

# RADCLIFFE GLEN

## A PLANNED RESIDENTIAL UNIT DEVELOPMENT

### HARVARD STREET, PORTLAND, MAINE

## PHASE 1A - UNITS 3 - 10

### DRAWING LIST

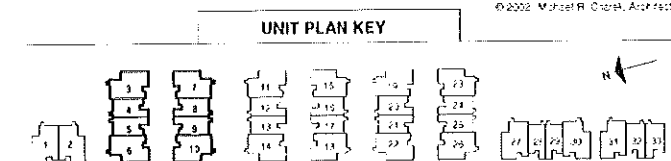
- G101 COVER SHEET
- S1 FOUNDATION PLANS UNITS 3-10
- S2 FIRST FLOOR FRAMING PLANS UNITS 3-10
- S3 SECOND FLOOR FRAMING PLANS UNITS 3-10
- S4 ROOF FRAMING PLANS UNITS 3-10
- S5 STRUCTURAL DETAILS
- S6 STRUCTURAL DETAILS
- A105 BASEMENT AND FIRST FLOOR PLANS UNITS 3 - 6
- A106 SECOND FLOOR AND ROOF PLANS UNITS 3 - 6
- A107 BASEMENT AND FIRST FLOOR PLANS UNITS 7 - 10
- A108 SECOND FLOOR AND ROOF PLANS UNITS 7 - 10
- A203 BUILDING ELEVATIONS UNITS 3 - 6
- A204 BUILDING ELEVATIONS UNITS 7 - 10
- A301 TYPICAL BUILDING SECTIONS
- A302 TYPICAL BUILDING SECTIONS
- A303 TYPICAL BUILDING SECTIONS
- A306 BUILDING SECTIONS UNITS 3-10
- A401 ENLARGED FLOOR PLAN - BASEMENT
- A402 ENLARGED FLOOR PLAN - FIRST FLOOR
- A403 ENLARGED FLOOR PLAN - SECOND FLOOR
- 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.
6. MECHANICAL AND ELECTRICAL DESIGN BY OTHERS.

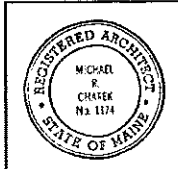
### ADDITIONAL NOTES

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 GWB ON THEIR INTERIOR SURFACE.
3. DOOR FROM UNIT INTO GARAGE TO HAVE AT LEAST 45 MINUTE RATING.
4. ONE-HOUR RATED FIRE SEPARATION PARTITIONS ARE TO BE FIRESTOPPED WITH SAFING INSULATION AT EACH FLOOR LEVEL AND AT CEILING LEVEL.
5. IF PENETRATIONS OF DWELLING UNIT SEPARATION WALLS AND FIRE SEPARATION PARTITIONS ARE MADE, THEY ARE TO BE FIRESTOPPED WITH APPROPRIATE MATERIALS AND DETAILS TO MAINTAIN THE FIRE RESISTANCE RATING OF THE WALL.
6. SECOND FLOOR BATHROOM WINDOWS ARE TO BE PROVIDED WITH SAFETY GLAZING.
7. ATTIC ACCESS OPENINGS WITH MINIMUM DIMENSION OF 22 INCHES BY 30 INCHES ARE TO BE LOCATED IN EACH UNIT, IN AN AREA TO BE DETERMINED DURING CONSTRUCTION.
8. INSTALL GWB BEHIND 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.



**Structural Consultants:**  
 Swift Engineering  
 331 Main Street  
 Norway, ME 04268  
 207-743-5885

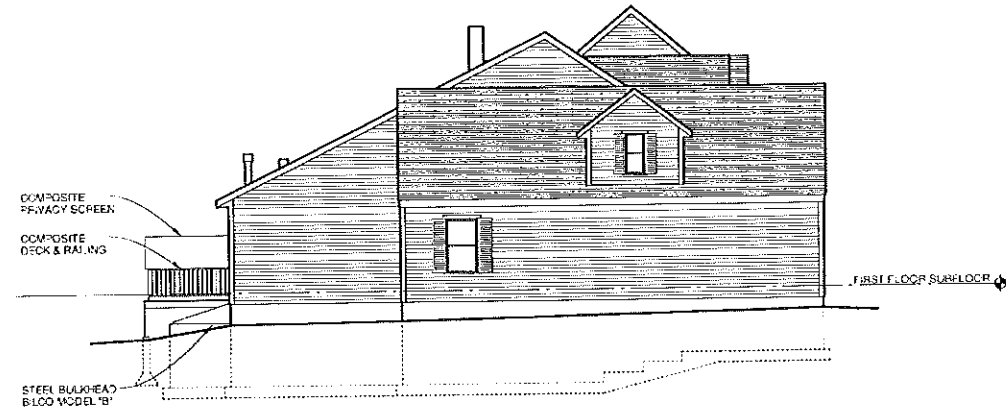
**Michael R. Charek  
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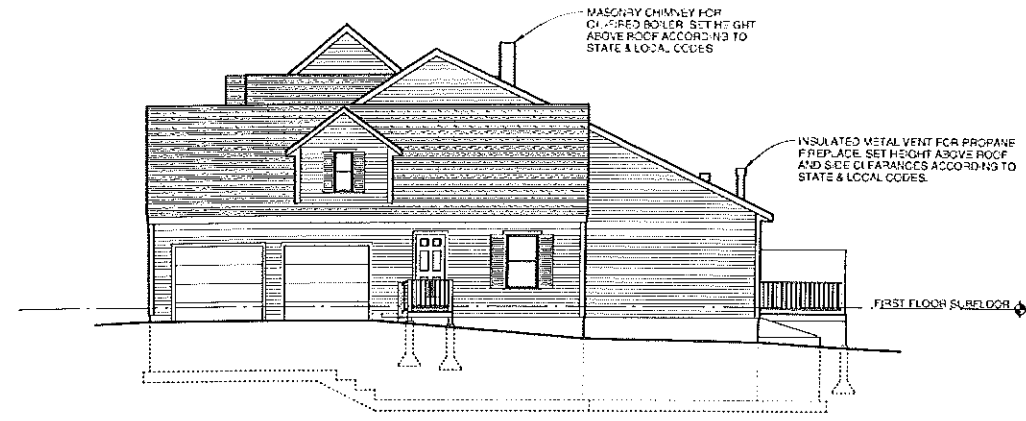
**Radcliffe Glen**  
 Harvard Street, Portland, ME

Larry Sturdivant  
 15 Garscoe Drive  
 Portland, ME 04103

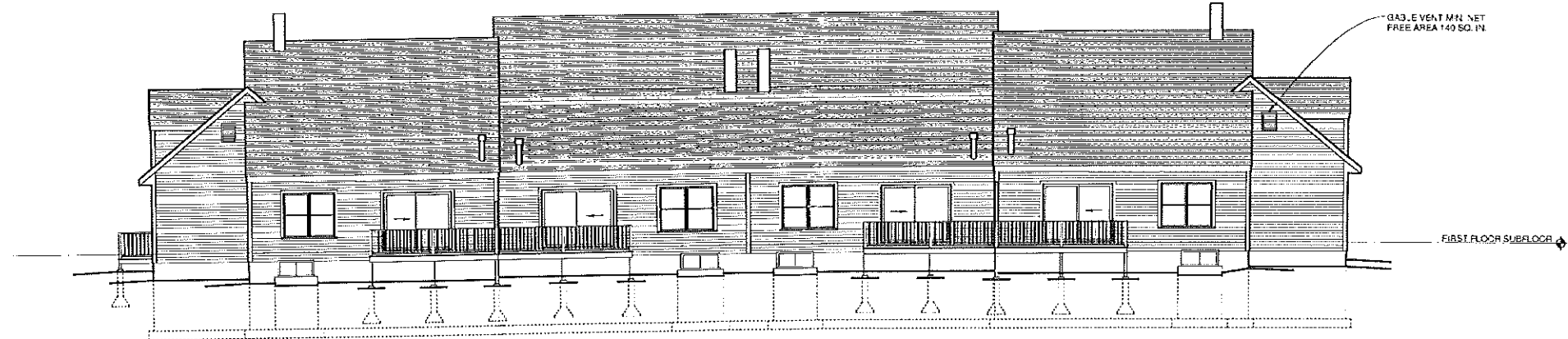
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COVER SHEET PHASE 1A
Scale: AS NOTED
Date: 10/16/02
Revisions
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Sheet
G101



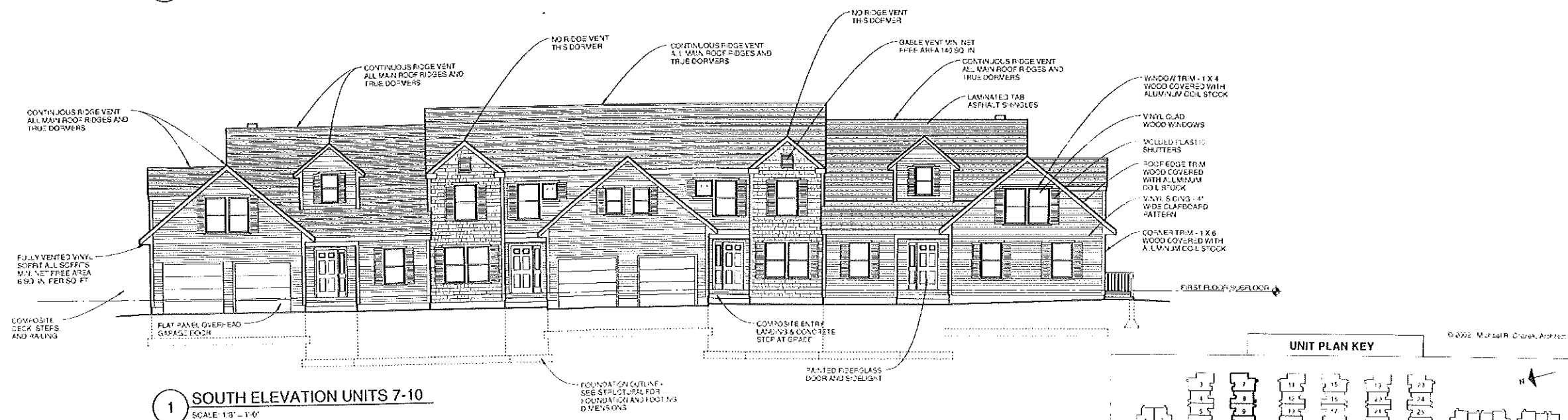
3 WEST ELEVATION UNITS 7-10  
SCALE: 1/8" = 1'-0"



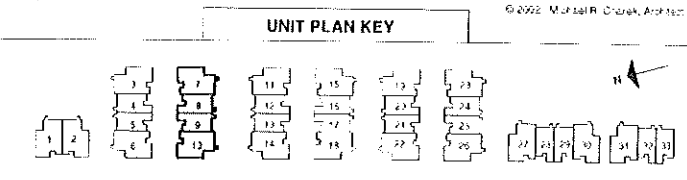
4 EAST ELEVATION UNITS 7-10  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION UNITS 7-10  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION UNITS 7-10  
SCALE: 1/8" = 1'-0"



