DANFORTH ON HIGH

81 DANFORTH STREET
PORTLAND, ME

DATE OF ISSUE

MSHA 90% Review	–	04 June 2012
Issued For Bid	–	29 June 2012

SIGNATURES:

OWNER: _____ DATE: _____

ARCHITECT: _____ DATE: _____

CONTRACTOR: _____ DATE: _____

MAINE HOUSING : _____ DATE: _____

CONSTRUCTION LENDER: _____ DATE: _____

Maine Housing
Maine State Housing Authority

CONTACTS

Developer:
Danforth on High LP
309 Cumberland Ave, Suite 203
Portland, ME 04101

Architect:
Archetype P.A.
48 Union Wharf
Portland, ME
04101
(207) 772-6022

Structural Engineer:
Structural Design
Consulting Inc.
22 Oakmont Drive
Old Orchard Beach, ME
(207) 934-8038

Electrical Engineer:
Bartlett Design, Inc.
942 Washington St.
Bath, ME
04530
(207)-443-5447

Mechanical Engineer:
Mechanical Systems
Engineers, Inc.
10 Forest Falls Drive
Yarmouth, ME
(207) 846-1441

RELEVANT CODES

IBC-2009	CODE REFERENCE
USE GROUP R-2 (RESIDENTIAL)	310
USE GROUP S-2 (STORAGE – PARKING GARAGE)	
NON-SEPARATED USE (R-2 MOST RESTRICTIVE)	508.3.1
CONSTRUCTION TYPE 5-A	T-503
R-2 Sprinkled W/NFPA 13R	903.2.8 & 903.3.1.2
S-2 Sprinkled W/NFPA 13	903.2.10 & 903.3.1.1
24,000sf. ALLOWED WITH SPRINKLER INCREASE	506.3
5,987sf. PROPOSED	
ALLOWABLE HGT. WITH SPRINKLER 70 FT.	504.2
4 STORIES ALLOWED WITH SPRINKLER	504.2
4 STORIES PROPOSED	

FIRE RESISTANCE FOR TYPE 5-A	
BEARING WALLS – EXTERIOR – 1 HOUR	T-601
BEARING WALLS – INTERIOR – 1 HOUR	T-601
STRUCTURAL FRAME – 1 HOUR	T-601
FLOOR CONSTRUCTION – 1 HOUR	T-601
ROOF CONSTRUCTION – 1 HOUR	T-601
ROOF CLASSIFICATION – TYPE B	1505.1

FIRE PARTITIONS	
CORRIDOR FIRE PARTITION (NONBEARING) – 1/2 HR	T-1018.1
DWELLING UNIT SEPARATION – 1 HR	709.3
CORRIDOR DOORS .33 HOURS IN 1 HOUR WALL	T-715.4
CORRIDOR DOORS TO HAVE SMOKE CONTROL	715.4.3
4-STORY SHAFT – 2 HOURS	708.4
DRAFTSTOPPING – EVERY (2) UNITS	717.3.2 exception 2
STANDPIPE REQUIRED EACH STAIRWELL	905.3.1
FIRE DEPT. CONNECTION REQUIRED	(AS DIRECTED BY FIRE)
ALARM REQUIRED – (NOT THROUGHOUT)	907.2.9 exception 2
SMOKE DETECTORS REQUIRED	907.2.10.2
3' ELEVATOR VENT REQUIRED	3004.1

MEANS OF EGRESS	
MINIMUM REQUIRED CORRIDOR WIDTH – N/A	1005.1
ELEVATOR LOBBY NOT REQ'D WITH SPRINKLER	707.14.1 EX. 4
ELEVATOR BACKUP GENERATOR IS REQUIRED	1007.2.1

NFPA 101 LIFE SAFETY – 2009	
BASEMENT – ENCLOSED GARAGE (ORDINARY HAZARD)	
1ST, 2ND, 3RD & 4TH – RESIDENTIAL	
BUILDING SPRINKLED WITH NFPA 13 & NFPA 13R	
CONSTRUCTION TYPE V (III)	
GARAGE HAS NO REQ'D CONSTRUCTION	NFPA 42.8.1.6
STAIR MATERIALS SAME AS BUILDING CONSTRUCTION	NFPA 7.2.2.3.1.2
USE GROUP SEPARATION – 1-HOUR	NFPA 6.1.14.4.3
2 MEANS OF EGRESS – STAIR AT REAR AND VESTIBULE AT FRONT	
TRAVEL DISTANCE = 200 FT	NFPA T-42.8.2.6.1
FIRE ALARM NOT REQ'D IN SPRINKLED GARAGE	NFPA 42.8.3.4.1.3
EXIT ENCLOSURE 1 HOUR	NFPA 30.2.2.1.2

ACCESSIBILITY CODE

30 DWELLING UNITS.
UNDER MAINE 4% WORKFORCE HOUSING 50% OF TOTAL UNITS MUST BE ACCESSIBLE
THEREFORE 15 UNITS MUST BE ACCESSIBLE.
THE REMAINING 15 UNITS MUST MEET ANSI 117.1–2003 TYPE 'B' UNITS AND MUST
ALSO COMPLY WITH THE FAIR HOUSING ACT PROVISION OF ADAPTABLE UNITS

ACCESSIBLE UNITS (NOT INCLUDING THE REQUIREMENTS OF 4% WORKFORCE PROGRAM)

STATE OF MAINE FAIR HOUSING ACT REQUIRES 10% OF UNITS ON FIRST FLOOR
AND 10% OF UNITS ON UPPER FLOORS TO BE ACCESSIBLE PER ANSI 117.1–1986.
ROUNDING THE NUMBERS UP THIS EQUALS 1 ACCESSIBLE UNIT ON THE FIRST FLOOR
AND 3 ACCESSIBLE UNITS ON THE UPPER FLOORS FOR A TOTAL OF 4 ACCESSIBLE
UNITS

UFAS FEDERAL FAIR HOUSING ACT SECTION 504 REQUIRES 5% OF TOTAL UNITS
TO BE ACCESSIBLE AND 2% OF TOTAL UNITS TO BE FOR HEARING AND VISUAL
IMPAIRED.
ROUNDING THE NUMBERS UP THIS EQUALS 2 ACCESSIBLE UNITS AND 1 HEARING
AND VISUAL IMPAIRED UNIT.

ADAAG AMERICANS WITH DISABILITIES ACT REQUIRES 5% OF TOTAL UNITS
TO BE ACCESSIBLE AND 2% OF TOTAL UNITS TO BE FOR HEARING AND VISUAL
IMPAIRED.
ROUNDING THE NUMBERS UP THIS EQUALS 2 ACCESSIBLE UNITS AND 1 HEARING
AND VISUAL IMPAIRED UNIT.
THE CODES DO NOT CALL FOR DUPLICATION OF THE UNITS THEREFORE WE ARE
REQUIRED TO PROVIDE 4 ACCESSIBLE UNITS AND 1 HEARING AND VISUAL IMPAIRED
UNIT.

UNITS PROVIDED:

4 MOBILITY ACCESSIBLE UNITS THAT MEET ANSI 117.1–1986, 2 OF WHICH WILL
ALSO MEET UFAS AND ADAAG.
1 HEARING AND VISUAL IMPAIRED UNIT THAT MEET BOTH UFAS AND ADAAG
THESE 5 UNITS FULFILL THE REQUIREMENTS OF THE RELEVANT ACCESSIBILITY CODES

BEYOND THESE 4 MOBILITY ACCESSIBLE UNITS, IN ORDER TO MEET THE REQUIREMENTS OF THE
4% WORKFORCE PROGRAM, AN ADDITIONAL 11 ACCESSIBLE UNITS ARE PROVIDED THAT MEET
ANSI 117.1–2003 TYPE 'A' UNITS, RESULTING IN A TOTAL OF 15 ACCESSIBLE UNITS.

IN ORDER TO MEET THE REQUIREMENTS OF THE MAINEHOUSING DESIGN AND CONSTRUCTION MANUAL,
THE REMAINING 15 UNITS ALL MEET ANSI 117.1–2003 TYPE 'B' UNITS

DRAWING LIST

CIVIL DRAWINGS
C1 SITE PLAN
C2 SITE DETAILS

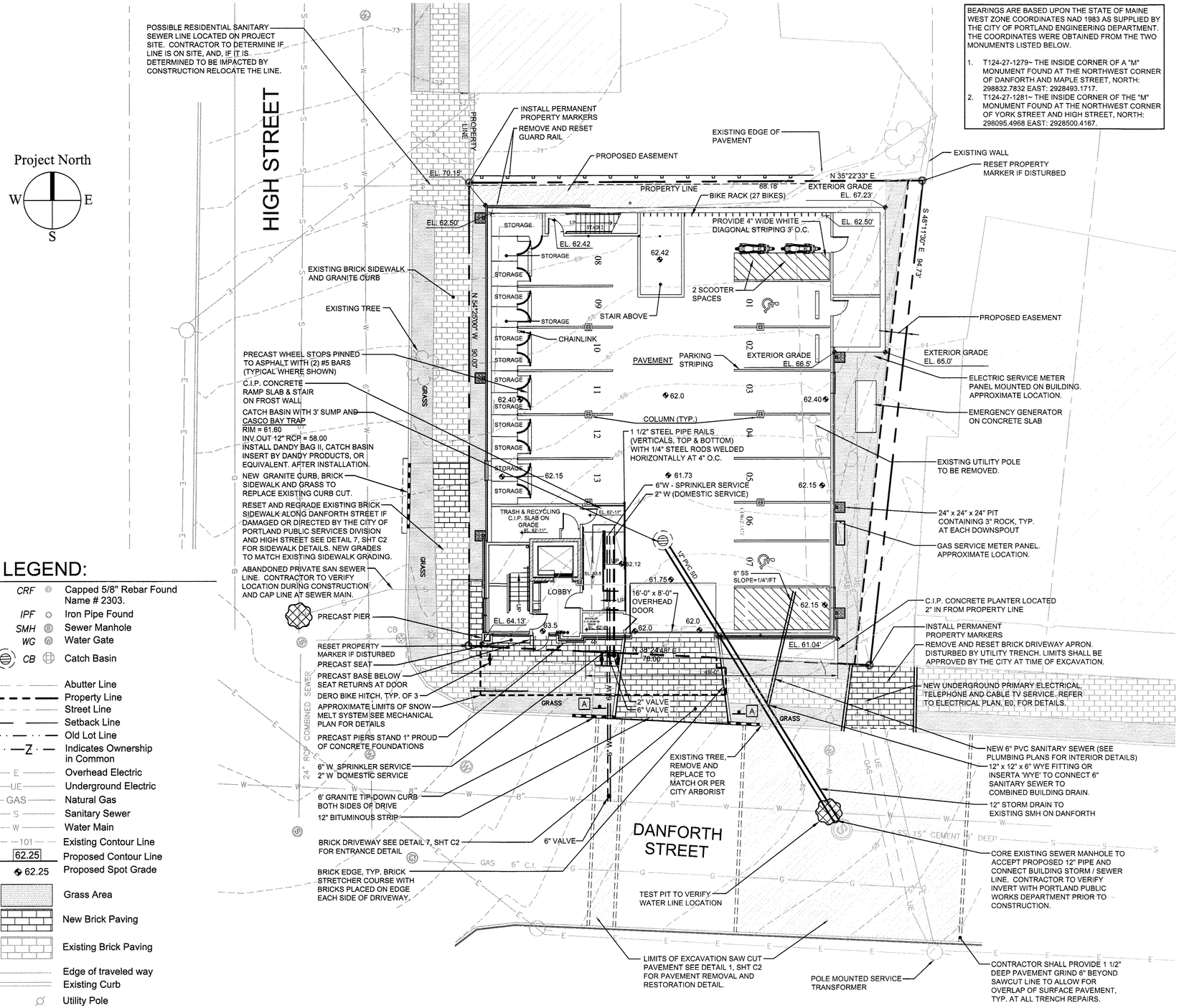
LANDSCAPE DRAWINGS
L1 PLANTING PLAN

STRUCTURAL DRAWINGS
S0.1 GENERAL NOTES, STRUCTURAL SCHEDULES & TYPICAL DETAILS
S1.0 FOUNDATION PLAN
S2.0 1ST FLOOR FRAMING PLAN
S3.0 2ND FLOOR FRAMING PLAN
S4.0 3RD FLOOR FRAMING PLAN
S5.0 LOW ROOF/4TH FLOOR FRAMING PLAN
S6.0 UPPER ROOF FRAMING PLAN
S7.0 FOUNDATION SECTIONS & DETAILS
S8.0 FRAMING DETAILS
S9.0 FRAMING DETAILS
S10.0 SHEARWALL ELEVATIONS

ARCHITECTURAL DRAWINGS
A1.00 FLOOR PLANS
A1.01 BASEMENT FLOOR PLAN
A1.02 FIRST FLOOR PLAN
A1.03 SECOND FLOOR PLAN
A1.04 THIRD FLOOR PLAN
A1.05 FOURTH FLOOR PLAN
A1.06 ROOF PLAN
A2.00 ELEVATIONS
A2.01 BUILDING ELEVATIONS
A3.00 SECTIONS
A3.01 BUILDING SECTION
A3.02 BUILDING SECTION
A3.02 BUILDING SECTION
A3.10 WALL SECTIONS
A3.11 WALL SECTIONS
A3.12 WALL SECTIONS
A3.13 WALL SECTIONS
A3.20 ELEVATOR SECTION & DETAILS
A3.21 STAIR 1 SECTION & DETAILS
A3.22 STAIR 2 SECTION & DETAILS
A4.00 WALL & FLOOR TYPES
A4.01 EXTERIOR WALL TYPES
A4.02 INTERIOR WALL TYPES
A4.03 FLOOR & CEILING TYPES
A4.03 ROOF, BEAM & COLUMN TYPES
A5.00 DETAILS
A5.01 DETAILS
A5.02 DETAILS
A5.03 DETAILS
A6.00 UNIT DETAIL PLANS
A6.01 UNIT DETAIL PLANS
A6.02 UNIT DETAIL PLANS
A6.03 UNIT DETAIL PLANS
A6.04 UNIT DETAIL PLANS
A6.05 UNIT DETAIL PLANS
A7.00 REFLECTED CEILING PLANS
A7.01 BASEMENT REFLECTED CEILING PLAN
A7.02 1ST FLOOR REFLECTED CEILING PLAN
A7.03 2ND FLOOR REFLECTED CEILING PLAN
A7.04 3RD FLOOR REFLECTED CEILING PLAN
A7.05 4TH FLOOR REFLECTED CEILING PLAN
A8.00 SCHEDULES
A8.01 DOOR SCHEDULE
A8.02 DOOR SCHEDULE
A8.03 FINISH SCHEDULE
A8.04 WINDOW SCHEDULE

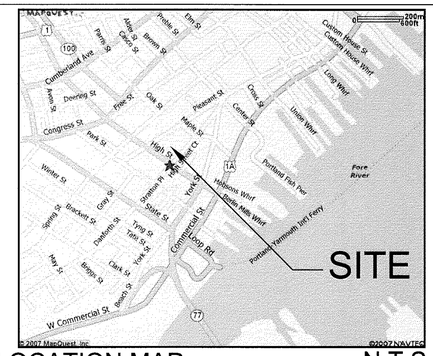
MECHANICAL DRAWINGS
M1 MECHANICAL BASEMENT PIPING PLAN
M2 MECHANICAL FIRST FLOOR PIPING PLAN
M3 MECHANICAL SECOND FLOOR PIPING PLAN
M4 MECHANICAL THIRD FLOOR PIPING PLAN
M5 MECHANICAL FOURTH FLOOR PIPING PLAN
M6 MECHANICAL BASEMENT DUCTWORK PLAN
M7 MECHANICAL FIRST FLOOR DUCTWORK PLAN
M8 MECHANICAL SECOND FLOOR DUCTWORK PLAN
M9 MECHANICAL THIRD FLOOR DUCTWORK PLAN
M10 MECHANICAL FOURTH FLOOR DUCTWORK PLAN
M11 MECHANICAL ROOF DUCTWORK PLAN
M12 ENLARGED MECHANICAL ROOM PLAN & DETAILS
M13 GENERAL MECHANICAL DETAILS
M14 MECHANICAL EQUIPMENT SCHEDULES
P1 PLUMBING BASEMENT PLAN
P2 PLUMBING 1ST FLOOR PLAN
P3 PLUMBING 2ND FLOOR PLAN
P4 PLUMBING 3RD FLOOR PLAN
P5 PLUMBING 4TH FLOOR PLAN
P6 PLUMBING DETAILS
P7 PLUMBING NOTES & SCHEDULES

ELECTRICAL DRAWINGS
E0.1 SITE PLAN
E1.1 BASEMENT PLAN
E1.2 1ST FLOOR PLAN
E1.3 2ND FLOOR PLAN
E1.4 3RD FLOOR PLAN
E1.5 4TH FLOOR PLAN
E2.1 ELECTRICAL DETAILS



BEARINGS ARE BASED UPON THE STATE OF MAINE WEST ZONE COORDINATES NAD 1983 AS SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THE COORDINATES WERE OBTAINED FROM THE TWO MONUMENTS LISTED BELOW.

1. T124-27-1279~ THE INSIDE CORNER OF A "M" MONUMENT FOUND AT THE NORTHWEST CORNER OF DANFORTH AND MAPLE STREET, NORTH: 298832.7832 EAST: 2928493.1717.
2. T124-27-1281~ THE INSIDE CORNER OF THE "M" MONUMENT FOUND AT THE NORTHWEST CORNER OF YORK STREET AND HIGH STREET, NORTH: 298095.4968 EAST: 2928500.4167.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: CITY OF PORTLAND DEED BOOK 4274, PAGE 155, FORMERLY OWNED BY ANITA NICHOLS, BOOK 3304, PAGE 289 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AREA OF SUBJECT PARCEL: 7,655.9 SQ. FT. 0.18 ACRES.
3. ZONE: CONDITIONAL R-7 ZONE
   THIS LOT IS ALSO IN THE SMALL RESIDENTIAL LOT DEVELOPMENT ZONE, SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS PERTAINING TO THAT ZONE.
4. THE PROPOSED BUILDING WILL CONSIST OF 30 UNITS:
   GARAGE LEVEL: PARKING/MECHANICAL
   1ST FLOOR: 2 EFFICIENCIES, 6 ONE BEDROOM
   2ND FLOOR: 2 EFFICIENCIES, 6 ONE BEDROOM
   3RD FLOOR: 2 EFFICIENCIES, 6 ONE BEDROOM
   4TH FLOOR: 6 ONE BEDROOM
   PARKING SPACES PROVIDED: 13
5. ELEVATIONS ARE BASED UPON THE WEST CORNER OF A GRANITE MONUMENT FOUND AT THE NORTHWEST CORNER OF STATE STREET AND GRAY STREET, ELEVATION OF SAID MONUMENT = 102.36 FEET N.G.V.D. 1929 SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
6. ALL SITE WORK TO BE IN CONFORMANCE WITH CITY OF PORTLAND OR UTILITY COMPANY SPECIFICATIONS AND DETAILS.
7. PATCH AND REPAIR ALL DAMAGE TO SITE PER CITY OF PORTLAND SPEC
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MSRA 3360-A.
9. MAINTAIN PEDESTRIAN ACCESS ALONG ALL STREETS AS DIRECTED BY THE CITY OF PORTLAND.
10. ALL WORK NOTED ON THIS SHEET NEEDS TO BE CO-ORDINATED WITH PUBLIC WORKS AND SHALL NOT IMPEDE COMMUTER TRAFFIC.
11. LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY AND THE CITY OF PORTLAND.
12. CONTRACTOR TO INSTALL TEMPORARY CATCH BASIN SEDIMENT FILTER IN THE NEW CATCH BASIN AFTER IT HAS BEEN SET. CONTRACTOR WILL MONITOR THE FILTER FOR SEDIMENT BUILD-UP AND REMOVE ANY SEDIMENT. SEE DETAIL 11, SHT C2, FOR DANDY BAG INSTALLATION DETAIL.
13. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL PERMITTED.
14. ALL MATERIALS AND INSTALLATIONS SHALL MEET MDOT AND/OR CITY OF PORTLAND SPECIFICATIONS, WHICH EVER IS MORE STRINGENT. WATER MATERIALS AND VALVES TO MEET PORTLAND WATER DISTRICT SPECIFICATIONS.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
16. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR FURTHER RESOLUTION BEFORE ANY ADDITIONAL WORK IS PERFORMED.
17. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND DISTURBANCE MINIMIZED. IF DISTURBED, THEY SHALL BE RESET / REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
18. ANY GRANITE CURBING REMOVED DURING CONSTRUCTION IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE CITY STOCK YARD AT NO EXTRA EXPENSE TO THE OWNER.
19. ANY DAMAGE TO THE EXISTING CITY CURBING, BRICK SIDEWALK, ROADWAY AND SANITARY SEWER WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE. THE CITY RESERVED THE RIGHT TO REQUEST ENTIRE SECTIONS OF SIDEWALK BE REMOVED AND RECONSTRUCTED.
20. CONNECTION TO THE COMBINED SEWER-STORMWATER LINE IN DANFORTH STREET TO BE VERIFIED IN THE FIELD. ANY CHANGES REQUIRED TO THE INTERNAL STORMWATER SYSTEM DUE TO INVERT VARIATION FROM DRAWINGS ARE TO BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR REVISIONS.
21. LANDSCAPE PLANTINGS AND DETAILS, INCLUDING PROPOSED STREET TREES, ARE SHOWN ON THE SUBMITTED LANDSCAPE PLAN.
22. WORK IN HIGH STREET OR DANFORTH STREET WILL REQUIRE A STREET OPENING PERMIT FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES. ALL WORK WILL MEET THE DIVISION OF PUBLIC SERVICES STANDARDS.
23. OWNER TO BE RESPONSIBLE FOR ANNUAL CLEANING OF PROPOSED CATCH BASIN INCLUDING ACCUMULATED SEDIMENT REMOVE, ETC.

LEGEND:

- CRF — Capped 5/8" Rebar Found Name # 2303.
- IPF — Iron Pipe Found
- SMH — Sewer Manhole
- WG — Water Gate
- CB — Catch Basin
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Old Lot Line
- Z — Indicates Ownership in Common
- E — Overhead Electric
- UE — Underground Electric
- GAS — Natural Gas
- S — Sanitary Sewer
- W — Water Main
- 101 — Existing Contour Line
- 62.25 — Proposed Contour Line
- 62.25 — Proposed Spot Grade
- Grass Area
- New Brick Paving
- Existing Brick Paving
- Edge of traveled way
- Existing Curb
- Utility Pole
- Hydrant
- Proposed Easement
- Pavement Repair Area for Utility Connections / Disturbance to Abutting Site
- Property Corner

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

PLAN REFERENCE:

"BOUNDARY SURVEY/SITE PLAN, 81 DANFORTH STREET, PORTLAND, MAINE, FOR RANDOM ORBIT INC.", BY BACK BAY BOUNDARY, INC., 643 FOREST AVE., PORTLAND, MAINE 04101, DATED MAY 5, 2007.

SIGN LEGEND:

YIELD TO EXITING VEHICLES
18" x 24"
A

SEAL: STATE OF MAINE STEPHEN R. BUSHEY 10428 LICENSED PROFESSIONAL ENGINEER

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVENUE PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 Danforth Street Portland, Maine 04101

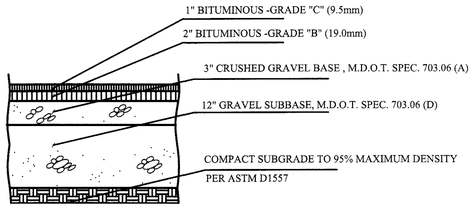
Scale: 1" = 10'-0"

Date: 30 January 2012

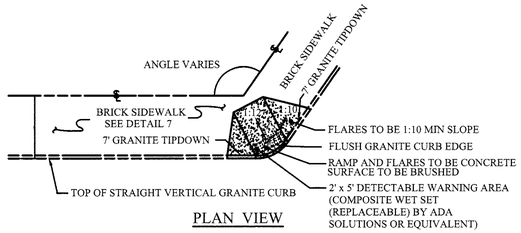
Revisions:
05.16.12 FINAL PLAN SUBMITTED TO ARCHITECT
06.04.12 SUBMITTED TO ARCHITECT
06.29.12 ISSUED FOR BID

SUBDIVISION & SITE PLAN

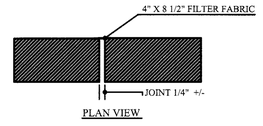
C1



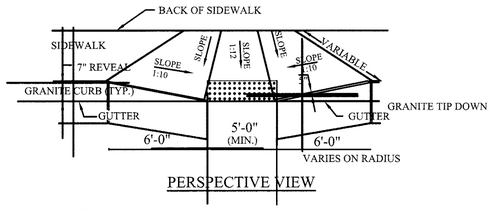
BITUMINOUS SIDEWALK: 2" BITUMINOUS -GRADE "C" (12.5mm)
10" AGGREGATE BASE - CRUSHED, TYPE "A"



PLAN VIEW

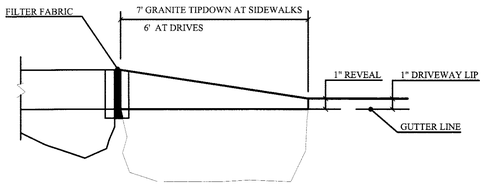


PLAN VIEW

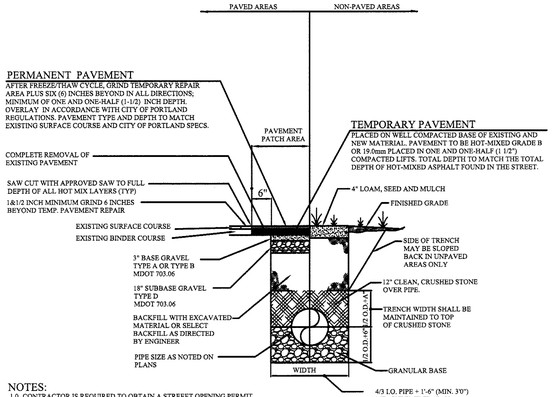


PERSPECTIVE VIEW

8 PEDESTRIAN RAMP DETAIL
NOT TO SCALE (IF EXISTING RAMP IS DAMAGED DURING CONSTRUCTION)



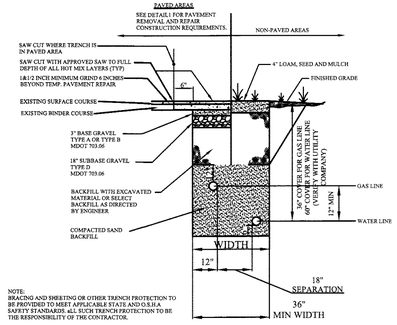
12 TIPDOWN CURB INSTALLATION
NOT TO SCALE



NOTES:
1.0 CONTRACTOR IS REQUIRED TO OBTAIN A STREET OPENING PERMIT FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICE BEFORE COMMENCING UTILITY WORK IN THE CITY STREET SYSTEM. ALL WORK TO BE DONE IN ACCORDANCE WITH THE "RULES AND REGULATIONS FOR EXCAVATION ACTIVITY WITHIN THE PUBLIC RIGHT-OF-WAY", REVISED JUNE 2000
2.0 THE TWELVE (12) INCH PAVEMENT OVERCUT MEASUREMENT STARTS AT THE FURTHEST EDGE OF INTACT NATIVE SOILS. TRENCH WALL DISTURBANCE WILL IMPACT AMOUNT OF PAVEMENT REMOVAL AND REPAIR REQUIRED.
3.0 BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
4.0 IF THE EDGES OF THE EXISTING SAW-CUT PAVEMENT ADJACENT TO TRENCHES ARE DAMAGED, THEN THE PAVEMENT SHALL BE CUT AGAIN IN A STRAIGHT LINE PARALLEL TO THE ORIGINAL SAW CUTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

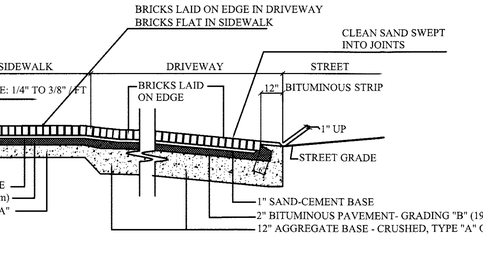
1 TYPICAL UTILITY PIPE TRENCH SECTION
NOT TO SCALE

6 PARKING AREA PAVEMENT SECTION
NOT TO SCALE

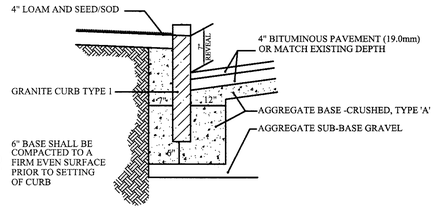


NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

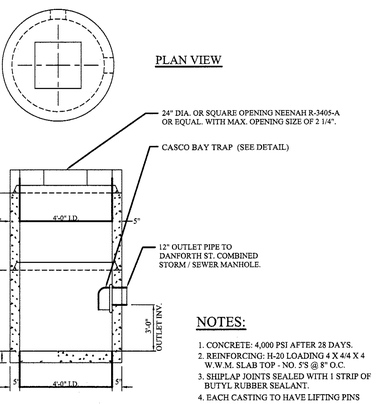
3 COMBINED GAS AND WATER LINE TRENCH
NOT TO SCALE



7 DRIVEWAY-SIDEWALK DETAILS
NOT TO SCALE



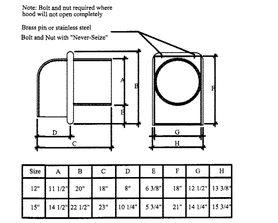
9 GRANITE CURB DETAIL
NOT TO SCALE



SECTION VIEW

NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M. SLAB TOP - NO. 5'S @ 8" O.C.
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEAL-ANT.
4. EACH CASTING TO HAVE LIFTING PINS CAST IN.
5. EACH SECTION TO BE LABELED AS NOTED.
6. MANHOLE STEPS @ 12" O.C. IF REQUIRED.
7. PIPE OPENINGS CAST IN AS REQUIRED.

4 CONCRETE CATCH BASIN DETAIL
NOT TO SCALE



Size	A	B	C	D	E	F	G	H
12"	11 1/2"	20"	18"	8"	6 3/8"	18"	12 1/2"	13 3/8"
15"	14 1/2"	22 1/2"	23"	10 1/4"	5 3/4"	21"	14 1/4"	15 3/4"

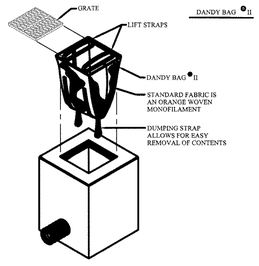
NOTES:
1. THE CASCO BAY TRAP IS AN ETHERIDGE STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP. TO INSTALL, THE CASCO TRAP IS INSERTED INTO THE STORM DRAIN WITH THE HOOD DOWN.

5 CASCO BAY TRAP DETAIL
NOT TO SCALE

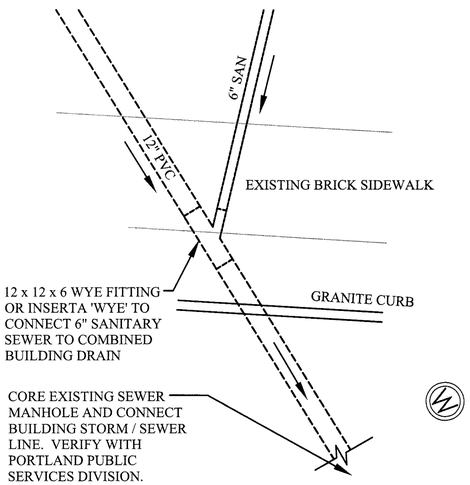
Installation and Maintenance Guidelines

Installation: Remove the grate from catch basin. If using optional oil absorbents; place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag. If so that the grate is below the top straps and above the lower straps. Holding the lifting devices, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the Dandy Bag II. If the containment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbents; replace absorbent when near saturation.



11 DANDY BAG II - CATCH BASIN SEDIMENT FILTER
NOT TO SCALE



13 STORM DRAIN TRANSITION DETAIL
NOT TO SCALE

SEAL: STATE OF MAINE STEPHEN F. DUNLAP 5425 LICENSED PROFESSIONAL ENGINEER

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVENUE PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 Danforth Street Portland, Maine 04101

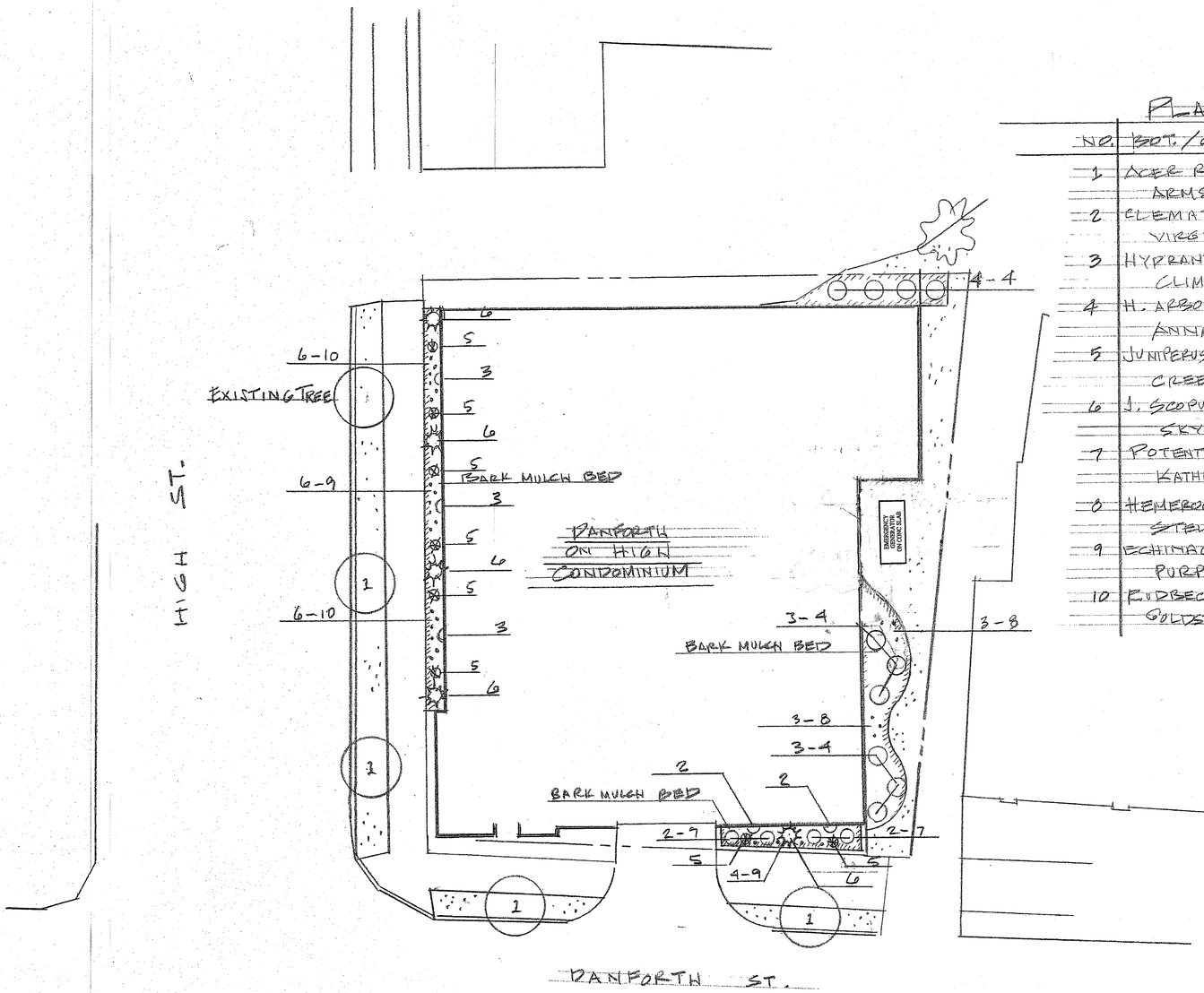
Scale:

Date: 30 January 2012

Revisions:
05.03.12 REVISED AND SUBMITTED TO CITY OF PORTLAND
06.04.12 SUBMITTED TO ARCHITECT
06.29.12 ISSUED FOR BID

SITE DETAILS

C2

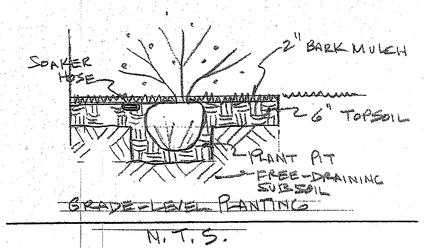


PLANT LIST

NO.	BOT./COMMON NAME	QUANT.	SIZE	REMARKS
1	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	5	2½"-3" CAL.	B&B SPECIMEN
2	CLEMATIS VIRGINIANA VIRGIN'S BOWER CLEMATIS	8	18-24" RUNNER	6AL. CONTAINERS
3	HYDRANGEA ANOMALA PETIOLARIS CLIMBING HYDRANGEA	3	24-36" RUNNERS	2GAL. "
4	H. ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	8	3"-4' HT.	" "
5	JUNIPERUS PROCUMBENS 'NANA' CREEPING JUNIPER	8	12"-18" RUNNER	6AL. "
6	J. SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	5	3-4' HT	2GAL. "
7	POTENTILLA FRUTICOSA 'KATH. DYKES' KATHERINE DYKES CINQUEFOIL	4	2'-3' HT	" "
8	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	11	—	START FROM ROOTSTOCK
9	ECHINACEA PURPUREA PURPLE CONEFLOWER	10	SETS	4" POTS
10	RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM BLACKEYED SUSAN	12	SETS	4" POTS

PLANT KEY

1	DECID. TREE
○	SHRUB
○	SHRUB
✳	CONIF. (UPRIGHT)
✳	CONIF. (PROSTRATE)
∴	PERENNIAL
⋰⋱	SEEDED AREA
⫶	BARK MULCH

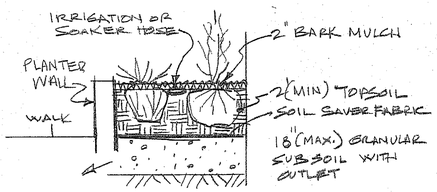


GRADE-LEVEL PLANTING

N.T.S.

PLANTING PLAN

SCALE: 1" = 10'



PLANTER DETAIL

N.T.S.

N

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

OWNER:

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

Project:
DANFORTH ON HIGH CONDOMINIUM
81 Danforth Street Portland, Maine 04101

Date: 18 December 2007
Scale:
Revisions: 02/05/08

PROPOSED

PLANTING PLAN

L1

GENERAL NOTES

NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO DRAWING NOTES.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT, SITE AND SHOP DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING'S COMPONENTS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL ACCURATELY REFLECT THE GENERAL CONTRACTOR'S VERIFICATION OF FIELD CONDITIONS.

SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED BY THE GENERAL CONTRACTOR OR A SUBCONTRACTOR. REPRODUCTION OF ANY STRUCTURAL DRAWING FOR USE AS A SHOP DRAWING IS NOT ACCEPTABLE.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.

SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED IN SIMILAR CONDITIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN CRITERIA

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE

DESIGN LOADS:

LIVE LOADS	
RESIDENTIAL UNITS AND CORRIDORS SERVING THEM	40 PSF
PUBLIC ROOMS AND CORRIDORS SERVING THEM	100 PSF
STAIRS AND EXITS	100 PSF
SNOW LOAD	
GROUND SNOW LOAD, Pg	60 PSF
SNOW EXPOSURE FACTOR, Ce	1.0
SNOW LOAD IMPORTANCE FACTOR, Is	1.0
THERMAL FACTOR, Ct	1.0
FLAT ROOF SNOW LOAD, Pf	42 PSF
WIND LOAD	
BASIC WIND SPEED (3 SEC GUST), V3s	100 MPH
WIND IMPORTANCE FACTOR, Iw	1.0
BULDING CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT, GC	±0.18
EARTHQUAKE DESIGN DATA	
SEISMIC IMPORTANCE FACTOR, Ie	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
0.2 SEC PERIOD, Ss	0.31
1 SEC PERIOD, S1	0.10
SITE CLASS	C
SPECTRAL RESPONSE COEFFICIENTS	
0.2 PERIOD 5% DAMPED, Sds	0.30
1 SEC PERIOD 5% DAMPED, Sd1	0.11
SEISMIC DESIGN CATEGORY	B
BASIC SESIMIC-FORCE-RESISTING SYSTEM	LIGHT-FRAMED WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR	40.3 KIPS
SEISMIC RESPONSE COEFFICIENT, Cd	4.0
RESPONSE MODIFICATION FACTOR, R	6.0
SYSTEM OVERSTRENGTH FACTOR, Ω0	3.0
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE ASCE 7-02 SECTION 9.5.5

BEARING WALL HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE
UP TO 4'-0"	(3)2x8 (1) JACK STUD, (1) KING STUD
OVER 4'-0" TO 7'-0"	(3)2x12 (1) JACK STUD, (2) KING STUDS
OVER 7'-0" TO 10'-0"	(3) 1 3/4"x9 1/4" LVL (1) JACK STUD, (2) KING STUDS
OVER 10'-0" TO 12'-0"	(3) 1 3/4"x11 1/4" LVL (1) JACK STUD, (2) KING STUDS

ALL SHEARWALL HEADERS ARE SUPPORTED BY (1) JACK STUD AND (2) KING STUDS

COLUMN SCHEDULE

COLUMN MARK	SIZE	BOT. OF BASE PL ELEV.	BASE PL TYPE	TOP OF COLUMN ELEV.
A-2	HSS4x4x3/16	59'-10"	A	71'-6"
A-4	HSS5x5x5/16	59'-10"	A	71'-6"
B-2 B-6 C-2 C-6 E-6	W10x49	59'-10"	B	71'-6"
E-2	W10x49	62'-0 3/4""	B	71'-6"
G-1	W8x24	62'-11"	B	71'-6"
D-7 F-7	HSS4x4x3/16	66'-1"	C	71'-6"
H-3	HSS4x4x1/2	64'-1"	C	71'-6"
H-5	HSS4x4x1/2	66'-1"	C	71'-6"
H-6	HSS4x4x1/2	66'-1"	C	71'-6"
F.3-0.3 J-0.3	HSS6x6x3/16	65'-3"	D	93'-8 3/4"
G.9-0.2	HSS6x6x3/16	63'-1"	D	71'-11 7/8"
J-1	HSS6x6x3/16	64'-1"	D	93'-8 3/4"

FOOTING SCHEDULE

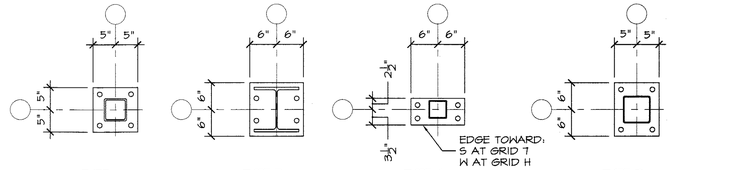
MARK	SIZE	REINFORCING
F1	3'-6" x 3'-6" x 1'-0"	(5) #5 E.W. BOT.
F2	6'-0" x 6'-0" x 1'-0"	(9) #5 E.W. BOT.

FRAMING HARDWARE SCHEDULE

LOCATION	CONNECTOR
2x8 FLUSH FRAMED	LUS28
2x8 HUNG FROM TRUSS	JB28
2x10 FLUSH FRAMED	LUS210
11 7/8" TJI 110 FLUSH FRAMED	IUS1.81/11.88
11 7/8" TJI 110 HUNG FROM HSS	ITS1.81/11.88
14" TJI 110 FLUSH FRAMED	IUS1.81/14
14" TJI 230 FLUSH FRAMED	IUS2.37/14
14" TJI 360 FLUSH FRAMED	IUS2.37/14
ROOF JOISTS AT INTERIOR AND EXTERIOR BEARING WALLS	H2.5A

ALL HARDWARE MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED ALTERNATE.

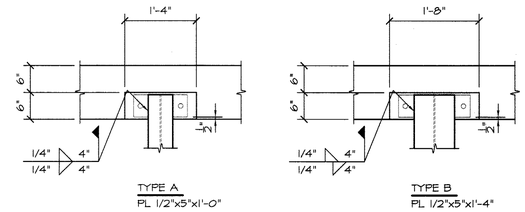
ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED WOOD TO HAVE Z-MAX COATING.



BASE PL DETAILS

3/4" = 1'-0"

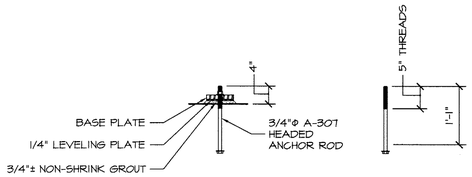
THICKNESS = 3/4"
HOLE DIA. = 1 1/16"
HOLE EDGE DISTANCE = 1 1/2
SEE TYPICAL ANCHOR ROD DETAIL



BEARING PL DETAILS

3/4" = 1'-0"

HOLE DIA. = 1 1/16"
HOLE EDGE DISTANCE = 1 1/2"
SEE TYPICAL ANCHOR ROD DETAIL



TYPICAL ANCHOR ROD DETAIL

3/4"=1'-0"

22 Oakmont Drive
Old Orchard Beach ME
04064-4121
Tel 207.934.8038
Fax 207.934.8039

STRUCTURAL DESIGN CONSULTING

STATE OF MAINE
DAVID TETREAULT
4840
REGISTERED PROFESSIONAL ENGINEER

OWNER: Danforth on High, LP
309 Cumberland Ave.
Portland, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

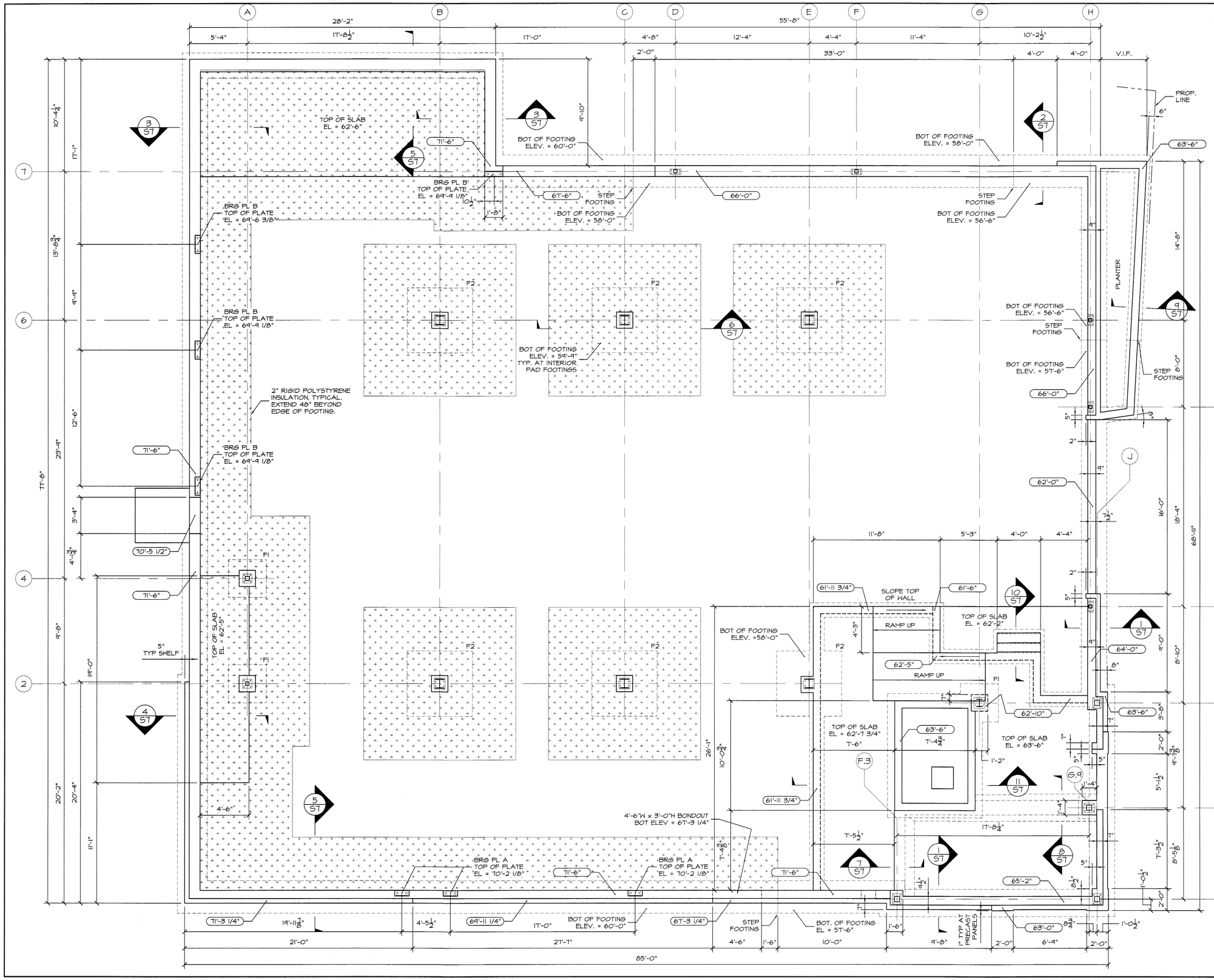
Revisions:

Scale: As Noted

Date: Jun 04, 2012

General Notes
Structural Schedules
Typical Details

S0.1



FOUNDATION PLAN

1/4"=1'-0"

XX'-XX" INDICATES TOP OF CONCRETE WALL OR SHELF ELEV.

FX INDICATES SPREAD FOOTING TYPE. SEE SHEET S0.1

ALL CONCRETE SLABS ARE 4" THICK FIBER-REINFORCED OVERLAYING A VAPOR BARRIER ON COMPACTED INORGANIC FILL.

ALL HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

REFER TO "REPORT OF SUBSURFACE AND FOUNDATION INVESTIGATION" PREPARED BY SEEBASO TECHNICS DATED JULY 17, 2007 FOR ADDITIONAL INFORMATION REGARDING SUBSURFACE CONDITIONS, CONSTRUCTION CONSIDERATIONS AND RECOMMENDATIONS.

Project North: E, S, W

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04064-4121
Tel 207.934.8038
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STATE OF MAINE
DAVID TETREAULT
4840
REGISTERED PROFESSIONAL ENGINEER

OWNER: Danforth on High, LP
309 Cumberland Ave.
Portland, ME 04101

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(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: Jun 04, 2012

Foundation Plan

S1.0

1st FLOOR FRAMING PLAN

1/4"=1'-0"

TOP OF STEEL EL = 71'-6".

* DESIGNATES STEEL BEAMS REQUIRING SOLID BLOCKING ABOVE. SEE SECTION 5/S8.

FLOOR SHEATHING IS 3/4" ADVANTECH. TOP OF SHEATHING EL = 72'-8 1/8".

FLOOR FRAMING IS 11 7/8" TJI 110 @ 16" UNLESS NOTED.

BEARING WALLS ARE 2x6@16" WITH DOUBLE TOP PLATE UNLESS NOTED.

SEE SHEET S0.1 FOR HEADER AND FRAMING HARDWARE SCHEDULES.

Project North

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STATE OF MAINE
DAVID TETREAULT
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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
Issued for 90% MSHA Review

Scale
1/4" = 1'-0"

Date
Jun 04, 2012

1st Floor Framing Plan

S2.0

2nd FLOOR FRAMING PLAN

1/4"=1'-0"

FLOOR SHEATHING IS 3/4" ADVANTECH. TOP OF SHEATHING EL = 83'-3 1/8".

FLOOR FRAMING IS 20" DEEP PARALLEL CHORD TRUSSES @ 24" UNLESS NOTED. DOUBLE MEMBERS WHERE SHOWN GRAPHICALLY.

FLOOR TRUSS LOADING CRITERIA:

TOP CHORD	
DEAD LOAD	17 PSF
LIVE LOAD	40 PSF
BOTTOM CHORD	
DEAD LOAD	8 PSF

BEARING WALLS ARE 2x6@16" WITH DOUBLE TOP PLATE UNLESS NOTED.

SEE SHEET S0.1 FOR HEADER AND FRAMING HARDWARE SCHEDULES.

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STATE OF MAINE
DAVID
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4840
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OWNER:
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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

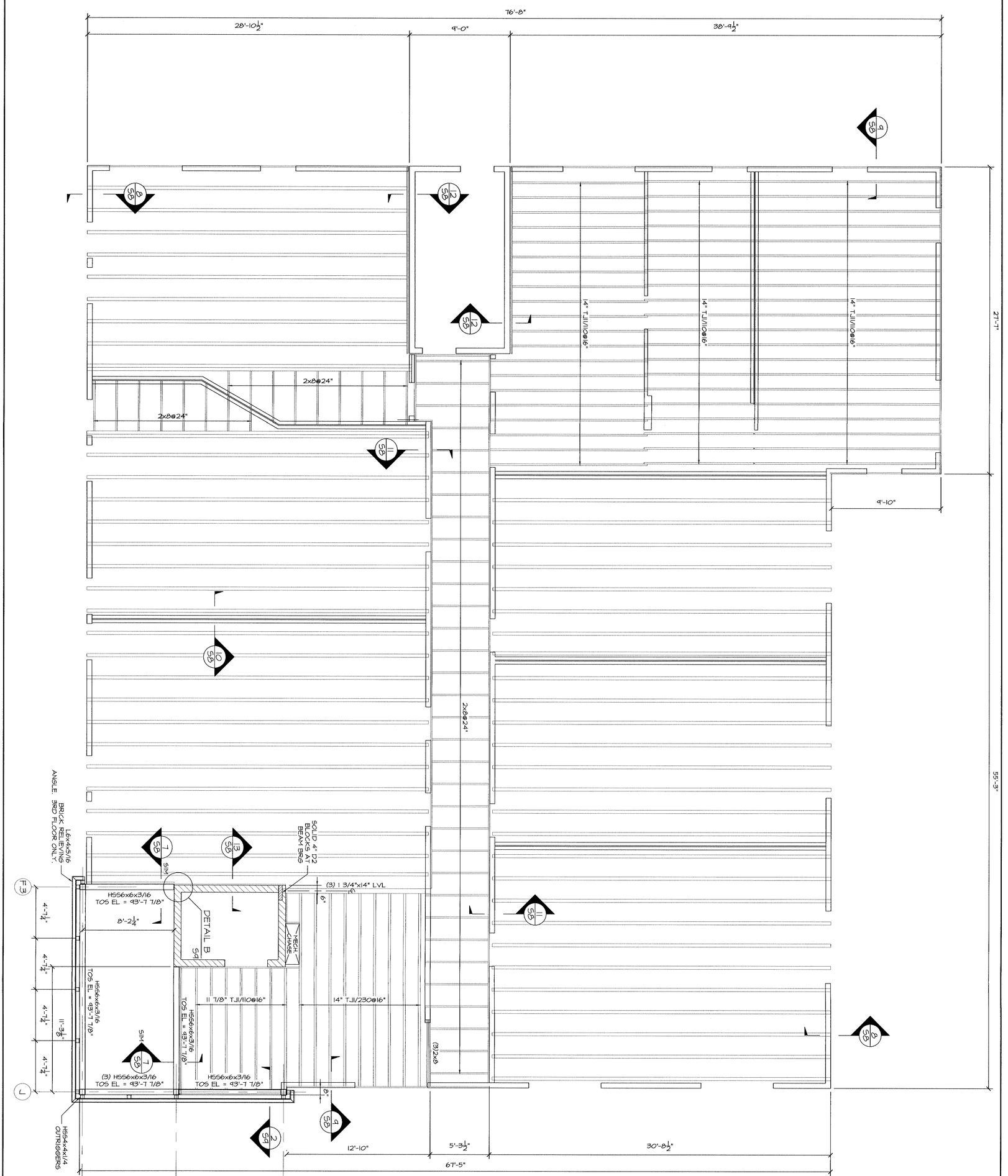
Revisions:

Scale 1/4" = 1'-0"

Date Jun 04, 2012

2nd Floor Framing Plan

S3.0



3rd FLOOR FRAMING PLAN
1/4"=1'-0"

FLOOR SHEATHING IS 3/4" LP/ADVANTECH. TOP OF SHEATHING EL. = 93'-10 1/8".

FLOOR FRAMING IS 20" DEEP PARALLEL CHORD TRUSSES @ 24" UNLESS NOTED.

FLOOR TRUSS LOADING CRITERIA:
TOP CHORD
DEAD LOAD 17 PSF
LIVE LOAD 40 PSF
BOTTOM CHORD
DEAD LOAD 8 PSF

BEARING WALLS ARE 2x6@16" WITH DOUBLE TOP PLATE UNLESS NOTED.

SEE SHEET S01 FOR HEADER AND FRAMING HARDWARE SCHEDULES.

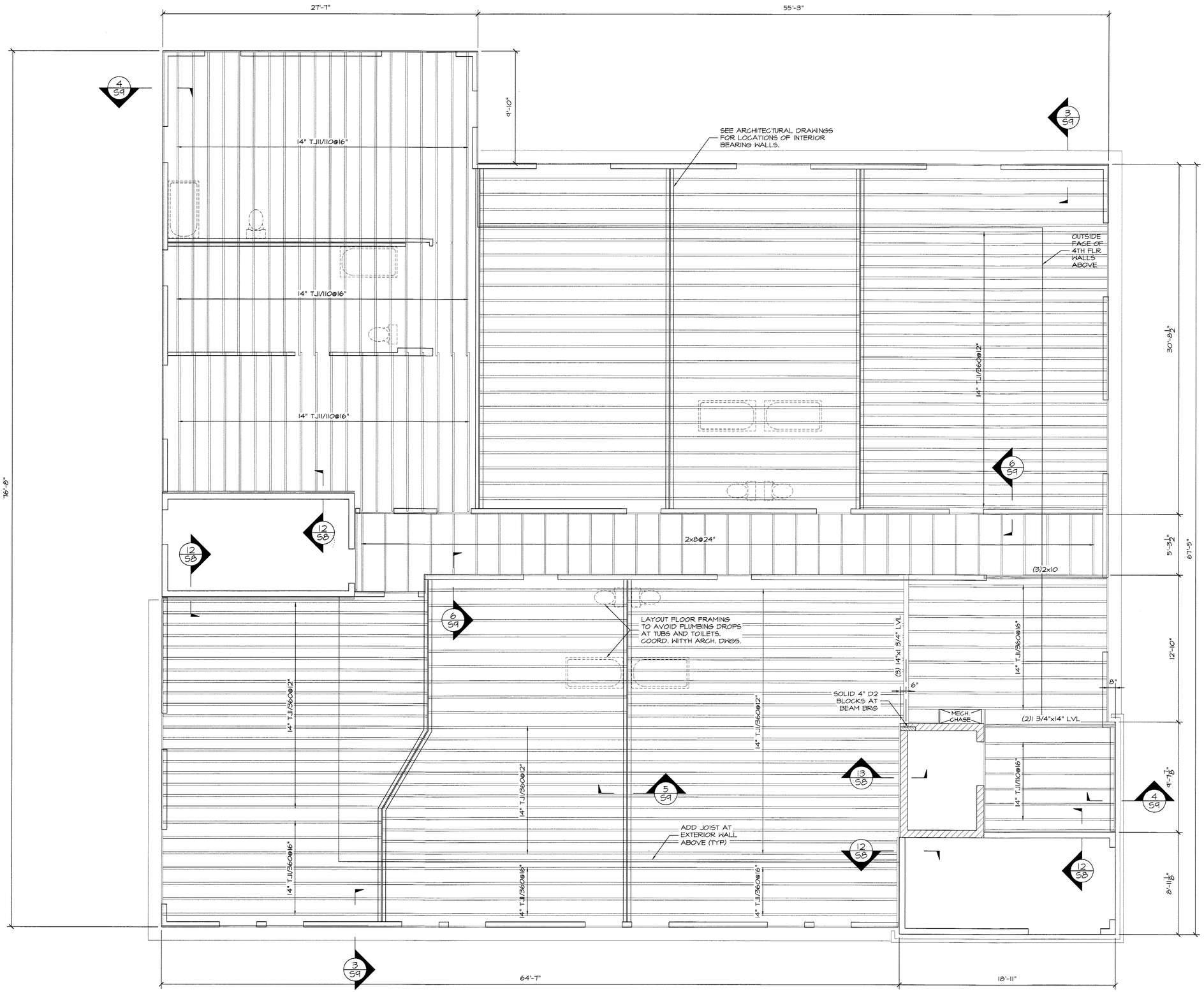
Project North

STRUCTURAL DESIGN CONSULTING

22 Oakmont Drive
Old Orchard Beach ME
04064–4121

Tel 207.934.8038
Fax 207.934.8039

S4.0	Date: Jun 04, 2012	Scale: 1/4" = 1'-0"	Revisions:	Project: DANFORTH ON HIGH 81 DANFORTH STREET PORTLAND, MAINE	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER: Danforth on High, LP 309 Cumberland Ave. Portland, ME 04101
	3rd Floor Framing Plan					STATE OF MAINE DAVID TETREAULT 4840 LICENSED PROFESSIONAL ENGINEER



LOW ROOF/4th FLOOR FRAMING

1/4"=1'-0"

ROOF AND FLOOR SHEATHING IS 3/4" ADVANTECH. TOP OF SHEATHING EL = 103'-11 1/8".

LOW ROOF/4TH FLOOR FRAMING IS 14" TJI230 @ 16" UNLESS NOTED.

BEARING WALLS ARE 2x6@16" WITH DOUBLE TOP PLATE UNLESS NOTED.

SEE SHEET S0.1 FOR HEADER AND FRAMING HARDWARE SCHEDULES.

