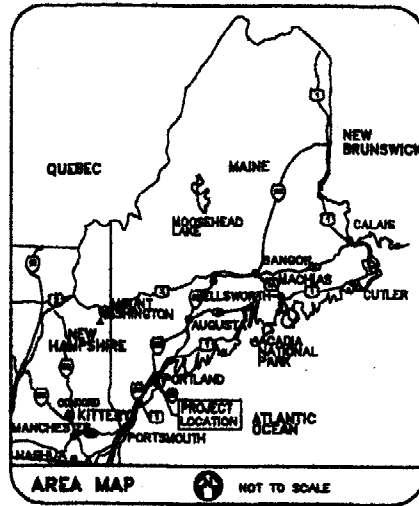
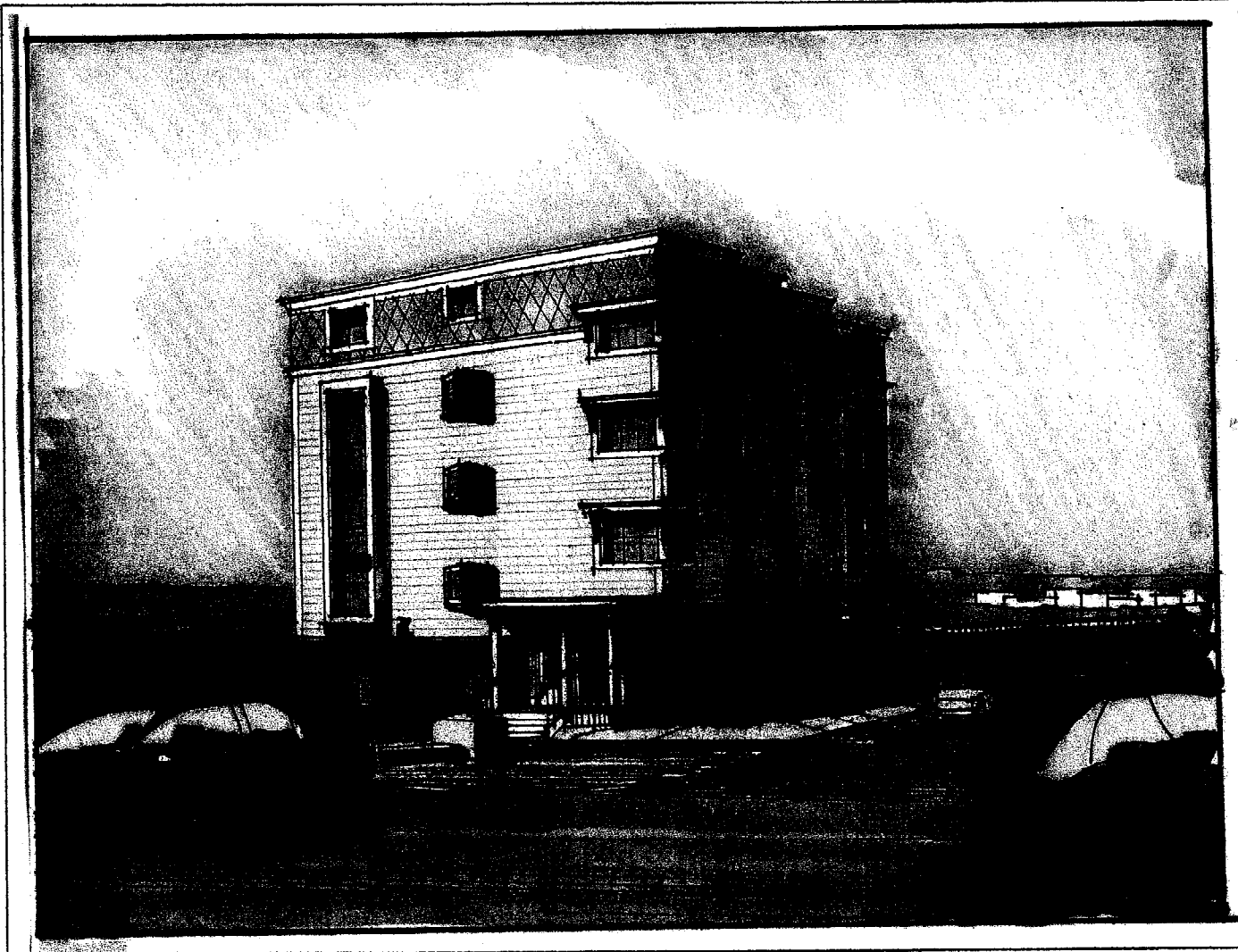


NEW 5 UNIT CONDOMINIUM PROJECT

BRACKET STREET & YORK STREET PORTLAND, MAINE MESDEN, LLC



ABBREVIATIONS		
ACI	AMERICAN CONCRETE INSTITUTE	ACI
ACM	ASBESTOS CONTAINING MATERIALS	ACM
APPROX	APPROXIMATE	APPROX
BDD	BACK DRAFT DAMPER	BDD
BTU/HR	BRITISH THERMAL UNIT PER HOUR	BTU/HR
C	CENTERLINE	C
CFM	CUBIC FEET PER MINUTE	CFM
CUH	CABINET UNIT HEATER	CUH
CLG	CEILING	CLG
COOR	COORDINATE	COOR
CONC	CONCRETE	CONC
CONT	CONTINUOUS	CONT
DIA #	DIAMETER	DIA #
DN	DOWN	DN
EA	EACH	EA
ELEV	ELEVATION	ELEV
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER	EPDM
ESP	EXTERNAL STATIC PRESSURE	ESP
EXIST	EXISTING	EXIST
EXT	EXTERIOR	EXT
FD	DEGREES FARENHEIT	FD
FF	FIRST FLOOR	FF
GA	GAGE	GA
GYP BD	GYP SUM BOARD	GYP BD
HM	HOLLOW METAL	HM
HMS	HARDWARE SET	HMS
HWS	HOT WATER SUPPLY	HWS
HWR	HOT WATER RETURN	HWR
INSUL	INSULATION	INSUL
INT	INTERIOR	INT
INT	INTERIOR	INT
MAX	MAXIMUM	MAX
MDX	MEDIUM DENSITY FIBER BOARD	MDX
MFRS	MANUFACTURE'S	MFRS
MIN	MINIMUM	MIN
MID	MOUNTED	MID
MTL	METAL	MTL
N	NORTH	N
ND #	NOT TO SCALE	ND #
NTS	NOT TO SCALE	NTS
OC	ON CENTER	OC
PLYWD	PLYWOOD	PLYWD
PLYWD	PLYWOOD	PLYWD
PTD	PRESSURE TREATED	PTD
RA	RETURN AIR	RA
REINF	REINFORCED	REINF
RFPM	REVOLUTIONS PER MINUTE	RFPM
SAT	SUSPENDED ACOUSTICAL CEILING	SAT
SEM	SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION INC	SEM
SMACTA	STAINLESS STEEL	SMACTA
STEEL	STEEL	STEEL
SYSTEM	SYSTEM	SYSTEM
TYPICAL	TYPICAL	TYPICAL
UNIVERSITY OF MAINE	UNIVERSITY OF MAINE	UNIVERSITY OF MAINE
VINYL	VINYL COMPOSITION TILE	VINYL
VERIFY	VERIFY IN FIELD	VERIFY
W	WITH	W
WOOD	WOOD	WOOD



BOCA 1999
NFPA 101 2000

- USE GROUP R-2 RESIDENTIAL MULT FAMILY BOCA, NEW APARTMENT BUILDINGS, NFPA.
- OCCUPANT LOAD 200SF/PERSON=10,265/200=51 OCCUPANTS BOCA 108.1.2
- CONSTRUCTION TYPE: 2B
- BASE HEIGHT AND LIMITS: 4 STORIES, 50', 15,000 SF BOCA TABLE 503.
- MODIFIERS:
 1. FIRE SEPARATION (2 SIDES)=50% AREA INCREASE (15,000+7,500=22,500) BOCA 506.2
 2. MULTI-STORY REDUCTION 30% (22,500-30%=15,750SF) BOCA TABLE 508.4
 3. SPRINKLER HEIGHT INCREASE: 1 STORY, 20' (4 STORIES+1=5, 50'+20'=70') BOCA 504.2
- MODIFIED ALLOWABLE HEIGHT AND AREA LIMITS: 5 STORIES, 70', 15,750 SF
- PROPOSED: 5 STORIES, 51'-4", 10,265 SF
- EXIT ENCLOSURES: 2 HOURS AT STAIRS AND ELEVATOR
- UNIT SEPARATION 1 HOUR
- CORRIDOR RESISTANCE RATING: 1/2 HOUR BOCA 1011.4
- NUMBER OF EXITS: 2
- WINDOWS FOR EGRESS: NOT REQUIRED 2ND-5TH FLOORS, 95F CLEAR OPENING GROUND FLOOR
- EXTERIOR WALL RATING: 1 HOUR BOCA 602
- HAZARDOUS AREA PROTECTION: NONE NFPA 30.3.2.1
- EXIT TRAVEL DISTANCE: 250' W/SPRINKLERS NFPA 5.6.1
- LOADBEARING PARTITIONS: 1HR BOCA 602
- ROOF STRUCTURE RATING 1HR BOCA 602
- DETECTION, ALARM AND NOTIFICATION SHALL BE PROVIDED PER NFPA 30.3.4
SPRINKLERS SHALL BE PROVIDED PER NFPA 30.9.7
- FLOOR/CEILING ASSEMBLY TO MEET UL-J801 AND UL-J801.
- EXPOSED STEEL SHALL BE PROTECTED BY SPRAY FIREPROOFING (PARKING LEVEL AND CONCEALED SPACES ONLY) OR INTUMESCENT PAINT (EXPOSED LIVING OR PUBLIC SPACES)

LIST OF DRAWINGS	
SHEET	TITLE
T1	1 OF 29 COVER SHEET
C1	2 OF 29 EXISTING CONDITIONS SITE PLAN
C2	3 OF 29 SITE LANDSCAPE PLAN & LAYOUT PLAN
C3	4 OF 29 GRADING/UTILITY PLAN
C4	5 OF 29 SITE DETAILS
C5	6 OF 29 SITE DETAILS
A1	7 OF 29 PARKING LEVEL PLAN & DETAILS
A2	8 OF 29 GROUND FLOOR PLAN AND WALL TYPES
A3	9 OF 29 TYPICAL FLOOR PLAN AND INTERIOR ELEVATIONS
A4	10 OF 29 ROOF PLAN AND DETAILS
A5	11 OF 29 NORTH ELEVATION & WINDOW TYPES
A6	12 OF 29 EAST ELEVATION & DETAILS
A7	13 OF 29 SOUTH ELEVATION & DETAILS
A8	14 OF 29 WEST ELEVATION & DETAILS
A9	15 OF 29 BUILDING SECTIONS
A10	16 OF 29 STAIR & ELEVATOR SECTIONS & DETAILS
A11	17 OF 29 NOT USED THIS SUBMISSION
S1	18 OF 29 STRUCTURAL NOTES, DESIGN LOADS AND ABBREVIATIONS
S2	19 OF 29 SCHEDULE AND DETAILS
S3	20 OF 29 FOUNDATION PLAN
S4	21 OF 29 GROUND FLOOR FRAMING PLAN AND DETAILS
S5	22 OF 29 TYPICAL FLOOR FRAMING PLAN AND DETAILS
S6	23 OF 29 ROOF FRAMING PLAN AND DETAILS
S7	24 OF 29 BRACED FRAME ELEVATIONS & DETAILS
S8	25 OF 29 FRAME ELEVATIONS & DETAILS
S9	26 OF 29 FOUNDATION DETAILS
S10	27 OF 29 FOUNDATION DETAILS
S11	28 OF 29 STRUCTURAL DETAILS
S12	29 OF 29 STRUCTURAL DETAILS

LEGEND		
(Symbol)	INTERIOR ELEVATION NUMBERS	
(Symbol)	SHEET NUMBER WHERE ELEVATION IS DRAWN	
(Symbol)	BUILDING SECTION NUMBER	
(Symbol)	SHEET WHERE BUILDING SECTION IS REFERENCED	
(Symbol)	ADDITIONAL SHEET(S) WHERE BUILDING SECTION IS REFERENCED	
(Symbol)	ELEVATION OR WALL SECTION NUMBER	
(Symbol)	SHEET WHERE ELEVATION OR WALL SECTION IS REFERENCED	
(Symbol)	ADDITIONAL SHEETS WHERE ELEVATION OR WALL SECTION IS REFERENCED	
(Symbol)	DRAWING NUMBER	
(Symbol)	SHEET WHERE DRAWING IS REFERENCED	
(Symbol)	ADDITIONAL SHEET(S) WHERE DRAWING IS REFERENCED	
(Symbol)	ROOM NAME AND NUMBER	EXIST WALL
(Symbol)	DOOR NUMBER	WALL TO BE REMOVED
(Symbol)	WALL TYPE	NEW WALL
(Symbol)	ELEVATION OR VERTICAL HEIGHT TARGET	
(Symbol)	KEY NOTE	
(Symbol)	DETAIL NUMBER	
(Symbol)	SHEET NUMBER WHERE DETAIL IS DRAWN	

- ### GENERAL CONSTRUCTION NOTES
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
 - ALL WORK SHOWN ON DRAWING IS NEW UNLESS INDICATED AS EXISTING.
 - THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE CONFLICTS OR DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT DURING REMOVALS AND CONSTRUCTION.
 - AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER, AS ACCEPTABLE TO THE ARCHITECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT APPROVAL CONDITIONS.
 - THE CONTRACTOR SHALL DISPOSE OF AND/OR RECYCLE ALL CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED.
 - THE CONTRACTOR SHALL RESTORE EXISTING TURFED AREAS AND ASPHALT CONCRETE PAVED AREAS OUTSIDE THE INDICATED LIMIT OF WORK DAMAGED BY HIS OPERATIONS TO A CONDITION ACCEPTABLE TO THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
 - PERMANENT STAGING SHALL NOT BE ALLOWED. ALL LIFTS, LADDERS AND OTHER MEANS TO ACCESS THE WORK SHALL BE SECURED AND STORED AT THE END OF EACH DAY AND WHENEVER THERE ARE NO CONTRACTOR PERSONNEL ON SITE. WHEN SECURED AND STORED, LIFT/LADDER EQUIPMENT SHALL NOT POSE A HAZARD TO PEOPLE USING THE SITE OR PRESENT AN ATTRACTIVE NUISANCE TO CHILDREN, YOUTH OR OTHERS.
 - CONTRACTOR EQUIPMENT SHALL AT NO TIME PROVIDE ACCESS TO THE ROOF BY OTHER THAN CONTRACTOR PERSONNEL OR THE OWNER'S DESIGNATED INSPECTORS.
 - ALL FINISHES TO BE SELECTED BY OWNER.
 - MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DESIGN/BUILD. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL SUBCONTRACTORS. COMPLY WITH ALL APPLICABLE CODES.
 - MANUFACTURERS AND MATERIALS SPECIFIED ARE INDICATED FOR PRICING PURPOSES ONLY. SUBSTITUTIONS SHALL BE ENTERTAINED SUBJECT TO APPROVAL BY ARCHITECT.
 - OWNER RESERVES THE RIGHT TO DETERMINE SUITABILITY OF ALL CONSTRUCTION MATERIALS, METHODS AND INSTALLATION PRACTICES OUTSIDE THOSE REQUIRED BY CODE.

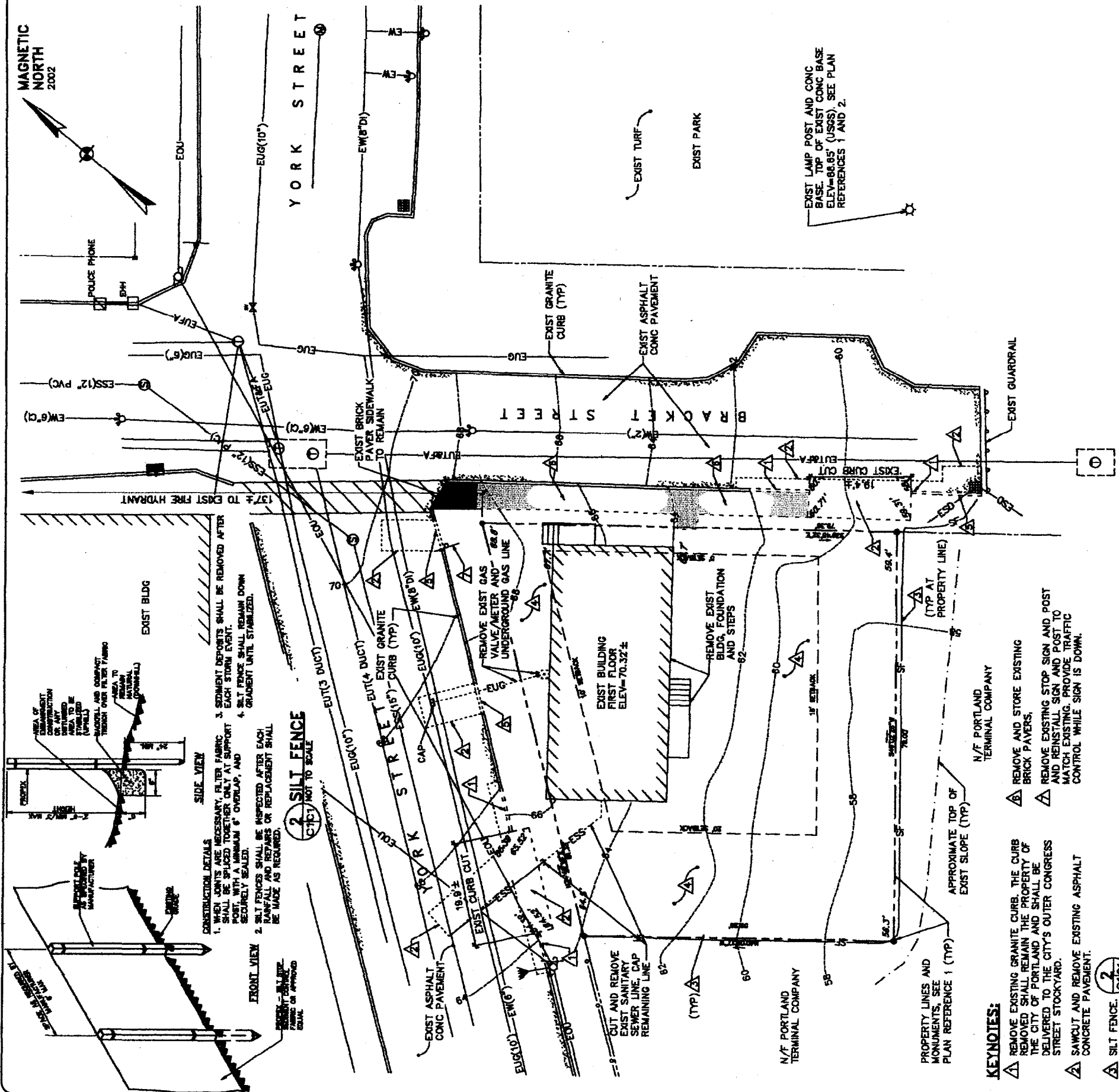
OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 HAZEN STREET BEEFORD, MAINE 04009

5 UNIT CONDOMINIUMS
20-24 BRACKET STREET
PORTLAND, MAINE
RECORD OWNER
MESDEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE:	07/25/03
DESIGNER:	GH
DRAWN:	TOS
CHECKED:	GH
SCALE:	AS NOTED
JOB:	2020A.33

TITLE SHEET &
CODE RESEARCH

T1
1 OF 29



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
228 MAIN STREET BOSTON, MAINE 02108

5 UNIT CONDOMINIUMS
PORTLAND, MAINE
RECORD OWNER
MCSOEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04084

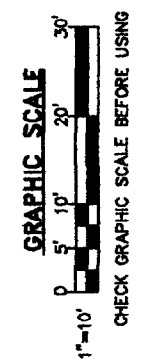
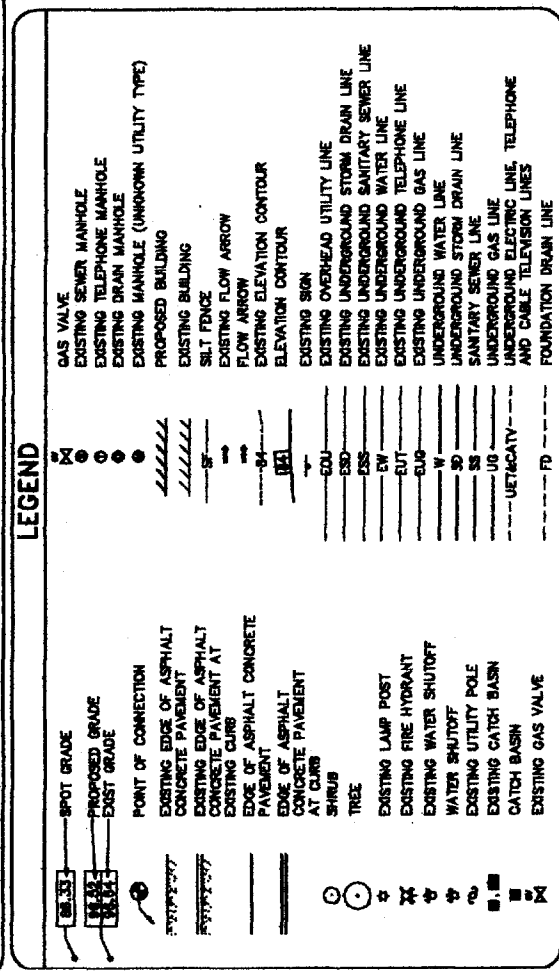
DATE: 07/25/03
DESIGN: J.S.
DRAWN: D.W.
CHECKED: J.S.
SCALE: AS NOTED
JOB: 20204-23

EXISTING CONDITIONS
SITE PLAN

C1
2 OF 29

CIVIL NOTES

- PROJECT NAME: PROPOSED 5 UNIT CONDOMINIUM
2024 BRACKETT STREET
PORTLAND, ME
 - RECORD OWNER: MESSON, LLC
28 CHESTNUT ST
OLD ORCHARD BEACH, ME 04084
 - APPLICANT: MESSON, LLC
28 CHESTNUT ST
OLD ORCHARD BEACH, ME 04084
 - ARCHITECT/ENGINEER: OAK POINT ASSOCIATES
228 MAIN STREET
BOSTON, MA 02108
 - LOT INFORMATION:
CHART 58, BLOCK F LOT 13 & 14
ZONE: R6 (SEC 14-130)
CORD BOOK 798A, PG 75
PROPOSED USE: MULTIFAMILY RESIDENTIAL
- REQUIREMENTS
- LOT SIZE
3 UNITS @ 1000 SF/UNIT = 3000 SF
2 UNITS @ 1200 SF/UNIT = 2400 SF
TOTAL = 5400 SF
- SITE COVERAGE
MAX BULK LOT COVERAGE: 38%
MAX BULK IMPERVIOUS: 72%
MIN 20% OPEN SPACE
- SETBACKS
FRONT YARD: 10' OR AVERAGE
DEPTH OF ADJACENT-C
REAR YARD: 20'
SIDE YARD: 15' (5 STORY)
SIDE STREET: 10'
- LOT SIZE
LOT WIDTH: 88'
STREET FRONT: 80'
HEIGHT: 45' ABOVE
AVERAGE GRADE
4. PARKING REQUIREMENTS:
REQUIREMENTS:
2 SPACES PER UNIT=10
7. DEVELOPMENT DATA
TOTAL LAND AREA: 8421 SF
TOTAL FLOOR AREA:
5 UNITS @ 2,188 SF = 10,940 SF +
GROUND FLOOR @ 2,188 SF = 12,898 SF
- AVERAGE GRADE PLANE: 63.65 + 45' = 108.65' MAX TOP OF STEEL
8. EASEL REFERENCES
1. "PLAN OF PROPERTY BRACKETT STREET, PORTLAND, MAINE, MADE FOR GRANITE CONSTRUCTION, DATED DECEMBER 23, 2002 BY CALLENDER LAND SURVEYING, 862 OLD DANVILLE ROAD, AUBURN, MAINE 04210.
2. TOPOGRAPHIC WORK, "SITE PLAN" BRACKETT STREET, PORTLAND, MAINE, MADE FOR MESSON, LLC, 28 CHESTNUT STREET G.L.B., MAINE, DATED MARCH 21, 2003 BY CALLENDER LAND SURVEYING, 862 OLD DANVILLE ROAD, AUBURN, MAINE 04210.
3. "PORTLAND BRIDGE OVER FINE RIVER CUMBERLAND COUNTY PLAN BEACH STREET RAMP STA 144+00 TO STA 164+00, SHEET 5 OF 5, STATE OF MAINE DEPARTMENT OF TRANSPORTATION, AUGUSTA, MAINE, DATED MAY 31, 1994.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
 - WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED BY THE ARCHITECT.
 - ALL COMPONENTS ARE NEW WITHIN THE LIMITS OF WORK AND SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE SATISFACTORY COMPLETION OF THE WORK.
 - EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY EXCAVATING AND MARKING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL CONTACT "MAINE" AT 1-800-544-7233 AND OBTAIN A "MAINE" REPORT PRIOR TO COMMENCING EXCAVATION OPERATIONS ON THE SITE.
 - AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
 - ALL WORK SHALL BE PROVIDED IN COMPLIANCE WITH THAT INDUSTRY'S STANDARDS AND PERFORMED IN A WORKMANLIKE PROFESSIONAL MANNER.
 - CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC TECHNICAL DESIGN STANDARDS AND ORDINANCES. OBTAIN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
 - ALL WATER MAIN WORK SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT. OBTAIN APPROVAL FROM THE WATER DISTRICT PRIOR TO CONSTRUCTION.
 - ALL GAS MAIN WORK SHALL BE IN ACCORDANCE WITH NORTHERN UTILITIES REQUIREMENTS. OBTAIN APPROVAL FROM THE GAS COMPANY PRIOR TO CONSTRUCTION.
 - ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH CENTRAL MAINE POWER REQUIREMENTS. OBTAIN APPROVAL FROM CENTRAL MAINE POWER PRIOR TO CONSTRUCTION.
 - ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND SEWER DEPARTMENT REQUIREMENTS. OBTAIN APPROVAL FROM THE SEWER DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT SURVEY MONUMENTS DURING CONSTRUCTION. ALL SURVEY MONUMENTS SHALL BE REPAIRED AND/OR REPLACED AS NECESSARY AT THE CONTRACTOR'S EXPENSE. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 - GEOTECHNICAL EVALUATIONS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER ON THE SOILS AND FOUNDATIONS OF ALL BUILDINGS TO BE CONSTRUCTED. FOUNDATION DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PERMITS BEING ISSUED.
 - TRASH PICK UP IS BY THE CITY OF PORTLAND, (PROJECT HAS LESS THAN 9 UNITS).



KEYNOTES:

- REMOVE EXISTING GRANITE CURB. THE CURB REMOVED SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
- REMOVE EXISTING STOP SIGN AND POST AND REINSTALL SIGN AND POST TO MATCH EXISTING. PROVIDE TRAFFIC CONTROL WHILE SIGN IS DOWN.
- REMOVE AND STORE EXISTING BRICK PAVERS.
- REMOVE EXISTING GRANITE CURB, THE CURB REMOVED SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
- REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
- SILT FENCE.
- REMOVE EXISTING TURF.
- REMOVE AND RESET EXISTING GRANITE CURB.

