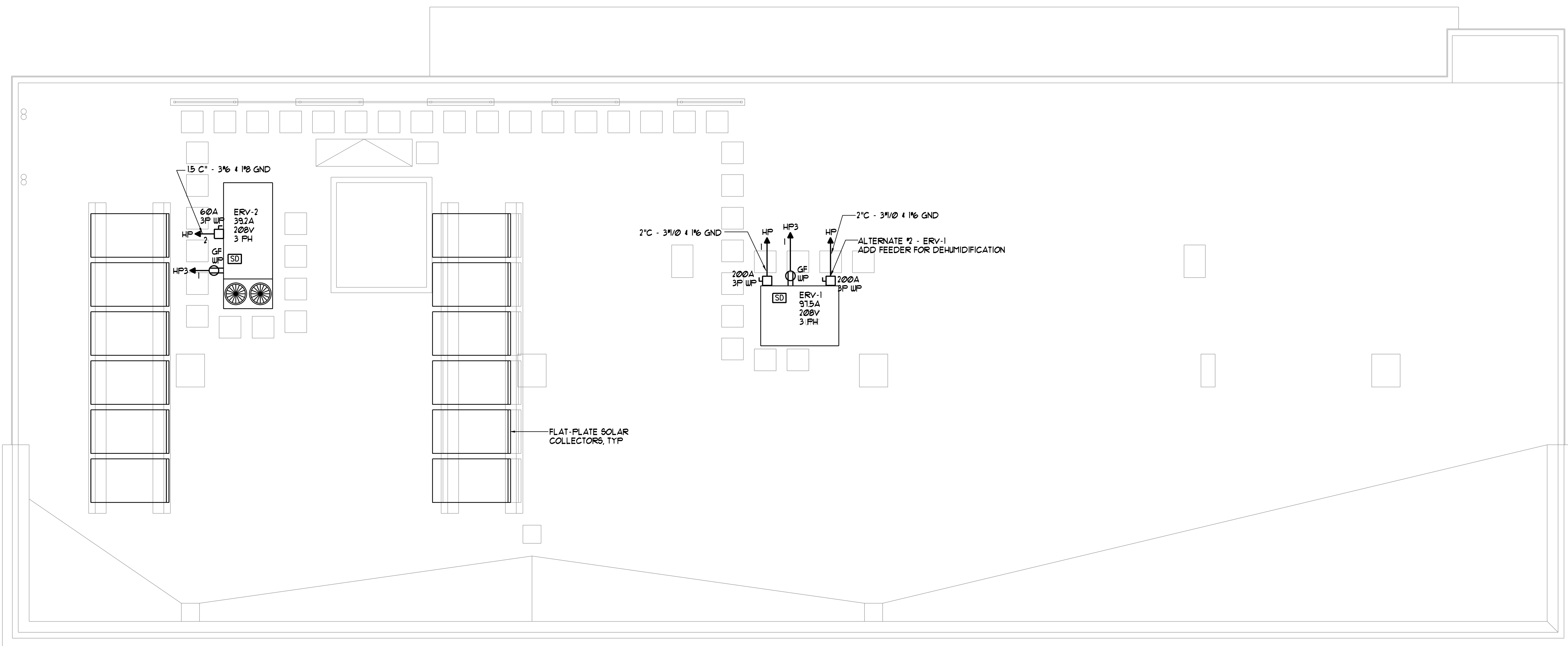
Drawing Title:
FOURTH FLOOR ELECTRICAL PLAN

Scale: AS NOTED
Date: October 25, 2010
Revisions:

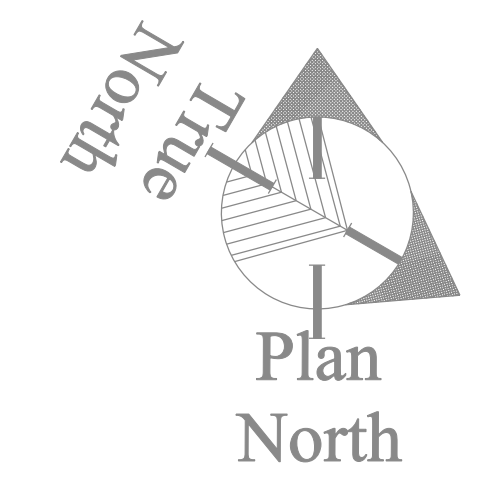
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Drawing Number:

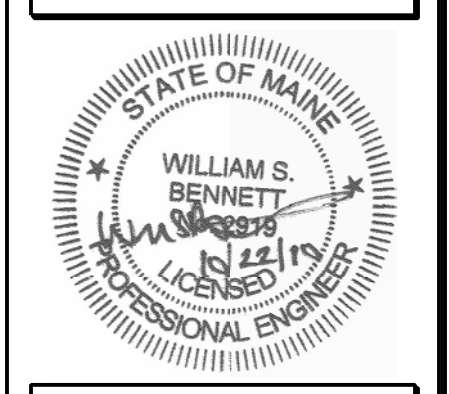
E1.4



ROOF ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



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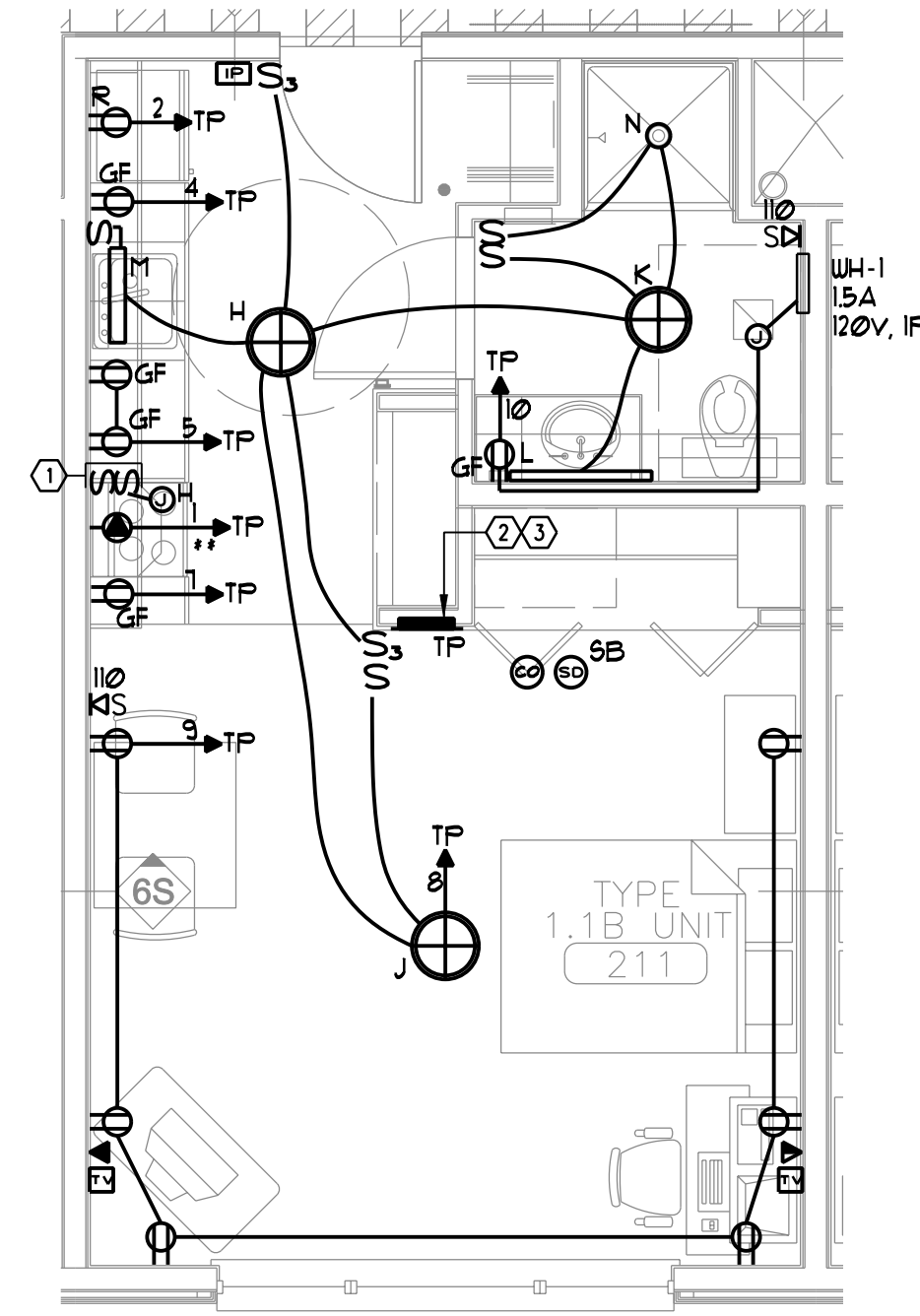
OAK STREET LOFTS
72 OAK STREET
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Project No: 07.446.24E

