

51-E-14

#2003-0079

59 Exeter St.

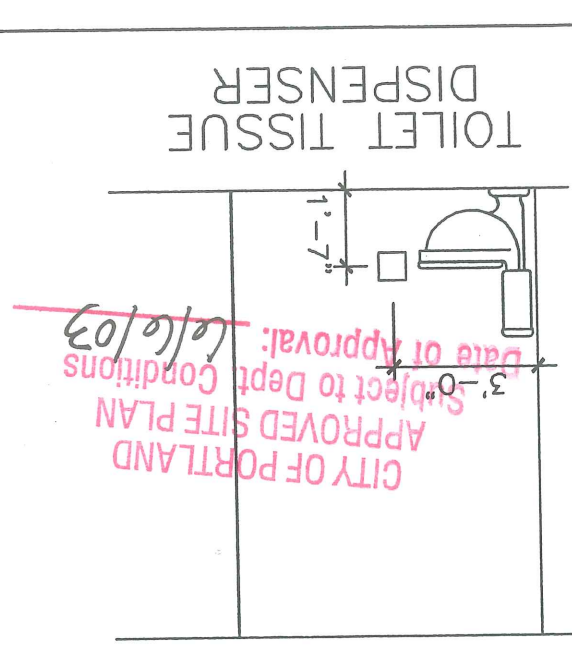
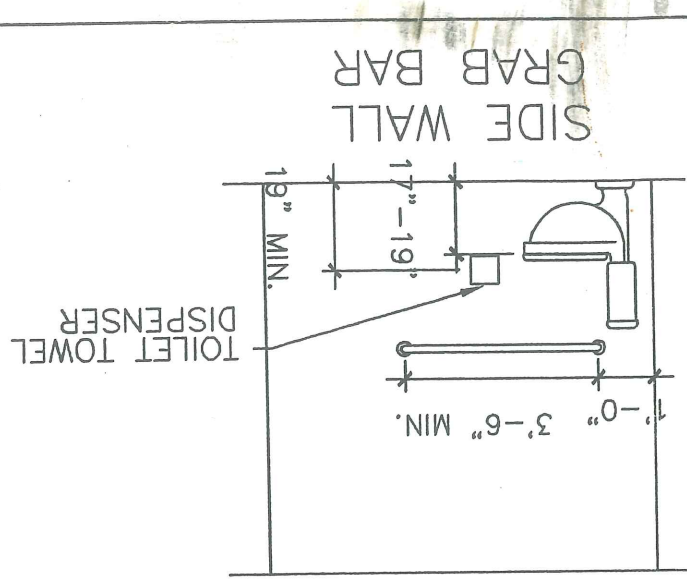
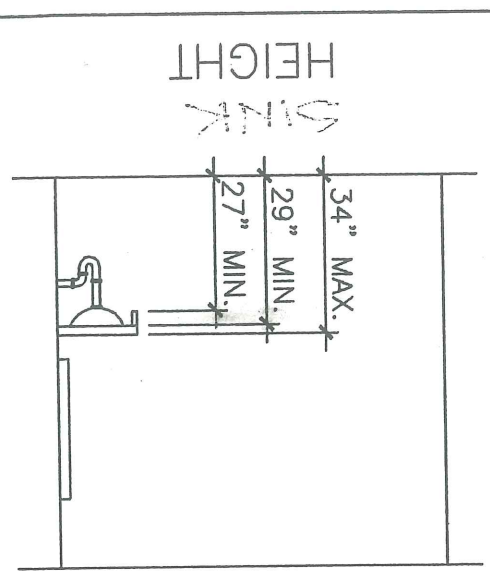
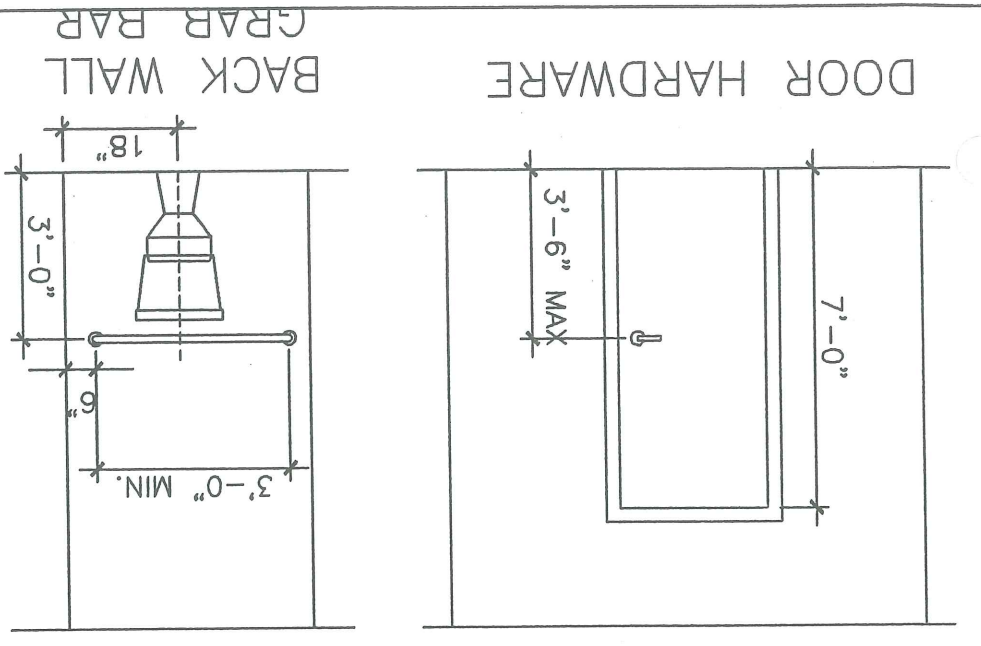
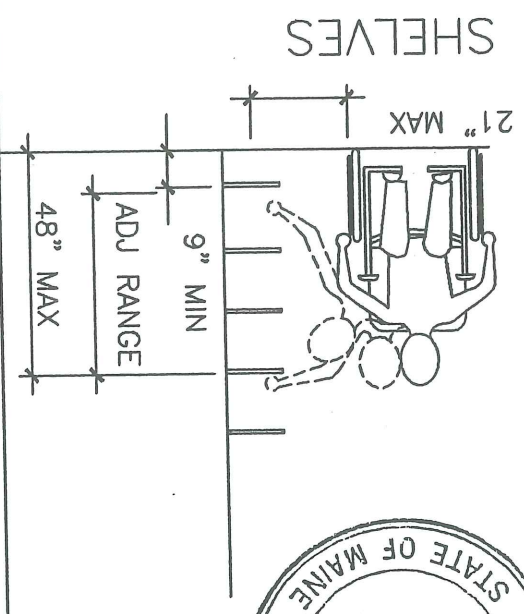
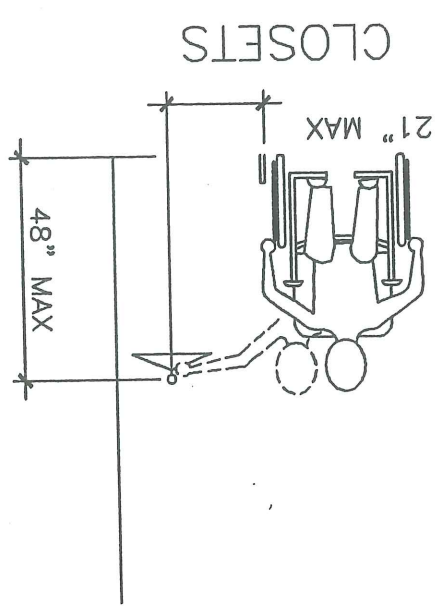
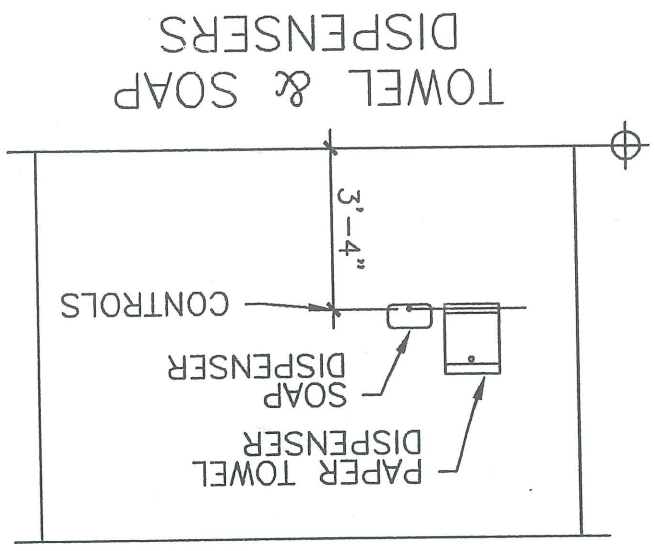
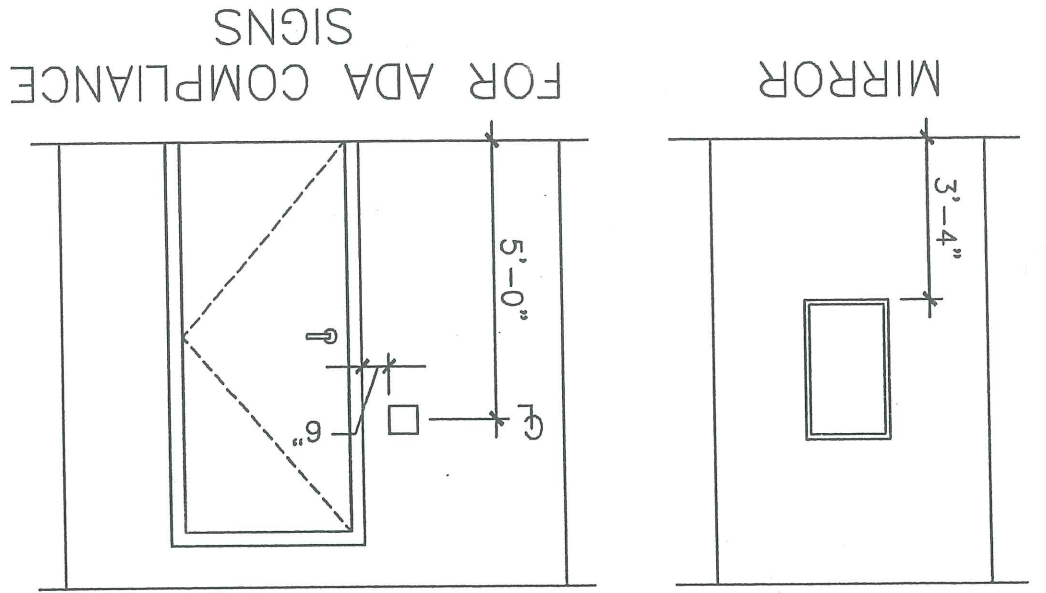
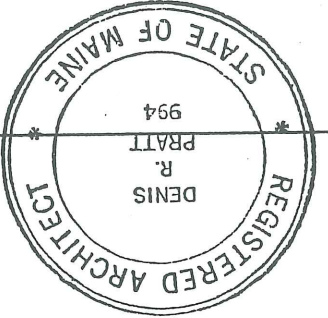
USM Law Clinic

USM

A.D.A. RENOVATIONS AT 59 EXETER STREET PORTLAND, MAINE

DRAWING LIST:

GI-1	GENERAL INFORMATION
EX-1	EXISTING SITE PLAN
EX-2	EXISTING FLOOR PLANS
EX-3	EXISTING ELEVATIONS
EX-4	EXISTING ELEVATIONS
SP-1	PROPOSED SITE PLAN
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A-7	BUILDING SECTION
S-1	FIRST FLOOR FRAMING PLAN
S-2	SECOND FLOOR FRAMING PLAN
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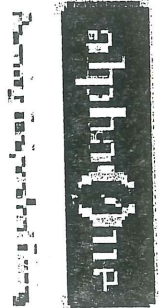
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept Conditions
 Date of Approval: 6/16/03