NO.	DATE	DESCRIPTION

1. EXISTING CONDITIONS SITE PLAN
SCALE: 1"=10'

2. N/F PORTLAND TERMINAL COMPANY
APPROXIMATE TOP OF EXIST SLOPE (TYP)

3. N/F PORTLAND TERMINAL COMPANY
REMOVE EXIST BLDG FOUNDATION AND STEPS

4. N/F PORTLAND TERMINAL COMPANY
EXIST BUILDING FIRST FLOOR ELEV=70.32±

5. REMOVE EXIST GAS VALVE/METER AND UNDERGROUND GAS LINE

6. REMOVE EXIST BRICK SIDEWALK PAVEMENT TO REMAIN

7. EXIST BRICK SIDEWALK PAVEMENT TO REMAIN

8. EXIST ASPHALT CONC PAVEMENT

9. EXIST ASPHALT CONC PAVEMENT

10. EXIST ASPHALT CONC PAVEMENT

11. EXIST ASPHALT CONC PAVEMENT

12. EXIST ASPHALT CONC PAVEMENT

13. EXIST ASPHALT CONC PAVEMENT

14. EXIST ASPHALT CONC PAVEMENT

15. EXIST ASPHALT CONC PAVEMENT

16. EXIST ASPHALT CONC PAVEMENT

17. EXIST ASPHALT CONC PAVEMENT

18. EXIST ASPHALT CONC PAVEMENT

19. EXIST ASPHALT CONC PAVEMENT

20. EXIST ASPHALT CONC PAVEMENT

21. EXIST ASPHALT CONC PAVEMENT

22. EXIST ASPHALT CONC PAVEMENT

23. EXIST ASPHALT CONC PAVEMENT

24. EXIST ASPHALT CONC PAVEMENT

25. EXIST ASPHALT CONC PAVEMENT

26. EXIST ASPHALT CONC PAVEMENT

27. EXIST ASPHALT CONC PAVEMENT

28. EXIST ASPHALT CONC PAVEMENT

29. EXIST ASPHALT CONC PAVEMENT

30. EXIST ASPHALT CONC PAVEMENT

31. EXIST ASPHALT CONC PAVEMENT

32. EXIST ASPHALT CONC PAVEMENT

33. EXIST ASPHALT CONC PAVEMENT

34. EXIST ASPHALT CONC PAVEMENT

35. EXIST ASPHALT CONC PAVEMENT

36. EXIST ASPHALT CONC PAVEMENT

37. EXIST ASPHALT CONC PAVEMENT

38. EXIST ASPHALT CONC PAVEMENT

39. EXIST ASPHALT CONC PAVEMENT

40. EXIST ASPHALT CONC PAVEMENT

41. EXIST ASPHALT CONC PAVEMENT

42. EXIST ASPHALT CONC PAVEMENT

43. EXIST ASPHALT CONC PAVEMENT

44. EXIST ASPHALT CONC PAVEMENT

45. EXIST ASPHALT CONC PAVEMENT

46. EXIST ASPHALT CONC PAVEMENT

47. EXIST ASPHALT CONC PAVEMENT

48. EXIST ASPHALT CONC PAVEMENT

49. EXIST ASPHALT CONC PAVEMENT

50. EXIST ASPHALT CONC PAVEMENT

51. EXIST ASPHALT CONC PAVEMENT

52. EXIST ASPHALT CONC PAVEMENT

53. EXIST ASPHALT CONC PAVEMENT

54. EXIST ASPHALT CONC PAVEMENT

55. EXIST ASPHALT CONC PAVEMENT

56. EXIST ASPHALT CONC PAVEMENT

57. EXIST ASPHALT CONC PAVEMENT

58. EXIST ASPHALT CONC PAVEMENT

59. EXIST ASPHALT CONC PAVEMENT

60. EXIST ASPHALT CONC PAVEMENT

61. EXIST ASPHALT CONC PAVEMENT

62. EXIST ASPHALT CONC PAVEMENT

63. EXIST ASPHALT CONC PAVEMENT

64. EXIST ASPHALT CONC PAVEMENT

65. EXIST ASPHALT CONC PAVEMENT

66. EXIST ASPHALT CONC PAVEMENT

67. EXIST ASPHALT CONC PAVEMENT

68. EXIST ASPHALT CONC PAVEMENT

69. EXIST ASPHALT CONC PAVEMENT

70. EXIST ASPHALT CONC PAVEMENT

71. EXIST ASPHALT CONC PAVEMENT

72. EXIST ASPHALT CONC PAVEMENT

73. EXIST ASPHALT CONC PAVEMENT

74. EXIST ASPHALT CONC PAVEMENT

75. EXIST ASPHALT CONC PAVEMENT

76. EXIST ASPHALT CONC PAVEMENT

77. EXIST ASPHALT CONC PAVEMENT

78. EXIST ASPHALT CONC PAVEMENT

79. EXIST ASPHALT CONC PAVEMENT

80. EXIST ASPHALT CONC PAVEMENT

81. EXIST ASPHALT CONC PAVEMENT

82. EXIST ASPHALT CONC PAVEMENT

83. EXIST ASPHALT CONC PAVEMENT

84. EXIST ASPHALT CONC PAVEMENT

85. EXIST ASPHALT CONC PAVEMENT

86. EXIST ASPHALT CONC PAVEMENT

87. EXIST ASPHALT CONC PAVEMENT

88. EXIST ASPHALT CONC PAVEMENT

89. EXIST ASPHALT CONC PAVEMENT

90. EXIST ASPHALT CONC PAVEMENT

91. EXIST ASPHALT CONC PAVEMENT

92. EXIST ASPHALT CONC PAVEMENT

93. EXIST ASPHALT CONC PAVEMENT

94. EXIST ASPHALT CONC PAVEMENT

95. EXIST ASPHALT CONC PAVEMENT

96. EXIST ASPHALT CONC PAVEMENT

97. EXIST ASPHALT CONC PAVEMENT

98. EXIST ASPHALT CONC PAVEMENT

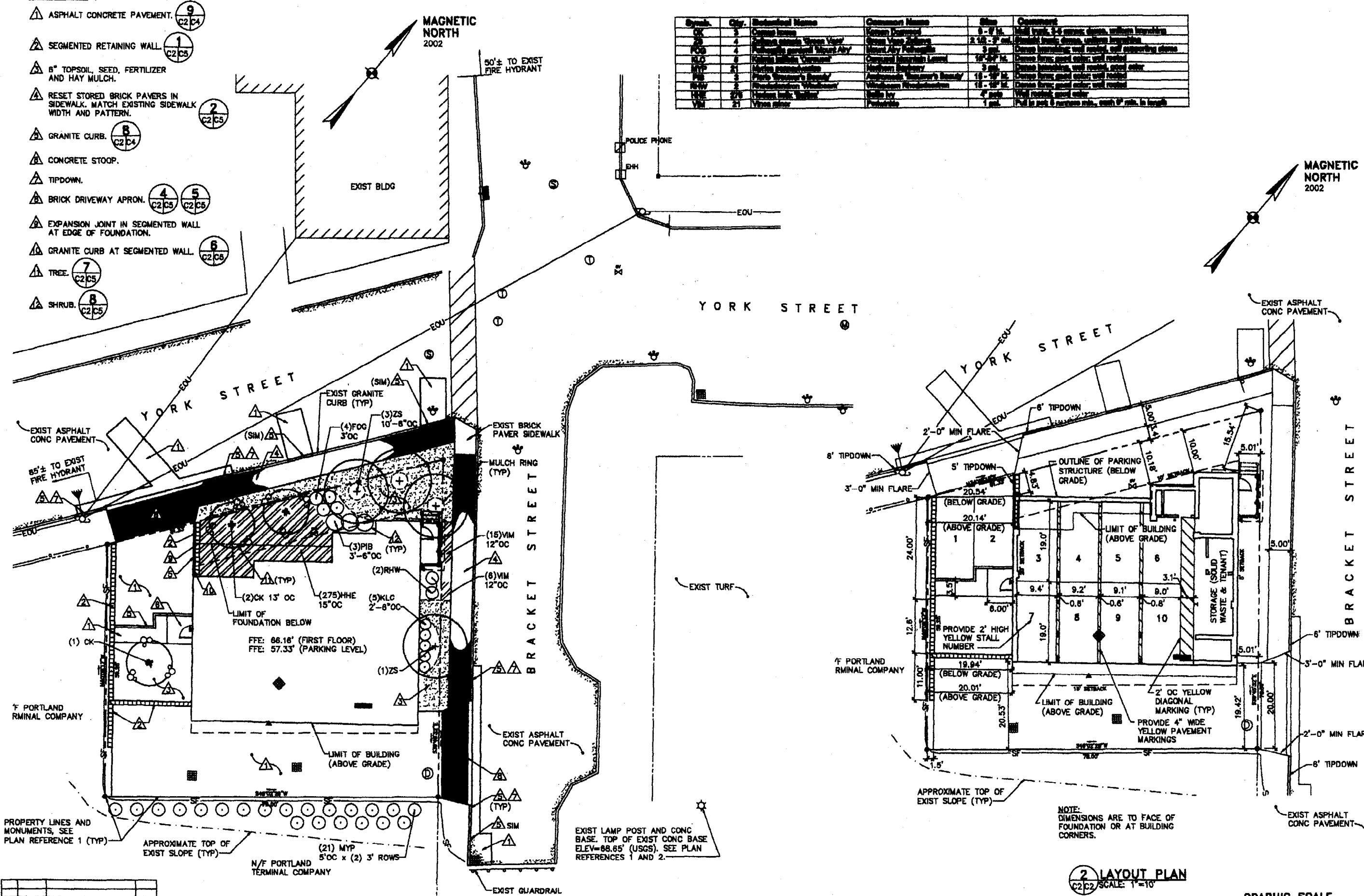
99. EXIST ASPHALT CONC PAVEMENT

100. EXIST ASPHALT CONC PAVEMENT

KEYNOTES: (THIS SHEET ONLY)

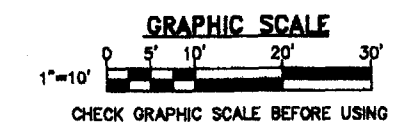
- ▲ ASPHALT CONCRETE PAVEMENT. 9
C2/C4
- ▲ SEGMENTED RETAINING WALL. 1
C2/C5
- ▲ 6" TOPSOIL, SEED, FERTILIZER AND HAY MULCH.
- ▲ RESET STORED BRICK PAVERS IN SIDEWALK. MATCH EXISTING SIDEWALK WIDTH AND PATTERN. 2
C2/C5
- ▲ GRANITE CURB. 8
C2/C4
- ▲ CONCRETE STOOP.
- ▲ TIPDOWN.
- ▲ BRICK DRIVEWAY APRON. 4
C2/C5 5
C2/C5
- ▲ EXPANSION JOINT IN SEGMENTED WALL AT EDGE OF FOUNDATION.
- ▲ GRANITE CURB AT SEGMENTED WALL. 6
C2/C5
- ▲ TREE. 7
C2/C5
- ▲ SHRUB. 8
C2/C5

Symbol	Qty	Botanical Name	Common Name	Size	Comment
OK	3	Common Name	Common Name	6'-9" H.	Match type, 3-4 corner posts, uniform spacing
OK	4	Common Name	Common Name	2'-10" - 2" dia.	Match type, 3-4 corner posts, uniform spacing
OK	4	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	6	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	3	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	18"-24" H.	Match type, 3-4 corner posts, uniform spacing
OK	2	Common Name	Common Name	3" dia.	Match type, 3-4 corner posts, uniform spacing



1 SITE/LANDSCAPE PLAN
C2/C2 SCALE: 1"=10'

2 LAYOUT PLAN
C2/C2 SCALE: 1"=10'



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
321 MAIN STREET BOSTON, MASS 02108

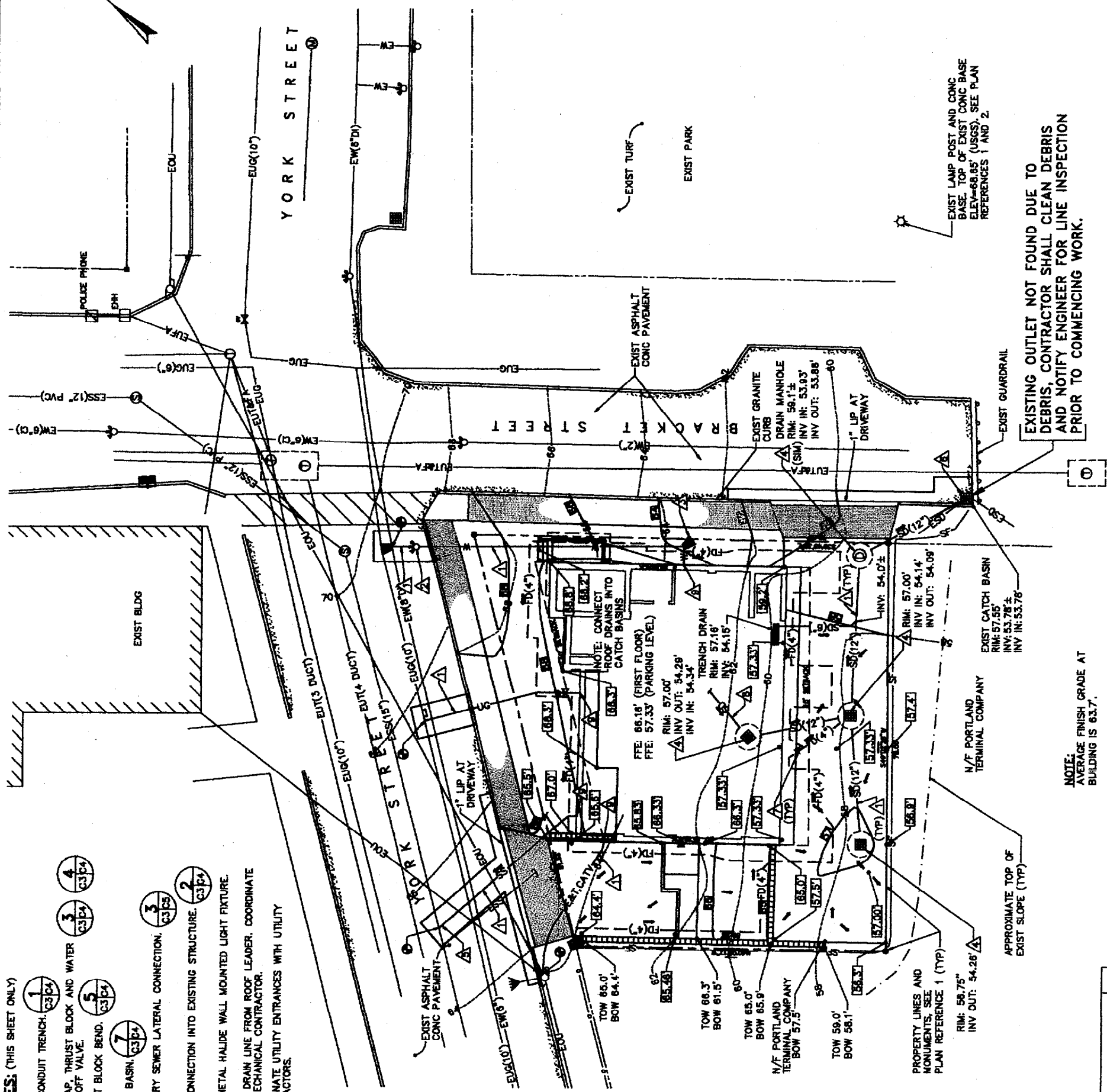
5 UNIT CONDOMINIUMS
20-24 BRACKET STREET
PORTLAND, MAINE
RECORD OWNER
MESSEY, LLC
28 CHESTNUT STREET, OLD GORHAM BEACH, MAINE 04064

DATE:	07/25/03
DESIGNER:	JLG
DRAWING:	DEW
CHECKED:	JLG
SCALE:	AS NOTED
JOB:	2000A.33

SITE/LANDSCAPE PLAN
AND LAYOUT PLAN

KEYNOTES: (THIS SHEET ONLY)

- △ PIPE/CONDUIT TRENCH: (C3C4) 1
- △ HOT TAP, THURST BLOCK AND WATER SHUT-OFF VALVE: (C3B4) 3
- △ THURST BLOCK BEND: (C3B4) 5
- △ CATCH BASIN: (C3B4) 7
- △ SANITARY SEWER LATERAL CONNECTION: (C3B5) 3
- △ PIPE CONNECTION INTO EXISTING STRUCTURE: (C3B4) 2
- △ 100W METAL HALIDE WALL MOUNTED LIGHT FIXTURE: (C3B4) 4
- △ STORM DRAIN LINE FROM ROOF LEADER, COORDINATE WITH MECHANICAL CONTRACTOR.
- △ COORDINATE UTILITY ENTRANCES WITH UTILITY CONTRACTORS.



NO.	DATE	DESCRIPTION

1 GRADING/UTILITY PLAN
SCALE: 1"=10'

EXISTING LAMP POST AND CONC BASE. TOP OF EXIST CONC BASE ELEV=68.95' (USGS). SEE PLAN REFERENCES 1 AND 2.

GRAPHIC SCALE
1"=10'
0 5' 10' 20' 30'

CHECK GRAPHIC SCALE BEFORE USING

CIVIL/SITE WORK SPECIFICATIONS AND NOTES:

1. EXCAVATION AND REBARMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 503 (EXCAVATION AND REBARMENT) OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, CURRENT EDITION (RDOT). SUBSTITUTIONS IN RDOT ENTITLED "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" SHALL NOT APPLY TO THIS PROJECT.
2. EARTHWORK CONSTRUCTION SHALL ALSO BE PERFORMED IN ACCORDANCE WITH THE "RECOMMENDATIONS" CONTAINED IN THE REPORT OF SOILS BY THE PORTLAND STATE UNIVERSITY SOILS LABORATORY, INC. WHERE RECOMMENDATIONS IN THE REPORT CONTRADICT OTHER REFERENCED REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
3. SOIL MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - A) AGGREGATE FOR SUBBASE SHALL CONFORM TO MDOT, SUBSECTION 7A.04, TYPE D.
 - B) AGGREGATE FOR BASE SHALL CONFORM TO MDOT, SUBSECTION 7B.04, TYPE A, CRUSHED.
 - C) STRUCTURAL FILL SHALL BE SAND OR GRAVEL OF HARD DURABLE PARTICLES, FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES AND SHALL CONFORM TO THE FOLLOWING SPECIFICATION:

TEST	PERCENT PASSING
NO. 10	100
NO. 20	100
NO. 40	100
NO. 60	100
NO. 100	100
NO. 200	100

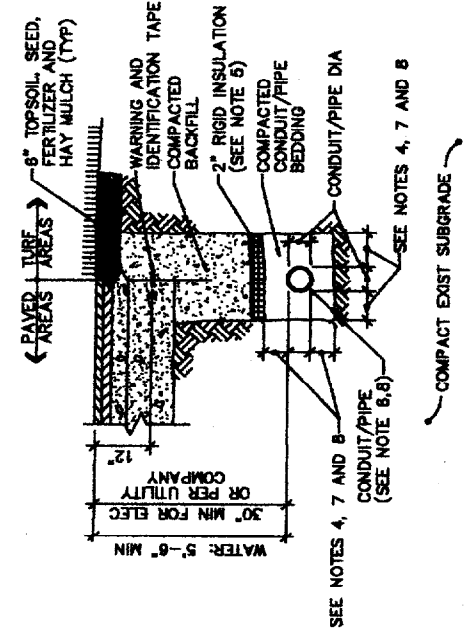
- D) DRAINAGE FILL SHALL BE A WASHED, NARROWLY GRADED MIXTURE OF CRUSHED STONE OR CRUSHED OR UNCRUSHED GRAVEL ASTM D 446; CONTAGGREGATE GRADING SIZE 87; WITH 100 PERCENT PASSING A 1-1/2" HIGH SEIVE AND 0 TO 5 PERCENT PASSING A NO. 8 SEIVE.
4. FILTER FABRIC SHALL BE A NONWOVEN GEOTEXTILE, SPECIFICALLY MANUFACTURED AS A DRAINAGE GEOTEXTILE MADE FROM POLYESTER POLYESTER, OR POLYPROPYLENE AND WITH THE FOLLOWING MINIMUM PROPERTIES DETERMINED ACCORDING TO ASTM D 4759 AND REFERENCED STANDARD TEST METHODS:
 - A) GRASS TENSILE STRENGTH: 110 LBF, ASTM D 4682.
 - B) TEAR STRENGTH: 40 LBF, ASTM D 4682.
 - C) PUNCTURE RESISTANCE: 50 LBF, ASTM D 4682.
 - D) WATER FLOW RATE: 150 GPM PER SQ. FT., ASTM D 4461.
 - E) APPARENT OPENING SIZE: NO. 50, ASTM D 4751.
5. AGGREGATE BASE AND SUBBASE CONSTRUCTION SHALL BE IN ACCORDANCE WITH MDOT SECTION 84 (AGGREGATE BASE AND SUBBASE COURSES).
6. MATERIALS AND CONSTRUCTION OF ASPHALT CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH MDOT SECTION 401 (PLANT MIX PAVEMENTS - GENERAL), FOR THE MATERIAL TYPES AS INDICATED ON THE DRAWING.
7. ENVIRONMENTAL RETAINING WALLS SHALL CONFORM TO ASTM C 1972, NORMAL WEIGHT CONCRETE. WALLS SHALL BE STRAIGHT FACED WITH MINIMUM DIMENSIONS OF 12" WIDE, 12" DEEP, AND 8" HIGH. ENVIRONMENTAL RETAINING WALLS SHALL BE INSTALLED NEAR VERTICAL IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS.
8. FOUNDATION DRAINAGE SYSTEMS SHALL BE REBARREINFORCED PVC PIPE CONFORMING TO ASTM D 3034, 3" IN DIA. WITH PERFORATED CONNECTION DRAIN AND MASTIC SEALANT LINE MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTLAND PUBLIC WORKS DEPARTMENT. THERMOPLASTIC PVC AND POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2281, CLASS I OR II DRINKING WATER PIPE UNLESS INDICATED OTHERWISE.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY OF PORTLAND CERTIFIED CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE PORTLAND PUBLIC WORKS DEPARTMENT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING WATERWAYS AND INSTALLATION FOR CURBS, SIDEWALKS AND UTILITIES. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTLAND PUBLIC WORKS DEPARTMENT.
10. ALL CONSTRUCTION ON SITE, INCLUDING LANDSCAPING AND EROSION CONTROL, AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE DOCUMENT ENTITLED "TECHNICAL AND DESIGN STANDARDS AND GUIDELINES" BY THE CITY OF PORTLAND, MAINE.
11. THE CONTRACTOR SHALL COORDINATE ALL UTILITY WORK, INCLUDING MATERIAL TYPE, INSTALLATION AND CONNECTION REQUIREMENTS WITH THE APPROPRIATE UTILITY COMPANY. WATER LINE MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT. NATURAL GAS LINE MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTLAND NATURAL GAS COMPANY. UNDERGROUND TELEPHONE SERVICE MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON. UNDERGROUND CABLE TELEVISION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TIME WARNER CABLE.

OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 MAIN STREET BOSTON, MAINE 02108

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSEY, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE	07/29/03
DESIGN	LG
DRAWN	DEW
CHECKED	LG
SCALE	AS NOTED
JOB	20204.33

GRADING/UTILITY PLAN

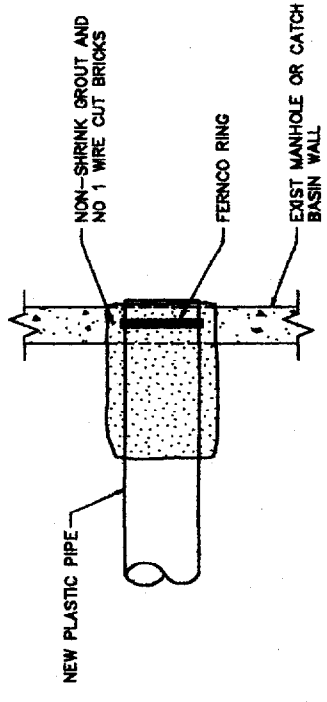


SEE NOTES 4, 7 AND 8
CONDUIT/PIPE
(SEE NOTE 6,8)

COMPACT EXIST SUBGRADE

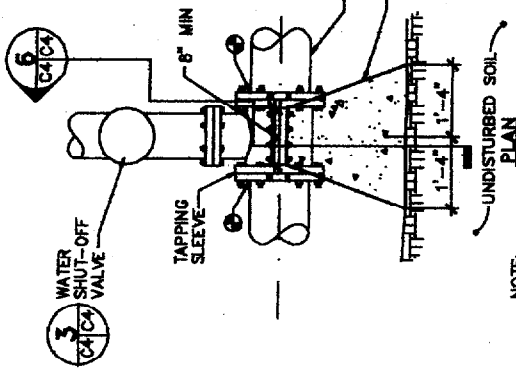
1 TYP CONDUIT/PIPE TRENCH DETAIL
C3/C4 NOT TO SCALE

- NOTES:**
1. PROVIDE 5" MIN SEPARATION BETWEEN MULTIPLE ELECTRICAL CONDUITS (LOW VOLTAGE).
 2. PROVIDE SCHEDULE 80 PVC SLEEVE FOR ALL CONDUIT BELOW PAVEMENT.
 3. PROVIDE 18" VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITY CROSSINGS.
 4. CONSTRUCT SEWER IN ACCORDANCE WITH PORTLAND WATER DISTRICT AND CITY OF PORTLAND PUBLIC WORKS REQUIREMENTS RELATED TO SANITARY SEWER CONSTRUCTION.
 5. PROVIDE RIGID INSULATION ON STORM DRAIN PIPING WHERE COVER IS LESS THAN 4". PROVIDE INSULATION ON SEWER PIPING WHEN COVER IS LESS THAN 5".
 6. STORM DRAIN PIPING SHALL BE SOR 35 OR REINFORCED CONCRETE PIPE. PROVIDE REINFORCED CONCRETE PIPE FOR ALL PIPING EXPOSED TO SUNLIGHT.
 7. SEE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES SECTION II FIGURES 11-12 AND 11-13 FOR ADDITIONAL REQUIREMENTS.
 8. GAS LINE GAS LINE TRENCH SHALL MEET NORTHERN UTILITIES AND CITY OF PORTLAND PUBLIC WORKS REQUIREMENTS.



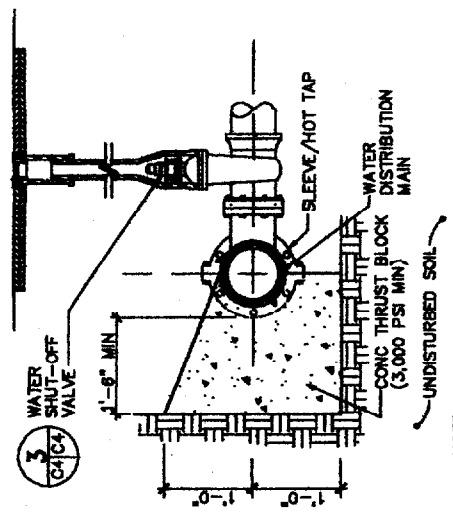
NOTE:
EXISTING MANHOLES OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION.

2 NEW PIPE INTO EXISTING STRUCTURE
C3/C4 NOT TO SCALE



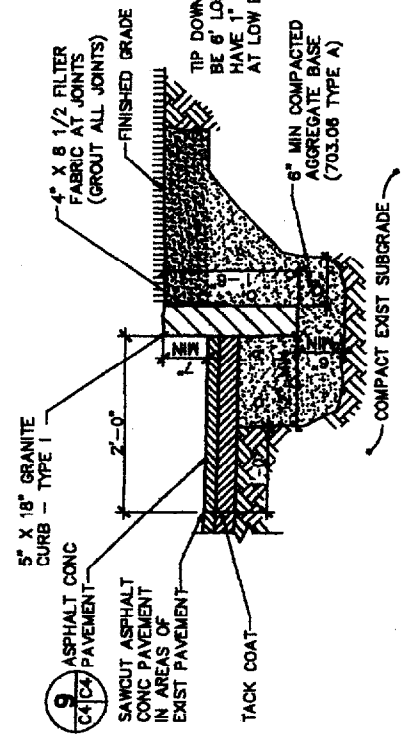
NOTE:
WATER LINE WORK SHALL MEET PORTLAND WATER DISTRICT AND PORTLAND PUBLIC WORKS REQUIREMENTS.

3 TYP HOT TAP TEE AND THRUST BLOCK DETAIL
C3/C4 NOT TO SCALE

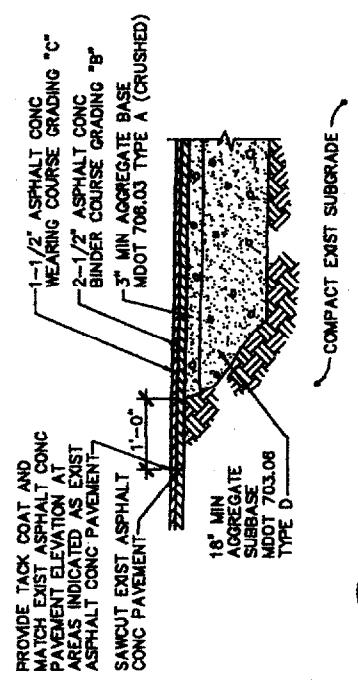


NOTE:
WATER LINE WORK SHALL MEET PORTLAND WATER DISTRICT AND PORTLAND PUBLIC WORKS REQUIREMENTS.

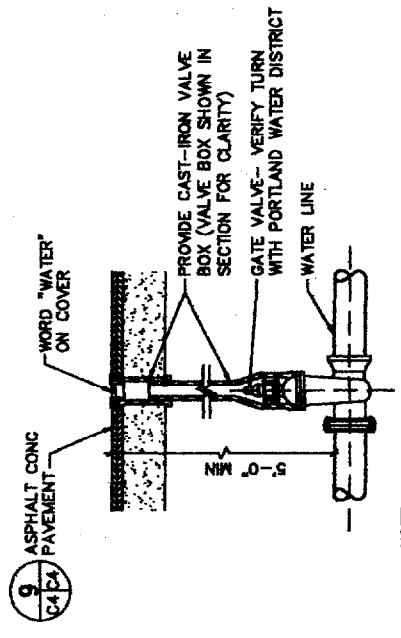
4 TYP THRUST BLOCK SECTION
C3/C4 NOT TO SCALE



5 TYP GRANITE CURB DETAIL
C3/C4 SCALE: 1"=1'-0"

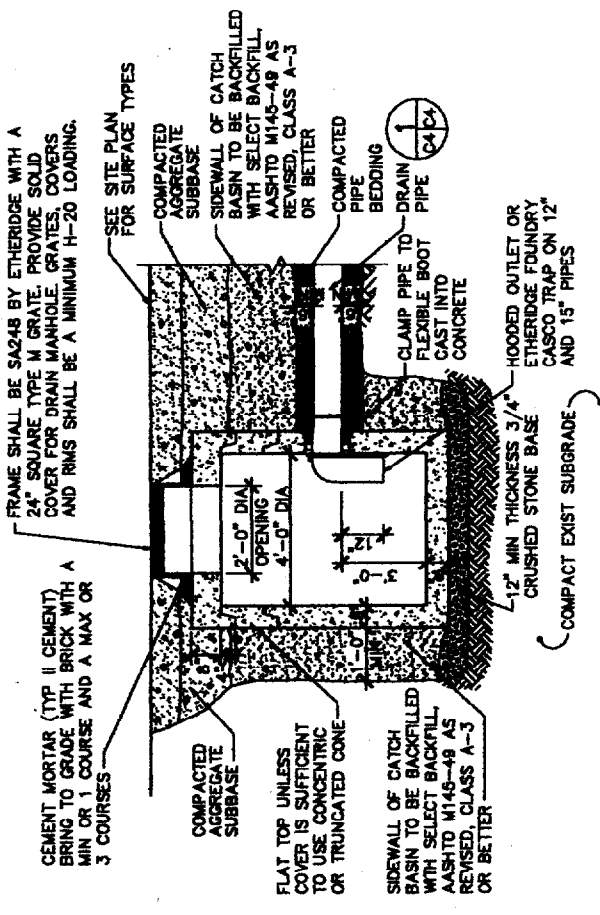


6 TYP ASPHALT CONCRETE PAVEMENT
C3/C4 NOT TO SCALE



NOTE:
WATER LINE WORK SHALL MEET PORTLAND WATER DISTRICT AND PORTLAND PUBLIC WORKS REQUIREMENTS.