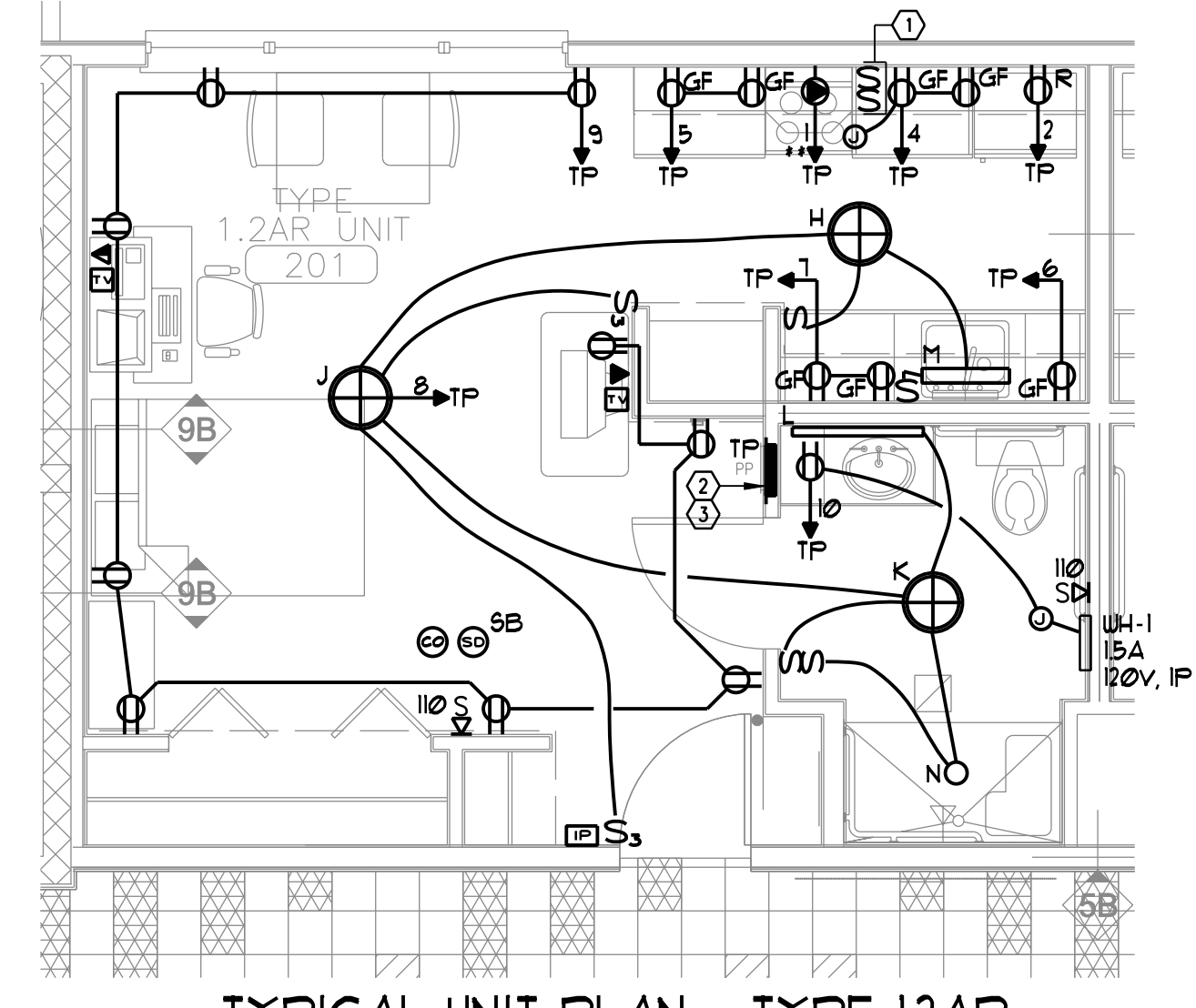
Drawing Title:
ROOF ELECTRICAL PLAN

Scale: 3/16" = 1'-0"
Date: October 25, 2010
Revisions:

Drawing Number:
E1.5



TYPICAL UNIT PLAN - TYPE 1.1B
SCALE 1/4"=1'-0"



TYPICAL UNIT PLAN - TYPE 1.2AR
SCALE 1/4"=1'-0"

