

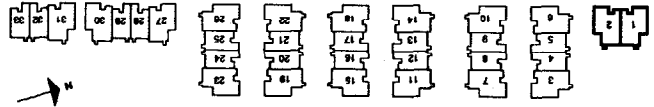
# RADCLIFFE GLEN A PLANNED RESIDENTIAL UNIT DEVELOPMENT HARVARD STREET, PORTLAND, MAINE

## PHASE 1B - UNITS 1-2

### DRAWING LIST

- G101 COVER SHEET
- S1 FOUNDATION & FIRST FLOOR FRAMING PLANS UNITS 1 - 2
- S2 SECOND FLOOR & ROOF FRAMING PLANS UNITS 1 - 2
- S3 STRUCTURAL DETAILS
- S4 STRUCTURAL DETAILS
- A109 BASEMENT AND FIRST FLOOR PLANS UNITS 1 - 2
- A110 SECOND FLOOR AND ROOF PLANS UNITS 1 - 2
- A205 BUILDING ELEVATIONS UNITS 1 - 2
- A301 TYPICAL BUILDING SECTIONS
- A302 TYPICAL BUILDING SECTIONS
- A303 TYPICAL BUILDING SECTIONS
- A307 BUILDING SECTIONS UNITS 1 - 2
- A404 ENLARGED FLOOR PLAN - BASEMENT UNITS 1 - 2
- A405 ENLARGED FLOOR PLAN - FIRST FLOOR UNITS 1 - 2
- A406 ENLARGED FLOOR PLAN - SECOND FLOOR UNITS 1 - 2
- A501 DETAILS
- A502 STAIR SECTIONS, DETAILS
- A601 DOOR, FINISH, WINDOW SCHEDULES

- GENERAL NOTES**
1. IF CONDITIONS ARE DISCOVERED THAT DIFFER FROM THOSE SHOWN, NOTIFY ARCHITECT IMMEDIATELY.
  2. DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION, FACE OF FRAMING, CENTERLINE OF COLUMNS AND BEAMS, AND CENTER OF WALL OPENINGS, UNLESS OTHERWISE NOTED.
  3. DESIGN CRITERIA: BOCA BUILDING CODE 1998 EDITION, NFPA 101 LIFE SAFETY CODE, 2000 EDITION.
  4. SITE PLAN BY SEBAGO TECHNICALS, WESTBROOK, MAINE.
  5. GEOTECHNICAL REPORT AND SUPPLEMENTAL REPORT BY SUMMIT GEOENGINEERING SERVICES.
  5. MECHANICAL AND ELECTRICAL DESIGN BY OTHERS.
- ADDITIONAL NOTES**
1. GARAGES WILL BE SEPARATED FROM THE LIVING UNITS BY ONE-HOUR RATED PARTITIONS AND FLOOR-CEILING ASSEMBLIES.
  2. EXTERIOR WALLS OF GARAGES TO HAVE 5/8" FIRECODE GWB ON THEIR INTERIOR SURFACE.
  3. DOOR FROM UNIT INTO GARAGE TO HAVE AT LEAST 45 MINUTE RATING.
  4. ONE-HOUR RATED FIRE SEPARATION PARTITIONS ARE TO BE FIRESTOPPED WITH SAFING INSULATION AT EACH FLOOR LEVEL AND AT CEILING LEVEL.
  5. IF PENETRATIONS OF DWELLING UNIT SEPARATION WALLS AND FIRE SEPARATION PARTITIONS ARE MADE, THEY ARE BE FIRESTOPPED WITH APPROPRIATE MATERIALS AND DETAILS TO MAINTAIN THE FIRERESISTANCE RATING OF THE WALL.
  6. SECOND FLOOR BATHROOM WINDOWS ARE TO BE PROVIDED WITH SAFETY GLAZING.
  7. ATTIC ACCESS OPENINGS WITH MINIMUM DIMENSION OF 22 INCHES BY 30 INCHES ARE TO BE LOCATED IN EACH UNIT, IN AN AREA TO BE DETERMINED DURING CONSTRUCTION.
  8. INSTALL GWB BEHIND TUBS LOCATED ADJACENT TO ONE-HOUR RATED PARTITIONS.
  9. STAIR DIMENSIONS - MINIMUM TREAD DEPTH IS 10 INCHES; MAXIMUM RISER HEIGHT IS 7-3/4 INCHES; NOSING DIMENSION 3/4 INCH; MINIMUM CLEAR WIDTH 36 INCHES; MINIMUM HEADROOM 7 FEET.



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**G101**

Sheet

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COVER SHEET  
PHASE 1B

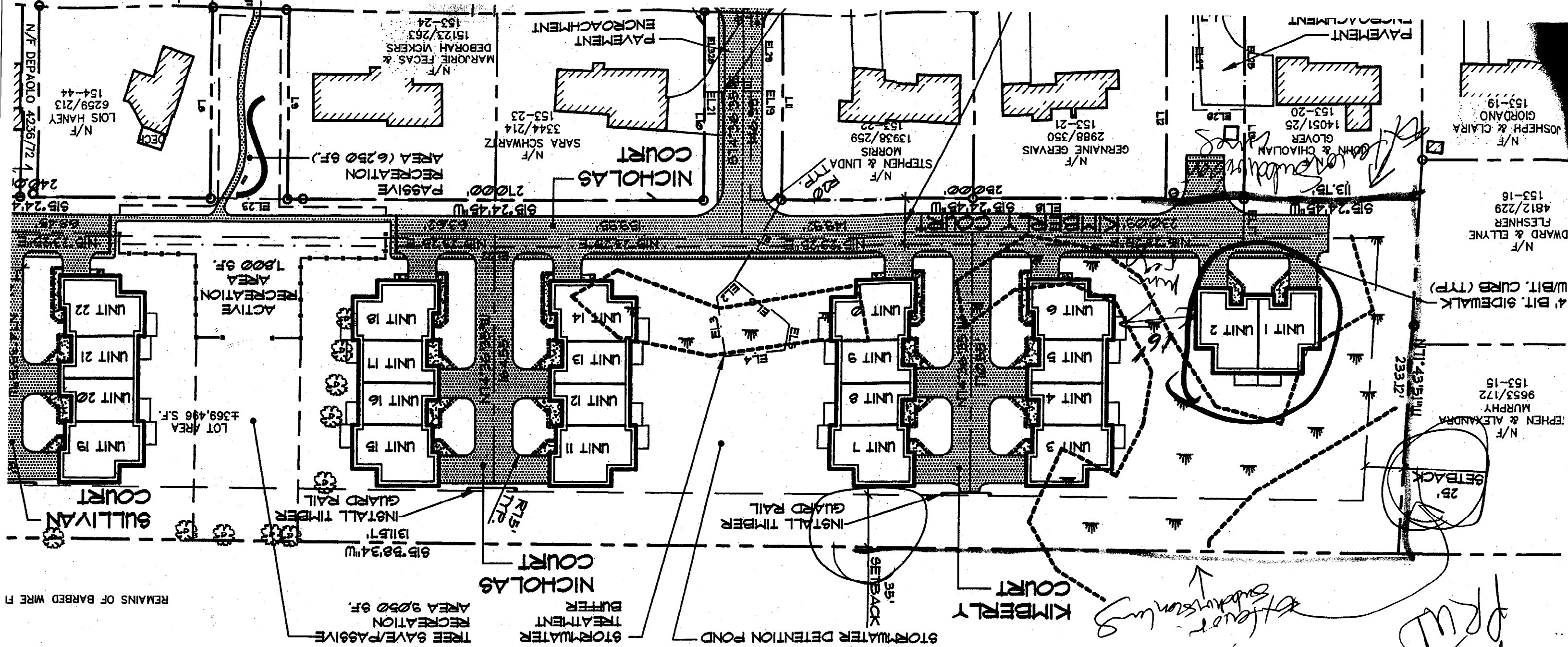
Title

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Harvard Street, Portland, ME  
Larry Sturdivant  
15 Garape Drive  
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**Michael R. Charak**  
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331 Main Street  
Norway, ME 04268  
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**CENTERLINE CURVE DATA**

CI	CURVE LENGTH	RADIUS	CRD. BEARING	CRD DIST.
1	4051'	3000'	N54°04'40"E	3750'

**PROPERTY LINE DATA**

LINE	BEARING	LENGTH
L2	S61°48'54"W	789'
L3	S74°35'15"E	2000'
L4	S41°51'47"W	5584'
L5	S15°24'45"W	5000'
L6	S15°24'45"W	5000'
L7	S15°24'45"W	5000'
L8	S74°35'15"E	12500'
L9	S74°35'15"E	12500'
L10	S74°35'15"E	12500'
L11	S74°35'15"E	12500'
L12	S74°35'15"E	12500'
L13	S74°35'15"E	12500'

EL5	N64°03'43"W	1703'
EL6	S55°05'13"W	4632'
EL7	S23°01'20"W	2793'
EL8	N71°56'35"W	14933'
EL9	S64°24'01"E	15484'
EL10	N15°58'34"E	4818'
EL11	N15°58'34"E	17315'
EL12	N38°55'39"E	5731'
EL13	N66°47'35"W	5663'
EL14	S32°11'53"W	2442'
EL15	S51°04'21"E	4311'
EL16	N32°37'15"E	22758'
EL25	S74°35'15"E	6593'
EL26	N15°24'45"E	3321'
EL27	N74°35'15"W	6593'
EL28	N15°24'45"E	3321'
EL29	S74°36'35"E	5537'
EL30	S15°23'25"W	3697'
EL32	S74°35'15"E	5538'

LINE	BEARING	LENGTH
EL17	N74°35'15"W	3000'
EL18	N15°24'45"E	32000'
EL19	S74°35'15"E	12500'
EL20	S15°24'45"W	3000'
EL21	S74°35'15"E	12500'
EL22	S15°24'45"W	96000'
EL23	S15°24'45"W	56000'
EL24	S74°35'15"E	3487'

N/F  
THE FIRST BAPTIST CHURCH IN PORTLAND MAINE  
7459/165  
153-A-1  
154-B-39

REMAINS OF BARBED WIRE FENCE

LOT AREA 4369.496 S.F.

ACTIVE RECREATION AREA 1800 SF.

PASSIVE RECREATION AREA (6250 SF.)

*Handwritten:* 2-3 PRUD

*Handwritten:* St. Peter's Subdivision

25' SETBACK

233.12'

4' BIT. SIDEWALK W/ BIT. CURB (TYP)





S3

Sheet

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STRUCTURAL DETAILS

Title

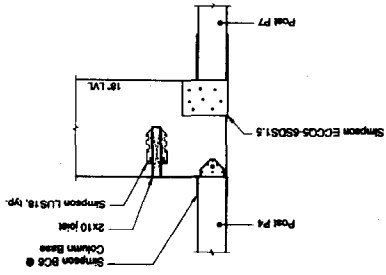
Radcliffe Glen  
Harvard Street, Portland, ME  
Larry Sturdivant  
15 Garose Drive  
Portland, ME 04103