7 TYP WATER SHUTOFF DETAIL
C3/C4 NOT TO SCALE



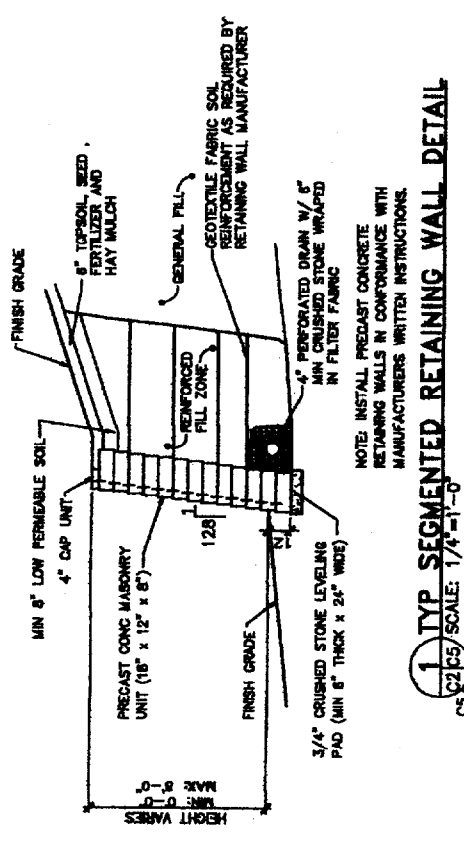
- NOTES:**
1. CONCRETE SHALL BE Fc = 4,000 PSI
 2. REINFORCING: 4"x4" W2.9W2.9 SQ WELDED WIRE FABRIC. TOP SLAB SHALL BE NO 5'S @ 8" ON CENTER. (H-20 LOADING)(0.12 IN SB/LF)
 3. SEAL SECTIONAL JOINTS WITH 1" DIAMETER BUTYL RUBBER SEALANT AASHTO M198B.
 4. EXTERIOR SHALL BE ASPHALT COATED (2 COATS)
 5. WHERE THE CATCH BASIN IS INSTALLED ADJACENT TO BITUMINOUS CONCRETE OR TYPE V SLOPED CURB, SET CENTERLINE OF CATCH BASIN FRAME 1'-8" OFF FACE OF CURB
 6. CATCH BASIN TO CONFORM TO ASTM-C478 AND BE DESIGNED FOR AASHTO H-20 LOADING (32,000 POUND AXLE LOAD.)

8 CATCH BASIN DETAIL
C3/C4 NOT TO SCALE (DRAIN MANHOLE SIMILAR)

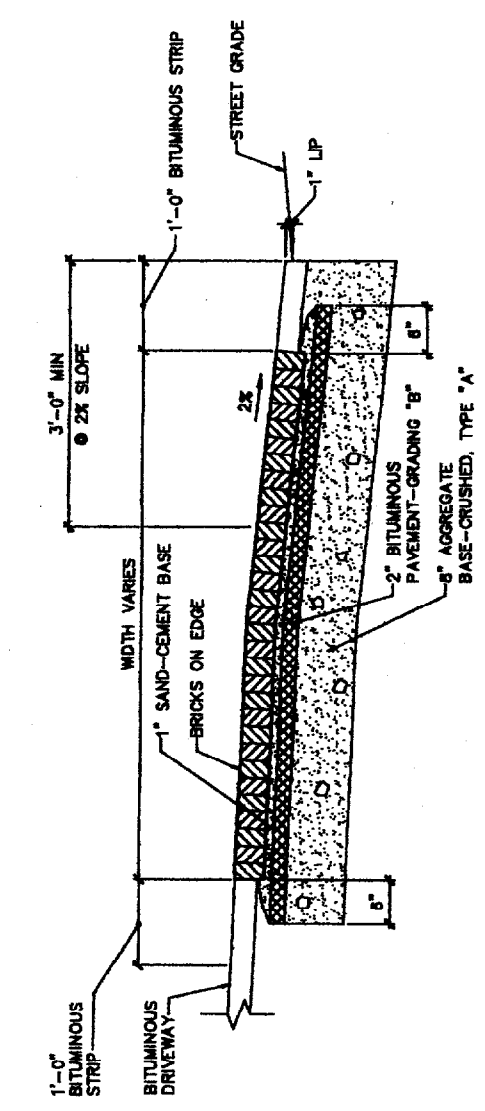


GRAPHIC SCALE

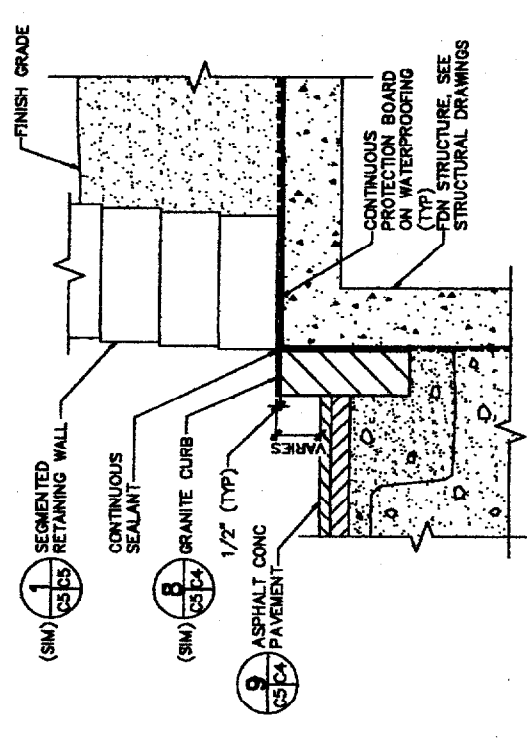
CHECK GRAPHIC SCALE BEFORE USING



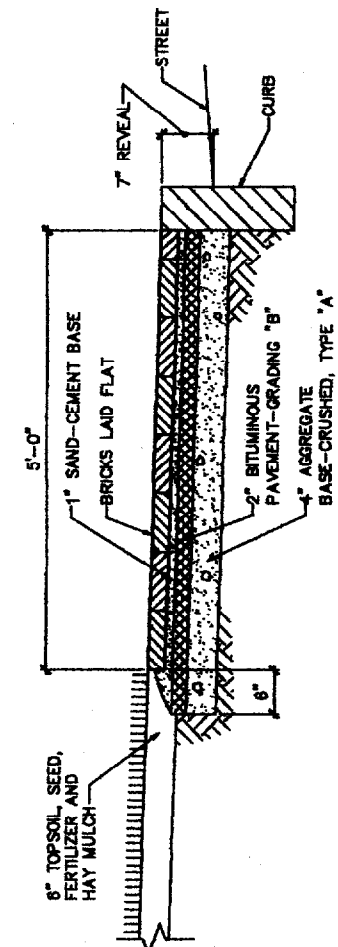
1 TYP SEGMENTED RETAINING WALL DETAIL
 SCALE: 1/4"=1'-0"
 (C2/C5) NOT TO SCALE



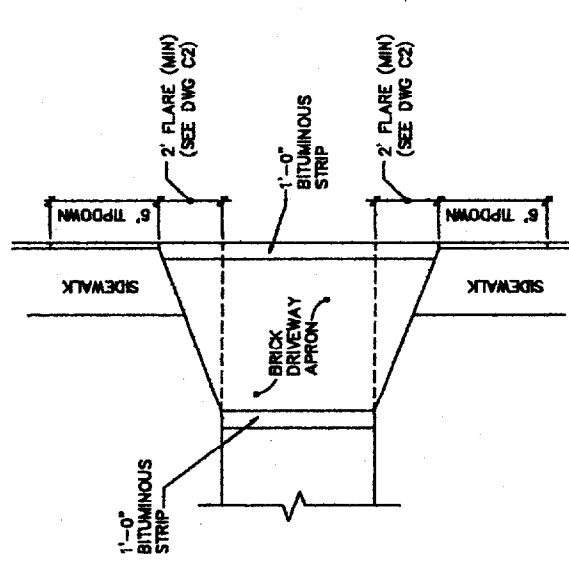
4 BRICK WITH BITUMINOUS BASE DRIVEWAY DETAIL
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE



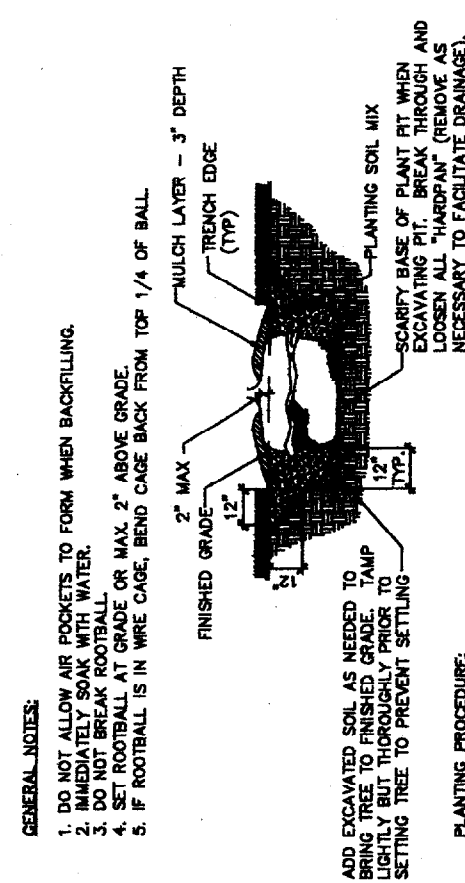
6 CURB AT SEGMENTED RETAINING WALL
 SCALE: 1"=1'-0"
 (C2/C5) NOT TO SCALE



2 BRICK SIDEWALK DETAIL
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE



5 DRIVEWAY DETAIL
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE

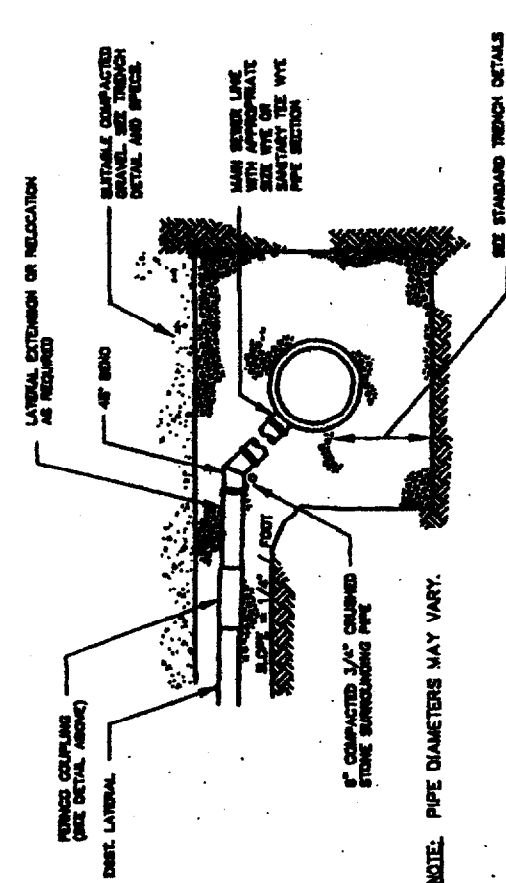


7 TYPICAL TREE ROOTBALL PIT
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE

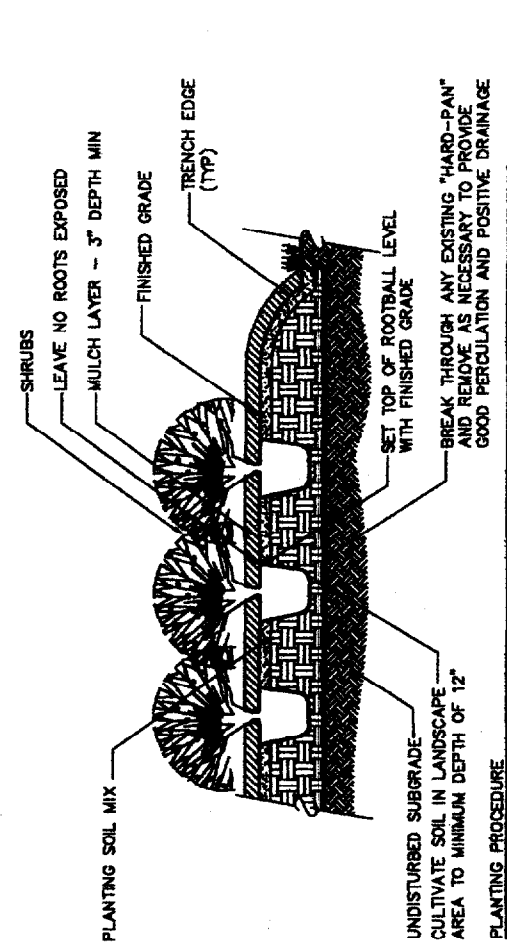
NO.	DATE	DESCRIPTION	BY

SECTION II -- SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

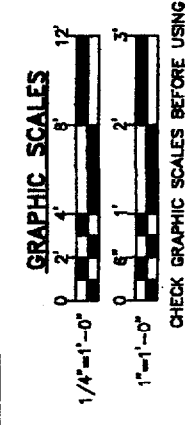
1. LOCATIONS AND ELEVATIONS OF STUMPS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE BRANCH CONNECTION AS SHOWN ON THE PLAN, OR AS SHOWN. ACTUAL LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF ALL LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT.

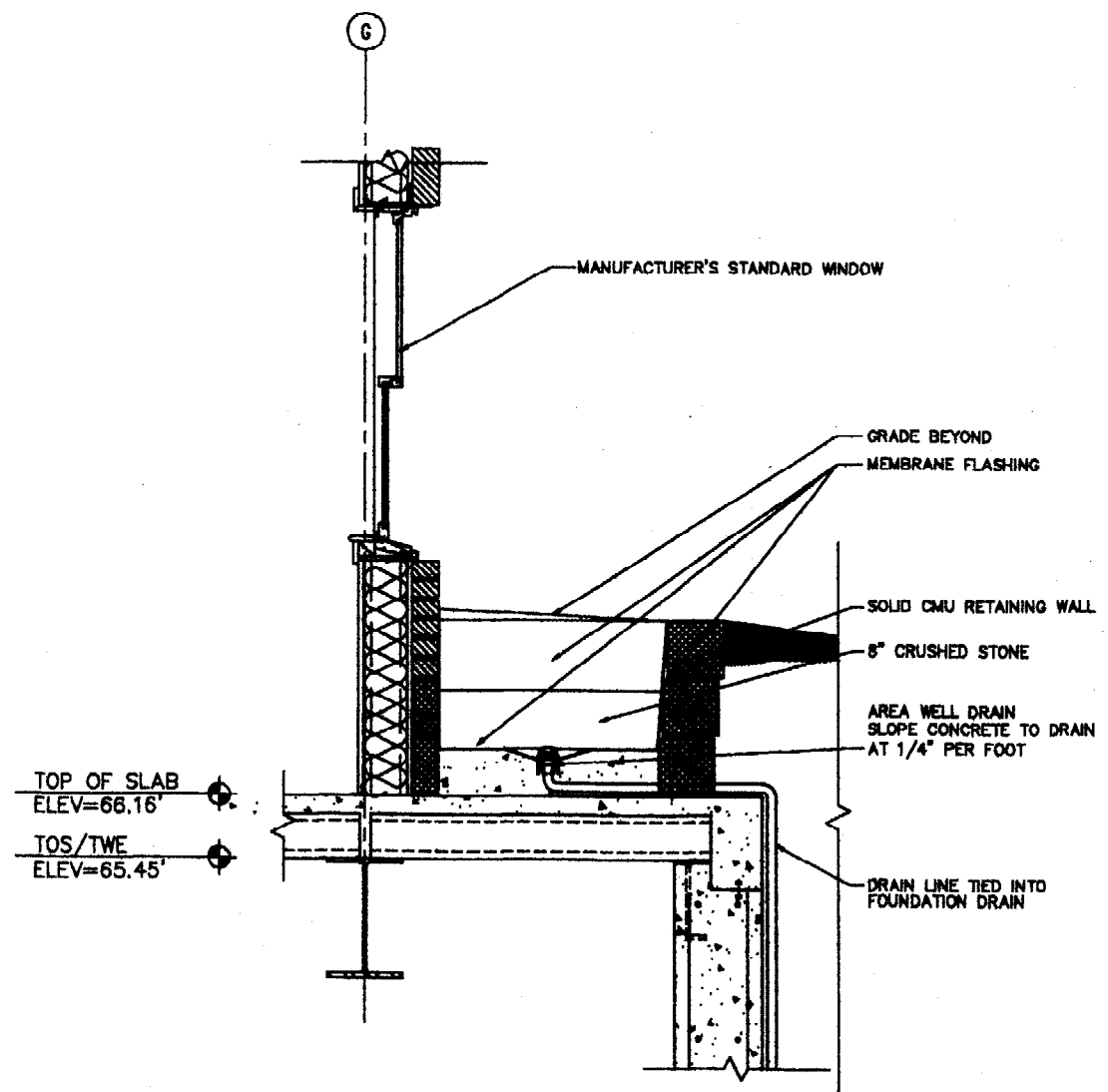


3 SANITARY SEWER LATERAL CONNECTION
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE

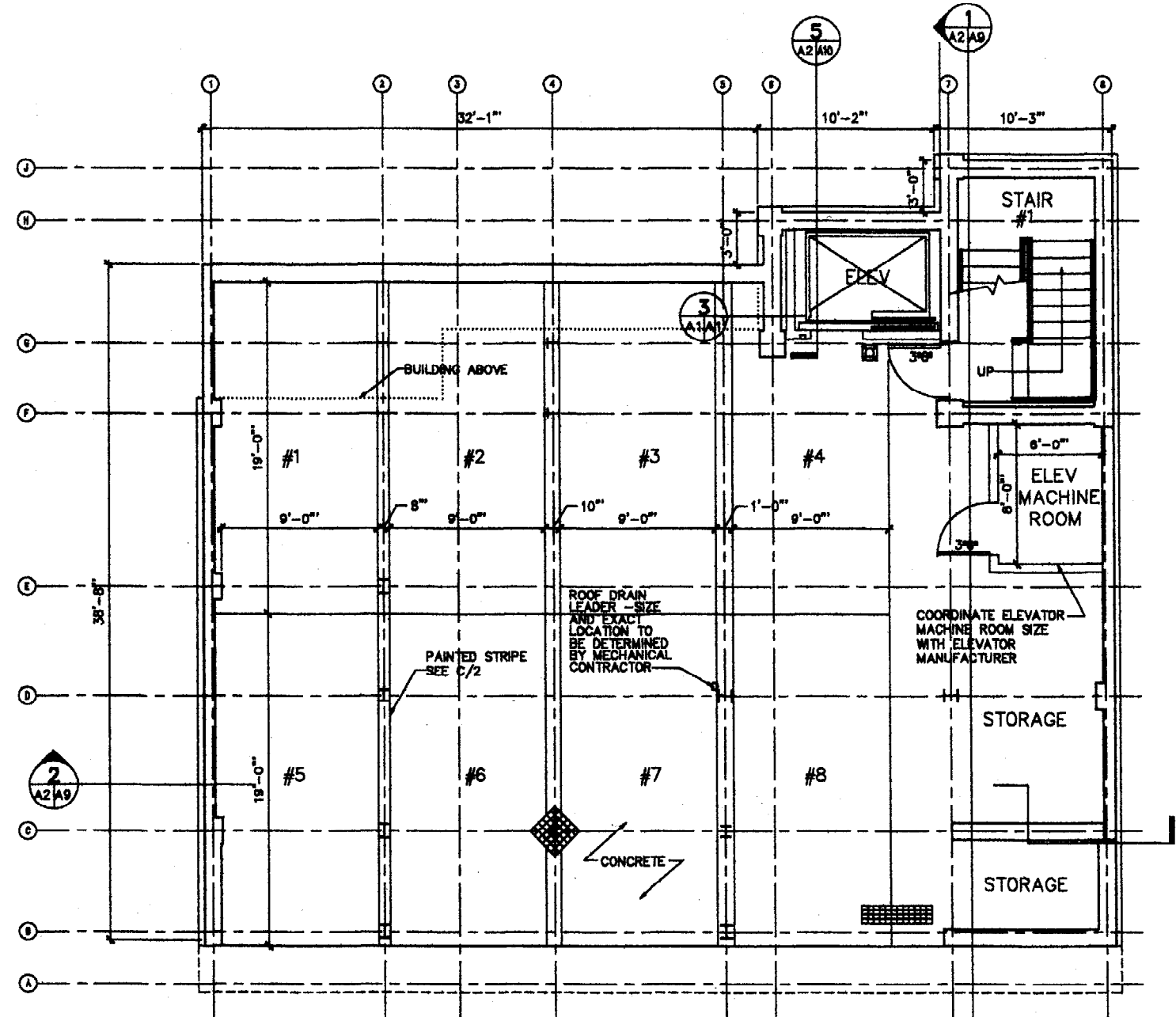


8 GROUP SHRUB PLANTING
 SCALE: NOT TO SCALE
 (C2/C5) NOT TO SCALE

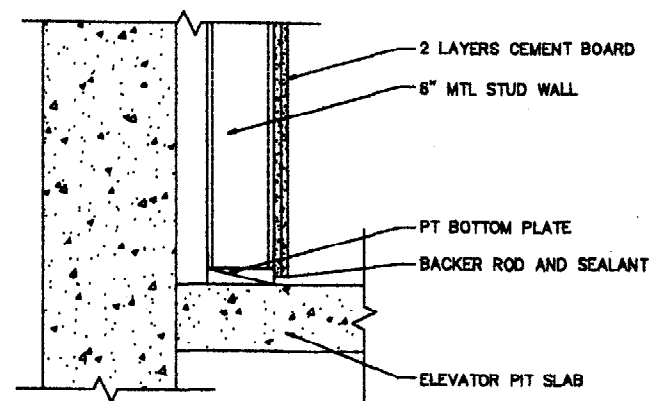




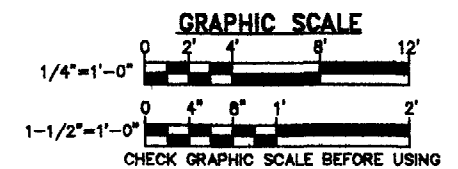
1 WINDOW WELL DETAIL
A1/A1 SCALE: 1/4"=1'-0"



2 PARKING LEVEL PLAN
A1/A1 SCALE: 1/4"=1'-0"



3 SHAFT WALL DETAIL
A1/A1 SCALE: 1-1/2"=1'-0"



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
501 BAY STREET BRIDGTON, MAINE 04005

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESDEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/25/03
DESIGN: GLH
DRAWN: TOS
CHECKED: GLH
SCALE: AS NOTED
JOB: 20204-33

PARKING LEVEL
FLOOR PLAN

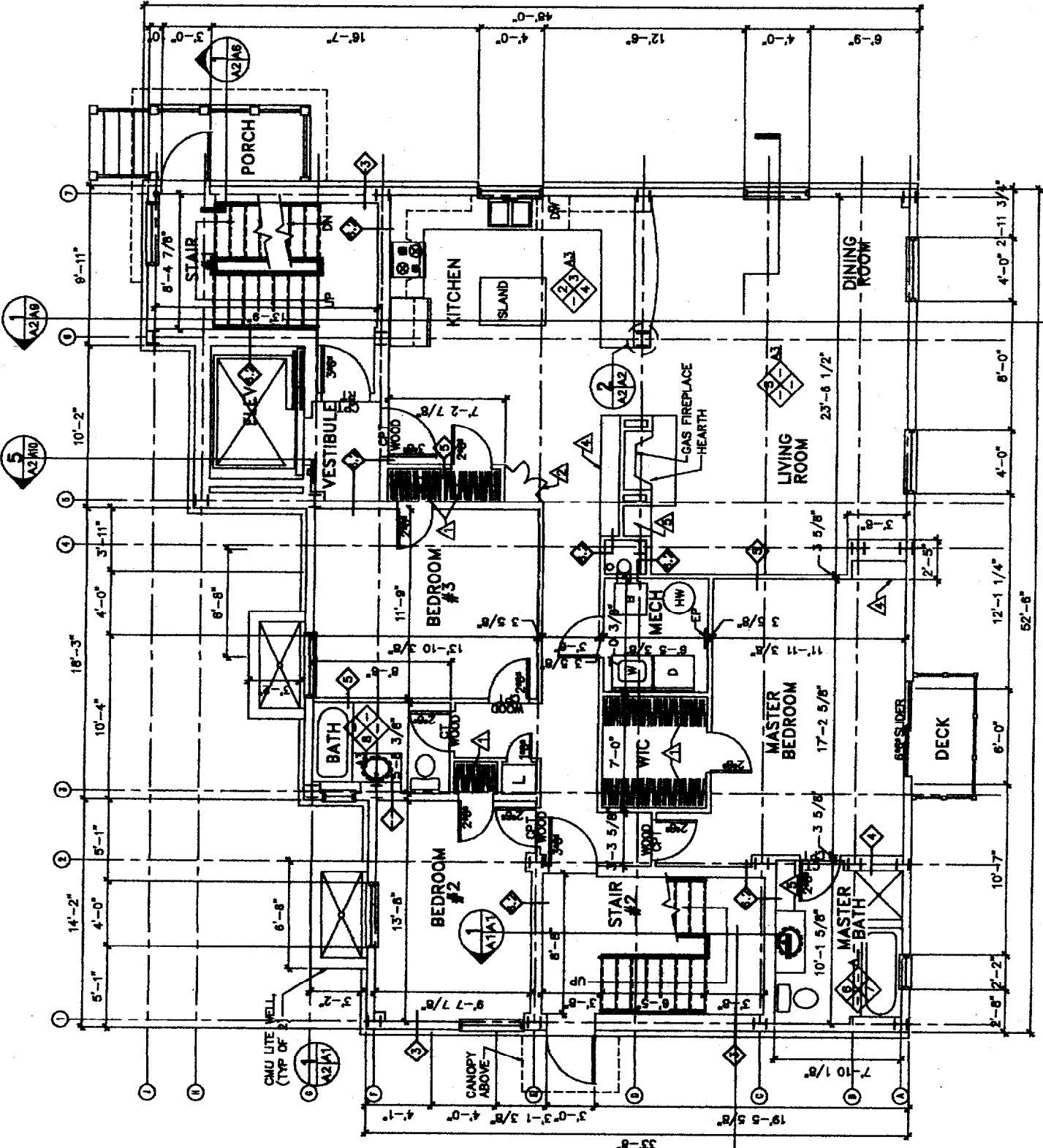
A1
7 OF 29

GROUND FLOOR PLAN & WALL TYPES

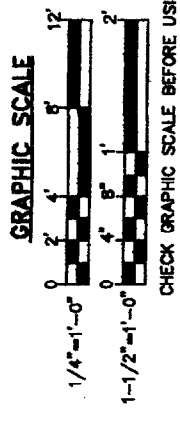
DATE: 07/25/03
 DESIGN: GJM
 DRAWN: TJB
 CHECKED: BLH
 SCALE: AS NOTED
 JOB: 20204.33

5 UNIT CONDOMINIUMS
 20-24 BRACKETT STREET
 PORTLAND, MAINE
 RECORD OWNER
 RESDEN, LLC
 28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

OAK POINT ASSOCIATES
 ARCHITECTS - ENGINEERS
 221 MAIN STREET BOSTON, MAINE 02108

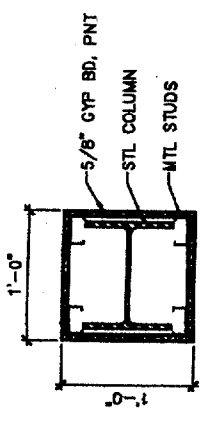
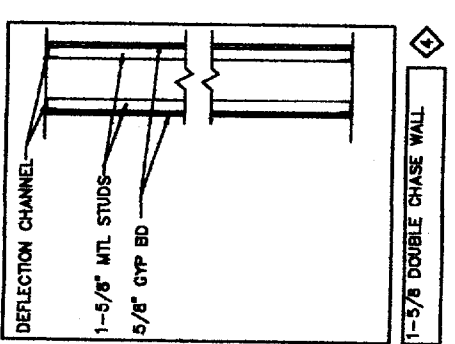
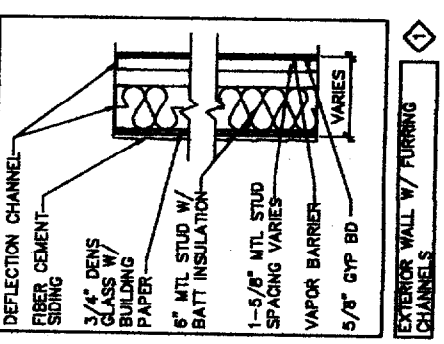
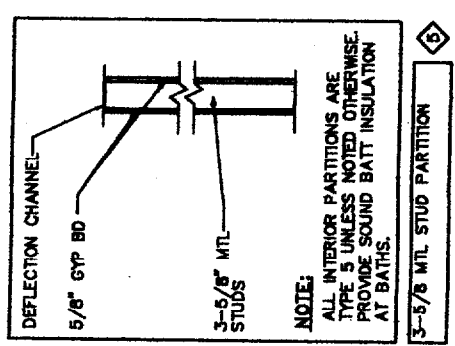
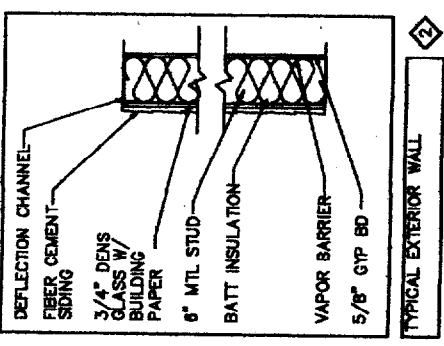
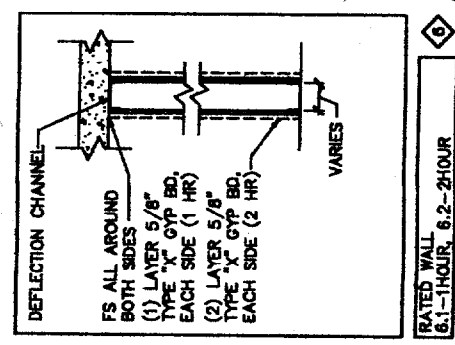
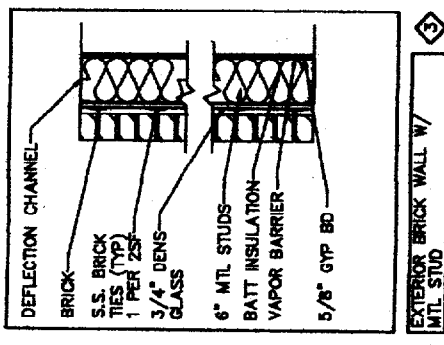


1 GROUND FLOOR
 SCALE: 1/4"=1'-0"



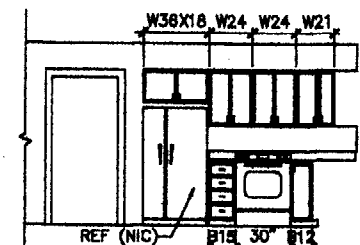
CHECK GRAPHIC SCALE BEFORE USING

- KEYNOTES THIS SHEET ONLY**
- △ PROVIDE ROD AND SHELF AT CLOSETS TYPICAL
 - △ PROVIDE BUILT-IN CORNER CHINA CLOSET
 - △ PROVIDE MANTLE SURROUND, BROSCO ANDERSON OR EQUAL
 - △ PROVIDE BUILT IN SHELVING
 - △ PROVIDE BUILT-IN STORAGE CABINETS AND SHELVING

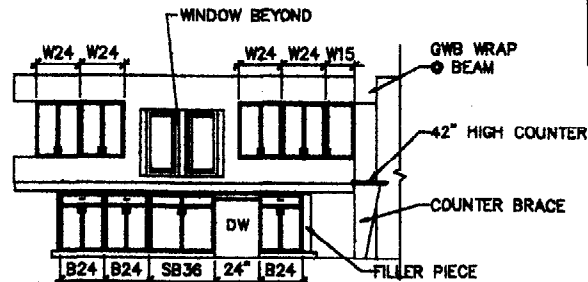


2 COLUMN WRAP DETAIL
 SCALE: 1-1/2"=1'-0"
 PILASTERS SIMILAR

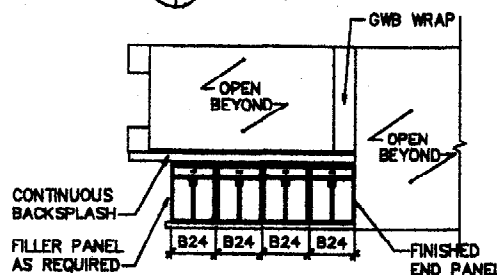
GENERAL NOTE:
ALL EXPOSED
SURFACES TO
BE FINISHED.