GENERAL NOTES

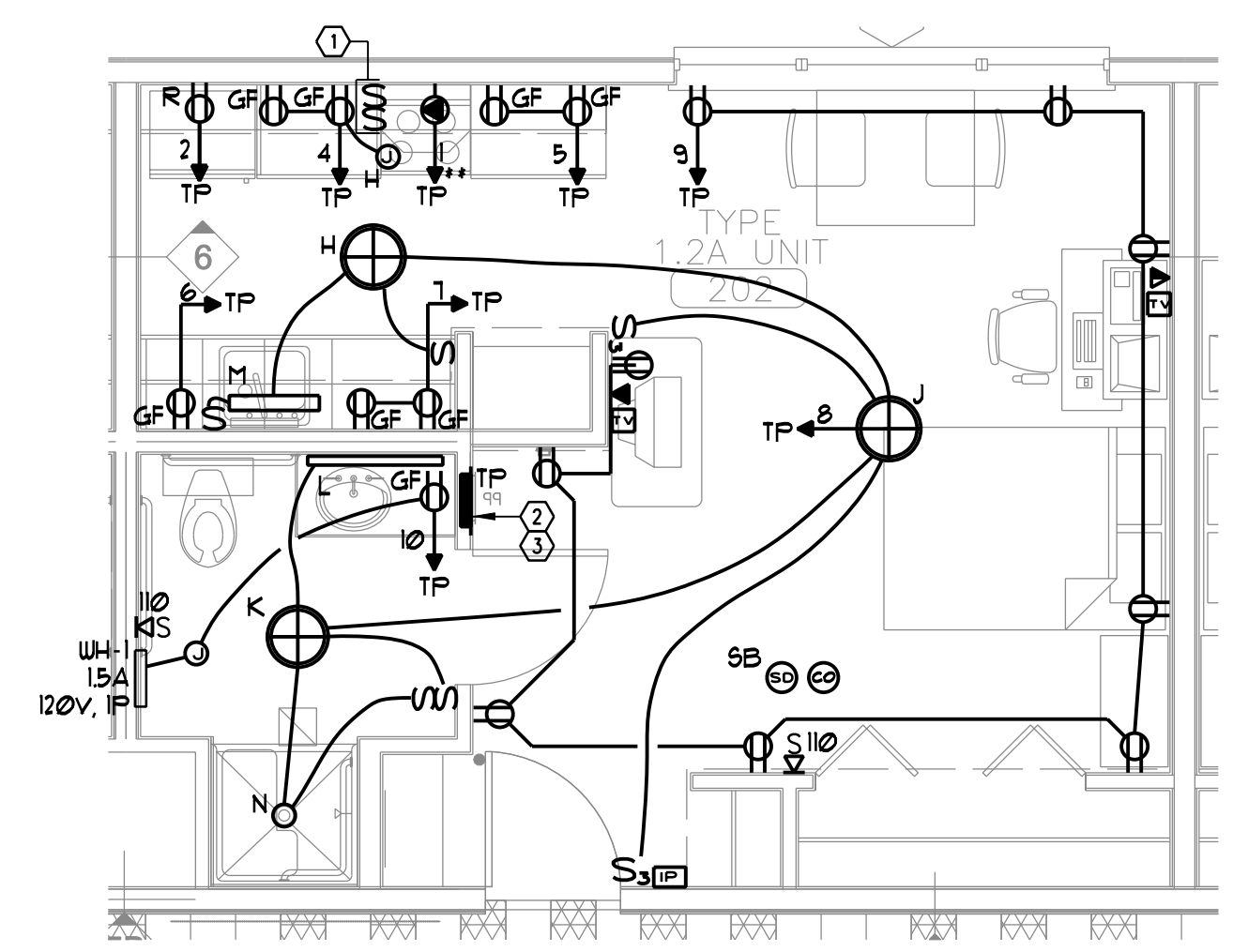
1. SWITCHES, OUTLETS, TEL JACKS AND TV JACKS TO BE STAGGERED IN COMMON WALLS BETWEEN UNITS - TYPICAL. PROVIDE PUTTY PADS IN INSTANCES WHERE DEVICES CANNOT BE PROPERLY STAGGERED.
2. CONTRACTOR SHALL ROUGH IN BOXES IN ONE OF EACH UNIT TYPE FOR REVIEW IN THE FIELD BY THE OWNER.
3. MINIMUM WIRE SIZE IS #12 AWG - #4 AWG WIRE IS NOT PERMITTED.
4. PROVIDE AIR-VAPOR BARRIER ELECTRICAL BOXES AT EXTERIOR WALLS. LESSCO OR EQUIVALENT
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF LIGHTING FIXTURES.
6. ALL PRODUCTS OF COMBUSTION DETECTORS (SMOKE DETECTORS) SHALL PROVIDE BOTH AUDIO AND VISUAL ALARMS.
7. ALL WIRING PENETRATING INTO BUILDING THERMAL ENVELOPE COMPONENTS SHALL BE PROPERLY "AIR-SEALED".

UNIT FIRE ALARM SEQUENCE NOTES

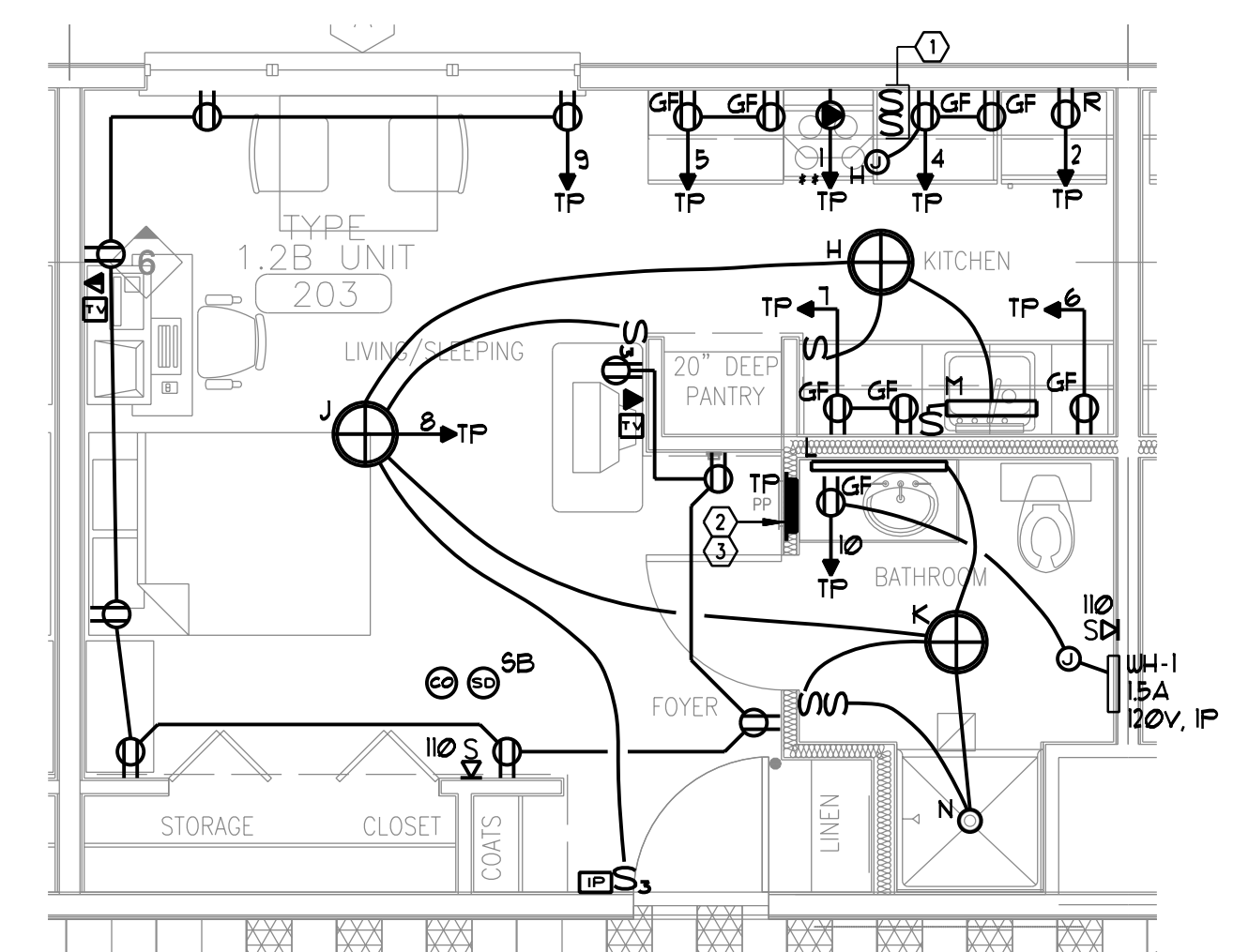
1. ON BUILDING SYSTEM ACTIVATION ALL AUDIO/VISUAL AND VISUAL ONLY DEVICES SHALL ALARM.
2. WHEN UNIT SMOKE DETECTOR GOES INTO ALARM ALL AUDIO/VISUAL AND VISUAL ONLY DEVICES WITHIN THAT UNIT WILL ACTIVATE. THIS WILL NOT TRIP THE ENTIRE BUILDING SYSTEM. IT WILL ANNUNCIATE AT THE FACP.

