

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that DUNCAN S MACDOUGALL

Located At 15 WALTON ST

Job ID: 2011-10-2461-MF 3

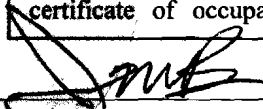
CBL: 140-C-021-001

has permission to Reconstruct 3 family after fire, change roof to gable, NOT TO FINISH 4TH FLOOR ATTIC - Storage only
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer

 11/17/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2461-MF 3

Located At: 15 WALTON ST

CBL: 140- C-021-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your present structure is legally nonconforming as to setbacks. Restoration or reconstruction must occur within one (1) year of the initial damage where such damage is sudden or accidental. It must be replaced in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The permit is allowing the roof to be changed from a hip roof to a gable roof. The ridge is slightly higher to meet current building code.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

Building

1. Application approval based upon information provided by applicant, including revisions received 11/16/11. Any deviation from approved plans requires separate review and approval prior to work.
2. Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop systems and materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per IBC Sec. 712.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI,
www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 15 WALTON ST PORTLAND			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories 3 1/2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 140 C 021 001		Applicant * <u>must</u> be owner, Lessee or Buyer* Name DUNCAN MAC DOUGALL Address P.O. BOX 3789 City, State & Zip PORTLAND ME 04104 Telephone: 232-4991	
RECEIVED OCT 13 2011 Dept. of Building Inspections City of Portland Maine		Owner (if different from Applicant) Name Address City, State & Zip	
		Cost Of Work: \$ 131,180.00 C of O Fee: \$ 1340.00 Total Fee: \$ 50.00 ADMIN FEE \$1,390.00	
Current legal use (i.e. single family) 3 FAMILY Number of Residential Units 3			
If vacant, what was the previous use? 3 Family			
Proposed Specific use: 3 Family			
Is property part of a subdivision? NO If yes, please name _____			
Project description: 3 FAMILY REMODEL AFTER FIRE			
Contractor's name: TBD			
Address: _____			
City, State & Zip _____ Telephone: _____			
Who should we contact when the permit is ready: DUNCAN MAC DOUGALL Telephone: 232-4991			
Mailing address: PO BOX 3789 Portland ME 04104			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Mark Fonged

Date: **10-7-11**

This is not a permit; you may not commence ANY work until the permit is issued

October 26, 2011

RECEIVED



OCT 26 2011

Anne Machado
Portland Zoning Department
City of Portland
389 Congress Street
Portland ME 04101

Dept. of Building Inspections
City of Portland Maine

RE: **15 Walton St 3 Unit**

Anne,

In response to your comments we are providing copies of the elevations showing existing conditions and the proposed conditions and an overlay that illustrates the differences. The roof pitch is identical 10/12 to the existing. The roof has been modified replacing the existing hip roof with a gable roof.

Roof Ridge Height

The attic floor had to be upgraded to meet 2009 IBC structural requirements from 2x6 @ 18" o/c to 2x10 @ 18" oc raising the ridge +/- 4". Further the existing 2x6 attic floor was toe nailed into the sides of the wall studs. Modern framing practices call for a floor platform to be built on top of the stud wall (not toe nailed into the side) which raises the ridge an additional 10". Finally the roof rafters have been upgraded to meet 2009 IBC structural requirements from 2x6 @ 24" to 2x10 @ 16" oc which adds another 6" due to the 10/12 pitch of the rafters. In total the ridge is raised 1'-5 1/2" above the original roof line due to structural considerations.

Overhangs

The current roof overhangs are +/- 12" on four sides. In order to align the fascia with the structurally modified roof rafters the overhang was increased to 2'-3 1/2" on the two long sides of the building while the gable ends remain at 12" overhang. If we need to reduce the overhangs on the long sides of the building to 2'-0" maximum we can revise the drawings accordingly.

Dormer

A 5/12 pitch dormer was added on the parking lot side to properly shed water off the roof deck.

Sincerely,

ALPHAarchitects

Mark Sengelmann, NCARB
Principal

C:\General Office\Correspondence\Walton St ROOF MODIFICATIONS.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com



Certificate of Design Application

From Designer:

ALPHA audited

Date:

OCTOBER 7, 2011

Job Name:

WALTON ST 3 UNIT

Address of Construction:

15 WALTON ST 04103

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IRC Use Group Classification (s) R-2

Type of Construction V

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC YES

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) NA

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
LIVING AREAS	40 PSF

Wind loads (1603.1.4, 1609) N/A

Design option utilized (1609.1.1, 1609.6)
Basic wind speed (1809.3)
Building category and wind importance Factor, I_w
(table 1604.5, 1609.5)
Wind exposure category (1609.4)
Internal pressure coefficient (ASCE 7)
Component and cladding pressures (1609.1.1, 1609.6.2.2)
Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623) N/A

Design option utilized (1614.1)
Seismic use group ("Category")
Spectral response coefficients, S_D & S_1 (1615.1)
Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
46 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
46 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
46 PSF Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic force resisting system (1617.6.2)
N/A Response modification coefficient, R , and
deflection amplification factor, C_d (1617.6.2)
N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)
Elevation of structure

Other loads

Concentrated loads (1607.4)
Partition loads (1607.5)
Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer:

ALPHA architects

Address of Project:

15 WALTON ST 04103

Nature of Project:

REMODEL AFTER FIRE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature:

Mark Engel

Title:

Principal

Firm:

ALPHA architects

Address:

17 Chestnut St

Portland ME 04101

Phone:

207-761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 10 - 7 - 11

From: ALPHA architects

These plans and / or specifications covering construction work on:

15 WALTON ST REMODEL AFTER FIRE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *200 International Building Code* and local amendments.



(SEAL)

Signature: Mark Gendron

Title: Principal

Firm: ALPHA architects

Address: 17 Chestnut St

Suite 201 Portland 04101

Phone: 207 761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

October 12, 2011



Lt. Ben Wallace
Portland Fire Department
City of Portland
380 Congress Street
Portland ME 04101

RE: **15 Walton St 3 Unit**

Lt. Wallace,

The applicant is Duncan MacDougall PO Box 3789, Portland ME 04104 (207) 232-4991. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Portland ME 04101 (207) 761-9500.

R-2 Multifamily (3 unit) with 1448 SF/floor and 4344sf overall.

There is no existing fire protection. The remodeled building will have an NFPA R-13-2010 supervised system. Separate plans will be submitted by Dean and Allyn for the Fire Suppression System and Detection System.

2009 IBC/ NFPA 101 CODE REVIEW

Occupancy: R-2, Existing 3 Unit Apartment Building- Option 2 protected by a new NFPA 13R-2010 automatic fire detection and monitored notification system.

Height: 3 Story

Construction Type: 5B

Fire Rating: Tenant Separations 1 Hour
Exit Access Corridors 1 Hour
Chase Spaces 1 Hour blocking/floor

Exit Width 3'-6" total

C:\General Office\Correspondance\Walton St certification.doc

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October 12, 2011

Building Inspections
City of Portland



RE: 15 Walton St 3 Unit, Portland , Maine



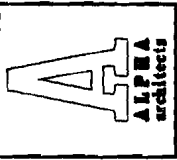
After the Fire



C:\General Office\Correspondance\Walton St Pictures.doc

ALPHAarchitects

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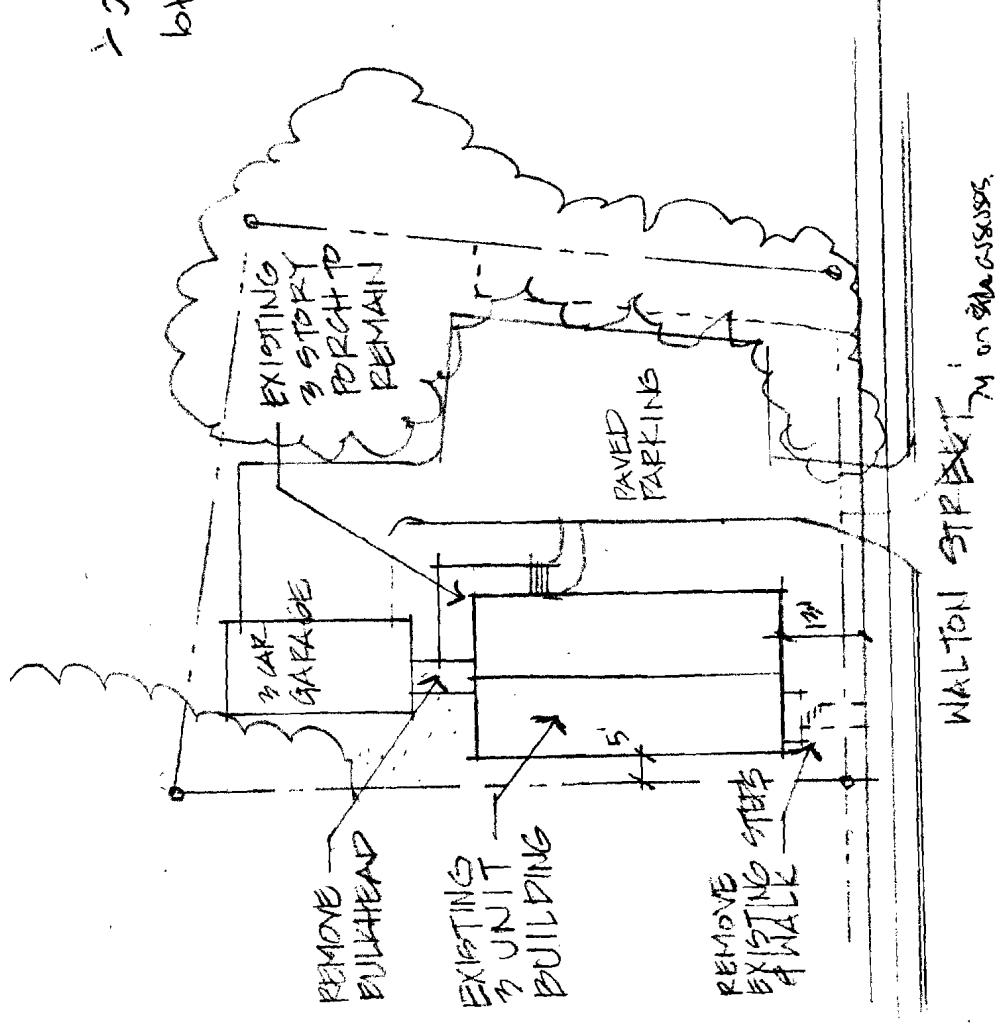
Walton Street 3 Unit
15 Walton Street
Portland Maine 04103

JOB: 11024

ISSUE DATE	
PRELIM	8-25-11
PERIOD	Not Req'd
CDs	10-12-11
PRINT	10-12-11

S.I

→ doesn't match
lot on assessor's
map.



Site Plan
1" = 30'-0"

10-12-11



2011 10 2461

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: WALTON ST 3 UNITPROJECT ADDRESS: 15 WALTON ST CHART/BLOCK/LOT: 140 - 021 001APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

REMODEL AFTER FIRE**CONTACT INFORMATION:**OWNER/APPLICANTName: DUNCAN MACDOUGALLAddress: P.O. BOX 3789
PORTLAND ME 04104

Work #: _____

Cell #: 207 232-4991Fax #: 207 774-4225

Home #: _____

E-mail: duncanmald@hotmail.comCONSULTANT/AGENTName: ALPHA architectsAddress: Mark Sengelmann
17 Chestnut St 04101Work #: 761-9500Cell #: 671-4110Fax #: 761-9595Home #: NAE-mail: mark@ALPHAarchitects.com**Criteria for an Administrative Authorizations:**
(see section 14-523(4) on pg. 2 of this appl.)**Applicant's Assessment Planning Division**
Y(yes), N(no), N/A Y(yes), N(no), N/A

- a) Is the proposal within existing structures? Y
- b) Are there any new buildings, additions, or demolitions? Y
- c) Is the footprint increase less than 500 sq. ft.? Y
- d) Are there any new curb cuts, driveways or parking areas? N
- e) Are the curbs and sidewalks in sound condition? Y
- f) Do the curbs and sidewalks comply with ADA? Y
- g) Is there any additional parking? N
- h) Is there an increase in traffic? N
- i) Are there any known stormwater problems? N
- j) Does sufficient property screening exist? Y
- k) Are there adequate utilities? Y
- l) Are there any zoning violations? N
- m) Is an emergency generator located to minimize noise? NA
- n) Are there any noise, vibration, glare, fumes or other impacts? N

Signature of Applicant

Date:

9/23/11

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

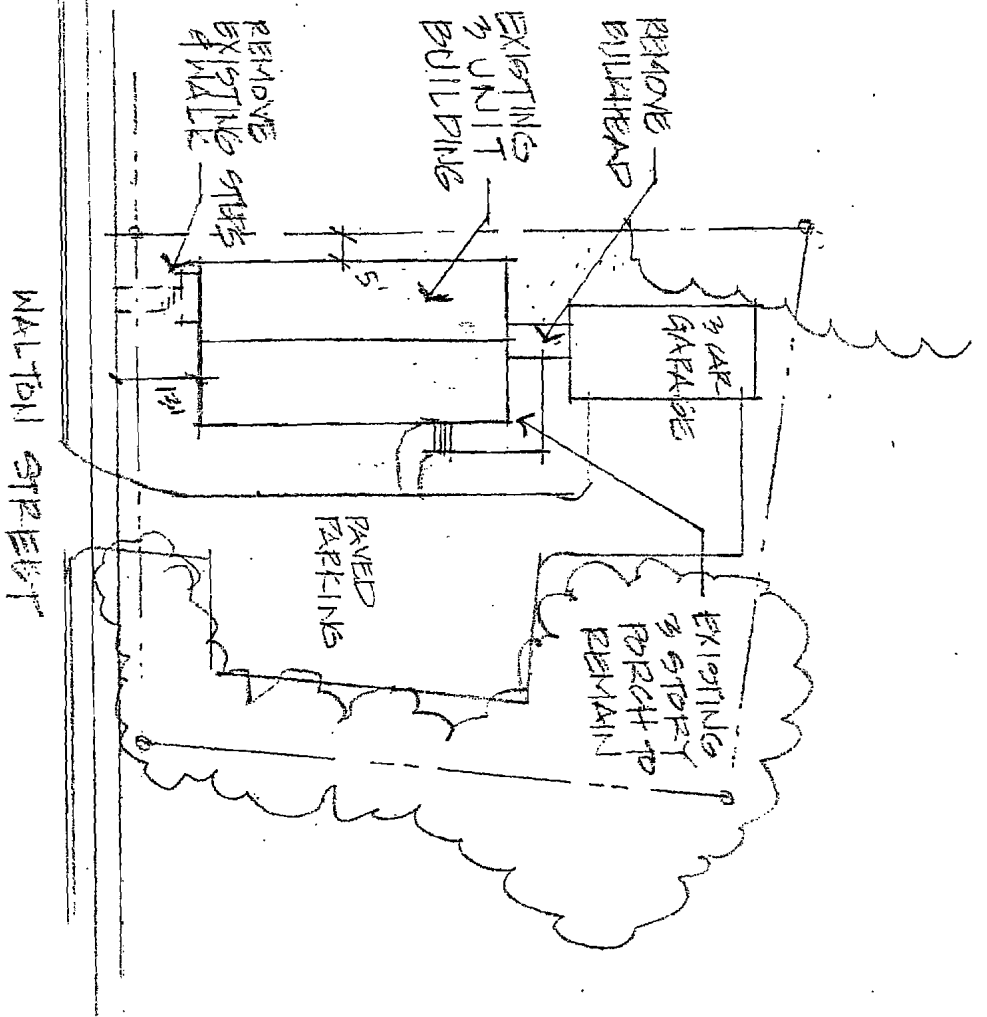
Planning Division
Use Only

a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	Yes	Yes, change in roof line – foot print the same
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

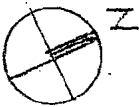
The Administrative Authorization for the reconstruction of a three family house that was destroyed by fire at 15 Walton Street was approved by Barbara Barhydt, Development Review Services Manager on October 27, 2011 with the following condition(s) of approval:

1. The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits that may be required from the Department of Public Services (874-8801) prior to the start of any construction.
2. The approval is based on the plan and Mr. Sengelmann's assurance that no site changes are proposed. If site alterations are proposed, then the plan may require additional review under the City's site plan ordinance.

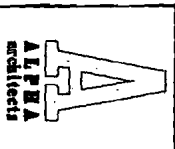
Barbara Barhydt
Development Review Services Manager
October 27, 2011



Site Plan
1" = 30'-0"



10-12-11



17 CHESTNUT STREET
PORTLAND, ME 04101
PHONE: 207.761.1900
FAX: 207.761.1959
http://www.alphaarchitects.com

GO P R I V A C Y
Notice of preparation of law
containing the documents that
form the official public portion
of this project.

Walton Street 3 Unit
15 Walton Street
Portland Maine 04103

JOB:	11024
ISSUE DATE:	
PRELIM.	8-26-11
Revised	Not Recd
CDs	10-12-11
PRINT	10-12-11

S.1

October 12, 2011

Building Inspections
City of Portland



RE: 15 Walton St 3 Unit, Portland , Maine



After the Fire



C:\General Office\Correspondance\Walton St Pictures.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

10-26-11

Barbara Barhydt
Portland Planning Department

re: 15 Walton St Roof

Barbara,

I am sincerely sorry for losing my cool about the delays in the permit process. I realize that these matters are not fully under your control.

I just met with Anne Machado in Zoning and she was satisfied with the attached explanation for the minor roof modifications to 15 Walton St. She is processing the review and passing the project to PFD in the morning.

After your review, please call me with any questions or comments,

ALPHAarchitects

Mark Sengelmann
Mark Sengelmann

October 26, 2011



Anne Machado
Portland Zoning Department
City of Portland
389 Congress Street
Portland ME 04101

RE: **15 Walton St 3 Unit**

Anne,

In response to your comments we are providing copies of the elevations showing existing conditions and the proposed conditions and an overlay that illustrates the differences. The roof pitch is identical 10/12 to the existing. The roof has been modified replacing the existing hip roof with a gable roof.

Roof Ridge Height

The attic floor had to be upgraded to meet 2009 IBC structural requirements from 2x6 @ 18" o/c to 2x10 @ 18" oc raising the ridge +/- 4". Further the existing 2x6 attic floor was toe nailed into the sides of the wall studs. Modern framing practices call for a floor platform to be built on top of the stud wall (not toe nailed into the side) which raises the ridge an additional 10". Finally the roof rafters have been upgraded to meet 2009 IBC structural requirements from 2x6 @ 24" to 2x10 @ 16" oc which adds another 6" due to the 10/12 pitch of the rafters. In total the ridge is raised 1'-5 1/2" above the original roof line due to structural considerations.

Overhangs

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Dormer

A 5/12 pitch dormer was added on the parking lot side to properly shed water off the roof deck.

Sincerely,

ALPHAarchitects

Mark Sengelmann, NCARB
Principal

C:\General Office\Correspondence\Walton St ROOF MODIFICATIONS.doc

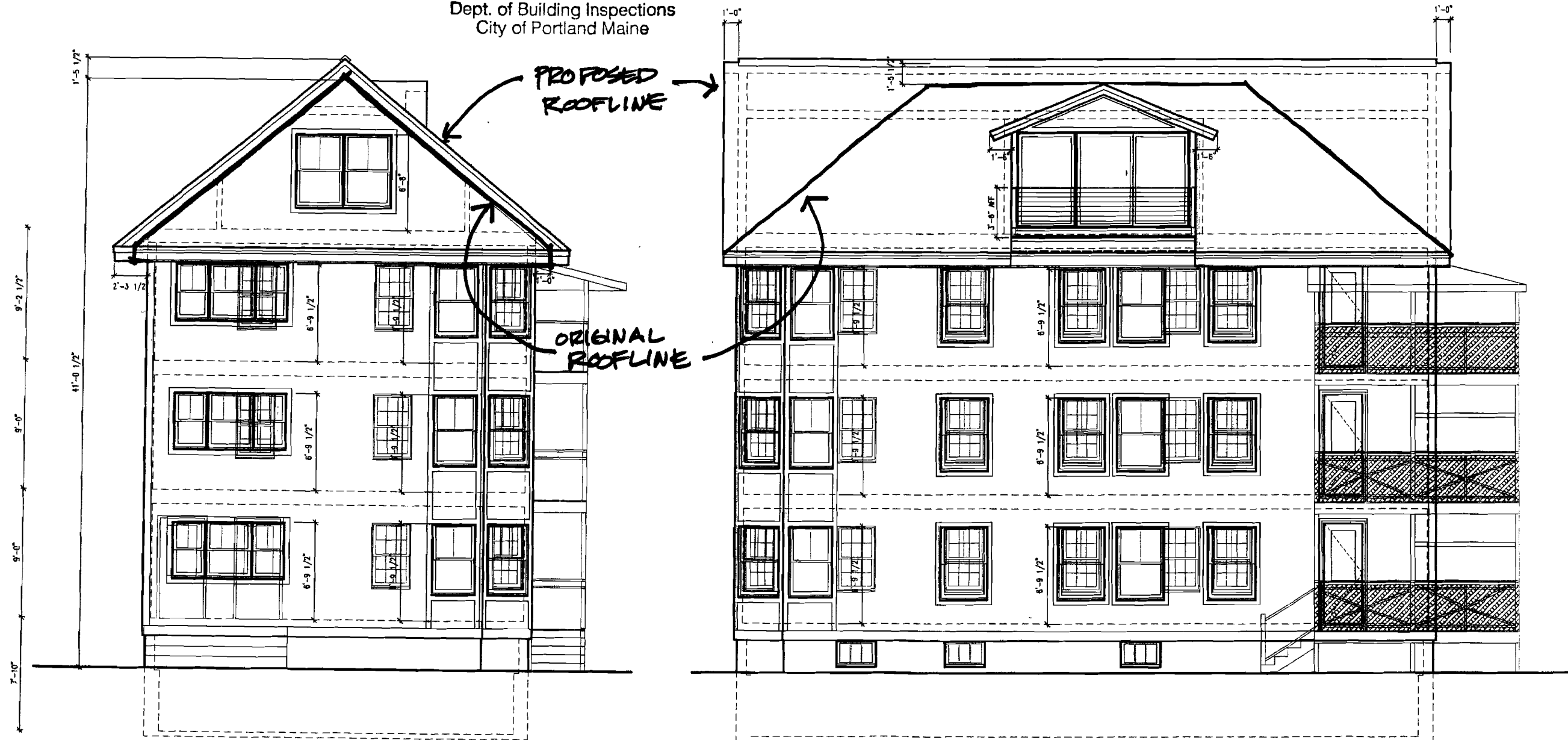
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RECEIVED

OCT 26 2011

Dept. of Building Inspections
City of Portland Maine

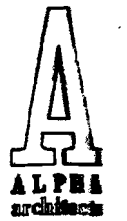


STUDY
ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

STUDY
ELEVATION - PARKING
SCALE: 1/8" = 1'-0"

NOTE:
SIDE & REAR ELEVATIONS
ARE MIRROR IMAGES OF
THIS STUDY

REVISED 10-26-11
10-13-11



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design@alphaarchitects.com

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PRELIMINARY
NOT FOR
CONSTRUCTION

Walton Street 3 Unit
10 Walton Street
Portland Maine 04103

JOB: 11024

ISSUE DATE	
PRELIM	8-25-11
PBoard	-
CDs	-
REV. 1	-
REV. 2	-
PRINT	10-13-11

EXISTING
EXTERIOR
ELEVATIONS

SA6



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PORTLAND, ME 04101
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Walton Street 3 Unit
15 Walton Street
Portland Maine 04103

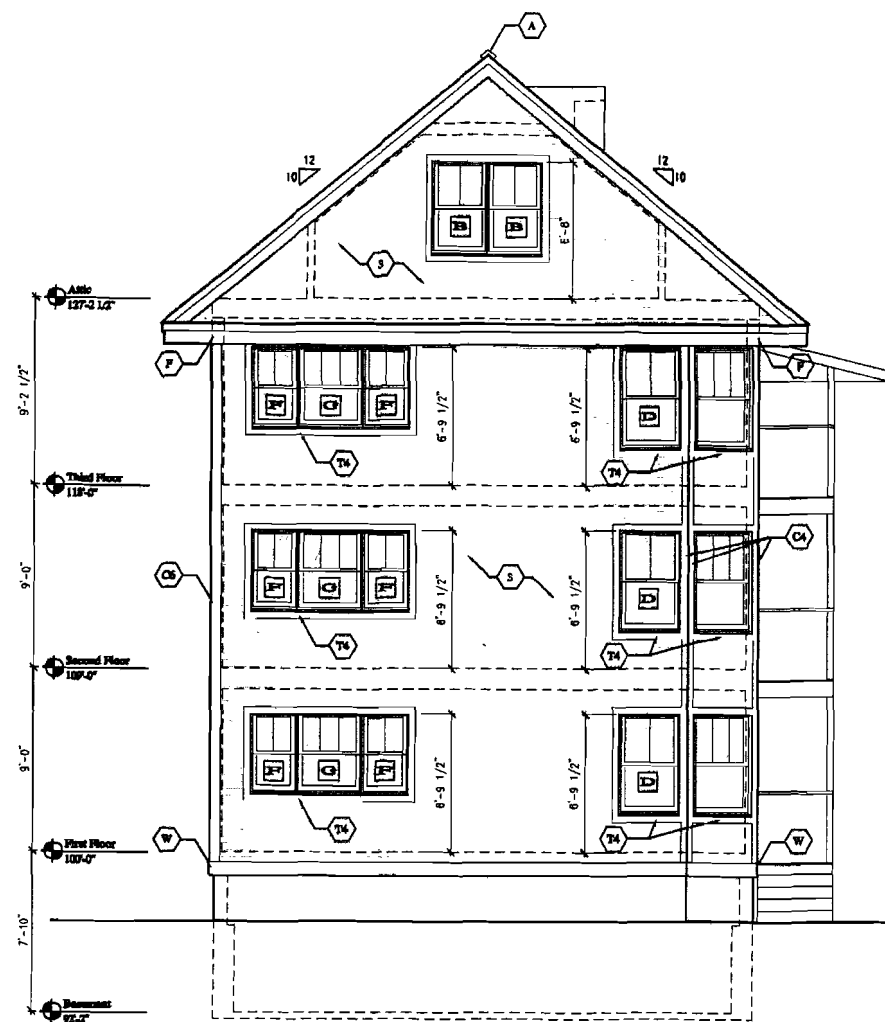
JOB: 11024

ISSUE DATE

PRELIM	08-25-11
PBoard	Not Req'd
CDs	10-12-11
REV. 1	-
REV. 2	-
PRINT	10-12-11

EXTERIOR
ELEVATIONS

A2.1



WALTON ST. ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE 15 Walton Street Portland 10-7-11