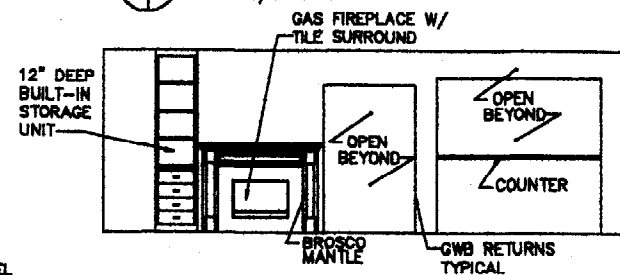
2 KITCHEN ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



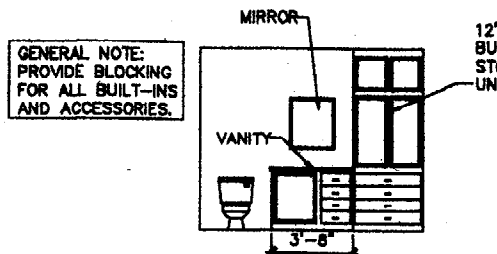
3 KITCHEN ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



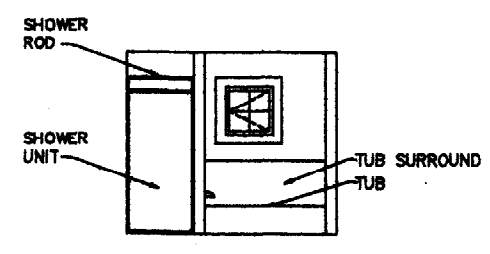
4 KITCHEN ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



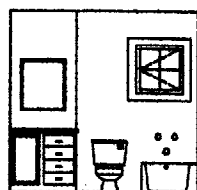
5 LIVING ROOM ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



6 MASTER BATH ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



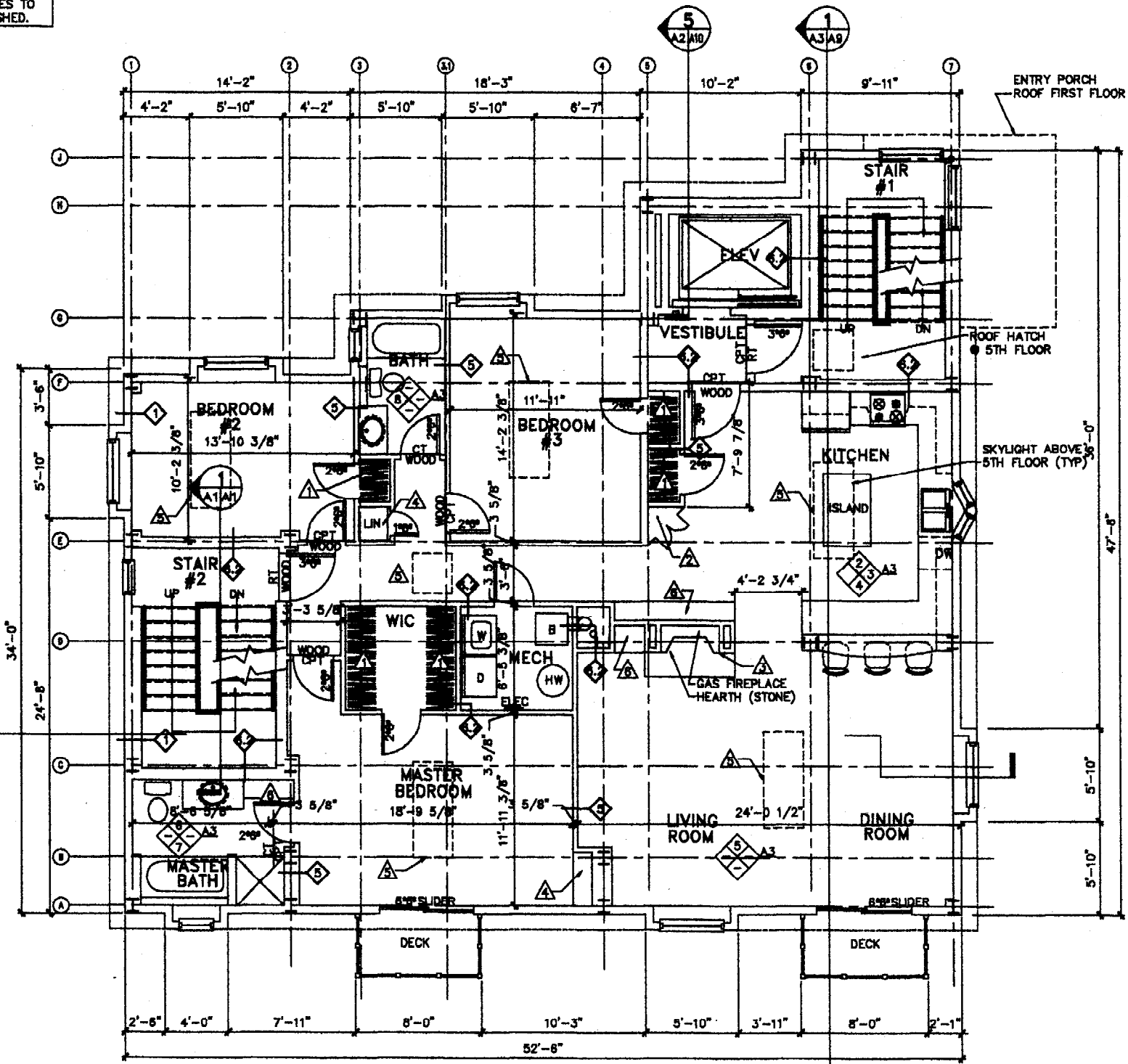
7 MASTER BATH ELEVATION
A3/A3 SCALE: 1/4"=1'-0"



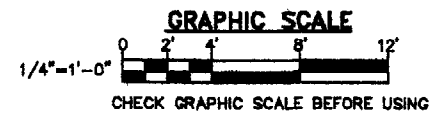
8 BATH ELEVATION
A3/A3 SCALE: 1/4"=1'-0"

KEYNOTES: THIS SHEET ONLY

- ▲ PROVIDE ROD AND SHELF AT CLOSETS TYPICAL
- ▲ PROVIDE BUILT-IN CORNER CHINA CLOSET
- ▲ PROVIDE MANTLE SURROUND, BROSCO ANDERSON OR EQUAL
- ▲ PROVIDE BUILT IN SHELVING
- ▲ VERIFY SKYLIGHT LOCATIONS WITH STRUCTURAL ROOF FRAMING PLANS
- ▲ PROVIDE BUILT-IN STORAGE CABINETS AND SHELVING



1 TYPICAL FLOOR PLAN (2-5)
A3/A3 SCALE: 1/4"=1'-0"



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 MAIN STREET BOSTON, MASS 02108

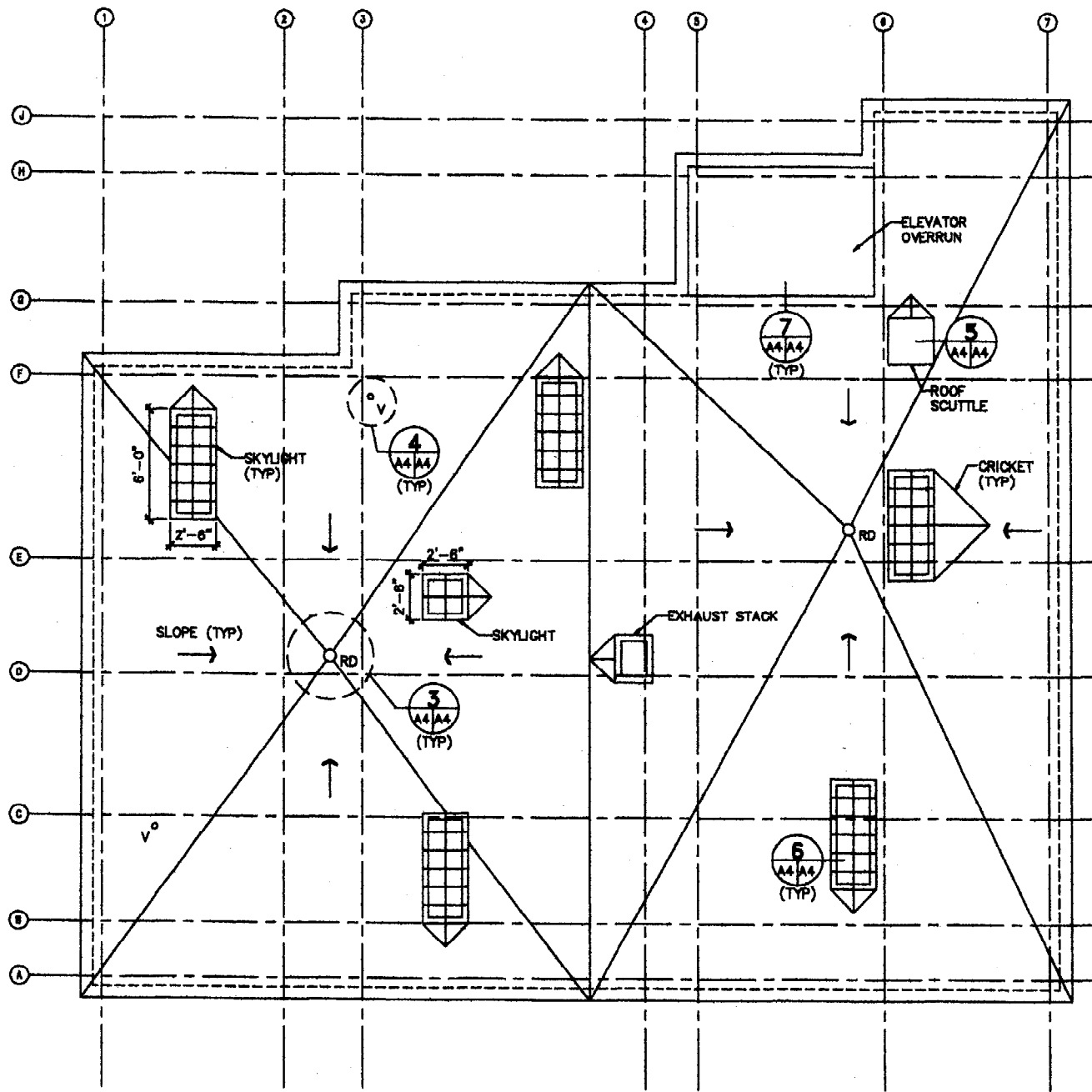
5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/29/03
DESIGN: CH
DRAWING: TEB
CHECKED: CH
SCALE: AS NOTED
JOB: 2020A.33

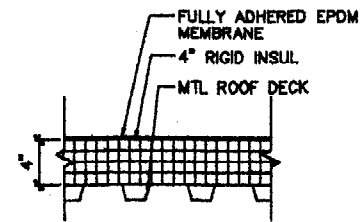
TYPICAL FLOOR PLAN &
INTERIOR ELEVATIONS

A3

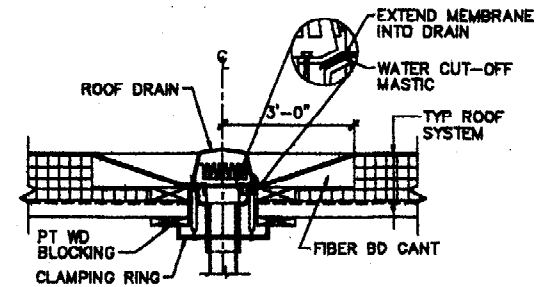
9 OF 29



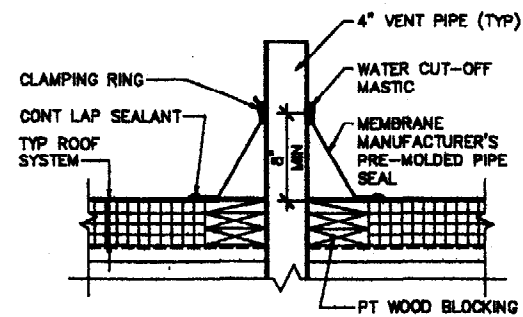
1 ROOF PLAN
A4/A4 SCALE: 1/4"=1'-0"



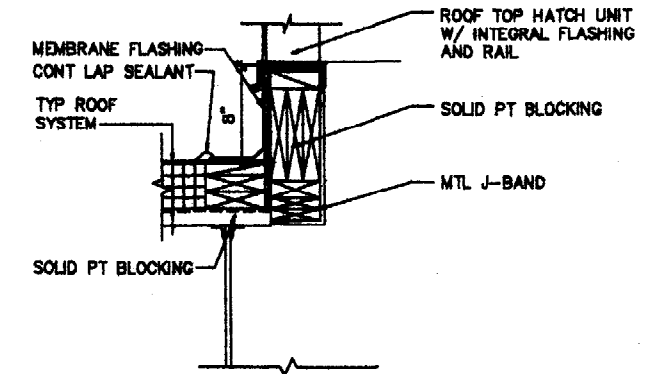
2 TYP EPDM ROOF SYSTEM
A4/A4 SCALE: 1-1/2"=1'-0"



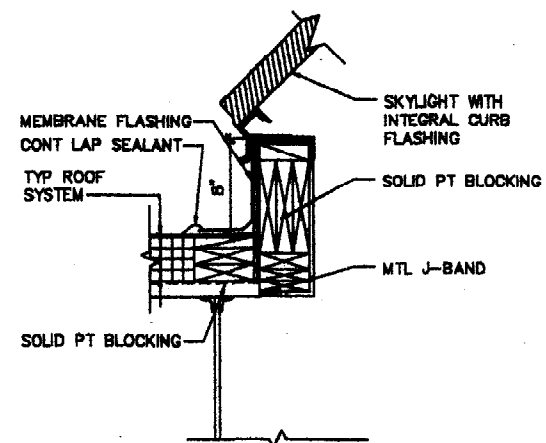
3 TYP ROOF DRAIN
A4/A4 SCALE: 1-1/2"=1'-0"



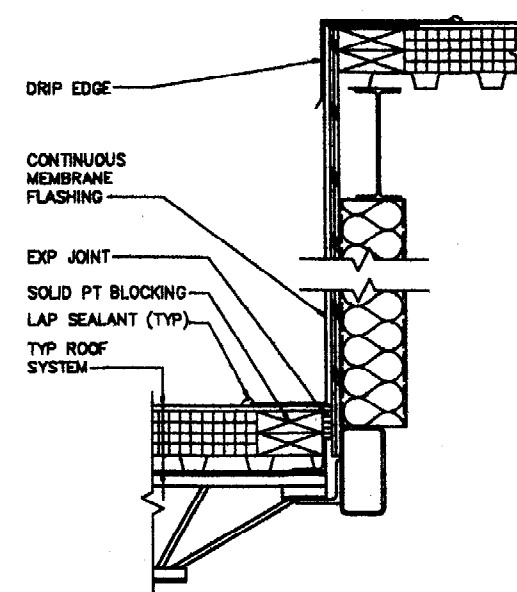
4 TYP ROOF VENT DETAIL
A4/A4 SCALE: 1-1/2"=1'-0"



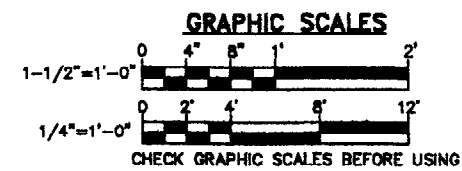
5 ROOF ACCESS HATCH DETAIL
A4/A4 SCALE: 1-1/2"=1'-0"



6 TYP SKYLIGHT CURB DETAIL
A4/A4 SCALE: 1-1/2"=1'-0"



7 ELEVATOR OVERRUN DETAIL
A4/A4 SCALE: 1-1/2"=1'-0"



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
221 MAIN STREET, BANGOR, MAINE 04401

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSER, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/25/03
DESIGN: GJM
DRAWING: TJB
CHECKED: GJM
SCALE: AS NOTED
JOB: 2020A33

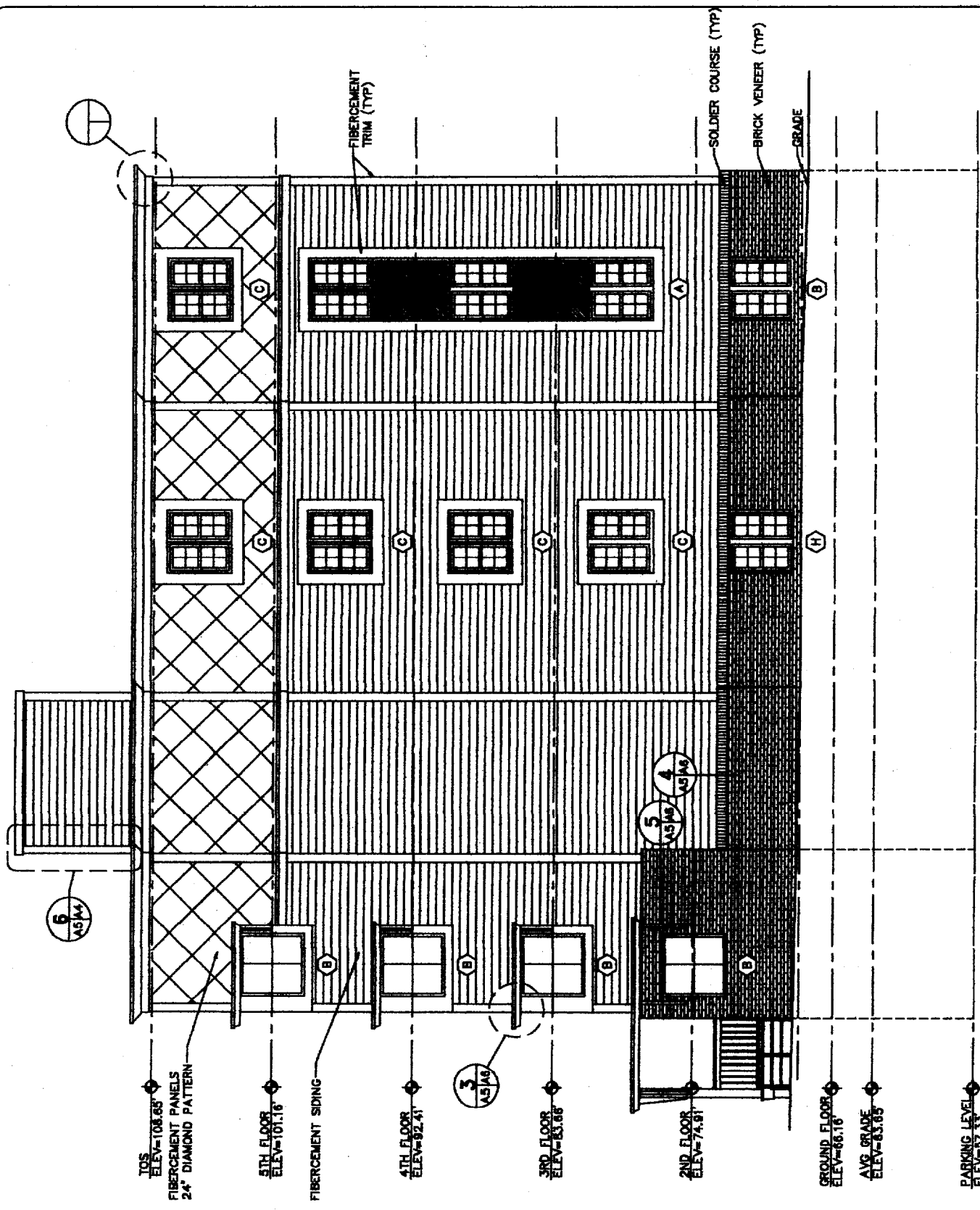
ROOF PLAN & DETAILS

**NORTH ELEVATION
& WINDOW SCHEDULE**

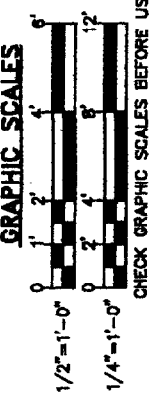
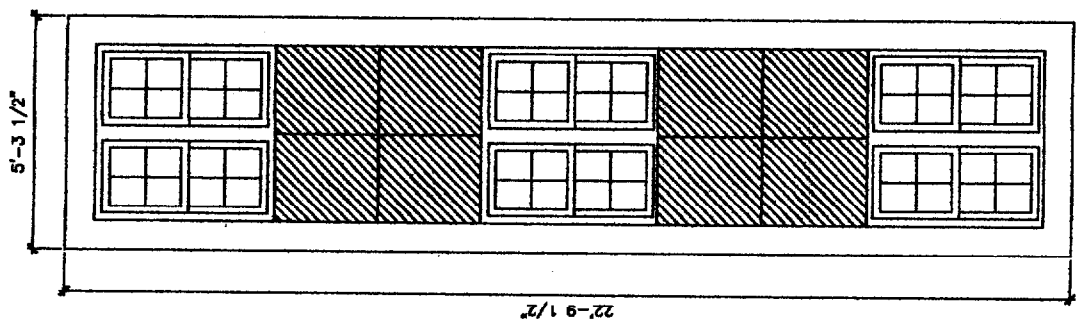
DATE: 07/25/03
DESIGN: GH
DRAWN: TDB
CHECKED: AS NOTED
SCALE: AS NOTED
JOB: 20204.33

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
23 MAIN STREET BIDDING, MAINE 04003

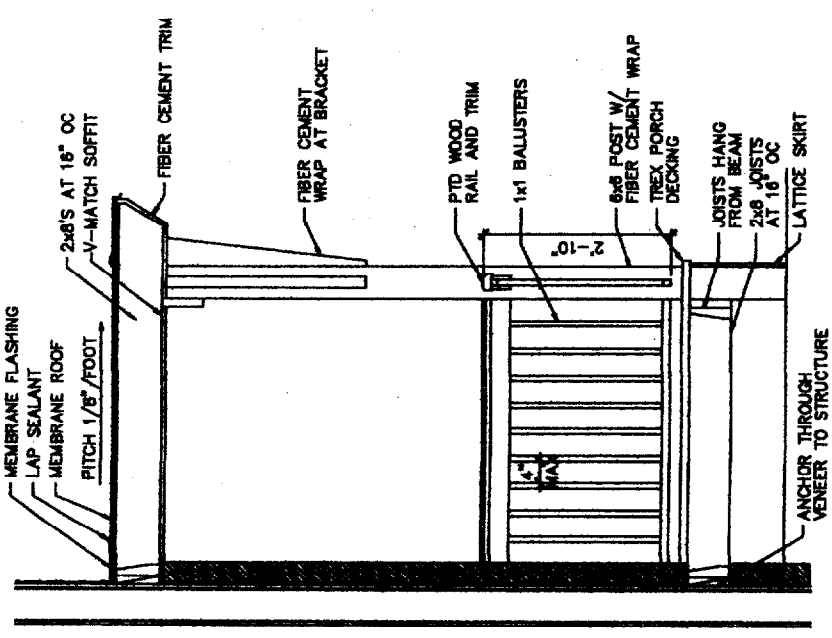
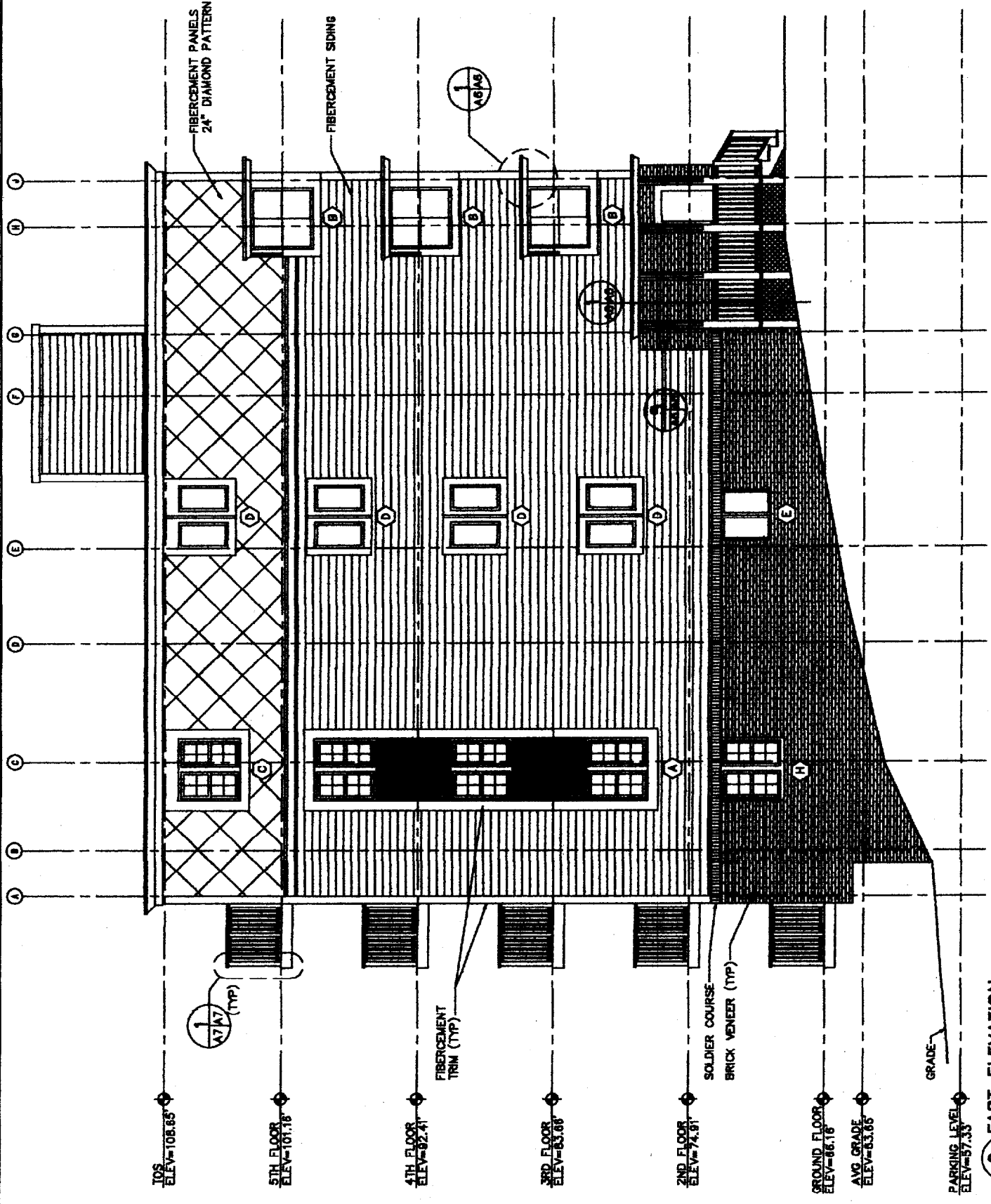