NOTES

- ① SWITCHES FOR RANGE HOOD FAN AND LIGHT TO BE MOUNTED AT COUNTER HEIGHT.
- ② ELECTRICAL PANELS SHALL BE MOUNTED WITH TOP BREAKER NOT HIGHER THAN 48" AFF.
- ③ PANEL FEEDERS SHALL BE RUN THRU TOP OF CLOSET AND DOWN THRU SUBFLOOR. REFER TO ARCHITECTURAL DRAWING A4.12 DETAIL. 4. REFER TO DRAWING E1.2 FOR AFFECTED UNITS.



TYPICAL UNIT PLAN - TYPE 1.2A
SCALE 1/4"=1'-0"



TYPICAL UNIT PLAN - TYPE 1.2B
SCALE 1/4"=1'-0"

PROJECT: OAK STREET LOFTS PORTLAND, ME		SINGLE PHASE PANELBOARD SCHEDULE		PANEL DESIGNATION: TP*** (TYPICAL TENANT PANEL)		
MAIN LUGS: 100A		SURFACE MOUNTED		WIRE: 3		
VOLTS: 120/208		PHASE: 1		10,000 AIC		
KVA LOAD		A	C		KVA LOAD	
---	RANGE	1-2P	20	2	REFRIGERATOR	---
---		3-50	20	4	KITCHEN OUTLETS	---
---	KITCHEN OUTLETS	5-20	20	6	KITCHEN OUTLET	---
---	KITCHEN OUTLETS	7-20	20	8	UNIT LIGHTS	---
---	OUTLETS LIVING/SLEEPING	9-20	20	10	BATHROOM OUTLET / WH-1	---
---	SPARE	11		12	SPARE	---
---	SPARE	13		14	SPARE	---
---	SPARE	15		16	SPARE	---
---	SPARE	17		18	SPARE	---
---	SPARE	19		20	SPARE	---
---	SPARE	21		22	SPARE	---
---	SPARE	23		24	SPARE	---
TOTAL CONN. LOAD: _____				TOTAL DEM. LOAD: _____		

x PROVIDE ARC FAULT TYPE CIRCUIT BREAKER.

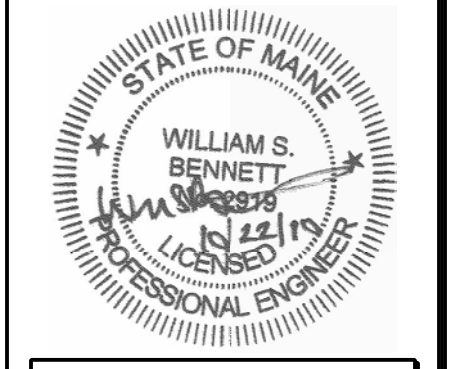


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OAK STREET LOFTS

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PORTLAND, ME

Project No: 07.446.24E

Drawing Title:
TYPICAL UNIT ELECTRICAL PLANS

Scale: AS NOTED
Date: October 25, 2010
Revisions:

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- △
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- △

Drawing Number:

