BARBED WIRE FENCE

COURT 'C'

INSTALL TIMBER GUARD RAIL

N/F J. B. BROWN & SONS 12284/271 151A-A-24

R3 ZONE

R5 ZONE

STORMWATER TREATMENT BUFFER

used for Zoning

50' SEWER EASEMENT AS SHOWN ON PLAN REFERENCE "I"

EXISTING 30' SEWER EASEMENT AS SHOWN ON PLAN REFERENCE "M" PROPOSED TRAIL ACCESS EASEMENT

S38°55'39"W 391.06'

UNIT 23

UNIT 24

UNIT 25

UNIT 26

UNIT 27

UNIT 28

UNIT 29

UNIT 30

UNIT 31

UNIT 32

UNIT 33

Not recreational area for computation

12/1/07

No min setback between PRND BLDGS

65' Sideline

35' min req

N15°23'25"E 130.12'

N15°23'25"E 637.28'

SOUTH END STREET called MASON Street

S15°23'13"W 611.70'

S15°24'45"W 248.00'

INSTALL TIMBER GUARD RAIL (SEE DETAIL)

S73°01'47"E 62.81'

INSTALL "ONE WAY DO NOT ENTER" SIGN

N/F B. BROWN & SONS 151A-A-15

CORNELL STREET

N/F PORTLAND WATER DISTRICT 4548/81

SEE NOTE 5

N/F VINCENZO DEPAOLO 3578/189 154-7

N/F DEPAOLO 4236/72

N/F HANEY

SOUTH HARVARD STREET

N/F DANIEL & JUNE HUNT 10651/251

N/F JAMES ROBINSON & STEPHEN CHARLES VOSE 9367/9 151-A-28

N/F JOHN & JOAN VANCE 151-B-26

N/F JOHN & JOAN VANCE 151-B-28

EXISTING 30' SEWER EASEMENT AS SHOWN ON PLAN REFERENCE "M" PROPOSED TRAIL ACCESS EASEMENT

UNIVERSITY STREET

SEE NOTE 5

N/F THOMAS & AUTUMN POULIN 15090/254 151-D-14

IL ZONE

R5 ZONE

WOODLAWN AVENUE

HARVARD STREET

VERTICAL GRANITE CURB IN HARVARD STREET R.O.W., TYP.

L33

(49,668 PROPOSED)

(11,710 PROPOSED)

LEGEND

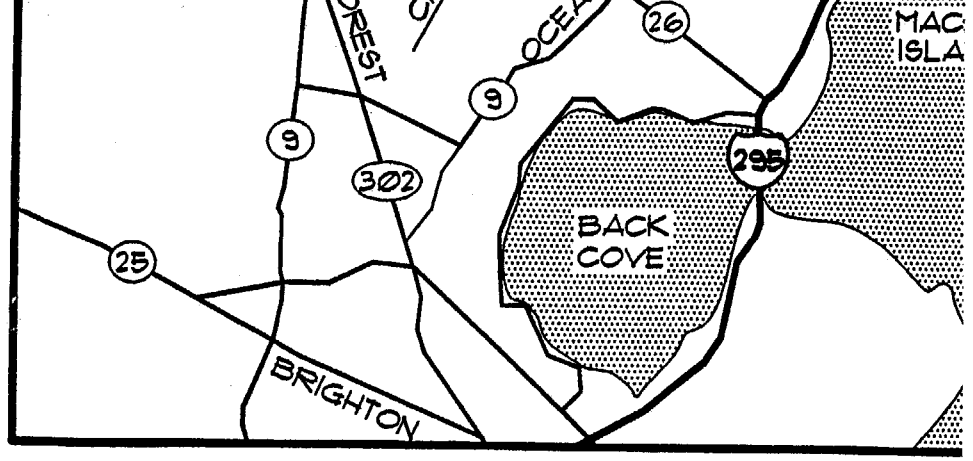
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	

C	SUBMITTED FOR SITE PLAN SUBMISSION
B	SUBMITTED FOR 5/28/07 PLANNING BOARD
A	

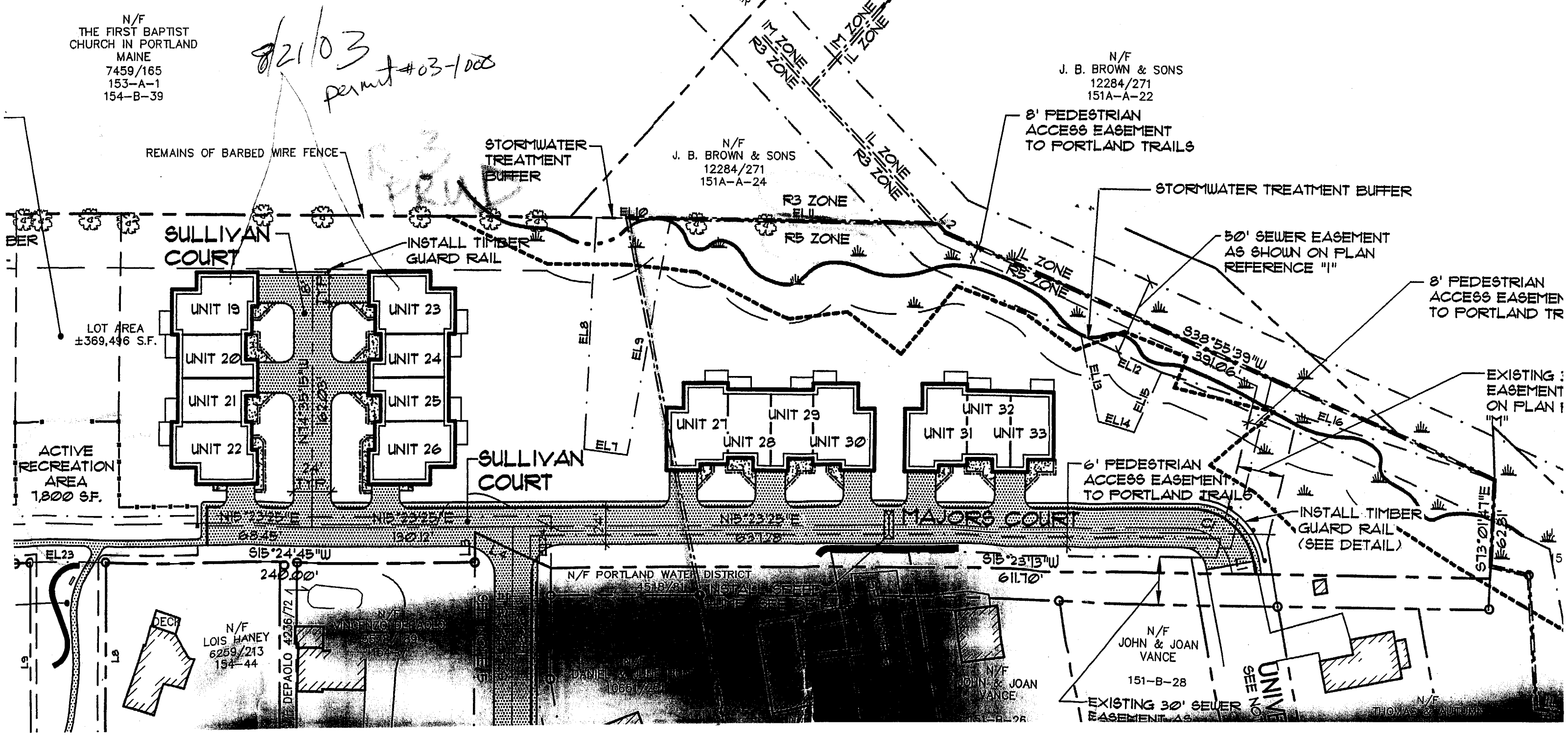
DLB 6/11/02
DLB 05/14/02

Sebago Technics
Engineering Expertise You Can Build On
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

MENT LINE DATA	
ARING	LENGTH
35'15"W	30.00'
4'45"E	320.00'
35'15"E	125.00'
4'45"W	30.00'
35'15"E	125.00'
4'45"W	960.00'
4'45"W	560.00'
35'15"E	34.87'



LOCATION MAP



RADCLIFFE GLEN

A PLANNED RESIDENTIAL UNIT DEVELOPMENT
HARVARD STREEET, PORTLAND, MAINE

PHASE 2B - UNITS 27-33

DRAWING LIST

G101	COVER SHEET
S1	FOUNDATION PLANS UNITS 27-33
S2	FIRST FLOOR FRAMING PLANS UNITS 27-33
S3	SECOND FLOOR FRIMING PLANS UNITS 27-33
S4	ROOF FRAMING PLANS UNITS 27-33
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS
A111	BASEMENT AND FIRST FLOOR PLANS UNITS 27-30
A112	SECOND FLOOR AND ROOF PLANS UNITS 27-30
A113	BASEMENT AND FIRST FLOOR PLANS UNITS 31-33
A114	SECOND FLOOR AND ROOF PLANS UNITS 31-33
A208	BUILDING ELEVATIONS UNITS 27-30
A209	BUILDING ELEVATIONS UNITS 31-33
A310	TYPICAL BUILDING SECTIONS 27-33
A311	TYPICAL BUILDING SECTIONS 27-33
A312	TYPICAL BUILDING SECTIONS 27-33
A313	BUILDING SECTIONS UNITS 27-30
A314	BUILDING SECTIONS UNITS 31-33
A401	ENLARGED FLOOR PLAN - BASEMENT
A402	ENLARGED FLOOR PLAN - FIRST FLOOR
A403	ENLARGED FLOOR PLAN - SECOND FLOOR
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 1999 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 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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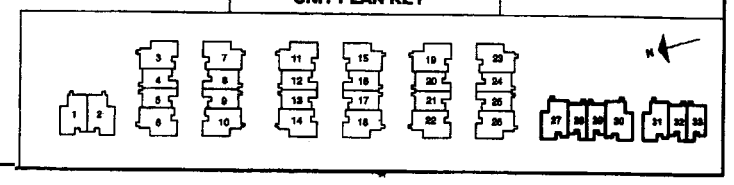
UNIT PLAN KEY



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COVER SHEET
PHASE 2B

Scale: AS NOTED

Date: 10/27/03

Revisions
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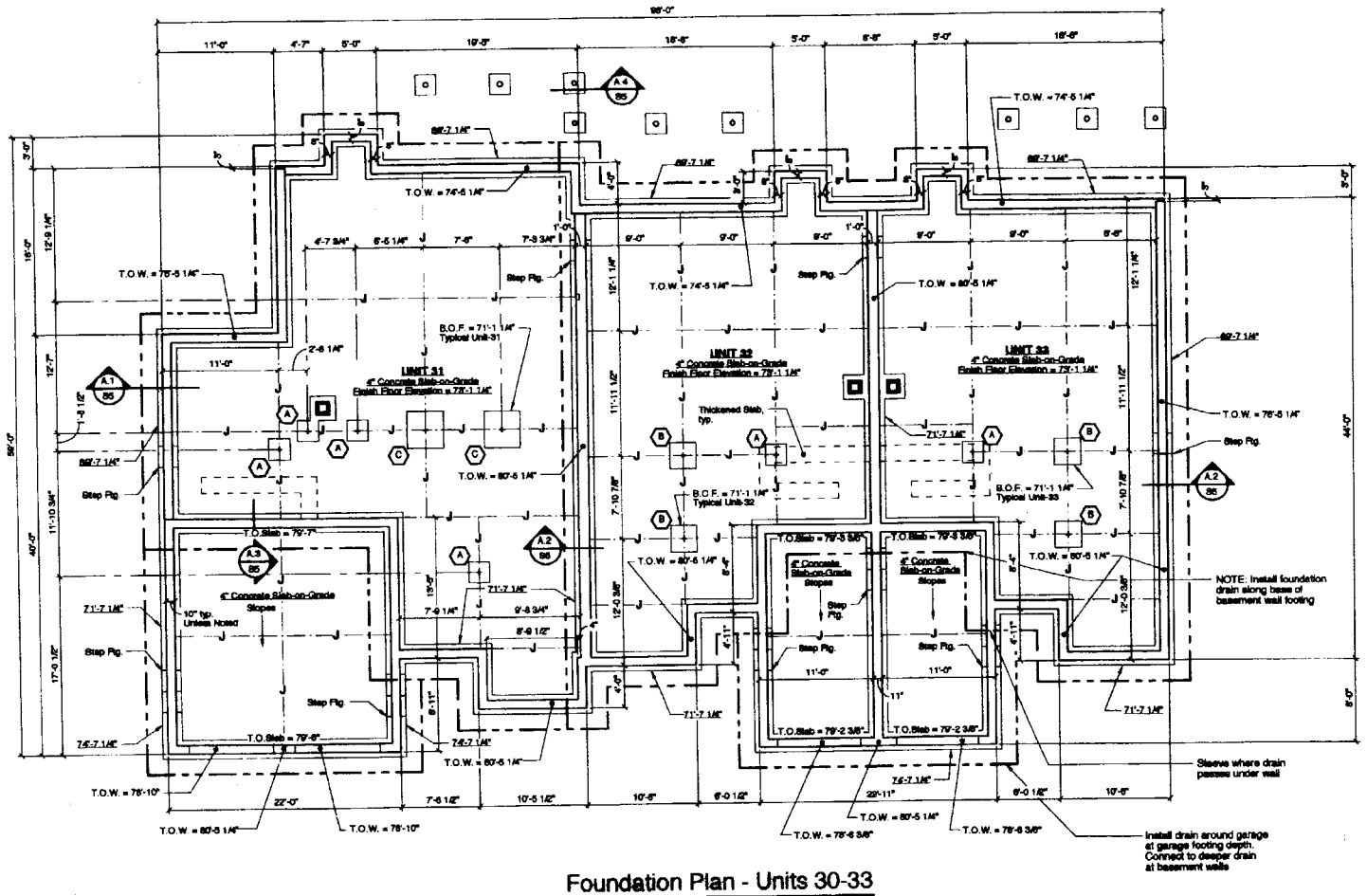
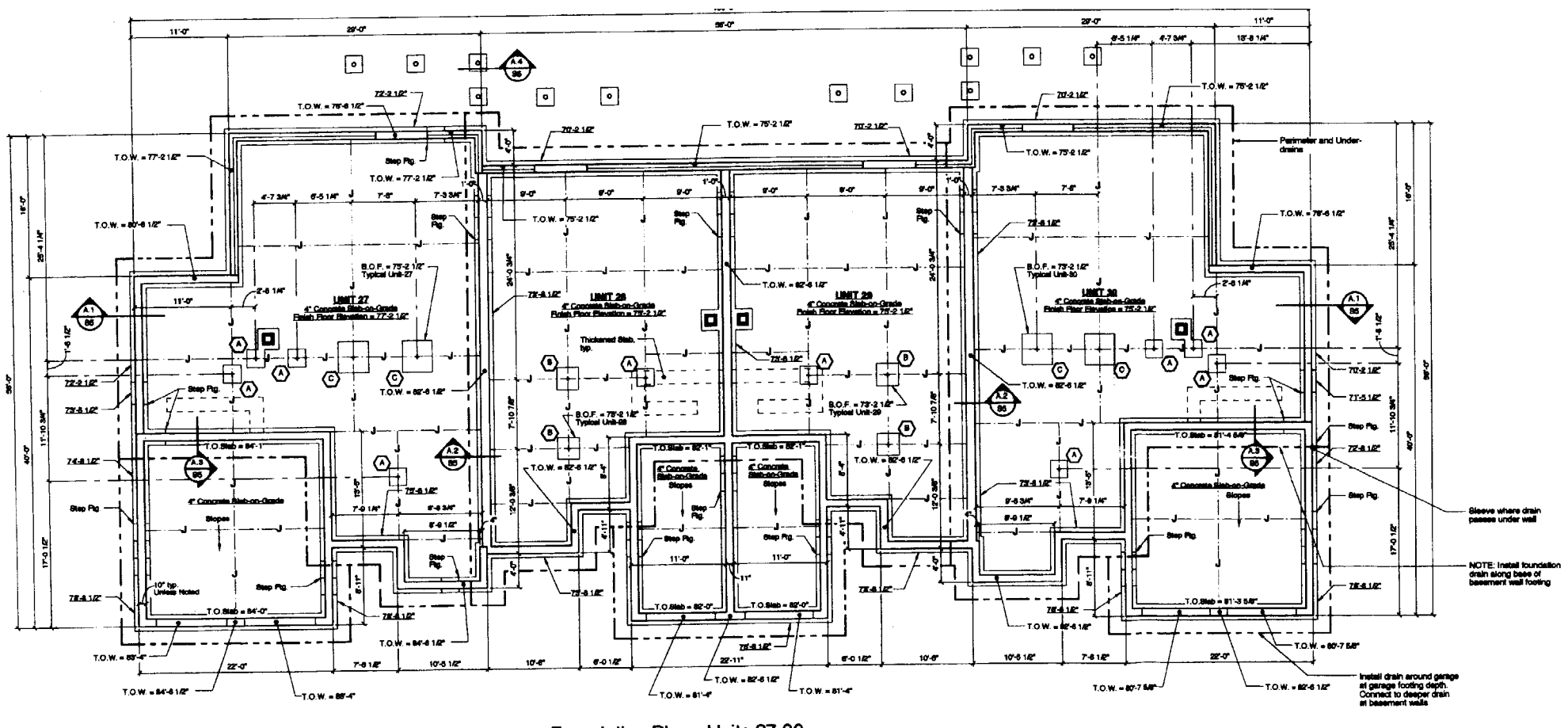
Sheet
G101



Foundation Plan - Units 30-33

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



Foundation Plan - Units 27-30

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

GENERAL DESIGN NOTES

1. ROOF LOADS:

   DEAD LOAD: 15 PSF
   SNOW LOAD: Pg = 80 PSF, Ce = 1.0, Ct = 1.1, I = 1.0, Pf = 50 PSF. DRIFT LOAD WHERE REQUIRED OR AS SHOWN ON PLANS.

2. FLOOR LOADS:

   DEAD LOAD: 10 PSF
   LIVE LOAD: 50 PSF, FLOORS. 60 PSF, STAIRS

3. WIND LOAD:

   BASIC WIND SPEED: 90 MPH. I = 1.1. EXPOSURE B. COMPONENTS AND CLADDING. EXPOSURE C. Pn = 20.7 PSF

4. SEISMIC LOAD:

   Av = 0.1, Aa = 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 = 6.5, Cd = 4. ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE.

5. 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.

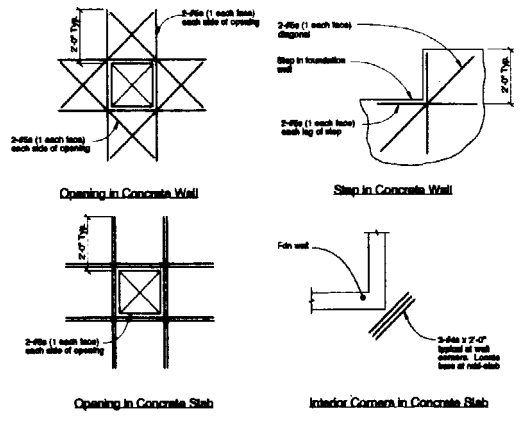
6. ALL DIMENSIONS AND ELEVATIONS NOTED ON THE STRUCTURAL DRAWINGS ARE TO BE COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

FOUNDATION NOTES

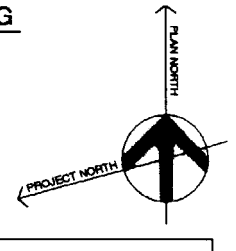
1. SOIL BEARING PRESSURE: 3000 PSF.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
   EXTERIOR SLABS: 4000 PSI
   WALLS, FOOTINGS, INTERIOR SLABS: 3000 PSI
3. ALL CONCRETE REINFORCING TO BE GRADE 60 NEW DEFORMED BARS.
4. ALL SLAB SAW-CUT JOINTS TO BE 1/4 OF SLAB THICKNESS, MIN.
5. PLACE THE BOTTOMS OF 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.
5. REFER TO GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOENGINEERING SERVICES ENTITLED "PROPOSED RADCLIFFE GLEN CONDOMINIUMS, HARVARD STREET, PORTLAND, MAINE. FOR INFORMATION ON SUBSURFACE CONDITIONS AND GEOTECHNICAL REQUIREMENTS.
6. PROVIDE 3/4" DIAMETER BY 8-INCH ANCHOR RODS AT 4'-0" o.c. ALONG ALL EXTERIOR FOUNDATION WALLS.
7. SOME FOOTINGS MAY BE BUILT ON OR IN AREAS OF BEDROCK. MAINTAIN ADEQUATE CLEARANCES TO ROCK SURFACES FOR THE INSTALLATION OF FOUNDATION DRAINS. WHERE BEDROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT AND ENGINEER FOR GUIDANCE ON FOOTING INSTALLATION.
8. —J— INDICATES CONTROL JOINT IN SLAB: EITHER SAW-CUT, PLASTIC T-STRIP OR CONSTRUCTION.
9. INSTALL 66 - W2.9X2.9 WELDED WIRE MESH IN FLAT SHEETS AT MID-SLAB IN ALL SLABS-ON-GRADE. LAP SHEETS 6 INCHES IN EACH DIRECTION.

FOOTING SCHEDULE

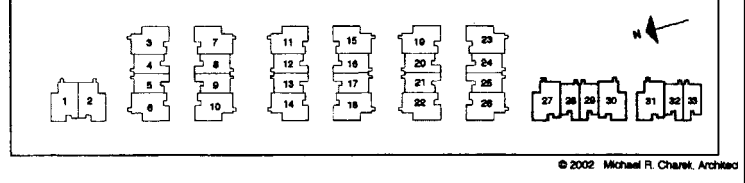
Mark	Size	Reinforcing
A	2'-0" x 2'-0" x 1'-0"	—
B	2'-6" x 2'-6" x 1'-0"	3-#4s Each Way
C	3'-6" x 3'-6" x 1'-0"	4-#4s Each Way



TYPICAL ADDED REINFORCING



UNIT PLAN KEY



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FOUNDATION PLANS
UNITS 27-33

Scale: As Shown

Date: 10/27/03

Revisions

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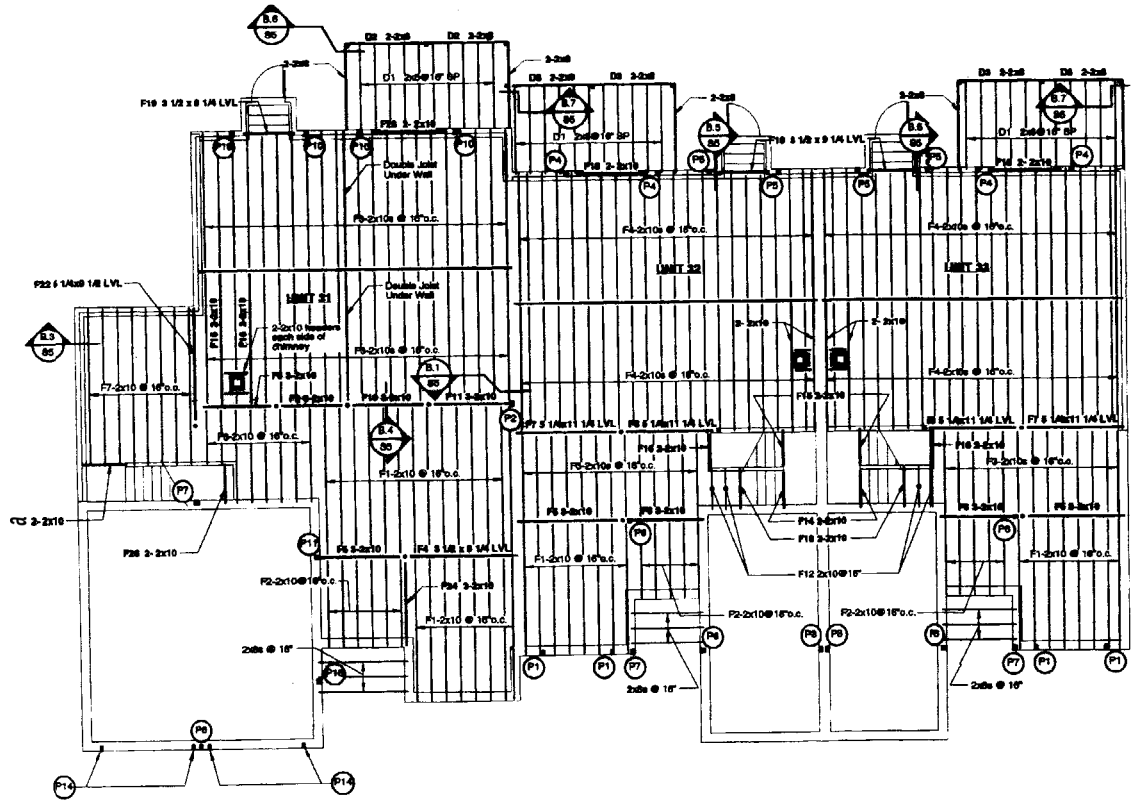
Sheet