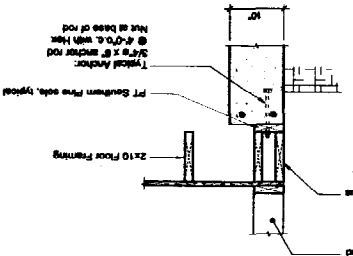
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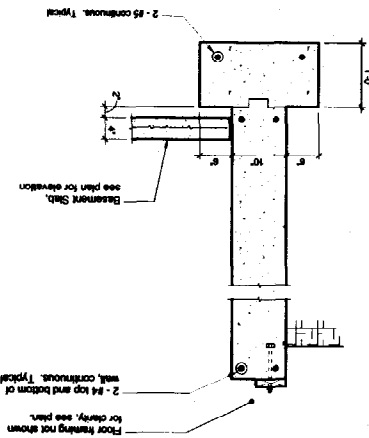
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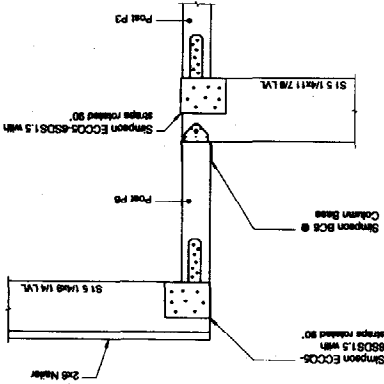
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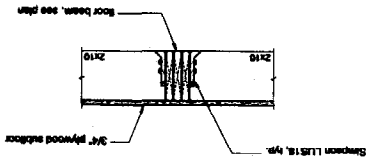
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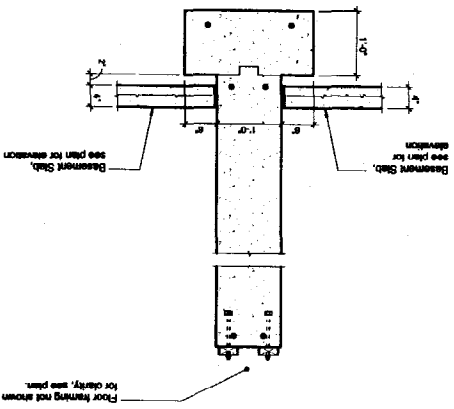
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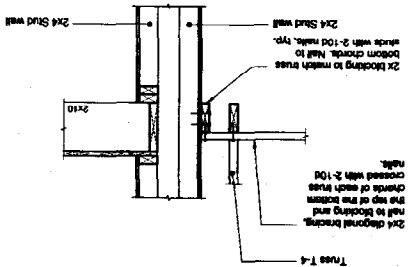
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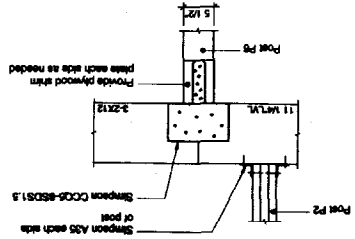
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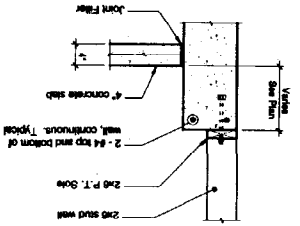
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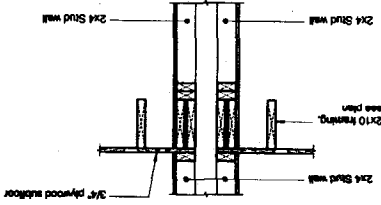
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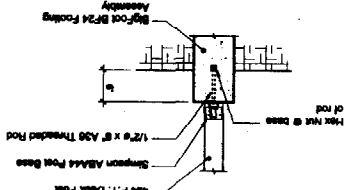
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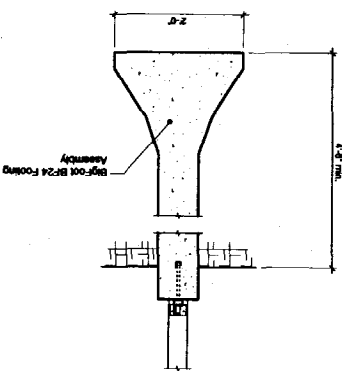
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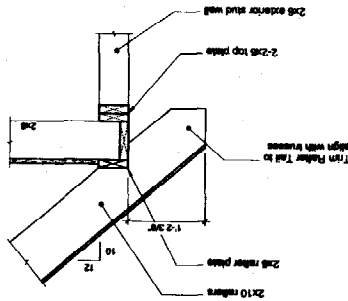
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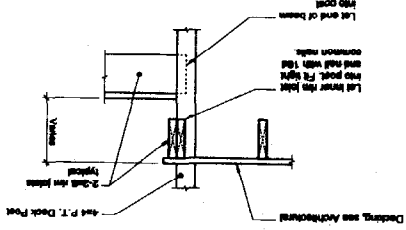
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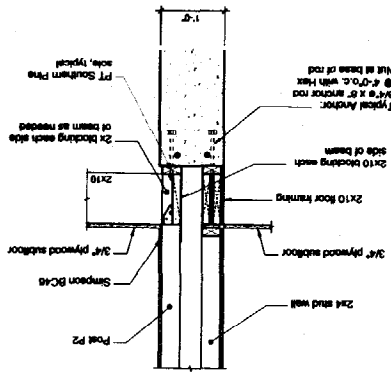
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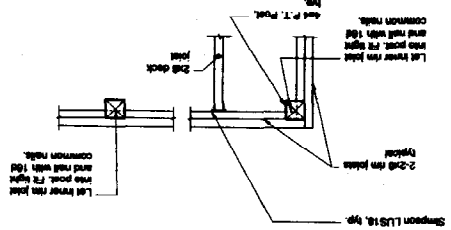
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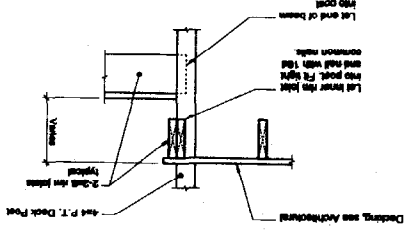
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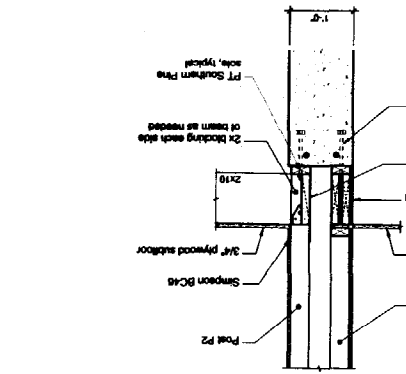
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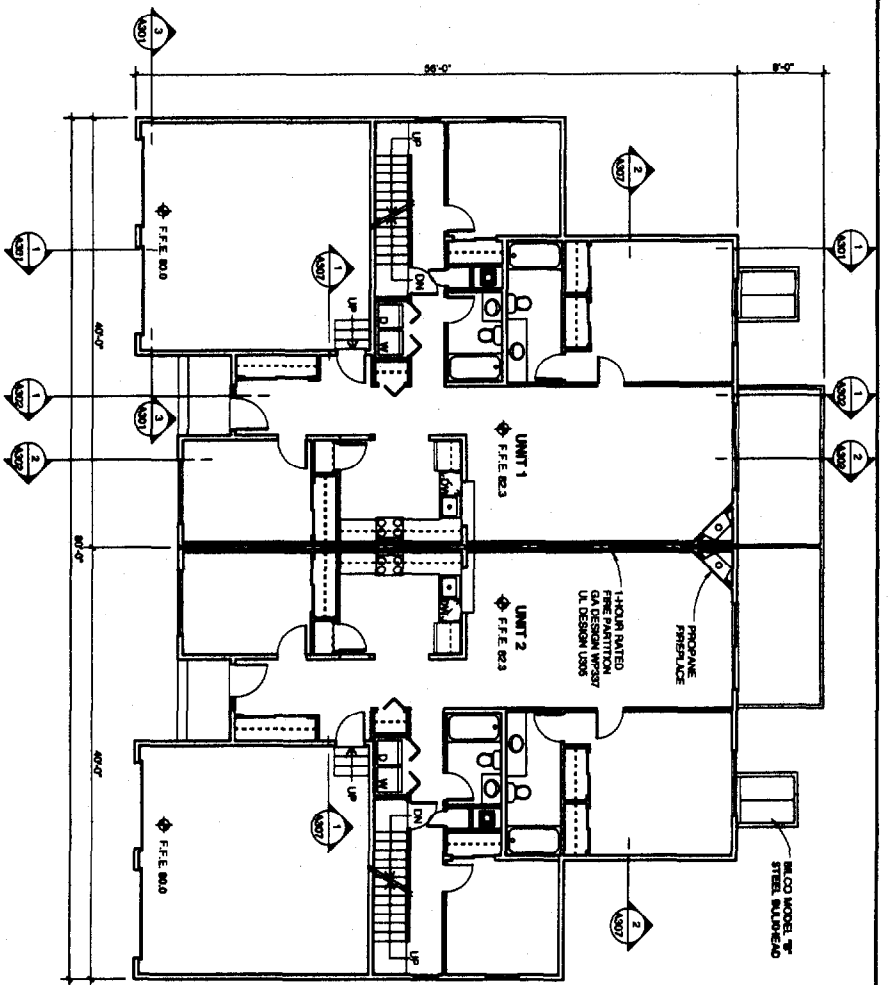
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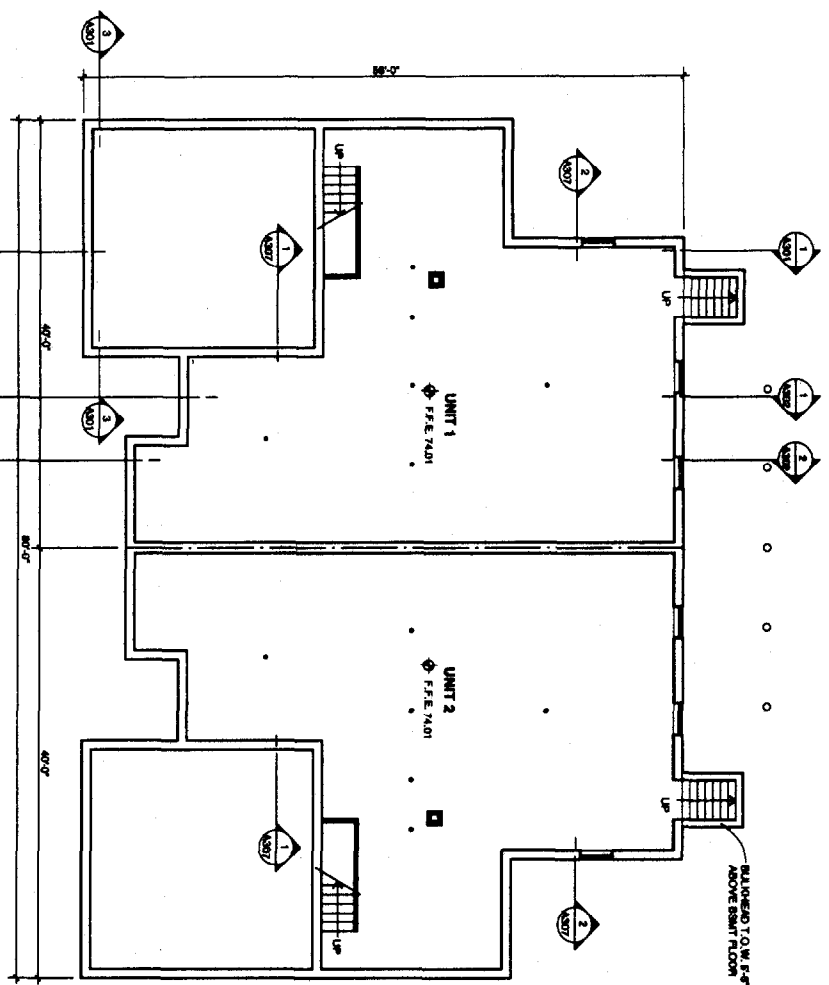
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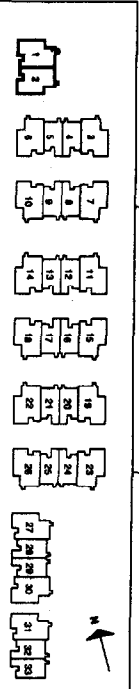




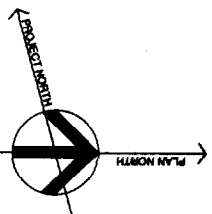
**2** FIRST FLOOR PLAN UNITS 1-2  
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**1** BASEMENT FLOOR PLAN UNITS 1-2  
SCALE: 1/8" = 1'-0"



UNIT PLAN KEY

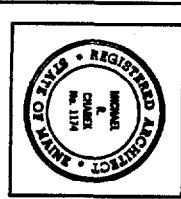


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	Date: 3/21/03
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Basement and First Floor Plans Units 1-2	Basement and First Floor Plans Units 1-2