E2.1

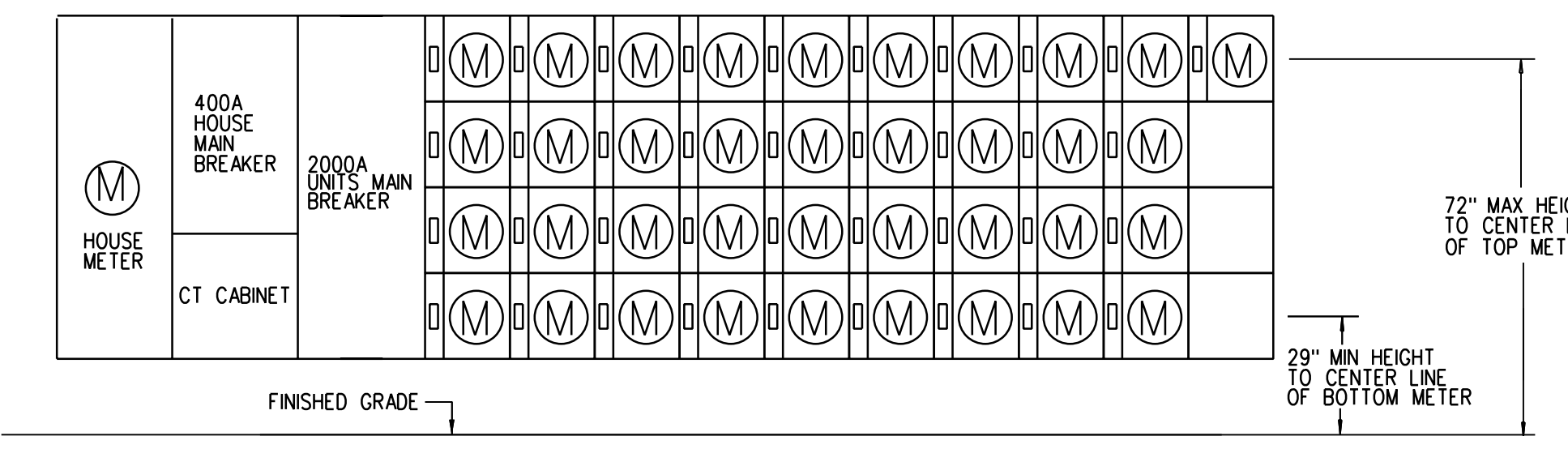
SYMBOL LEGEND



LIGHTING FIXTURE SCHEDULE

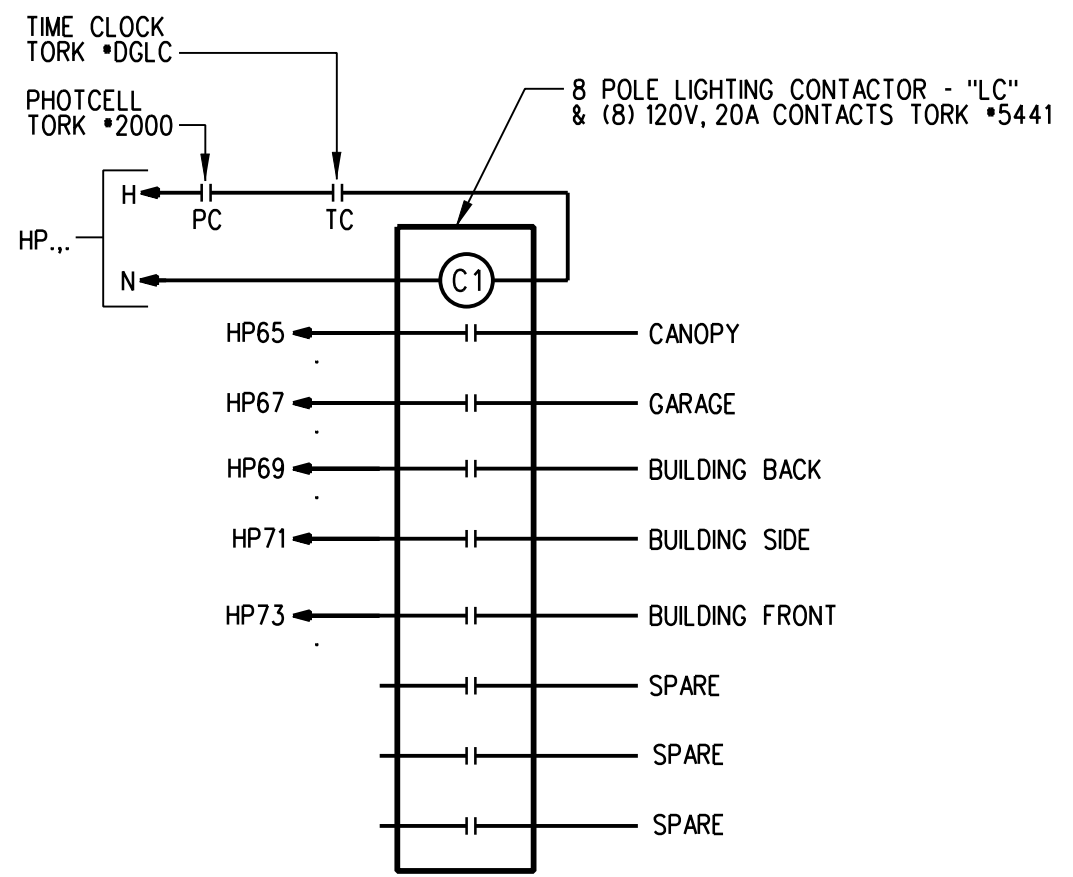
TYPE	DESCRIPTION	LAMPS QUANTITY & TYPE	REMARKS
A	FAIL-SAFE *VRV72-2-32-DR-100-UNV-EB81-WL	SUPER T8	4' LONG VANDAL RESISTANT - WET LOCATION - (1) 2 LAMP ELECTRONIC BALLAST
B	PROGRESS *P7186	SUPER T8	SURFACE MOUNT WRAPAROUND
C	COLUMBIA, TROUFFER	SUPER T8	RECESSED TROUFFER
D	LIGHTOLIER *BLS-W-1T8-24"-120V-SB	1-TT5	SURFACE MOUNT IN CORRIDOR
E	DUAL-LITE *LX-U-R-W-E	LED'S FURNISHED W/ UNIT	SINGLE/DOUBLE FACE, END/CEILING/WALL MOUNT
F	PROGRESS *P7089-20EBWB	.	.
G	COOPER, HALO H271CAT-18TTT-370W	18 W CFL	OVERHEAD RECESSED LIGHTING
H	PROGRESS *P7278-60EB	(4) F17T8/SPX35	SURFACE MOUNTED IN UNIT KITCHEN
J	LITHONIA *11762	(1) 55W T6 CIRC	UNIT LIVINGROOM - SURFACE MOUNT
K	PROGRESS *P2858-09EBWB	(3) 26W CF	SURFACE MOUNT IN UNIT BATHROOM - BRUSHED NICKEL FINISH
L	LITHONIA *3894560	(2) 21W T5 MINI-BI-PIN LINEAR FLUOR	UNIT MIRROR
M	COLUMBIA *UC-24-117-EU	(1) F17T8/SPX35	2' UNDERCABINET
N	PROGRESS P83-26ICAT, P8060-28	(1) 26W CF	RECESSED SHOWER LIGHT
P	JUNO *TLP316ORANGEPEEL	LED	TLPLED78-3K-SL PENDENT CORDSET
Q	ARCADIAN-PLC-7289-PC	(3) 26W QUAD	PENDENT IN VESTIBULE
R	HOUSE OF TROY - DSLED	LED	DIRECT WIRRED SLIM - LED PICTURE LIGHT
S	JUNO - TRAC 12 MINI CYLINDER	LED	TRACK HEAD LED / WITH 8' SINGLE CIRCUIT TRACK WITH TRANSFORMER
T	LIGHTOLIER *CFS2GHP217	(2) 17W T8	RECESSED
U	LIGHTOLIER CFS2GHP254	(2) 54W T5	RECESSED IN GRID CEILING
V	COOPER, SHAPER 660-WP-CFI/32	32 W	EXTERIOR MOUNTED ACCENT LIGHTING
W	COOPER, SHAPER 682-WP-11-CF2/32	32 W CFL	COLOR TO BE SILVER METALLIC, EXTERIOR MOUNTED SECURITY LIGHT ALONG PASSAGEWAY
X	COOPER, SHAPER 682-WP-11-CF2/26	26 W CFL	COLOR TO BE SILVER METALLIC, EXTERIOR MOUNTED SECURITY LIGHT ALONG BUILDING REAR

All Lighting fixtures shall be energy star rated or have High performance T8 ballast and lamps to meet Efficiency maine criteria.



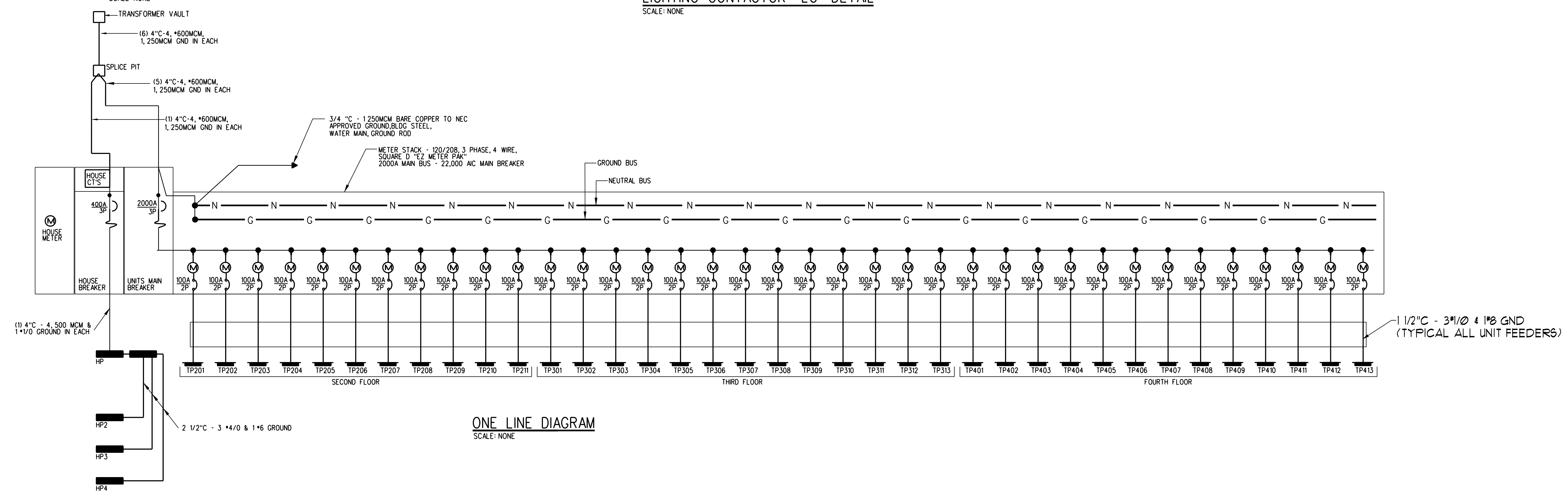
METER STACK ELEVATION - (37 METERS)

