

RADCLIFFE GLEN

A PLANNED RESIDENTIAL UNIT DEVELOPMENT HARVARD STREET, PORTLAND, MAINE

PHASE 2A - UNITS 19-26

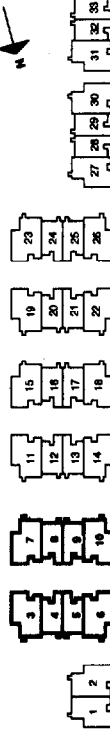
DRAWING LIST

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- 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 1989 EDITION, NFPA 101 LIFE SAFETY CODE, 2000 EDITION.
 4. SITE PLAN BY SEBAGO TECHNICS, 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 58" 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 TO BE FIRESTOPPED WITH APPROPRIATE MATERIALS AND DETAILS TO MAINTAIN THE FIRE RESISTANCE 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 TURBS LOCATED ADJACENT TO OTHER RATED PARTITIONS.
 9. STAIR DIMENSIONS: MINIMUM TREAD DEPTH IS 10 INCHES; MAXIMUM RISER HEIGHT IS 7-3/4 INCHES; NOSING DIMENSION IS 1/4 INCH; MINIMUM CLEAR WIDTH 36 INCHES; MINIMUM HEADROOM 7 FEET.

UNIT PLAN KEY



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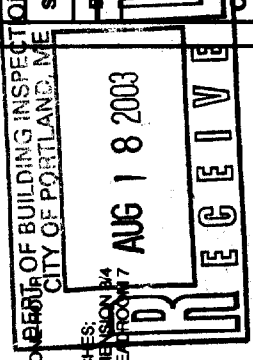
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PHASE 2A

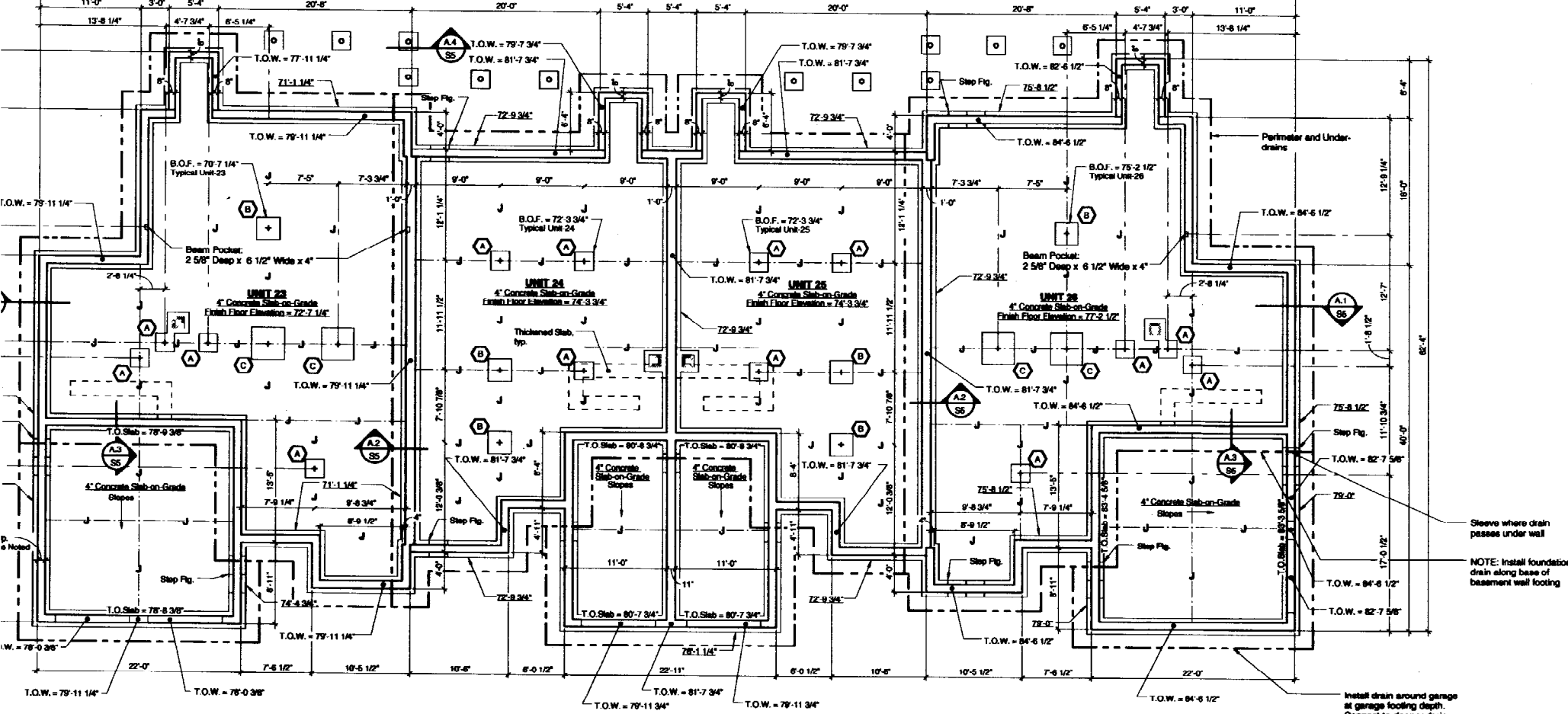
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Revisions

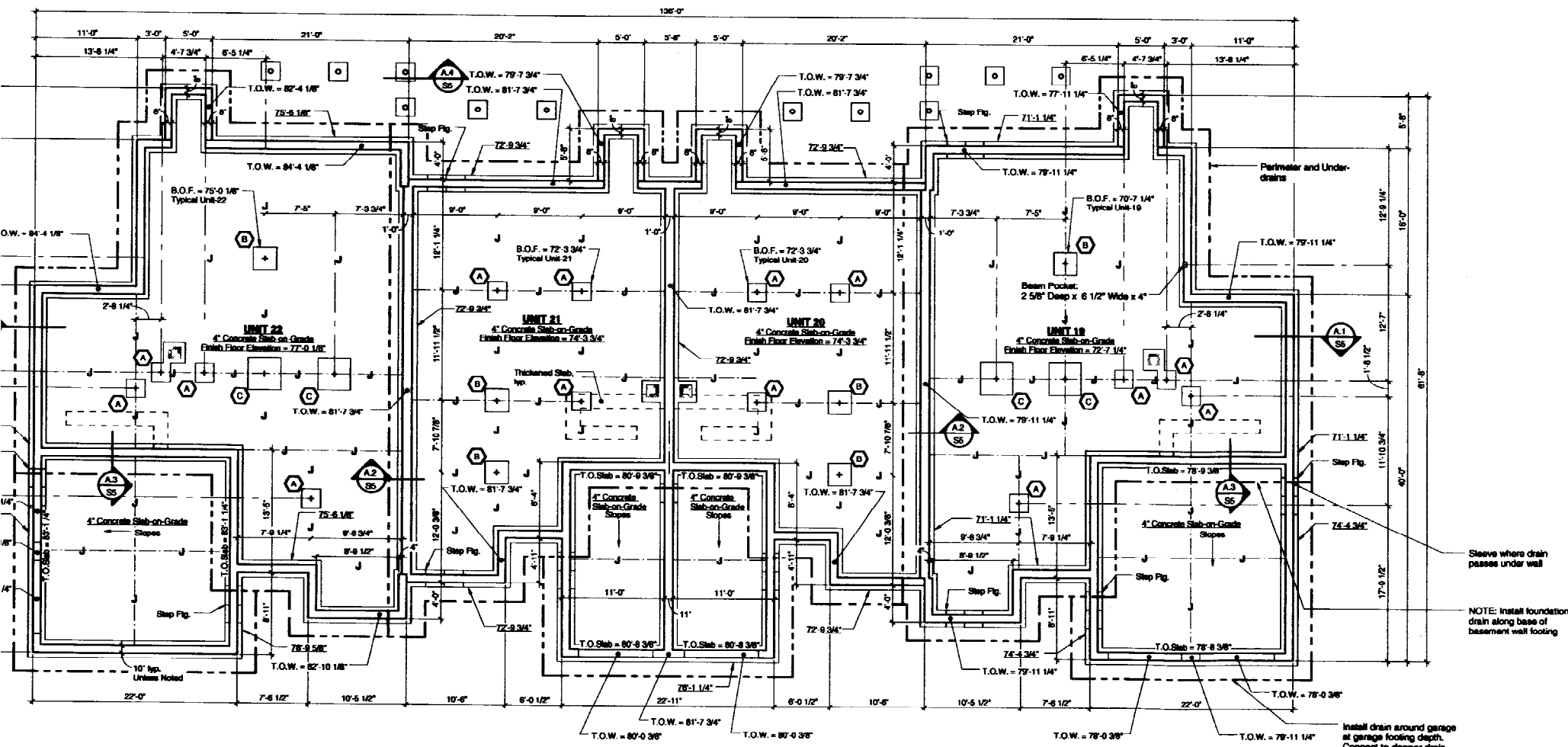
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Sheet
G101





Foundation Plan - Units 23-26
Scale: 1/8" = 1'-0"



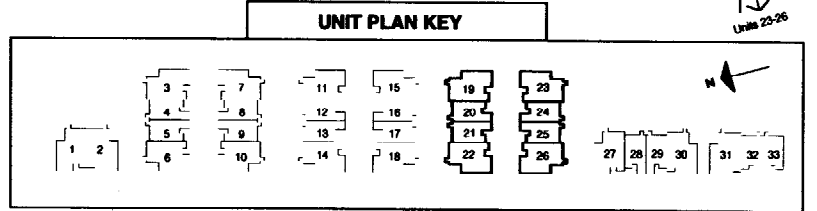
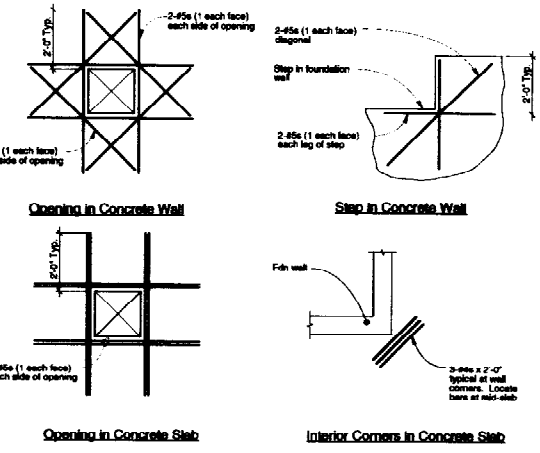
Foundation Plan - Units 19-22
Scale: 1/8" = 1'-0"