Project North E S W

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Tel 207.934.8038
Fax 207.934.8039

STATE OF MAINE 837 REGISTERED PROFESSIONAL ENGINEER
DAVID TETREAULT
4840

OWNER:
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309 Cumberland Ave.
Portland, ME 04101

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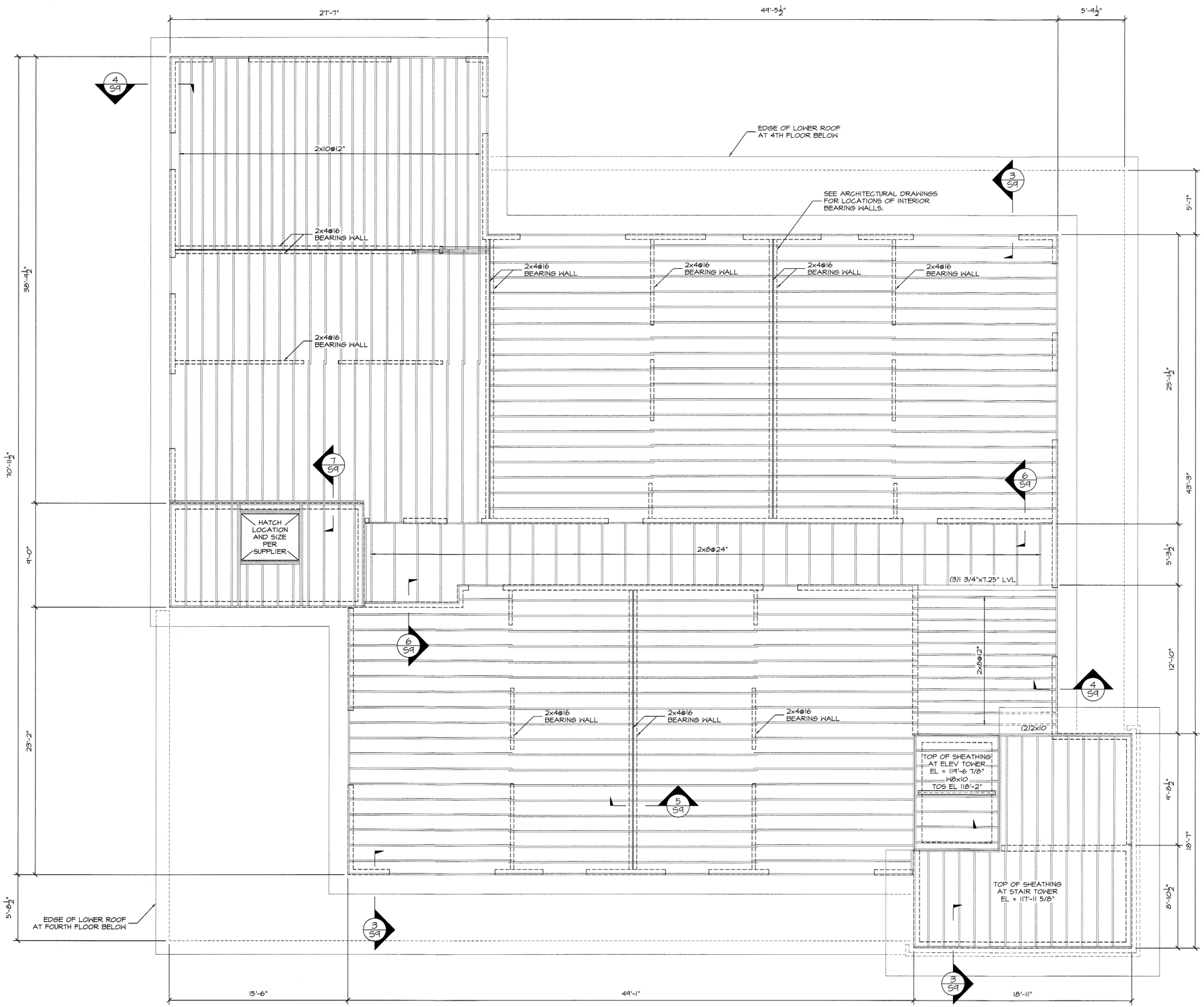
Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Date: Jun 04, 2012
Scale: 1/4" = 1'-0"

Low Roof/4th Floor Framing Plan

S5.0



UPPER ROOF FRAMING PLAN

1/4"=1'-0"

ROOF SHEATHING IS 3/4" ADVANTECH.
TOP OF SHEATHING EL = 114'-2 3/8" UNLESS NOTED.

ROOF FRAMING IS 2x10 @ 16" UNLESS NOTED.
DOUBLE MEMBERS WHERE SHOWN GRAPHICALLY.

BEARING WALLS ARE 2x6@16" WITH DOUBLE TOP PLATE UNLESS NOTED.

SEE SHEET S0.1 FOR HEADER AND FRAMING HARDWARE SCHEDULES.

Project North

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STATE OF MAINE
DAVID TETREAULT
4840
PROFESSIONAL ENGINEER

OWNER:
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ARCHETYPE, P.A.
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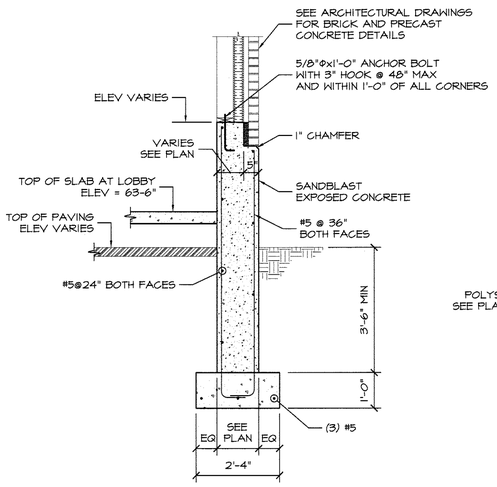
Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

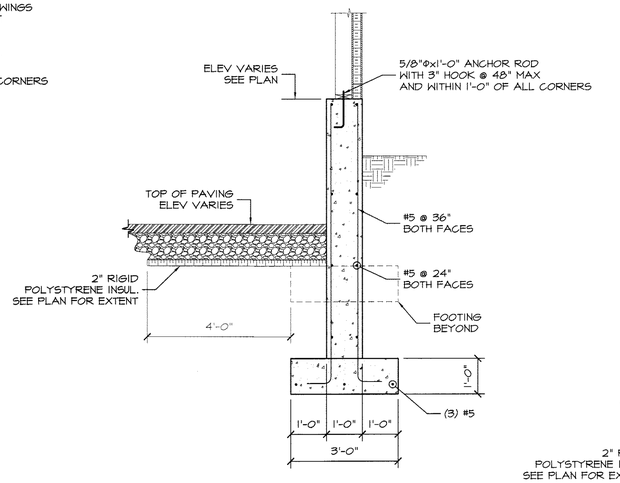
Date: Jun 04, 2012
Scale: 1/4" = 1'-0"

Upper Roof
Framing Plan

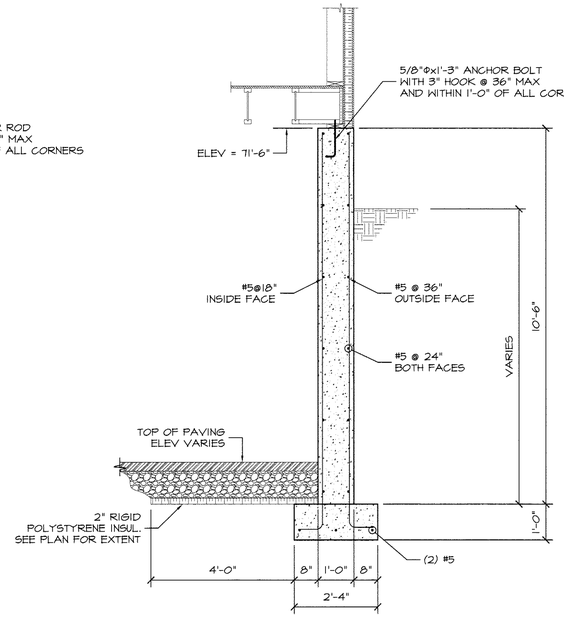
S6.0



SECTION 1
1/2"=1'-0" S1

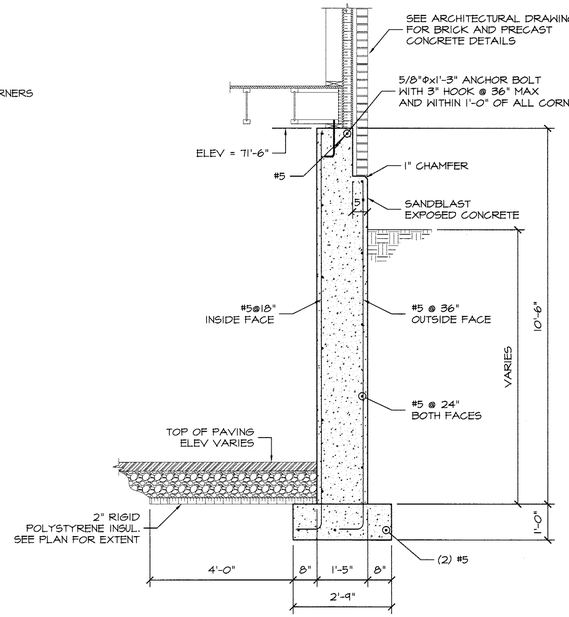


SECTION 2
1/2"=1'-0" S1



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

DO NOT BACKFILL UNTIL SECOND FLOOR FRAMING IS COMPLETED.

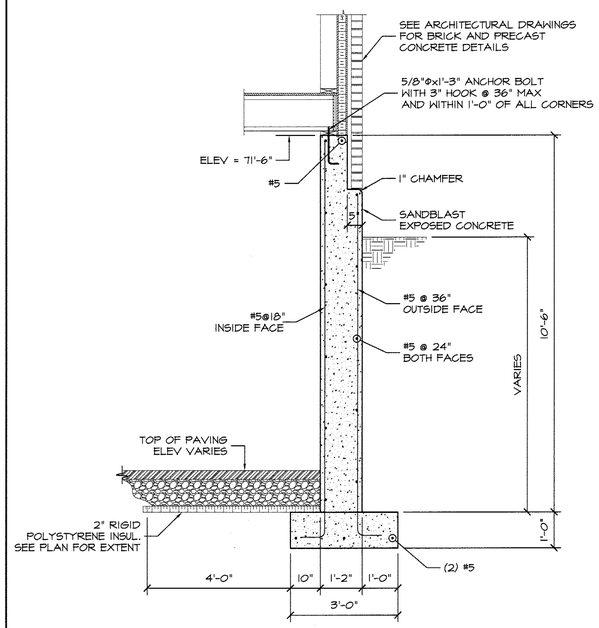


SECTION 4
1/2"=1'-0" S1

DO NOT BACKFILL UNTIL SECOND FLOOR FRAMING IS COMPLETED.

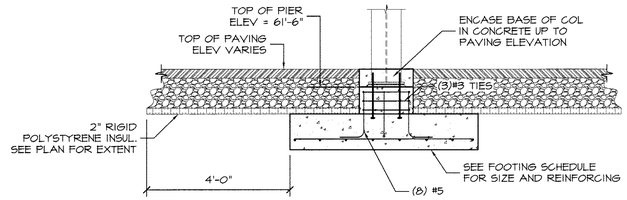
22 Odemont Drive
Old Orchard Beach, ME
04064-4121
Tel 207.934.8038
Fax 207.934.8039

STRUCTURAL DESIGN CONSULTING

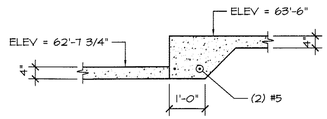


SECTION 5
1/2"=1'-0" S1

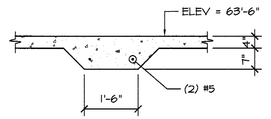
DO NOT BACKFILL UNTIL SECOND FLOOR FRAMING IS COMPLETED.



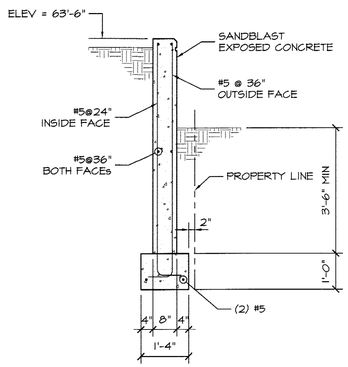
SECTION 6
1/2"=1'-0" S1



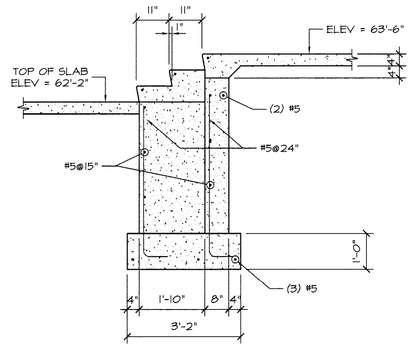
SECTION 7
1/2"=1'-0" S1



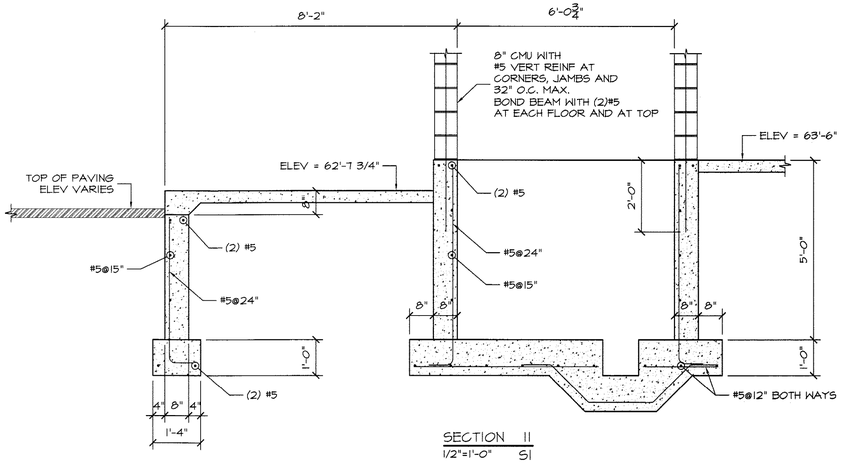
SECTION 8
1/2"=1'-0" S1



SECTION 9
1/2"=1'-0" S1



SECTION 10
1/2"=1'-0" S1



SECTION 11
1/2"=1'-0" S1

STATE OF MAINE
DAVID TETREAULT
4840
REGISTERED PROFESSIONAL ENGINEER

OWNER:
Danforth on High, LP
309 Cumberland Ave.
Portland, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

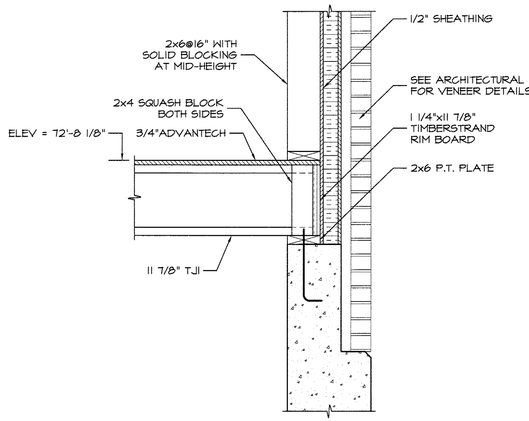
Revisions:

Scale 1/2"=1'-0"

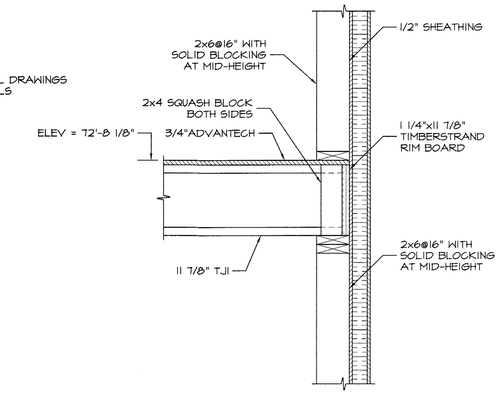
Date Jun 04, 2012

Foundation Sections and Details

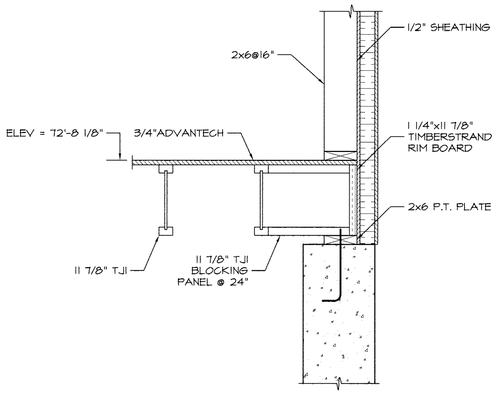
S7.0



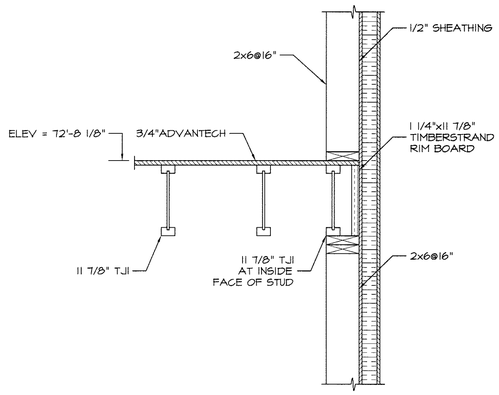
SECTION 1
1"=1'-0" S2



SECTION 2
1"=1'-0" S2



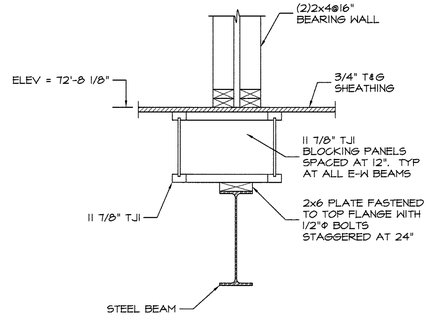
SECTION 3
1"=1'-0" S2



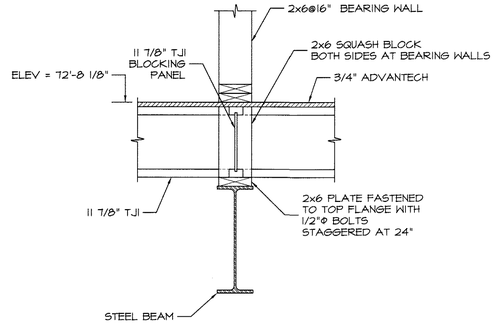
SECTION 4
1"=1'-0" S2

22 Oakmont Drive
Old Orchard Beach ME
04064-4121
Tel 207.934.8038
Fax 207.934.8039

STRUCTURAL DESIGN CONSULTING

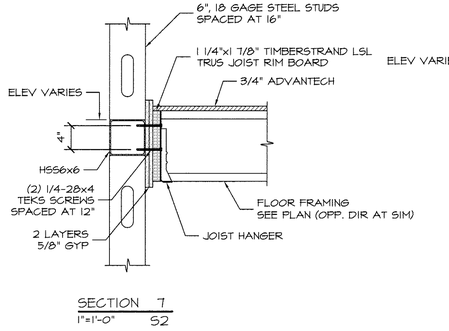


SECTION 5
1"=1'-0" S2

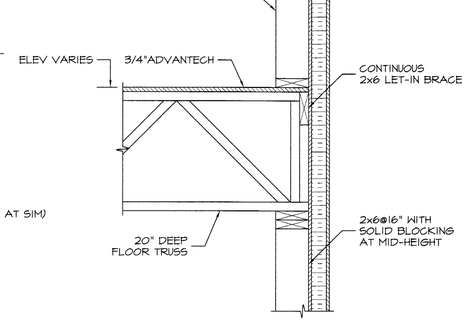


SECTION 6
1"=1'-0" S2

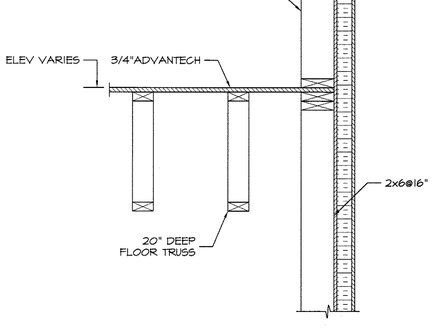
LAP JOISTS 1" BEYOND BEAM CENTERLINE. ELIMINATE SQUASH BLOCK WHERE THERE IS NO BEARING WALL ABOVE.



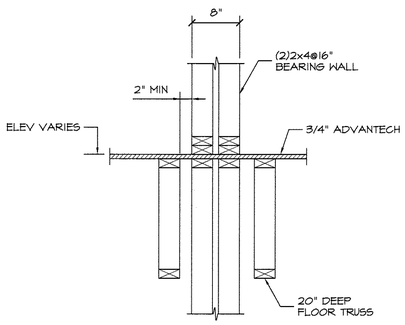
SECTION 7
1"=1'-0" S2



SECTION 8
1"=1'-0" S3 S4

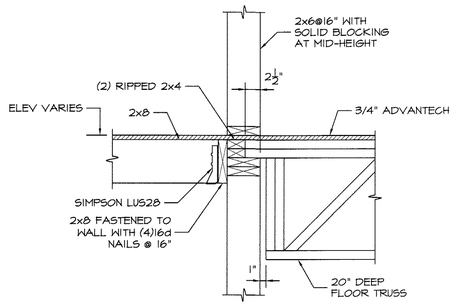


SECTION 9
1"=1'-0" S3 S4



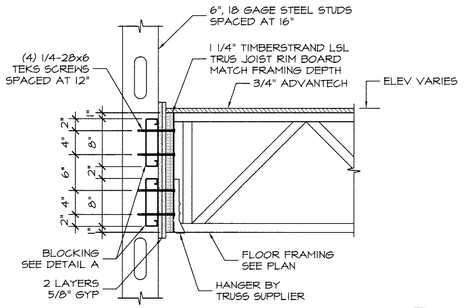
SECTION 10
1"=1'-0" S3 S4

ADJUST LAYOUT OF TRUSSES TO ALLOW BEARING WALLS TO EXTEND TO UNDERSIDE OF SHEATHING.

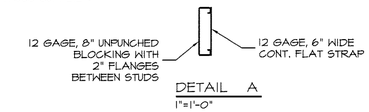


SECTION 11
1"=1'-0" S3 S4

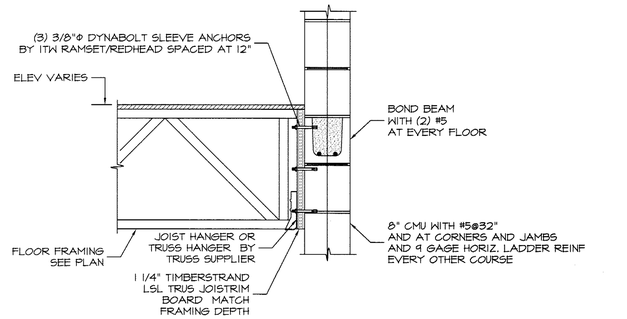
DESIGN TRUSSES FOR 1" GAP BETWEEN FACE OF BEARING AND FIRST VERTICAL WEB MEMBER



SECTION 12
1"=1'-0" S3-S5



DETAIL A
1"=1'-0"



SECTION 13
1"=1'-0" S3-S6

OWNER:
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309 Cumberland Ave.
Portland, ME 04101

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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

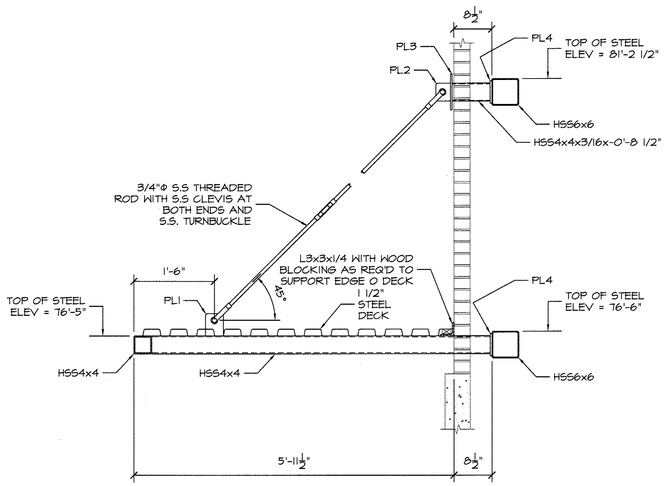
Revisions:

Scale: As Noted

Date: Jun 04, 2012

Framing Details

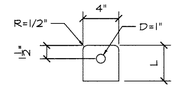
S8.0



SECTION 1
3/4"=1'-0" S3

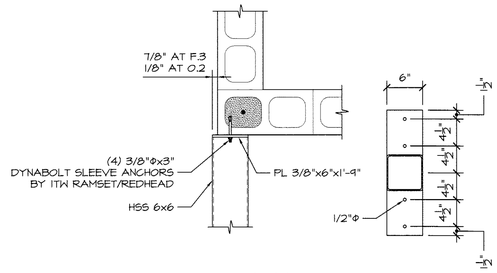
WALL CONSTRUCTION NOT SHOWN

CANOPY PLATE & HARDWARE SCHEDULE	
MARK	DESCRIPTION
P1	S.S. 3/8" SEE DETAIL A
P2	S.S. 3/8" SEE DETAIL A
P5	S.S. PL 3/8"x0'-8"Φ
P4	PL 3/8"x5"x0'-5"
CLEVIS	S.S. 2 1/2 WITH 0.625" GRIP
TURNBUCKLE	S.S. 3/4"

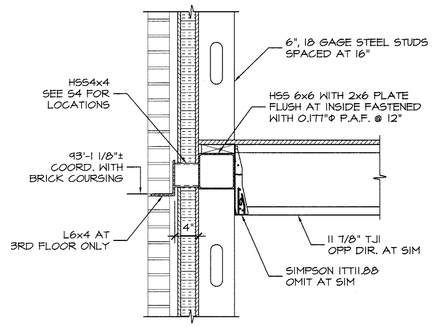


DETAIL A
1 1/2"=1'-0"

PL1 L=5"
PL2 L=3 1/4"

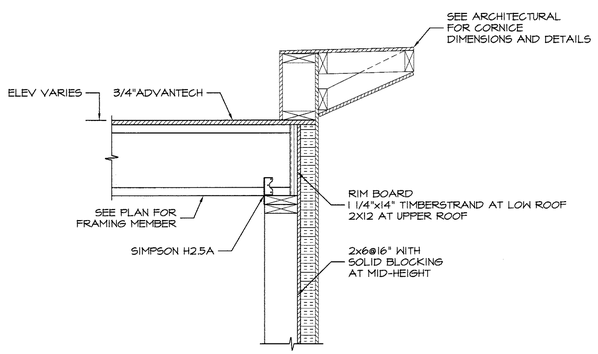


DETAIL B
1"=1'-0" S2-S4

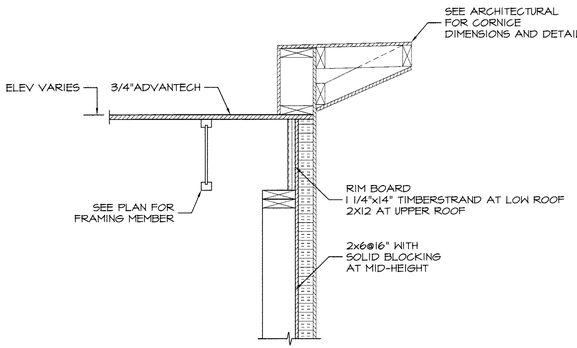


SECTION 2
1"=1'-0" S2-S4

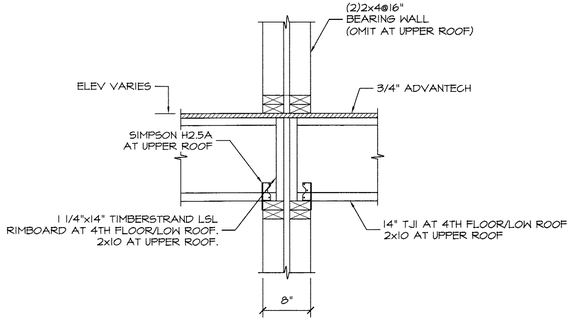
OMIT WOOD FRAMING AT STAIR TOWER



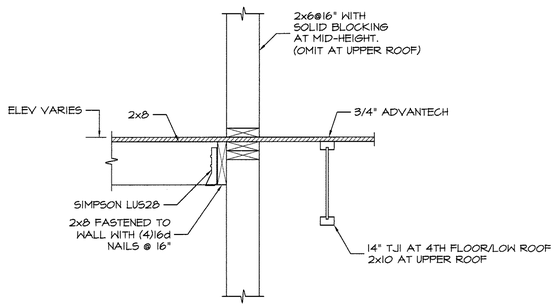
SECTION 3
1"=1'-0" S5 S6



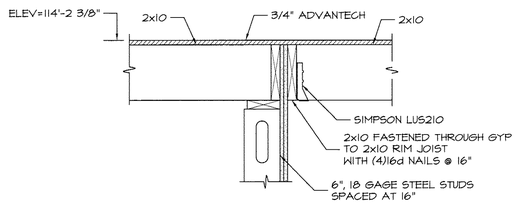
SECTION 4
1"=1'-0" S5 S6



SECTION 5
1"=1'-0" S5 S6



SECTION 6
1"=1'-0" S5 S6



SECTION 7
1"=1'-0" S6

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Tel 207.934.8038
Fax 207.934.8039

STRUCTURAL DESIGN CONSULTING

STATE OF MAINE
DAVID TETREAULT
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Project:

DANFORTH ON HIGH

81 DANFORTH STREET
PORTLAND, MAINE

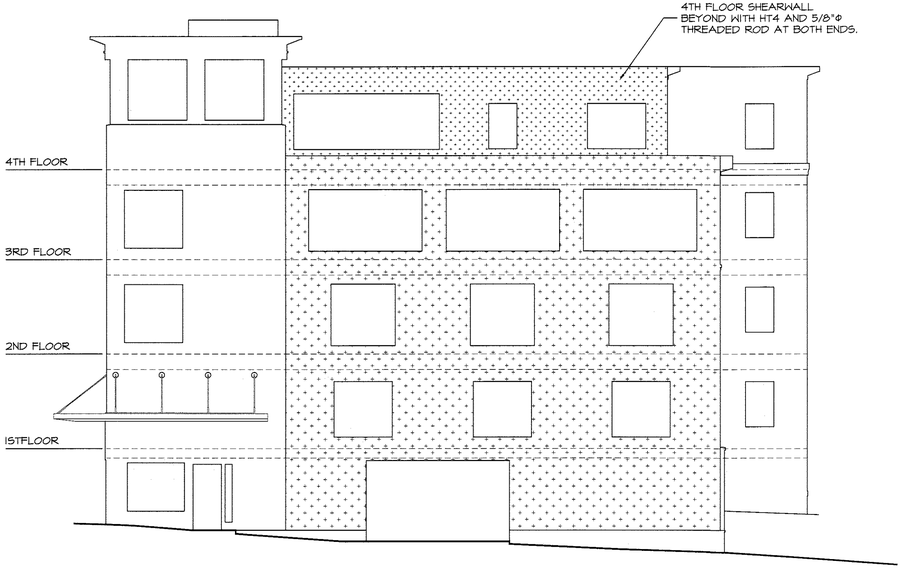
Revisions:

Scale: As Noted

Date: Jun 04, 2012

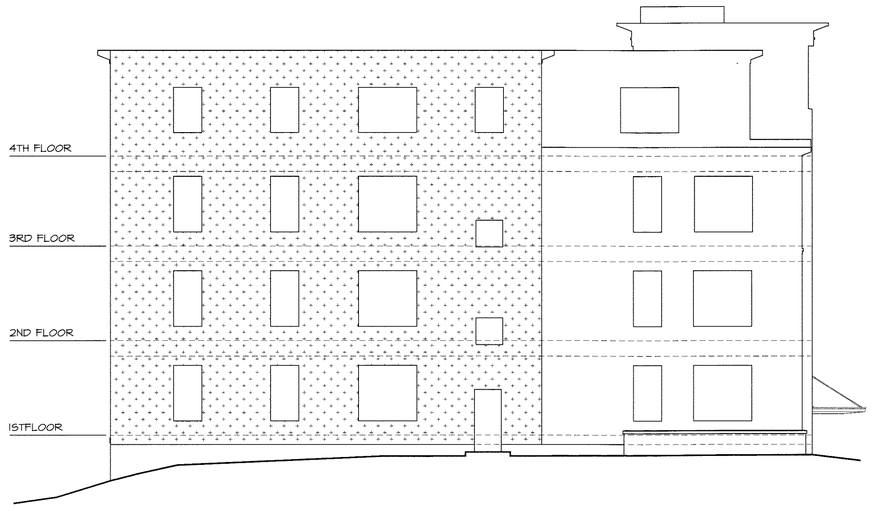
Framing Details

S9.0



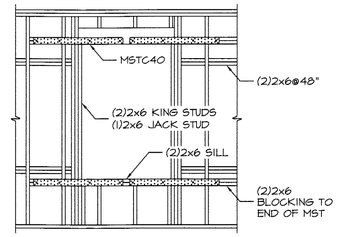
SOUTH SHEARWALL ELEVATION
1/8"=1'-0"

HATCHED AREA INDICATES EXTENT OF SHEARWALL. SEE SCHEDULE FOR FRAMING AND HARDWARE REQUIREMENTS.



NORTH SHEARWALL ELEVATION
1/8"=1'-0"

HATCHED AREA INDICATES EXTENT OF SHEARWALL. SEE SCHEDULE FOR FRAMING AND HARDWARE REQUIREMENTS.



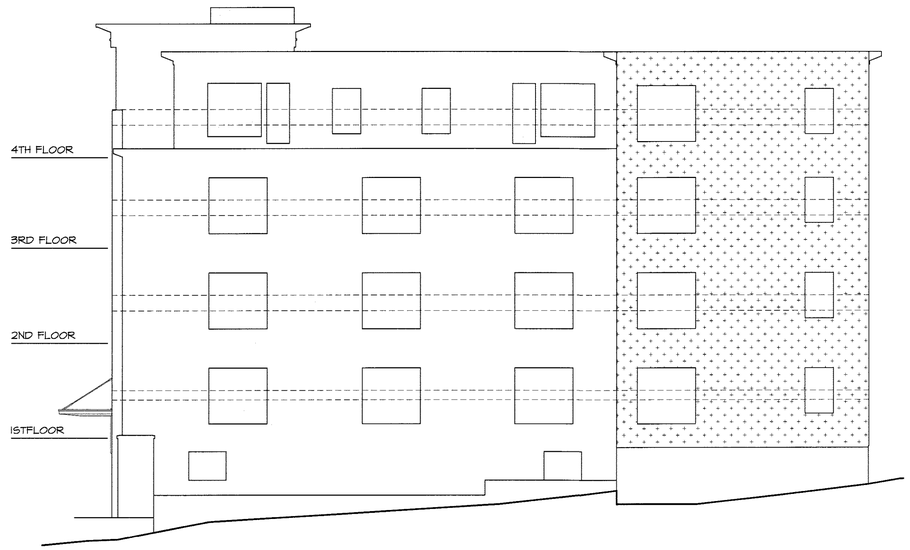
SHEARWALL OPENING DETAIL
3/8"=1'-0"

SHEARWALL FRAMING HARDWARE	
MARK	PIECE
SHEARWALL ENDS AT EACH FRAMED FLOOR	SIMPSON HTT4 WITH 5/8"Φ THREADED ROD NAILED TO UPPER AND LOWER STUDS WITH (18) 16d NAILS BOTH ENDS OF SHEARWALL
WINDOW HEADERS AND SILLS	SIMPSON MSTC40 OUTSIDE NAILED WITH 16d SINKERS. (2) 2x6 SOLID BLOCKING BEYOND HEADER FOR LENGTH OF STRAP. SEE DEATOL BELOW.
SHEARWALL ENDS AT FOUNDATION	SIMPSON HTT4 NAILED TO STUDS WITH (18) 16d NAILS AND SCREWED TO CONCRETE WITH SIMPSON 1/2"x13" TITEN HD SCREW ANCHOR. BOTH ENDS OF SHEARWALL
BOTTOM PLATE AT FOUNDATION	5/8"x8" SIMPSON TITEN SCREW ANCHOR SPACED AT 72" MAX.

ALL HARDWARE BY SIMPSON STRONGTIE.

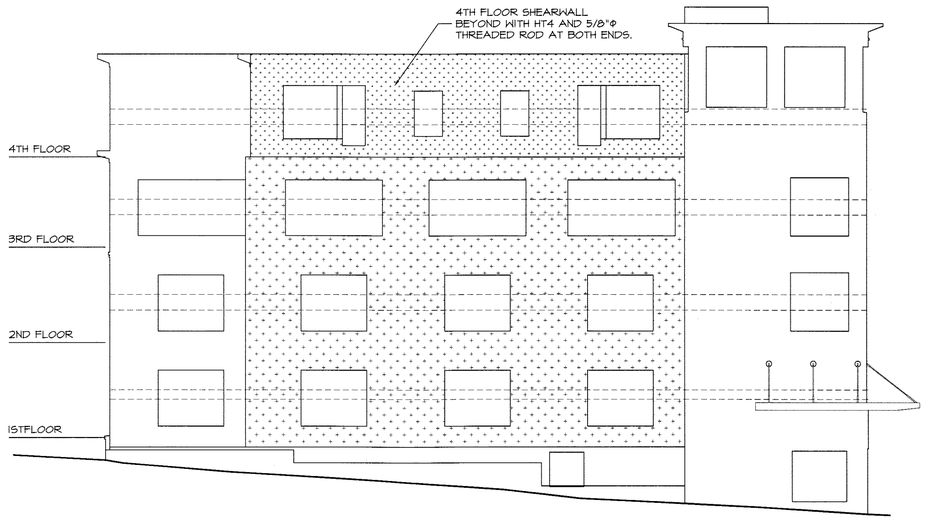
SHEARWALL FRAMING IS 2x6@16" WITH DOUBLE TOP PLATE. 2x6 HORIZONTAL BLOCKING ALIGNED WITH PANEL EDGES AT 48", (2)2x6 STUDS AT ENDS OF WALL. SEE S01 FOR HEADER SIZES HEADERS. ALL SHEARWALL HEADERS ARE SUPPORTED BY (2)2x6 KING STUDS AND (1)2x6 JACK STUD.

SHEARWALLL SHEATHING IS 1/2" CDX PLYWOOD APPLIED HORIZONTALLY AND NAILED TO PANEL EDGES AND BLOCKING WITH 10d NAILS STAGGERED AND SPACED AT 3" AND TO INTERMEDIATE STUDS WITH 10d NAILS SPACED AT 12".



EAST SHEARWALL ELEVATION
1/8"=1'-0"

HATCHED AREA INDICATES EXTENT OF SHEARWALL. SEE SCHEDULE FOR FRAMING AND HARDWARE REQUIREMENTS.



WEST SHEARWALL ELEVATION
1/8"=1'-0"

HATCHED AREA INDICATES EXTENT OF SHEARWALL. SEE SCHEDULE FOR FRAMING AND HARDWARE REQUIREMENTS.

22 Oakmont Drive
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STRUCTURAL DESIGN CONSULTING

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale 1/8" = 1'-0"

Date Jun 04, 2012

Shearwall Elevations

S10.0

MECH ROOM
08
C.I.P. SLAB
ON GRADE

ELEC ROOM
07
C.I.P. SLAB
ON GRADE

W15

48 WIDE x 36 HIGH INTAKE LOUVER

48 WIDE x 36 HIGH INTAKE LOUVER

24"w x 24"l x 24"d PIT
CONTAINING 3" ROCK
TYPICAL AT EACH DOWNSPOUT

C.I.P. CONCRETE PLANTER

W1

01 02 03 04 05 06 COMPACT 07

18'-6" TYPICAL

9'-0" 8'-6" TYPICAL 7'-6" 9'-0"

21 WALL MOUNTED SINGLE BIKE
TRAC BICYCLE MOUNTS WITHOUT LOCKS
#16-1039 BY HIGHLAND PRODUCTS GROUP LLC

PARKING
06
ASPHALT

STAIR ABOVE

16'-0" x 8'-0" OVERHEAD DOOR -
"ALUMINUM 511" BY OVERHEAD DOOR WITH
REMOTE OPENING AND WEATHER SEALS

08 09 10 11 12 13

UP
STAIR 2
02

PRECAST CONC. CURB - TYPICAL

INSULATE WALL AROUND
TRASH/RECYCLING WALL

TRASH & REC.
05
C.I.P. SLAB
ON GRADE

SPRINKLER
04

LOBBY
03

MAILBOXES

UP
STAIR
01

SPRAY APPLIED
FIREPROOFING TO COLUMN

INSULATE WALL
AROUND LOBBY

ENTRANCE DOOR
ON AUTOMATIC
OPENER

PRECAST SEAT

FACE OF PRECAST
IS 1" PROUD OF MASONRY

STORAGE
44 SQ. FT.

STORAGE 24 SQ. FT. | STORAGE 24 SQ. FT. | STORAGE 20 SQ. FT. | STORAGE 20 SQ. FT. | STORAGE 21 SQ. FT. | STORAGE 21 SQ. FT. | STORAGE 21 SQ. FT. | STORAGE 21 SQ. FT. | STORAGE 21 SQ. FT. | STORAGE 19 SQ. FT. | STORAGE 23 SQ. FT. | STORAGE 23 SQ. FT.

CHAINLINK FENCE AND GATES 6'-0" HIGH -
GATES TO OPEN OVER CARSTOPS

54 WIDE x 36 HIGH BONDOUT
FOR EXHAUST LOUVER

16 WIDE x 8 HIGH
BONDOUT FOR VENT

64'-7"

88'-0"

AREA
BASEMENT GROSS AREA
= 5,987 SQ. FT.

Project North

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

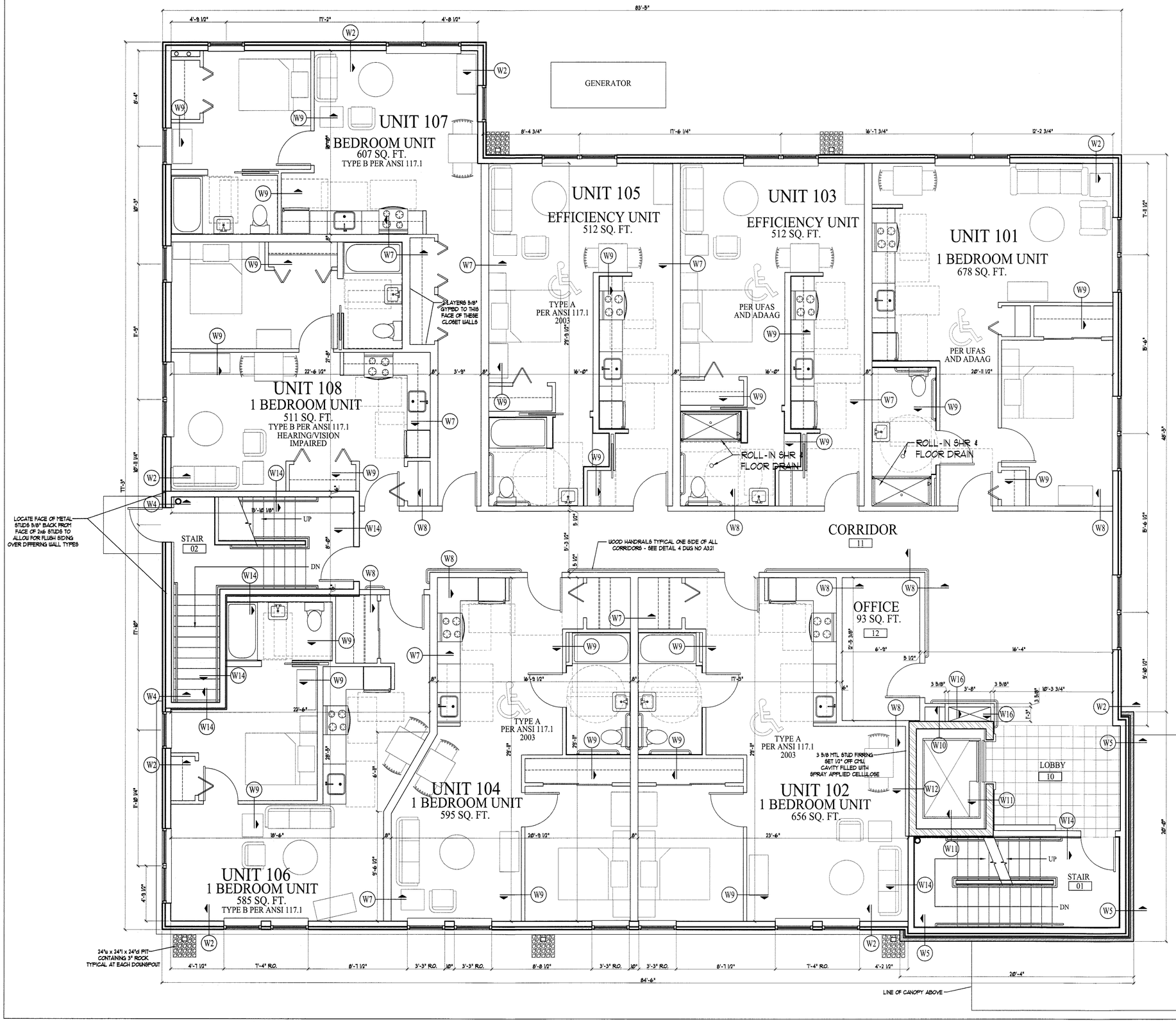
Revisions:
Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

BASEMENT FLOOR PLAN

A1.01



TOTAL UNIT COUNT	
1 BEDROOM UNITS =	24
EFFICIENCY UNITS =	6
TOTAL UNITS =	30

ACCESSIBLE UNIT COUNT *	
1 BEDROOM ACC. UNITS =	9
EFFICIENCY ACC. UNITS =	6
TOTAL ACCESSIBLE UNITS =	15

THE REMAINING UNITS ARE ALL TYPE B UNITS

* - REFER TO PLANS AND COVER SHEET FOR BREAKDOWN OF ACCESSIBLE UNITS INDICATING WHICH MEET UFAS & ADAAG, ANSI 117.1-2003 OR ANSI 117.1-1986

Project North

LICENSED ARCHITECT DAVID LLOYD NO. 985 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

FIRST FLOOR PLAN

A1.02

UNIT 207
1 BEDROOM UNIT
607 SQ. FT.
TYPE B PER ANSI 117.1

UNIT 205
EFFICIENCY UNIT
512 SQ. FT.

UNIT 203
EFFICIENCY UNIT
512 SQ. FT.

UNIT 201
1 BEDROOM UNIT
678 SQ. FT.

UNIT 208
1 BEDROOM UNIT
511 SQ. FT.
TYPE B PER ANSI 117.1

UNIT 204
1 BEDROOM UNIT
595 SQ. FT.

UNIT 202
1 BEDROOM UNIT
674 SQ. FT.

UNIT 206
1 BEDROOM UNIT
638 SQ. FT.
TYPE B PER ANSI 117.1

TYPE A PER ANSI 117.1 2003

TYPE A PER ANSI 117.1 1986

2 LAYERS 5/8" GYPBD TO THIS FACE OF THESE CLOSET WALLS

LOCATE FACE OF METAL STUDS 5/8" BACK FROM FACE OF 2x6 STUDS TO ALLOW FOR FLUSH SIDING OVER DIFFERING WALL TYPES

STAIR 02

STAIR 01

UP

DN

CORRIDOR 21

RESTROOM 23

COMMUNITY SPACE 217 SQ. FT. 22

LOBBY 20

WOOD HANDRAILS TYPICAL ONE SIDE OF ALL CORRIDORS - SEE DETAIL 4 DWG NO A3.21

DOORS ON MAGNETIC HOLDOPEN LINKED TO SMOKE DETECTOR

3 5/8 MTL STUD FIRRING SET 1/2" OFF CHU CAVITY FILLED WITH SPRAY APPLIED CELLULOSE

CANOPY BELOW

AREA
SECOND FLOOR GROSS AREA
= 5,960 SQ. FT.

Project North

LICENSED ARCHITECT DAVID LLOYD NO. 536 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

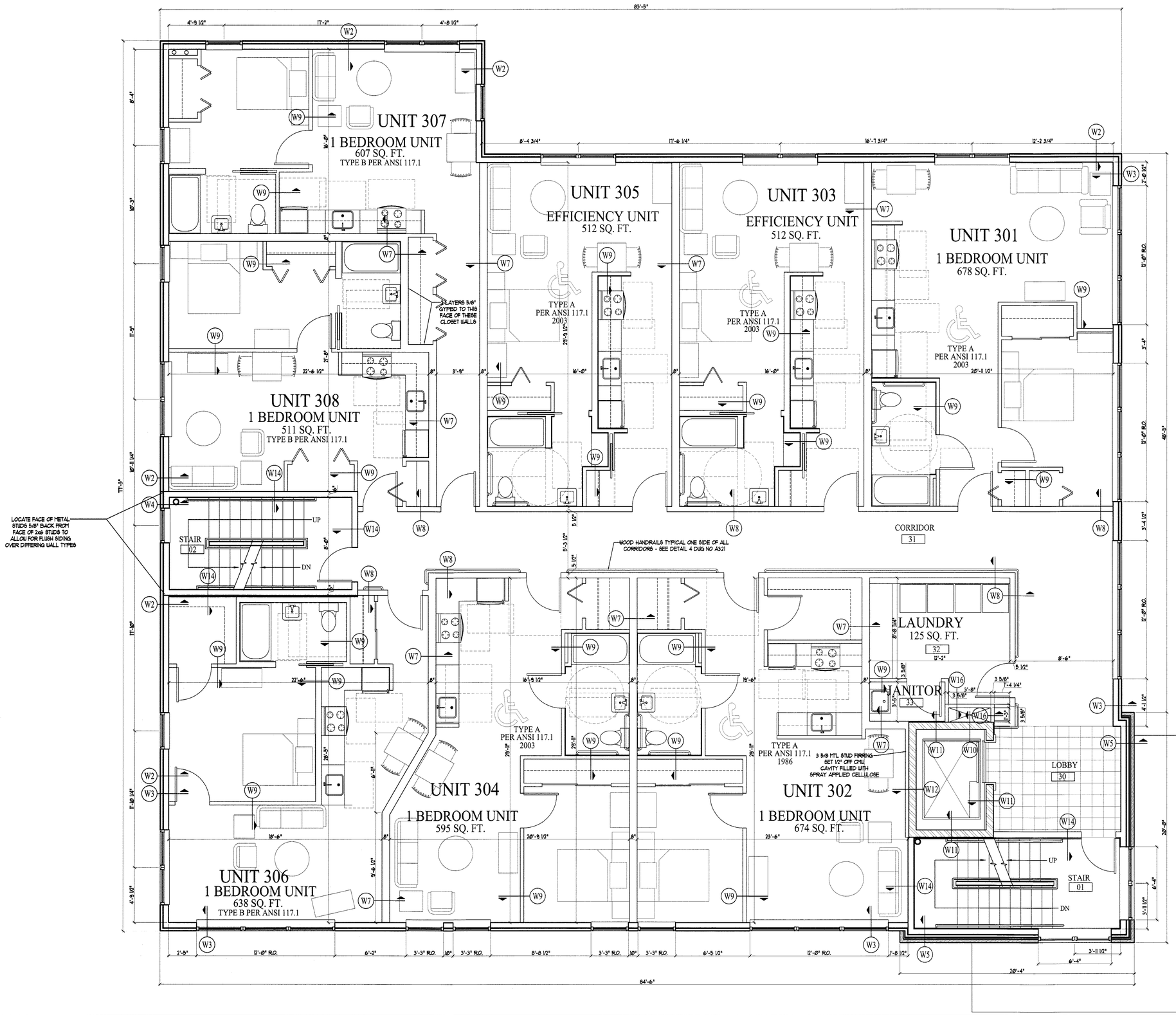
Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

SECOND FLOOR PLAN

A1.03



AREA
THIRD FLOOR GROSS AREA
= 5,960 SQ. FT.

Project North

E
S
W

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

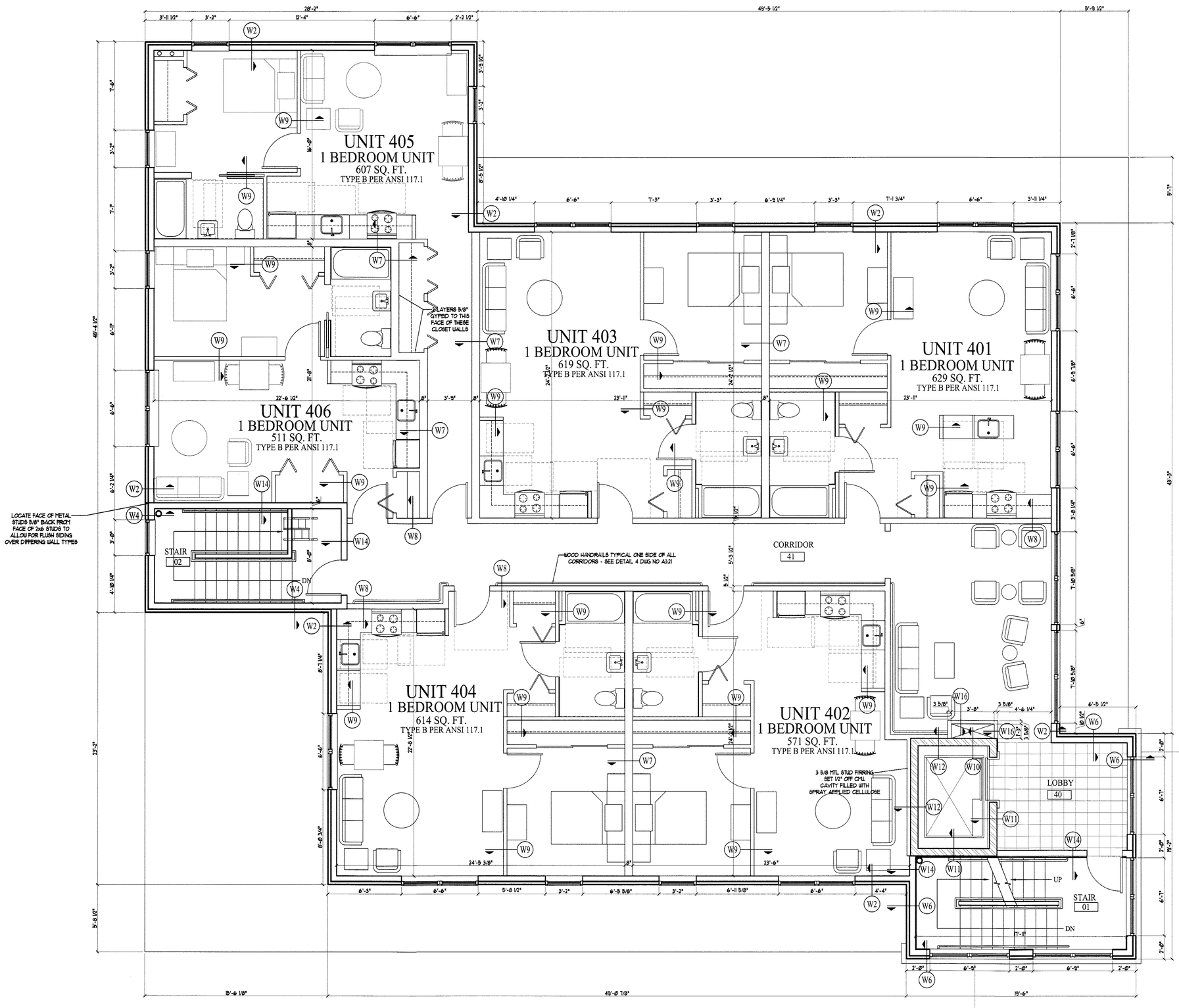
Revisions:
Issued for Bid - 29 June 2012

Scale
1/4" = 1'-0"

Date
4 June 2012

THIRD FLOOR PLAN

A1.04



AREA
FOURTH FLOOR GROSS AREA
= 4,634 SQ. FT.