SCALE: NONE



LIGHTING CONTACTOR "LC" DETAIL

SCALE: NONE



ONE LINE DIAGRAM

SCALE: NONE

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Owner: **AVESTA OAK STREET LP**
 307 CUMBERLAND AVE
 PORTLAND ME 04101

Contractor: **WRIGHT-RYAN CONSTRUCTION**
 10 DANFORTH STREET
 PORTLAND, ME 4101
 (207) 773-3625

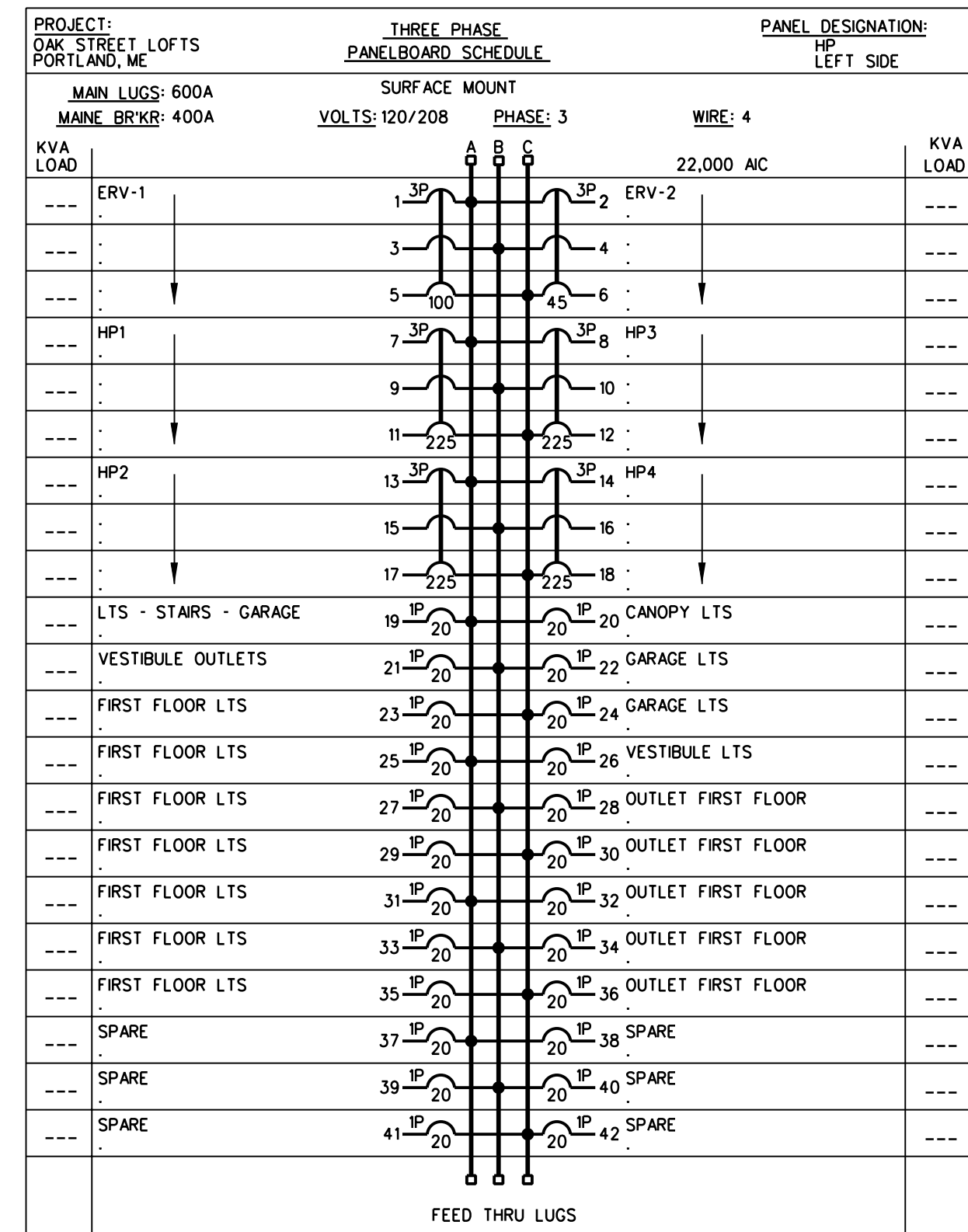
OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME

Project No: 07.446.24E

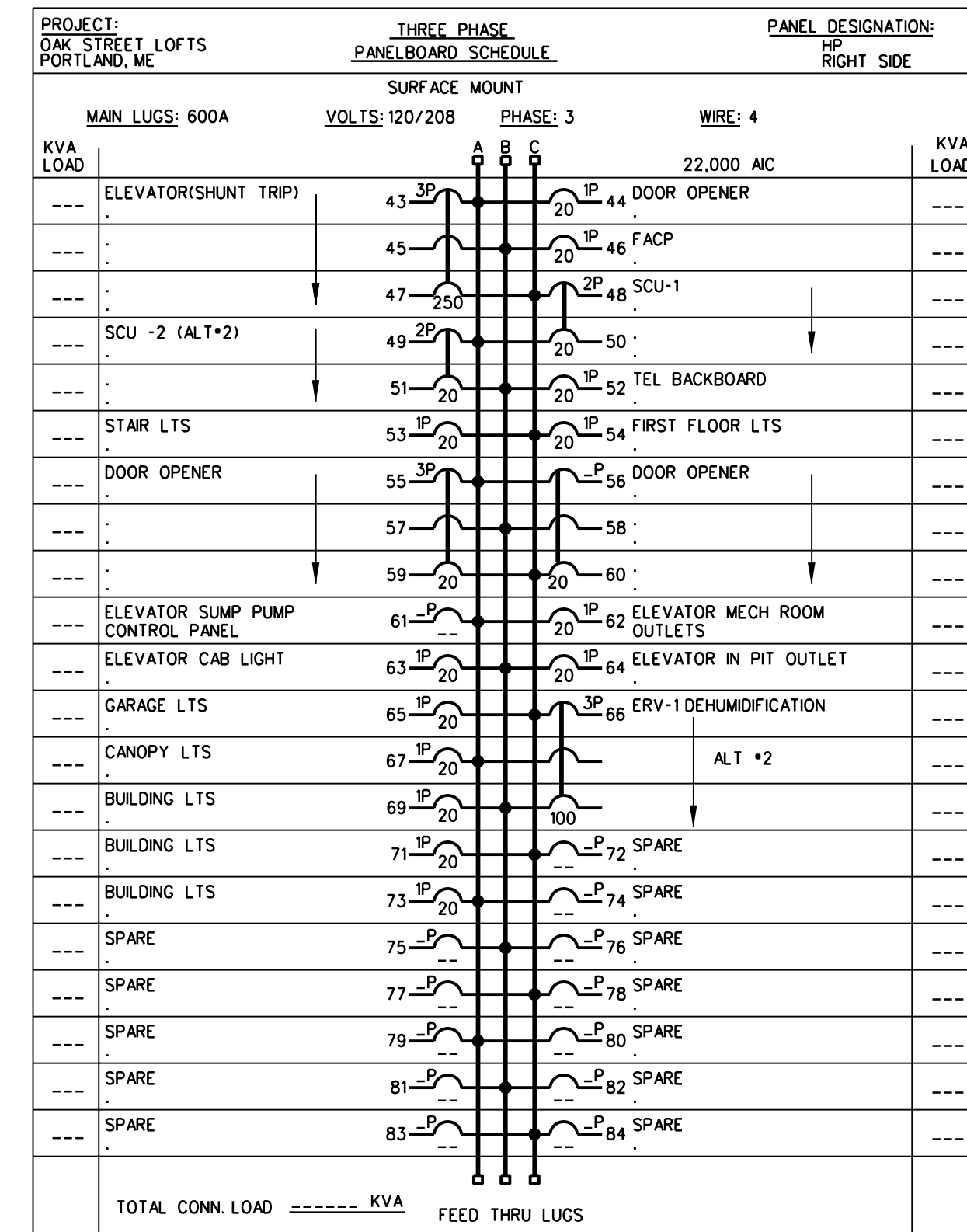
Drawing Title: **ELECTRICAL DETAILS, LEGEND AND SCHEDULES**