GI-1

GENERAL INFORMATION

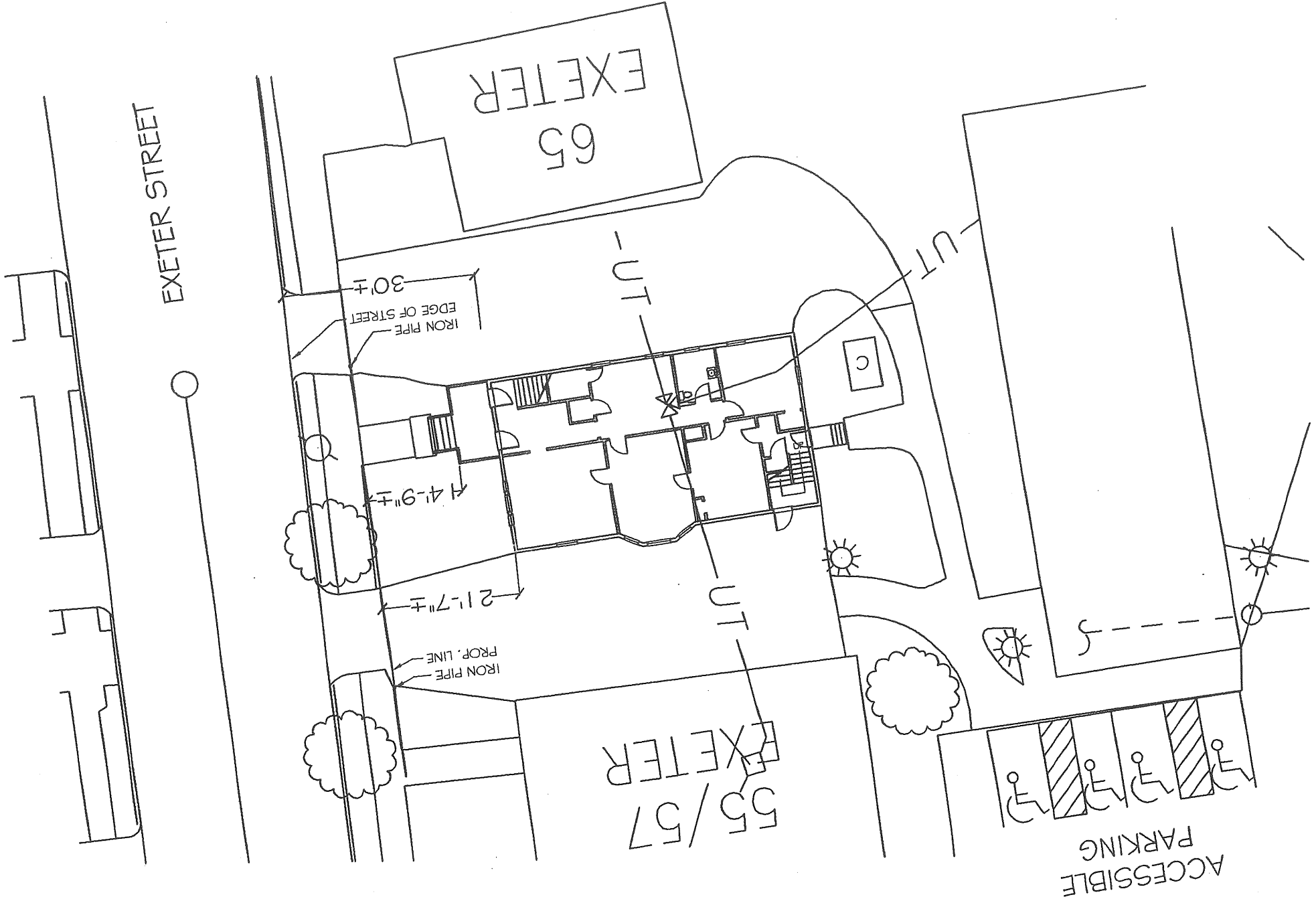
DATE : 06/17/03

USM LAW CLINIC
59 EXETER STREET
PORTLAND, MAINE



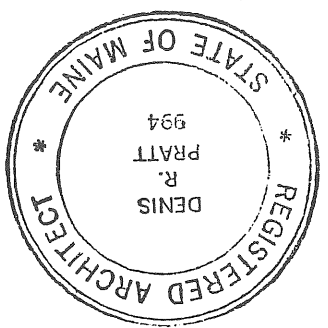
SITE NOTES:

SITE INFORMATION TAKEN FROM SURVEY DRAWING BY
 OEST ASSOCIATES, J. WATTS SURVEYOR, DATED
 MAY 1990, FIELD BOOK 129, TITLED: STANDARD TOPOGRAPHIC
 AND BOUNDARY SURVEY, LAW SCHOOL SITE, UNIVERSITY OF
 SOUTHERN MAINE, FALMOUTH STREET AND DEERING AVENUE PROJECT NO 910.01.01"
 AND SITE PLAN BY TFH ARCHITECTS, DATED 17 JULY, 1990, FOR USM SCHOOL OF LAW
 DONALD L. GARBRECHT LAW LIBRARY, ADDITIONS AND RENOVATIONS.
 ALSO FROM FIELD MEASUREMENTS MADE ON-SITE 5/19-20/2003.



EXISTING SITE PLAN

SCALE: 1" = 10'-0"



EXETER STREET

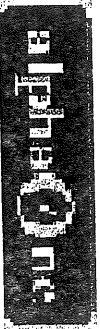
EX-1

EXISTING SITE PLAN

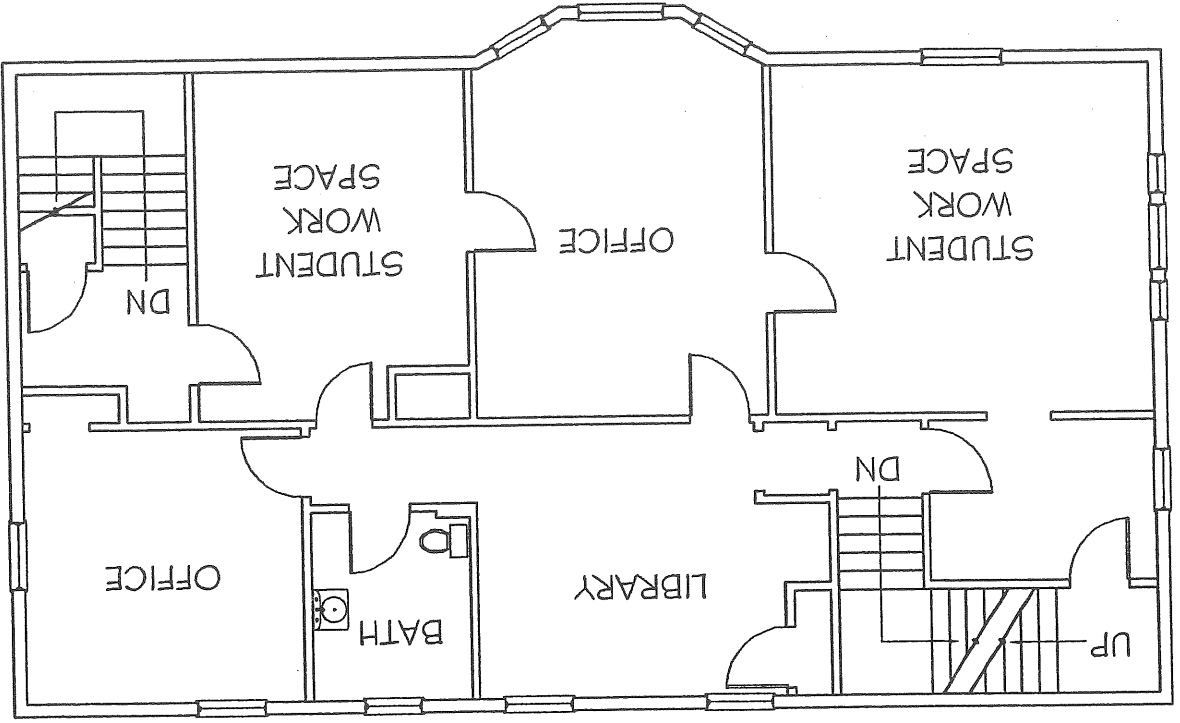
DATE: 06/17/03

USM LAW CLINIC

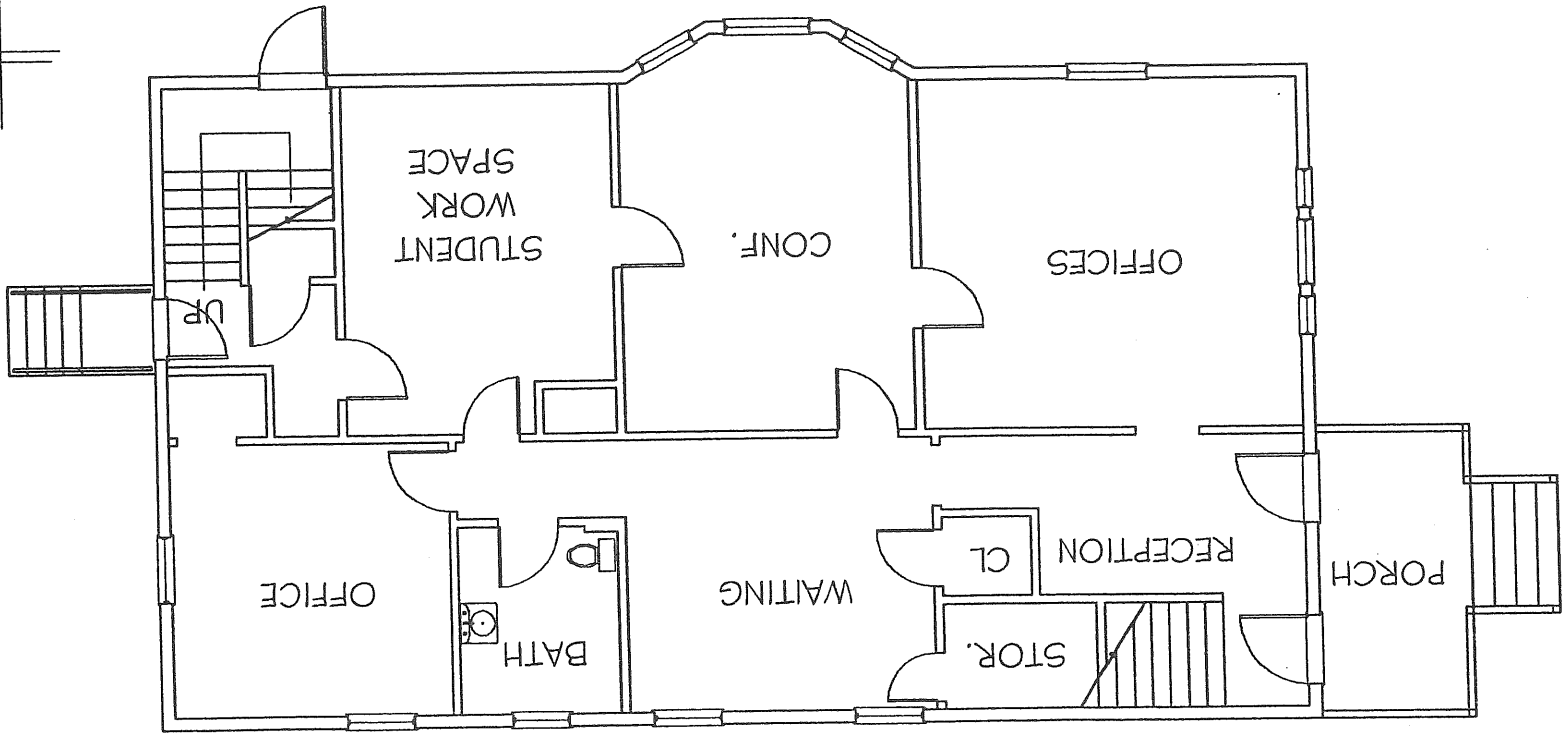
59 EXETER STREET
 PORTLAND, MAINE



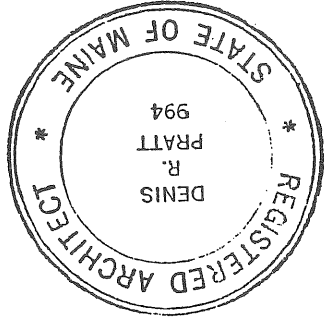
AlphaGraphics



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EX-2

EXISTING FLOOR PLANS

DATE: 06/17/03

USM LAW CLINIC

59 EXETER STREET
PORTLAND, MAINE



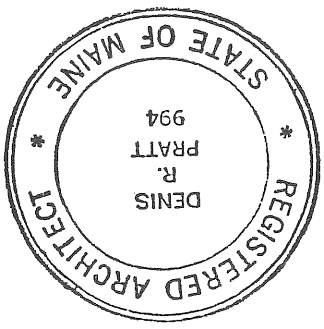
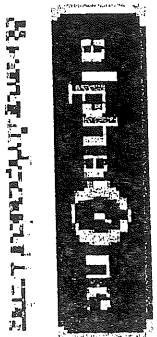
88 Water Street, Portland, ME 04101