2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

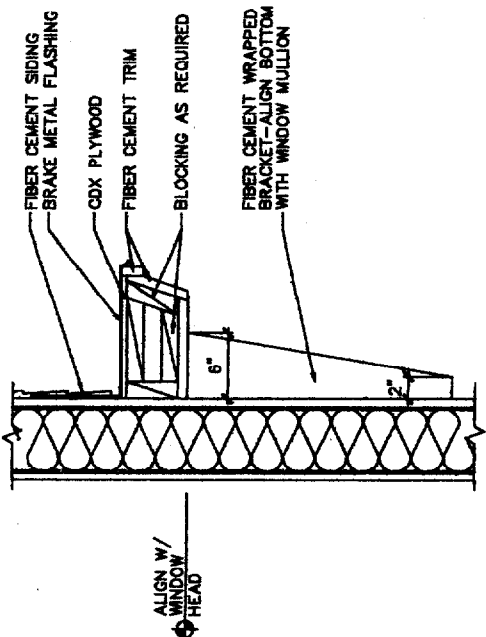


- (A) ORIEL DOUBLE HUNG
- (B) AWNING
- (C) ORIEL DOUBLE HUNG
- (D) ORIEL CASEMENT
- (E) CASEMENT
- (F) PIVOT
- (G) ORIEL WINDOW AWNING
- (H) DOUBLE HUNG

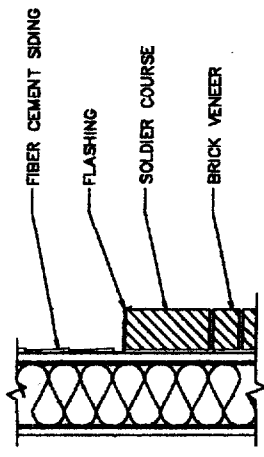
1 WINDOW TYPES
SCALE: 1/2"=1'-0"



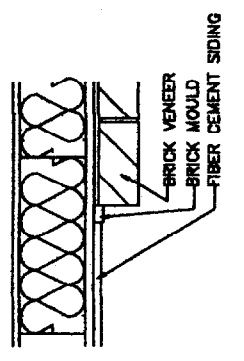
1 ENTRY PORCH SECTION
SCALE: 3/4\"/>



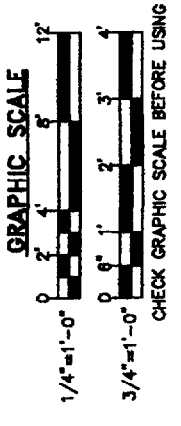
3 WINDOW SHADE DETAIL
SCALE: 1-1/2\"/>



4 BRICK TRANSITION DETAIL
SCALE: 1-1/2\"/>



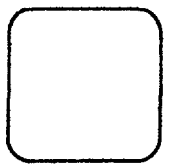
5 BRICK TRANSITION DETAIL
SCALE: 1-1/2\"/>



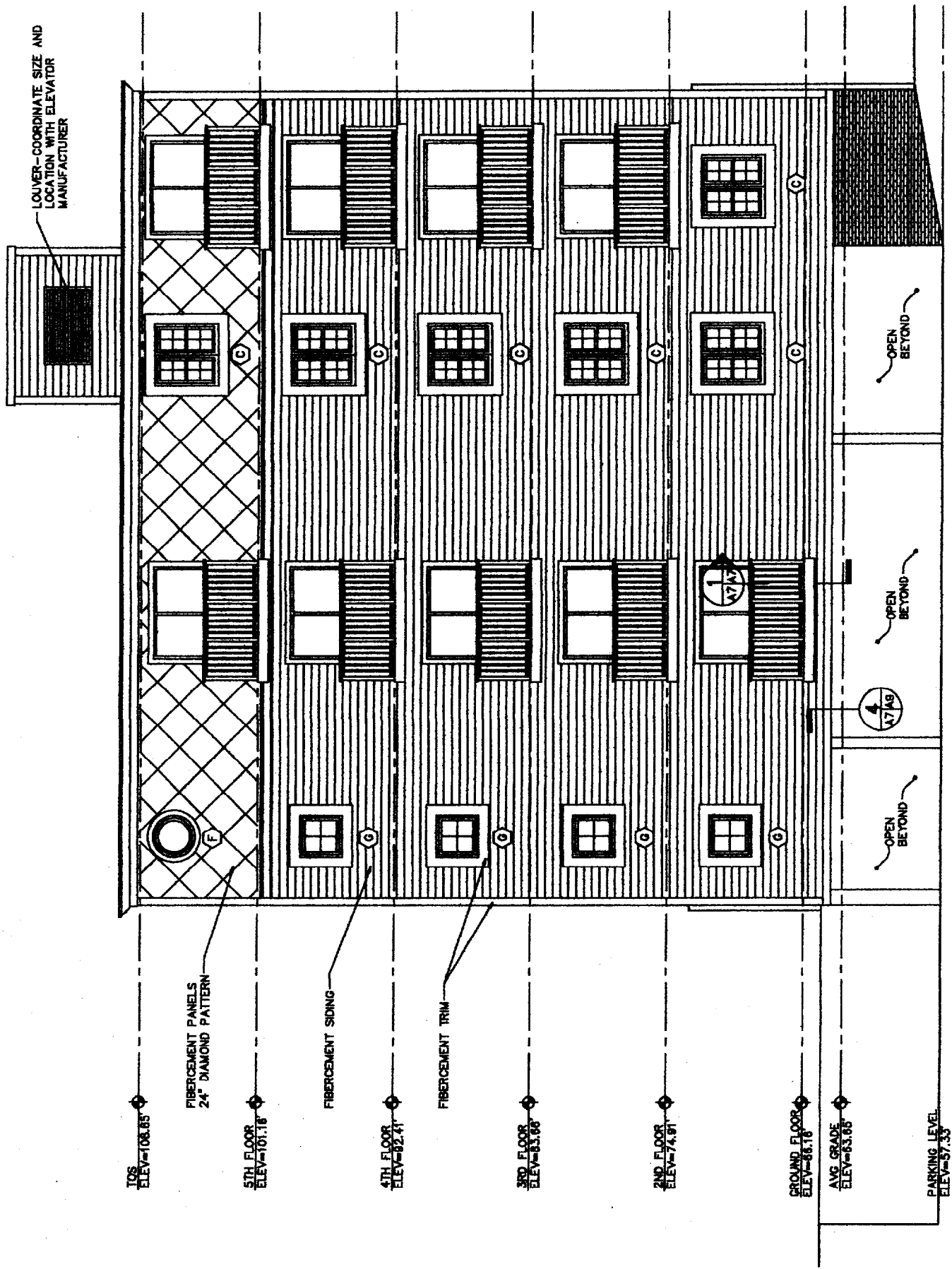
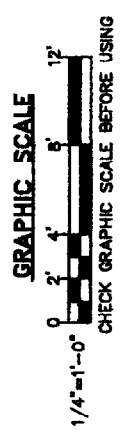
**SOUTH ELEVATION
AND DETAILS**

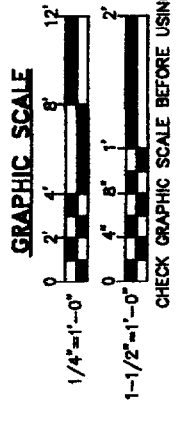
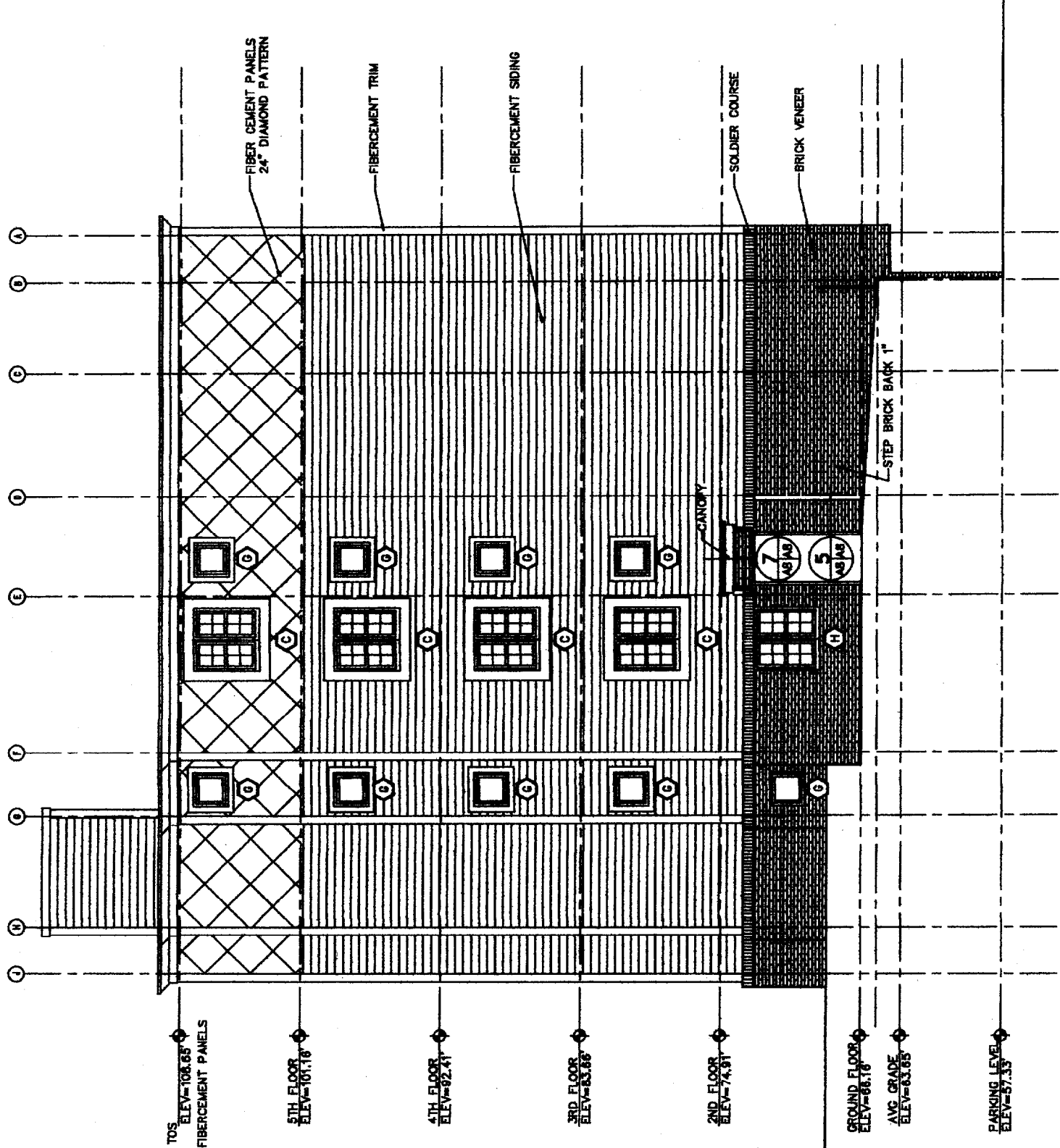
DATE: 07/25/03
DESIGN: BLH
DRAWN: TDB
CHECKED: BLH
SCALE: AS NOTED
JOB: 20204.33

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESDEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

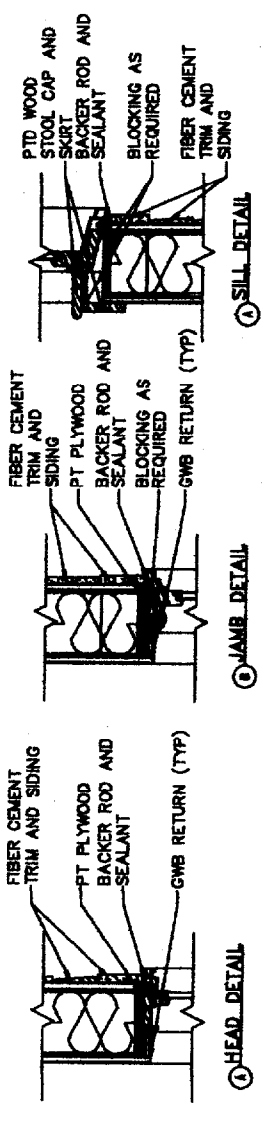


OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 MAIN STREET BLDG 200, MAINE 04002

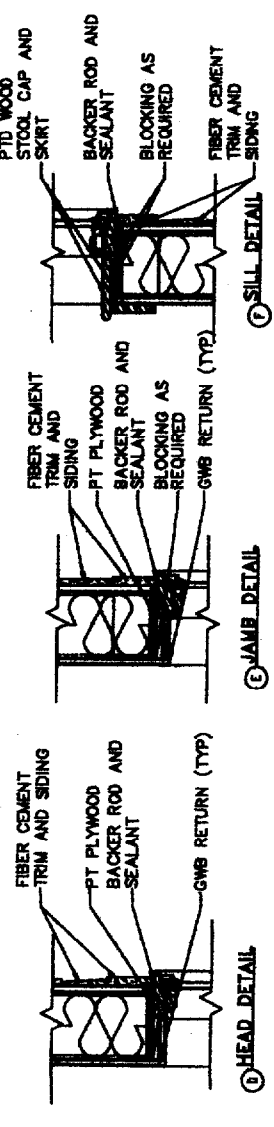




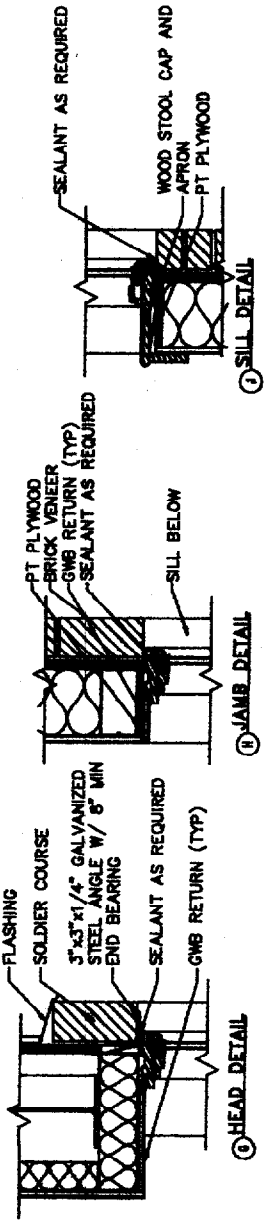
CHECK GRAPHIC SCALE BEFORE USING



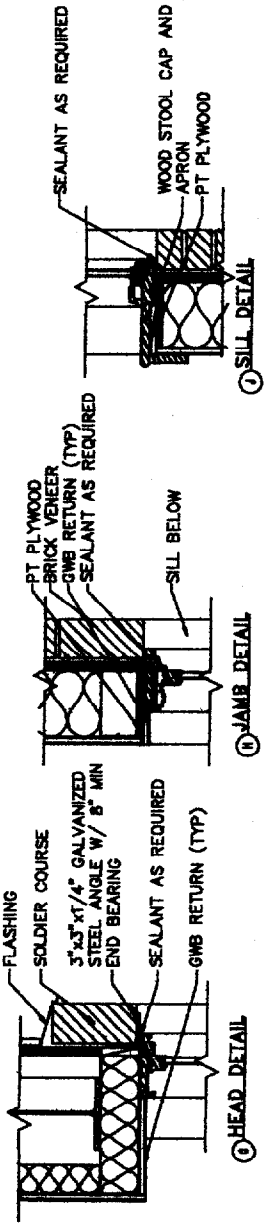
1 DOUBLE HUNG DETAILS • STUD WALL
AB/AS SCALE: 1-1/2"=1'-0"



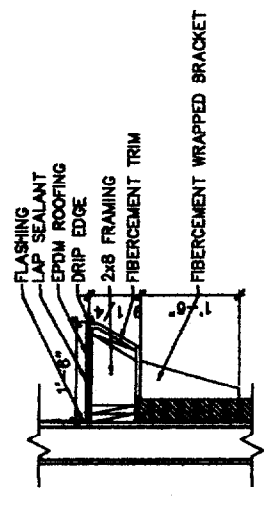
2 AWNING WINDOW DETAILS • STUD WALL
AB/AS SCALE: 1-1/2"=1'-0"



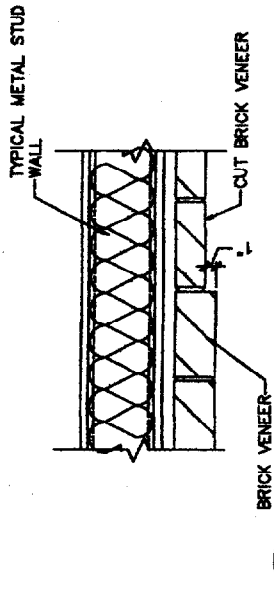
3 AWNING WINDOW DETAILS • BRICK WALL
AB/AS SCALE: 1-1/2"=1'-0"



4 DOUBLE HUNG DETAILS • BRICK WALL
AB/AS SCALE: 1-1/2"=1'-0"

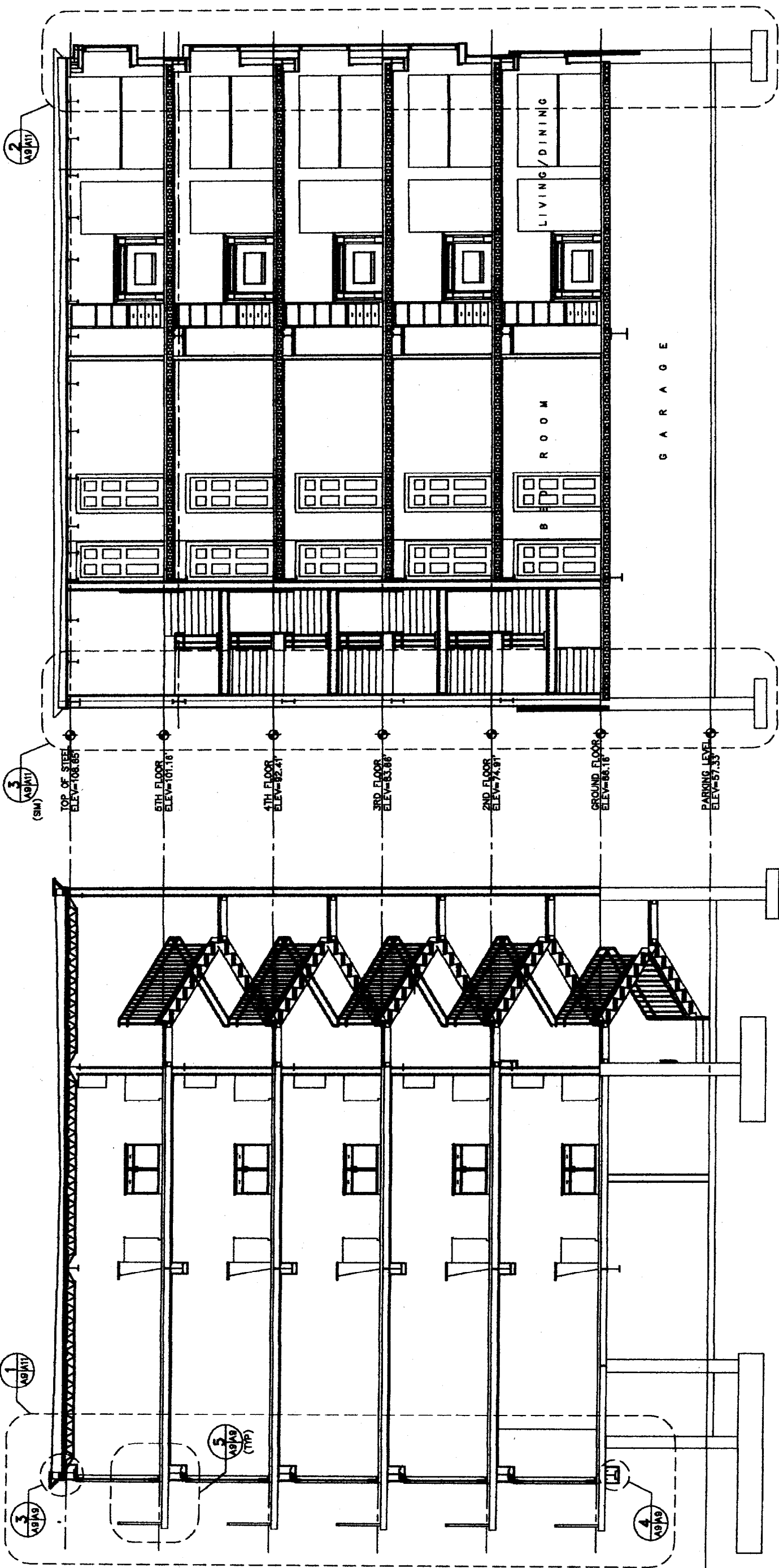


7 BRICK VENEER DETAIL
AB/AS SCALE: 3/4"=1'-0"



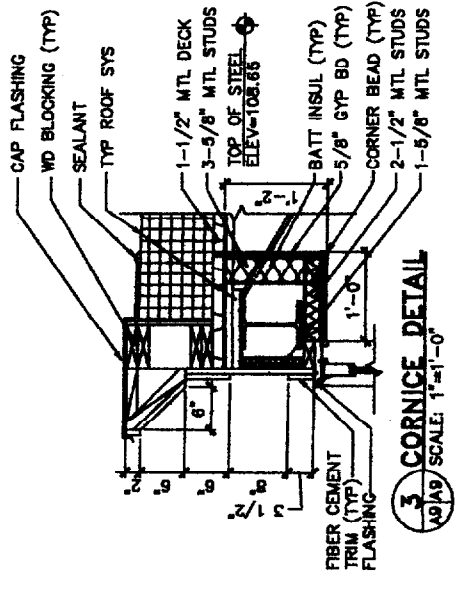
8 WEST ELEVATION
AB/AS SCALE: 1/4"=1'-0"

5 BRICK VENEER DETAIL
AB/AS SCALE: 1-1/2"=1'-0"

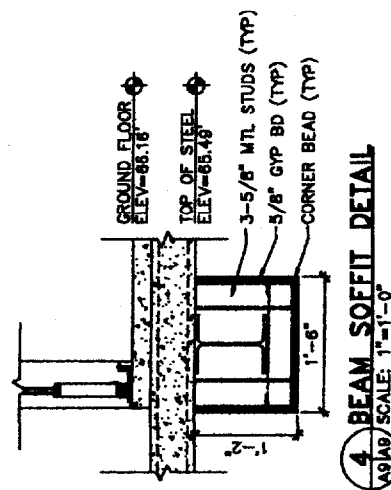


1 BUILDING SECTION
SCALE: 1/4"=1'-0"

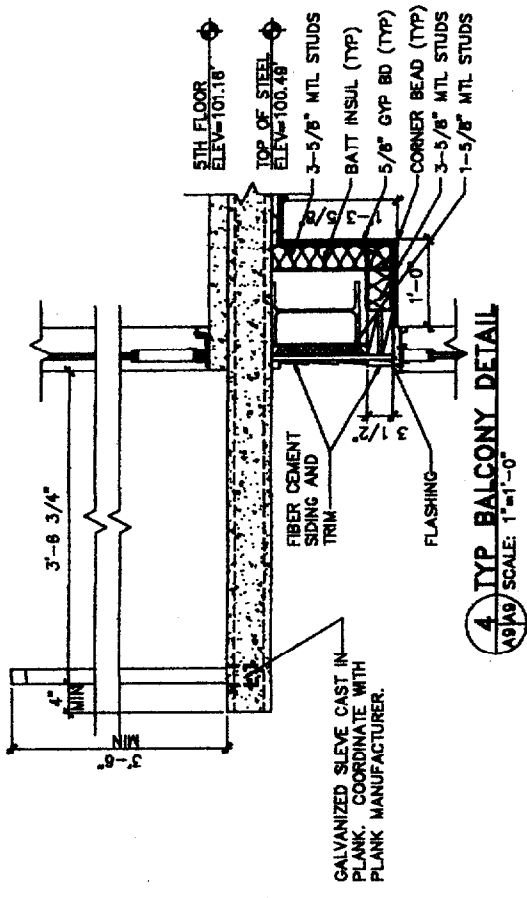
2 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 CORNICE DETAIL
SCALE: 1"=1'-0"



4 BEAM SOFFIT DETAIL
SCALE: 1"=1'-0"

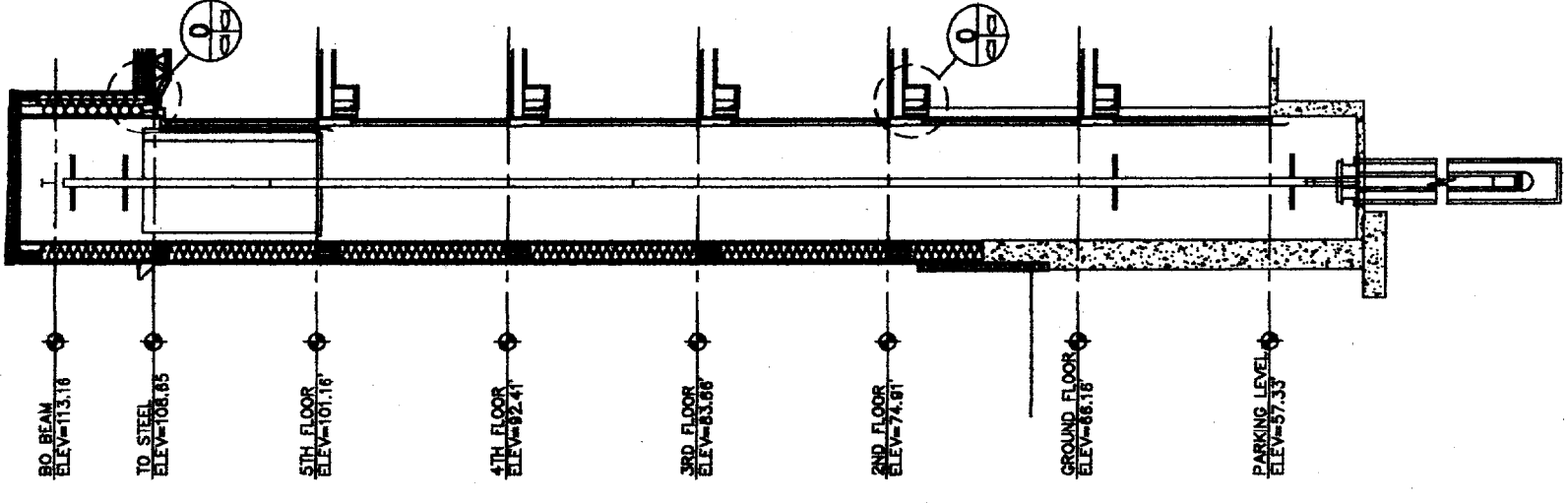


4 TYP BALCONY DETAIL
SCALE: 1"=1'-0"

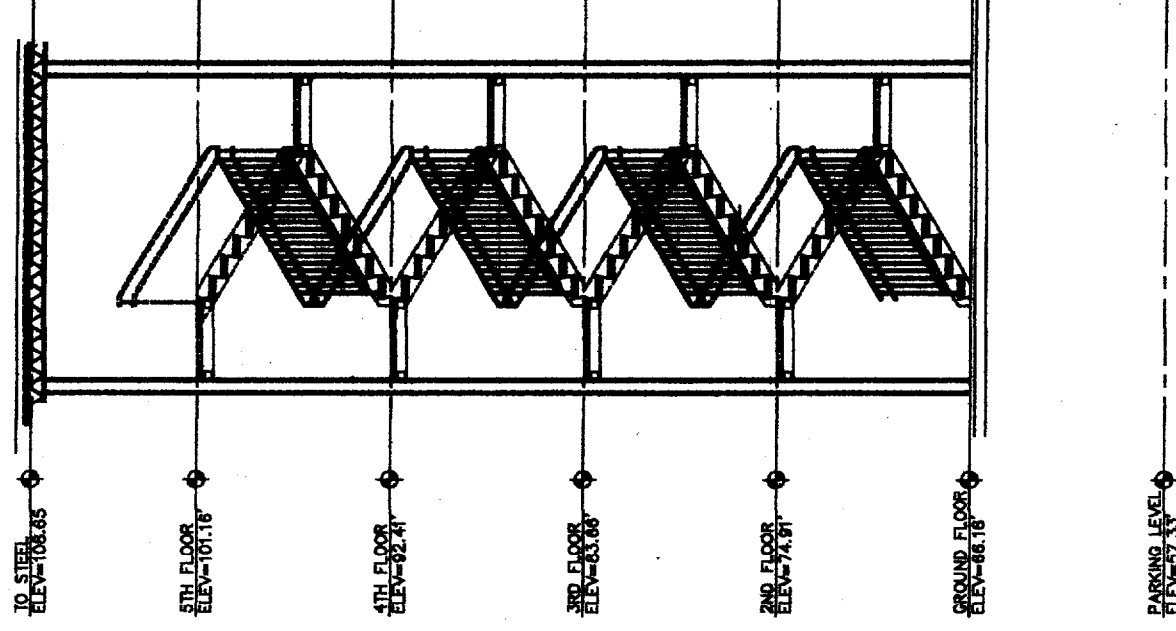
GENERAL NOTE:
HANDRAIL SIZE, LOCATION AND CONSTRUCTION
TO BE DESIGNED BY OTHERS. COORDINATE
SLEEVE LOCATION AND RAILING CONSTRUCTION
WITH CONTRACTOR AND PLANK MANUFACTURER.