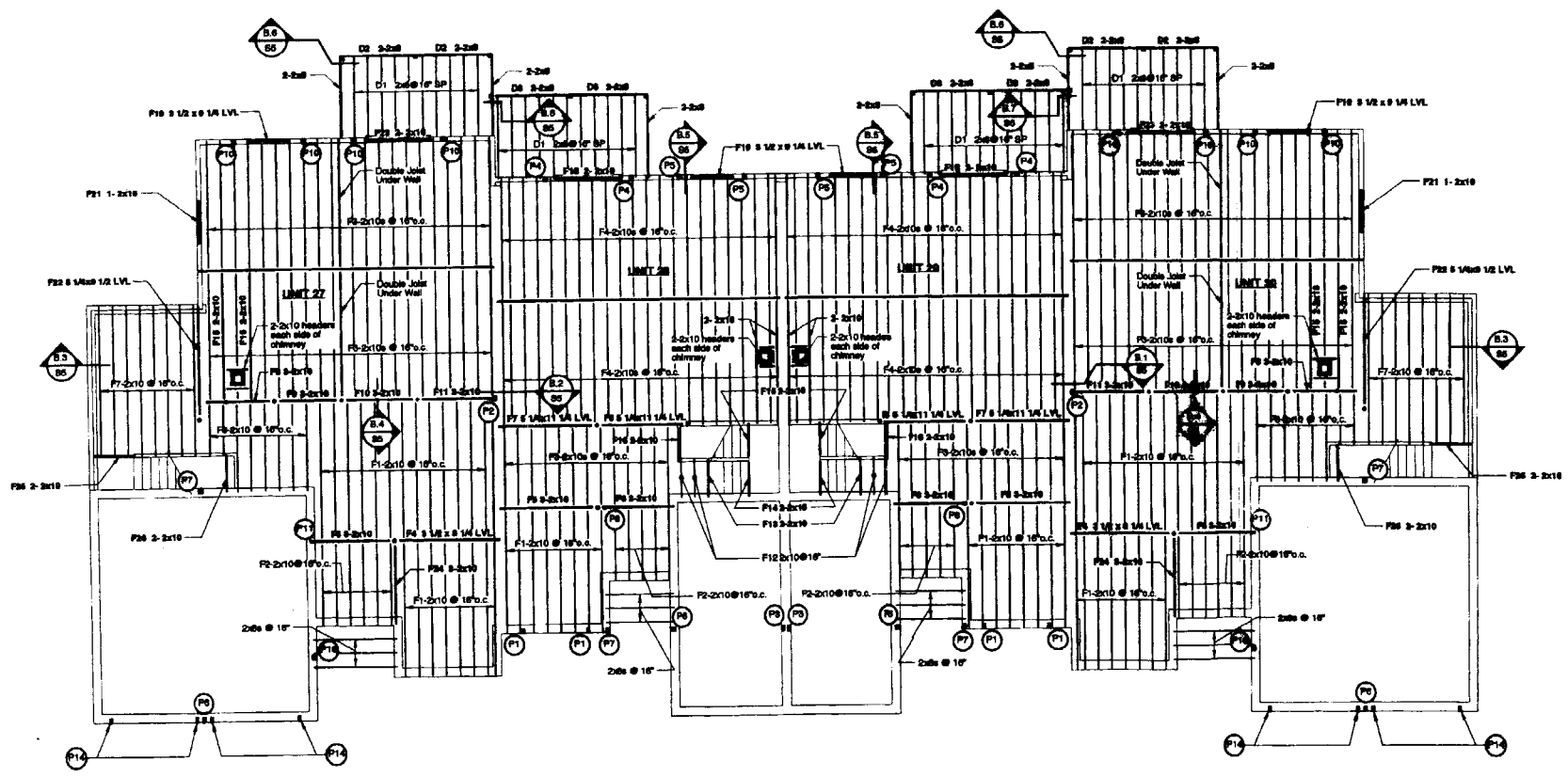
S1



NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

First Floor Framing Plan - Units 31-33

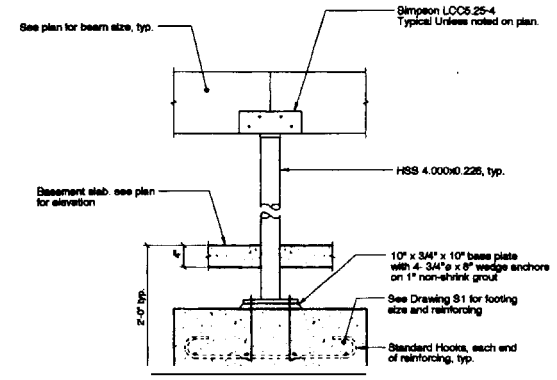
Scale: 1/8" = 1'-0"



NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

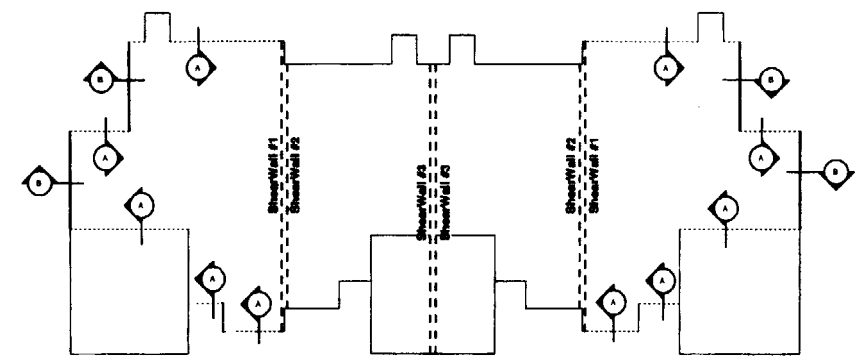
First Floor Framing Plan - Units 27-30

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



Typical Basement Column Detail

Basement Column Detail

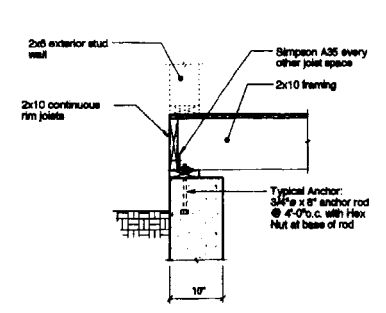


ShearWall Key Plan

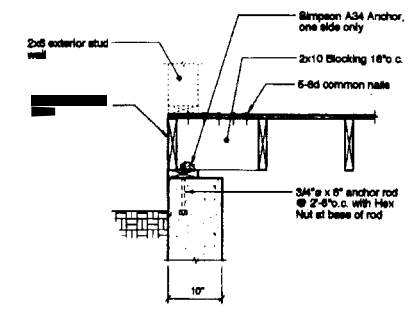
NTS

SHEARWALL NOTES:

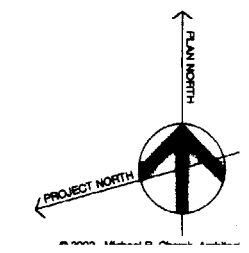
1. **SHEARWALL #1**: UNBLOCKED 5/8-INCH GYPSUM PANEL SHEARWALL. No. 8 - 1 1/4 INCH SCREWS AT 8 INCHES ON CENTER ALONG PANEL EDGES, 12 INCHES ON CENTER IN THE PANEL FIELD.
2. **SHEARWALL #2**: BLOCKED 5/8-INCH GYPSUM PANEL SHEARWALL. No. 8 - 1 1/4-INCH SCREWS AT 4 INCHES ON CENTER ALONG PANEL EDGES, 12 INCHES ON CENTER IN THE PANEL FIELD.
3. **SHEARWALL #3**: BLOCKED 1/2-INCH GYPSUM PANEL SHEARWALL. No. 6 - 1 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 8-INCH ANCHOR RODS AT 4'-0" ON CENTER.



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



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



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FIRST FLOOR FRAMING PLANS UNITS 27-33

Scale: As Shown

Date: 10/27/03

Revisions

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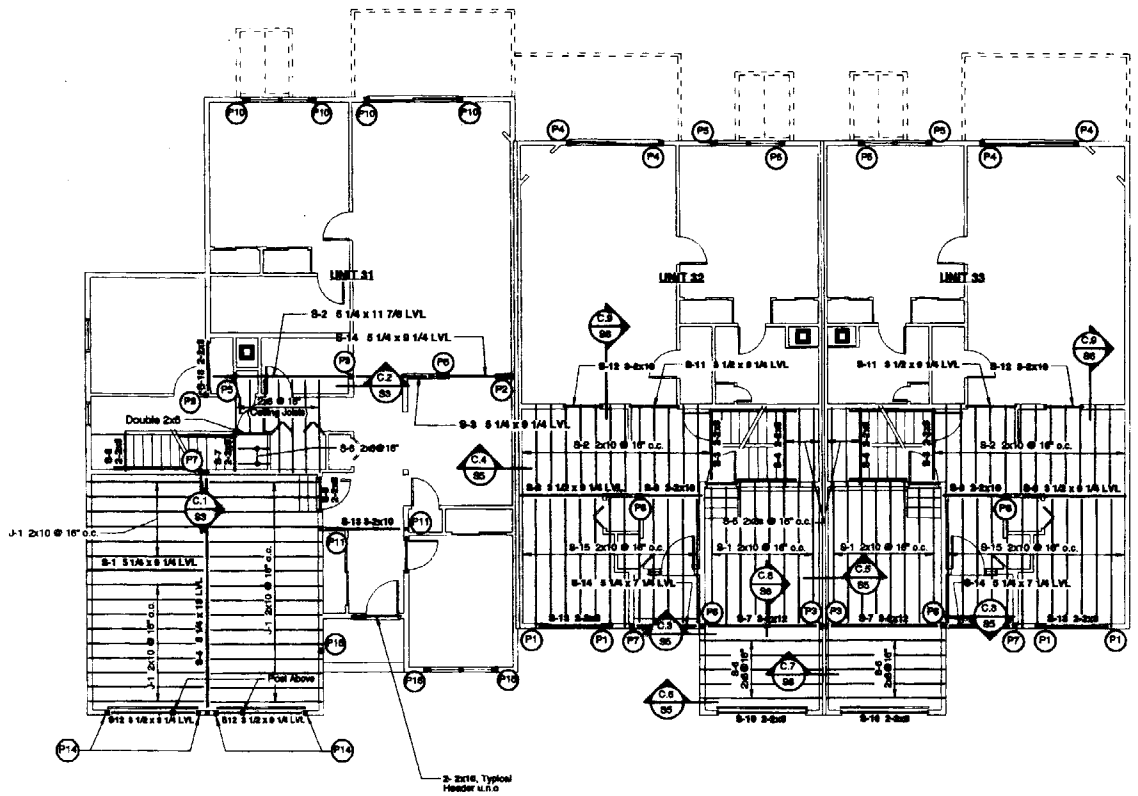
Sheet

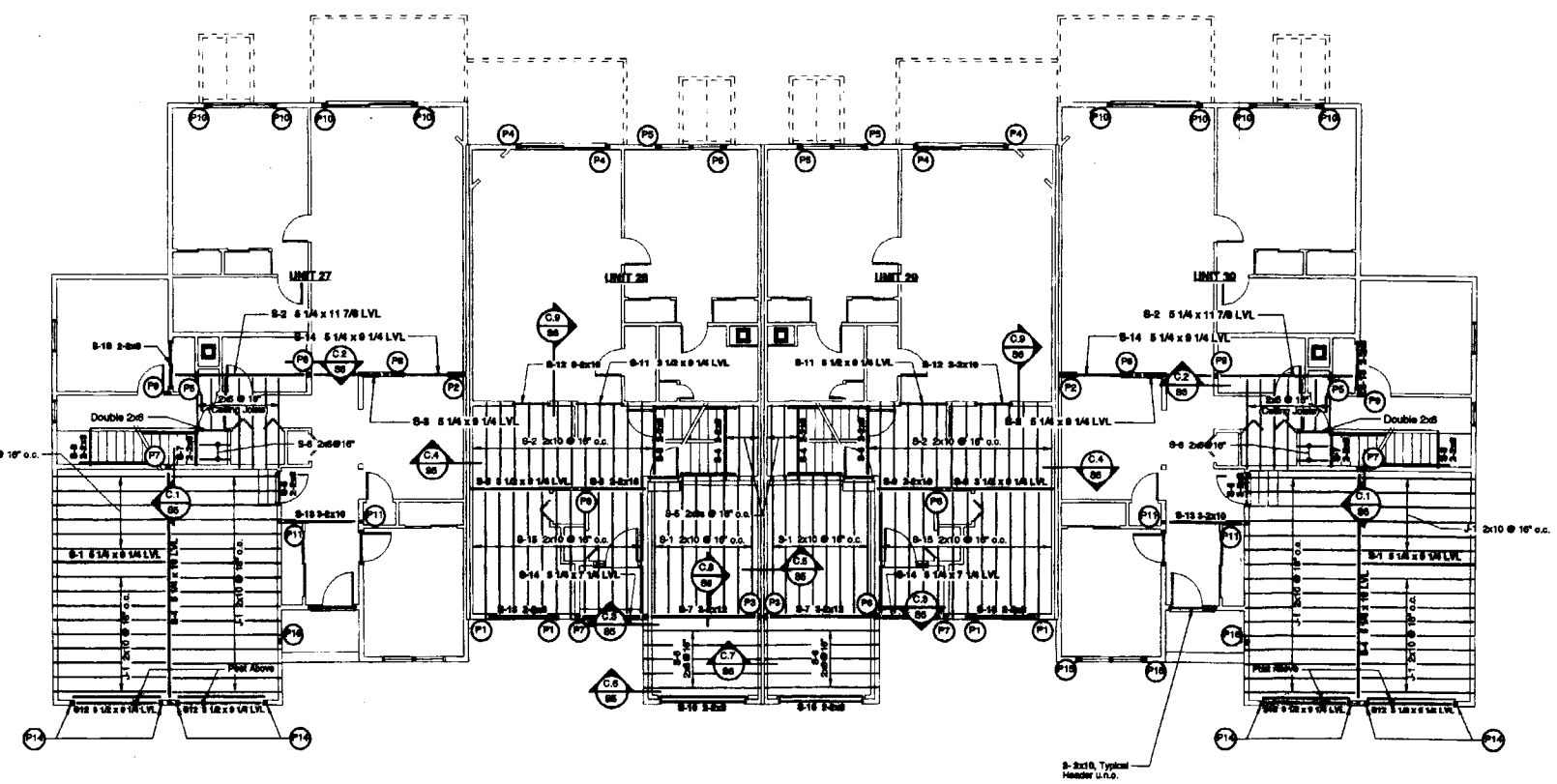
S2



NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

Second Floor Framing Plan - Units 31-33

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



NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

Second Floor Framing Plan - Units 27-30

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

WOOD FRAMING NOTES

1. REQUIRED WOOD SPECIES:

   SPRUCE-PINE-FIR: SPF #1/#2, GRADED ACCORDING TO NLGA 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 = 90 psi
   Fc parallel = 1600 psi
   Fc perpendicular = 565 psi
   E = 1600 ksi

   LAMINATED VENEER LUMBER (LVL) WITH THE FOLLOWING BASE DESIGN PROPERTIES:

   Beams:

   Fb = 2600 psi
   Fv = 290 psi
   Fc parallel = 3000 psi
   Fc perpendicular = 650 psi
   E = 2000 ksi

   Columns:

   Fb = 2200 psi
   Fv = 285 psi
   Fc parallel = 3000 psi
   Fc perpendicular = 500 psi
   E = 1800 ksi

   EACH PIECE MUST BEAR THE APPROPRIATE GRADE STAMP. UNGRADED OR UNMARKED LUMBER WILL NOT BE ACCEPTED.

3. THE TOP PLATES OF ALL BEARING WALLS MUST BE DOUBLE 2X6 SOUTHERN YELLOW PINE #2.
4. ROOF SHEATHING IS TO BE 5/8" APA RATED SHEATHING, EXPOSURE 1 WITH A 8PAN RATING OF 40/20. PANEL CLIPS ARE REQUIRED BETWEEN TRUSSES AND OTHER ROOF FRAMING MEMBERS.
5. 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.
6. 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 8d COMMON NAILS.
7. 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.
8. UNLESS INDICATED OTHERWISE, USE SIMPSON AC AND ACE TYPE POST CAPS TO CONNECT SCHEDULED WOOD COLUMNS TO WOOD BEAMS.
9. # INDICATES COLUMN FROM ABOVE.

POST SCHEDULE - UNITS 27, 30, & 31	
P1	3 1/2" x 5 1/4" LVL
P2	5 1/4" x 5 1/4" LVL
P3	5 1/4" x 5 1/4" LVL
P4	5 1/4" x 5 1/4" LVL
P5	3 1/2" x 7" LVL
P6	5 1/4" x 5 1/4" LVL
P7	5 1/4" x 5 1/4" LVL
P8	5 1/4" x 5 1/4" LVL
P9	3 1/2" x 5 1/4" LVL
	3 - x 6
	2 - x 6
	3 - x 6
	1/4" x 1/4"
P14	2 - 2 x 6
P15	2 - 2 x 6
P16	5 1/4"/4"/5 1/4" LVL
P17	6"R 2 x R

POST SCHEDULE - UNITS 28, 29, 32, 33	
P1	2 - 2 x 6
P2	3 - 2 x 6
P3	2 - 2 x 6
P4	3 - 2 x 6
P5	3 - 2 x 6
P6	3 - 2 x 6
P7	3 - 2 x 6
P8	3 - 2 x 4

TRUSS DESIGN NOTES

1. TOP CHORD LIVE LOAD = 50 PSF.
   TOP CHORD DEAD LOAD = 10 PSF.
   BOTTOM CHORD LIVE LOAD = 0 PSF.
   BOTTOM CHORD DEAD LOAD = 10 PSF.
2. 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.
3. ALL LUMBER TO BE #2 GRADE OR BETTER 2"X4" MIN. SIZE.
4. THE SHOP DRAWING SUBMITTAL IS TO INCLUDE AN ERECTION PLAN. SHOP DRAWINGS SUBMITTED WITHOUT A MAINE PROFESSIONAL ENGINEER'S STAMP WILL NOT BE REVIEWED.
5. PROVIDE 2"x4" HORIZONTAL WEB BRACING TO WEBS AS REQUIRED BY THE TRUSS DESIGN. AT WEB BRACING LOCATIONS, PROVIDE 2 1/4 #8 AT 45° ± TO THE BACK SIDE OF THE WEBS. THIS 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 8-16d NAILS.
6. SET-ON TRUSSES: SHEATHE 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.
7. PROVIDE MINIMUM 2X6 SOUTHERN YELLOW PINE BEARING PLATES, UNLESS OTHERWISE NOTED. ATTACH TRUSSES TO PLATES WITH SIMPSON HLSA FRAMING ANCHORS AT ALL BEARING POINTS, BOTH INTERIOR AND EXTERIOR. AT EXTERIOR BEARING POINTS, INSTALL ANCHORS ON THE INSIDE OF THE WALL.
8. TRUSS FABRICATOR: PROVIDE HANGERS WHERE REQUIRED FOR TRUSS-TO-TRUSS CONNECTIONS.

PROJECT NORTH

PLAN NORTH

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Title

SECOND FLOOR FRAMING PLANS UNITS 27-33

Scale: As Shown

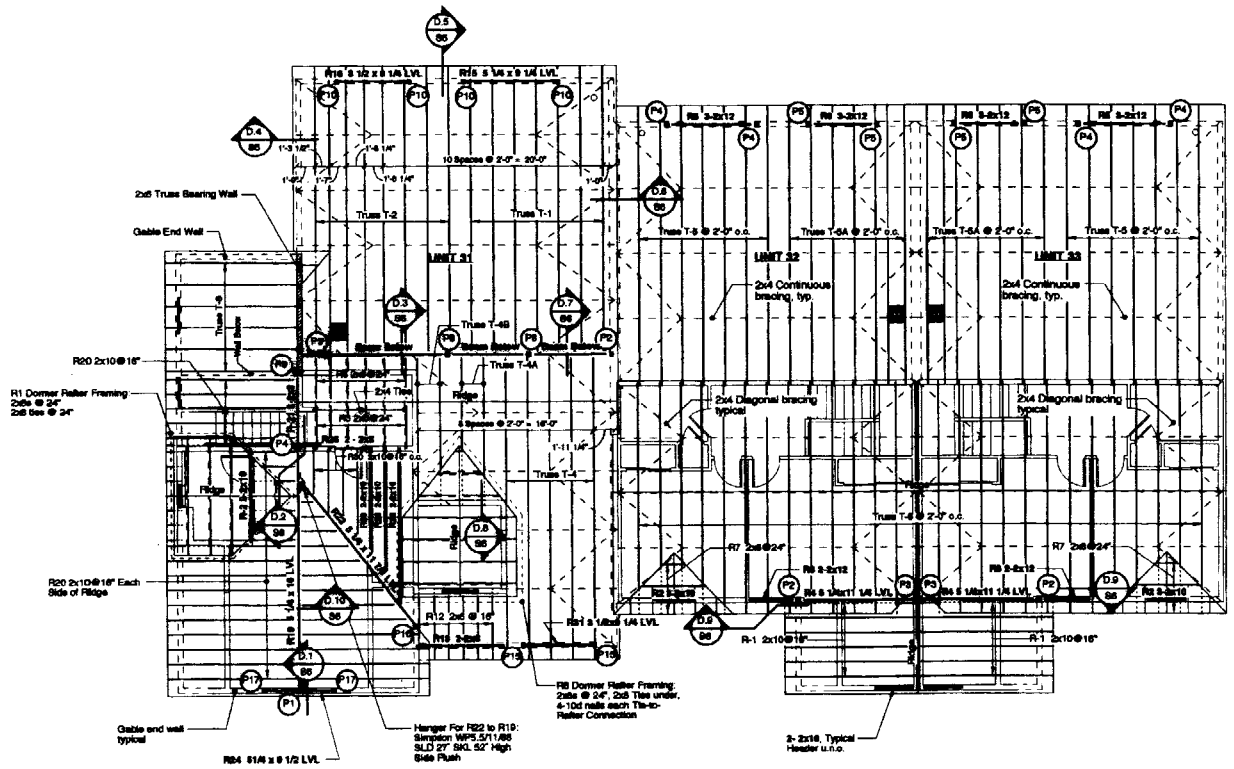
Date: 10/27/03

Revisions

ISSUED FOR PERMIT

Sheet

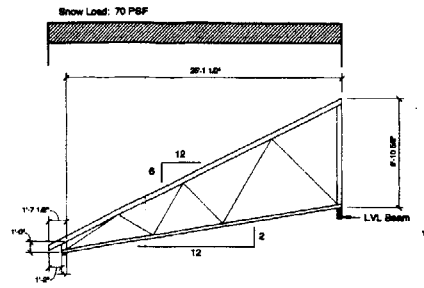
S3



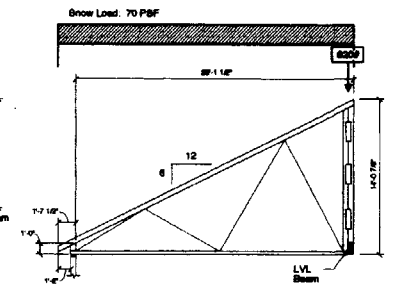
NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

Roof Framing Plan - Units 31-33

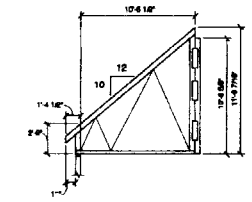
Scale: 1/8" = 1'-0"



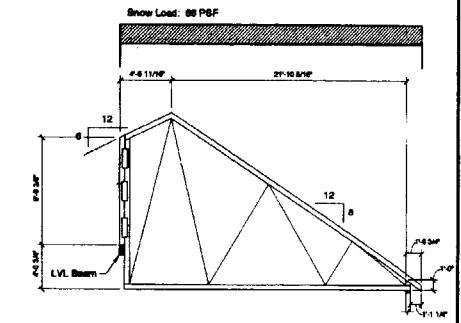
Truss T-1



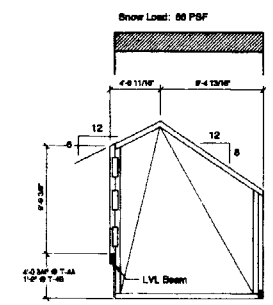
Truss T-2



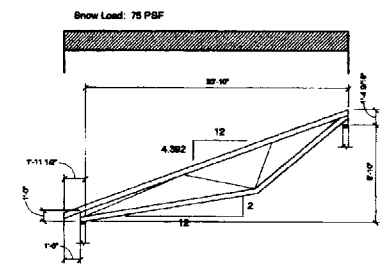
Truss T-3



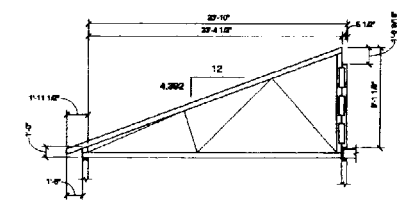
Truss T-4



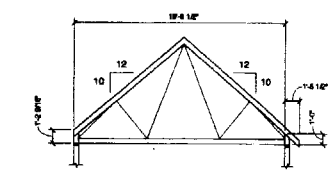
Truss T-4A, T-4B



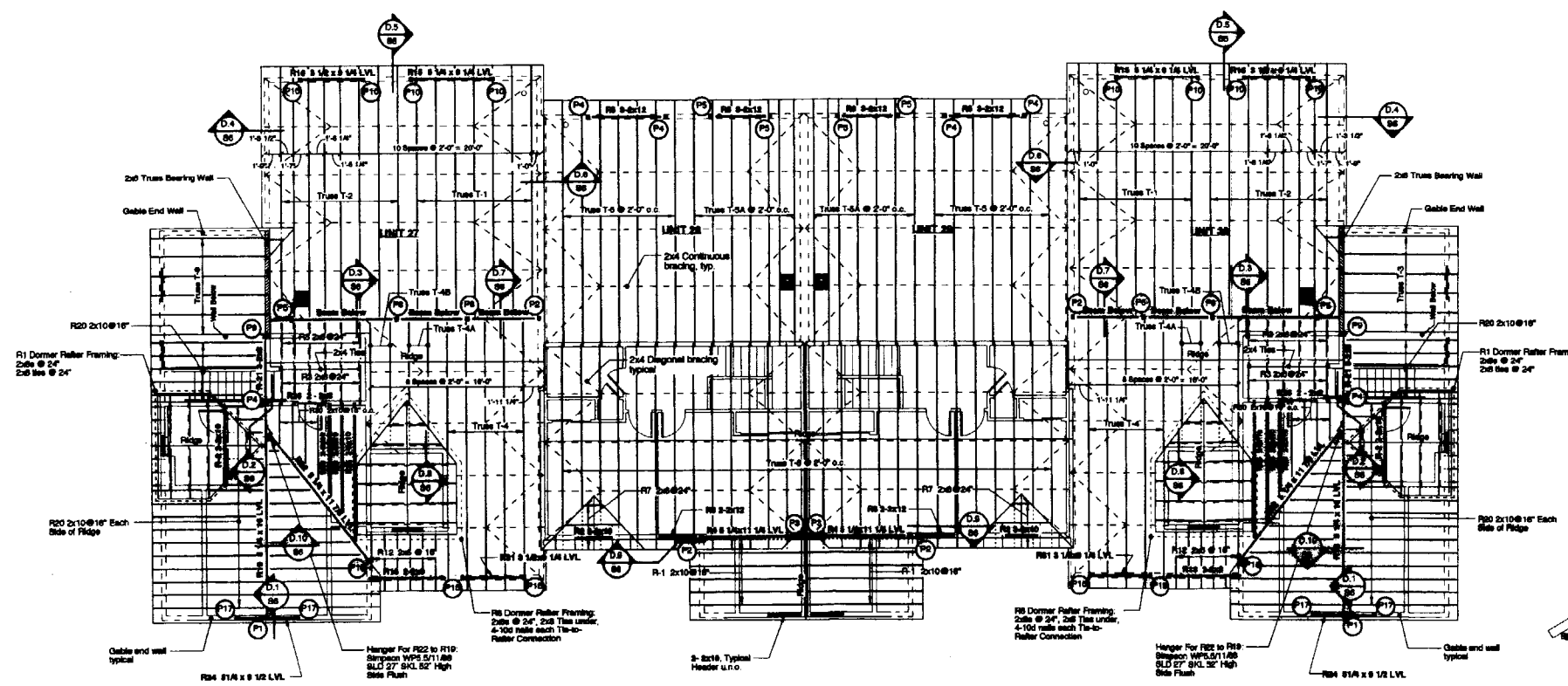
Truss T-5



Truss T-5A



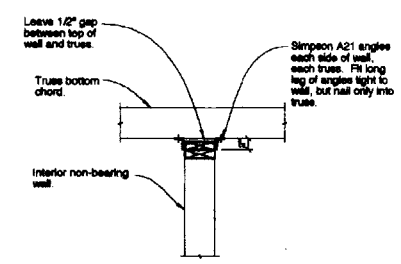
Truss T-6



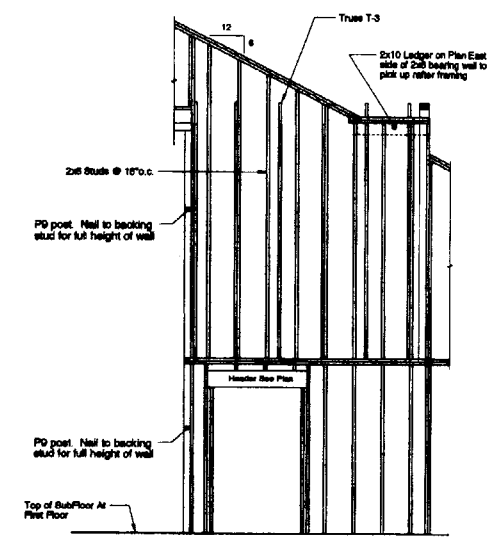
NOTE: Typical Header to be used unless noted otherwise = 2- 2x10

Roof Framing Plan - Units 27-30

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

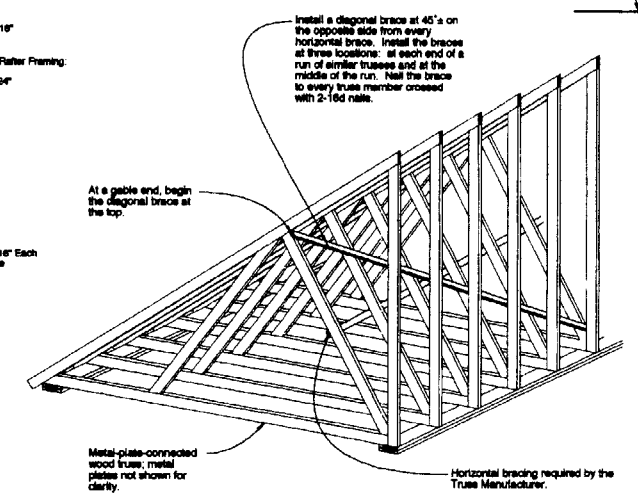


Typical slip joint where interior non-bearing walls meet the bottom chords of roof trusses.