EX-3

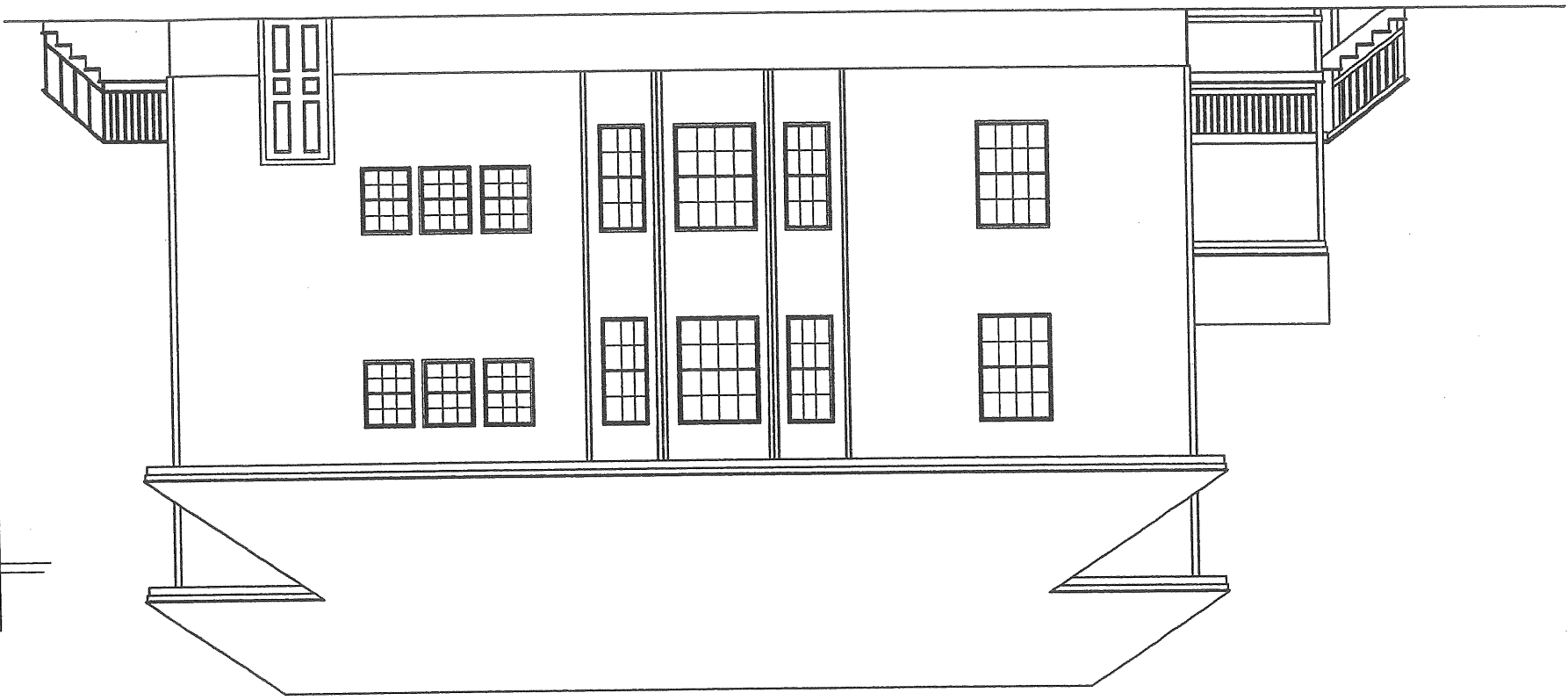
EXISTING ELEVATIONS

DATE : 06/17/03

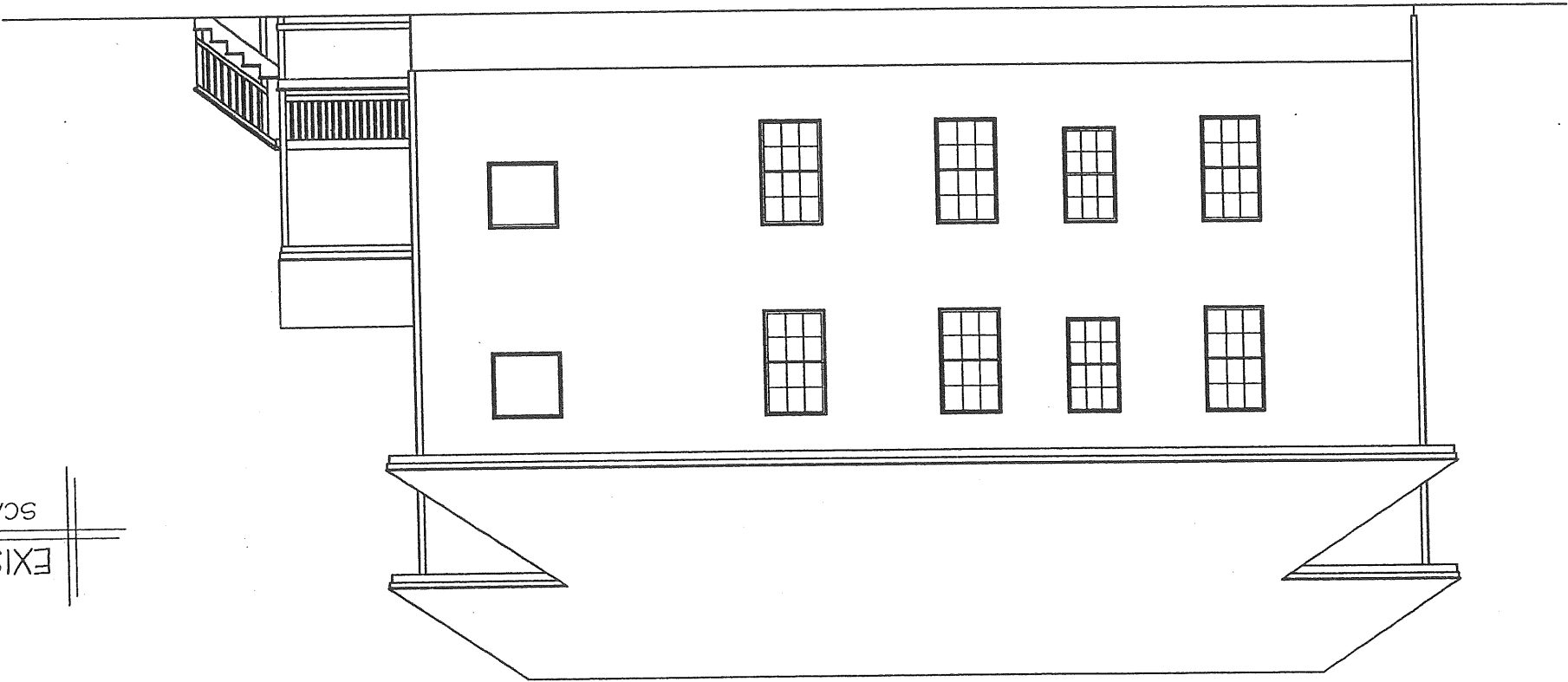
USM LAW CLINIC
59 EXETER STREET
PORTLAND, MAINE

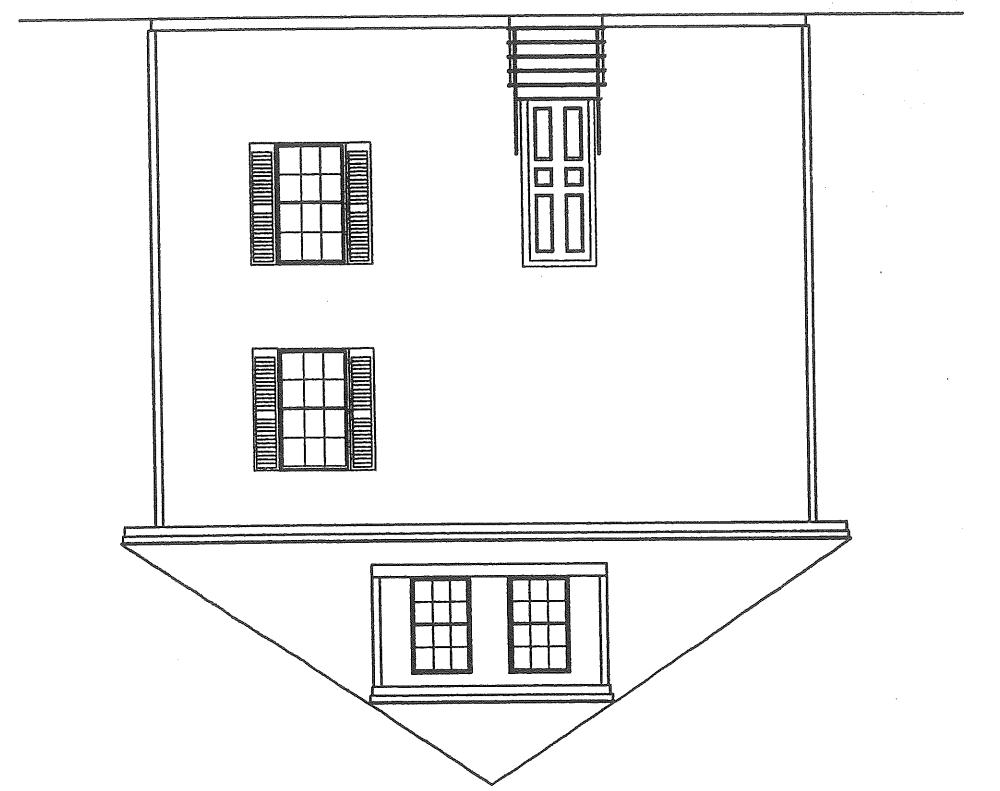


EXISTING RIGHT ELEVATION
SCALE : 1/8" = 1' - 0"