- GENERAL DESIGN NOTES**
- ROOF LOADS:**
DEAD LOAD: 15 PSF
SNOW LOAD: P_s = 50 PSF, C_s = 1.0, C_t = 1.1, I = 1.0, P_f = 50 PSF. DRIFT LOAD WHERE REQUIRED OR AS SHOWN ON PLANS.
 - FLOOR LOADS:**
DEAD LOAD: 10 PSF
LIVE LOAD: 50 PSF, FLOORS, 80 PSF, STAIRS
 - WIND LOAD:**
BASIC WIND SPEED: 90 MPH, I = 1.1, EXPOSURE B, COMPONENTS AND CLADDING: EXPOSURE C, P_v = 20.7 PSF
 - SEISMIC LOAD:**
A_v = 0.1, A_s = 0.1, SEISMIC HAZARD EXPOSURE GROUP: I, SEISMIC PERFORMANCE CATEGORY: C, SEISMIC SITE COEFFICIENT: 1.0, SEISMIC RESISTING SYSTEM: LIGHT-FRAMED WALLS WITH SHEAR PANELS, R = 0.5, C_d = 4. ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE AND PROVIDE ADEQUATE TEMPORARY SUPPORTS AND BRACING NECESSARY TO INSURE THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
 - ALL DIMENSIONS AND ELEVATIONS NOTED ON THE STRUCTURAL DRAWINGS ARE TO BE COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

- FOUNDATION NOTES**
- SOIL BEARING PRESSURE: 3000 PSF.
 - CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
EXTERIOR SLABS: 4000 PSI
WALLS, FOOTINGS, INTERIOR SLABS: 3000 PSI
 - ALL CONCRETE REINFORCING TO BE GRADE 60 NEW DEFORMED BARS.
 - ALL SLAB SAW-CUT JOINTS TO BE 1/4 OF SLAB THICKNESS, MIN.
 - PLACE THE BOTTOMS OF EXTERIOR WALL FOOTING ELEVATIONS A MINIMUM OF 4 FEET BELOW FINISHED GRADE FOR FOOTINGS CONSTRUCTED IN SOILS OR ROCK. PROVIDE A MINIMUM DEPTH OF 2 FEET BELOW GRADE FOR FOOTINGS CONSTRUCTED DIRECTLY ON A HARD BEDROCK SURFACE.
 - REFER TO GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOENGINEERING SERVICES ENTITLED "PROPOSED REDCLIFFE GLEN CONDENSARIUMS, HARVARD STREET, PORTLAND, MAINE, FOR INFORMATION ON SUBSURFACE CONDITIONS AND GEOTECHNICAL REQUIREMENTS.
 - PROVIDE 3/4" DIAMETER, BY 8-INCH ANCHOR RODS AT 4'-0" o.c. ALONG ALL EXTERIOR FOUNDATION WALLS.
 - SOME FOOTINGS MAY BE BUILT ON OR IN AREAS OF BEDROCK. MAINTAIN ADEQUATE CLEARANCES TO ROCK SURFACES FROM THE INSTALLATION OF FOUNDATION DRAINS. WHERE BEDROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT AND ENGINEER FOR GUIDANCE ON FOOTING INSTALLATION.
 - J INDICATES CONTROL JOINT IN SLAB: EITHER SAW-CUT, PLASTIC T-STRIP OR CONSTRUCTION.
 - INSTALL #6 - #2 BARS WELDED WIRE MESH IN FLAT SHEETS AT MID-SLAB IN ALL SLABS-ON-GRADE. LAP SHEETS 8 INCHES IN EACH DIRECTION.

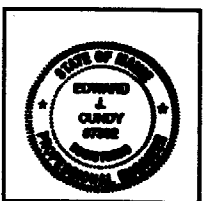
FOOTING SCHEDULE

Mark	Size	Reinforcing
A	2'-0" x 2'-0" x 1'-0"	---
B	2'-0" x 2'-0" x 1'-0"	3-#4s Each Way
C	3'-0" x 3'-0" x 1'-0"	4-#4s Each Way



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Title
FOUNDATION PLANS
UNITS 19-26

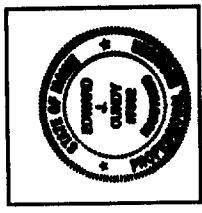
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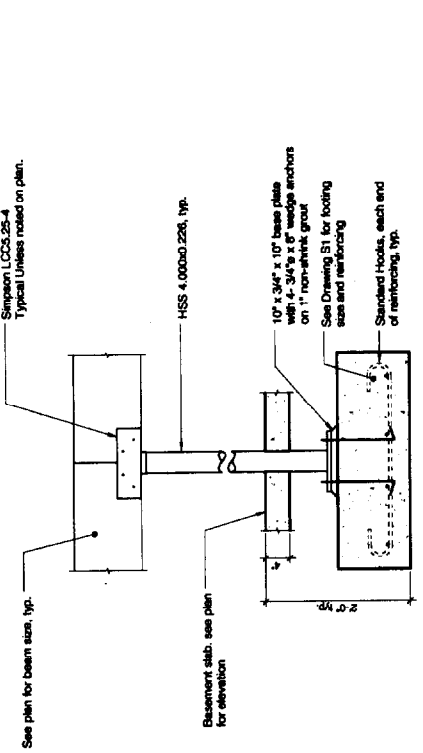
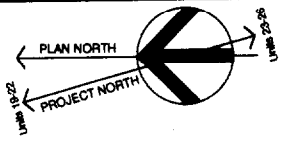
Revisions

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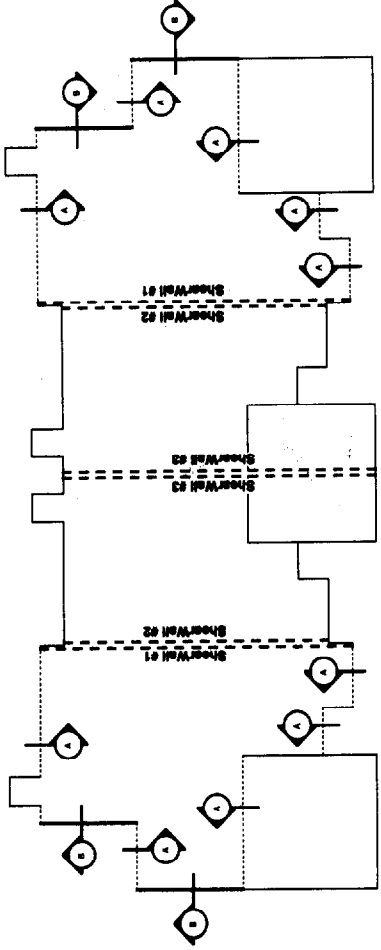
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Title	FIRST FLOOR FRAMING PLANS UNITS 19-26
Scale:	As Shown
Date:	07/22/03
Revisions	
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S2	



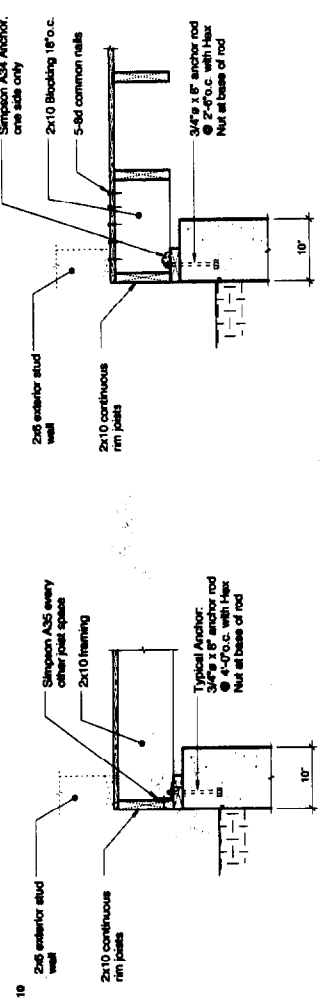
Basement Column Detail



ShearWall Key Plan

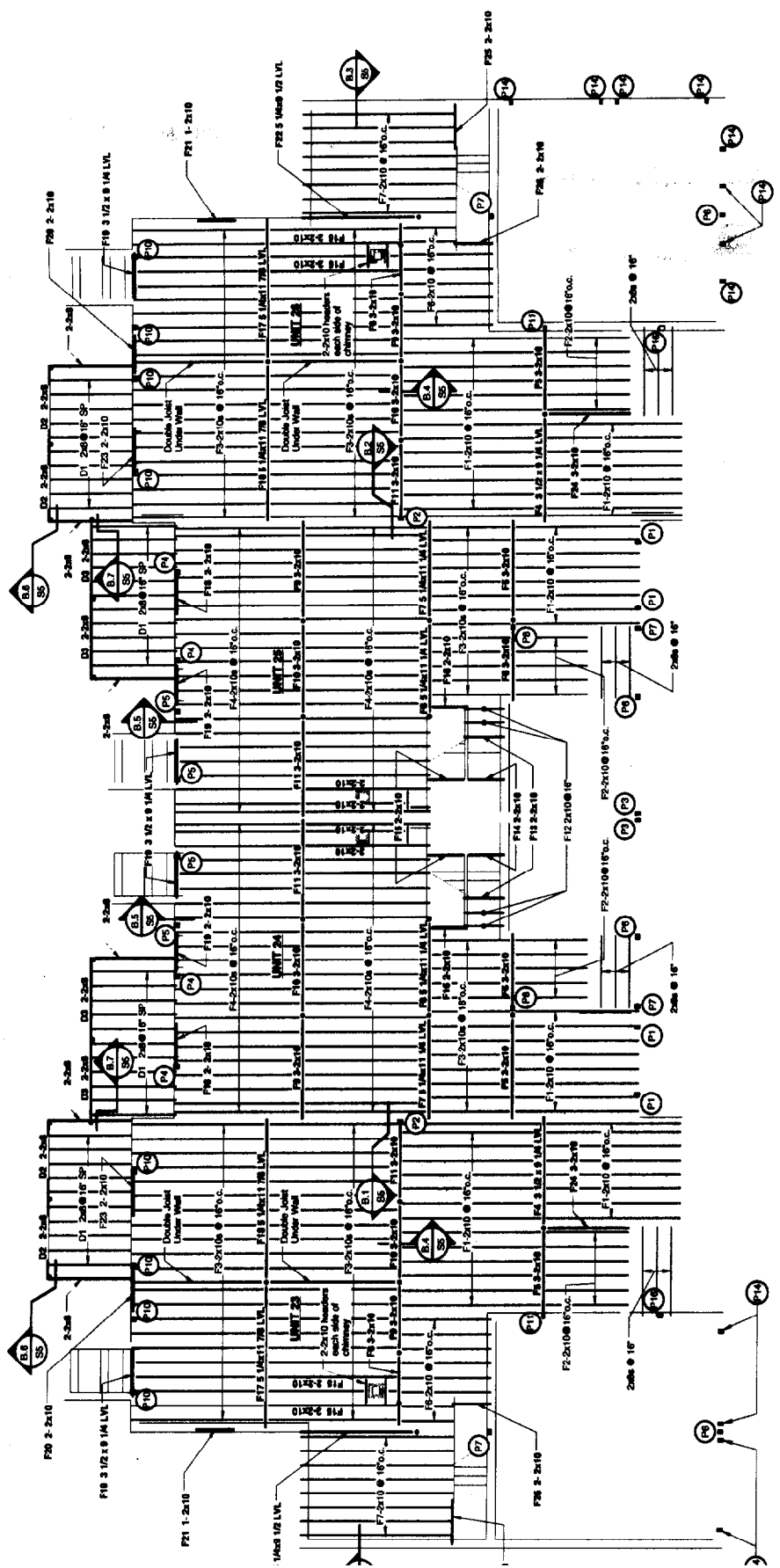
SHEARWALL NOTES:

1. SHEARWALL #1: UNLOCKED 5/8-INCH GYPSUM PANEL SHEARWALL. NO. 6 - 1/4 INCH SCREWS AT 8 INCHES ON CENTER ALONG PANEL EDGES, 12 INCHES ON CENTER IN THE PANEL FIELD.
2. SHEARWALL #2: BLOCKED 5/8-INCH GYPSUM PANEL SHEARWALL. NO. 8 - 1/4 INCH SCREWS AT 4 INCHES ON CENTER ALONG PANEL EDGES, 12 INCHES ON CENTER IN THE PANEL FIELD.
3. SHEARWALL #3: BLOCKED 1/2 INCH GYPSUM PANEL SHEARWALL. NO. 6 - 1/4 INCH SCREWS AT 4 INCHES ON CENTER ALONG PANEL EDGES, 12 INCHES ON CENTER IN THE PANEL FIELD.
4. WHERE REQUIRED FOR SHEARWALLS #2 AND #3, USE 2x4 SOLID BLOCKING BETWEEN STUDS ALONG GYPSUM PANEL EDGES. TOENAIL BLOCKING INTO STUDS WITH TWO 8d COMMON NAILS EACH END.
5. SEE WOOD NOTES FOR ROOF AND SIDEWALL PLYWOOD NAILING. AT LOCATIONS OTHER THAN THOSE ABOVE, USE THE FASTENING REQUIREMENTS FOR SHEARWALL #1 TO FASTEN GYPSUM DRYWALL.
6. UNLESS NOTED OTHERWISE, ON THE SOLES OF ALL WALLS USE SOUTHERN PINE PRESSURE TREATED 2x MATERIAL ANCHORED TO THE FOUNDATION WITH 3/4-INCH DIAMETER BY 6-INCH ANCHOR RODS AT 4'-0" ON CENTER.

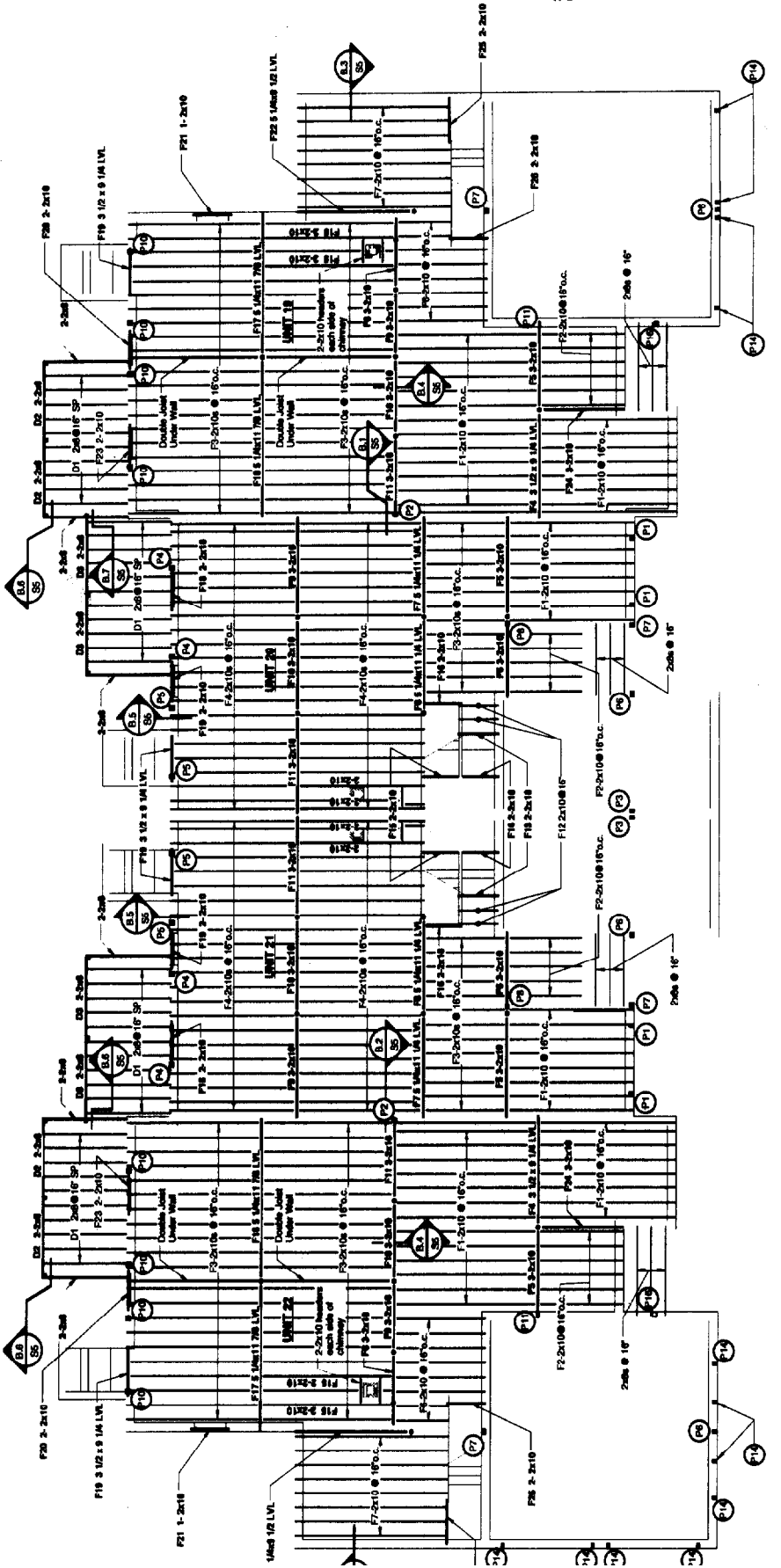


A SECTION
SCALE: 3/4" = 1'-0"

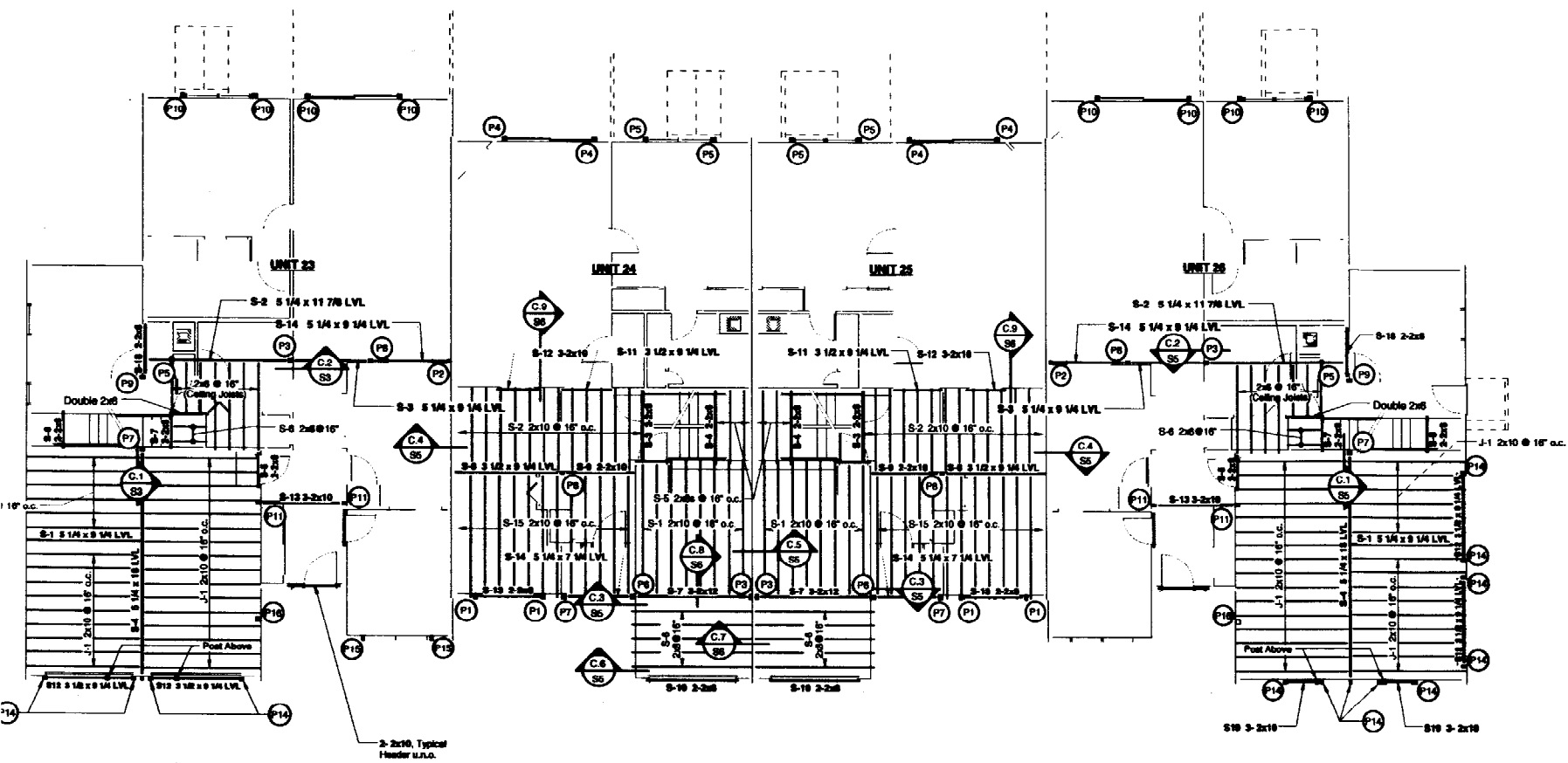
B SECTION
SCALE: 3/4" = 1'-0"