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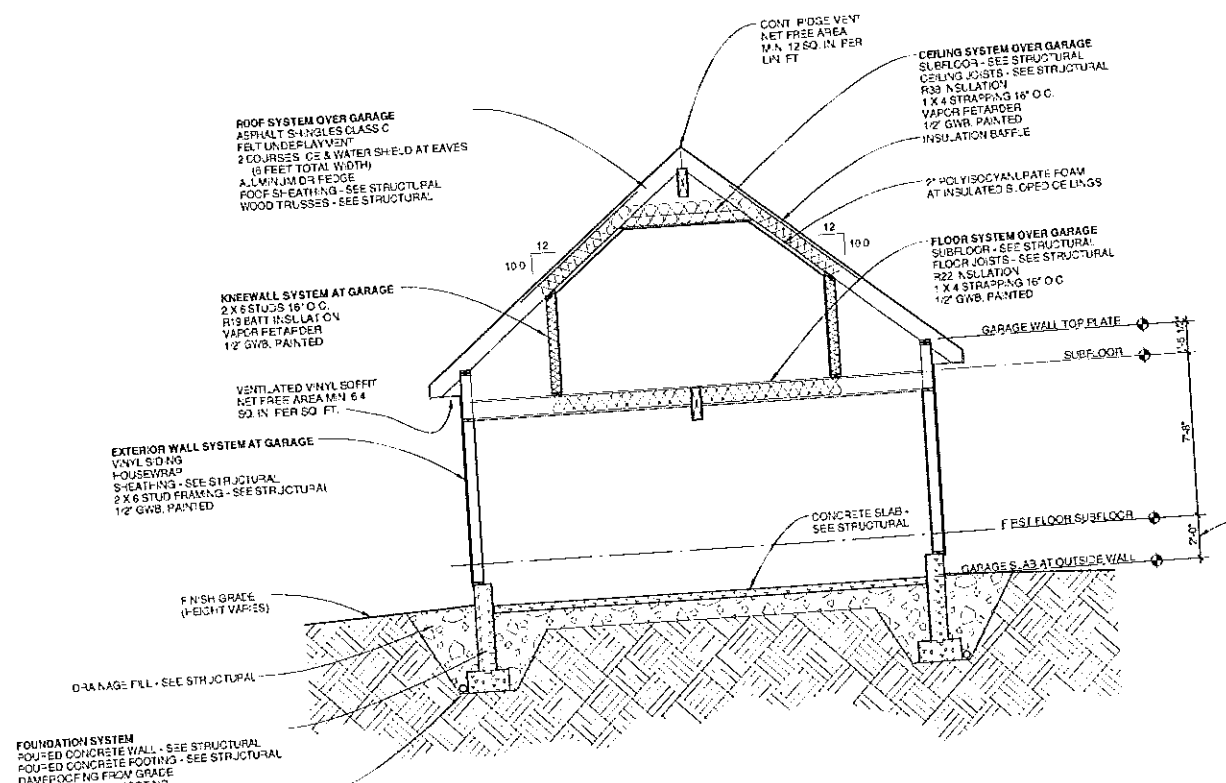
**Radcliffe Glen**  
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Title  
BUILDING ELEVATIONS UNITS 7-10

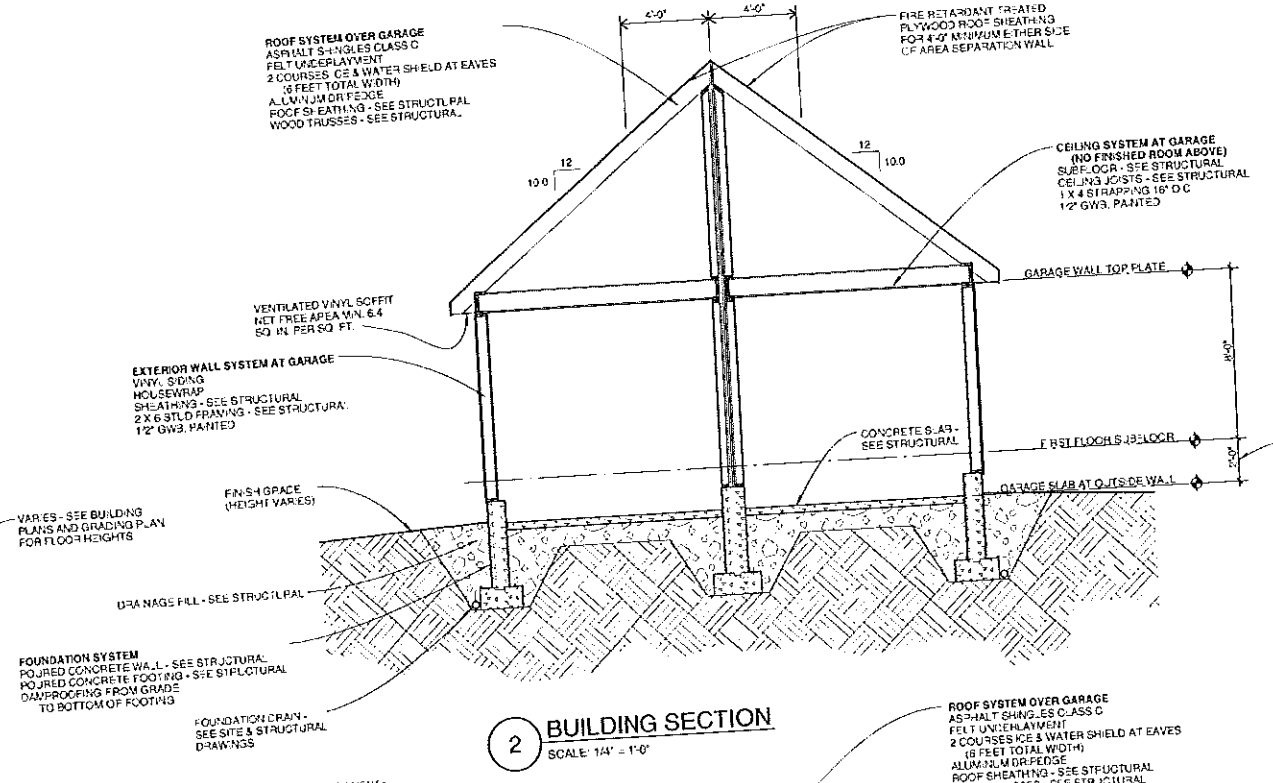
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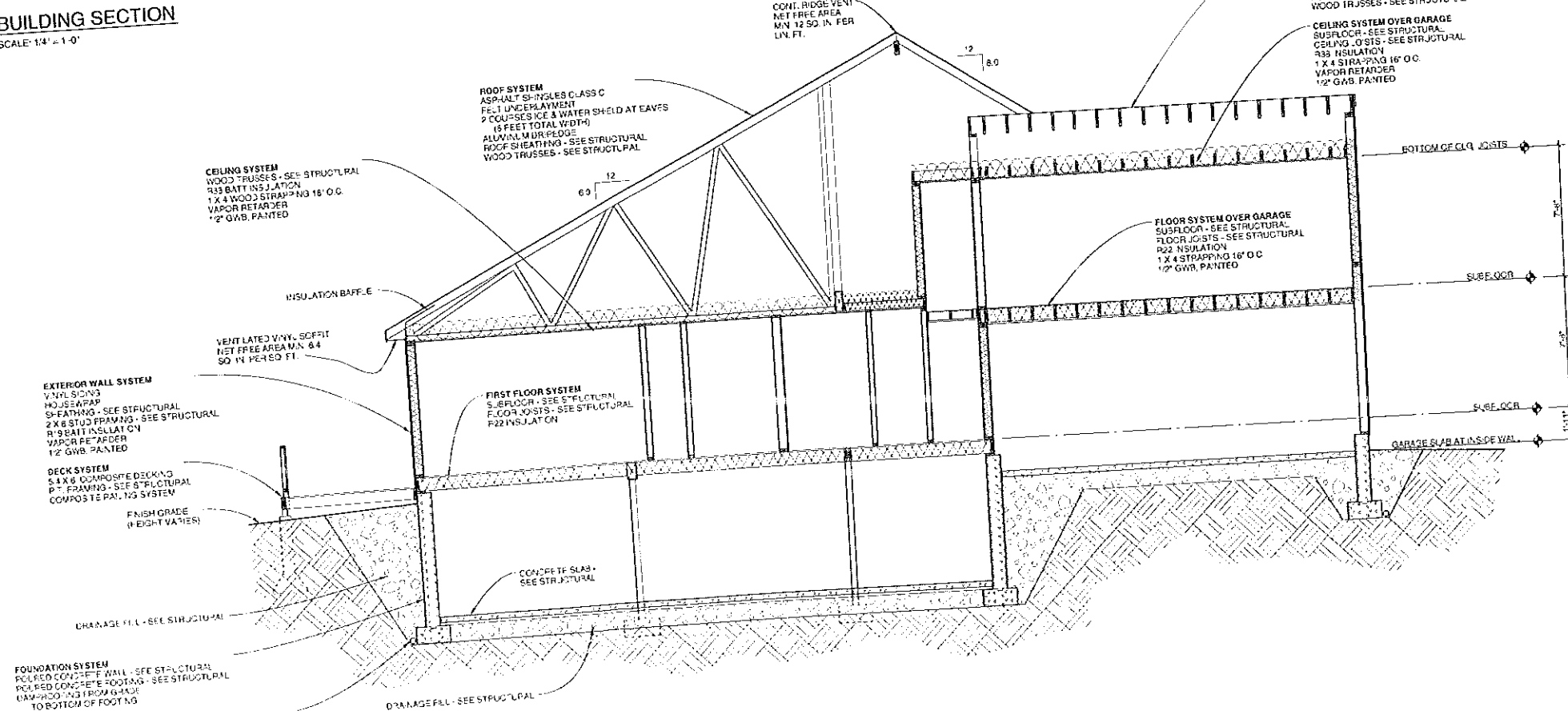
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**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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