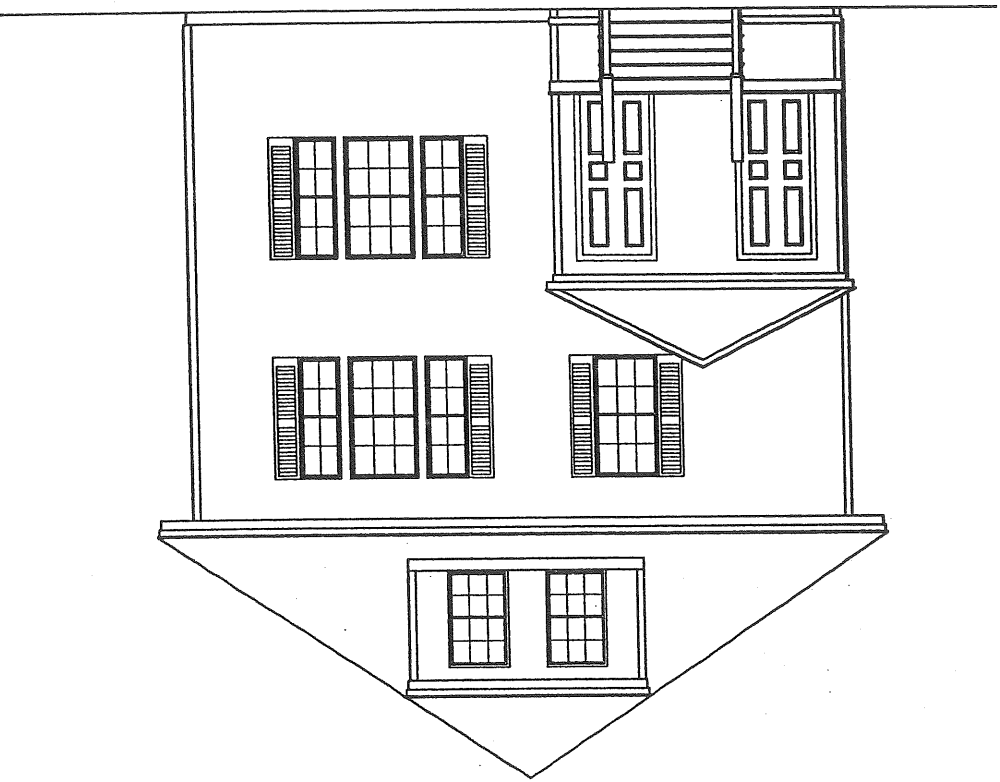
EXISTING LEFT ELEVATION
SCALE : 1/8" = 1' - 0"





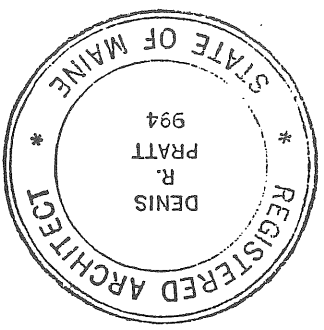
EXISTING REAR ELEVATION

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



EXISTING FRONT ELEVATION

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



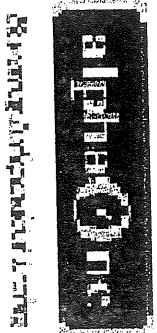
EX-4

EXISTING ELEVATIONS

DATE : 06/17/03

USM LAW CLINIC

59 EXETER STREET
PORTLAND, MAINE



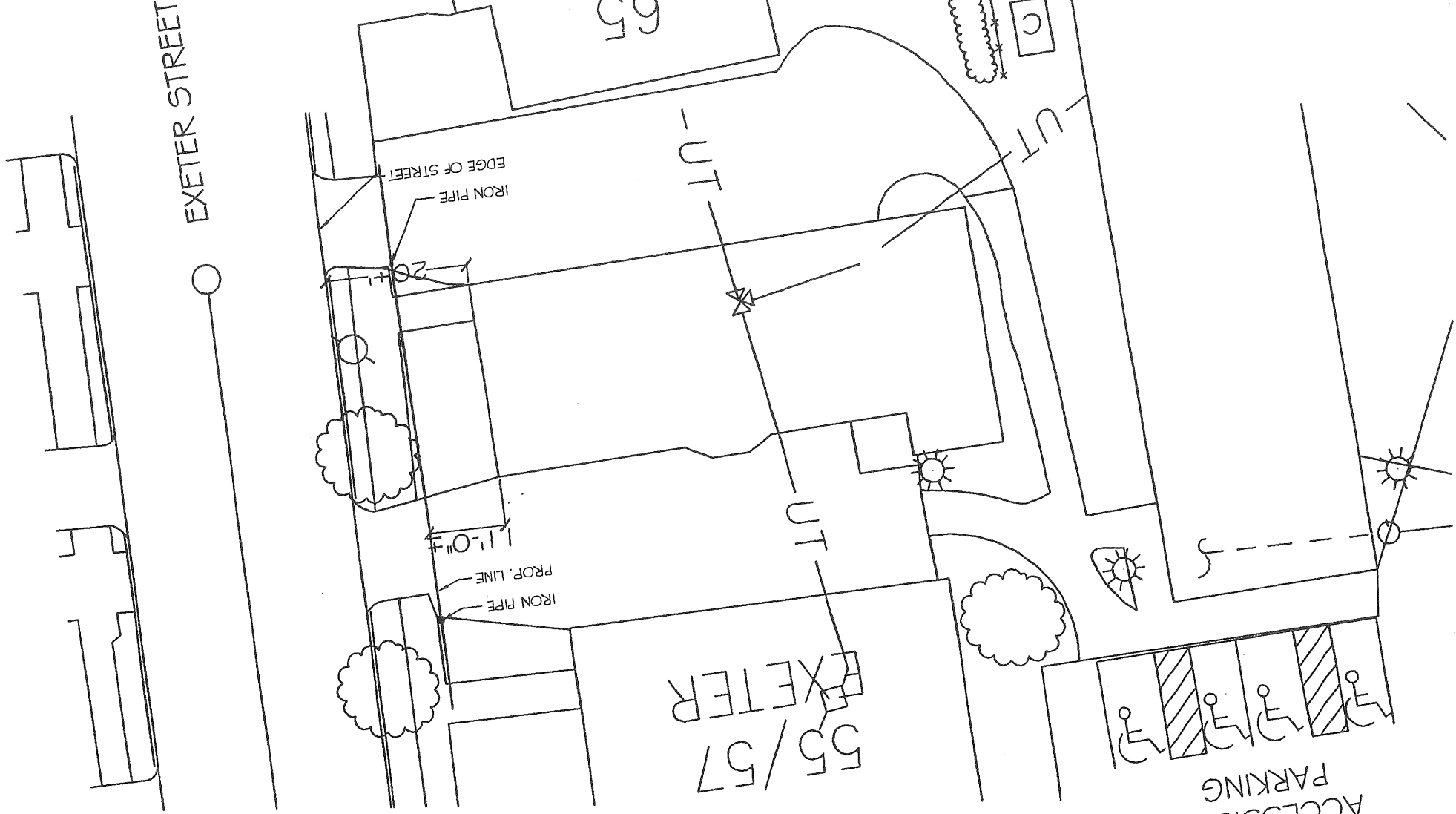
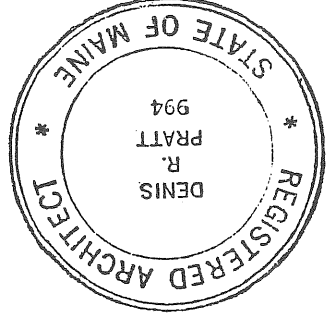
SITE NOTES:

FENCE ENCLOSURE #
PLANTINGS AROUND
RELOCATED CHILLER

SITE INFORMATION TAKEN FROM SURVEY DRAWING BY
CEST ASSOCIATES, J. WATTS SURVEYOR, DATED
MAY 1990, FIELD BOOK 129, TITLED: STANDARD TOPOGRAPHIC
AND BOUNDARY SURVEY, LAW SCHOOL SITE, UNIVERSITY OF
SOUTHERN MAINE, FALMOUTH STREET AND DEERING AVENUE PROJECT NO 910.01.01
AND SITE PLAN BY TFH ARCHITECTS, DATED 17 JULY, 1990, FOR USM SCHOOL OF LAW
DONALD L. GARBRUCH LAW LIBRARY, ADDITIONS AND RENOVATIONS.
ALSO FROM FIELD MEASUREMENTS MADE ON-SITE 5/19-20/2003.

SCALE: 1" = 10'-0"

PROPOSED SITE PLAN



EXETER STREET

65
EXETER

55/57
EXETER

ACCESSIBLE
PARKING

IRON PIPE
EDGE OF STREET

IRON PIPE
PROP. LINE

UT

UT

UT

20'

11'-0"