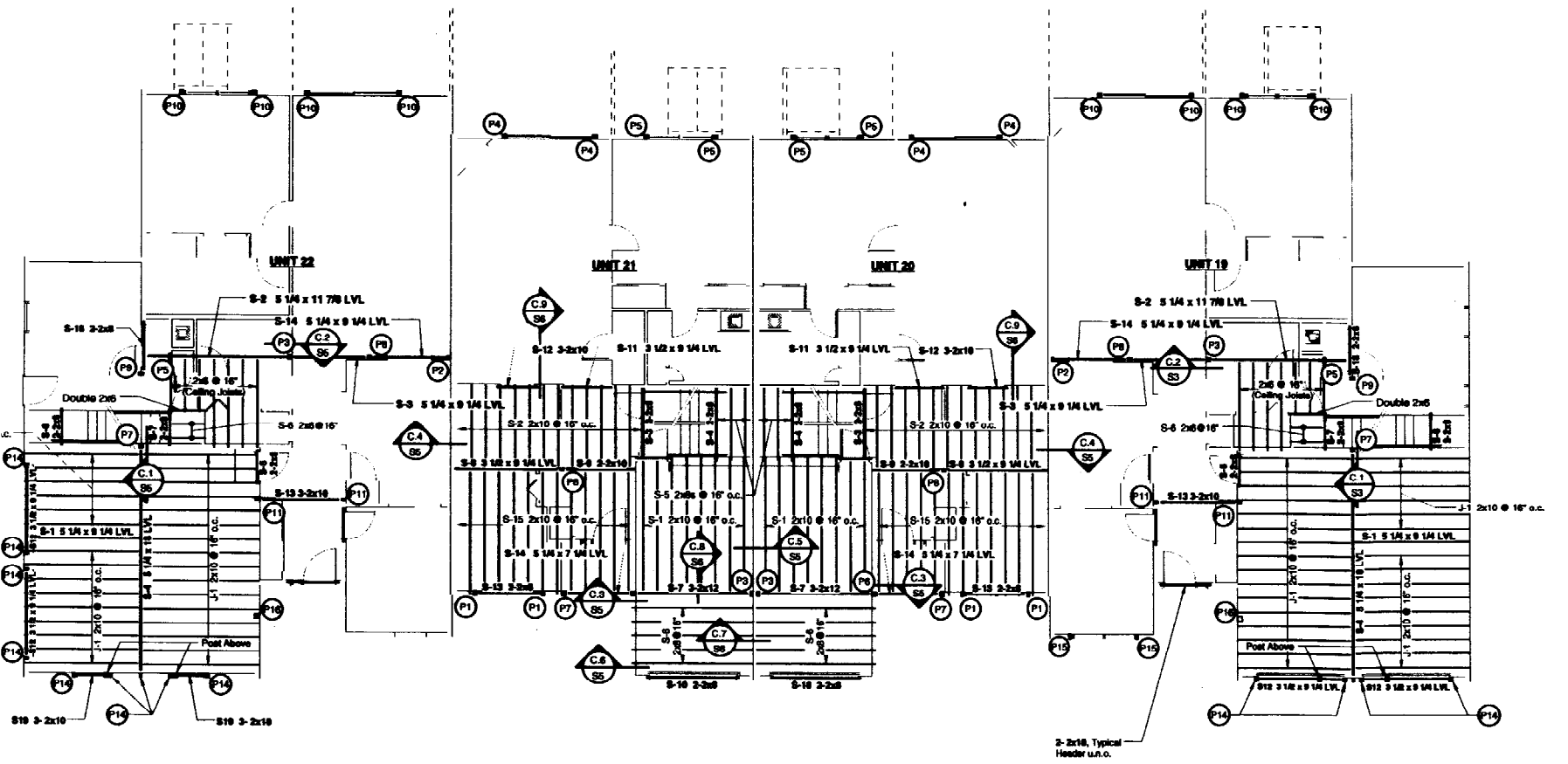
NOTE: Typical Header to be used unless noted otherwise = 2-2x10
First Floor Framing Plan - Units 23-26
Scale: 1/8" = 1'-0"



NOTE: Typical Header to be used unless noted otherwise = 2-2x10
First Floor Framing Plan - Units 19-22
Scale: 1/8" = 1'-0"



NOTE: Typical Header to be used unless noted otherwise = 2-2x10
Second Floor Framing Plan - Units 23-26
 Scale: 1/8" = 1'-0"



NOTE: Typical Header to be used unless noted otherwise = 2-2x10
Second Floor Framing Plan - Units 19-22
 Scale: 1/8" = 1'-0"

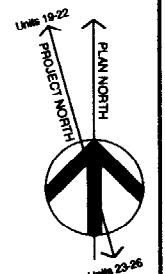
- REQUIRED WOOD SPECIES:
 SPRUCE-PINE FIR, SYP #1/#2, GRADED ACCORDING TO NDLA RULES WITH THE FOLLOWING BASE DESIGN PROPERTIES:
 Fb = 875 psi
 Fv = 70 psi
 Fc parallel = 1150 psi
 Fc perpendicular = 425 psi
 E = 1400 ksi
 SOUTHERN YELLOW PINE, SYP #2, SPIB GRADE STAMP WITH THE FOLLOWING BASE DESIGN PROPERTIES:
 Fb = 1250 psi
 Fv = 80 psi
 Fc parallel = 1600 psi
 Fc perpendicular = 585 psi
 E = 1600 ksi
 LAMINATED VENEER LUMBER (LVL) WITH THE FOLLOWING BASE DESIGN PROPERTIES:
 Beams:
 Fb = 2200 psi
 Fv = 250 psi
 Fc parallel = 3000 psi
 Fc perpendicular = 850 psi
 E = 2000 ksi
 Columns:
 Fb = 2200 psi
 Fv = 250 psi
 Fc parallel = 3000 psi
 Fc perpendicular = 900 psi
 E = 1600 ksi
 EACH PIECE MUST BEAR THE APPROPRIATE GRADE STAMP. UNGRADED OR UNMARKED LUMBER WILL NOT BE ACCEPTED.

- THE TOP PLATES OF ALL BEARING WALLS MUST BE DOUBLE 2x6 SOUTHERN YELLOW PINE #2.
- ROOF SHEATHING IS TO BE 5/8" APA RATED SHEATHING, EXPOSURE 1 WITH A SPAN RATING OF 4000L. PANEL CLIPS ARE REQUIRED BETWEEN TRUSSES AND OTHER ROOF FRAMING MEMBERS.
- WALL SHEATHING IS TO BE 1/2" APA RATED SHEATHING, EXPOSURE 1. SHEATHING IS TO BE APPLIED HORIZONTALLY. THE SHEATHING MUST OVERLAP THE STUDS AND TOP AND BOTTOM WALL PLATES.
- WALL AND ROOF SHEATHING IS TO BE NAILED AT 6 INCHES ON CENTER ALONG SUPPORTED PANEL EDGES, 12 INCHES ON CENTER WITHIN THE PANELS. USE #6 COMMON NAILS.
- UNLESS INDICATED OTHERWISE, PROVIDE ONE STUD IN A COLUMN FOR EACH LAMINATION OF A BUILT-UP WOOD BEAM OR HEADER. FOR EXAMPLE, FOR A THREE 2x10 HEADER, PROVIDE A THREE-STUD BUILT-UP COLUMN.
- UNLESS INDICATED OTHERWISE, USE SIMPSON AC AND ACE TYPE POST CAPS TO CONNECT SCHEDULED WOOD COLUMNS TO WOOD BEAMS.
- INDICATES COLUMN FROM ABOVE.

POST SCHEDULE - UNITS 19, 22, 23, 26	
P.1	3 1/2" x 5 1/4" LVL
P.2	5 1/4" x 5 1/4" LVL
P.3	5 1/4" x 5 1/4" LVL
P.4	5 1/4" x 5 1/4" LVL
P.5	3 1/2" x 7" LVL
P.6	5 1/4" x 5 1/4" LVL
P.7	5 1/4" x 5 1/4" LVL
P.8	5 1/4" x 5 1/4" LVL
P.9	3 1/2" x 5 1/4" LVL
P.10	3-2x6
P.11	2-2x6
P.12	3-2x6
P.13	5 1/4" x 5 1/4" LVL
P.14	2-2x6
P.15	2-2x6
P.16	5 1/4" x 5 1/4" LVL
P.17	2-2x6

POST SCHEDULE - UNITS 20, 21, 24, 25	
P.1	2-2x6
P.2	3-2x6
P.3	2-2x6
P.4	3-2x6
P.5	3-2x6
P.6	3-2x6
P.7	3-2x6
P.8	3-2x4