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

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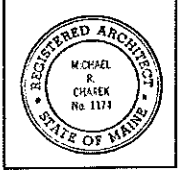
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Title	TYPICAL BUILDING SECTIONS
Scale:	1/4" = 1'-0"
Date:	10/16/02
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Structural Consultants:  
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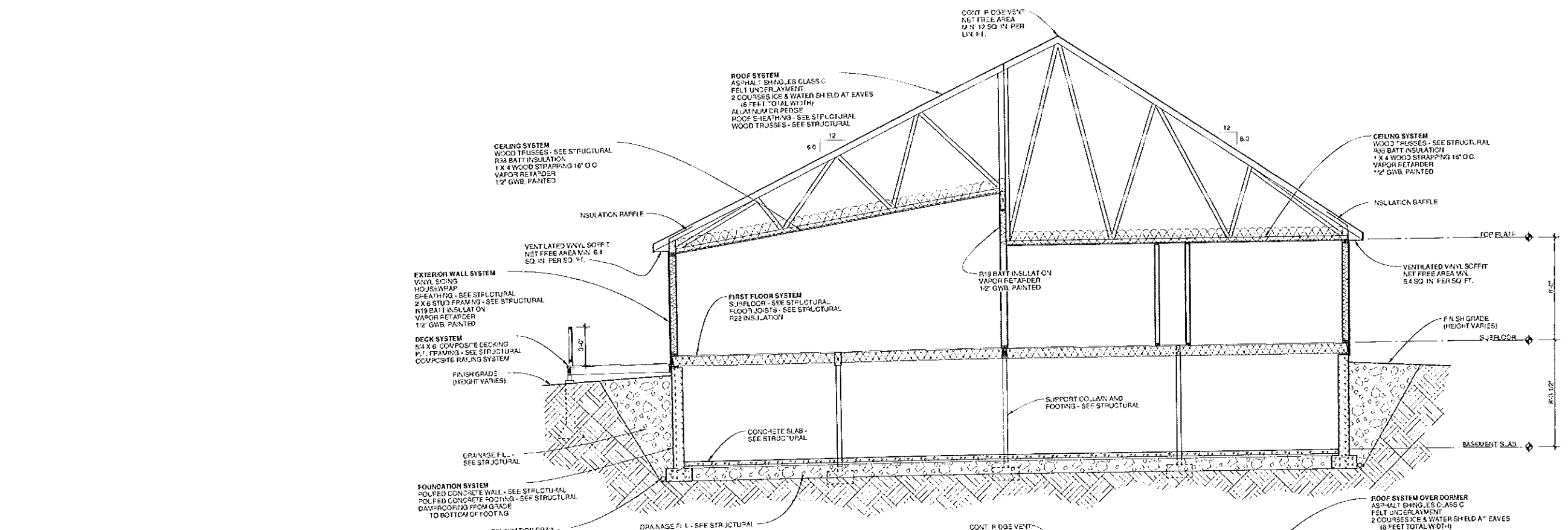
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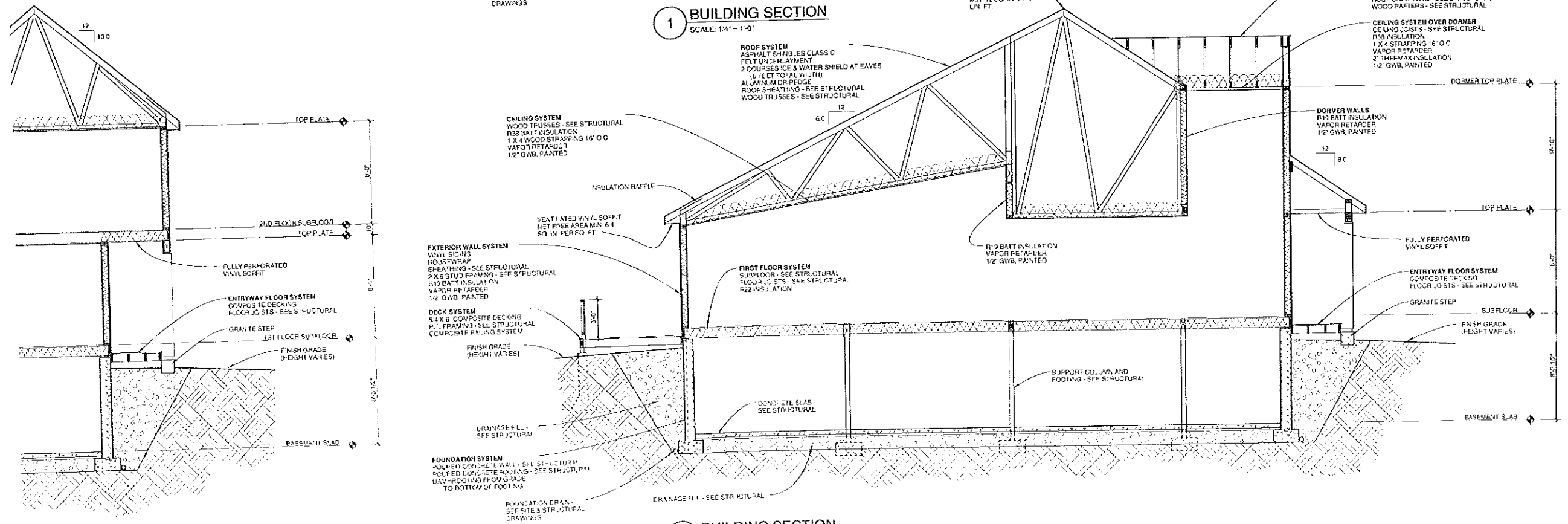
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Title	
TYPICAL BUILDING SECTIONS	
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Date:	10/16/02
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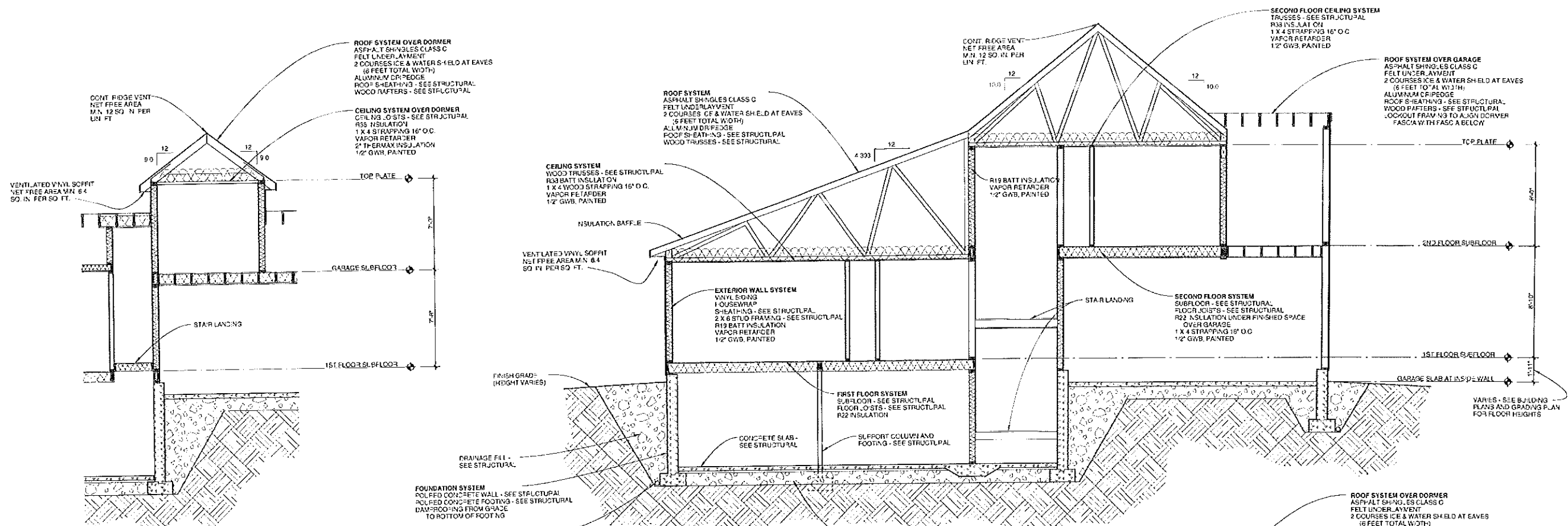


**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

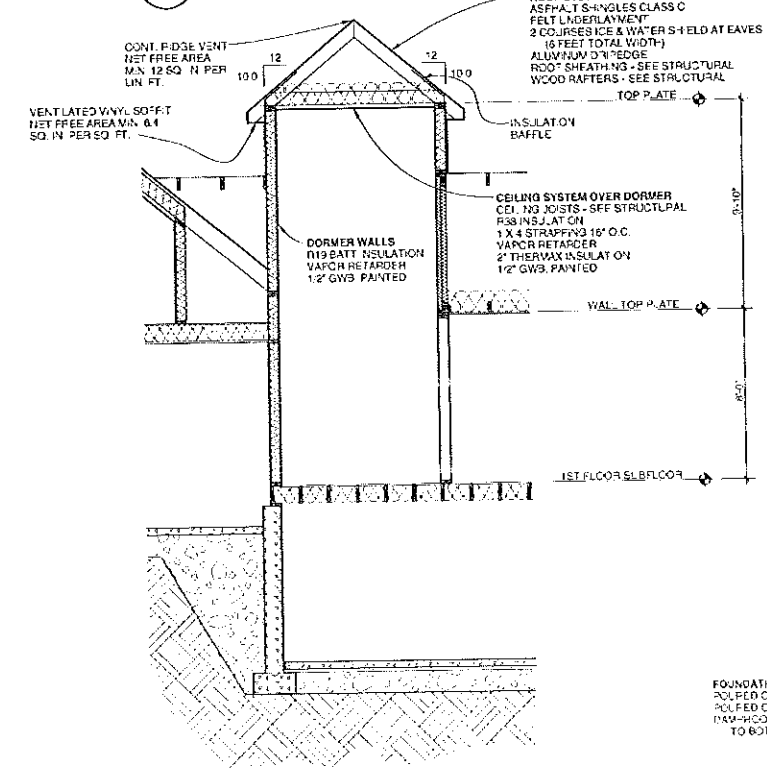


**2 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

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

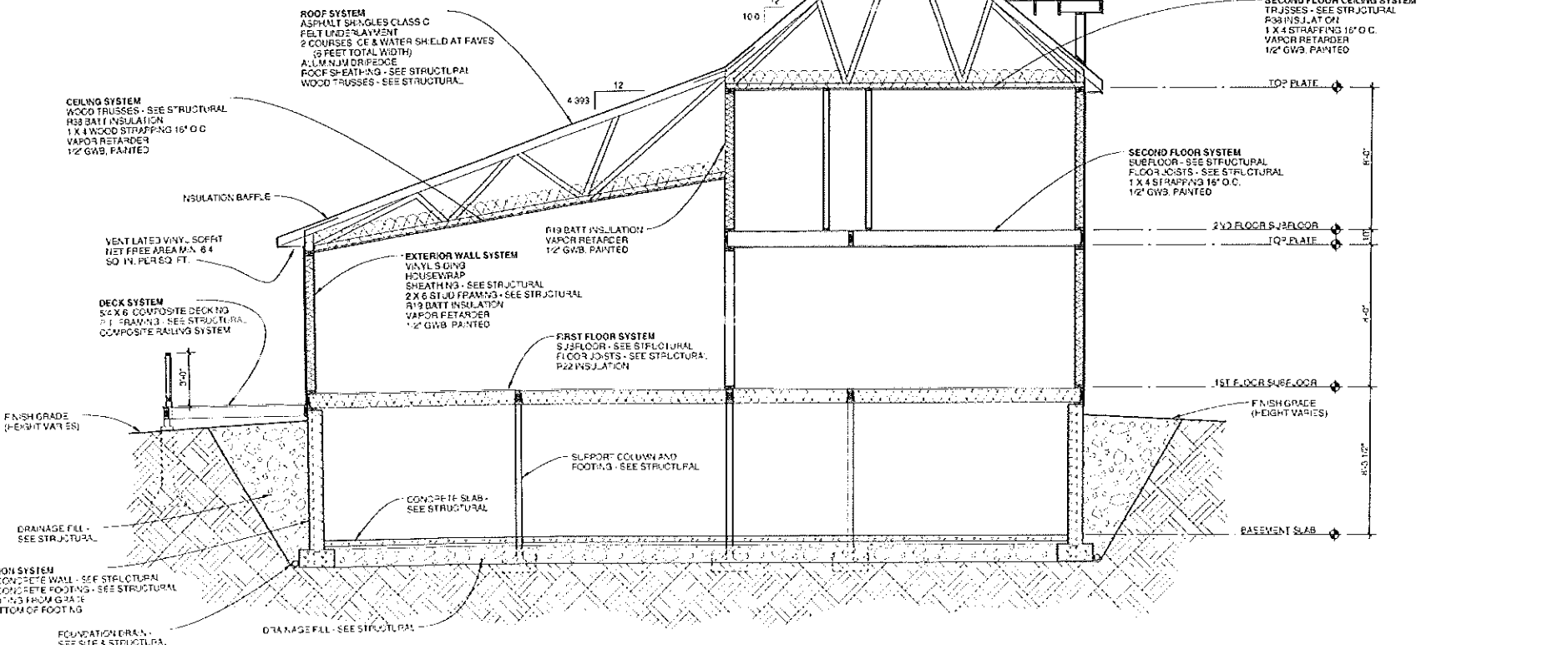


**4 SECTION - SECOND FLOOR BATH DORMER**  
SCALE: 1/4" = 1'-0"



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

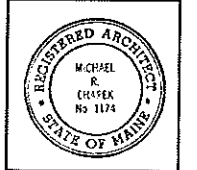
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SCALE: 1/4" = 1'-0"



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

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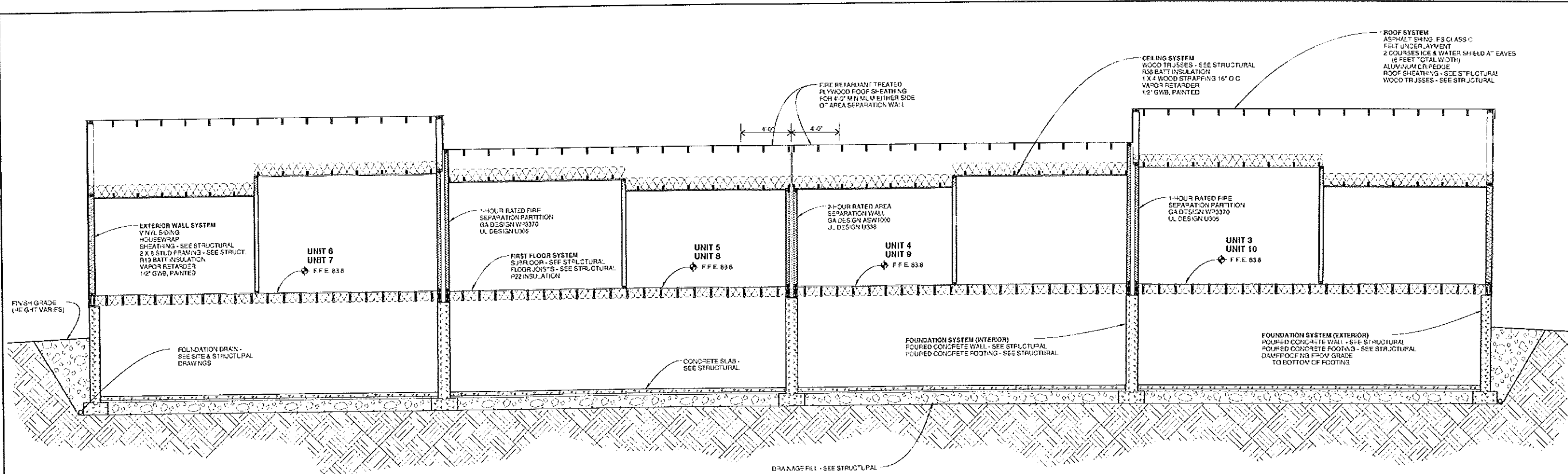
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TYPICAL BUILDING SECTIONS