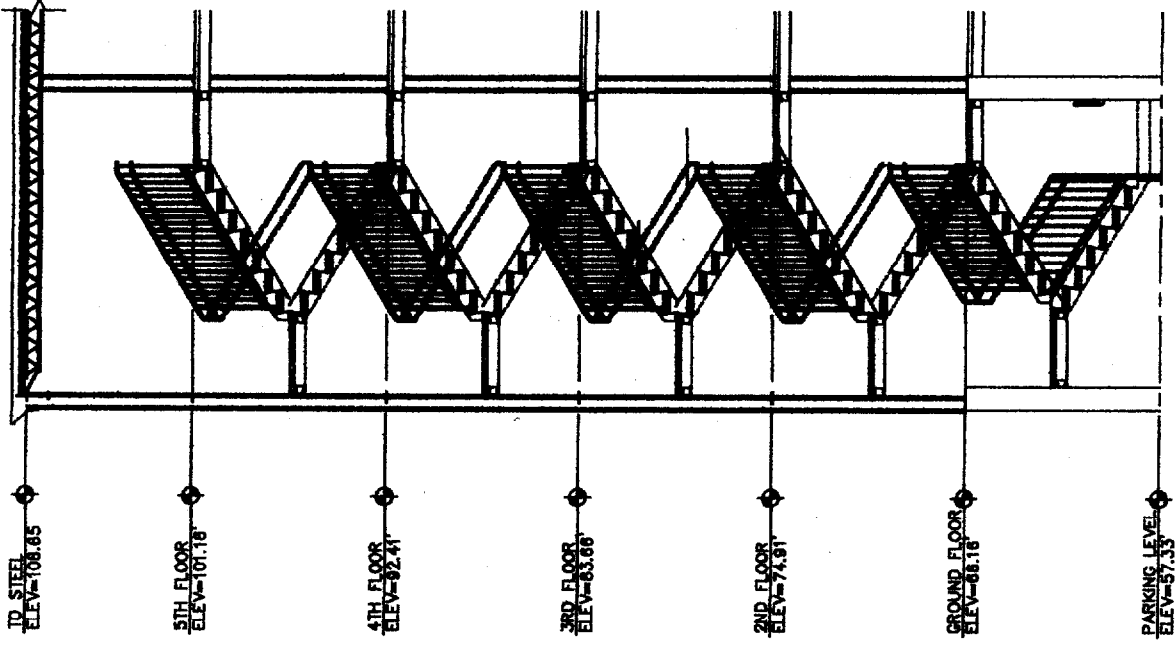
CHECK GRAPHIC SCALE BEFORE USING



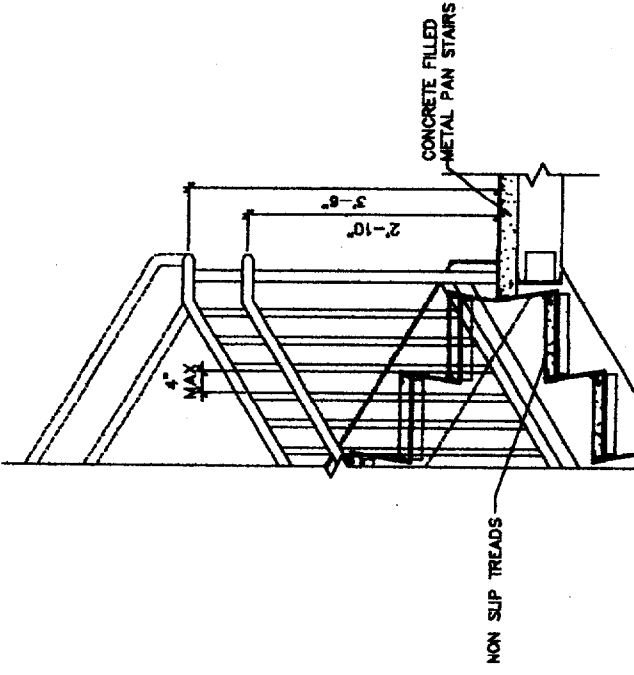
5 ELEVATOR SECTION
SCALE: 1/4"=1'-0"
A2, A3, A1, A10



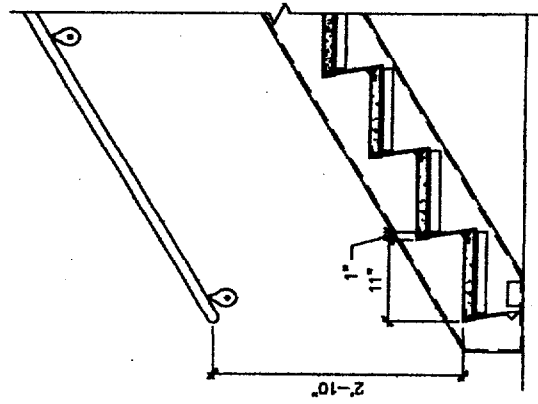
4 STAIR #2 SECTION
SCALE: 1/4"=1'-0"
A2, A3, A1, A10



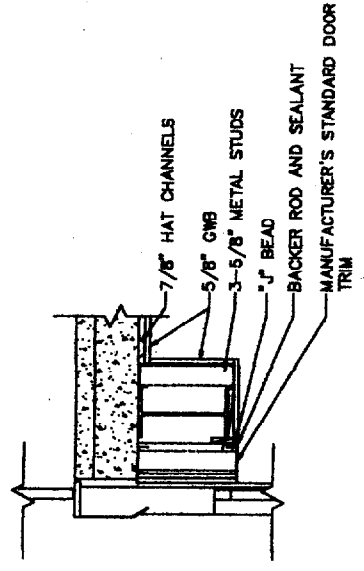
3 STAIR #1 SECTION
SCALE: 1/4"=1'-0"
A2, A3, A1, A10



1 TYPICAL HAND RAIL DETAIL
SCALE: 1"=1'-0"
A10, A11



2 TYPICAL STAIR DETAIL
SCALE: 1"=1'-0"
A10, A11



6 TYPICAL STAIR DETAIL
SCALE: 1"=1'-0"
A10, A11

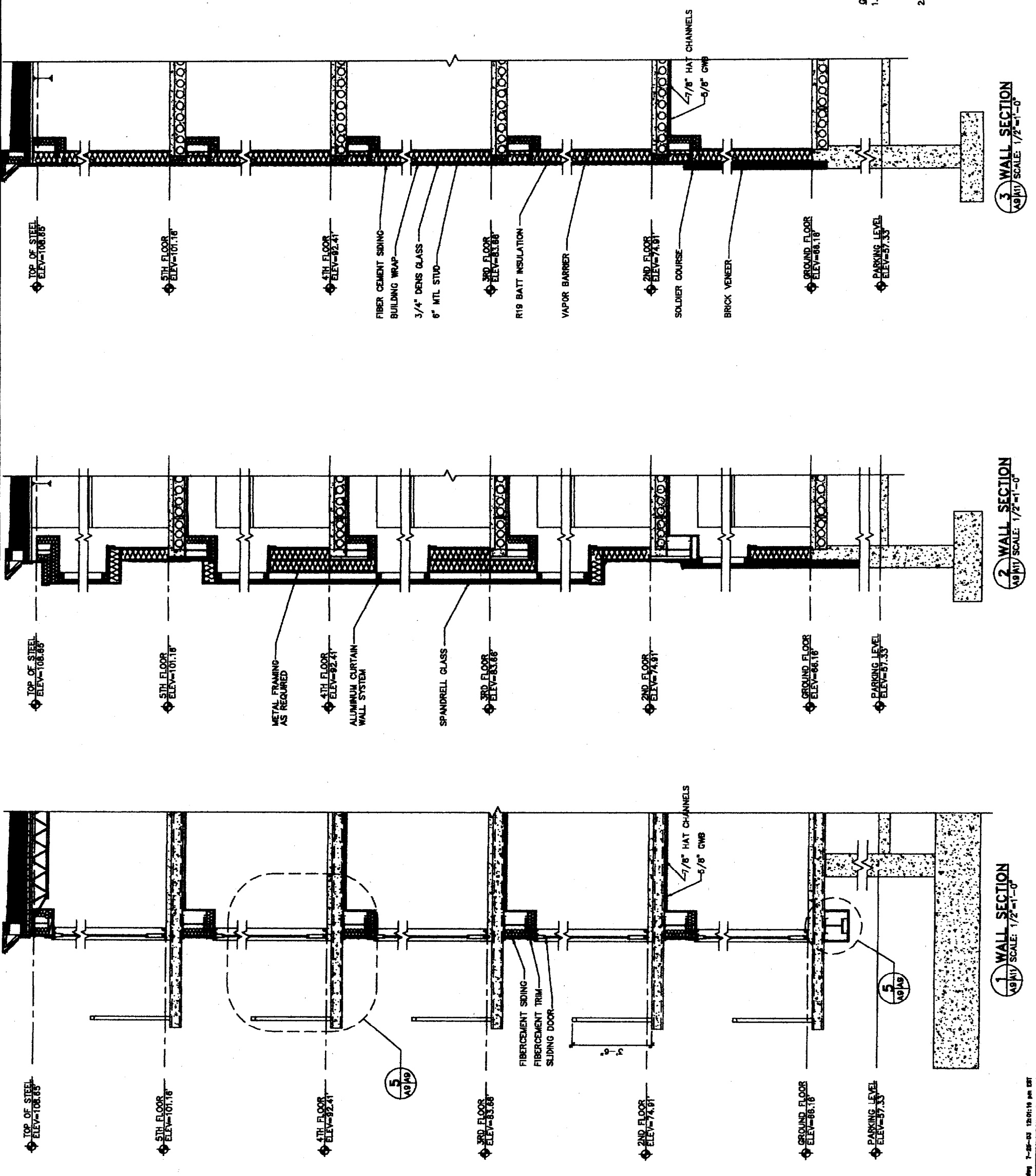
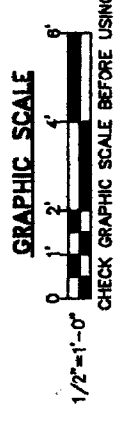
WALL SECTIONS

DATE:	07/25/03
DESIGN:	GLH
DRAWN:	MJC
CHECKED:	GLH
SCALE:	AS NOTED
JOB:	2020433

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESDEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
224 MAIN STREET BLDG 200, LAKE 04003

GENERAL NOTE:
1. HANDRAIL SIZE, LOCATION AND CONSTRUCTION TO BE DESIGNED BY OTHERS. COORDINATE SLEEVE LOCATION AND RAILING CONSTRUCTION WITH CONTRACTOR AND PLANK MANUFACTURER.
2. CURTAIN WALL DESIGN BY OTHERS. CURTAIN WALL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE WINDOW AND DOOR OPENINGS AS WELL AS ORIEL AND BOX WINDOW PROTRUSIONS. COORDINATE FRAMING WITH STRUCTURAL STEEL.



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

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

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

STRUCTURAL NOTES

CONCRETE

- 1. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ACI 117, ACI 211.1, ACI 301, ACI 302.1R, ACI 305R, ACI 306.1, ACI 308R, ACI 315, ACI 318 AND ACI 347R.
- 2. CONCRETE EXPOSED TO WEATHER SHALL BE NORMAL WEIGHT Fc=4000 PSI (MAXIMUM WATER/CEMENT RATIO=0.40). CONCRETE FOR FOOTINGS, FOUNDATION WALLS, PIERS AND SLABS ON GRADE SHALL BE NORMAL WEIGHT Fc=3000 PSI (MAXIMUM WATER/CEMENT RATIO=0.50). CONCRETE FOR TOPPING SLAB SHALL BE NORMAL WEIGHT Fc=4,000 PSI (MAXIMUM WATER/CEMENT RATIO=0.40).
- 3. UPON COMPLETION OF FOOTING EXCAVATION AND PRIOR TO THE INSTALLATION OF FORMS OR CONCRETE PLACEMENT THE EXISTING SUBGRADE BENEATH ALL FOOTINGS SHALL BE COMPACTED WITH 3 PASSES OF A VIBRATING PLATE COMPACTOR.
- 4. VAPOR RETARDER: ASTM D4397, 10 MIL POLYETHYLENE SHEET.
- 5. WATERSTOP: CE CRD-C 513 FLEXIBLE RUBBER OR CE CRD-C 572 FLEXIBLE PVC, RIBBED WITH CENTER BULB, WITH FACTORY FABRICATED CORNERS.
- 6. JOINT FILLER STRIPS: ASTM D1751, ASPHALT-SATURATED CELLULOSIC FIBER.
- 7. WATER AND CHLORIDE REPELLENT PENETRATING SEALER: AASHTO T-259, WITH A MINIMUM 85% REDUCTION IN CHLORIDE PENETRATION.
- 8. DEFORMED REINFORCING BARS: ASTM A615/A615M (GRADE 60).
- 9. CONCRETE REINFORCEMENT SHALL BE LAP SPLICED UNLESS NOTED OTHERWISE IN ACCORDANCE WITH ACI 301. LAP BARS A MINIMUM OF 24 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 10. WELDED WIRE FABRIC: ASTM A185.
- 11. MINIMUM REINFORCING STEEL COVER: FOOTINGS 3", FOUNDATION WALLS, RETAINING WALLS 2", SLABS 2" AND AS INDICATED.
- 12. NONSHRINK GROUT: ASTM C1107, NONMETALLIC.
- 13. EPOXY BONDING COMPOUND: ASTM C881, TYPE II.
- 14. EPOXY GROUT: ASTM C881, TYPE IV.
- 15. CONCRETE SLAB FINISH: MINIMUM OVERALL AREA FLATNESS OF F_r-25, 17 MINIMUM. MINIMUM OVERALL AREA LEVELNESS OF F_l-20, 15 MINIMUM.
- 16. INTERIOR SLABS-ON-GRADE: THE CONTRACTOR SHALL PROVIDE CONCRETE SLAB PROTECTION (BEYOND THE 7-DAY CURING PERIOD) UNTIL THE BUILDING ENVELOPE COMPLETELY ENCLOSES AND PROTECTS THE SLAB FROM WIND, SUN AND PRECIPITATION.
- 17. THE CONTRACTOR SHALL SUBMIT PRODUCT DATA AND DESIGN MIXES TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO CONCRETE PLACEMENT.
- 18. FORMWORK SHALL BE INSTALLED IN ACCORDANCE WITH ACI 117 AND FINISHED SURFACES SHALL COMPLY WITH ACI 347R, CLASS B.
- 19. THE CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS COMPLYING WITH ACI 315 FOR REVIEW PRIOR TO FABRICATION OF REINFORCING STEEL.
- 20. CAST-IN-PLACE CONCRETE SHALL BE READY-MIXED COMPLYING WITH ASTM C94.
- 21. THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY TO CONDUCT ON-SITE AND LABORATORY TESTING FOR CAST-IN-PLACE CONCRETE AS APPROVED BY THE OWNER AND STRUCTURAL ENGINEER OF RECORD.
- 22. TESTING OF CAST-IN-PLACE COMPOSITE SAMPLES OF FRESH CONCRETE SHALL COMPLY WITH ASTM C172. TESTING FREQUENCY SHALL BE AS FOLLOWS; OBTAIN AT LEAST ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR UP TO 25 CUBIC YARDS AND ONE ADDITIONAL SET FOR EACH ADDITIONAL 50 CUBIC YARDS OR FRACTION THEREOF.
- 23. SLUMP SHALL BE TESTED IN ACCORDANCE WITH ASTM C143. PERFORM ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX.
- 24. AIR CONTENT SHALL BE TESTED IN ACCORDANCE WITH ASTM C231. PRESSURE METHOD, FOR NORMAL WEIGHT CONCRETE. PERFORM ONE TEST FOR EACH COMPOSITE SAMPLE BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX.
- 25. CONCRETE TEMPERATURE SHALL BE TESTED IN ACCORDANCE WITH ASTM C1064. PERFORM ONE TEST HOURLY WHEN THE AIR TEMPERATURE IS 80 DEGREES AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
- 26. COMPRESSION TEST SPECIMENS SHALL BE IN ACCORDANCE WITH ASTM C31. CAST AND LABORATORY CURE ONE SET OF SIX STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE. CAST AND FIELD CURE ONE SET OF SIX STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
- 27. COMPRESSION STRENGTH TESTS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THREE LABORATORY-CURED SPECIMENS AT 7-DAYS AND THREE AT 28-DAYS. TEST THREE FIELD-CURED SPECIMENS AT 7-DAYS AND THREE AT 28-DAYS. THE COMPRESSIVE STRENGTH TEST SHALL BE THE AVERAGE FROM THREE SPECIMENS OBTAINED FROM THE SAME COMPOSITE SAMPLE AND TESTED AT THE AGE INDICATED.
- 28. ACCEPTANCE OF THE CONCRETE STRENGTH TEST RESULTS SHALL BE IN ACCORDANCE WITH ACI 301. ADDITIONAL TESTING REQUIRED FOR CONCRETE NOT MEETING THE ABOVE REQUIREMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY CONCRETE NOT MEETING THESE SPECIFICATIONS OR ACI 301 CONSTRUCTION TOLERANCES, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 29. THE CONTRACTOR SHALL CURE THE CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH ACI 301, ACI 305R, AND ACI 306.1. THE CURING PERIOD SHALL NOT BE LESS THAN 7-DAYS.

PRE-CAST CONCRETE

- 1. DESIGN OF PRE-CAST CONCRETE HOLLOW CORE SLABS SHALL BE IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE OF CONCRETE'S BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-99) AND THE PRE-CAST CONCRETE INSTITUTES "PCI DESIGN HANDBOOK-PRECAST AND PRE-STRESSED CONCRETE" FIFTH EDITION.
- 2. PRE-CAST CONCRETE HOLLOW CORE SLABS SHALL BE DESIGNED FOR THE GRAVITY DESIGN LOADS, INCLUDING RAILING DEAD AND LIVE LOADS AT CANTILEVERED SLABS, INDICATED ON THIS SHEET. DESIGN OF PRE-CAST CONCRETE HOLLOW CORE SLAB SHALL MAKE PROVISION FOR INDICATED OPENINGS. DESIGN CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION.
- 3. PRE-CAST CONCRETE HOLLOW CORE SLABS SHALL BE DESIGNED FOR A MAXIMUM ALLOWABLE LIVE LOAD DEFLECTION OF L/360 AND A TOTAL LOAD DEFLECTION OF L/240.
- 4. SECTIONS INDICATED TO HAVE CANTILEVERED SLABS SHALL BE DESIGNED FOR THE MAXIMUM POSITIVE AND NEGATIVE BENDING MOMENTS.
- 5. ALL ENDS OF PRE-CAST CONCRETE HOLLOW CORE SLABS SHALL BE SOLID CONCRETE FOR A MINIMUM DISTANCE OF 24 INCHES.
- 6. PRE-CAST CONCRETE FABRICATOR SHALL BE CERTIFIED BY THE PRE-CAST CONCRETE INSTITUTE (PCI) FOR THE FABRICATION OF PRE-CAST CONCRETE PLANKS.
- 7. COMPLY WITH "PCI MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRE-CAST CONCRETE AND PRE-STRESSED CONCRETE PRODUCTS".
- 8. PRE-CAST CONCRETE HOLLOW CORE SLABS SHALL ONLY BE LIFTED AT DESIGNATED LIFTING POINTS AS SHOWN ON SHOP DRAWINGS AND SHALL BE STORED TO PREVENT DAMAGE TO PLANKS.
- 9. CONNECTION OF PRE-CAST CONCRETE HOLLOW CORE SLABS TO SUPPORTING STRUCTURE SHALL BE AS INDICATED. ALL CONNECTIONS OF PRE-CAST CONCRETE HOLLOW CORE SLAB TO SUPPORTING STRUCTURE SHALL BE COMPLETED PRIOR TO PLACEMENT OF TOPPING SLAB.
- 10. PROVIDE CAST IN PLACE STEEL WELD PLATES AS INDICATED. SIZES INDICATED ARE MINIMUMS AND MAY BE ADJUSTED TO SUIT THE FABRICATION PROCEDURE OF MANUFACTURER.
- 11. PRE-CAST CONCRETE HOLLOW CORE SLABS ARE BASED ON STANDARD 4 FOOT WIDTH AND MAY BE ADJUSTED TO SUIT FABRICATORS STANDARD PLANK WIDTH. PROVIDE FILLER SLAB SECTIONS AS REQUIRED.
- 12. TOPPING SLAB IS DESIGNED TO ACT AS A DIAPHRAGM.
- 13. REINFORCING STEEL SHOWN IN TOPPING SLAB IS PART OF FLOOR DIAPHRAGM SYSTEM AND CANNOT BE ALTERED OR ADJUSTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. INSTALLATION OF RADIANT HEAT TUBES SHALL BE COORDINATED WITH REINFORCING LOCATIONS.
- 14. DESIGN OF HOLLOW CORE CONCRETE SLABS SHALL ACCOMMODATE STEEL GUSSET PLATES AT BRACING LOCATIONS. COORDINATE WITH SHEETS S7 AND S8.

STRUCTURAL STEEL

- 1. ALL STEEL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S "MANUAL OF STEEL CONSTRUCTION LOAD AND RESISTANCE FACTOR DESIGN-THIRD EDITION".
- 2. REFER TO SHEET S2 FOR CONNECTION DESIGN REQUIREMENTS.
- 3. STEEL FOR ROLLED SECTIONS: ASTM A992/A992M (Fy=50 KSI) STEEL FOR CONNECTIONS, ANGLES AND PLATES: ASTM A36/A36M (Fy=36 KSI) RECTANGULAR HOLLOW STRUCTURAL SYSTEMS: ASTM A500, GRADE B, (Fy=48 KSI) ROUND HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B, (Fy=42 KSI)
- 4. ANCHOR RODS: ASTM A307. NUTS: ASTM A563, GRADE A. WASHERS: ASTM F844.
- 5. STRUCTURAL BOLTS: ASTM A325/A325M N, TYPE 1, UNLESS NOTED OTHERWISE. WASHERS: ASTM F436M. NUTS: ASTM A563M.
- 6. BOLTED CONNECTIONS SHALL BE SNUG TIGHT UNLESS INDICATED OTHERWISE.
- 7. WELDING: AWS D1.1 AND AWS D1.3, E70 ELECTRODE. SHOP WELDING SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
- 8. THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY, AS APPROVED BY THE OWNER AND STRUCTURAL ENGINEER OF RECORD, TO CONDUCT INSPECTIONS AND TESTS FOR FIELD-BOLTED AND FIELD WELDED CONNECTIONS FOR THE STRUCTURAL STEEL, STEEL JOISTS, AND STEEL DECK.
- 9. FIELD-BOLTED CONNECTIONS SHALL BE TESTED AND INSPECTED ACCORDING TO RCSC'S "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL JOISTS USING ASTM A325 OR A490 BOLTS".
- 10. FIELD-WELDED CONNECTIONS SHALL BE VISUALLY INSPECTED AND TESTED IN ACCORDANCE WITH AWS D1.1 AND AWS D1.3. IN ADDITION TO VISUAL INSPECTIONS, TWENTY PERCENT OF BRACING CONNECTIONS SHALL BE TESTED BY EITHER MAGNETIC PARTICLE OR LIQUID DYE PENETRATION METHOD. LOCATIONS TO BE SELECTED BY THE STRUCTURAL ENGINEER OF RECORD.
- 11. THE CONTRACTOR SHALL CORRECT ALL DEFICIENCIES. ANY ADDITIONAL TESTING REQUIRED DUE TO THE DEFICIENCIES SHALL BE CONDUCTED AT NO ADDITIONAL COST TO THE OWNER.

STEEL JOISTS

- 1. STEEL JOISTS SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL JOIST INSTITUTE (SJI) STANDARD SPECIFICATIONS AND INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL ERECT STEEL JOISTS IN ACCORDANCE WITH SJI PRINTED INSTRUCTIONS.
- 2. PROVIDE ROW OF HORIZONTAL UPLIFT BRIDGING AT THE FIRST CHORD PANEL POINT FOR ALL ROOF JOISTS.
- 3. JOIST MANUFACTURER SHALL DESIGN ROOF JOISTS FOR A NET WIND UPLIFT OF -15 PSF. ALLOWABLE STRESSES SHALL NOT BE INCREASED BY 1/3 ALLOWABLE STRESS FACTOR FOR WIND LOADING.
- 4. PROVIDE TYPE R1 EXTENDED ENDS AS INDICATED ON SHEET S6.

COLD-FORMED STEEL

- 1. COLD-FORMED METAL FRAMING: GALVANIZED STEEL ASTM A653/A653M, GRADE 33 FOR TRACKS (Fy=33 KSI) G 80 COATING. GRADE 50 FOR STUDS: (Fy=50 KSI) G 80 COATING.
- 2. COLD-FORMED METAL CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST REVISION OF AISI'S DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS FOR THE REACTIONS REQUIRED.
- 3. CURTAIN WALL SYSTEM SHALL BE DESIGNED FOR THE COMPONENT AND CLADDING WIND PRESSURE FOR THE WIND VELOCITY INDICATED ON THIS SHEET. DESIGN MAY BE BASED ON BOCA 1999 USING V=85 MPH.
- 4. COLD-FORMED STEEL STUDS SHALL BE 6 INCHES IN DEPTH. THE PROFILE GAUGE AND SPACING SHALL BE AS REQUIRED TO RESIST THE CALCULATED DESIGN WIND PRESSURES.
- 5. CURTAIN WALL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE WINDOW PROTRUSIONS. PROVIDE ALL REQUIRED BOX HEADERS AND FASTENERS. COORDINATE LOCATIONS AND SIZES OF WINDOWS WITH SHEET A9.
- 6. ALL DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MAINE.
- 7. CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

STEEL DECK

- 1. STEEL DECKS: AISI S9-873 AND STEEL DECK INSTITUTE "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS". DECK UNITS ASTM A853/A853M, GRADE 33, COATING G60 FOR ASTM A853/A853M. STEEL FORM DECK-NONCELLULAR, GRADE E COATING G 60 FOR ASTM A853/A853M. STEEL ROOF DECK-NONCELLULAR, GRADE C. MINIMUM DEPTH=1-1/2" (MINIMUM DESIGN THICKNESS: 0.0295 IN (22 GAUGE)) MINIMUM SECTION MODULUS = Sx = 0.192 IN³ MINIMUM MOMENT OF INERTIA = Ix = 0.169 IN⁴ MINIMUM YIELD STRESS = Fy = 33.0 KSI
- 2. FASTEN STEEL DECK TO SUPPORT FRAMING IN ACCORDANCE WITH STEEL DECK INSTITUTE "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS", AND WITH THE STEEL DECK MANUFACTURER'S RECOMMENDATIONS AS FOLLOWS:
 - 1. FASTEN ROOF DECK WITH EITHER 5/8" WELDS OR #12 SCREWS IN A 36/4 PATTERN WITH (2) #10 SCREWS (SIDELAP FASTENERS) PER SPAN.
 - 2. FASTEN STAIR LANDING DECK WITH EITHER 5/8" WELDS OR #12 SCREWS IN A 30/4 PATTERN WITH (1) #10 SCREWS (SIDELAP FASTENER) PER SPAN.

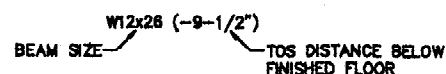
METAL STAIRS

- 1. THE CONTRACTOR SHALL PROVIDE A METAL STAIR SYSTEM INCLUDING STEEL FRAMING, CONCRETE FILLED METAL PAN TREADS, INTEGRAL METAL RISERS, CONCRETE FILLED METAL PAN LANDINGS, BRACKETS, HANGERS, BEARING PLATES AND FASTENERS.
- 2. SUBMIT SHOP DRAWINGS AND CALCULATIONS, BEARING THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MAINE, FOR THE COMPLETE STAIR SYSTEM ASSEMBLY. THE STAIRS SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 - UNIFORM LOAD: 100 PSF
 - CONCENTRATED LOAD: 300 LBS APPLIED ON A 4 SQUARE INCH AREA.UNIFORM AND CONCENTRATED LOADS NEED NOT BE CONSIDERED TO ACT CONCURRENTLY. LIMIT DEFLECTION OF ALL STAIR COMPONENTS TO L/360 OR 1/4-INCH, WHICHEVER IS LESS.
- 3. THE CONTRACTOR SHALL COORDINATE THE STAIR FRAMING WITH THE BUILDING FRAMING PRIOR TO FABRICATION OR INSTALLATION OF ANY STEEL FRAMING.
- 4. THE CONCRETE FILL FOR THE TREADS AND LANDINGS SHALL COMPLY WITH THE REQUIREMENTS FOR THE PRE-CAST CONCRETE TOPPING.
- 5. THE METAL PANS SHALL BE ASTM A853 GALVANIZED STEEL SHEET, GRADE 33, UNLESS ANOTHER GRADE IS REQUIRED BY DESIGN LOADS.
- 6. ASSEMBLE THE STAIRS TO THE GREATEST EXTENT POSSIBLE IN THE SHOP. DISASSEMBLE UNITS ONLY AS NECESSARY FOR SHIPPING AND HANDLING.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPORT OF ALL FRAMING DURING CONSTRUCTION TO PREVENT FAILURE AND DAMAGE.
- 2. COORDINATE THE LOCATION OF CONCRETE AND STEEL MEMBERS WITH ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL PLANS AND DETAILS.
- 3. SEE SHEET S3 FOR EXCAVATION SHORING NOTES.
- 4. ALL FOUNDATION WALLS SHALL BE BRACED BY TEMPORARY SUPPORTING OR PERMANANT CONSTRUCTION PRIOR TO BACKFILLING.