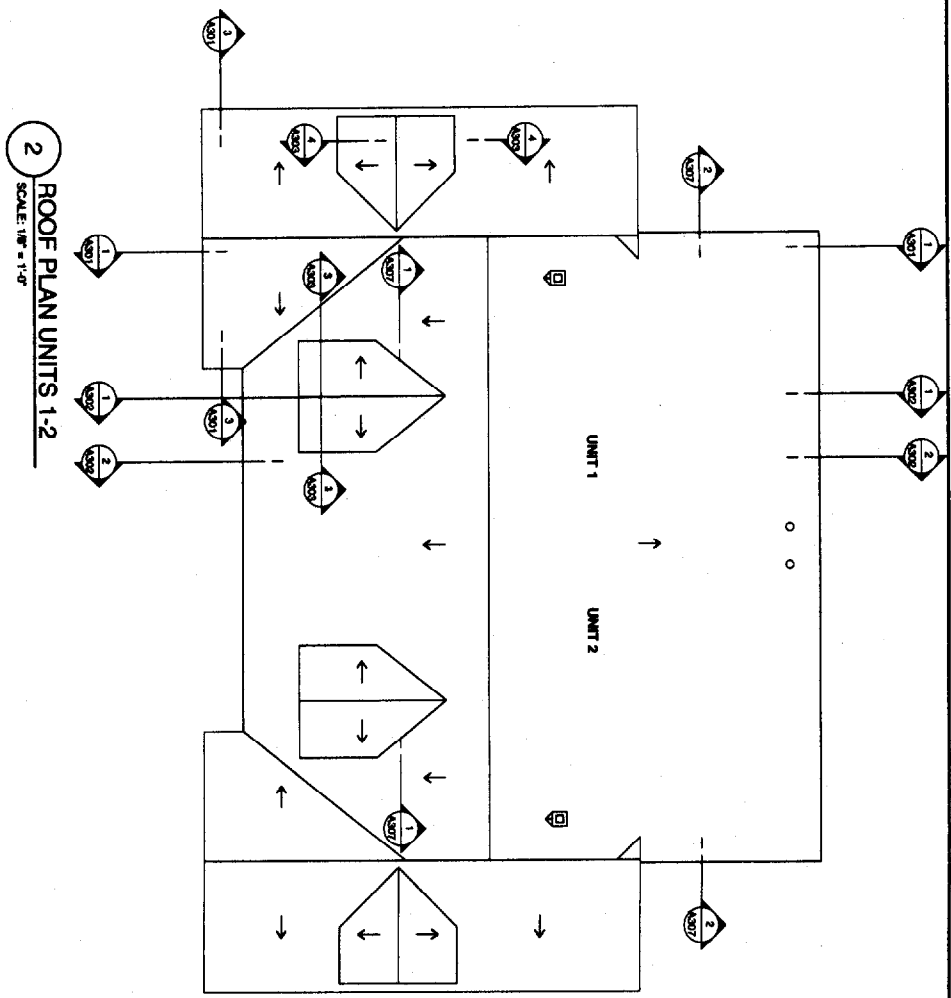
**Radcliffe Glen**  
Harvard Street, Portland, ME

Larry Sturdivant  
15 Garsco Drive  
Portland, ME 04103

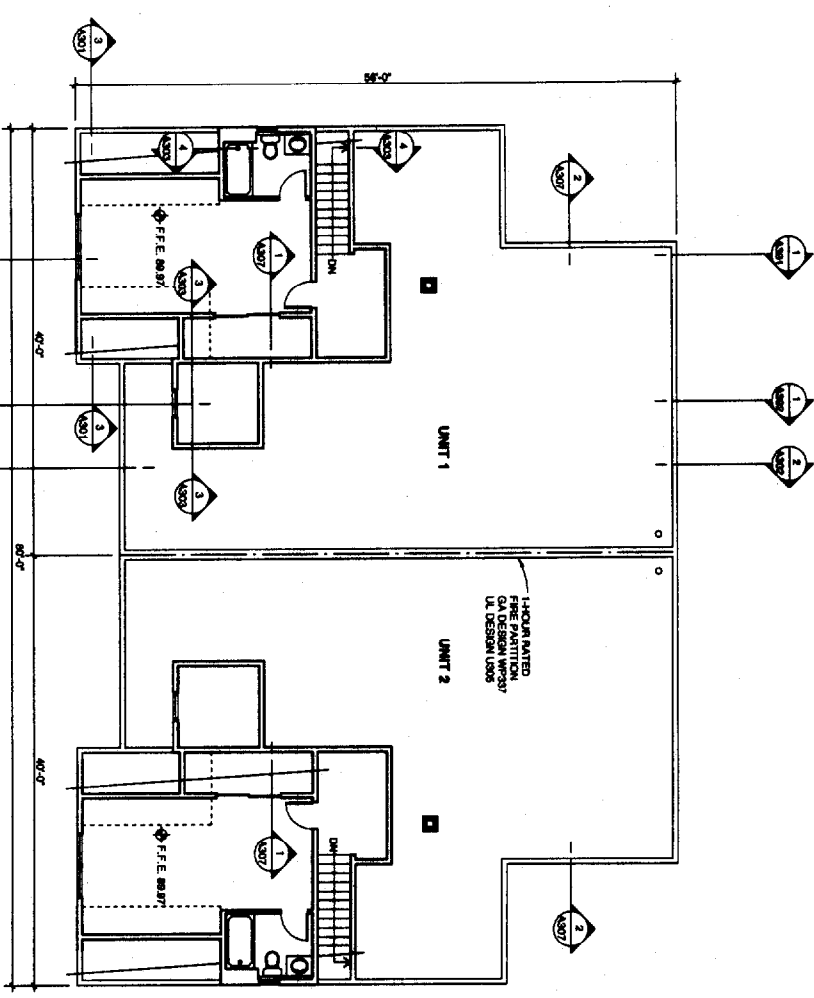


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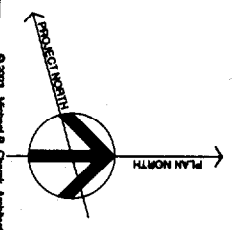
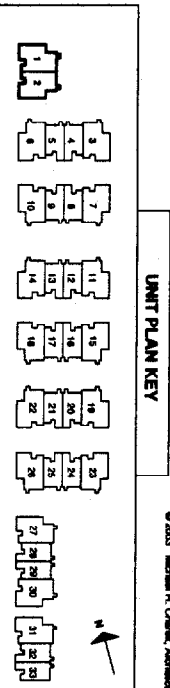
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Norway, ME 04268  
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2 ROOF PLAN UNITS 1-2  
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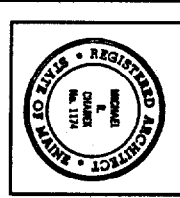
1 SECOND FLOOR PLAN UNITS 1-2  
SCALE: 1/8" = 1'-0"



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	Date: 3/21/03
Scale: 1/8" = 1'-0"	Title
SECOND FLOOR AND ROOF PLANS UNITS 1-2	SECOND FLOOR AND ROOF PLANS UNITS 1-2

**Radcliffe Glen**  
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**A205**

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BUILDING ELEVATIONS UNITS 1-2

Title

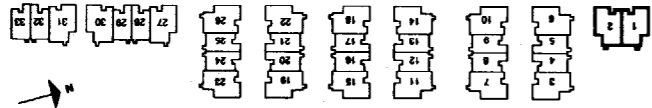
**Radcliffe Glen**  
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15 Garson Drive  
Portland, ME 04103



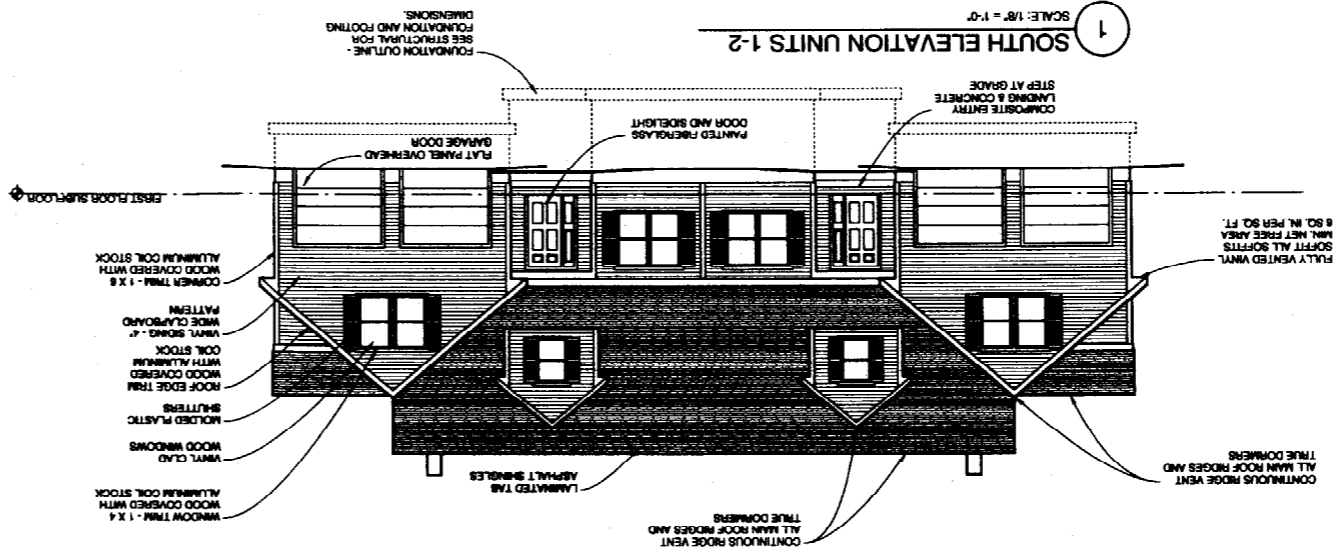
**Michael R. Charek**  
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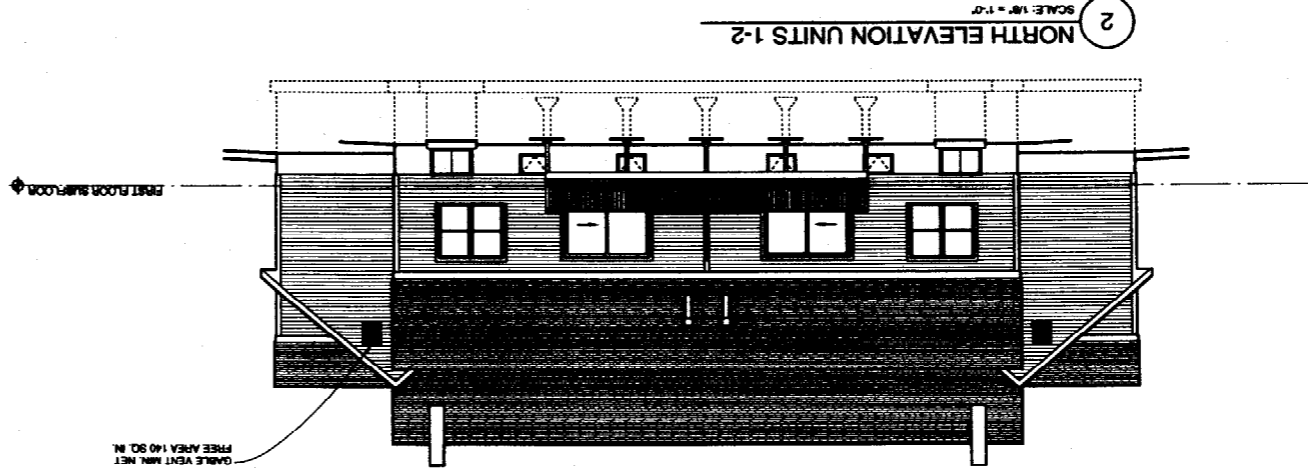
UNIT PLAN KEY

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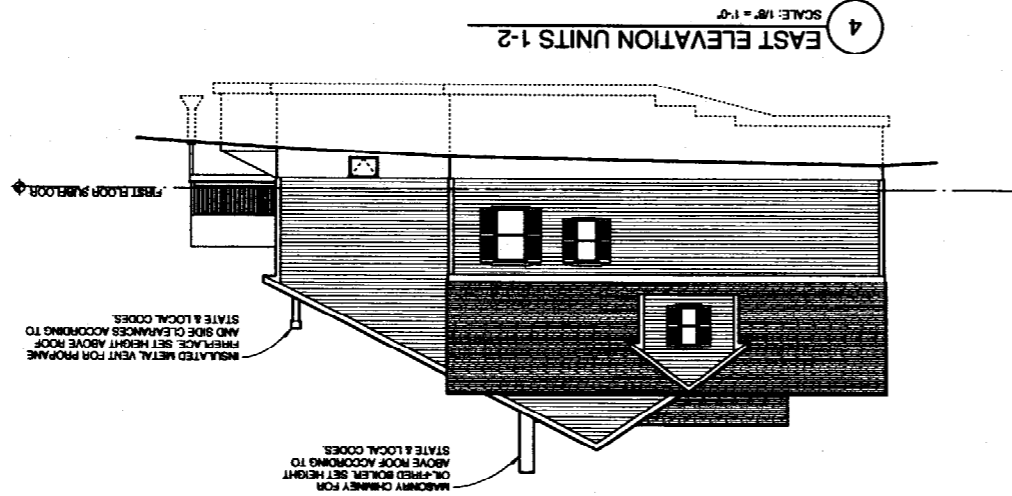
1 SOUTH ELEVATION UNITS 1-2