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

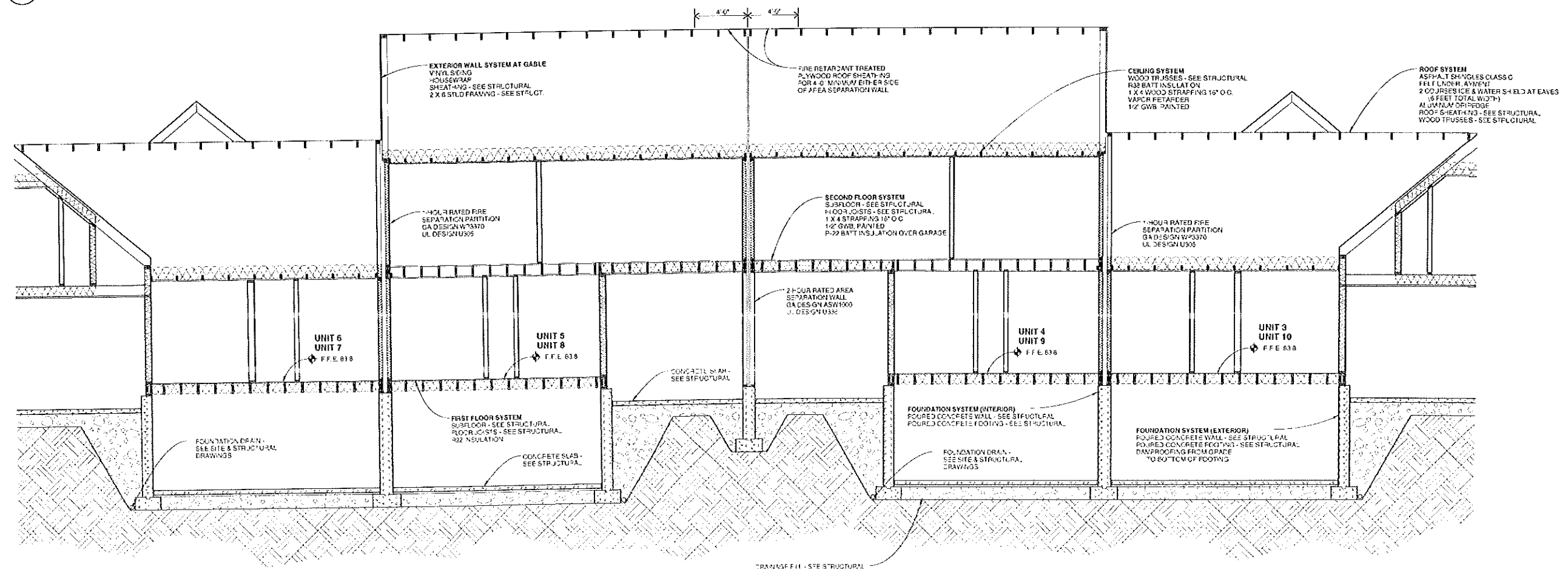
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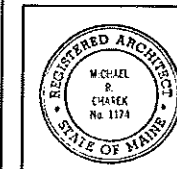
**2 BUILDING SECTION UNITS 3-10**  
SCALE: 1/4" = 1'-0"



**1 BUILDING SECTION UNITS 3-10**  
SCALE: 1/4" = 1'-0"

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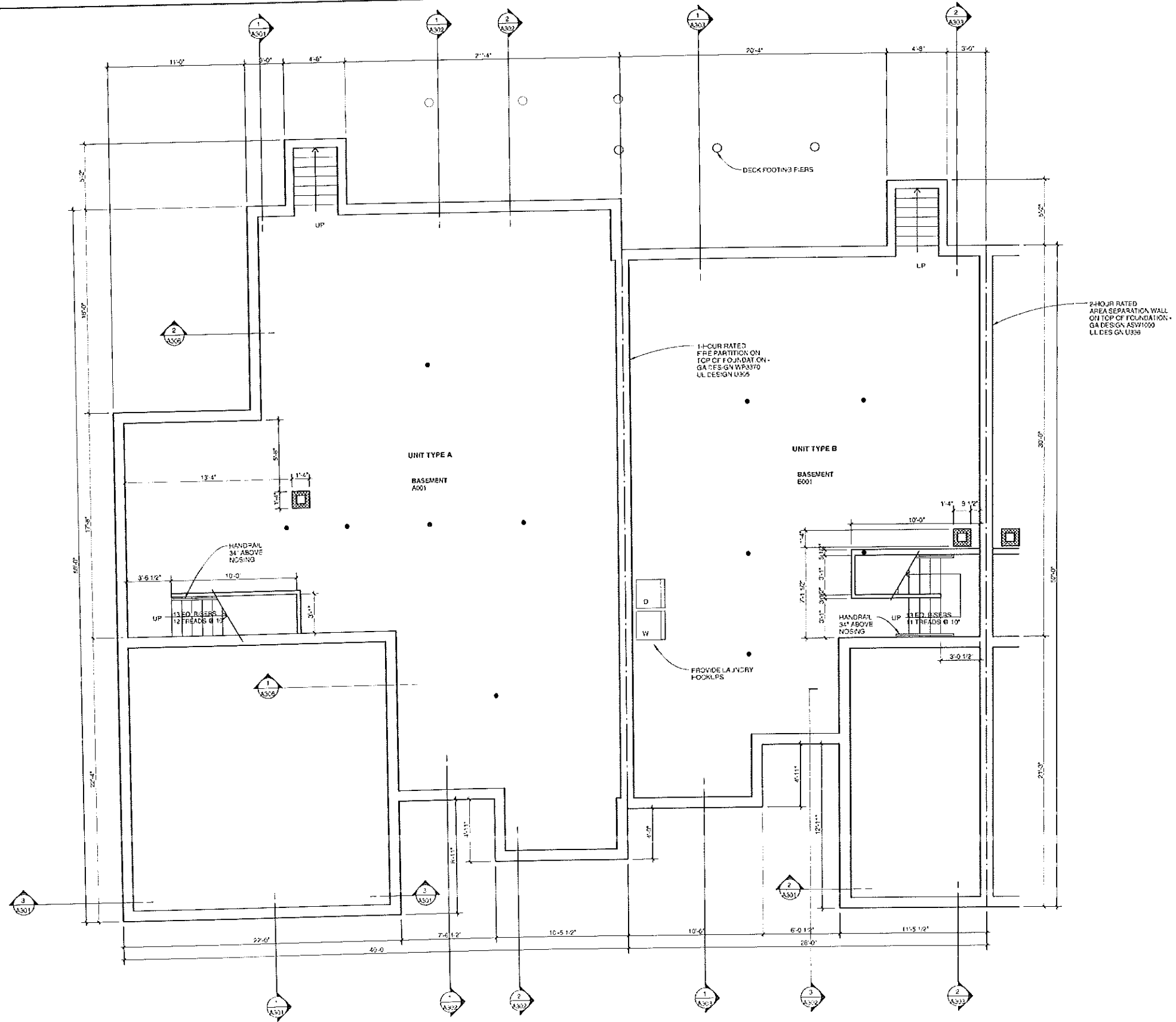
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BUILDING SECTIONS - UNITS 3-10

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

Date: 10/16/02

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**A306**



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

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Title  
ENLARGED FLOOR PLAN -  
BASEMENT

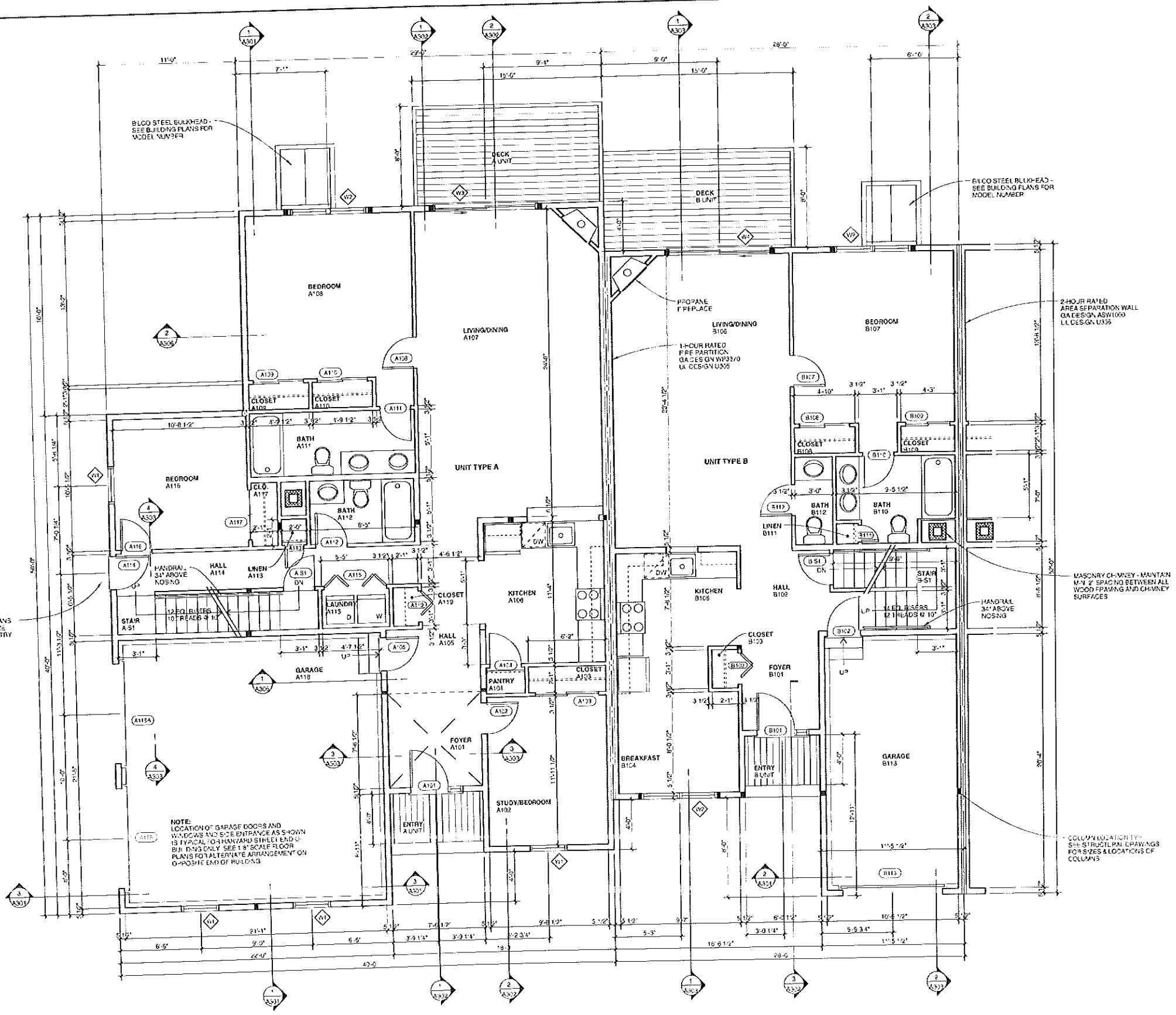
Scale: 1/4" = 1'-0"

Date: 10/16/02

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**A401**





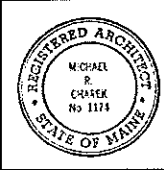
NOTE SEE 1/8" SCALE PLANS AND ELEVATIONS FOR SIZE AND ORIENTATION OF ENTRY LANDINGS AND STAIRS

NOTE: LOCATION OF GARAGE DOORS AND WINDOWS AND SIDE ENTRANCE AS SHOWN IS TYPICAL. OR HANDED STREET END OF BLDG. DIMS ONLY. SEE 1/8" SCALE FLOOR PLANS FOR ALTERNATE ARRANGEMENT ON OPPOSITE END OF BLDG'S.