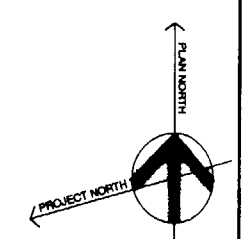


2x6 Bearing Wall Elevation

Refer to Roof Framing Plan for Location



Truss Brace Schematic



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Title

ROOF FRAMING PLANS
UNITS 27-33

Scale: As Shown

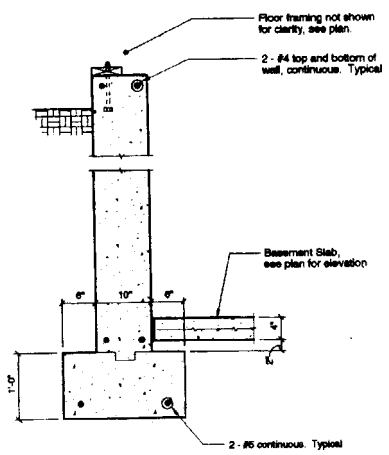
Date: 10/27/03

Revisions

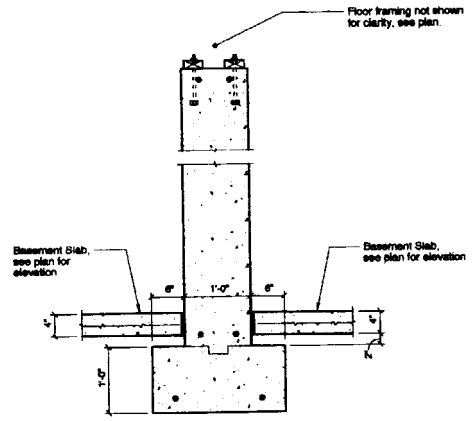
ISSUED FOR PERMIT

Sheet

S4



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



A.2 / S1 SECTION
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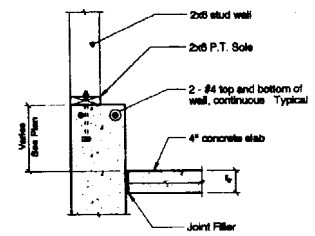

A.3 / S1 SECTION
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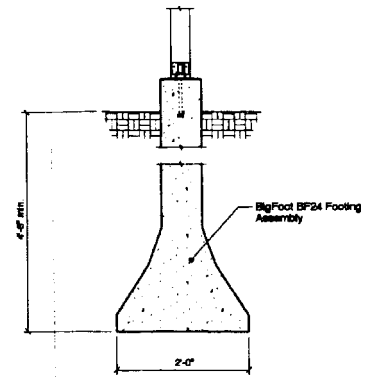

Typical At All Deck Post Locations

A.4 / S1 SECTION
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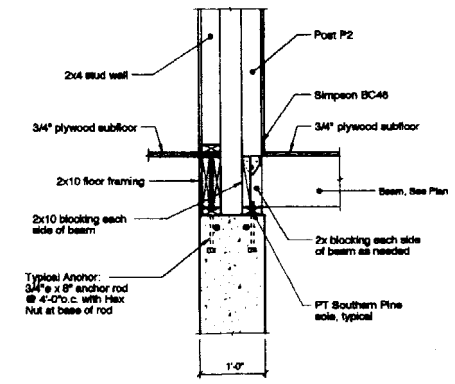

B.1 / S2 SECTION
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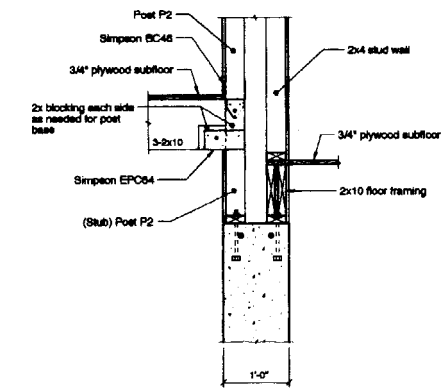

B.2 / S2 SECTION
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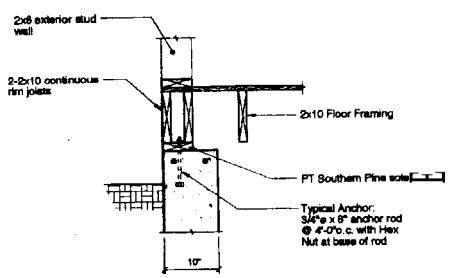

B.3 / S2 SECTION
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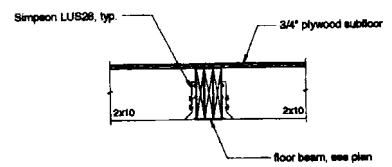

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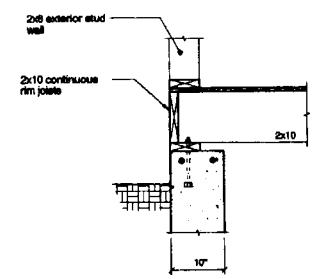

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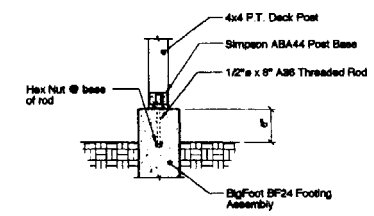
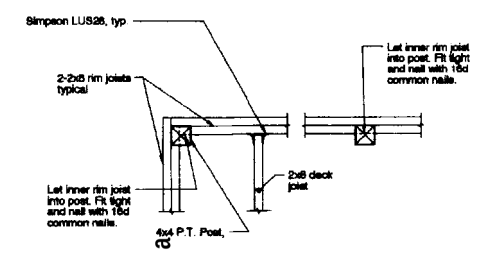
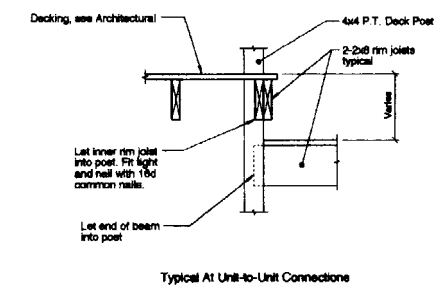


B.6 / S2 SECTION
SCALE: 3/4" = 1'-0"



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



Typical At Unit-to-Unit Connections

B.7 / S2 SECTION
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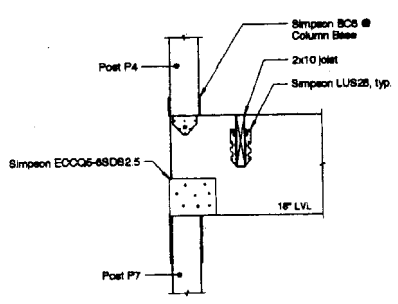

C.1 / S3 SECTION
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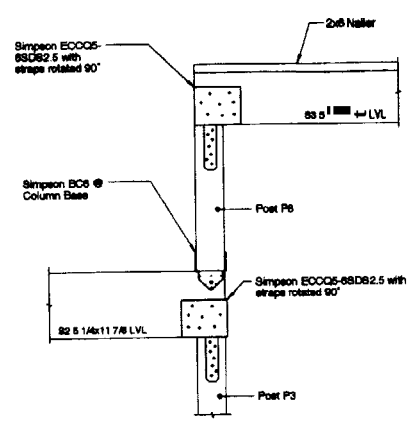

C.2 / S3 SECTION
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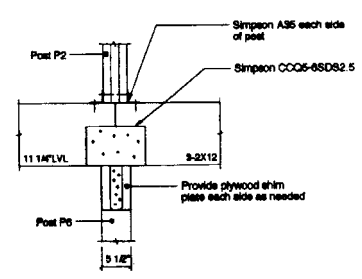

C.3 / S3 SECTION
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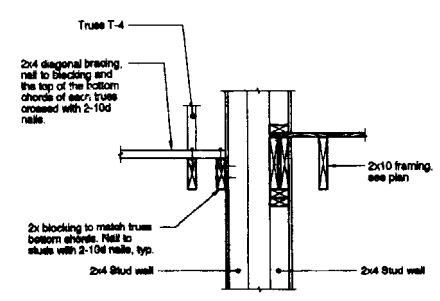

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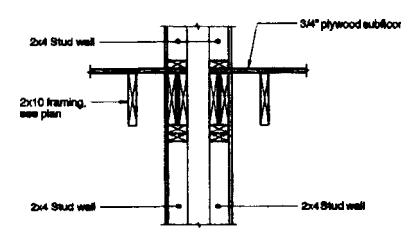

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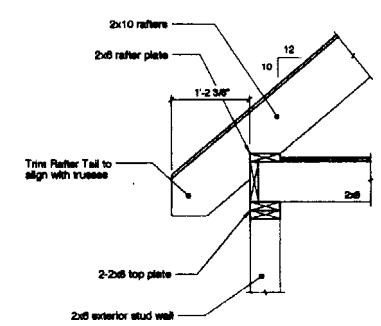

C.6 / S3 SECTION
SCALE: 3/4" = 1'-0"

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Shown

/27/08

Revisions

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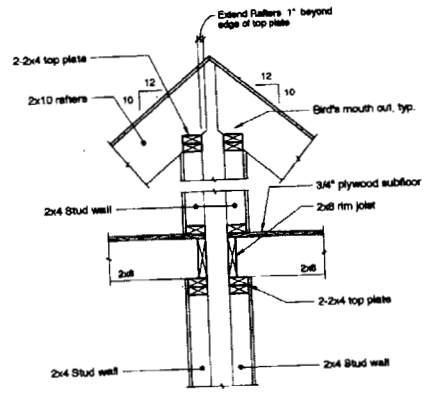
Sheet

S5



C.7 / S3 SECTION
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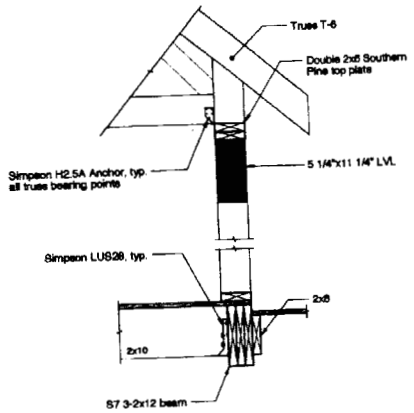

C.8 / S3 SECTION
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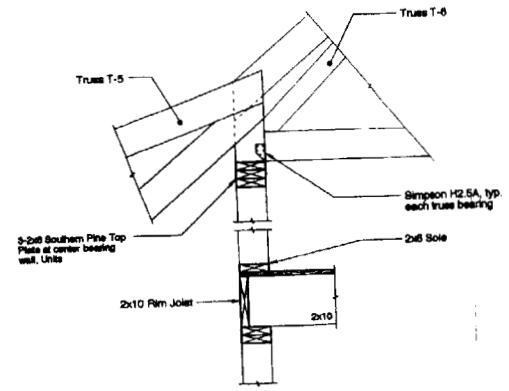

C.9 / S3 SECTION
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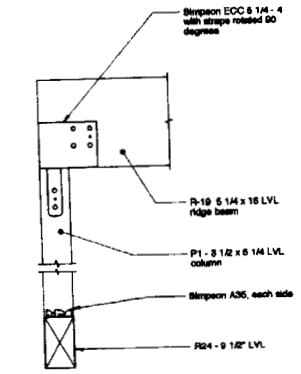

D.1 / S4 SECTION
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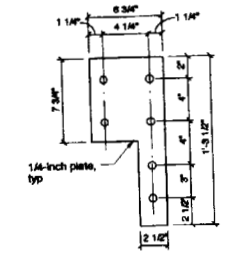
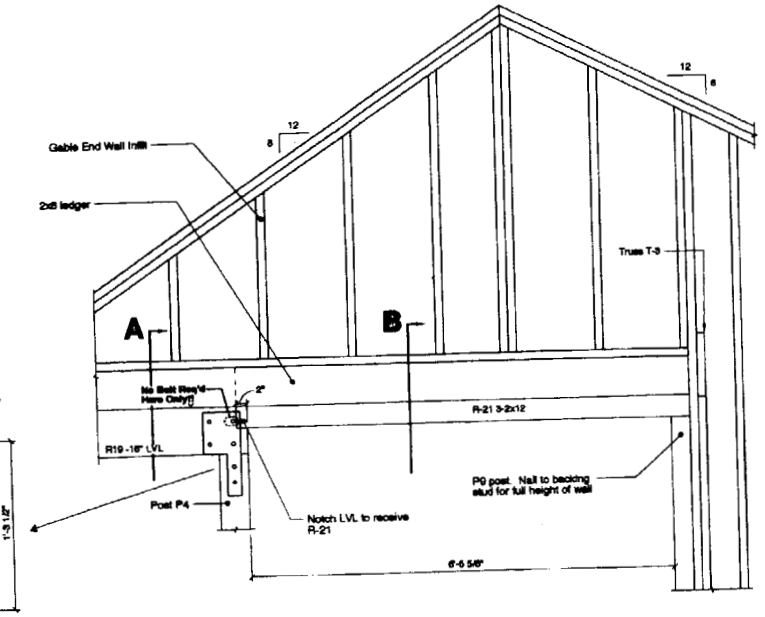


Plate Connector Detail
SCALE: 1 1/2" = 1'-0"



D.2 / S2 SECTION
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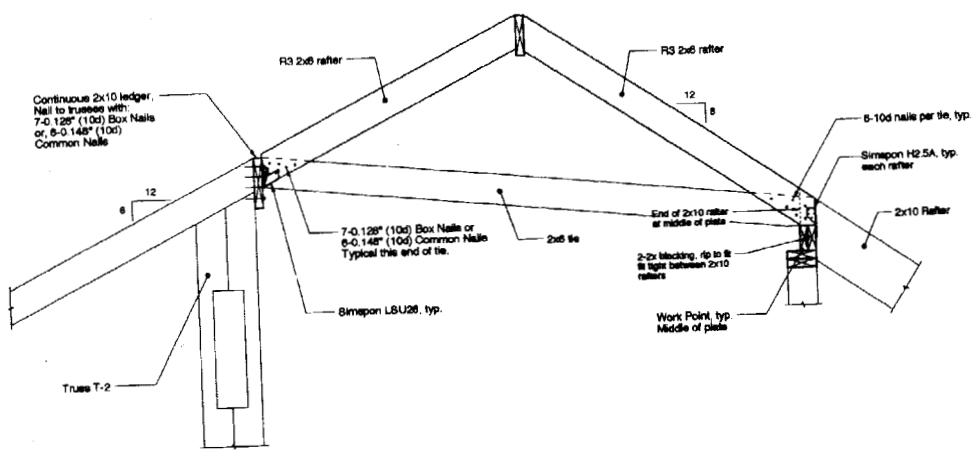

D.3 / S4 SECTION
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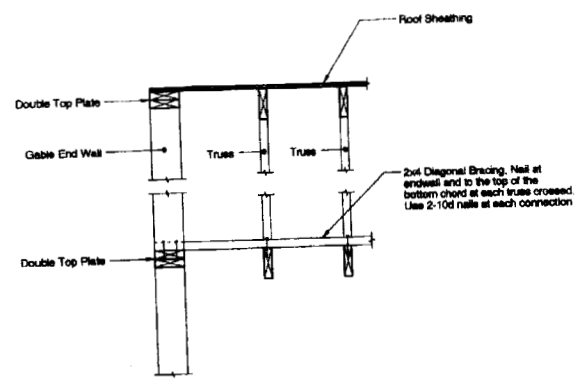

Typical At All Gable End Walls

D.4 / S4 SECTION
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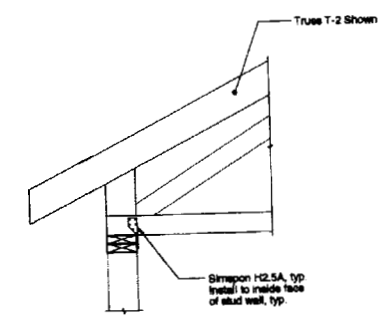
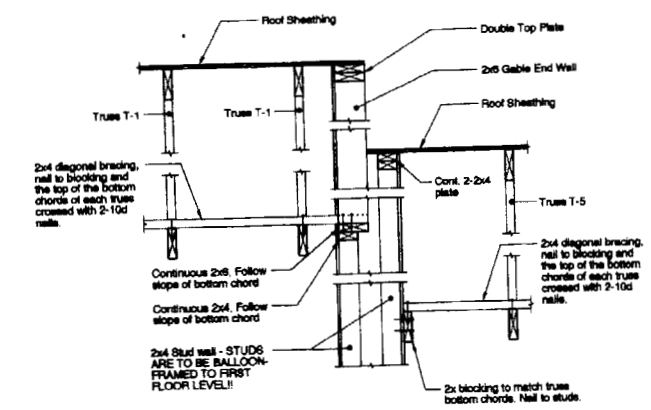


See Truss Schematics for Overhang and Pitch Requirements

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



Similar at locations between Trusses T-4 and T-6

D.6 / S4 SECTION
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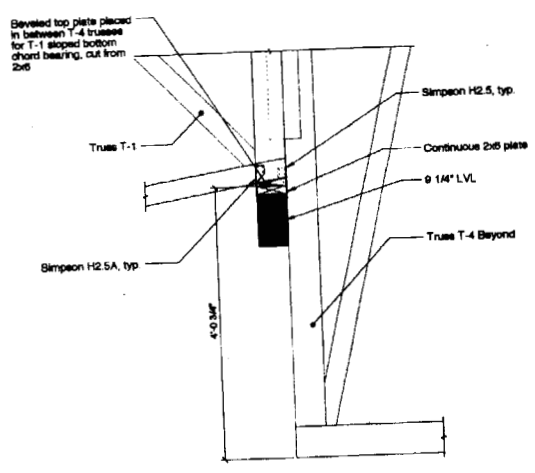

D.7 / S4 SECTION
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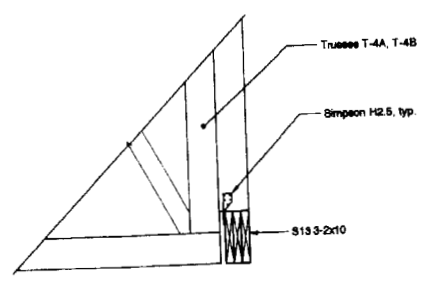
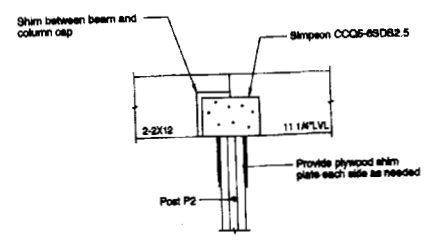
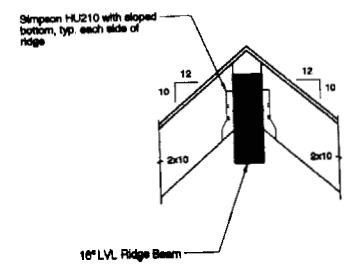


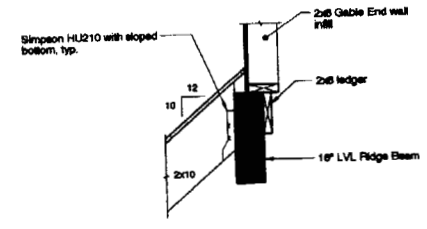
D.8 / S4 SECTION
SCALE: 3/4" = 1'-0"



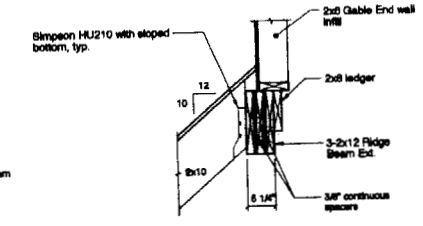
D.9 / S4 SECTION
SCALE: 3/4" = 1'-0"



D.10 / S4 SECTION
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
STRUCTURAL DETAILS

Scale: As Shown

Date: 10/27/03

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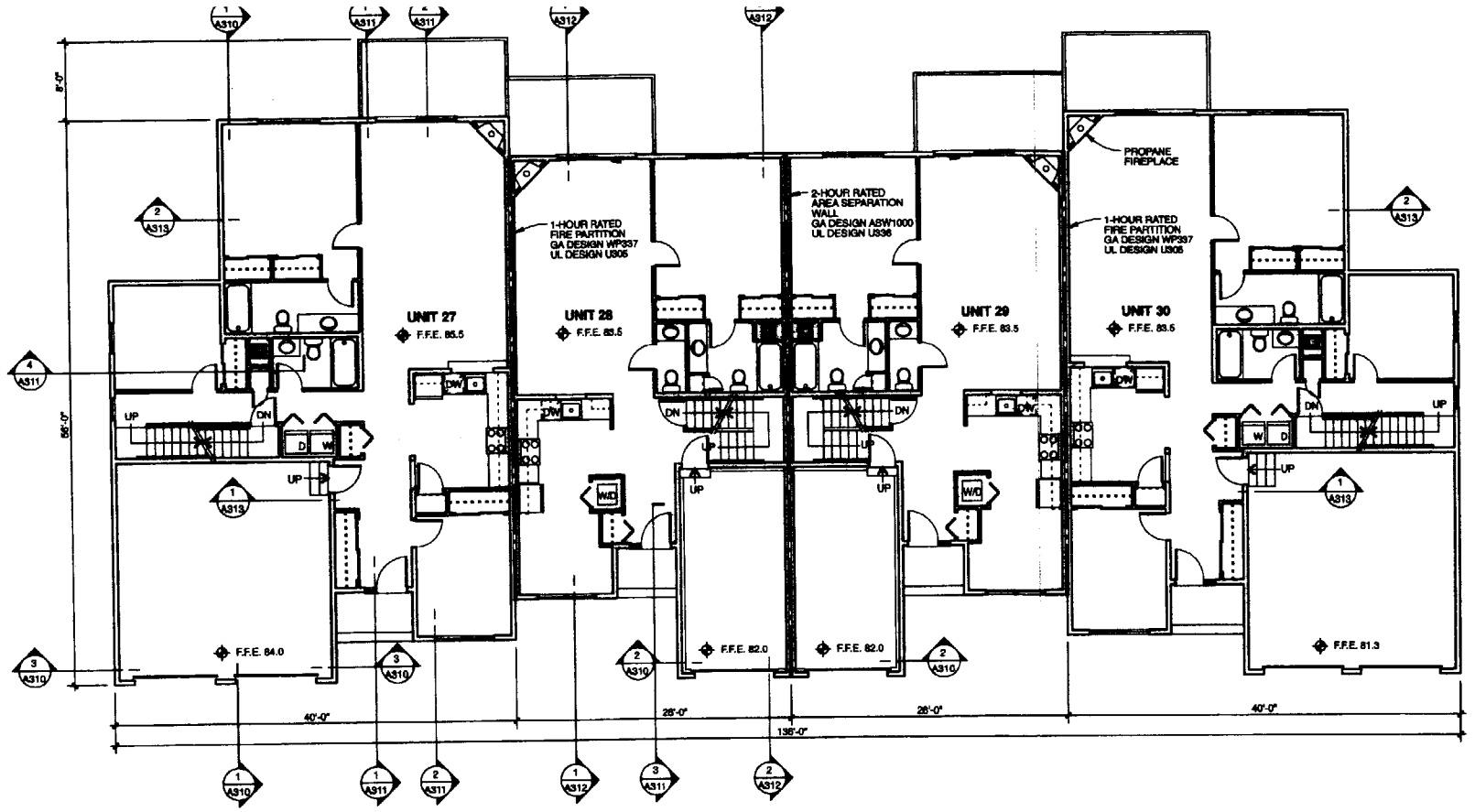
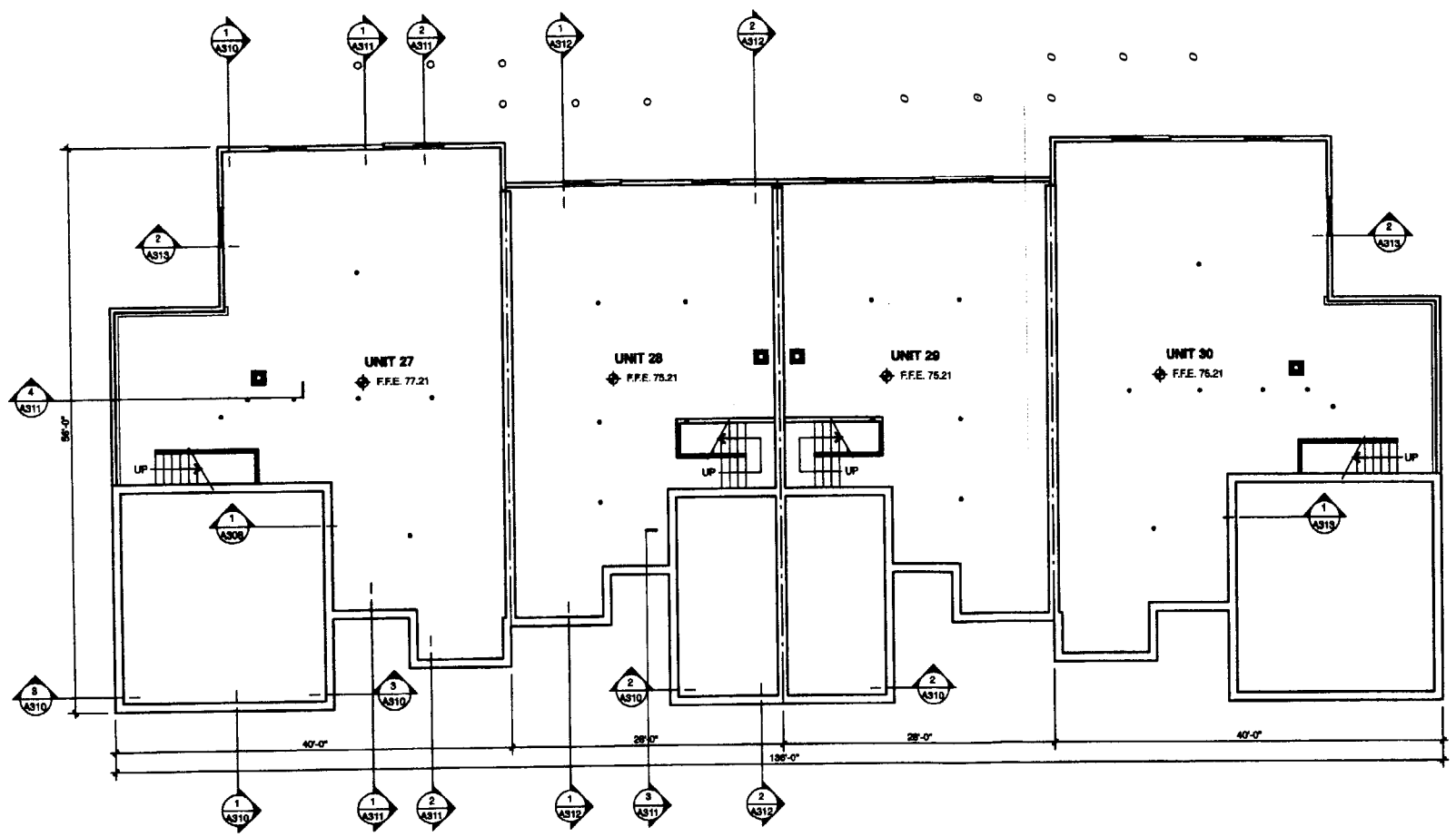
S6



