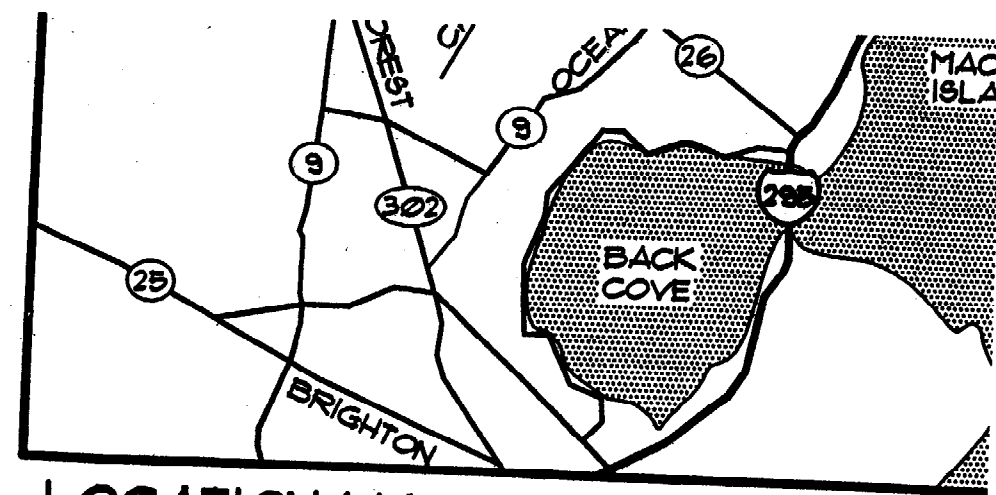


MENT LINE DATA

BEARING	LENGTH
35°15'W	30.00'
24°45'E	320.00'
35°15'E	125.00'
24°45'W	30.00'
35°15'E	125.00'
24°45'W	360.00'
24°45'W	560.00'
35°15'E	34.87'



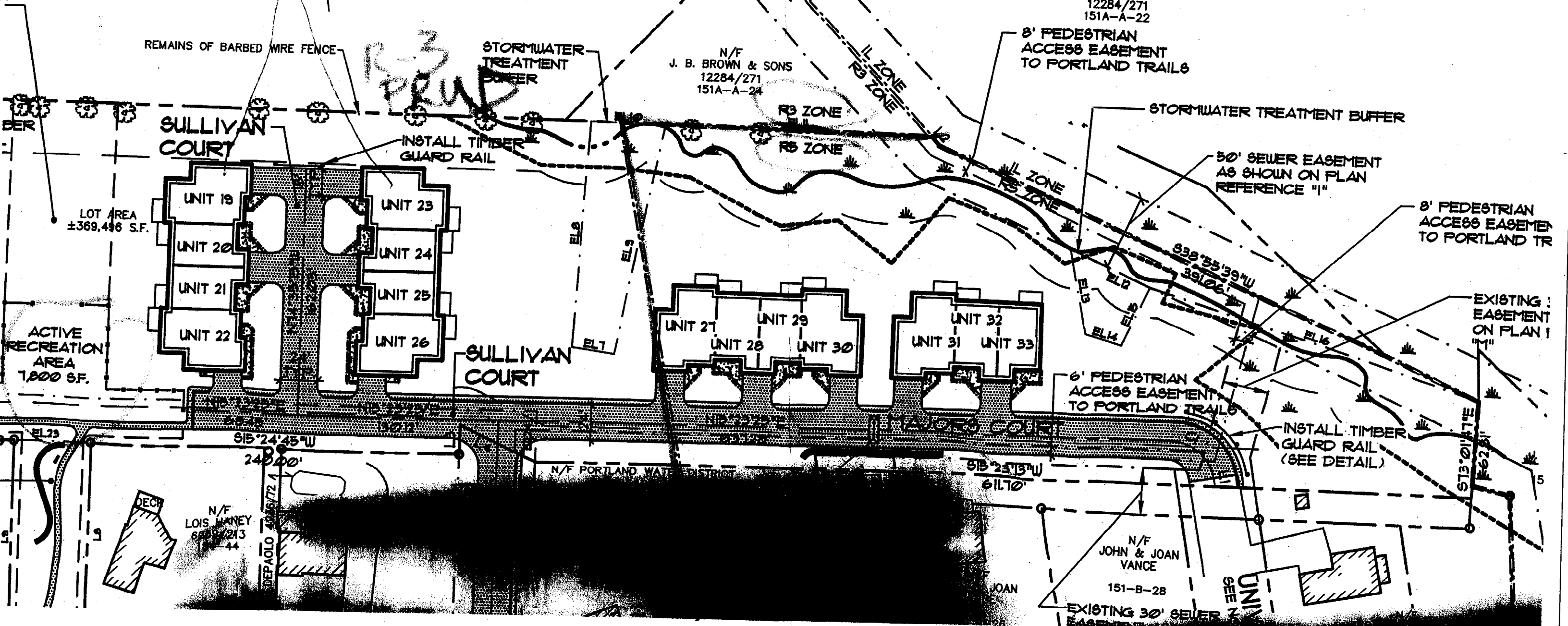
LOCATION MAP

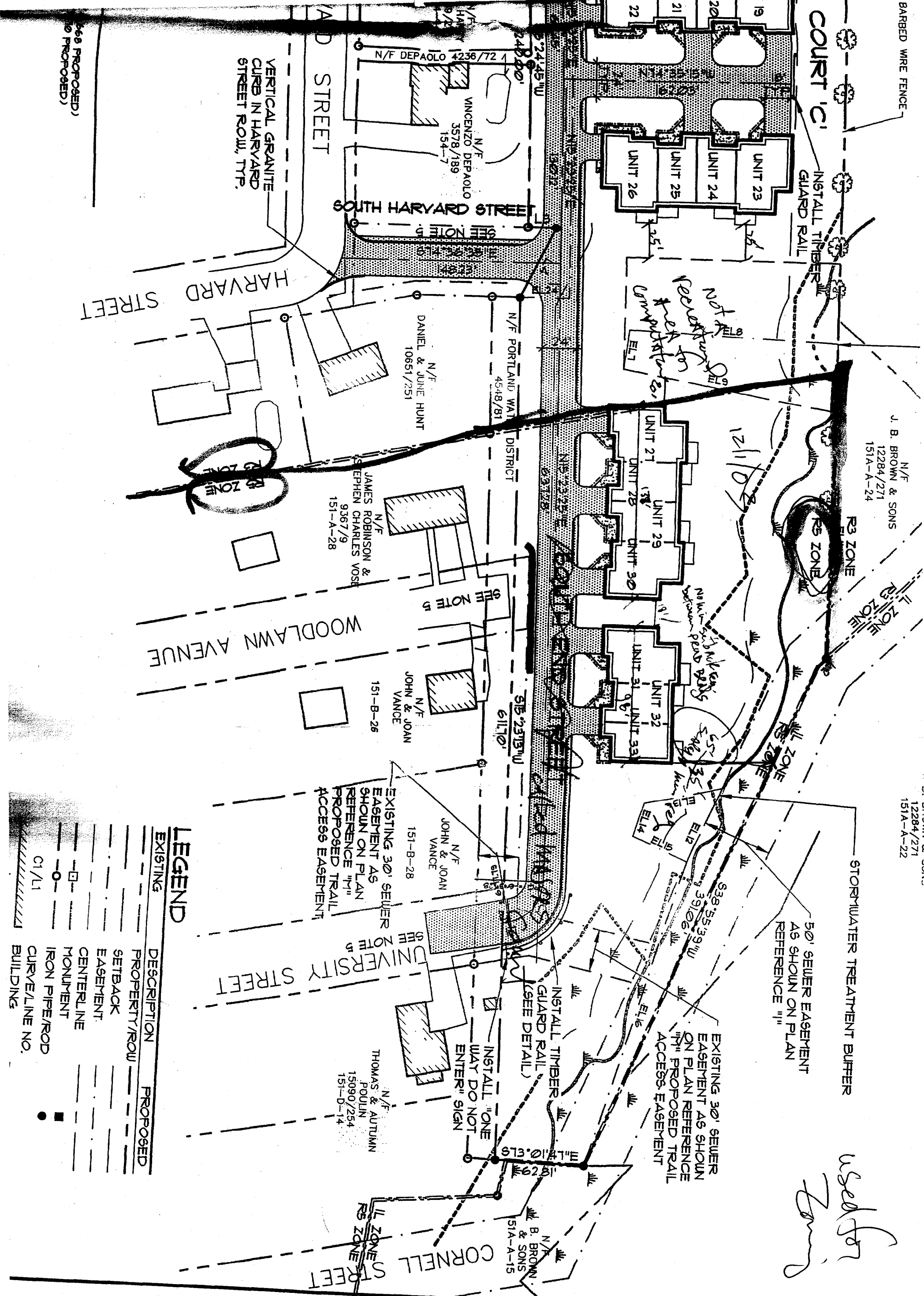
N/F
THE FIRST BAPTIST
CHURCH IN PORTLAND
MAINE
7459/165
153-A-1
154-B-39

8/21/03
permit #03-1008

N/F
J. B. BROWN & SONS
12284/271
151A-A-22

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





LEGEND

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

Sebago Technics

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

C	DLR	6/11/02	SUBMITTED FOR SITE PLAN SUBMISSION
B	DLR	05/14/02	SUBMITTED FOR 5/28/02 PLANNING
A			



RADCLIFFE GLEN

A PLANNED RESIDENTIAL UNIT DEVELOPMENT

HARVARD STREET, 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 FRAMING 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 GEOTECHNICAL SERVICES.
6. 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 GWS 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 SAPING 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 GWS 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; NOBING DIMENSION 24 INCH; MINIMUM CLEAR WIDTH 36 INCHES; MINIMUM HEADROOM 7 FEET.

Structural Consultants:
 Swift Engineering
 331 Main Street
 Norway, ME 04268
 207-743-5886

Michael R. Charek
 Architect
 28 Hartley Street
 Portland, Maine 04103
 (207) 761-0688



Radcliffe Glen
 Harvard Street, Portland, ME

Larry Sturdivant
 18 Garces Drive
 Portland, ME 04103

Title

COVER SHEET
 PHASE 2B

Scale: AS NOTED

Date: 10/27/03

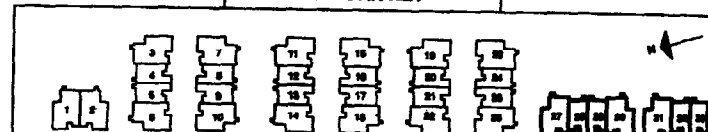
Revisions

ISSUED FOR
 PERMIT

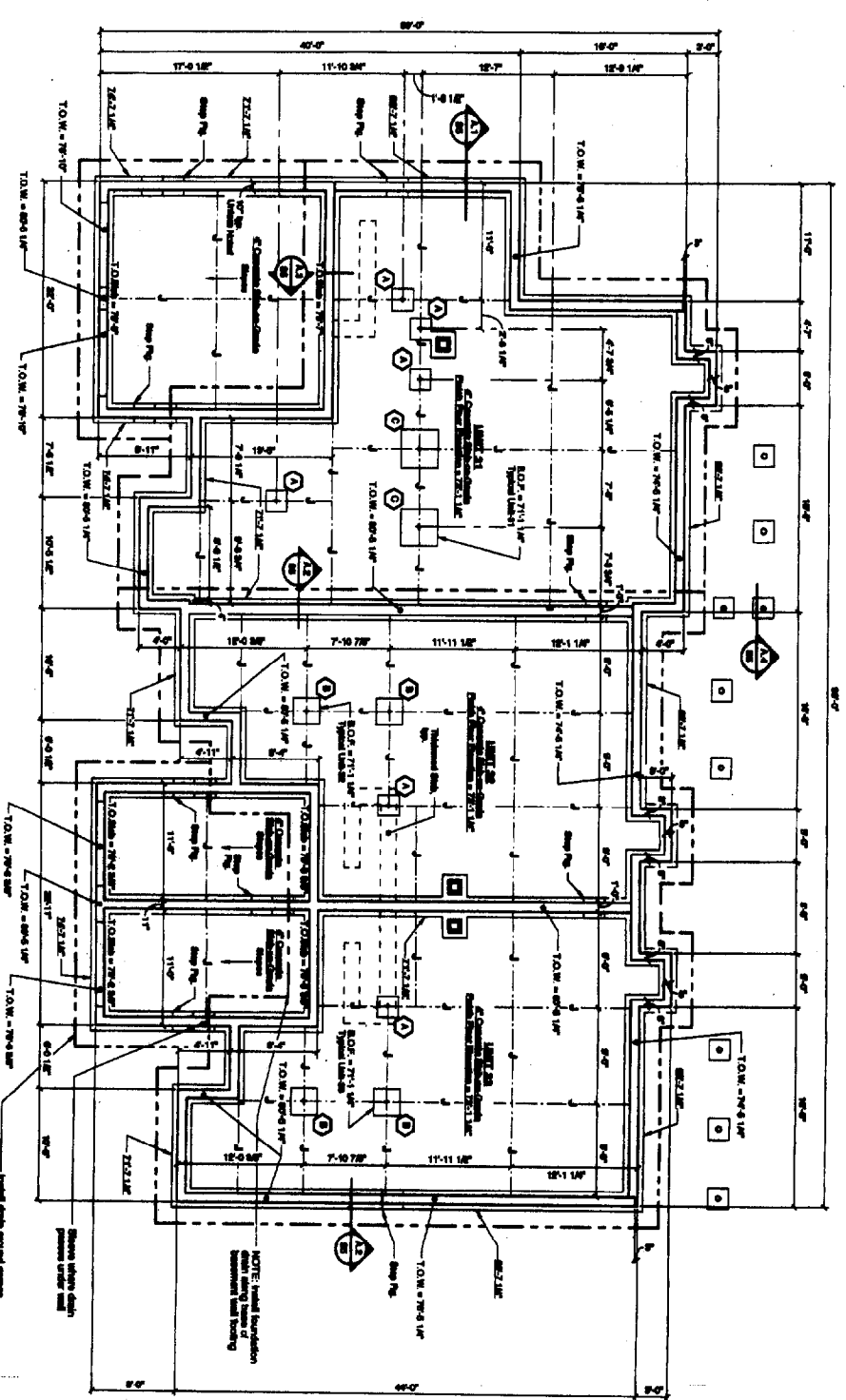
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G101

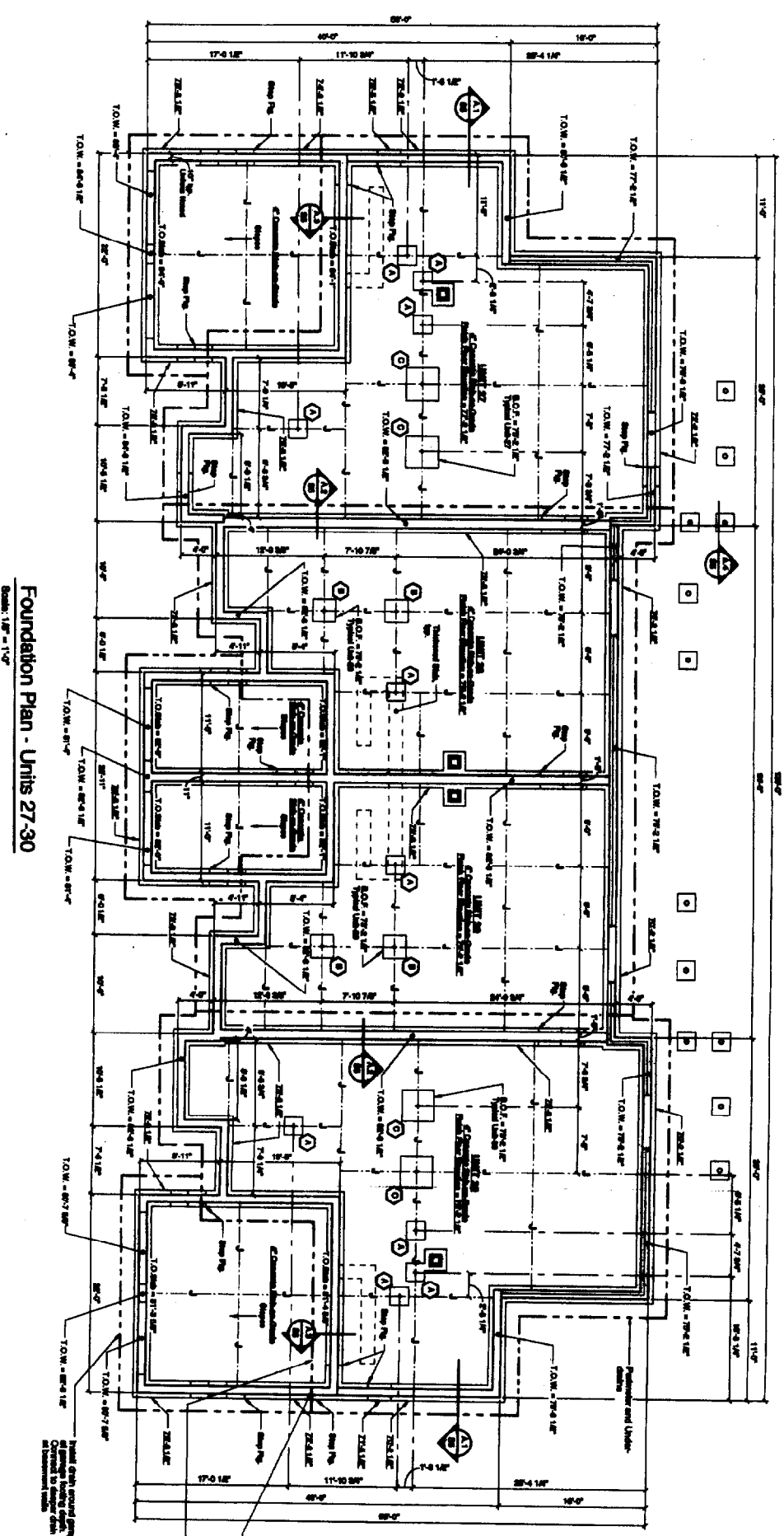
UNIT PLAN KEY



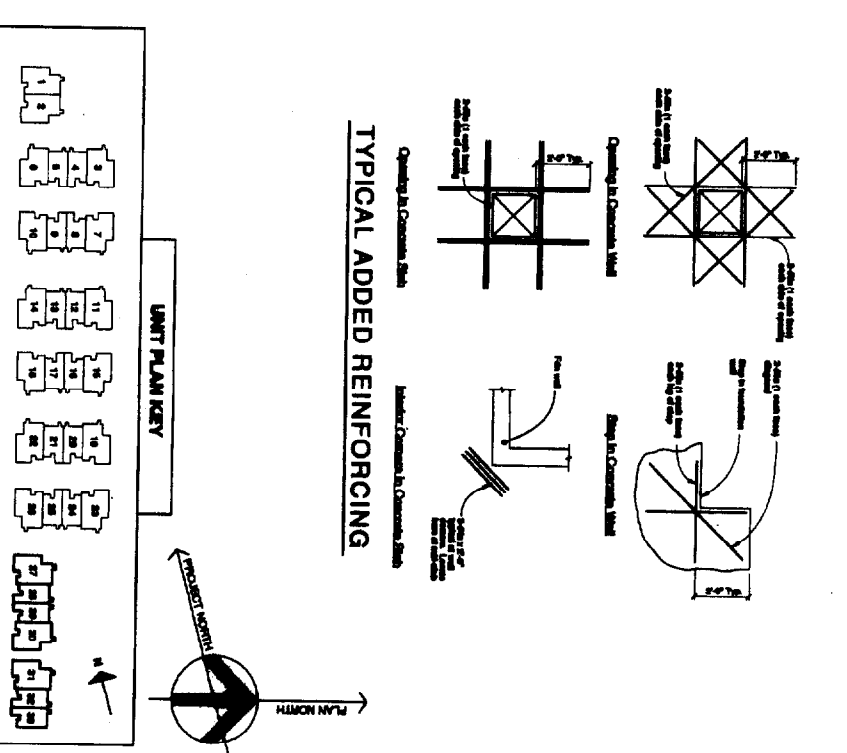
© 2003 Michael R. Charek, Architect



Foundation Plan - Units 30-33
Scale: 1/8" = 1'-0"



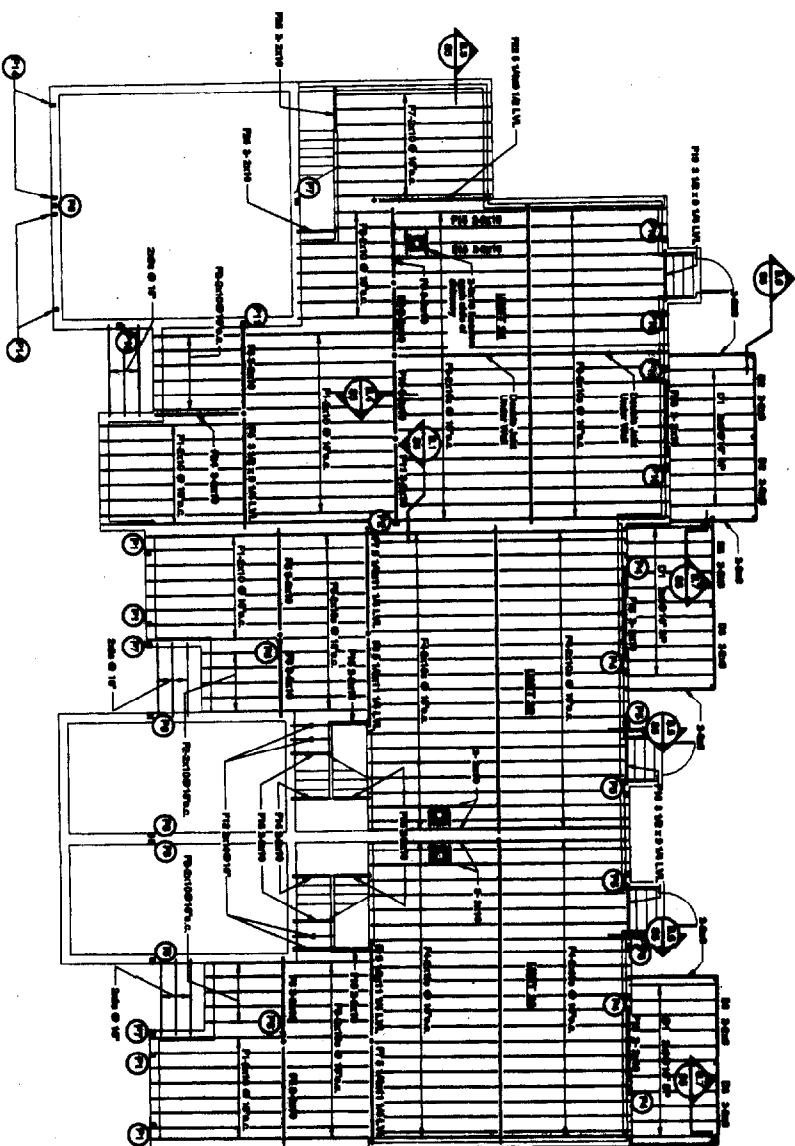
Foundation Plan - Units 27-30
Scale: 1/8" = 1'-0"



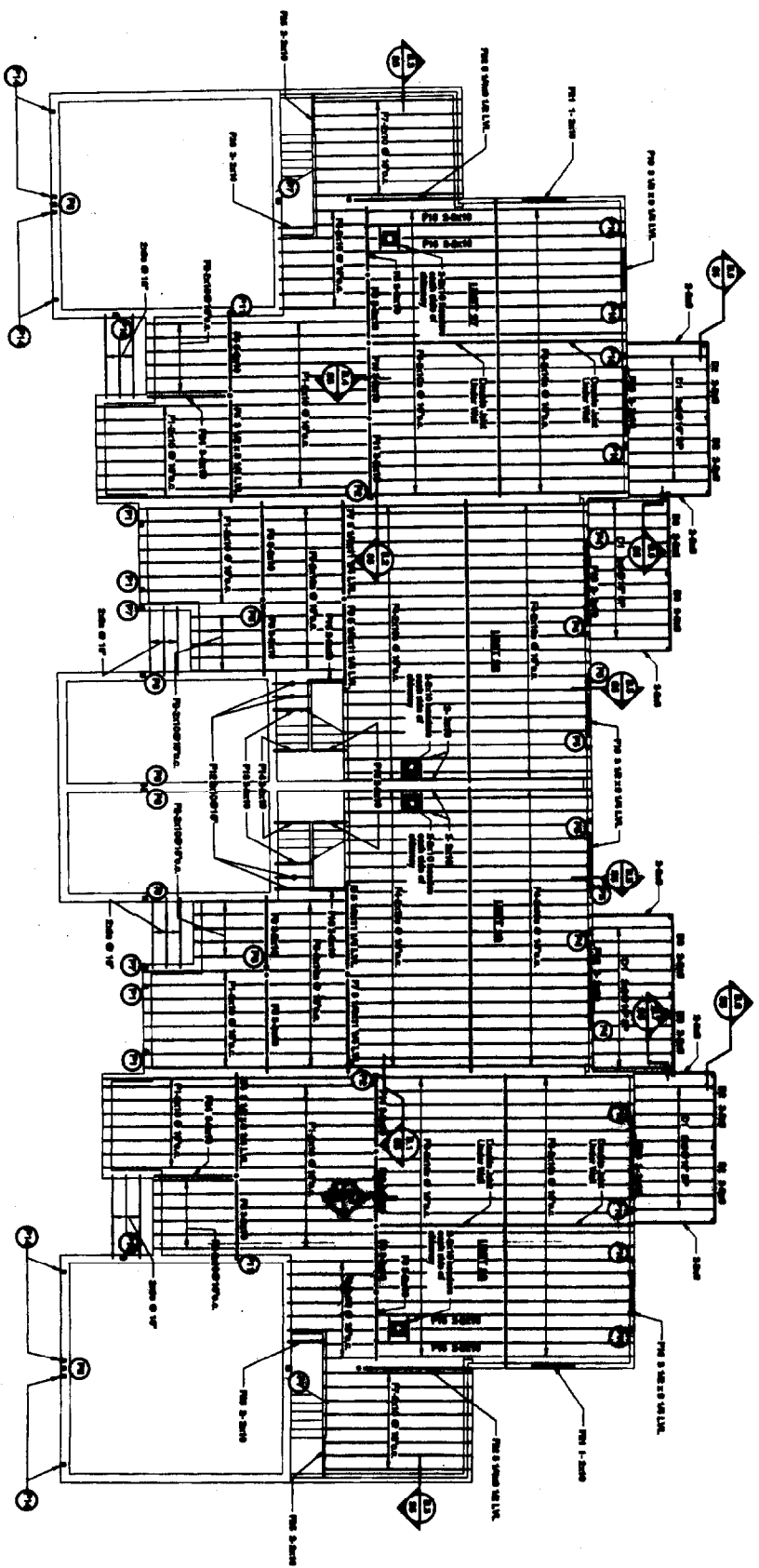
FOOTING SCHEDULE			
Mark	Size	Reinforcing	
①	8" x 8" x 1'-0"	—	
②	8" x 8" x 2'-0"	3-#4 Bars Top	
③	8" x 8" x 2'-0"	4-#4 Bars Top	

- GENERAL NOTES:**
- ROOF LOADS: 15 PSF DEAD LOAD, 30 PSF LIVE LOAD, 15 PSF WIND UP OR AS SHOWN ON PLAN.
 - FLOOR LOADS: DEAD LOAD: 30 PSF FLOOR, 80 PSF STAIRS; LIVE LOAD: 30 PSF FLOOR, 80 PSF STAIRS.
 - WIND LOADS: WIND SPEED: 90 MPH, 11:1. EXPOSURE B, COMPONENTS AND CLADDING EXPOSURE C, 11:1.
 - SEISMIC LOADS: SEE SEISMIC DESIGN REQUIREMENTS.
 - REINFORCING: ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
 - CONCRETE: ALL CONCRETE SHALL BE 4000 PSI STRENGTH. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
 - FORMS: ALL FORMS SHALL BE 2" THICK. ALL FORMS SHALL BE 2" THICK.
 - JOINTS: ALL JOINTS SHALL BE 14" OR SLAB THICKNESS. ALL JOINTS SHALL BE 14" OR SLAB THICKNESS.
 - REINFORCING: ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
 - REINFORCING: ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.