COLUMN LOCATION 1/4" SEE STRUCTURAL DRAWINGS FOR SIZES & LOCATIONS OF COLUMNS

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

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Title  
ENLARGED FLOOR PLAN - FIRST FLOOR

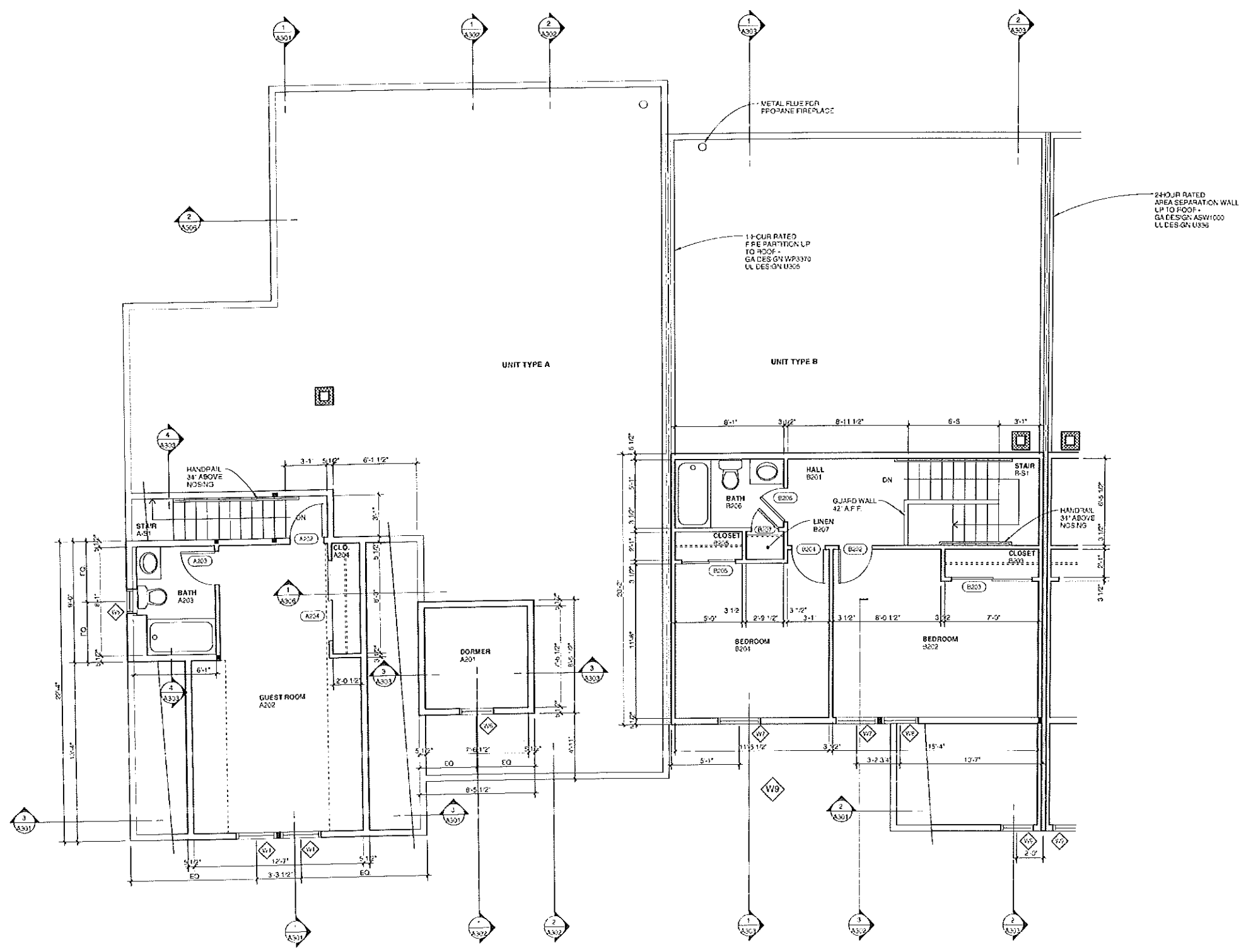
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Date: 10/16/02

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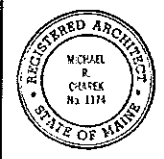




1 ENLARGED SECOND FLOOR PLAN - UNIT TYPES A & B  
SCALE: 1/4" = 1'-0"

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Title  
ENLARGED FLOOR PLAN  
SECOND FLOOR

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

Date: 10/16/02

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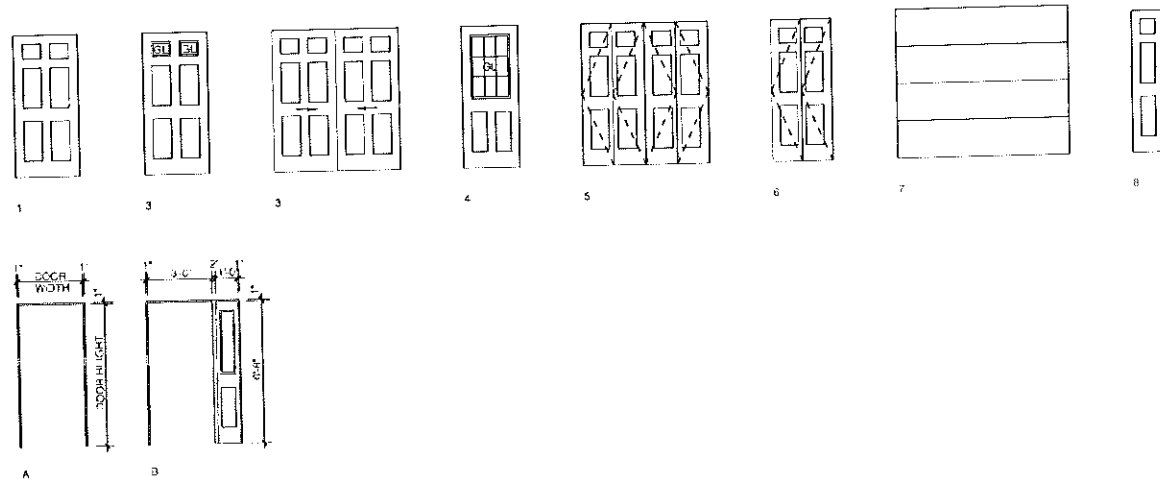
DOOR SCHEDULE UNIT A												
NO	DOOR TYPE	MAT	FN	WIDTH	HEIGHT	THICK	FRAME TYPE	MAT	FN	HOWR	FIRE RATING	NOTES
A-51	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			1
A101	2	FG-INSUL	PTD	3'-0"	6'-8"	1-3/4"	B	WD	PTD			
A102	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A103	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			
A104	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A105	1	MET-INSUL	PTD	3'-0"	6'-8"	1-3/4"	A	WD	PTD		23 MIN	
A109	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A109	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			
A110	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			
A111	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A112	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A113	8	MID-SC	PTD	1'-6"	6'-8"	1-3/8"	A	WD	PTD			1
A114	4	FG-INSUL	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A115	5	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			
A116	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A117	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			2
A118A	7	MID-INSUL	PTD	8'-0"	7'-0"			WD	PTD			2
A118B	7	MID-INSUL	PTD	8'-0"	7'-0"			WD	PTD			2
A119	6	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A232	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A233	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
A234	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			

MATERIAL/FINISH ABBREVIATIONS

- METL METAL
- FG FIBERGLASS FACE
- HC HOLLOW CORE
- NSUL INSULATED
- MID MOLDED WOOD FIBER FACE
- PTD PAINTED
- SC SOLID CORE
- WD WOOD

- NOTES
1. INSULATED EXTERIOR DOOR
  2. INSULATED OVERHEAD DOOR

DOOR SCHEDULE UNIT B												
NO	DOOR TYPE	MAT	FN	WIDTH	HEIGHT	THICK	FRAME TYPE	MAT	FN	HOWR	FIRE RATING	NOTES
B-51	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			1
B101	2	FG-INSUL	PTD	3'-0"	6'-8"	1-3/4"	B	WD	PTD			
B102	1	MET-INSUL	PTD	2'-6"	6'-8"	1-3/4"	A	WD	PTD		23 MIN	
B103	6	MID-SC	PTD	2'-5"	6'-6"	1-3/8"	A	WD	PTD			
B107	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
B108	3	MID-SC	PTD	PR 2'-0"	6'-6"	1-3/8"	A	WD	PTD			
B109	3	MID-SC	PTD	PR 1'-10"	6'-8"	1-3/8"	A	WD	PTD			
B110	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
B111	8	MID-SC	PTD	1'-4"	6'-8"	1-3/8"	A	WD	PTD			
B112	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			2
B113	7	MID-INSUL	PTD	8'-0"	7'-0"			WD	PTD			
B202	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
B203	3	MID-SC	PTD	PR 3'-0"	6'-8"	1-3/8"	A	WD	PTD			
B204	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
B205	3	MID-SC	PTD	PR 2'-0"	6'-8"	1-3/8"	A	WD	PTD			
B206	1	MID-SC	PTD	2'-6"	6'-8"	1-3/8"	A	WD	PTD			
B207	1	MID-SC	PTD	2'-0"	6'-8"	1-3/8"	A	WD	PTD			



ROOM FINISH SCHEDULE UNIT A												
NO	NAME	FLOORS		BASE		WALLS		CEILING		MAT	F.N.	NOTES
		MAT	FN	MAT	FN	MAT	FN	HT	GWB			
A001	BASEMENT	CCNC	LN			CCNC	LN	7-5 1/2'				2
A101	FOYER	CER	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A102	STUDY/BEDROOM	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A103	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A104	PANTRY	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A105	HALL	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A106	KITCHEN	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A107	LIVING/DINING	HWD	POLY	WD	PTD	GWB	PTD			GWB	PTD	3
A108	BEDROOM	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A109	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A110	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A111	BATH	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A112	BATH	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A113	LINEV	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A114	HALL	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A115	LINENARY	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A116	BEDROOM	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A117	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
A118	GARAGE	CCNC	LN			GWB	PTD	8'-6"		GWB	PTD	
A231	DORMER					GWB	PTD	17'-7 1/2'		GWB	PTD	
A232	GUEST ROOM	CPT	FF	WD	PTD	GWB	PTD			GWB	PTD	4
A233	BATH	VN	FF	WD	PTD	GWB	PTD	7'-0"		GWB	PTD	
A234	CLOSET	CPT	FF	WD	PTD	GWB	PTD			GWB	PTD	4

MATERIAL/FINISH ABBREVIATIONS

- CER CERAMIC TILE
- CCNC CONCRETE
- CPT CARPET
- FF FACTORY FINISH
- GWB GWB
- HWD HARDWOOD
- POLY POLYURETHANE
- PTD PAINT
- VN SHEET VINYL
- LN UNFINISHED
- WD WOOD

FINISH NOTES

1. CONCRETE WALLS WHERE STAIR RAYS AGAINST FOUNDATION.
2. GWB ON PART OF 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".