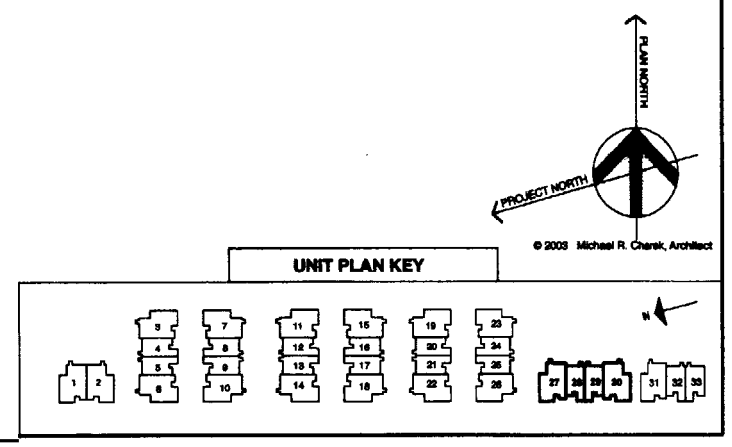
2 FIRST FLOOR PLAN UNITS 27-30

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



1 BASEMENT FLOOR PLAN UNITS 27-30

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



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BASEMENT AND FIRST FLOOR PLANS UNITS 27-30

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

Date: 10/27/03

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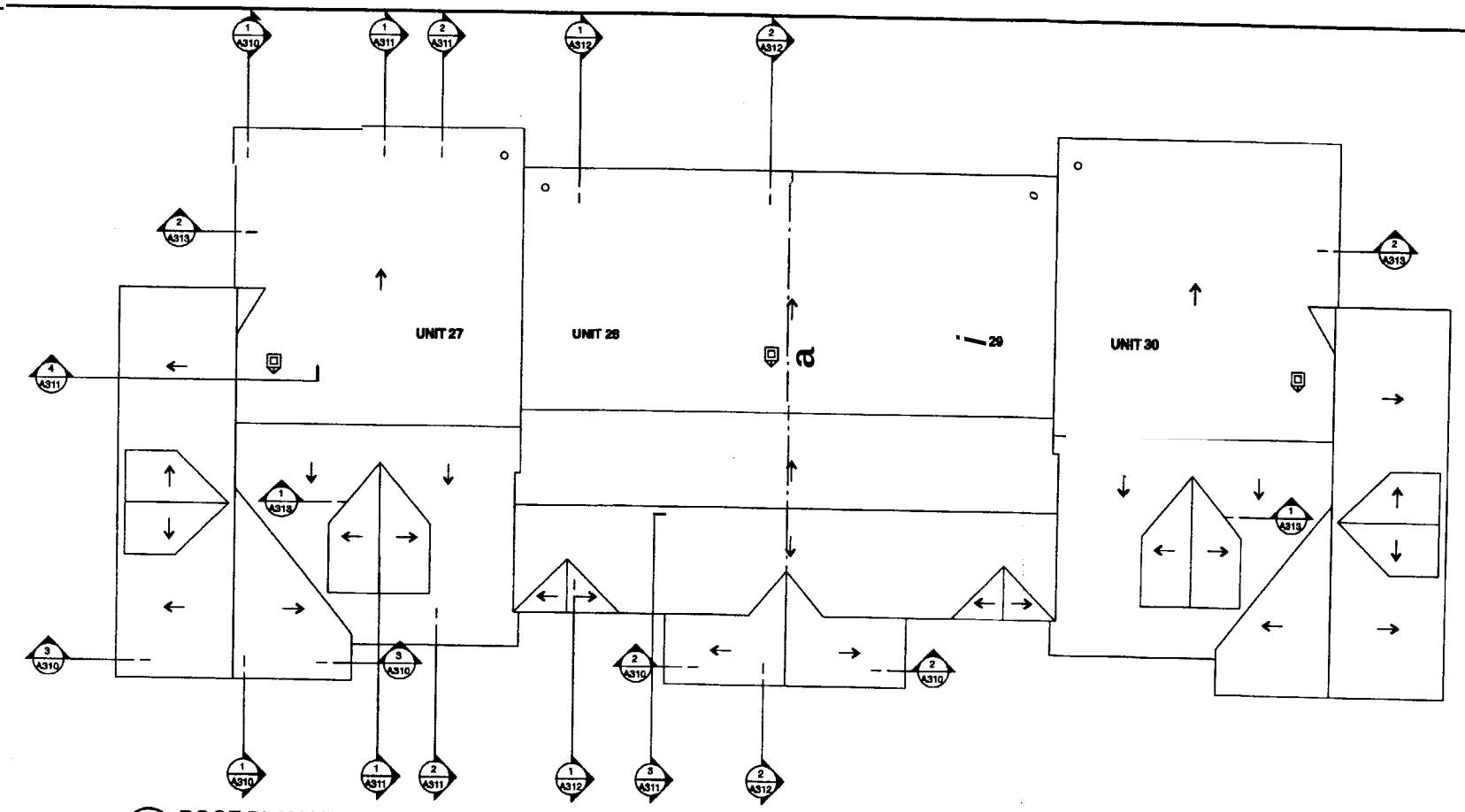
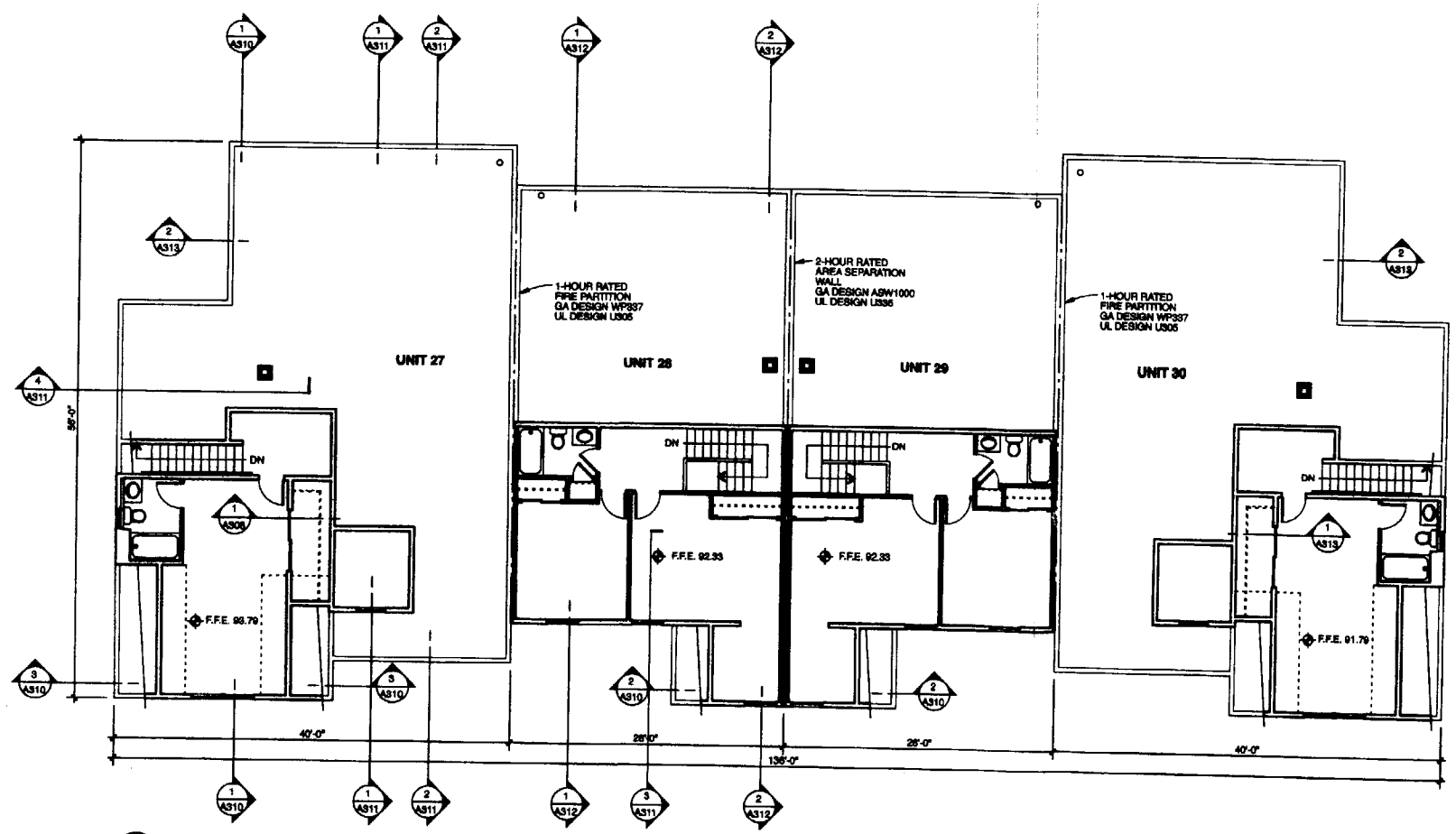
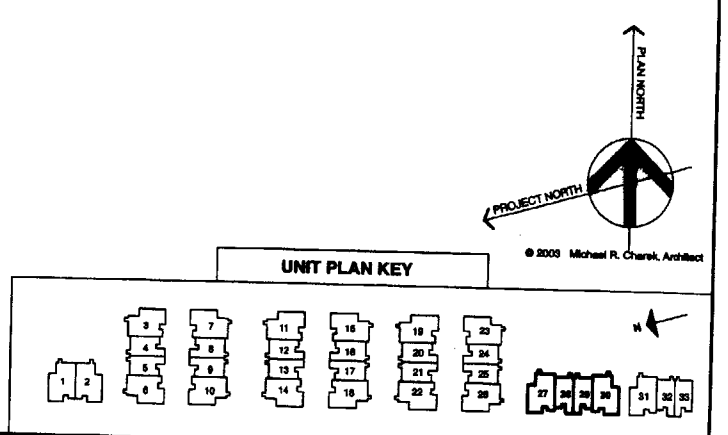


2 ROOF PLAN UNITS 27-30
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN UNITS 27-30
SCALE: 1/8" = 1'-0"



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SECOND FLOOR AND ROOF PLANS UNITS 27-30

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

Date: 10/27/03

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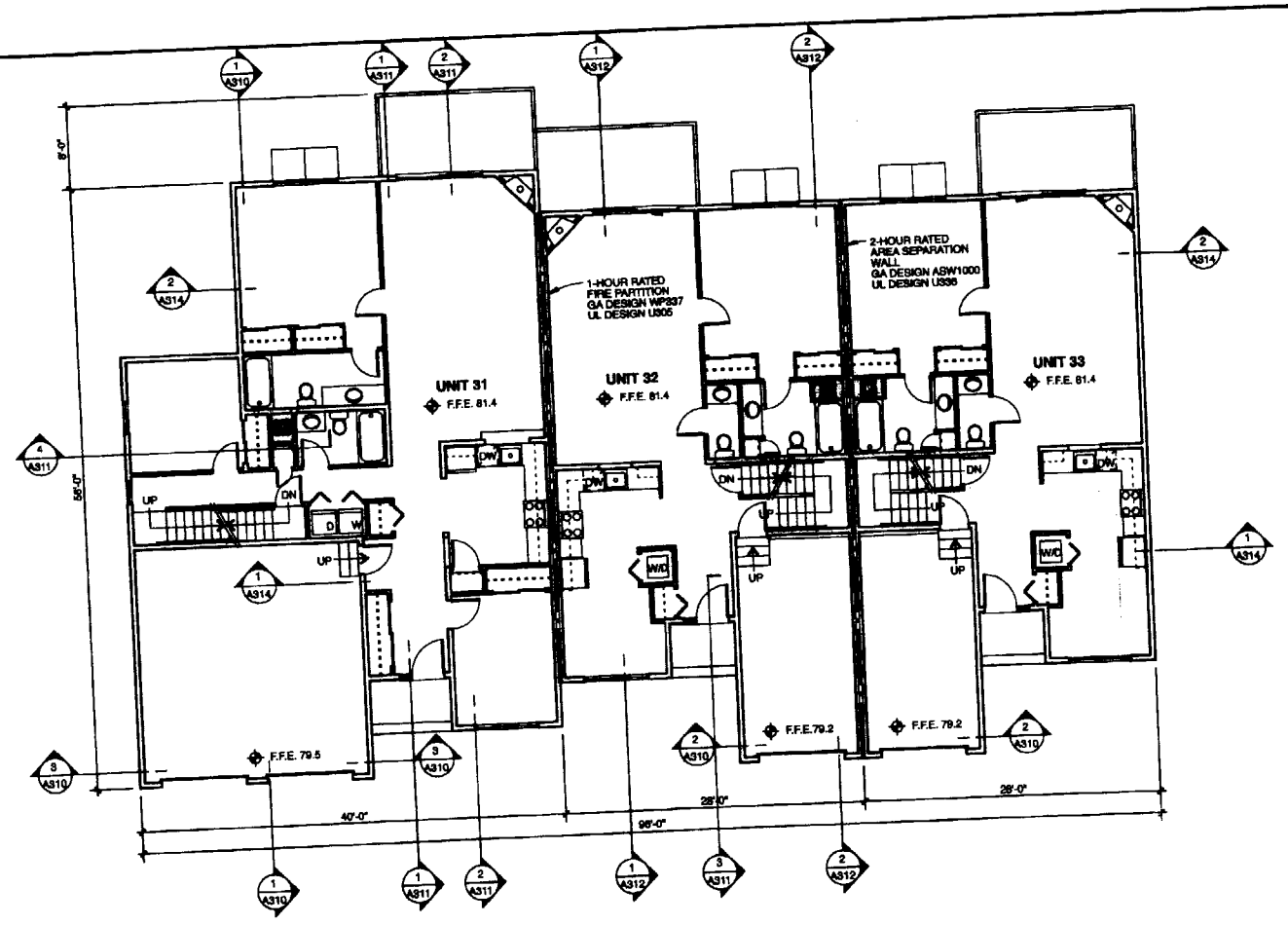
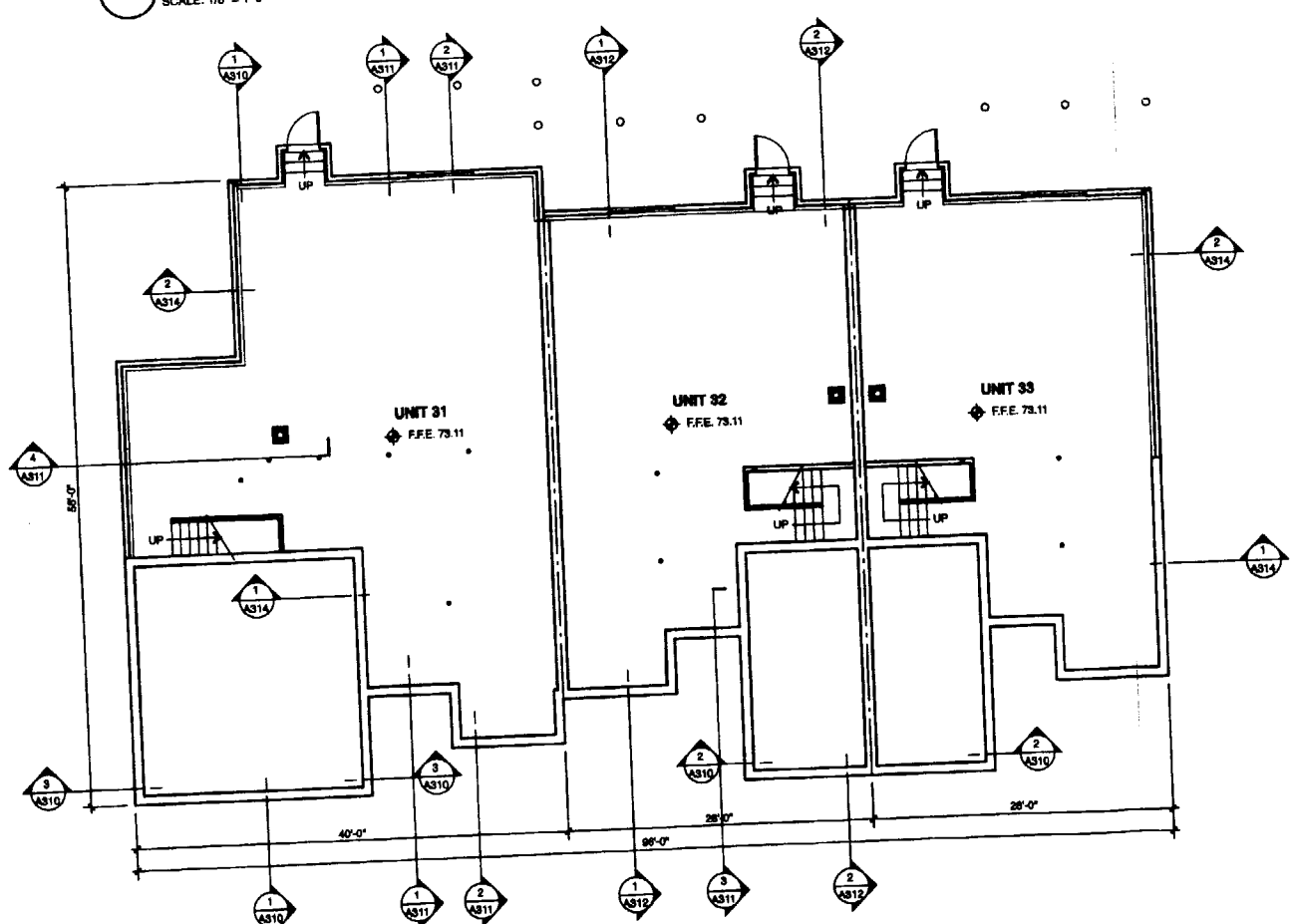
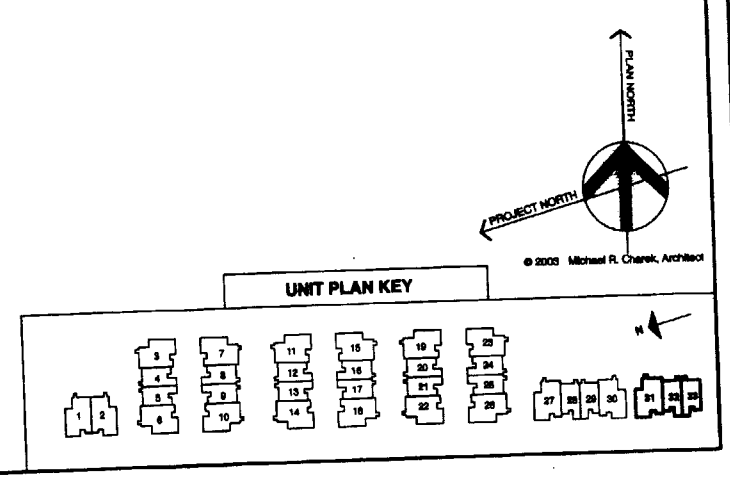
A116



2 FIRST FLOOR PLAN UNITS 31-33
SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN UNITS 31-33
SCALE: 1/8" = 1'-0"



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BASEMENT AND FIRST FLOOR PLANS UNITS 31-33

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

Date: 10/27/03

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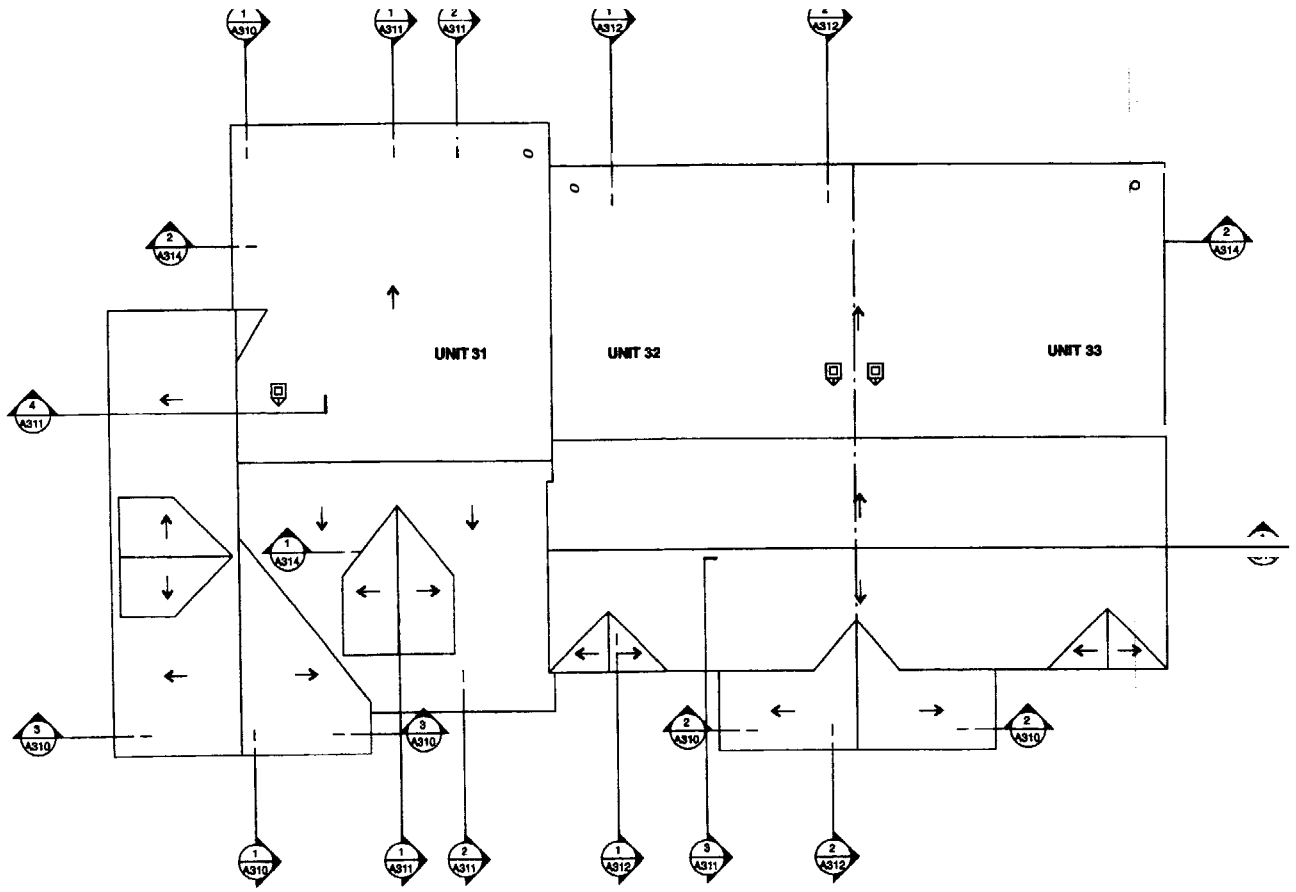