- TRUSS DESIGN NOTES**
- TOP CHORD LIVE LOAD = 50 PSF.
 TOP CHORD DEAD LOAD = 10 PSF.
 BOTTOM CHORD LIVE LOAD = 0 PSF.
 BOTTOM CHORD DEAD LOAD = 10 PSF.
 - UNBALANCED SNOW LOAD ON GABLE ROOFS AND DRIFT LOADS:
 REFER TO THE TRUSS SCHEMATICS WITH THIS DRAWING SET FOR SPECIAL SNOW LOADING. UNLESS OTHERWISE INDICATED, USE THE LOADS INDICATED IN NOTE NUMBER 1.
 - ALL LUMBER TO BE #2 GRADE OR BETTER 2"x4" MIN. SIZE.
 - THE SHOP DRAWING SUBMITTAL IS TO INCLUDE AN ERECTION PLAN. SHOP DRAWINGS SUBMITTED WITHOUT A MAIN PROFESSIONAL ENGINEER'S STAMP WILL NOT BE REVIEWED.
 - PROVIDE 2"x4" HORIZONTAL WEB BRACING TO WEBS AS REQUIRED BY THE TRUSS DESIGN. AT WEB BRACING LOCATIONS, PROVIDE 2"x4s AT 45° TO THE BACK SIDE OF THE WEBS. THE DIAGONAL BRACING IS TO BE PROVIDED AT EACH END OF A TRUSS RUN AND AT MID-RUN. IF THE TRUSS DESIGN DOES NOT REQUIRE WEB BRACING, PROVIDE A MINIMUM OF TWO ROWS, ONE ON EACH SIDE OF THE RIDGE. ALL BRACING IS TO BE NAILED TO EACH TRUSS WITH 2-16d NAILS.
 - SET-ON TRUSSES: SHEATH ALL TRUSSES BELOW SET-ON TRUSSES. THE VERTICAL WEBS OF SET-ON TRUSSES ARE TO BE NO MORE THAN 2'-0" ON CENTER, AND THE BOTTOM CHORD IS TO BE A 2x6.
 - PROVIDE MINIMUM 2x6 SOUTHERN YELLOW PINE BEARING PLATES, UNLESS OTHERWISE NOTED. ATTACH TRUSSES TO PLATES WITH SIMPSON H2.5A FRAMING ANCHORS AT ALL BEARING POINTS, BOTH INTERIOR AND EXTERIOR. AT EXTERIOR BEARING POINTS, INSTALL ANCHORS ON THE INSIDE OF THE WALL.
 - TRUSS FABRICATOR: PROVIDE HANGERS WHERE REQUIRED FOR TRUSS-TO-TRUSS CONNECTIONS.



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Title
SECOND FLOOR FRAMING PLANS UNITS 19-26