BEAM LEGEND



BUILDING DESIGN LOADS

ROOF SNOW LOAD (ROOF LIVE LOAD) ASCE 7-98/BOCA 1999

GROUND SNOW LOAD (Pg) = 50.0 PSF
ROOF SNOW LOAD (Pr) = 40.0 PSF

SNOW EXPOSURE FACTOR (Ce) = 1.0
SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
SNOW LOAD ROOF SLOPE FACTOR (Cs) = 1.0
SNOW LOAD THERMAL FACTOR (Ct) = 1.1
ROOF DEAD LOAD = 20.0 PSF
FLOOR LIVE LOAD:
LIVING AREAS = 40 PSF
CORRIDORS = 80 PSF
STAIRS = 100 PSF

FLOOR DEAD LOAD = 95 PSF

WIND LOAD ASCE 7-98

BASIC WIND SPEED = 100.0 MPH
WIND LOAD IMPORTANCE FACTOR = 1.00
WIND EXPOSURE = EXPOSURE C
WIND DESIGN PRESSURE:
MAIN WIND FORCE RESISTING SYSTEM = 30.0 PSF
(MAXIMUM PRESSURE)

SEISMIC DESIGN DATA ASCE 7-98

SHORT PERIOD SPECTRAL RESPONSE ACCELERATION (S_s) = 0.380
ONE SECOND SPECTRAL RESPONSE ACCELERATION (S₁) = 0.10
SEISMIC USE GROUP = GROUP II
SEISMIC DESIGN CATEGORY = C
SITE CLASS = C

EAST-WEST BASIC STRUCTURAL SYSTEM=

CONCENTRICALLY BRACED FRAME NOT DETAILED FOR SEISMIC RESISTANCE:
RESPONSE MODIFICATION COEFFICIENT (R) = 3.00
DEFLECTION AMPLIFICATION FACTOR (Cd) = 3.00

NORTH-SOUTH BASIC STRUCTURAL SYSTEM=

CONCENTRICALLY BRACED FRAME NOT DETAILED FOR SEISMIC RESISTANCE:
RESPONSE MODIFICATION COEFFICIENT (R) = 3.00
DEFLECTION AMPLIFICATION FACTOR (Cd) = 3.00

ANALYSIS PROCEDURE=EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN SOIL BEARING PRESSURE = 6000 PSF

NOTE:

PER BOCA 1999, WIND AND SEISMIC FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH ASCE 7-98.

STRUCTURAL ABBREVIATIONS:

±	PLUS OR MINUS	Fy	YIELD STRESS
∠	ANGLE	GA	GAUGE
ACI	AMERICAN CONCRETE INSTITUTE	GALV	GALVANIZED
AISI	AMERICAN IRON AND STEEL INSTITUTE	HORIZ	HORIZONTAL
ALT	ALTERNATE	HSS	HOLLOW STRUCTURAL SECTION
APA	AMERICAN PLYWOOD ASSOCIATION	IN	INCH
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	INSUL	INSULATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	K	KIPS
AWS	AMERICAN WELDING SOCIETY	KSI	KIPS PER SQUARE INCH
BF	BRACED FRAME	LBS	POUNDS
BFC	BOTTOM OF FOOTING ELEVATION	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LW	LONG WAY
CJ	CONTROL JOINT	MAX	MAXIMUM
CL	CENTERLINE	MECH	MECHANICAL
COL	COLUMN	MFR	MANUFACTURER
CONC	CONCRETE	MIN	MINIMUM
CONN	CONNECTION	MPH	MILES PER HOUR
CONT	CONTINUOUS	MTL	METAL
DIA	DIAMETER	∅ NO	NUMBER
DWG	DRAWING	OC	ON CENTER
E	MODULUS OF ELASTICITY	PCF	POUNDS PER CUBIC FOOT
EA	EACH	PCI	PRE-CAST CONCRETE
EF	EACH FACE	PLF	POUNDS PER LINEAR FOOT
EJ	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH
ELEV	ELEVATION	PT	PRESSURE TREATED
EQ	EQUAL	REINF	REINFORCED
EW	EACH WAY	SIM	SIMILAR
EXIST	EXISTING	SJI	STEEL JOIST INSTITUTE
EXP	EXPANSION	SLV	SHORT LEG VERTICAL
F'c	CONCRETE COMPRESSIVE STRENGTH	STL	STEEL
FD	FLOOR DRAIN	SW	SHORT WAY
FND	FOUNDATION	TOS	TOP OF STEEL
FT	FEET	TPE	TOP OF PIER ELEVATION
FTG	FOOTING	TSE	TOP OF SHELF ELEVATION
		TWE	TOP OF WALL ELEVATION
		TYP	TYPICAL
		VERT	VERTICAL
		W/	WITH

OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 MAIN STREET BRISTOL, MAINE 04009

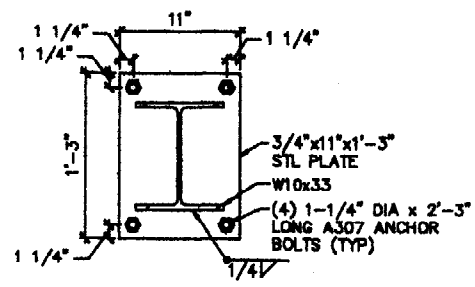
5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORDED OWNER:
MESSENER, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04084

DATE: 07/25/03
DESIGN: DMH
DRAWING: JED
CHECKED: DMH
SCALE: AS NOTED
JOB: 200204-33

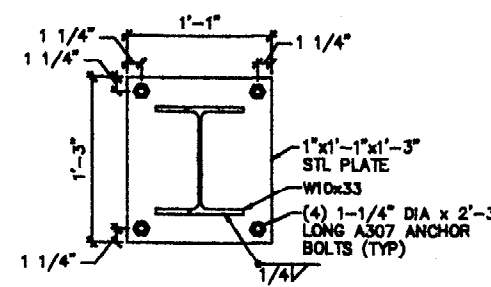
STRUCTURAL NOTES, DESIGN
LOADS AND ABBREVIATIONS

COLUMN SCHEDULE																		
COLUMN	A/1,A/8	A/2,A/5,G/3	B/2	B/2	B/5	B/5	C/1,D/8,E/1,F/1	C/2,E/2	C/5,D/2,F/2,F/4,G/2,G/4	D/5,D/7	F/7	F/8	G/6	G/7,H/7	H/6	J/7	F3	
FLOOR																		
COLUMN CAP PLATE DETAIL	6/S2/S2	6/S2/S2	—	6/S2/S2	3/S2/S4	6/S2/S2	6/S2/S2	6/S2/S2	10/S2/S2	6/S2/S2	7/S2/S2	6/S2/S2	6/S2/S2	9/S2/S2	6/S2/S2	6/S2/S2	7/S2/S2	
TOS - UPPER ROOF ELEV=108.85	+2-1/2"	+0"					+2-1/2"			+0"	+2-1/2"	+2-1/2"	+6'-2"	HSS 4x4x1/4 +6'-2" -0"	+6'-2"		+2-1/2"	+0"
TOS - 5TH FLOOR ELEV=100.45				-1"		-1"		+0"										
TOS - 4TH FLOOR ELEV=91.70																		
COL SPLICE ELEV ELEV=87.80																		
TOS - 3RD FLOOR ELEV=82.95																		
TOS - 2ND FLOOR ELEV=74.20																		
TOP OF FND WALL ELEV=66.18	W10x33	W10x33		W10x33		W10x33	W10x33		W10x33		W10x33	W10x33	W10x33		W10x33	W10x33	W10x33	
TOP OF SLAB ELEV=57.33																		
COLUMN BASE PLATE DETAIL	6/S2/S8	6/S2/S8	—	6/S2/S8	5/S2/S2	6/S2/S8	1/S2/S2	2/S2/S2	3/S2/S2	2/S2/S2	2/S2/S2	2/S2/S2	2/S2/S2	4/S2/S8	1/S2/S2	4/S2/S2	6/S2/S8	

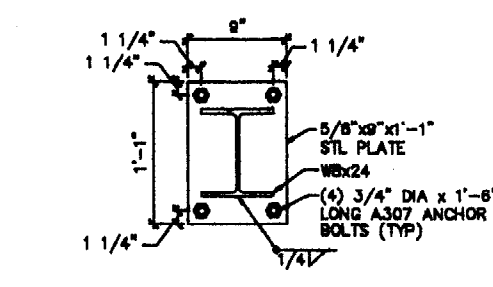
- NOTES:**
- BOTTOM OF BASE PLATE ELEVATIONS ASSUME 3/4" NONSHRINK GROUT BETWEEN TOP OF PIER/WALL AND BOTTOM OF BASE PLATE.
 - SEE DETAIL 7/S2/S5 FOR COLUMN J/8.



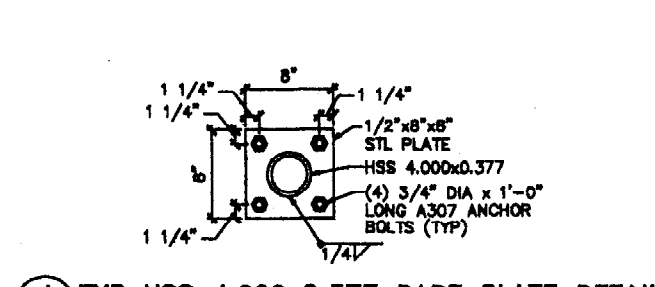
1 TYP W10x33 BASE PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



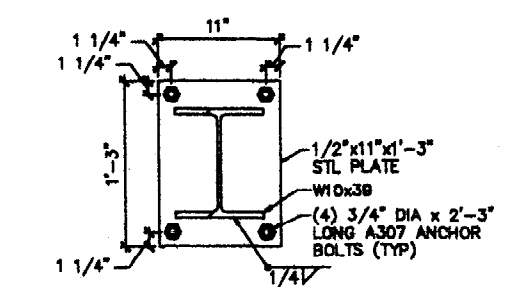
2 TYP W10x33 BASE PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



3 TYP W8x24 BASE PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



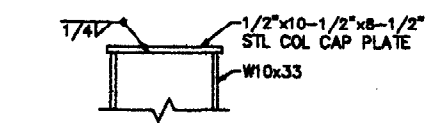
4 TYP HSS 4.000x0.377 BASE PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



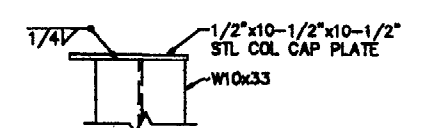
5 TYP W10x39 BASE PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"

STEEL CONNECTION DESIGN REQUIREMENTS

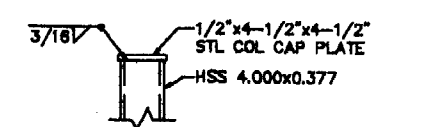
- UNLESS INDICATED OTHERWISE, DESIGN OF PARTIALLY RESTRAINED (SIMPLE) AND BRACING CONNECTIONS SHALL BE BY STEEL FABRICATOR FOR INDICATED FACTORED REACTIONS AND BRACE FORCES. CONNECTIONS AT TRANSFER GIRDERS SHALL BE DETAILED BY STRUCTURAL ENGINEER OF RECORD.
- ALL DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MAINE.
- BRACING CONNECTIONS SHALL BE DESIGNED BY THE UNIFORM FORCE METHOD FOR THE FACTORED BRACE FORCE INDICATED. DOUBLE ANGLE CONNECTIONS, IF USED, SHALL TAKE INTO ACCOUNT SHEAR/TENSION INTERACTION AS REQUIRED AS WELL AS PRYING ACTION ON ANGLES AS REQUIRED.



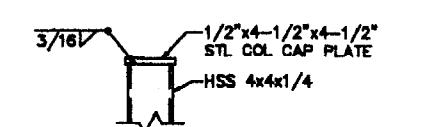
6 TYP W10x33 CAP PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



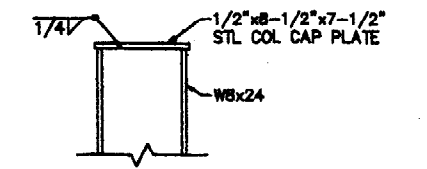
7 TYP W10x33 CAP PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



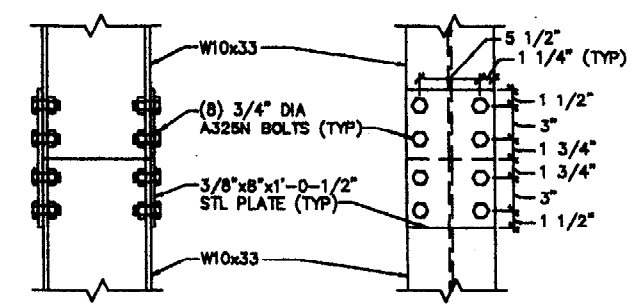
8 TYP HSS 4.000x0.377 CAP PLATE CONN DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



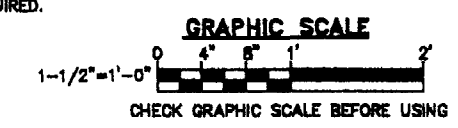
9 TYP HSS 4x4x1/4 CAP PLATE CONN DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



10 TYP W8x24 CAP PLATE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"



11 TYP W10x33 TO W10x33 COL SPLICE DETAIL
S2/S2 SCALE: 1-1/2"=1'-0"

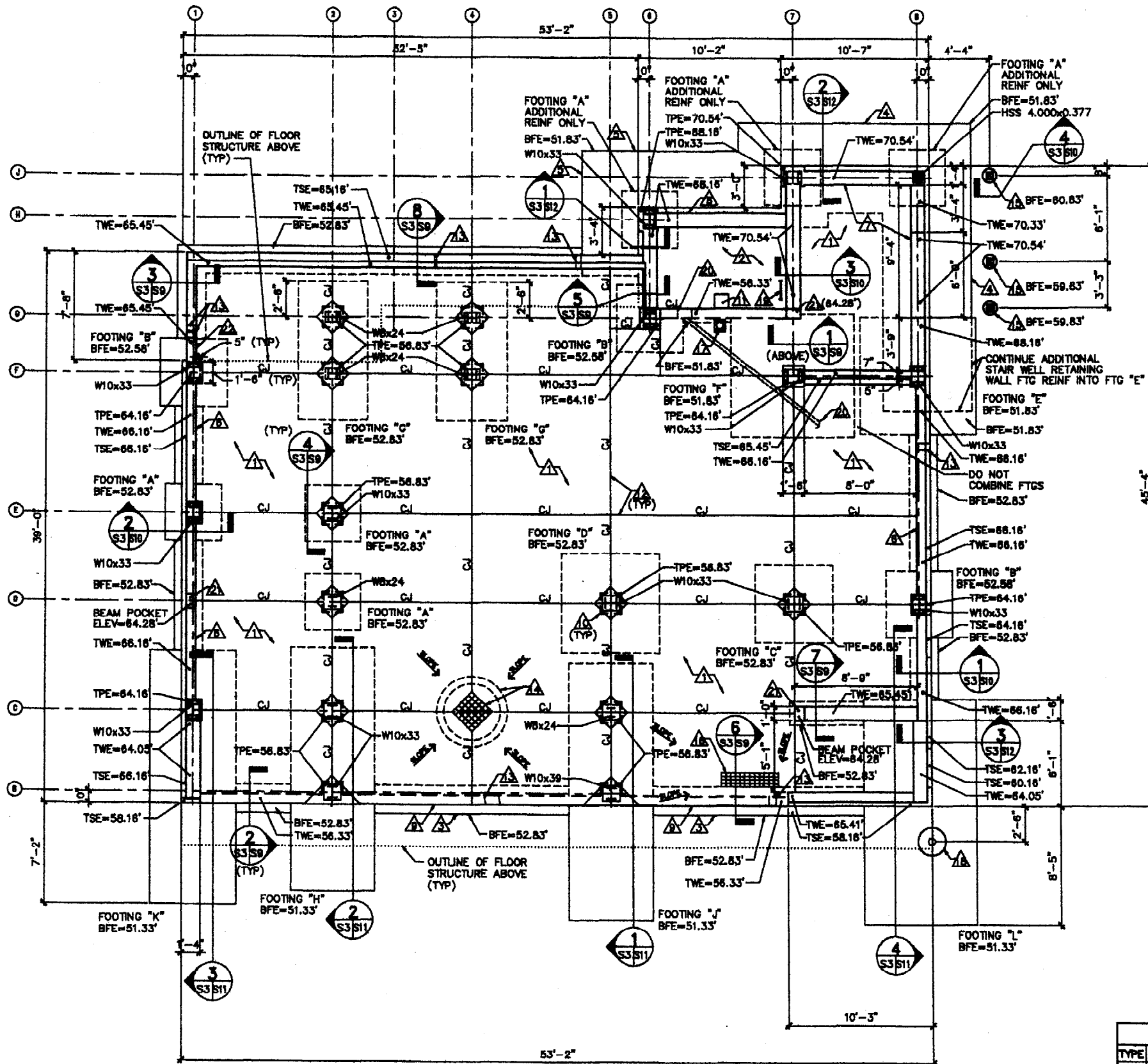


OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
23 MAIN STREET WINDSOR, MAINE 04093

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSENEUR, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/25/03
DESIGN: DM
DRAWN: ES
CHECKED: DM
SCALE: AS NOTED
JOB: 20204-33

SCHEDULES AND DETAILS



1 FOUNDATION PLAN
S3/S3 SCALE: 1/4"=1'-0"



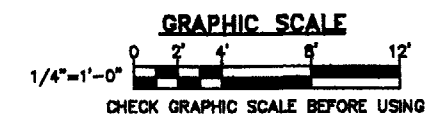
KEYNOTES: (THIS SHEET ONLY)

- ▲ 6" REINFORCED CONCRETE SLAB-ON-GRADE WITH #4'S AT 1'-0" ON CENTER EACH WAY. TOP OF SLAB ELEVATION=57.33'.
- ▲ 2'-0" REINFORCED CONCRETE ELEVATOR PIT SLAB AND RETAINING WALL FOOTING. ELEVATOR PIT SIZE SHALL MATCH MANUFACTURERS PRINTED INSTRUCTIONS (PLAN IS APPROXIMATELY 5'-9"x8'-4"). TOP OF SLAB/FOOTING ELEVATION=53.33'.
- ▲ 1'-0"x2'-0" REINFORCED CONCRETE FOOTING.
- ▲ REINFORCED CONCRETE STAIRWELL RETAINING WALL FOOTING. SEE DETAIL 2/S12.
- ▲ REINFORCED CONCRETE ELEVATOR SHAFT RETAINING WALL FOOTING. SEE DETAIL 1/S12.
- ▲ 1'-0" REINFORCED CONCRETE FOUNDATION WALL. SEE DETAIL 1/S10.
- ▲ 1'-4" REINFORCED CONCRETE STAIRWELL RETAINING WALL. SEE DETAIL 2/S12.
- ▲ 1'-4" REINFORCED CONCRETE ELEVATOR SHAFT RETAINING WALL. SEE DETAIL 1/S12.
- ▲ 6" REINFORCED CONCRETE FOUNDATION WALL. SEE DETAIL 2/S9.
- ▲ 1'-6"x1'-6" REINFORCED CONCRETE PIER. SEE DETAIL 4/S9.
- ▲ 1'-0"x1'-0"x1'-0" SUMP PIT.
- ▲ SAWCUT CONTROL JOINT. SEE DETAIL 5/S10.
- ▲ UTILITY PIPE SLEEVE EMBEDDED IN FOUNDATION WALL. CONTRACTOR TO COORDINATE PIPE SLEEVE SIZE, LOCATION, AND ELEVATION WITH REQUIRED UTILITY ENTRANCES.
- ▲ CATCH BASIN WITH RIM ELEVATION=57.00'. SEE DETAIL 7/C4.
- ▲ 1'-0" DIAMETER PREFORMED CYLINDRICAL FORM. SEE DETAIL 4/S10.
- ▲ TRENCH DRAIN WITH RIM ELEVATION=57.16'. SEE DETAIL 6/S9.
- ▲ 6" DIAMETER PIPE BOLLARD ANCHORED TO TOP OF CONCRETE SLAB-ON-GRADE. SEE DETAIL 6/S10.
- ▲ 6" DIAMETER GALVANIZED BOLLARD IN 2'-0" DIAMETER CONCRETE FOUNDATION. BOLLARD SHALL EXTEND DOWN TO TOP OF FOOTING AND EXTEND 3'-6" ABOVE FINISH GRADE.
- ▲ ELEVATOR PIT LADDER. SEE DETAIL 7/S10.
- ▲ 12" DIAMETER PIPE SLEEVE. COORDINATE LOCATION AND HEIGHT OF SLEEVE THROUGH WALL AND SLAB WITH ELEVATOR MANUFACTURER.
- ▲ 6" DEEP x 12" LONG BEAM POCKET. SEE DETAIL 5/S4 (SIM).
- ▲ 6" FOUNDATION WALL AT GARAGE BELOW GRADE. SEE DETAIL 3/S9.

FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
A	4'-0"x4'-0"x1'-0"	(4) #5'S EW
B	4'-9"x4'-9"x1'-3"	(8) #5'S EW
C	5'-8"x5'-8"x2'-0"	(5) #7'S EW
D	7'-0"x7'-0"x2'-0"	(7) #7'S EW
E	8'-3"x8'-3"x2'-0"	(8) #7'S EW
F	8'-9"x8'-9"x2'-0"	(8) #7'S EW
G	5'-0"x8'-9"x1'-3"	(8) #5'S LW (10) #5'S SW
H	8'-0"x17'-3"x2'-6"	SEE DETAIL 2/S3/S11
J	6'-0"x18'-3"x2'-6"	SEE DETAIL 1/S3/S11
K	6'-0"x18'-0"x2'-6"	SEE DETAIL 3/S3/S11
L	8'-0"x18'-0"x2'-6"	SEE DETAIL 4/S3/S11

TEMPORARY SHORING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF EXCAVATION SHORING SYSTEM.
2. SHORING SYSTEM SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MAINE.



OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
521 MAIN STREET WESTPORT, MAINE 04090

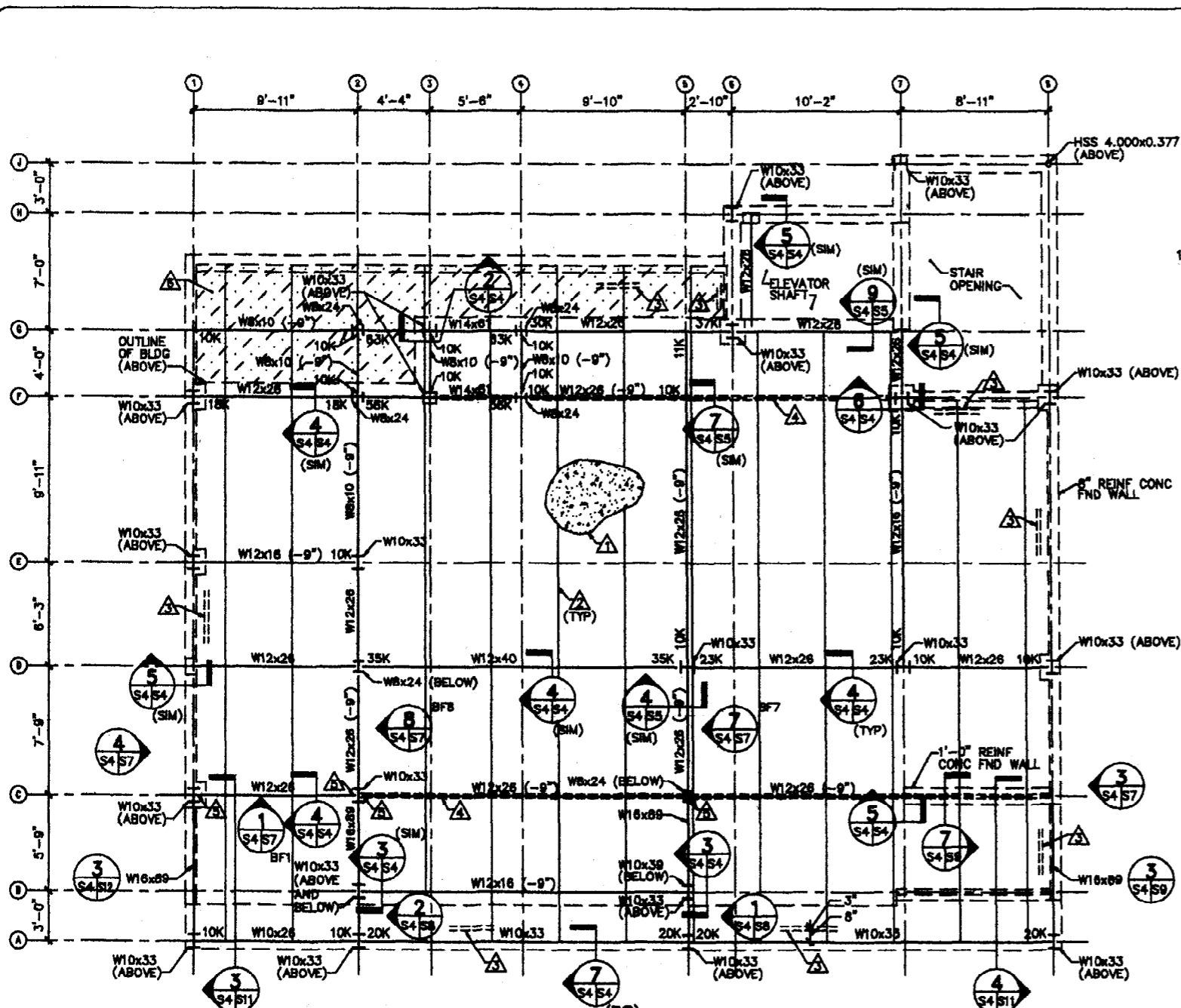
5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSIDEN, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/25/03
DESIGN: DMH
DRAWING: JED
CHECKED: DMH
SCALE: AS NOTED
JOB: 20204-33

FOUNDATION
PLAN

S3

20 OF 29



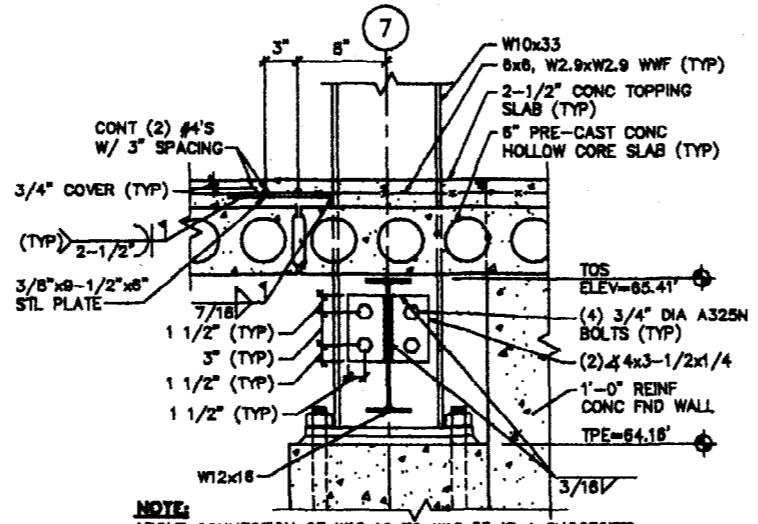
- NOTES:**
1. TOP OF STEEL ELEVATION = 85.45' UNLESS NOTED OTHERWISE.
 2. ALL END REACTIONS ARE FACTORED FORCES.

1 GROUND FLOOR FRAMING PLAN
S4/S4 SCALE: 1/4"=1'-0"



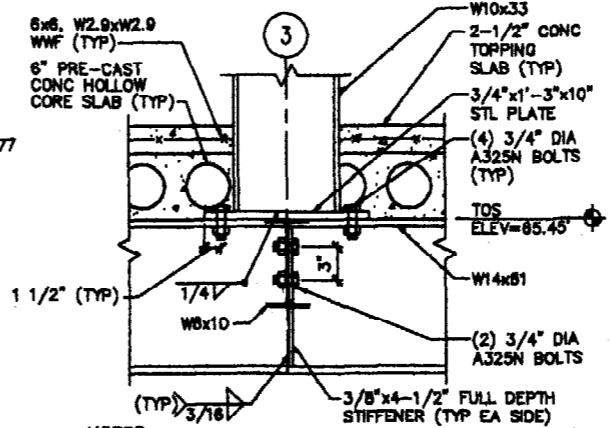
KEYNOTES: (THIS SHEET ONLY)

- ▲ 2-1/2" CONCRETE TOPPING SLAB WITH 6x6, W2.9xW2.9 WELDED WIRE FABRIC.
- ▲ 6" PRE-CAST CONCRETE HOLLOW CORE SLAB.
- ▲ CONTINUOUS (2) #4'S WITH 3" SPACING.
- ▲ CONTINUOUS (2) #4'S WITH 3" SPACING. SEE DETAIL 8/S4/S5 FOR CONNECTION TO W10x33 COLUMN.
- ▲ CONNECTION OF W12x26 TO COLUMN SHALL BE DESIGNED FOR THE FOLLOWING FORCES:
WU=10 KIPS
FU=±37 KIPS
- ▲ PRE-CAST HOLLOW CORE SLABS SHALL BE DESIGNED FOR THE FOLLOWING LOADS IN THIS REGION:
DL=200PSF + SLAB SELF WEIGHT
LL=80 PSF



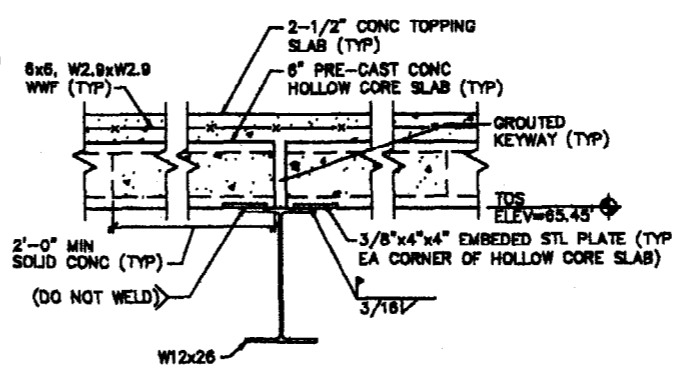
NOTE:
ABOVE CONNECTION OF W12x16 TO W10x33 IS A SUGGESTED CONNECTION DETAIL. FINAL CONNECTION TYPE SHALL BE DESIGNED BY STEEL FABRICATOR FOR THE FACTORED BEAM REACTIONS (V_u) GIVEN.