2 ROOF PLAN UNITS 31-33
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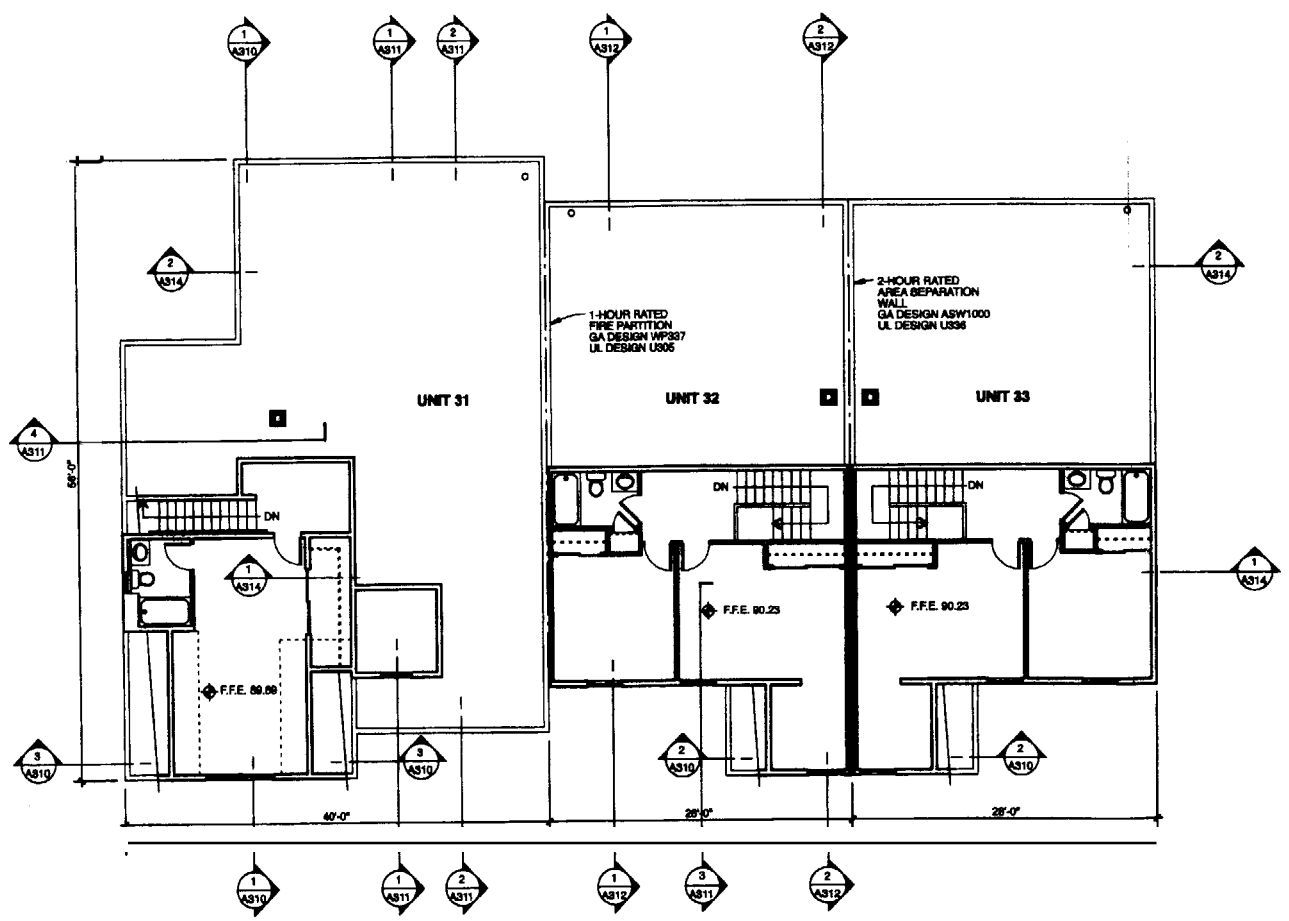
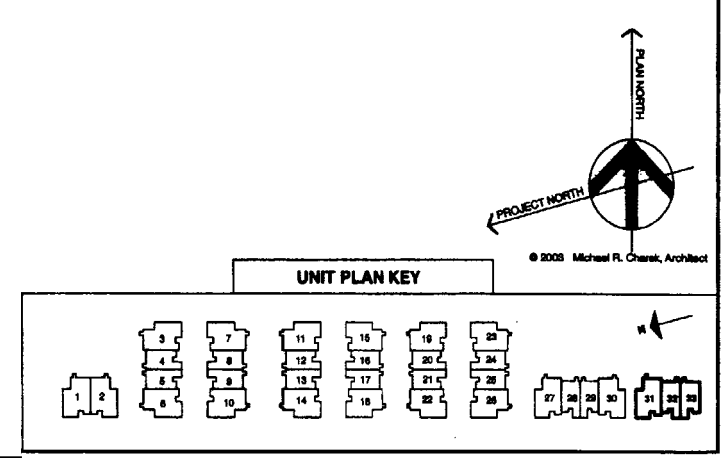


1 SECOND FLOOR PLAN UNITS 31-33
SCALE: 1/8" = 1'-0"



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Title
SECOND FLOOR AND ROOF PLANS UNITS 31-33

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

Date: 10/27/03

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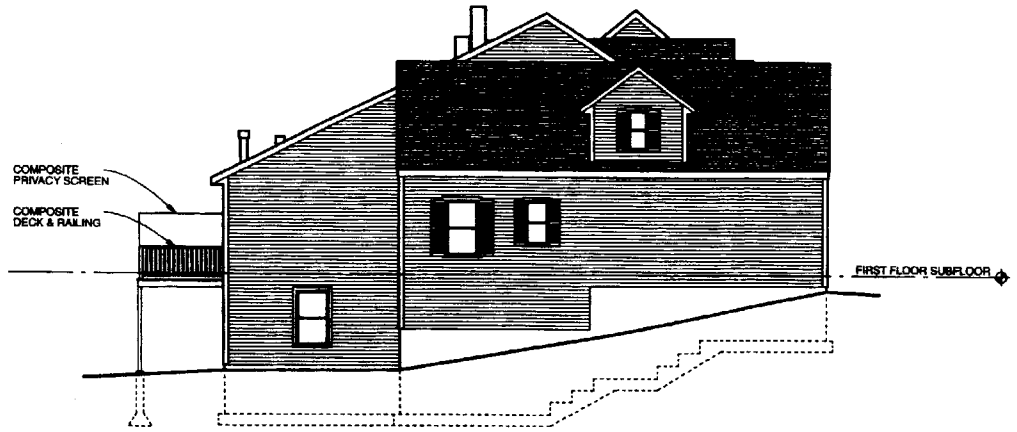
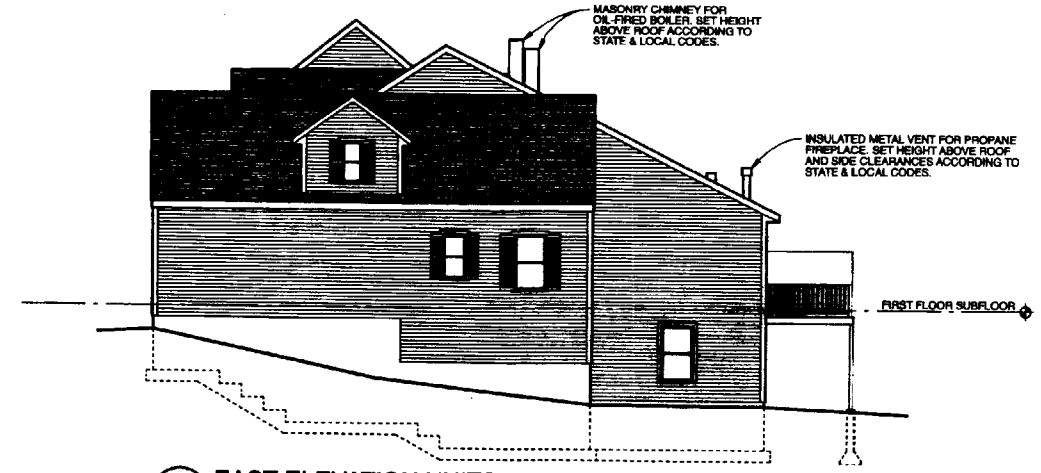
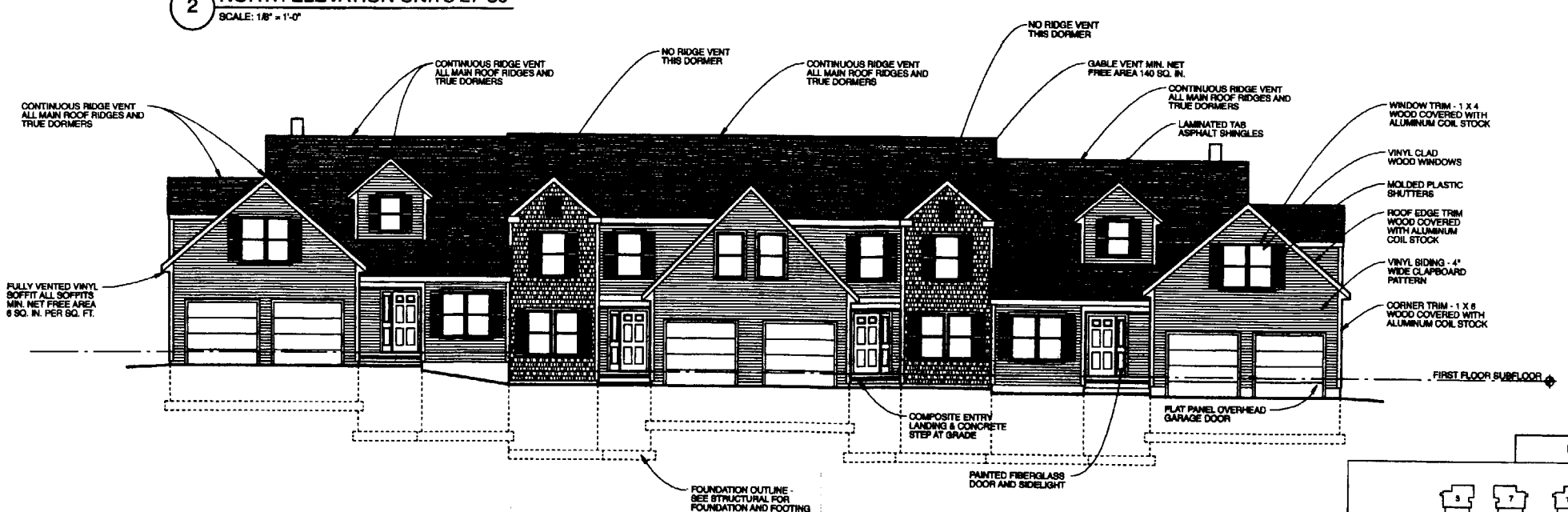


3 WEST ELEVATION UNITS 27-30
SCALE: 1/8" = 1'-0"

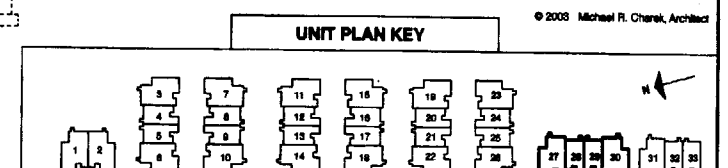


4 EAST ELEVATION UNITS27-30
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION UNITS 27-30
SCALE: 1/8" = 1'-0"



UNIT PLAN KEY



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Title
BUILDING ELEVATIONS UNITS 27-30

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

Date: 10/27/03

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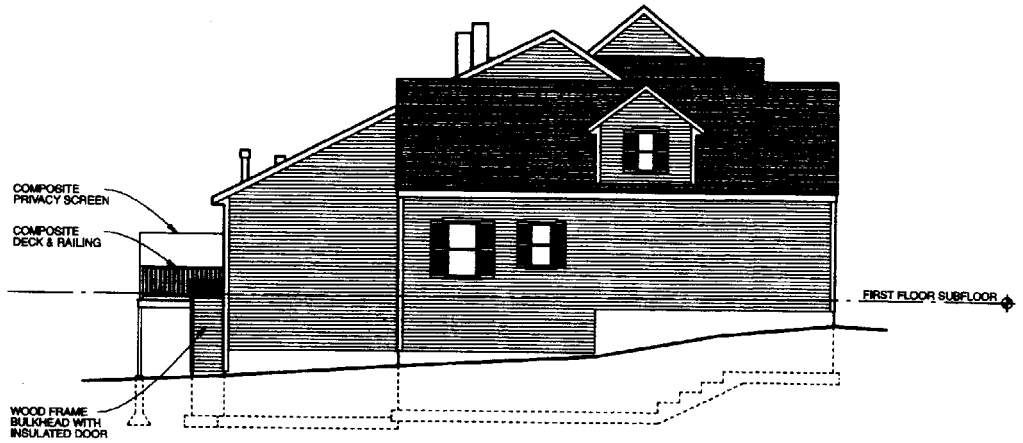
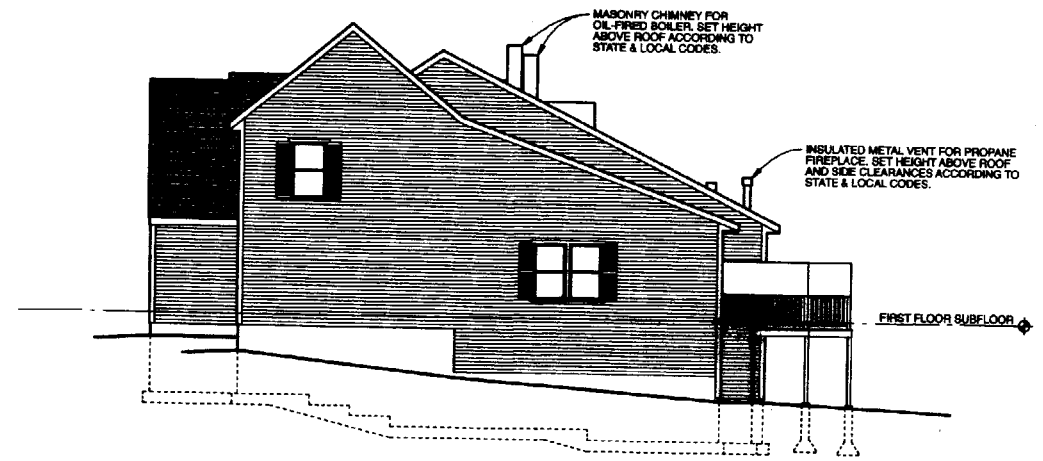


3 WEST ELEVATION UNITS 31-33
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION UNITS 31-33
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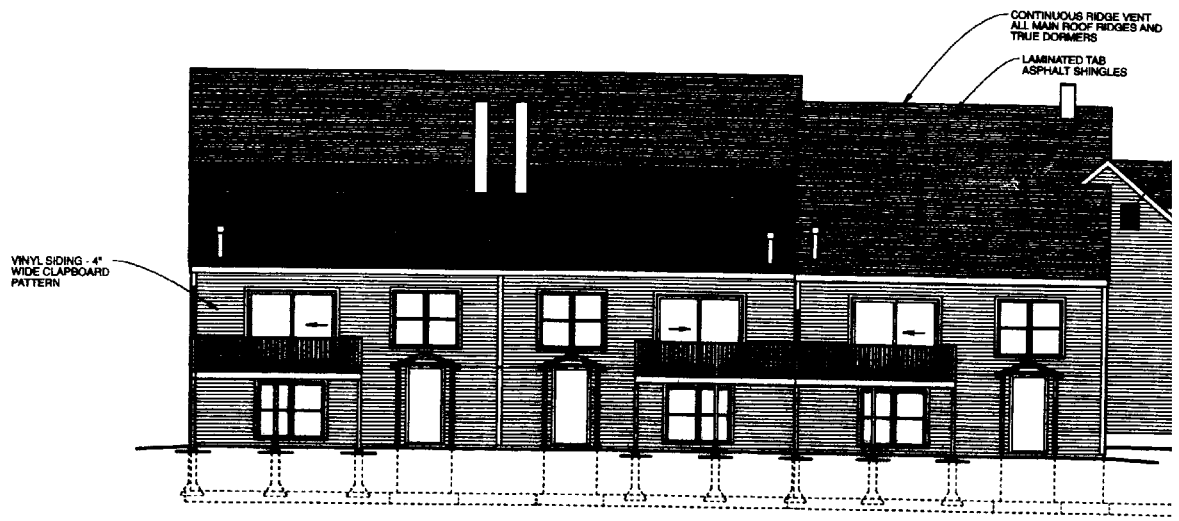

2 NORTH ELEVATION UNITS 31-33
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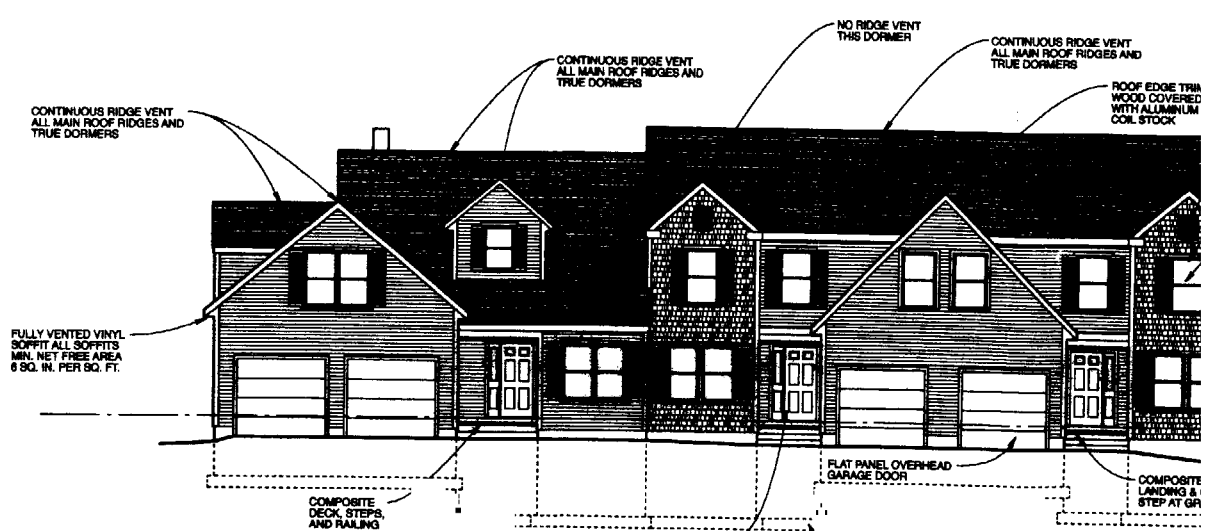
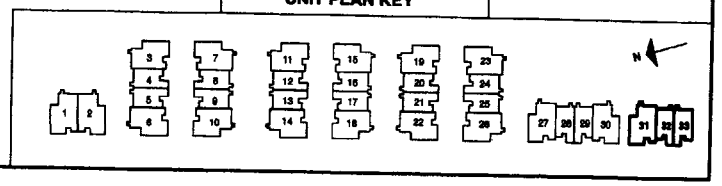


1 SOUTH ELEVATION UNITS 31-33
SCALE: 1/8" = 1'-0"

UNIT PLAN KEY



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BUILDING ELEVATIONS UNITS 31-33

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

Date: 10/27/03

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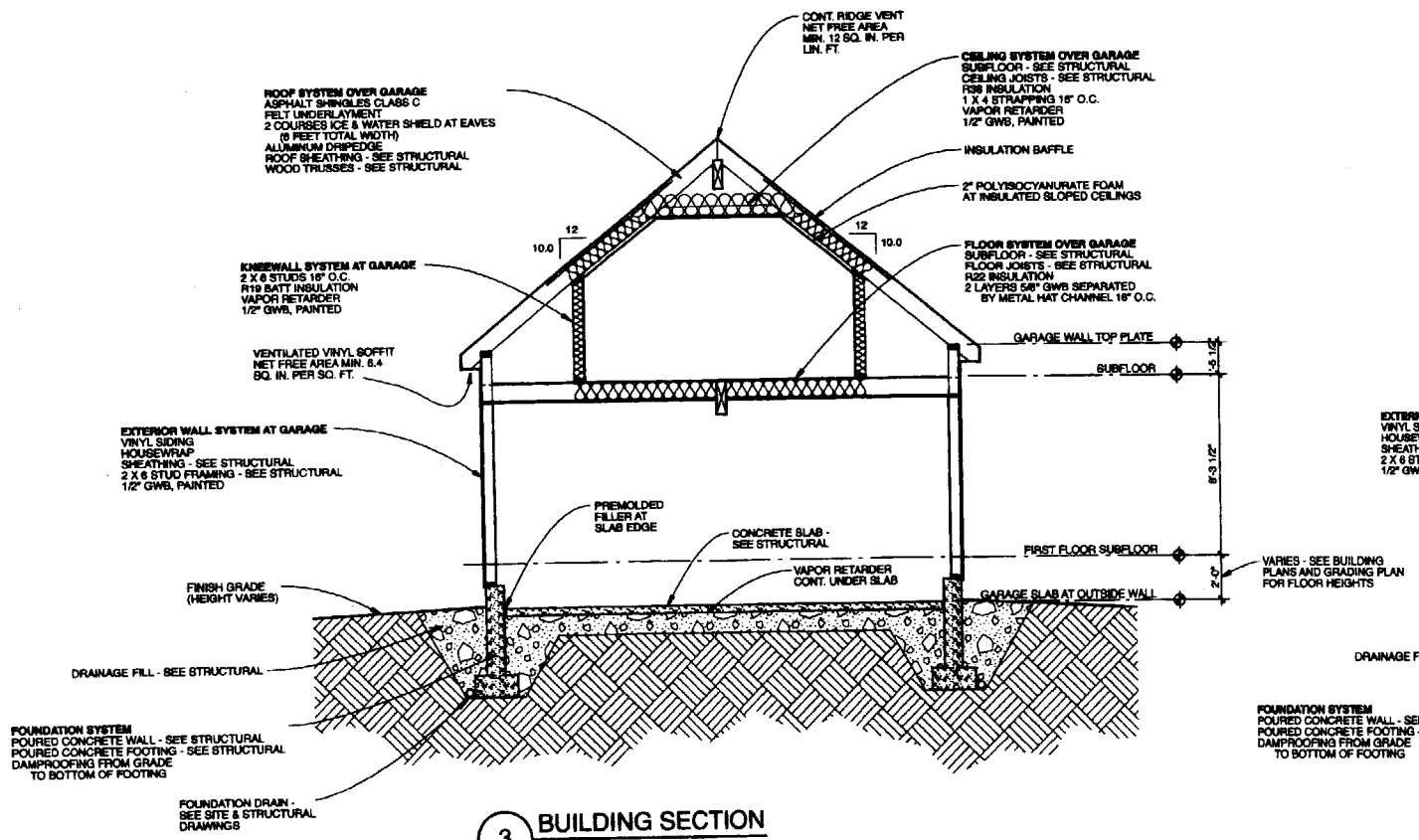
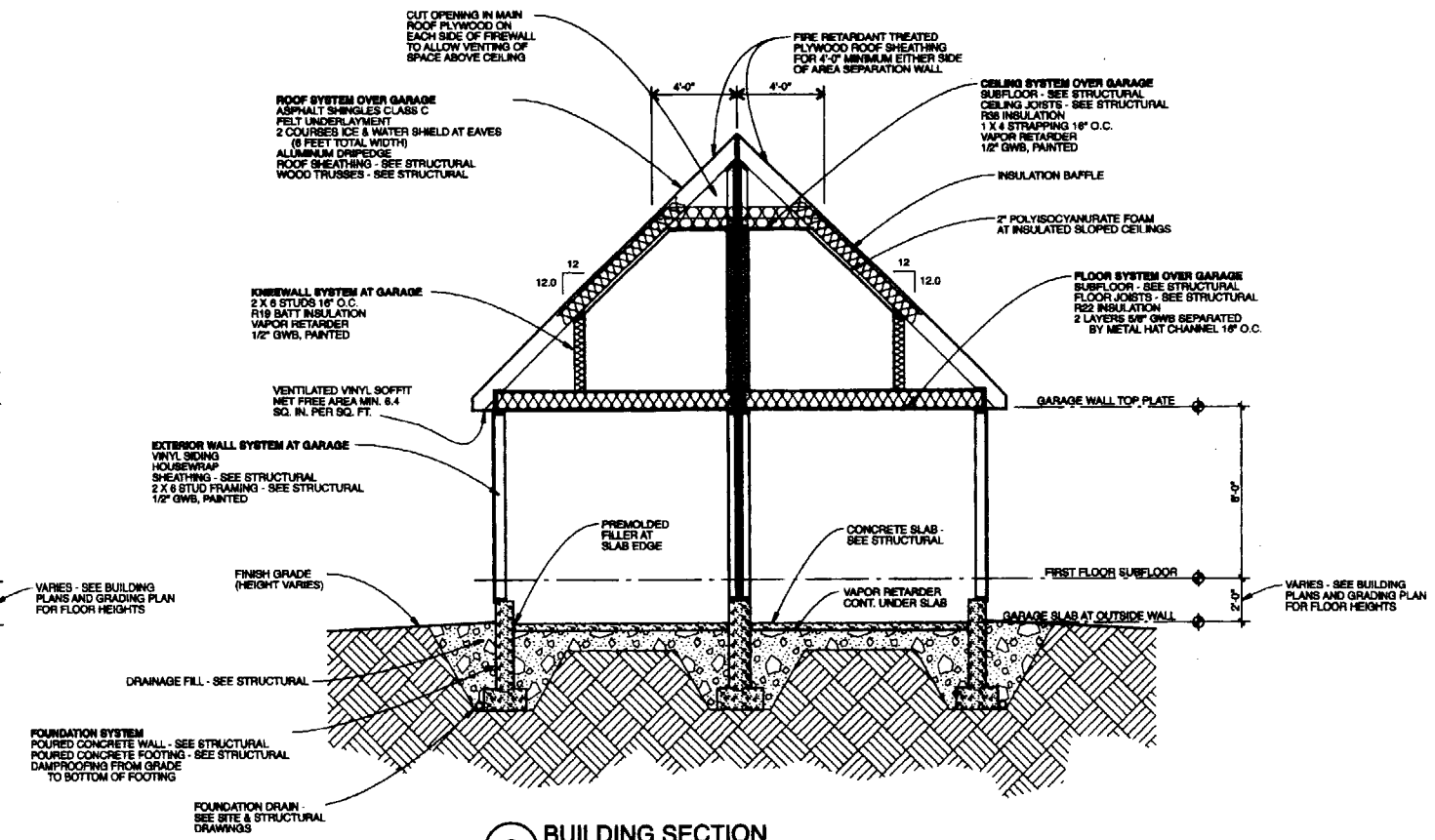


3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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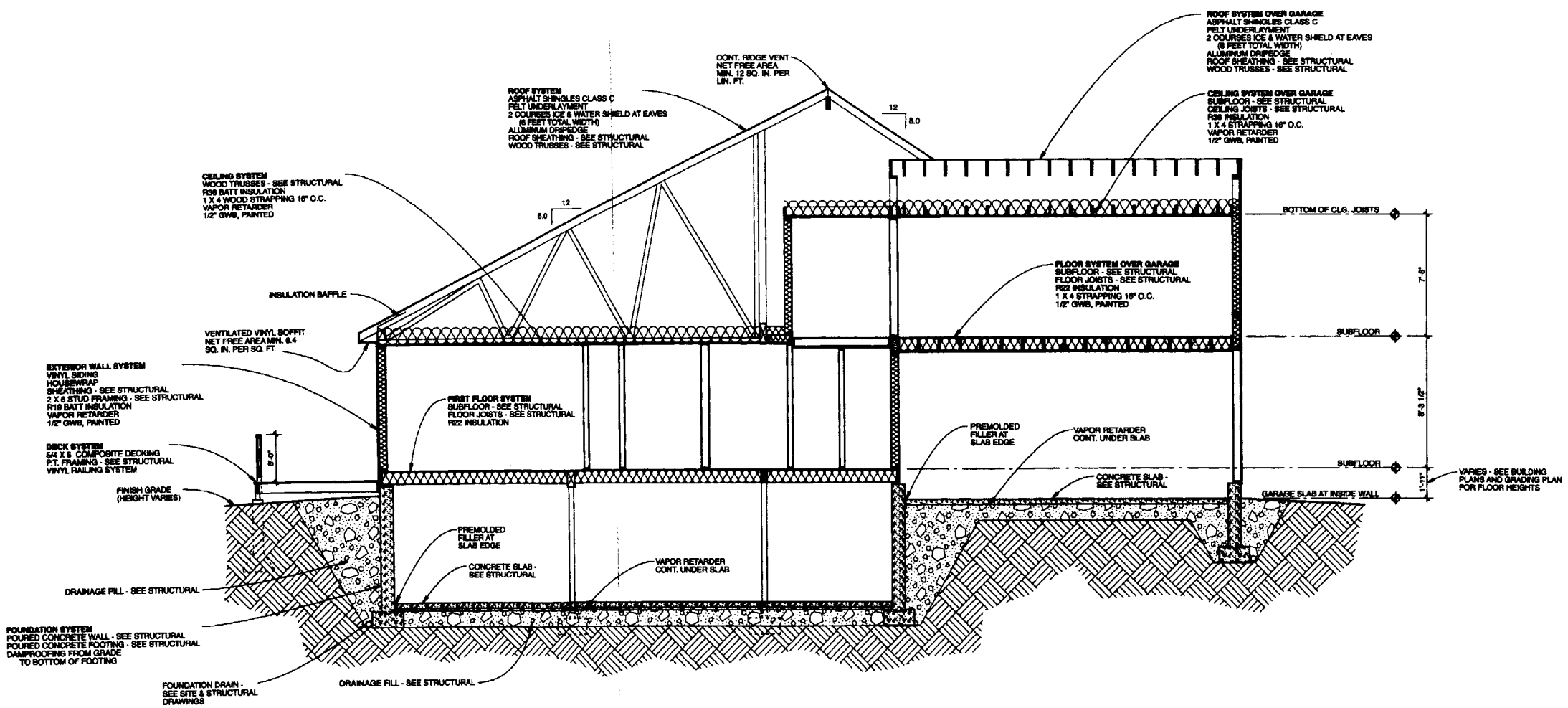