Scale: NONE
 Date: October 25, 2010
 Revisions:

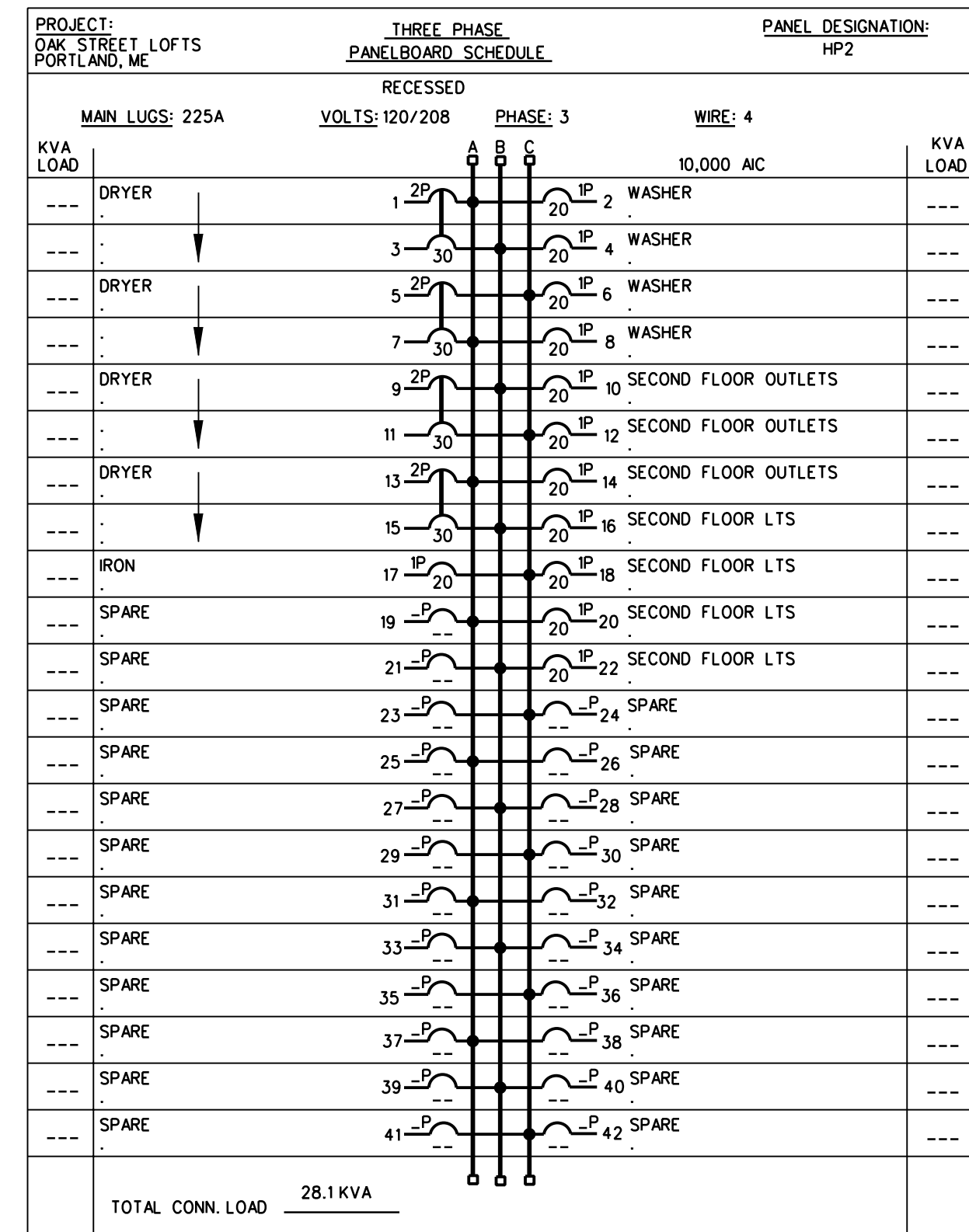
Drawing Number: **E3.1**



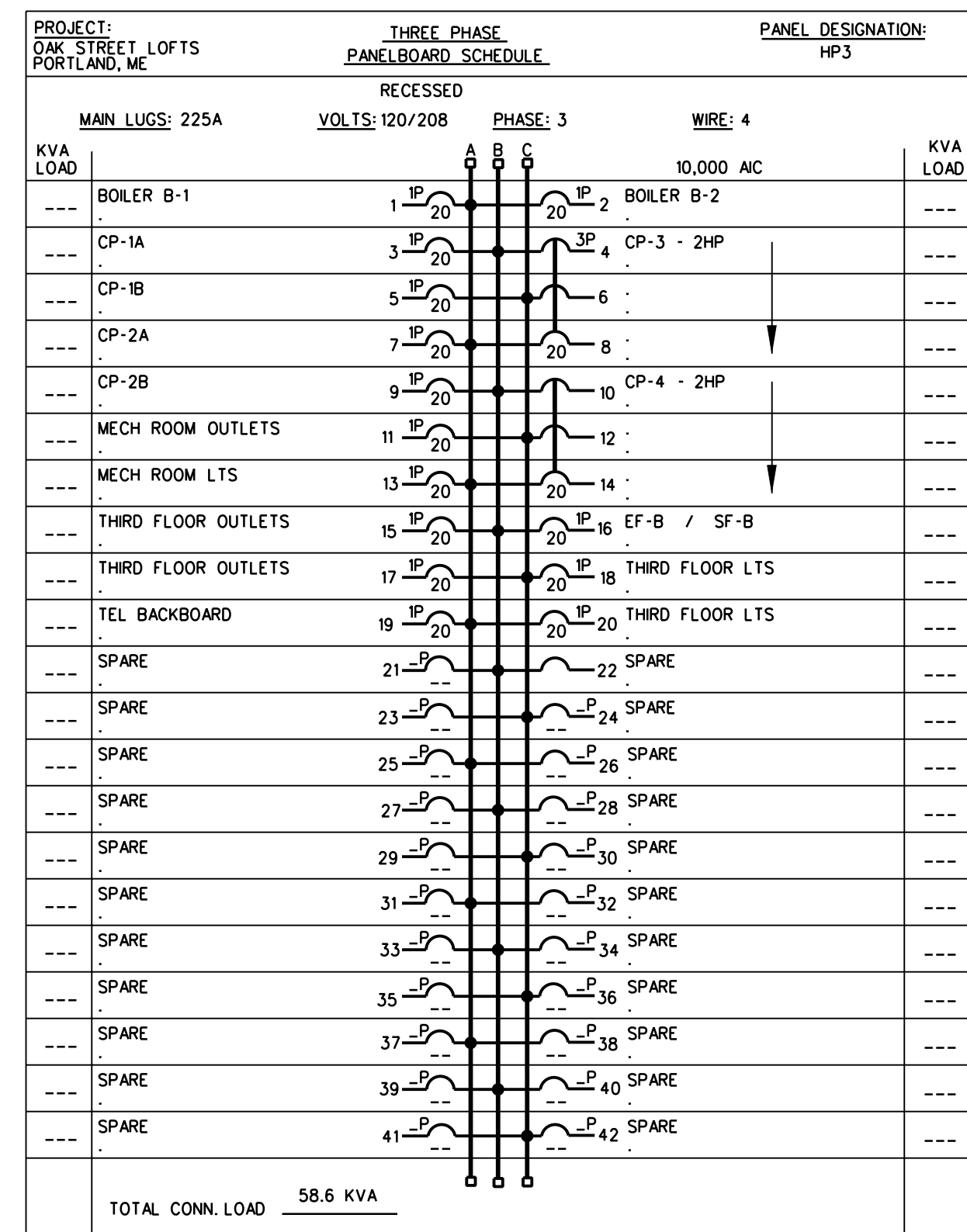
X PROVIDE SHUNT TRIP TYPE CIRCUIT BREAKER



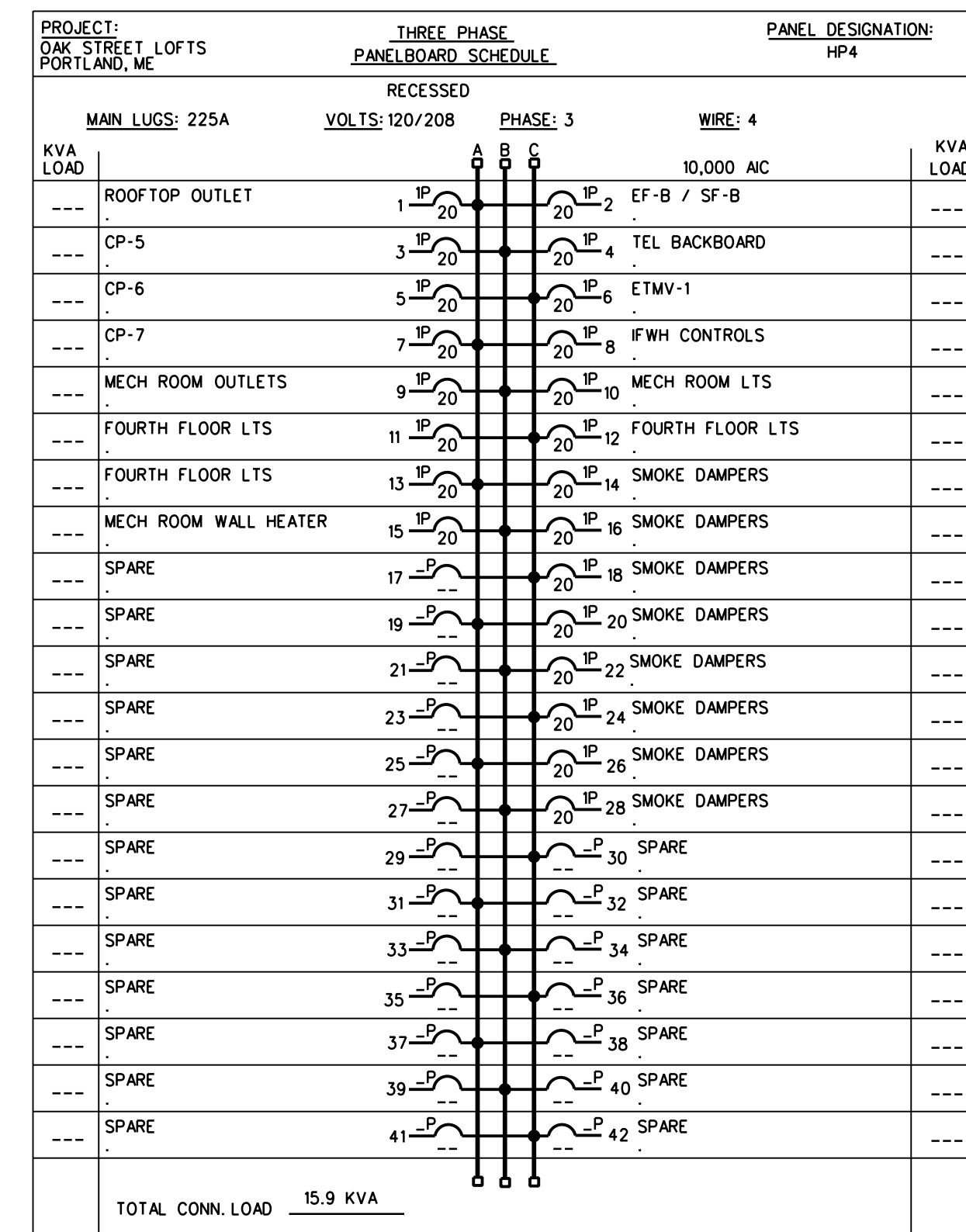
X PROVIDE SHUNT TRIP TYPE CIRCUIT BREAKER



TOTAL CONN. LOAD 28.1 KVA



X PROVIDE SHUNT TRIP TYPE CIRCUIT BREAKER



TOTAL CONN. LOAD 15.9 KVA

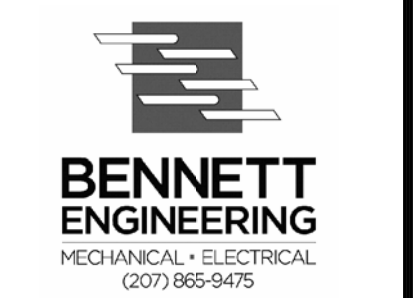
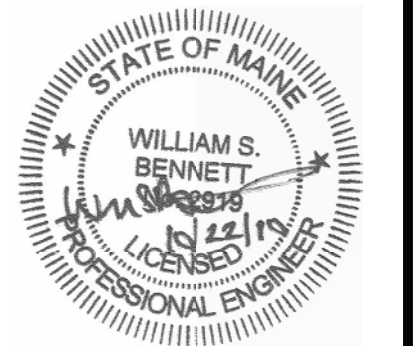
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OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07.446.24E

Drawing Title:

ELECTRICAL PANELS

Scale: NONE

Date: October 25, 2010

Revisions:

- △
- △
- △
- △
- △
- △
- △

Drawing Number:

E3.2