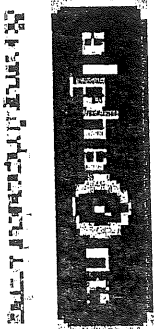
SP-1

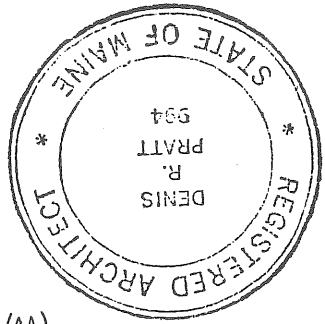
PROPOSED SITE PLAN

DATE: 06/17/03

USM LAW CLINIC

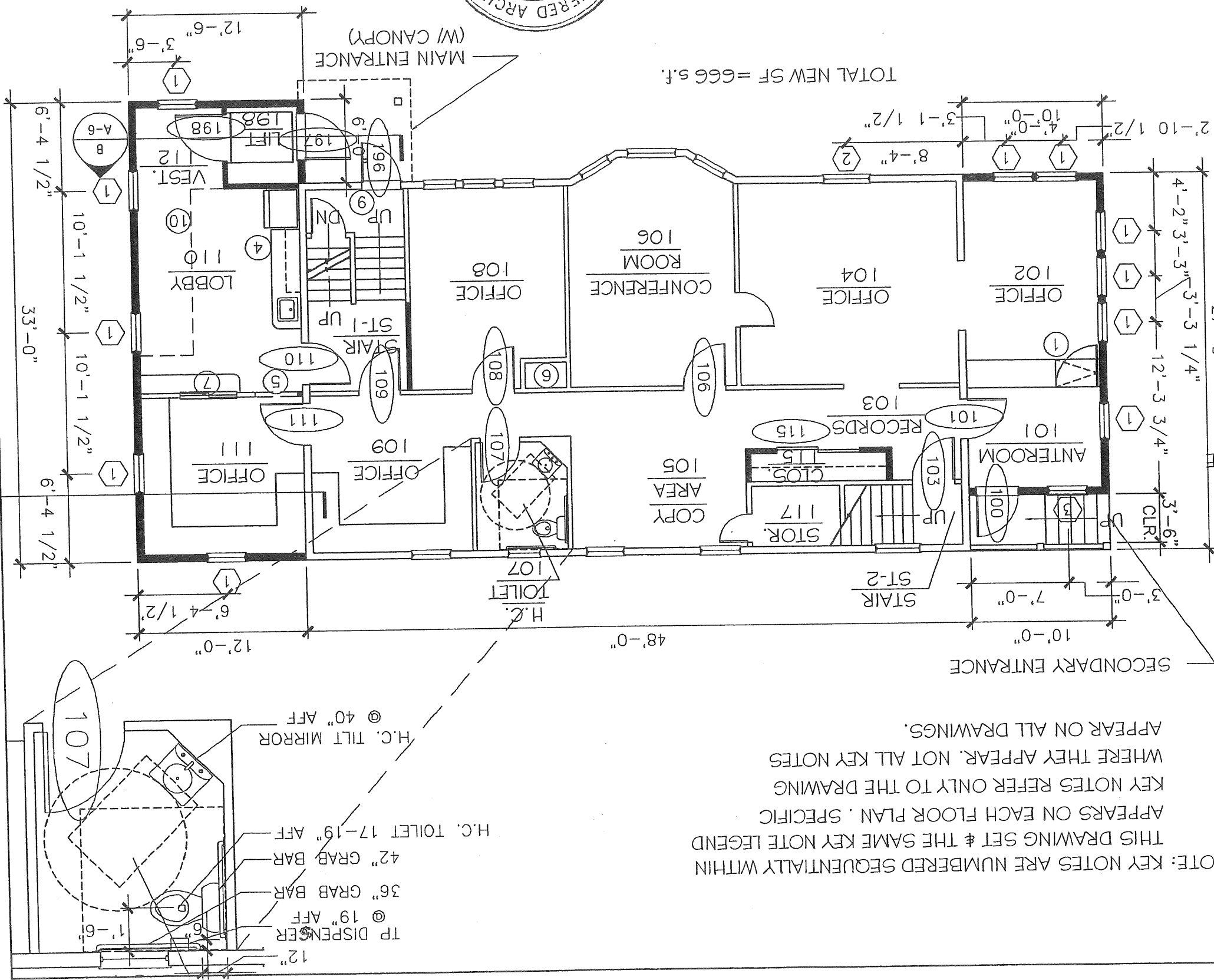
59 EXETER STREET
PORTLAND, MAINE





SCALE: 0 4 8

PROPOSED FIRST FLOOR PLAN

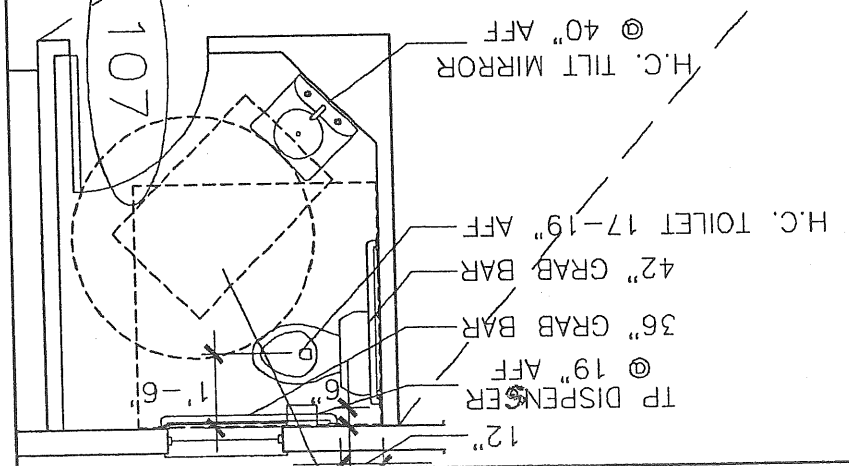


TOTAL NEW SF = 666 s.f.

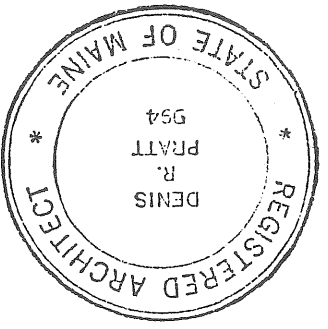
- NOTES:
1. ALL NEW CONSTRUCTION ENCLOSING ST-1, ST-2 AND LIFT ARE TO BE 1 HOUR RATED = 5/8" TYPE X GWB EACH SIDE, 2 X 4 WOOD STUDS 24" O.C.
 2. ALL EXTERIOR WALLS = 5/8" TYPE X GWB, VAPOR BARRIER, 2 X 6 WOOD STUDS @ 24" O.C., FULL THICKNESS BATT INSUL., 7/16" OSB SHEATHING, AIR BARRIER, VINYL SIDING TO MATCH EXISTING.
 3. ALL INTERIOR WALLS = 5/8" TYPE X GWB @ 24" O.C., FULL THICKNESS BATT INSUL. EACH SIDE, 2 X 4 WOOD STUDS @ 24" O.C., FULL THICKNESS BATT INSUL.

- KEY NOTE LEGEND:
- 1 COUNTER @ 3'-0" AFF
 - 2 W/ LIFT UP LEAF & GATE AND ADA RAMP (1/12 MAX PITCH) W/ HANDRAIL
 - 3 ROOF BELOW
 - 4 KITCHEN BASE & COUNTERTOP @ 34" AFF, W/ BAR SINK, 3/4 SIZE REFRIG., CNTRF. MICROWAVE, & 12" D. CABINETS ABOVE.
 - 5 HEADER ABOVE
 - 6 EXISTING CHIMNEY
 - 7 SLIDING WINDOW & COUNTER
 - 8 5 ADJUSTABLE SHELVES- 12" W. X 3/4"
 - 9 ENLARGE OPENING FOR NEW DOOR FRAME PATCH & FINISH WALL TO MATCH
 - 10 SLOPED GYP SOFFIT ON RAMP ABOVE

NOTE: KEY NOTES ARE NUMBERED SEQUENTIALLY WITHIN THIS DRAWING SET & THE SAME KEY NOTE LEGEND APPEARS ON EACH FLOOR PLAN. SPECIFIC KEY NOTES REFER ONLY TO THE DRAWING WHERE THEY APPEAR. NOT ALL KEY NOTES APPEAR ON ALL DRAWINGS.



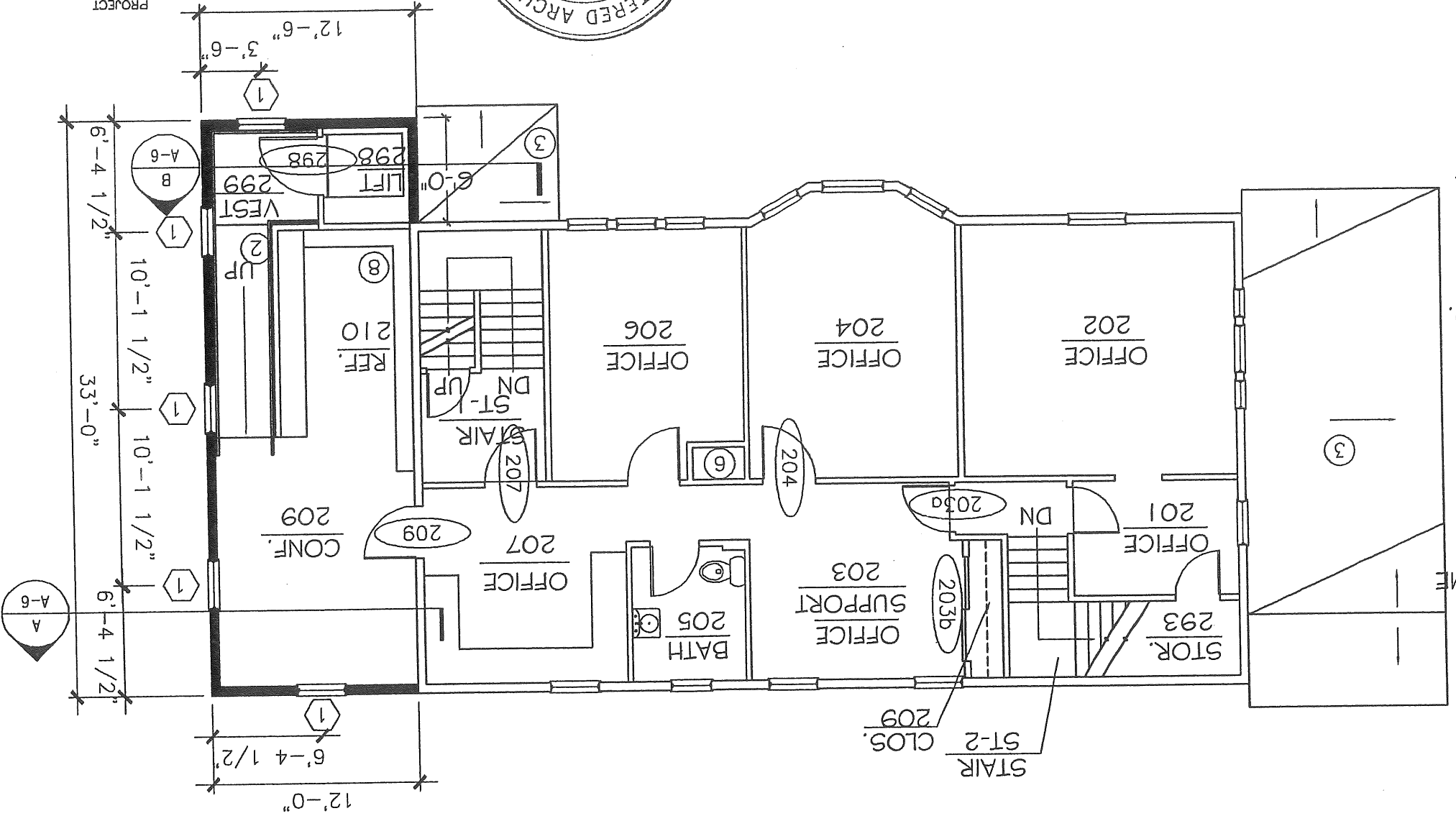
A-1
PROPOSED FIRST FLOOR PLAN
 DATE: 06/17/03
USM LAW CLINIC
 59 EXETER STREET
 PORTLAND, MAINE



- NOTES:
1. ALL WALLS ENCLOSING ST-1, ST-2 AND LIFT ARE TO BE 1 HOUR RATED= 5/8" TYPE X GWB EACH SIDE, 2 X 4 WOOD STUDS 24" O.C. ALL PENETRATIONS ARE TO BE FIREPROOFED.
 2. ALL EXTERIOR WALLS = 5/8" TYPE X GWB, VAPOR BARRIER, 2 X 6 WOOD STUDS @ 24" O.C., FULL THICKNESS BATT INSUL., 7/16" OSB SHEATHING, AIR BARRIER, VINYL SIDING TO MATCH EXISTING.
 3. ALL INTERIOR WALLS = 5/8" TYPE X GWB EACH SIDE, 2 X 4 WOOD STUDS @ 24" O.C., FULL THICKNESS BATT INSUL.

- KEY NOTE LEGEND:
- 1 COUNTER @ 3'-0" AFF
 - 2 1/2 WALL W/ WOOD CAP AND ADA RAMP (1/12 MAX PITCH) W/ HANDRAIL
 - 3 ROOF BELOW
 - 4 KITCHEN BASE & COUNTERTOP @ 34" AFF, W/ BAR SINK, 3/4 SIZE REFRIG., CNTRTP, MICROWAVE, & 12"D. CABINETS ABOVE.
 - 5 HEADER ABOVE
 - 6 EXISTING CHIMNEY
 - 7 SLIDING WINDOW & COUNTER
 - 8 5 ADJUSTABLE SHELVES- 12"W. X 3/4"
 - 9 ENLARGE OPENING FOR NEW DOOR FRAME PATCH & FINISH WALL TO MATCH
 - 10 SLOPED GYP SOFFIT ON RAMP ABOVE

NOTE: KEY NOTES ARE NUMBERED SEQUENTIALLY WITHIN THIS DRAWING SET & THE SAME KEY NOTE LEGEND APPEARS ON EACH FLOOR PLAN. SPECIFIC KEY NOTES REFER ONLY TO THE DRAWING WHERE THEY APPEAR. NOT ALL KEY NOTES APPEAR ON ALL DRAWINGS.