Scale: As Shown

Date: 07/22/03

Revisions

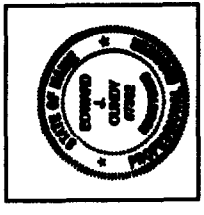
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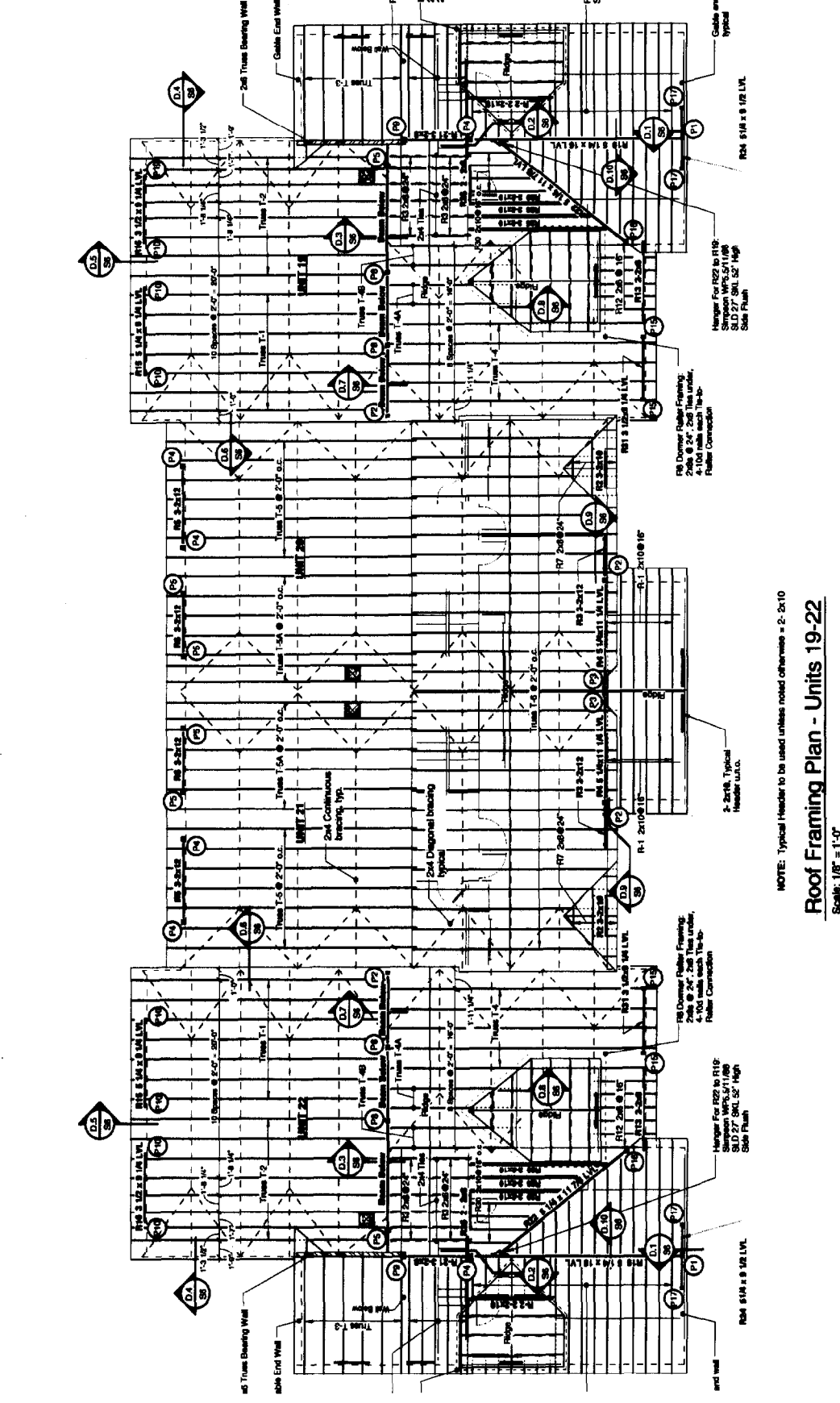
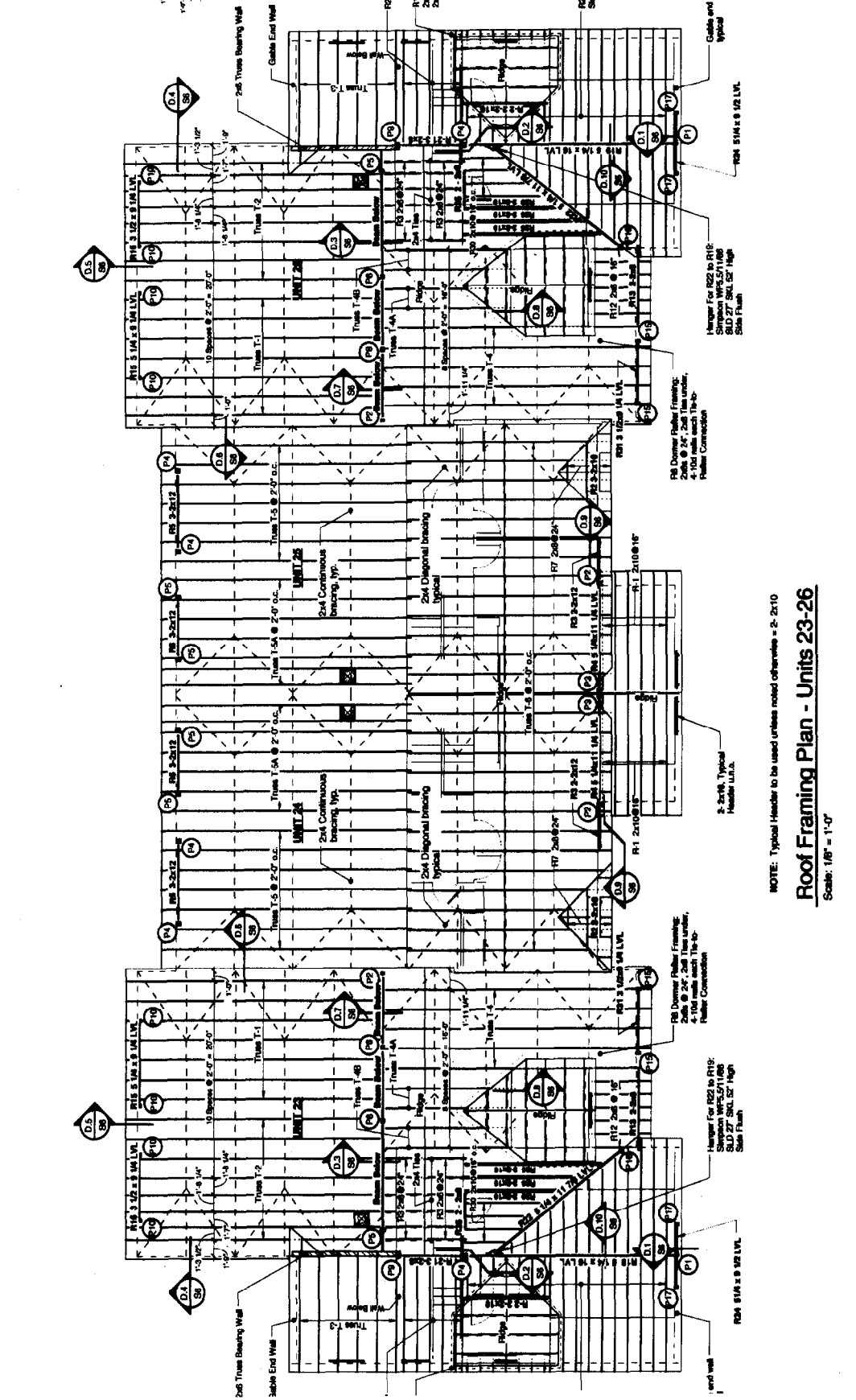
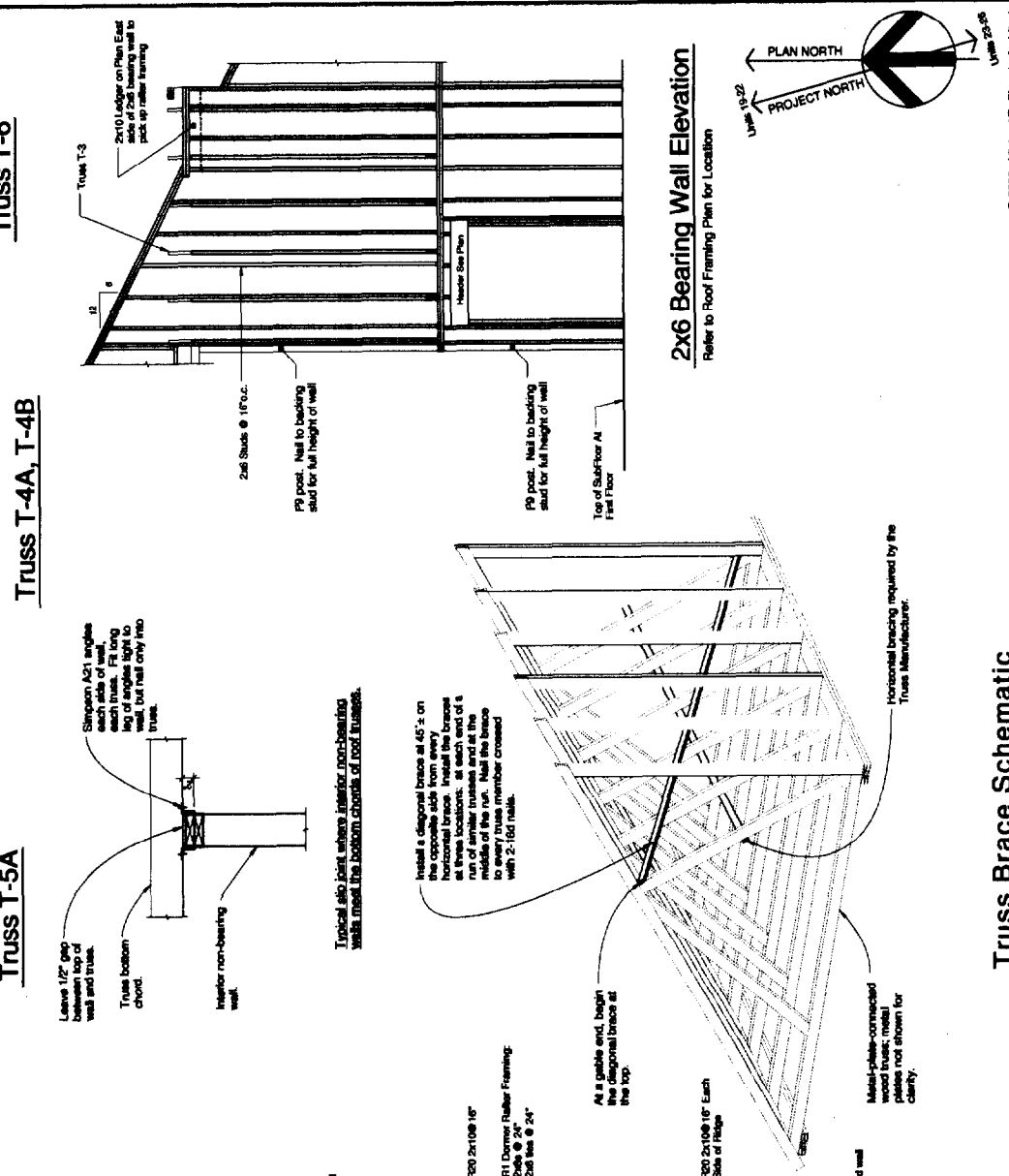
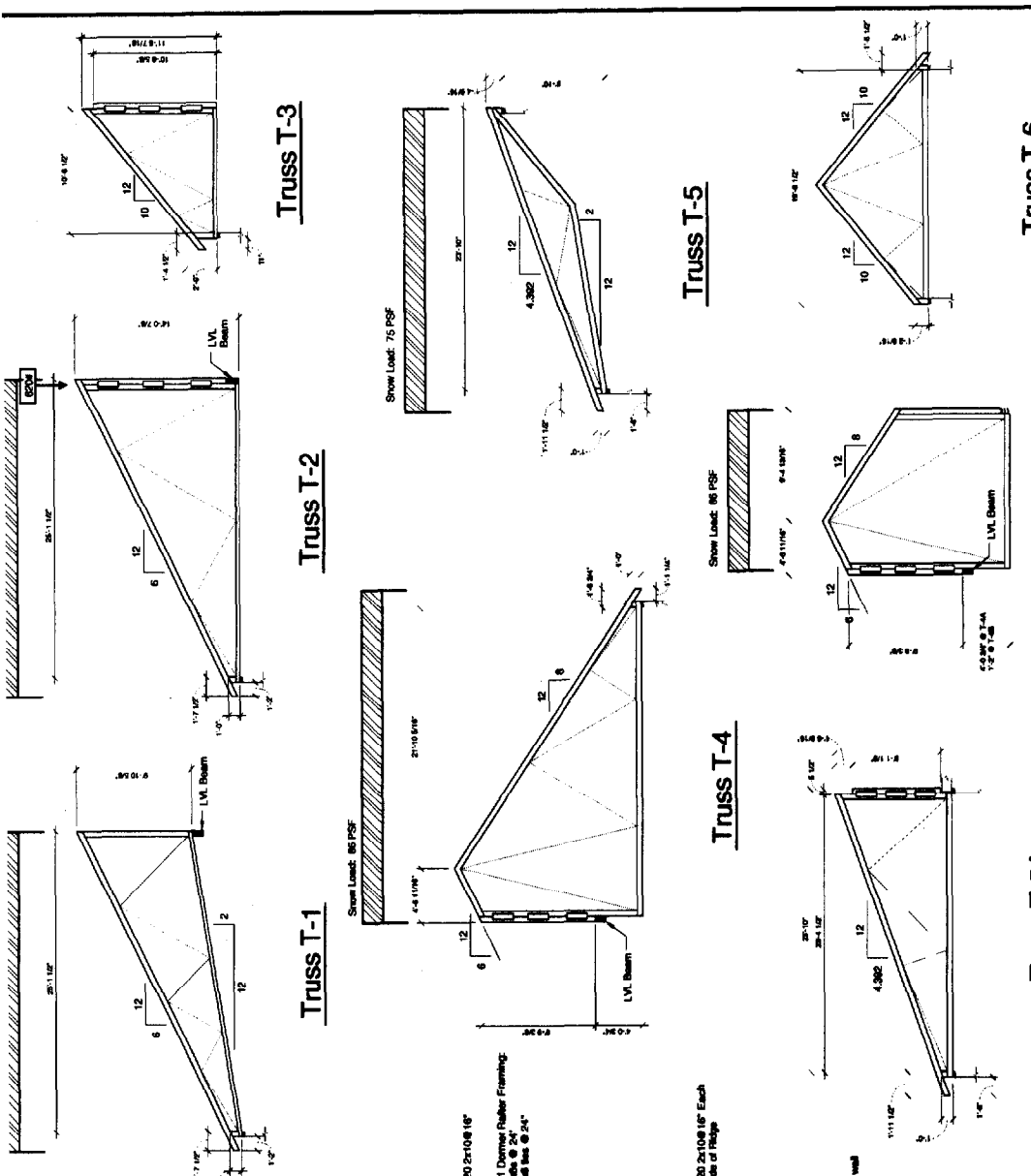
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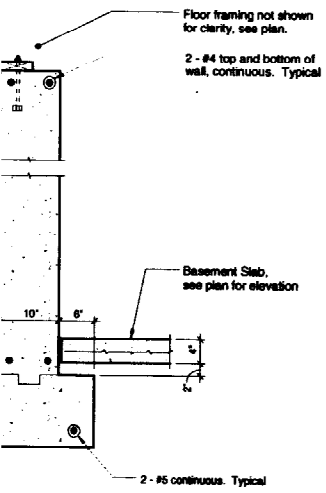
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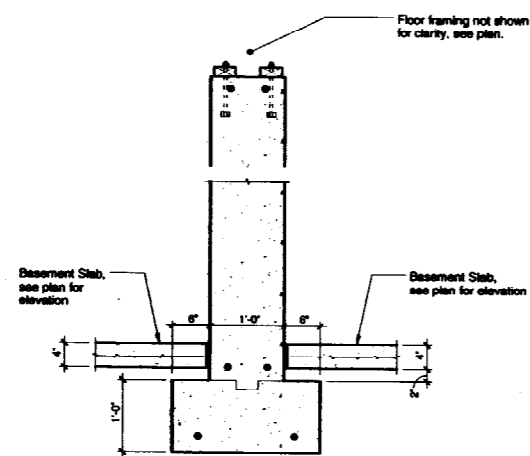
NOTE: Typical Header to be used unless noted otherwise = 2-2x10
Roof Framing Plan - Units 23-26
 Scale: 1/8" = 1'-0"

NOTE: Typical Header to be used unless noted otherwise = 2-2x10
Roof Framing Plan - Units 19-22
 Scale: 1/8" = 1'-0"

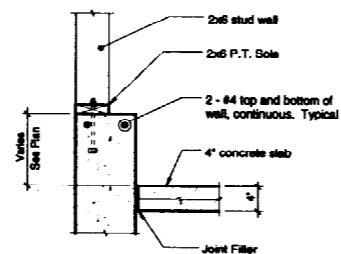
Truss Brace Schematic



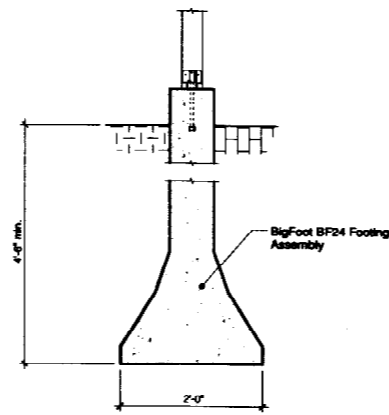
SECTION
SCALE: 3/4" = 1'-0"



A.2 SECTION
S1 SCALE: 3/4" = 1'-0"