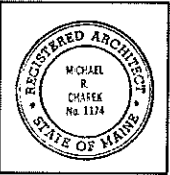
ROOM FINISH SCHEDULE UNIT B												
NO	NAME	FLOORS		BASE		WALLS		CEILING		MAT	F.N.	NOTES
		MAT	FN	MAT	FN	MAT	FN	HT	GWB			
B-51	STAR	WD-CPT	LN/FF	WD	PTD	GWB	PTD					1
B001	BASEMENT	CCNC	LN			CCNC	LN	7-5 1/2'				2
B101	FOYER	CER	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B102	HALL	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B103	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B104	BREAKFAST	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B105	KITCHEN	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B106	LIVING/DINING	HWD	POLY	WD	PTD	GWB	PTD			GWB	PTD	3
B107	BEDROOM	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B108	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B109	CLOSET	HWD	POLY	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B110	BATH	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B111	BATH	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B112	BATH	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B113	GARAGE	CCNC	LN			GWB	PTD	8'-6"		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	VN	FF	WD	PTD	GWB	PTD	7-10 1/2'		GWB	PTD	
B207	LINEV	VN	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	TW201412	DOUBLE HUNG	YES
W3	ANDERSEN	257GD066R	PATIO DOOR	YES
W4	ANDERSEN	257GD066L	PATIO DOOR	YES
W5	ANDERSEN	TW1832	DOUBLE HUNG	NO
W6	ANDERSEN	TW24310	DOUBLE HUNG	NO
W7	ANDERSEN	TW30410	DOUBLE HUNG	YES
W8	ANDERSEN	AW251	AWNING	NO
W9	ANDERSEN	TW2436	DOUBLE HUNG	NO

NOTE  
SET WINDOW HEAD HEIGHT TO MATCH DOOR HEAD  
HEIGHT OF 6'-8" A.F.F. UNLESS OTHERWISE NOTED

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Title  
DOOR, FINISH,  
WINDOW  
SCHEDULES

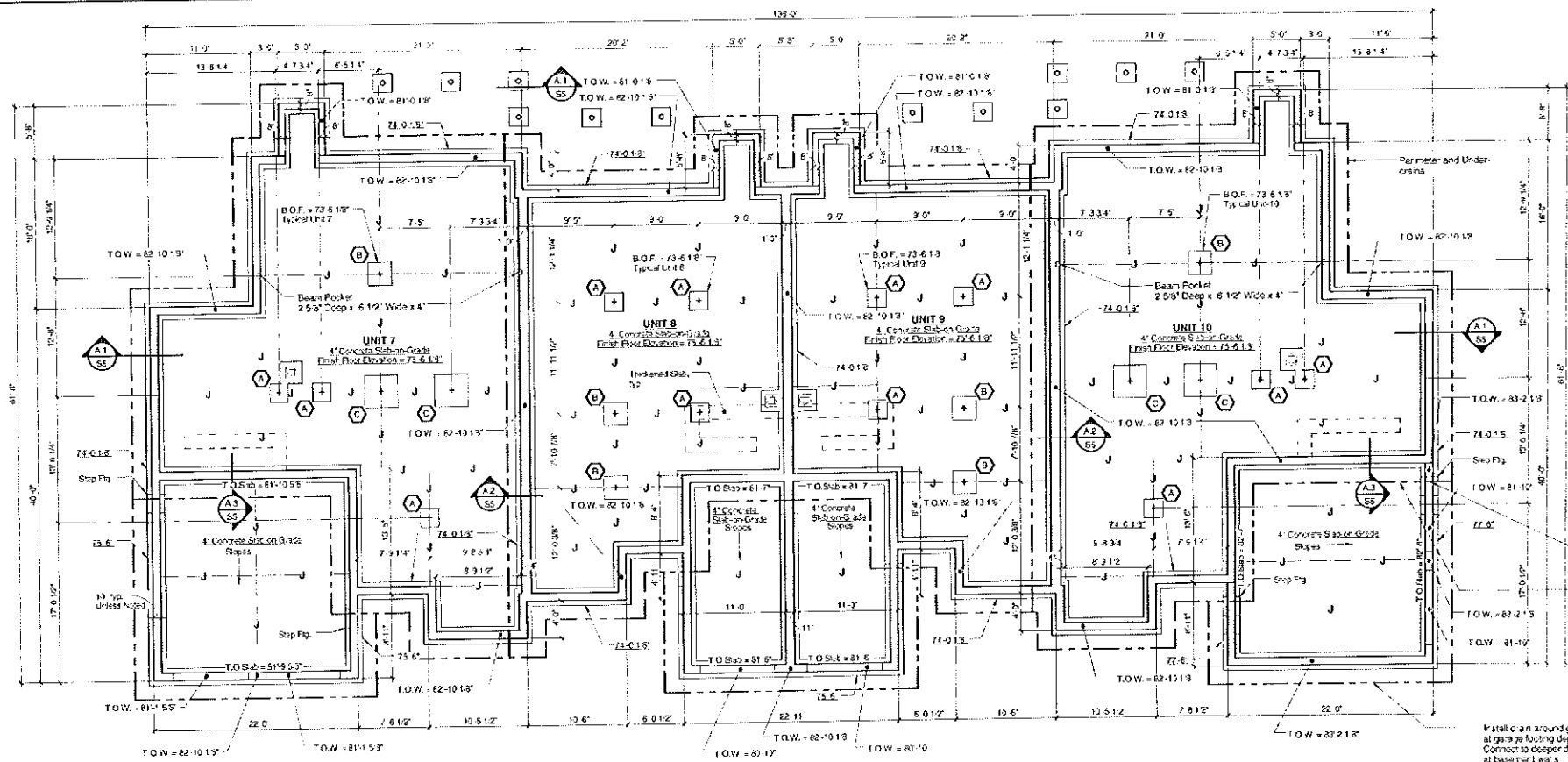
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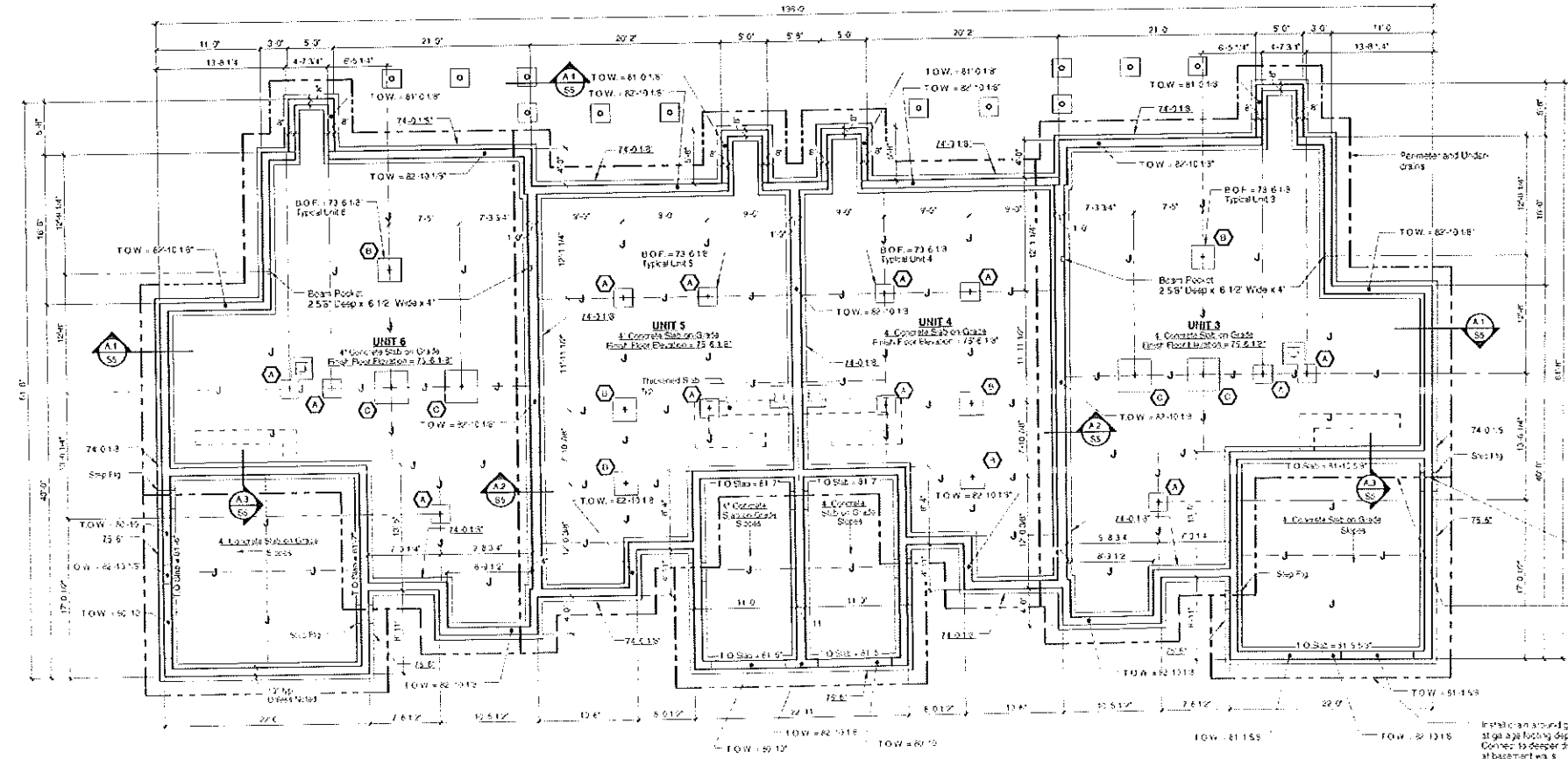
Revisions

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Sheet  
**A601**



Foundation Plan - Units 7-10  
Scale: 1/8" = 1'-0"



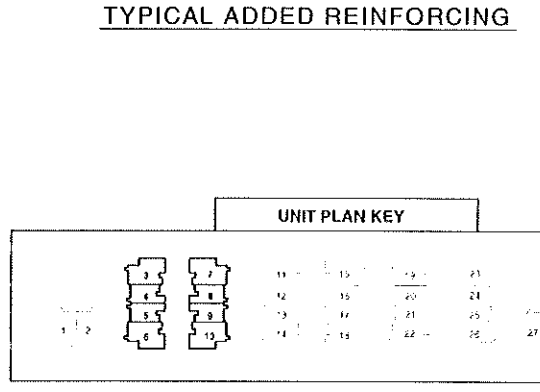
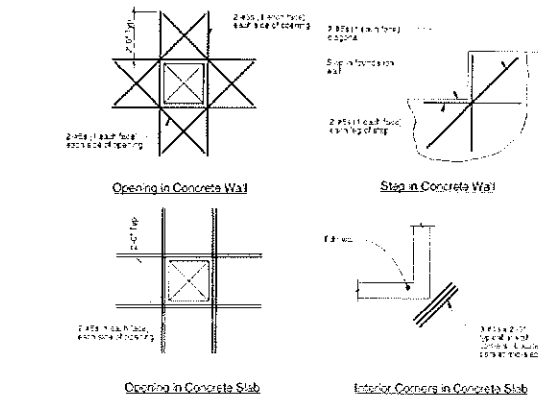
Foundation Plan - Units 3-6  
Scale: 1/8" = 1'-0"

- GENERAL DESIGN NOTES**
1. ROOF LOADS  
DEAD LOAD: 15 PSF  
SNOW LOAD: P<sub>s</sub> = 20 PSF, C<sub>e</sub> = 1.0, C<sub>w</sub> = 1.1, I<sub>c</sub> = 1.0, P<sub>s</sub> = 50 PSF. OFFSET 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, COMPONENTS AND CLADDING EXPOSURE  
C = 1.0, P<sub>s</sub> = 20 PSF
  4. SEISMIC LOAD  
A<sub>s</sub> = 0.1, A<sub>v</sub> = 0.1 SEISMIC HAZARD EXPOSURE GROUP I, SEE S.C. PERFORMANCE CATEGORY, C. RESISTIVE COEFFICIENT, 1.0, SEISMIC RESISTIVE SYSTEM, LIGHT FRAMED WALLS WITH SHEAR PANELS, R = 6.5, C<sub>d</sub> = 4, ANALYSIS, EQUATION LATERAL FORCE PROVISIONS
  5. I SHALL AS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION SEQUENCE AND ORDER 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. SOLE 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 (FR) DEFORMED BARS
  4. ALL SLAB SAW-CUT JOINTS TO BE 1/4" OF SLAB THICKNESS MIN.
  5. PLACE THE BOTTOMS OF EXTERIOR WALL FOOTINGS 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.
  6. REFER TO GEOTECHNICAL REPORT PREPARED BY D. SMITH GEOTECHNICAL SERVICES ENTITLED "PROPOSED TRUCK TRAIL GLEN CONDOMINIUMS, HAVARD STREET, PORTLAND, MAINE, FOR INFORMATION ON SUBSURFACE CONDITIONS AND GEOTECHNICAL REQUIREMENTS
  6. PROVIDE 3/4" DIAMETER BY 8' SPACING ANCHOR RODS AT 4' O.C. ALONG ALL EXTERIOR FOUNDATION WALLS.
  7. SOME FOOTINGS MAY BE BUILT ON OR NEAR AREAS OF BEDROCK. MAINTAIN ADEQUATE CLEARANCES TO ROCK SURFACES FOR THE INSTALLATION OF FOUNDATION PLANS. WHERE BEDROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT AND ENGINEER FOR ADVISANCE ON FOOTING INSTALLATION.
  8. J INDICATES CONTROL JOINT IN SLAB, EITHER SAW CUT, FLASH CUT STRIP OR CONSTRUCTION
  9. INSTALL #6 W25X9 WELDED WIRE MESH IN ALL SLABS ON GRADE. LAP SHEETS 6" IN EACH DIRECTION