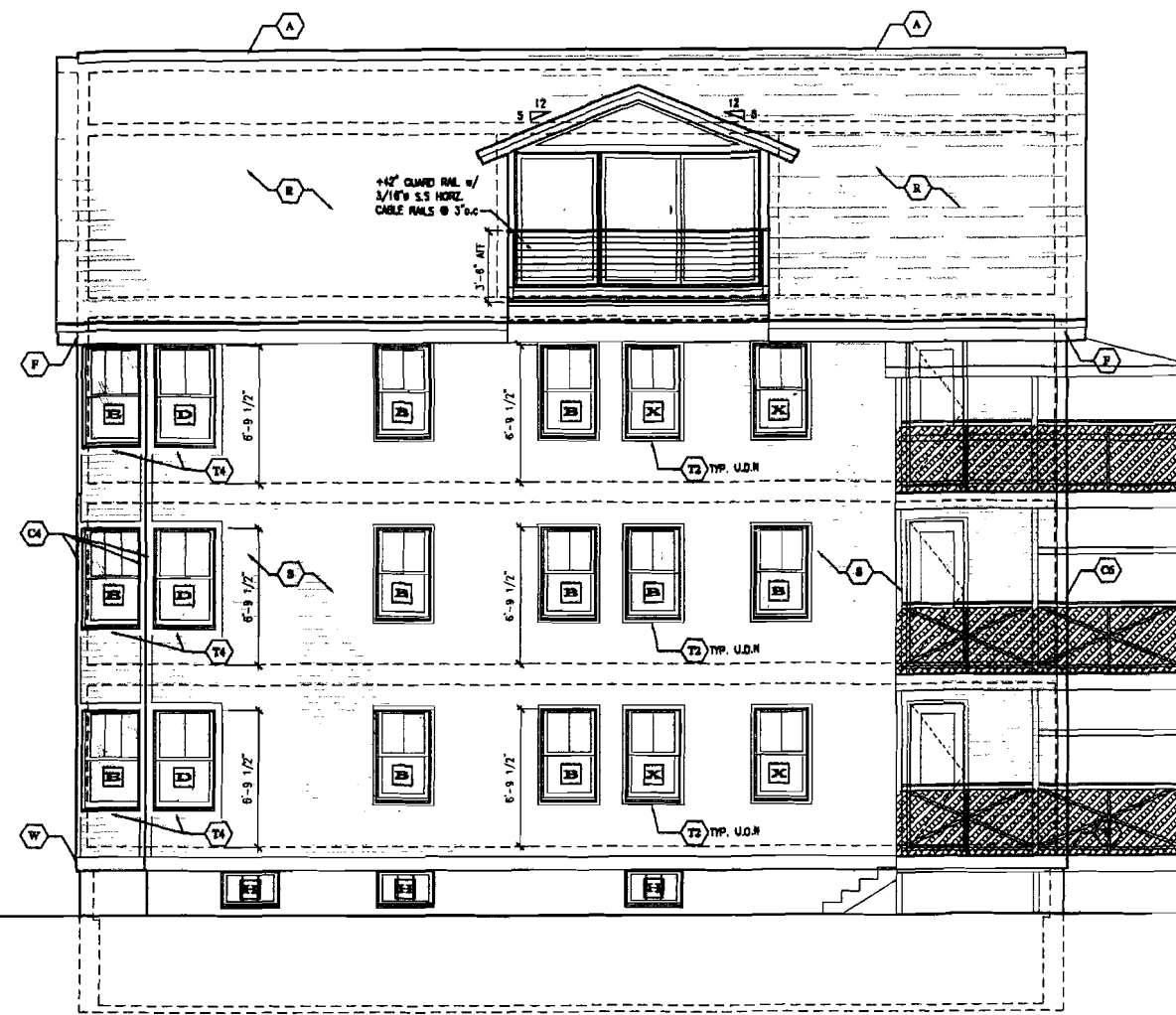
Qty.	No.	Size	Type	Order Pattern	Screen	Remarks
	A	2'-6" x 4'-7" VIF	Casement	2 over 1	Y	EGRESS, Wide Center Rail
	B	2'-6" x 4'-7" VIF	Double Hung	2 over 1	Y	Match Existing
	C	2'-6" x 3'-2" VIF	Double Hung	3 over 1	Y	Tempered Glass
	D	3'-0" x 2'-0" VIF	Double Hung	2 over 1	Y	
	E	4'-0" x 6'-0" VIF	Double Hung	3 over 1	Y	
	F	2'-6" x 4'-0" VIF	Double Hung	2 over 1	Y	Mull to G
	G	3'-0" x 4'-0" VIF	Double Hung	3 over 1	Y	Mull to F
	H	1'-8" x 2'-10" VIF	Double Hung	2 over 1	Y	Mull at street side
	X	Existing Windows				Replace Screens as required. Clean and Lube Tracks

Notes

Review AA Drawings prior to ordering.
Field Verify where shown as required.
Manufacturer to provide cut sheets for review and owner approval (TBD) to fabrication.

MATERIAL LEGEND:

- (A) "ROLL SCREEN" RIDGE AIR VENT w/ SHINGLE CAP, INSECT SCREEN & 3" THROAT Max., TYP.
- (CA) 4" VINYL CORNER BOARDS, TYP.
- (CB) 6" VINYL CORNER BOARDS, TYP.
- (D) PREFINISHED BROWN ALUM. DRIP EDGE, TYP.
- (E) "AZEK" - 1x3 ON 1x10 PISCA BOARDS, TYP. U.O.N.
- (F) 35 YR CERTANTIZED HARTMAN ASPHALT ROOFING SHINGLES ON 30# FELT w/ ICE & WATER SHIELD @ LOWER 3'-0", TYP.
- (S) VINYL SILING SYSTEM, TO MATCH EXIST. VINYL SILING COLOR & EXPOSURE
- (T2) 2" VINYL WINDOW TRIM, TYP. U.O.N.
- (T4) 4" VINYL WINDOW TRIM
- (W) "AZEK" 1x6 WATER TABLE



PARKING LOT ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT SET 10-12-11



17 CHESTNUT STREET
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FAX: 207.761.9896
design@alpharchitects.com

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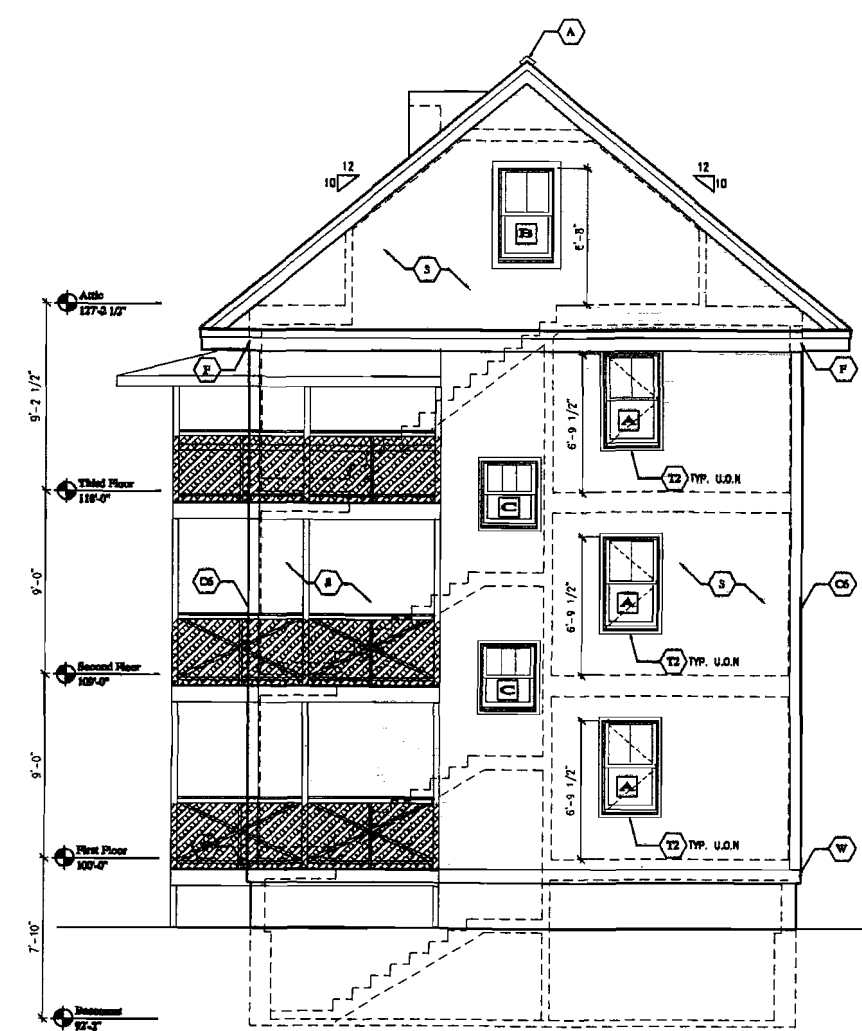


Walton Street 3 Unit
15 Walton Street
Portland Maine 04103

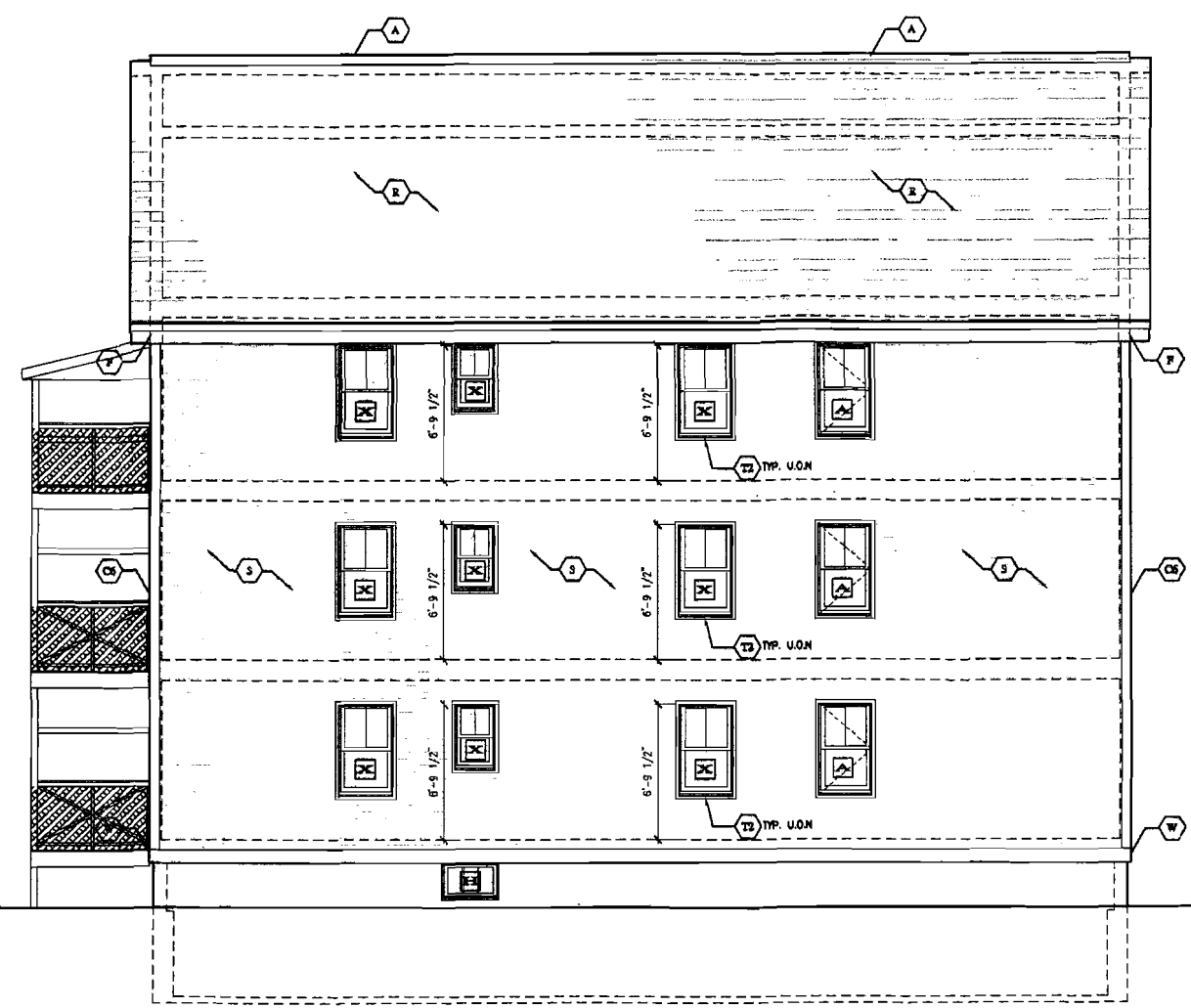
JOB: 11024

ISSUE DATE	
PRELIM.	08-25-11
PBoard	Not Req'd
CDs	10-12-11
REV. 1	-
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EXTERIOR
ELEVATIONS
A2.2