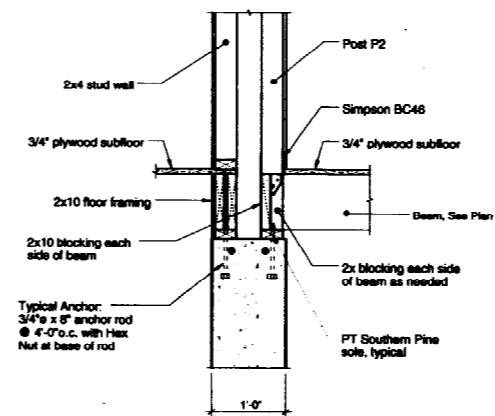


A.3 SECTION
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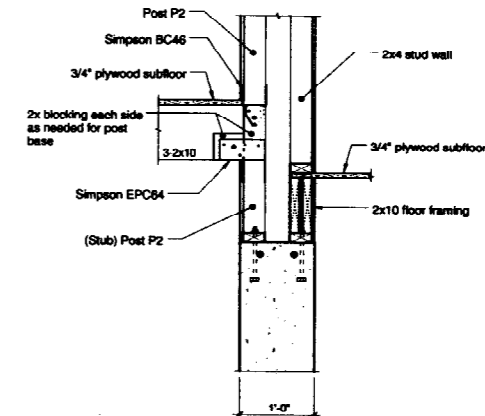


Typical At All Deck Post Locations

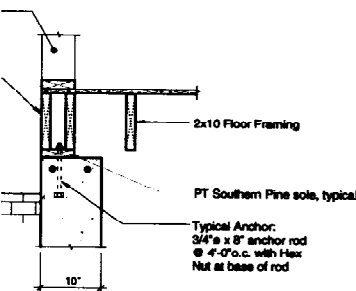
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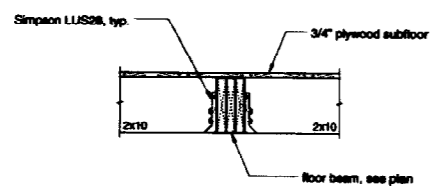
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S2 SCALE: 3/4" = 1'-0"



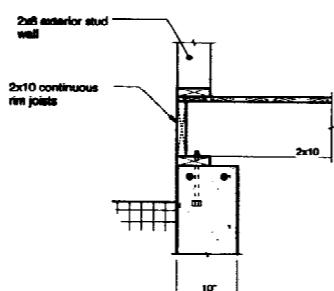
B.2 SECTION
S2 SCALE: 3/4" = 1'-0"



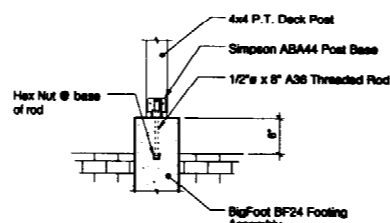
SECTION
SCALE: 3/4" = 1'-0"



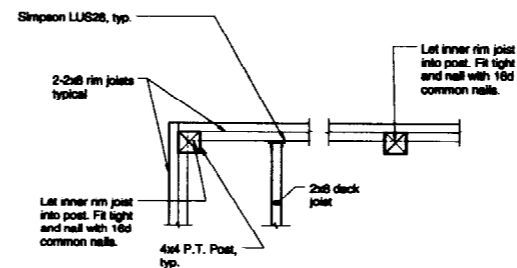
B.4 SECTION
S2 SCALE: 3/4" = 1'-0"



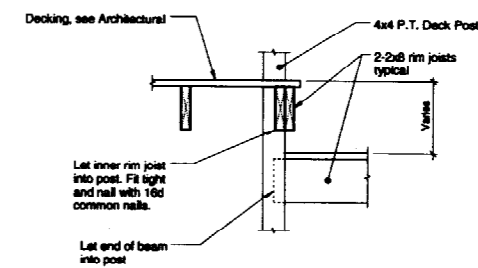
B.5 SECTION
S2 SCALE: 3/4" = 1'-0"



B.6 SECTION
S2 SCALE: 3/4" = 1'-0"

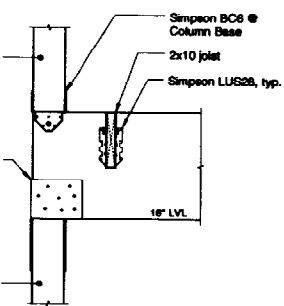


B.6 SECTION - PLAN VIEW
S2 SCALE: 3/4" = 1'-0"

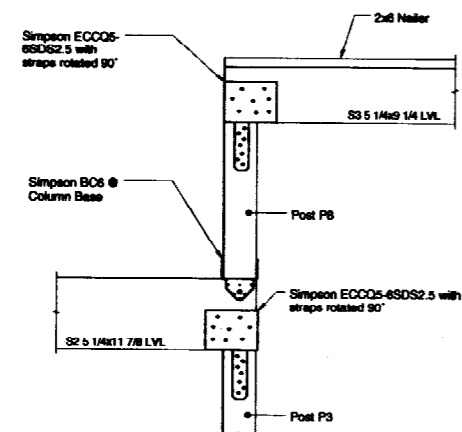


Typical At Unit-to-Unit Connections

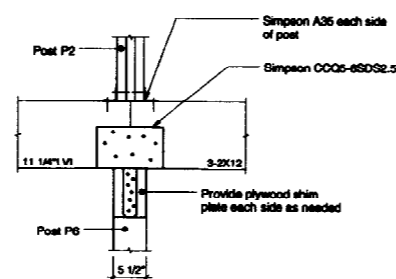
B.7 SECTION
S2 SCALE: 3/4" = 1'-0"



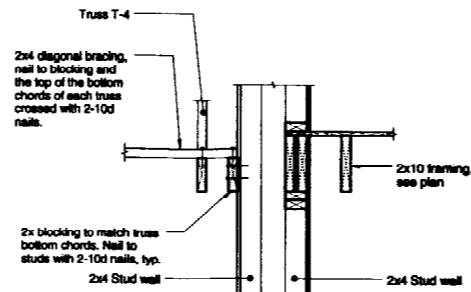
C.1 SECTION
S3 SCALE: 3/4" = 1'-0"



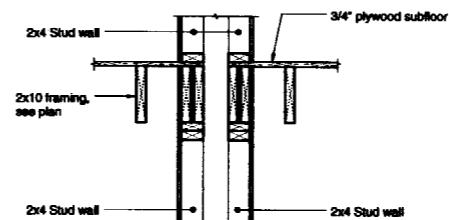
C.2 SECTION
S3 SCALE: 3/4" = 1'-0"



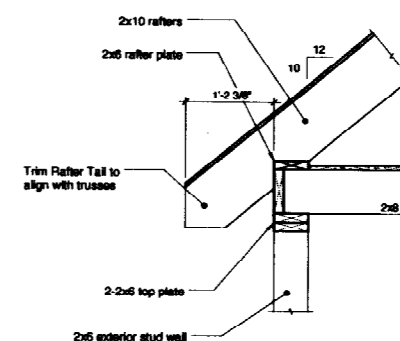
C.3 SECTION
S3 SCALE: 3/4" = 1'-0"



C.4 SECTION
S3 SCALE: 3/4" = 1'-0"



C.5 SECTION
S3 SCALE: 3/4" = 1'-0"



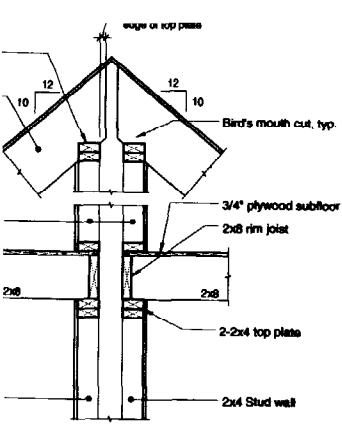
C.6 SECTION
S3 SCALE: 3/4" = 1'-0"

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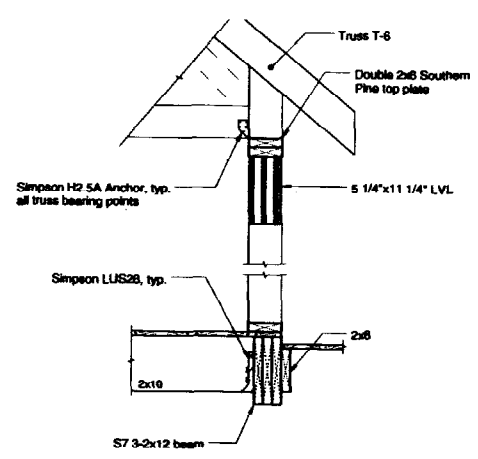


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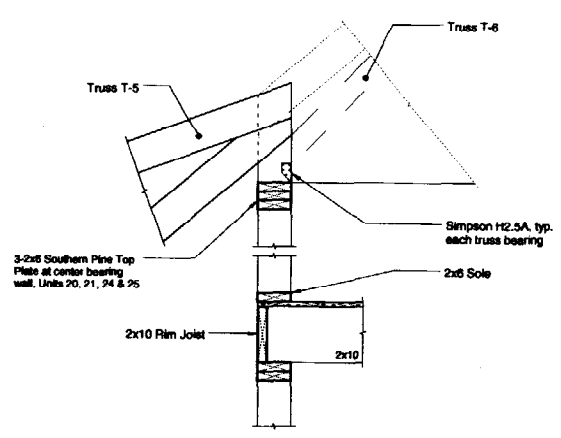
Title	STRUCTURAL DETAILS
Scale:	As Shown
Date:	07/22/03
Revisions	
ISSUED FOR CONSTRUCTION	
Sheet	S5



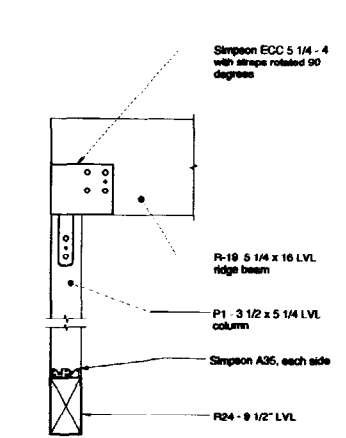
C.7 SECTION
S3 SCALE: 3/4" = 1'-0"