1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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TYPICAL BUILDING SECTIONS UNITS 27-33

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

Date: 10/27/03

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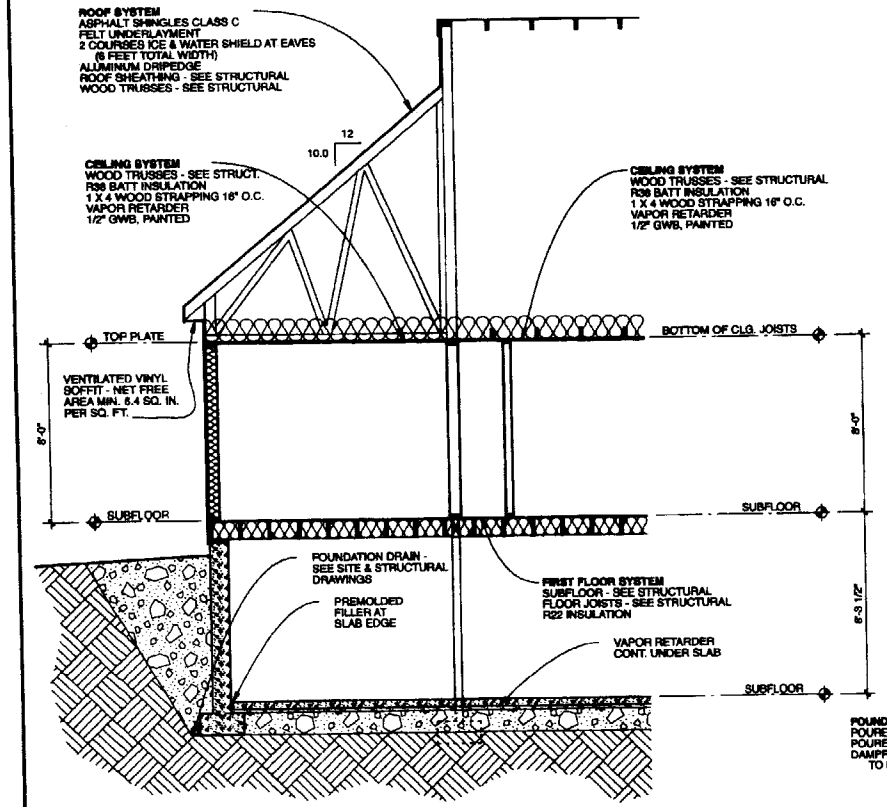
A310



4 BUILDING SECTION
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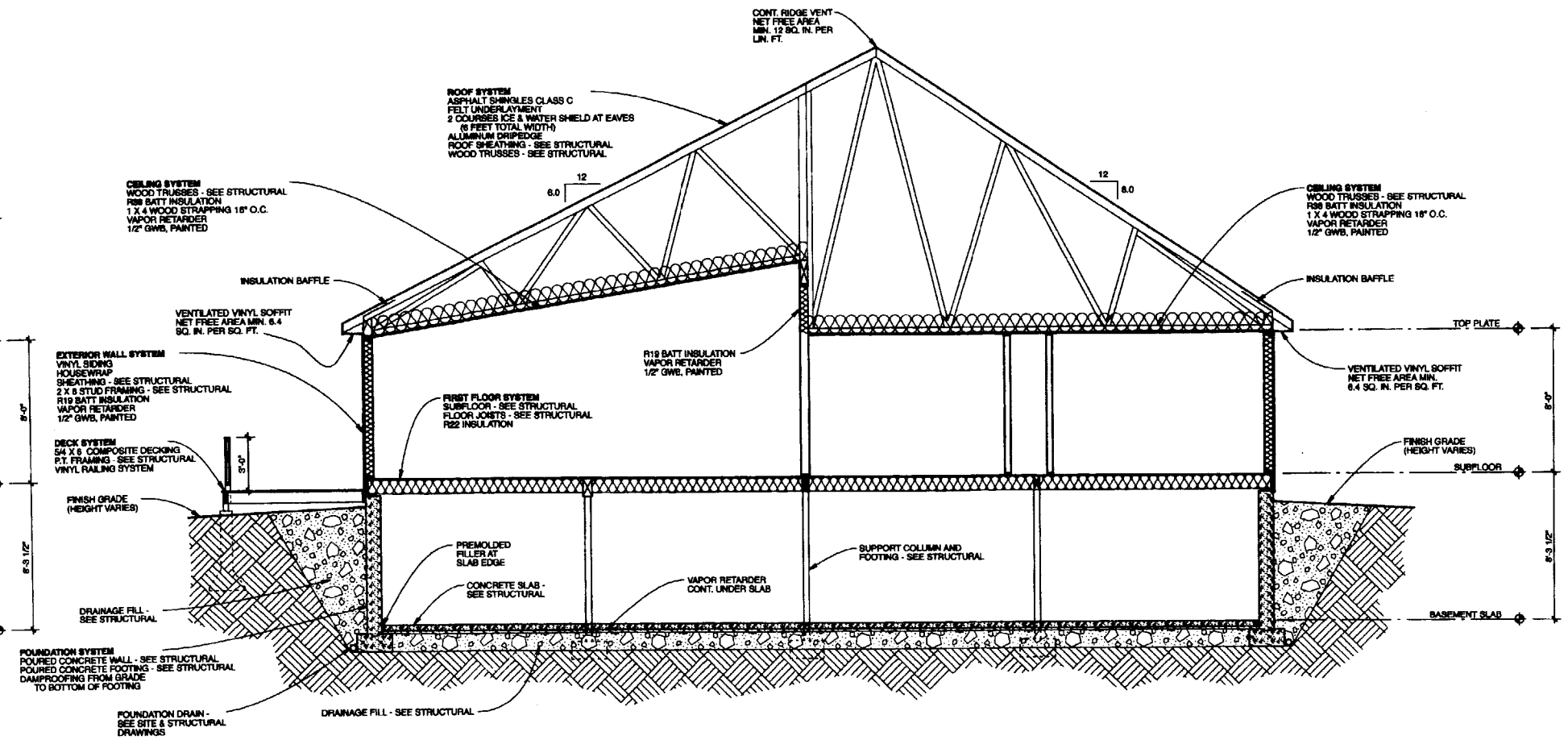

2 BUILDING SECTION
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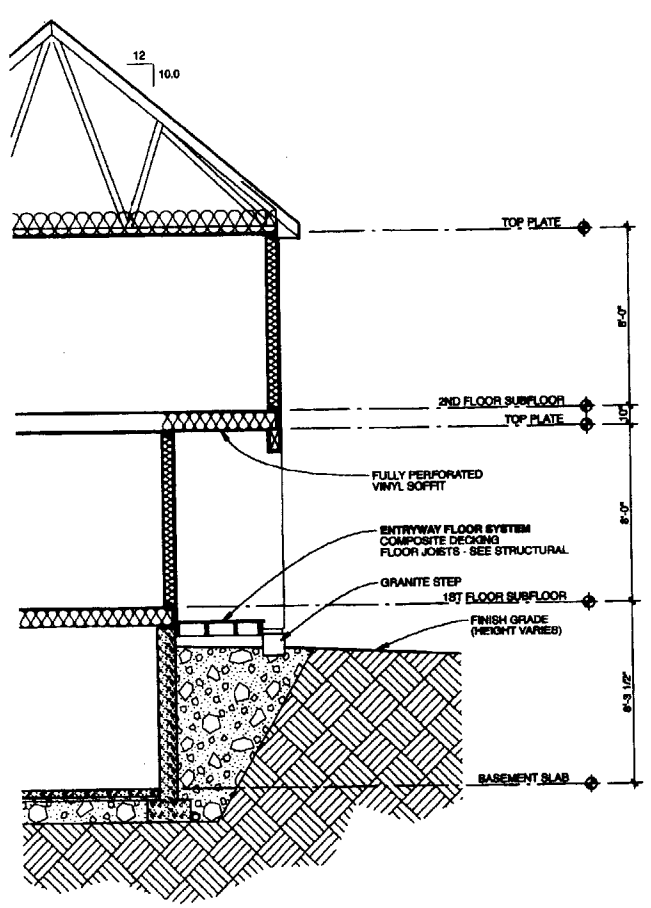

3 BUILDING SECTION
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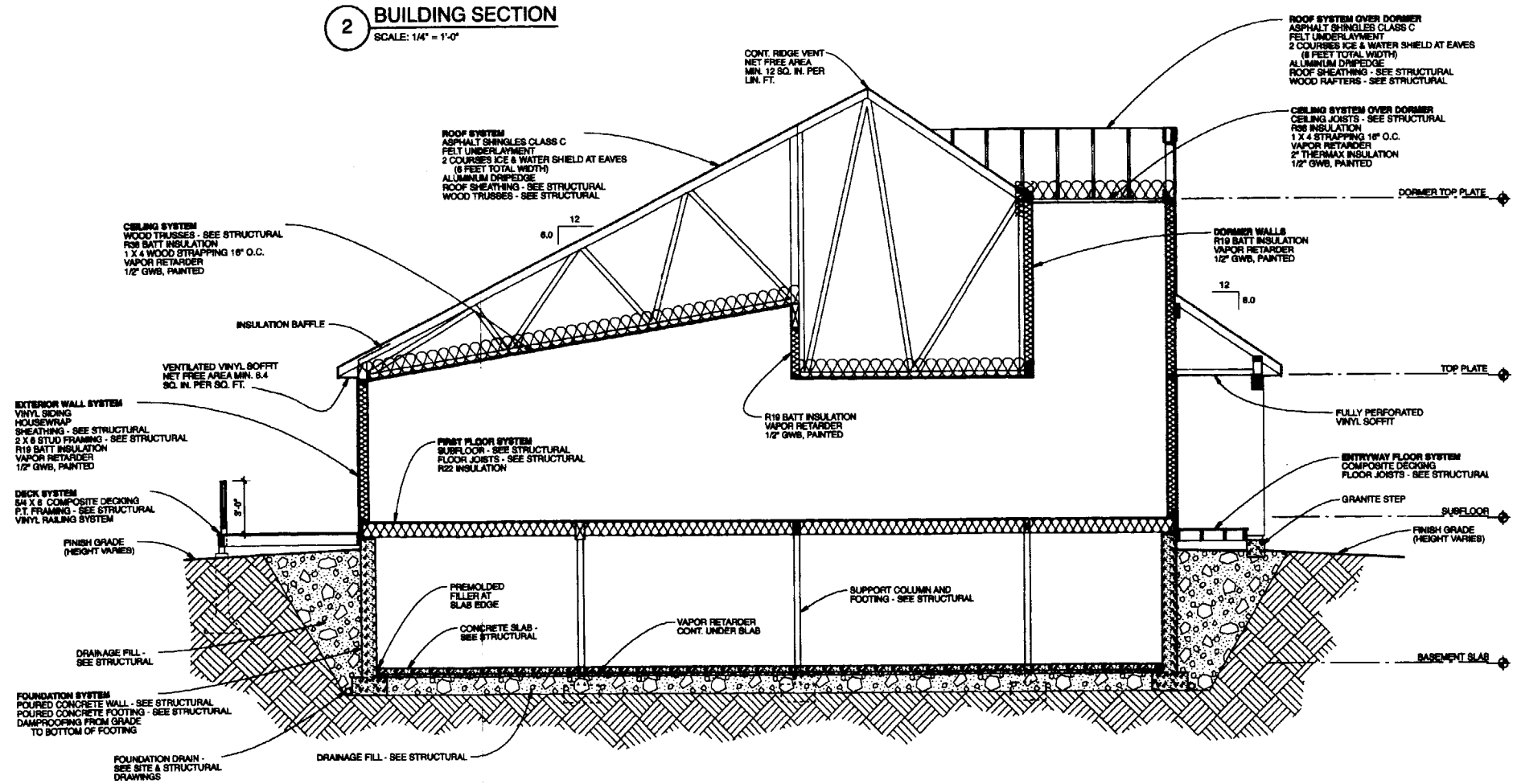

1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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TYPICAL BUILDING SECTIONS UNITS 27-33
Scale: 1/4" = 1'-0"
Date: 10/27/03
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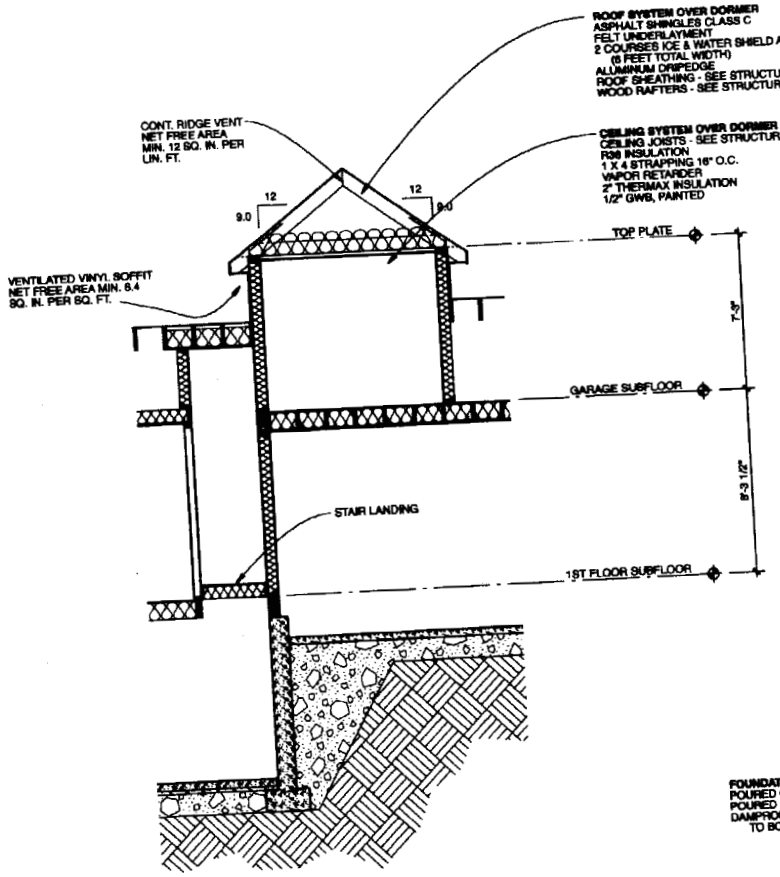
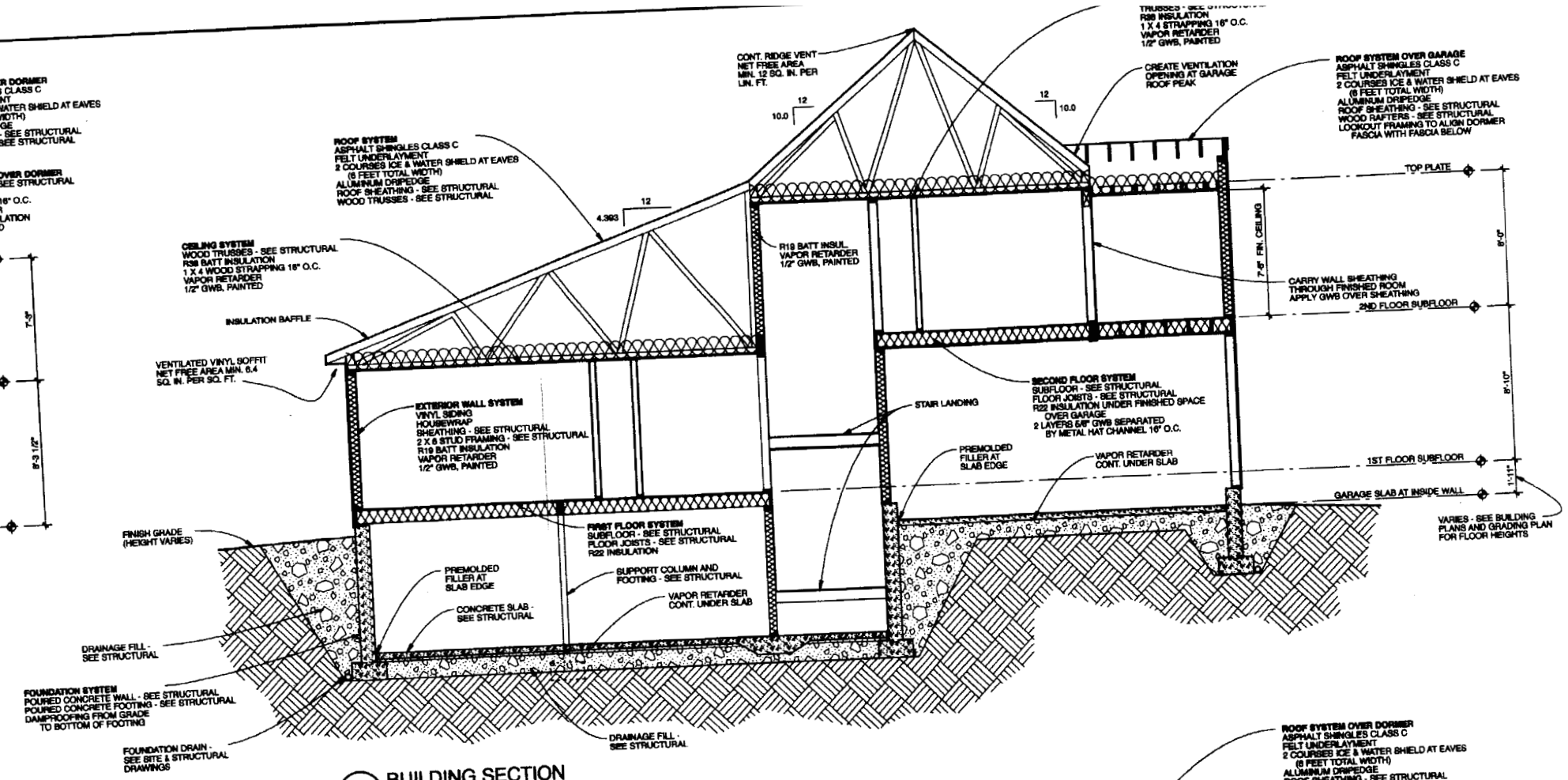
A311



4 SECTION - SECOND FLOOR BATH DORMER
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
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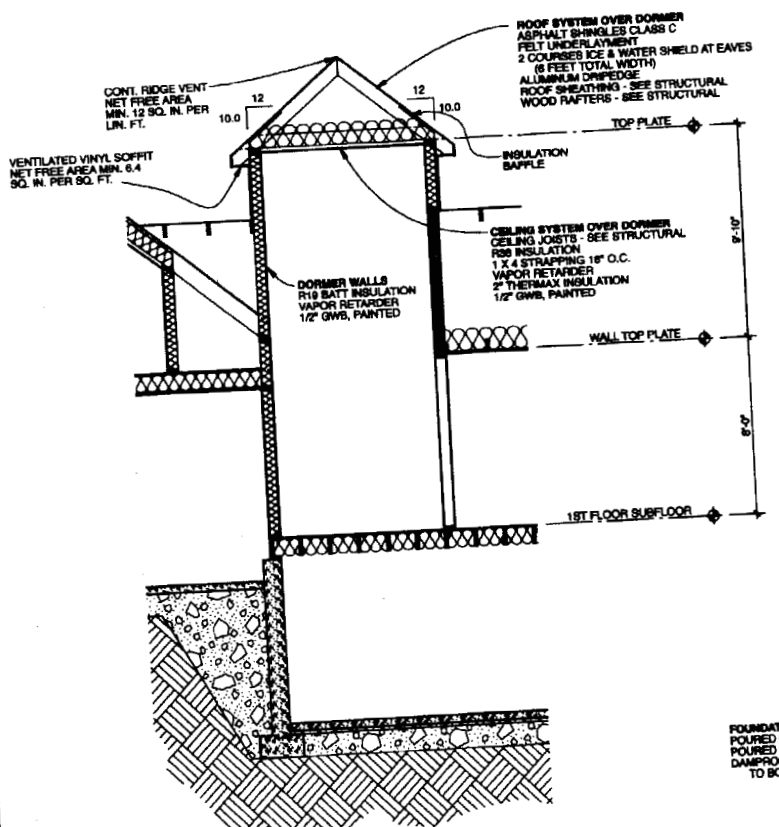
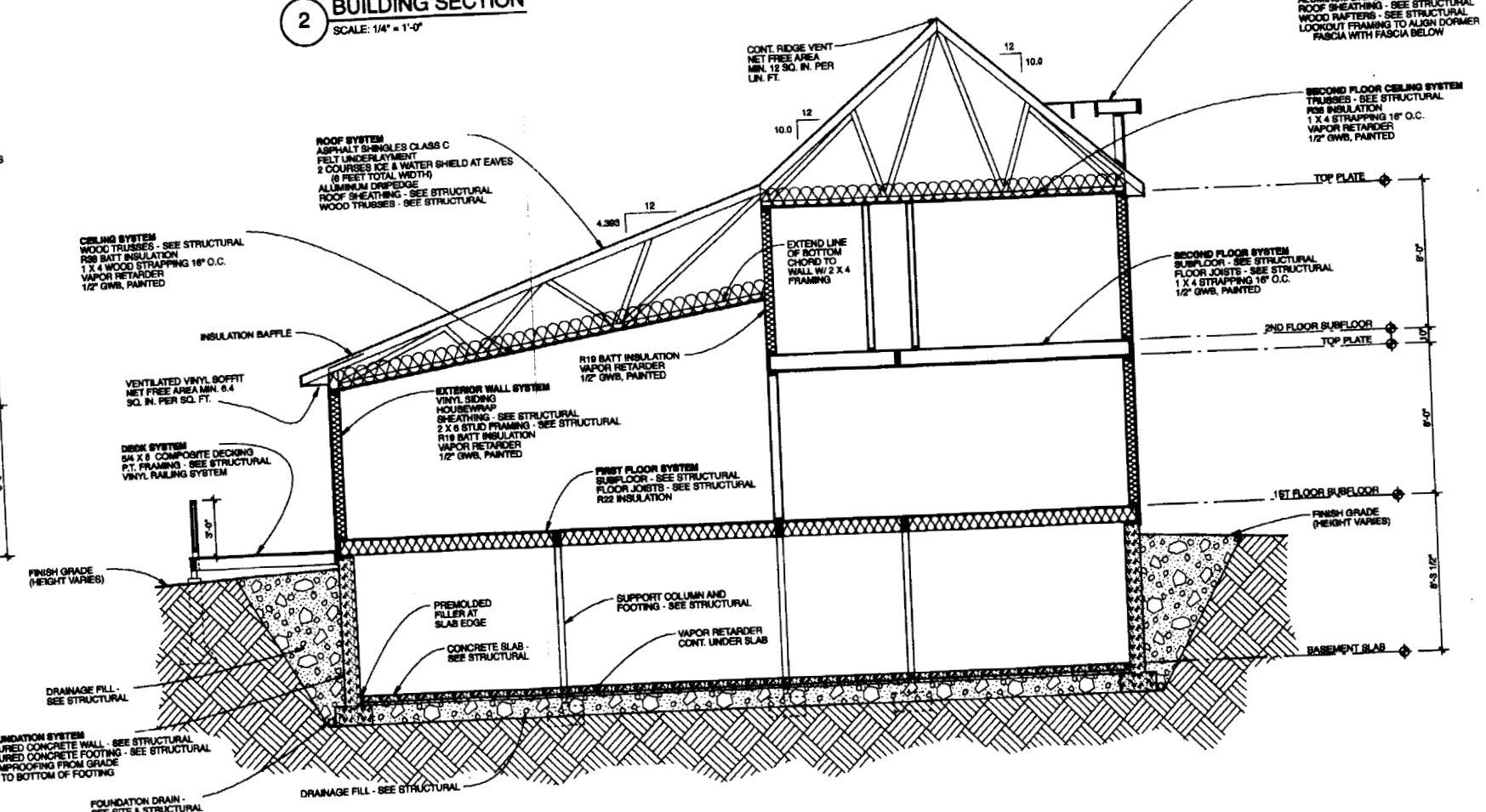


3 SECTION - DORMER OVER ENTRY
SCALE: 1/4" = 1'-0"



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

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TYPICAL BUILDING
SECTIONS UNITS
27-33