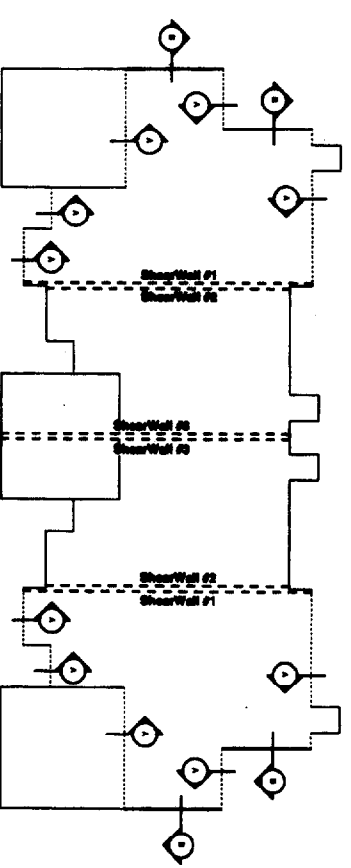
	REQUIRED FOR PERMIT Sheet	FOUNDATION PLANS UNITS 27-33	Redcliffe Glen Harvard Street, Portland, ME	Michael R. Charek Architect Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04268 207-743-5885
	Title	Scale: As Shown Date: 10/27/03 Revisions	Larry Sturdivant 16 Garces Drive Portland, ME 04103	26 Hartley Street Portland, Maine 04103 (207) 761-0566



NOTE: Typical member to be used unless noted otherwise = 8' x 10'
First Floor Framing Plan - Units 31-33
 Scale: 1/8" = 1'-0"

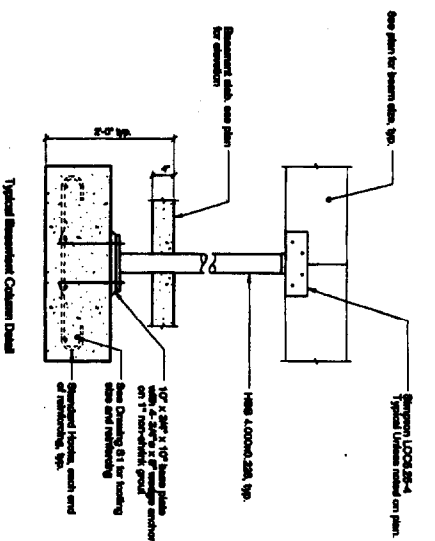


NOTE: Typical member to be used unless noted otherwise = 8' x 10'
First Floor Framing Plan - Units 27-30
 Scale: 1/8" = 1'-0"

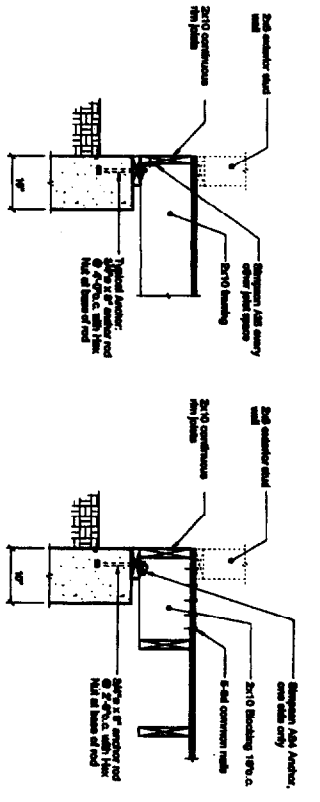


Sheetwall Key Plan
 NTS

- BASEMENT WALL NOTES:**
- BASEMENT WALL: UNBROOK SEARCH OPTIMAL PANEL SHEETWALL, No. 9-1.14 (4' x 8' SECTION) AT 8' SPACING ON CENTER ALONG PANEL EDGES, IS BUILT ON CENTER IN THE PANEL FIELD.
 - SHEETWALL: UNBROOK SEARCH OPTIMAL PANEL SHEETWALL, No. 9-1.14 (4' x 8' SECTION) AT 4' SPACING ON CENTER ALONG PANEL EDGES, IS BUILT ON CENTER IN THE PANEL FIELD.
 - SHEETWALL: UNBROOK SEARCH OPTIMAL PANEL SHEETWALL, No. 9-1.14 (4' x 8' SECTION) AT 4' SPACING ON CENTER ALONG PANEL EDGES, IS BUILT ON CENTER IN THE PANEL FIELD.
 - WALLS: UNBROOK SEARCH OPTIMAL PANEL SHEETWALL, No. 9-1.14 (4' x 8' SECTION) AT 4' SPACING ON CENTER ALONG PANEL EDGES, IS BUILT ON CENTER IN THE PANEL FIELD.
 - SEE NOTES FOR FLOOR AND ROOF AND RETAINING WALLS. AT LOCATIONS OTHER THAN OVERWALL.
 - UNLESS NOTED OTHERWISE, ALL WALLS USE SECTIONAL PANELS. WALLS ARE THIN-WALLED, ALLOWED TO THE FOUNDATION WITH SECTIONAL DIAPHRAGMS AT 4' ON CENTER.

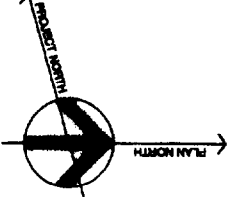


Basement Column Detail



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

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



THIS SHEET IS PART OF THE FIRST FLOOR FRAMING PLANS UNITS 27-30

Scale: As Shown

Date: 10/27/03

Revisions:

ISSUED FOR PERMIT

Sheet

S2

Radcliffe Glen
 Harvard Street, Portland, ME

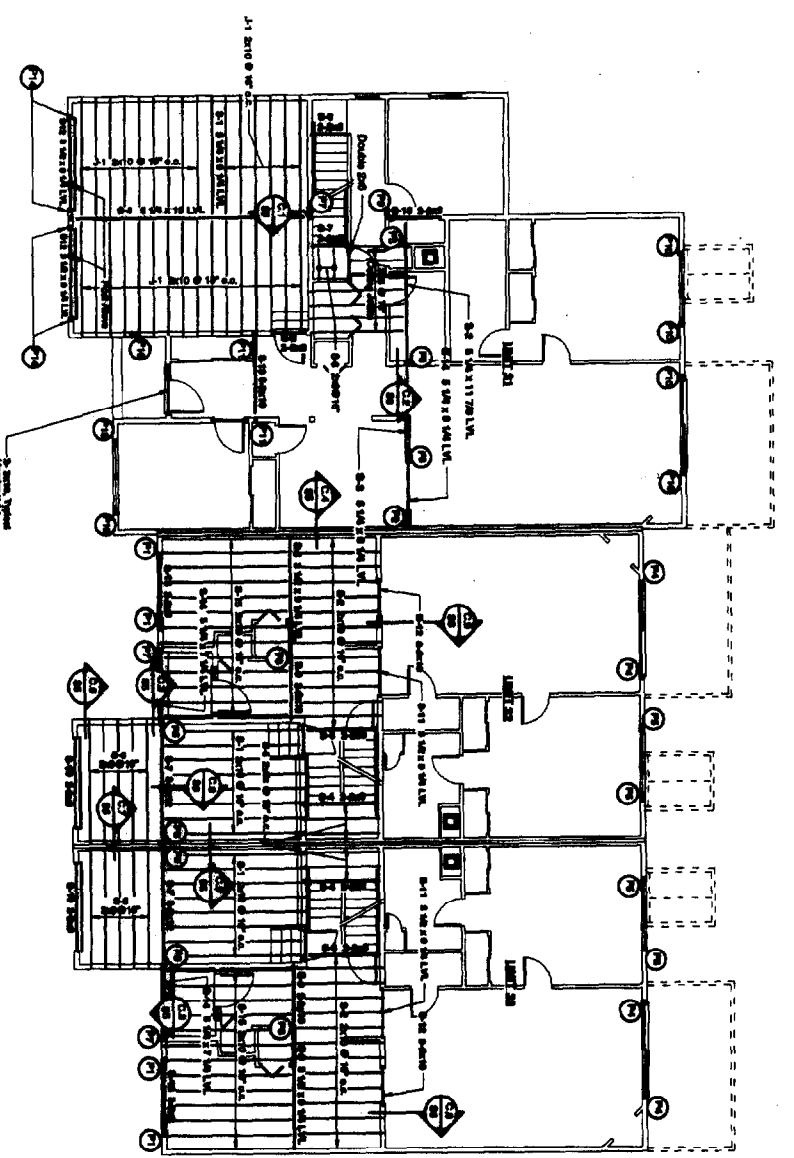
Larry Sturdevant
 18 Geneva Drive
 Portland, ME 04103



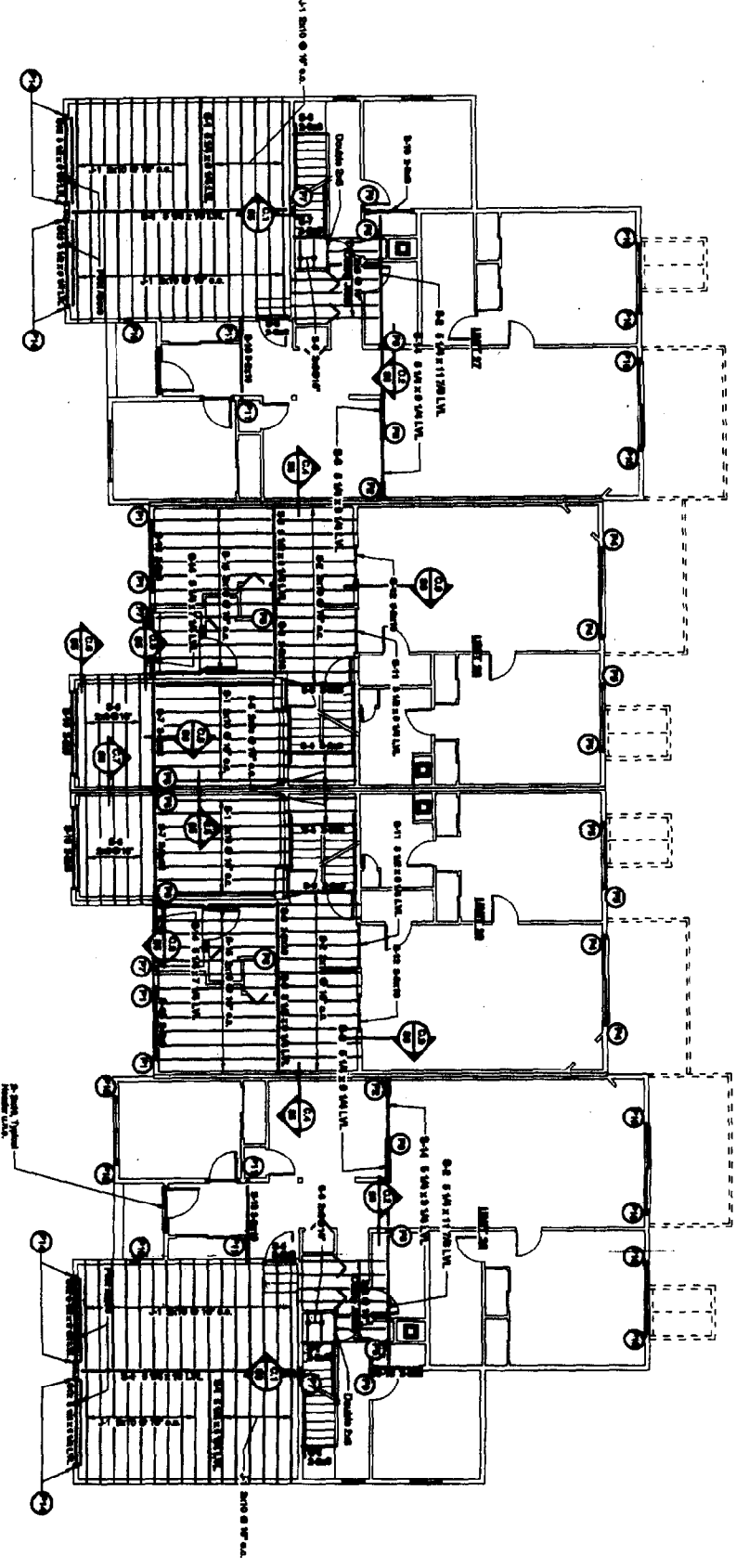
Michael R. Cherek Architect

26 Hartley Street
 Portland, Maine 04103
 (207) 781-0888

Structural Consultants:
 Swift Engineering
 331 Main Street
 Norway, ME 04206
 207-743-5885



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"

- GENERAL NOTES:**
1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE SUPPLIED BY THE CONTRACTOR.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL JOISTS SHALL BE 2x10 S.P.F. UNLESS OTHERWISE NOTED.
 4. ALL BEAMS SHALL BE 6x12 S.P.F. UNLESS OTHERWISE NOTED.
 5. ALL HEADERS SHALL BE 2x10 S.P.F. UNLESS OTHERWISE NOTED.
 6. ALL CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE SUPPLIED BY THE CONTRACTOR.
 7. ALL JOISTS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 8. ALL BEAMS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 9. ALL HEADERS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 10. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
 11. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 12. ALL JOISTS SHALL BE 2x10 S.P.F. UNLESS OTHERWISE NOTED.
 13. ALL BEAMS SHALL BE 6x12 S.P.F. UNLESS OTHERWISE NOTED.
 14. ALL HEADERS SHALL BE 2x10 S.P.F. UNLESS OTHERWISE NOTED.
 15. ALL CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE SUPPLIED BY THE CONTRACTOR.
 16. ALL JOISTS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 17. ALL BEAMS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 18. ALL HEADERS SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 19. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
 20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

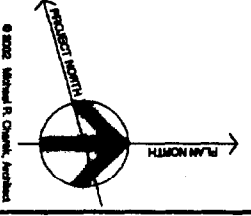
JOIST SCHEDULE - UNITS 27, 28, & 31

1	6x12 S.P.F.
2	6x12 S.P.F.
3	6x12 S.P.F.
4	6x12 S.P.F.
5	6x12 S.P.F.
6	6x12 S.P.F.
7	6x12 S.P.F.
8	6x12 S.P.F.
9	6x12 S.P.F.
10	6x12 S.P.F.
11	6x12 S.P.F.
12	6x12 S.P.F.
13	6x12 S.P.F.
14	6x12 S.P.F.
15	6x12 S.P.F.
16	6x12 S.P.F.
17	6x12 S.P.F.
18	6x12 S.P.F.
19	6x12 S.P.F.
20	6x12 S.P.F.
21	6x12 S.P.F.
22	6x12 S.P.F.
23	6x12 S.P.F.
24	6x12 S.P.F.

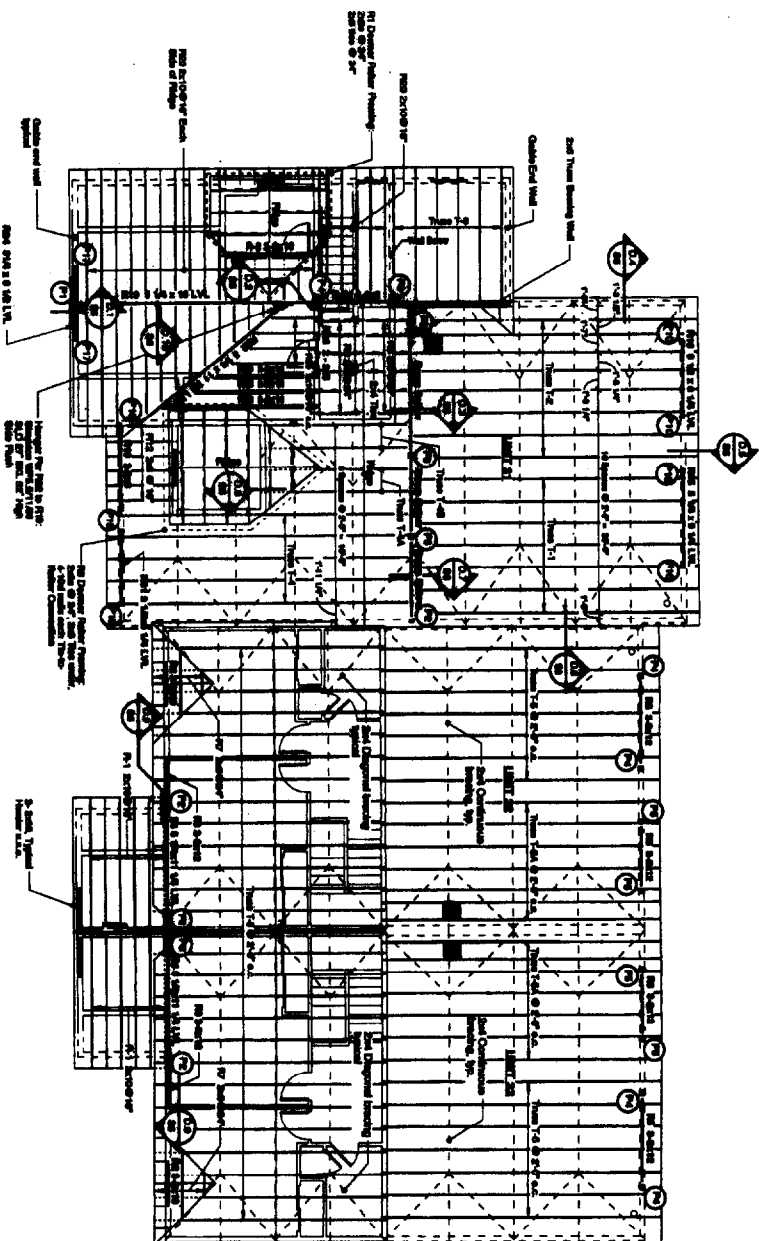
JOIST SCHEDULE - UNITS 29, 30, & 33

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2	6x12 S.P.F.
3	6x12 S.P.F.
4	6x12 S.P.F.
5	6x12 S.P.F.
6	6x12 S.P.F.
7	6x12 S.P.F.
8	6x12 S.P.F.
9	6x12 S.P.F.
10	6x12 S.P.F.
11	6x12 S.P.F.
12	6x12 S.P.F.
13	6x12 S.P.F.
14	6x12 S.P.F.
15	6x12 S.P.F.
16	6x12 S.P.F.
17	6x12 S.P.F.
18	6x12 S.P.F.
19	6x12 S.P.F.
20	6x12 S.P.F.
21	6x12 S.P.F.
22	6x12 S.P.F.
23	6x12 S.P.F.
24	6x12 S.P.F.

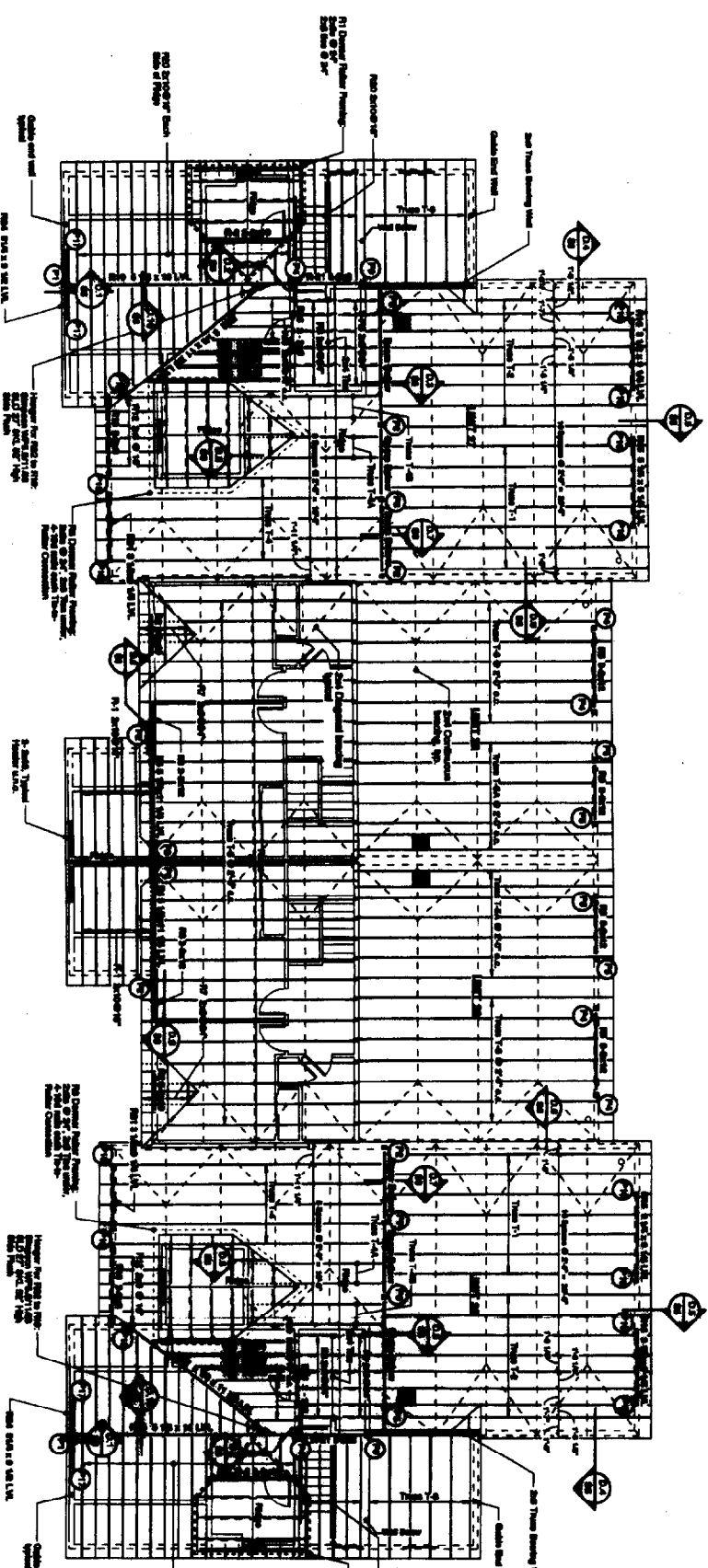
- GENERAL NOTES:**
1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE SUPPLIED BY THE CONTRACTOR.
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 20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



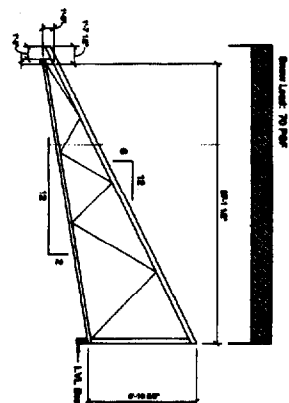
	<p>Radcliffe Glen Harvard Street, Portland, ME</p> <p>Larry Standford 16 Geneva Drive Portland, ME 04103</p>		<p>Michael R. Cherek Architect</p> <p>25 Hartley Street Portland, Maine 04103 (207) 761-8888</p>
<p>THIS</p> <p>SECOND FLOOR FRAMING PLANS UNITS 27-33</p>	<p>Scale: As Shown</p> <p>Date: 10/27/05</p> <p>Revisions:</p>	<p>Prepared From:</p> <p>Sheet:</p>	<p>Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04268 207-743-5885</p>



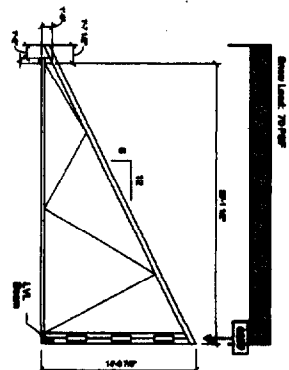
Roof Framing Plan - Units 31-33
Scale: 1/8" = 1'-0"



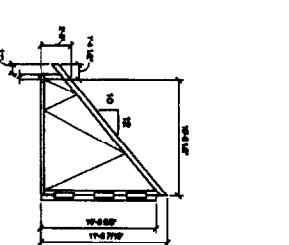
Roof Framing Plan - Units 27-30
Scale: 1/8" = 1'-0"



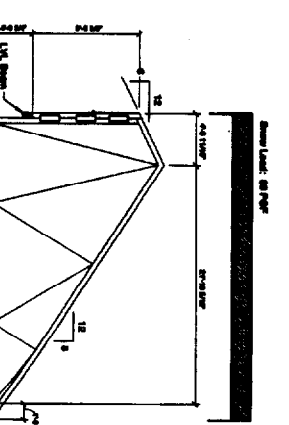
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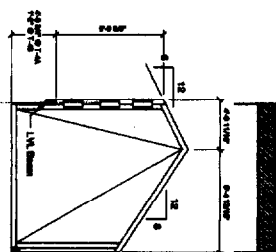
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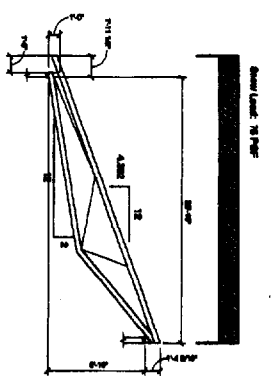
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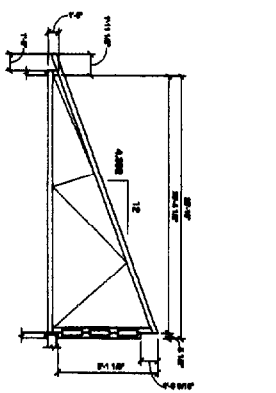
Truss T-4



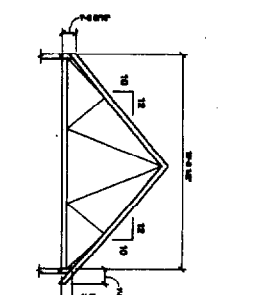
Truss T-4A, T-4B



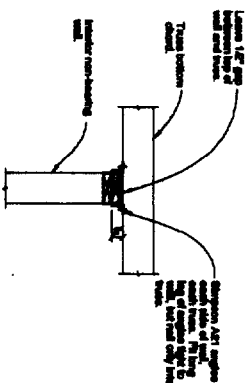
Truss T-5



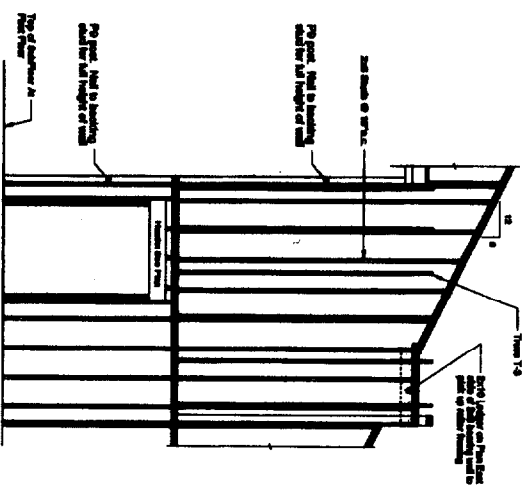
Truss T-5A



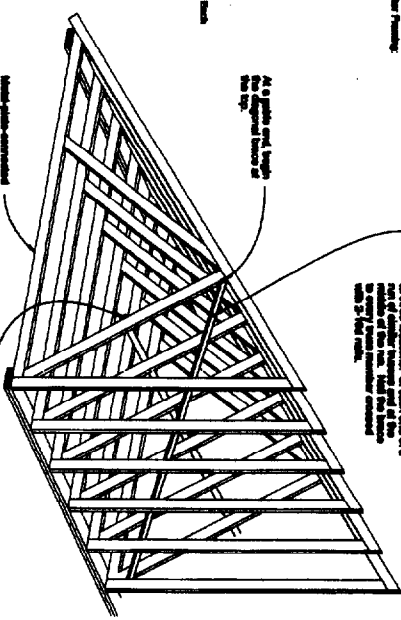
Truss T-6



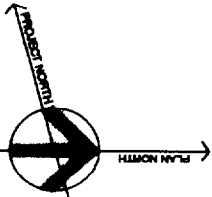
Typical ridge beam connection. See notes for details.