6 W12x16/(2) #4'S TO W10x33 COL CONN DETAIL
S4/S4 SCALE: 1-1/2"=1'-0"

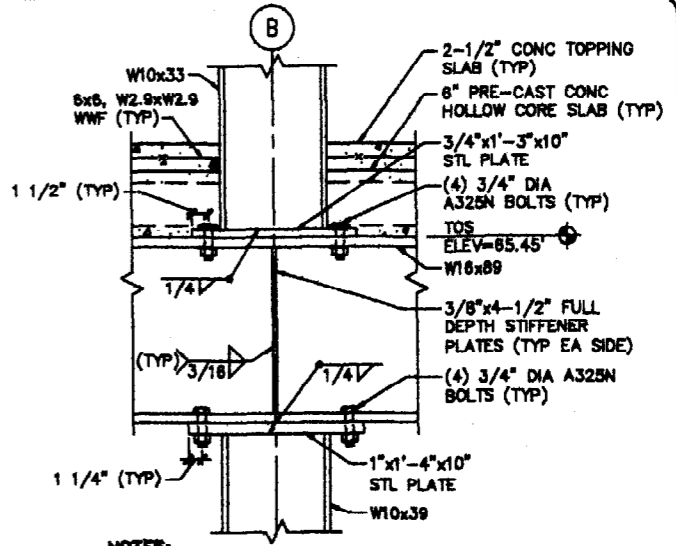


- NOTES:**
1. PROVIDE 1-1/2" EDGE DISTANCE FOR BOLTED CONNECTION.
 2. PROVIDE 1/2" SETBACK FOR W8x10.
 3. NOTCH END OF 6" HOLLOW CORE SLAB AS REQUIRED FOR W10x33 COLUMN BASE PLATE.

2 TYP W10x33/W8x10 TO W14x61 CONN DETAIL
S4/S4 SCALE: 1-1/2"=1'-0"

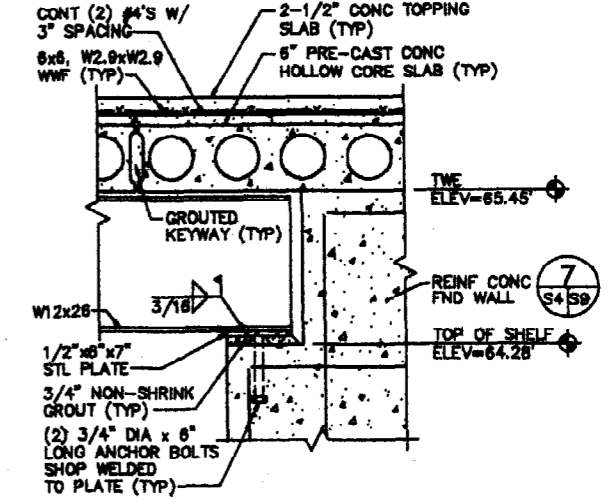


4 TYP 6" PRECAST CONG HOLLOW CORE SLAB TO W12x26 CONN DETAIL
S4/S4 SCALE: 1-1/2"=1'-0"

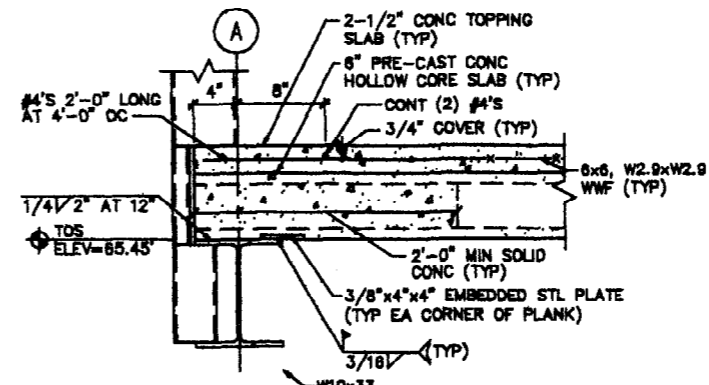


- NOTES:**
1. BOLTS SHALL BE FULLY TENSIONED.
 2. NOTCH END OF 6" HOLLOW CORE SLAB AS REQUIRED FOR W10x33 COLUMN BASE PLATE.

3 TYP W16x89/W10x33 TO W10x39 CONN DETAIL
S4/S4 SCALE: 1-1/2"=1'-0"

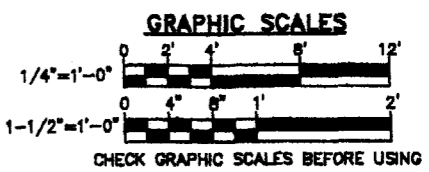


5 TYP W12x16 TO 1'-0" REINF CONG FND WALL CONN DETAIL
S3/S4 SCALE: 1-1/2"=1'-0"



- NOTES:**
1. COORDINATE WITH ARCHITECTURAL PLANS FOR CURTAIN WALL CONSTRUCTION.
 2. RADIANT HEAT TUBING NOT SHOWN FOR CLARITY.
 3. DO NOT PROVIDE 1/4"x8-1/2" PLATE AT BALCONY OVERHANGS OR AROUND ELEVATOR SHAFT.

7 TYP 6" HOLLOW CORE SLAB CONN DETAIL
S4/S4 SCALE: 1-1/2"=1'-0"

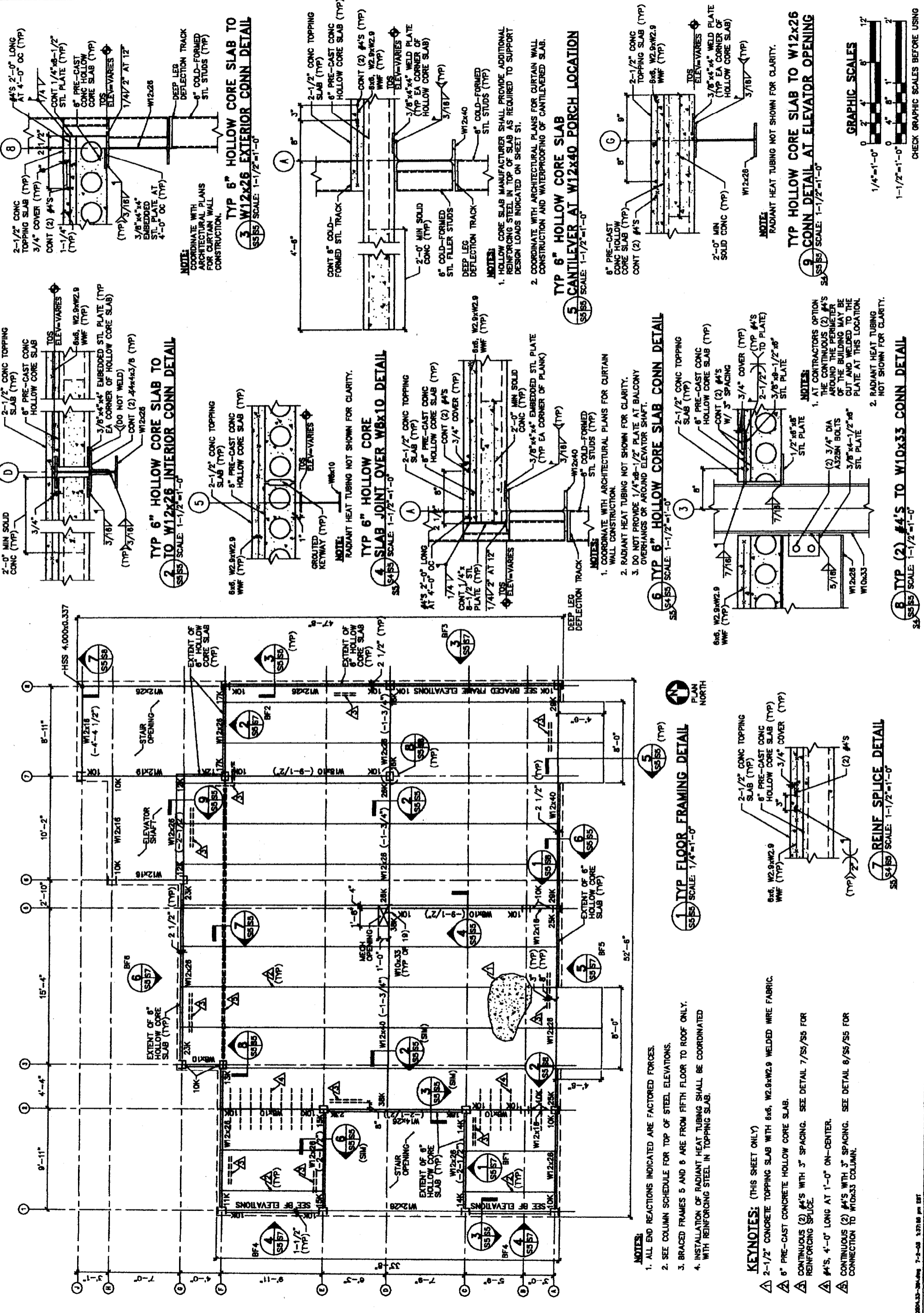


OAK POINT ASSOCIATES
ARCHITECTS - ENGINEERS
231 MARK STREET BRISTOL, MAINE 04009

5 UNIT CONDOMINIUMS
20-24 BRACKETT STREET
PORTLAND, MAINE
RECORD OWNER
MESSEUR, LLC
28 CHESTNUT STREET, OLD ORCHARD BEACH, MAINE 04064

DATE: 07/25/03
DESIGNER: DMM
DRAWING: JEG
CHECKED: DMM
SCALE: AS NOTED
JOB: 2003A.33

GROUND FLOOR FRAMING PLAN AND DETAILS



NOTES:
1. ALL END REACTIONS INDICATED ARE FACTORED FORCES.
2. SEE COLUMN SCHEDULE FOR TOP OF STEEL ELEVATIONS.
3. BRACED FRAMES 5 AND 6 ARE FROM FIFTH FLOOR TO ROOF ONLY.
4. INSTALLATION OF RADIANT HEAT TUBING SHALL BE COORDINATED WITH REINFORCING STEEL IN TOPPING SLAB.

KEYNOTES: (THIS SHEET ONLY)
 1. 2-1/2" CONCRETE TOPPING SLAB WITH 6x6, W2.9xW2.9 WELDED WIRE FABRIC.
 2. 6" PRE-CAST CONCRETE HOLLOW CORE SLAB.
 3. CONTINUOUS (2) #4'S WITH 3" SPACING. SEE DETAIL 7/SS/SS FOR REINFORCING SPLICE.
 4. #4'S, 4'-0" LONG AT 1'-0" ON-CENTER.
 5. CONTINUOUS (2) #4'S WITH 3" SPACING. SEE DETAIL 8/SS/SS FOR CONNECTION TO W10x33 COLUMN.

NOTES:
1. AT CONTRACTOR'S OPTION THE CONTINUOUS (2) #4'S AROUND THE PERIMETER OF THE BUILDING MAY BE CUT AND WELDED TO THE PLATE AT THIS LOCATION.
2. RADIANT HEAT TUBING NOT SHOWN FOR CLARITY.

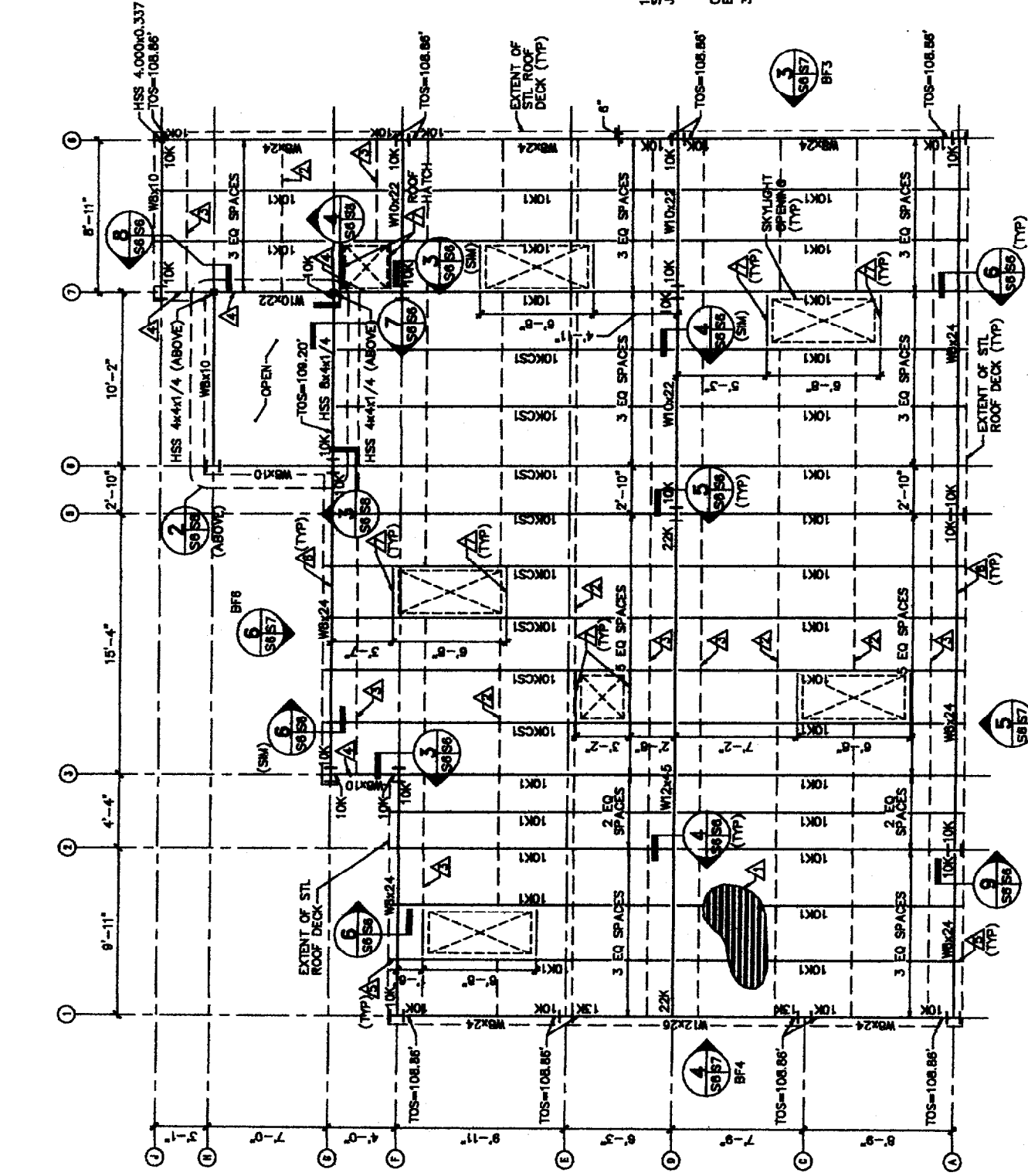
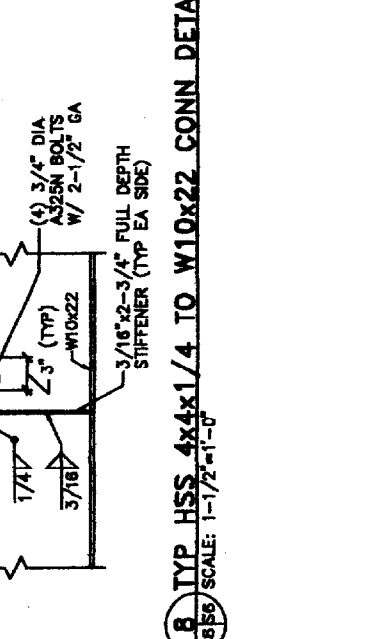
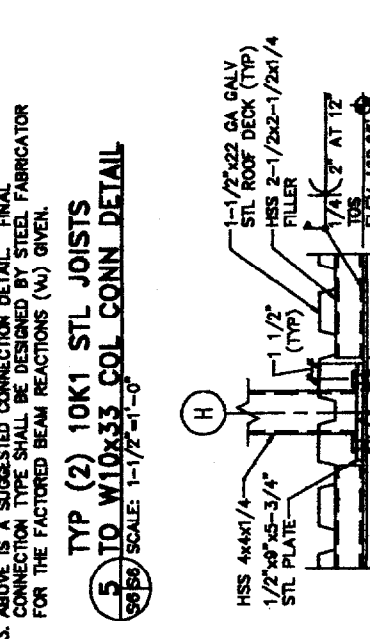
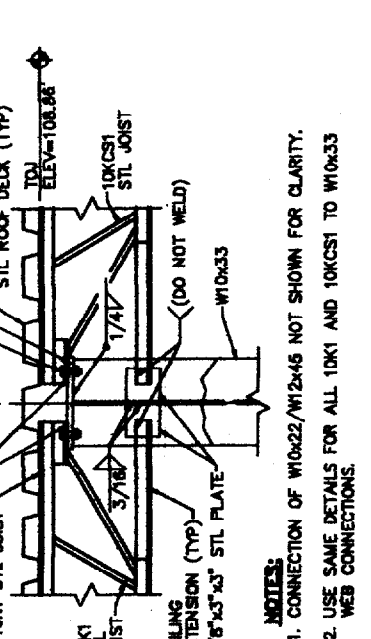
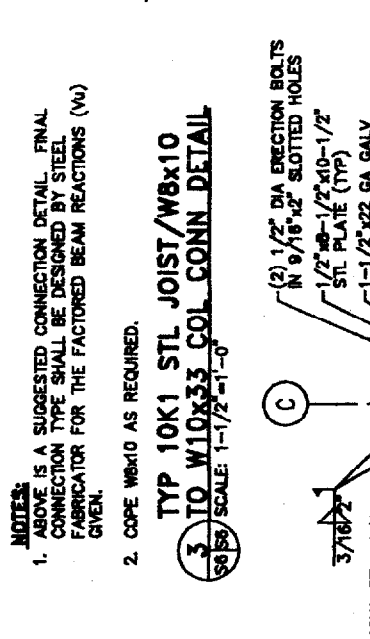
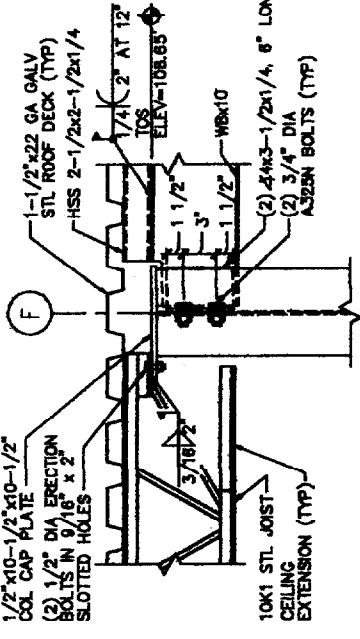
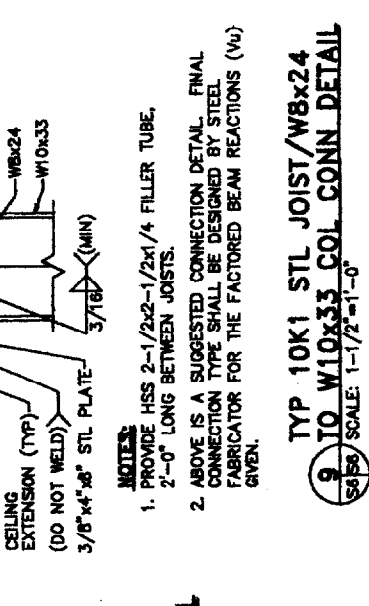
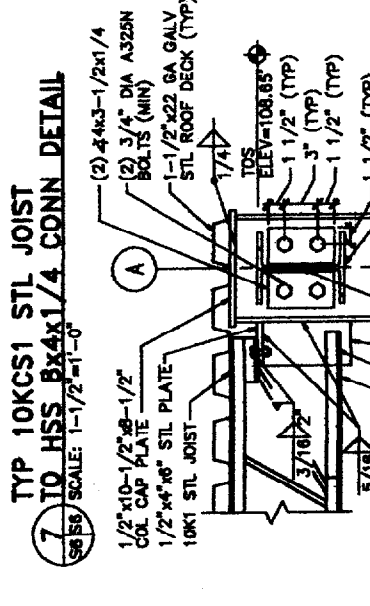
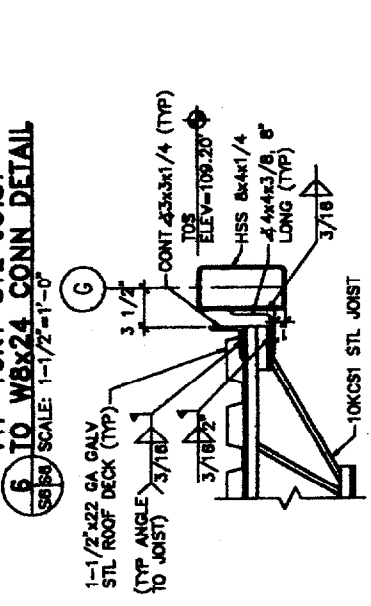
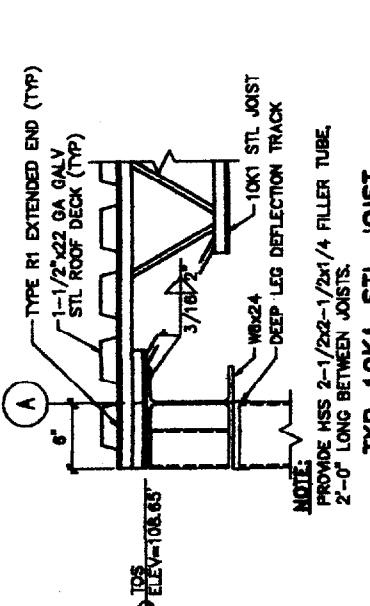
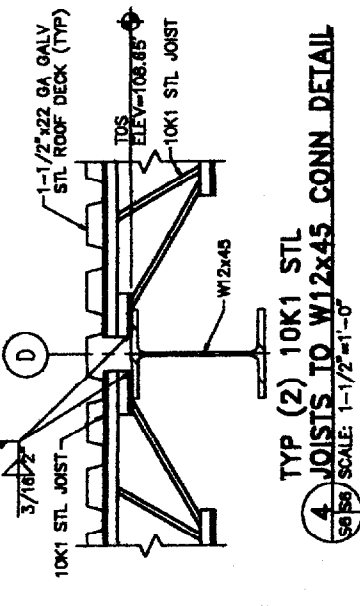
NOTES:
1. COORDINATE WITH ARCHITECTURAL PLANS FOR CURTAIN WALL CONSTRUCTION.
2. RADIANT HEAT TUBING NOT SHOWN FOR CLARITY.
3. DO NOT PROVIDE 1/4"x8-1/2" PLATE AT BALCONY OVERHANGS OR AROUND ELEVATOR SHAFT.

NOTES:
1. HOLLOW CORE SLAB MANUFACTURER SHALL PROVIDE ADDITIONAL REINFORCING STEEL IN TOP OF SLAB AS REQUIRED TO SUPPORT DESIGN LOADS INDICATED ON SHEET S1.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR CURTAIN WALL CONSTRUCTION AND WATERPROOFING OF CANTILEVERED SLAB.

NOTES:
COORDINATE WITH ARCHITECTURAL PLANS FOR CURTAIN WALL CONSTRUCTION.
1. HOLLOW CORE SLAB MANUFACTURER SHALL PROVIDE ADDITIONAL REINFORCING STEEL IN TOP OF SLAB AS REQUIRED TO SUPPORT DESIGN LOADS INDICATED ON SHEET S1.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR CURTAIN WALL CONSTRUCTION AND WATERPROOFING OF CANTILEVERED SLAB.

NOTES:
1. ALL END REACTIONS INDICATED ARE FACTORED FORCES.
2. SEE COLUMN SCHEDULE FOR TOP OF STEEL ELEVATIONS.
3. BRACED FRAMES 5 AND 6 ARE FROM FIFTH FLOOR TO ROOF ONLY.
4. INSTALLATION OF RADIANT HEAT TUBING SHALL BE COORDINATED WITH REINFORCING STEEL IN TOPPING SLAB.

KEYNOTES: (THIS SHEET ONLY)
 1. 2-1/2" CONCRETE TOPPING SLAB WITH 6x6, W2.9xW2.9 WELDED WIRE FABRIC.
 2. 6" PRE-CAST CONCRETE HOLLOW CORE SLAB.
 3. CONTINUOUS (2) #4'S WITH 3" SPACING. SEE DETAIL 7/SS/SS FOR REINFORCING SPLICE.
 4. #4'S, 4'-0" LONG AT 1'-0" ON-CENTER.
 5. CONTINUOUS (2) #4'S WITH 3" SPACING. SEE DETAIL 8/SS/SS FOR CONNECTION TO W10x33 COLUMN.

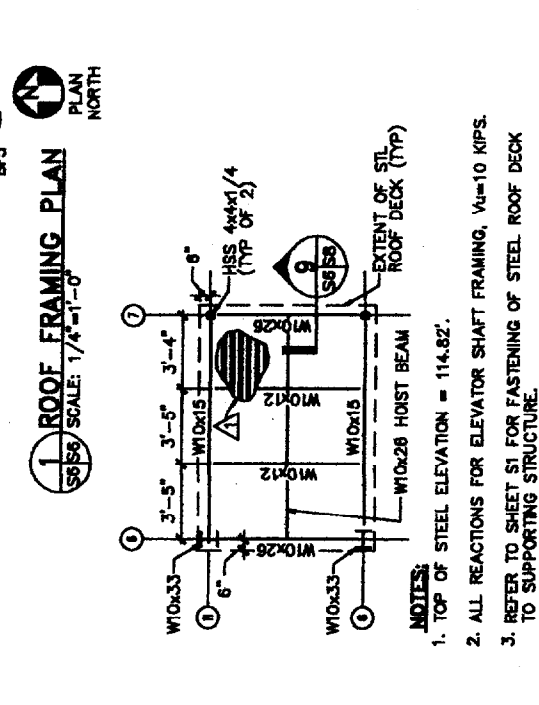


NOTES:

- TOP OF STEEL ELEVATION = 108.66' UNLESS NOTED OTHERWISE.
- STEEL JOISTS ARE EXPOSED AND SHALL NOT BE STAGGERED AT SUPPORTS.
- REFER TO SHEET S1 FOR FASTENING OF STEEL ROOF DECK TO SUPPORTING STRUCTURE.

KEYNOTES: (THIS SHEET ONLY)

- 1-1/2" x 2-1/2" x 1/4" GALVANIZED STEEL ROOF DECK.
- STEEL BRIDGING PER STEEL JOIST MANUFACTURER'S RECOMMENDATIONS. BRIDGING SHALL NOT BE INSTALLED BELOW BOTTOM OF BEAM FLANGE.
- PROVIDE CONTINUOUS UPLIFT BRIDGING AT FIRST BOTTOM CHORD PANEL POINT.
- PROVIDE HSS 2-1/2 x 2-1/2 x 1/4 FILLER. SEE DETAIL 8/S6/S8 FOR CONNECTION TO SUPPORTING BEAM.
- PROVIDE TYPE R1 EXTENDED END.
- PROVIDE HSS 2-1/2 x 2-1/2 x 1/4 FILLER TUBE, 2'-0" LONG CENTERED BETWEEN JOISTS. SEE DETAIL 5/S6/S8 FOR CONNECTION.
- 4-3/8 x 1/4 HEADER WELDED TO JOISTS WITH 3/16" FILLET WELDS, BOTH SIDES.



NOTES:

- ABOVE IS A SUGGESTED CONNECTION DETAIL. FINAL CONNECTION TYPE SHALL BE DESIGNED BY STEEL FABRICATOR FOR THE FACTORED BEAM REACTIONS (Vu) GIVEN.
- COPE W8x10 AS REQUIRED.
- CONNECTION OF W10x22/W12x45 NOT SHOWN FOR CLARITY. USE SAME DETAILS FOR ALL 10K1 AND 10KCS1 TO W10x33 WEB CONNECTIONS.
- ABOVE IS A SUGGESTED CONNECTION DETAIL. FINAL CONNECTION TYPE SHALL BE DESIGNED BY STEEL FABRICATOR FOR THE FACTORED BEAM REACTIONS (Vu) GIVEN.
- CONNECTION OF W10x22/W12x45 NOT SHOWN FOR CLARITY. USE SAME DETAILS FOR ALL 10K1 AND 10KCS1 TO W10x33 WEB CONNECTIONS.
- ABOVE IS A SUGGESTED CONNECTION DETAIL. FINAL CONNECTION TYPE SHALL BE DESIGNED BY STEEL FABRICATOR FOR THE FACTORED BEAM REACTIONS (Vu) GIVEN.
- PROVIDE HSS 2-1/2 x 2-1/2 x 1/4 FILLER TUBE, 2'-0" LONG BETWEEN JOISTS.
- ABOVE IS A SUGGESTED CONNECTION DETAIL. FINAL CONNECTION TYPE SHALL BE DESIGNED BY STEEL FABRICATOR FOR THE FACTORED BEAM REACTIONS (Vu) GIVEN.

GRAPHIC SCALES

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

CHECK GRAPHIC SCALES BEFORE USING