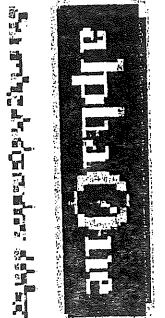


A-2

PROPOSED SECOND FLOOR PLAN

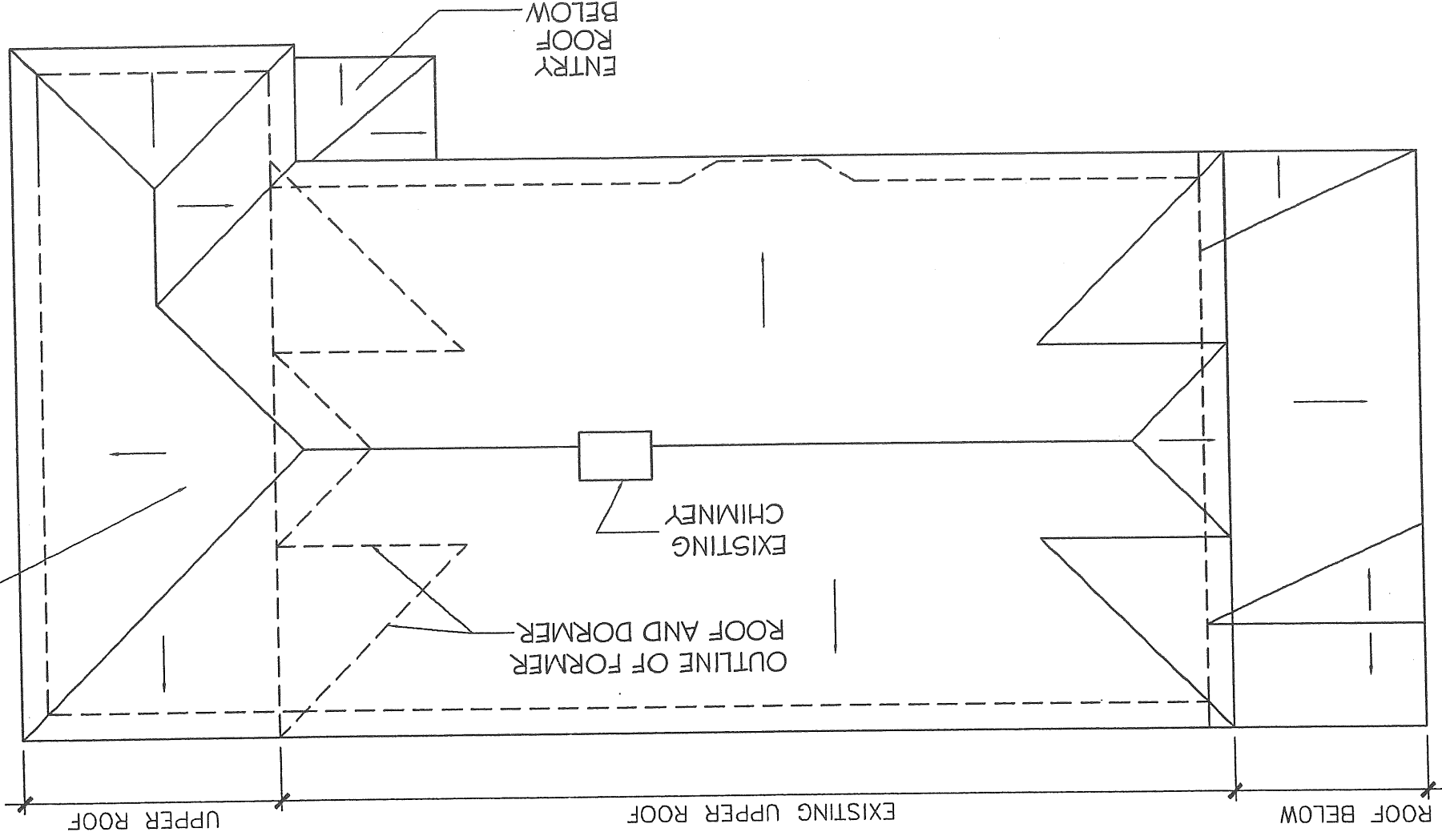
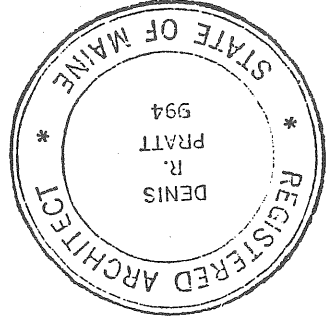
DATE: 06/17/03

USM LAW CLINIC
 59 EXETER STREET
 PORTLAND, MAINE



PROPOSED ROOF PLAN

SCALE: 0 4 8



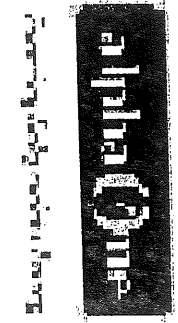
- NOTES:
1. LOW-SLOPE ROOF SHINGLES AT FRONT ADDITION ROOF; PROVIDE "ICE & WATER SHIELD" SELF ADHERING MODIFIED MEMBRANE UNDERLAYMENT (TYPICAL FOR ALL ROOFING), PLUS FULLY CEMENT SHINGLES, PLUS REDUCE EXPOSURE TO APPROX. 4 5/8" PER ROW.
 2. PROVIDE NEOPRENE BOOTS AT ALL VENTS & PIPES THRU ROOF, FULLY FLASH INTO ROOFING SYSTEM.

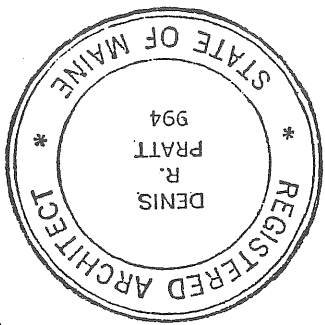
A-3

PROPOSED ROOF PLAN

DATE: 06/17/03

USM LAW CLINIC
59 EXETER STREET
PORTLAND, MAINE





SCALE: 0 4 8
SOUTH ELEVATION

SCALE: 0 4 8
EAST ELEVATION

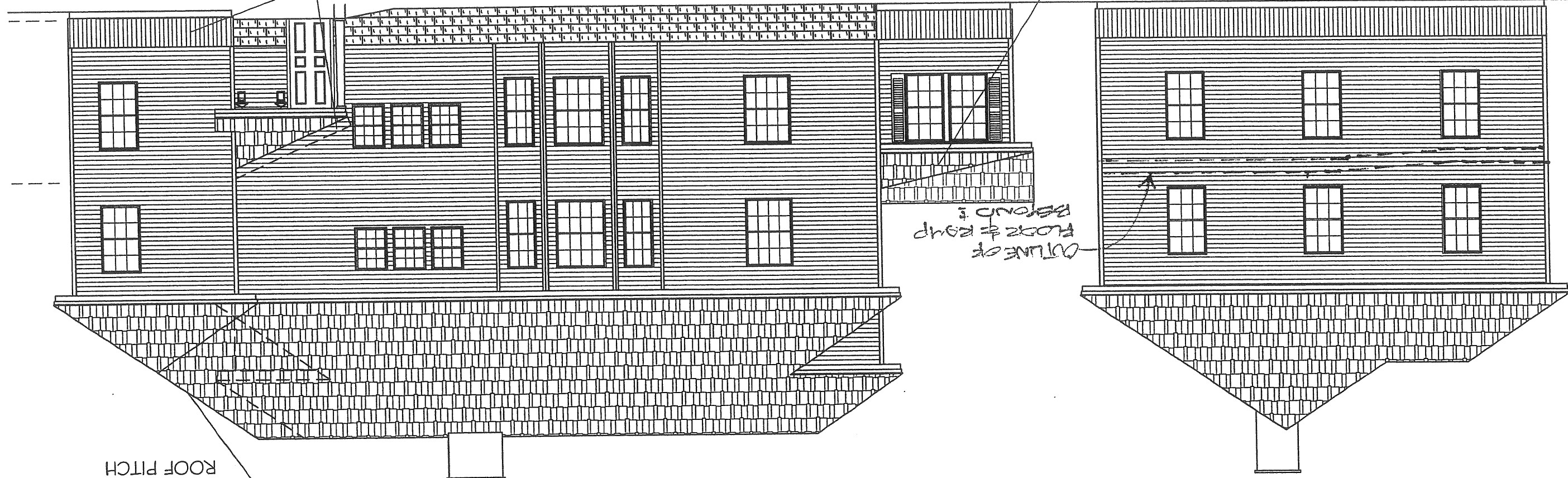
TYPICAL PRE-FINISHED VINYL
VERTICAL BOARD SIDING
TYPICAL MIN. 8" WIDE CONTIN.
FLASHING UNDER VINYL SIDING.

PER LOW SLOPE ROOF SHINGLE NOTE ON DWG A-3.
ROOF PITCH AT PORCH ONLY- 2 1/2 / 12; INSTALL SHINGLES

OUTLINE OF
ROOF & RAMP
BEHIND

MATCH EXISTING
ROOF PITCH

- NOTES:
1. FIELD MEASURE & VERIFY EXISTING ROOF PITCHES & MATERIALS.
 2. MATCH EXISTING FLASHING. PROVIDE WIDTHS AS SHOWN.
 3. ALL WOOD TRIM = WRAPPED WITH BRAKE FORMED PRE-FINISHED ALUMINUM. COLOR TO MATCH EXISTING.

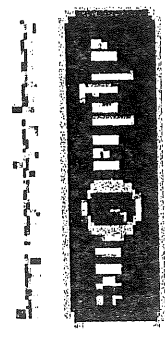


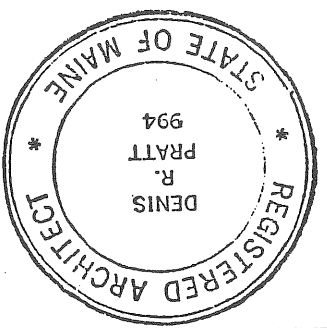
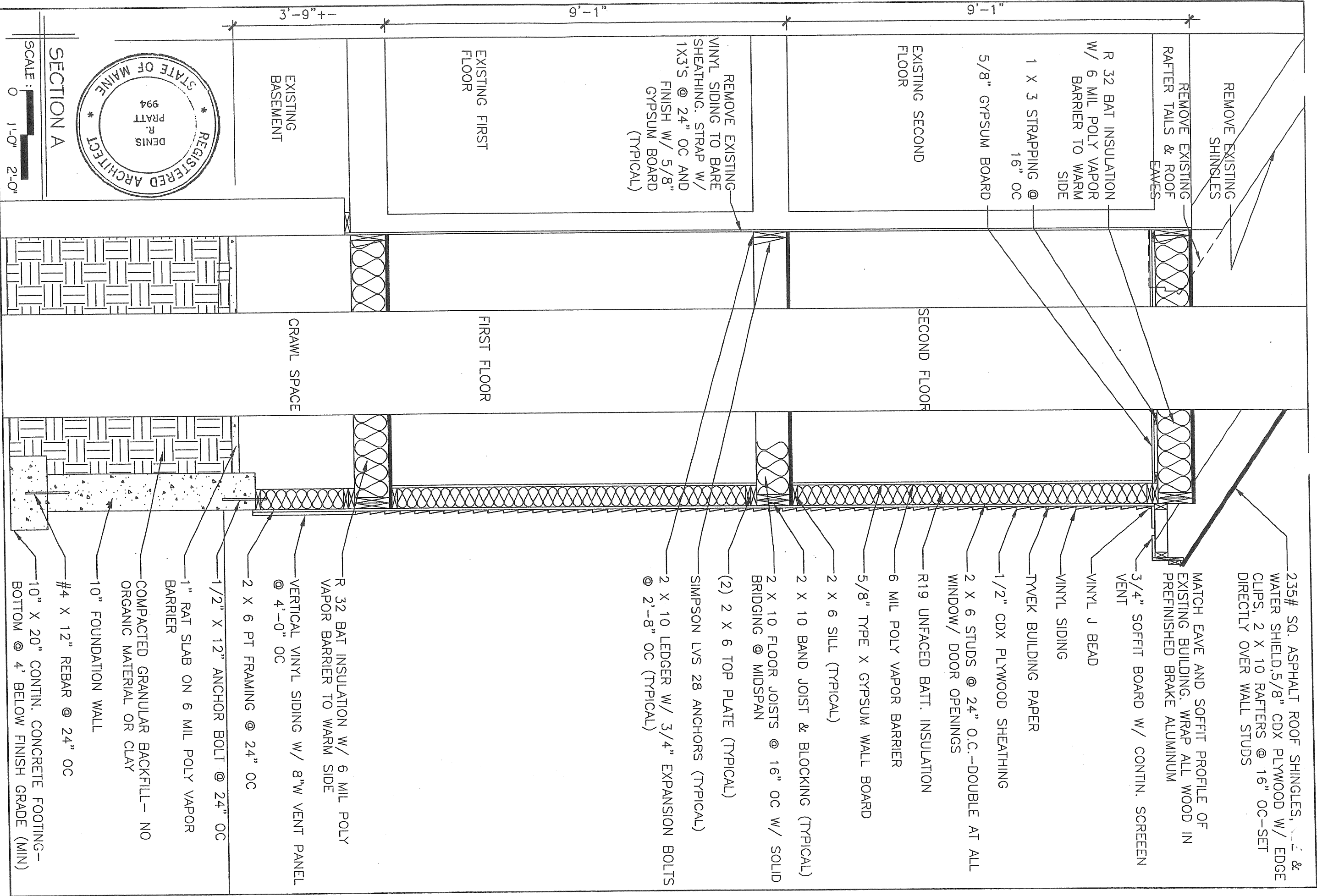
A-5