Scale: 1/4" = 1'-

Date: 10/27/

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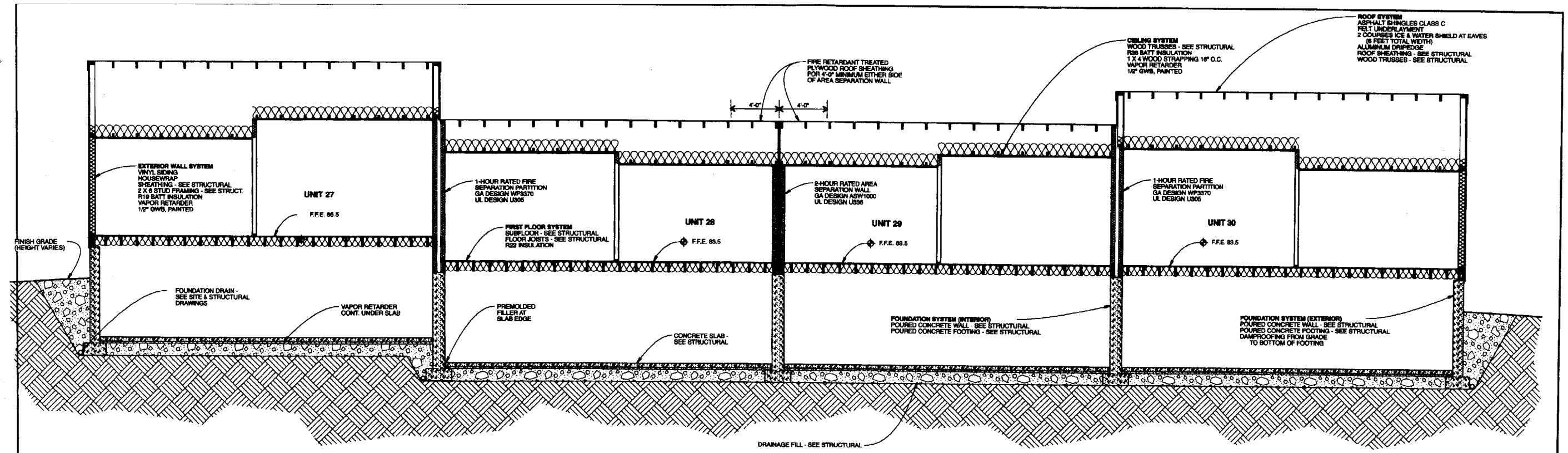
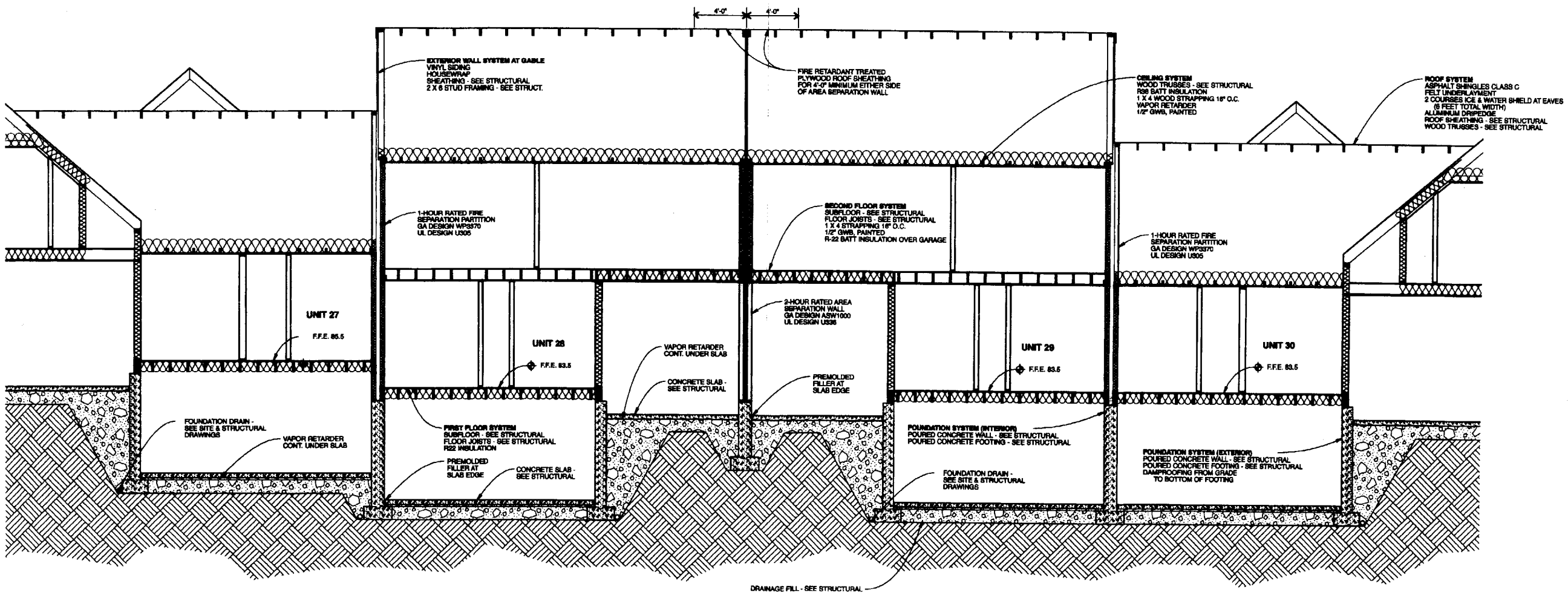
A31



2 BUILDING SECTION UNITS 27-30
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION UNITS 27-30
SCALE: 1/4" = 1'-0"

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Title
BUILDING SECTIONS UNITS 27-30

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

Date: 10/27/03

Revisions
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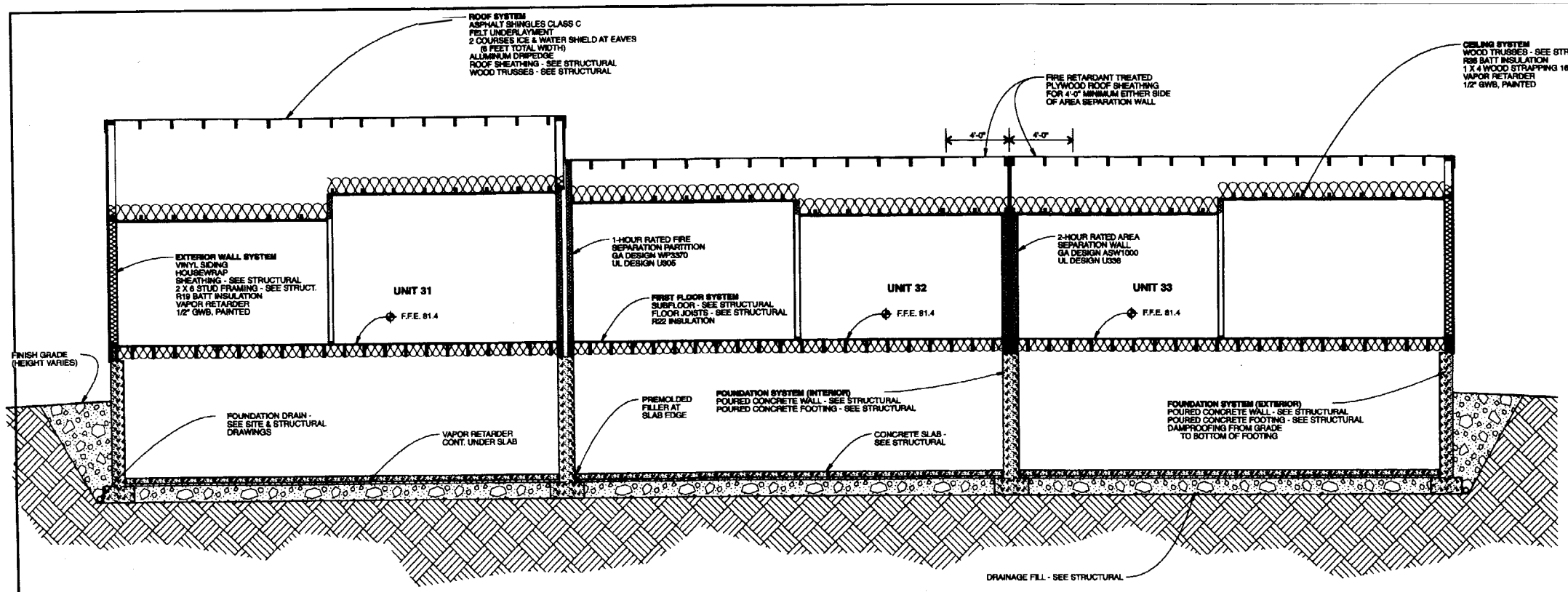
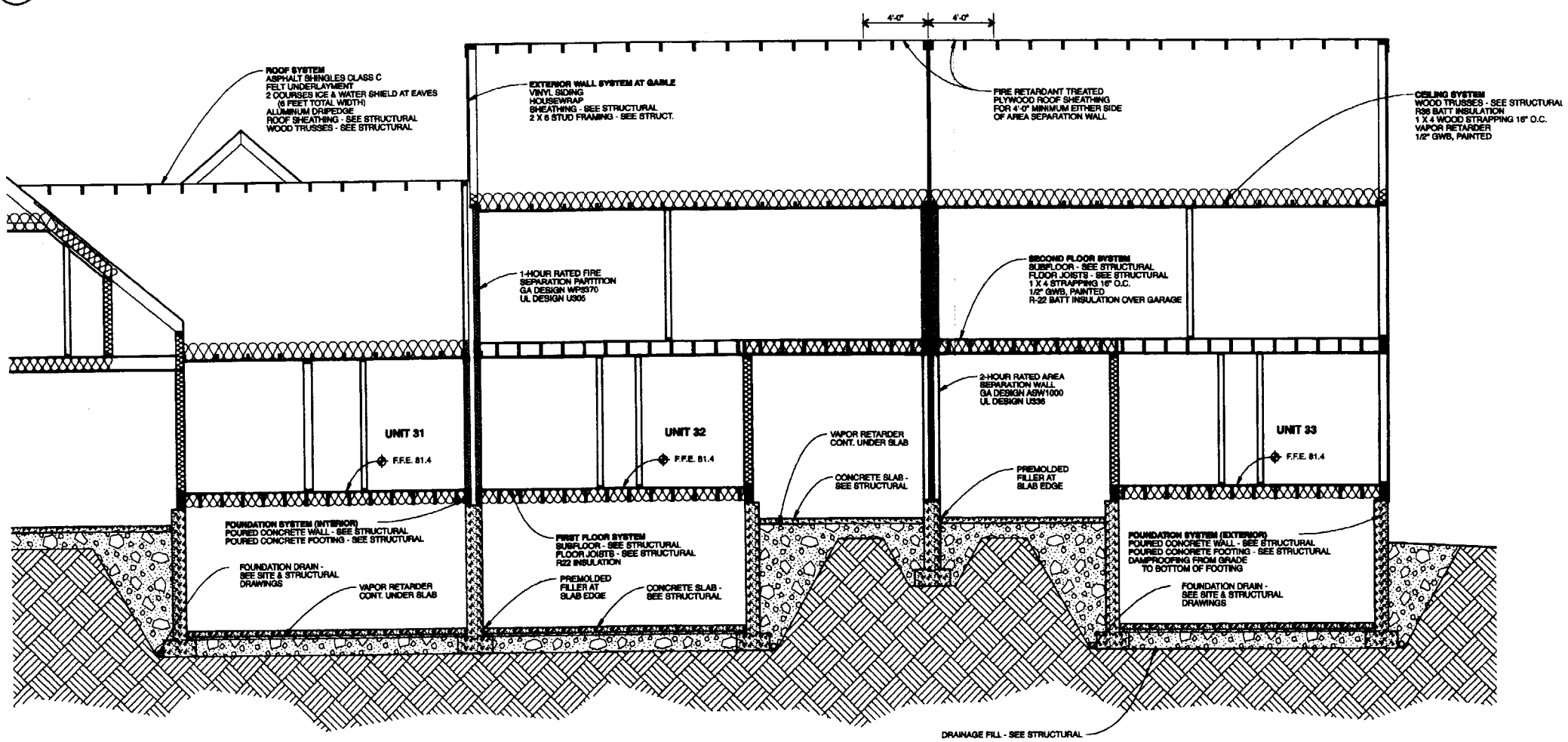
A313



2 BUILDING SECTION UNITS 31-33

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



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Title
BUILDING SECTIONS UNITS 31-33

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

Date: 10/27/03

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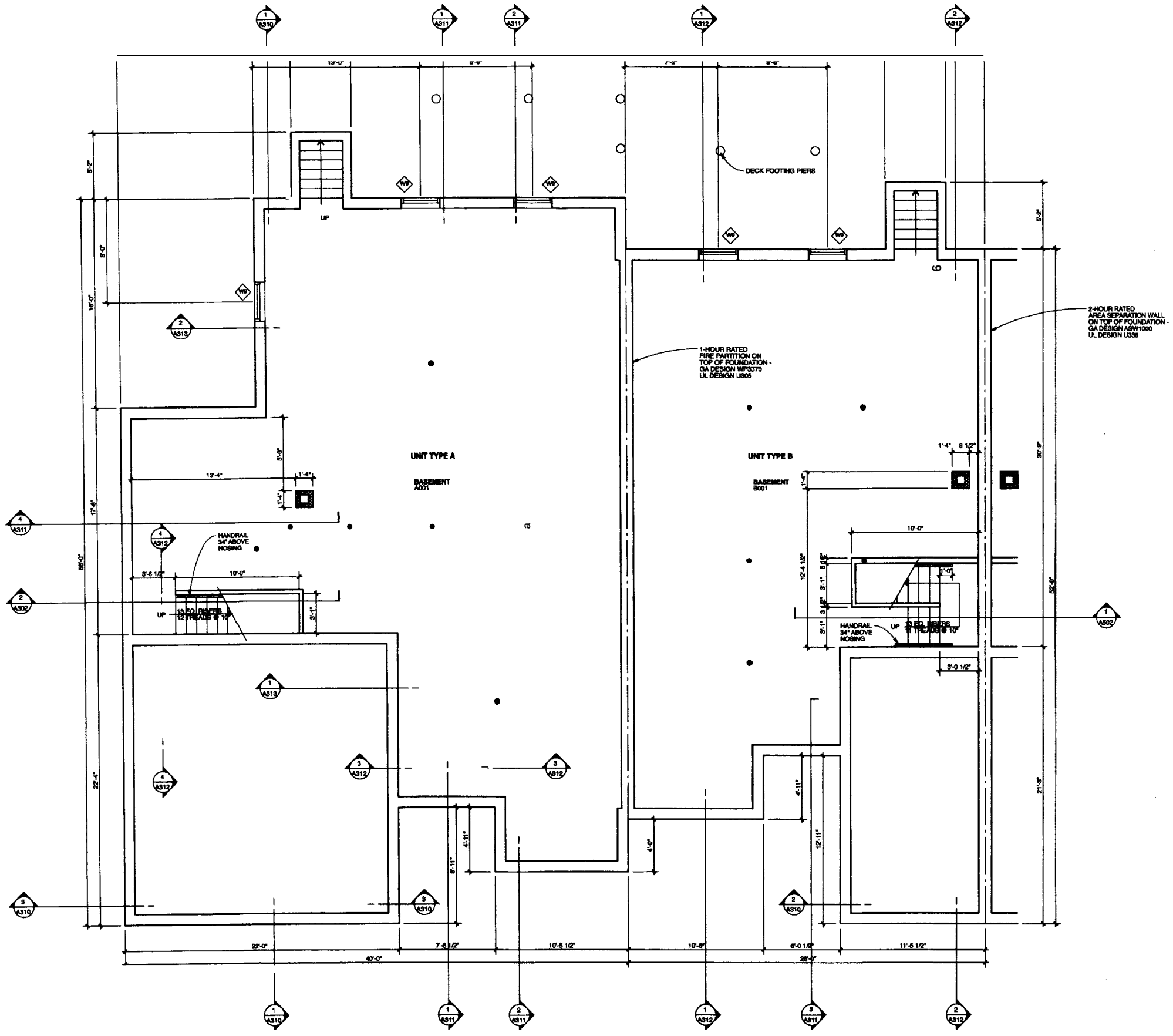
A314



1 ENLARGED BASEMENT FLOOR PLAN - UNIT TYPES A & B

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

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ENLARGED FLOOR PLAN - BASEMENT

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

Date: 10/27/03

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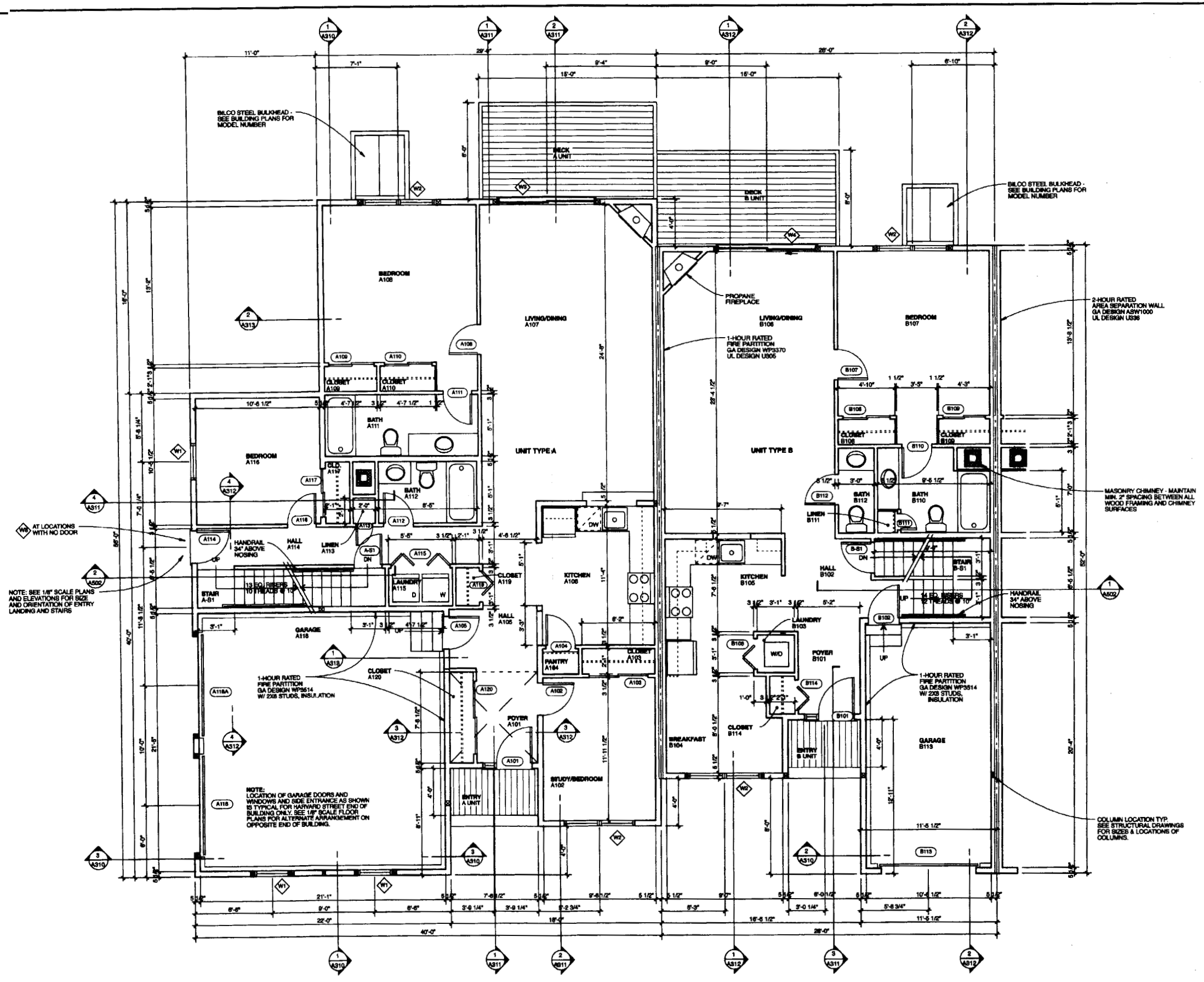
A401



ENLARGED FIRST FLOOR PLAN - UNIT TYPES A & B

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ENLARGED FLOOR PLAN - FIRST FLOOR

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

Date: 10/27/03

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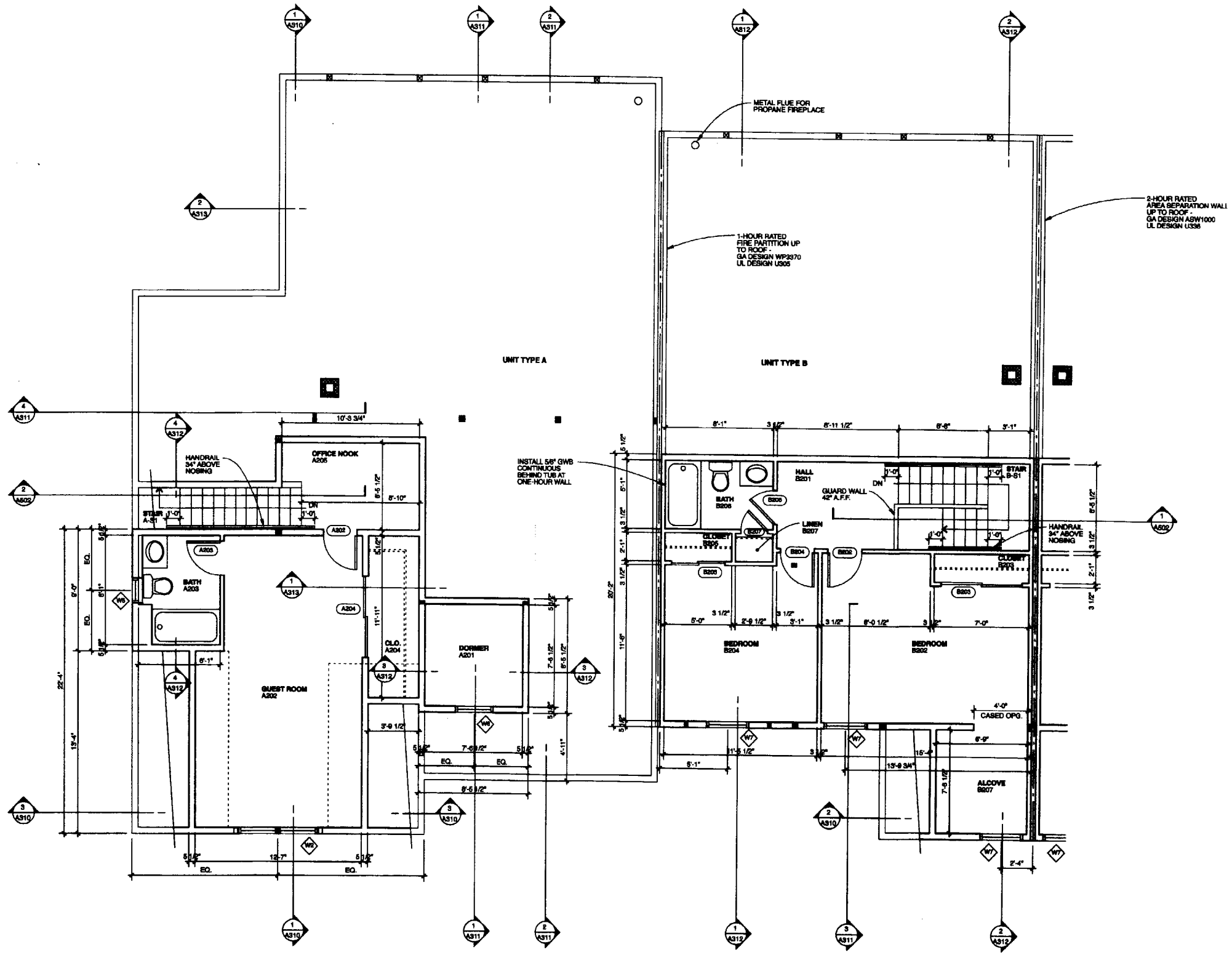
A402



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

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Title
ENLARGED FLOOR PLAN - SECOND FLOOR

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

Date: 10/27/03

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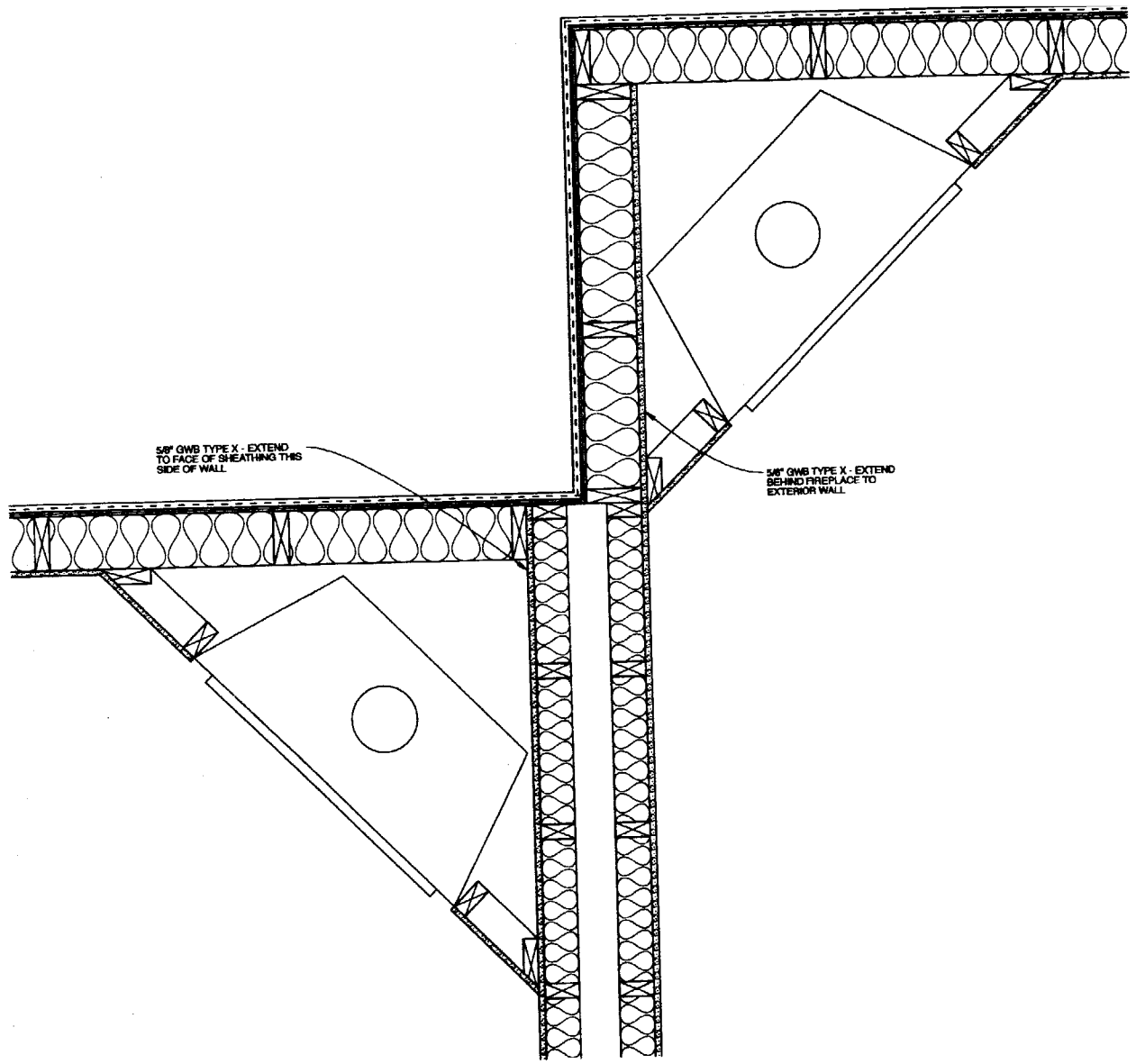
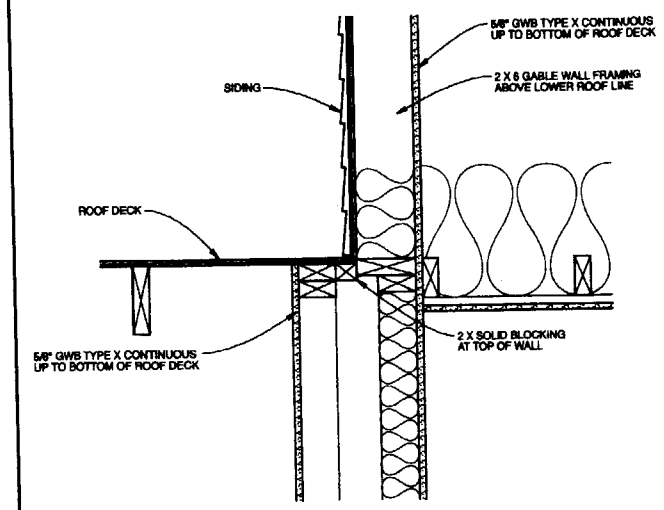
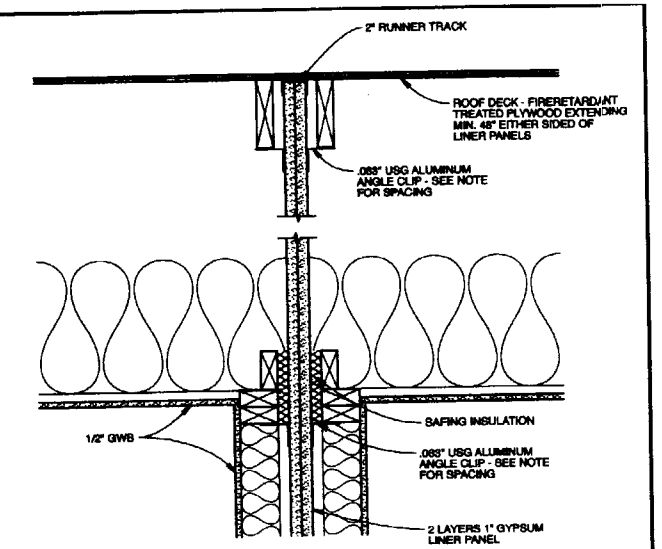