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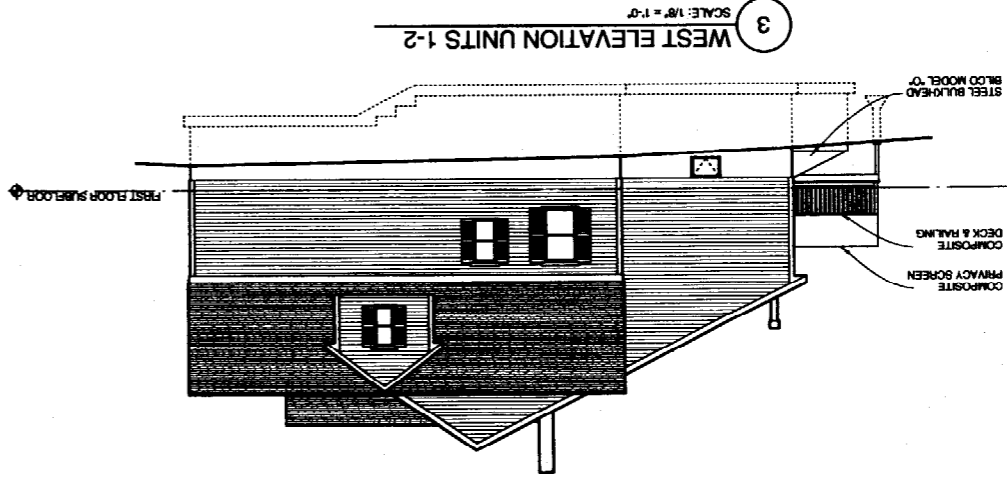
2 NORTH ELEVATION UNITS 1-2

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4 EAST ELEVATION UNITS 1-2

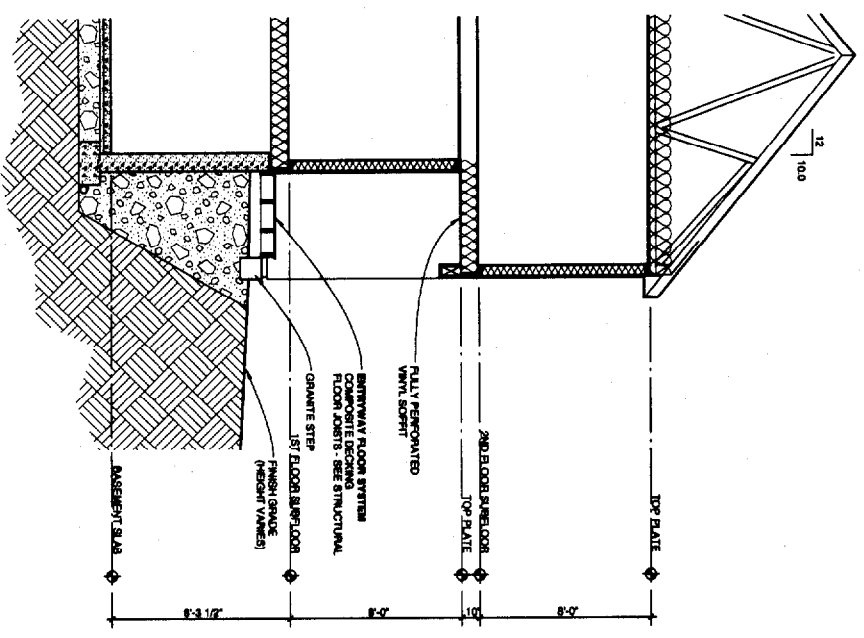
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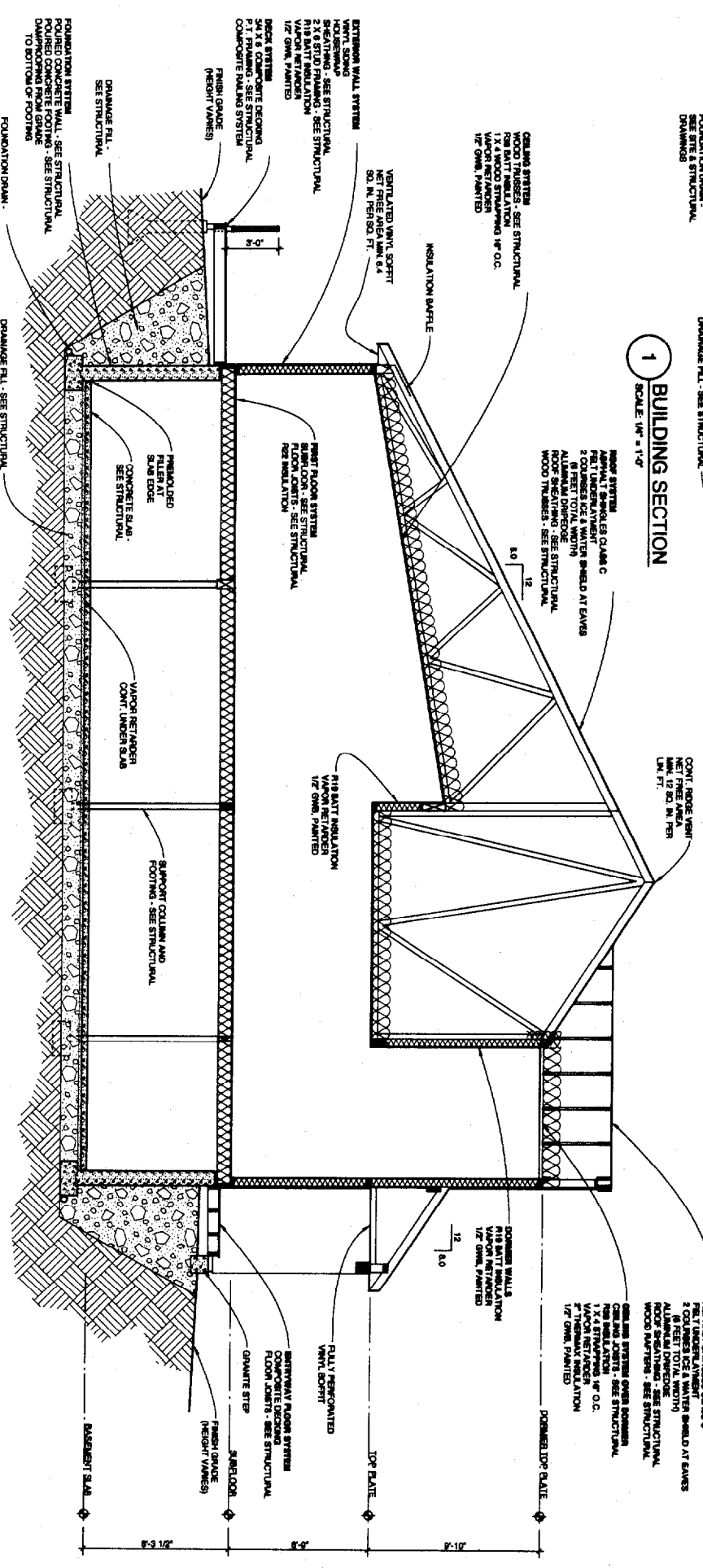
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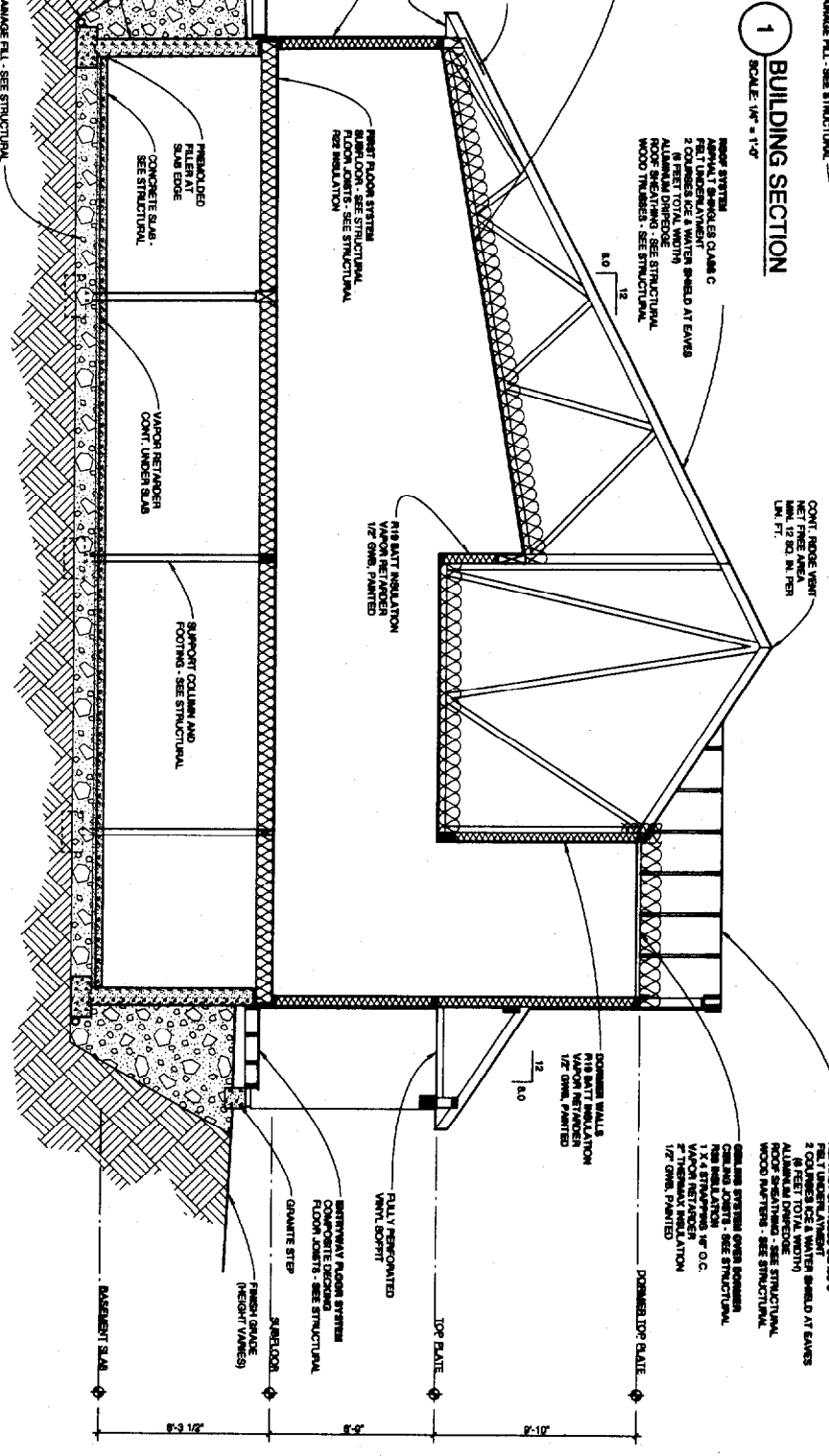




**3** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



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



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

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Harvard Street, Portland, ME