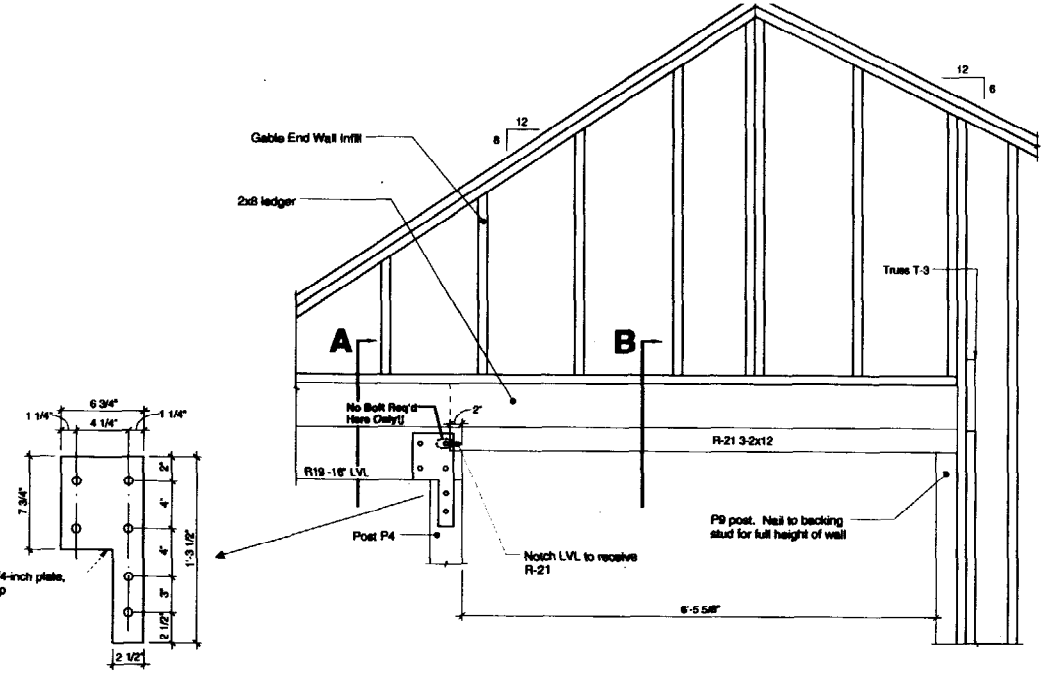
C.8 SECTION
S3 SCALE: 3/4" = 1'-0"



C.9 SECTION
S3 SCALE: 3/4" = 1'-0"



D.1 SECTION
S4 SCALE: 3/4" = 1'-0"



D.2 SECTION
S2 SCALE: 3/4" = 1'-0"

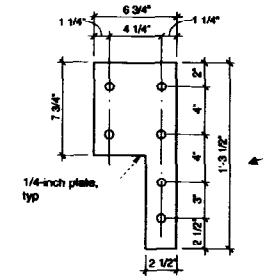
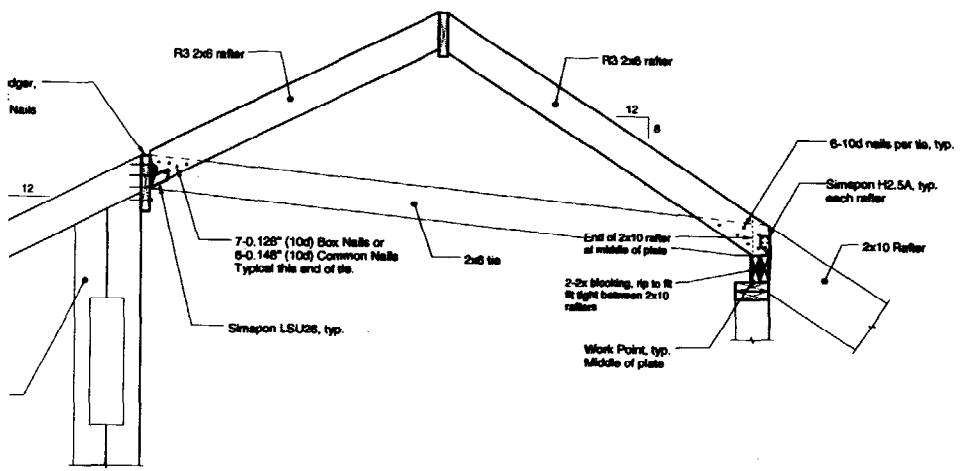
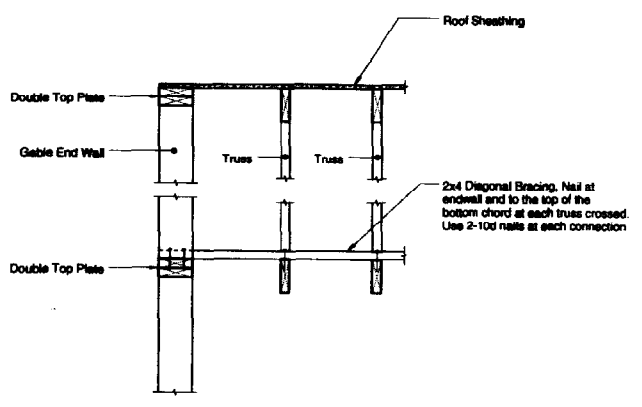


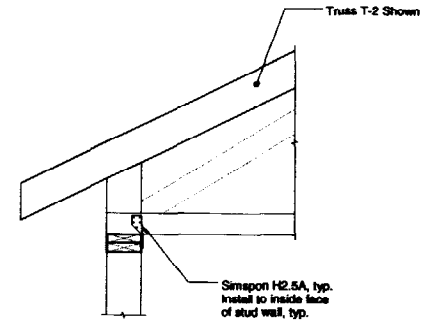
Plate Connector Detail
SCALE: 1 1/2" = 1'-0"



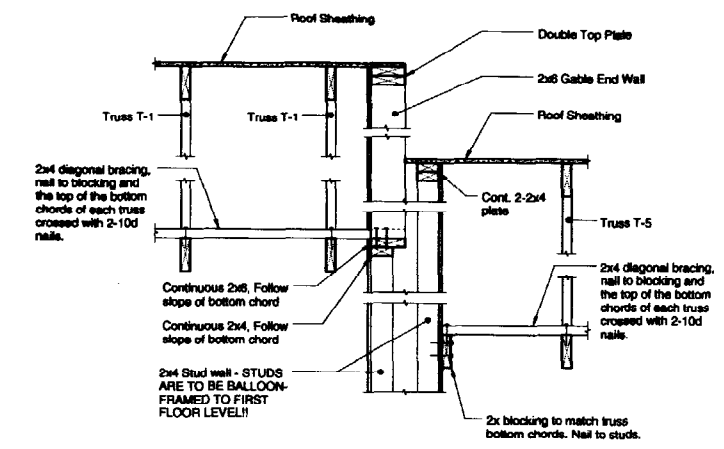
D.3 SECTION
S4 SCALE: 3/4" = 1'-0"



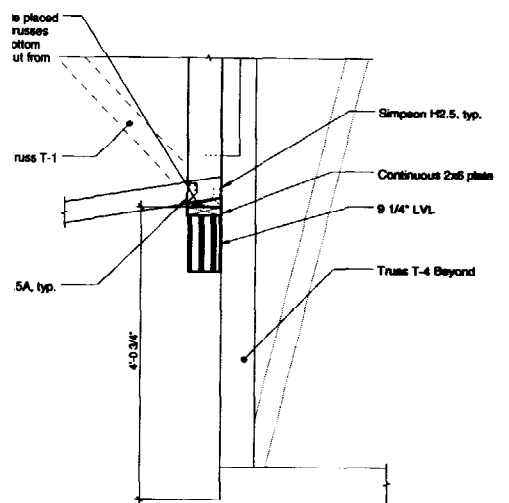
D.4 SECTION
S4 SCALE: 3/4" = 1'-0"



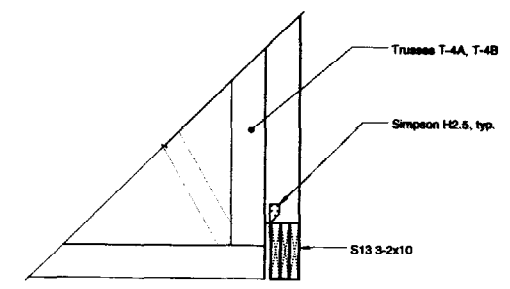
D.5 SECTION
S4 SCALE: 3/4" = 1'-0"



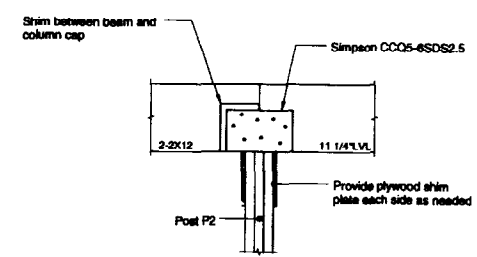
D.6 SECTION
S4 SCALE: 3/4" = 1'-0"



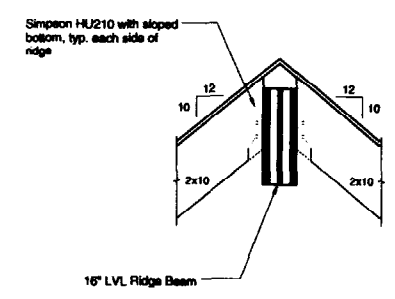
D.7 SECTION
S4 SCALE: 3/4" = 1'-0"



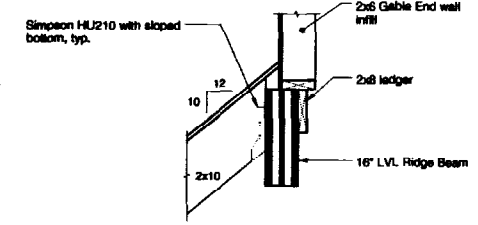
D.8 SECTION
S4 SCALE: 3/4" = 1'-0"



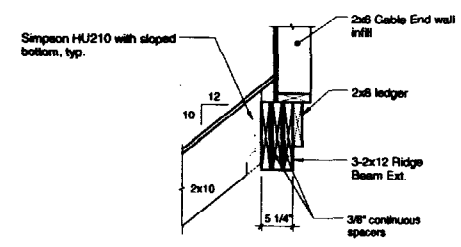
D.9 SECTION
S4 SCALE: 3/4" = 1'-0"



D.10 SECTION
S4 SCALE: 3/4" = 1'-0"

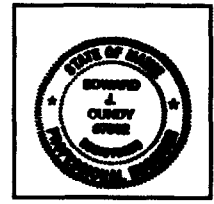


Detail - A
Refer to Section D.2/S6



Detail - B
Refer to Section D.2/S6

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Title
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Revisions

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Sheet

S6