2x6 Bearing Wall Elevation
Refer to Roof Framing Plan for Location



Truss Brace Schematic



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S4	ISSUED FOR PERMIT
	Sheet
THIS	ROOF FRAMING PLANS UNITS 27-33
Scale: As Shown	Date: 10/27/08
Revisions:	Architect: As Shown

Radcliffe Glen
Harvard Street, Portland, ME

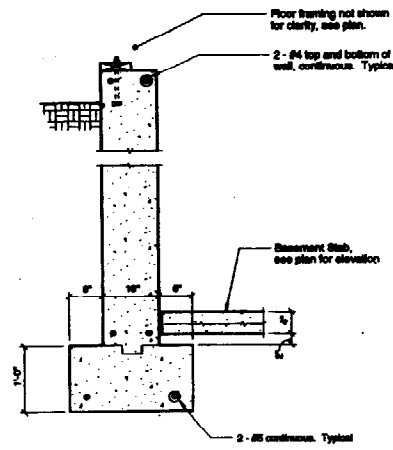
Larry Sanderson
25 Geneva Drive
Portland, ME 04103



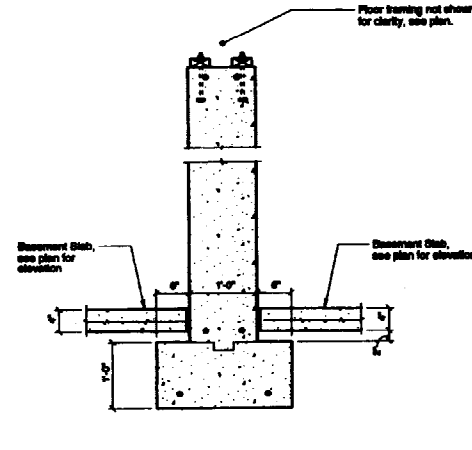
Michael R. Charek Structural Consultants:
Architect

Swift Engineering
331 Main Street
Norway, ME 04266
207-743-5585

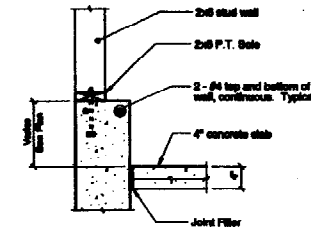
25 Hervey Street
Portland, Maine 04103
(207) 761-6666



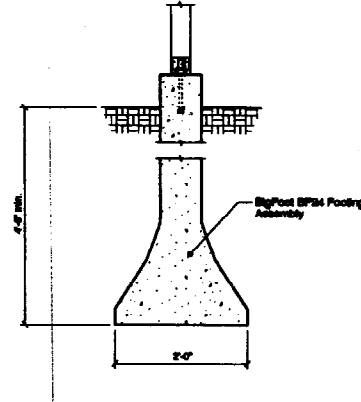
A.1 SECTION
S1 SCALE: 3/4" = 1'-0"



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

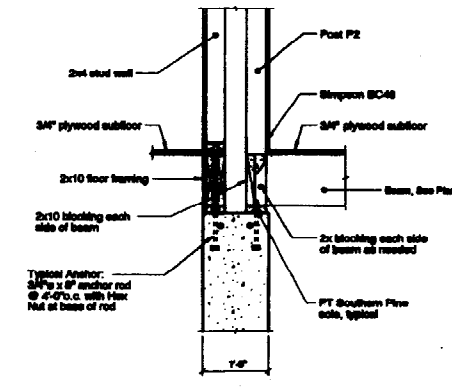


A.3 SECTION
S1 SCALE: 3/4" = 1'-0"

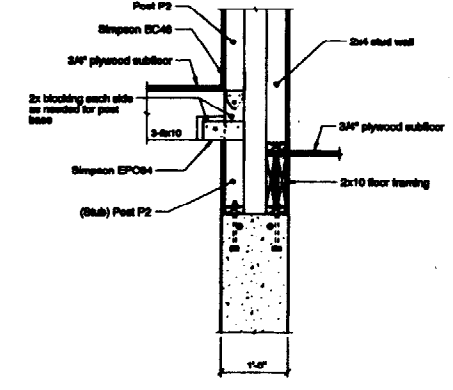


Typical At All Deck Post Locations

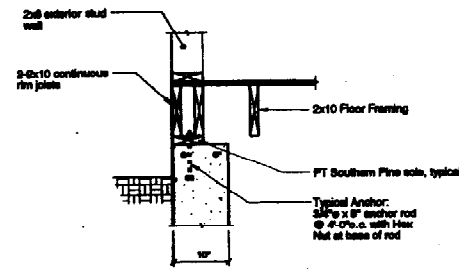
A.4 SECTION
S1 SCALE: 3/4" = 1'-0"



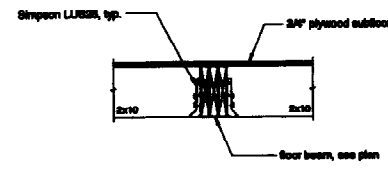
B.1 SECTION
S2 SCALE: 3/4" = 1'-0"



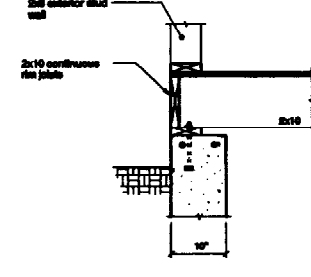
B.2 SECTION
S2 SCALE: 3/4" = 1'-0"



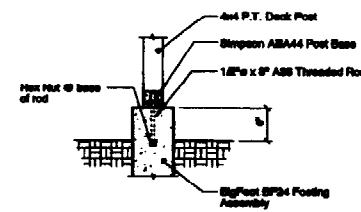
B.3 SECTION
S2 SCALE: 3/4" = 1'-0"



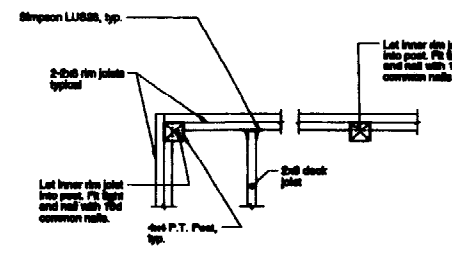
B.4 SECTION
S2 SCALE: 3/4" = 1'-0"



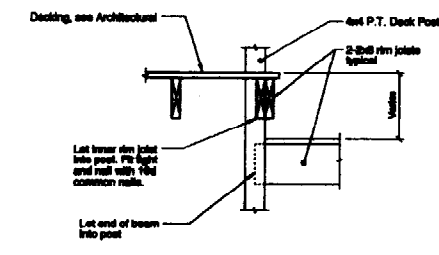
B.5 SECTION
S2 SCALE: 3/4" = 1'-0"



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

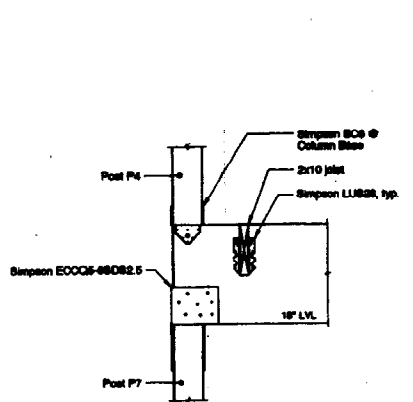


B.8 SECTION - PLAN VIEW
S2 SCALE: 3/4" = 1'-0"

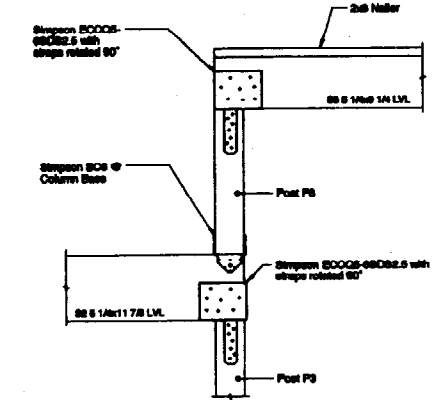


B.7 SECTION
S2 SCALE: 3/4" = 1'-0"

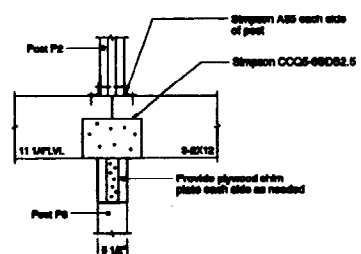
Typical At Unit-to-Unit Connections



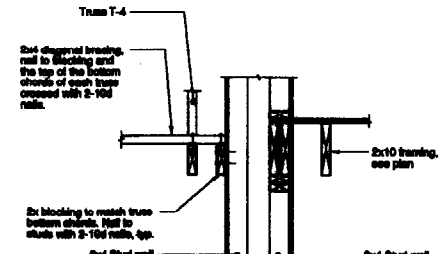
C.1 SECTION
S3 SCALE: 3/4" = 1'-0"



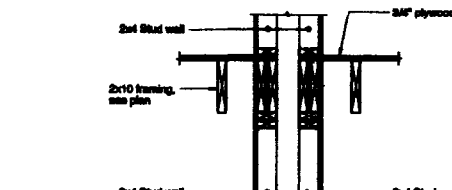
C.2 SECTION
S3 SCALE: 3/4" = 1'-0"



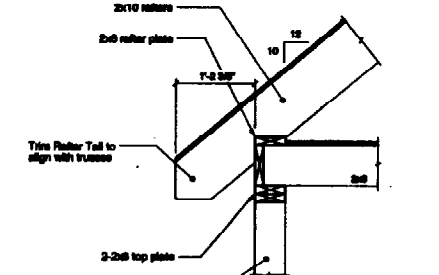
C.3 SECTION
S3 SCALE: 3/4" = 1'-0"



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

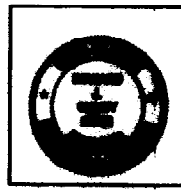


C.5 SECTION
S3 SCALE: 3/4" = 1'-0"



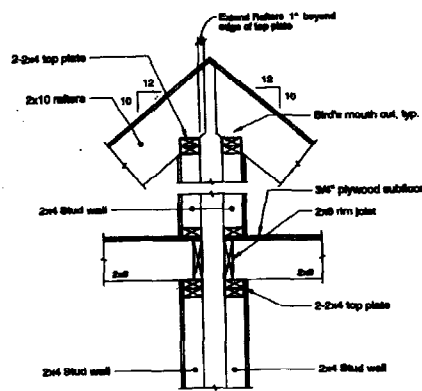
C.6 SECTION
S3 SCALE: 3/4" = 1'-0"

Structural Consultants:
Michael R. Charek
Architect
Swift Engineering
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Norway, ME 04068
207-743-8865

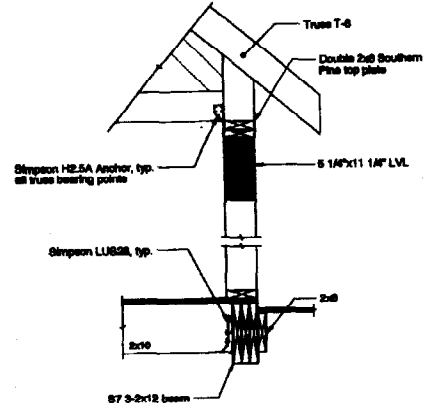


Prepared by:
Rocky Glen
Harvard Street, Portland, ME
LARRY SHAW
18 Lewis Street
Portland, ME 04103

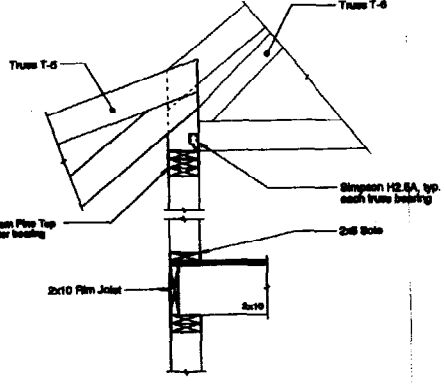
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Scale:	As Shown
Date:	10/27/09
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ISSUED FOR PERMIT	
Sheet	S5



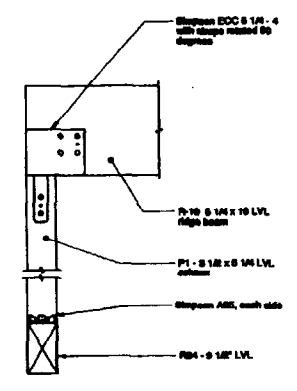
C.7 SECTION
S3 SCALE: 3/4" = 1'-0"



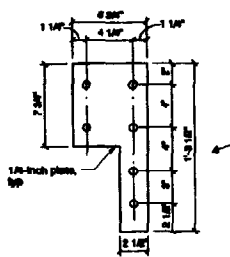
C.8 SECTION
S3 SCALE: 3/4" = 1'-0"



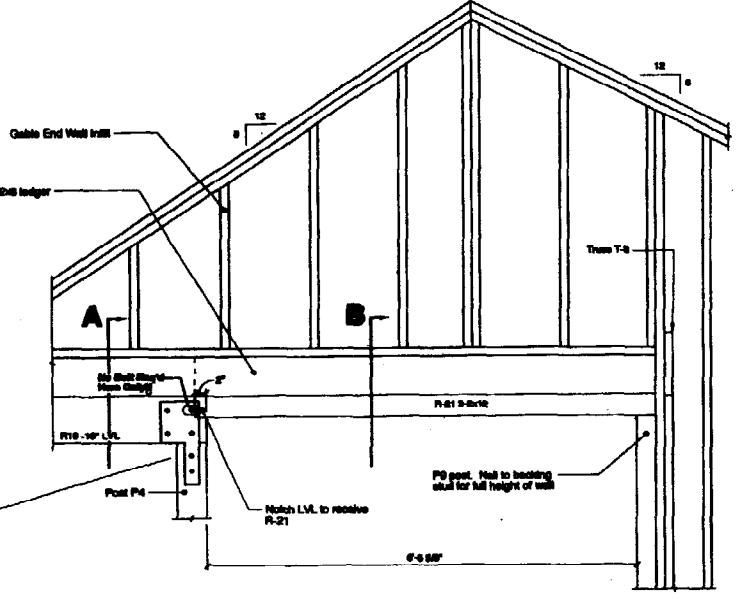
C.9 SECTION
S3 SCALE: 3/4" = 1'-0"



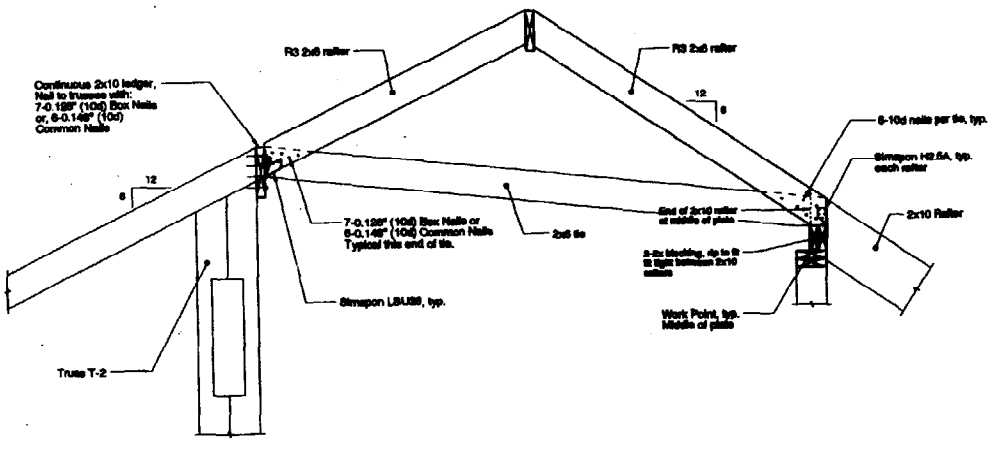
D.1 SECTION
S4 SCALE: 3/4" = 1'-0"



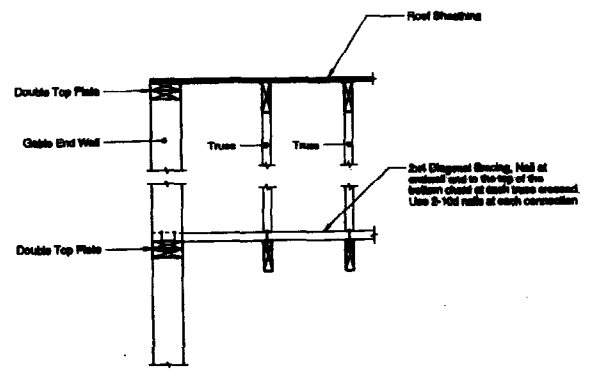
One each side of post. Top left with 2x4-inch diameter hole. Typical.
Plate Connector Detail
SCALE: 1 1/2" = 1'-0"



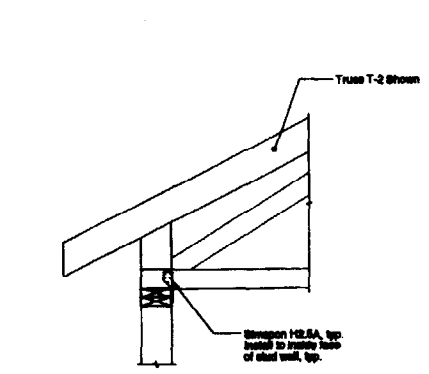
D.2 SECTION
S2 SCALE: 3/4" = 1'-0"



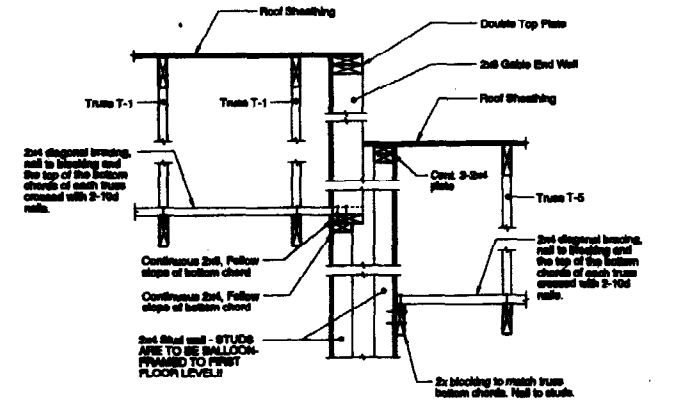
D.3 SECTION
S4 SCALE: 3/4" = 1'-0"



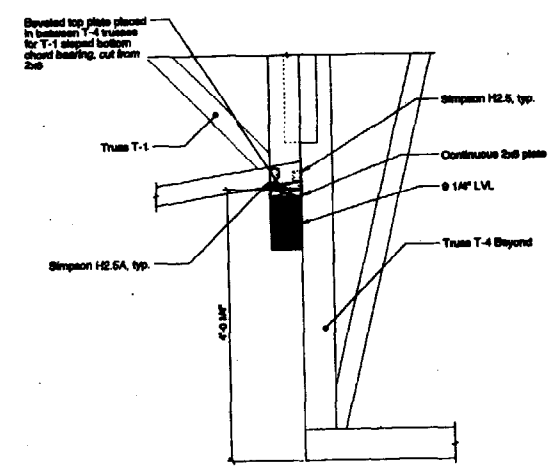
Typical At All Gable End Walls
D.4 SECTION
S4 SCALE: 3/4" = 1'-0"



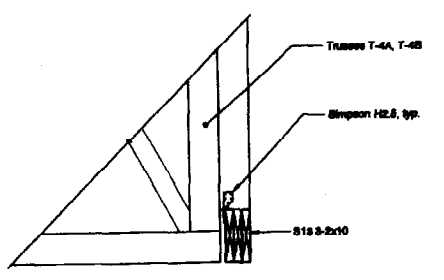
See Truss Schedules for Overhang and Pitch Requirements
D.5 SECTION
S4 SCALE: 3/4" = 1'-0"



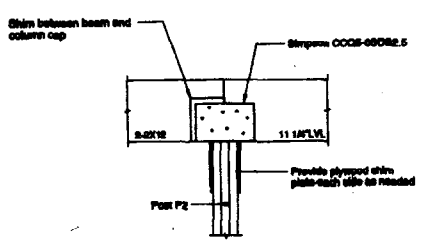
Similar at locations between Trusses T-4 and T-6
D.6 SECTION
S4 SCALE: 3/4" = 1'-0"



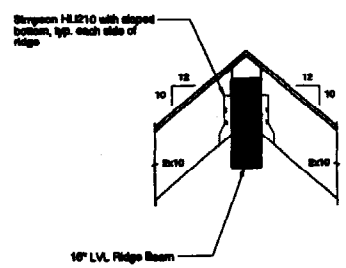
D.7 SECTION
S4 SCALE: 3/4" = 1'-0"



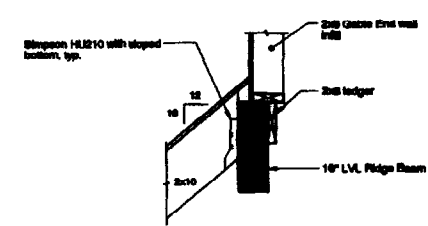
D.8 SECTION
S4 SCALE: 3/4" = 1'-0"



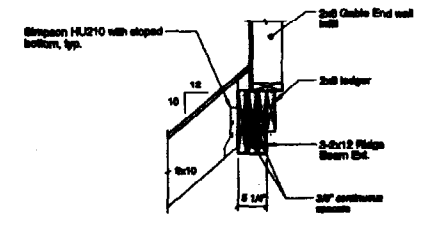
D.9 SECTION
S4 SCALE: 3/4" = 1'-0"