PROPOSED
EXTERIOR ELEVATIONS

DATE: 06/17/03

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59 EXETER STREET
PORTLAND, MAINE





SECTION A

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

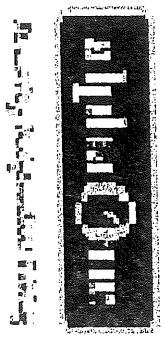
A-6

BUILDING SECTIONS

DATE: 06/17/03

USM LAW CLINIC

59 EXETER STREET
PORTLAND, MAINE



TYPICAL ROOF
CONSTRUCTION RE:
A-6

RE: FRAMING PLANS
FOR ATTIC/ FLOOR
CONSTRUCTION
(TYPICAL)

LINE EXTERIOR WALLS
W/ 2 LAYERS 5/8"
TYPE X GYPSUM
BOARD (TYPICAL)

SECOND FLOOR

ELEV. OF 2ND FLOOR
BEYOND

LIFT VESTIBULE

60 MINUTE STEEL
DOOR & FRAMEW/
CLOSER & LEVER
HANDLE
HDWRE. (TYPICAL ALL
DOORS)

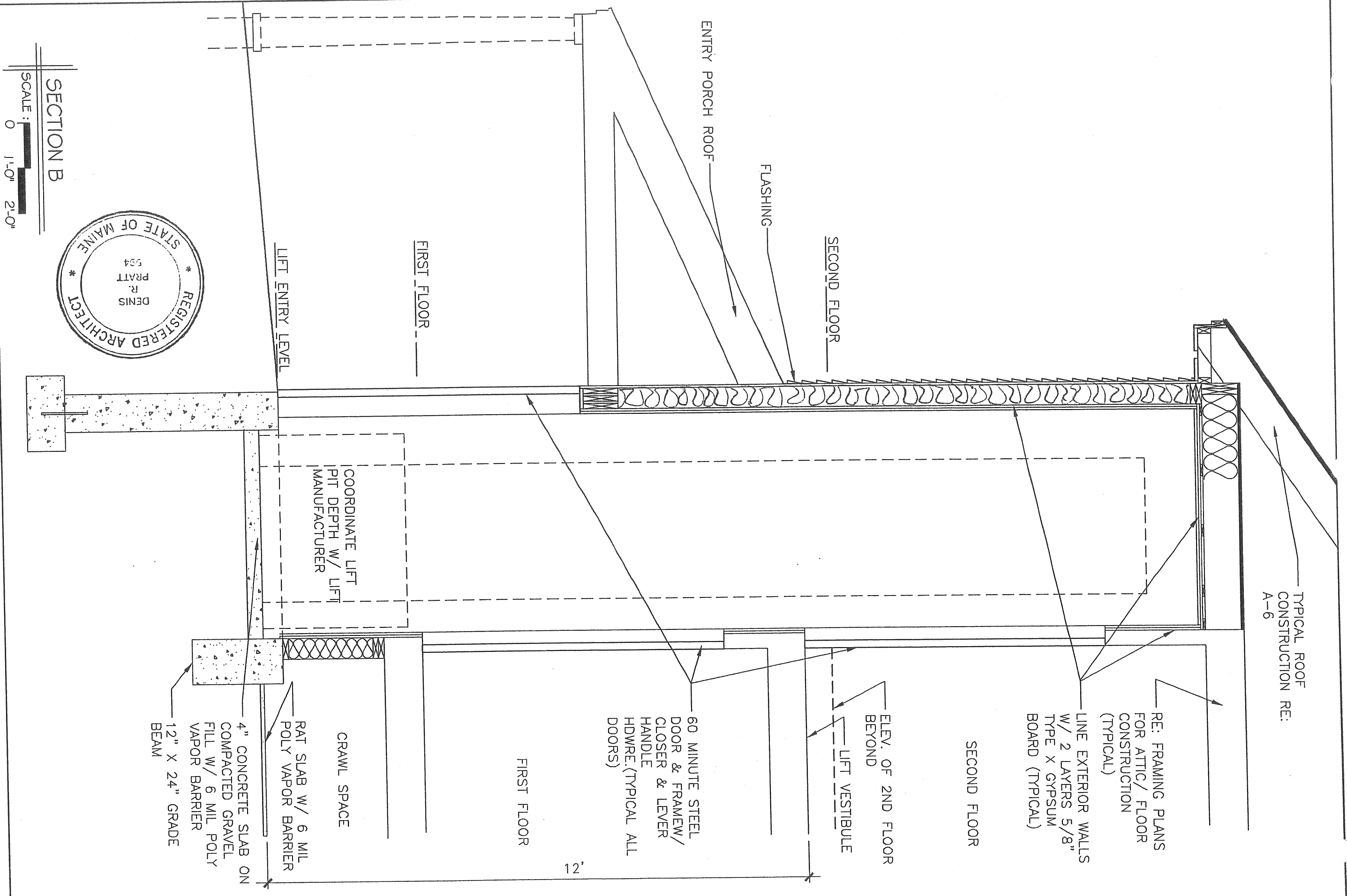
FIRST FLOOR

12'

CRAWL SPACE

RAT SLAB W/ 6 MIL
POLY VAPOR BARRIER

4" CONCRETE SLAB ON
COMPACTED GRAVEL
FILL W/ 6 MIL POLY
VAPOR BARRIER
12" X 24" GRADE
BEAM



SECTION B
SCALE: 0 1'-0" 2'-0"

A-7

BUILDING SECTION

DATE: 06/17/03

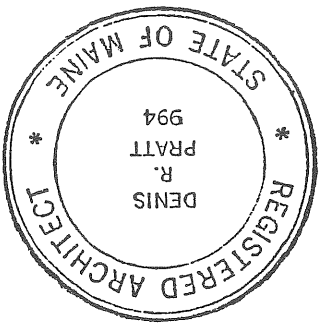
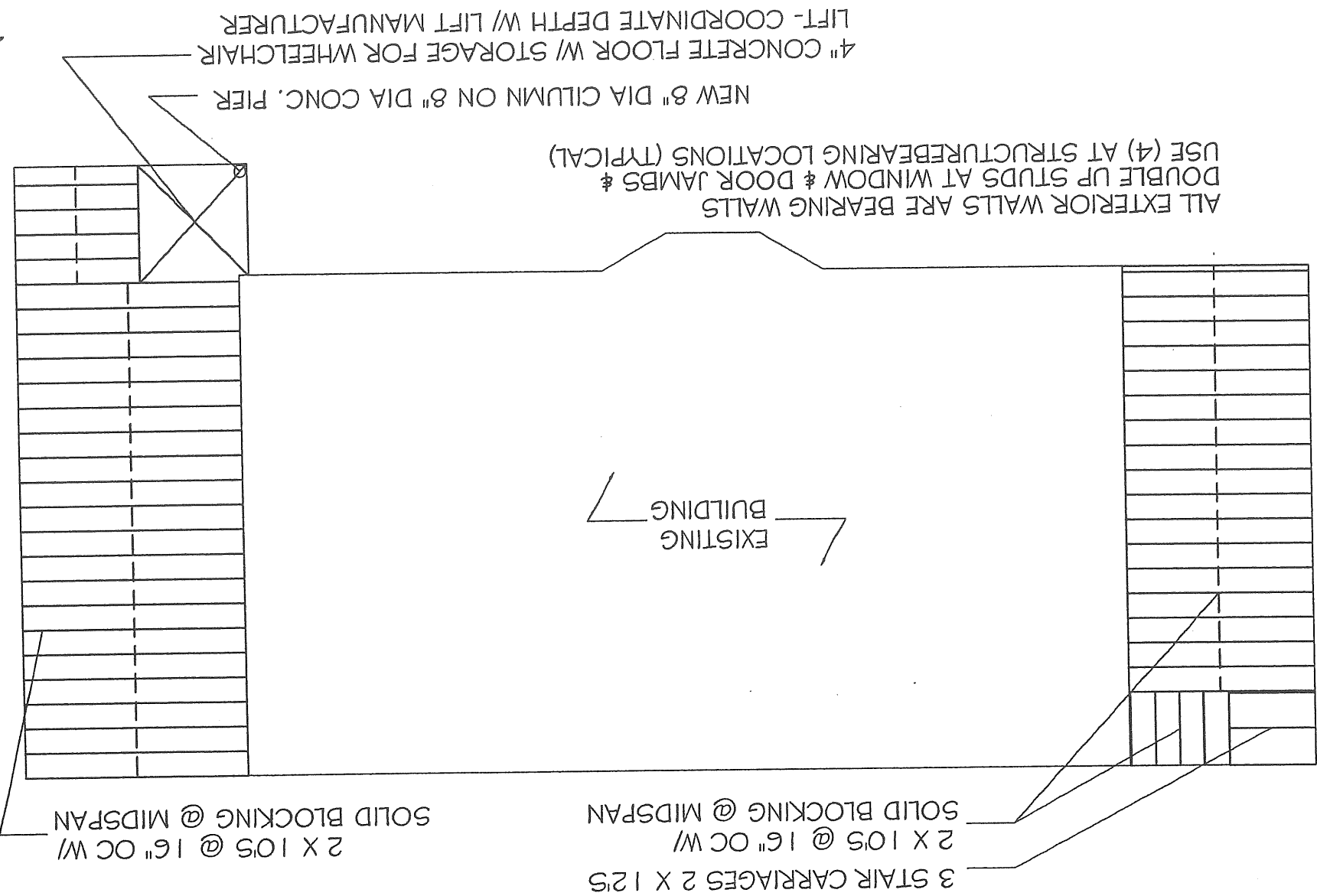
USM LAW CLINIC