Project North

E

S

W

LICENSED ARCHITECT
DAVID LLOYD
NO. 536
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

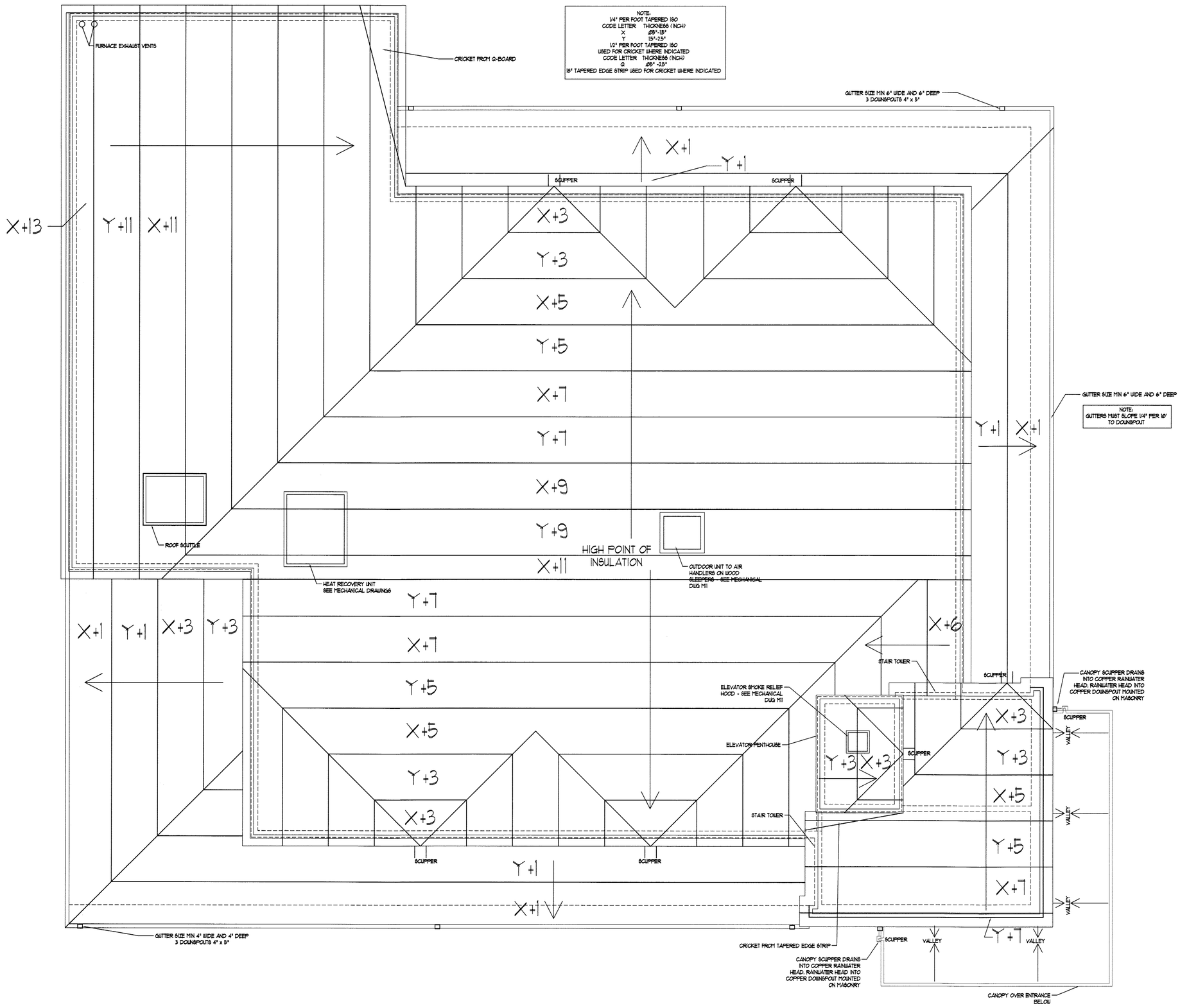
Revisions:
Issued for Bid - 29 June 2012

Scale
1/4" = 1'-0"

Date
4 June 2012

FOURTH FLOOR PLAN

A1.05



REGISTERED ARCHITECT
DAVID LLOYD NO. 3365
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
Issued for Bid - 29 June 2012

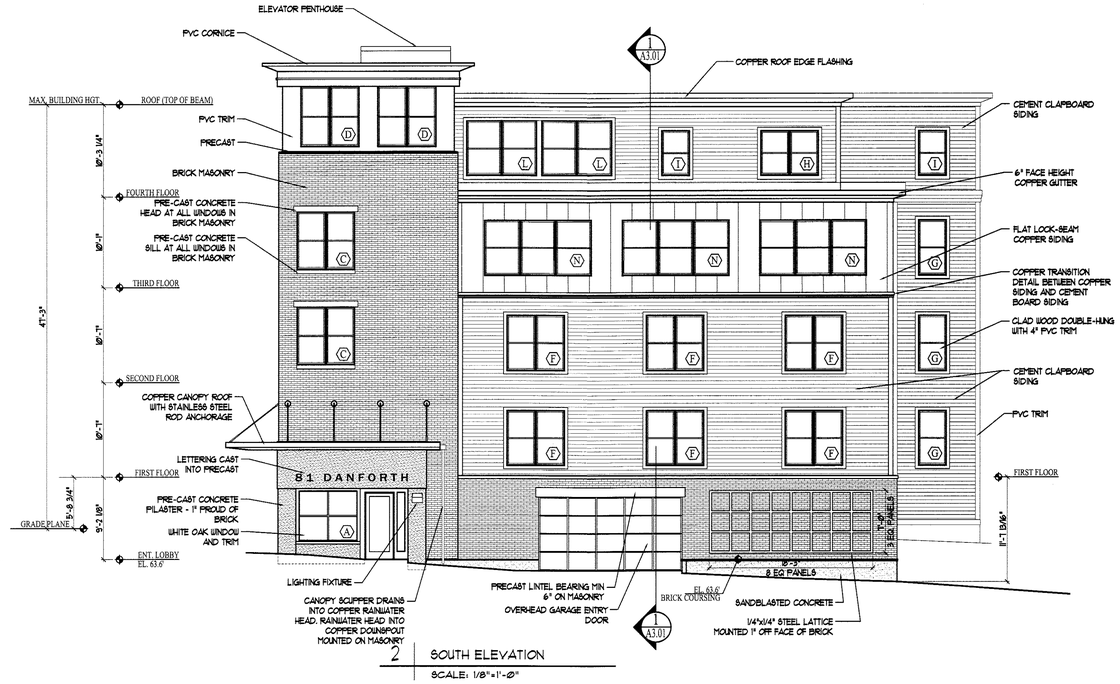
Scale
1/4" = 1'-0"

Date
4 June 2012

ROOF PLAN

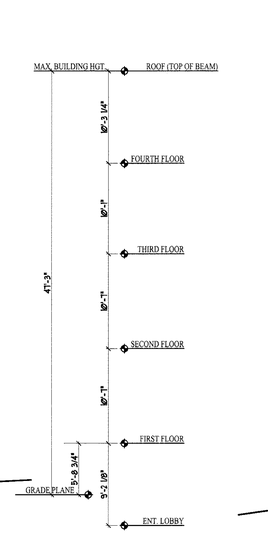
A1.06

1 WEST ELEVATION
SCALE: 1/8"=1'-0"



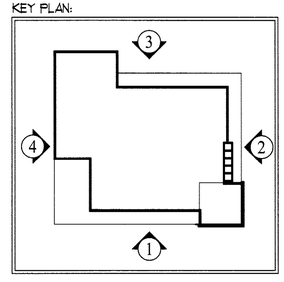
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

KEY PLAN:



LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH CONDOMINIUMS
81 DANFORTH STREET
PORTLAND, MAINE

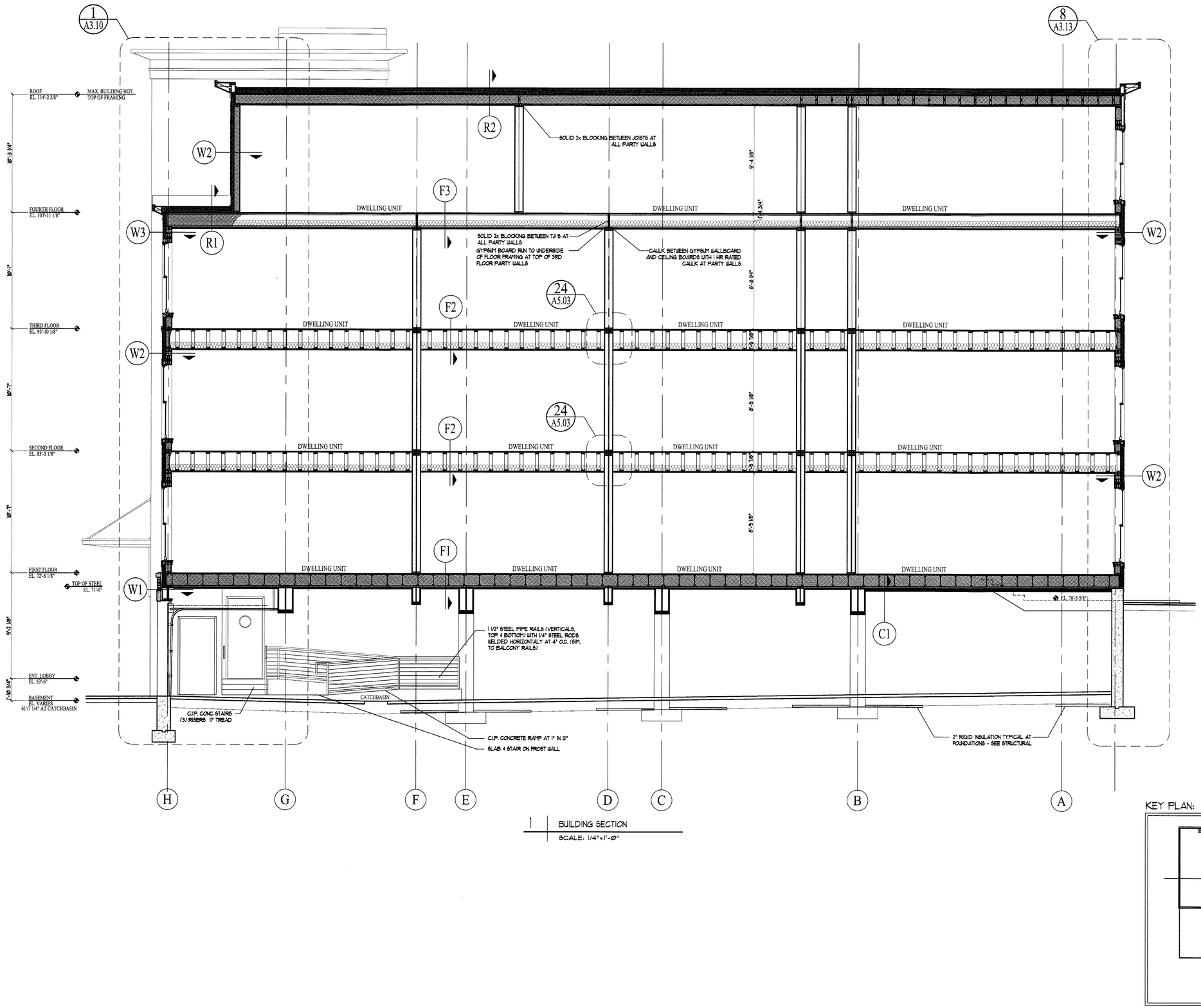
Revisions:
MSHA 50% Review
Issued for Bid - 29 June 2012

Scale
1/8" = 1'-0"

Date
4 June 2012

BUILDING ELEVATIONS

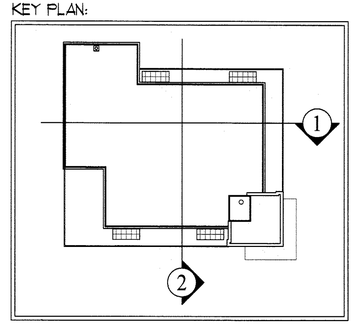
A2.01



1 BUILDING SECTION

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

KEY PLAN:



LICENSED ARCHITECT
DAVID LLOYD NO. 938
STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

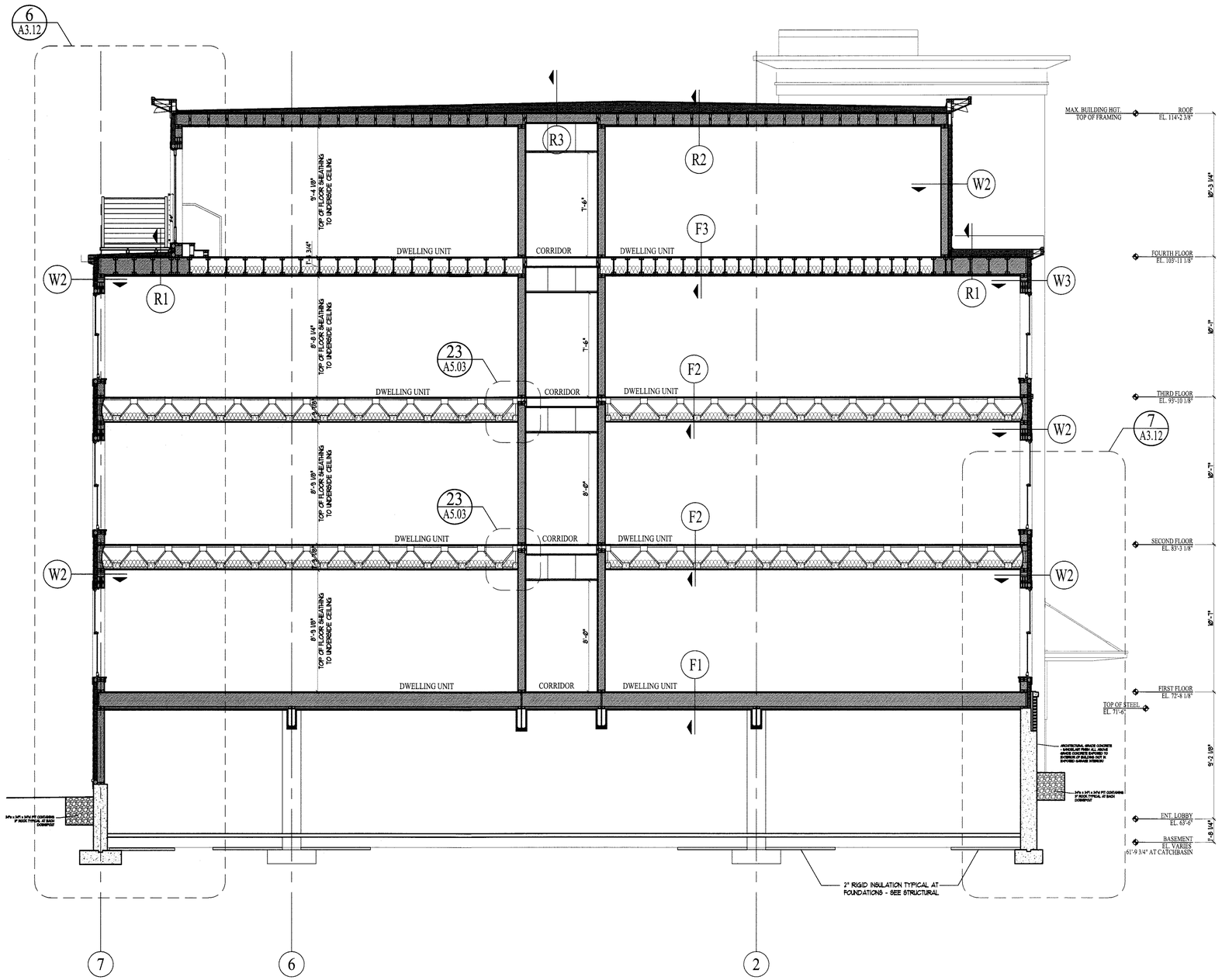
Revisions:
Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

BUILDING SECTION

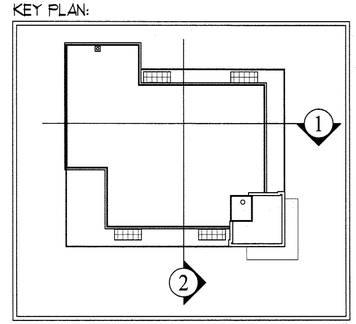
A3.01



2 BUILDING SECTION

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

KEY PLAN:



LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
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Project:
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81 DANFORTH STREET
PORTLAND, MAINE

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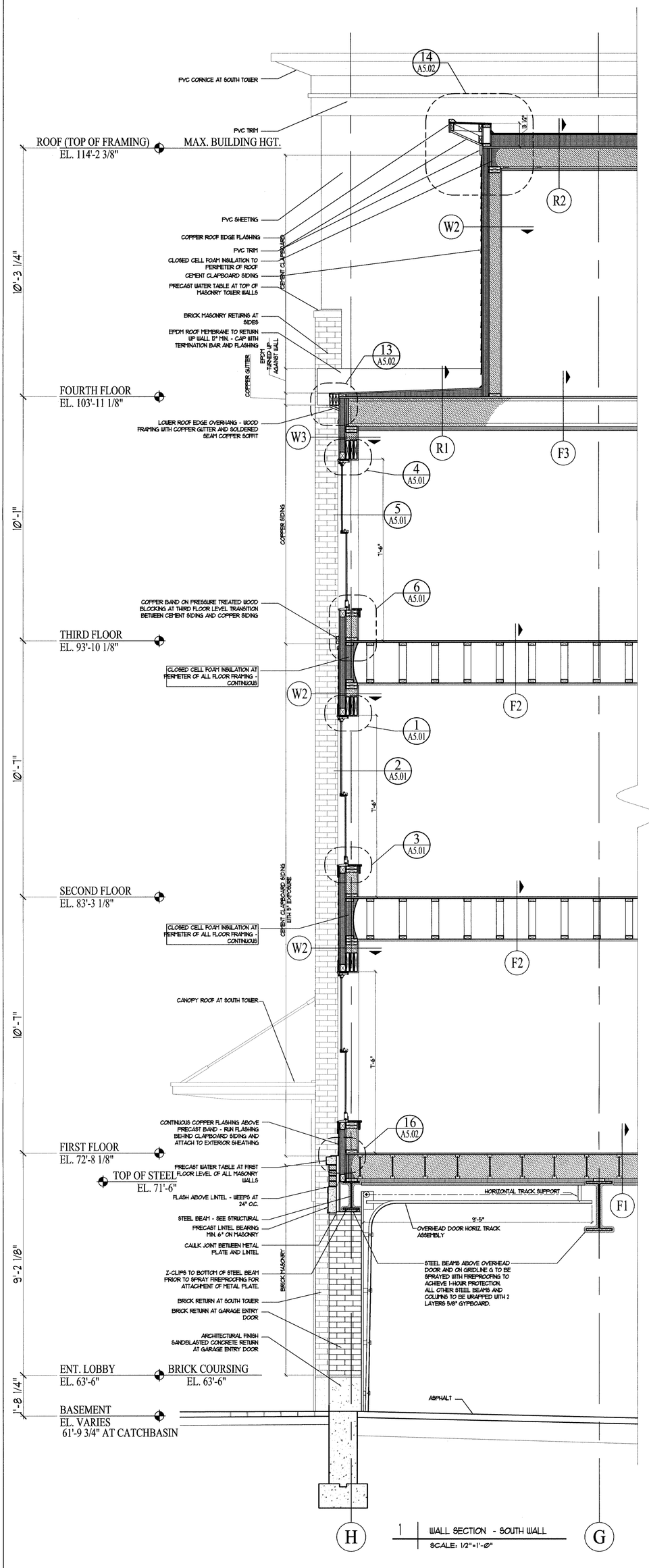
Scale
1/4" = 1'-0"

Date
4 June 2012

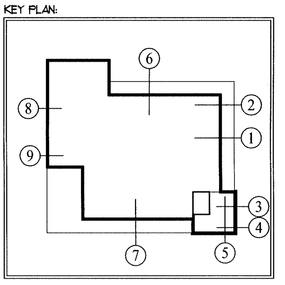
BUILDING SECTION

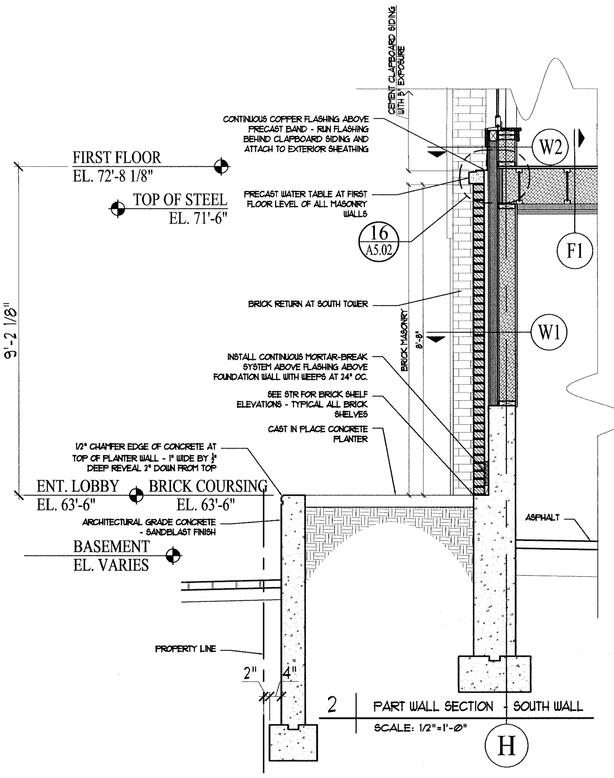
A3.02



1 WALL SECTION - SOUTH WALL
SCALE: 1/2"=1'-0"

KEY PLAN:





2 PART WALL SECTION - SOUTH WALL
SCALE: 1/2"=1'-0"

A3.10

Date	Scale
4 June 2012	1/2" = 1'-0"

WALL SECTIONS

Revisions:
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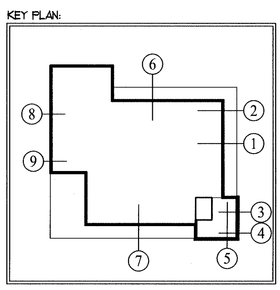
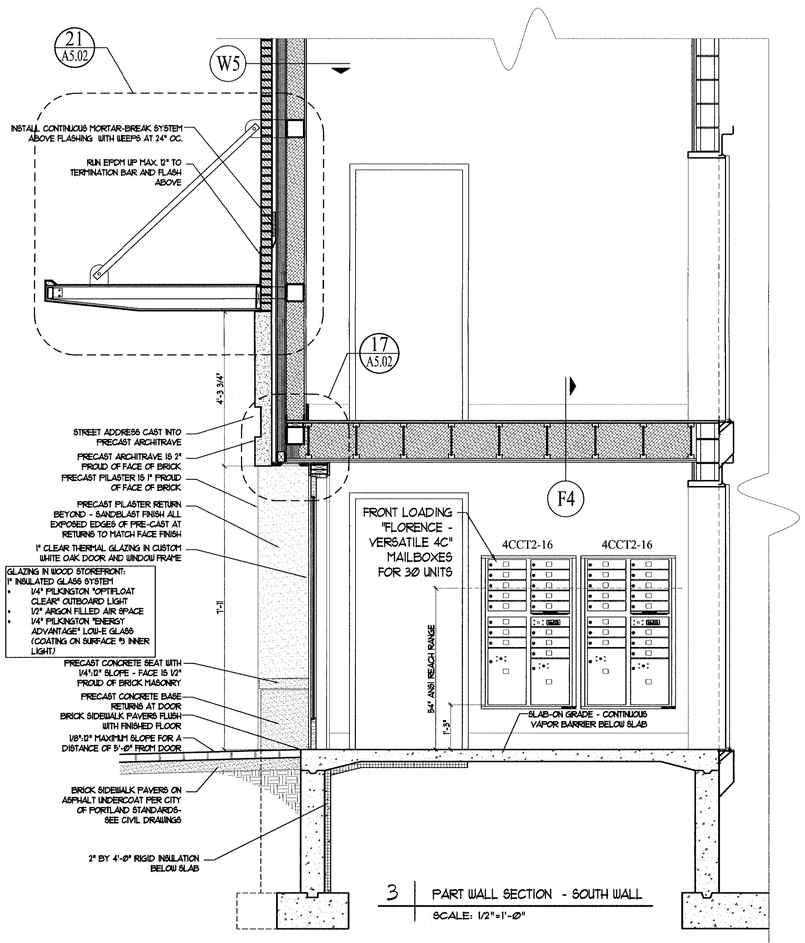
Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

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

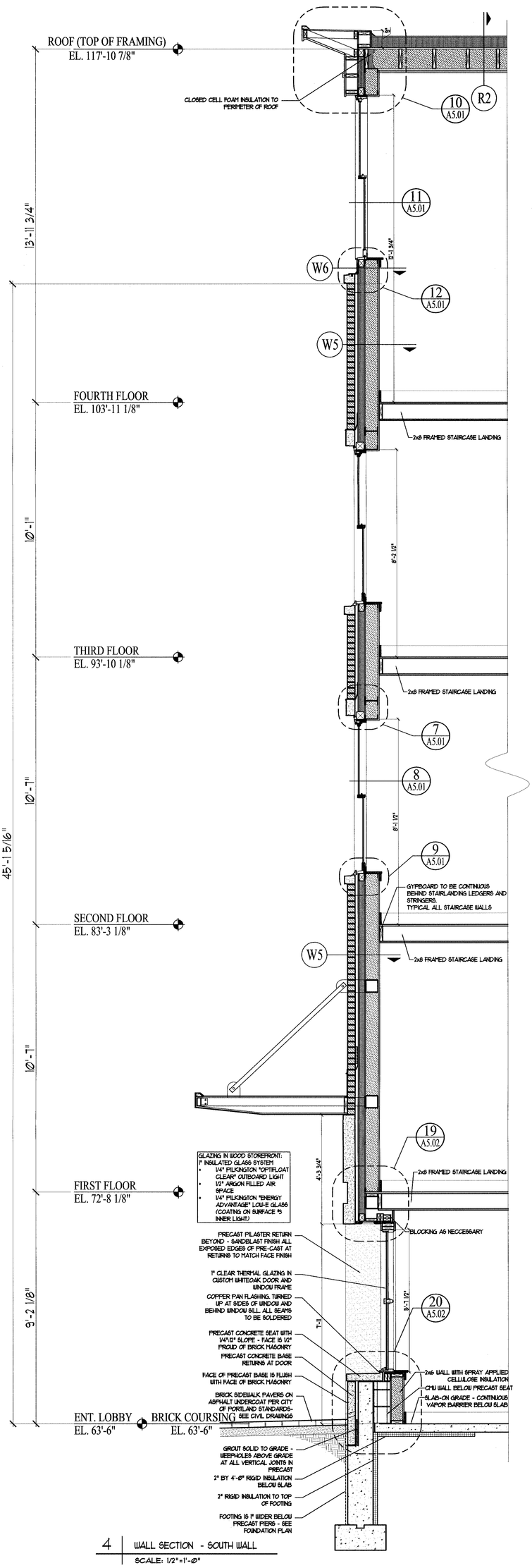
OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE





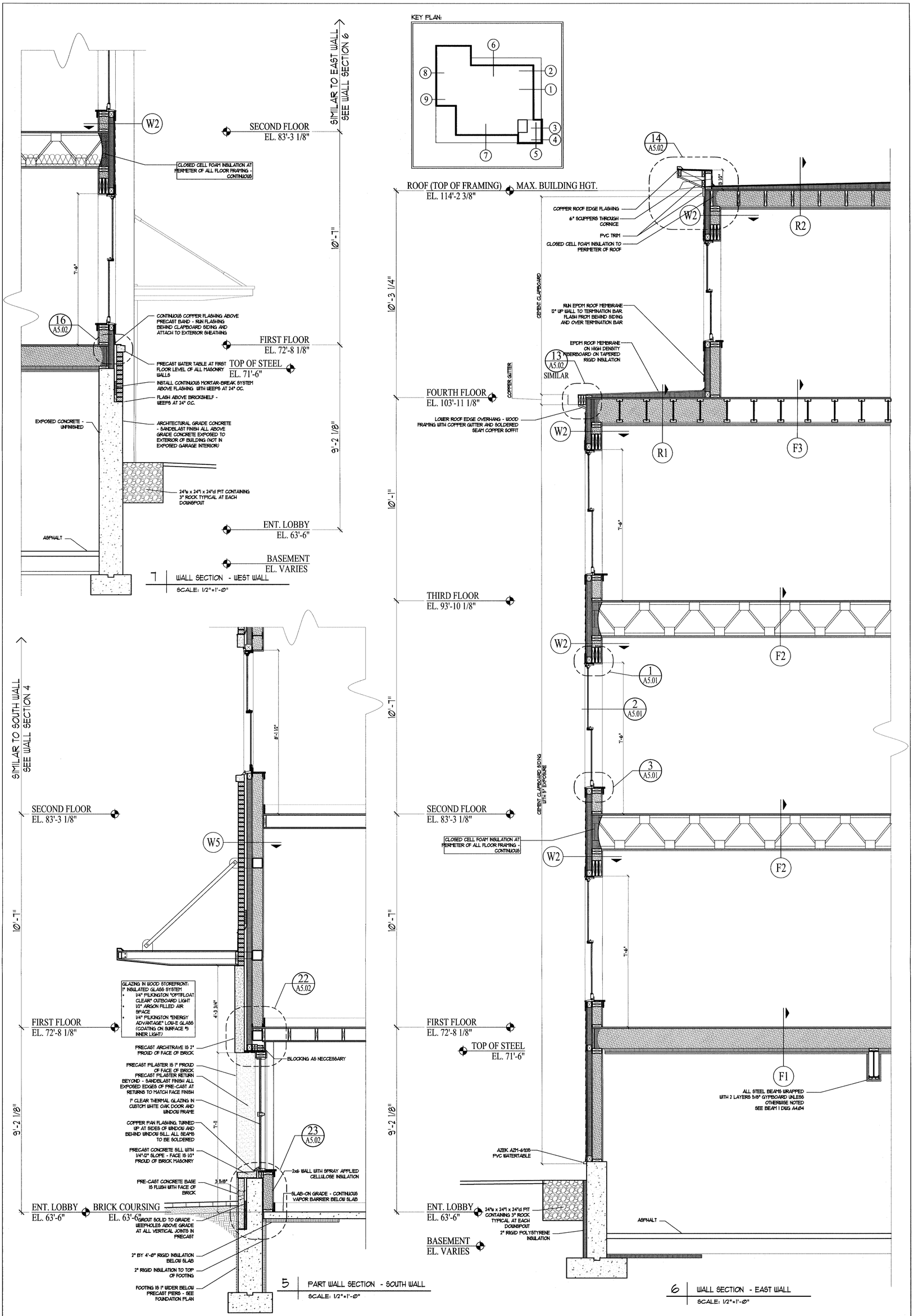
3 | PART WALL SECTION - SOUTH WALL
SCALE: 1/2"=1'-0"



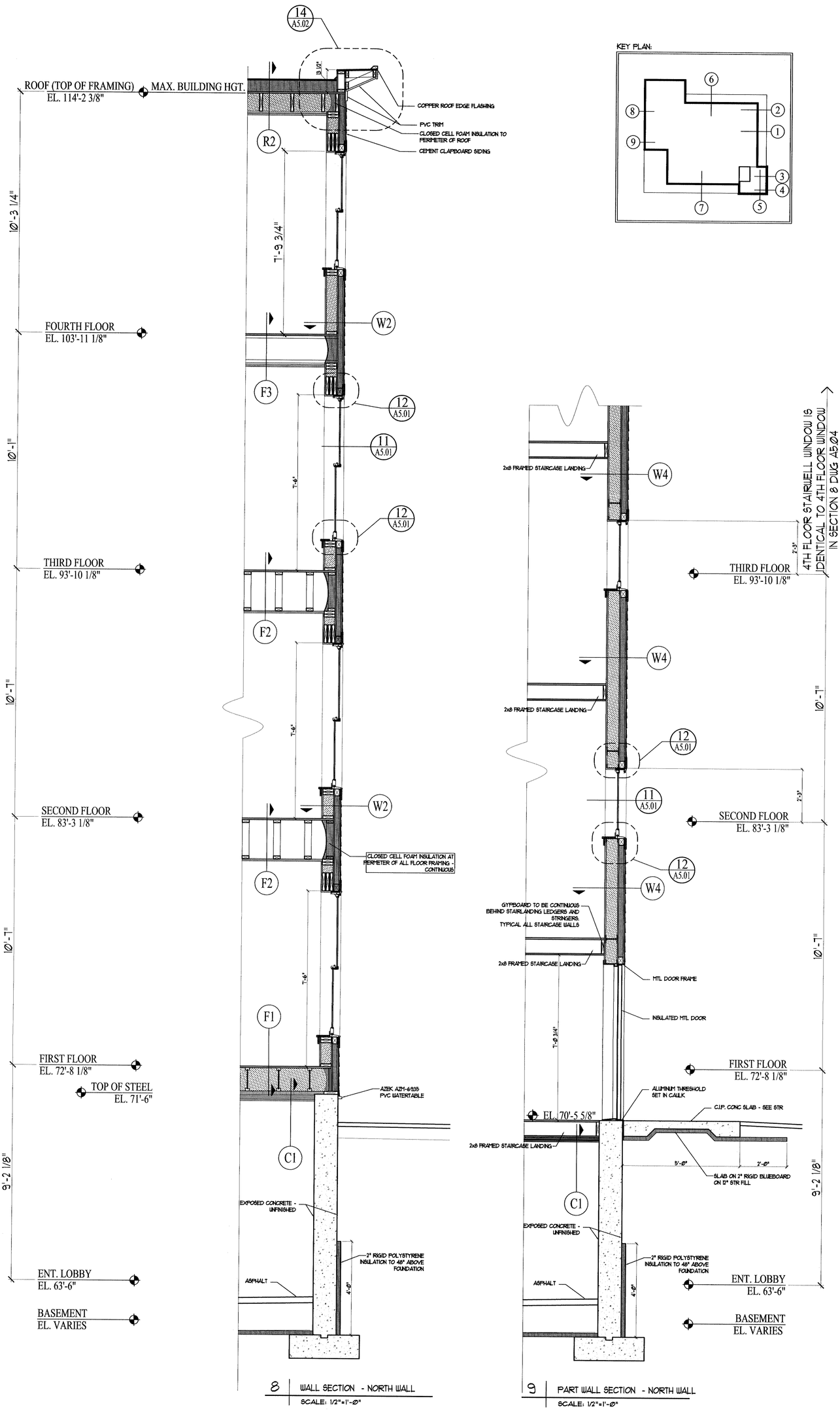
4 | WALL SECTION - SOUTH WALL
SCALE: 1/2"=1'-0"

A3.11	Date: 4 June 2012	Scale: 1/2" = 1'-0"	Revisions: Issued for Bid - 29 June 2012	Project: DANFORTH ON HIGH, 81 DANFORTH STREET, PORTLAND, MAINE	ARCHETYPE, P.A. ARCHITECTS, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056
	WALL SECTIONS				OWNER: DANFORTH ON HIGH, LP, 309 CUMBERLAND AVE., SUITE 203 PORTLAND, ME 04101

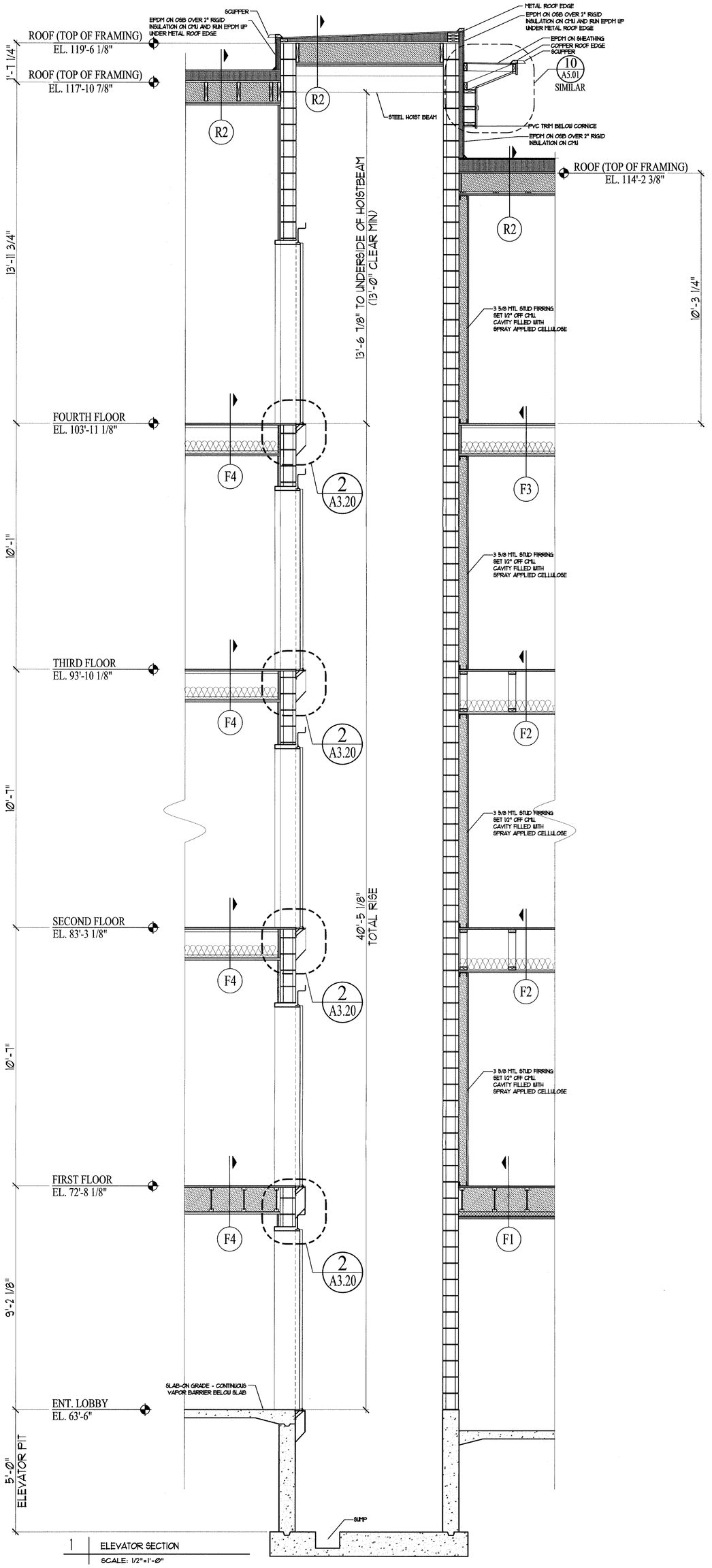
LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE



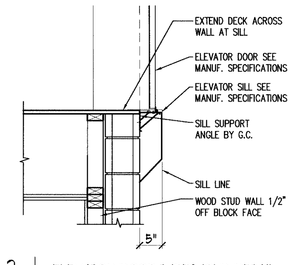
A3.12	Date: 4 June 2012	Scale: 1/2" = 1'-0"	Revisions: Issued for Bid - 29 June 2012	Project: DANFORTH ON HIGH 81 DANFORTH STREET PORTLAND, MAINE	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER: DANFORTH ON HIGH, LP 309 CUMBERLAND AVE., SUITE 203 PORTLAND, ME 04101
	WALL SECTIONS					LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE



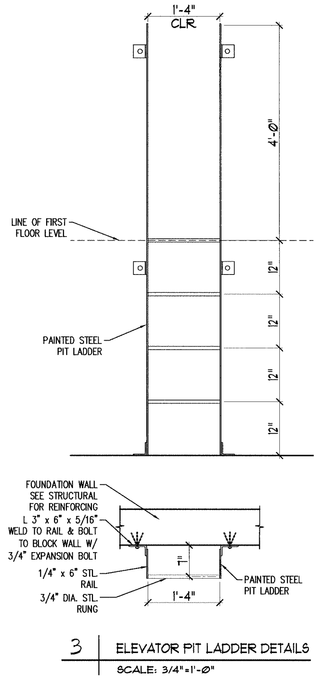
A3.13	Date: 4 June 2012	Scale: 1/2" = 1'-0"	Revisions: Issued for Bid - 29 June 2012	Project: DANFORTH ON HIGH, 81 DANFORTH STREET, PORTLAND, MAINE	ARCHETYPE, P.A. ARCHITECTS, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056	OWNER: DANFORTH ON HIGH, LP, 309 CUMBERLAND AVE., SUITE 203, PORTLAND, ME 04101
	WALL SECTIONS					LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE



1 | ELEVATOR SECTION
SCALE: 1/2"=1'-0"

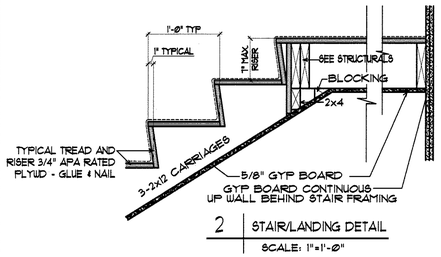


2 | ELEVATOR DOOR THRESHOLD DETAIL
SCALE: 3/4"=1'-0"



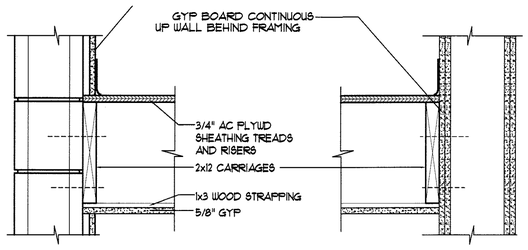
3 | ELEVATOR PIT LADDER DETAILS
SCALE: 3/4"=1'-0"

A3.20	Date: 4 June 2012	Scale: 1/2" = 1'-0"	Revisions: Issued for Bid - 29 June 2012	Project: DANFORTH ON HIGH 81 DANFORTH STREET PORTLAND, MAINE	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER: DANFORTH ON HIGH, LP 309 CUMBERLAND AVE., SUITE 203 PORTLAND, ME 04101
	ELEVATOR SECTION					LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE



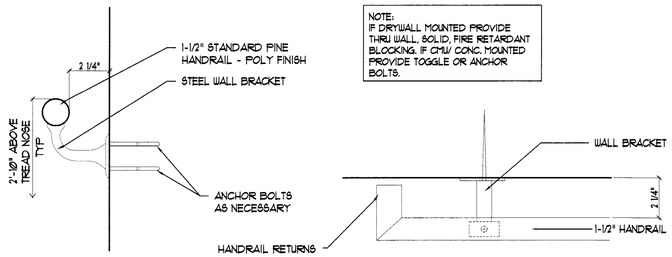
2 | STAIR/LANDING DETAIL

SCALE: 1"=1'-0"



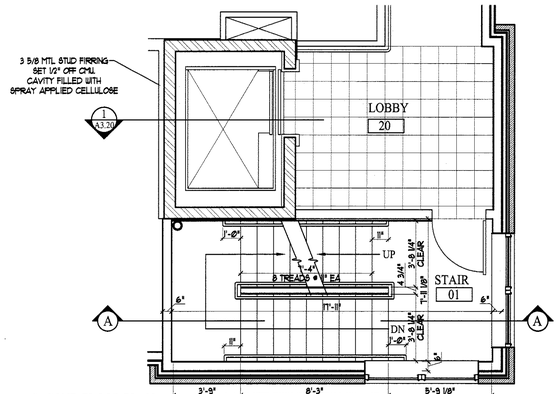
3 | STAIR DETAIL

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

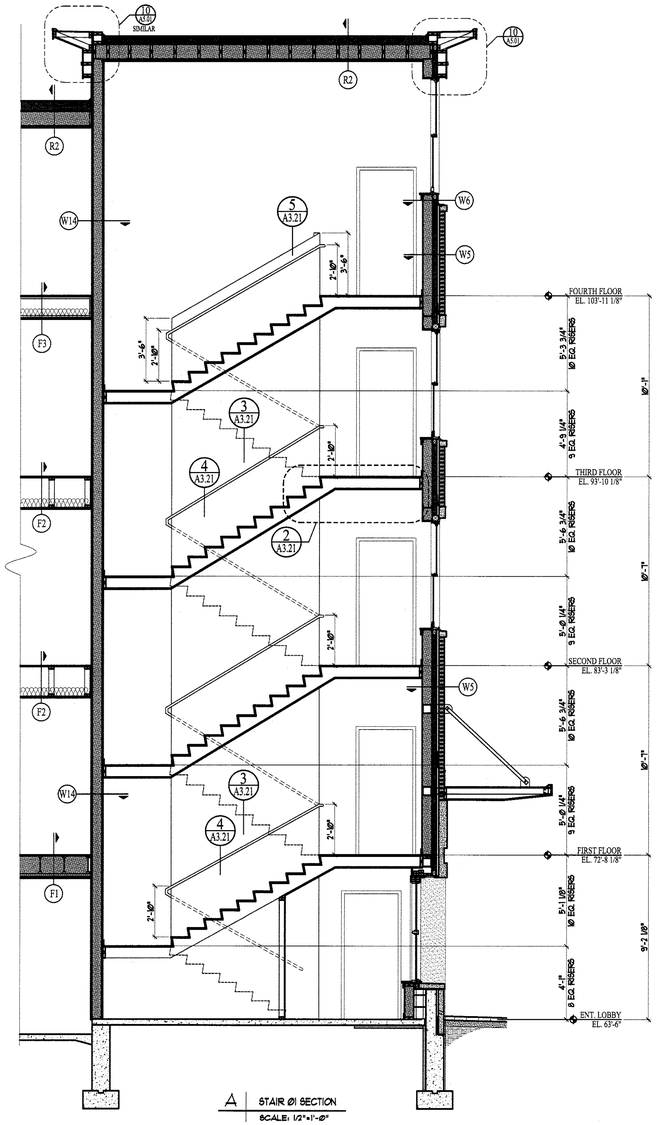


4 | HANDRAIL DETAILS TYPICAL AT STAIRS & CORRIDORS

SCALE: 3"=1'-0"

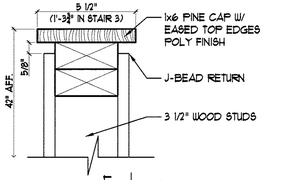


SECOND FLOOR PLAN



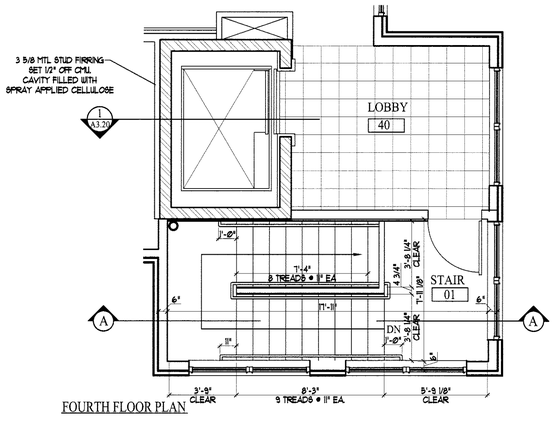
A | STAIR Ø1 SECTION

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

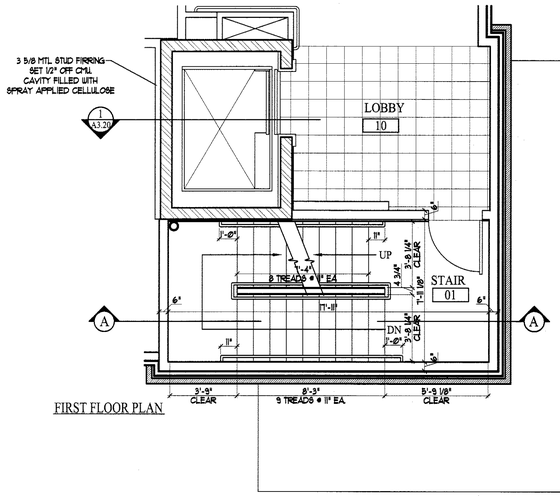


5 | WALL CAP DETAIL

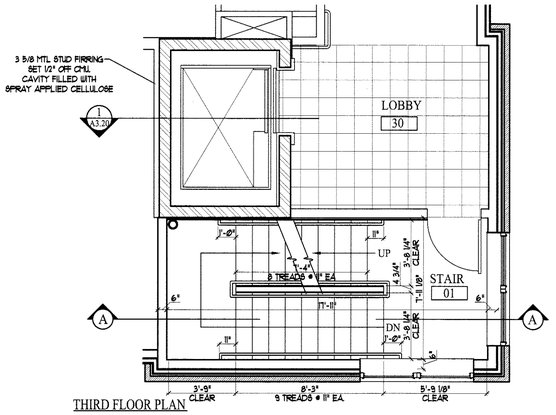
SCALE: 3"=1'-0"



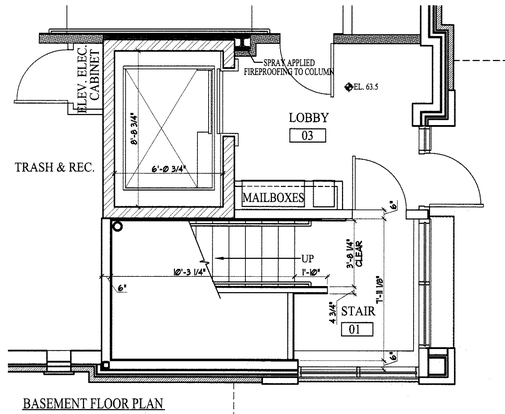
FOURTH FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT FLOOR PLAN

1 | STAIR Ø1 PLANS

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

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

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

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

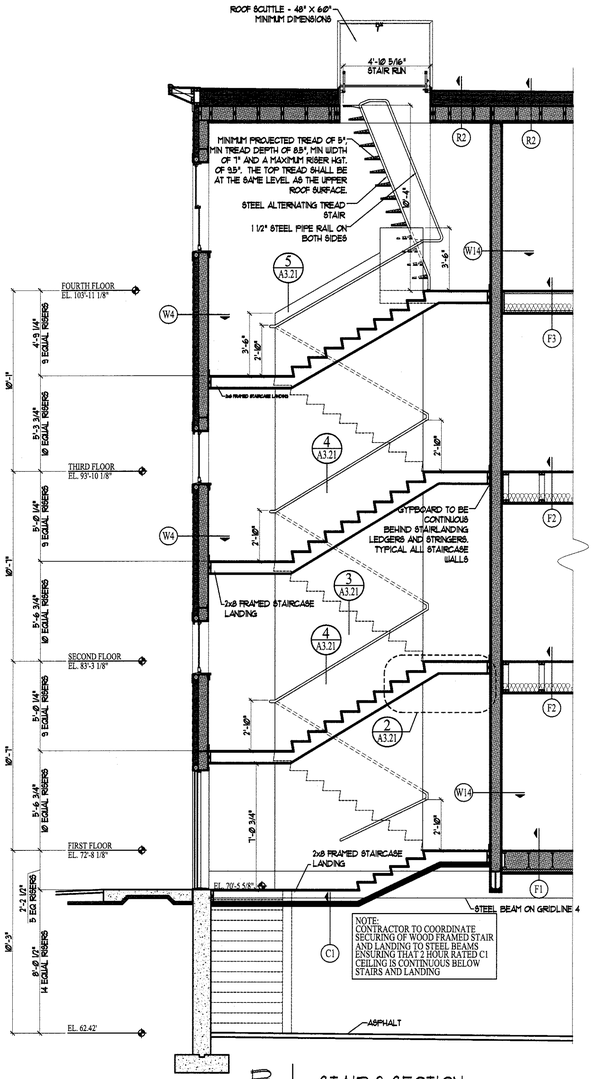
Revisions:
Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

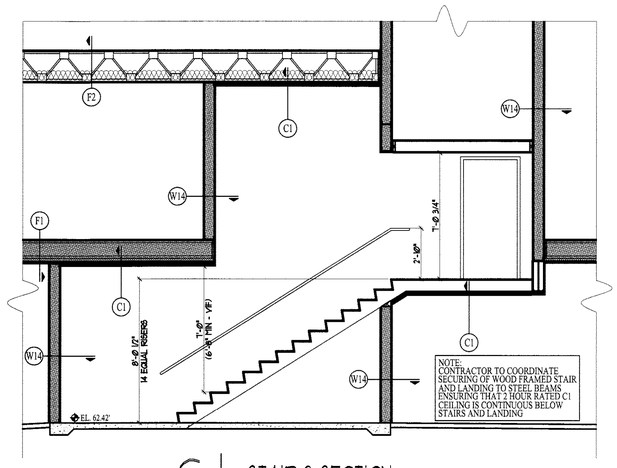
STAIR 1 DETAILS

A3.21



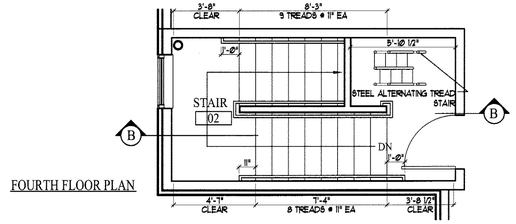
B | STAIR 2 SECTION

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

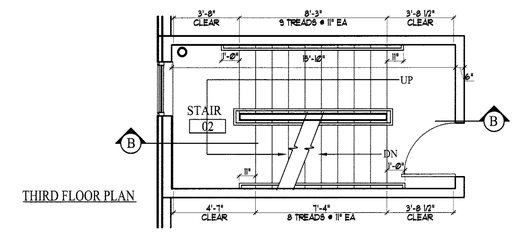


C | STAIR 2 SECTION

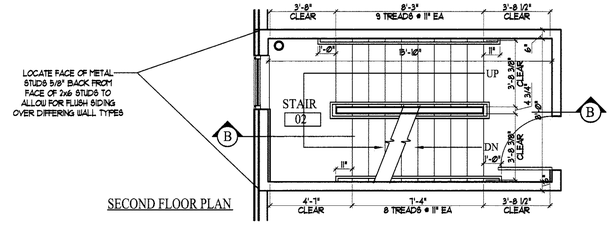
SCALE: 1/4"=1'-0"



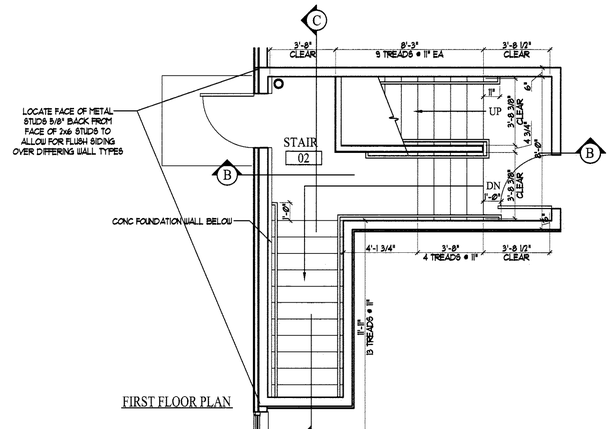
FOURTH FLOOR PLAN



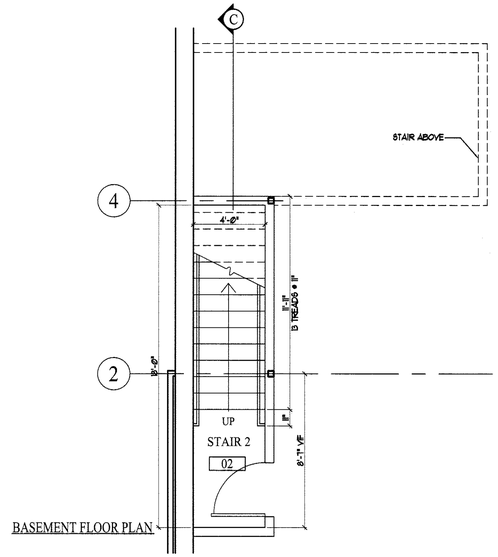
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

1 | STAIR 02 PLANS

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

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
Issued for Bid - 29 June 2012

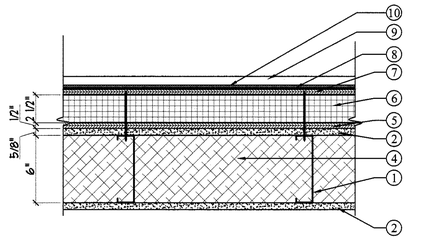
Scale 1/4" = 1'-0"

Date 4 June 2012

STAIR 2 DETAILS

A3.22

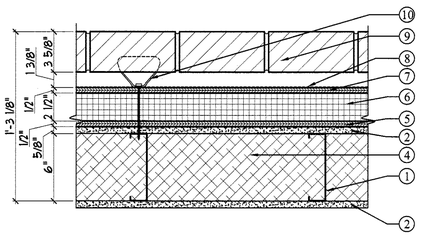
EXTERIOR WALL TYPES



NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

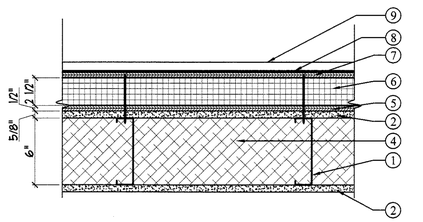
W4 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 34 (R-22 Cavity + R-12 1/2 cont.)
GA FILE NO. WP 8123 GENERIC 1 HOUR
FIRE
Thickness: 5¼" - 9" Varies Approx. Weight: 7 psf
Fire Test: SWRI 01-4409-001(c), 1-24-92

1. **Metal Studs --** 6 in. metal studs spaced 16 in. OC
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and attached to studs with 1" Type 'S' drywall screws at 24" o.c.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking.See structurals for attachment. (ADDED)
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Sheathing screwed through insulation to studs. (ADDED)
8. **#30 Asphalt Felt** (ADDED)
9. **Siding --** Cement board exterior siding with 5" exposure. Blind nailed with No. 11 x 1-3/4" long corrosion resistant roofing nails spaced at 17" max. (ADDED)
10. **Rainscreen Matrix -** Rainscreen wall system comprised of a positively draining open matrix type pressure-moderated air space of min. 1/4 in., vented at top and bottom of the wall. (ADDED)



W5 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 34 (R-22 Cavity + R-12 1/2 cont.)
GA FILE NO. WP 8123 GENERIC 1 HOUR
FIRE
Thickness: 5¼" - 9" Varies Approx. Weight: 7 psf
Fire Test: SWRI 01-4409-001(c), 1-24-92

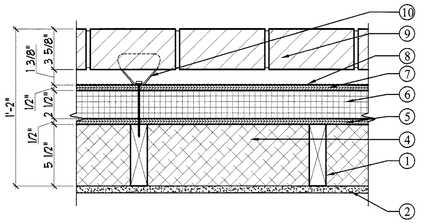
1. **Metal Studs --** 6 in. metal studs spaced 16 in. OC
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and attached to studs with 1" Type 'S' drywall screws at 24" o.c.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. (ADDED)
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Sheathing screwed through insulation to studs. (ADDED)
8. **#30 Asphalt Felt** (ADDED)
9. **Brick Veneer --** Any type of nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Two in. air space provided between brick veneer and sheathing. (ADDED)
10. **Stainless Steel Adjustible Brick Ties - Ties** attached over sheathing to studs with stainless steel screws: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. (ADDED)
11. **Cavity --** Air space behind brick veneer of 1-7/8 in. (ADDED)



NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W6 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 34 (R-22 Cavity + R-12 1/2 cont.)
GA FILE NO. WP 8123 GENERIC 1 HOUR
FIRE
Thickness: 5¼" - 9" Varies Approx. Weight: 7 psf
Fire Test: SWRI 01-4409-001(c), 1-24-92

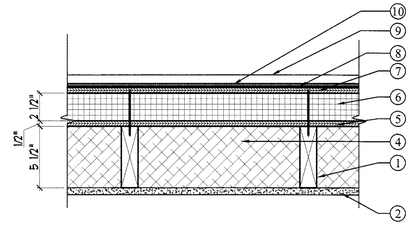
1. **Metal Studs --** 6 in. metal studs spaced 16 in. OC
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and attached to studs with 1" Type 'S' drywall screws at 24" o.c.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking.
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Sheathing screwed through insulation to studs. (ADDED)
8. **Waterproofing -** Ice & Water continuous on sheathing under PVC siding (ADDED)
9. **Siding --** PVC Sheeting (ADDED)



NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W1 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 32 (R-20 Cavity + R-12 1/2 cont.)
UL DESIGN NO. 326 - 1 HOUR

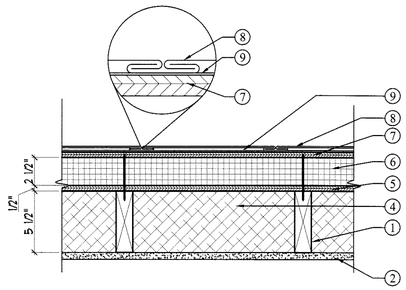
1. **Wood Studs --** Nom 2 by 6 in. spaced 16 in. OC with two 2 by 6 in. top and one 2 by 6 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) and effectively fire stopped at top and bottom of wall.
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and attached with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Exterior Sheathing** - One layer 1/2"densglass gypsum wallboard applied parallel or at right angles to wall studs with 1-5/8" Type S drywall screws 12" o.c.
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. (ADDED)
8. **#30 Asphalt Felt** (ADDED)
9. **Brick Veneer --** Any type of nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Two in. air space provided between brick veneer and sheathing. (ADDED)
10. **Stainless Steel Adjustible Brick Ties - Ties** attached over sheathing to studs with stainless steel screws: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. (ADDED)
11. **Cavity --** Air space behind brick veneer of 1-7/8 in. (ADDED)



NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W2 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 32 (R-20 Cavity + R-12 1/2 cont.)
UL DESIGN NO. 326 - 1 HOUR

1. **Wood Studs --** Nom 2 by 6 in. spaced 16 in. OC with two 2 by 6 in. top and one 2 by 6 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) and effectively fire stopped at top and bottom of wall.
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates attached with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking.
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Sheathing screwed through insulation to studs. (ADDED)
8. **#30 Asphalt Felt** (ADDED)
9. **Siding --** Cement board exterior siding with 5" exposure. Blind nailed with No. 11 x 1-3/4" long corrosion resistant roofing nails spaced at 17" max. (ADDED)
10. **Rainscreen Matrix -** Rainscreen wall system comprised of a positively draining open matrix type pressure-moderated air space of min. 1/4 in., vented at top and bottom of the wall. (ADDED)



NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W3 EXTERIOR BEARING & NON-BEARING WALL
R-VALUE = 32 (R-20 Cavity + R-12 1/2 cont.)
UL DESIGN NO. 326 - 1 HOUR

1. **Wood Studs --** Nom 2 by 6 in. spaced 16 in. OC with two 2 by 6 in. top and one 2 by 6 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) and effectively fire stopped at top and bottom of wall.
2. **Wallboard, Gypsum --** Any UL Classified 5/8 in. thick, 4 ft wide, applied vertically and attached with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board.
3. **Joints and Nailheads --** (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. **Fiber, Sprayed** -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
5. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking.
6. **Exterior Insulation -** 2-1/2 inch extruded polystyrene rigid insulation, with a min. R-value of 5 per inch.
7. **Wood Structural Panel Sheathing --** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. (ADDED) Horizontal joints backed with nom 2 by 6 in. wood blocking. Sheathing screwed through insulation to studs with stainless steel screws.
8. **Siding --** 16 oz. lock-seamed copper siding (ADDED)
9. **Red Rosin Paper** (ADDED)

LICENSED ARCHITECT
DAVID LLOYD
NO. 938
STATE OF MAINE

OWNER:
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309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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48 Union Wharf Portland, Maine 04101
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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
ISSUED FOR BID - 29 June 12

Scale
Not To Scale

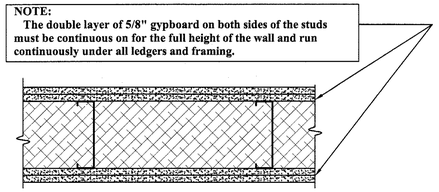
Date
4 June 2012

EXTERIOR WALL TYPES

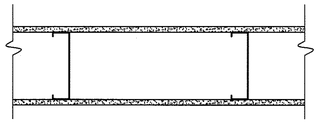
A4.01

INTERIOR WALL TYPES

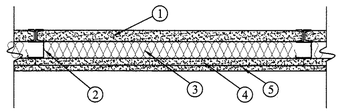
NOTE:
The double layer of 5/8" gypboard on both sides of the studs must be continuous on for the full height of the wall and run continuously under all ledgers and framing.



2 HOUR NON-COMBUSTIBLE STAIR WALL ASSEMBLY



1 HOUR RATED INTERIOR PARTITION



2 HOUR NON-BEARING
SHAFT WALL

W14 BEARING/NON-BEARING CMU WALL 2-HOUR
DESIGN NUMBER U.L. U905

GA FILE NO. WP 1522 GENERIC
2 HOUR FIRE
55 to 59 STC SOUND
Thickness: 6⅛" Approx. Weight: 12 psf
Fire Test: See WP 1548 (WHI-495-0236, 1-30-80)
Sound Test: NRCC 818-NV, 2-3-81

GYPSUM WALLBOARD, STEEL STUDS

1. Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3 5/8" steel studs 24" o.c. with 1" Type S drywall screws 24" o.c.
2. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1 5/8" Type S drywall screws 12" o.c.
   Joints staggered 24" each layer and side. Sound tested with 3 ½" glass fiber friction fit in stud space. (NLB)
3. **Studs -** Channel-shaped, 6 in. 20 guage galvanised steel. Max stud spacing 24 in. OC. Studs to be cut 1 in. less than assembly height
4. **Fiber, Sprayed --** Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.ensity of 2.5 lb/ft3.

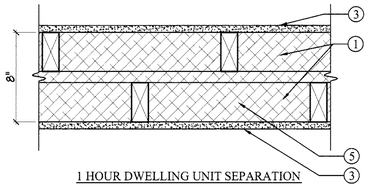
NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W15 1 HOUR RATED PARTITION WALL ASSEMBLY

GA FILE NO. WP 1350 GENERIC 1 HOUR FIRE
35 to 39 STC SOUND
Thickness: 47/8"
Approx. Weight: 6 psf
Fire Test: FM WP-45, 6-19-68;
OSU T-1770, 8-61;
ULC 79T484, 79T500,
79T497, 8-12-81,
ULC Design W415
Sound Test: NGC 2005004, 6-15-05
RAL TL06-114, 4-11-06
GYPSUM WALLBOARD, STEEL STUDS
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 35/8" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.
Joints staggered 24" on opposite sides. (NLB)

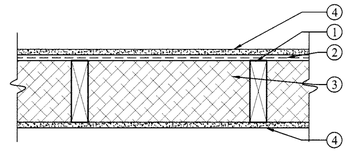
W16 2 HR NON-BEARING SHAFT WALL ASSEMBLY
DESIGN NUMBER U.L. U415 System B or U438 (BSA 542-68-SM)
48 STC Sound - RAL-OT-04-022

1. **Floor, Side and Ceiling Runners** — "J" - shaped runner, min 2-1/2 in. deep, with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
2. **Steel Studs** — "C-H" - shaped studs, min 2-1/2 in. deep, fabricated from min 25 MSG galv steel. Cut to lengths 1/2 in. less than floor-to-ceiling height and spaced 24 in.
3. **Gypsum Board** — Gypsum liner panels, nom 1 in. thick, 24 in. wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips.
   UNITED STATES GYPSUM CO — Type SLX
4. **Gypsum Board** — Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. thick, 48 in., applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.
   UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR, or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX
5. **Batts and Blankets** — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance. See Batts and Blankets (BZJZ) category for names of Classified companies.