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



Detail - A
Refer to Section D.2/66



Detail - B
Refer to Section D.2/66

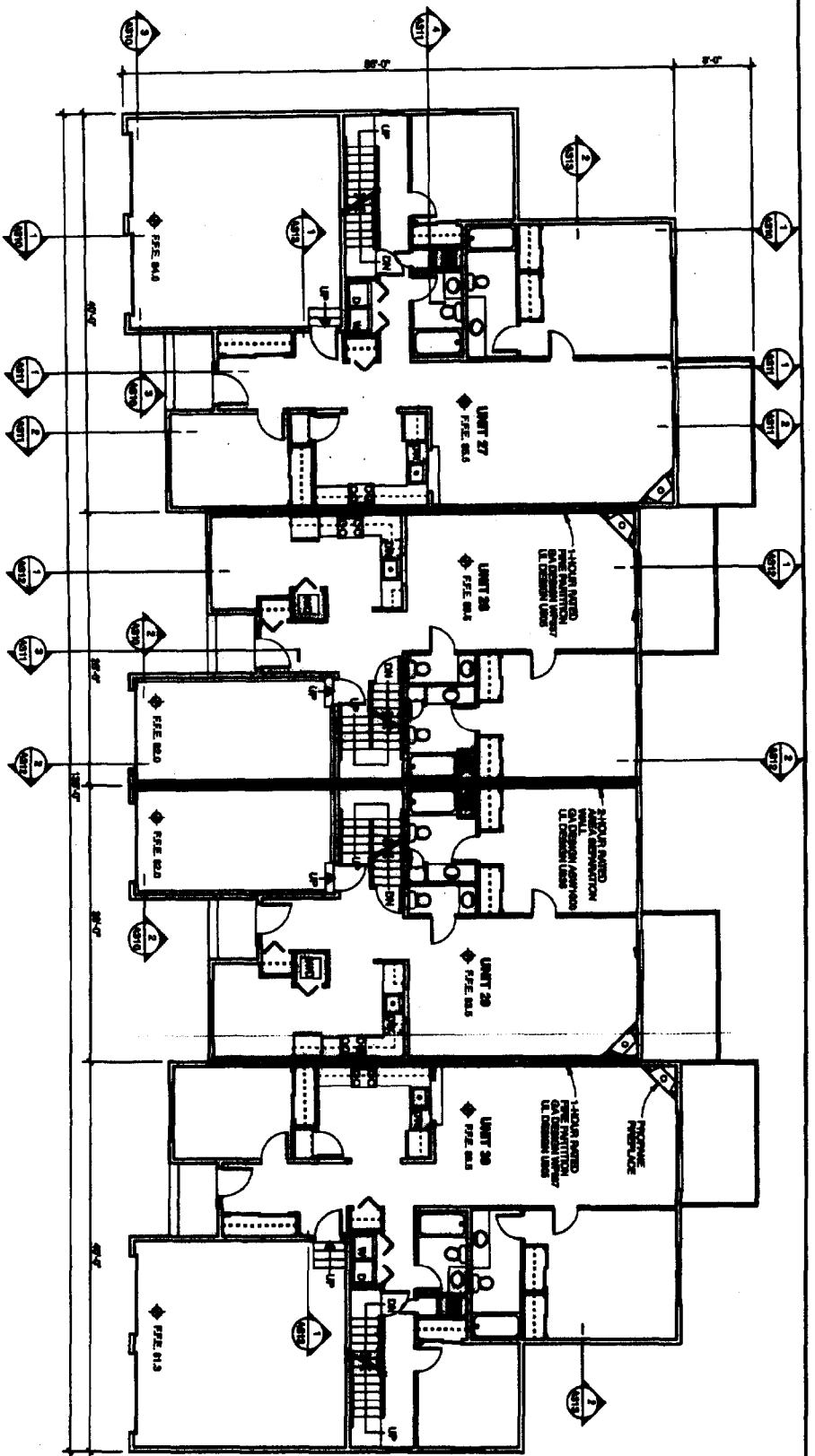
Michael R. Cherek Architect
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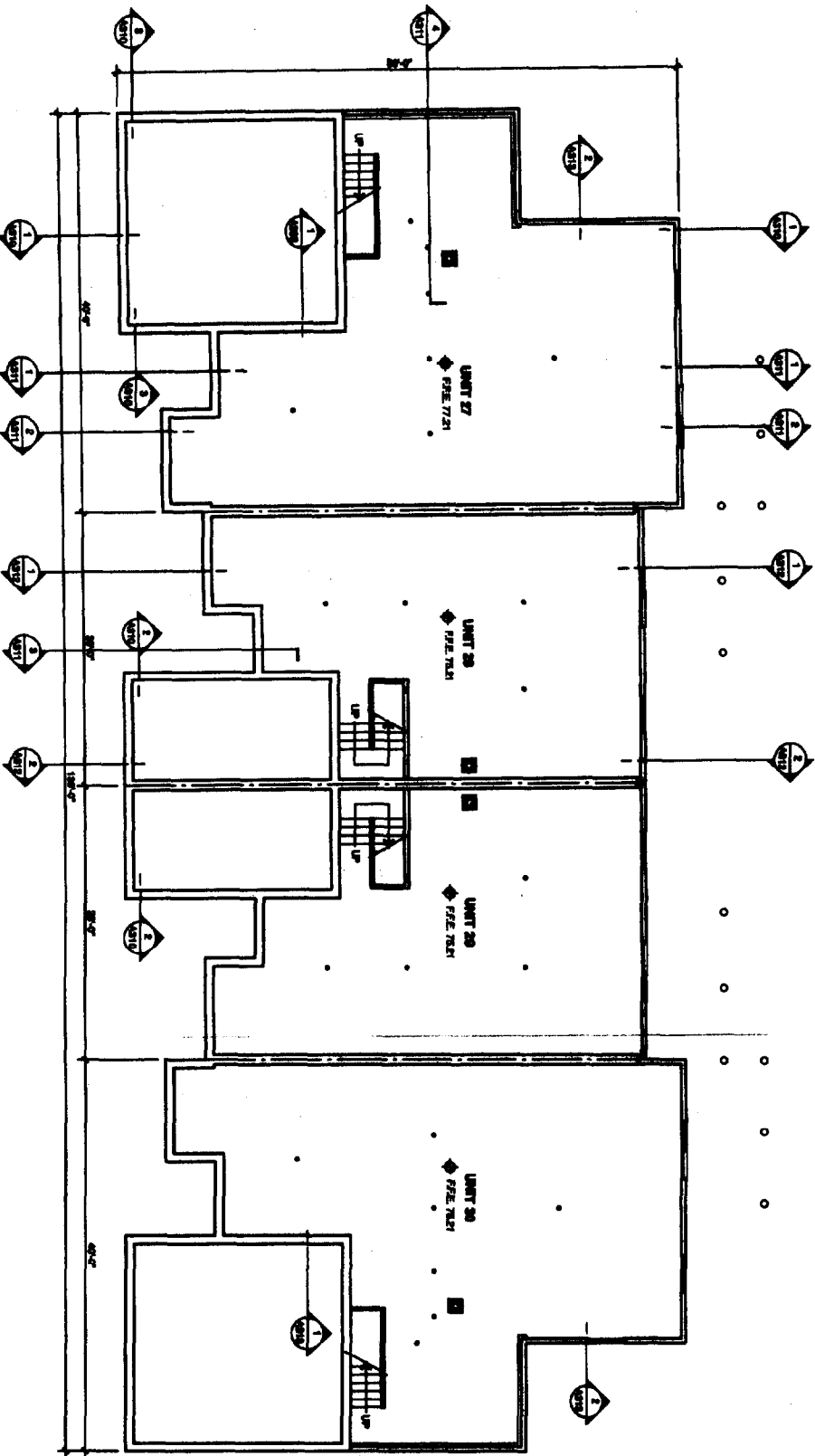


Radcliffe Glen Architects
Narver Street, Portland, ME
Lery, Architect
15 Garvey Drive
Portland, ME 04103

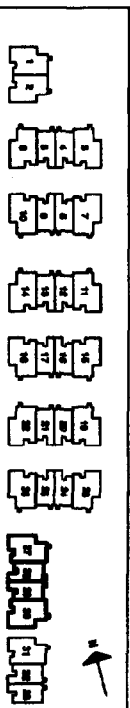
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Scale:	As Shown
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Sheet	S6



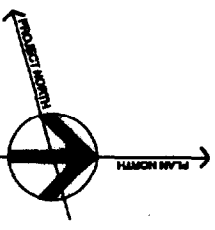
2 FIRST FLOOR PLAN UNITS 27-30
SCALE: 1/8" = 1'-0"



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



UNIT PLAN KEY



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Title: BASEMENT AND FIRST FLOOR PLANS UNITS 27-30

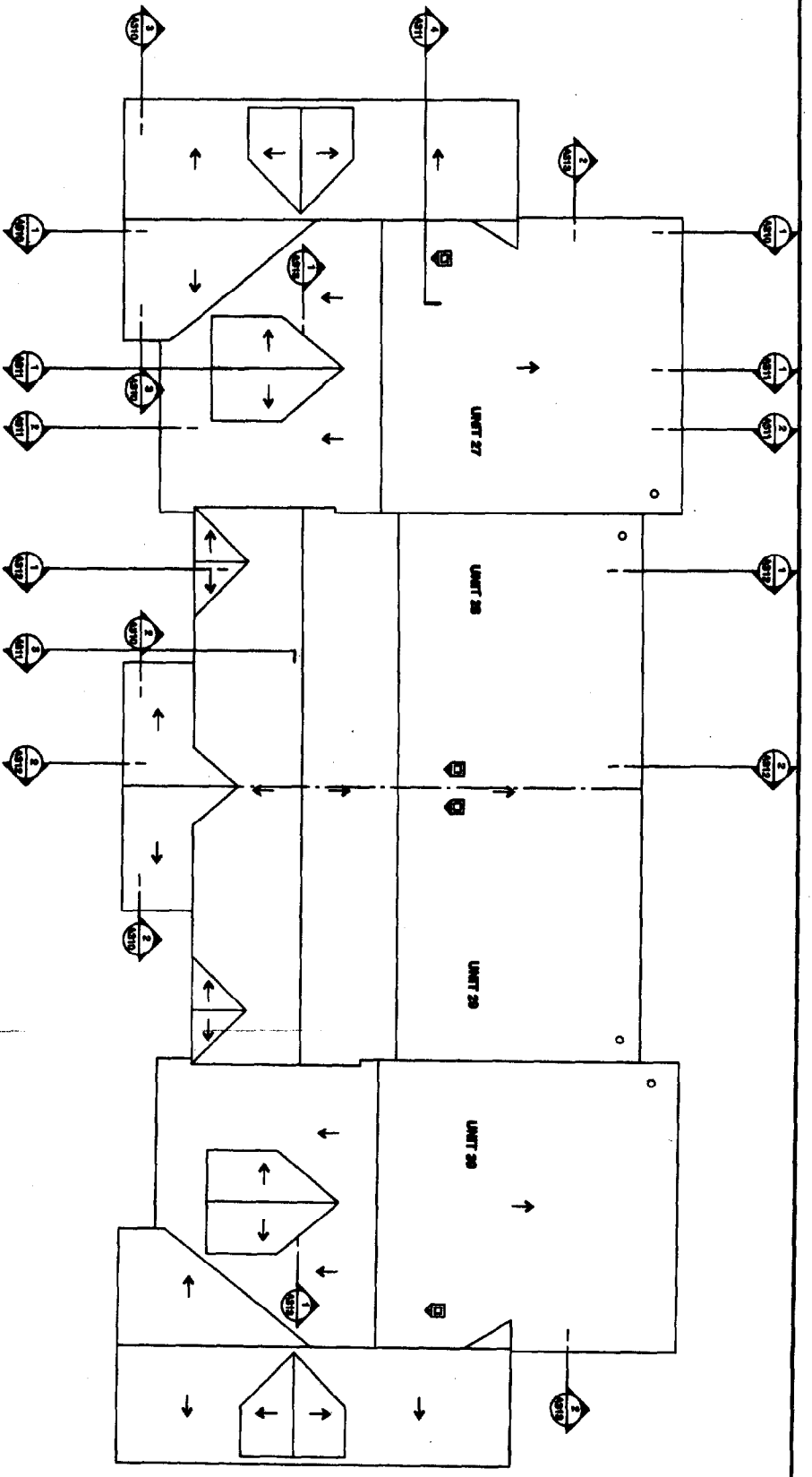
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Date: 10/27/00

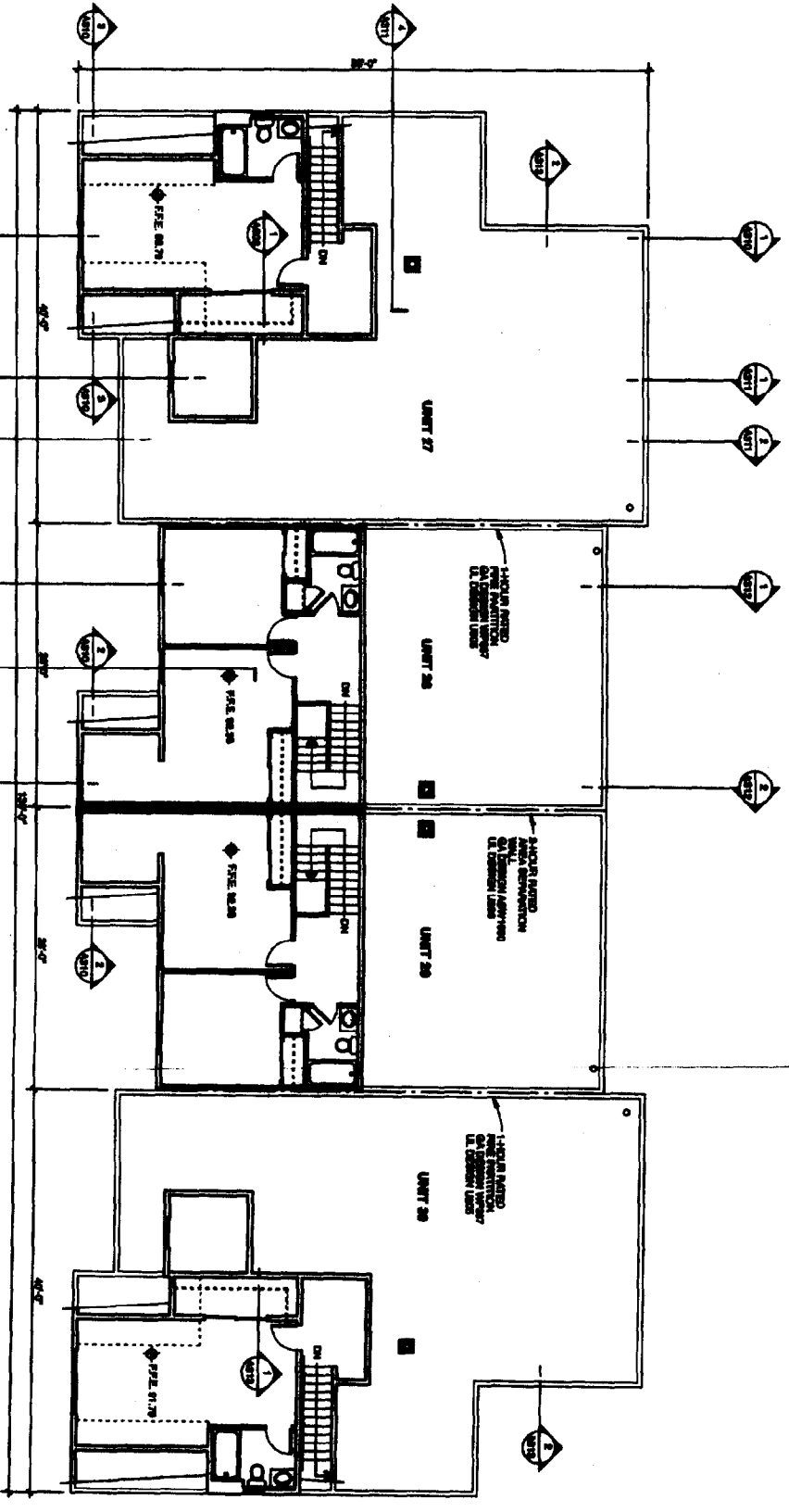
Drawn by: [Signature]

Checked by: [Signature]

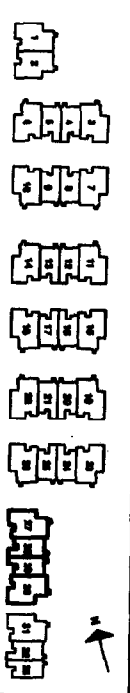
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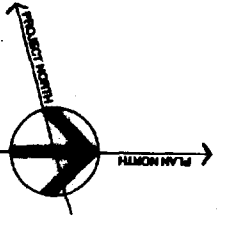
2 ROOF PLAN UNITS 27-30
SCALE: 1/8" = 1'-0"



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



UNIT PLAN KEY



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Table

SECOND FLOOR AND ROOF PLANS UNITS 27-30

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

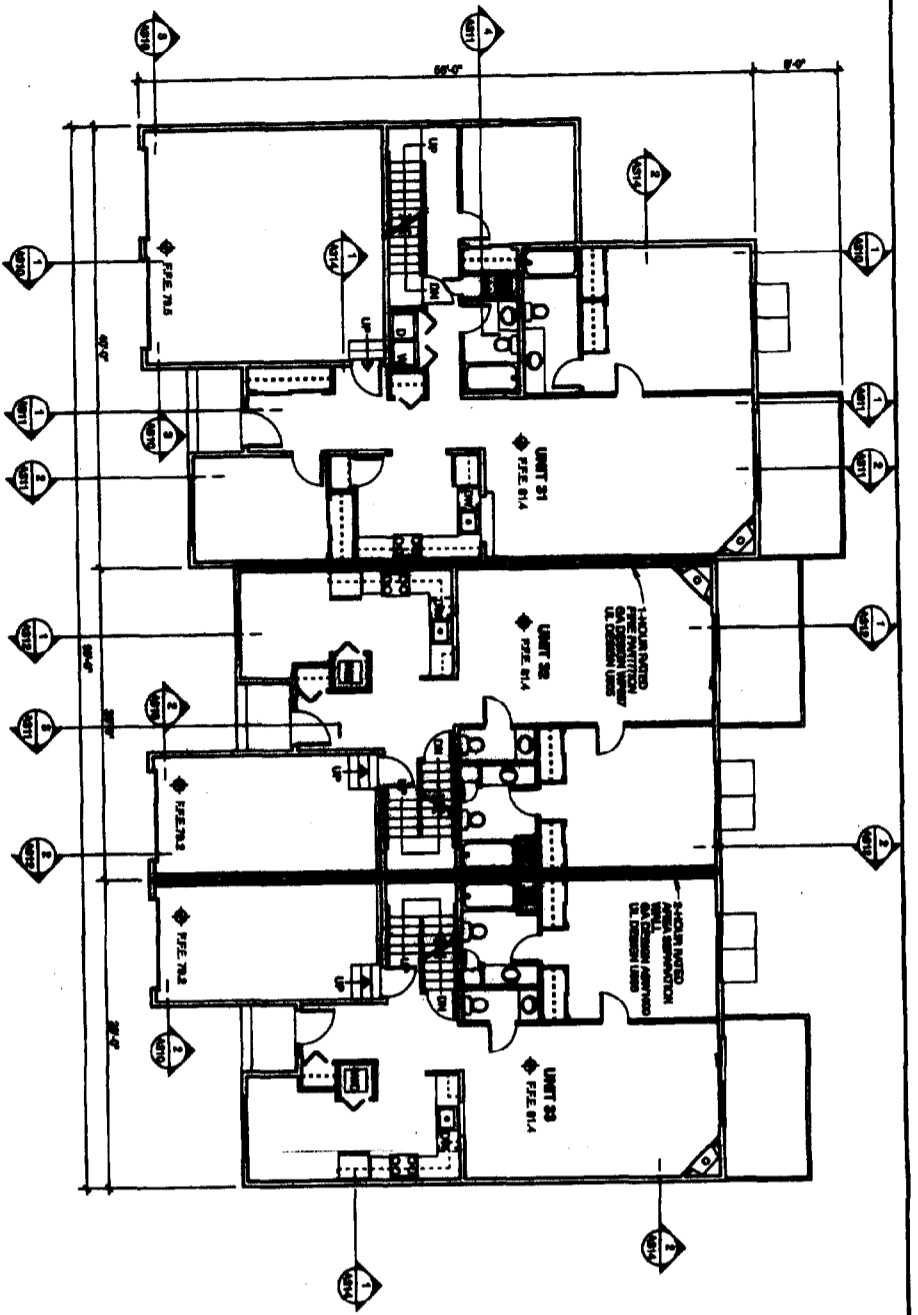
Date: 10/27/08

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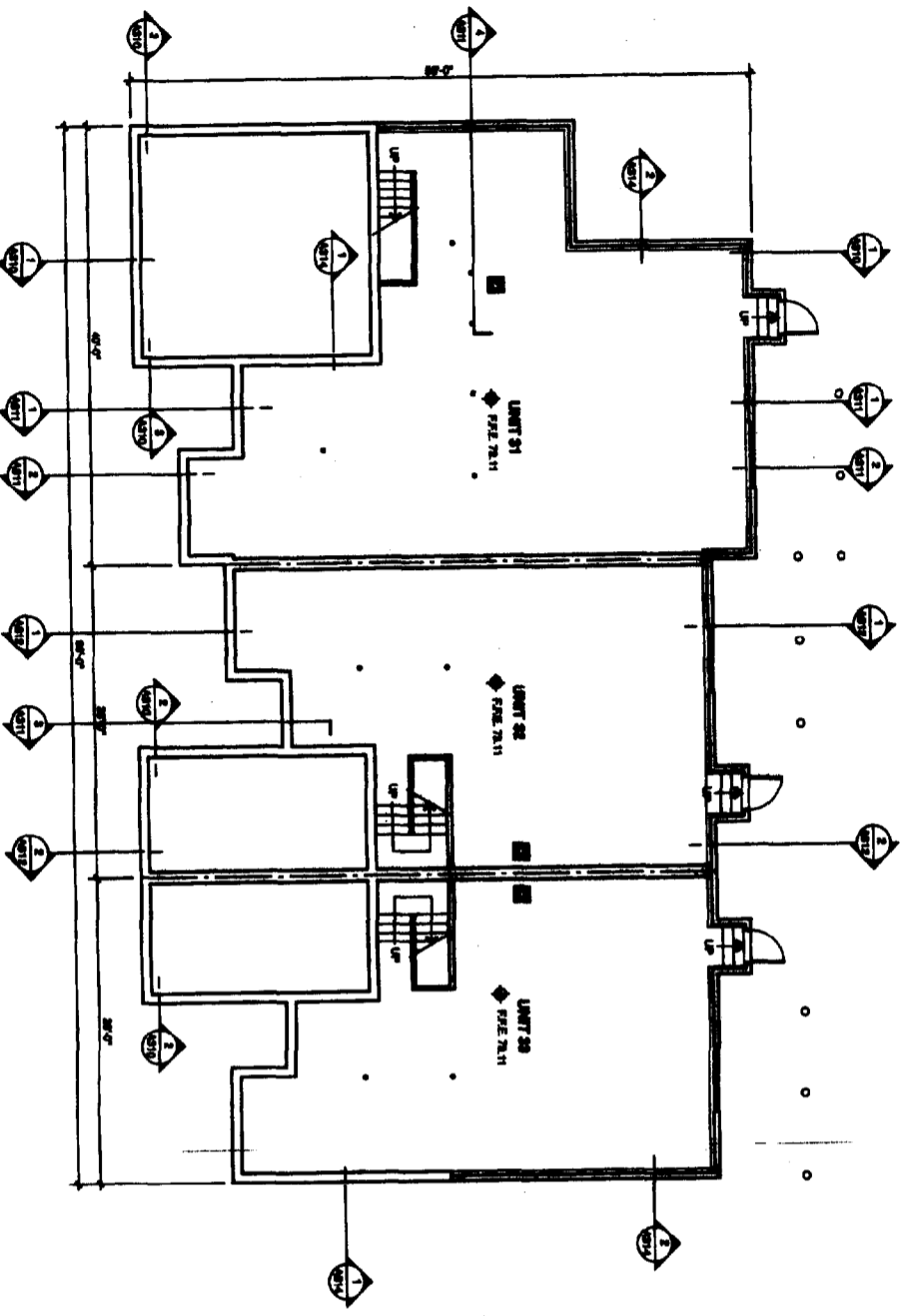
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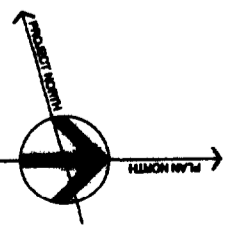
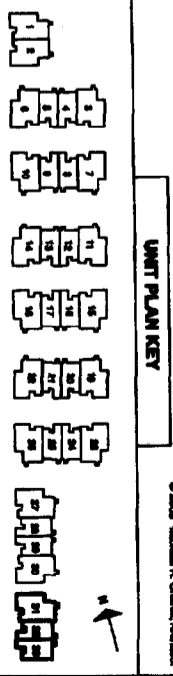
A116



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



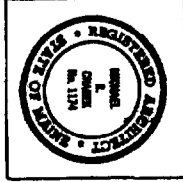
1 BASEMENT FLOOR PLAN UNITS 31-33
SCALE: 1/8" = 1'-0"



A117	Sheet
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Scale:	1/8" = 1'-0"
Date:	10/27/09
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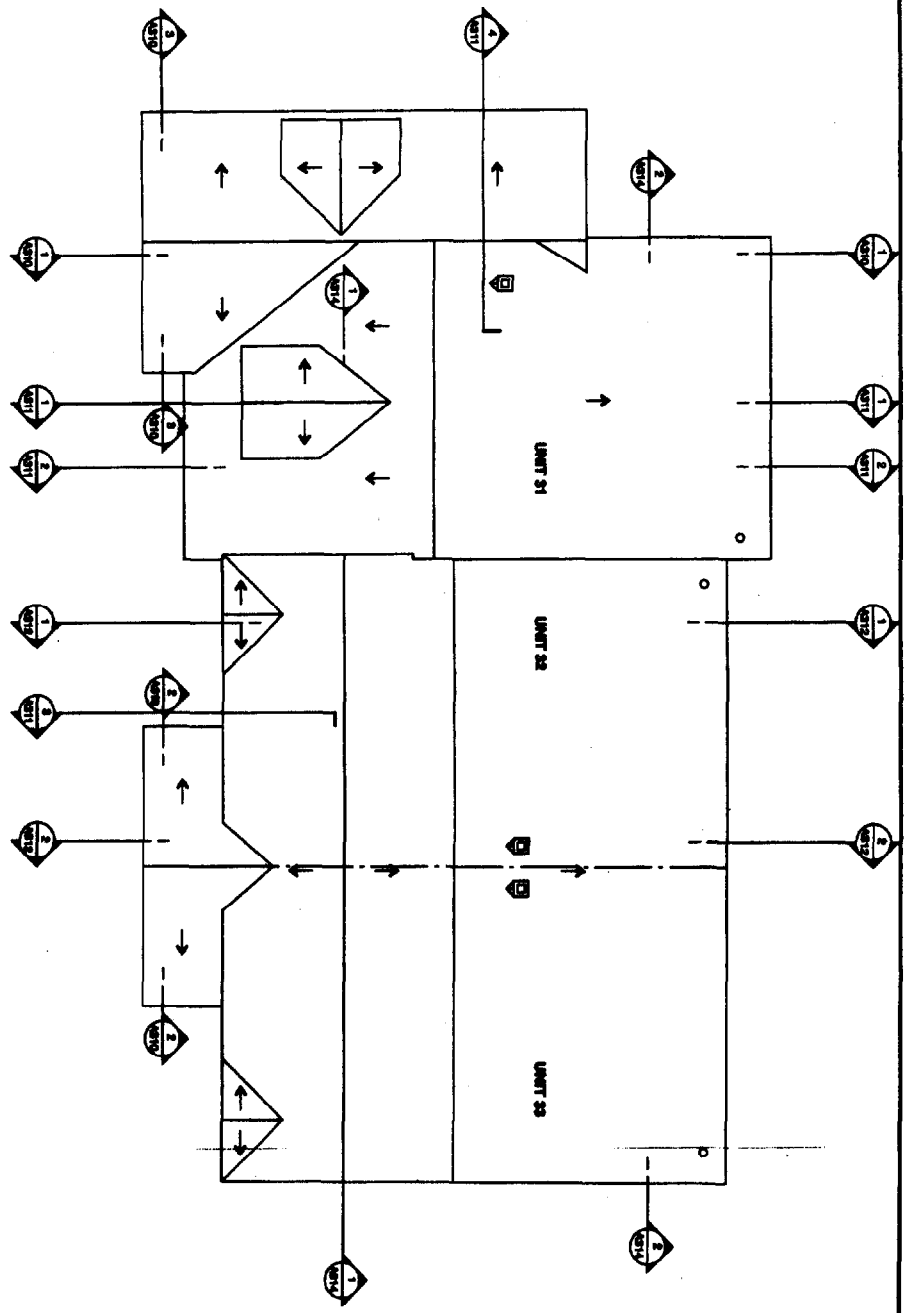
Radcliffe Glen
Harvard Street, Portland, ME