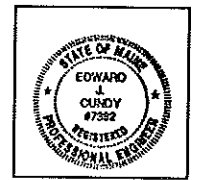
**FOOTING SCHEDULE**

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



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**Title**  
FOUNDATION PLANS  
UNITS 3-10

**Scale:** As Shown

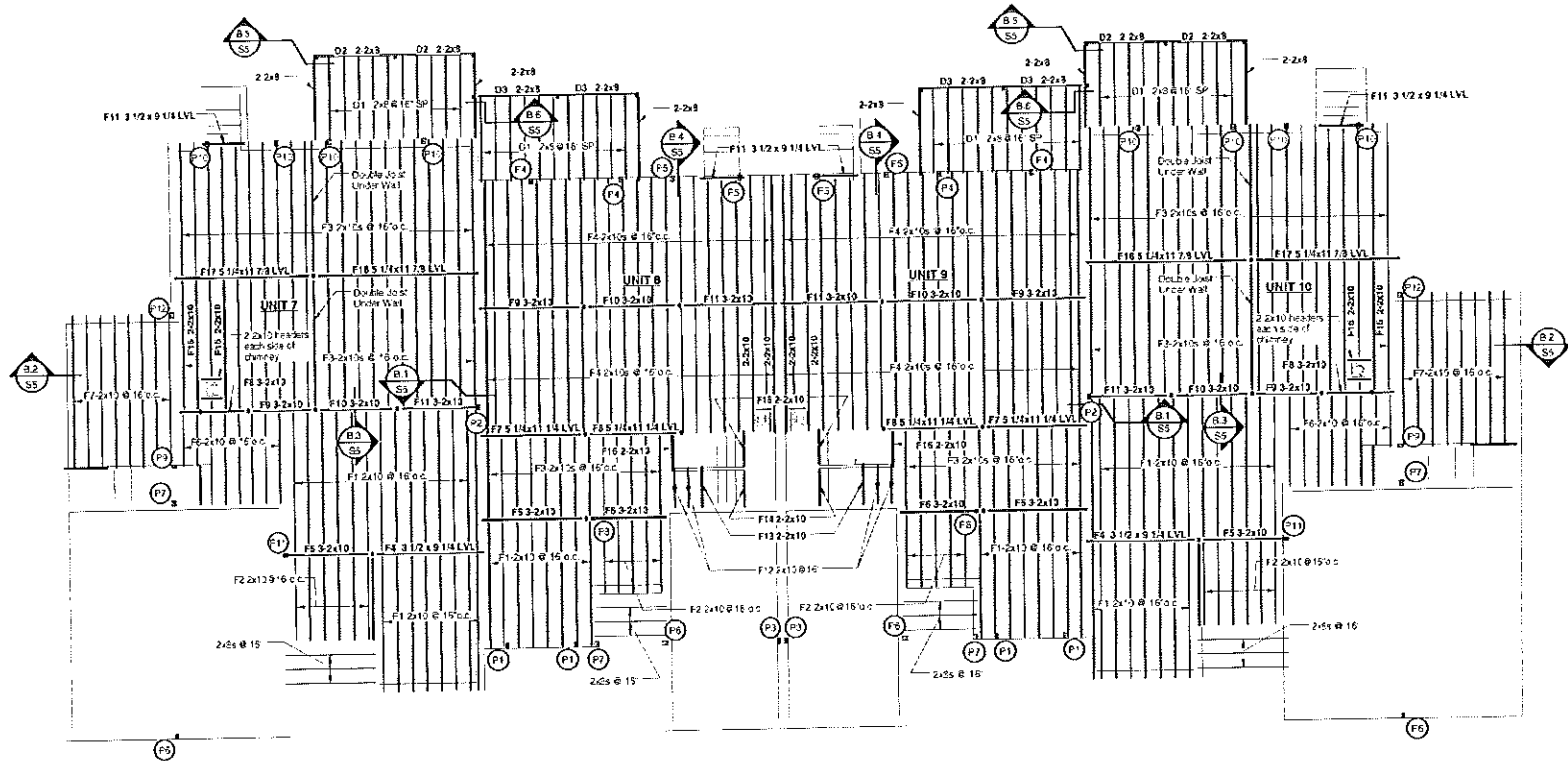
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**Revisions**

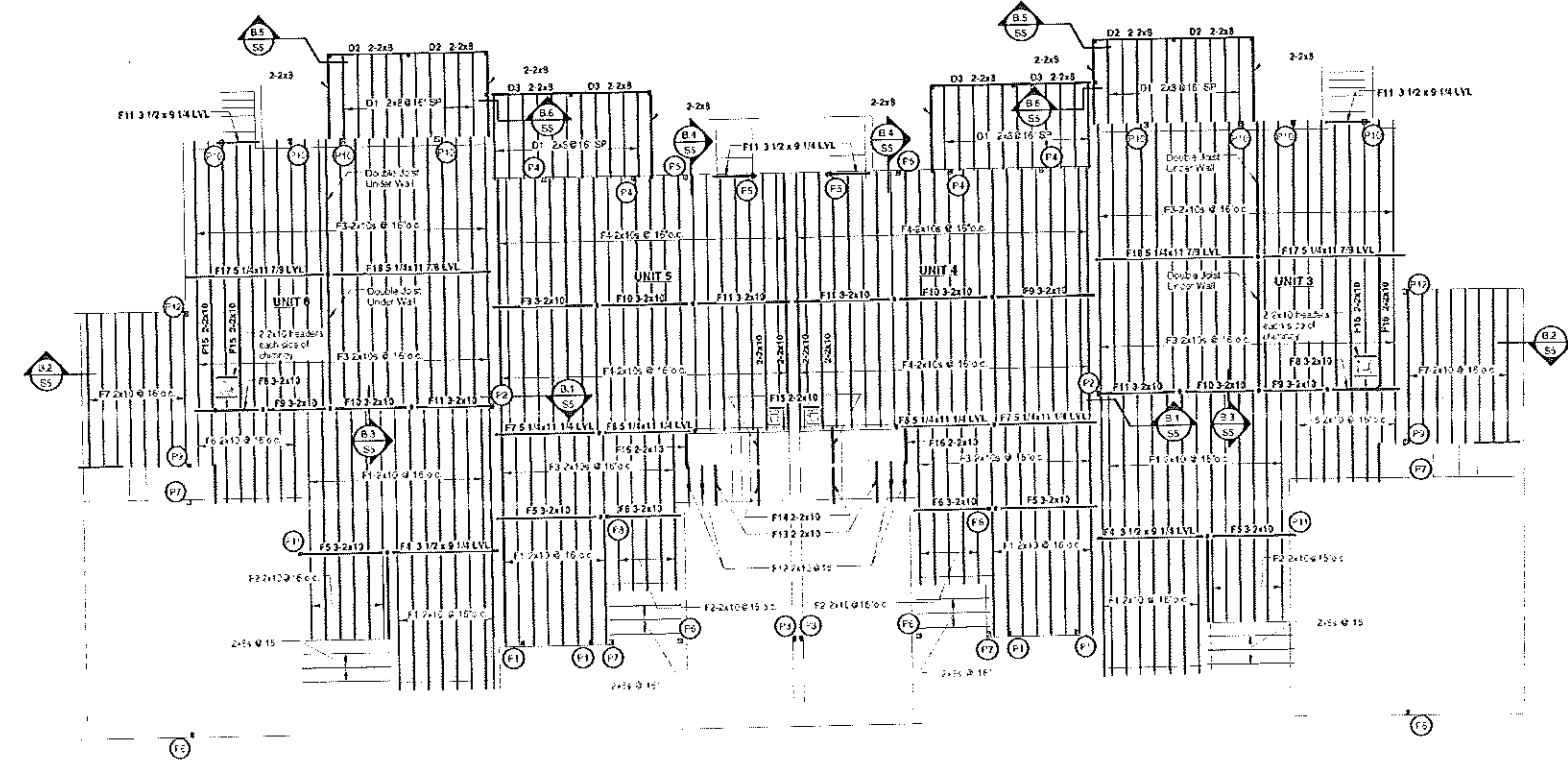
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**Sheet**  
**S1**

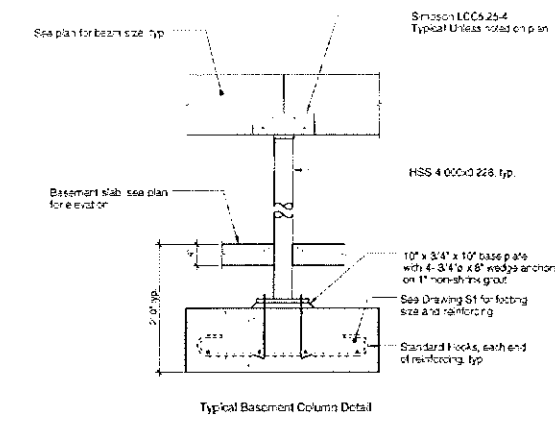
© 2002 Michael R. Charek, Architect



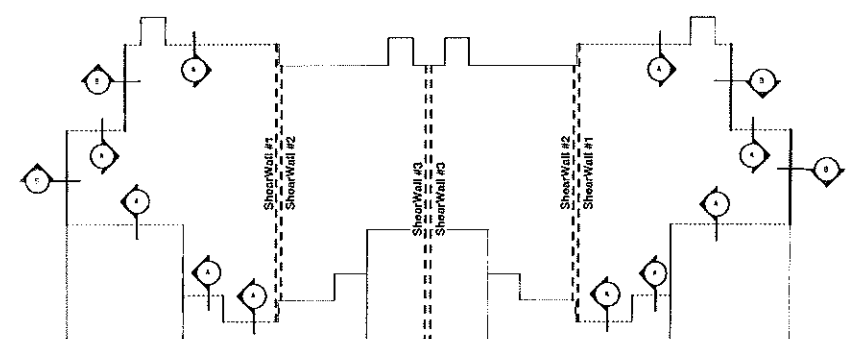
**First Floor Framing Plan - Units 7-10**  
Scale: 1/8" = 1'-0"



**First Floor Framing Plan - Units 3-6**  
Scale: 1/8" = 1'-0"

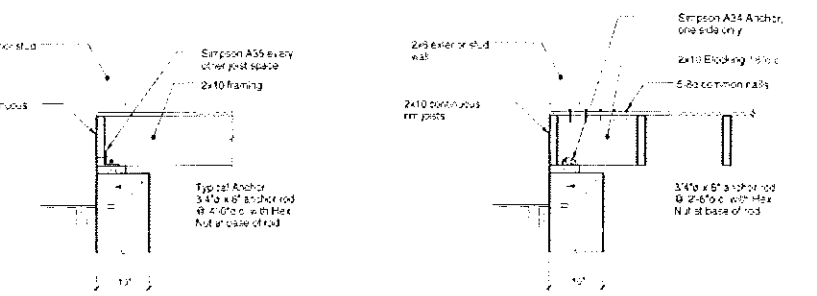


**Basement Column Detail**



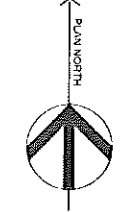
**ShearWall Key Plan**  
NTS

- SHEARWALL NOTES:**
1. SHEARWALL #1. UNLOCKED 5/8-INCH GYPSUM PANEL SHEARWALL. NO. 6 - 1 1/4 INCH SCREWS AT 8 INCHES ON CENTER ALONG PANEL EDGES. 12 INCHES ON CENTER IN THE PANEL FIELD.
  2. SHEARWALL #2. LOCKED 5/8-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.
  3. SHEARWALL #3. LOCKED 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 REQ'D FOR SHEARWALLS #2 AND #3 USE 2X4 SOLID BLOCKING BETWEEN STUDS ALONG GYPSUM PANEL EDGES. CENTRAL BLOCKING NTD STUDS WITH TWO 6x8 COMMON NAILS EACH END.
  5. SEE WOOD NOTES FOR ROOF AND STEELWALL. 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 SOUTH-EAST PINE PRESSURE TREATED 2x MATERIAL ANCHORED TO THE FOUNDATION WITH 3/4 INCH DIAMETER BY 8 INCH ANCHOR RODS AT 4'-0" ON CENTER.