59 EXETER STREET
PORTLAND, MAINE



FIRST FLOOR FRAMING PLAN

SCALE: 0 4 8

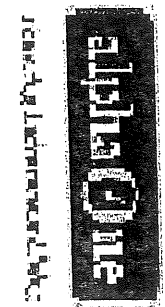


S-1

FIRST FLOOR
FRAMING PLAN

DATE : 06/17/03

USM LAW CLINIC
59 EXETER STREET
PORTLAND, MAINE

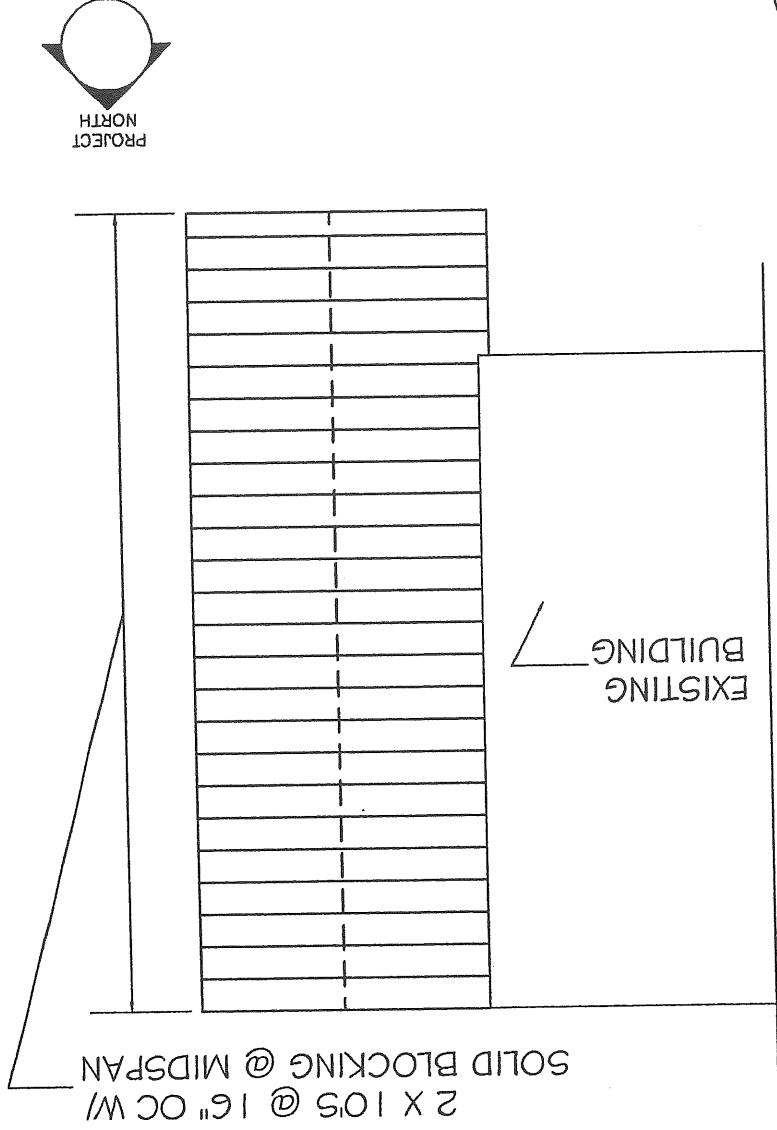
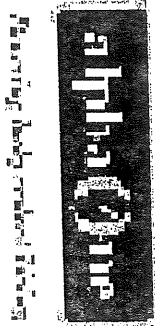


S-2

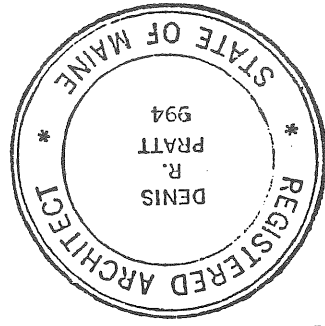
SECOND FLOOR
FRAMING PLAN

DATE : 06/17/03

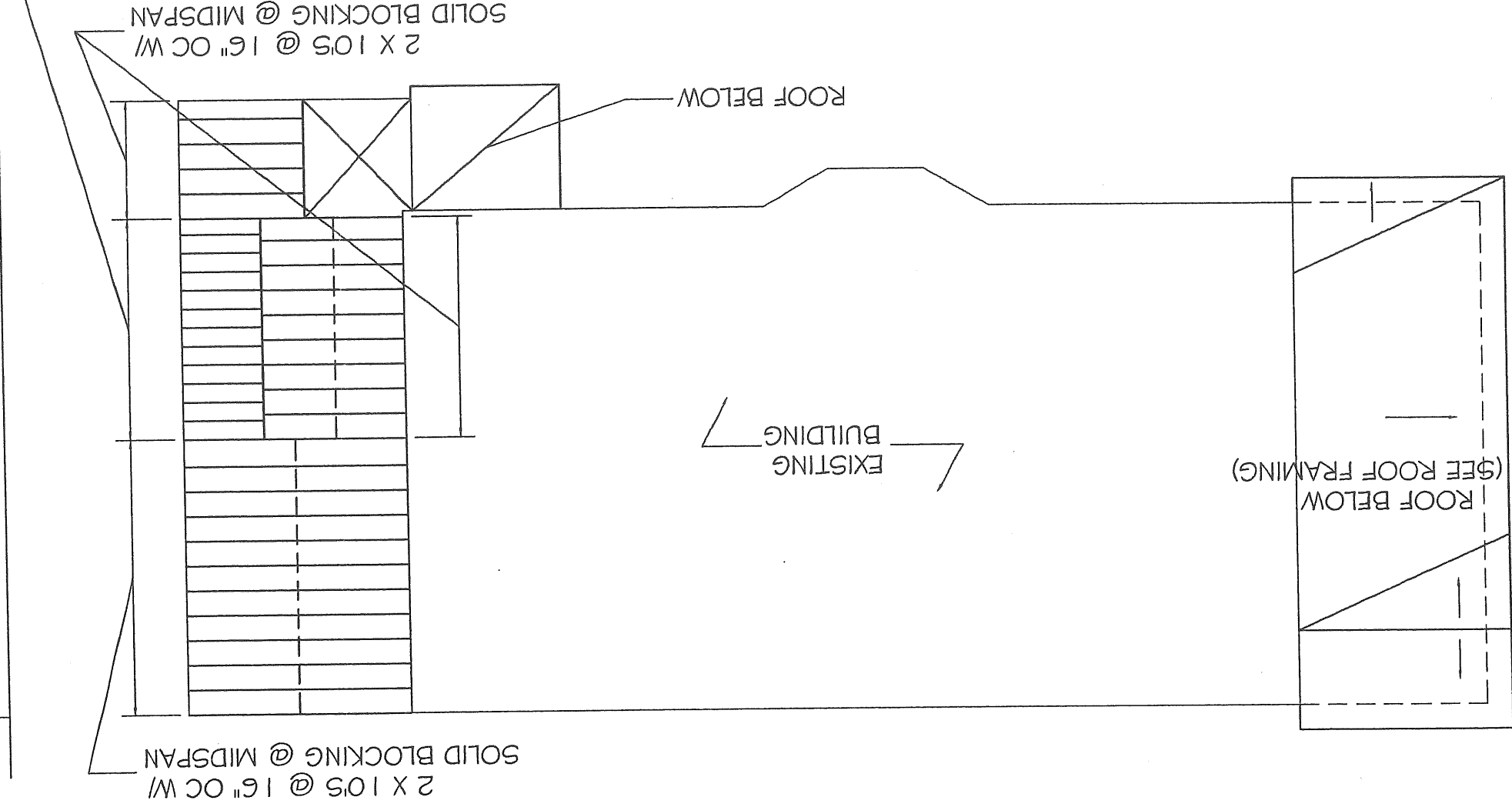
USM LAW CLINIC
59 EXETER STREET
PORTLAND, MAINE



SCALE : 0 4 8
ATTIC FRAMING PLAN



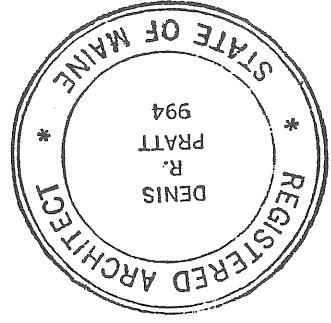
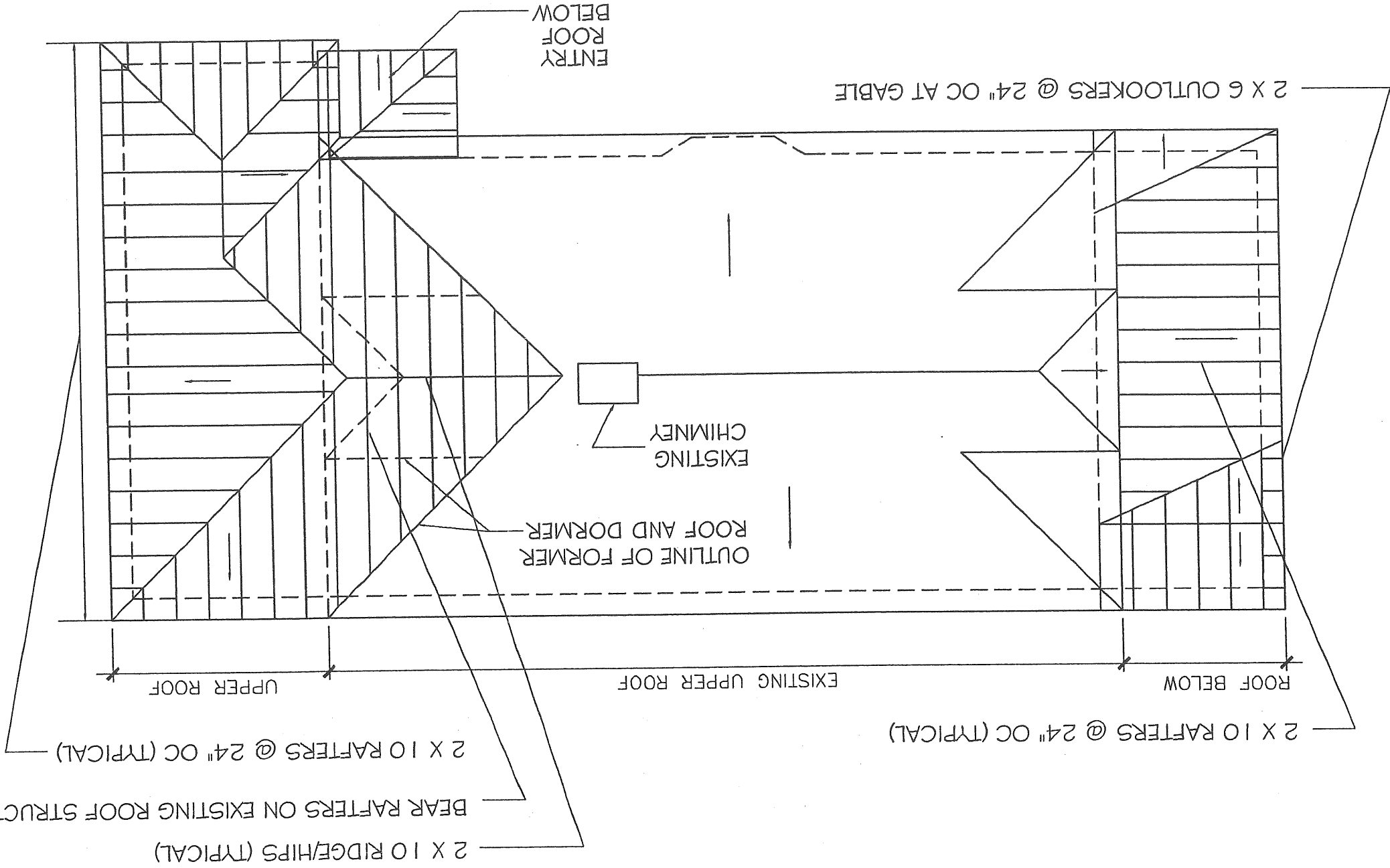
2 X 10S @ 12" OC @ RAMP
1 3/4" X 9 1/4" LVL HEADER EACH SIDE W/
SIMPSON HVS 1.81 / 10 CONNECTORS



SCALE : 0 4 8
SECOND FLOOR FRAMING PLAN

ROOF FRAMING PLAN

SCALE: 0 4 8



S-3

ROOF FRAMING PLAN

DATE : 06/17/03

USM LAW CLINIC

59 EXETER STREET
PORTLAND, MAINE