Larry Sturdvant
15 Garose Drive
Portland, ME 04103

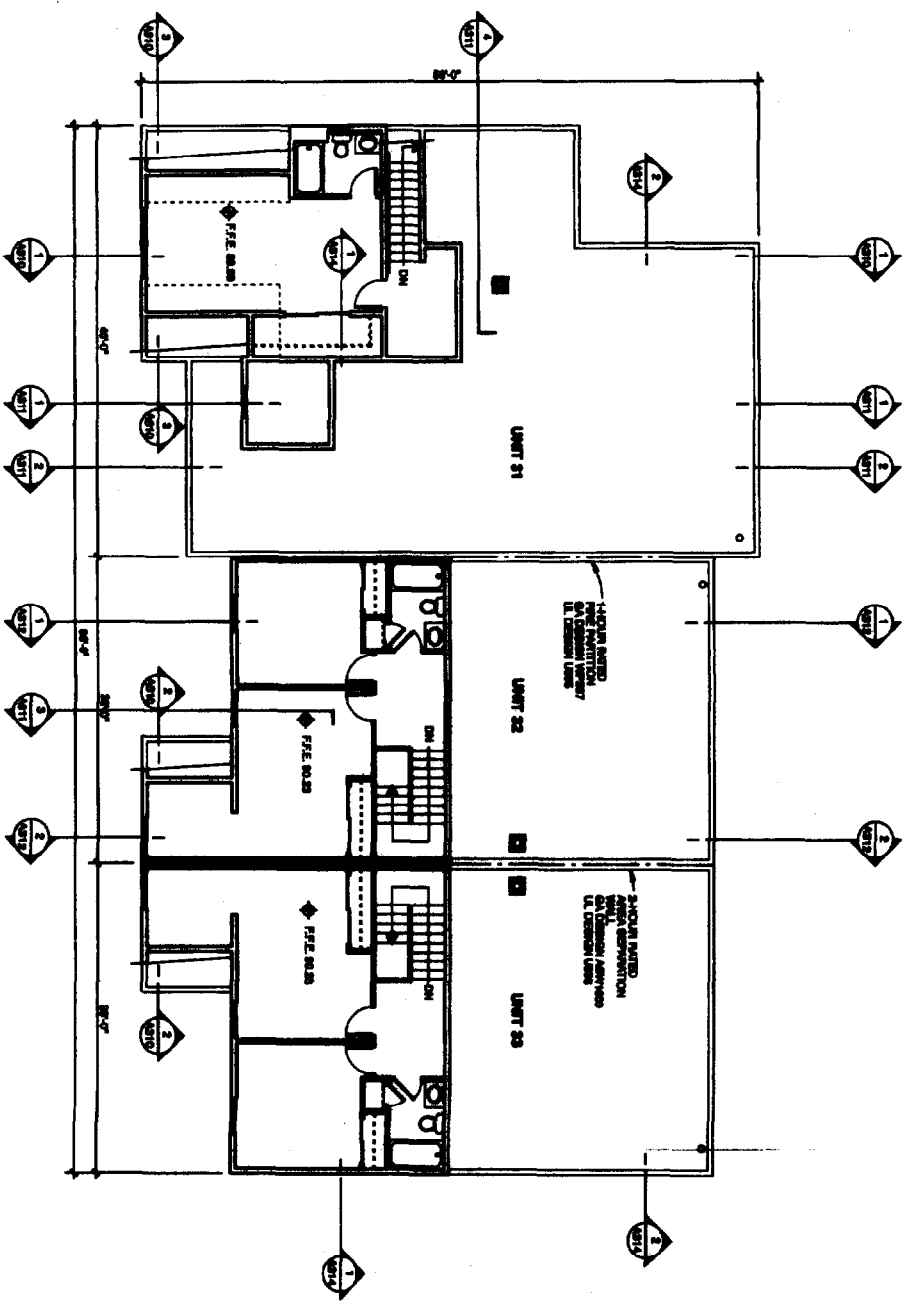


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35 Mantley Street
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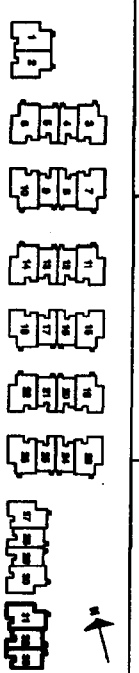
Structural Consultants:
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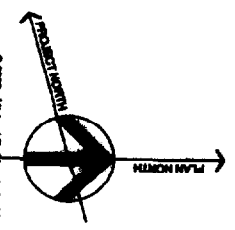
2 ROOF PLAN UNITS 31-33
SCALE: 1/8" = 1'-0"



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



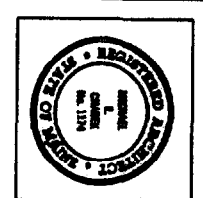
UNIT PLAN KEY



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	Date: 10/27/03

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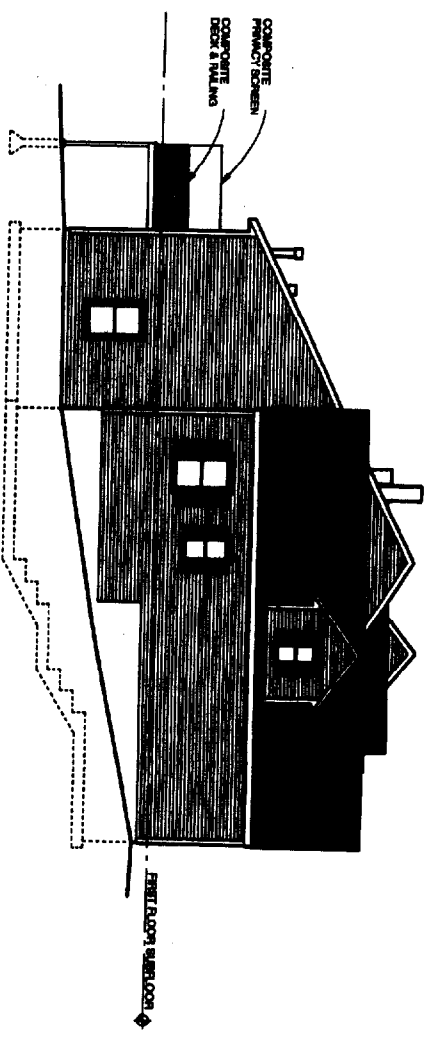
Larry Sturdevant
15 Garson Drive
Portland, ME 04103



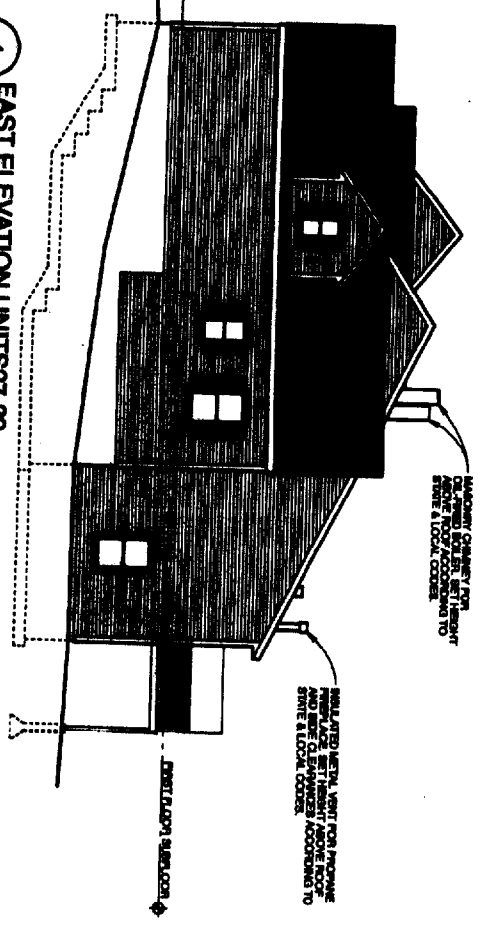
Michael R. Charek
Architect

25 Harley Street
Portland, Maine 04103
(207) 751-0585

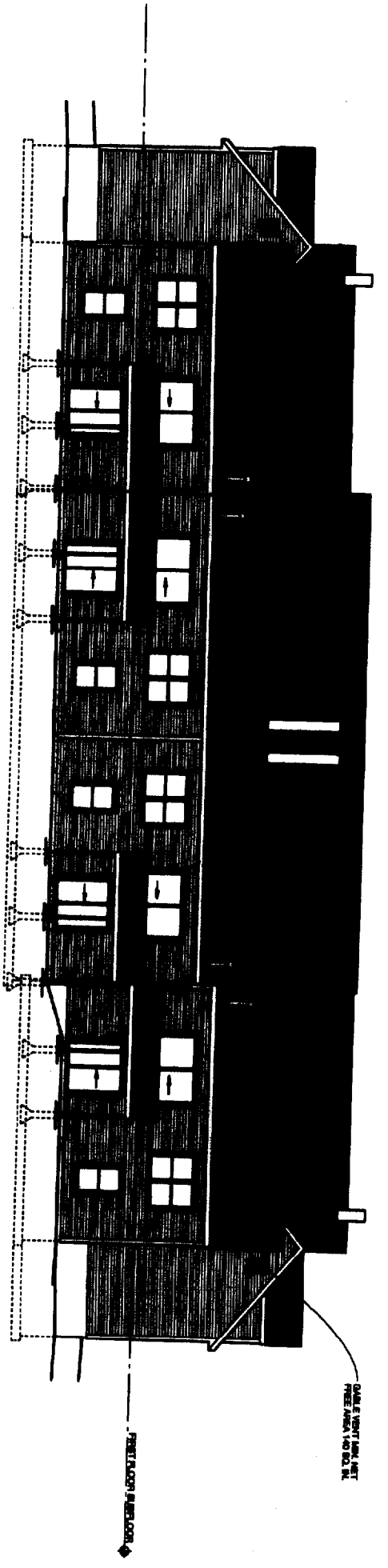
Structural Consultants:
Swift Engineering
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Norway, ME 04268
207-743-5585



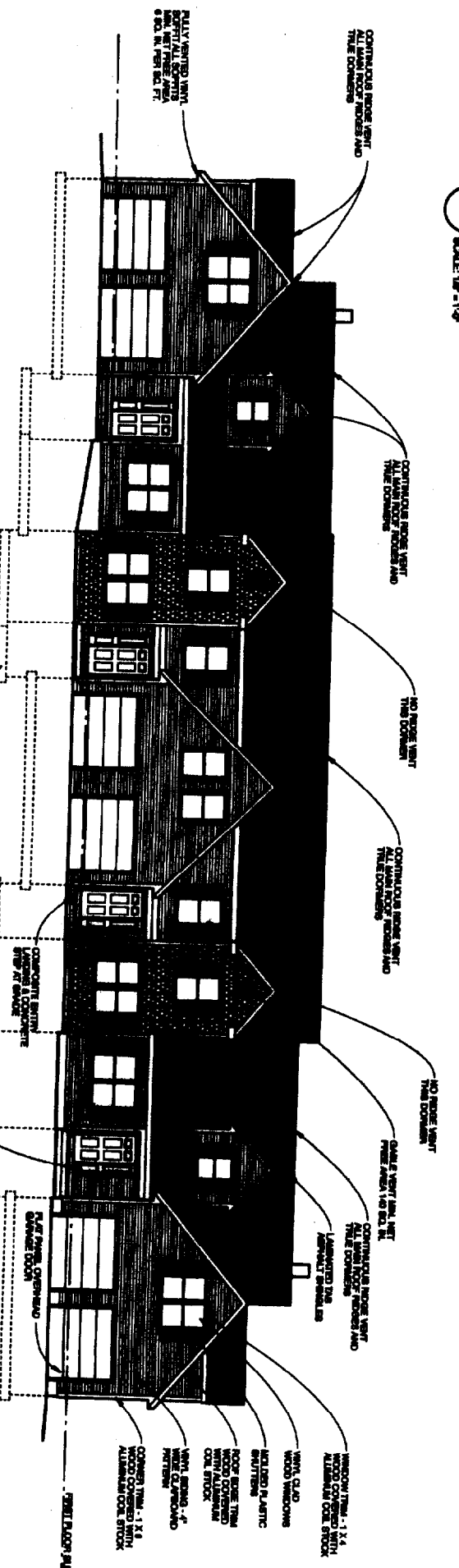
3 WEST ELEVATION UNITS 27-30
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION UNITS 27-30
SCALE: 1/8" = 1'-0"

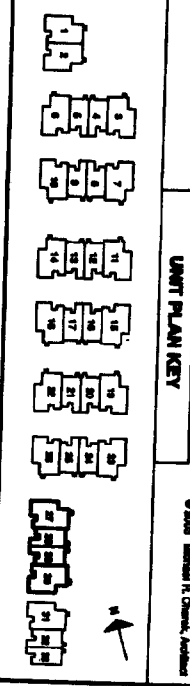


2 NORTH ELEVATION UNITS 27-30
SCALE: 1/8" = 1'-0"



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

- WOOD CLAD
- WOOD WINDOWS
- PAINTED PLASTIC SHTYRES
- WOOD CLAD
- WINDOW TRIM - 1 X 4 ALUMINUM COIL STOCK
- WINDOW TRIM - 1 X 4 ALUMINUM COIL STOCK
- WOOD CLAD
- WOOD WINDOWS
- PAINTED PLASTIC SHTYRES
- WOOD CLAD
- WINDOW TRIM - 1 X 4 ALUMINUM COIL STOCK
- WINDOW TRIM - 1 X 4 ALUMINUM COIL STOCK



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Larry Sturdivant
16 Garcoo Drive
Portland, ME 04103

Title: BUILDING ELEVATIONS UNITS 27-30

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

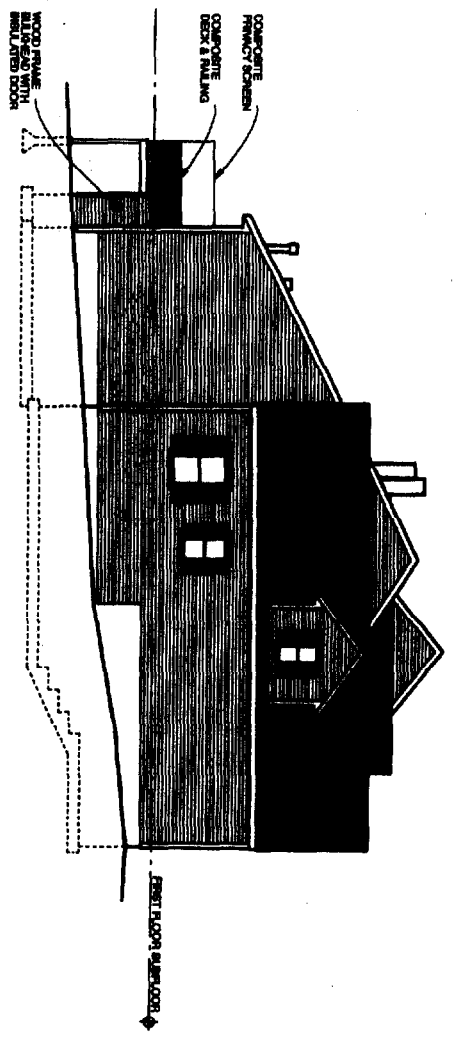
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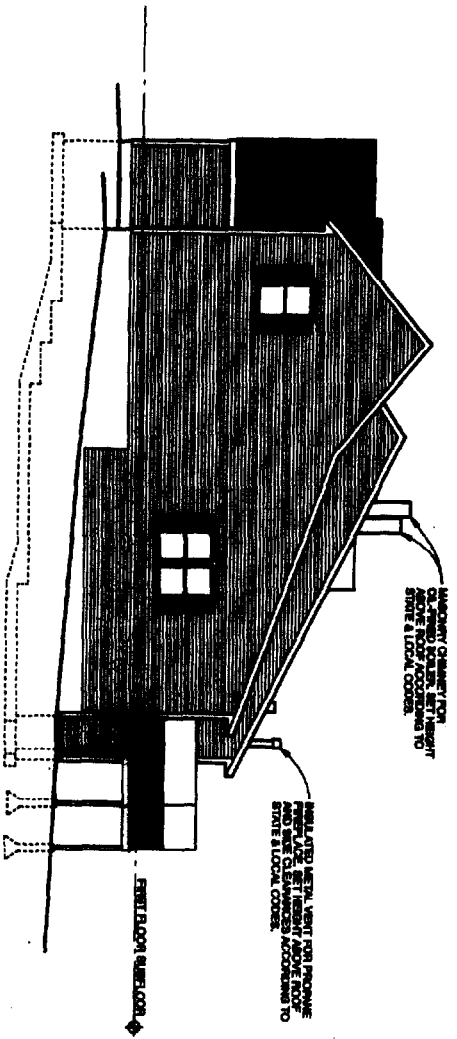
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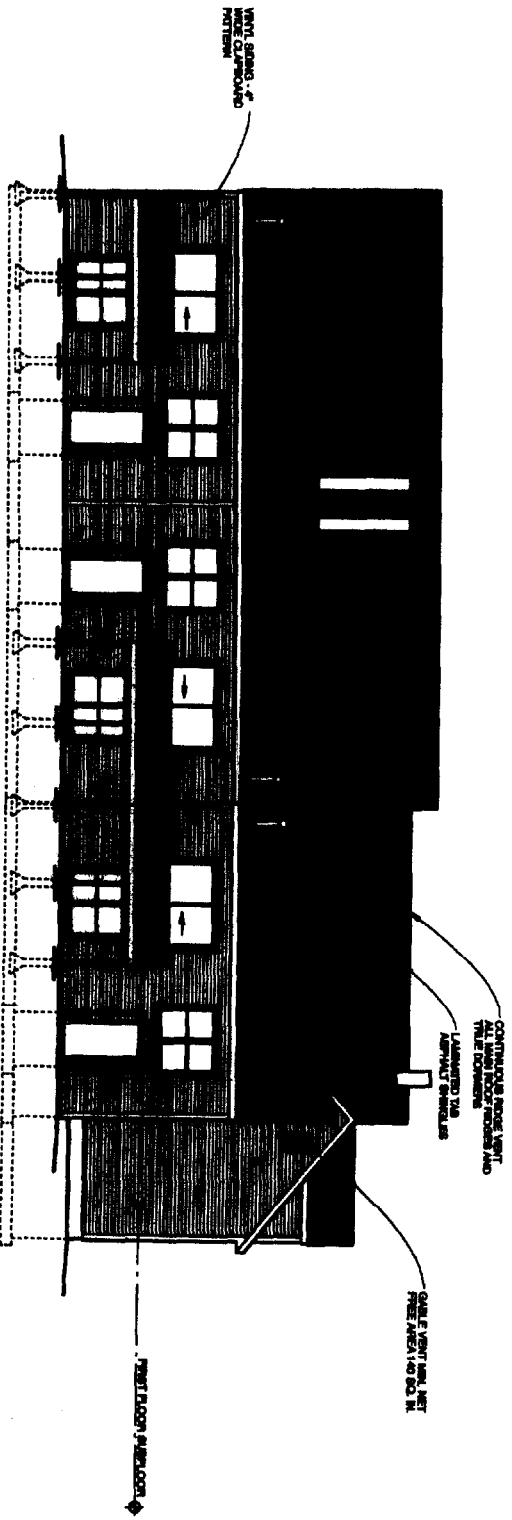
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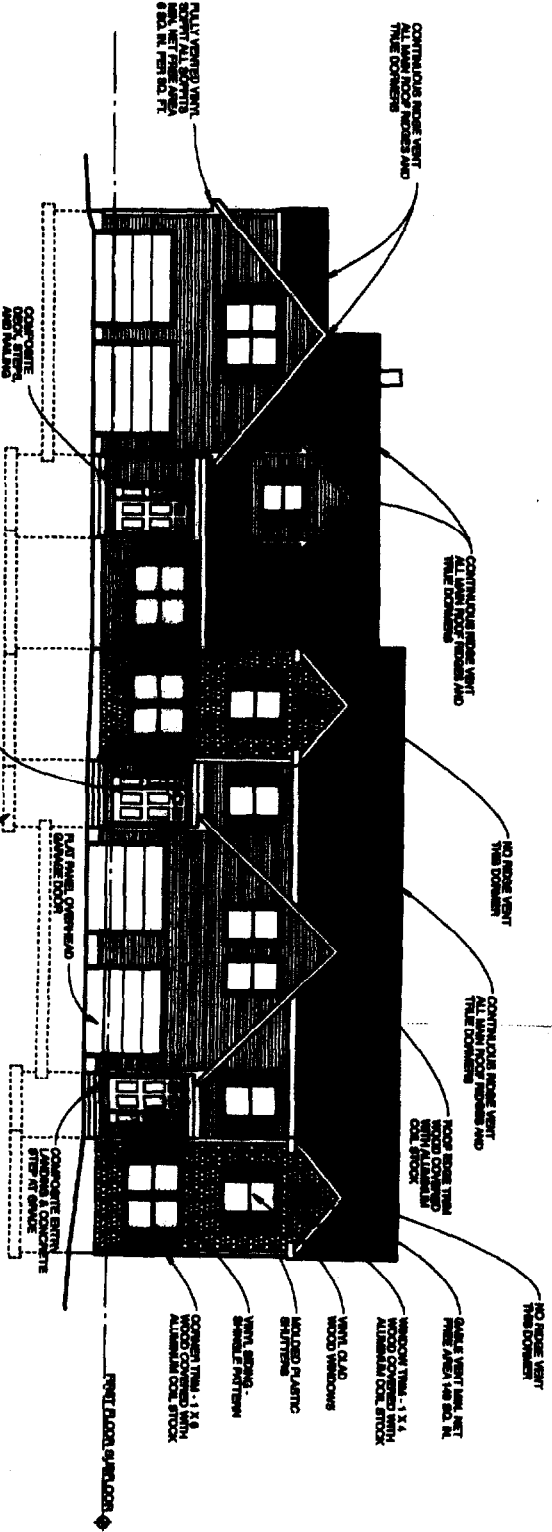
3 WEST ELEVATION UNITS 31-33
SCALE: 1/8" = 1'-0"



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



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



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



UNIT PLAN KEY

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Title
BUILDING
ELEVATIONS
UNITS 31-33

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

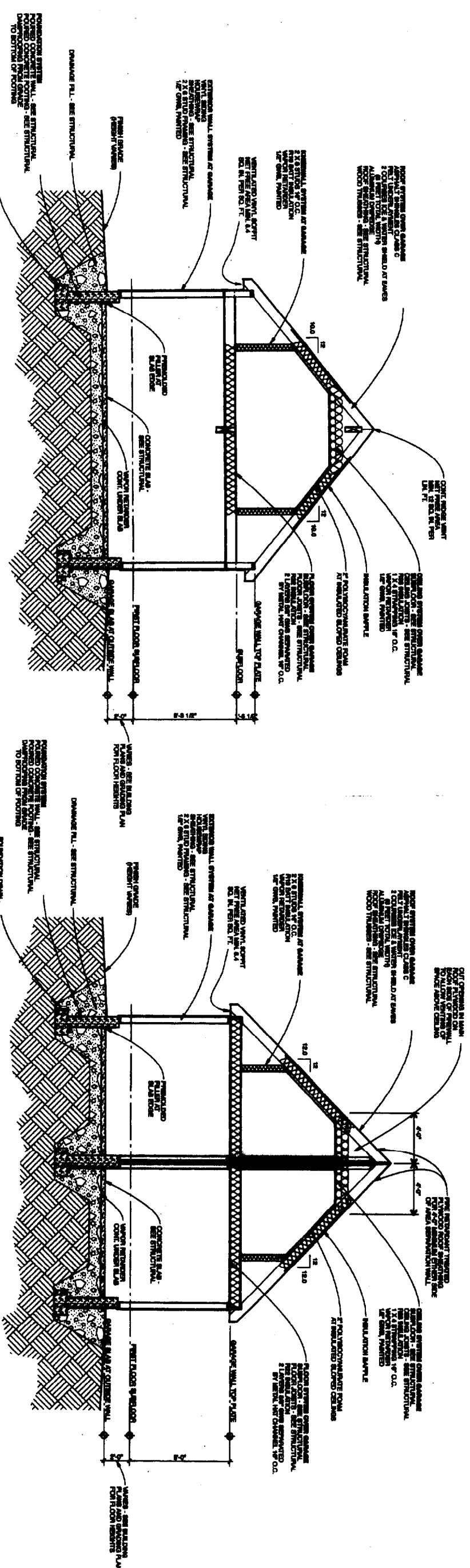
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Revisions