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



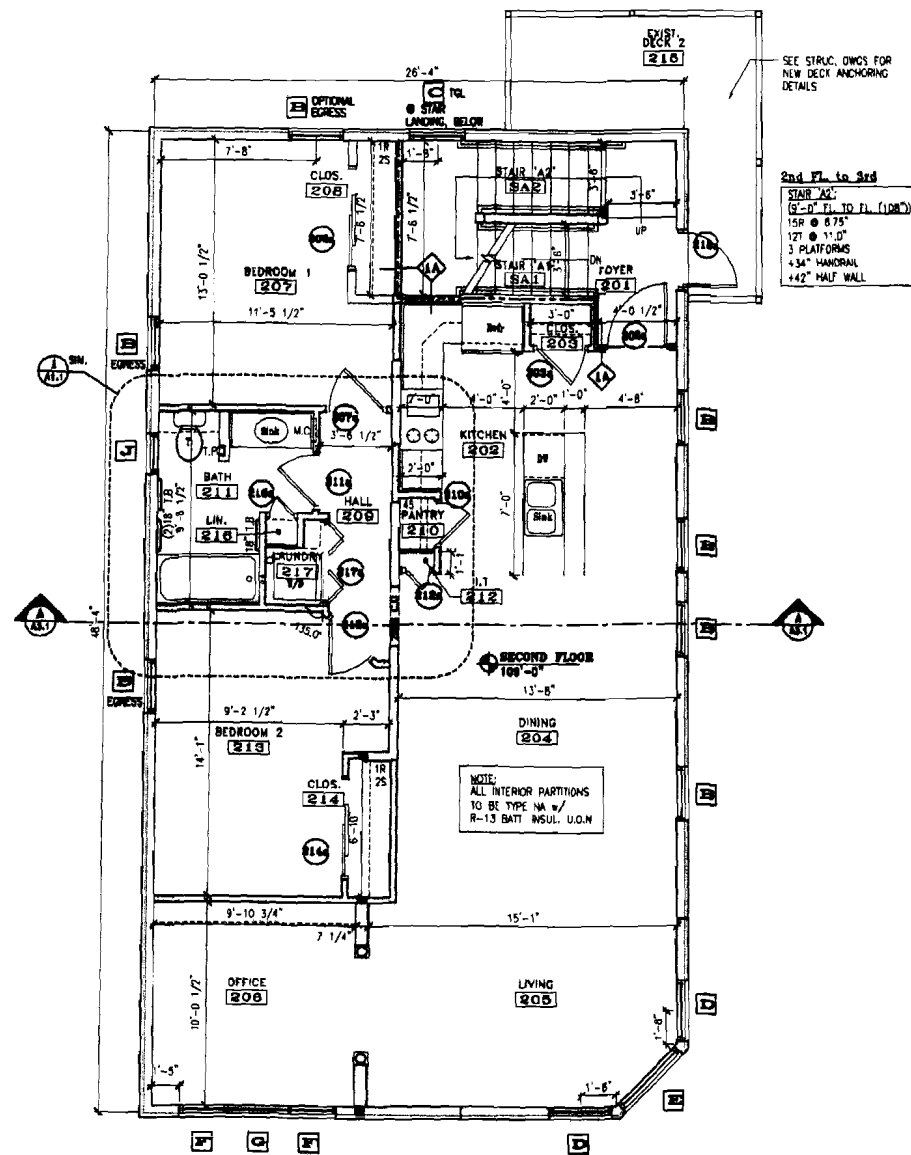
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE 15 Walton Street Portland 10-7-11									
Qty.	No.	Size	Type	Grille Pattern	Screen	Remarks			
A	2	2'-0" x 4'-7"	W/F	Casement	2 over 1	Y	EGRESS, Wide Center Rail		
B	2	2'-0" x 4'-7"	W/F	Double Hung	2 over 1	Y	Match Existing		
C	2	2'-0" x 3'-2"	W/F	Double Hung	2 over 1	Y	Tempered Glass		
D	2	2'-0" x 3'-2"	W/F	Double Hung	2 over 1	Y			
E	2	2'-0" x 3'-2"	W/F	Double Hung	2 over 1	Y			
F	2	2'-0" x 4'-0"	W/F	Double Hung	2 over 1	Y	Match to G		
G	2	2'-0" x 4'-0"	W/F	Double Hung	2 over 1	Y	Match to F		
H	2	1'-0" x 2'-10"	W/F	Double Hung	2 over 1	Y	Match to F		
X	2	Existing Windows					Replace Screens as required, Clean and Lubr Tracks		

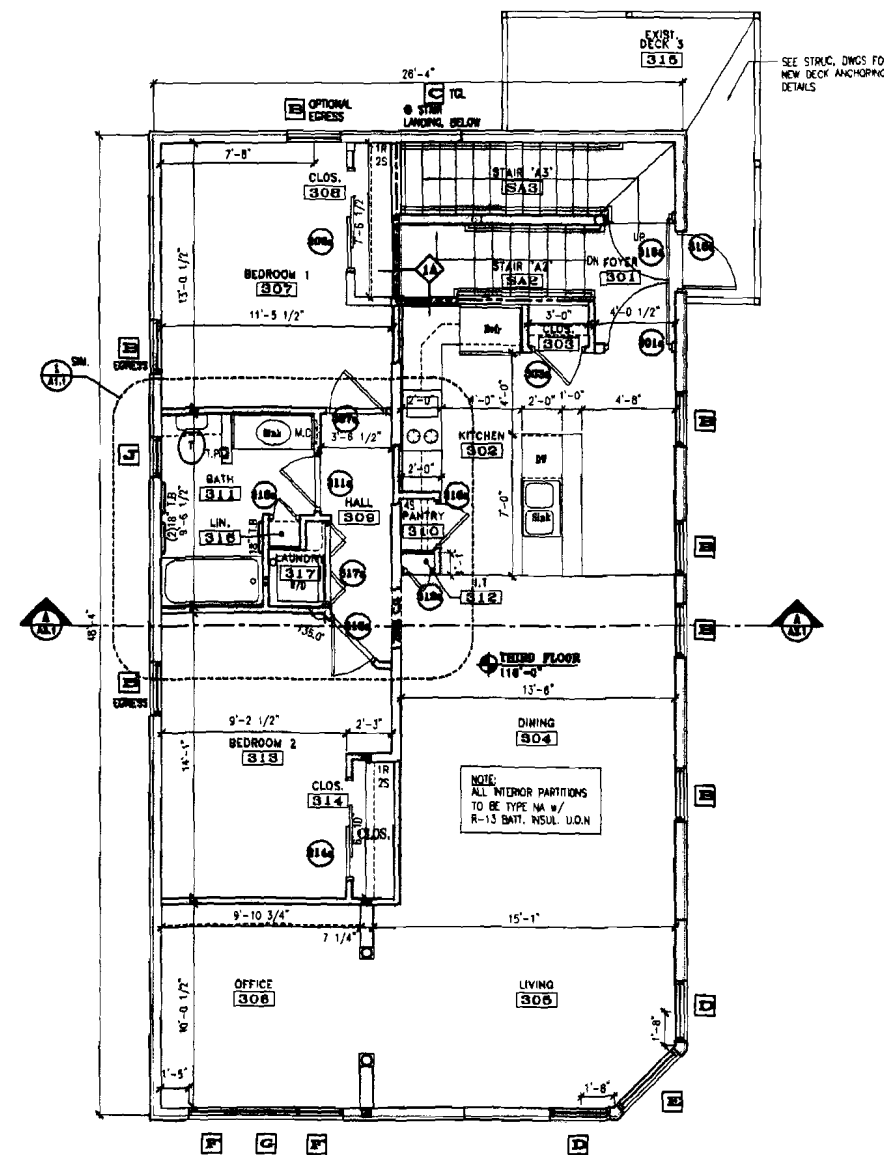
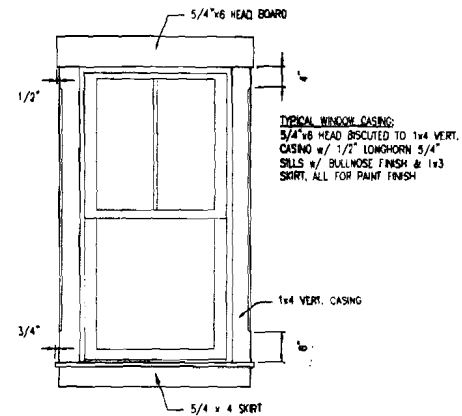
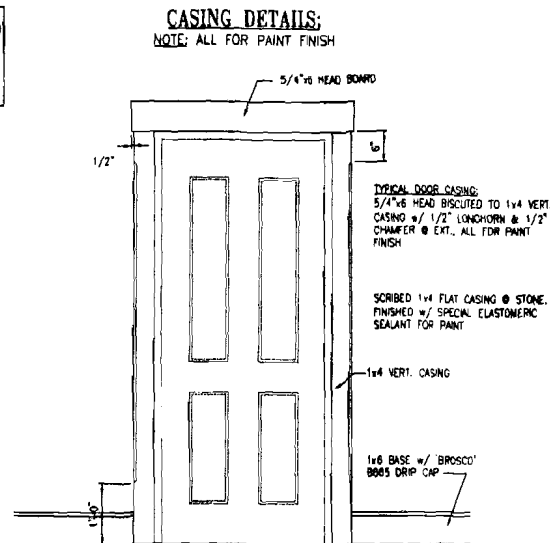
Notes:
Review AA Drawings prior to ordering
Field Verify where shown as required
Manufacturer to provide cut sheets for review and owner approval PRIOR to fabrication

- MATERIAL LEGEND:**
- A "ROLL SCREEN" RIDGE AIR VENT w/ SHINGLE CAP, INSECT SCREEN & 3" THROAT MIN., TYP.
 - CA 4" VINYL CORNER BOARDS, TYP.
 - CS 6" VINYL CORNER BOARDS, TYP.
 - D PREFINISHED BROWN ALUM. DRIP EDGE, TYP.
 - F "AZEK" - 1x2 ON 1x10 FASDA BOARDS, TYP. U.O.N.
 - R 35 YR. CERTANTITE HASTARUS ASPHALT ROOFING SHINGLES ON 30# FELT w/ ICE & WATER SHIELD @ LOWER 3'-0", TYP.
 - S VINYL SIDING SYSTEM, TO MATCH EXIST. VINYL SIDING COLOR & EXPOSURE
 - T2 2" VINYL WINDOW TRIM, TYP. U.O.N.
 - T4 4" VINYL WINDOW TRIM
 - W "AZEK" 1x6 WATER TABLE

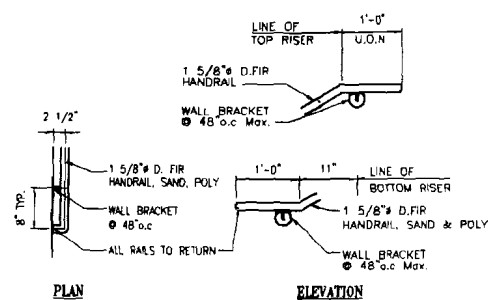
PERMIT SET 10-12-11



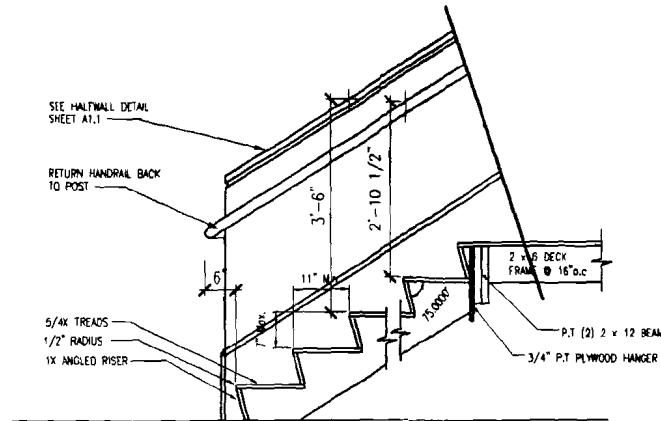
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



WALL MOUNTED RAILING DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL STAIR NOSING DETAIL
SCALE: 3/4" = 1'-0"

Revised
AMENDED PERMIT SET 11-04-11



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ISSUE DATE	
PRELIM.	08-26-11
PBOARD	Not Recd
CDs	10-12-11
REV. 1	
REV. 2	
PRINT	11-04-11