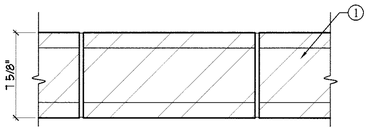
1 HOUR DWELLING UNIT SEPARATION

NOTE:
1ST AND 2ND FLOOR PARTYWALLS EXTEND TO BOTTOM OF DECK AND 3RD AND 4TH FLOOR PARTY WALLS EXTEND TO CEILING AND ARE BLOCKED IN CEILING SPACE - SEE SECTION 1 ON DWG A 3.01

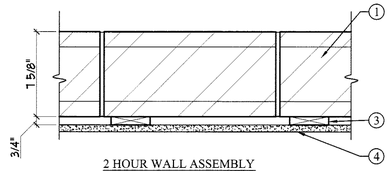


1 HOUR CORRIDOR/BEARING WALL

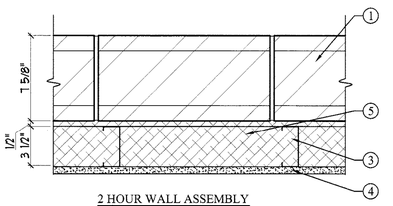
TYPICAL UNRATED INTERIOR PARTITION



2 HOUR WALL ASSEMBLY



2 HOUR WALL ASSEMBLY



2 HOUR WALL ASSEMBLY

W7 1 HOUR WALL ASSEMBLY - 61 STC
DESIGN NUMBER U.L. U370
STC RATING - 61 Sound Test: Riverbank Acoustical Laboratories, NU-Wool Company

1. **Wood Studs --** Double row of nominal 2 x 4 in. studs, spaced 16 in. OC and cross-braced at mid-height. Opposite rows spaced 1 in. apart, staggered 8 in. OC and joined at the top and bottom with bearing plates.
2. **Bearing Plates --** (not shown) Nominal 2 x 4 in. Two layers on top and one layer on bottom for each row of studs.
3. **Wallboard, Gypsum -- (For 1-1/2 and 2 Hr. Ratings)** 5/8 inch thick, 4 ft wide. gypsum wallboard applied horizontally (backed by 2 x 4 in. wood framing) or vertically and attached to studs and bearing plates Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. When gypsum board is applied vertically, joints to be centered over studs. When gypsum board is applied horizontally, vertical butt joints to be centered over the studs and horizontal joints to be backed by 2 x 4 in. wood framing.
4. **Joints and Screwheads --** (Not shown) -- Wallboard joints taped and both joints and nailheads covered with joint compound.
5. **Fiber, Sprayed --** Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.

NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W8 CORRIDOR BEARING WALL ASSEMBLY - 1 HOUR
GA FILE NO. WP 3240 PROPRIETARY 1 HOUR FIRE
58 STC SOUND
Fire Test: UL R1319-93, 94, 129; 8-10-66; UL Design U311;
Sound Test: Riverbank Acoustical Laboratories, NU-Wool Company

1. **Wood Studs --** Nom 2 by 6 in. spaced 16 in. or 24 in. OC with two 2 by 6 in. top and one 2 by 6 in. bottom plates.
2. **Resilient Channel --** 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 panhead steel screws.
3. **Fiber, Sprayed --** Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Insulation subsitution allowed with UL Test U311, Alternate Item "4B - Fiber, Sprayed".
4. **Gypsum Board --** 5/8 in. thick, 4 ft wide Type X "Sheetrock" brand wallboard, attached to wood studs with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC. When attached to item 2 (resilient channels), wallboard is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.
5. **Joint Tape and Compound --** Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

W9 DWELLING UNIT PARTITION WALL ASSEMBLY

1. **Metal Studs --** 3-5/8 in. metal studs spaced 16 in. OC
   NOTE: All plumbing wet walls shall be framed with 6 in. metal studs.
2. **Gypsum Board --** 5/8 in. thick, 4 ft wide, attached to wood studs with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
3. **Joint Tape and Compound --** Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

W10 BEARING/NON-BEARING CMU WALL 2-HOUR
DESIGN NUMBER U.L. U905

1. **Concrete Blocks -** Classification D-2 (2 hr).
2. **Mortar -** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

SEE STRUCTURAL FOR REINFORCING

W11 BEARING/NON-BEARING CMU WALL 2-HOUR
DESIGN NUMBER U.L. U905

1. **Concrete Blocks -** Classification D-2 (2 hr).
2. **Mortar -** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. **Wood Firring - (ADDED)** 1X4 wood firring
4. **Gypsum Board --** 5/8 in. thick, 4 ft wide, attached to wood firring with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.

W12 BEARING/NON-BEARING CMU WALL 2-HOUR
DESIGN NUMBER U.L. U905

1. **Concrete Blocks -** Classification D-2 (2 hr).
2. **Mortar -** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. **Metal Stud Bearing Wall - (ADDED)** 3-5/8" metal stud bearing wall. 16" O.C.
4. **Gypsum Board --** 5/8 in. thick, 4 ft wide, attached to wood studs with Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
5. **Fiber, Sprayed --** Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Insulation subsitution allowed with UL Test U311, Alternate Item "4B - Fiber, Sprayed".

NOTE:
All walls that have cellulose insulation are to have horizontal blocking the full width of the studs at 5'-0" intervals.

LICENSED ARCHITECT DAVID LLOYD NO. 536 STATE OF MAINE

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
ISSUED FOR BID - 29 June 12

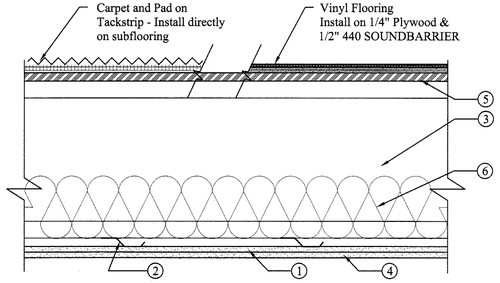
Scale: Not To Scale

Date: 4 June 2012

INTERIOR WALL TYPES

A4.02

FLOOR TYPES



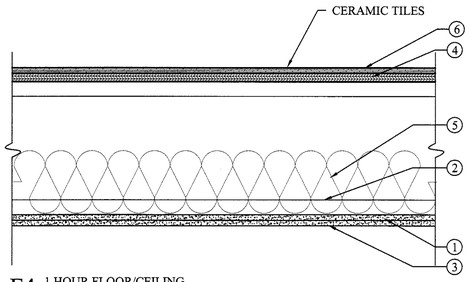
F3 1 HOUR FLOOR/CEILING

NOTE:
GYPSUMBOARD CEILING OF ASSEMBLY SHALL BE CONTINUOUS OVER ENTIRE UNIT. WHERE THERE IS A LOWER CEILING OVER KITCHEN OR BATHROOM TO ACCOMODATE EXHAUST VENTS F3 ASSEMBLY SHALL BE CONTINUOUS ABOVE LOW CEILING

F3 FLOOR/CEILING ASSEMBLY RATING - 1 HOUR
G.A. File No. FC5111
50-54 STC (tested with 40oz Carpet on 1/4" Foam Pad)
53 STC (tested with Vinyl on 1/4" Plywood on 1/2" 440 SOUNDBARRIER))
55 IIC (tested with Vinyl on 1/4" Plywood on 1/2" 440 SOUNDBARRIER))

Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.2, 6-30-00
IIC & Test: (68 C & P)
NRCC B-3150.2, 6-30-00

1. Base layer **5/8"** type X gypsum wallboard applied at right angles to resilient channels
2. Resilient channels 16" o.c. with 1¼" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum wood I-joists
3. 14" deep wood I-joists, with minimum 1½" deep x 1½" wide flanges and minimum ⅜" webs, 24" o.c. with 1¼" Type W drywall screws.
4. **Face** layer **5/8"** type X gypsum wallboard applied at right angles to channels with 1⅝" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1½" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints.
5. Wood I-joists supporting 3/4" wood structural panels applied at right angles to I joists with 8d common nails 12" o.c.
6. Batts and Blankets -- 6" Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels are spaced a max of 12 in. OC there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels and gypsum panel membrane.



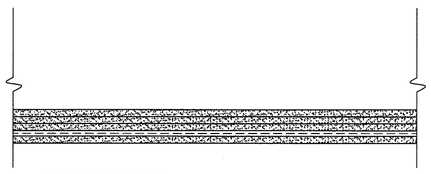
F4 1 HOUR FLOOR/CEILING

F4 FLOOR/CEILING ASSEMBLY RATING - 1 HOUR
G.A. File No. FC5111

Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97

1. Base layer **5/8"** type X gypsum wallboard applied at right angles to resilient channels
2. 11 7/8" or 14" deep (see str dwgs) wood I-joists, with minimum 1½" deep x 1½" wide flanges and minimum ⅜" webs, 24" o.c. with 1¼" Type W drywall screws.
3. **Face** layer **5/8"** type X gypsum wallboard applied at right angles to channels with 1⅝" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1½" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints.
4. 3/4" wood structural panels applied at right angles to I joists with 8d common nails 12" o.c.
5. Batts and Blankets -- 6" Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels are spaced a max of 12 in. OC there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels and gypsum panel membrane.
6. Floor finish Ceramic Tiles

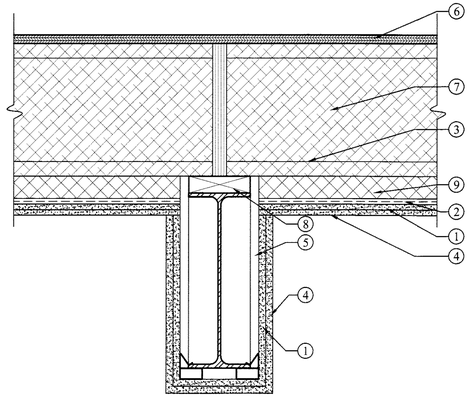
CEILING TYPES



C1 FLOOR/CEILING ASSEMBLY
STAIR 2/GARAGE & STAIR 2/UNIT 106

C1 2 HR CEILING/FLOOR ASSEMBLY
GA-610-02 FIRE RESISTANCE PROVIDED BY
GYPSUM BOARD MEMBRANE PROTECTION
(BASED 0N UL DESIGN L556)

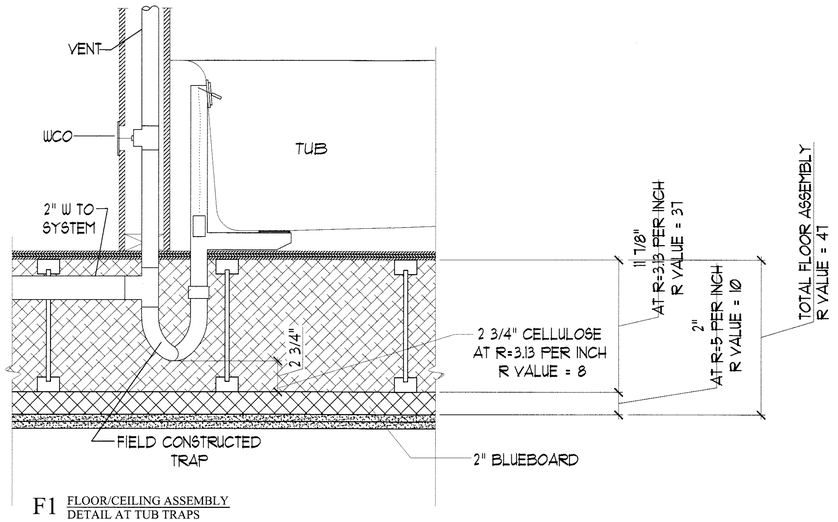
The ceiling membrane consists of 4 layers of 5/8" type X gypsum board applied to ceiling framing spaced 24" o.c. with a 7/8" hat-shaped steel furring channel located between the third and face layer. The base layer of gypsum board is applied at right angles to the ceiling framing and attached with 1-1/4" type S or W drywall screws spaced at 12" o.c. The second layer of gypsum board is applied at right angles to the ceiling framing and attached with 2" type S or W drywall screws spaced 12" o.c. The third layer od gypsum board is applied at right angles to ceiling framing and attached with 2-1/2" type S or W drywall screws spaced 12" o.c. The joints in each layer are offset a minimum of 10" from the previous layer. The steel hat-shaped rigid furring channels are applied at right angles to the ceiling framing and spaced 24" o.c. the channels are attached to the ceiling framing at each framing member/furring channel intersection with two 2-1/2" type S or W drywall screws. The face layer of gypsum board is applied at right angles to the furring channels and attached with 1-1/8" type S drywall screws spaced 12" o.c. Face layer joints and fastners are finished to Level 1 as specified in GA-214, *Levels of Gypsum Board Finish*.



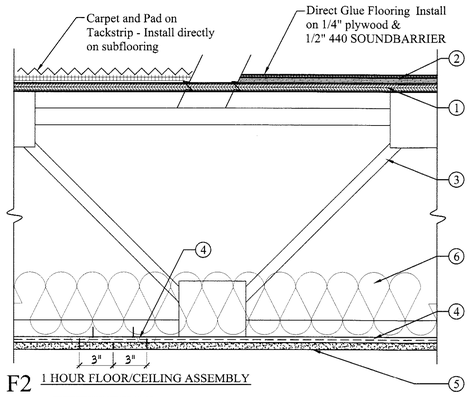
F1 FLOOR/CEILING ASSEMBLY
FIRST FLOOR - GARAGE CEILING

F1 FLOOR/CEILING ASSEMBLY RATING - 1 HOUR
G.A. File No. BM1137 1 HOUR FIRE
R-VALUE = 47 (R-37 Cellulose in Cavity + R-10 cont. Polystyrene)

1. Base layer **5/8"** type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c.
2. **Resilient Channel --** 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 panhead steel screws.
3. 11 7/8" deep wood I-joists, with minimum 1-1/4" deep x 1-1/2" wide flanges and minimum 3/8" webs. (SEE STRUCTURALS FOR SPACING).
4. **Face** layer layer **5/8"** proprietary type X gypsum wallboard applied to beam cage with 1 **5/8"** Type S-12 drywall screws 12" o.c. Joints offset from base layer joints. Face layer end joints located midway between channels and attached to base layer with 1-1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints.
5. Beam cage fabricated from No. 24 gage **7/8"** x 1**3/8"** steel angles screw attached to steel joists at beam top flange and No. 25 gage 2**1/2"** steel runners hooked over beam lower flange and supporting 1**5/8"** steel studs 24" o.c. Minimum beam size W8x15.
6. 3/4" oriented strand board applied at right angles to I joists with 8d common nails 12" o.c.
7. **Fiber, Sprayed** (ADDED)-- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. density of 2.5 lb/ft3.
8. 2x6 wood nailer attached to tops of all steel beams.
9. 2" thick Extruded Polystyrene (Blueboard) (ADDED)



F1 FLOOR/CEILING ASSEMBLY
DETAIL AT TUB TRAPS



F2 1 HOUR FLOOR/CEILING ASSEMBLY

NOTE:
GYPSUMBOARD CEILING OF ASSEMBLY SHALL BE CONTINUOUS OVER ENTIRE UNIT. WHERE THERE IS A LOWER CEILING OVER KITCHEN OR BATHROOM TO ACCOMODATE EXHAUST VENTS F2 ASSEMBLY SHALL BE CONTINUOUS ABOVE LOW CEILING

F2 FLOOR SYSTEM - 1 HOUR
DESIGN NUMBER U.L. L521
(STC 54 - IIC 51) F.H.A.-Materials Release No. 930e &
1150d ICBO-Report No. 1016 ICC-ES File No. 04-02-05

1. **Subflooring --**Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
2. **Underlayment & Homosote** – 1/4" plywood underlayment on top of 1/2" Homosote board..
3. **Trusses --** Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
4. **Resilient Channels --** Formed from min 0.020 in. thick galv steel, 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face as shown, spaced 12 in. OC perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each other at gypsum panel end joints as shown in the illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.
5. **Gypsum Board --** Nom 5/8 in. thick, 48 in. wide gypsum panels. Gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail.
6. **Batts and Blankets --** 8" Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels are spaced a max of 12 in. OC there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels and gypsum panel membrane.

LICENSED ARCHITECT DAVID LLOYD NO.1936 STATE OF MAINE

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions: ISSUED FOR BID - 29 June 12

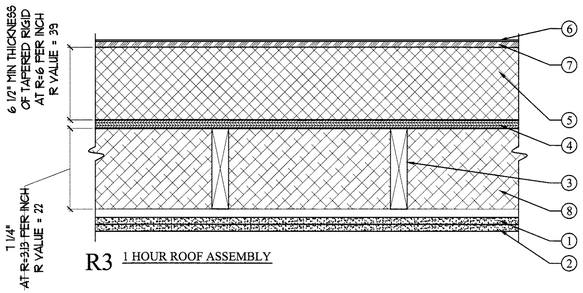
Scale: Not To Scale

Date: 4 June 2012

FLOOR AND CEILING TYPES

A4.03

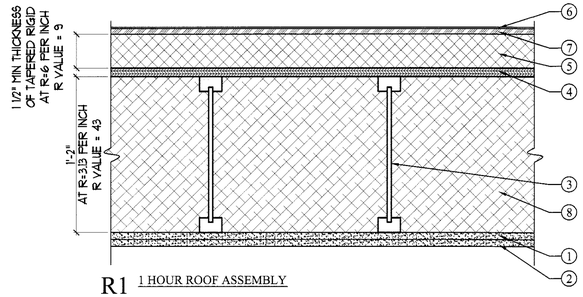
ROOF TYPES



R3 1 HOUR ROOF ASSEMBLY

R3 1 HOUR CEILING/ROOF ASSEMBLY
GA FILE NO. FC 5406 GENERIC 1 HOUR FIRE
R-VALUE = 61 (R-22 Cellulose in Cavity + R-39 minimum thickness of tapered rigid)

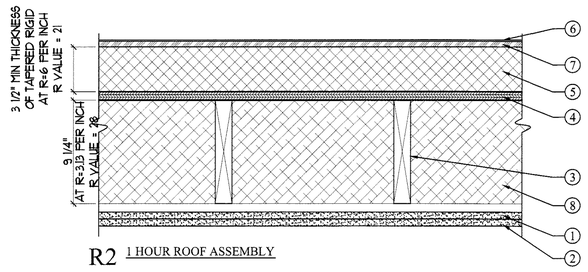
35 to 39 STC SOUND
Approx. Ceiling
Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated
WOOD JOISTS, GYPSUM WALLBOARD
1. Base layer 5/8" type X gypsum wallboard applied at right angles to 1x3 wood strapping (ADDED) with 11/4" Type W or S drywall screws 24" o.c.
2. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 17/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 11/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints.
3. 2 x 8 wood joists 16" o.c
4. 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.
5. Tapered Rigid Insulation - SEE ROOF PLAN FOR THICKNESSES AND LAYOUT
6. Fully Adhered 0.060" EPDM Roofing - SEE SPECIFICATION
7. 1/2" High Density Fiberboard
8. **Fiber, Sprayed** (ADDED)-- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.



R1 1 HOUR ROOF ASSEMBLY

R1 1 HOUR CEILING/ROOF ASSEMBLY
GA FILE NO. FC5407
R-VALUE = 52 (R- 43 Cellulose in Cavity + R-9 minimum thickness of tapered rigid)

1. Base layer 5/8" type X gypsum wallboard applied at right angles to wood framing with 1 1/4" Type W or S drywall screws 24" o.c.
2. **Face** layer **5/8"** type X gypsum wallboard or gypsum veneer base applied at right angles to framing with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" type G dyrwall screws 12" O.C. placed 2" back on either side of end joints. Edge joints offset 24" from base layer edge joints.
3. Wood I-joists 14" deep (SEE STRUCTURALS FOR SPACING)
4. 19/32" APA rated sheathing with exterior glue applied at right angles to joists with 8d nails.
5. Tapered Rigid Insulation - SEE ROOF PLAN FOR THICKNESSES AND LAYOUT
6. Fully Adhered 0.060" EPDM Roofing - SEE SPECIFICATION
7. 1/2" High Density Fiberboard
8. **Fiber, Sprayed** (ADDED)-- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.



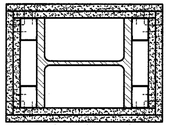
R2 1 HOUR ROOF ASSEMBLY

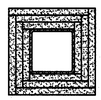
R2 1 HOUR CEILING/ROOF ASSEMBLY
GA FILE NO. FC 5406 GENERIC 1 HOUR FIRE
R-VALUE = 49 (R-28 Cellulose in Cavity + R-21 minimum thickness of tapered rigid)

35 to 39 STC SOUND
Approx. Ceiling
Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated
WOOD JOISTS, GYPSUM WALLBOARD
1. Base layer 5/8" type X gypsum wallboard applied at right angles to 1x3 wood strapping (ADDED) with 11/4" Type W or S drywall screws 24" o.c.
2. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 17/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 11/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints.
3. 2 x 10 wood joists 16" o.c
4. 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.
5. Tapered Rigid Insulation - SEE ROOF PLAN FOR THICKNESSES AND LAYOUT
6. Fully Adhered 0.060" EPDM Roofing - SEE SPECIFICATION
7. 1/2" High Density Fiberboard
8. **Fiber, Sprayed** (ADDED)-- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.

COLUMN PROTECTION
FOR GYPSUMBOARD WRAPPED COLUMNS

FOR SPRAY APPLIED FIREPROOFING TO COLUMNS FIREPROOFING SUBCONTRACTOR IS TO VERIFY THAT FIREPROOFING PROVIDES 1 HOUR FIRE RATING





COL 1 2 HOUR COLUMN ASSEMBLY
U.L. Design No. X517
May 22, 2012
Rating — 2 Hr.

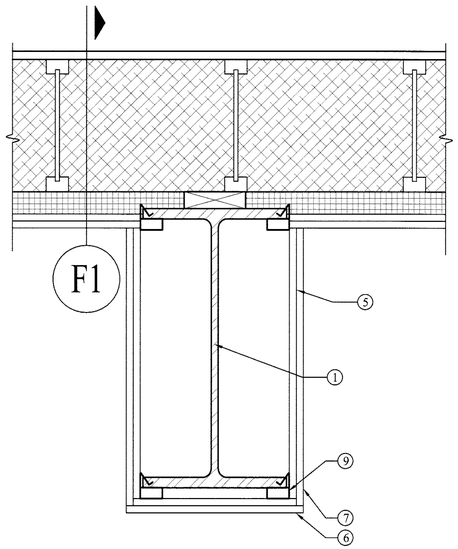
1. Steel Studs — 1-3/8 in. deep by 1-5/8 in. wide with 1/4 in. folded flange in legs, fabricated from 26 MSG electrogalvanized steel, 3/4 by 2 in. rectangular cutouts punched in ends. Studs cut 1/2 in. or less in length than assembly height and attached to inner layer wallboard with No. 6 by 1 in. long self-tapping sheet metal screws spaced vertically 24 in. OC. Alternate Construction, Steel Framing Members* — Clips attached to column flange 4 ft OC and 1-1/4 in. from the top and bottom of column. 1-1/4 in. by 1-1/4 in. 28 MSG angle laid in place over clip. Angle cut 1 in. less in length than assembly height.
JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Types CB, CB1Clips.
2. Gypsum Board* — Two layers of 5/8 in. thick wallboard. Outer layer attached to steel studs with No. 6 by 1-5/8 in. long self-tapping sheet metal screws spaced vertically 12 in. OC. As an option, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1.
CERTAINTEED GYPSUM INC — Types FRPC, SF3, EGRG, GlasRoc, Type X, Type C, 5/8" Easi-Lite Type X.
CERTAINTEED GYPSUM CANADA INC — Type C, Type X or Type Abuse-Resistant, 5/8" Easi-Lite Type X
GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DA, GPFS1, GPFS6, DAP, DAPC, DGG, DS, I.S.
LAFARGE NORTH AMERICA INC — Types LGFC2, LGFC2A, LGFC3, LGFC6, LGFC6A, LGFC-C, LGFC-C/A, LGFC-WD, LGLLX.
NATIONAL GYPSUM CO — Types FSK-C, FSK-G, FSW-C, FSW-G, FSW-6, FSL.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-3, PG-9, PG-11 or PG-C.
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1
TEMPLE-INLAND — Type TG-C, GreenGlass Type X.
UNITED STATES GYPSUM CO — Type USGX.
3. Corner Beads — No. 25 MSG galv steel, 1-1/4 in. legs. Attached to wallboard with No. 6d by 1-3/4 in. nails spaced 12 in. OC at each leg.
4. Steel Column — Min size of column, a W10X49, with outside dimensions of 10 x 10 in. with a flange thickness of 9/16 in., a web thickness of 5/16 in., and a cross-sectional area of 14.4 sq in.

COL 2 2 HOUR COLUMN ASSEMBLY
U.L. Design No. X526
July 14, 2011
Ratings — 2 Hr.

1. Steel Column — Min sizes of W shape and tubular steel columns in the AISC Steel Construction Manual as shown under Item 2.
2. Gypsum Board — Nom 5/8 in. thick or 1/2 in. thick gypsum board. Min total thicknesses of layers 1 3/4Inches Applied in 3 layers as shown in illustration. Each layer held together with paper masking adhesive tape during erection to allow placement of succeeding layers.
For column ratings of 2 hr or less, one layer of gypsum board may be applied to the outer surface of steel cover. Boards applied vertically, without horizontal joints, attached to cover with screws located 1 in. from the board edge and 8 in. OC.
Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. See Gypsum Board (CKNX) category for names of Classified companies.
2A. Gypsum Board* — As an alternate to Item 2, 3/4 in. thick applied as described in Item 2.
CGC INC — Type IP-X3 or ULTRACODE
UNITED STATES GYPSUM CO — Type IP-X3 or ULTRACODE
USG MEXICO S A DE C V — Type IP-X3 or ULTRACODE
3. Steel Covers — For seamed joints — 0.024 in. min thickness (No. 24 MSG) uncoated, galv or stainless steel, for column ratings of 3 hr or less. For 4 hr ratings, only stainless steel cover to be used. Covers consist of two L-shaped sections with Snap-Lock or Pittsburgh sheet steel joints. Width to be determined on the basis of protection thickness and column size. Length of sections to provide 1/8 in. clearance per lineal foot of column length between cover and any restraint.
For lapped joints — (Max ratings 2 hr) — No. 22 MSG (0.027 in. thick) uncoated or galv steel. Fasteners used at laps to be No. 8 by 1/2 in. steel sheet metal screws spaced a max of 12 in. O.C. Other details to be the same as those stated for seamed joints as shown above.
4. Corner Bead — For columns with outer layer of wallboard attached to outside surface of metal cover, No. 28 MSG galv steel, 1-1/4 in. legs corner beads attached to wallboard with screws spaced 12 in. O.C.
5. Screws — For columns with outer layer of wallboard attached to outside surface of metal cover, self-drilling Phillips bugle head, 1 in. long screws for 1/2 or 5/8 in. thick wallboard (1-1/4 in. long screws for 3/4 in. thick wallboard) are used to attach wallboard to steel cover, and corner bead to wallboard.
6. Sodium Silicate Solution — (Not shown, optional) — Used to adhere one layer of wallboard to inside of steel cover prior to assembly.
7. Finishing System — (Not shown) — Joint compound applied over corner beads to a thickness of 1/16in.

BEAM PROTECTION
FOR ALL GYPSUMBOARD WRAPPED BEAMS SUPPORTING STAIR 2 INCLUDING BEAMS ON GRIDLINE A, B, 4 , 4.5 AND A.7

FOR SPRAY APPLIED FIREPROOFING TO BEAMS FIREPROOFING SUBCONTRACTOR IS TO VERIFY THAT FIREPROOFING PROVIDES 1 HOUR FIRE RATING



BEAM 1 2 HOUR CEILING/ROOF ASSEMBLY
Based on U.L. Design No. N501
May 11, 2012
Restrained Beam Rating — 2 Hr.
Unrestrained Beam Rating — 2 Hr.
Load Restricted for Canadian Applications — See Guide BXUV7
1. Steel Beam — Min size, a W8X24 with outside dimensions of 7-7/8x6-1/2 in. with a flange thickness of 3/8 in., a web thickness of 1/4 in., and a cross-sectional area of 7.06 sq in.
2 Runner Angle (Not shown) — 24 MSG galv steel with 1 and 2-in. legs. Fastened to steel deck 12 in. O.C. with Item 3.
3. Channel Bracket (Not shown) — Fabricated from 25 MSG galv steel, 1-11/16 in. deep with 1-in. legs and spaced 24 in. O.C. Fastened to the runner angles with Item 3.
4. Corner Angle (Not shown) — Same material as Item 4, fastened to channel brackets with Item 3.
5. Gypsum Board* — 5/8 in. thick. First layer fastened with 1-1/4 in. long, 0.150 in. diam screws spaced 16 in. O.C. Second layer attached with 1-3/4 in. long, 0.150 in. diam screws spaced 8 in. O.C. Screws are self-drilling and self-tapping Phillips head made of case-hardened steel.
AMERICAN GYPSUM CO — Types AGX-1, AG-C
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1.
CERTAINTEED GYPSUM INC — Types FRPC, SF3, EGRG, GlasRoc, Type C, Type X.
CERTAINTEED GYPSUM CANADA INC — Type C, Type X, Type Abuse-Resistant.
CGC INC — Type C, IP-X1, IP-X2, IPC-AR, SCX, SHX or WRX.
GEORGIA-PACIFIC GYPSUM L L C — Types 5, C, DAP, DD, DA, DAPC, DGG, DS, GPFS1, GPFS6.
LAFARGE NORTH AMERICA INC — Types LGFC3, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
NATIONAL GYPSUM CO — Types FSK-C, FSK-G, FSW, FSW-C, FSW-G, FSW-3, FSW-6.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-3, PG-9, PG-11 or PG-C.
PANEL REY S A — Type PRC
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1
TEMPLE-INLAND — Type TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X.
UNITED STATES GYPSUM CO — Types C, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX.
USG MEXICO S A DE C V — Types C, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX.
6. Corner Bead — Fabricated from 20 MSG galv steel to form an angle with 1-1/4 in. legs. Legs perforated with 1/4 in. diam holes approx 1 in. OC. Attached to wallboard with special crimping tool approx 6 in. OC. As an alternate, the bead may be nailed to the wallboard.
7. Joint Compound — 1/32 in. thick on bottom and sides of wallboard from corner beads and feathered out. Paper tape embedded in joint compound over joints with edges of compound feathered out.
8. Alternate Joint System — (Not Shown) — For lath only. A 1/16 in. thickness of gypsum plaster applied to entire exposed surface over either paper tape on joints embedded in cementitious compound or 2 1/2 in. wide glass fiber tape stapled 8 in. OC on joints.
9. Alternate Construction - Steel Framing Members* — As an alternate to Items 3, 4, 5 and 6 steel clips attached to both sides of beam flanges 2 ft OC and at ends of beam. First layer of gypsum board fastened to steel clips with 1-1/4 in. long Type S drywall screws. 2 in. by 2 in. 25 MSG angle fastened to clips on bottom portion of assembly with 2 in. long Type S drywall screws. Second layer of gypsum board fastened to angle and steel clips with 2 in. long Type S drywall screws, spaced 2 ft OC. Screws are self-drilling and self-tapping Phillips head made of case-hardened steel.
JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Type CB Clip.

LICENSED ARCHITECT DAVID LLOYD NO. 336 STATE OF MAINE

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309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

ARCHETYPE, P.A.
ARCHITECTS
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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

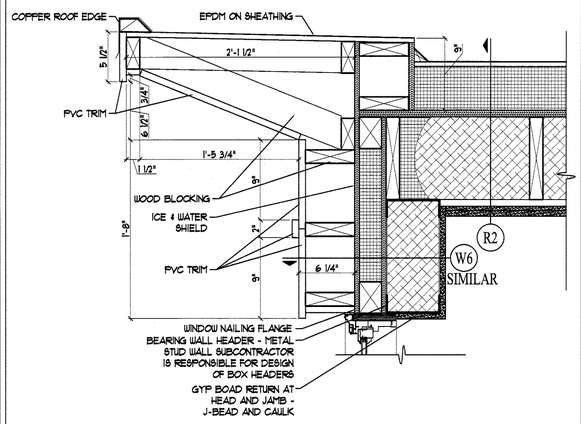
Revisions: ISSUED FOR BID - 29 June 12

Scale: Not To Scale

Date: 4 June 2012

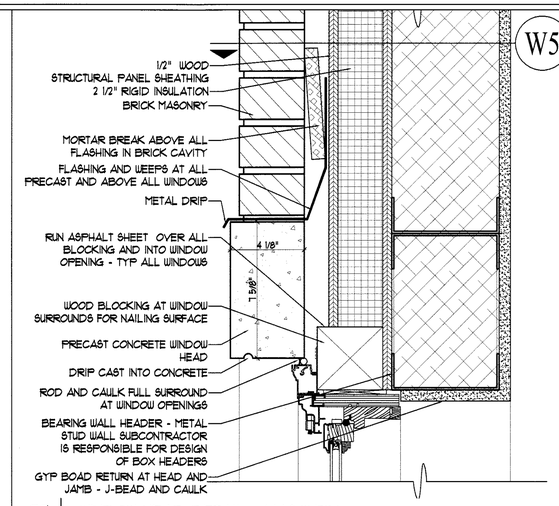
ROOF AND BEAM AND COLUMN TYPES

A4.04



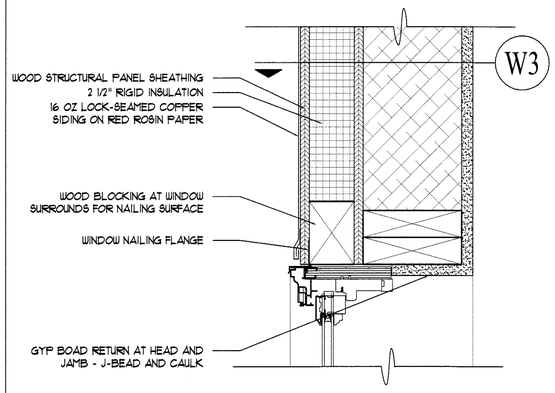
10 WINDOW HEAD/CORNICE DETAIL ON CORNER TOWER

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



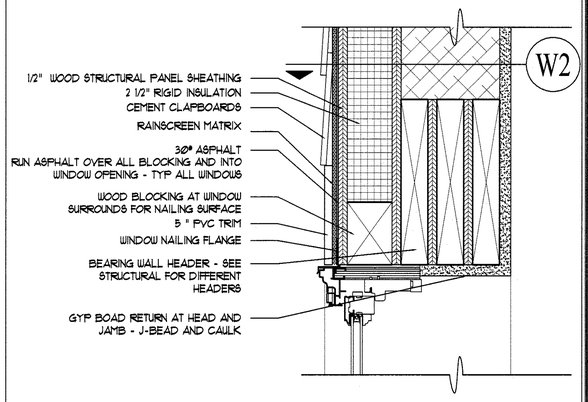
07 WINDOW HEAD DETAIL - MASONRY

SCALE: 3"=1'-0"



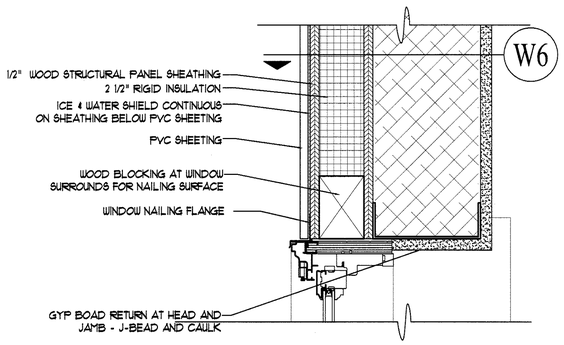
04 WINDOW HEAD DETAIL - COPPER SIDING

SCALE: 3"=1'-0"



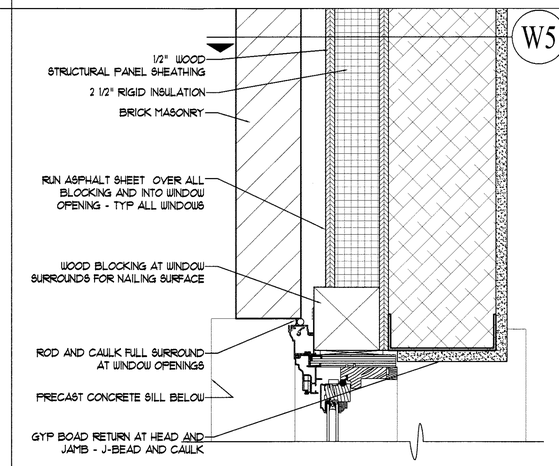
01 WINDOW HEAD DETAIL - CEMENT SIDING

SCALE: 3"=1'-0"



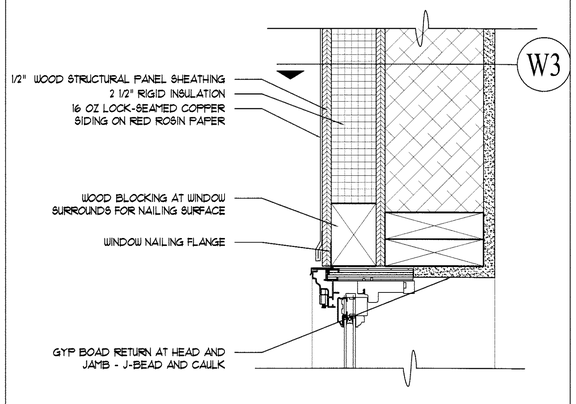
11 WINDOW JAMB DETAIL - CEMENT SIDING

SCALE: 3"=1'-0"



08 WINDOW JAMB DETAIL - MASONRY WALL

SCALE: 3"=1'-0"



05 WINDOW JAMB DETAIL - COPPER SIDING

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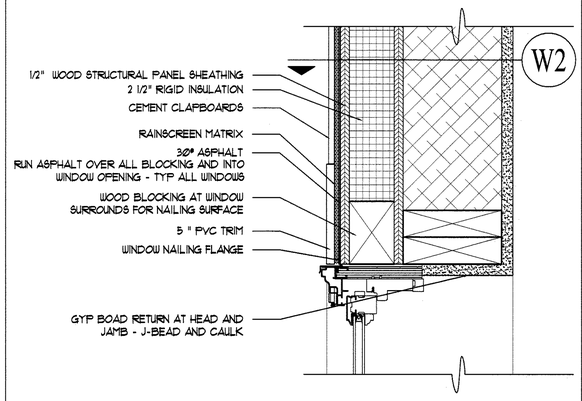
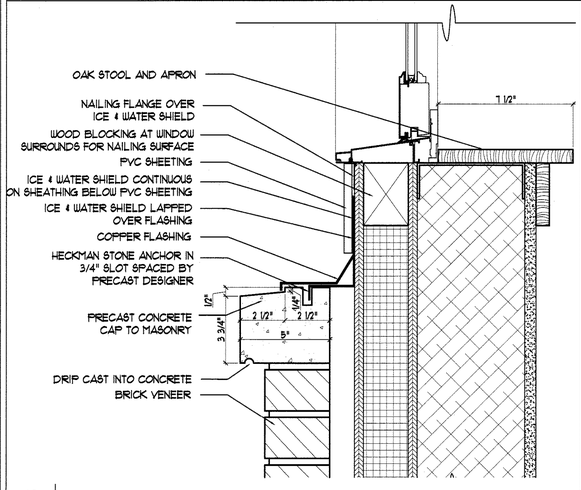


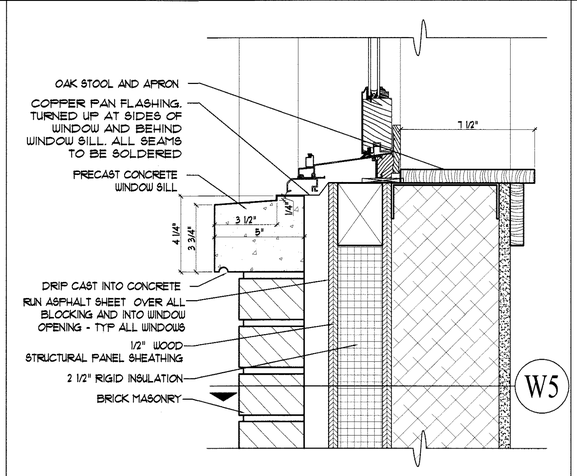
02 WINDOW JAMB DETAIL - CEMENT SIDING

SCALE: 3"=1'-0"



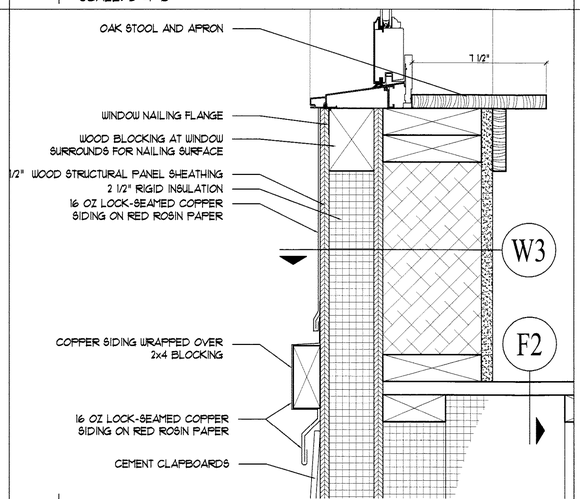
12 WINDOW SILL DETAIL - CEMENT SIDING

SCALE: 3"=1'-0"



09 WINDOW SILL DETAIL - PRECAST AT MASONRY WALL

SCALE: 3"=1'-0"



06 WINDOW SILL DETAIL - COPPER SIDING

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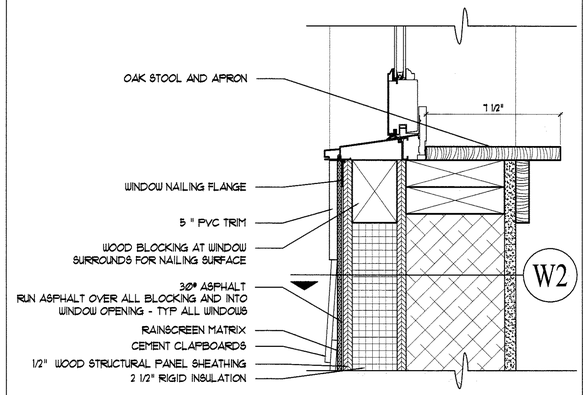

03 WINDOW SILL DETAIL - CEMENT SIDING

SCALE: 3"=1'-0"

LICENSED ARCHITECT DAVID LLOYD NO. 556 STATE OF MAINE

OWNER:

ARCHETYPE, P.A.
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(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

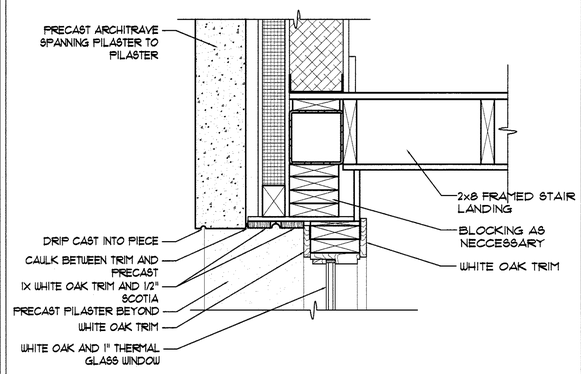
Revisions: Issued for Bid - 29 June 2012

Scale: AS NOTED

Date: 4 June 2012

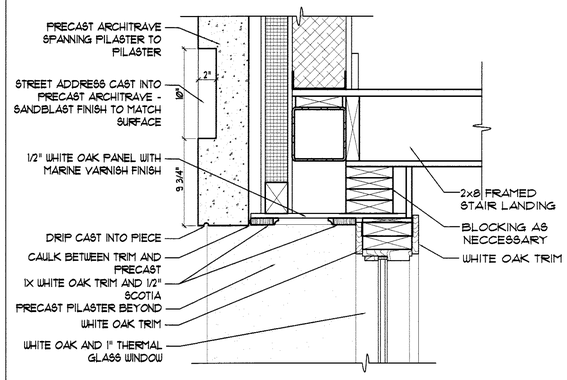
DETAILS

A5.01



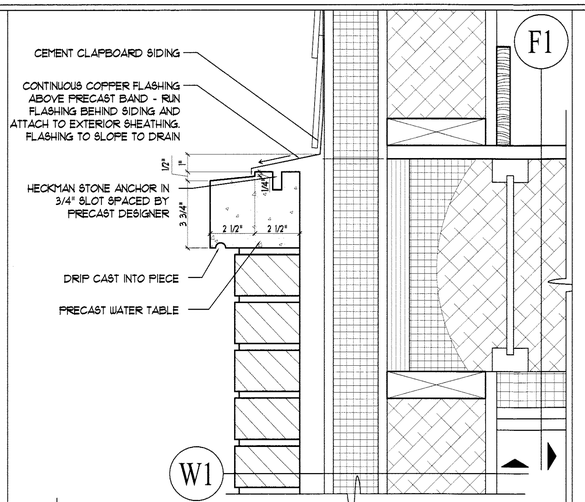
22 LOBBY WINDOW HEAD DETAIL

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



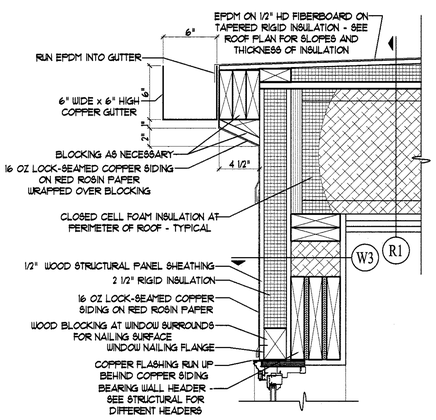
19 LOBBY WINDOW HEAD DETAIL

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



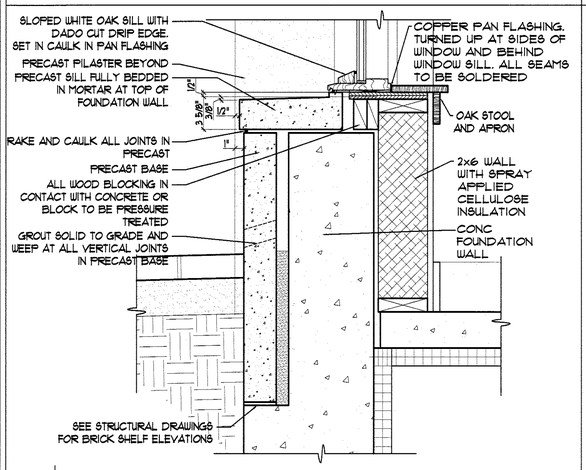
16 PRECAST CONC WATERTABLE DETAIL

SCALE: 3"=1'-0"



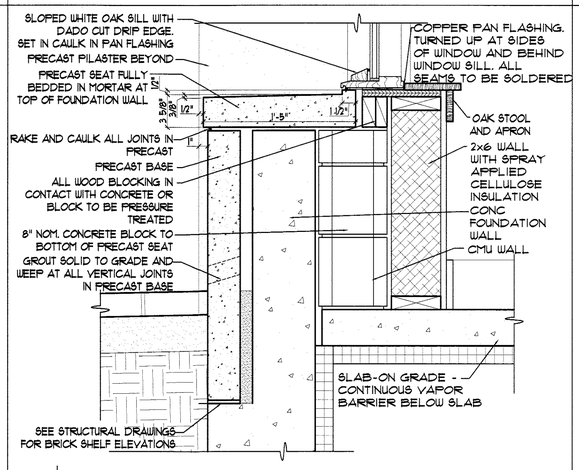
13 GUTTER DETAIL AT 4TH FLOOR/LOW ROOF

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



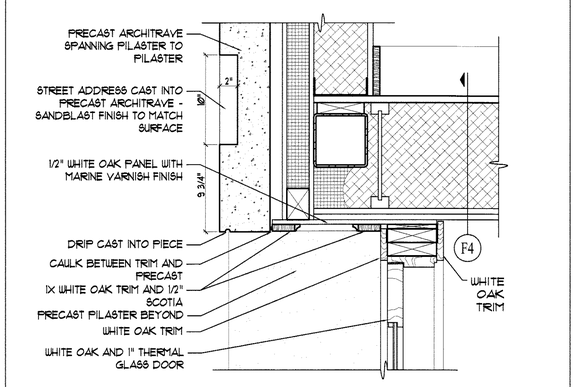
23 LOBBY WINDOW SILL DETAIL

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



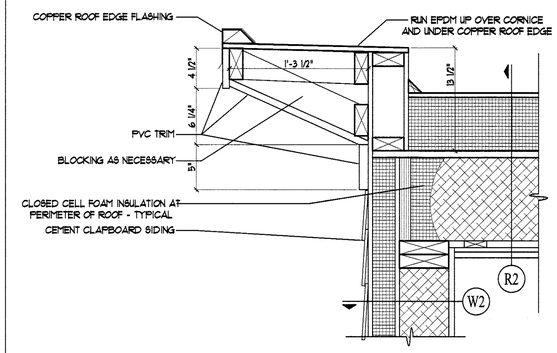
20 LOBBY WINDOW SILL/PRECAST SEAT DETAIL

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



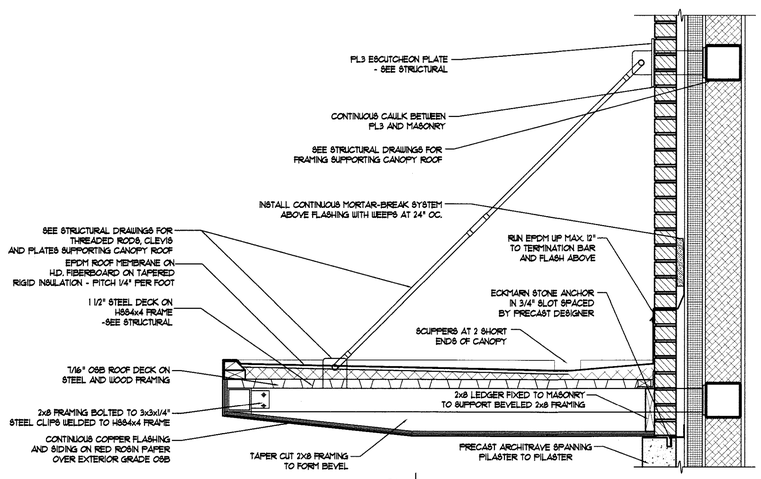
17 LOBBY ENTRANCE DOOR HEAD DETAIL

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



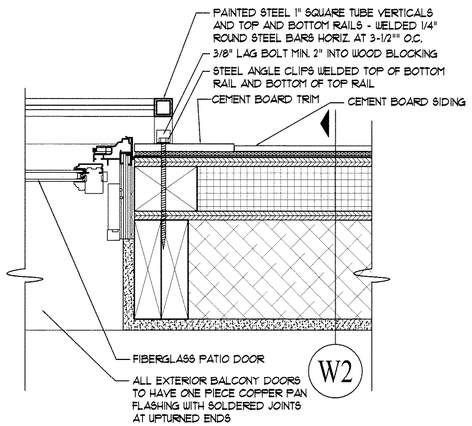
14 4TH FLOOR ROOF CORNICE DETAIL

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



21 ENTRANCE CANOPY DETAIL

SCALE: 1"=1'-0"



18 FRENCH BALCONY RAILING DETAIL

SCALE: 3"=1'-0"

15 NOT USED

LICENSED ARCHITECT DAVID LLOYD NO. 1936 STATE OF MAINE

OWNER:

ARCHETYPE, P.A.
ARCHITECTS
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(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET PORTLAND, MAINE

Revisions:
Issued for Bid - 29 June 2012

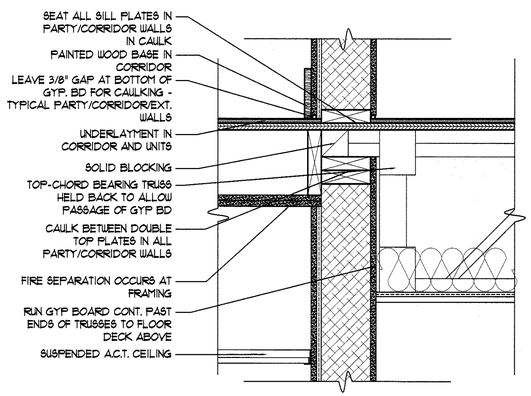
Scale AS NOTED

Date 4 June 2012

DETAILS

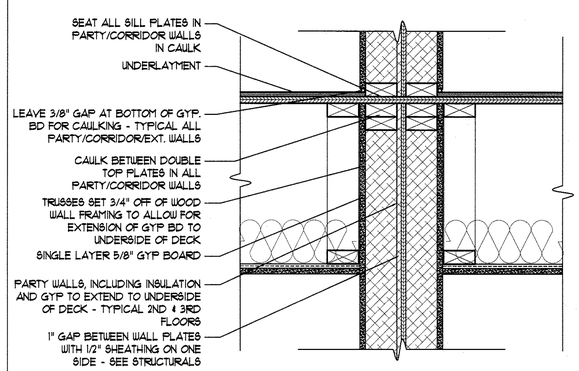
A5.02

22 | NOT USED



23 | DETAIL AT CORRIDOR WALL/FLOOR INTERSECTION

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



24 | DETAIL AT TOP OF UNIT DEMISING WALL

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

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

OWNER:

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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
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Date
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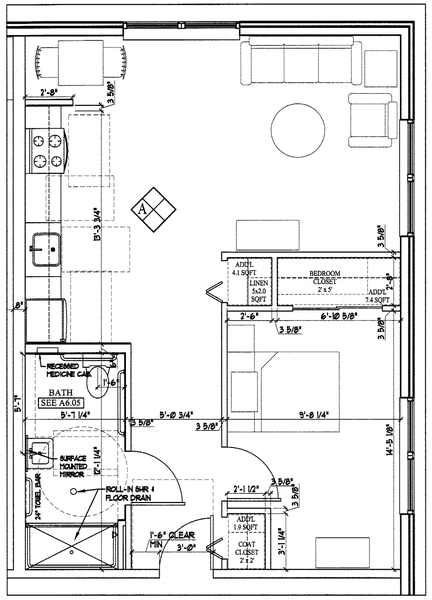
DETAILS

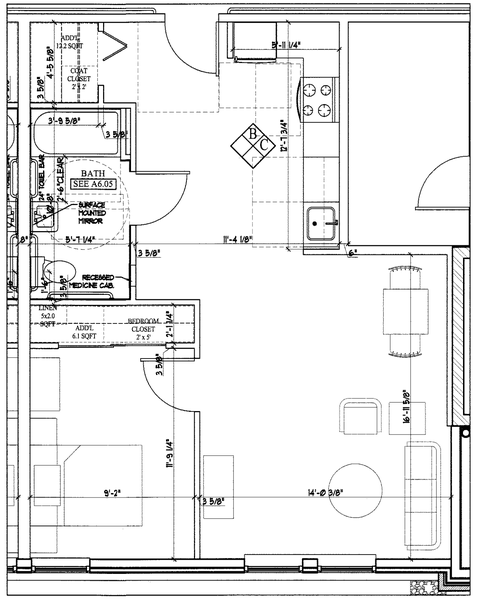
A5.03



1 | UNIT 101

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

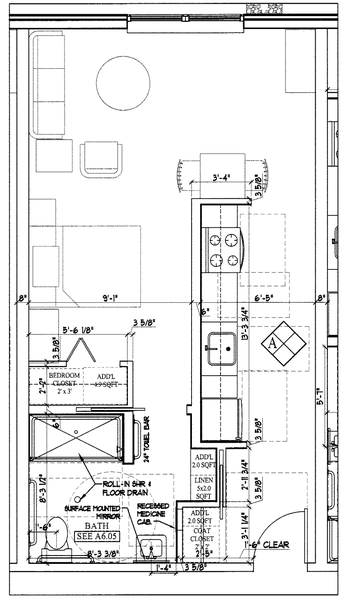
- DESIGNED TO MEET UFAS AND ADAAG
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 107.2 CU. FT.
- UNIT = 678 SQ. FT



2 | UNIT 102

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

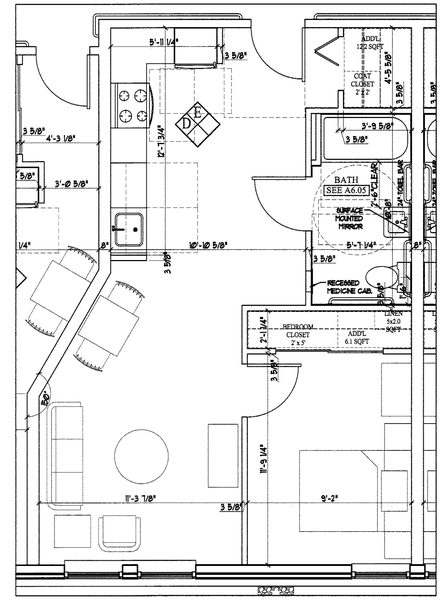
- DESIGNED TO MEET ANSI 117.1 2003 - "TYPE A"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 72.8 CU. FT.
- UNIT = 656 SQ. FT.



3 | UNIT 103

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

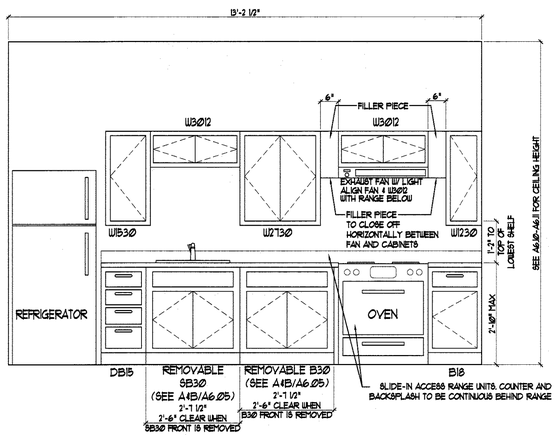
- DESIGNED TO MEET UFAS AND ADAAG
- EFFICIENCY
- GENERAL STORAGE = 72.8 CU. FT.
- UNIT = 512 SQ. FT.



4 | UNIT 104, 204, 304

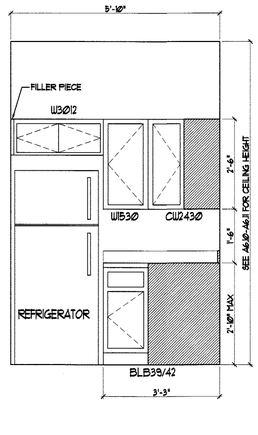
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 2003 - "TYPE A"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 143.2 CU. FT.
- UNIT = 595 SQ. FT.