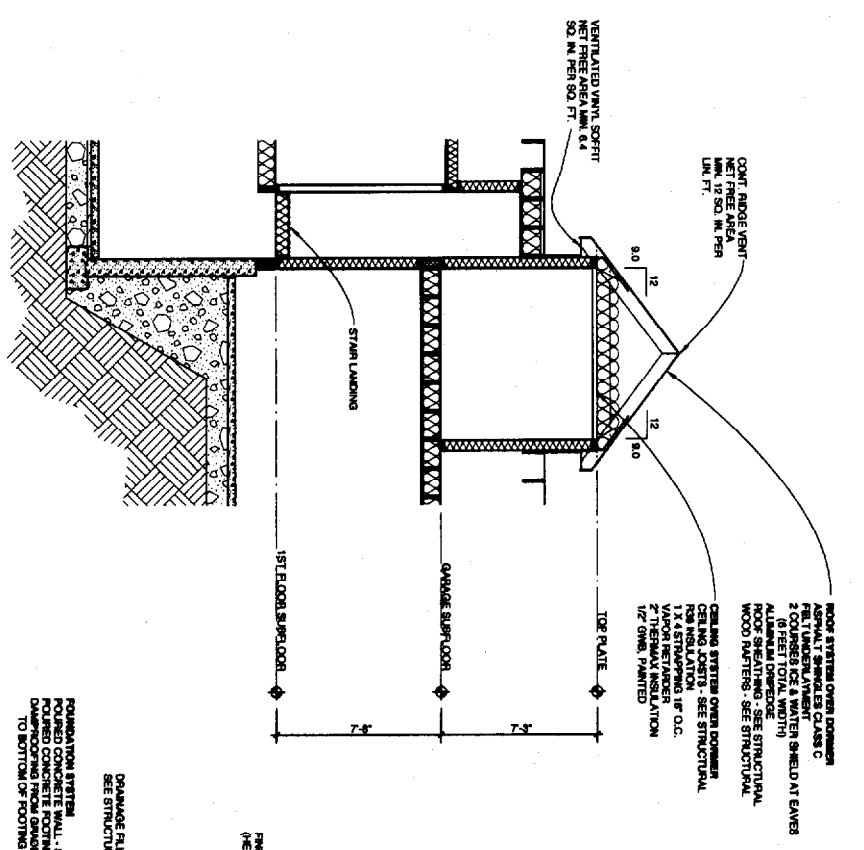
Larry Sturdivant  
15 Garcoe Drive  
Portland, ME 04103