SECOND &
THIRD FLOOR
PLANS
A1.2

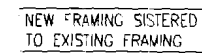


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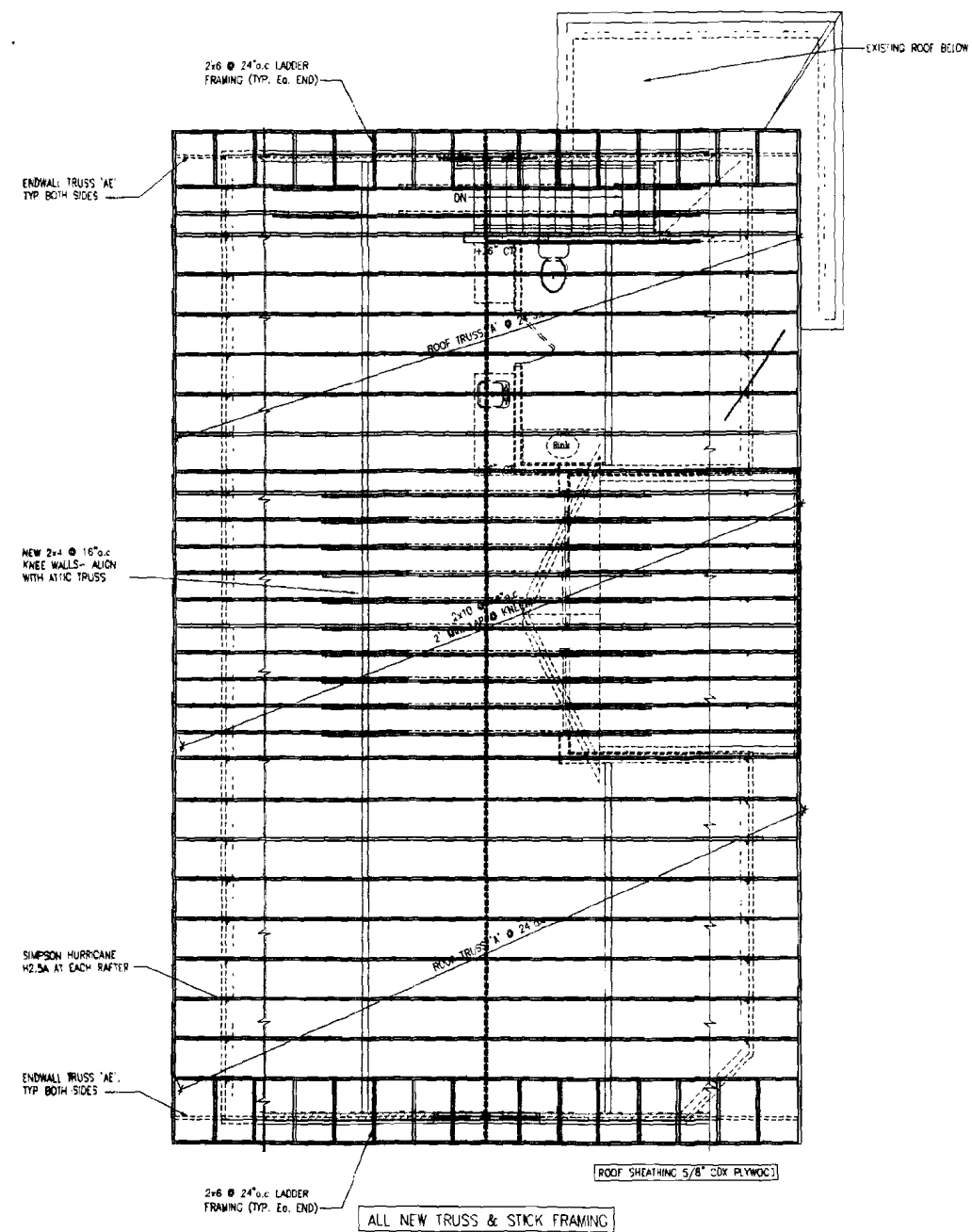
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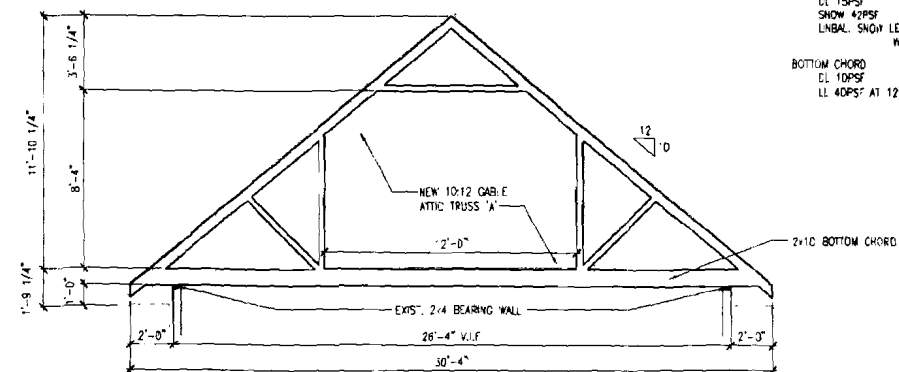
S1.3



ATTIC FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



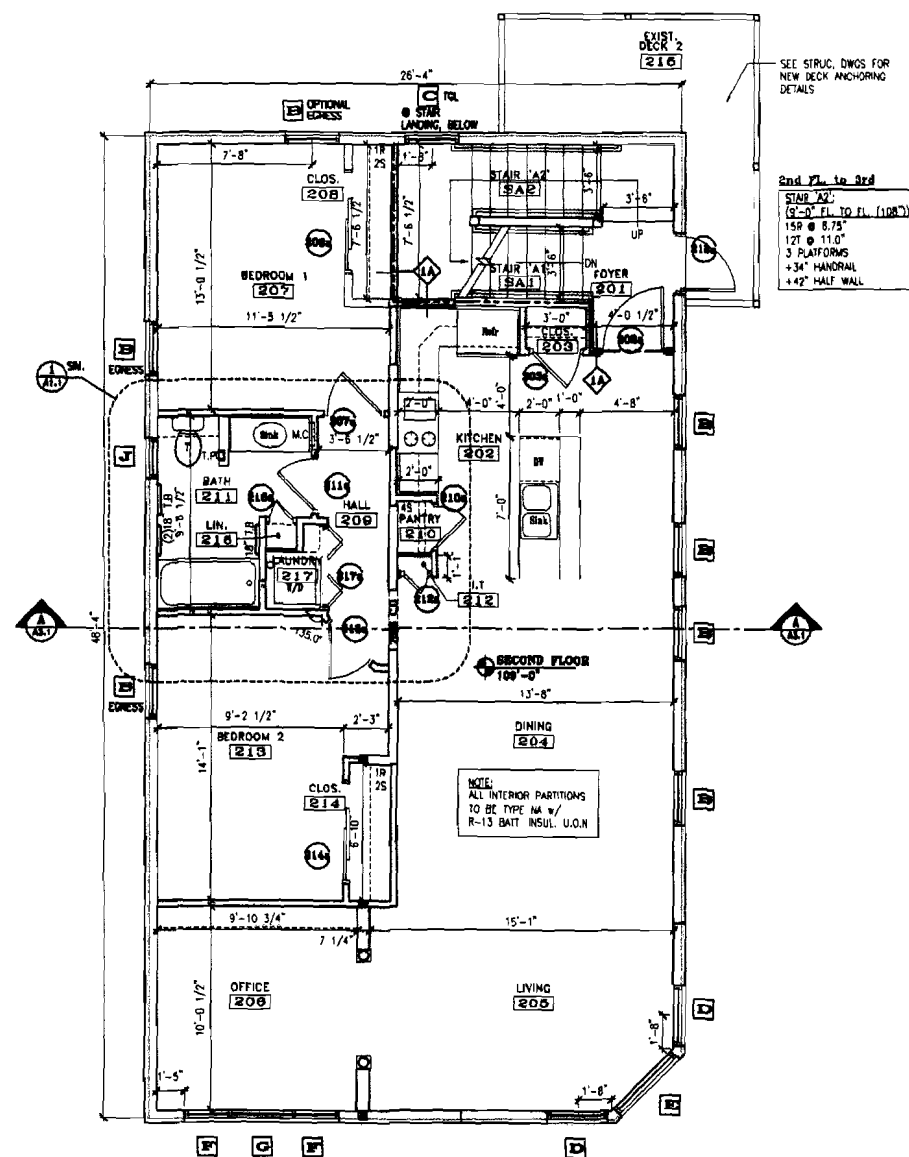
ROOF TRUSS 'A' PROFILE
SCALE: 1/4" = 1'-0"

TRUSS LOADING CRITERIA

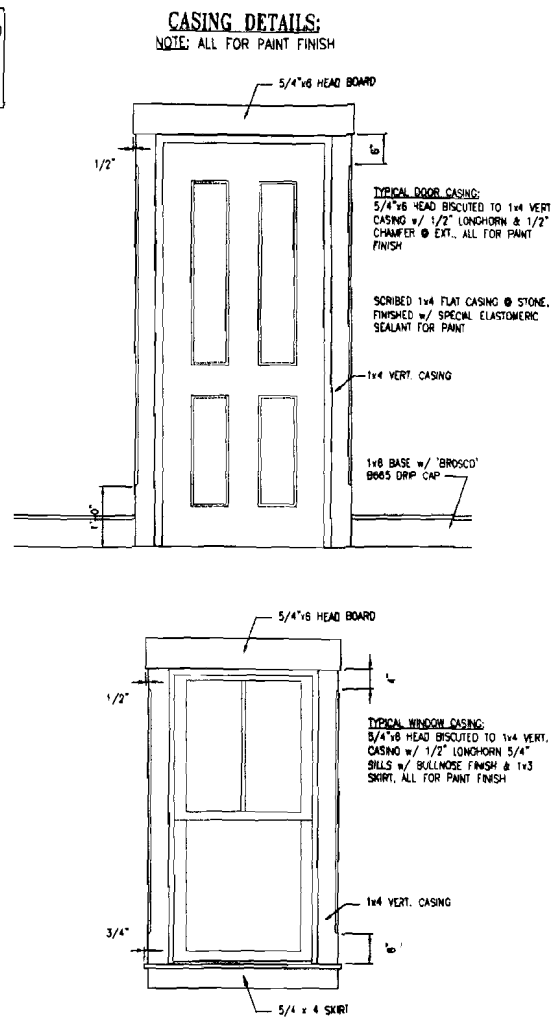
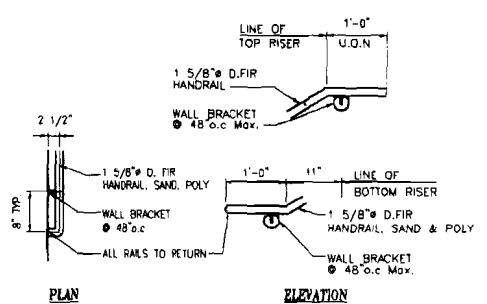
TOP CHORD
CL 15PSF
SNOW 42PSF
UNBAL. SNOW LEeward EDPsf
 WINDWARD 0PSF