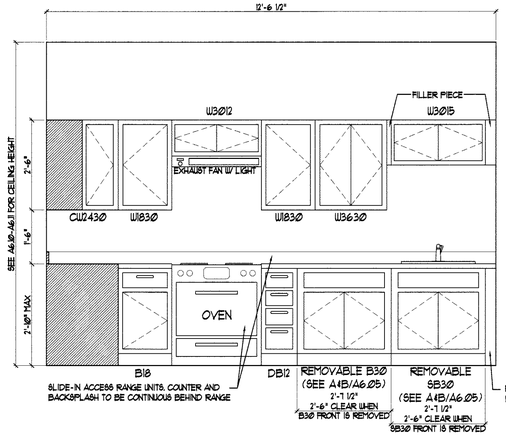
A | KITCHEN ELEVATION - UNIT 101 & 103

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



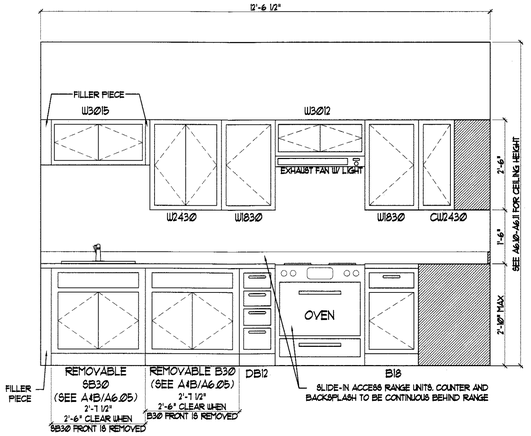
B | KITCHEN ELEVATION - UNIT 102

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



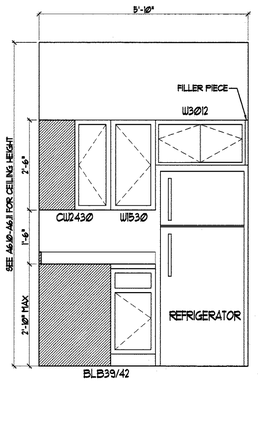
C | KITCHEN ELEVATION - UNIT 102

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



D | KITCHEN ELEVATION - UNIT 104, 204, & 304

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



E | KITCHEN ELEVATION - UNIT 104, 204, & 304

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

NOTE:
SEE DRAWING A6.05 FOR
SETTING OUT DIMENSIONS
FOR DOORS, KITCHEN CABINETS
AND BATHROOM FIXTURES

LICENSED ARCHITECT
DAVID
LLOYD
NO. 8636
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
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Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

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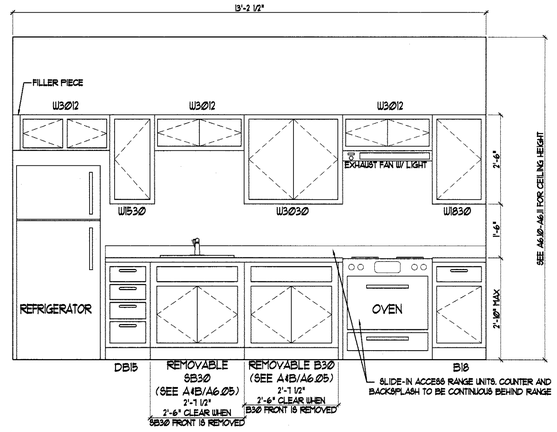
Scale
1/4" = 1'-0"

Date
4 June 2012

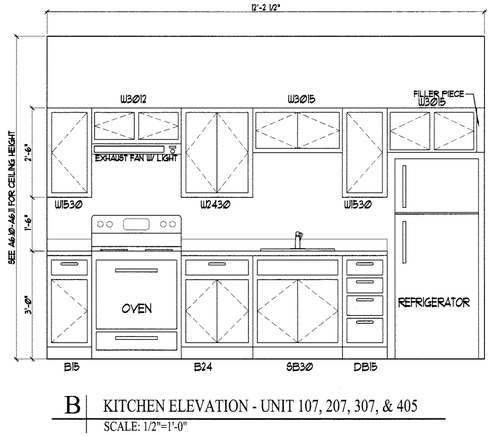
UNIT DETAILS

A6.01



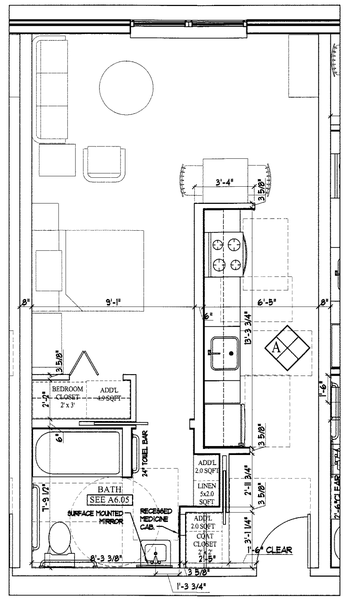
A | KITCHEN ELEVATION - UNIT 105, 203, 205, 303, & 305

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



B | KITCHEN ELEVATION - UNIT 107, 207, 307, & 405

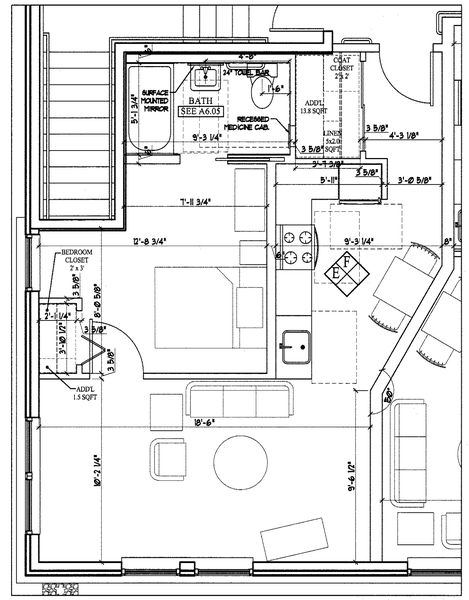
SCALE: 1/2"=1'-0"



5 | UNIT 105, 203, 205, 303, & 305

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

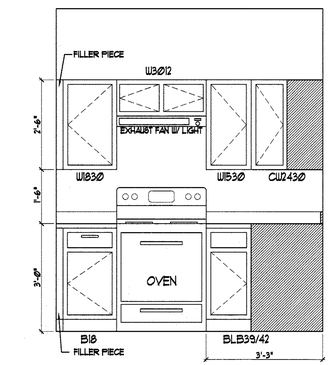
- DESIGNED TO MEET ANSI 117.1 2003 - "TYPE A"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 62.3 CU. FT.
- UNIT = 512 SQ. FT



6 | UNIT 106

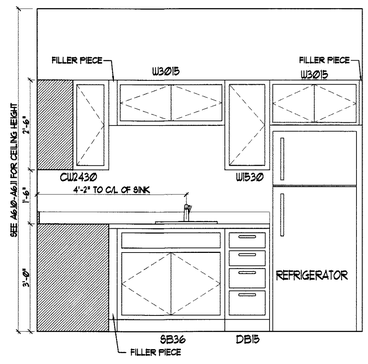
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 234.1 CU. FT.
- UNIT = 585 SQ. FT



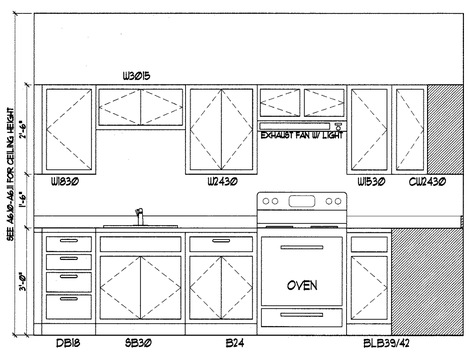
C | KITCHEN ELEVATION - UNIT 108, 208, 308, & 406

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



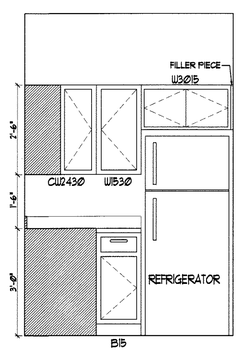
D | KITCHEN ELEVATION - UNIT 108, 208, 308, & 406

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



E | KITCHEN ELEVATION - UNIT 106

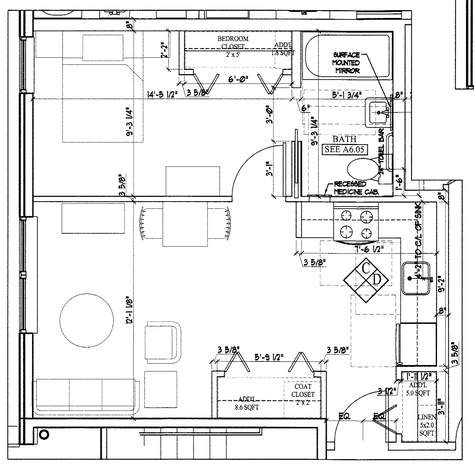
SCALE: 1/2"=1'-0"



F | KITCHEN ELEVATION - UNIT 106

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

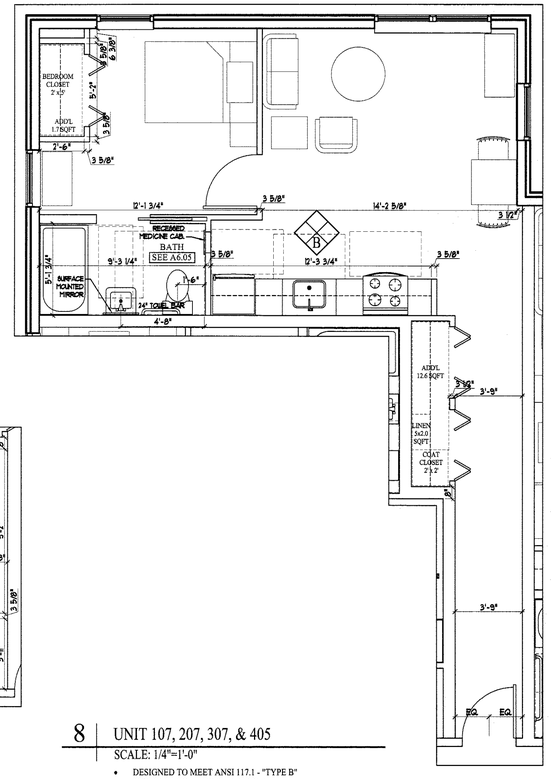
NOTE:
SEE DRAWING A6.05 FOR
SETTING OUT DIMENSIONS
FOR DOORS, KITCHEN CABINETS
AND BATHROOM FIXTURES



7 | UNIT 108, 208, 308, & 406

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

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- UNIT 108 - HEARING/VISION IMPAIRED
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 107.8 CU. FT.
- UNIT = 511 SQ. FT



8 | UNIT 107, 207, 307, & 405

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

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 100.1 CU. FT.
- UNIT = 607 SQ. FT

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

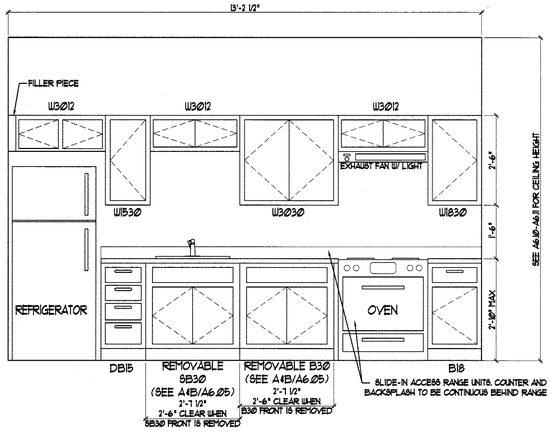
Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

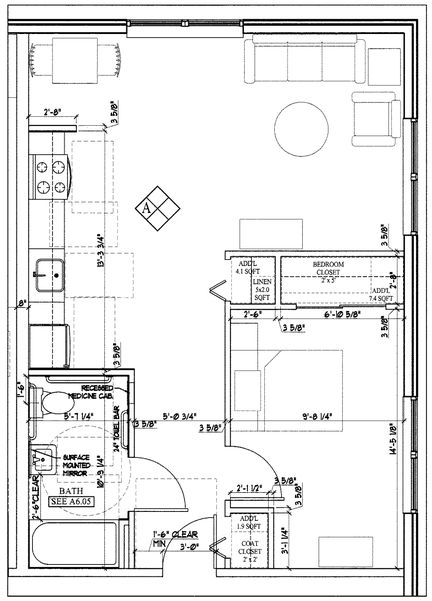
Date 4 June 2012

UNIT DETAILS

A6.02

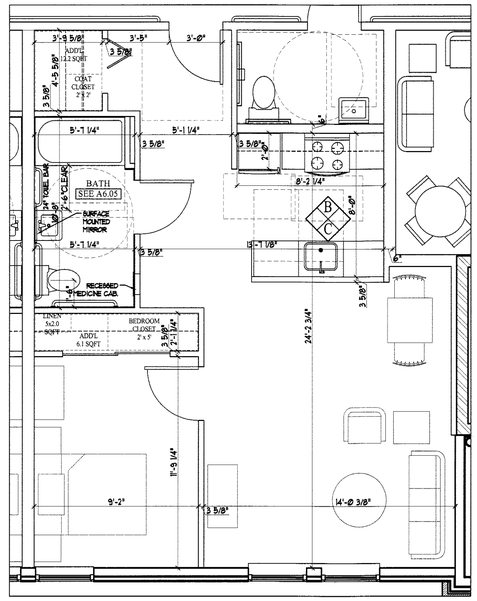


A | KITCHEN ELEVATION - UNIT 201 & 301
SCALE: 1/2"=1'-0"



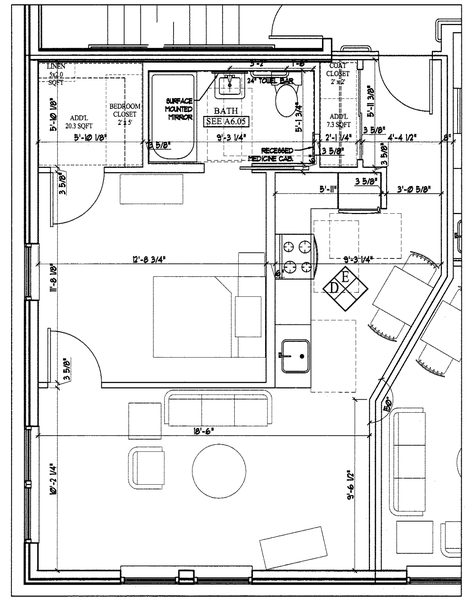
9 | UNIT 201
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 2003- "TYPE A"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 107.2 CU. FT.
- UNIT = 678 SQ. FT



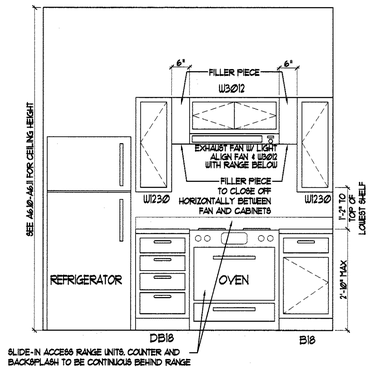
10 | UNIT 202
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 1986- "TYPE A"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 146.4 CU. FT.
- UNIT = 674 SQ. FT

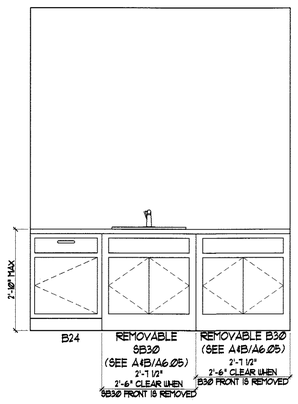


11 | UNIT 206, 306
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 220.8 CU. FT.
- UNIT = 638 SQ. FT

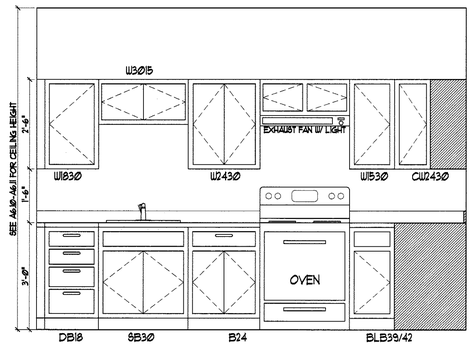


B | KITCHEN ELEVATION - UNIT 202 & 302
SCALE: 1/2"=1'-0"

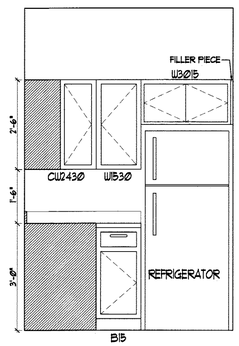


C | KITCHEN ELEVATION - UNIT 202 & 302
SCALE: 1/2"=1'-0"

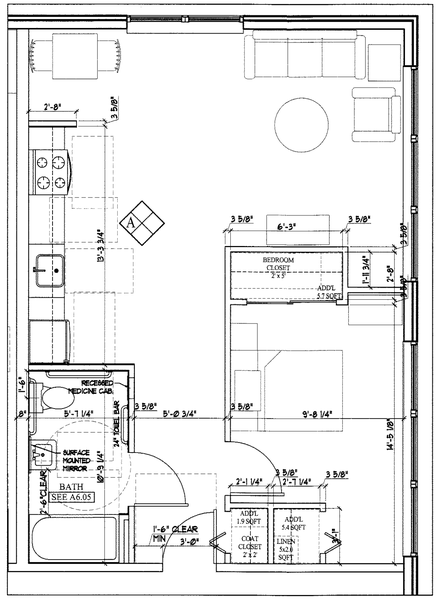
NOTE:
SEE DRAWING A6.05 FOR SETTING OUT DIMENSIONS FOR DOORS, KITCHEN CABINETS AND BATHROOM FIXTURES



D | KITCHEN ELEVATION - UNIT 206 & 306
SCALE: 1/2"=1'-0"

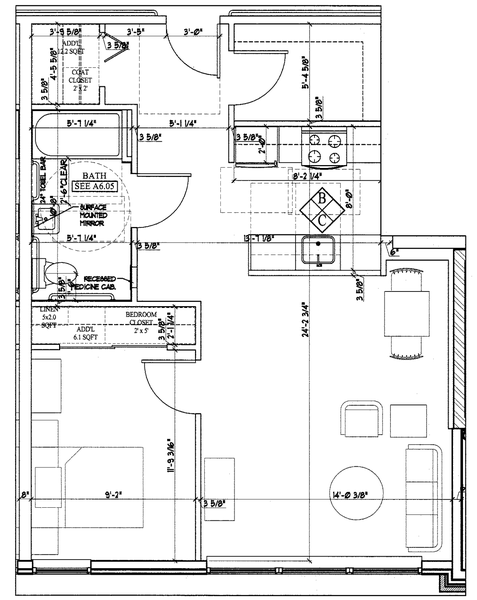


E | KITCHEN ELEVATION - UNIT 206 & 306
SCALE: 1/2"=1'-0"



12 | UNIT 301
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 2003 - "TYPE A"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 104.0 CU. FT.
- UNIT = 678 SQ. FT



13 | UNIT 302
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 1986 - "TYPE A"
- ONE BEDROOM, ONE BATHROOM
- GENERAL STORAGE = 452.8 CU. FT.
- UNIT = 674 SQ. FT

LICENSED ARCHITECT
DAVID LLOYD
NO 936
STATE OF MAINE

OWNER:
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Project:
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81 DANFORTH STREET
PORTLAND, MAINE

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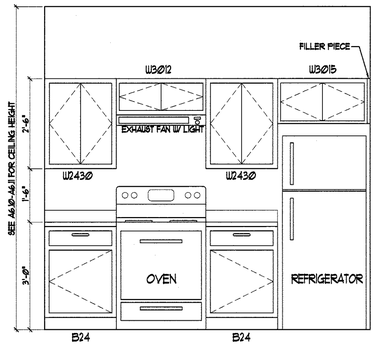
Scale 1/4" = 1'-0"

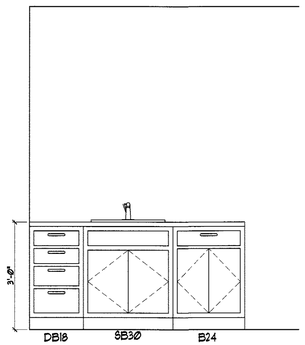
Date 4 June 2012

UNIT DETAILS

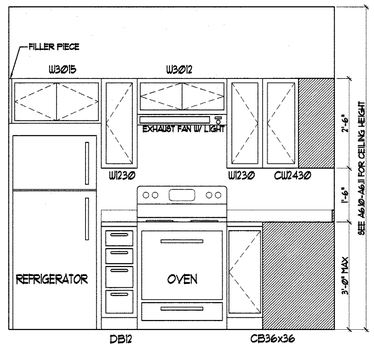
A6.03



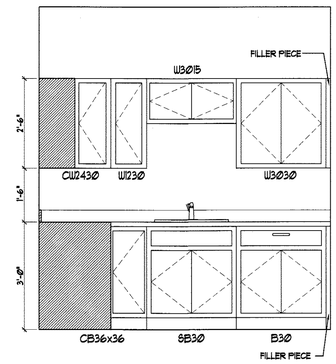
A | KITCHEN ELEVATION - UNIT 401
SCALE: 1/2"=1'-0"



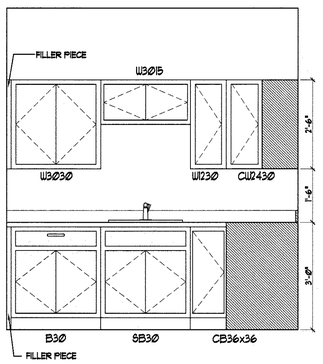
B | KITCHEN ELEVATION - UNIT 401
SCALE: 1/2"=1'-0"



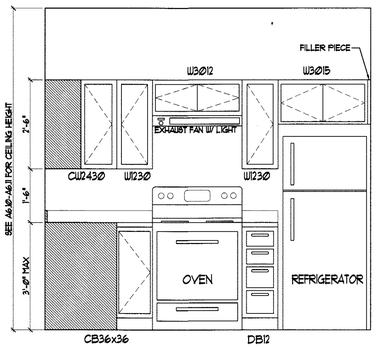
C | KITCHEN ELEVATION - UNIT 402 & 403
SCALE: 1/2"=1'-0"



D | KITCHEN ELEVATION - UNIT 402 & 403
SCALE: 1/2"=1'-0"

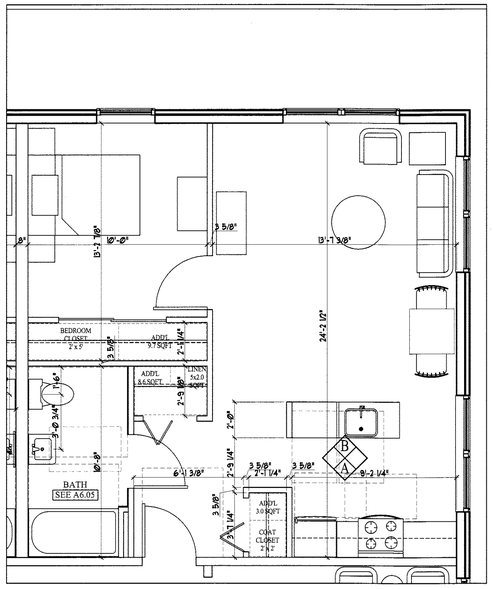


E | KITCHEN ELEVATION - UNIT 404
SCALE: 1/2"=1'-0"



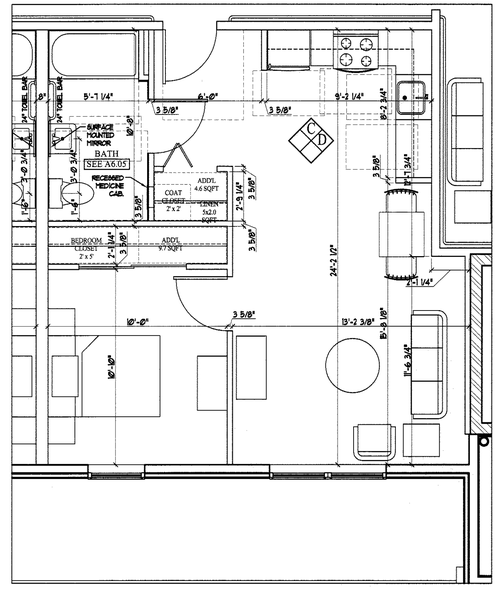
F | KITCHEN ELEVATION - UNIT 404
SCALE: 1/2"=1'-0"

NOTE:
SEE DRAWING A6.05 FOR SETTING OUT DIMENSIONS FOR DOORS, KITCHEN CABINETS AND BATHROOM FIXTURES



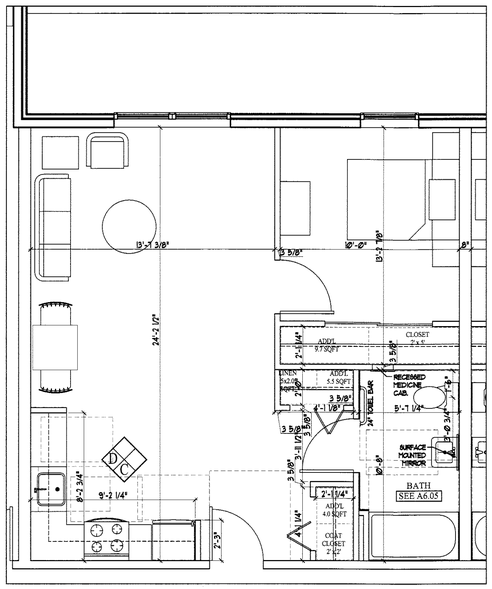
14 | UNIT 401
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 176.8 CU. FT.
- UNIT = 629 SQ. FT



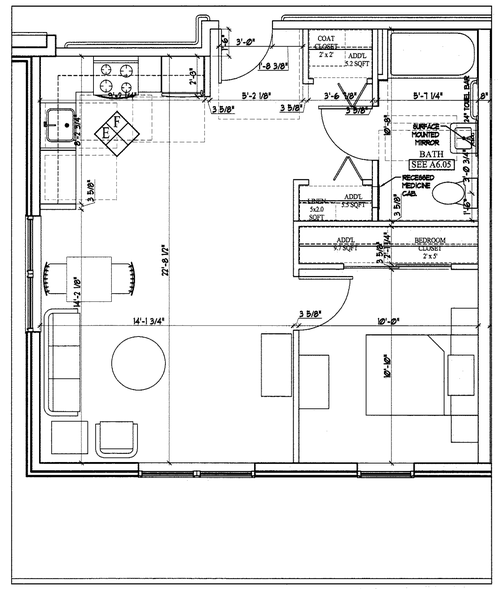
15 | UNIT 402
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 114.4 CU. FT.
- UNIT = 571 SQ. FT



16 | UNIT 403
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 176.8 CU. FT.
- UNIT = 619 SQ. FT



17 | UNIT 404
SCALE: 1/4"=1'-0"

- DESIGNED TO MEET ANSI 117.1 - "TYPE B"
- ONE BEDROOM, ONE BATH
- GENERAL STORAGE = 176.8 CU. FT.
- UNIT = 614 SQ. FT

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

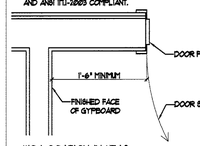
Date 4 June 2012

UNIT DETAILS

A6.04

CRITICAL DIMENSIONS FOR SETTING OUT DOORS, KITCHEN CABINETS & BATHROOM FIXTURES

DOOR LOCATION
ALL DOORS INDICATED AS BEING 8" FROM AN ADJACENT WALL MUST BE 8" MINIMUM FROM THE FINISHED FACE OF GYPBOARD TO THE DOORFRAME AS INDICATED BELOW. THIS APPLIES TO DOORS IN ALL UNITS CALLED OUT UFAS COMPLIANT, ANSI 117.1-1986 COMPLIANT AND ANSI 117.1-2003 COMPLIANT.



W.C. LOCATION IN UFAS AND ANSI 117.1-1986 UNITS
WATER CLOSETS SHALL BE LOCATED 18" EXACTLY FROM THE FINISHED FACE OF GYPBOARD OF THE SIDE WALL.

W.C. LOCATION IN ANSI 117.1-2003 UNITS
WATER CLOSETS SHALL BE LOCATED 16" MINIMUM AND 18" MAXIMUM FROM THE FINISHED FACE OF GYPBOARD OF THE SIDE WALL.

LAVATORIES IN UFAS UNITS, ANSI 117.1-1986 UNITS AND ANSI 117.1-2003 TYPE A UNITS
LAVATORIES SHALL BE MOUNTED SO THAT IT IS 34" MAXIMUM MEASURED TO THE HIGHER OF THE TOP OF THE RIM OR THE TOP OF COUNTER SURFACE. WHERE FLOORS SLOPE IN EXISTING BUILDINGS THE 34" MAXIMUM SHALL BE AT THE FRONT FACE OF THE LAVATORY OR VANITY AND NOT AT THE WALL BEHIND.

GRAB BARS IN UFAS UNITS, ANSI 117.1-1986 UNITS AND ANSI 117.1-2003 TYPE A UNITS
GRAB BARS SHALL BE INSTALLED 33" MINIMUM AND 36" MAXIMUM ABOVE THE FINISHED FLOOR ELEVATION MEASURED TO THE TOP OF THE GRIPPING SURFACE. THIS APPLIES TO ALL HORIZONTAL GRAB BARS EXCEPT THE LOWER GRAB BAR ON THE BACK WALL OF TUBS WHICH SHALL BE 9" ABOVE THE RIM OF THE TUB (SEE BATHROOM ELEVATIONS).

MIRRORS AND MEDICINE CABINETS IN UFAS UNITS, ANSI 117.1-1986 UNITS AND ANSI 117.1-2003 TYPE A UNITS
MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE AT 40" MAXIMUM ABOVE THE FINISHED FLOOR ELEVATION.
MEDICINE CABINETS SHALL BE MOUNTED SO THAT THE TOP SURFACE OF THE LOWEST SHELF IS 44" MAXIMUM ABOVE THE FINISHED FLOOR ELEVATION.

KITCHEN COUNTERS IN UFAS UNITS, ANSI 117.1-1986 UNITS AND ANSI 117.1-2003 TYPE A UNITS
KITCHEN COUNTERS SHALL BE SET SO THAT IT IS 34" MAXIMUM TO THE TOP SURFACE OF THE COUNTER OR THE TOP SURFACE OF THE RIM OF THE SINK, WHICHEVER IS THE HIGHER, MEASURED ABOVE THE FINISHED FLOOR ELEVATION. WHERE FLOORS SLOPE IN EXISTING BUILDINGS THE 34" MAXIMUM SHALL BE AT THE FRONT FACE OF THE CABINET AND NOT AT THE WALL BEHIND.

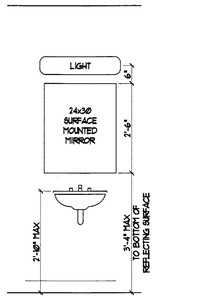
KITCHEN COUNTERS IN ANSI 117.1-2003 TYPE B UNITS
KITCHEN COUNTERS SHALL BE 36" MAXIMUM TO THE TOP SURFACE OF THE COUNTER MEASURED ABOVE THE FINISHED FLOOR ELEVATION. WHERE FLOORS SLOPE IN EXISTING BUILDINGS THE 36" MAXIMUM SHALL BE AT THE FRONT FACE OF THE CABINET AND NOT AT THE WALL BEHIND.

KITCHEN WALL CABINETS IN UFAS AND ANSI 117.1-1986 UNITS
KITCHEN WALL CABINETS ARE TO BE MOUNTED SO THAT THE TOP SURFACE OF THE LOWEST SHELF IN THE WALL CABINET IS MAXIMUM 48" ABOVE THE FINISHED FLOOR ELEVATION. WHERE FLOORS SLOPE IN EXISTING BUILDINGS THE 48" MAXIMUM SHALL BE MEASURED AT THE FRONT FACE OF THE FLOOR CABINETS (24" FROM THE WALL) AND NOT AT THE WALL BEHIND.

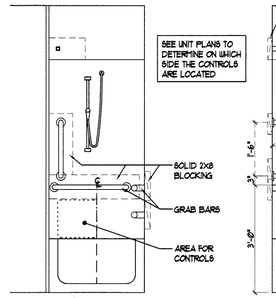
KITCHEN WALL CABINETS IN ANSI 117.1-2003 TYPE A UNITS
KITCHEN WALL CABINETS ARE TO BE MOUNTED SO THAT THE TOP SURFACE OF THE LOWEST SHELF IN THE WALL CABINET IS MAXIMUM 51" ABOVE THE FINISHED FLOOR ELEVATION. WHERE FLOORS SLOPE IN EXISTING BUILDINGS THE 51" MAXIMUM SHALL BE MEASURED AT THE FRONT FACE OF THE FLOOR CABINETS (24" FROM THE WALL) AND NOT AT THE WALL BEHIND.

KITCHEN WALL CABINETS IN ANSI 117.1-2003 TYPE B UNITS
KITCHEN WALL CABINETS ARE TO BE MOUNTED SO THAT THERE IS 18" CLEAR BETWEEN THE TOP OF THE COUNTER AND THE UNDERSIDE OF THE WALL CABINETS.

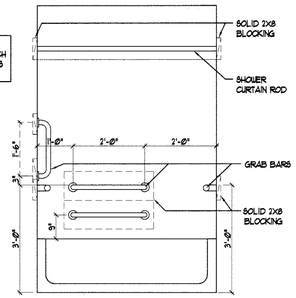
TYPICAL BATHROOM DETAILS



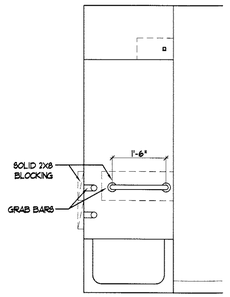
1 | SINK FRONT ELEVATION
SCALE: 1/2"=1'-0"



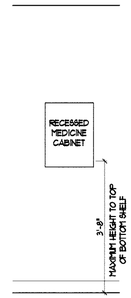
2 | TUB SIDE ELEVATION
SCALE: 1/2"=1'-0"



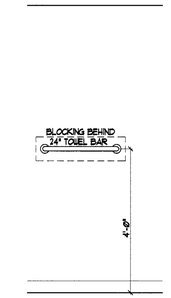
3 | TUB SIDE ELEVATION
SCALE: 1/2"=1'-0"



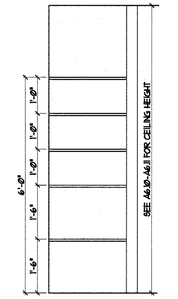
4 | TUB SIDE ELEVATION
SCALE: 1/2"=1'-0"



5 | MED. CAB. ELEV.
SCALE: 1/2"=1'-0"



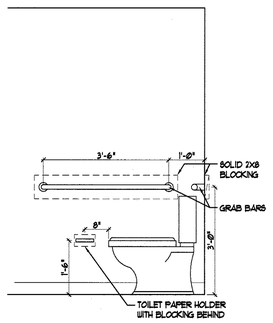
6 | TOWEL BAR ELEV.
SCALE: 1/2"=1'-0"



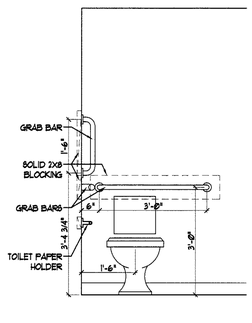
7 | LINEN ELEV.
SCALE: 1/2"=1'-0"

TYPE A AND UFAS UNIT TOILET DETAILS

UNITS:
101
102
103
104
105
201
202
203
204
205
301
302
303
304
305



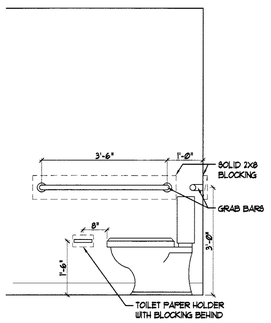
8 | TOILET SIDE ELEVATION
SCALE: 1/2"=1'-0"



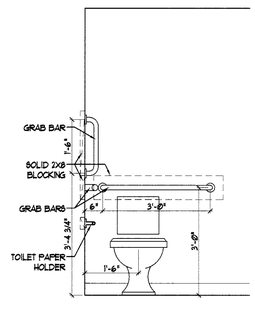
9 | TOILET FRONT ELEVATION
SCALE: 1/2"=1'-0"

TYPE B UNIT TOILET DETAILS

UNITS:
106
107
108
206
207
208
306
307
308
401
402
403
404
405
406



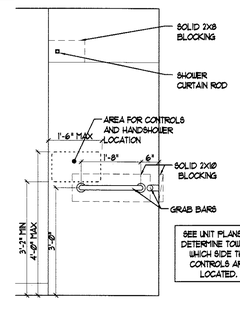
10 | TOILET SIDE ELEVATION
SCALE: 1/2"=1'-0"



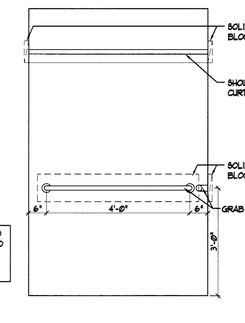
11 | TOILET FRONT ELEVATION
SCALE: 1/2"=1'-0"

ROLL-IN SHOWER DETAILS

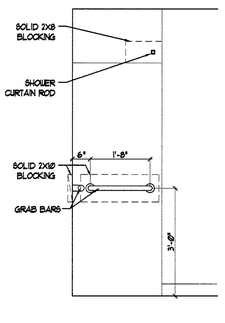
UNITS:
101
103



12 | SHOWER SIDE ELEVATION
SCALE: 1/2"=1'-0"

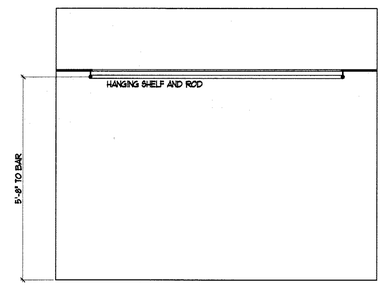


13 | SHOWER SIDE ELEVATION
SCALE: 1/2"=1'-0"

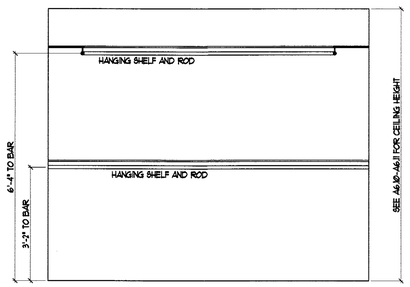


14 | SHOWER SIDE ELEVATION
SCALE: 1/2"=1'-0"

CLOSET SHELVING DETAILS

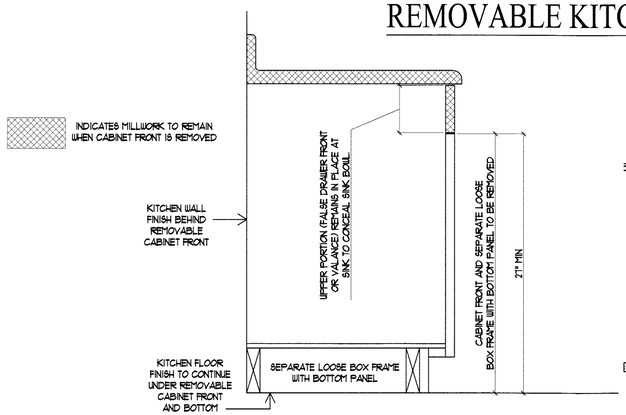


10 | CLOSET ELEVATION - TYPE "B" UNITS
SCALE: 1/2"=1'-0"

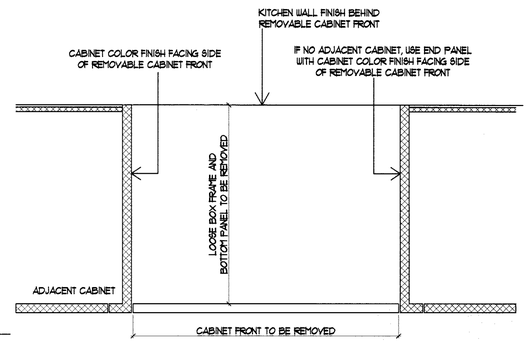


11 | CLOSET ELEVATION - TYPE "A" AND UFAS UNITS
SCALE: 1/2"=1'-0"

REMOVABLE KITCHEN CABINET FRONT DETAILS



A | REMOVABLE CABINET FRONT - SECTION
SCALE: 1 1/2"=1'-0"



B | REMOVABLE CABINET FRONT - PLAN
SCALE: 1 1/2"=1'-0"

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

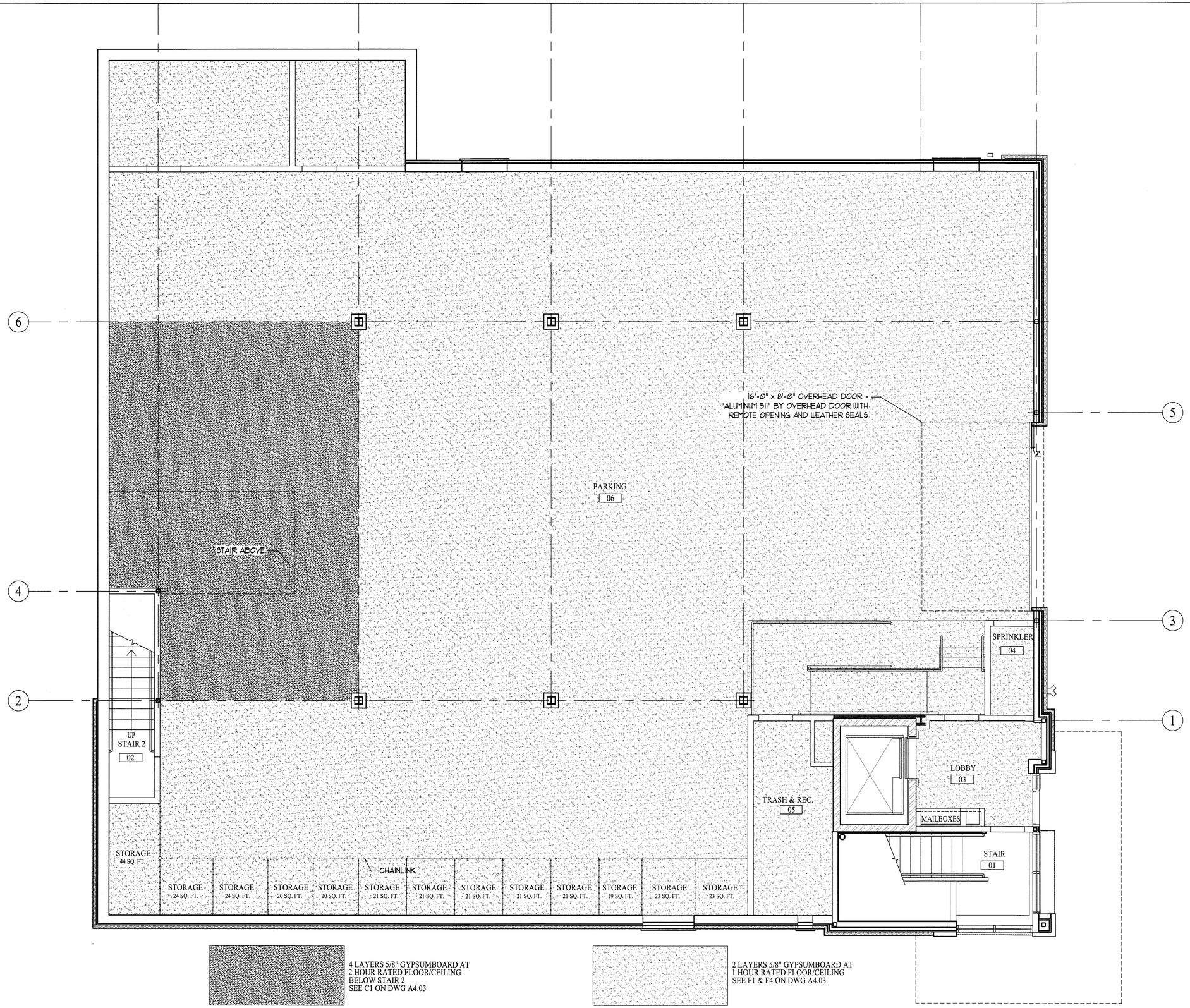
Revisions:
Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

UNIT DETAILS

A6.05



4 LAYERS 5/8" GYPSUMBOARD AT 2 HOUR RATED FLOOR/CEILING BELOW STAIR 2 SEE C1 ON DWG A4.03

2 LAYERS 5/8" GYPSUMBOARD AT 1 HOUR RATED FLOOR/CEILING SEE F1 & F4 ON DWG A4.03

Project North

E

S

W

LICENSED ARCHITECT DAVID LOYD NO. 938 STATE OF MAINE

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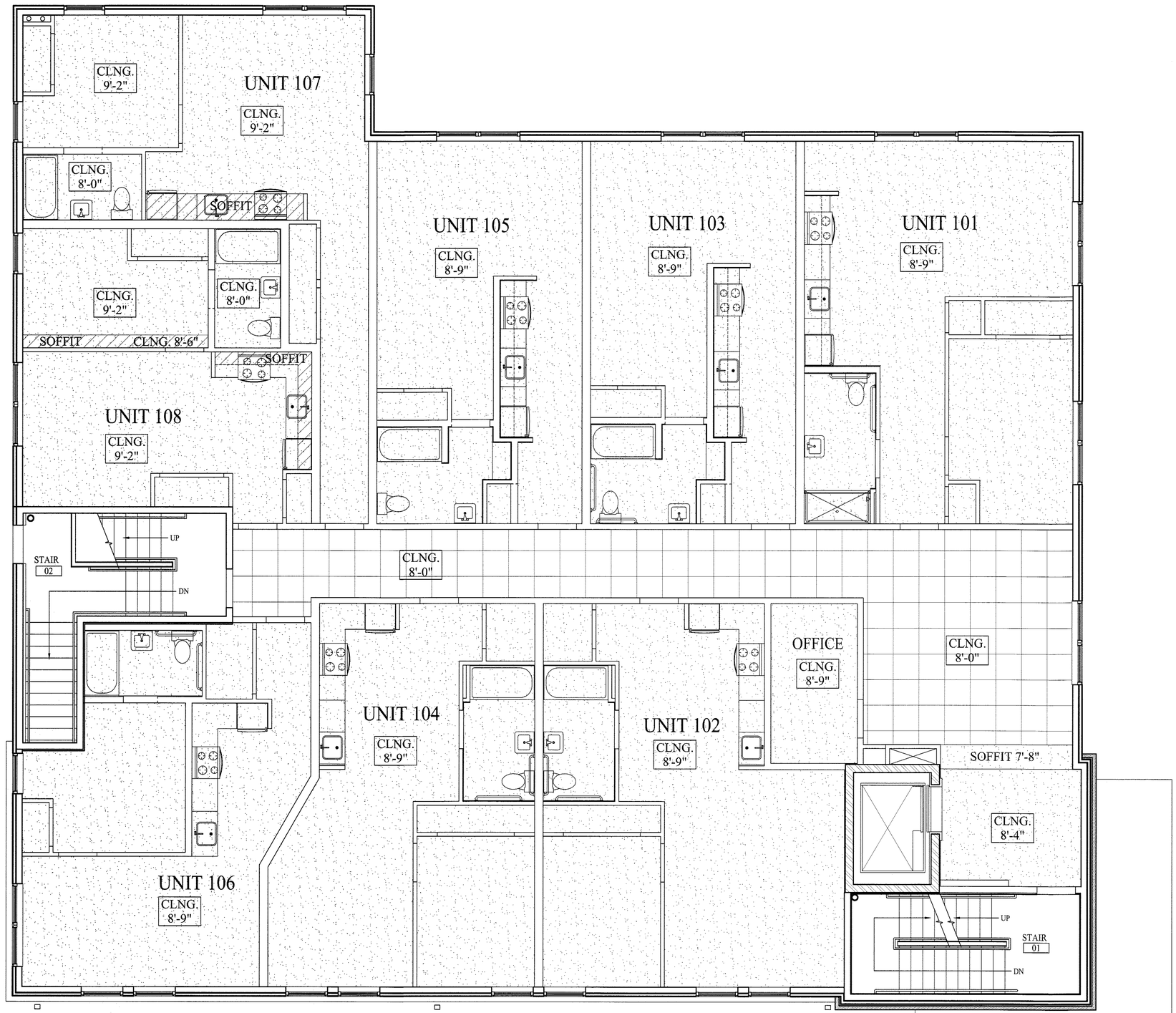
1/4" = 1'-0"

Date
4 June 2012

BASEMENT REFLECTED CEILING PLAN

A7.01



SOFFIT = HUNG GYP CEILING

SOFFIT TO TOP OF KITCHEN WALL CABINETS UNLESS DIMENSIONED OTHERWISE

= 2x2 ACT 1 CEILING

Project North: E, S, W

LICENSED ARCHITECT DAVID LLOYD NO 538 STATE OF MAINE

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

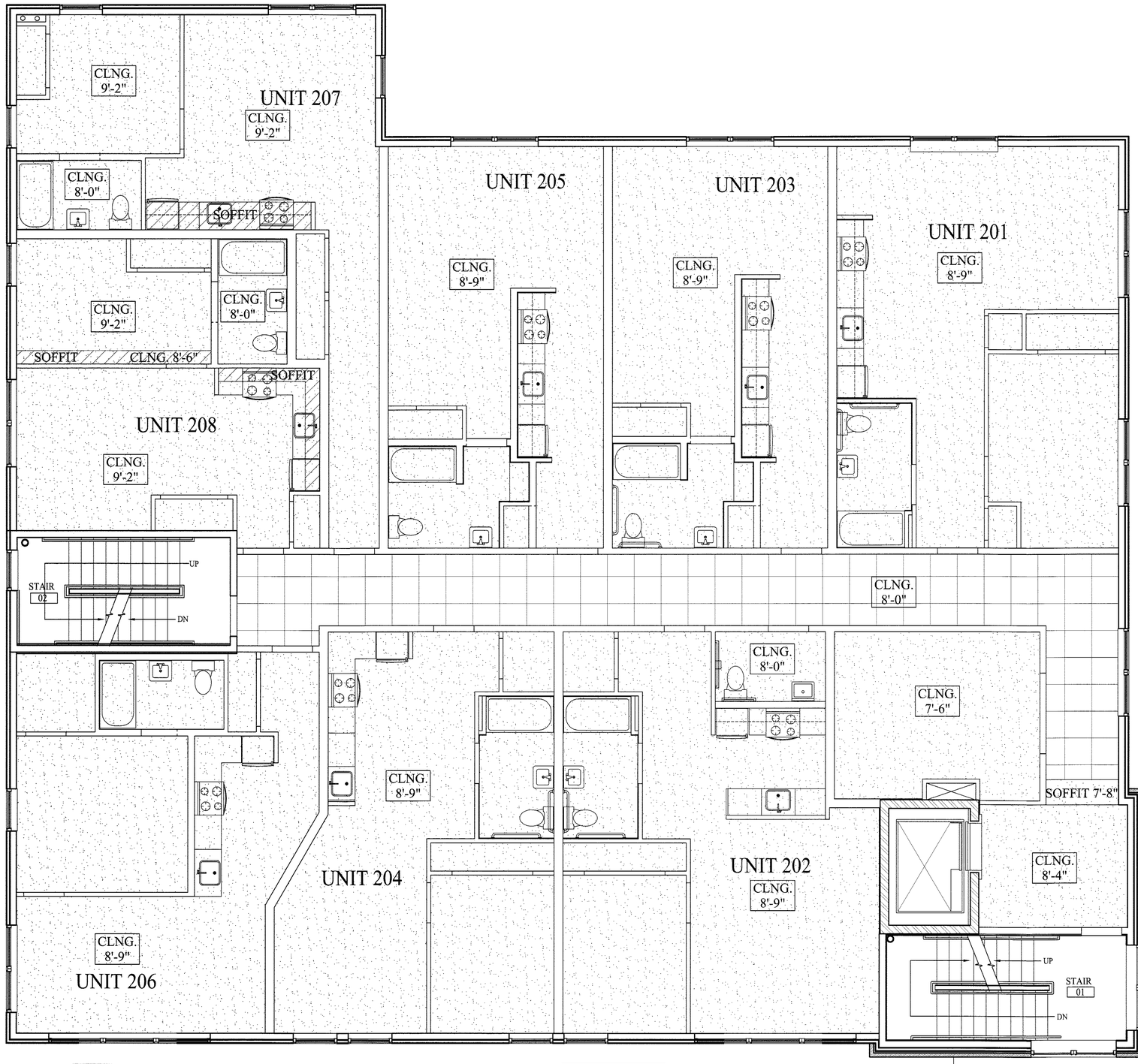
Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

FIRST FLOOR REFLECTED CEILING PLAN

A7.02



SOFFIT = HUNG GYP CEILING

SOFFIT TO TOP OF KITCHEN WALL CABINETS UNLESS DIMENSIONED OTHERWISE

= 2x2 ACT 1 CEILING

Project North

E S W

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP

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81 DANFORTH STREET
PORTLAND, MAINE

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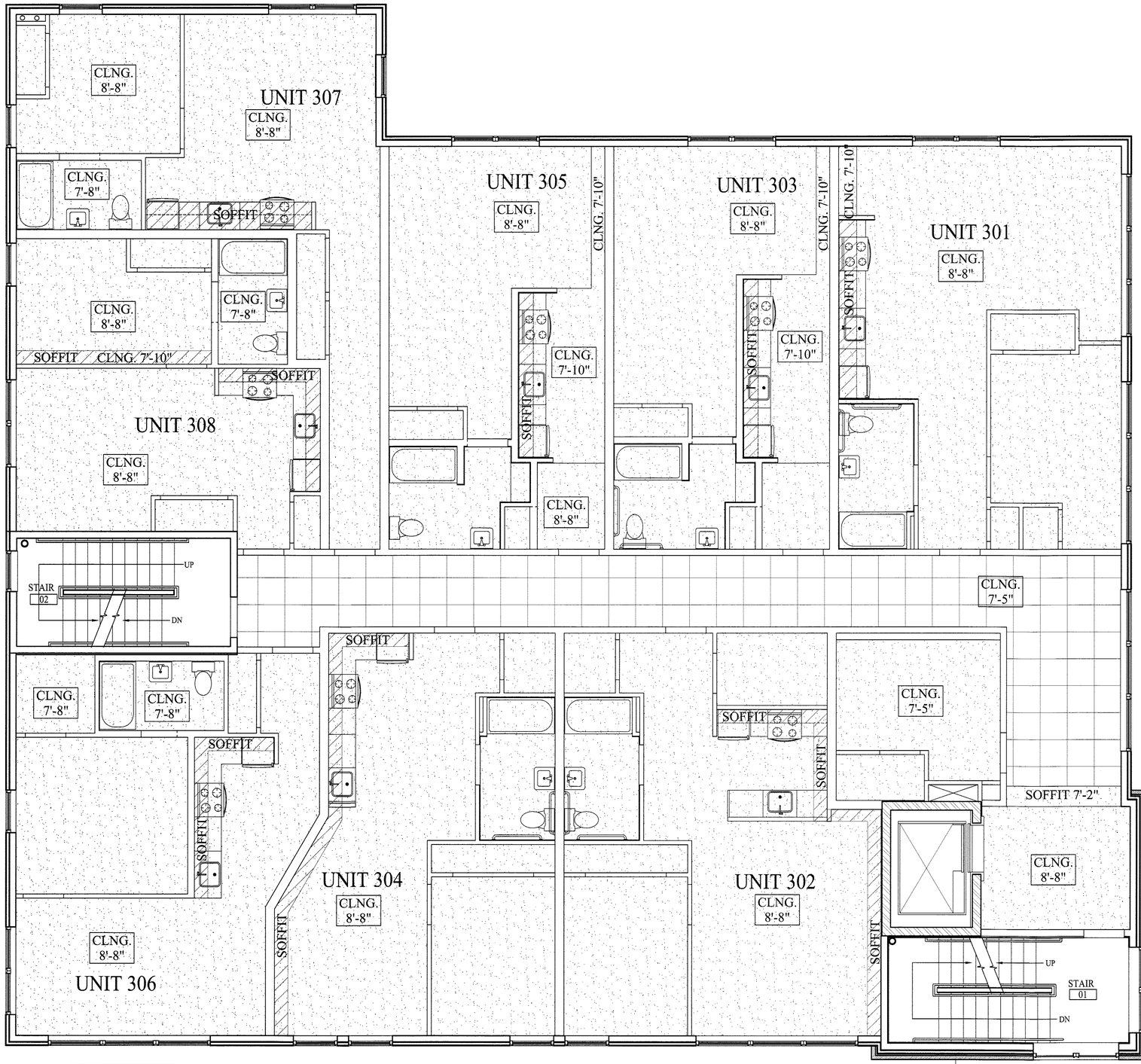
SECOND FLOOR REFLECTED CEILING PLAN

A7.03



SOFFIT = HUNG GYP CEILING

SOFFIT TO TOP OF KITCHEN WALL CABINETS UNLESS DIMENSIONED OTHERWISE

= 2x2 ACT 1 CEILING

Project North

E S W

LICENSED ARCHITECT DAVID LLOYD NO 935 STATE OF MAINE

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Project: DANFORTH ON HIGH

81 DANFORTH STREET
PORTLAND, MAINE

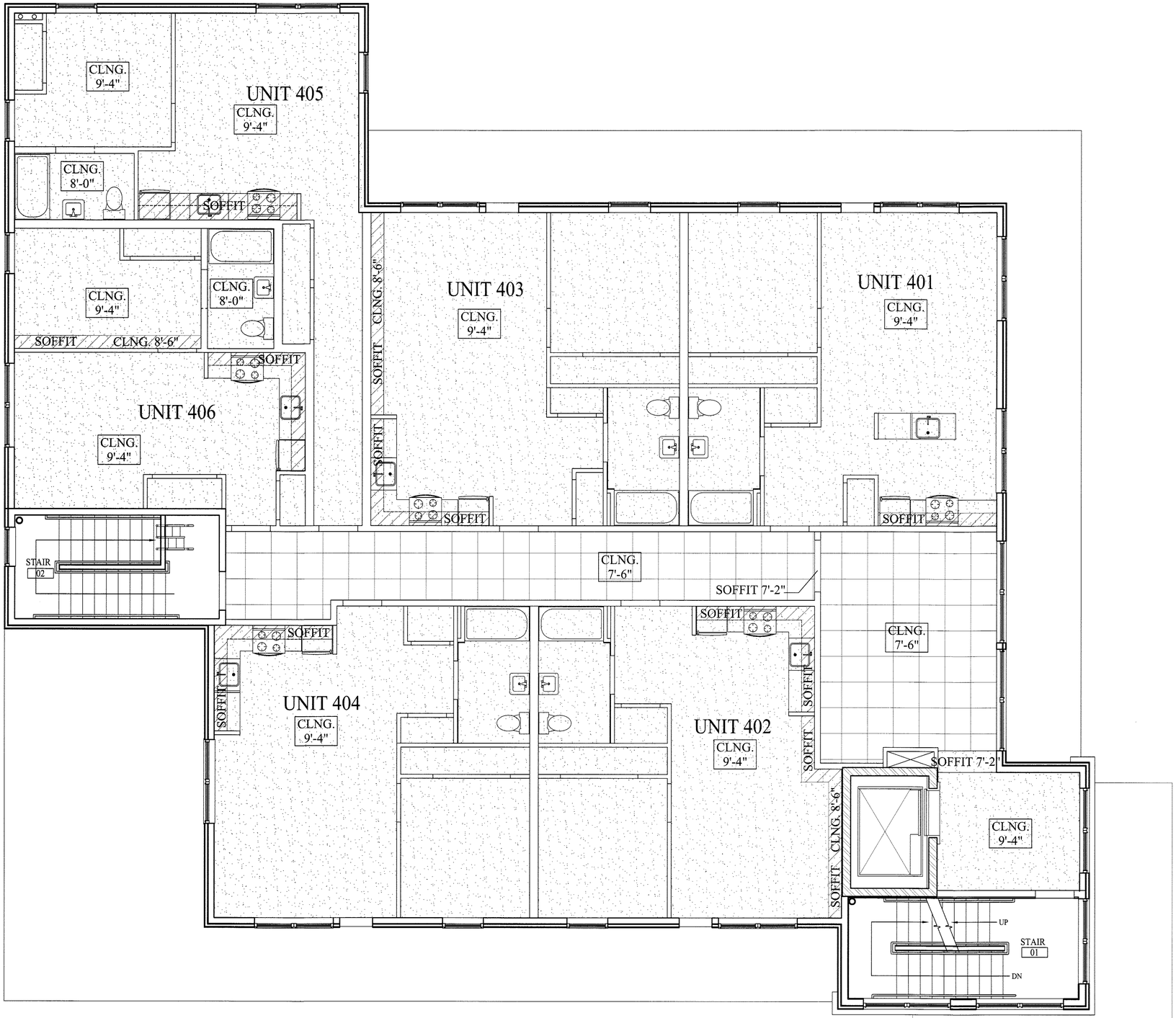
Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

THIRD FLOOR PLAN

A7.04



SOFFIT = HUNG GYP CEILING

SOFFIT TO TOP OF KITCHEN WALL CABINETS UNLESS DIMENSIONED OTHERWISE

= 2x2 ACT 1 CEILING

Project North

E

S

W

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP

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Project: DANFORTH ON HIGH

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PORTLAND, MAINE

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Scale 1/4" = 1'-0"