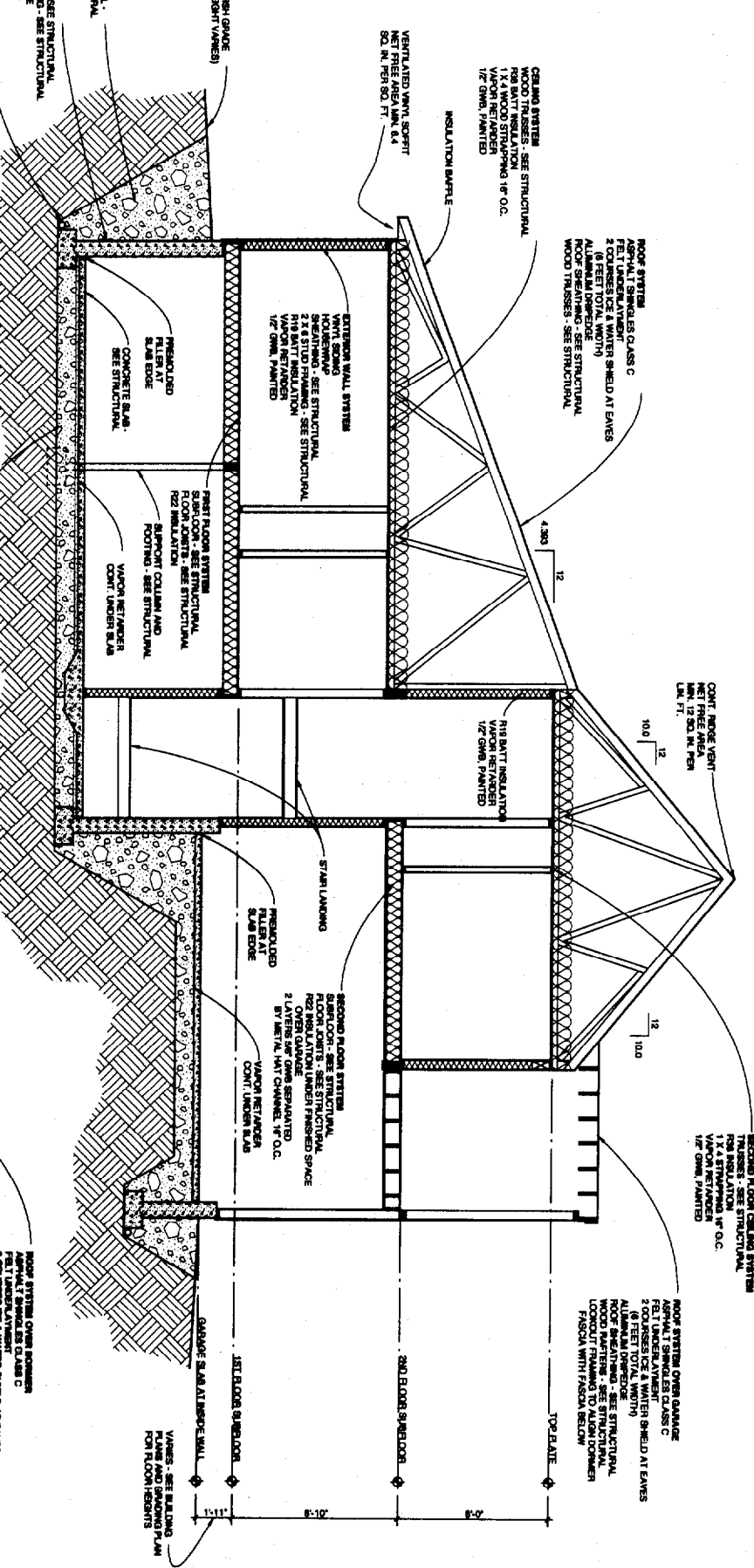
**Michael R. Charek** Architect

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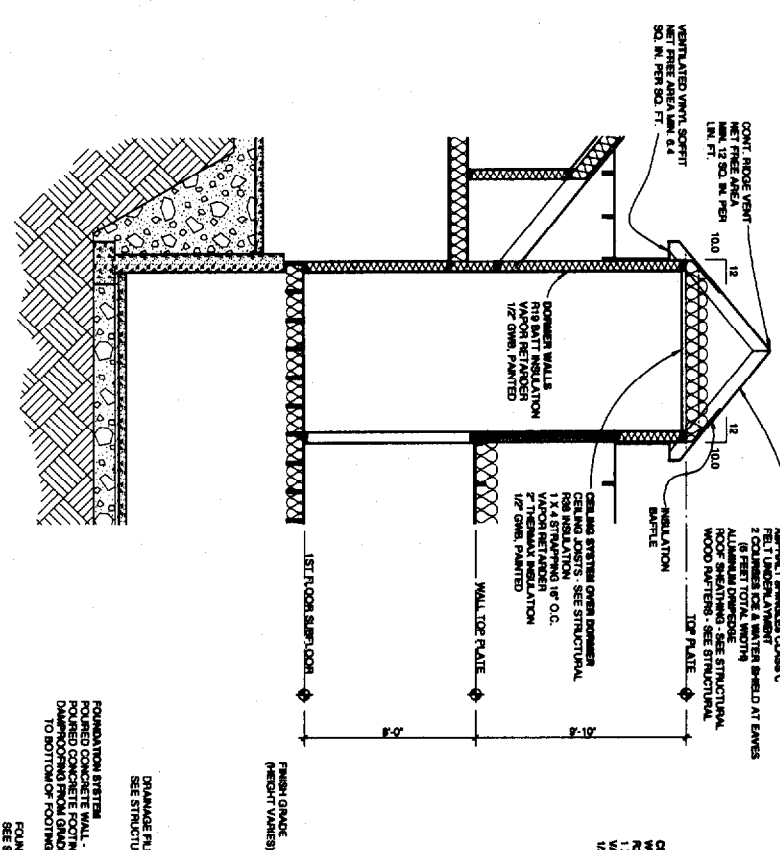
Structural Consultants:  
Swift Engineering  
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Norway, ME 04268  
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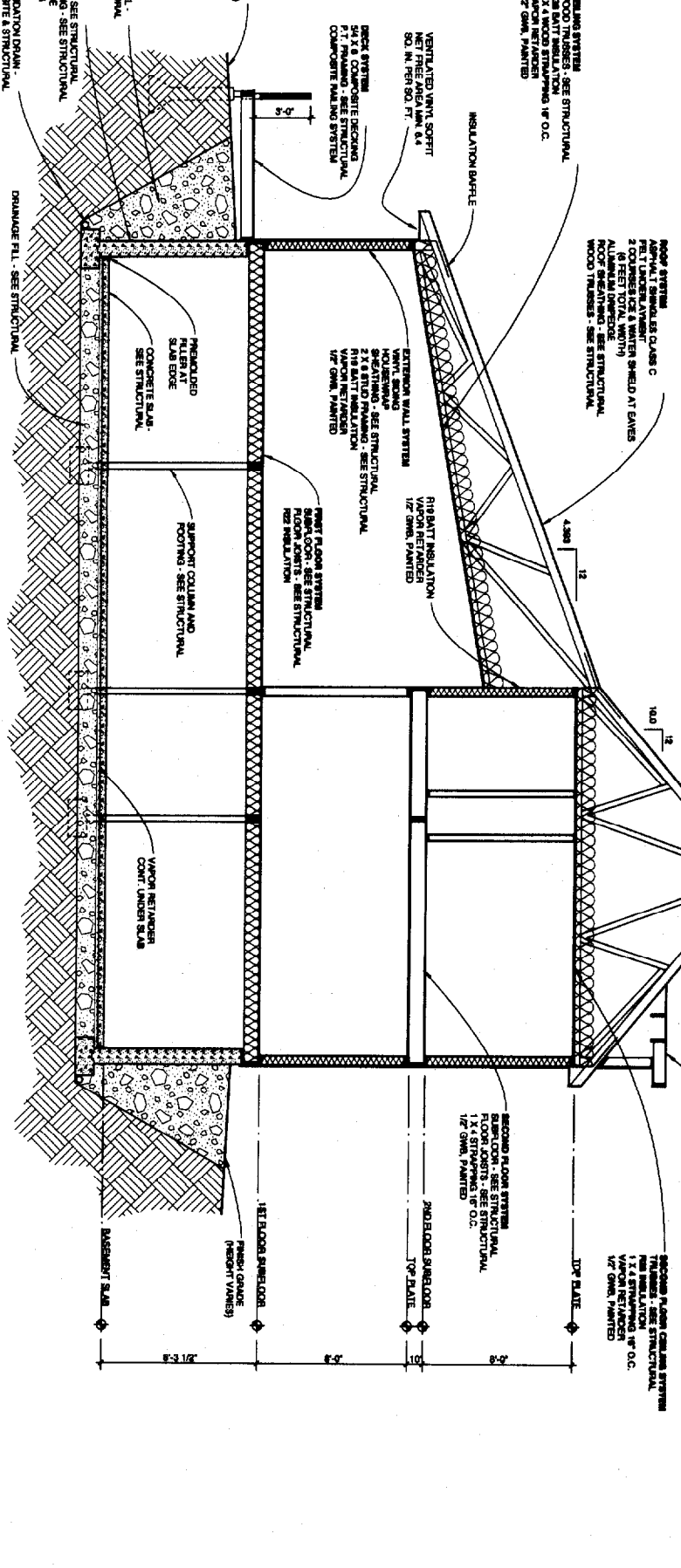
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**2 BUILDING SECTION**  
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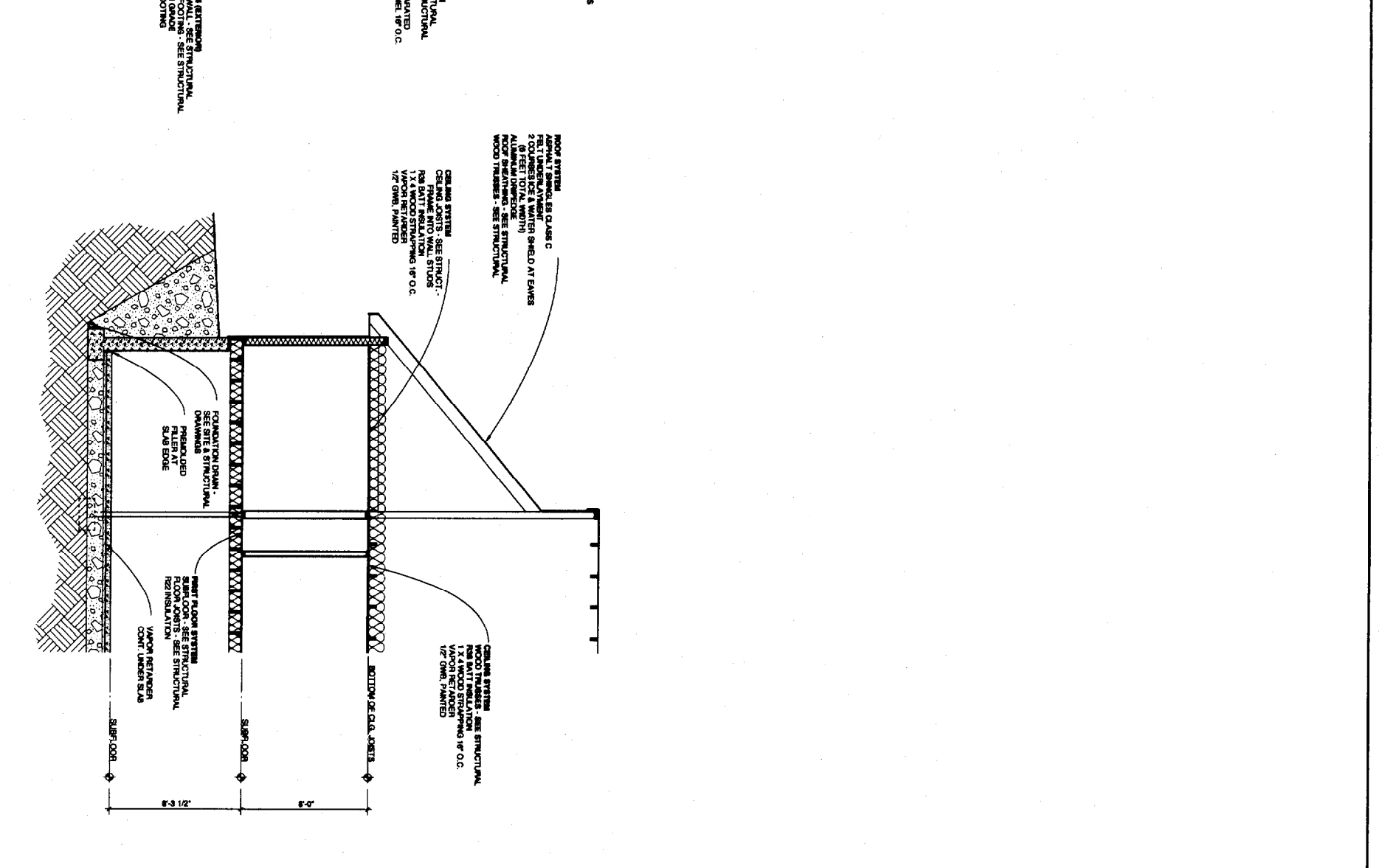
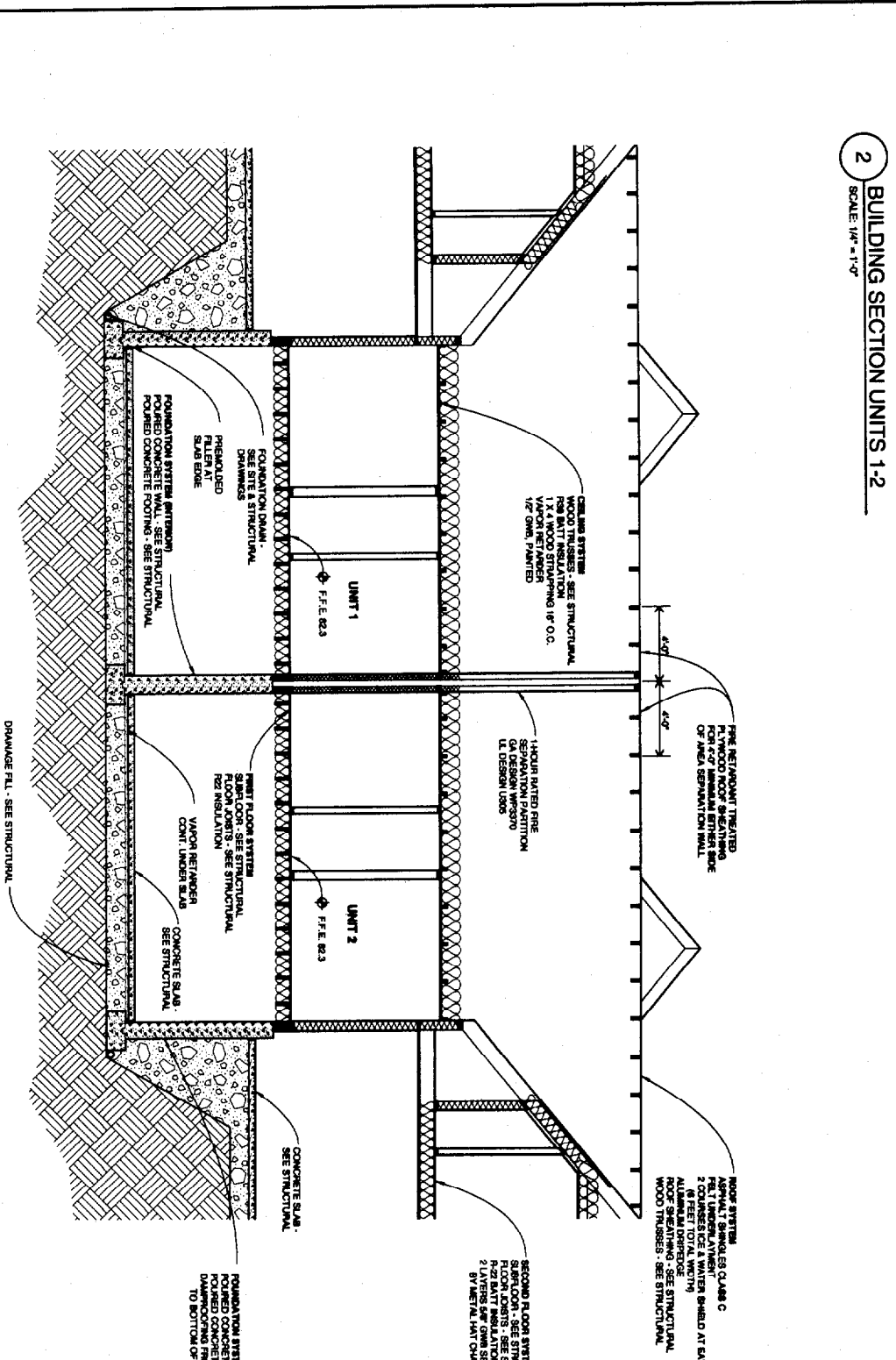
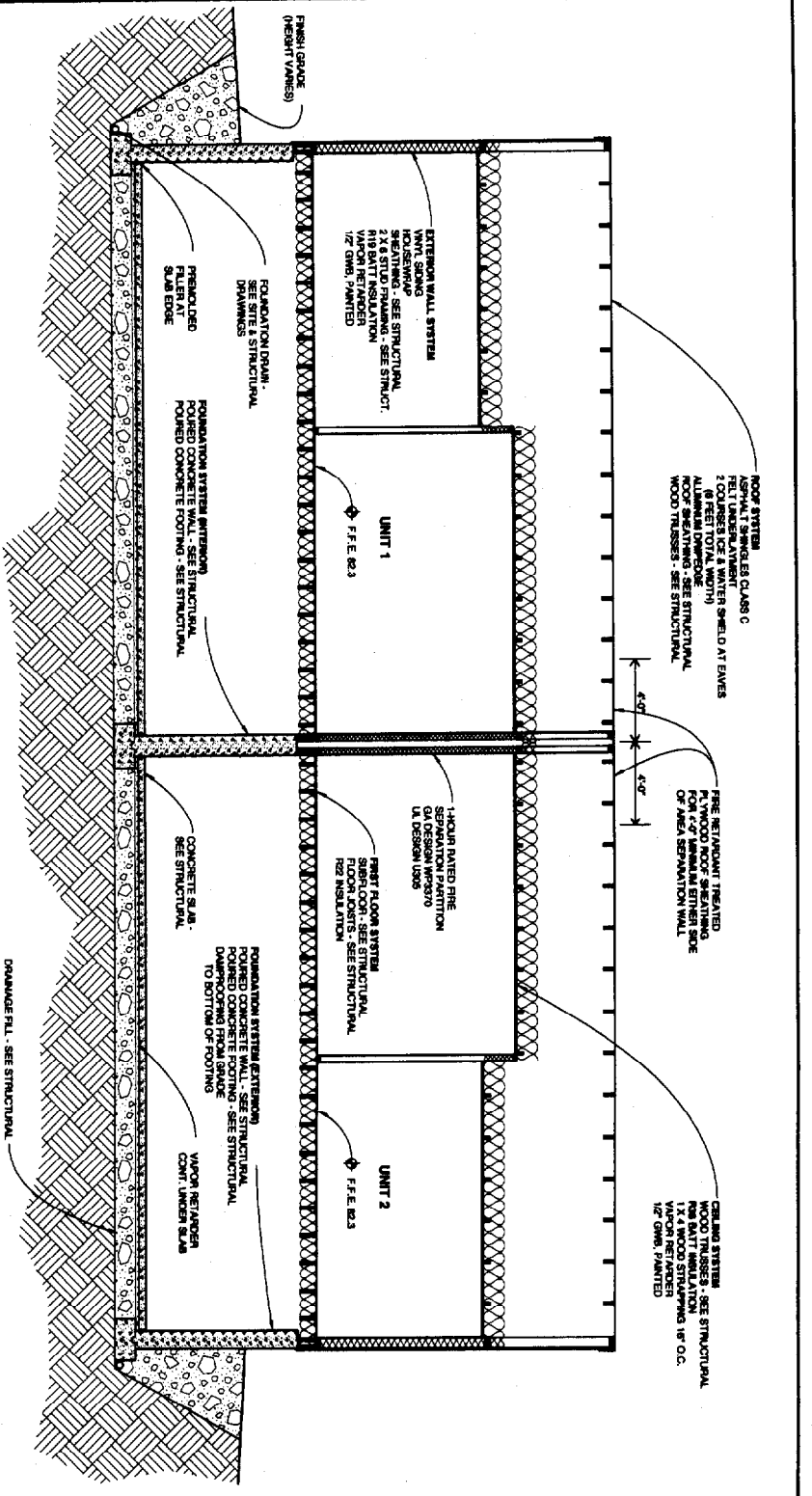
**3 SECTION - DORMER OVER ENTRY**  
SCALE: 1/4" = 1'-0"



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

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<h1 style="margin: 0;">A303</h1>	<b>Radcliffe Glen</b> Harvard Street, Portland, ME  Larry Sturdivant 15 Gorse Drive Portland, ME 04103		<b>Michael R. Charek</b> Architect  25 Hartley Street Portland, Maine 04103 (207) 781-0558	Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04268 207-743-5885
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**Radcliffe Glen**  
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Larry Sturdivant  
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Portland, ME 04103