BOTTOM CHORD
CL 10PSF
LL 40PSF AT 12'-0" CENTER SECTION

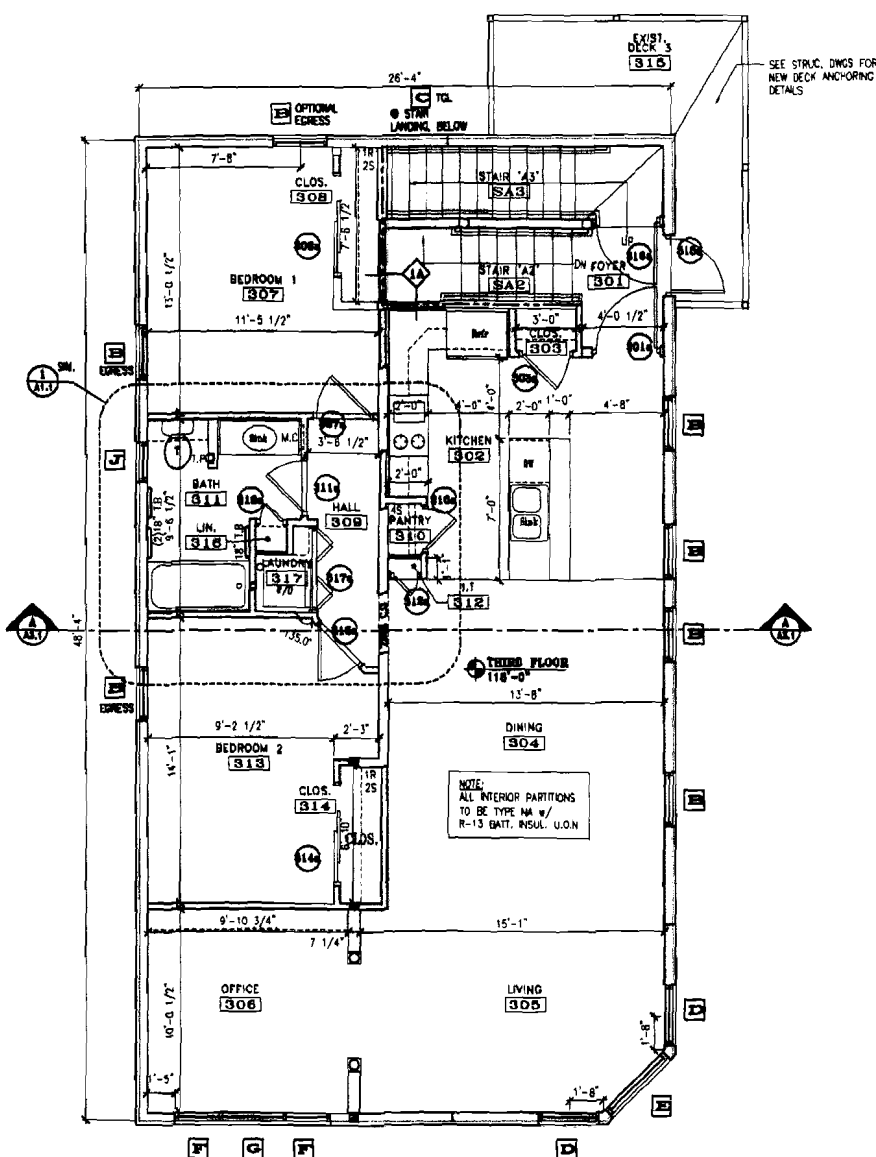
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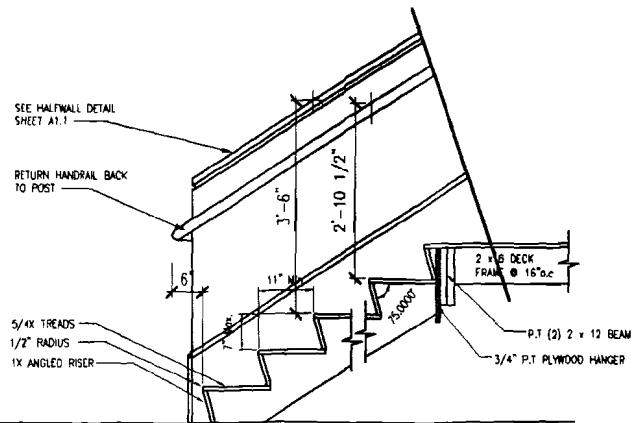
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



TYPICAL STAIR NOSING DETAIL
SCALE: 3/4" = 1'-0"



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



Revised
AMENDED PERMIT SET 11-04-11



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SECOND & THIRD FLOOR PLANS
A1.2



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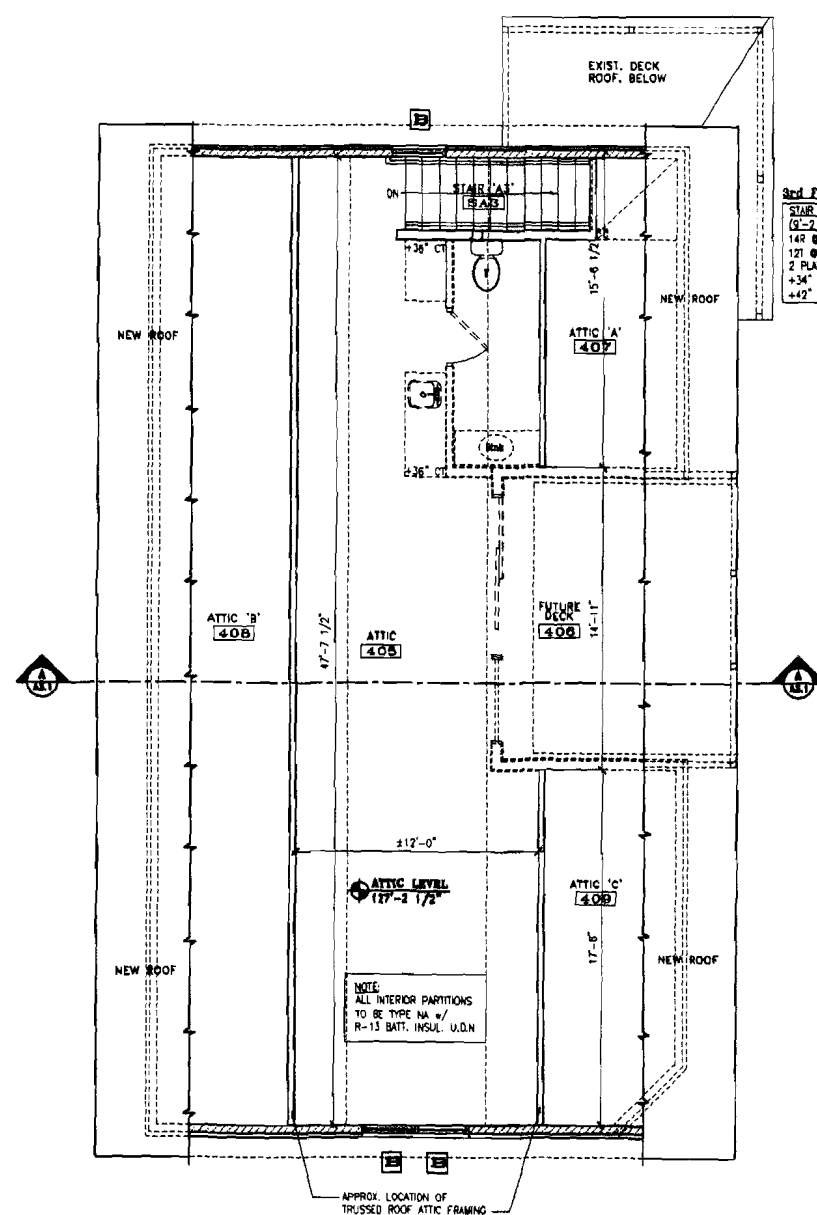
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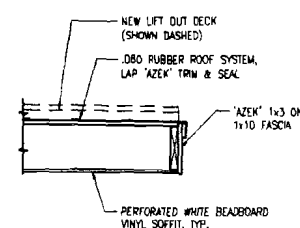
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FOURTH FLOOR
& ROOF
PLANS

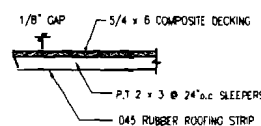
A1.3



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

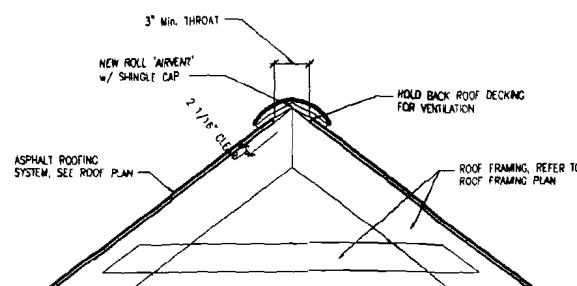


EDGE OF DECK DETAIL
SCALE: 3/4" = 1'-0"

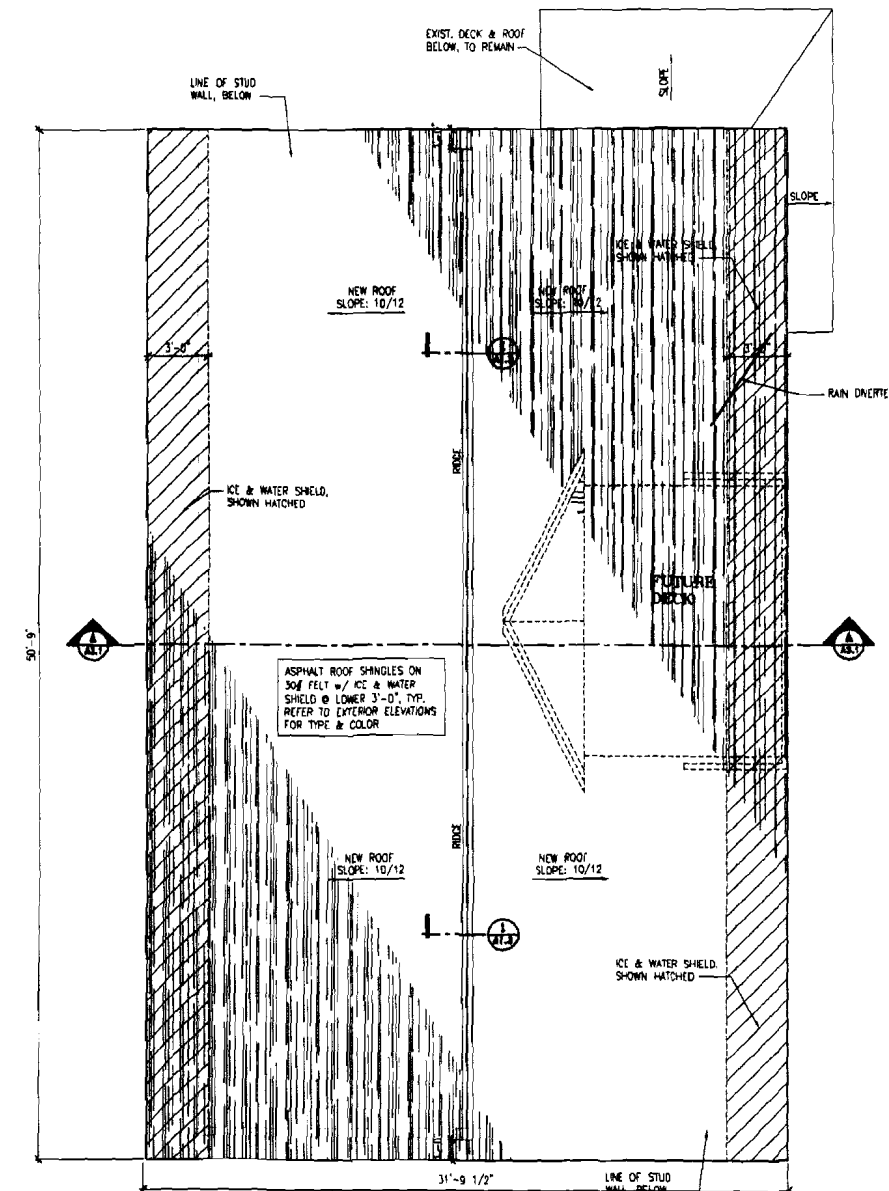


LIFT OUT DECK DETAIL
SCALE: 3/4" = 1'-0"

3rd FL. to 4th FL.
STAIR "A"
(9'-2 1/2" PL. TO FL. (110 1/2"))
142 @ 7.85"
121 @ 10.0"
2 PLATFORMS
+34" HANDRAIL
+42" HALF WALL