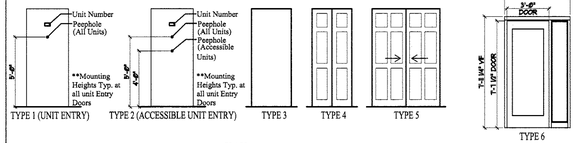
Date 4 June 2012

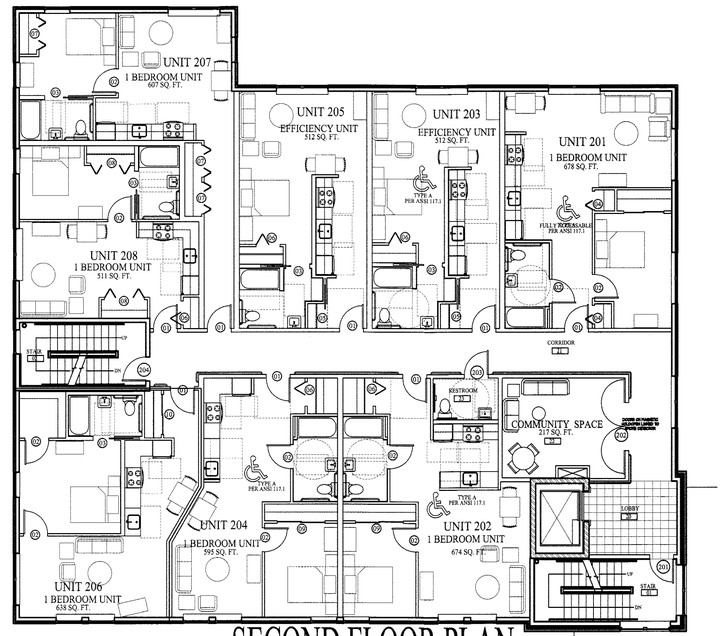
FOURTH FLOOR REFLECTED CEILING PLAN

A7.05

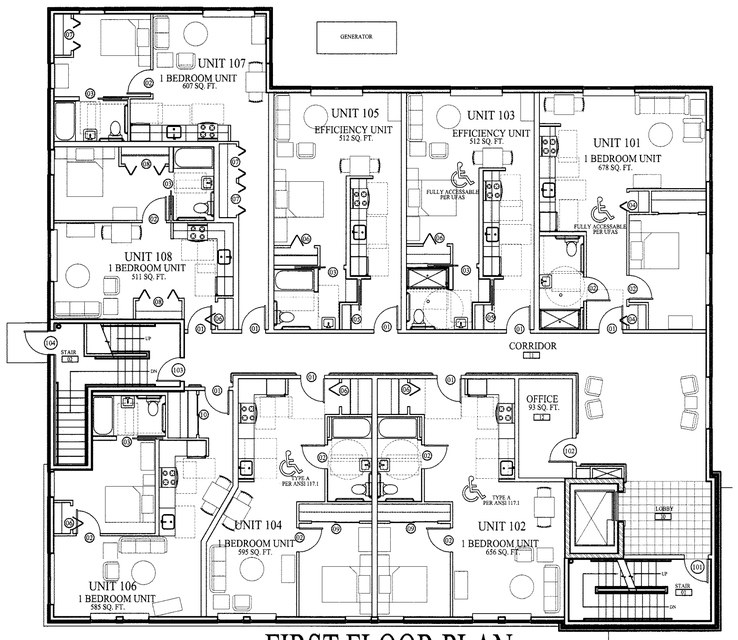
DOOR SCHEDULE

	DOOR No.	LOCATION	SIZE W x H x T	DOOR Type	DOOR Material	FINISH	THRESH	FRAME Material	LABEL	REMARKS
BASEMENT	B01	LOBBY ENTRANCE	3'-0 x 8'-3 x 1-3/4"	6	WOOD/GLASS	STAINED	ALUMINUM	WOOD		WHITE OAK & GLASS DOOR AND SIDELIGHT, AUTOMATIC OPENER
	B02	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B03	LOBBY TO PARKING	3'-0 x 7'-0 x 1-3/4"	10	METAL/GLASS INSUL	PAINTED	ALUMINUM	METAL		INSULATED DOOR
	B04	SPRINKLER ROOM	3'-0 x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	B05	TRASH ROOM	3'-0 x 6'-8 x 1-3/4"	3	METAL	PAINTED		METAL	1 HR	SMOKE CONTROL; CLOSER
	B06	ELEV. MACHINE	3'-0 x 7'-0 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B07	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED	ALUMINUM	METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B08	MECHANICAL	3'-0" x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	B09	ELECTRICAL	3'-0" x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
1st FLOOR	101	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	102	OFFICE	3'-0 x 7'-0 x 1-3/4"	8	WOOD/GLASS	STAINED	ALUMINUM	METAL	20 MIN	SMOKE CONTROL; 20 MIN RATED GLASS
	103	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	104	STAIR 02 EXIT	3'-0 x 6'-8 x 1-3/4"	3	INSULATED METAL	PAINTED		METAL	1 1/2 HR	CLOSER; INSULATED DOOR
2nd FLOOR	201	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	202	COMMUNITY ROOM	(2) 3'-0 x 7'-0 x 1-3/4"	1	WOOD	PAINTED	ALUMINUM	METAL	20 MIN	MAG. HOLD OPEN; SMOKE CONTROL
	203	RESTROOM	3'-0 x 7'-0 x 1-3/4"	3	WOOD	PAINTED		METAL	20 MIN	SMOKE CONTROL; CLOSER
	204	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
3rd FLOOR	301	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	302	LAUNDRY	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED	ALUMINUM	METAL	1 HR	SMOKE CONTROL; CLOSER
	303	JANITOR	3'-0 x 7'-0 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	304	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
4th FLOOR	401	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	402	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
UNITS	01	UNIT ENTRY	3'-0 x 7'-0 x 1-3/4"	1 or 2	WOOD	STAINED	ALUMINUM	METAL	20 MIN	SMOKE CONTROL; CLOSER
	02	BEDROOM/BATHROOM	3'-0 x 6'-8 x 1-3/4"	9	H.C. MOLDED	PAINTED	MARBLE	WOOD		THRESHOLD AT BATHROOMS ONLY
	03	BATHROOM	3'-0 x 6'-8 x 1-3/4" POCKET DOOR	9	H.C. MOLDED	PAINTED	MARBLE	WOOD		POCKET DOOR IN 6" METAL STUD WALL
	04	CLOSET	2'-0 x 6'-8 x 1-3/4" BIFOLD	4	H.C. MOLDED	PAINTED		WOOD		
	05	CLOSET	3'-0 x 6'-8 x 1-3/4" POCKET DOOR	9	H.C. MOLDED	PAINTED		WOOD		POCKET DOOR IN 6" METAL STUD WALL
	06	CLOSET	3'-0 x 6'-8 x 1-3/4" BIFOLD	4	H.C. MOLDED	PAINTED		WOOD		
	07	CLOSET	(2) 2'-0 x 6'-8 x 1-3/4" BIFOLDS	4	H.C. MOLDED	PAINTED		WOOD		
	08	CLOSET	(2) 2'-6 x 6'-8 x 1-3/4" BIFOLDS	4	H.C. MOLDED	PAINTED		WOOD		
	09	CLOSET	6'-0 x 6'-8 x 1-3/4" BYPASS	5	H.C. MOLDED	PAINTED		WOOD		
	10	CLOSET	5'-0 x 6'-8 x 1-3/4" BYPASS	5	H.C. MOLDED	PAINTED		WOOD		

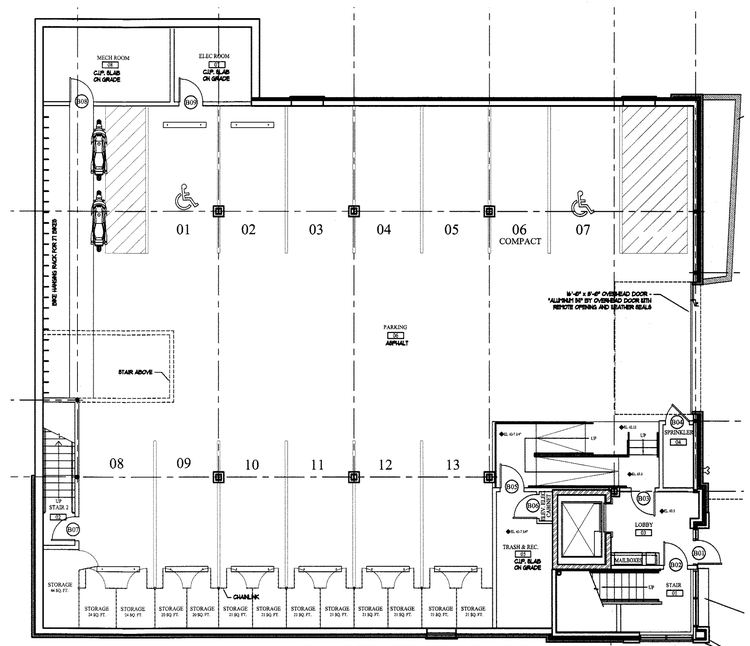




SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN

LICENSED ARCHITECT
DAVID C. LOMD
NO. 935
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP

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

309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
Issued for Bid - 29 June 2012

Scale
1/4" = 1'-0"

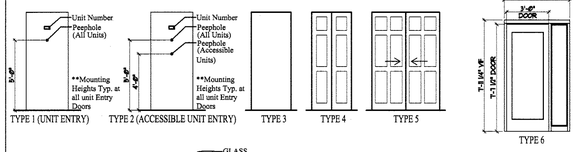
Date
4 June 2012

DOOR SCHEDULE

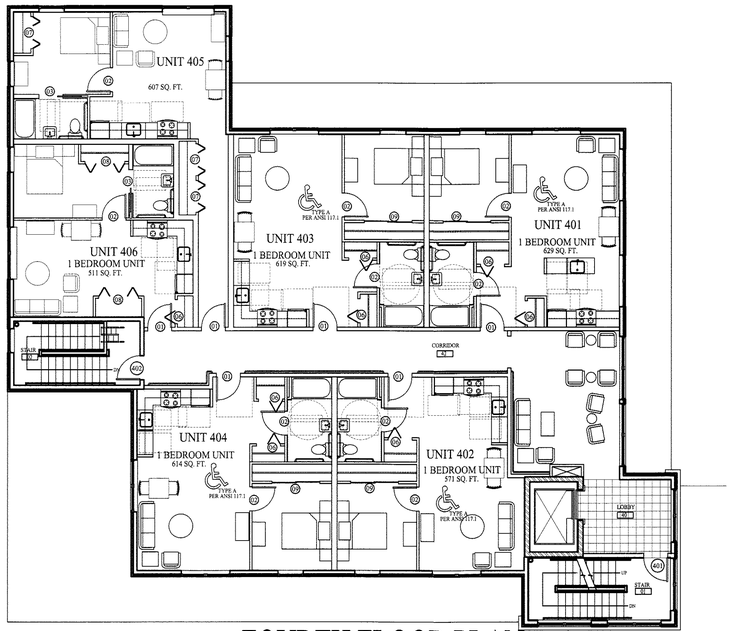
A8.01

DOOR SCHEDULE

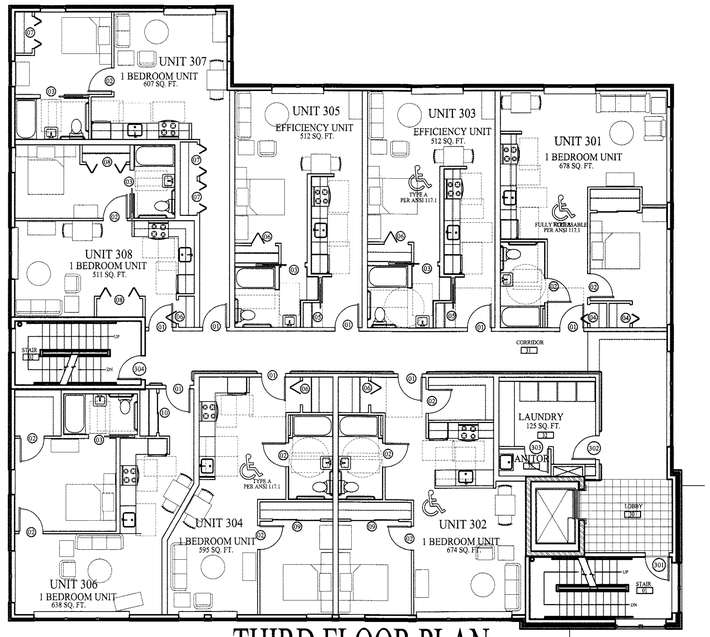
	DOOR No.	LOCATION	SIZE W x H x T	DOOR Type	DOOR Material	FINISH	THRESH	FRAME Material	LABEL	REMARKS
BASEMENT	B01	LOBBY ENTRANCE	3'-0 x 8'-3 x 1-3/4"	6	WOOD/GLASS	STAINED	ALUMINUM	WOOD		WHITE OAK & GLASS DOOR AND SIDELIGHT, AUTOMATIC OPENER
	B02	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B03	LOBBY TO PARKING	3'-0 x 7'-0 x 1-3/4"	10	METAL/GLASS INSUL	PAINTED	ALUMINUM	METAL		INSULATED DOOR
	B04	SPRINKLER ROOM	3'-0 x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	B05	TRASH ROOM	3'-0 x 6'-8 x 1-3/4"	3	METAL	PAINTED		METAL	1 HR	SMOKE CONTROL; CLOSER
	B06	ELEV. MACHINE	3'-0 x 7'-0 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B07	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED	ALUMINUM	METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	B08	MECHANICAL	3'-0" x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	B09	ELECTRICAL	3'-0" x 6'-8 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
1st FLOOR	101	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	102	OFFICE	3'-0 x 7'-0 x 1-3/4"	8	WOOD/GLASS	STAINED	ALUMINUM	METAL	20 MIN	SMOKE CONTROL; 20 MIN RATED GLASS
	103	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	104	STAIR 02 EXIT	3'-0 x 6'-8 x 1-3/4"	3	INSULATED METAL	PAINTED		METAL	1 1/2 HR	CLOSER; INSULATED DOOR
2nd FLOOR	201	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	202	COMMUNITY ROOM	(2) 3'-0 x 7'-0 x 1-3/4"	1	WOOD	PAINTED	ALUMINUM	METAL	20 MIN	MAG. HOLD OPEN; SMOKE CONTROL
	203	RESTROOM	3'-0 x 7'-0 x 1-3/4"	3	WOOD	PAINTED		METAL	20 MIN	SMOKE CONTROL; CLOSER
	204	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
3rd FLOOR	301	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	302	LAUNDRY	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED	ALUMINUM	METAL	1 HR	SMOKE CONTROL; CLOSER
	303	JANITOR	3'-0 x 7'-0 x 1-3/4"	3	METAL	PAINTED	ALUMINUM	METAL		
	304	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
4th FLOOR	401	STAIR 01	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
	402	STAIR 02	3'-0 x 7'-0 x 1-3/4"	7	METAL	PAINTED		METAL	1 1/2 HR	SMOKE CONTROL; CLOSER
UNITS	01	UNIT ENTRY	3'-0 x 7'-0 x 1-3/4"	1 or 2	WOOD	STAINED	ALUMINUM	METAL	20 MIN	SMOKE CONTROL; CLOSER
	02	BEDROOM/BATHROOM	3'-0 x 6'-8 x 1-3/4"	9	H.C. MOLDED	PAINTED	MARBLE	WOOD		THRESHOLD AT BATHROOMS ONLY
	03	BATHROOM	3'-0 x 6'-8 x 1-3/4" POCKET DOOR	9	H.C. MOLDED	PAINTED	MARBLE	WOOD		POCKET DOOR IN 6" METAL STUD WALL
	04	CLOSET	2'-0 x 6'-8 x 1-3/4" BIFOLD	4	H.C. MOLDED	PAINTED		WOOD		
	05	CLOSET	3'-0 x 6'-8 x 1-3/4" POCKET DOOR	9	H.C. MOLDED	PAINTED		WOOD		POCKET DOOR IN 6" METAL STUD WALL
	06	CLOSET	3'-0 x 6'-8 x 1-3/4" BIFOLD	4	H.C. MOLDED	PAINTED		WOOD		
	07	CLOSET	(2) 2'-0 x 6'-8 x 1-3/4" BIFOLDS	4	H.C. MOLDED	PAINTED		WOOD		
	08	CLOSET	(2) 2'-6 x 6'-8 x 1-3/4" BIFOLDS	4	H.C. MOLDED	PAINTED		WOOD		
	09	CLOSET	6'-0 x 6'-8 x 1-3/4" BYPASS	5	H.C. MOLDED	PAINTED		WOOD		
	10	CLOSET	5'-0 x 6'-8 x 1-3/4" BYPASS	5	H.C. MOLDED	PAINTED		WOOD		



TYPE 1 (UNIT ENTRY) TYPE 2 (ACCESSIBLE UNIT ENTRY) TYPE 3 TYPE 4 TYPE 5 TYPE 6 TYPE 7 TYPE 8 TYPE 9 TYPE 10



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

LICENSED ARCHITECT DAVID LLOYD NO. 9308 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE. SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions: Issued for Bid - 29 June 2012

Scale 1/4" = 1'-0"

Date 4 June 2012

DOOR SCHEDULE

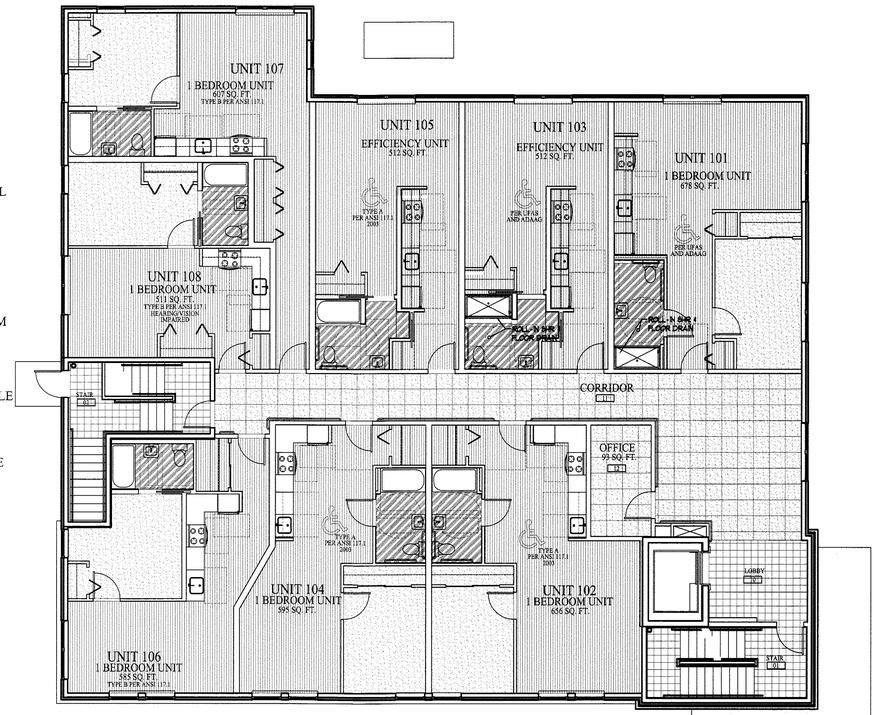
A8.02

FINISH SCHEDULE

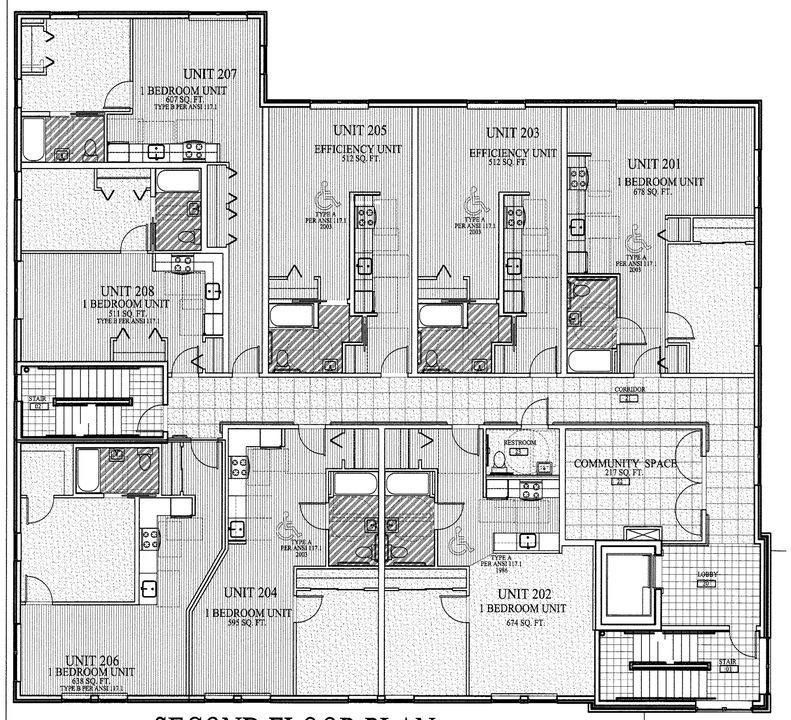
	#	ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
BASEMENT	01	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	CERAMIC TILE AT LANDINGS, RUBBER TREADS AT STAIRS WITH COORDINATING WALL BASE
	02	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	
	03	LOBBY	CERAMIC TILE	CERAMIC	PTD	PTD	
	04	SPRINKLER	CONCRETE	VINYL	PTD	PTD	
	05	TRASH / RECYCLING	SEALED CONCRETE	VINYL	FRP	FRP	
	06	PARKING	ASPHALT	NONE	PTD	PTD	
	07	ELECTRIC ROOM	CONCRETE	VINYL	PTD	PTD	
	08	MECHANICAL ROOM	CONCRETE	VINYL	PTD	PTD	
1st FLOOR	01	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	CERAMIC TILE AT LANDINGS, RUBBER TREADS AT STAIRS WITH COORDINATING WALL BASE
	02	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	
	10	LOBBY	CERAMIC TILE	CERAMIC	PTD	PTD	
	11	CORRIDOR	CARPET TILE	6" OAK	PTD	PTD	
	12	OFFICE	CARPET TILE	6" OAK	PTD	PTD	
2nd FLOOR	01	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	CERAMIC TILE AT LANDINGS, RUBBER TREADS AT STAIRS WITH COORDINATING WALL BASE
	02	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	
	20	LOBBY	CERAMIC TILE	CERAMIC	PTD	PTD	
	21	CORRIDOR	CARPET TILE	6" OAK	PTD	PTD	
	22	COMMUNITY SPACE	CARPET TILE	6" OAK	PTD	PTD	
	22	RESTROOM	SHEET VINYL	FLASH COVE VINYL	PTD	PTD	FLASH COVE SHEET VINYL UP WALL 4" TO BE WALL BASE
3rd FLOOR	01	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	CERAMIC TILE AT LANDINGS, RUBBER TREADS AT STAIRS WITH COORDINATING WALL BASE
	02	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	
	30	LOBBY	CERAMIC TILE	CERAMIC	PTD	PTD	
	31	CORRIDOR	CARPET TILE	6" OAK	PTD	PTD	
	32	LAUNDRY	SHEET VINYL	FLASH COVE VINYL	PTD	PTD	FLASH COVE SHEET VINYL UP WALL 4" TO BE WALL BASE
	33	JAN. CLOSET	SHEET VINYL	FLASH COVE VINYL	FRP @ MOP SINK	PTD	FLASH COVE SHEET VINYL UP WALL 4" TO BE WALL BASE
4th FL.	01	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	CERAMIC TILE AT LANDINGS, RUBBER TREADS AT STAIRS WITH COORDINATING WALL BASE
	02	STAIR	TILE / RUBBER TREAD	RUBBER	PTD	PTD	
	40	LOBBY	CERAMIC TILE	CERAMIC	PTD	PTD	
	41	CORRIDOR	CARPET TILE	6" OAK	PTD	PTD	
UNITS		LIVING ROOM	CARPET / VINYL TILE	MILLWORK VINYL	PTD	PTD	REFER TO FINISH PLAN FOR TRANSITION FROM CARPET TO VINYL TILE
		KITCHEN	VINYL TILE	MILLWORK VINYL	PTD	PTD	
		BEDROOM	BROADLOOM CARPET	MILLWORK VINYL	PTD	PTD	
		RESTROOM	SHEET VINYL	FLASH COVE VINYL	PTD	PTD	FLASH COVE SHEET VINYL UP WALL 4" TO BE WALL BASE
		ELEVATOR	CARPET TILE	NA	LAMINATE		

ALTERNATE #2- PROVIDE VINYL TILE IN LIEU OF CARPET IN UNITS
ALTERNATE #3- PROVIDE CARPET "CAMBRIDGE OXFORD III" IN STAIR 02
IN LIEU OF TILE AND RUBBER TREADS

SHEET VINYL
VINYL TILE
BROADLOOM CARPET
CERAMIC TILE
CARPET TILE



FIRST FLOOR PLAN



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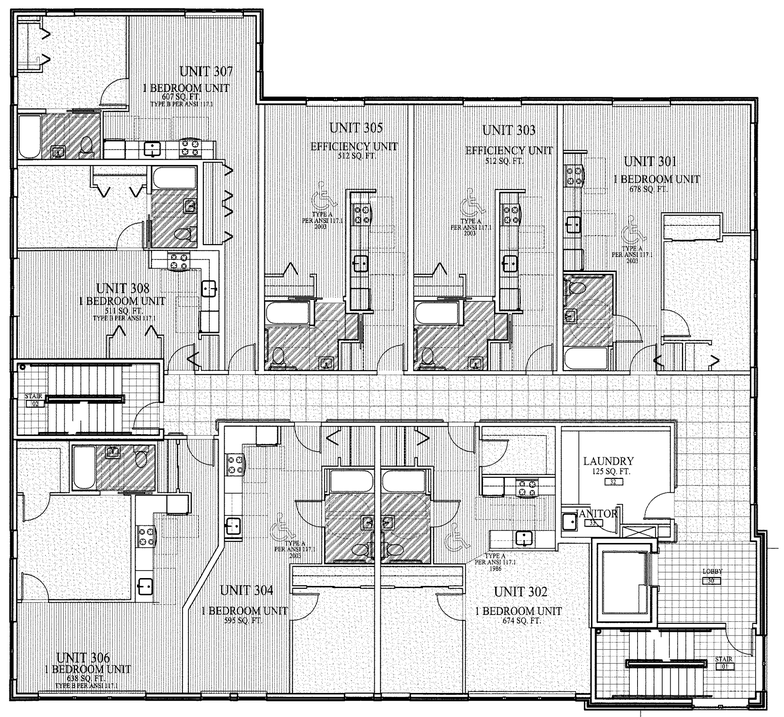
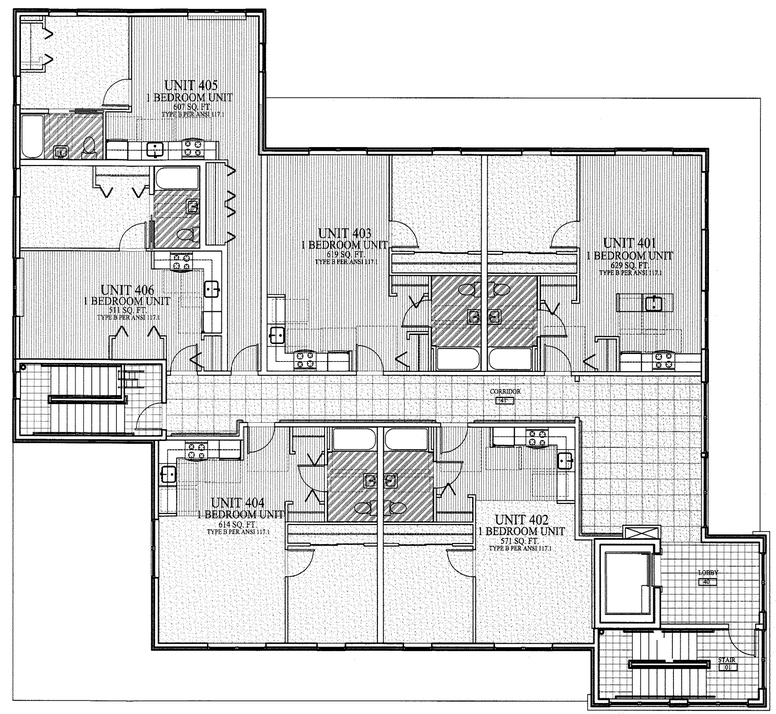


THIRD FLOOR PLAN



FOURTH FLOOR PLAN

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

OWNER:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:
Issued for Bid - 29 June 2012

Scale
AS NOTED

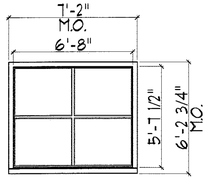
Date
4 June 2012

FINISH SCHEDULE

A8.03

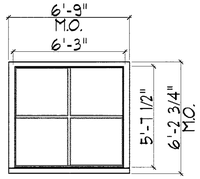
WINDOW SCHEDULE :

REFER TO WALL SECTIONS FOR HEAD HEIGHT AND OAK WINDOW DETAILS



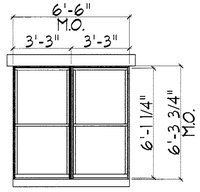
TYPE A

WHITE OAK IN MASONRY
WHITE OAK TRIM
P.C. SILL



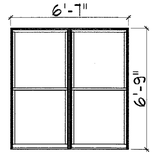
TYPE B

WHITE OAK IN MASONRY
WHITE OAK TRIM
P.C. SILL



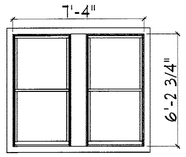
TYPE C

ALUMINUM CLAD
DOUBLE HUNG WITH
BRICK MOLD
IN MASONRY
P.C. HEAD/SILL



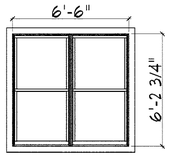
TYPE D

ALUMINUM CLAD
DOUBLE HUNG
IN PVC SIDING



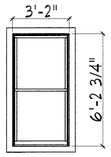
TYPE E

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



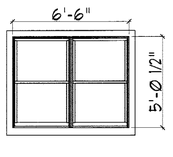
TYPE F

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



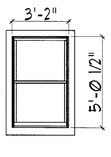
TYPE G

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



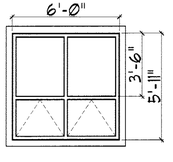
TYPE H

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



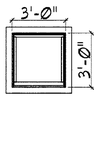
TYPE I

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



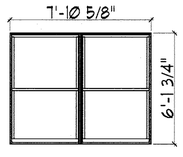
TYPE J

ALUMINUM CLAD
FIXED/AWNING WINDOW
WOOD STUD WALL
PVC TRIM



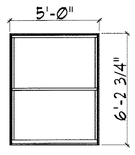
TYPE K

ALUMINUM CLAD
FIXED WINDOW
WOOD STUD WALL
PVC TRIM



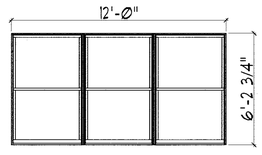
TYPE L

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
PVC TRIM



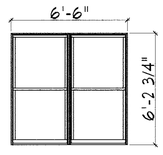
TYPE M

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
W/ COPPER SIDING



TYPE N

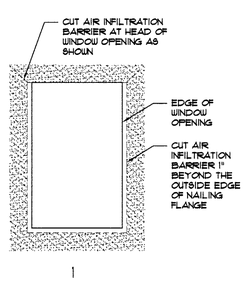
ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
W/ COPPER SIDING



TYPE 0

ALUMINUM CLAD
DOUBLE HUNG
WOOD STUD WALL
W/ COPPER SIDING

ORDER OF INSTALLATION OF WATER PROOFING AT WINDOWS



NOTES:
1. INSTALL GRACE VYCOR PLUS® IN ORDER AS SHOWN BY NUMBERS.
2. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN.
3. INSTALL GRACE VYCOR PLUS® AND AIR INFILTRATION BARRIER TO FORM WATER SHEDDING LAPS.
4. COORDINATE WITH FLASHING REQUIREMENTS OF WINDOW MANUFACTURER
5. FOLLOW MANUFACTURES RECOMMENDATIONS FOR INSTALLATION.

NOTE: MOCK-UP FIRST WINDOW TO BE APPROVED BY MSHA, AND ARCHITECT PRIOR TO ANY INSTALLATION

LICENSED ARCHITECT DAVID LLOYD NO. 3367 STATE OF MAINE

OWNER: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

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

Project: DANFORTH ON HIGH CONDOMINIUMS
81 DANFORTH STREET
PORTLAND, MAINE

Revisions: Issued for Bid - 29 June 2012

Scale VARIES

Date 4 June 2012

WINDOW SCHEDULE

A8.04

2 SNOWMELT MANIFOLD PIPING

NO SCALE ALTERNATE No. 1

1 BASEMENT LEVEL MECHANICAL PIPING PLAN

SCALE: ¼" = 1'-0"

STATE OF MAINE
Kurt F. Magnusson 10257
REGISTERED PROFESSIONAL ENGINEER

Owner:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
10 ROYAL RIVER CENTER DRIVE
YARMOUTH, MAINE 04096
FACSIMILE: MECHANICAL SYSTEMS ENGINEERS
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Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

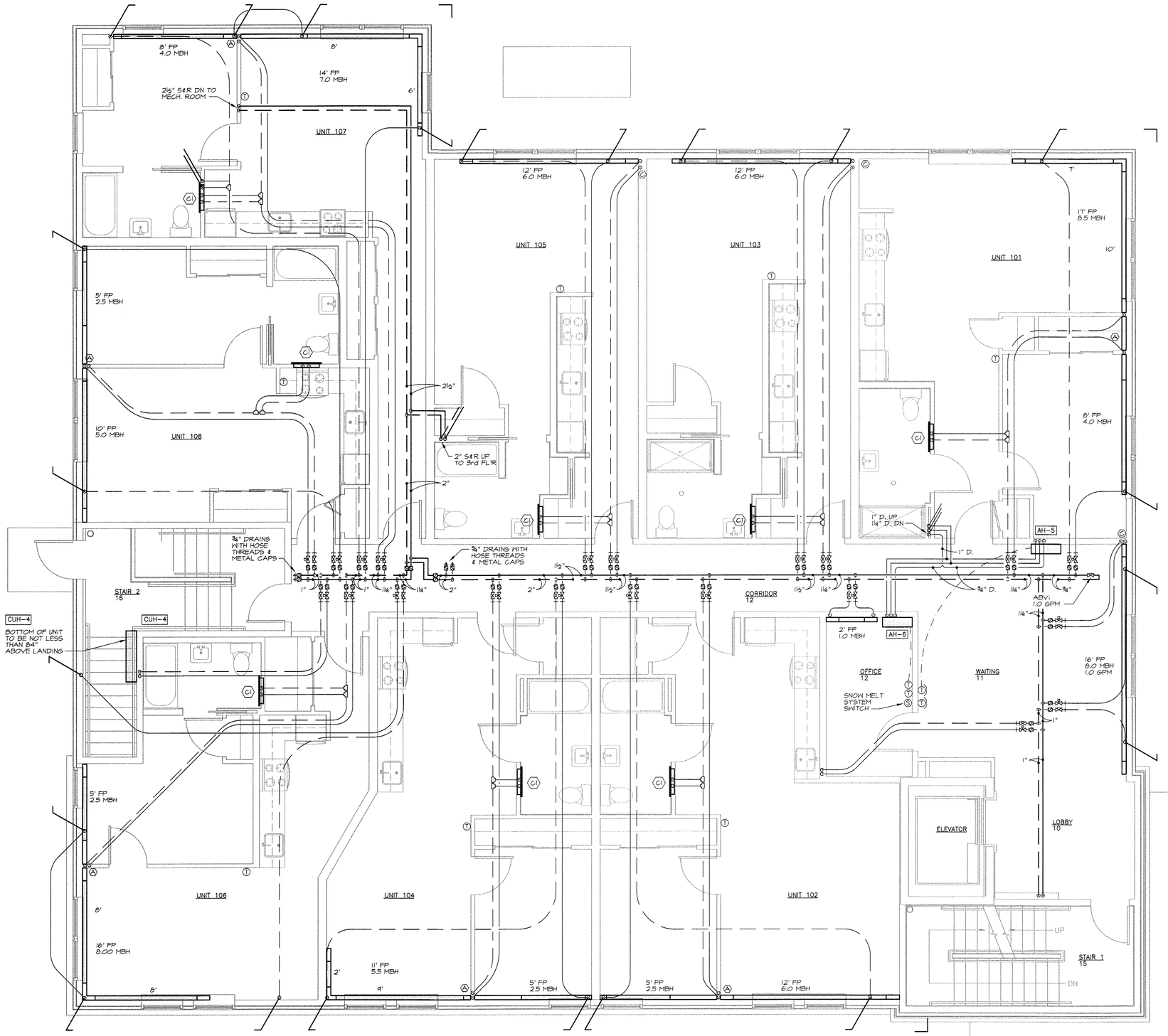
Date: 04 JUNE 2012

MECHANICAL BASEMENT PIPING PLAN

M1

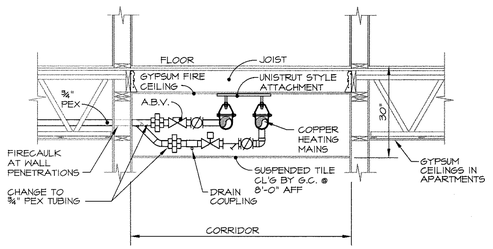
MSE PROJECT 1201

June 04, 2012 - 9:20 am
M:\Projects\1201 Danforth on High\Drawings\1201 M1-M5.dwg



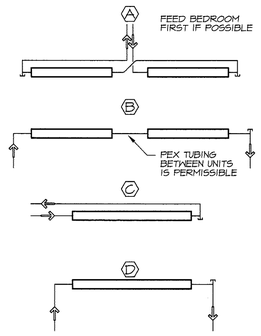
1 FIRST FLOOR PIPING PLAN

SCALE: ¼" = 1'-0"



2 BRANCH PIPING FROM MAINS

NO SCALE



3 GENERAL FINNED PIPE PIPING DIAGRAMS

NO SCALE

¼" = 1'-0"

0' 1' 2' 3' 4' 8' 12' 16'

STATE OF MAINE
Kurt F. Magnusson
10257
REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE, SUITE 203
PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
LOWER FALLS LANDING
YARMOUTH, MAINE 04096
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS

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Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

MECHANICAL
FIRST FLOOR
PIPING PLAN

M2

MSE PROJECT 1201

June 04, 2012 - 9:19 am
M:\Projects\1201 Danforth on High\Drawings\1201 M1-M5.dwg

¼" = 1'-0"

0' 1' 2' 3' 4' 8' 12' 16'

Owner:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE, SUITE 203
PORTLAND, ME 04101

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
150 LOWER FALLS DRIVE
YARMOUTH, MAINE 04096
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS
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Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

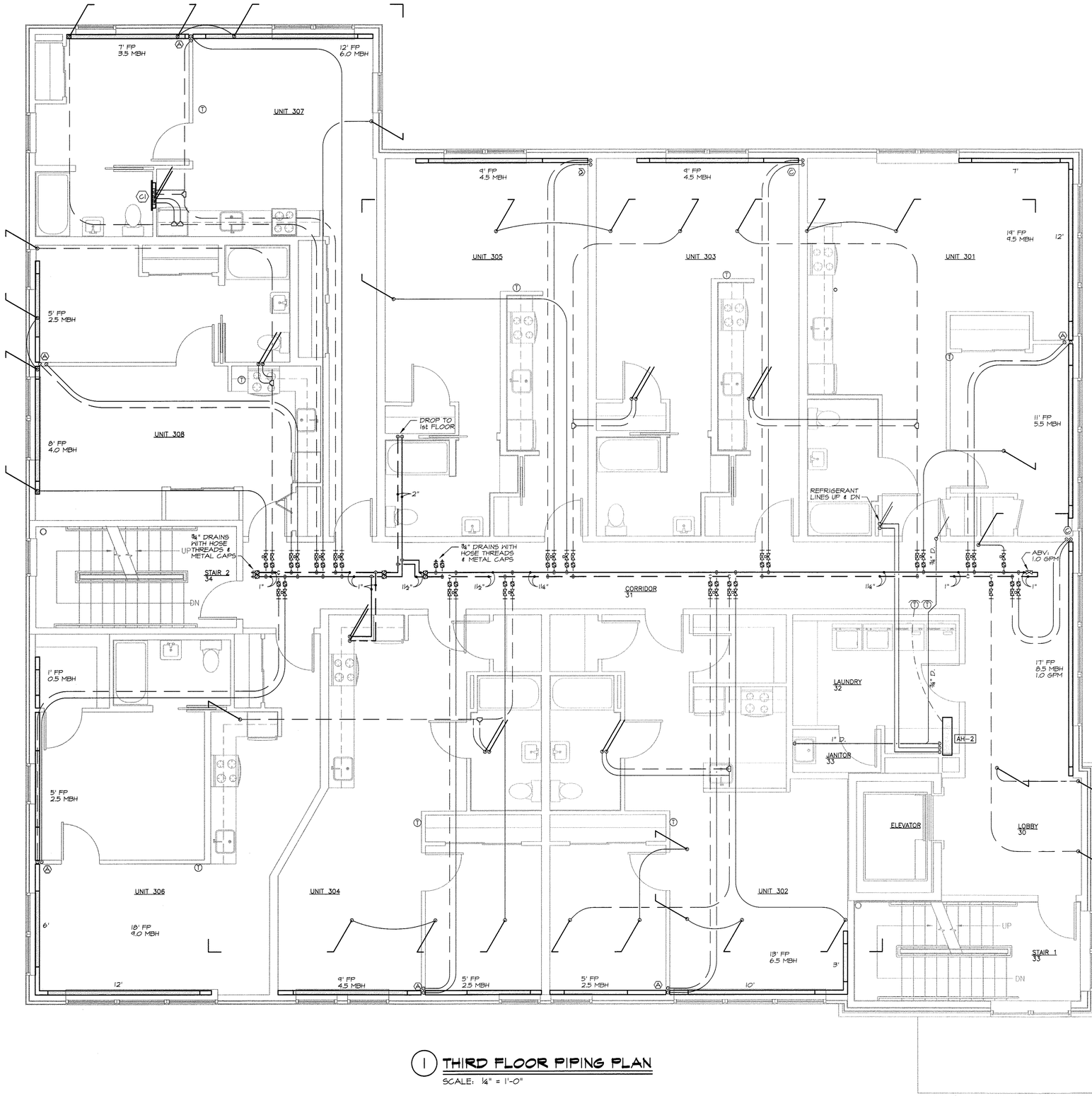
Date: 04 JUNE 2012

MECHANICAL
SECOND FLOOR
PIPING PLAN

M3

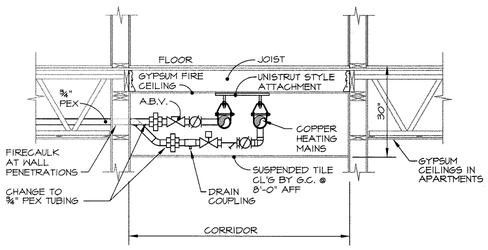
MSE PROJECT 1201

June 04, 2012 - 9:19 am
M:\Projects\1201 Danforth on High\Drawings\1201 M1-M5.dwg



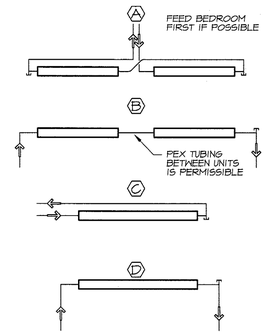
1 THIRD FLOOR PIPING PLAN

SCALE: ¼" = 1'-0"



2 BRANCH PIPING FROM MAINS

NO SCALE



3 GENERAL FINNED PIPE PIPING DIAGRAMS

NO SCALE

¼" = 1'-0" (0' 1' 2' 3' 4' 8' 12' 16')

STATE OF MAINE
Kurt F. Magnusson
10257
LICENSED PROFESSIONAL ENGINEER

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT E
50 LAFAYETTE STREET #10
YARMOUTH, MAINE 04096
FACSIMILE: MECHANICAL SYSTEMS ENGINEERS

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Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE, SUITE 203
PORTLAND, ME 04101

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

MECHANICAL
THIRD FLOOR
PIPING PLAN

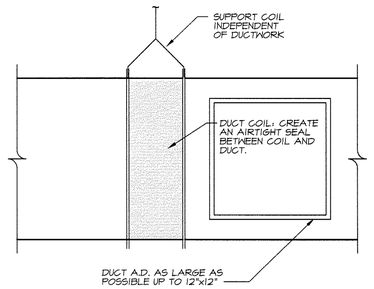
M4

MSE PROJECT 1201

June 04, 2012 - 9:19 am
M:\Projects\1201 Danforth on High\Drawings\1201 M1-M5.dwg

APARTMENT WATER FLOWS

UNIT	MBH	GPM
101	13.43	1.50
102	9.43	1.00
105	6.93	1.00
104	8.93	1.25
105	6.93	1.00
106	11.43	1.25
107	11.93	1.25
108	8.43	1.00
201	11.00	1.25
202	7.50	1.00
203	5.00	1.00
204	7.50	1.00
205	5.00	1.00
206	10.00	1.00
207	10.43	1.25
208	6.50	1.00
301	15.00	1.50
302	9.00	1.00
303	4.50	1.00
304	7.00	1.00
305	5.00	1.00
306	12.00	1.25
307	10.43	1.00
308	6.50	1.00
401	13.43	1.50
402	8.43	1.00
403	8.43	1.00
404	11.43	1.25
405	10.93	1.25
406	6.93	1.00



XX DUCT HEATING COIL
NO SCALE

1/4" = 1'-0"

Architect: ARCHETYPE architects, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS, ROYAL RIVER CENTER, UNIT #10, 100 LOWER FALLS LANDING, YARMOUTH, MAINE 04096, FACSIMILE: 846-1536, FACEBOOK: MECHANICAL SYSTEMS ENGINEERS, ©COPYRIGHT 2012

Owner: DANFORTH ON HIGH, LP, 309 CUMBERLAND AVE., SUITE 203, PORTLAND, ME 04101

Project: DANFORTH ON HIGH, 81 DANFORTH STREET, PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

MECHANICAL FOURTH FLOOR PIPING PLAN

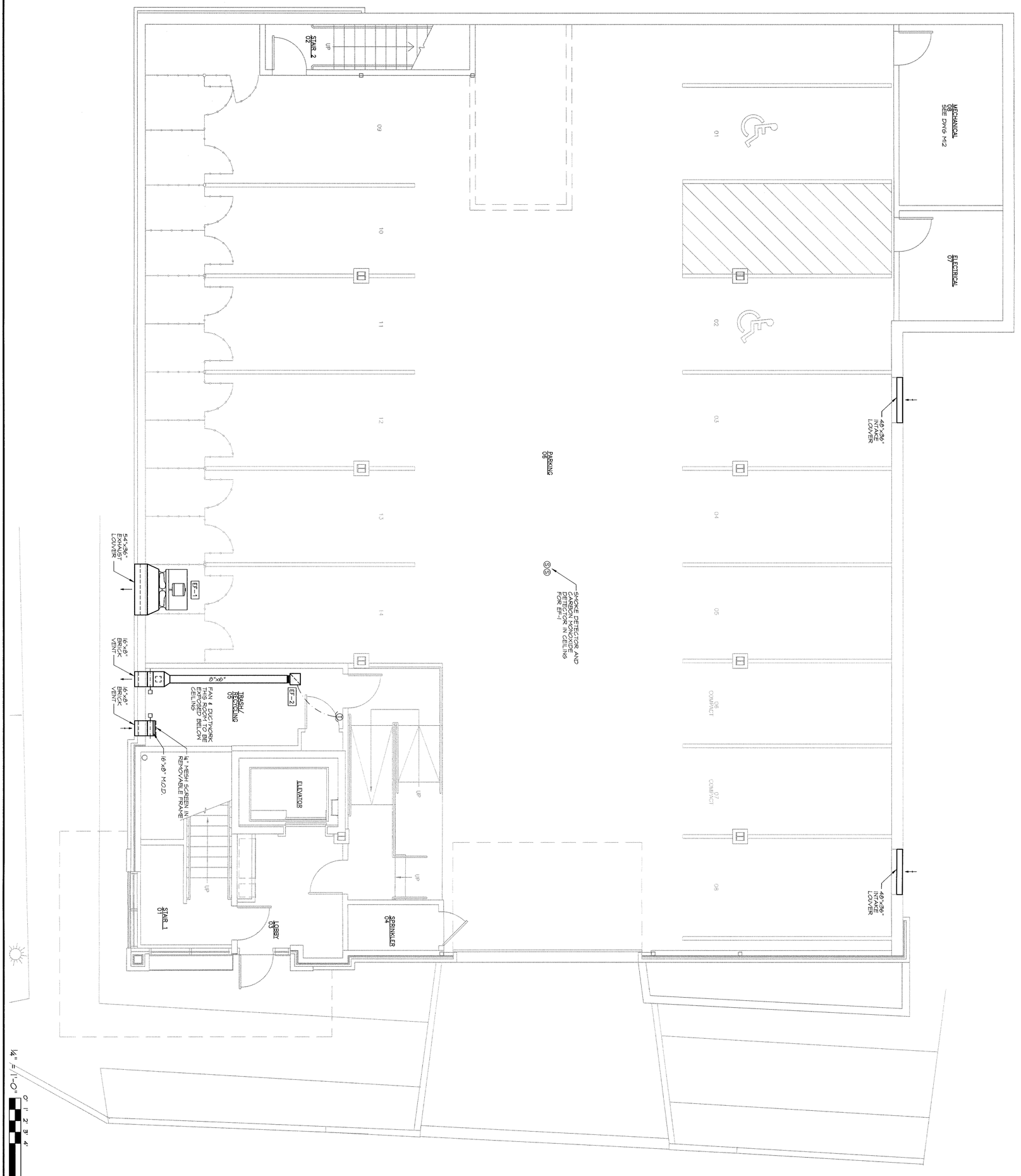
M5

MSE PROJECT 1201

STATE OF MAINE, Kurt F. Magnusson, 10257, REGISTERED PROFESSIONAL ENGINEER

June 04, 2012 - 9:18 am
M:\Projects\1201 Danforth on High\Drawings\1201 M1-M5.dwg

June 25, 2012 – 2:44 pm
M:\Projects\1201 Danforth on High\Drawings\1201 M6-M11.dwg



1/4" = 1'-0"
0 1 2 3 4 8' 12' 16'

Project North
E
W
S

M6

MEP PROJECT 1201

Date:	Scale:
04 JUNE 2012	1/4" = 1'-0"

MECHANICAL
BASEMENT
DUCTWORK PLAN

Revisions:

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
10 FOREST FALLS DRIVE
YARMOUTH, MAINE 04096
(207) 846-1441
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS

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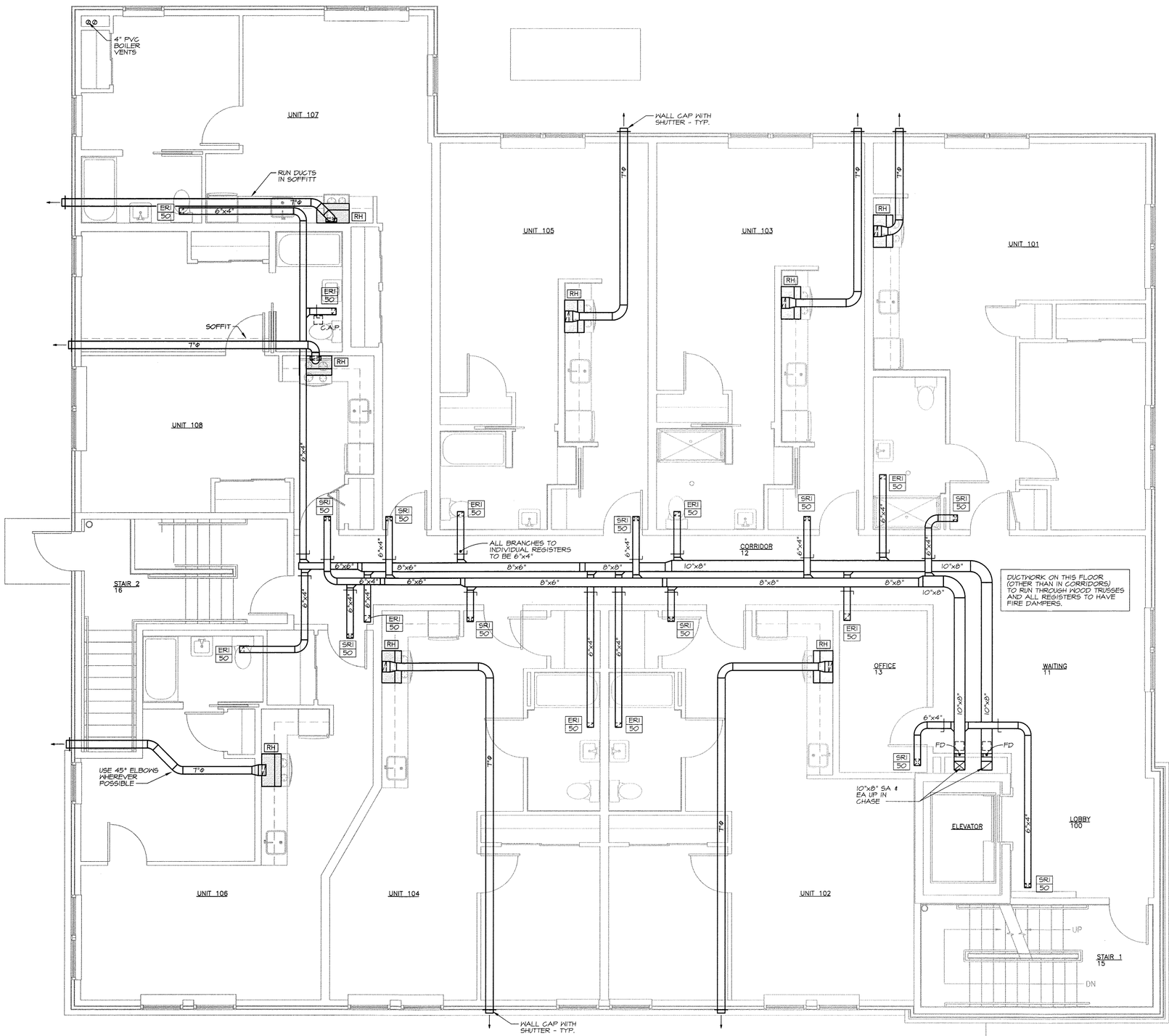
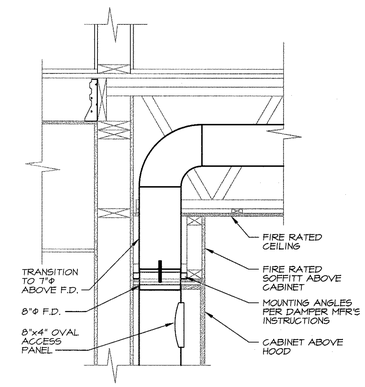
Owner:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

STATE OF MAINE
PROFESSIONAL ENGINEER
Kent Mogensen
10231



1 DUCTWORK PLAN

SCALE: ¼" = 1'-0"



FIRST AND SECOND FLOORS ONLY

2 RANGE HOOD FIRE DAMPER DETAIL

NO SCALE

¼" = 1'-0" (0' 1' 2' 3' 4' 8' 12' 16')

STATE OF MAINE — Kurt F. Magnusson 10257 — LICENSED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP — 309 CUMBERLAND AVE., SUITE 203, PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS, ROYAL RIVER CENTER, UNIT #10, 15 ROYAL RIVER PARK DRIVE, YARMOUTH, MAINE 04096, (207) 846-1168, FACSIMILE: MECHANICAL SYSTEMS ENGINEERS, ©COPYRIGHT 2012

Architect: ARCHETYPE architects, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH — 81 DANFORTH STREET, PORTLAND, MAINE

Revisions:

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

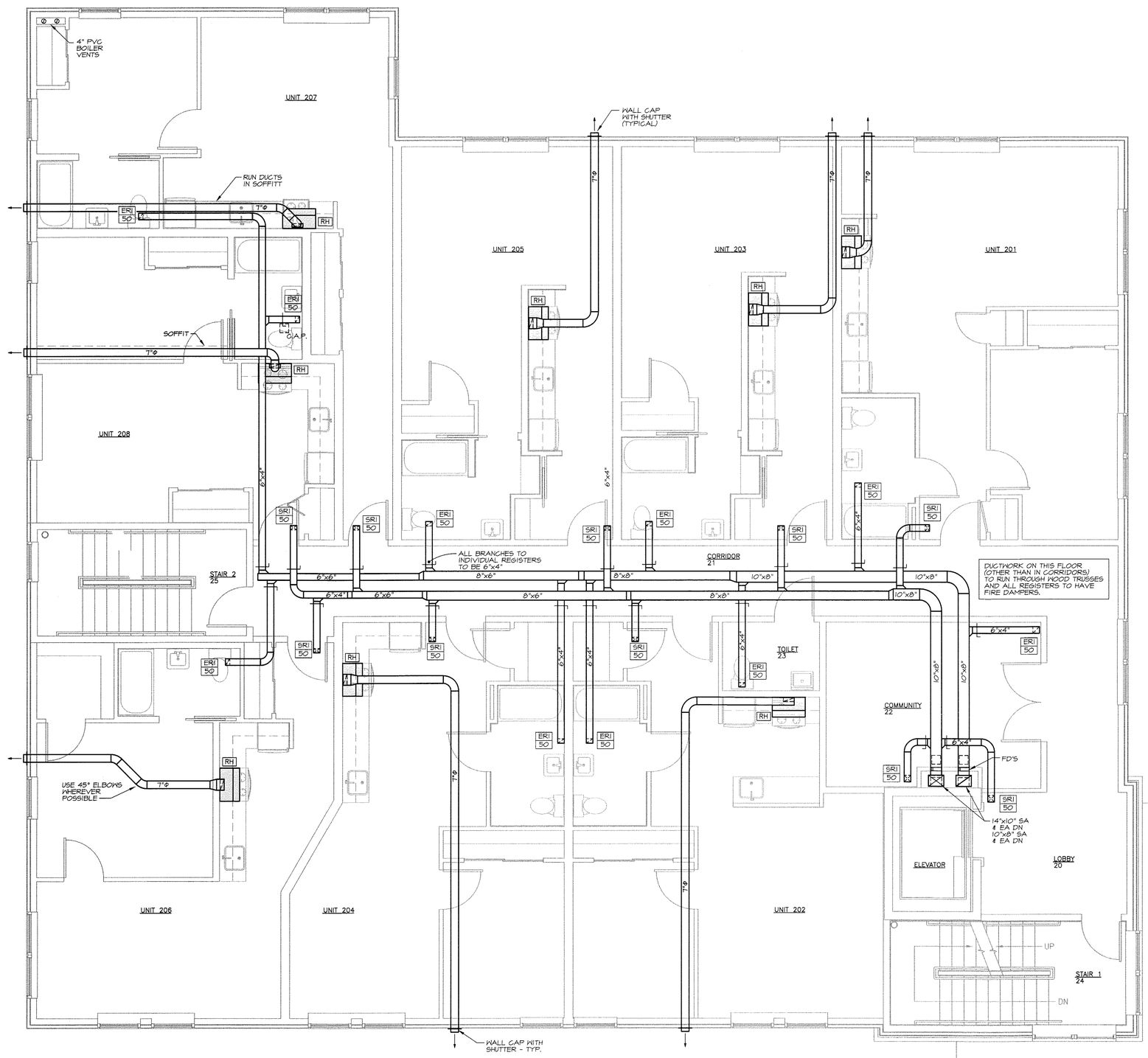
Date: 04 JUNE 2012

MECHANICAL FIRST FLOOR DUCTWORK PLAN

M7

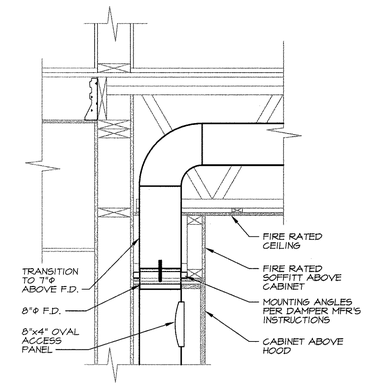
MSE PROJECT 1201

June 04, 2012 - 9:16 am
M:\Projects\1201 Danforth on High\Drawings\1201 M6-M11.dwg



(1) DUCTWORK PLAN

SCALE: ¼" = 1'-0"



FIRST AND SECOND FLOORS ONLY

(2) RANGE HOOD FIRE DAMPER DETAIL

NO SCALE

¼" = 1'-0"

0' 1' 2' 3' 4' 8' 12' 16'

STATE OF MAINE
Kurt F. Magnusson
10257
REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
57 MAIN STREET, PO BOX 1
YARMOUTH, MAINE 04096
207-846-1444
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS
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Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

MECHANICAL SECOND FLOOR DUCTWORK PLAN

M8

MSE PROJECT 1201

June 04, 2012 - 9:14 am
M:\Projects\1201 Danforth on High\Drawings\1201 M6-M11.dwg

STATE OF MAINE
Kurt F. Magnusson 10257
REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE, SUITE 203
PORTLAND, ME 04101

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
LOWER FALLS LANDING
YARMOUTH, MAINE 04096
207.846.1441
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS
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Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

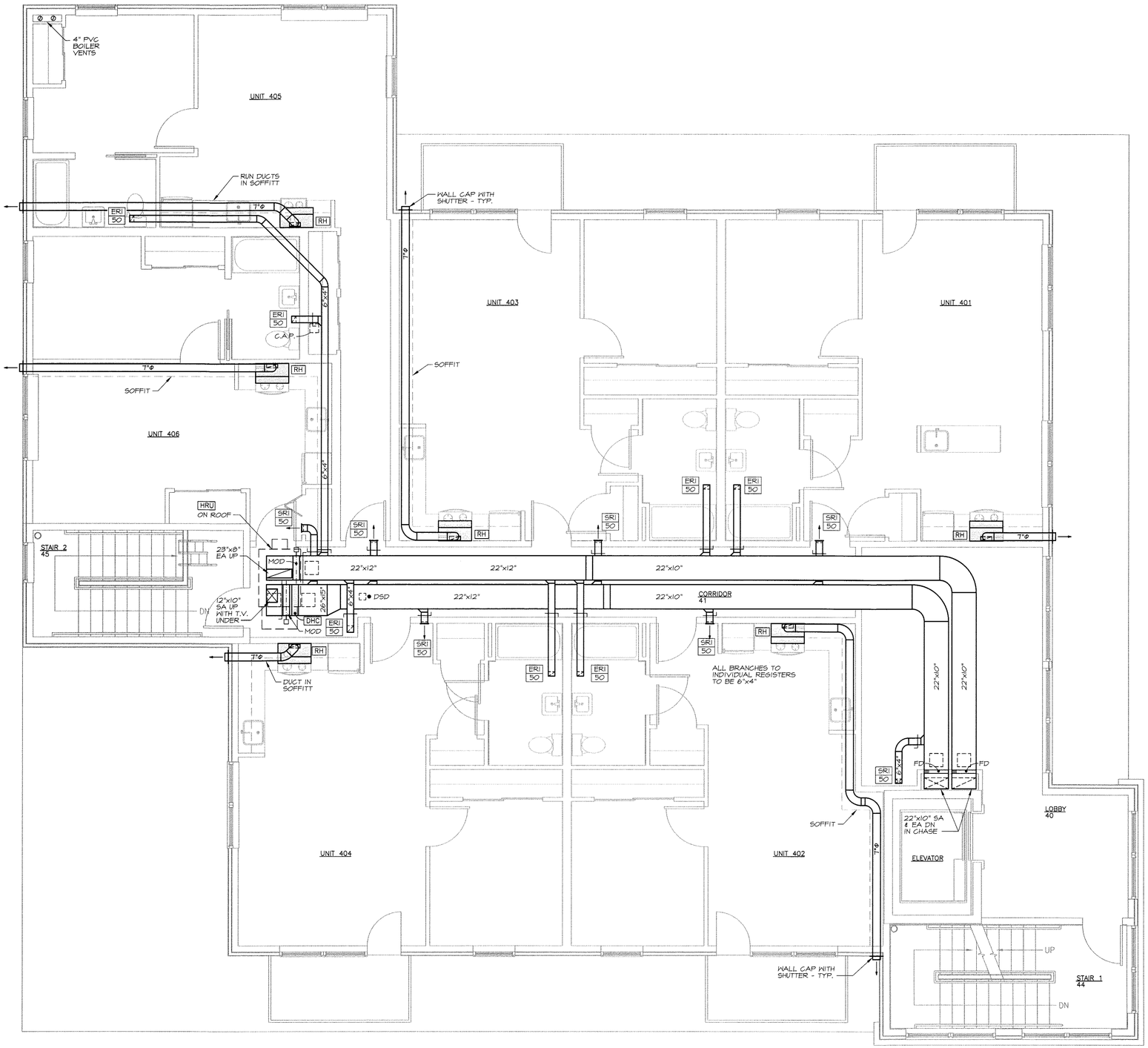
Date: 04 JUNE 2012

MECHANICAL THIRD FLOOR DUCTWORK PLAN

M9

MSE PROJECT 1201

June 04, 2012 - 9:13 am
M:\Projects\1201 Danforth on High\Drawings\1201 ME-M11.dwg



DUCTWORK ON THIS FLOOR (OTHER THAN IN CORRIDORS) TO RUN EITHER IN SOFFITS OR ABOVE LOWER CEILINGS SUSPENDED BELOW THE FIRE CEILINGS ON THE UNDERSIDE OF STRUCTURE.