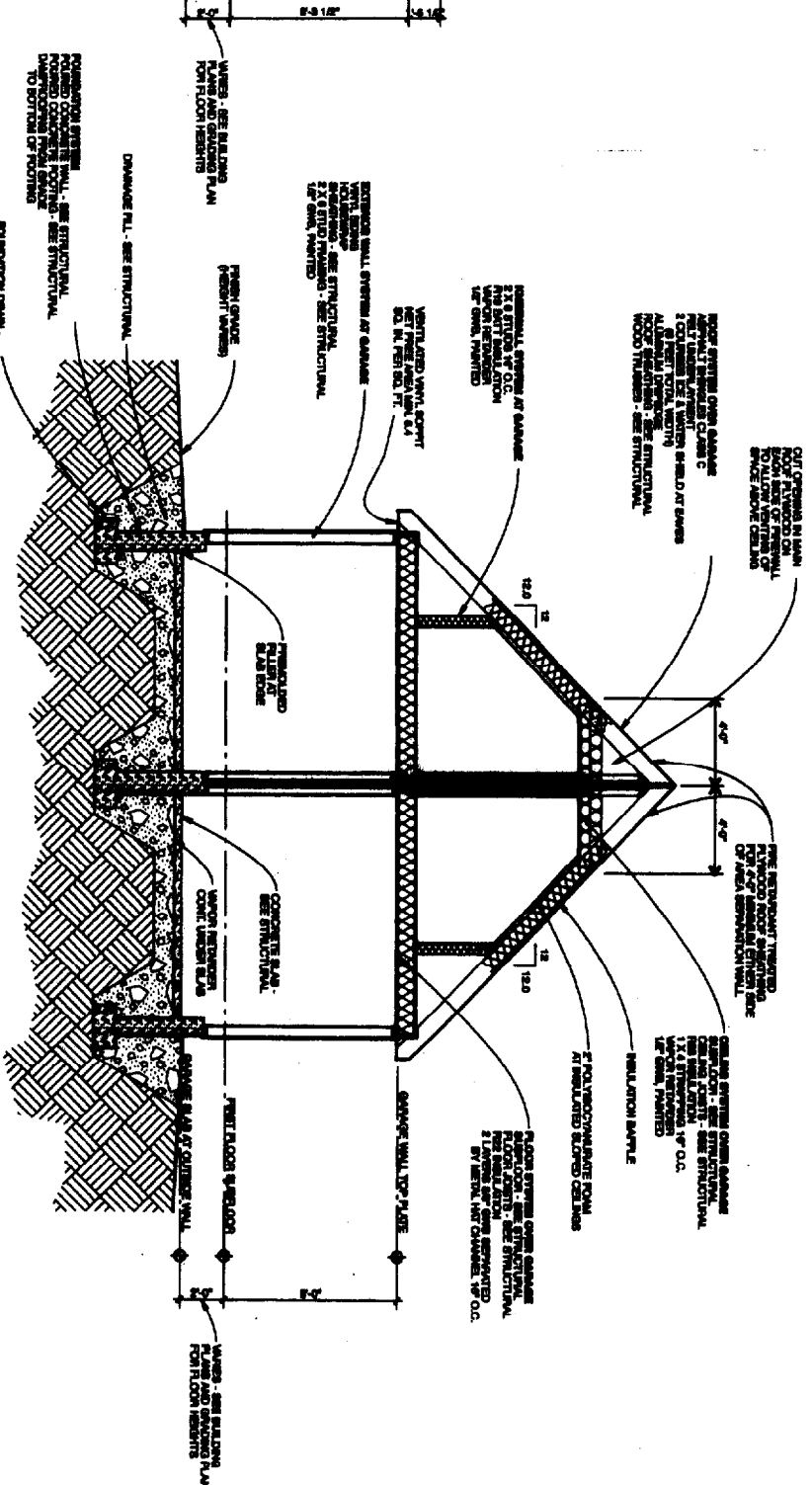
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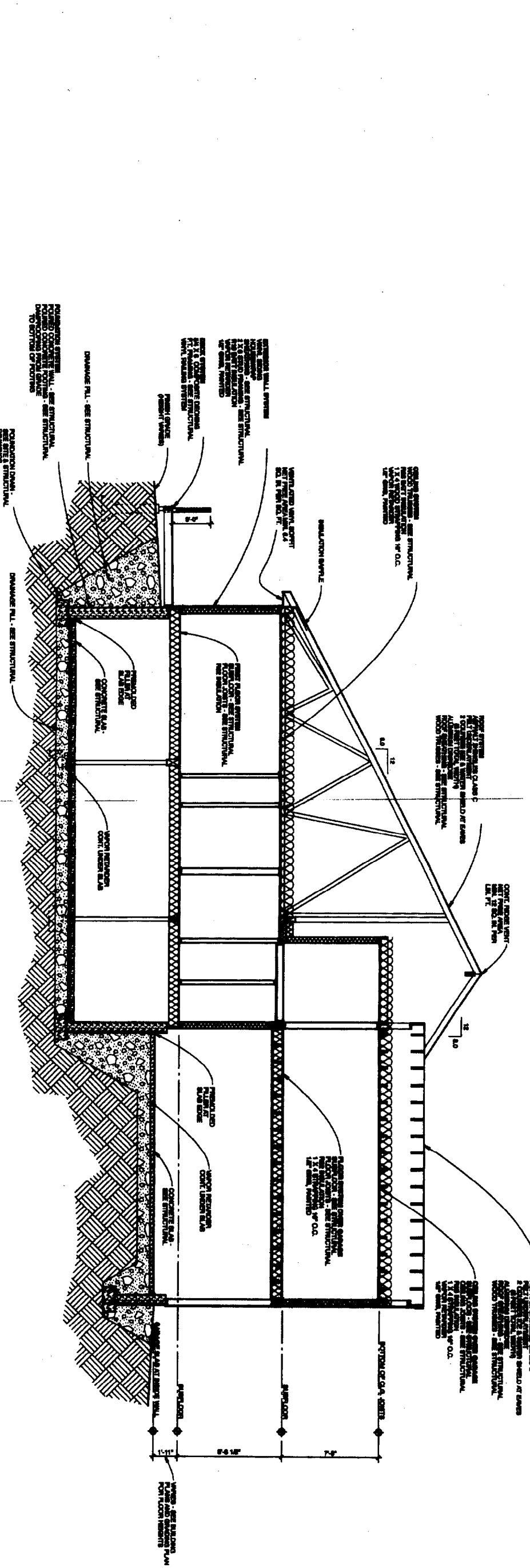
A209



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



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



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

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

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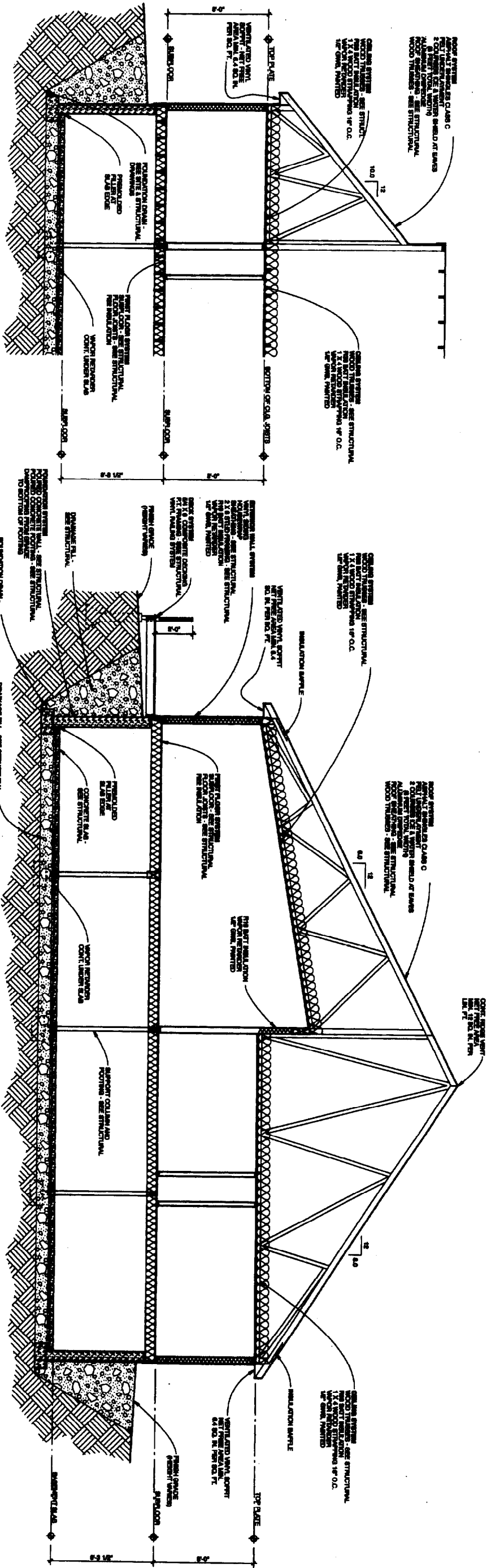
Larry Standeart
15 Garces Drive
Portland, ME 04103



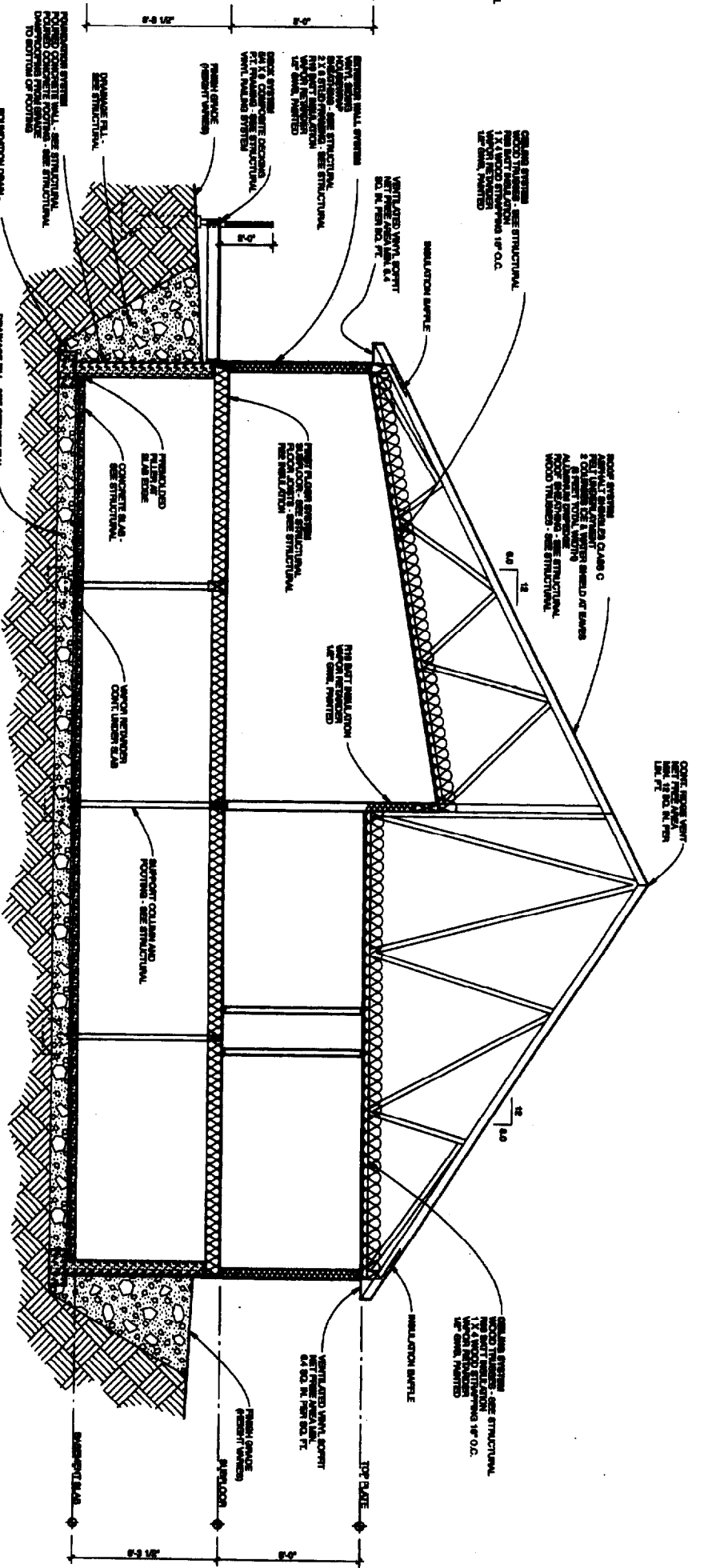
Michael R. Charek Structural Consultants:
Architect

Swift Engineering
331 Main Street
Norway, ME 04268
207-743-5885

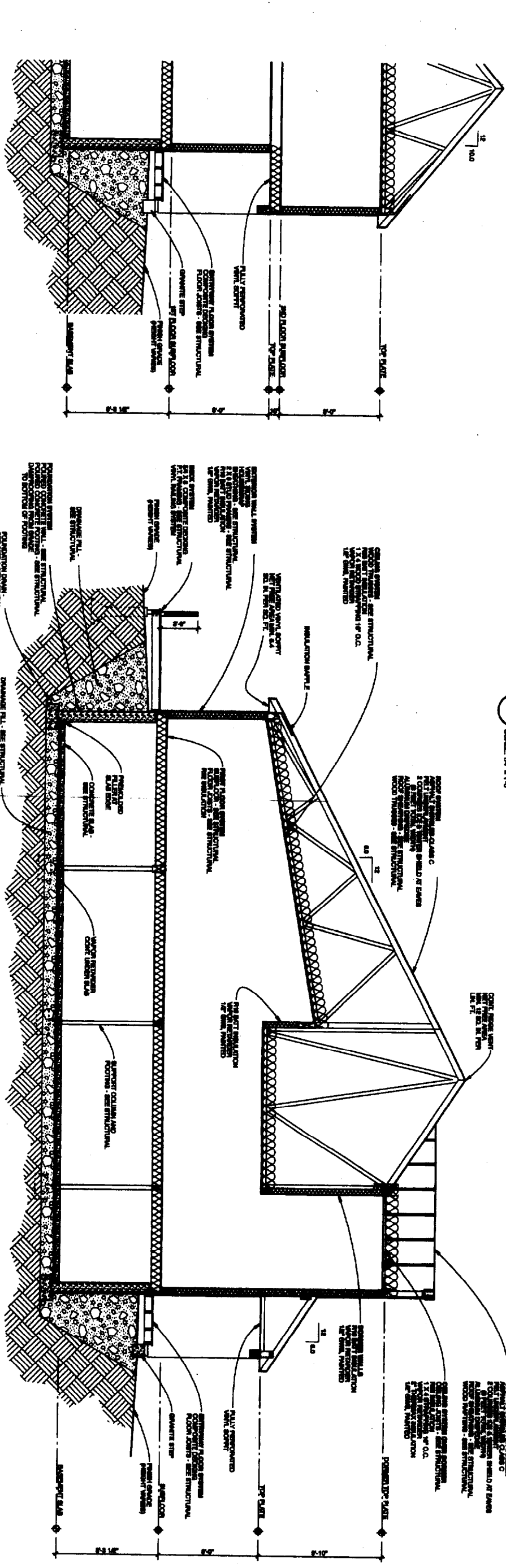
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Portland, Maine 04103
(207) 781-8856



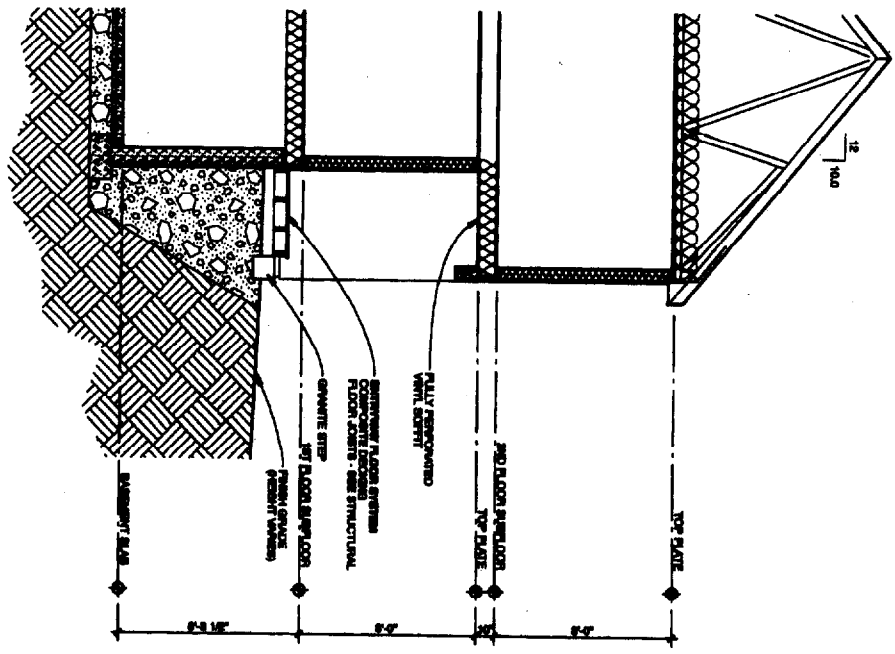
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

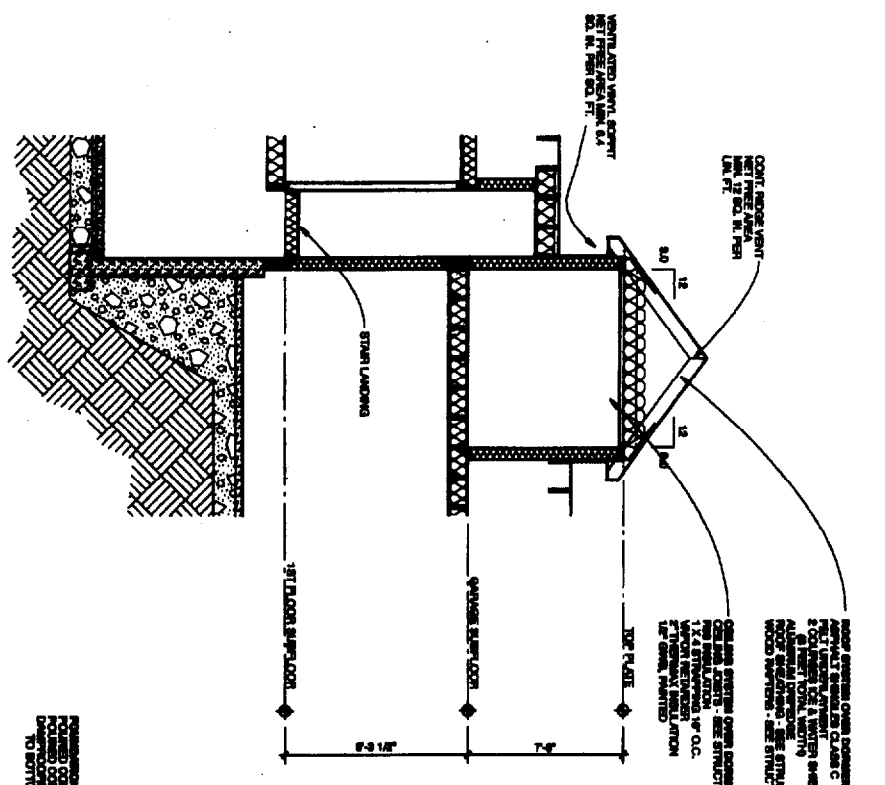


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

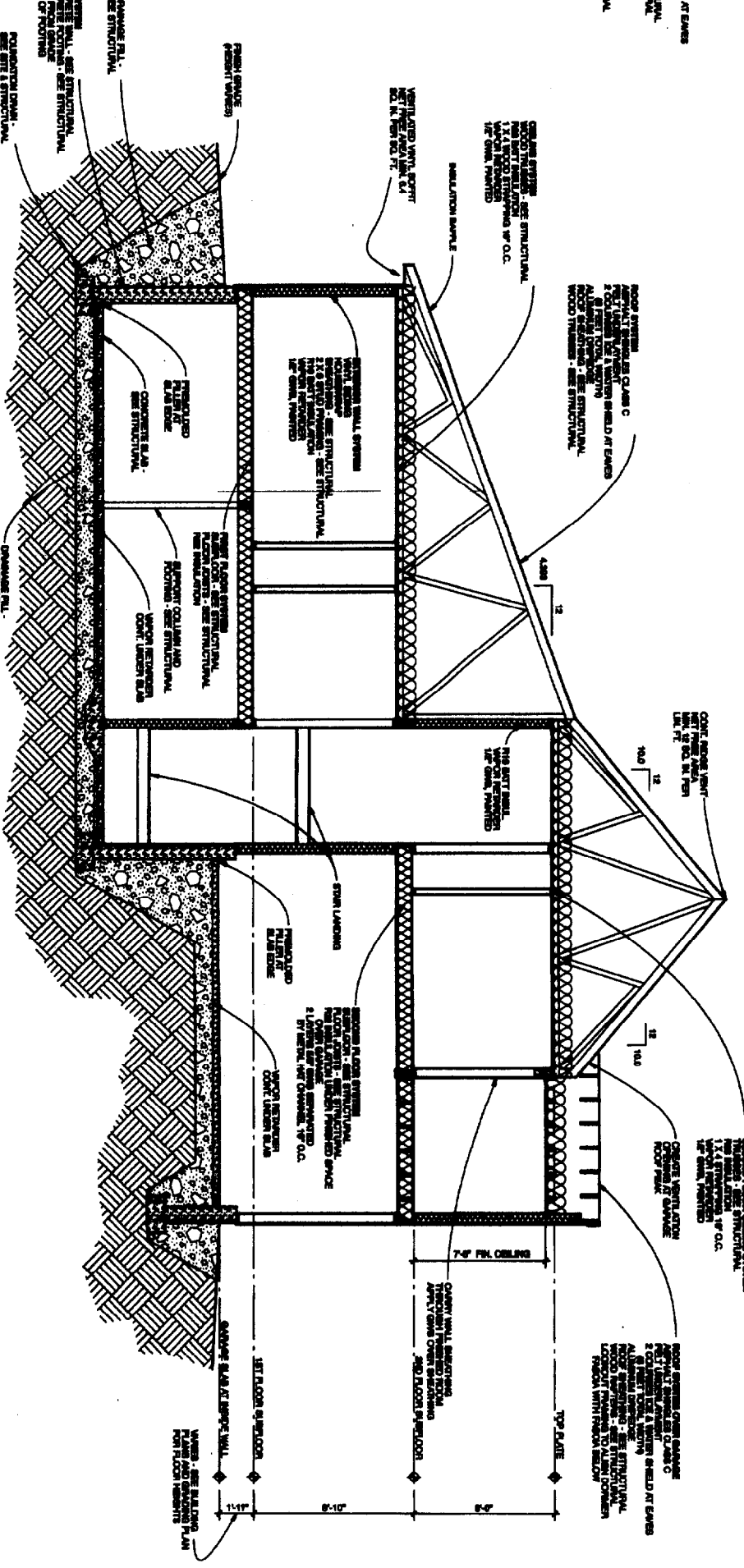


3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

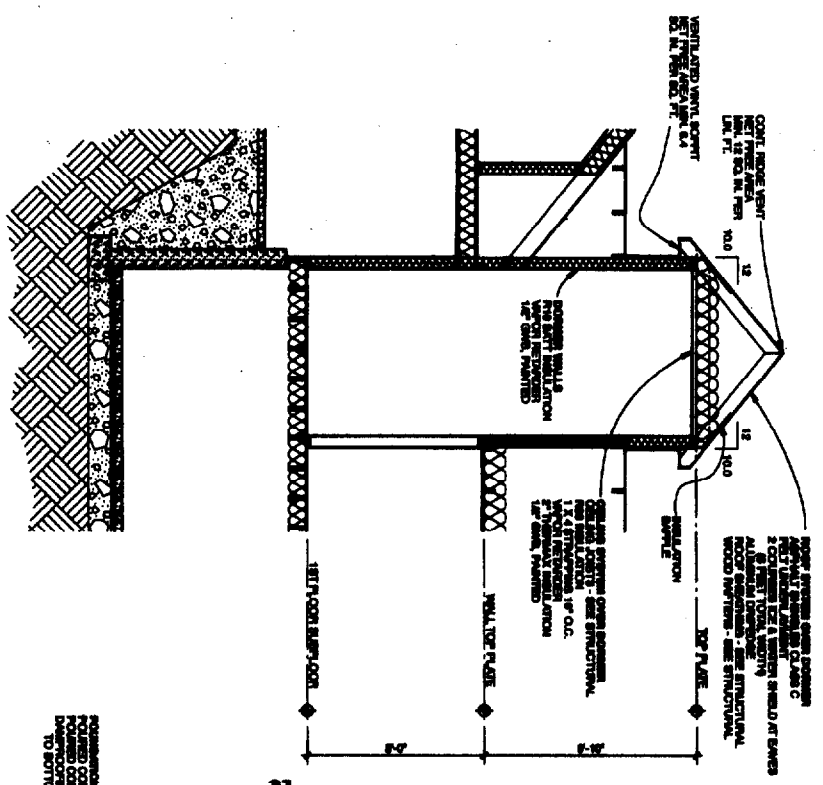
<h1 style="margin: 0;">A311</h1>	Michael R. Cherek Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04266 207-743-5865
Radcliffe Glen Harvard Street, Portland, ME Larry Sturdivant 15 Garces Drive Portland, ME 04108	Title Typical Building Sections Units 27-33 Scale: 1/4" = 1'-0" Date: 10/27/05 Revises: Issued For Permit



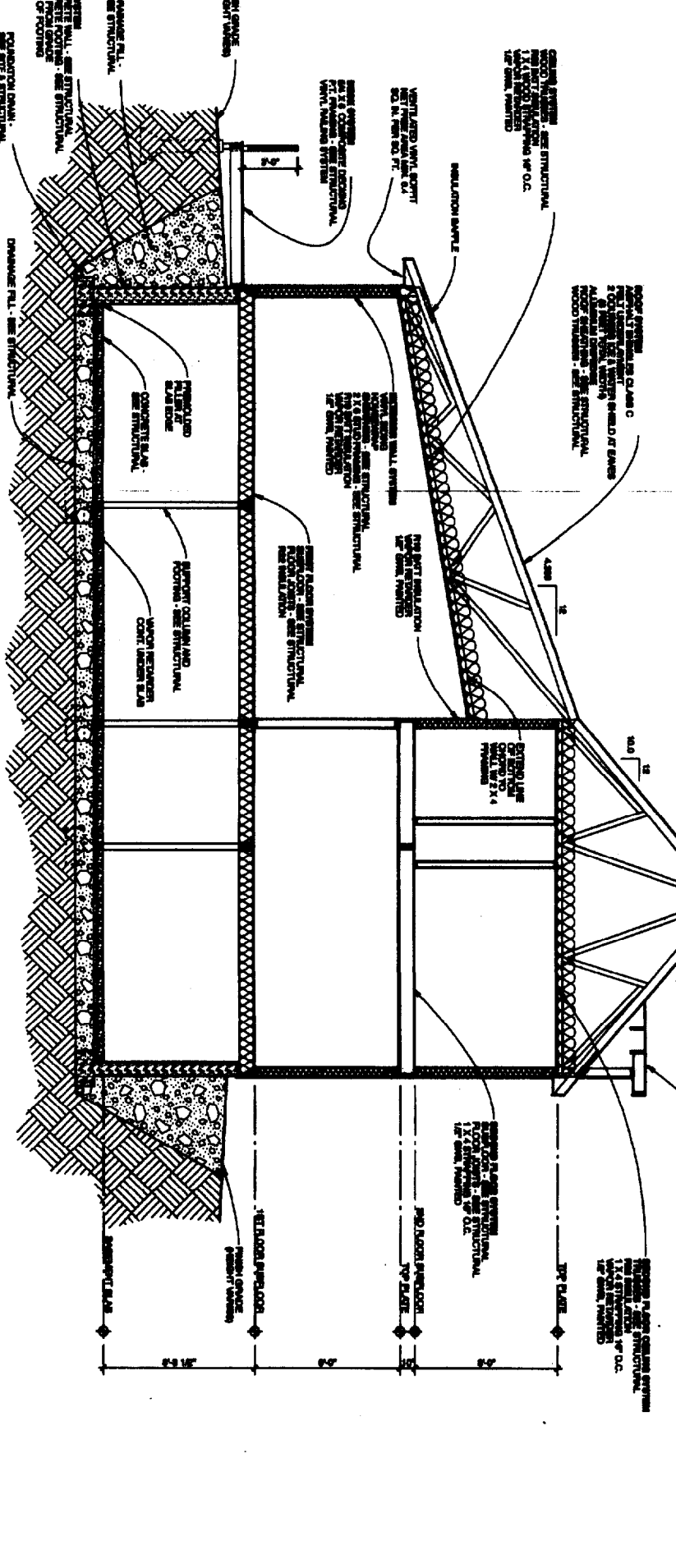
4 SECTION - SECOND FLOOR BATH DORMER
SCALE: 1/4" = 1'-0"