**A307**

THIS BUILDING SECTIONS - UNITS 1-2

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

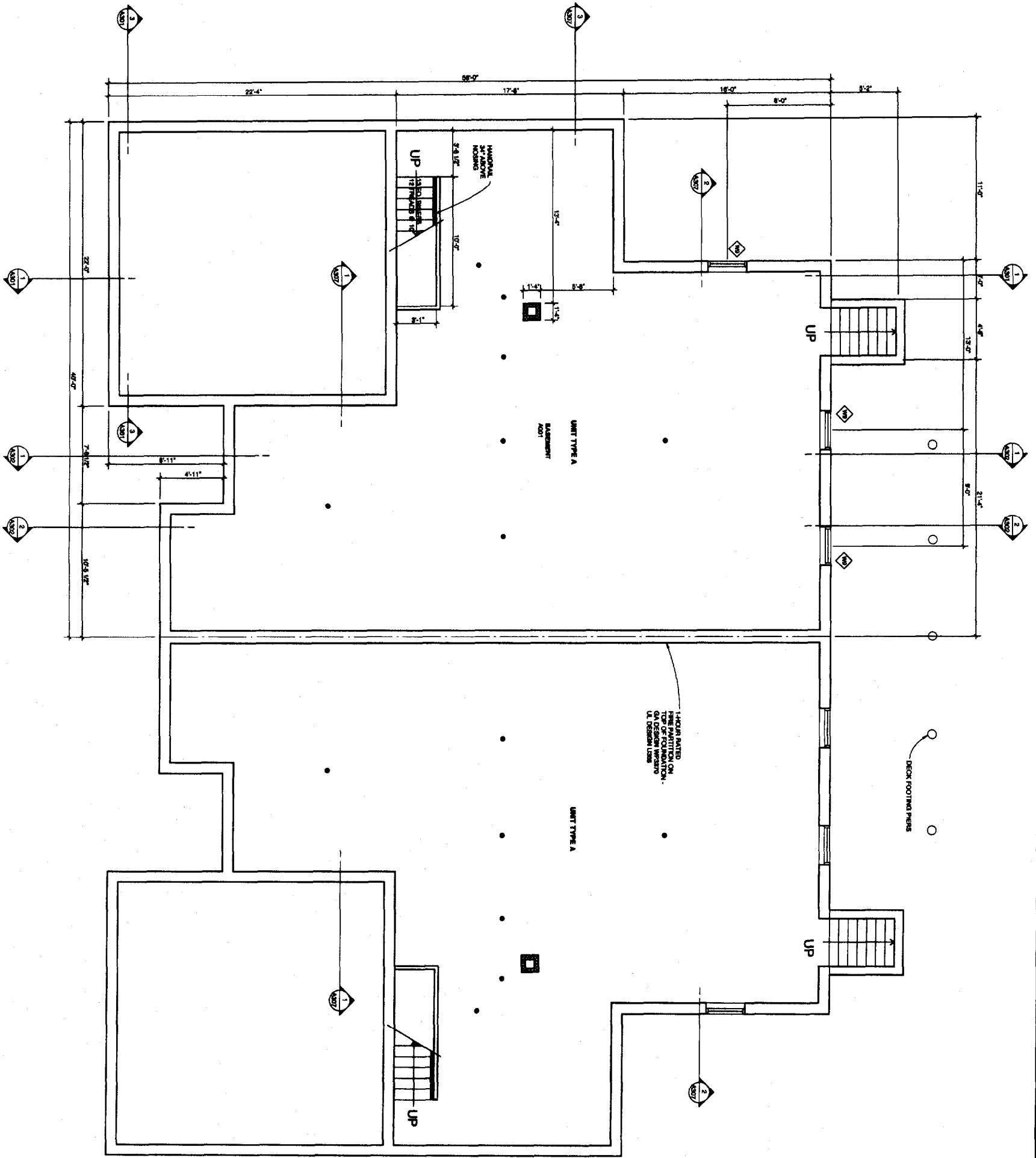
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1 ENLARGED BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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**Radcliffe Glen  
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Portland, ME 04103

Title  
ENLARGED  
FLOOR PLAN -  
BASEMENT  
UNITS 1-2

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

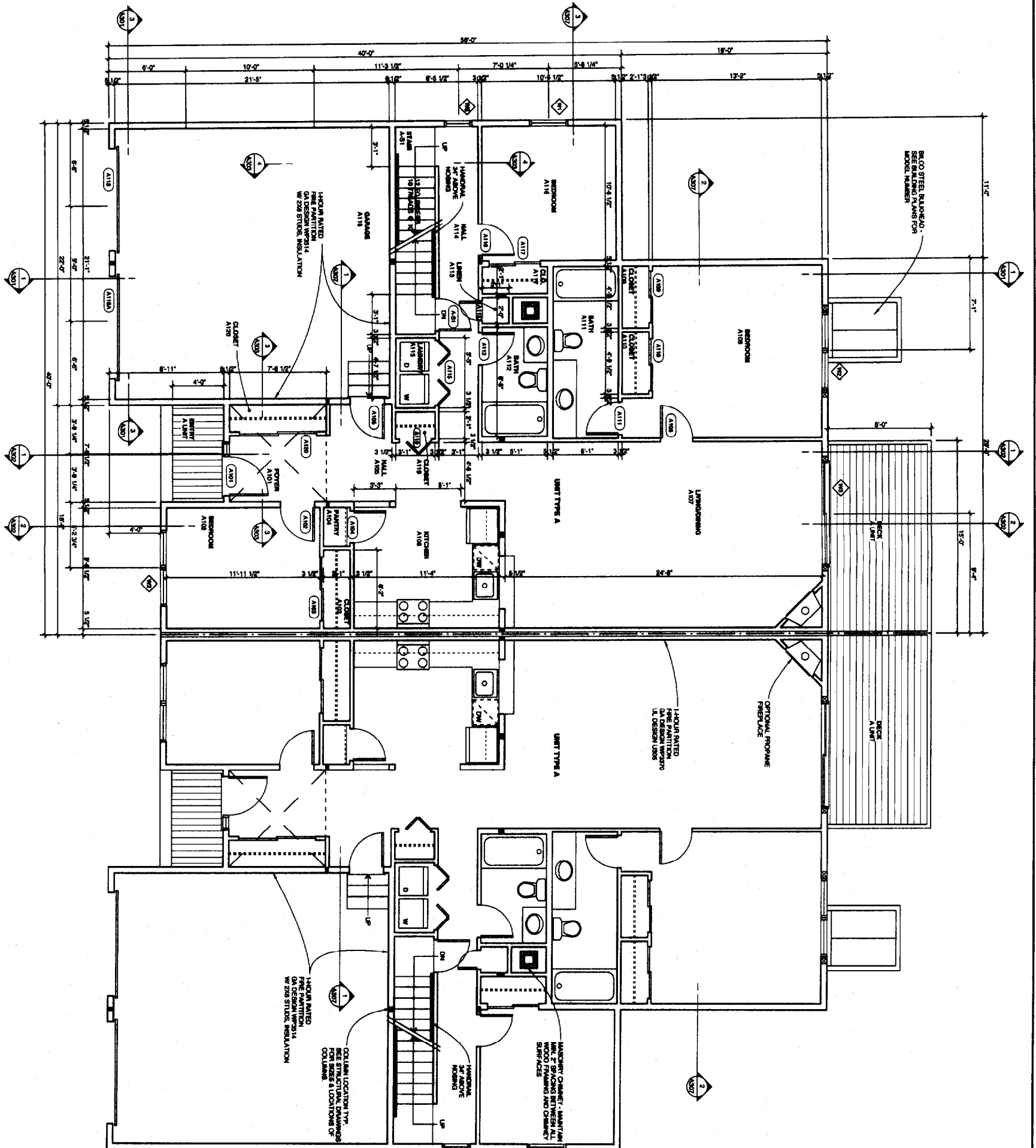
Date: 3/21/03

Revisions

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**A404**



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

**Radcliffe Glen**  
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Larry Sturdivant  
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Title  
ENLARGED  
FLOOR PLAN -  
FIRST FLOOR  
UNITS 1-2