Project North

¼" = 1'-0"

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
ROYAL RIVER CENTER, UNIT #10
YARMOUTH, MAINE 04096
(207) 846-1168
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Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

MECHANICAL
FOURTH FLOOR
DUCTWORK PLAN

M10

MSE PROJECT 1201

STATE OF MAINE
Kurt F. Magnusson
10257
REGISTERED PROFESSIONAL ENGINEER

June 04, 2012 - 9:13 am
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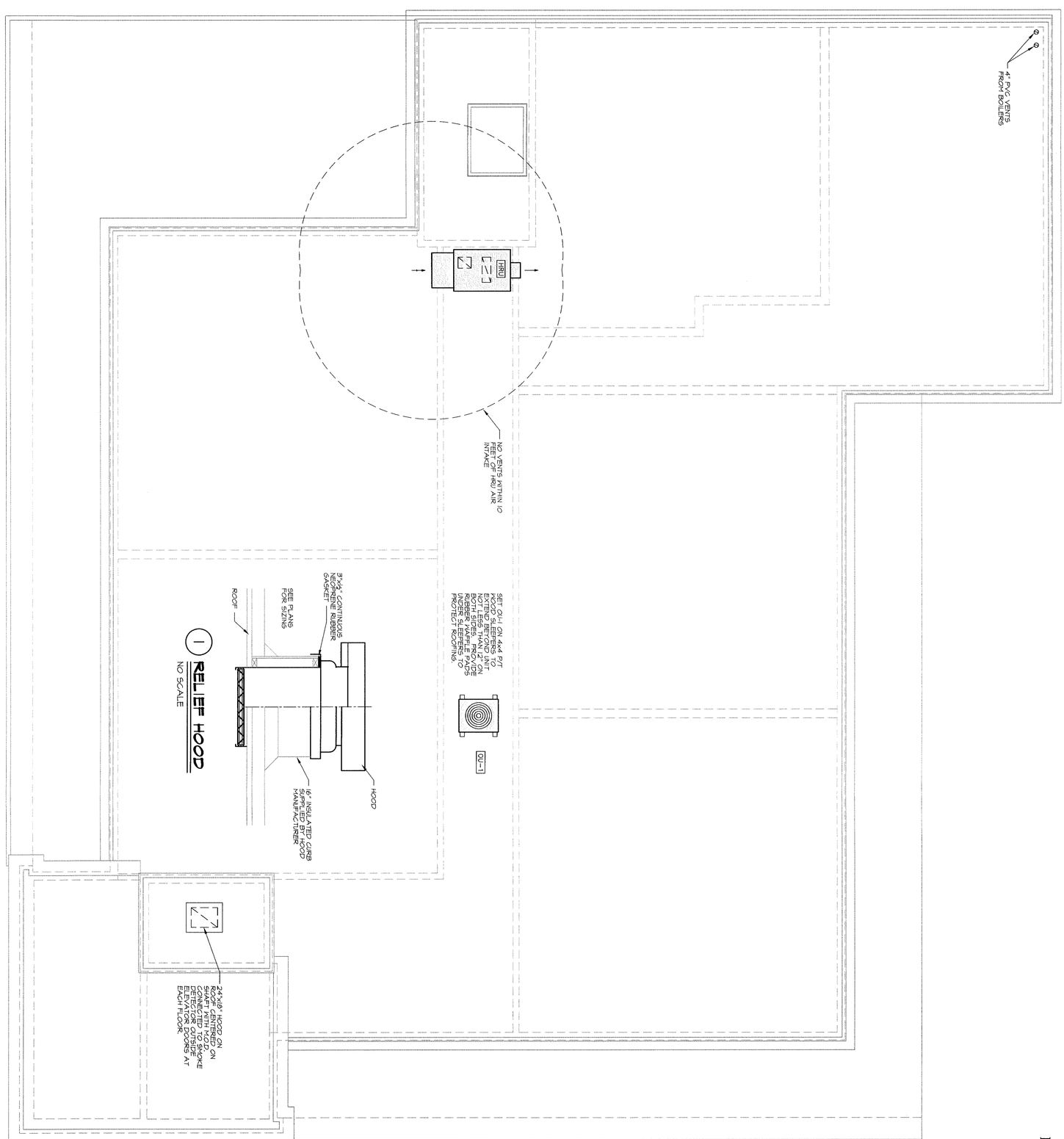

② ROOF MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

① RELIEF HOOD
NO SCALE

1/4" = 1'-0"
0 1 2 3 4 8 12 16

Project North
E
W
S

M11
MSE PROJECT 1201

Date:	Scale:
04 JUNE 2012	1/4" = 1'-0"

MECHANICAL ROOF DUCTWORK PLAN

Revisions:

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consulting Engineer:
MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
10 FOREST FALLS DRIVE
YARMOUTH, MAINE 04096
(207) 846-1441
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS
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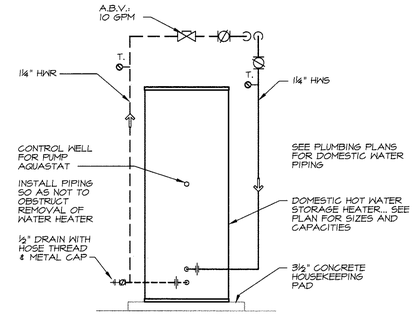
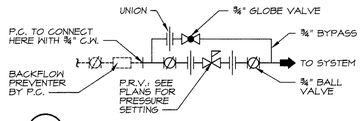
Owner:
DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

STATE OF MAINE · PROFESSIONAL ENGINEER · Kurt Mosher 10257



1 STORAGE WATER HEATER DETAIL

NO SCALE



2 HEATING SYSTEM WATER MAKE-UP DETAIL

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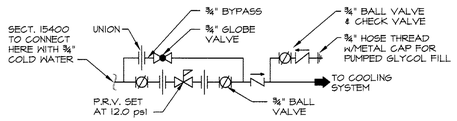

3 SNOW MELT SYSTEM WATER MAKE-UP DETAIL

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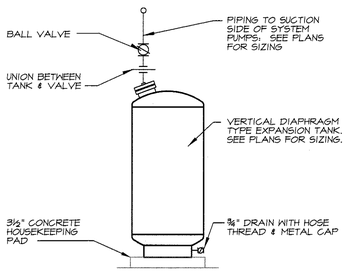

4 DIAPHRAGM TYPE EXPANSION TANK

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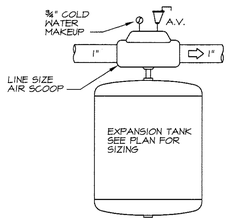

5 SNOWMELT SYSTEM EXPANSION TANK

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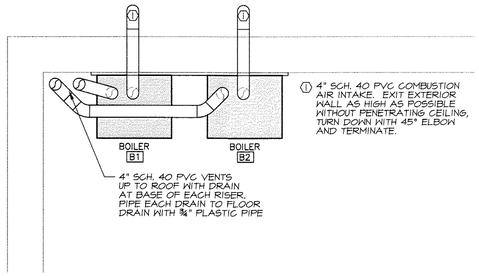
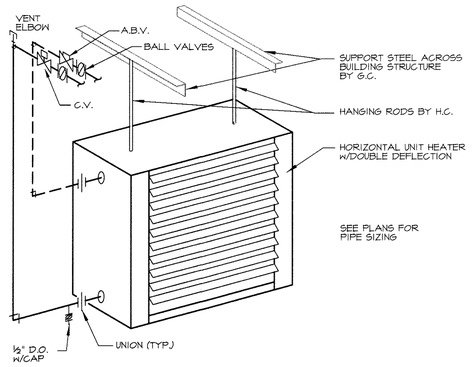


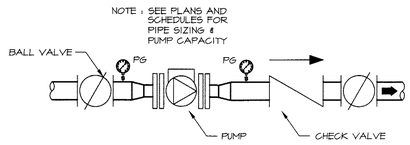
6 BOILER VENTING PLAN

SCALE: ½" = 1'-0"



7 DOWNFEED HORIZONTAL UNIT HEATER

NO SCALE



8 TYPICAL PUMP DETAIL

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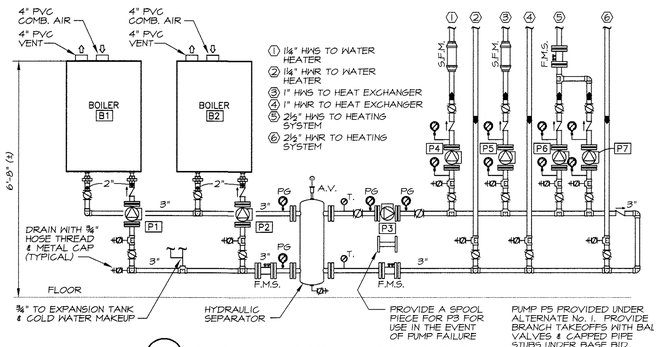
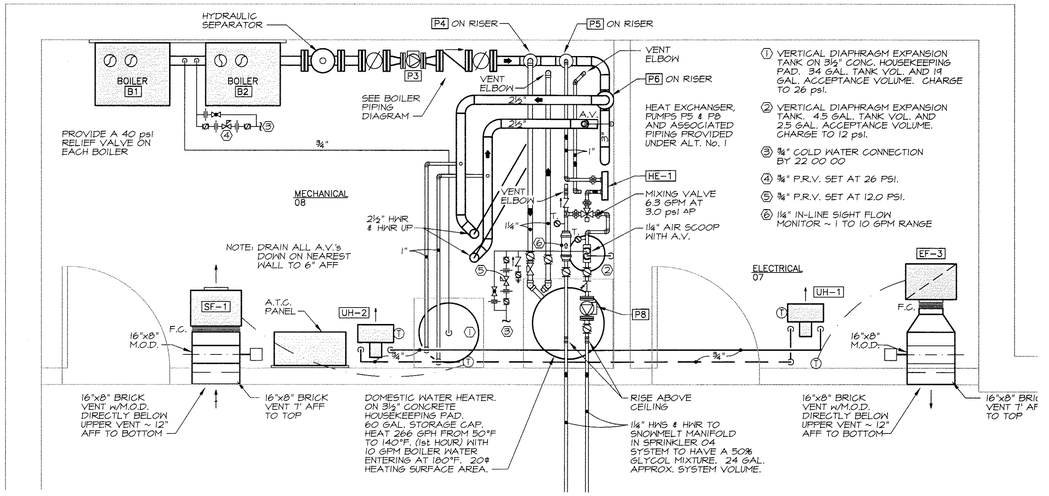


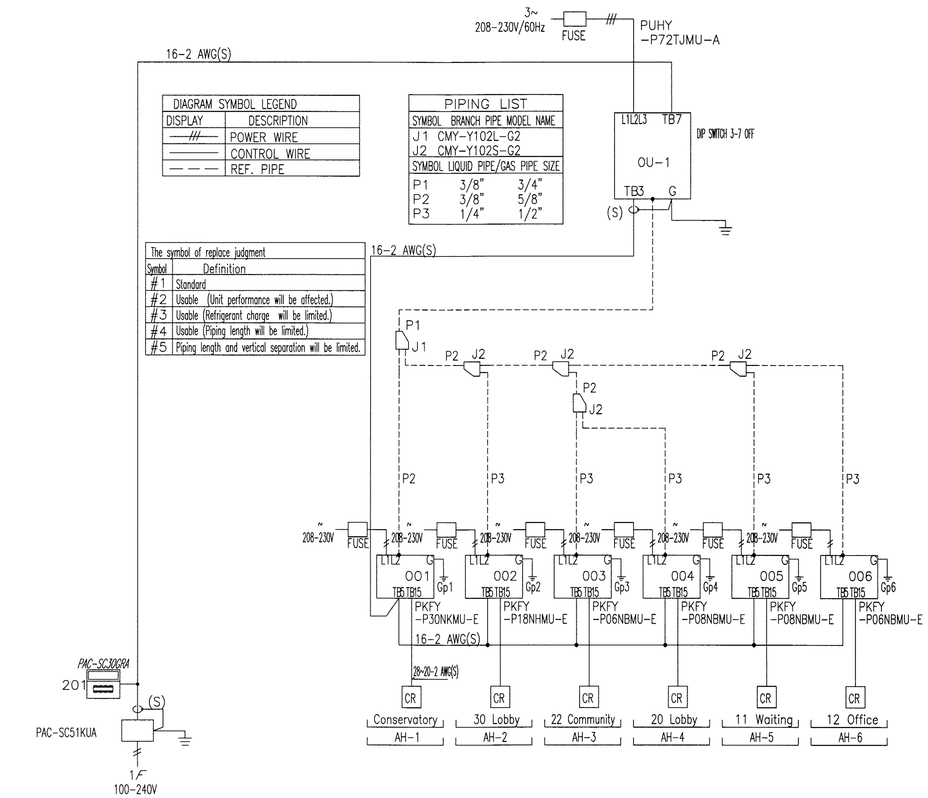
9 BOILER PIPING DIAGRAM

NO SCALE



10 MECHANICAL ROOM PLAN

SCALE: ½" = 1'-0"



11 DEHUMIDIFICATION SYSTEM SCHEMATIC

NO SCALE

½" = 1'-0" (0 6" 12" 24" 48" 72" 96")

Kurt F. Magnusson 10257 STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE, SUITE 203
PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
45 ROYAL RIVER CIRCLE
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FACEBOOK: MECHANICAL SYSTEMS ENGINEERS

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Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

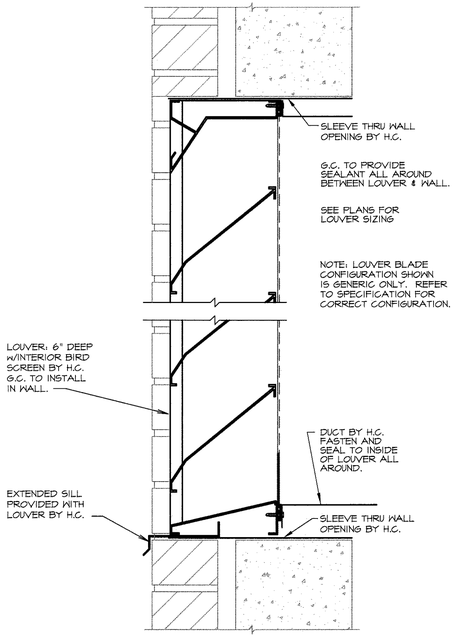
Date: 04 JUNE 2012

ENLARGED MECHANICAL ROOM PLAN & DETAILS

M12

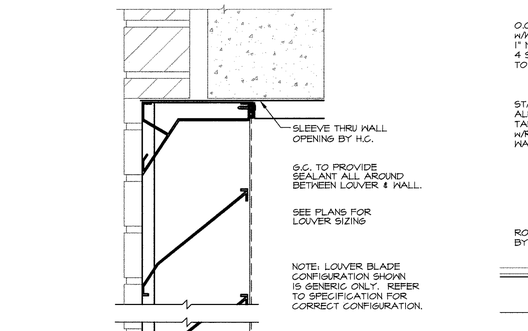
MSE PROJECT 1201

June 28, 2012 - 2:22 pm
M:\Projects\1201 Danforth on High\Drawings\1201-M12.dwg



1 EXTERIOR LOUVER DETAIL FOR MASONRY WALLS

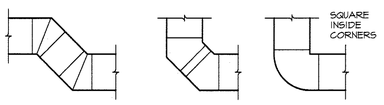
NO SCALE



NOTE: SEE PLANS FOR DUCT AND DAMPER SIZING.

2 WALL FIRE DAMPER STYLE "B"

NO SCALE

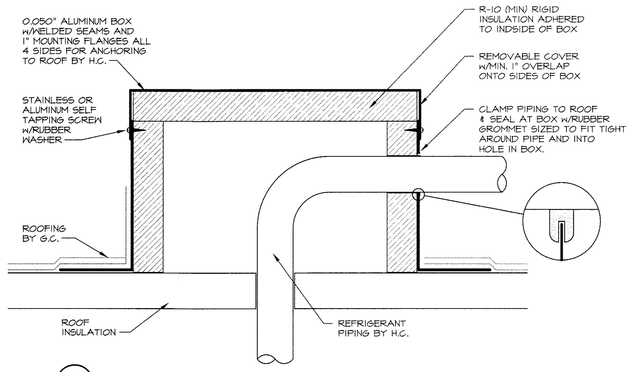


USE SMOOTH RADIUS ELBOWS ONLY

THESE TYPES OF FITTINGS ARE UNACCEPTABLE UNLESS SPECIFICALLY INDICATED OTHERWISE.

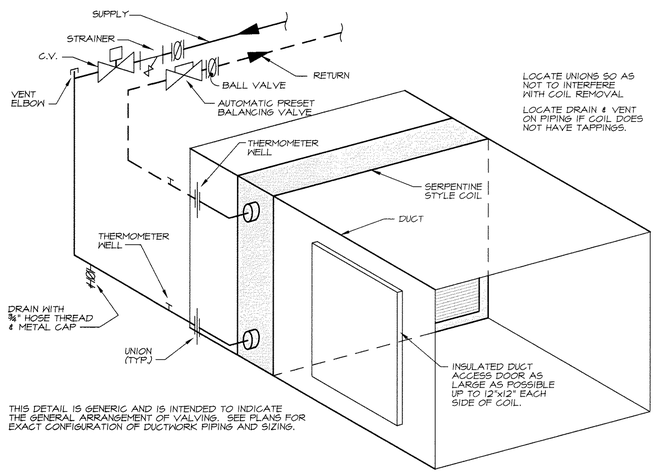
3 UNACCEPTABLE DUCT FITTINGS

NO SCALE



4 REFRIGERANT PIPE THRU ROOF

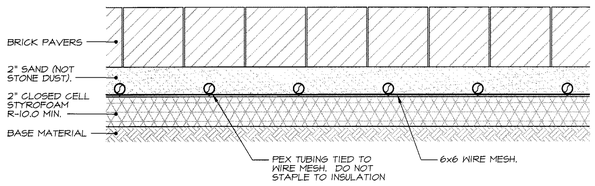
NO SCALE



THIS DETAIL IS GENERIC AND IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF VALVING. SEE PLANS FOR EXACT CONFIGURATION OF DUCTWORK PIPING AND SIZING.

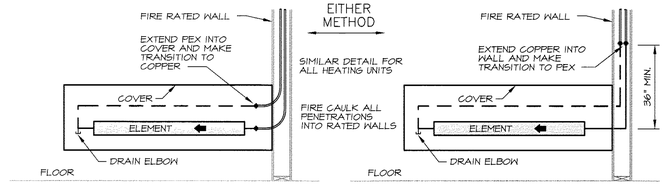
5 DUCT HOT WATER COIL DETAIL

NO SCALE



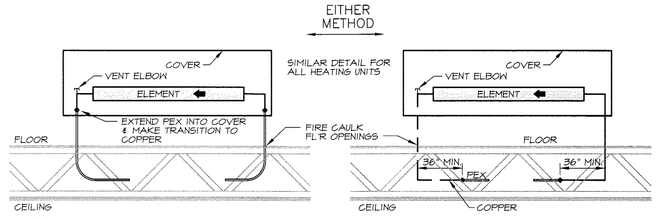
6 SECTION THRU RADIANT SNOW MELT TUBING ON GRADE

NO SCALE ALTERNATE No. 1



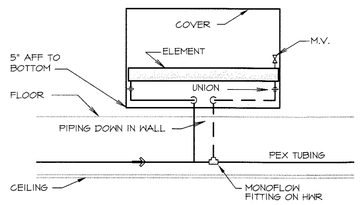
7 DOWNFEED PIPING WITH PIPING IN RATED WALLS

NO SCALE



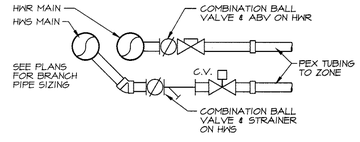
8 UPFEED PIPING THROUGH RATED FLOOR/CEILING

NO SCALE



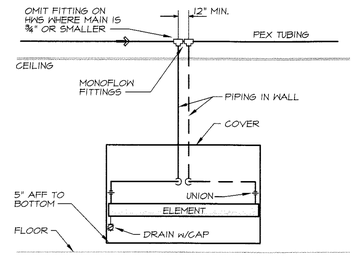
9 UPFEED CONVECTOR

NO SCALE



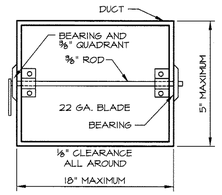
10 ZONE BRANCH PIPING CONNECTION AT MAINS

NO SCALE



11 DOWNFEED CONVECTOR

NO SCALE



12 SHOP FABRICATED MANUAL DAMPER

NO SCALE

STATE OF MAINE
Kurt F. Magnusson 10257
REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS
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(207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale: NOTED

Date: 04 JUNE 2012

GENERAL MECHANICAL DETAILS

M13

MSE PROJECT 1201

June 04, 2012 - 9:10 am
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SYMBOLS AND ABBREVIATIONS

ABV	AUTOMATIC BALANCING VALVE
AC	AIR CONDITIONING
AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AH	AIR HANDLER
AP	ACCES PANEL
APD	AIR PRESSURE DROP
ATC	AUTOMATIC TEMP. CONTROL
AV	AUTOMATIC VENT
B	BOILER
BD	BACKDRAFT DAMPER
C	CONVECTOR
CAP	CEILING ACCESS PANEL
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CP	CONDENSATE PUMP
CUH	CABINET UNIT HEATER
CV	CONTROL VALVE
D	DRAIN
DIC	DOWN IN CORNER/CHASE
DHC	DUCT HEATING COIL
DIW	DOWN IN WALL
DO	DRAW-OFF
DSD	DUCT SMOKE DETECTOR
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
FC	FLEXIBLE CONNECTOR
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FP	FINNED PIPE
FS	FLOW SENSOR
FMS	FLOW MEASURING STATION
FV	FACE VELOCITY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HC	HEATING CONTRACTOR
HRU	HEAT RECOVERY UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
H&V	HEATING & VENTILATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IER	INVERTED ECCENTRIC REDUCER
L	LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB
LWB	LEAVING WET BULB
LWCO	LOW WATER CUT-OFF
MBH	THOUSAND BTU PER HOUR
MBV	MANUAL BALANCING VALVE
MD	MANUAL DAMPER
MOD	MOTOR OPERATED DAMPER
MF	MONOFLOW FITTING
MV	MANUAL VENT
NG	NATURAL GAS
NTS	NOT TO SCALE
OA	OUTDOOR AIR
OD	OUTSIDE DIMENSION
OU	OUTDOOR UNIT
P	PUMP
PD	PUMP DISCHARGE
PG	PRESSURE GAUGE
PRV	PRESSURE REDUCING VALVE
R	RETURN
RA	RETURN AIR
RF	RETURN FAN
RG	RETURN/RELIEF GRILLE
RIC	RETURN IN COVER
RIS	RUBBER-IN-SHEAR
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RR	RETURN REGISTER
RV	RELIEF VALVE
RWV	RESET WATER VALVE
S	SUPPLY
SA	SUPPLY AIR
SF	SUPPLY FAN
SFM	SIGHT FLOW MONITOR
SG	SUPPLY GRILLE
SP	STATIC PRESSURE
SR	SUPPLY REGISTER
SV	SAFETY VALVE
T	THERMOMETER
TC	TEMPERATURE CONTROL
TCG	TRANSFER CEILING GRILLE
TCP	TEMPERATURE CONTROL PANEL
TSP	TOTAL STATIC PRESSURE
T'STAT	THERMOSTAT
TV	TURNING VANE
UC	UNDERCUT
UG	UNDERGROUND
UH	UNIT HEATER
UIC	UP IN CHASE
V	VENT
VI	VIBRATION ISOLATOR
VRF	VARIABLE REFRIGERANT FLOW
WPD	WATER PRESSURE DROP
WTD	WATER TEMPERATURE DROP

WATER SUPPLY PIPING
WATER RETURN PIPING
COLD WATER PIPING
A — COMPRESSED AIR PIPING
L — REFRIGERANT LIQUID PIPING
S — REFRIGERANT SUCTION PIPING
PIPE ANCHOR
D — DRAIN PIPING
UNION
HOSE CONNECTION
FLANGE
GATE VALVE
GLOBE VALVE
CHECK VALVE
BALANCING VALVE
CONTROL VALVE (TWO WAY)
CONTROL VALVE (THREE WAY)
PRESSURE REDUCING VALVE
FLOW CONTROL VALVE
BALL VALVE
STRAINER
INVERTED ECCENTRIC REDUCER
T — THERMOSTAT
T — THERMOSTAT WITH GUARD
L — DOOR LOUVER
MANUAL DAMPER
SUPPLY AIR DUCT
RETURN / RELIEF AIR DUCT

GENERAL NOTES

1. Mechanical Contractor shall coordinate work with all other trades.
2. All piping and ductwork shall be run concealed and on warm side of building insulation unless noted otherwise.
3. Piping and ductwork is shown diagramatically. Exact locations to be adjusted as required to suit field conditions.
4. All duct sizes indicated are outside (sheet metal) dimensions.
5. All cutting and patching shall be provided by General Contractor.
6. All square elbows in ductwork shall have turning vanes.
7. Refer to reflected ceiling plans for exact locations of all ceiling registers, diffusers and grilles.
8. All duct coils, fire dampers and motor operated dampers shall have duct access doors as large as possible up to 12"x12"
9. All dimensions are approximate and are to be verified in the field.
10. Heating systems designed for 180°F. water leaving the boilers with a 20°F. temperature drop throughout the system.
11. All branch water piping to individual terminal heating units to be not less than ¾" unless noted otherwise.
12. All reductions in water pipe sizes in the direction of flow shall be accomplished with inverted ecentric reducers. Reducing tee fittings are not acceptable.
13. Provide automatic air vents at all locations where water piping drops in the direction of flow, at all high points and elsewhere as indicated on drawings.
14. Provide drains at all lon points in the water piping system.

HEAT RECOVERY UNIT SCHEDULE

TAG	AREA SERVED	WINTER EXHAUST AIR					WINTER OUTDOOR AIR			SUPPLY AIR TO SPACES					WHEEL MOTOR	PRE-HEAT KW	ELECTRIC	WEIGHT	REMARKS
		CFM	DB	RH	SP	HP	CFM	DB	RH	CFM	DB	RH	SP	HP					
HRU-1	ENTIRE BUILDING	1,800	70	30%	1.00"	2	1,800	-10	50%	1,800	46.7	63%	1.25"	2	>1.0 AMP	0.00	208V-60-3P	550	ROOFTOP DOWNFLOW

DB = DRY BULB TEMPERATURE RH = RELATIVE HUMIDITY WEIGHT DOES NOT INCLUDE CURB

OUTDOOR UNIT SCHEDULE

TAG	AREA SERVED	NOM. TONS	COOLING *			HEATING **			ELECTRIC			REFRIGERANT TYPE	WEIGHT LBS	REMARKS
			BTU	KW	RLA	BTU	KW	RLA	POWER	MCA	MAX FUSE			
OU-1	ALL AIR HANDLERS	6.0	72,000	5.27	16.20	80,000	5.68	17.50	208V-60-3P	25	30	R410A	441	VARIABLE REFRIGERANT FLOW

* OUTDOOR AMBIENT OF 95 DEG. F. & INDOOR CONDITION OF 80/67 DEG. F. ** OUTDOOR AMBIENT OF 47/43 DEG. F. & INDOOR CONDITION OF 70 DEG. F.

AIR HANDLER SCHEDULE

TAG	AREA SERVED	OUTDOOR UNIT	NOM. TONS	CFM	ELECTRIC		COOLING *			HEATING **		REFRIGERANT			WEIGHT LBS	REMARKS
					POWER	MCA	SENS	TOTAL	KW	BTU	KW	TYPE	LIQUID	GAS		
AH-1	41 CONSERVATORY	OU-1	2.500	880	208V-60-1P	0.54	23,884	30,000	0.060	34,000	0.060	R410A	3/8	5/8	46	WALL MOUNTED
AH-2	30 LOBBY	OU-1	1.500	425	208V-60-1P	0.38	15,695	18,000	0.030	20,000	0.030	R410A	1/4	1/2	29	WALL MOUNTED
AH-3	22 COMMUNITY	OU-1	0.500	210	208V-60-1P	0.19	5,000	6,000	0.030	6,700	0.030	R410A	1/4	1/2	22	WALL MOUNTED
AH-4	20 LOBBY	OU-1	0.625	210	208V-60-1P	0.19	7,848	8,000	0.030	9,000	0.030	R410A	1/4	1/2	22	WALL MOUNTED
AH-5	11 WAITING	OU-1	0.500	210	208V-60-1P	0.19	5,000	6,000	0.030	6,700	0.030	R410A	1/4	1/2	22	WALL MOUNTED
AH-6	12 OFFICE	OU-1	0.625	210	208V-60-1P	0.19	7,848	8,000	0.030	9,000	0.030	R410A	1/4	1/2	22	WALL MOUNTED

* COOLING CAPACITIES BASED ON 80/67 DEG. F, ENTERING AIR & 95 DEG. F. AT THE CONDENSER (OUTDOOR UNIT);STATIC PRESSURES INDICATED ARE THE MAXIMUMS THE EQUIPMENT CAN DELIVER
** HEATING CAPACITIES BASED ON 70 DEG. F. INDOOR AND 47 DB & 43 WB DEG. F. AT THE CONDENSER (OUTDOOI OUTDOOR AIR CFM'S ARE MINIMUMS

UNIT HEATER SCHEDULE

TAG	TYPE	AREA SERVED	E.W.T.	E.A.T.	MBH	GPM	W.P.D.	CFM	MOTOR HP	FAN RPM	ELECTRIC	REMARKS
UH-1	HORIZONTAL	07 ELECTRICAL	160	60	20.80	2.70	0.09'	550	1/8	1,550	120V-60-1P	DOUBLE DEFLECTION LOUVER
UH-2	HORIZONTAL	08 MECHANICAL	160	60	20.80	2.70	0.09'	550	1/8	1,550	120V-60-1P	DOUBLE DEFLECTION LOUVER
CUH-1	VERT. CABINET	03 LOBBY	160	60	7.91	1.00	0.45'	106	80W	N/A	120V-60-1P	WALL MOUNTED
CUH-2	VERT. CABINET	05 TRASH	160	60	5.29	1.00	0.27'	73	80W	N/A	120V-60-1P	WALL MOUNTED
CUH-3	VERT. CABINET	STAIR 1	160	40	32.11	1.50	4.26'	320	1/4	1,085	120V-60-1P	FLOOR MOUNTED, INVERTED FLOW
CUH-4	VERT. CABINET	STAIR 2	160	40	32.11	1.50	4.26'	320	1/4	1,085	120V-60-1P	WALL MOUNTED, INVERTED FLOW
CUH-5	VERT. CABINET	04 SPRINKLER	160	60	5.29	1.00	0.27'	73	80W	N/A	120V-60-1P	WALL MOUNTED

FAN SCHEDULE

TAG	AREA SERVED	TYPE	CFM	SP	SONES	RPM	WATTS	HP	ELECTRIC	WEIGHT	REMARKS
EF-1	PARKING GARAGE 06	PROPELLER	7,400	1/4"	13.2	556	-----	3/4	208V-60-3P	277	OPERATE FROM A.T.C. SYSTEM
EF-2	TRASH ROOM 05	CEILING	150	1/4"	2.6	1,218	58	-----	120V-60-1P	34	OPERATE FROM A.T.C. SYSTEM
EF-3	ELECTRICAL ROOM 07	CEILING	200	1/4"	2.0	957	126	-----	120V-60-1P	41	OPERATE FROM A.T.C. SYSTEM
RH	APARTMENT KITCHENS	30" RANGE HOOD	270	N/A	4.0	N/A	135	-----	120V-60-1P	-----	SELF CONTAINED MANUAL CONTROLS
SF-1	MECHANICAL 08	IN-LINE	250	1/4"	1.2	1,038	151	-----	120V-60-1P	32	OPERATE FROM A.T.C. SYSTEM

SONE RATINGS ARE MINIMUMS NOT TO BE EXCEEDED HVI SONE RATINGS WILL NOT BE ACCEPTED

HEAT EXCHANGER SCHEDULE

TAG	SERVICE	BOILER SIDE						SNOW MELT SIDE						HEATING SURFACE	REMARKS
		MEDIA	GPM	EWT	LWT	FOULING	WPD*	MEDIA	GPM	EWT	LWT	FOULING	WPD*		
HE-1	SNOW MELTING	WATER	4.0	160	123	0.0001	0.40	PROP.	6.3	87	112	0.0001	0.70	3.8 SF	PLATE AND FRAME

PROP. = PROPYLENE GLYCOL, 40% CONCENTRATION * PSI

DUCT HEATING COIL SCHEDULE

TAG	TYPE	SIZE	CFM	APD	EAT	LAT	EWT	MBH	GPM	WPD	REMARKS
DHC	HOT WATER SERPENTINE	26"x15"	1,800	0.22"	40	74.3	160	67.03	3.5	3.50'	SLIP-IN DUCT MOUNTING

CONVECTOR SCHEDULE

TAG	TYPE	EWT	MBH	GPM	LENGTH	HEIGHT	DEPTH	REMARKS
C-1	FULLY RECESSED	160	0.93	0.50	20"	14"	4"	4 SIDE OVERLAPPING COVER

CAPACITIES BASED ON 160 DEG. EWT w/20 DEG. WTD (150 DEG. AWT) & COMPENSATION FOR INLET GRILLES
GPM LISTED IS MINIMUM

SNOW MELT LOOP SCHEDULE

SYSTEM NAME	MANIFOLD NUMBER	TUBE DIA.	LOOPS		TOTAL GPM	TOTAL HEAD LOSS	FLUID TEMP.		SURFACE TEMP.
			QUAN.	LENGTH EACH			IN	OUT	
SNOW MELT	1	5/8	1	215	1.60	11.20	112	87	35.0
SNOW MELT	1	5/8	1	255	1.60	11.20	112	87	35.0
SNOW MELT	1	5/8	1	220	1.60	11.20	112	87	35.0
SNOW MELT	1	5/8	1	240	1.60	11.20	112	87	35.0

SNOW MELT MANIFOLD

TAG	LOCATION	LOOPS	GPM	MANIFOLD HEAD	TOTAL HEAD	TEMP.
M1	04 SPRINKLER	4	6.4	1.0	11.20	112.00

PUMP SCHEDULE

TAG	TYPE	AREA SERVED	GPM	HEAD	HP	RPM	WATTS	ELECTRIC	REMARKS
P1	IN-LINE	BOILER No 1	40	10'	1/4	1,600 - 4,800	16 - 310	230V-60-1P	INVERTER MOTOR
P2	IN-LINE	BOILER No 2	40	10'	1/4	1,600 - 4,800	16 - 310	230V-60-1P	INVERTER MOTOR
P3	IN-LINE	PRIMARY CIRCULATION	80	10'	3/4	1,400 --> 4,600	21 - 620	230V-60-1P	INVERTER MOTOR
P4	IN-LINE	DOMESTIC WATER HEATER	10	10'	1/12	1,400 --> 3,400	9 --> 85	230V-60-1P	INVERTER MOTOR
P5	IN-LINE	HEAT EXCHANGER	5	5'	1/25	1,500 --> 3,400	5.8 - 59	120V-60-1P	INVERTER MOTOR
P6	IN-LINE	BUILDING HEATING SYSTEM	60	15'	1/2	1,400 - 4,600	21 - 450	230V-60-1P	INVERTER MOTOR
P7	IN-LINE	BUILDING HEATING SYSTEM	60	15'	1/2	1,400 - 4,600	21 - 450	230V-60-1P	INVERTER MOTOR
P8	IN-LINE	SNOW MELT SYSTEM	7	16'	1/12	1,400 --> 3,400	9 --> 85	230V-60-1P	INVERTER MOTOR

BOILER SCHEDULE

TAG	GROSS MBH	NET MBH	HP	FUEL	PRESSURE	WATER	AMPS	ELECTRIC	REMARKS
B-1	399.0	349.0	10.6	NAT. GAS	40 psig	4.5 GAL	5	120V-60-1P	CONDENSING GAS BOILER
B-2	399.0	349.0	10.6	NAT. GAS	40 psig	4.5 GAL	5	120V-60-1P	CONDENSING GAS BOILER

FINNED PIPE SCHEDULE

TAG	TYPE	ELEMENT	LENGTH	AWT	BTU/LF	GPM	REMARKS
FP	9.3/4" COVER WITH DAMPER	3/4" COPPER WITH 2.3/4" x 2.1/2" FINS	SEE PLANS	150	500	1.0 MIN.	11" AFF TO TOP SINGLE TIER ELEMENT

CAPACITIES BASED ON 160 DEG. EWT w/20 DEG. DROP (150 DEG. AWT)

AIR TERMINAL SCHEDULE

TAG	SIZE	MAX CFM	MAX NC	MAX SP	REMARKS
ER1	6" x 6"	80	20	0.070"	EXHAUST REGISTER
SR1	6" x 6"	80	20	0.020"	DOUBLE DEFLECTION SUPPLY REGISTER

STATE OF MAINE — Kurt F. Magnusson 10257 — REGISTERED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP — 309 CUMBERLAND AVE, SUITE 203 PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS, ROYAL RIVER CENTER, UNIT #10, 15 LAFAYETTE STREET, YARMOUTH, MAINE 04096, FACEBOOK: MECHANICAL SYSTEMS ENGINEERS, ©COPYRIGHT 2012

Architect: ARCHETYPE architects, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH — 81 DANFORTH STREET PORTLAND, MAINE

Revisions:

Scale: NONE

Date: 04 JUNE 2012

MECHANICAL EQUIPMENT SCHEDUELS

M14

MSE PROJECT 1201

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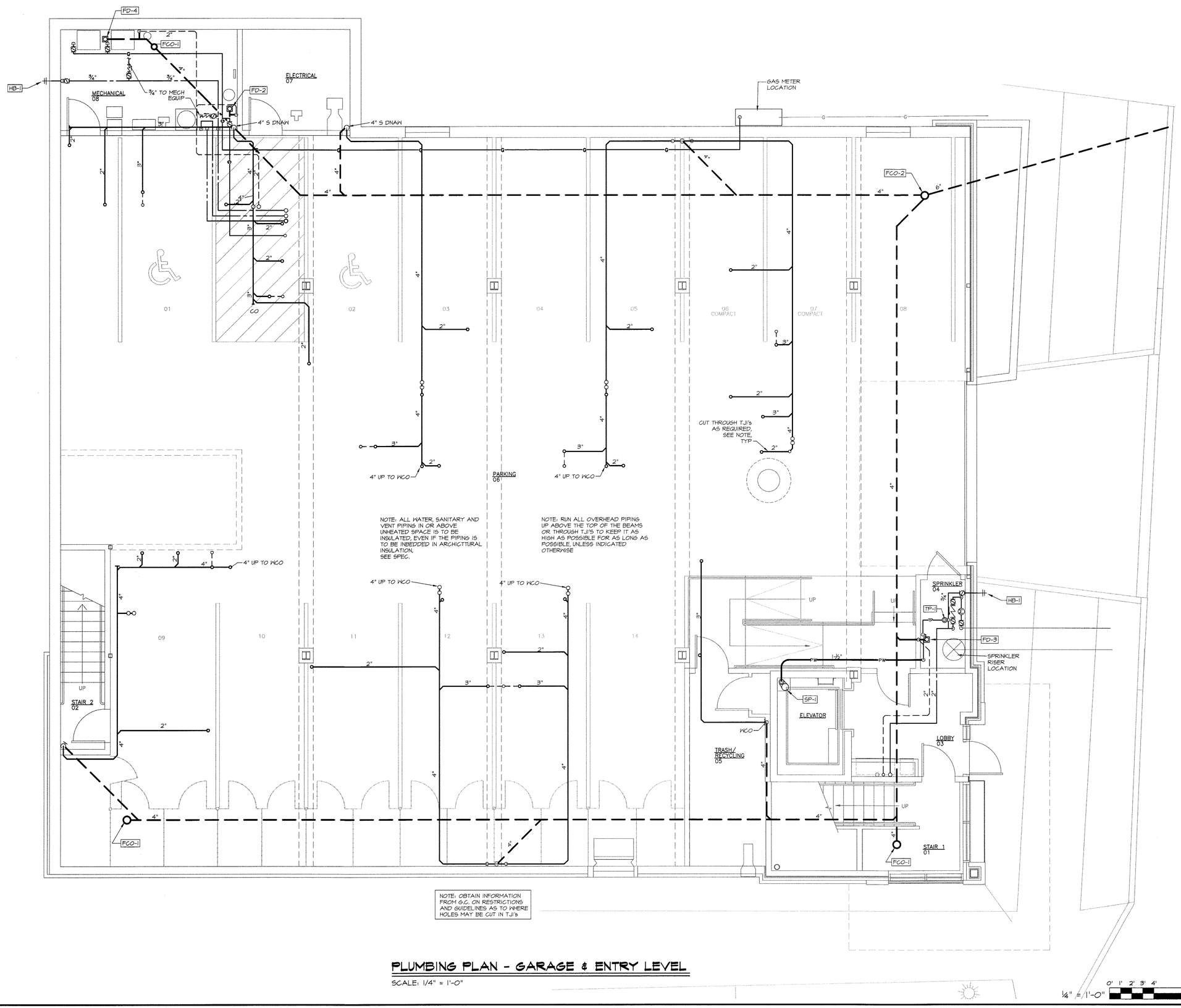

PLUMBING PLAN - GARAGE & ENTRY LEVEL

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

1/4" = 1'-0" 0' 1' 2' 3' 4' 8' 12' 16'

June 04, 2012 - 9:14 am
M:\Projects\1201 Danforth on High\Drawings\1201 P1-P5.dwg

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

PLUMBING BASEMENT PLAN

P1

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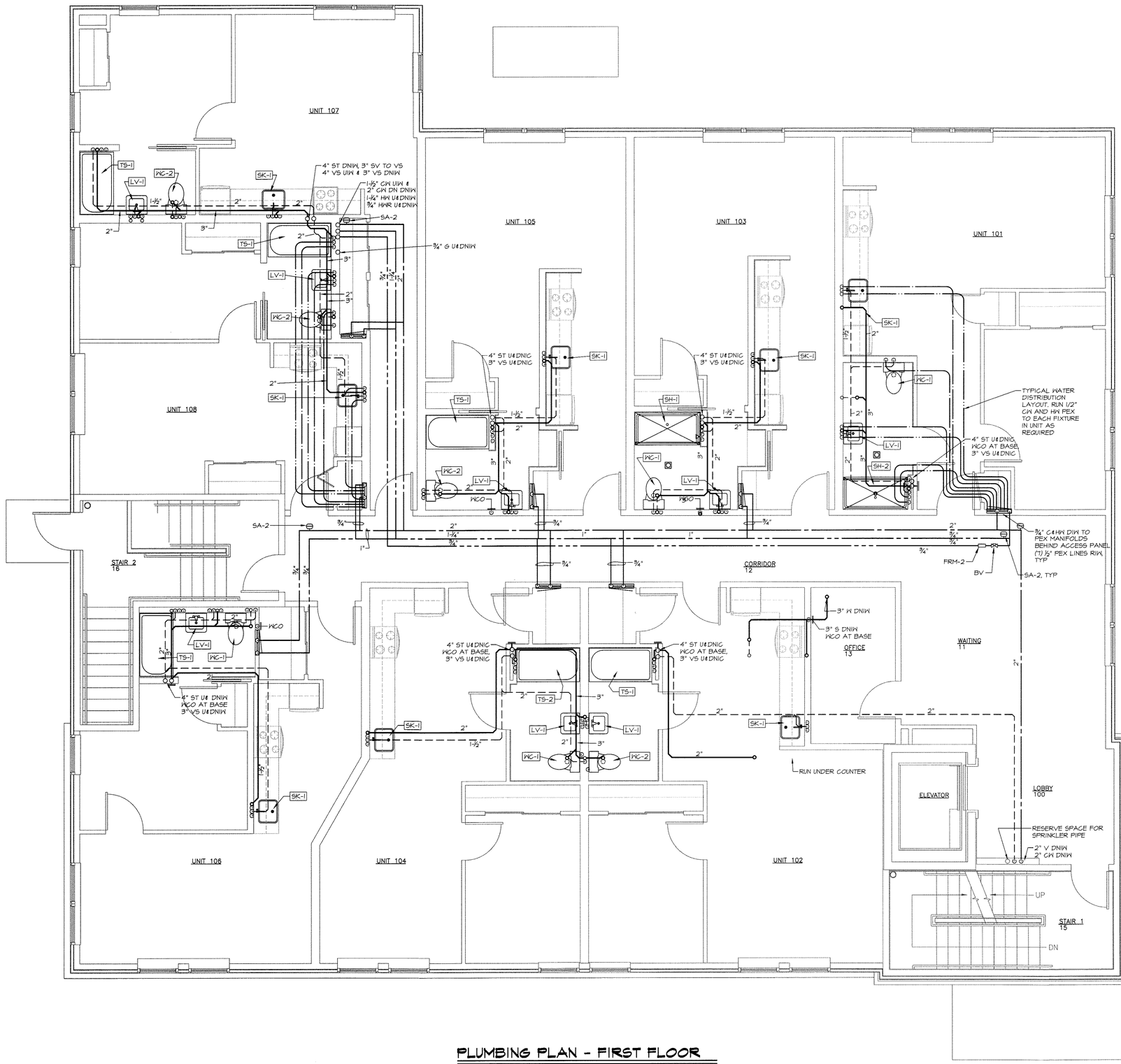

PLUMBING PLAN - FIRST FLOOR

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

1/4" = 1'-0" 0' 1' 2' 3' 4' 8' 12' 16'

E
Project North
S
W

STATE OF MAINE
Kurt F. Magnusson
10257
LICENSED PROFESSIONAL ENGINEER

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Project:
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81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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Date: 04 JUNE 2012

PLUMBING
FIRST FLOOR
PLAN

P2

MSE PROJECT 1201

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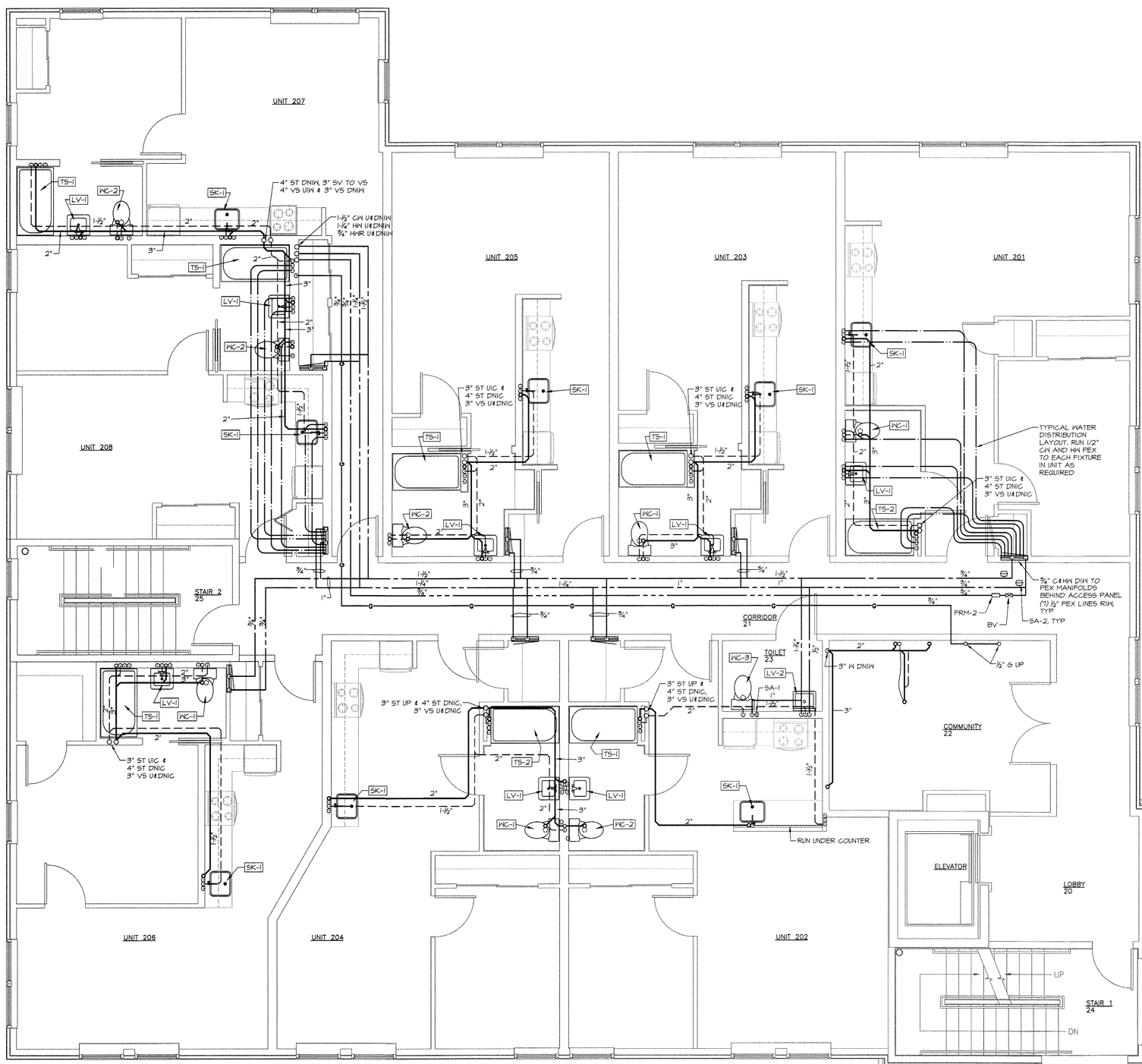

PLUMBING PLAN - SECOND FLOOR

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

1/4" = 1'-0" 0' 1' 2' 3' 4' 8' 12' 16'

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Project North

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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

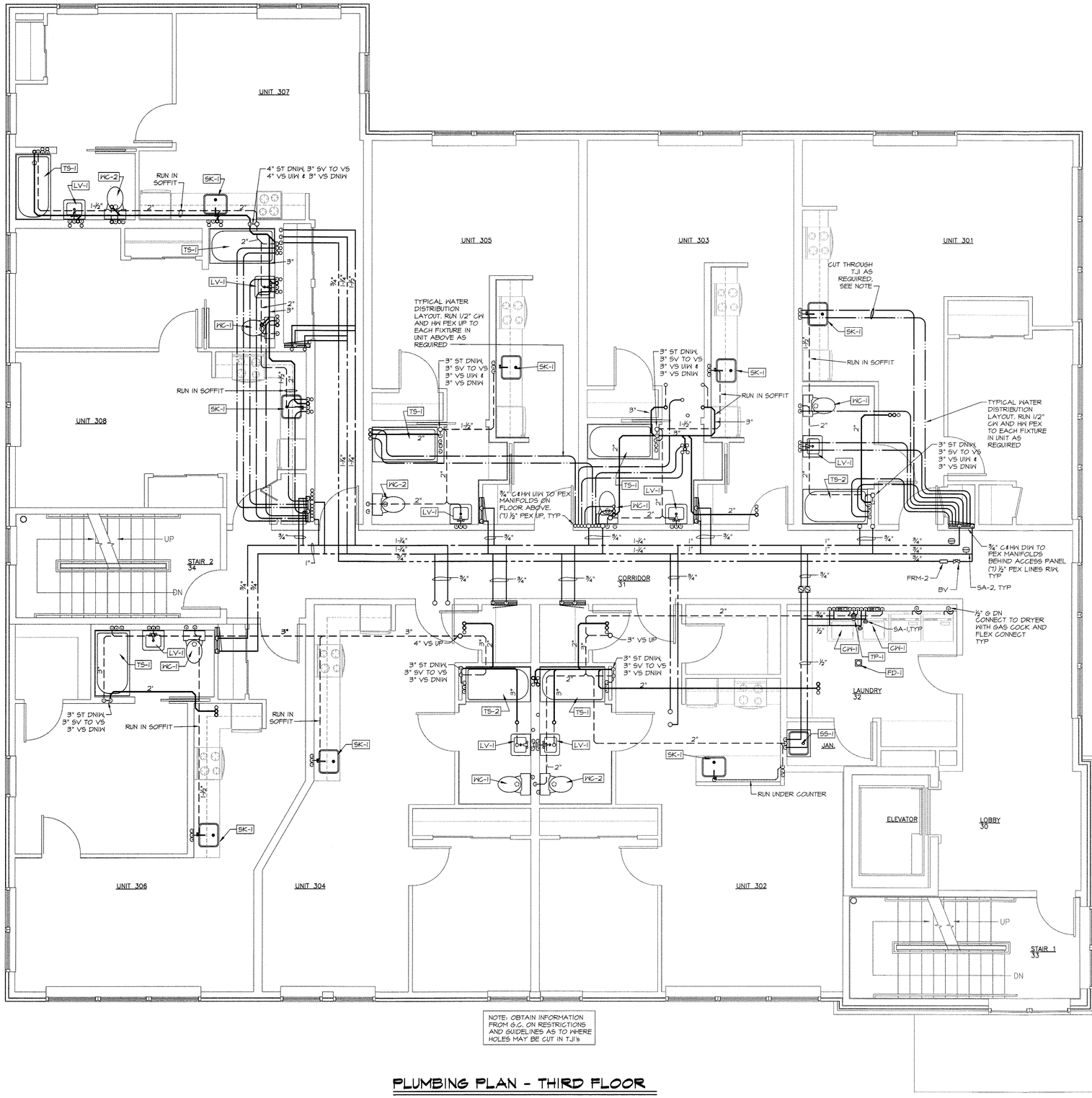
Scale: 1/4" = 1'-0"

Date: 04 JUNE 2012

PLUMBING
SECOND FLOOR
PLAN

P3

MSE PROJECT 1201



PLUMBING PLAN - THIRD FLOOR

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

Project North

¼" = 1'-0" 0' 1' 2' 3' 4' 8' 12' 16'

STATE OF MAINE — Kurt F. Magnusson — 10257 — LICENSED PROFESSIONAL ENGINEER

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Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS, ROYAL RIVER CENTER, UNIT #10, 307 ROUTE 1, SUITE 1F, YARMOUTH, MAINE 04096, (207) 846-0744, FACEBOOK: MECHANICAL SYSTEMS ENGINEERS, ©COPYRIGHT 2012

Architect: ARCHETYPE architects, 48 Union Wharf Portland, Maine 04101, (207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH — 81 DANFORTH STREET PORTLAND, MAINE

Revisions:

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

Date: 04 JUNE 2012

P4

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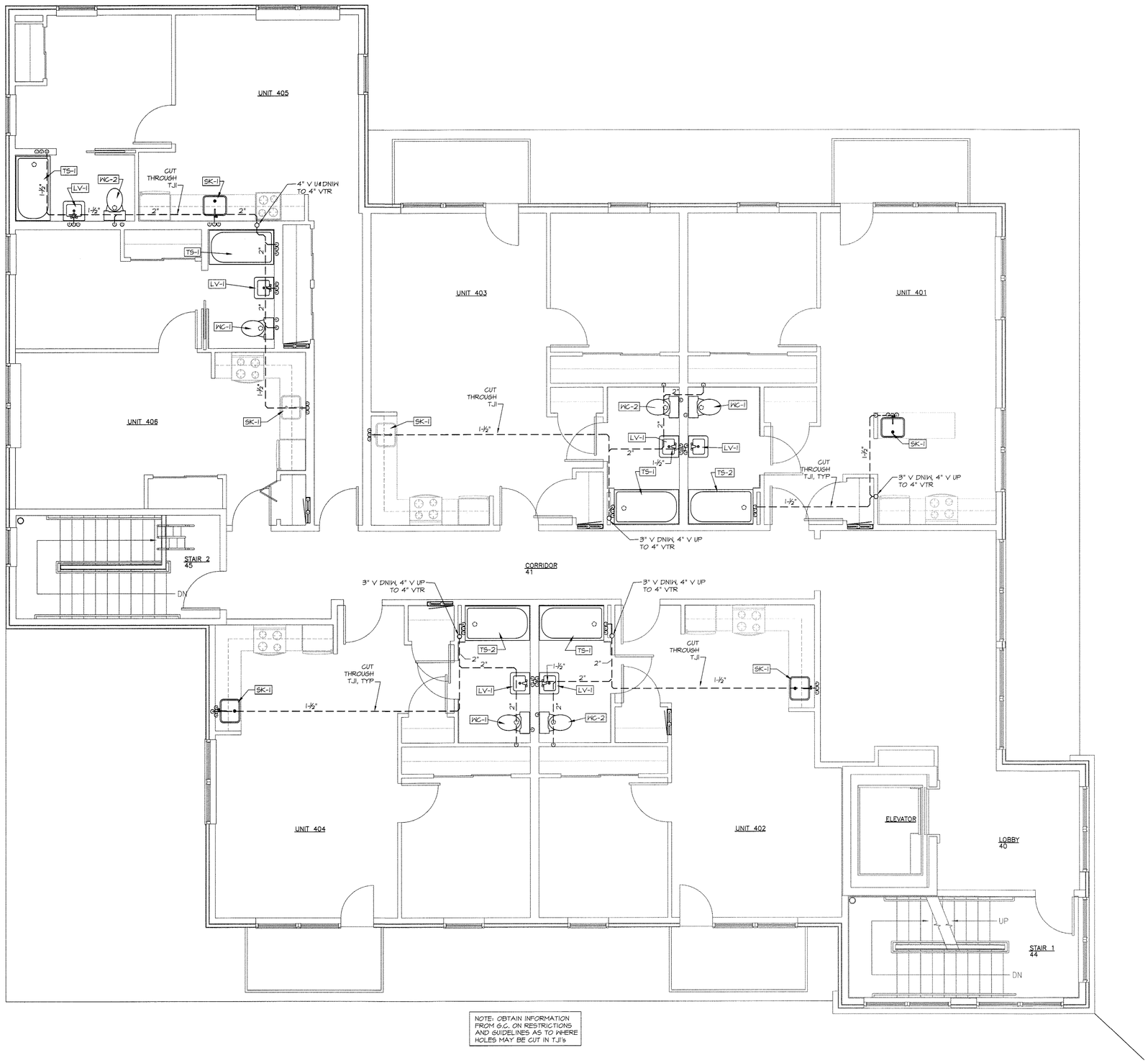

NOTE: OBTAIN INFORMATION FROM G.C. ON RESTRICTIONS AND GUIDELINES AS TO WHERE HOLES MAY BE CUT IN TJI's

PLUMBING PLAN - FOURTH FLOOR

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

Project North

¼" = 1'-0"

0' 1' 2' 3' 4' 8' 12' 16'

STATE OF MAINE — Kurt F. Magnusson 10257 — LICENSED PROFESSIONAL ENGINEER

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TWO ROYAL RIVER PLACE
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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

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PLUMBING
FOURTH FLOOR
PLAN

P5

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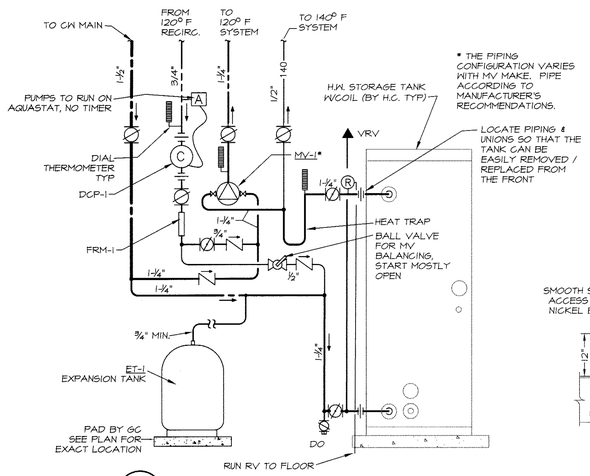
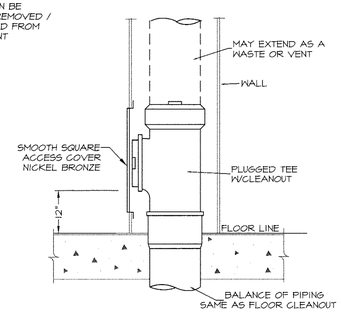


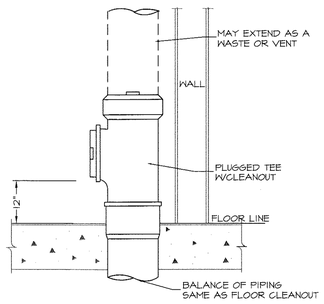
1/P1 **HOT WATER TANK DIAGRAM**

SCALE: NONE



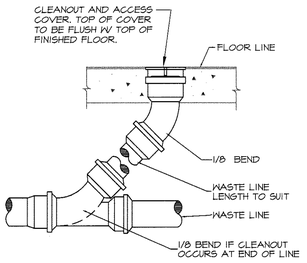
2/TYP **WALL CLEAN OUT DETAIL**

SCALE: NONE



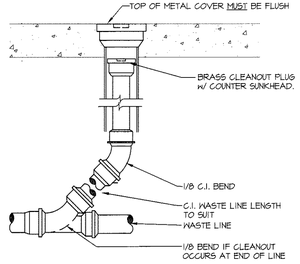
3/TYP **EXPOSED CLEAN OUT DETAIL**

SCALE: NONE



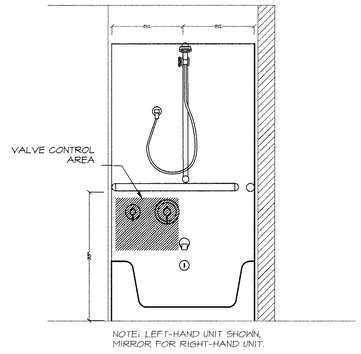
4/TYP **FLOOR CLEAN OUT DETAIL**

SCALE: NONE



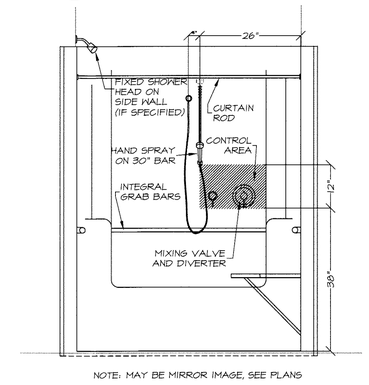
5/TYP **GARAGE CLEANOUT TO GRADE DETAIL**

SCALE: NONE



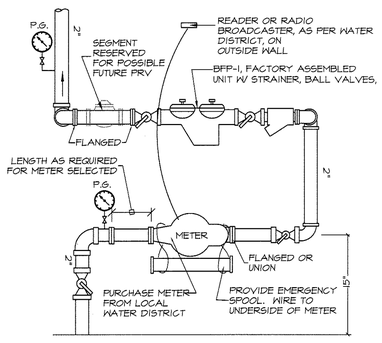
6/TYP **ADA TUB/SHOWER CONTROL LOCATION**

SCALE: NONE



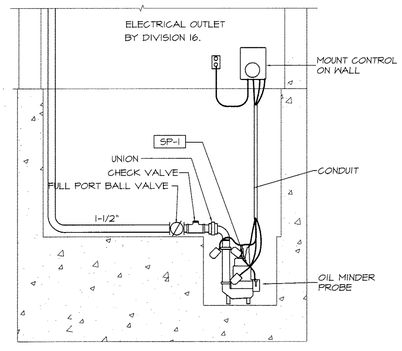
7/TYP **ADA SHOWER ELEVATION**

SCALE: NONE



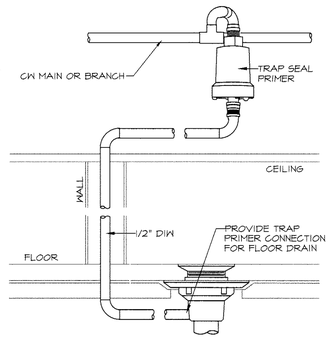
8/P1 **MAIN DOMESTIC WATER ENTRANCE**

SCALE: NONE



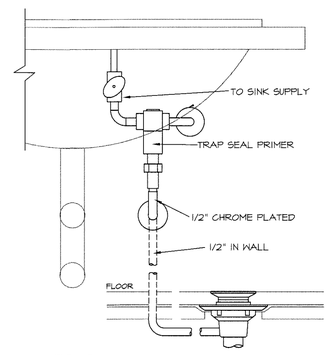
9/P1 **ELEVATOR SUMP PUMP DETAIL**

SCALE: NONE



10/TYP **TP-1 TRAP SEAL PRIMER DETAIL**

SCALE: NONE



11/TYP **TP-2 TRAP SEAL PRIMER DETAIL**

SCALE: NONE

Architect: ARCHETYPE architects
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Owner: DANFORTH ON HIGH, LP
309 CUMBERLAND AVE., SUITE 203
PORTLAND, ME 04101

Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale: NONE

Date: 04 JUNE 2012

PLUMBING DETAILS

P6

MSE PROJECT 1201

STATE OF MAINE — Kurt F. Magnusson 10257 — LICENSED PROFESSIONAL ENGINEER

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GENERAL NOTES

1. All work shall be in accordance with the State Plumbing Code, local codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.