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

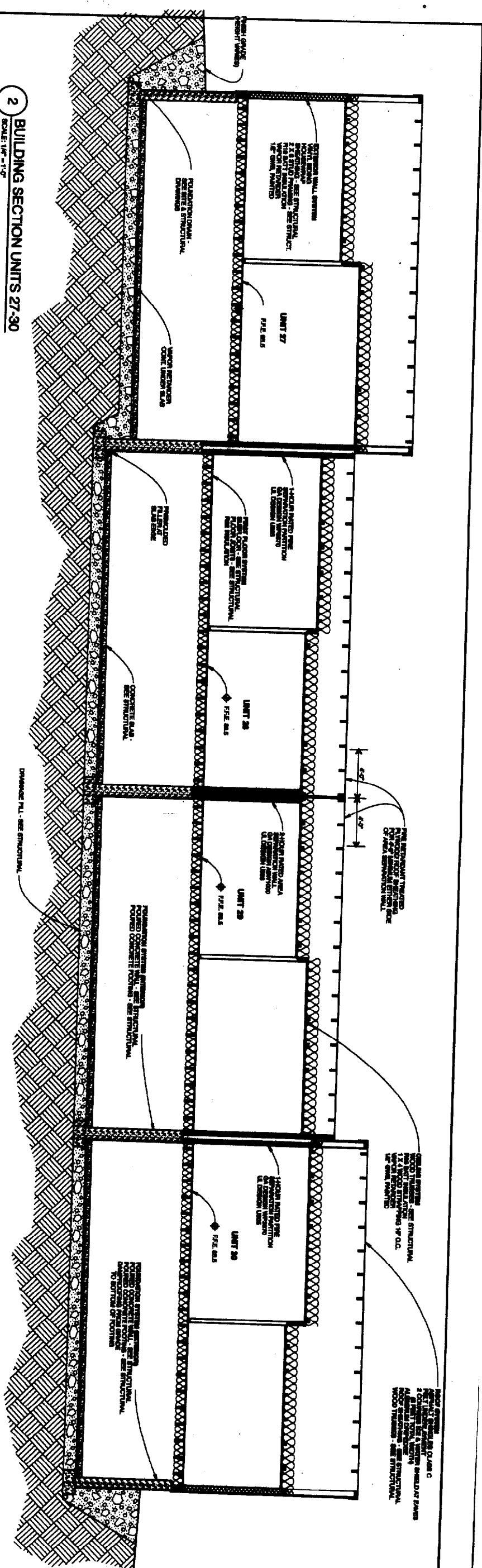


3 SECTION - DORMER OVER ENTRY
SCALE: 1/4" = 1'-0"

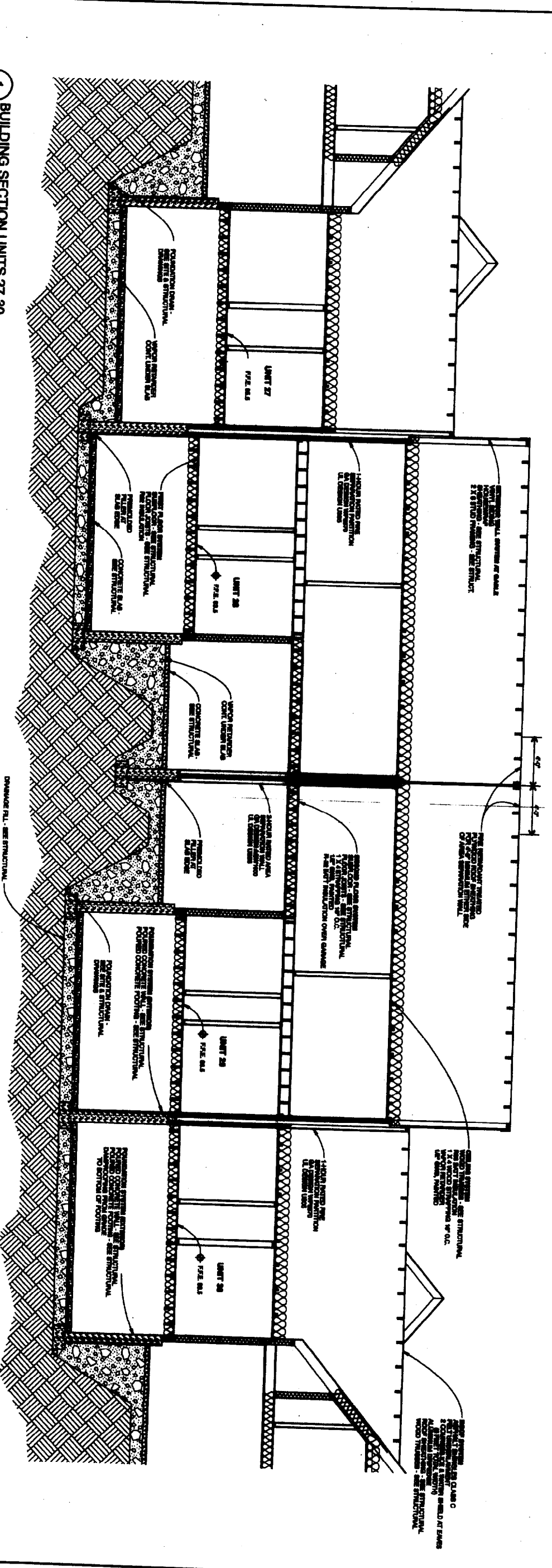


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"


<p>A312</p>	<p>Sheet</p>	<p>ISSUED FOR PERMIT</p>	<p>Revisions:</p>	<p>Date: 10/27/05</p>	<p>Scale: 1/4" = 1'-0"</p>	<p>Drawn: 10/27/05</p>	<p>Checked: 10/27/05</p>	<p>Reviewed: 10/27/05</p>	<p>Typical Building Sections Units 27-28</p>	<p>Radcliffe Glen Harvard Street, Portland, ME</p>	<p>Larry Sturdivant 15 Grosse Drive Portland, ME 04108</p>		<p>Michael R. Charek Architect</p>	<p>Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04268 207-743-5885</p>	<p>25 Hartley Street Portland, Maine 04103 (207) 761-3888</p>
			<p>2005 Michael R. Charek, Architect</p>												

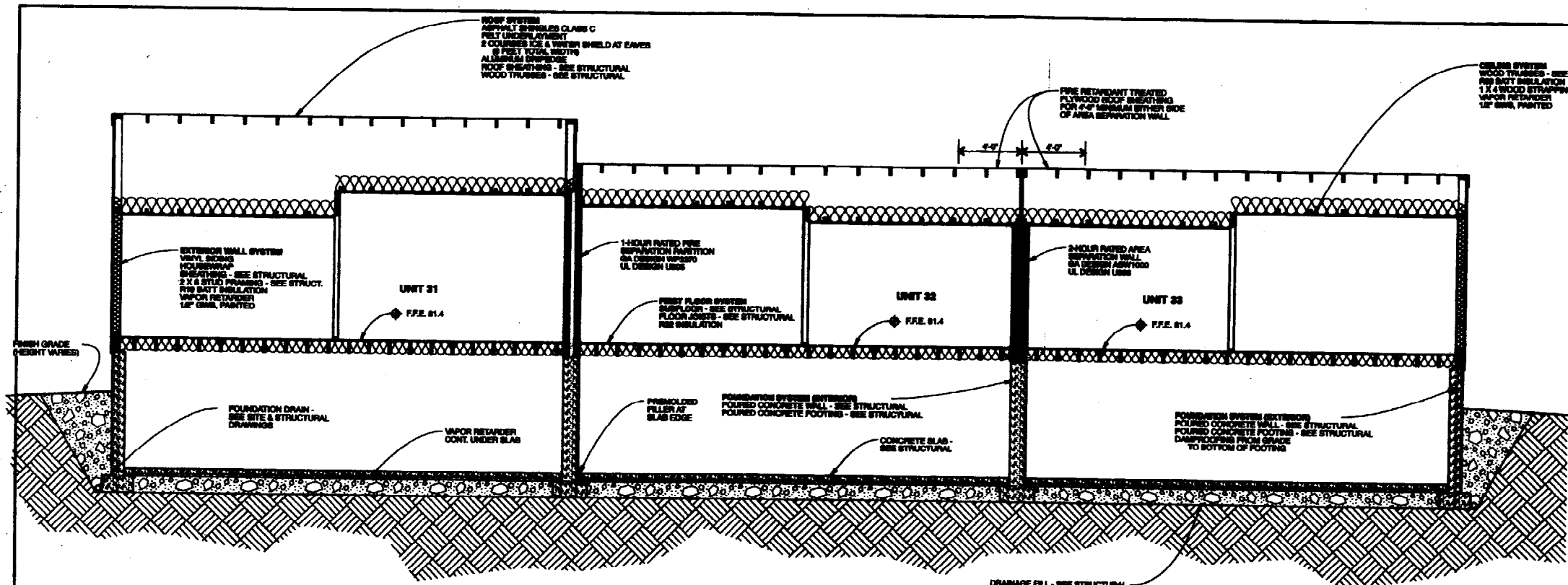


2 BUILDING SECTION UNITS 27-30
SCALE: 1/4" = 1'-0"

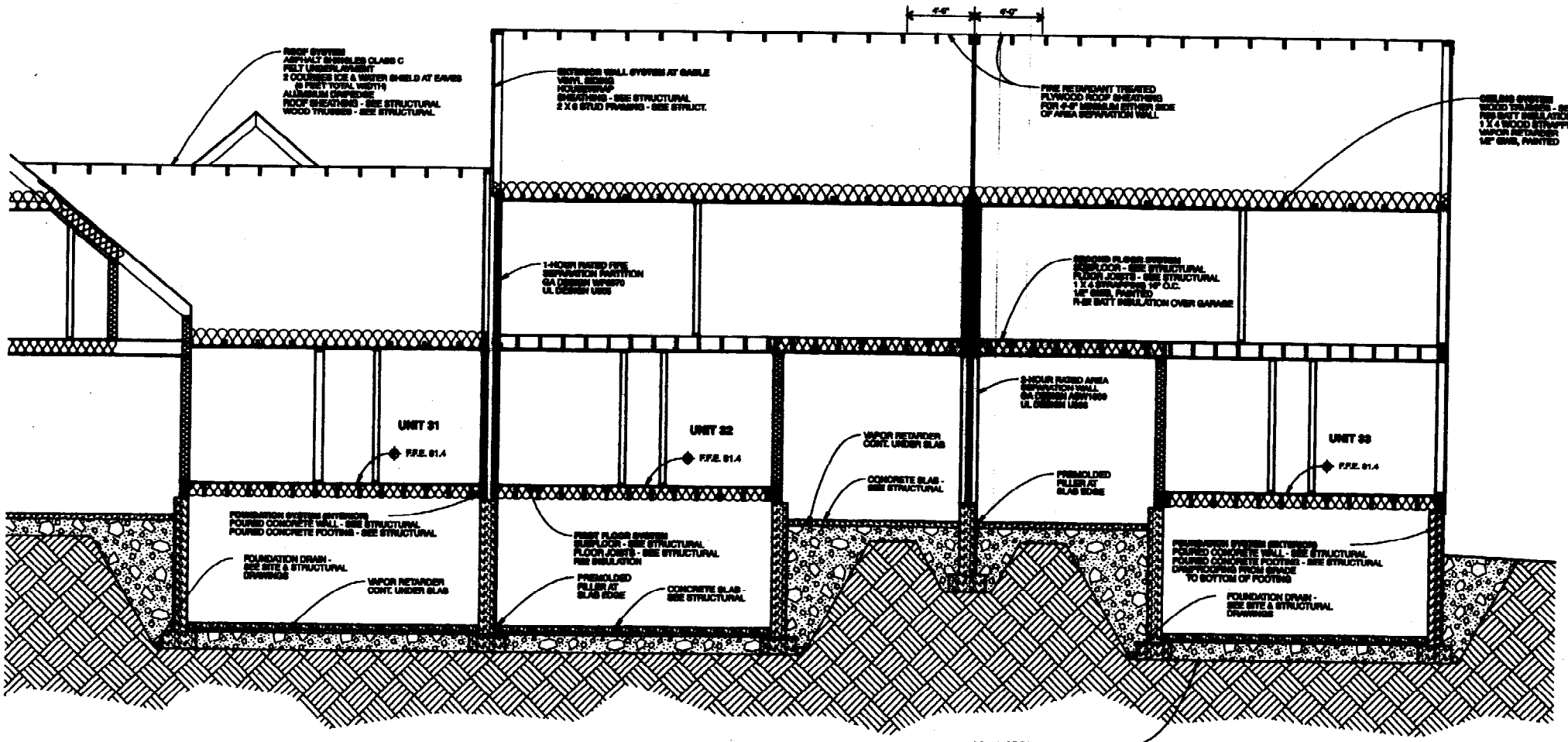


1 BUILDING SECTION UNITS 27-30
SCALE: 1/4" = 1'-0"

<h1 style="margin: 0;">A313</h1>	Redcliffe Glen Harvard Street, Portland, ME		Michael R. Charek Architect 25 Hartley Street Portland, Maine 04103 (207) 761-0666	Structural Consultants: Swift Engineering 331 Main Street Norway, ME 04268 207-743-6865
	Larry Sturdevant 15 Garces Drive Portland, ME 04108			
Title BUILDING SECTIONS UNITS 27-30				
Scale: 1/4" = 1'-0"				
Date: 10/27/03				
Revisions ISSUED FOR PERMIT				

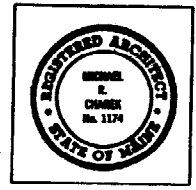


2 BUILDING SECTION UNITS 31-33
SCALE: 1/4" = 1'-0"



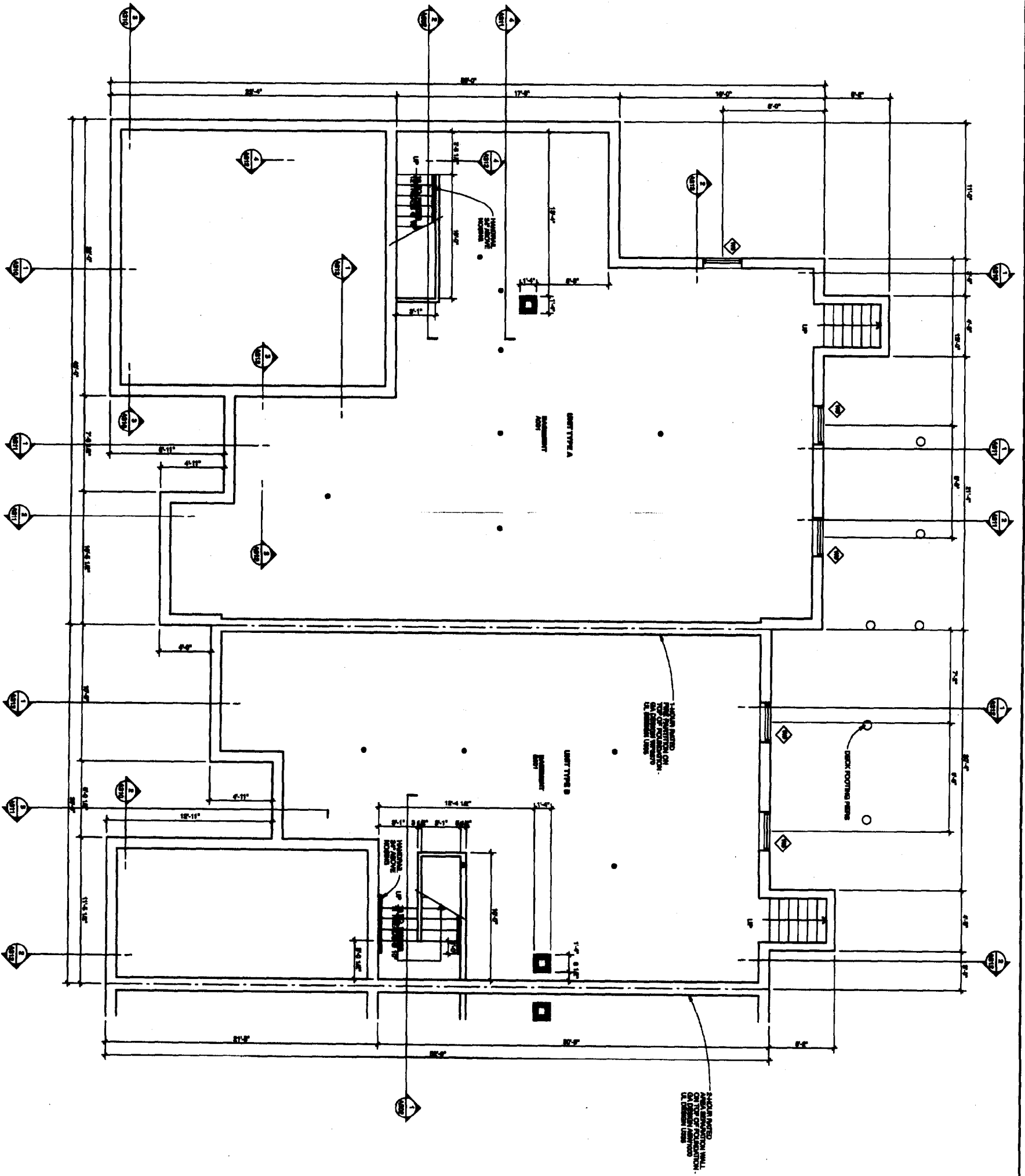
1 BUILDING SECTION UNITS 31-33
SCALE: 1/4" = 1'-0"

Structural Consultants:
Michael R. Charek
Architect
38 Hardy Street
Portland, Maine 04105
(207) 761-8888



Redcliffe Glen
Harvard Street, Portland, ME
1277 Newmarket
13 Adams Drive
Portland, ME 04105

Title	BUILDING SECTIONS UNITS 31-33
Scale:	1/4" = 1'-0"
Date:	10/27/03
Revisions	
ISSUED FOR PERMIT	
Sheet	A314



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

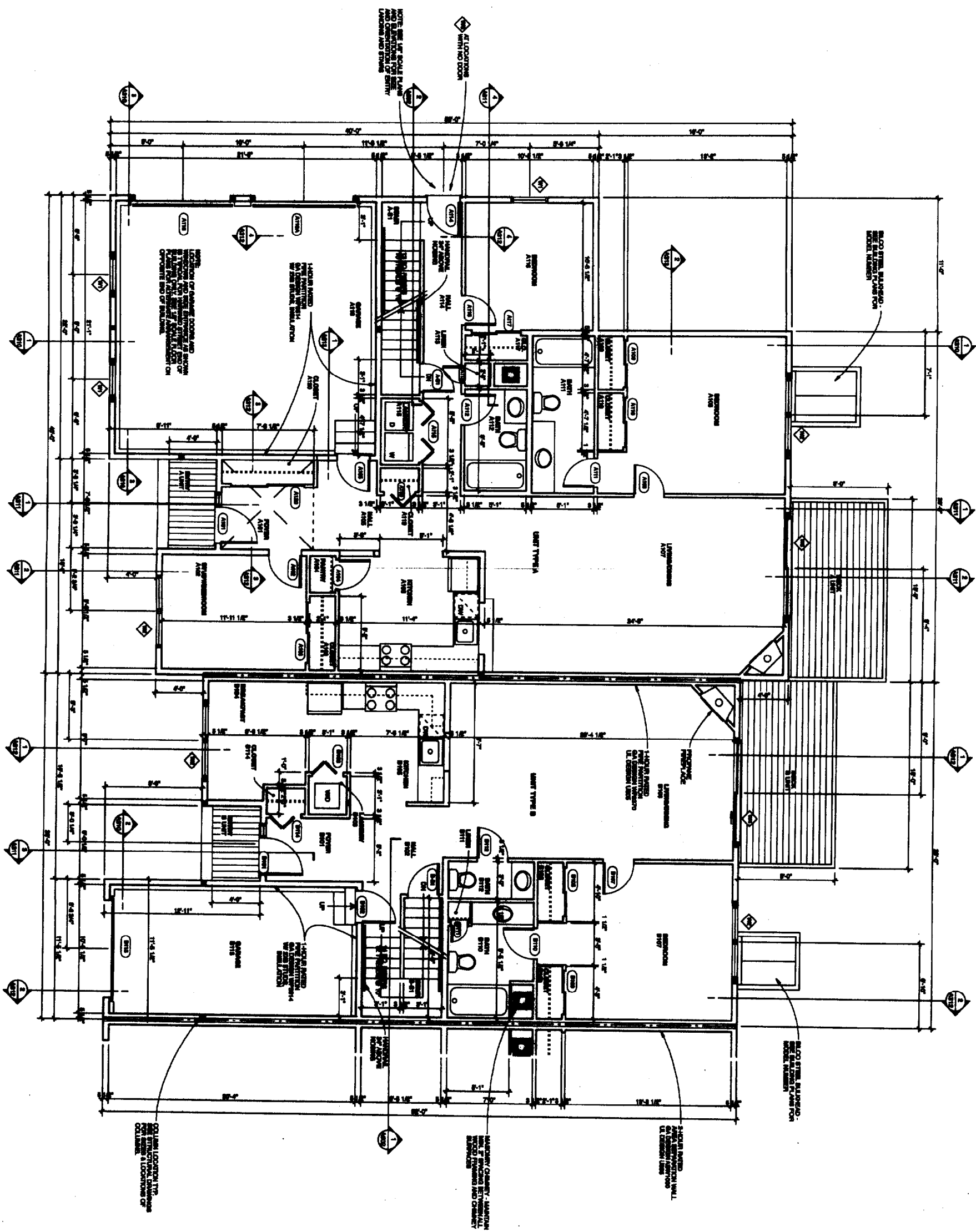
© 2009 Michael R. Charek, Architect

<p>A401</p>	<p>Sheet</p>
	<p>REQUIRED FOR PERMIT</p>

<p>Ridcliffe Glen Harvard Street, Portland, ME</p>
<p>Larry Stoddard 15 Garopp Drive Portland, ME 04103</p>



<p>Michael R. Charek Architect</p>
<p>25 Hartley Street Portland, Maine 04103 (207) 701-0086</p>



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

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A402	Sheet
	ISSUED FOR PERMIT
	Revisions
	Date: 10/27/05
	Scale: 1/4" = 1'-0"

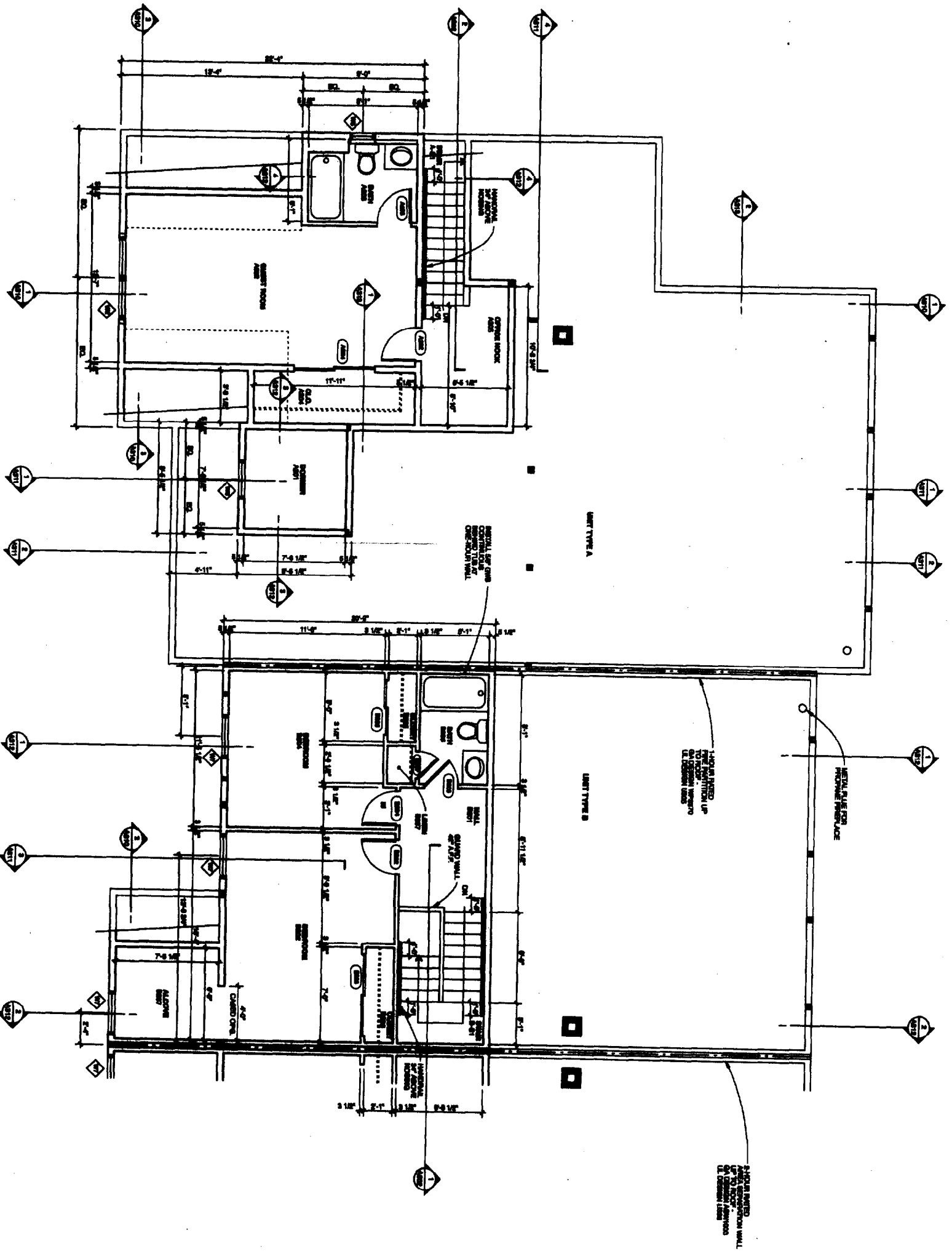
Radcliffe Glen
Harvard Street, Portland, ME

Larry Stubbart
15 Garces Drive
Portland, ME 04103



Michael R. Cherek
Architect

35 North Street
Portland, Maine 04103
(207) 761-0566



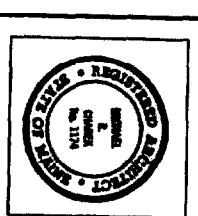
1 ENLARGED SECOND FLOOR PLAN - UNIT TYPES A & B
SCALE: 1/4" = 1'-0"

© 2005 Michael R. Charek, Architect

A403	THIS ENLARGED FLOOR PLAN FLOOR
	Scale: 1/4" = 1'-0" Date: 10/27/05 Revisions: Issued FOR PERMIT