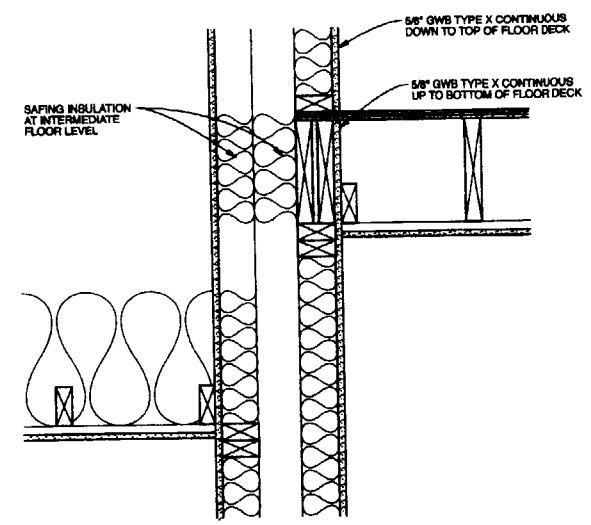
10 1-HOUR WALL AT FIREPLACES (PLAN)
SCALE: 1 1/2" = 1'-0"



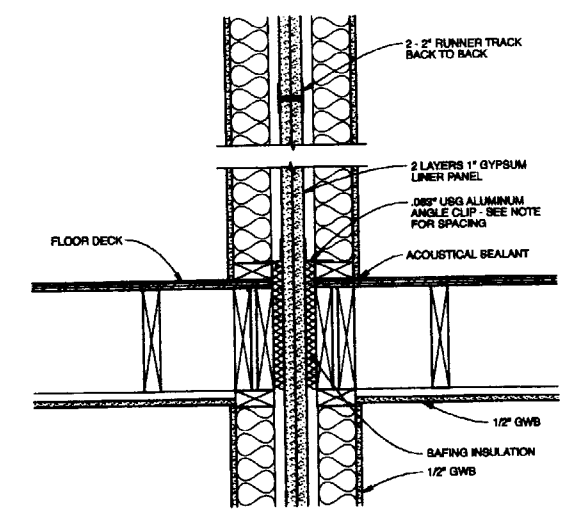
6 1-HOUR WALL - CEILING & ROOF
SCALE: 1 1/2" = 1'-0"



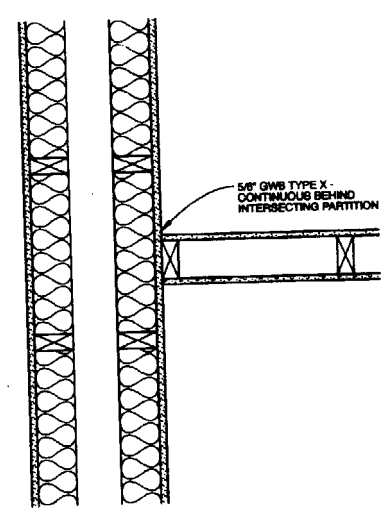
3 2-HOUR WALL - CEILING & ROOF
SCALE: 1 1/2" = 1'-0"



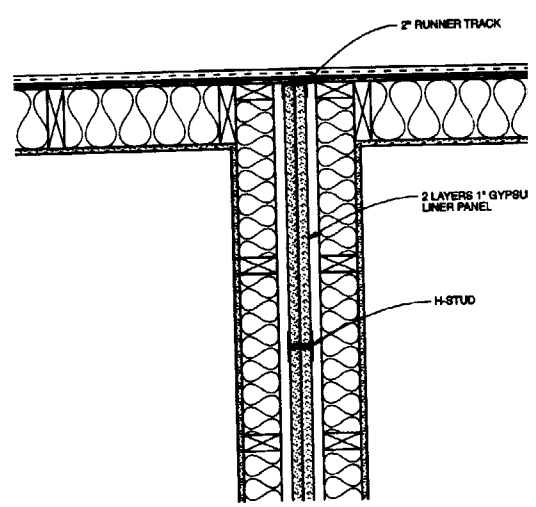
5 1-HOUR WALL - INTERMEDIATE FLOOR
SCALE: 1 1/2" = 1'-0"



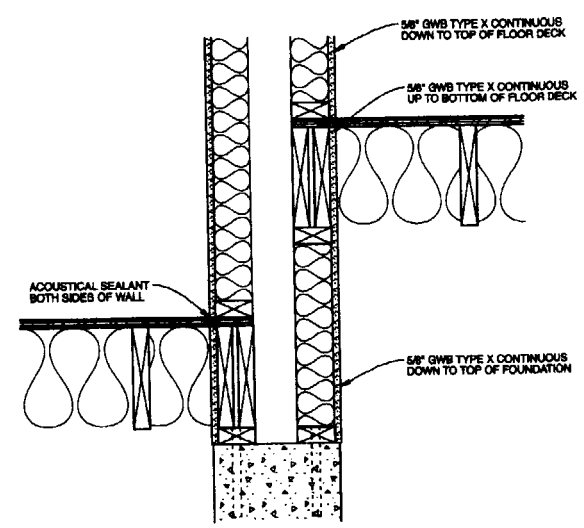
2 2-HOUR WALL - INTERMEDIATE FLOOR
SCALE: 1 1/2" = 1'-0"



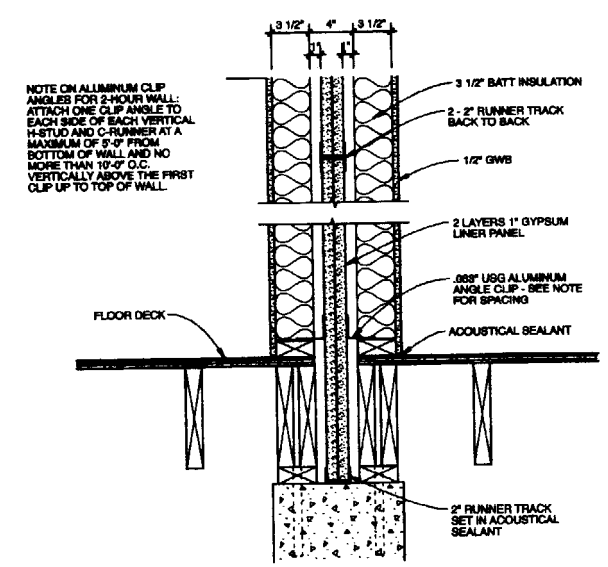
8 1-HOUR WALL AT PARTITION (PLAN)
SCALE: 1 1/2" = 1'-0"



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



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



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

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DETAILS

Scale: AS NOTED

Date: 10/27/03

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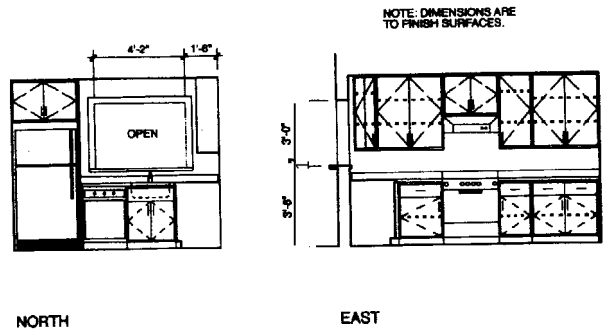
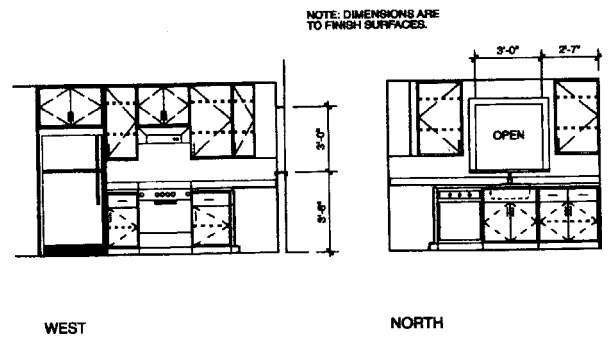
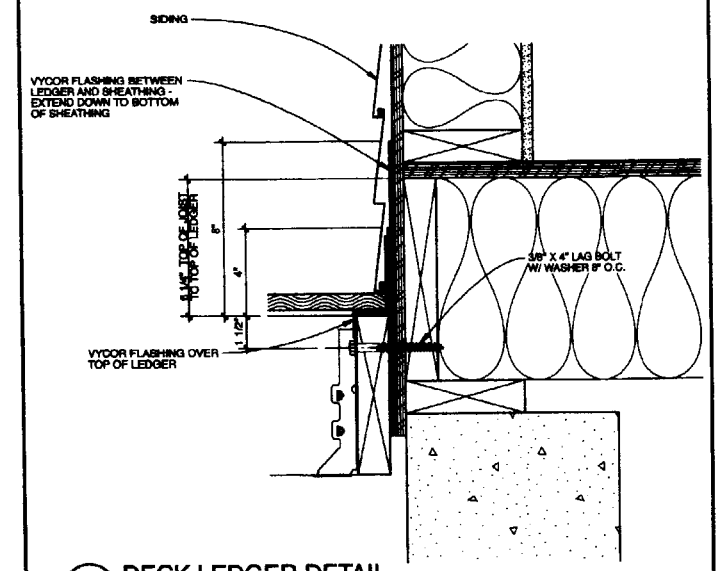
A501



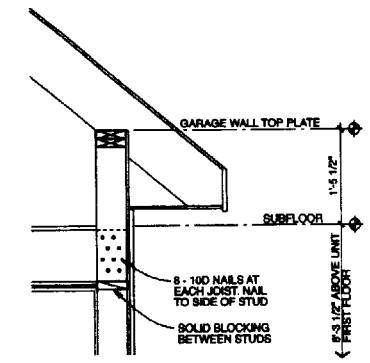
8 INTERIOR ELEVATIONS - KITCHEN A106
SCALE: 1



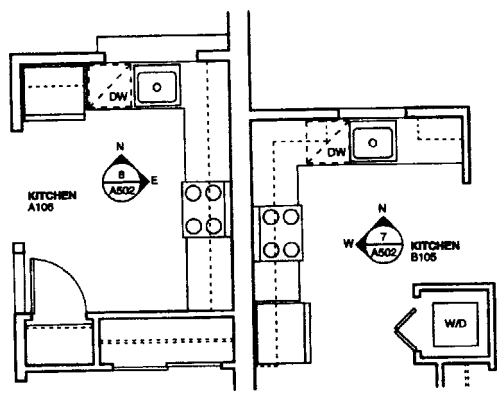
7 INTERIOR ELEVATIONS - KITCHEN B105
SCALE: 1/4" = 1'-0"



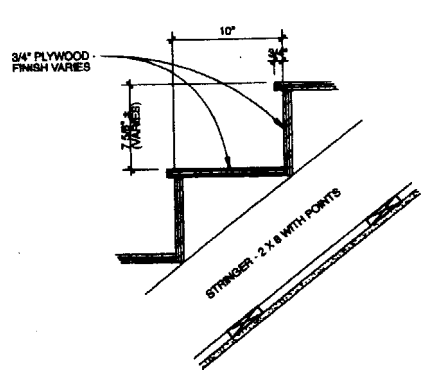
6 DECK LEDGER DETAIL
SCALE: 3" = 1'-0"



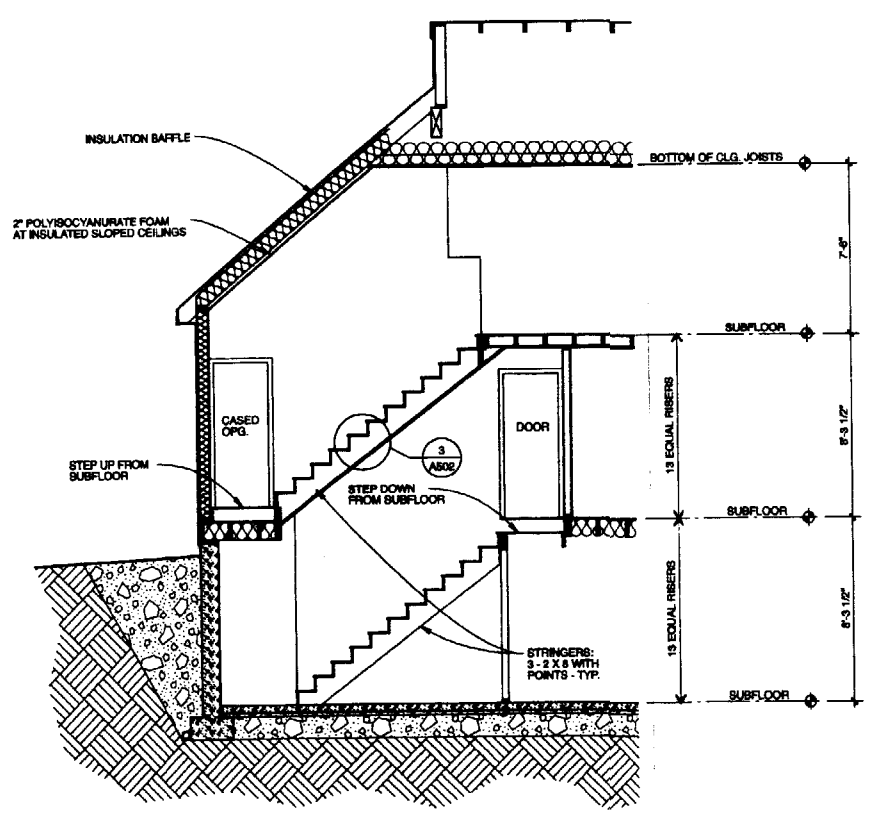
5 FRAMING DETAIL - A UNIT GARAGE ROOF
SCALE: 3/4" = 1'-0"



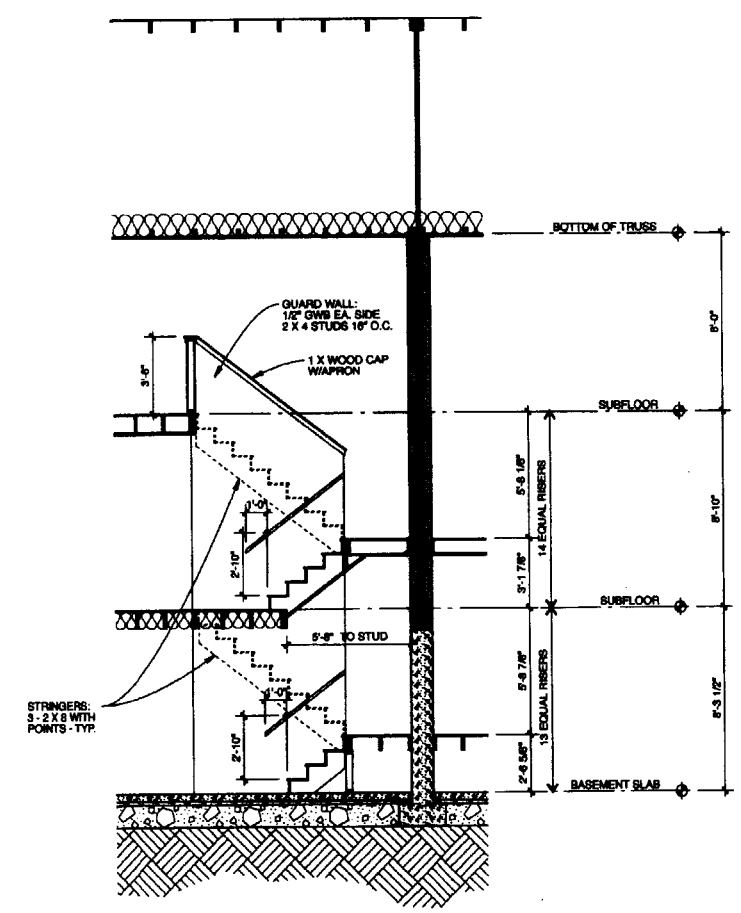
4 ENLARGED PLAN - KITCHENS
SCALE: 1/4" = 1'-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1'-0"



2 STAIR SECTION AT UNIT TYPE A
SCALE: 1/4" = 1'-0"



1 STAIR SECTION AT UNIT TYPE B
SCALE: 1/4" = 1'-0"

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Title
STAIR SECTIONS

Scale: AS NOTED

Date: 10/27/03

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A502

DOOR SCHEDULE UNIT A

	DOOR						FRAME				FIRE	
NO.	TYPE	MAT.	FIN.	WIDTH	HEIGHT	THICK.	TYPE	MAT.	FIN.	HDWR.	RATING	NOTES
A-S1	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
A101	2	FG-INSUL	PTD	3'-0"	6'-8"	1 3/4"	B	WD	PTD			1
A102	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
A103	3	MLD-SC	PTD	PR 2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A104	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A105	1	METL-INSUL	PTD	2'-8"	6'-8"	1 3/4"	A	WD	PTD		45 MIN.	3
A106	1	MLD-SC	PTD	2'-0"	6'-8"	1 3/8"	A	WD	PTD			
A109	3	MLD-SC	PTD	PR 2'-0"	6'-8"	1 3/8"	A	WD	PTD			
A110	3	MLD-SC	PTD	PR 2'-0"	6'-8"	1 3/8"	A	WD	PTD			
A111	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A112	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
A113	1	MLD-SC	PTD	1'-6"	6'-8"	1 3/8"	A	WD	PTD			
A114	4	FG-INSUL	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			1
A115	5	MLD-SC	PTD	PR 2'-8"	6'-8"	1 3/8"	A	WD	PTD			
A116	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A117	3	MLD-SC	PTD	PR 2'-0"	6'-8"	1 3/8"	A	WD	PTD			
A118A	7	MLD-INSUL	PTD	8'-0"	7'-0"	--	--	WD	PTD			2
A118B	7	MLD-INSUL	PTD	8'-0"	7'-0"	--	--	WD	PTD			2
A119	6	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A120	3	MLD-SC	PTD	PR 3'-0"	6'-8"	1 3/8"	A	WD	PTD			
A202	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
A203	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
A204	3	MLD-SC	PTD	PR 3'-0"	6'-8"	1 3/8"	A	WD	PTD			

MATERIAL/FINISH ABBREVIATIONS

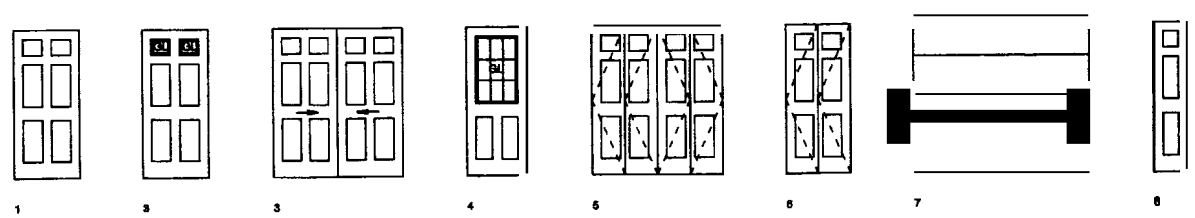
METL	METAL
FG	FIBERGLASS FACE
HC	HOLLOW CORE
INSUL	INSULATED
MLD	MOLDED WOOD FIBER FACE
PTD	PAINTED
SC	SOLID CORE
WD	WOOD

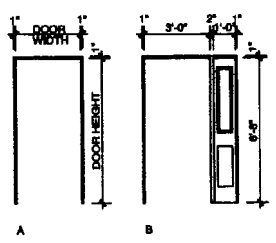
NOTES

1. INSULATED EXTERIOR DOOR
2. INSULATED OVERHEAD DOOR
3. INSULATED RATED DOOR

DOOR SCHEDULE UNIT B

	DOOR						FRAME				FIRE	
NO.	TYPE	MAT.	FIN.	WIDTH	HEIGHT	THICK.	TYPE	MAT.	FIN.	HDWR.	RATING	NOTES
B-S1	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
B101	2	FG-INSUL	PTD	3'-0"	6'-8"	1 3/4"	B	WD	PTD			1
B102	1	METL-INSUL	PTD	2'-8"	6'-8"	1 3/4"	A	WD	PTD		45 MIN.	3
B103	6	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
B107	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B108	3	MLD-SC	PTD	PR 2'-0"	6'-8"	1 3/8"	A	WD	PTD			
B109	3	MLD-SC	PTD	PR 1'-10"	6'-8"	1 3/8"	A	WD	PTD			
B110	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B111	1	MLD-SC	PTD	1'-4"	6'-8"	1 3/8"	A	WD	PTD			
B112	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B113	7	MLD-INSUL	PTD	8'-0"	7'-0"	--	--	WD	PTD			2
B114	6	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B202	1	MLD-SC	PTD	2'-8"	6'-8"	1 3/8"	A	WD	PTD			
B203	3	MLD-SC	PTD	PR 3'-0"	6'-8"	1 3/8"	A	WD	PTD			
B204	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B205	3	MLD-SC	PTD	PR 2'-0"	6'-8"	1 3/8"	A	WD	PTD			
B206	1	MLD-SC	PTD	2'-6"	6'-8"	1 3/8"	A	WD	PTD			
B207	1	MLD-SC	PTD	2'-0"	6'-8"	1 3/8"	A	WD	PTD			





ROOM FINISH SCHEDULE UNIT A

		FLOORS		BASE		WALLS		CEILING			
NO.	NAME	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	HT.	MAT.	FIN.	NOTES
A-S1	STAIR	WD/CPT	UNF/FF	WD	PTD	GWB	PTD	--	GWB	PTD	1
A001	BASEMENT	CONC	UNF	--	--	CONC	UNF	7'-5 1/2"	--	--	2
A101	FOYER	CER	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A102	STUDY/BEDROOM	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A103	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A104	PANTRY	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A105	HALL	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A106	KITCHEN	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A107	LIVING/DINING	HDWD	POLY	WD	PTD	GWB	PTD	--	GWB	PTD	3
A108	BEDROOM	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A109	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A110	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A111	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A112	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A113	LINEN	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A114	HALL	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A115	LAUNDRY	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A116	BEDROOM	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A117	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A118	GARAGE	CONC	UNF	--	--	GWB	PTD	8'-8"	GWB	PTD	
A119	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A120	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
A201	DORMER	--	--	--	--	GWB	PTD	17'-7 1/2"	GWB	PTD	
A202	GUEST ROOM	CPT	FF	WD	PTD	GWB	PTD	--	GWB	PTD	4
A203	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-0"	GWB	PTD	
A204	CLOSET	CPT	FF	WD	PTD	GWB	PTD	--	GWB	PTD	4
A205	OFFICE NOOK	CPT	FF	WD	PTD	GWB	PTD	--	GWB	PTD	

MATERIAL/FINISH ABBREVIATIONS

CER	CERAMIC TILE
CONC	CONCRETE
CPT	CARPET
FF	FACTORY FINISH
GWB	GWB
HDWD	HARDWOOD
POLY	POLYURETHANE
PTD	PAINT
VIN	SHEET VINYL
UNF	UNFINISHED
WD	WOOD

FINISH NOTES

1. CONCRETE WALLS WHERE STAIR RUNS AGAINST FOUNDATION.
2. GWB ON PART OF WALLS WALLS WHERE FIRE WALLS EXTEND INTO BASEMENT.
3. SLOPED CEILING: 7'-10 1/2" TO 12'-0".
4. SLOPED CEILING: 5'-0" TO 7'-6".

ROOM FINISH SCHEDULE UNIT B

		FLOORS		BASE		WALLS		CEILING			
NO.	NAME	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	HT.	MAT.	FIN.	NOTES
B-S1	STAIR	WD/CPT	UNF/FF	WD	PTD	GWB	PTD	--	GWB	PTD	1
B001	BASEMENT	CONC	UNF	--	--	CONC	UNF	7'-5 1/2"	--	--	2
B101	FOYER	CER	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B102	HALL	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B103	LAUNDRY	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B104	BREAKFAST	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B105	KITCHEN	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B106	LIVING/DINING	HDWD	POLY	WD	PTD	GWB	PTD	--	GWB	PTD	3
B107	BEDROOM	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B108	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B109	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B110	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B111	LINEN	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B112	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B113	GARAGE	CONC	UNF	--	--	GWB	PTD	9'-10"	GWB	PTD	
B114	CLOSET	HDWD	POLY	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B201	HALL	CPT	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B202	BEDROOM	CPT	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B203	CLOSET	CPT	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B204	BEDROOM	CPT	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B205	CLOSET	CPT	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B206	BATH	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	
B207	LINEN	VIN	FF	WD	PTD	GWB	PTD	7'-10 1/2"	GWB	PTD	

WINDOW SCHEDULE

SYMBOL	MANUFACTURER	CATALOG #	TYPE	ESCAPE WINDOW
W1	ANDERSEN	TW210410	DOUBLE HUNG	YES
W2	ANDERSEN	TW210410-2	DOUBLE HUNG	YES
W3	ANDERSEN	257GD6068R	PATIO DOOR	YES
W4	ANDERSEN	257GD6068L	PATIO DOOR	YES
W5	ANDERSEN	TW1636	DOUBLE HUNG	NO
W6	ANDERSEN	TW28310	DOUBLE HUNG	NO
W7	ANDERSEN	TW30410	DOUBLE HUNG	YES
W8	ANDERSEN	TW20310	DOUBLE HUNG	NO
W9	ANDERSEN	2820	BASEMENT	NO
W10				

NOTES:

1. SET WINDOW HEAD HEIGHT TO MATCH DOOR HEAD HEIGHT OF 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
2. WINDOW W5 IN BATH A203 TO BE GLAZED WITH SAFETY GLAZING.

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Title
DOOR, FINISH, WINDOW SCHEDULES

Scale: AS NOTED

Date: 10/27/03

Revisions
ISSUED FOR PERMIT

Sheet
A601