2. All drawings are schematic only, and are intended to indicate the intent, extent, and general arrangement of work. They are not meant to show every fitting, change of direction or every situation. Verify locations in the field. Work indicated shall be furnished complete to perform the function intended.

3. Carefully coordinate the space requirements and location of piping with the other trade contractors. Reserve space for sprinkler mains. If coordination fails, conflicts will be decided in favor of the other contractors with this contractor relocating his piping and equipment at no expense to the Owner.

4. All plumbing fixtures shall be vented.

5. This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.

6. For pipe sizes not shown on floor plans, refer to: adjacent or enlarged plumbing plans, then appropriate schedules, details, specifications, equipment connection sizes and minimum Code requirements. For otherwise indeterminable pipe segments, the size shall be the same as the largest adjacent segment. Where pipe sizes are erroneously shown to decrease then increase, the smaller segment shall be increased to match the larger segment. When a conflict exists, the larger size shall govern. Pipe sizes are nominal (not O.D.) unless specifically noted otherwise.

7. All piping shall run concealed above ceilings, in walls, in soffits and in chases unless noted otherwise. Special care shall be taken when dropping 3" nominal pipe in 3-½" wall cavities to ensure correct fit and alignment.

8. No structural members shall be cut without approval of the Architect.

9. All plumbing shall be supported from the building structure. All piping containing liquid 2" and larger shall be supported from the top chord of bar joists unless permission to do otherwise is obtained from the Structural Consultant. All piping drops to fixtures shall be anchored solid to walls with a steel support bracket with adjustable clip.

10. All water piping shall be installed parallel to building lines and pitched to low points. Provide drain-offs at low points. Piping shall be run neatly grouped together when practical. Allow room between all piping and other obstructions to allow for the installation of the specified pipe insulation.

11. All piping through roofs, concrete walls and masonry partitions shall have steel pipe sleeves. Openings between pipes and sleeves shall be caulked and sealed smoke and water tight. All pipe penetrations through a fire rated wall or floor shall have a UL rated fire stop system rated to match the rating of the wall, as per the NFPA.

12. All wall fixtures shall be carrier mounted unless otherwise specified.

13. All domestic water piping shall be insulated unless otherwise specified.

14. Run all piping on warm side of building insulation. No water, or waste lines shall be run in exterior walls, unless directly indicated.

15. Provide shock absorbers where shown on drawings, and on tops of risers to all flush valves, dishwashers and clotheswashers. Sizes shall conform to P.D.I. standards.

16. All sanitary waste piping less than 4" shall pitch down at ¼" per L.F. All 4" and larger piping shall pitch at ⅛" per L.F. whenever possible. No sanitary/ waste piping under slab shall be less than 2" in diameter.

17. All Domestic copper water piping shall be type "K" or "L" copper, type "M" is prohibited.

WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
MV-1	MASTER MIXING VALVE	1-¼	1-¼	1-½"	120°
BFP-1	WATER ENTRANCE BACKFLOW PREVENTERS	2"	-	SAME	1" IDW
BFP-2	BOILER MAKE-UP WATER	¾"	-	SAME	
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	¾" GHT	
SA-1	SHOCK ABSORBER	1/2" OR 3/4"		-	P.D.I. A
SA-2	SHOCK ABSORBER	3/4"		-	P.D.I. B
TP-1	TRAP SEAL PRIMER	1/2"	-	SAME	
ET-1	EXPANSION TANK POTABLE WATER	3/4"	-	-	

ABBREVIATIONS, LINE TYPES & SYMBOLS

140	140 DEG F HOT WATER
@	AT
A	AMPS, AQUASTAT
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BFP	BACKFLOW PREVENTER
BLV	BALL VALVE
BV	BALANCE VALVE
CD	CLOTHES DRYER
CNTR	COUNTER
CO	CLEANOUT
CONT	CONTINUATION
COORD	COORDINATION
COTG	CLEANOUT TO GRADE
CW	COLD WATER, CLOTHES WASHER
C&HW	COLD & HOT WATER
DAW	DROP AT WALL
DCP	DOMESTIC CIRCULATING PUMP
DEG	DEGREES
DIC	DROP IN CHASE
DIV	DIVISION
DIW	DROP IN WALL
DN	DOWN
DN&U	DOWN AND UP
DNAW	DOWN AT WALL
DNIC	DOWN IN CHASE
DNIW	DOWN IN WALL
DO	DRAWOFF
DW	DISHWASHER
EA	EACH
ET	EXPANSION TANK
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FRM	FLOW RATE MONITOR
FV	FLUSHVALVE
G	GAS (FUEL)
GAL	GALLONS
GC	GENERAL CONTRACTOR
GHT	GARDEN HOSE THREAD
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HB	HOSE BIB
HC	HEATING CONTRACTOR
HW	HOT WATER
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
IDW	INDIRECT WASTE
LF	LINEAR FEET
LV	LAVATORY
M	METER
MB	MOP BASIN
MTD	MOUNTED
MV	MIXING VALVE
NB	NICKEL BRONZE
OD	OUTSIDE DIAMETER
PC	PLUMBING CONTRACTOR
PDI	PLUMBING & DRAINAGE INSTITUTE
PG	PRESSURE GAUGE
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PW	PUMPED WASTE
RAD	RADON
RAW	RISE AT WALL
RD	ROOF DRAIN
RH	RIGHT HAND
RIC	RISE IN CHASE
RIW	RISE IN WALL
RUC	RUN UNDER COUNTER
RUF	RUN UNDER FLOOR
RV	RELIEF VALVE
S	SANITARY WASTE
SA	SHOCK ABSORBER
SH	SHOWER
SK	SINK
SP	SUMP PUMP
SS	STAINLESS STEEL
SW	STORM WATER
T	THERMOMETER
TP	TRAP PRIMER
TS	TUB/SHOWER
TYP	TYPICAL
UIC	UP IN CHASE
U&DNIC	UP & DOWN IN CHASE
U&DNIW	UP & DOWN IN WALL
UIW	UP IN WALL
V	VENT
VB	VACUUM BREAKER
VC	VITREOUS CHINA
VIF	VERIFY IN FIELD
VRV	VACUUM RELIEF VALVE
VTR	VENT THRU ROOF
W	WASTE
W/	WITH
WC	WATER CLOSET, WATER COLUMN
WCO	WALL CLEANOUT
WSI	WARM SIDE OF INSULATION

SANITARY/ WASTE PIPING BELOW SLAB

SANITARY / WASTE PIPING ABOVE SLAB

IDW — INDIRECT WASTE PIPING ABOVE SLAB

VENT PIPING ABOVE SLAB

VENT PIPING BELOW SLAB

COLD WATER PIPING

COLD WATER PIPING BELOW SLAB

TP — TRAP PRIMER PIPING

TP — TRAP PRIMER PIPING BELOW SLAB

120 HOT WATER PIPING

HOT WATER RETURN PIPING

140 — 140 HOT WATER PIPING

G — GAS PIPING

RADON VENT PIPING, UNDERSLAB, PERFORATED

RAD — RADON VENT PIPING, ABOVE SLAB

PW — PUMPED WASTE

BALL VALVE

VERTICAL BALL VALVE

BALANCING VALVE

CHECK VALVE

BACKFLOW PREVENTER

VACUUM RELIEF VALVE

RELIEF VALVE

PRESSURE REDUCING VALVE

THERMOMETER

PRESSURE GAUGE

TRAP PRIMER

DROP/RISE IN LINE

LINE UP TO FLOOR ABOVE

TEE -DROP

SHOCK ABSORBER

UNION

MIXING VALVE

FLOOR CLEANOUT

FLOOR DRAIN

WALL CLEANOUT

VENT THROUGH ROOF

HOSE BIB

M — WATER METER

XX-1 — PLUMBING FIXTURE/ EQUIPMENT NUMBER TAG

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	120° WATER	SAN/ WASTE	VENT	REMARKS	MOUNTING HEIGHT
CW-1	CLOTHES WASHER SUPPLY & DRAIN UNIT	1/2"	1/2"	2"	1-½"	RECESSED	PER MANUF'R REQUIREMENTS
DW-1	DISHWASHER UNDER COUNTER (if any)		1/2"	1-½"	1-½"	UNIT BY GC	PER MANUF'R
LV-1	LAVATORY, WALL - ADA	1/2"	1/2"	1-¼"x 1-½"	1-½"	VC, SINGLE HANDLE FAUCET, CARRIER	RIM 34"
LV-2	LAVATORY, WALL, PUBLIC - ADA	1/2"	1/2"	1-¼"x 1-½"	1-½"	VC, SINGLE HANDLE FAUCET, CARRIER	RIM 34"
SH-1	SHOWER, ROLL-IN, RIGHT HAND - ADA	1/2"	1/2"	2"	1-½"	FIBERGLASS, GRAB BARS, 63"x32"x78"	CONTROLS 48"
SH-2	SHOWER, ROLL-IN, LEFT HAND - ADA	1/2"	1/2"	2"	1-½"	FIBERGLASS, GRAB BARS, 63"x32"x78"	CONTROLS 48"
SK-1	SINK, SINGLE BOWL ADA	1/2"	1/2"	1-½"	1-½"	S.S. 22"x25"x6-1/2" KITCHEN FAUCET W/ SPRAY	COUNTER
SS-1	SERVICE SINK / MOP BASIN	1/2"	1/2"	3"	1-½"	FLOOR MTD, MOLDED STONE 24"x24x10", VB FAUCET	FLOOR
TS-1	TUB/SHOWER - RH- ADA	1/2"	1/2"	2"	1-½"	FIBERGLASS, 60" x 32" TUB & SHOWER CONTROLS	
TS-2	TUB/SHOWER - LH - ADA	1/2"	1/2"	2"	1-½"	FIBERGLASS, 60" X 32" TUB & SHOWER CONTROLS	
WC-1	WATER CLOSET, TANK, FLOOR MTD - ADA	1/2"		3"	2"	1.6 GPF, VC, 16-1/2" TO RIM	FLOOR
WC-2	WATER CLOSET, TANK FLOOR MTD - ADA	1/2"		3"	2"	1.6 GPF, VC, 16-1/2" TO RIM, RIGHT HAND TRIP LEVER	FLOOR
WC-3	WATER CLOSET, FV FLOOR MTD - ADA	1"		4"	2"	1.1/1.6 GPF, VC, 16-1/8" TO RIM	FLOOR

PUMP SCHEDULE

TAG	ITEM	SERVICE	GPM	HEAD FT	HP	VOLTS	REMARKS
DCP-1	DOMESTIC RECIRC PUMP	120° HW RECIRC LOOP	7	10	1/25	115	3/4" BRONZE ELEC. BY DIV. 16
SP-1	SUMP PUMP	ELEVATOR SHAFT	50	18	1/2	115	1-½" DISCHARGE, OIL MINDER ELEC. BY EC

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FCO-1	ROUND, UNFINISHED AREAS FLOOR CLEANOUT	SIZE OF PIPE	-	
FCO-2	HEAVY DUTY FLOOR CLEANOUT	SIZE OF PIPE	-	
FD-1	GENERAL ROUND FLOOR DRAIN	3"	1-½"	
FD-2	INDIRECT WASTE FLOOR DRAIN	3"	1-½"	
FD-3	BOILER ROOM FLOOR DRAIN	3"	1-½"	
FD-4	ACID RESISTANT FLOOR DRAIN	3"	1-½"	

STATE OF MAINE — Kurt F. Magnusson 10257 — LICENSED PROFESSIONAL ENGINEER

Owner: DANFORTH ON HIGH, LP — 309 CUMBERLAND AVE., SUITE 203 PORTLAND, ME 04101

Consulting Engineer: MECHANICAL SYSTEMS ENGINEERS, ROYAL RIVER CENTER, UNIT #10, 182 MAIN ST., YARMOUTH, MAINE 04096, (207) 846-0744, FACSIMILE: MECHANICAL SYSTEMS ENGINEERS, ©COPYRIGHT 2012

Architect: ARCHETYPE architects — 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056

Project: DANFORTH ON HIGH — 81 DANFORTH STREET PORTLAND, MAINE

Revisions:

Scale: NONE

Date: 04 JUNE 2012

PLUMBING NOTES & SCHEDULES

P7

MSE PROJECT 1201

June 04, 2012 - 9:19 am
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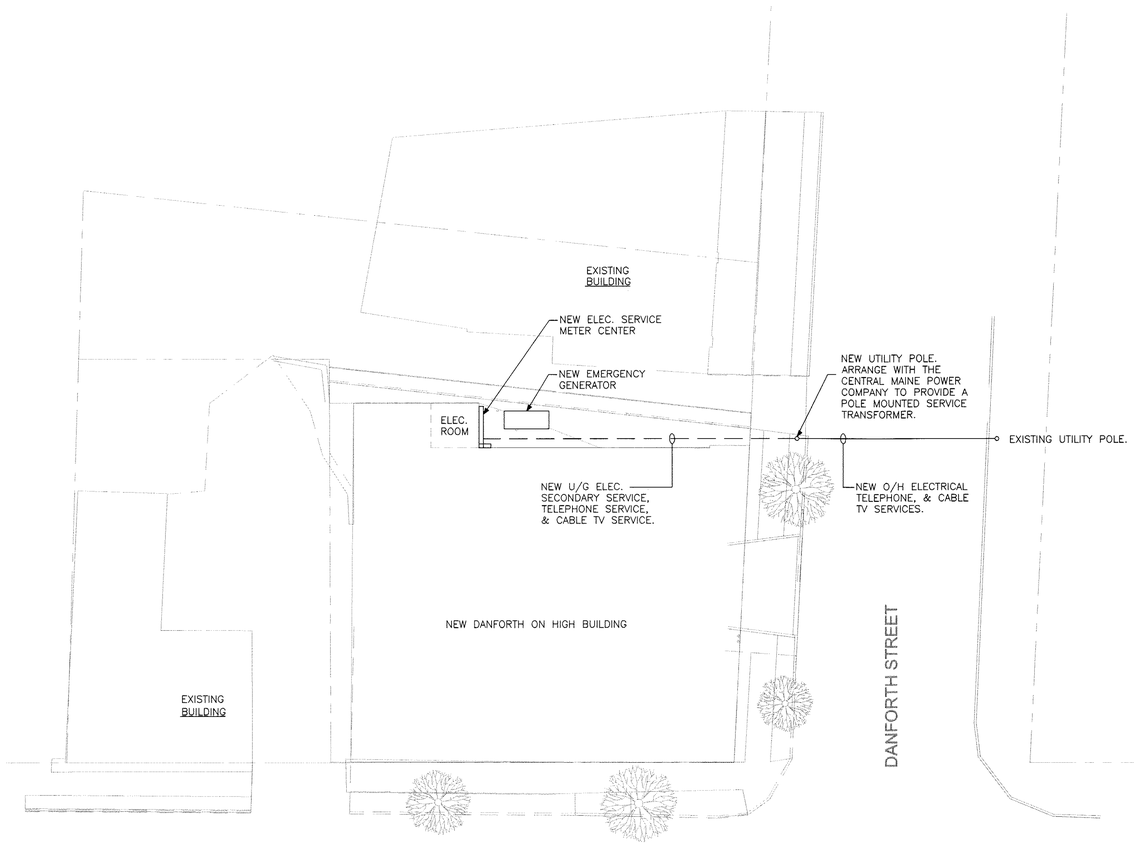
ELECTRICAL SYMBOLS

PLAN SYMBOLS

SYMBOL	DESCRIPTION
	125V, 20A, DUPLEX GROUNDED RECEPTACLE GFI = Ground Fault Type WP = Weatherproof AC = Mount 6" Above Sink or Counter Wireless Network Outlet 12" Below Clg
	125V, 20A, QUAD GROUNDED RECEPTACLE
30A	250V, SINGLE GROUNDED RECEPTACLE Ampere Rating
	TELEPHONE OUTLET (WALL MTD.)
TV	CABLE TELEVISION OUTLET
WN	DATA NETWORK OUTLET Wireless Network Outlet 12" Below Clg
PC	PHOTOCELL
M	MOTION DETECTOR
S_M	MANUAL MOTOR SWITCH
S L	FIRE ALARM SMOKE DETECTOR Indicates Localized Detector
C L	FIRE ALARM CARBON MONOXIDE DETECTOR Indicates Localized Detector
F	FIRE ALARM AUDIO VISUAL
F	FIRE ALARM PULL STATION
H	FIRE ALARM HEAT DETECTOR
HDH	ELECTRONIC DOOR HOLDER
HC	HANDICAP DOOR OPENER
DIS	DOOR INTERCOM STATION
J	JUNCTION BOX
#2 N	CEILING MTD. FLUORESCENT LIGHT FIXTURE Load Center Circuit Number Fixture Designation
G #2	WALL MOUNTED LIGHT FIXTURE
A #2	RECESSED/CEILING MOUNTED LIGHT FIXTURE
S^3	LIGHT/DEVICE SWITCH 3 = Three-Way Type
	ELECTRIC LOAD CENTER/PANELBOARD Surface Mounted
	ELECTRIC LOAD CENTER/PANELBOARD Flush Mounted (Load Center/Panel Designation Located at Front)
EF	TOILET ROOM EXHAUST FAN

SINGLE LINE DIAGRAM SYMBOLS

SYMBOL	DESCRIPTION
	Ampere Frame Rating (3 poles Except as Noted Otherwise)
225 AF 200 AT	CIRCUIT BREAKER
	Ampere Trip Rating
	ELECTRICAL CONNECTION
	GROUND CONNECTION
	EQUIPMENT ENCLOSURE
	TRANSFORMER
200/3	UNFUSED SWITCH
	No. of Poles Ampere Rating
M	UTILITY CO. SERVICE METER



ELECTRICAL SITE PLAN
1/16" = 1'-0"

Project North

STATE OF MAINE
LAWRENCE E. BARTLETT
No. 7928
LICENSED PROFESSIONAL ENGINEER
Lawrence E. Bartlett

OWNER:

ARCHETYPE, P.A.
ARCHITECTS
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(207) 772-6022 Fax (207) 772-4056

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale 1/16" = 1'-0"

Date June 8, 2012

SITE PLAN

E0.1

DRAWING E1.1 NOTES:

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2. MINIMUM CIRCUIT BREAKER SIZE SHALL BE 20 AMP. MINIMUM WIRE SIZE SHALL BE #12 AWG.
3. CONNECT ALL 120 VOLT RECEPTACLE CIRCUITS IN LIVING UNITS TO ARC-FAULT TYPE CIRCUIT BREAKERS IN LOAD CENTERS.
4. ALL RECEPTACLES IN LIVING UNITS SHALL BE TAMPER-RESISTANT.
5. COMBINATION HORN/STROBE/SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE.
6. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN LIVING UNITS SHALL BE CIRCUITED TO THE LOCAL LIGHTING CIRCUIT.
7. WHERE STROBE CANDELA RATING IS NOT SHOWN FOR HOUSE FIRE ALARM NOTIFICATION APPLIANCES, STROBE RATING SHALL BE 15cd.
8. INSTALL LOAD CENTERS WITHIN LIVING UNITS WITH THE TOP CIRCUIT BREAKER HANDLE AT 48" AFF.
9. UNLESS OTHERWISE NOTED, CIRCUIT DESIGNATIONS FOR DEVICES SHOWN OUTSIDE OF LIVING UNITS REFER TO PANEL HP-1.
10. INSTALL HOUSE BRANCH CIRCUIT PANELS SO THAT THE TOP CIRCUIT BREAKER IS NO HIGHER THAN 6'-0" AFF.
11. COORDINATE THE EXACT LOCATION OF RECEPTACLES IN KITCHENS SO THAT NO POINT ON THE COUNTER IS GREATER THAN 24" TO A RECEPTACLE. PROVIDE AN ABOVE COUNTER RECEPTACLE AT ALL KITCHEN COUNTERS THAT ARE GREATER THAN 12".
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    - 20A/1P – LIGHTING/SMOKE DETECTORS
    - 20A/1P – DOOR INTERCOM STATION
    - 50A/2P – RANGE (#6 AWG CONDUCTORS)
    - 20A/1P – RANGE HOOD/LIGHTS
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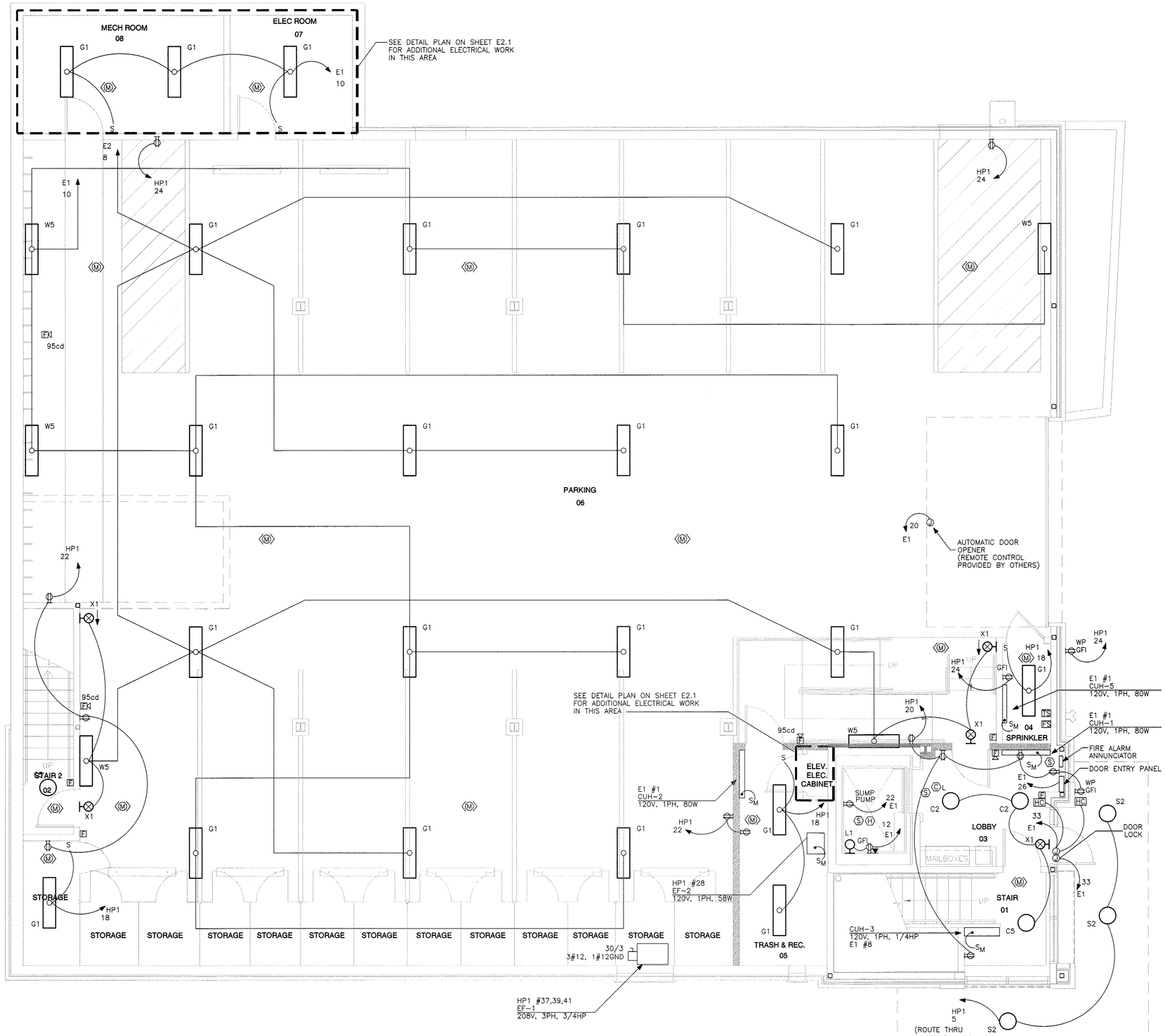
15. CONNECT MOTION SENSORS IN STAIR 02 TO OPERATE TYPE C5 LIGHTS ON FIRST, SECOND, THIRD AND FOURTH FLOOR LEVELS (TYPE C5 LIGHT AT BASEMENT LEVEL TO OPERATE CONTINUOUSLY).
16. CONNECT MOTION SENSORS IN STAIR 01 TO OPERATE TYPE C5 LIGHTS ON ALL FLOOR LEVELS.
17. CONNECT MOTION SENSORS IN CORRIDORS 11, 21, 31, AND 41 TO OPERATE TYPE W2 AND TYPE C3 LIGHTS WITHIN THEIR RESPECTIVE CORRIDORS THAT ARE CIRCUITED TO PANEL E1 #2 (TYPE W2 LIGHTS AND TYPE C3 LIGHTS IN CORRIDORS THAT ARE CIRCUITED TO PANEL E1 #1 SHALL OPERATE CONTINUOUSLY).
18. CONNECT MOTION SENSORS IN BASEMENT PARKING GARAGE TO OPERATE TYPE G1 AND TYPE W5 LIGHTS CIRCUITED TO PANEL EL #10 (TYPE G1 AND TYPE W5 LIGHTS SHALL OPERATE CONTINUOUSLY).
19. CONTROL THE TYPE C2 LIGHTS IN LOBBY 03 BY PHOTOCELL TO BE OPERATE CONTINUOUSLY AFTER DARK AND AUTOMATICALLY BE TURNED OFF WHEN SUFFICIENT DAYLIGHT IS PRESENT.



STATE OF MAINE
LAWRENCE E. BARTLETT
No. 7928
LICENSED
PROFESSIONAL ENGINEER

OWNER:

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

Project:
DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale
1/4" = 1'-0"

Date
June 4, 2012

BASEMENT FLOOR PLAN

E1.1

DRAWING E1.2 NOTES:

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5. COMBINATION HORN/STROBE/SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE.
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7. WHERE STROBE CANDELA RATING IS NOT SHOWN FOR HOUSE FIRE ALARM NOTIFICATION APPLIANCES, STROBE RATING SHALL BE 15cd.
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    - 50A/2P – RANGE (#6 AWG CONDUCTORS)
    - 20A/1P – RANGE HOOD/LIGHTS
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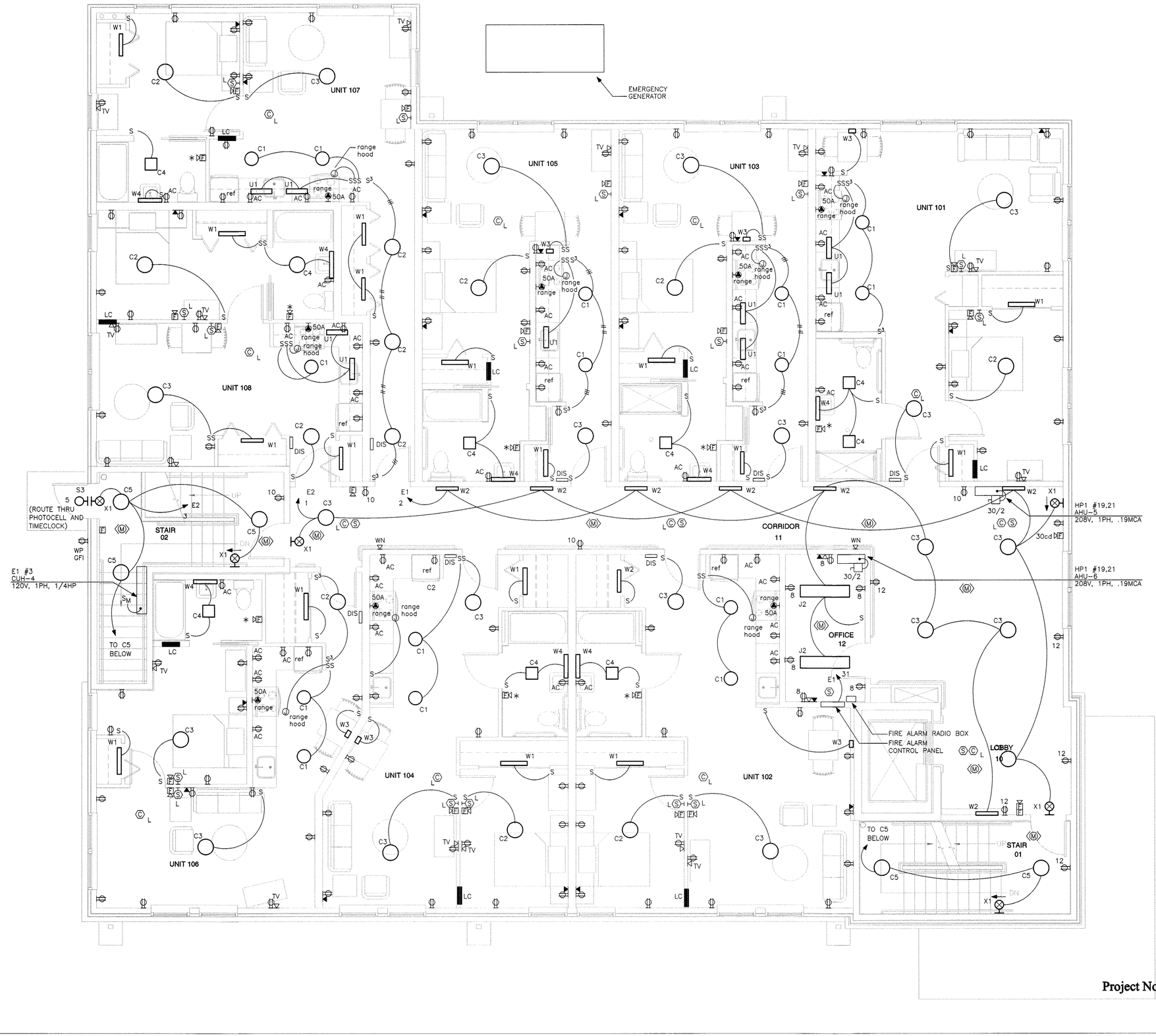

STATE OF MAINE
LAWRENCE E. BARTLETT
No. 7928
LICENSED PROFESSIONAL ENGINEER
Lawrence E. Bartlett

OWNER:

ARCHETYPE, P.A.
ARCHITECTS
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Project: DANFORTH ON HIGH
81 DANFORTH STREET
PORTLAND, MAINE

Revisions:

Scale 1/4" = 1'-0"

Date June 4, 2012

FIRST FLOOR PLAN

E1.2

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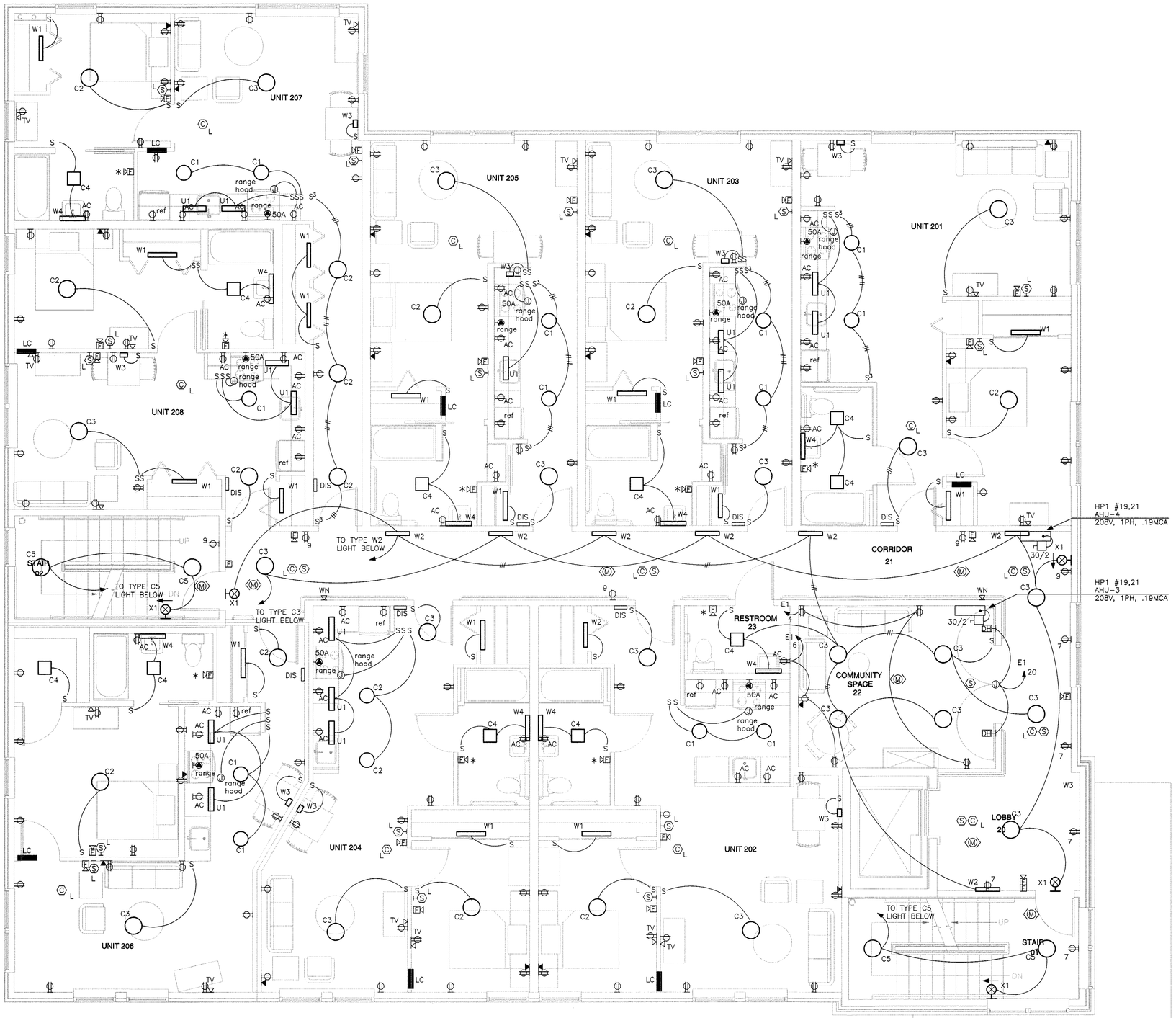

STATE OF MAINE
LAWRENCE E. BARTLETT
No. 7928
REGISTERED PROFESSIONAL ENGINEER
LICENSED
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OWNER:

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Project: DANFORTH ON HIGH
81 DANFORTH STREET PORTLAND, MAINE

Revisions:

Scale 1/4" = 1'-0"

Date June 4, 2012

SECOND FLOOR PLAN

E1.3

DRAWING E1.4 NOTES:

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2. MINIMUM CIRCUIT BREAKER SIZE SHALL BE 20 AMP. MINIMUM WIRE SIZE SHALL BE #12 AWG.
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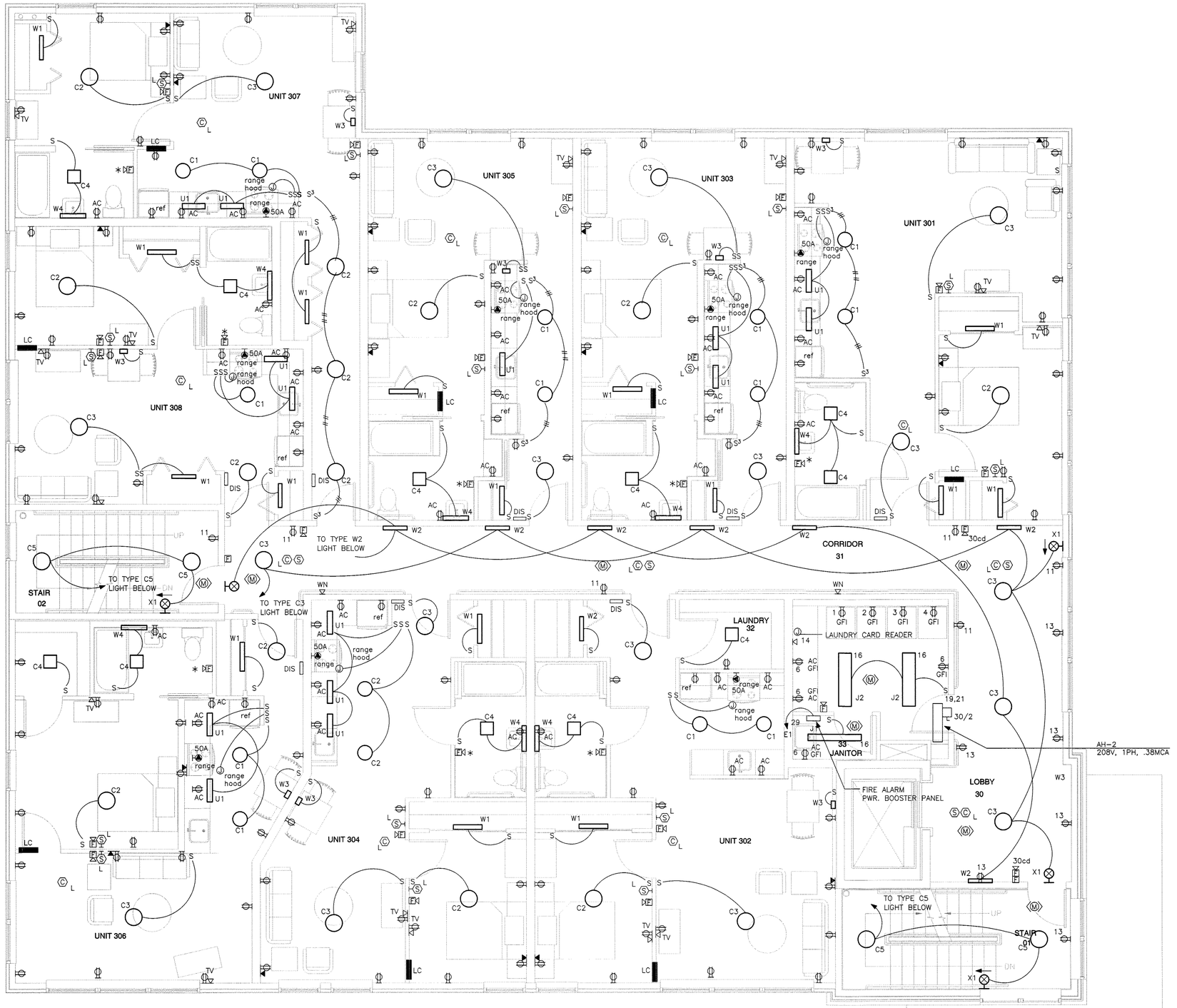
15. CONNECT MOTION SENSORS IN STAIR 02 TO OPERATE TYPE C5 LIGHTS ON FIRST, SECOND, THIRD AND FOURTH FLOOR LEVELS (TYPE C5 LIGHT AT BASEMENT LEVEL TO OPERATE CONTINUOUSLY).
16. CONNECT MOTION SENSORS IN STAIR 01 TO OPERATE TYPE C5 LIGHTS ON ALL FLOOR LEVELS.
17. CONNECT MOTION SENSORS IN CORRIDORS 11, 21, 31, AND 41 TO OPERATE TYPE W2 AND TYPE C3 LIGHTS WITHIN THEIR RESPECTIVE CORRIDORS THAT ARE CIRCUITED TO PANEL E1 #2 (TYPE W2 LIGHTS AND TYPE C3 LIGHTS IN CORRIDORS THAT ARE CIRCUITED TO PANEL E1 #1 SHALL OPERATE CONTINUOUSLY).
18. CONNECT MOTION SENSORS IN BASEMENT PARKING GARAGE TO OPERATE TYPE G1 AND TYPE W5 LIGHTS CIRCUITED TO PANEL EL #10 (TYPE G1 AND TYPE W5 LIGHTS SHALL OPERATE CONTINUOUSLY).
19. CONTROL THE TYPE C2 LIGHTS IN LOBBY 03 BY PHOTOCELL TO BE OPERATE CONTINUOUSLY AFTER DARK AND AUTOMATICALLY BE TURNED OFF WHEN SUFFICIENT DAYLIGHT IS PRESENT.



STATE OF MAINE
LAWRENCE E. BARTLETT
No. 7928
LICENSED PROFESSIONAL ENGINEER
Lawrence E. Bartlett

OWNER:

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

Project: DANFORTH ON HIGH
81 DANFORTH STREET PORTLAND, MAINE

Revisions:

Scale 1/4" = 1'-0"

Date June 4, 2012

THIRD FLOOR PLAN

E1.4

DRAWING E1.5 NOTES:

1. ALL 120V RECEPTACLES IN KITCHENS AND BATHROOMS SHALL BE GFIC RATED EXCEPT FOR THE REFRIGERATOR.
2. MINIMUM CIRCUIT BREAKER SIZE SHALL BE 20 AMP. MINIMUM WIRE SIZE SHALL BE #12 AWG.
3. CONNECT ALL 120 VOLT RECEPTACLE CIRCUITS IN LIVING UNITS TO ARC-FAULT TYPE CIRCUIT BREAKERS IN LOAD CENTERS.
4. ALL RECEPTACLES IN LIVING UNITS SHALL BE TAMPER-RESISTANT.
5. COMBINATION HORN/STROBE/SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE.
6. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN LIVING UNITS SHALL BE CIRCUITED TO THE LOCAL LIGHTING CIRCUIT.
7. WHERE STROBE CANDELA RATING IS NOT SHOWN FOR HOUSE FIRE ALARM NOTIFICATION APPLIANCES, STROBE RATING SHALL BE 15cd.
8. INSTALL LOAD CENTERS WITHIN LIVING UNITS WITH THE TOP CIRCUIT BREAKER HANDLE AT 48" AFF.
9. UNLESS OTHERWISE NOTED, CIRCUIT DESIGNATIONS FOR DEVICES SHOWN OUTSIDE OF LIVING UNITS REFER TO PANEL HP-1.
10. INSTALL HOUSE BRANCH CIRCUIT PANELS SO THAT THE TOP CIRCUIT BREAKER IS NO HIGHER THAN 6'-0" AFF.
11. COORDINATE THE EXACT LOCATION OF RECEPTACLES IN KITCHENS SO THAT NO POINT ON THE COUNTER IS GREATER THAN 24" TO A RECEPTACLE. PROVIDE AN ABOVE COUNTER RECEPTACLE AT ALL KITCHEN COUNTERS THAT ARE GREATER THAN 12".
12. WITHIN EACH LIVING UNIT PROVIDE THE FOLLOWING LOAD CENTER CIRCUITS:
    - 20A/1P – LIVING AREA/HALL RECEPTACLES 5 RECEPTACLES MAX. PER CIRCUIT
    - 20A/1P – LIVING AREA/HALL RECEPTACLES 5 RECEPTACLES MAX. PER CIRCUIT
    - 20A/1P – BEDROOM RECEPTACLES
    - 20A/1P – BATHROOM RECEPTACLE
    - 20A/1P – LIGHTING/SMOKE DETECTORS
    - 20A/1P – DOOR INTERCOM STATION
    - 50A/2P – RANGE (#6 AWG CONDUCTORS)
    - 20A/1P – RANGE HOOD/LIGHTS
    - 20A/1P – KITCHEN RECEPTACLES
    - 20A/1P – KITCHEN RECEPTACLES
    - 20A/1P – REFRIGERATOR
13. WASHER RECEPTACLES TO BE INSTALLED ON WALL BELOW TOP OF WASHER.
14. UNDER ALTERNATE BID PROVIDE A CEILING FAN WITH LIGHT (TYPE R1) IN PLACE OF THE CEILING MOUNTED LIGHTING IN THE BEDROOMS AND LIVING ROOMS WITHIN ALL LIVING UNITS. CEILING FAN/LIGHTS SHALL BE PROVIDED AND WIRED WITH MULTI-SPEED FAN SWITCH AND LIGHT SWITCH.
15. CONNECT MOTION SENSORS IN STAIR 02 TO OPERATE TYPE C5 LIGHTS ON FIRST, SECOND, THIRD AND FOURTH FLOOR LEVELS (TYPE C5 LIGHT AT BASEMENT LEVEL TO OPERATE CONTINUOUSLY).
16. CONNECT MOTION SENSORS IN STAIR 01 TO OPERATE TYPE C5 LIGHTS ON ALL FLOOR LEVELS.
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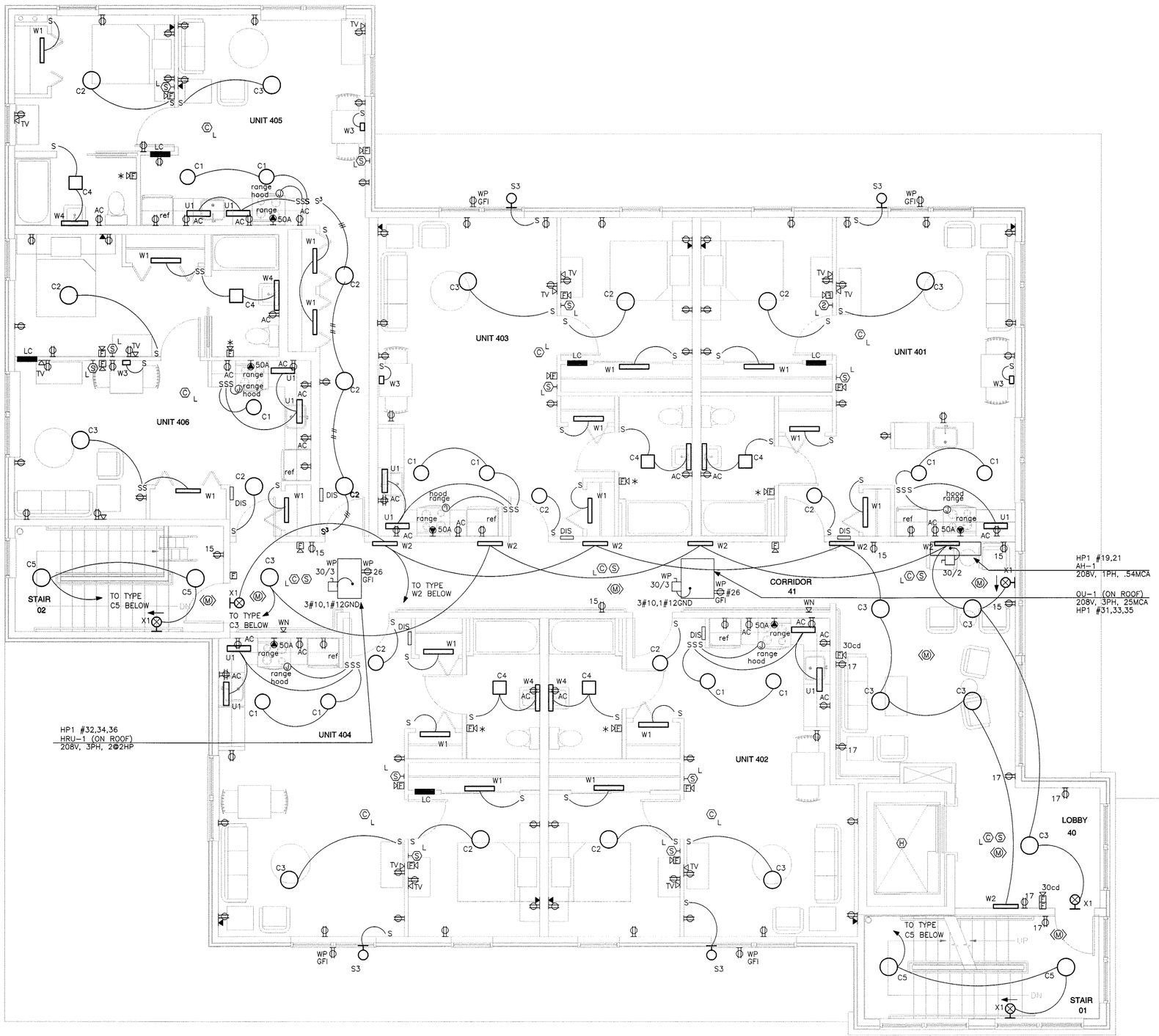

Project North

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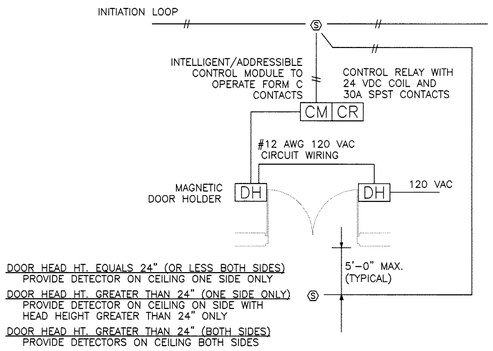
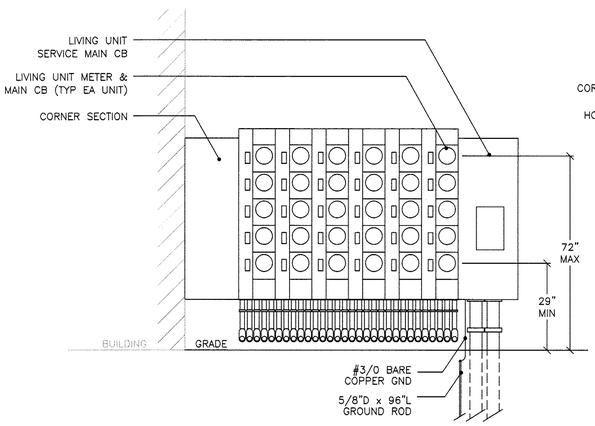
FOURTH FLOOR PLAN

E1.5



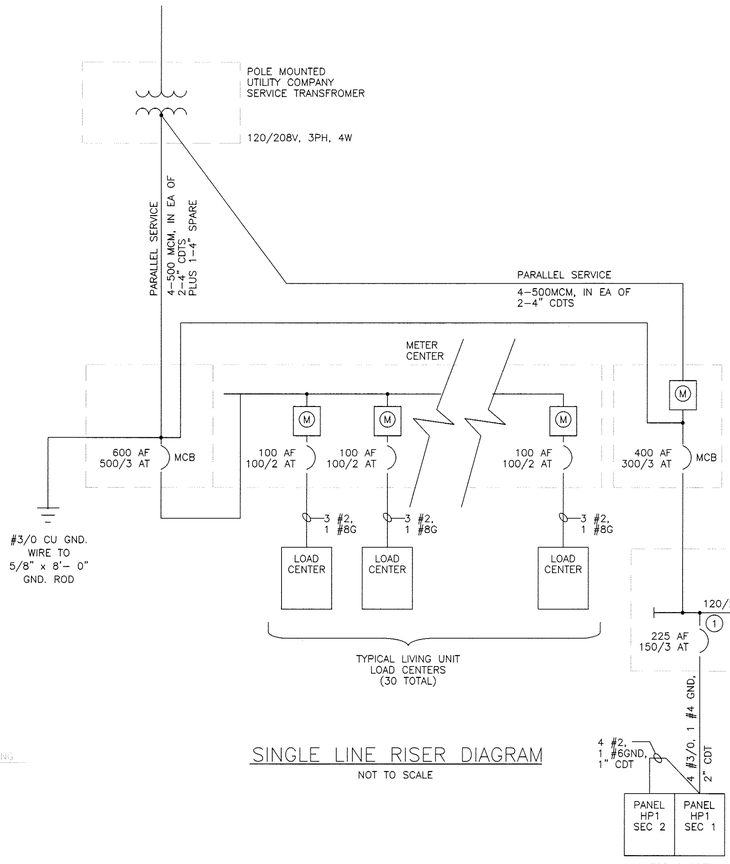
DOOR HOLDER FIRE ALARM INTERFACE WIRING DIAGRAM

NOT TO SALE



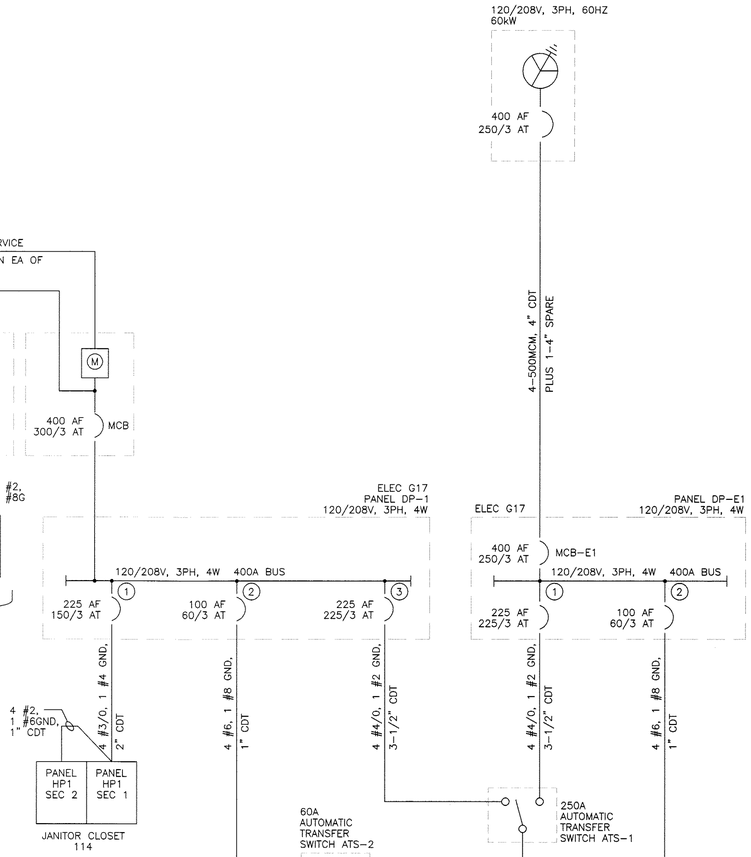
METER CENTER ELEVATIONS

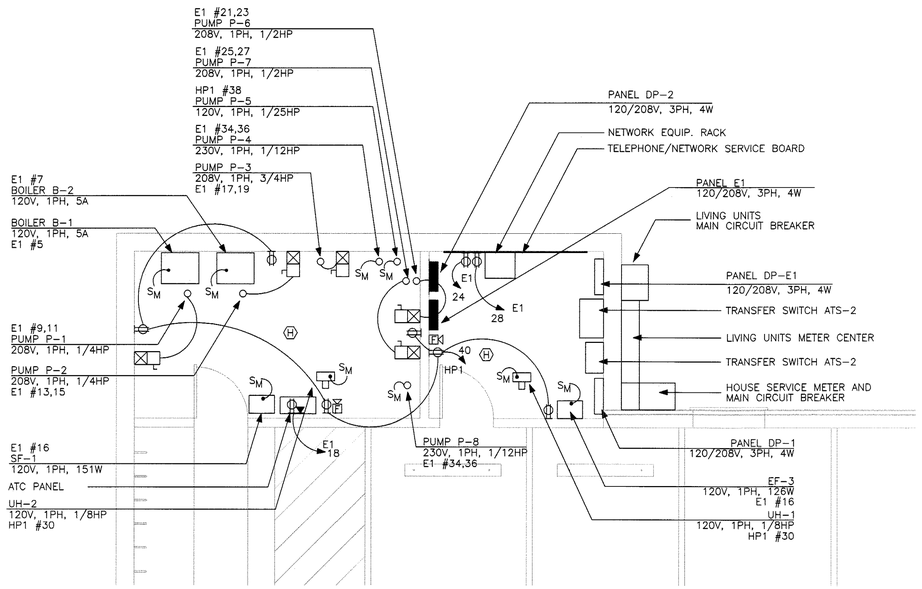
1/2" = 1'-0"



SINGLE LINE RISER DIAGRAM

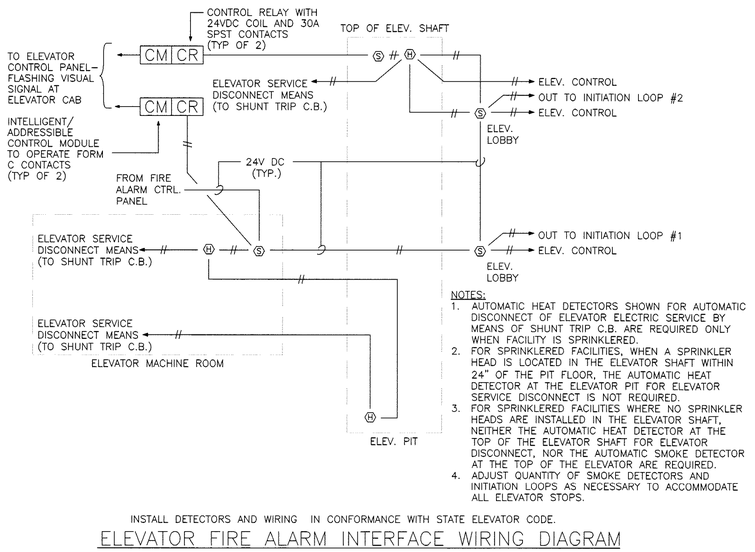
NOT TO SCALE





ELEC RM 07 & MECH RM 08

1/4" = 1'-0"



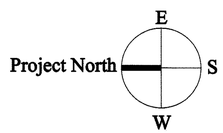
NOTES:

1. AUTOMATIC HEAT DETECTORS SHOWN FOR AUTOMATIC DISCONNECT OF ELEVATOR ELECTRIC SERVICE BY MEANS OF SHUNT TRIP C.B. ARE REQUIRED ONLY WHEN FACILITY IS SPRINKLERED.
2. FOR SPRINKLERED FACILITIES, WHEN A SPRINKLER HEAD IS LOCATED IN THE ELEVATOR SHAFT WITHIN 24" OF THE PIT FLOOR, THE AUTOMATIC HEAT DETECTOR AT THE ELEVATOR PIT FOR ELEVATOR SERVICE DISCONNECT IS NOT REQUIRED.
3. FOR SPRINKLERED FACILITIES WHERE NO SPRINKLER HEADS ARE INSTALLED IN THE ELEVATOR SHAFT, NEITHER THE AUTOMATIC HEAT DETECTOR AT THE TOP OF THE ELEVATOR SHAFT FOR ELEVATOR DISCONNECT, NOR THE AUTOMATIC SMOKE DETECTOR AT THE TOP OF THE ELEVATOR ARE REQUIRED.
4. ADJUST QUANTITY OF SMOKE DETECTORS AND INITIATION LOOPS AS NECESSARY TO ACCOMMODATE ALL ELEVATOR STOPS.

INSTALL DETECTORS AND WIRING IN CONFORMANCE WITH STATE ELEVATOR CODE.

ELEVATOR FIRE ALARM INTERFACE WIRING DIAGRAM

NOT TO SCALE



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ELECTRICAL DETAILS

E2.1