1 RIDGE VENT DETAIL
A1.3 SCALE: 3/4" = 1'-0"



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

AMENDED PERMIT SET 11-04-11

DOOR AND FRAME SCHEDULE 15 WALTON ST												
AREA	DOOR NO.	LOCATION	DOOR			FRAME MAT.	H	W	L	R	S	REMARKS
			SW	SL	GL							
FIRST FLOOR (UNIT 1)	101a	BASMENT	30	68	C	-	METAL - KD	60	Y	-	Y	E KICK PLATE, SILENCERS, BALL BEARING HINGES, DOOR STOP
	102a	UNIT 1 ENTRY	30	68	C	-	METAL - KD	60	Y	-	Y	E SILENCERS, PEOP, BALL BEARING HINGES, KICK PLATE, DOOR STOP, CLOSER
	103a	CLOSET	24	68	D	-	WOOD	-	-	1"	-	G
	107a	BEDROOM 1	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	108a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S SLIDER
	110a	LINEN	20	68	D	-	WOOD	-	-	1"	-	G
	111a	BATH	26	68	D	-	WOOD	-	Y	1"	-	F PRIVACY, DOOR STOP
	112a	IT	12	68	D	-	WOOD	-	-	1.5"	-	G
	113a	BEDROOM 2	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	114a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S
	115a	DECK - BUILDING ENTRY	30	68	A	1/2 TOL	METAL - KD	-	Y	-	Y	E KICK PLATE, AUTOLOCK, BALL BEARING HINGES, CLOSER, SILENCERS
	116a	LINEN	12	68	D	-	WOOD	-	-	1"	-	G DOOR STOP
	117a	LAUNDRY	2-20	68	BWOLD	-	WOOD	-	Y	1"	-	- SPECIAL PULL KNOBS HARDWARE
SECOND FLOOR (UNIT 2)	202a	UNIT 2 ENTRY	30	68	C	-	METAL - KD	60	Y	-	Y	E SILENCERS, PEOP, BALL BEARING HINGES, KICK PLATE, DOOR STOP, CLOSER
	203a	CLOSET	24	68	D	-	WOOD	-	-	1"	-	G
	207a	BEDROOM 1	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	208a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S SLIDER
	210a	LINEN	20	68	D	-	WOOD	-	-	1"	-	G
	211a	BATH	26	68	D	-	WOOD	-	Y	1"	-	F PRIVACY, DOOR STOP
	212a	IT	12	68	D	-	WOOD	-	-	1.5"	-	G
	213a	BEDROOM 2	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	214a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S
	215a	DECK	30	68	A	1/2 TOL	METAL - KD	-	Y	-	Y	E KICK PLATE, BALL BEARING HINGES, CLOSER, SILENCERS
	216a	LINEN	12	68	D	-	WOOD	-	-	1"	-	G DOOR STOP
	217a	LAUNDRY	2-20	68	BWOLD	-	WOOD	-	Y	1"	-	- SPECIAL PULL KNOBS HARDWARE
THIRD FLOOR (UNIT 3)	301a	UNIT 3 ENTRY	30	68	C	-	METAL - KD	60	Y	-	Y	E SILENCERS, PEOP, BALL BEARING HINGES, KICK PLATE, DOOR STOP, CLOSER
	303a	CLOSET	24	68	D	-	WOOD	-	-	1"	-	G
	307a	BEDROOM 1	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	308a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S SLIDER
	310a	LINEN	20	68	D	-	WOOD	-	-	1"	-	G
	311a	BATH	26	68	D	-	WOOD	-	Y	1"	-	F PRIVACY, DOOR STOP
	312a	IT	12	68	D	-	WOOD	-	-	1.5"	-	G
	313a	BEDROOM 2	28	68	D	-	WOOD	-	Y	1"	-	F DOOR STOP
	314a	CLOSET	50	68	D	-	WOOD	-	-	1"	-	S
	315a	DECK	30	68	A	1/2 TOL	METAL - KD	-	Y	-	Y	E KICK PLATE, BALL BEARING HINGES, CLOSER, SILENCERS
	316a	LINEN	12	68	D	-	WOOD	-	-	1"	-	G DOOR STOP
	317a	LAUNDRY	2-20	68	BWOLD	-	WOOD	-	Y	1"	-	- SPECIAL PULL KNOBS HARDWARE
	318a	ATTIC	30	68	C	-	WOOD	-	Y	-	Y	E
ATTIC LEVEL (UNIT 4)	404a	BATH	26	68	D	-	WOOD	-	Y	1"	-	F
	406a	DECK	(3) 30	68	B	ALL TOL	METAL	-	Y	-	-	- CENTER SLIDER - SPECIAL HARDWARE BY MAN/IR
	407a	NOT USED	-	-	-	-	-	-	-	-	-	-
	408a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-
	409a	NOT USED	-	-	-	-	-	-	-	-	-	-

NOTE:
REFER TO SPECIFICATION FOR ALL DOOR & HARDWARE SPECIFICS.

DOOR TYPES, HARDWARE, ETC:

A = FIBERGLASS 1/2 GLASS, 2 PANEL BELOW DOOR
B = FULL TEMPERED GLASS CENTER SLIDER
C = 60 MINUTE METAL 4 PANEL DOOR
D = MOULDED WOOD 4 PANEL DOOR
E = ENTRY HARDWARE - ADA LEVER, DEADBOLT & THUMBTURN
F = GENERAL HARDWARE - ORBITAL, PRIVACY
G = CLOSET HARDWARE - ORBITAL, PASSAGE
S = SLIDER HARDWARE - SPECIAL INSET

ROOM FINISH SCHEDULE 15 WALTON ST						
LEVEL	ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING
Basement	001	STORAGE	CLEAN	NONE	CLEAN RM JOISTS AND BRICK WALLS	BROOM CLEAN
	002	HVAC	CLEAN	-	CLEAN RM JOISTS AND BRICK WALLS	BROOM CLEAN
	003	STORAGE	CLEAN	-	CLEAN RM JOISTS AND BRICK WALLS	BROOM CLEAN
FIRST FLOOR	S40	STAIR 'A0'	UNFINISHED WOOD	SCPP	STONE/ BRICK	PTD. ONB- FLAT
	S41	STAIR 'A1'	ST1/ V11	PTD- SEMI GLOSS	PTD ONB- EGGSHELL FINISH	PTD ONB- FLAT
	S42	STAIR 'A2'	ST1/ V11	PTD- SEMI GLOSS	PTD ONB- EGGSHELL FINISH	PTD ONB- FLAT
FIRST FLOOR	S43	STAIR 'A3'	CARPET	PTD- SEMI GLOSS	PTD ONB- EGGSHELL FINISH	PTD ONB- FLAT
FIRST FLOOR (UNIT 1)	101	FOYER	ST1/ V11	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- FLAT
	102	KITCHEN	CT1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	103	CLOSET	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	104	DINING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	105	LIVING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	106	OFFICE	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	107	BEDROOM 1	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	108	CLOSET	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	109	HALL	CT2	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	110	PANTRY	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	111	BATH	CT2	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- SEMI GLOSS
	112	IT	HN1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	113	BEDROOM 2	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	114	CLOSET	C1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	115	EXISTING DECK	SCPP	NONE	SCPP- EXISTING DECK GUARD RAIL AND POSTS	SCPP- SEMI GLOSS
	116	LINEN	CT2	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	117	LAUNDRY	SV1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
FIRST FLOOR (UNIT 2)	201	FOYER	ST1/ V11	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- FLAT
	202	KITCHEN	CT1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	203	CLOSET	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	204	DINING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	205	LIVING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	206	OFFICE	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	207	BEDROOM 1	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	208	CLOSET	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	209	HALL	CT2	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	210	PANTRY	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	211	BATH	CT2	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- SEMI GLOSS
	212	IT	HN1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	213	BEDROOM 2	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	214	CLOSET	C1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	215	EXISTING DECK	SCPP	NONE	SCPP- EXISTING DECK GUARD RAIL AND POSTS	SCPP- SEMI GLOSS
	216	LINEN	CT2	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	217	LAUNDRY	SV1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
FIRST FLOOR (UNIT 3)	301	FOYER	ST1/ V11	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- FLAT
	302	KITCHEN	CT1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	303	CLOSET	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	304	DINING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	305	LIVING	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	306	OFFICE	HN1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	307	BEDROOM 1	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	308	CLOSET	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	309	HALL	CT2	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	310	PANTRY	CT1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	311	BATH	CT2	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- SEMI GLOSS
	312	IT	HN1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	313	BEDROOM 2	C1	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	314	CLOSET	C1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	315	EXISTING DECK	SCPP	NONE	SCPP- EXISTING DECK GUARD RAIL AND POSTS	SCPP- SEMI GLOSS
	316	LINEN	CT2	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	317	LAUNDRY	SV1	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
ATTIC LEVEL (UNIT 4)	401	HALL	C2	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	402	CLOSET	C2	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	403	CLOSET	C2	PTD 4"-NO CAP	PTD ONB- EGG SHELL	PTD ONB- FLAT
	404	BATH	SV1	PTD 6"- SEE A1.2	PTD ONB- SEMI GLOSS	PTD ONB- SEMI GLOSS
	405	LOFT	C2	PTD 6"- SEE A1.2	PTD ONB- EGG SHELL	PTD ONB- FLAT
	406	DECK	DK1	NONE	NONE	PERF. VINYL BEADBOARD
	407	ATTIC A	-	-	-	-
	408	ATTIC B	-	-	-	-
	409	ATTIC C	-	-	-	-

ABBV.	DESCRIPTION	AMOUNT
SCPP=	SCRAPE, CLEAN, PATCH & PAINT	-
SV1 =	SHEET VINYL	35 SF (1 BATH)
PW1 =	PREFINISHED HARDWOOD	1550 SF
C1 =	CARPET-1	912 SF
C2 =	CARPET-2	570 SF
CT1 =	CERAMIC TILE-1 - MATCHING GROUT	432 SF
CT2 =	CERAMIC TILE-2 - MATCHING GROUT	160 SF
ST1 =	STRIP VINYL	176 LF
VT1 =	VINYL TREADS AND RISERS	327 @ 36"
DK1 =	COMPOSITE DECKING	165 SF
NOTE:	C2 CARPETED STAIR TO LOFT	

NOTE:
FLOORING SUBCONTRACTORS TO VERIFY SF TAKE OFFS & ADD
APPROPRIATE WASTE FACTORS.

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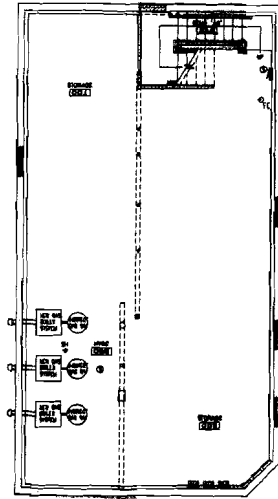
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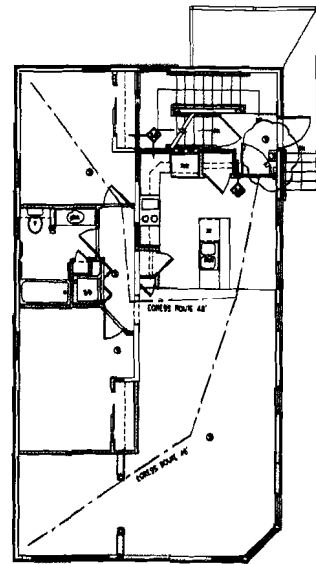
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DOOR & FINISH
SCHEDULES

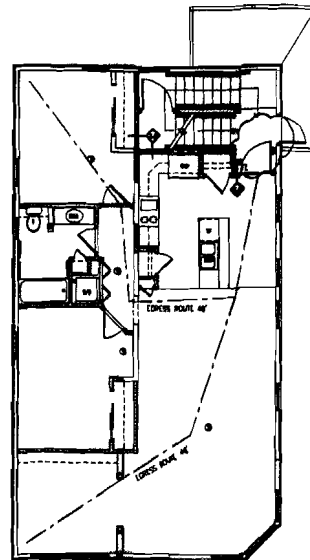
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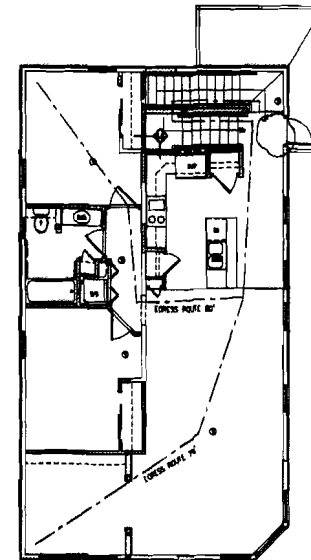
BASEMENT LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



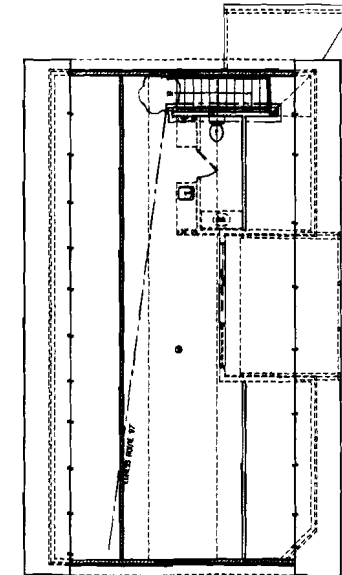
FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



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



THIRD FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



ATTIC LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

FIRE PROTECTION LEGEND

- FE FIRE EXTINGUISHER 10# ABC
- EXIT LIGHT
- STROBE ONLY WITH CANDELLA RATING AS NOTED
- HORN STROBE WITH CANDELLA RATING AS NOTED
- DUAL EMERGENCY LIGHT
- SINGLE EMERGENCY LIGHT
- SMOKE DETECTOR (CEILING)
- HEAT DETECTOR (CEILING)
- COMBINATION LIGHT/EXHAUST FAN
- FIRE ALARM MASTER CONTROL PANEL
- PULL STATION
- EXTERIOR EGRESS LIGHT
- N.A.E. NOT AN EXIT SIGN W/ RAISED BRAILLE
- V.A.P. VAN ACCESSIBLE

NOTE:
SMOKE DETECTORS TO BE INTERCONNECTED w/ BATTERY BACK-UP

ABBREVIATIONS:

- CO = CASCO OPENING
- CL = DOOR CLOSER
- SCH = SELF CLOSING HINGES
- WS = WEATHER STRIPPING SYSTEM
- DB = DEAD BOLT
- AL = ADA LEVER
- BBC = BALL BEARING CENTER HINGE
- ST = STEEL FRAME
- r = REUSE/RELOCATE
- x = EXISTING TO REMAIN
- n = NEW

LIFE SAFETY NOTES:
1. PROVIDE INTERCONNECTED SMOKE DETECTOR SYSTEM. SYSTEM TO BE HARDWIRED w/ BATTERY BACK-UP.