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

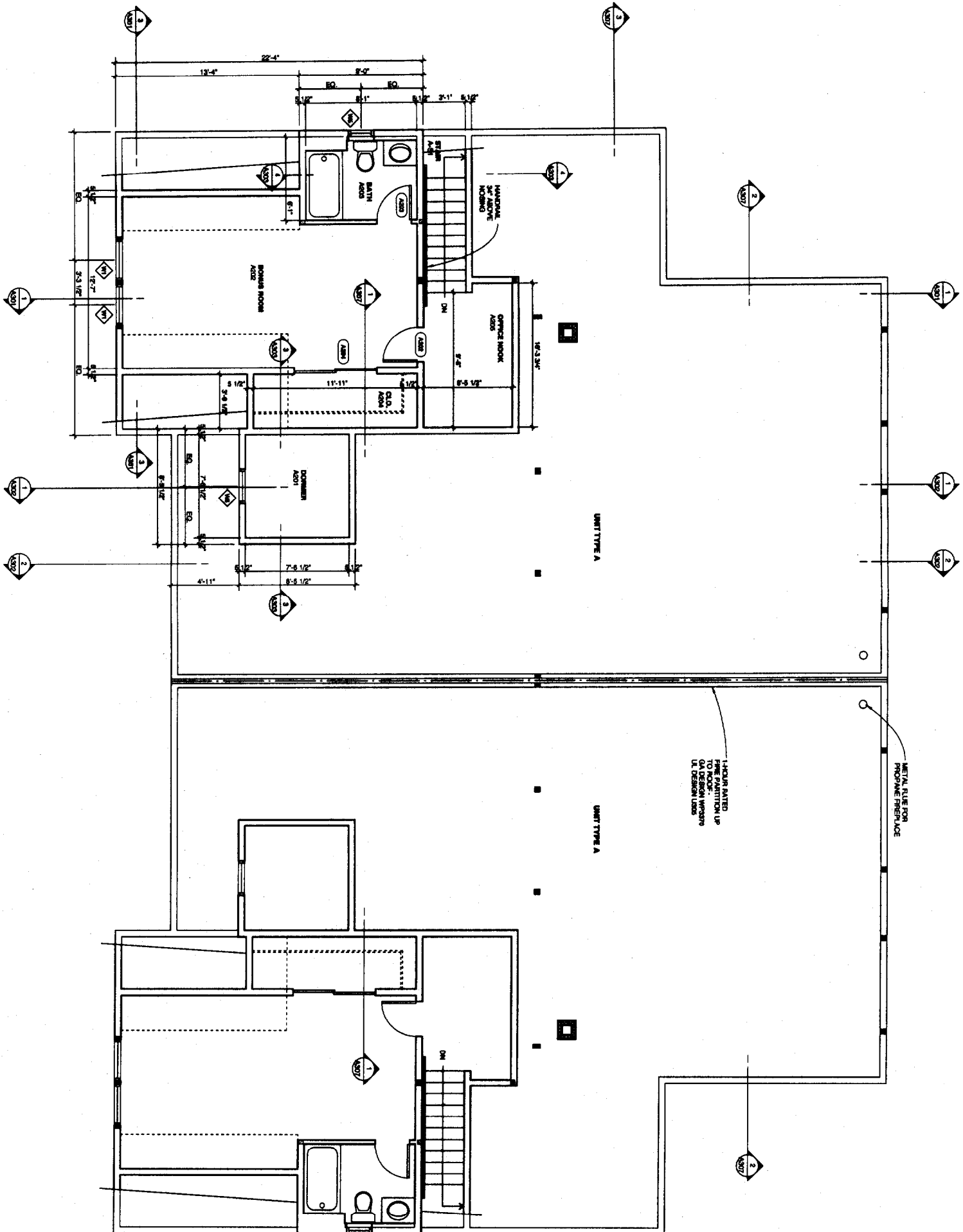
Date: 3/21/03

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Sheet

**A405**



1 ENLARGED SECOND FLOOR PLAN - UNIT TYPES A & B  
SCALE: 1/4" = 1'-0"

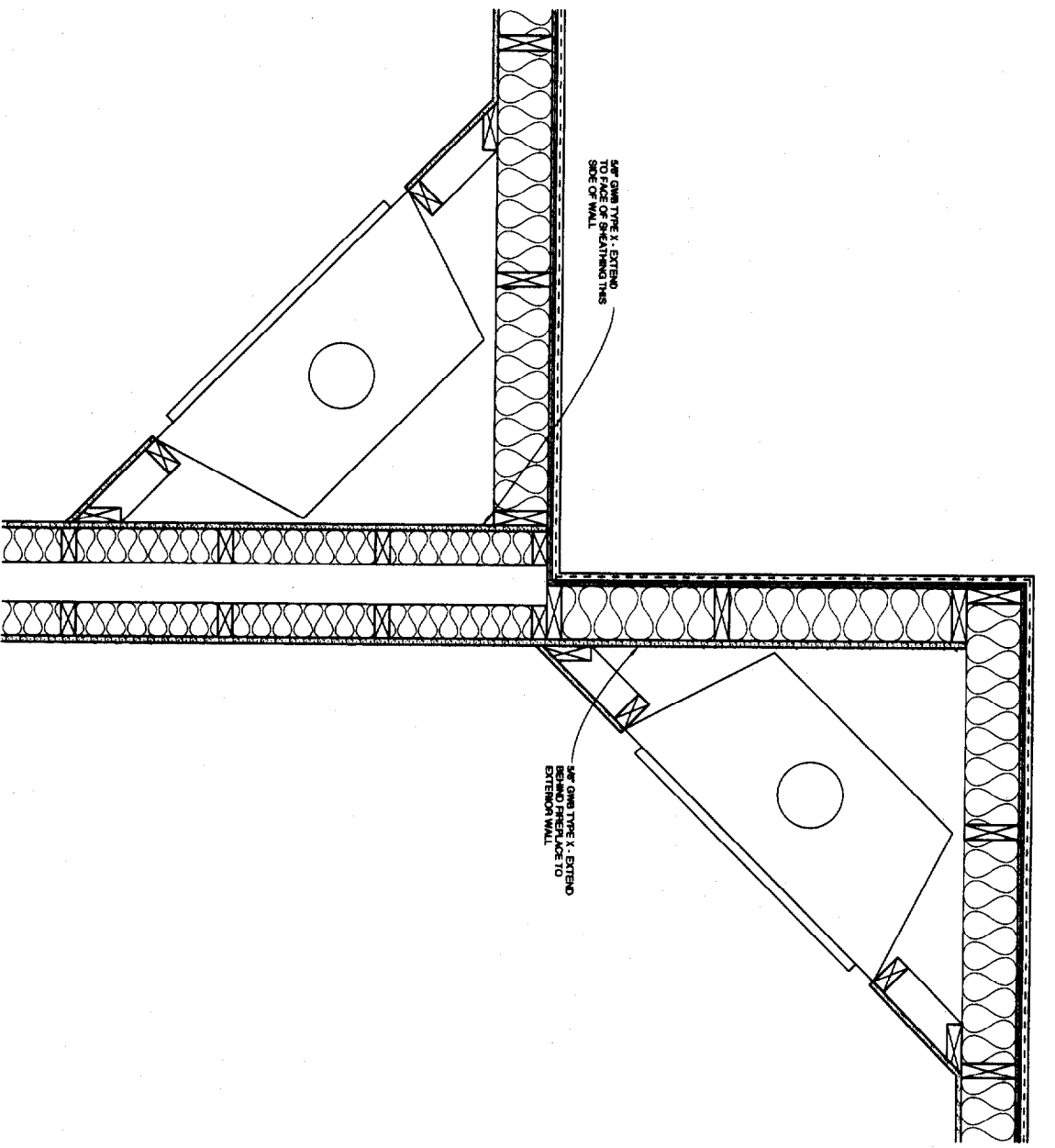
METAL USE FOR PROMOTE FRESH AIR

INDICATED FINE PARTITION UP TO NOSE HEIGHTS IN DESIGN AREA

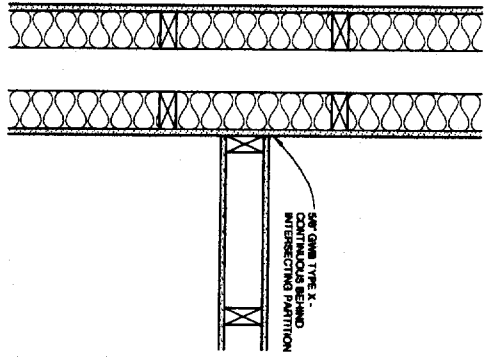
© 2003 Michael R. Charek, Architect

<p><b>Michael R. Charek</b> Architect</p> <p>25 Hartley Street Portland, Maine 04103 (207) 761-0656</p>		<p><b>Radcliffe Glen</b> Harvard Street, Portland, ME</p> <p>Larry Sturdivant 18 Garos Drive Portland, ME 04103</p>	<p>Title: ENLARGED FLOOR PLAN - SECOND FLOOR UNITS 1-2</p> <p>Scale: 1/4" = 1'-0"</p> <p>Date: 3/21/03</p> <p>Revisions: ISSUED FOR PERMIT</p>	<p>Sheet <b>A406</b></p>
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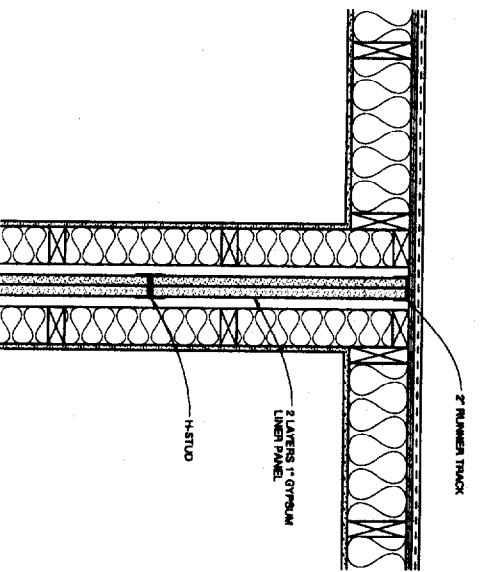




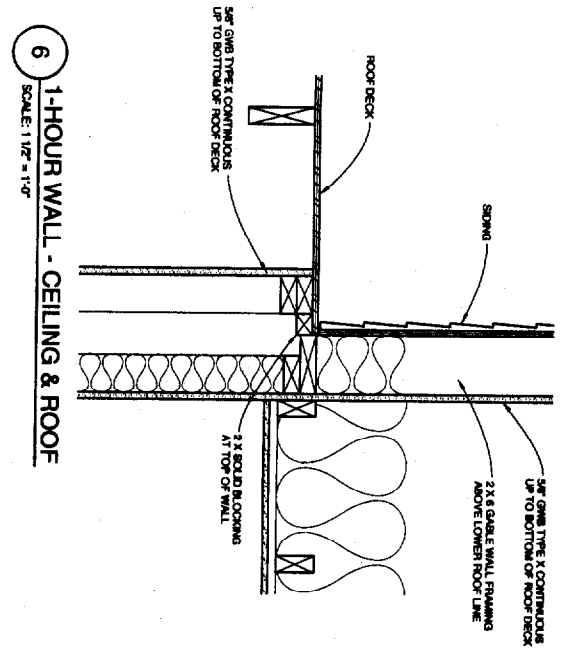
10 1-HOUR WALL AT FIREPLACES (PLAN)  
SCALE: 1/2" = 1'-0"



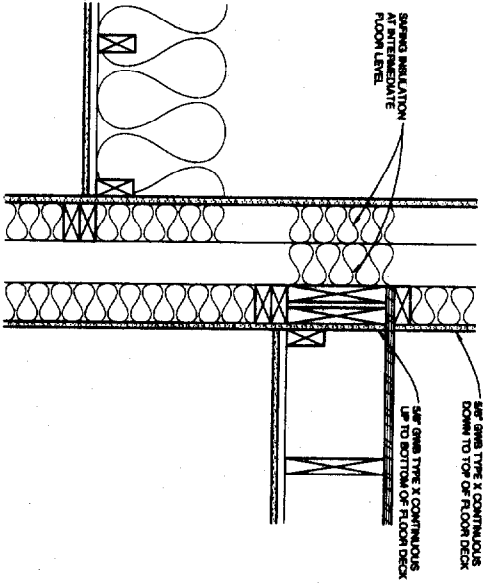
8 1-HOUR WALL AT PARTITION (PLAN)  
SCALE: 1/2" = 1'-0"



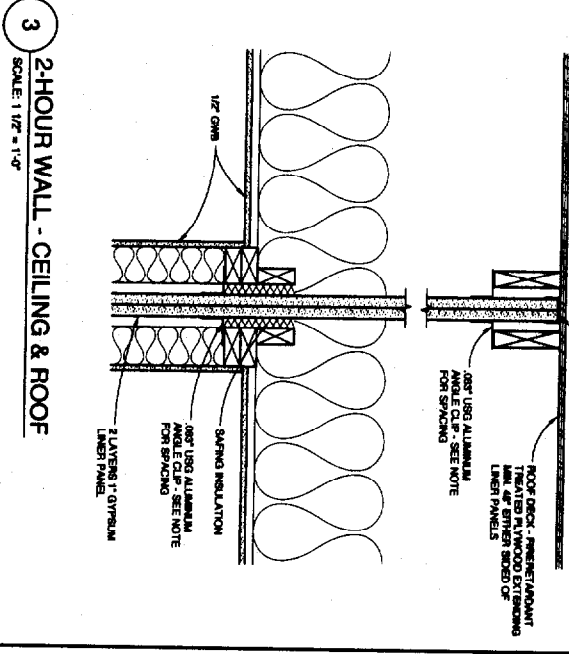
7 2-HOUR WALL AT EXTERIOR WALL (PLAN)  
SCALE: 1/2" = 1'-0"



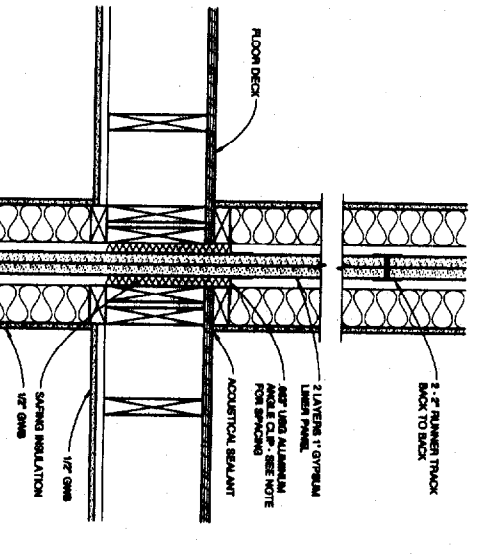
6 1-HOUR WALL - CEILING & ROOF  
SCALE: 1/2" = 1'-0"



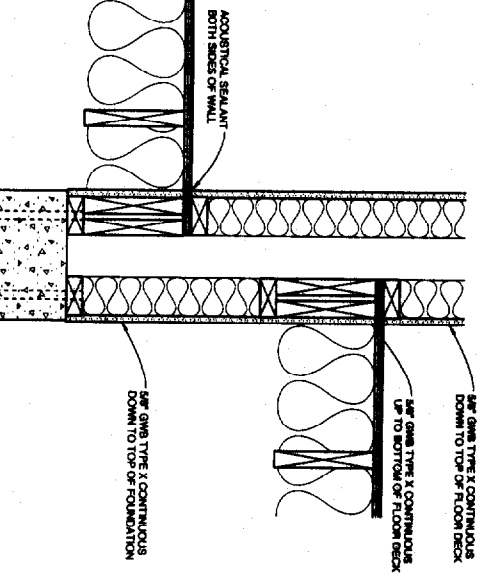
5 1-HOUR WALL - INTERMEDIATE FLOOR  
SCALE: 1/2" = 1'-0"



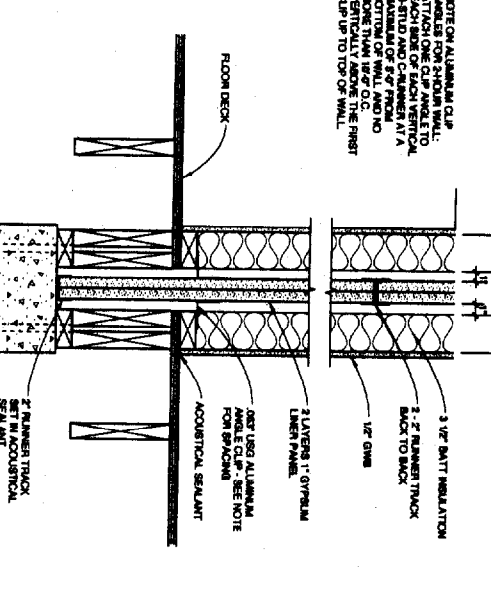
3 2-HOUR WALL - CEILING & ROOF  
SCALE: 1/2" = 1'-0"



2 2-HOUR WALL - INTERMEDIATE FLOOR  
SCALE: 1/2" = 1'-0"



4 1-HOUR WALL - FOUNDATION  
SCALE: 1/2" = 1'-0"



1 2-HOUR WALL AT FOUNDATION  
SCALE: 1/2" = 1'-0"

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Title	DETAILS
Scale:	AS NOTED
Date:	3/21/03
Revisions	ISSUED FOR CONSTRUCTION
Sheet	<b>A501</b>