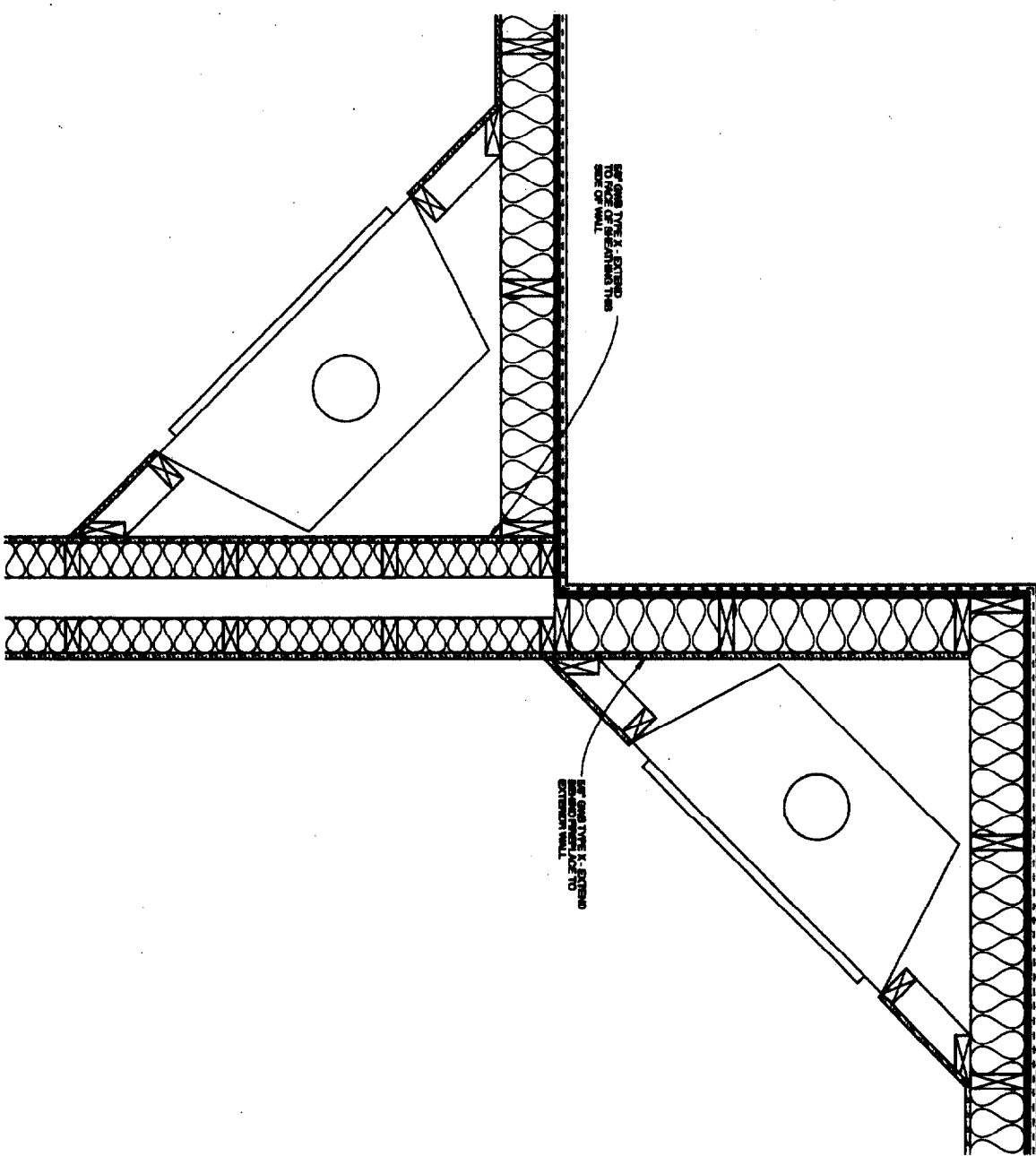
Radcliffe Glen
Harvard Street, Portland, ME

Larry Sturdivant
18 Garces Drive
Portland, ME 04103

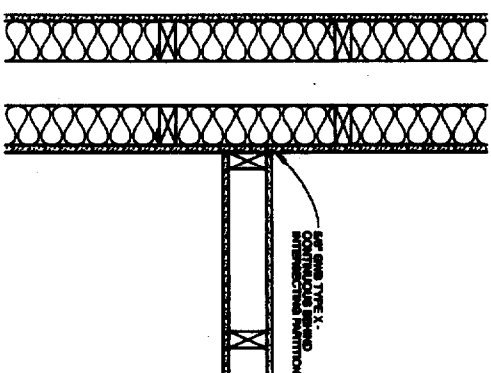


Michael R. Charek
Architect

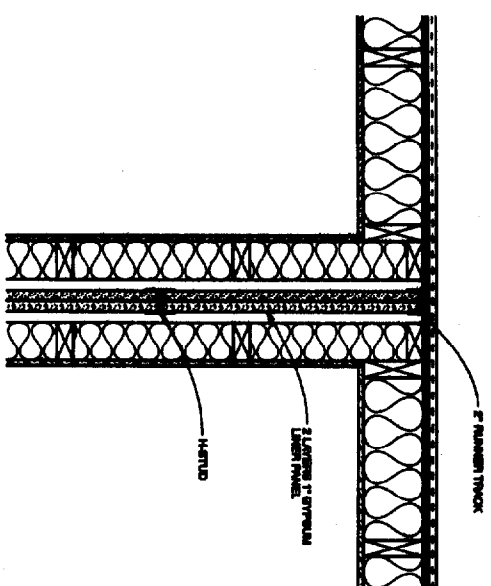
25 Hartley Street
Portland, Maine 04103
(207) 751-0098



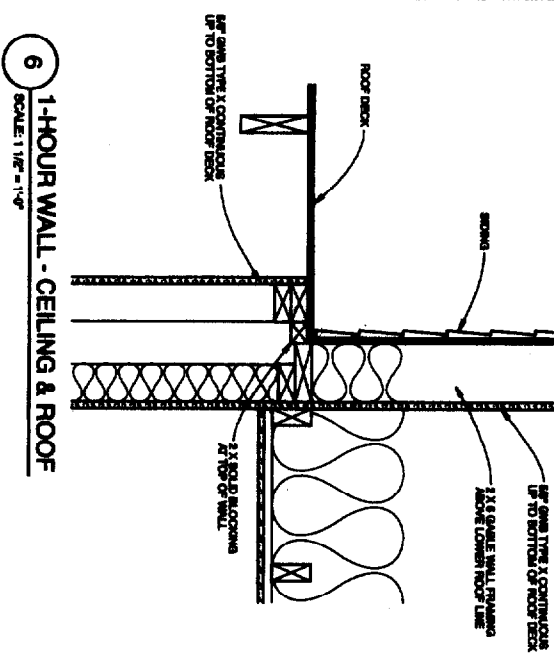
10 1-HOUR WALL AT FIREPLACES (PLAN)
SCALE: 1/8" = 1'-0"



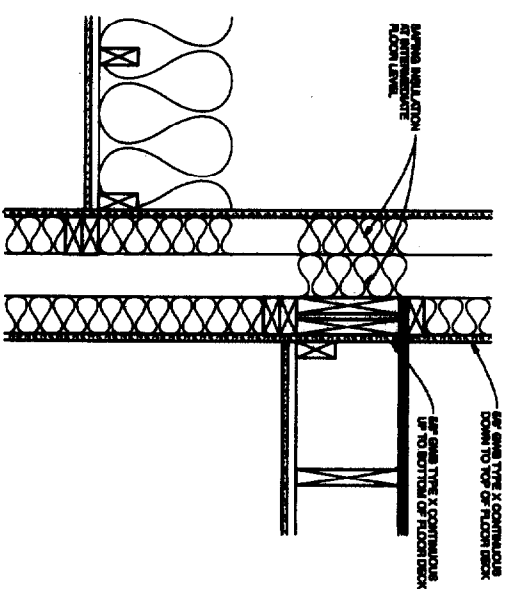
8 1-HOUR WALL AT PARTITION (PLAN)
SCALE: 1/8" = 1'-0"



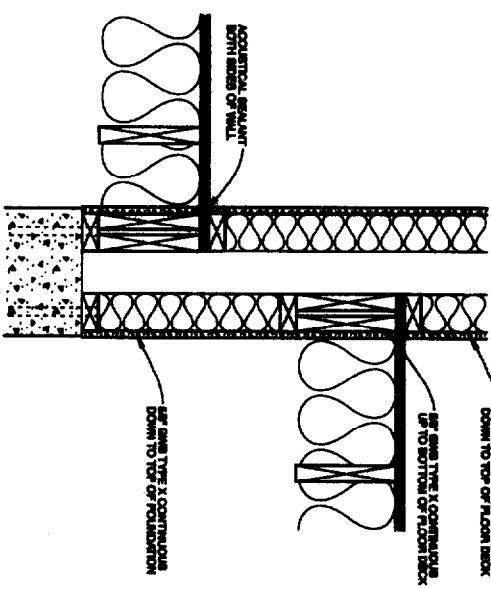
7 2-HOUR WALL AT EXTERIOR WALL (PLAN)
SCALE: 1/8" = 1'-0"



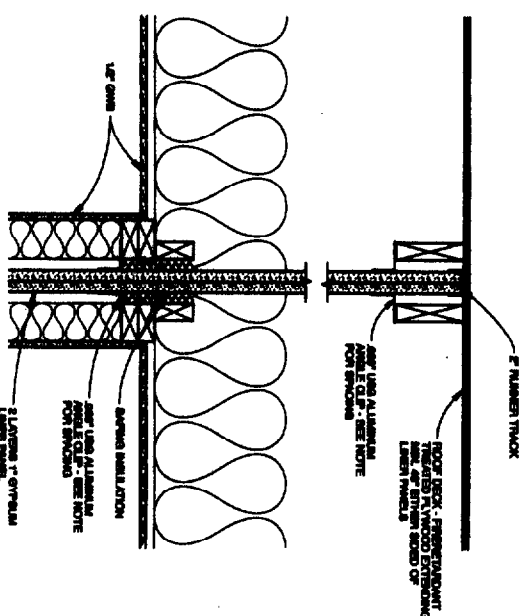
6 1-HOUR WALL - CEILING & ROOF
SCALE: 1/8" = 1'-0"



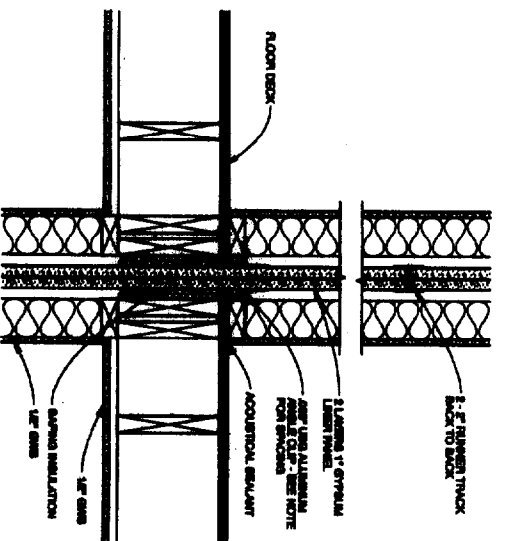
5 1-HOUR WALL - INTERMEDIATE FLOOR
SCALE: 1/8" = 1'-0"



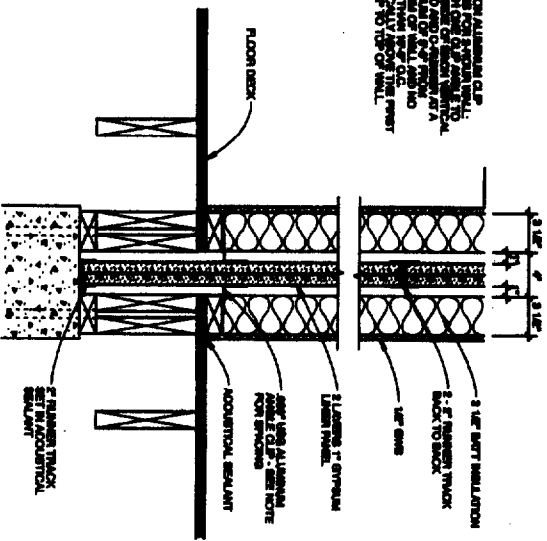
4 1-HOUR WALL - FOUNDATION
SCALE: 1/8" = 1'-0"



3 2-HOUR WALL - CEILING & ROOF
SCALE: 1/8" = 1'-0"



2 2-HOUR WALL - INTERMEDIATE FLOOR
SCALE: 1/8" = 1'-0"



1 2-HOUR WALL AT FOUNDATION
SCALE: 1/8" = 1'-0"

Michael R. Charek
Architect

25 Shirley Street
Portland, Maine 04103
(207) 781-6666

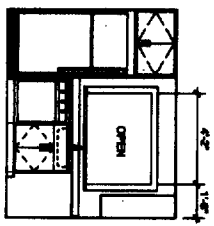


Radcliffe Glen
Harvard Street, Portland, ME

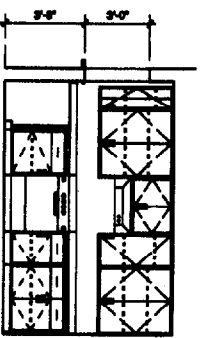
Larry Shumway
18 Garbois Drive
Portland, ME 04103

Title: DETAILS
Scale: AS NOTED
Date: 10/27/03
Revisions:
ISSUED FOR PERMIT

Sheet
A501



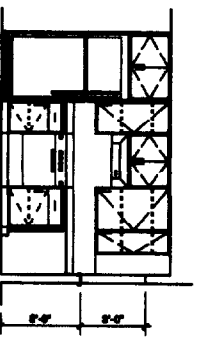
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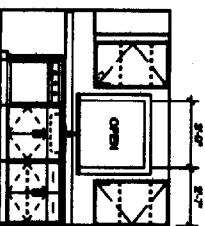
EAST

NOTE: DIMENSIONS ARE TO FINISH SURFACES

8 INTERIOR ELEVATIONS - KITCHEN A106
SCALE: 1/8" = 1'-0"



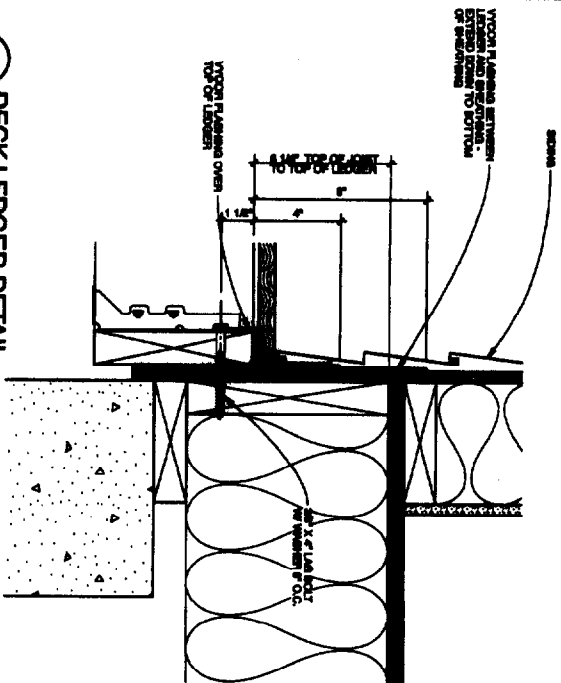
WEST



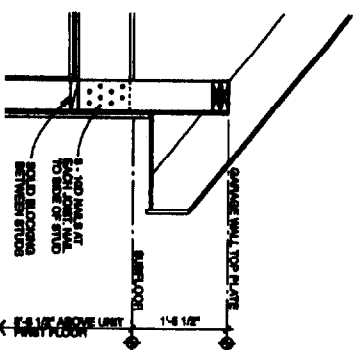
NORTH

NOTE: DIMENSIONS ARE TO FINISH SURFACES

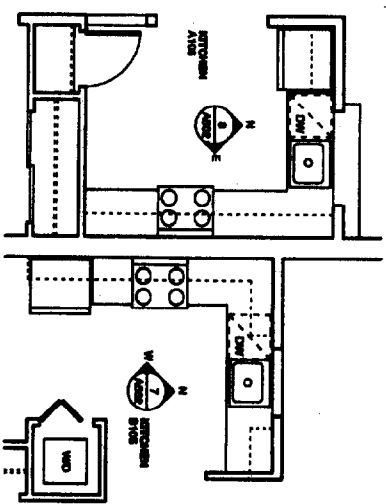
7 INTERIOR ELEVATIONS - KITCHEN B105
SCALE: 1/8" = 1'-0"



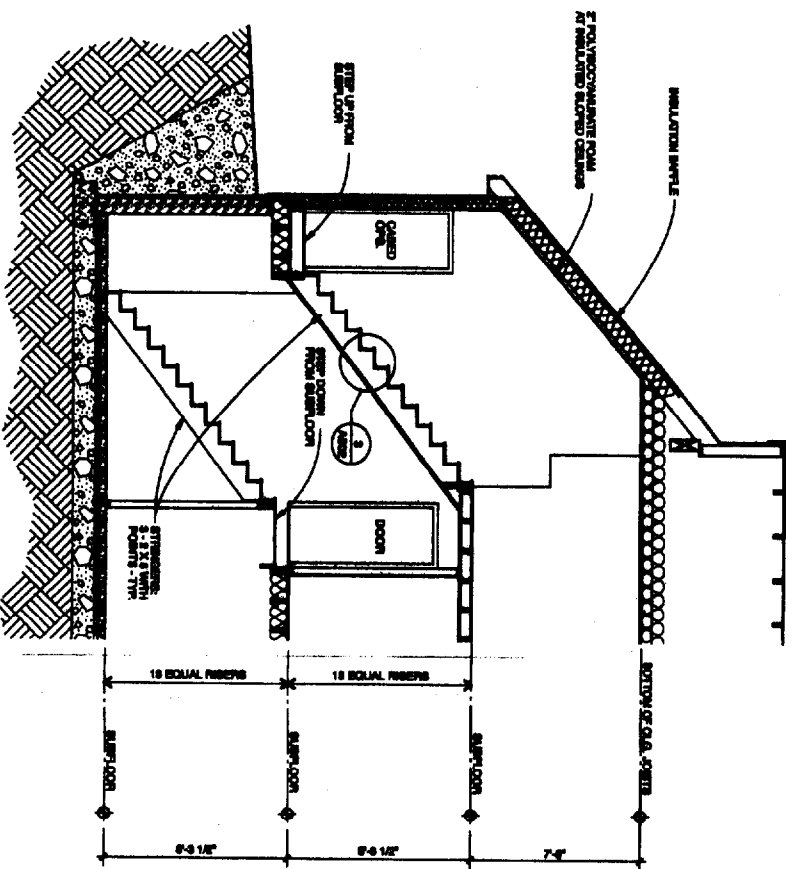
6 DECK LEDGER DETAIL
SCALE: 3/4" = 1'-0"



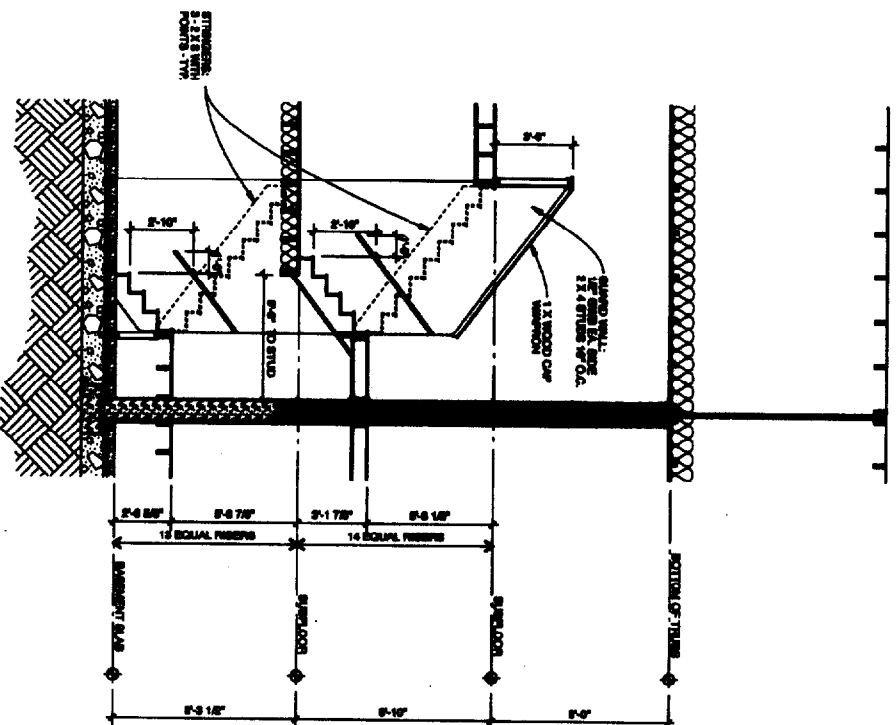
5 FRAMING DETAIL - A UNIT GARAGE ROOF
SCALE: 3/4" = 1'-0"



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



2 STAIR SECTION AT UNIT TYPE A
SCALE: 1/8" = 1'-0"



1 STAIR SECTION AT UNIT TYPE B
SCALE: 1/8" = 1'-0"

Radcliffe Glen
Harvard Street, Portland, ME

Larry Sheehy
15 Garces Drive
Portland, ME 04103



Michael R. Charek
Architect

25 Hartley Street
Portland, Maine 04103
(207) 761-0666

Title
STAIR
SECTIONS

Scale: AS NOTED

Date: 10/27/03

Revisions

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Sheet

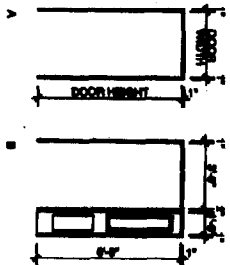
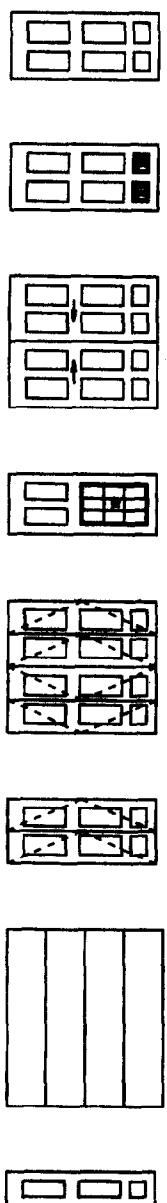
A502

DOOR SCHEDULE 1 (CONT.)										
NO.	TYPE	LOC.	PK.	WIDTH	HEIGHT	THICK.	FINISH	FR.	GLASS	NOTES
AS1	1	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS2	2	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	B	NO	PHD	
AS3	3	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS4	4	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS5	5	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS6	6	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS7	7	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS8	8	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS9	9	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS10	10	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS11	11	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS12	12	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS13	13	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS14	14	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS15	15	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS16	16	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS17	17	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS18	18	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS19	19	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS20	20	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS21	21	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS22	22	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS23	23	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS24	24	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	

MATERIAL/FINISH ASSUMPTIONS
 METL. METL.
 PG. PAPER/ALUM. FIBRE
 NC. YELLOW CORN
 NLL. NALLATED
 PTD. PAINTED
 FC. SOLID CORE
 WOOD

NOTES
 1. NALLATED EXTERIOR DOOR
 2. NALLATED OVERHEAD DOOR
 3. NALLATED WINDOW DOOR

DOOR SCHEDULE 2 (CONT.)										
NO.	TYPE	LOC.	PK.	WIDTH	HEIGHT	THICK.	FINISH	FR.	GLASS	NOTES
AS25	1	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS26	2	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS27	3	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS28	4	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS29	5	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS30	6	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS31	7	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS32	8	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS33	9	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS34	10	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS35	11	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS36	12	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS37	13	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS38	14	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS39	15	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS40	16	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS41	17	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS42	18	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS43	19	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS44	20	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	



DOOR SCHEDULE 3 (CONT.)										
NO.	TYPE	LOC.	PK.	WIDTH	HEIGHT	THICK.	FINISH	FR.	GLASS	NOTES
AS45	1	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS46	2	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS47	3	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS48	4	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS49	5	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS50	6	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS51	7	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS52	8	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS53	9	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS54	10	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS55	11	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS56	12	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS57	13	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS58	14	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS59	15	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS60	16	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS61	17	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS62	18	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS63	19	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS64	20	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	

MATERIAL/FINISH ASSUMPTIONS
 CON. CONCRETE
 CMU. CONCRETE MASONRY
 CP. CORRUGATED PAPER
 GR. Gypsum
 HW. HARDWOOD
 POL. POLYURETHANE
 PTD. PAINTED
 UN. UNFINISHED
 WOOD

NOTES
 1. CONCRETE WALLS WHERE SPECIFIED
 2. GYM OR PART OF WALLS WHERE SPECIFIED
 3. FIRE WALLS EXCEPT WHERE SPECIFIED
 4. SLOPED CEILING: 1'-0" TO 1'-6"

DOOR SCHEDULE 4 (CONT.)										
NO.	TYPE	LOC.	PK.	WIDTH	HEIGHT	THICK.	FINISH	FR.	GLASS	NOTES
AS65	1	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS66	2	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS67	3	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS68	4	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS69	5	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS70	6	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS71	7	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS72	8	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS73	9	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS74	10	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS75	11	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS76	12	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS77	13	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS78	14	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS79	15	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS80	16	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS81	17	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS82	18	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS83	19	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	
AS84	20	M.D.C.	PHD	3'-0"	8'-0"	1 1/2"	A	NO	PHD	

SYMBOL	DESCRIPTION	CHARACTER	TYPE	REMARKS
◇	ANCHOR	TRENCH	DOUBLE HANG	YES
◇	ANCHOR	TRENCH	DOUBLE HANG	YES
◇	ANCHOR	STRONG	PHD DOOR	YES
◇	ANCHOR	STRONG	PHD DOOR	YES
◇	ANCHOR	TRENCH	DOUBLE HANG	NO
◇	ANCHOR	TRENCH	DOUBLE HANG	NO
◇	ANCHOR	TRENCH	DOUBLE HANG	YES
◇	ANCHOR	TRENCH	DOUBLE HANG	NO
◇	ANCHOR	TRENCH	DOUBLE HANG	NO

NOTES
 1. SET WINDOW HEAD HEIGHT TO MATCH DOOR
 2. WINDOW TO BE SET/AS TO BE PLAZED WITH
 SURETY GLASS

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THIS
 DOOR, WINDOW,
 WINDOW
 SCHEDULES

Scale: AS NOTED

Date: 10/27/05

Revisions
 ISSUED FOR
 PERMIT

Sheet
A601