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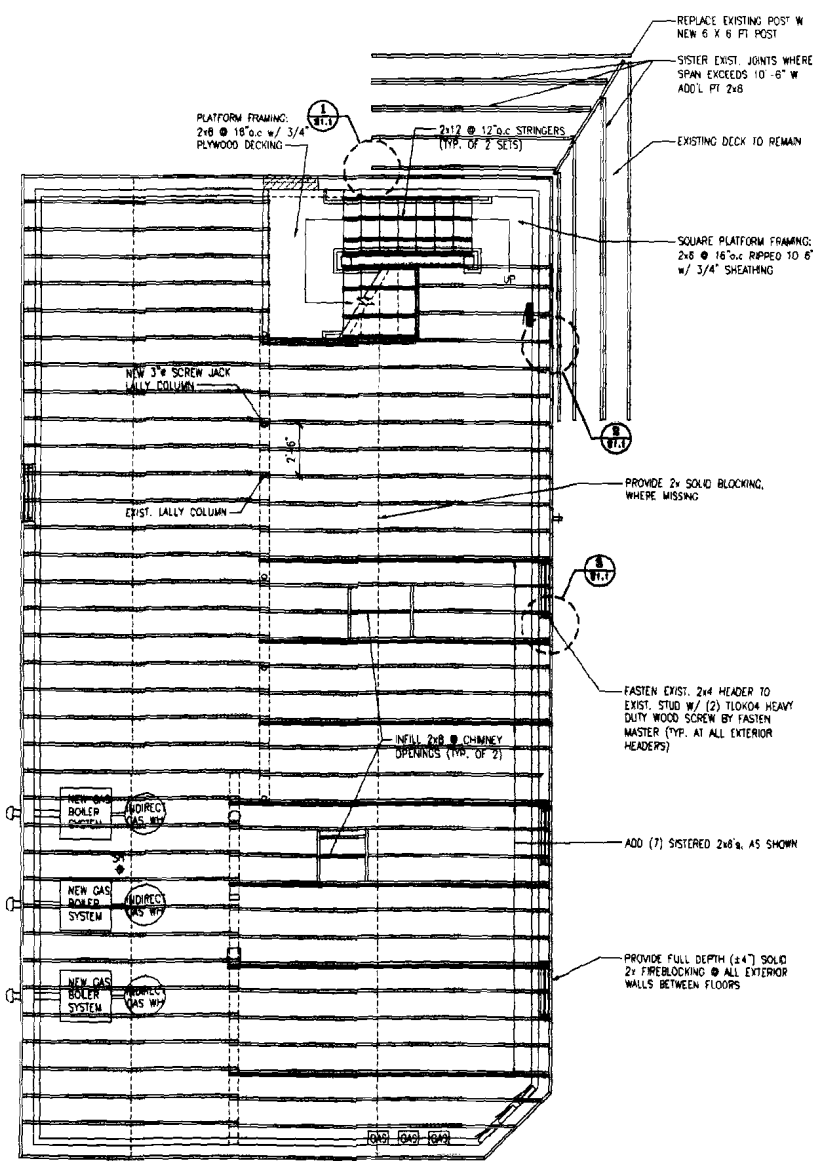
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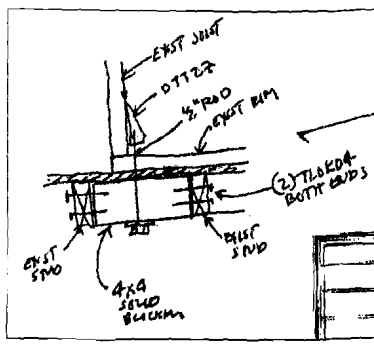
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BASEMENT, 1st,
2nd, 3rd & 4th FLOOR
LIFE SAFETY PLANS
LS1.0

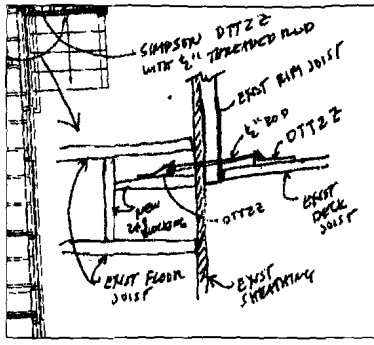


NEW FRAMING SISTERED TO EXISTING FRAMING

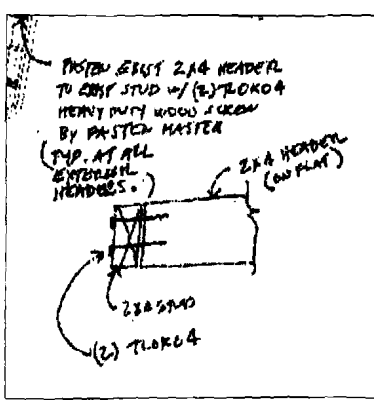
FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



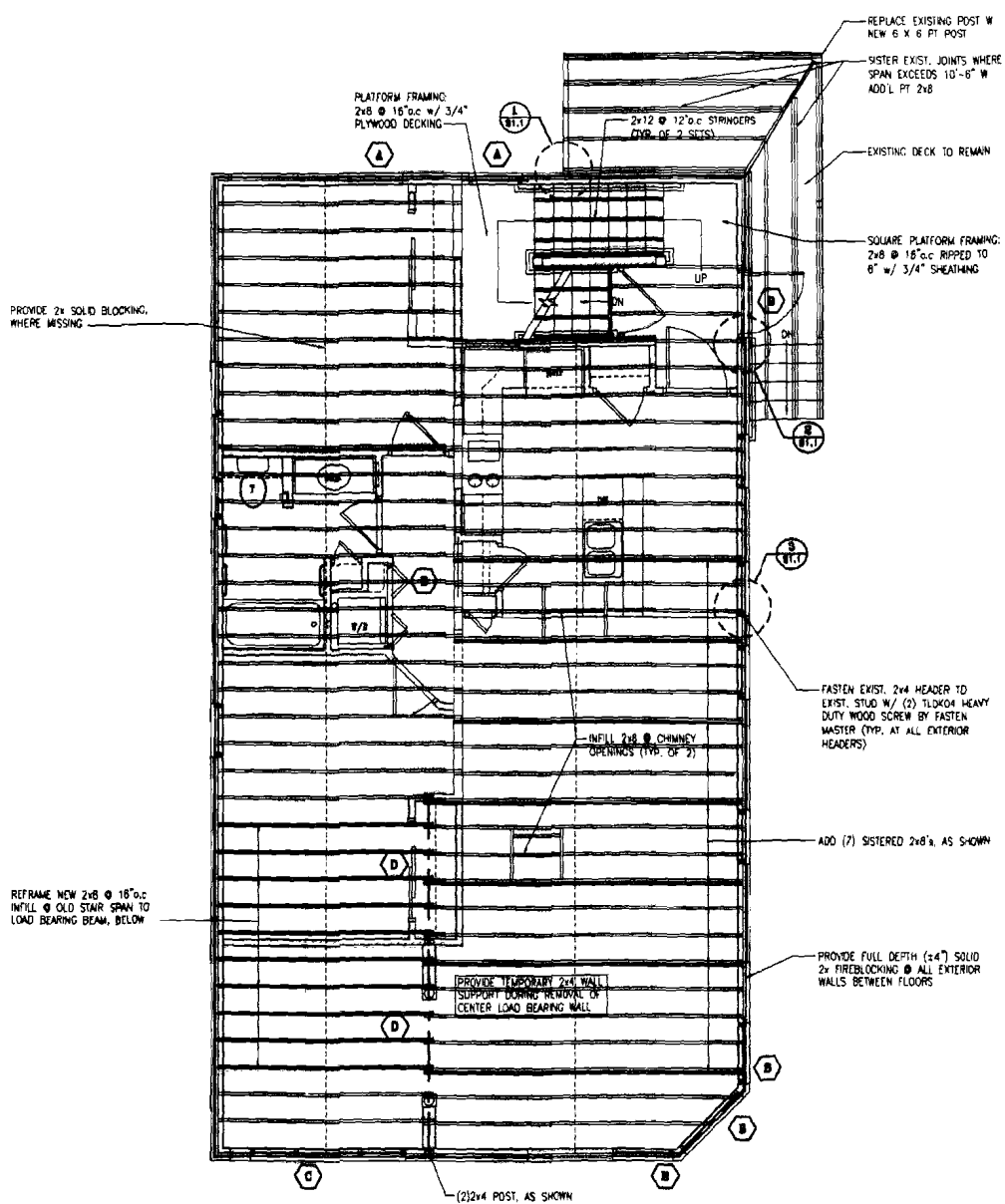
1 CONNECTION DETAIL 1
SCALE: 1/4" = 1'-0"



2 CONNECTION DETAIL 2
SCALE: 1/4" = 1'-0"



3 CONNECTION DETAIL 3
SCALE: 1/4" = 1'-0"



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

BEAM SCHEDULE 16 Walton Street Portland

Qty.	No.	Size	Type	Notes
	A	(2) 2 x 8 w/ 1/2" plywood	SPF No.2	Glued and Nailed
	B	(2) 2 x 8 w/ 1/2" plywood	SPF No.2	Glued and Nailed
	C	(2) 2 x 10 w/ 1/2" plywood	SPF No.2	Glued and Nailed
	D	(2) 9 1/4" x 1 13/4"	LVL	Glued and Nailed

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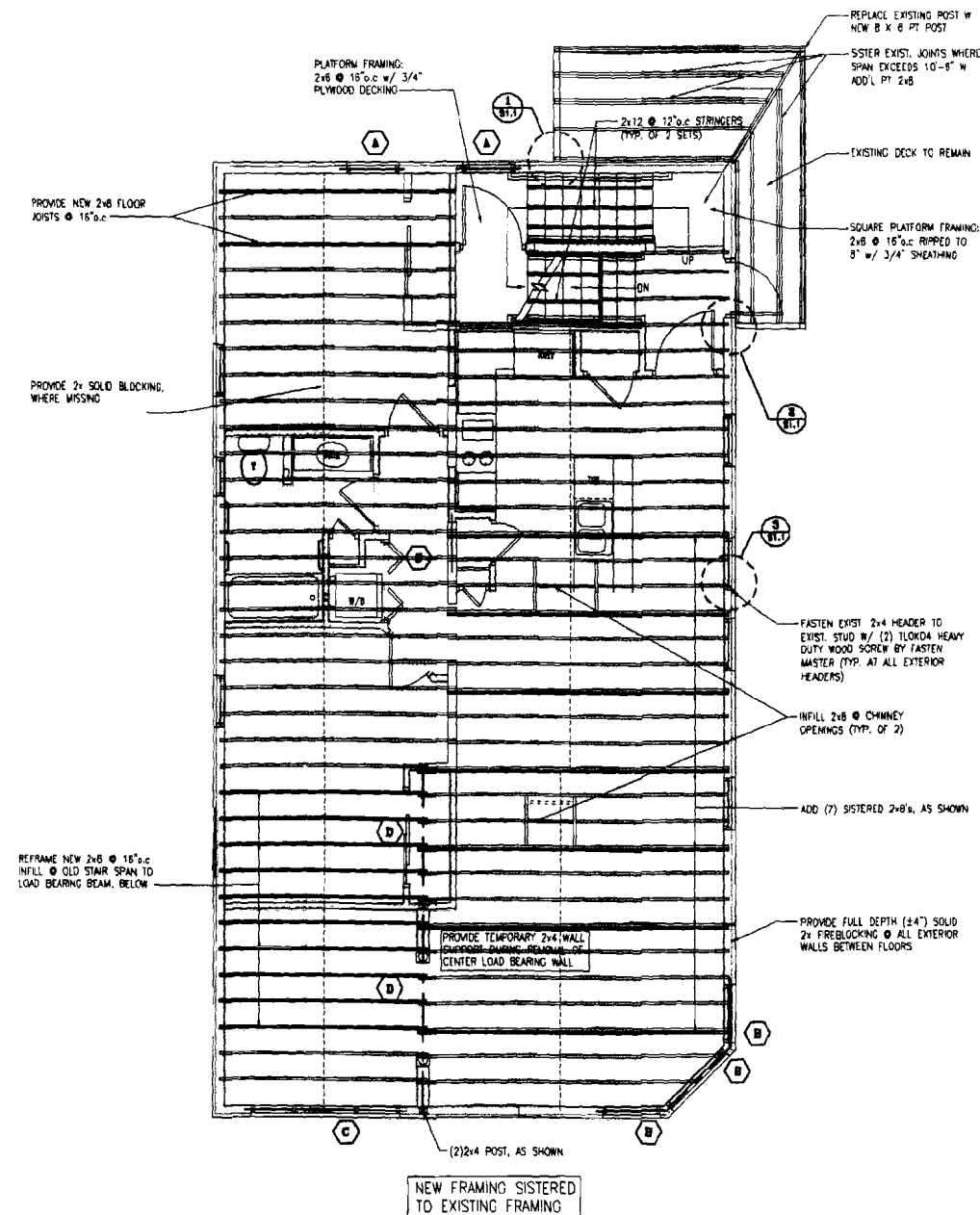
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FIRST & SECOND FLOOR FRAMING PLANS

S1.1



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

BEAM SCHEDULE 15 Walton Street Portland				
Qty.	No.	Size	Type	Notes
	A	(2) 2 x 8 w 1/2" plywood	SPF No.2	Glued and Nailed
	B	(2) 2 x 8 w 1/2" plywood	SPF No.2	Glued and Nailed
	C	(2) 2 x 10 w 1/2" plywood	SPF No.2	Glued and Nailed
	D	(2) 8 1/4" x 1 13/4"	LVL	Glued and Nailed



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THIRD FLOOR
FRAMING
PLAN

S1.2

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