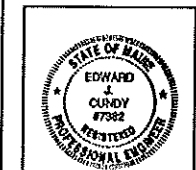
**A SECTION**  
SCALE: 3/4" = 1'-0"

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



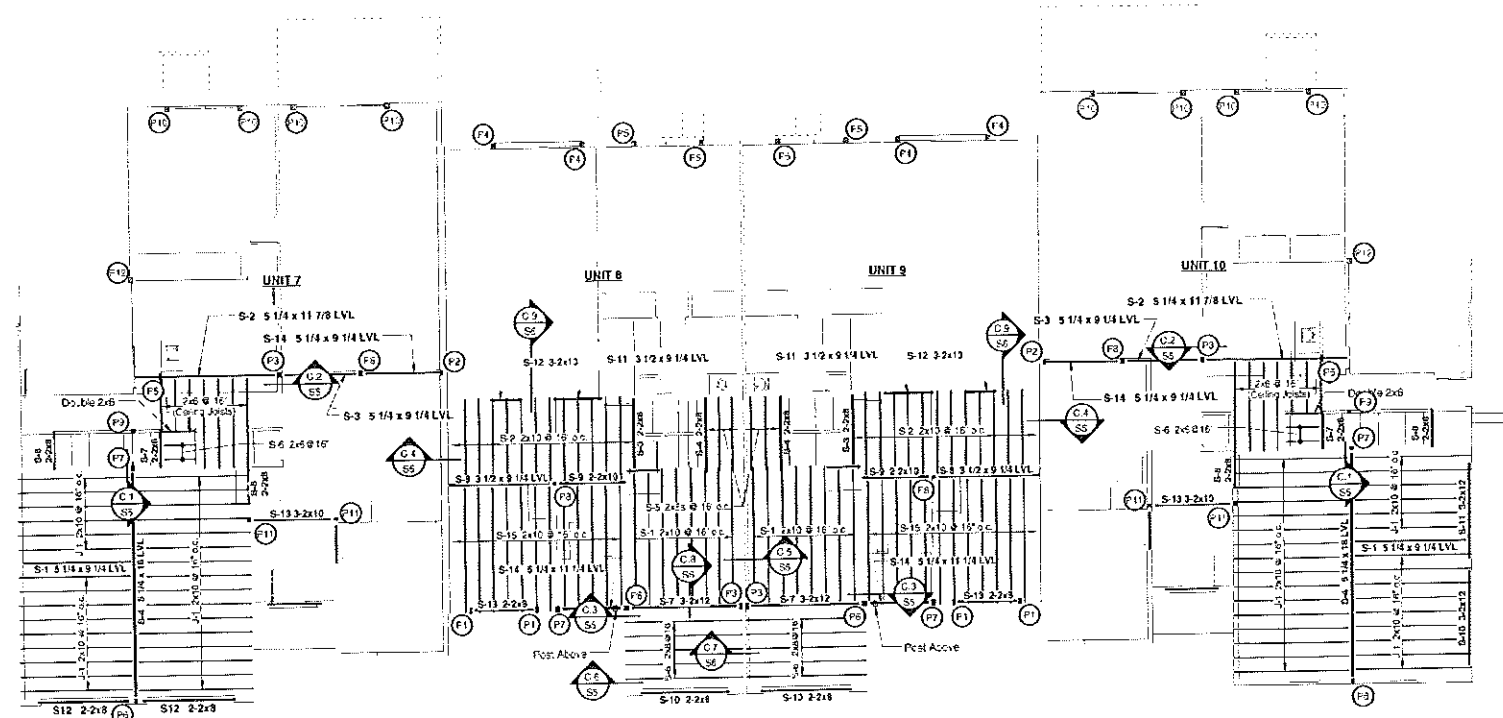
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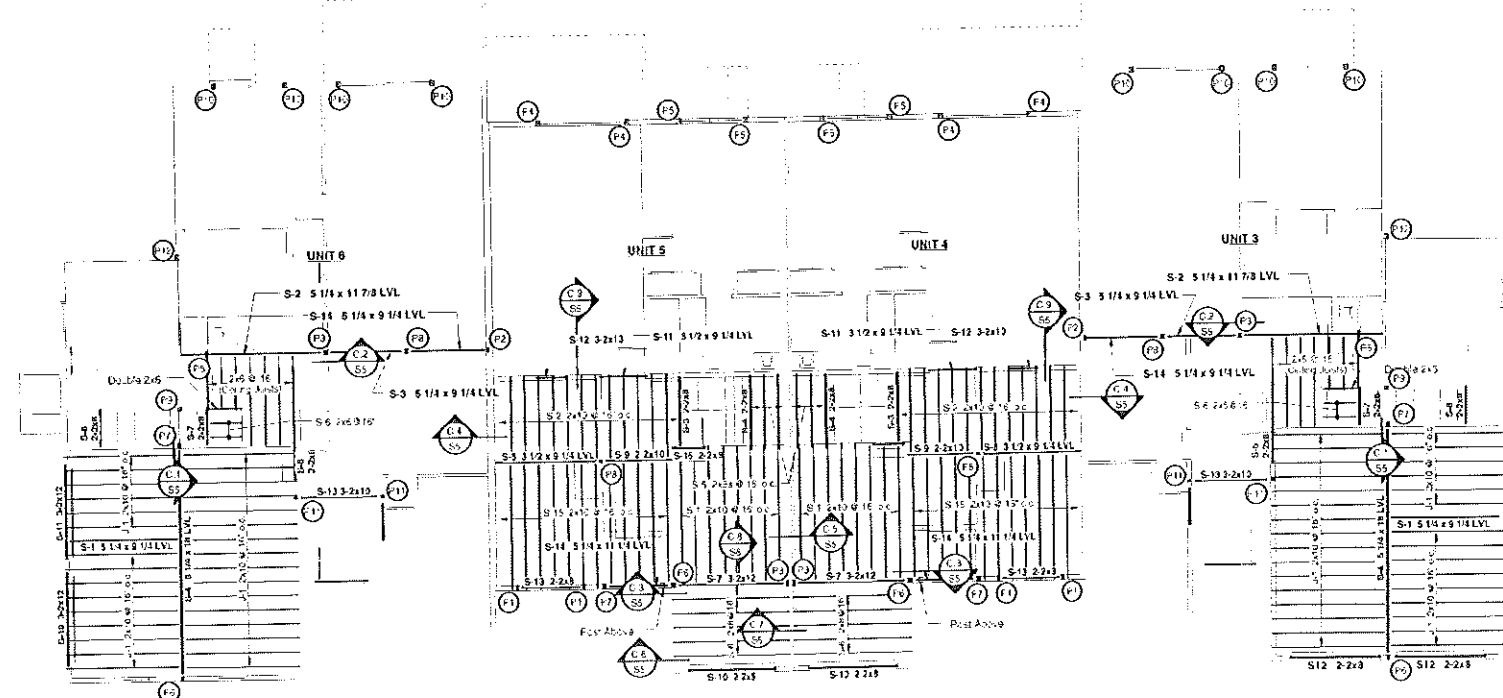


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Title	
FIRST FLOOR FRAMING PLANS UNITS 3-10	
Scale:	As Shown
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<b>S2</b>	



Second Floor Framing Plan - Units 7-10  
Scale: 1/8" = 1'-0"



Second Floor Framing Plan - Units 3-6  
Scale: 1/8" = 1'-0"

**WOOD FRAMING NOTES**

- REQUIRED WOOD SPECIES  
 SPRUCE PINE FIR S-P-F #2, GRADED ACCORDING TO NLAG RULES WITH THE FOLLOWING BASE DESIGN PROPERTIES:  
 F<sub>b</sub> = 875 psi  
 F<sub>v</sub> = 70 psi  
 F<sub>c parallel</sub> = 1150 psi  
 F<sub>c perpendicular</sub> = 495 psi  
 E = 1,400,000 psi  
 SOUTHERN YELLOW PINE S-Y-P #2, S-P-D GRADE STAMP WITH THE FOLLOWING BASE DESIGN PROPERTIES:  
 F<sub>b</sub> = 1250 psi  
 F<sub>v</sub> = 90 psi  
 F<sub>c parallel</sub> = 1600 psi  
 F<sub>c perpendicular</sub> = 565 psi  
 E = 1,600,000 psi  
 LAMINATED VENEER LUMBER (LVL) WITH THE FOLLOWING BASE DESIGN PROPERTIES:  
 Densities:  
 F<sub>b</sub> = 2500 psi  
 F<sub>v</sub> = 240 psi  
 F<sub>c parallel</sub> = 3000 psi  
 F<sub>c perpendicular</sub> = 550 psi  
 E = 2000 ksi  
 Columns:  
 F<sub>b</sub> = 2500 psi  
 F<sub>v</sub> = 235 psi  
 F<sub>c parallel</sub> = 3000 psi  
 F<sub>c perpendicular</sub> = 500 psi  
 E = 1900 ksi  
 END NOTE: ALL WOOD MUST BE APPROPRIATE GRADE STAMP. UNGRADED OR UNMARKED LUMBER WILL NOT BE ACCEPTED.
- THE TOP PLATES OF ALL BEARING WALLS MUST BE DOUBLE 2x4 SOUTHERN YELLOW PINE #2
- ROOF SHEATHING IS TO BE 5/8" APA RATED SHEATHING, EXPOSURE 1 WITH A SPAN RATING OF 4/20. PANEL CLIPS ARE REQUIRED BETWEEN TRUSSES AND OTHER ROOF FRAMING MEMBERS
- WALL SHEATHING IS TO BE 1/2" APA RATED SHEATHING, EXPOSURE 1. SHEATHING IS TO BE APPLIED HORIZONTALLY. THE SHEATHING MUST OVERLAP THE STUDS AND TOP AND BOTTOM WALL PLATES
- WALL AND ROOF SHEATHING IS TO BE NAIL TO 6" CHIES (CENTER) FOR ALL SUPPORTED PANEL EDGES. 12" NAILS ON CENTER WITHIN THE PANELS. USE #3 COMMON NAILS
- UNLESS INDICATED OTHERWISE, PROVIDE ONE STUD IN A COLUMN FOR EACH LAMINATION OF A BUILT UP WOOD BEAM OR HEADER. FOR EXAMPLE, FOR A THREE 2x4 HEADER, PROVIDE A THREE 5/8" BUILT UP COLUMN
- UNLESS INDICATED OTHERWISE, USE SYPSON AND ADHESIVE TYPE POST CAPS TO CONNECT SCHEDULED WOOD COLUMNS TO WOOD BEAMS
- INDICATES COLUMN FROM ABOVE

**POST SCHEDULE - UNITS 3, 6, 7, 10**

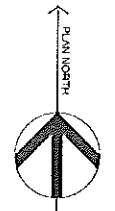
P1	3 1/2" x 5 1/4" LVL
P2	5 1/4" x 5 1/4" LVL
P3	5 1/4" x 5 1/4" LVL
P4	5 1/4" x 5 1/4" LVL
P5	3 1/2" x 7" LVL
P6	5 1/4" x 5 1/4" LVL
P7	5 1/4" x 5 1/4" LVL
P8	5 1/4" x 5 1/4" LVL
P9	3 - 2 x 4
P10	3 - 2 x 6
P11	2 - 2 x 6
P12	3 - 2 x 6

**POST SCHEDULE - UNITS 4, 5, 8, 9**

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 6
P9	3 - 2 x 4

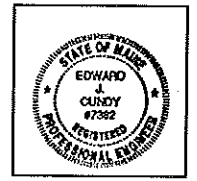
**TRUSS DESIGN NOTES**

- TOP CHORD LIVE LOAD = 50 PSF  
 TOP CHORD DEAD LOAD = 10 PSF  
 BOTTOM CHORD LIVE LOAD = 0 PSF  
 BOTTOM CHORD DEAD LOAD = 10 PSF
- UNBALANCED SNOW LOAD ON GABLE ROOFS AND CHIMNEYS  
 REFER TO THE TRUSS SCHEMATICS WITH THIS DRAWING SET FOR SPECIAL SNOW LOADING. UNLESS OTHERWISE INDICATED, USE THE LOWER NOTED IN NOTE NUMBER 1.
- ALL LUMBER TO BE #2 GRADE OR BETTER 2x4 MIN. SIZE
- THIS SHOP DRAWING SUBMITTAL IS TO INCLUDE AN ERIE/KNOWLTON, ALL SHOP DRAWINGS SUBMITTED WITHOUT A MAIN PROFESSIONAL ENGINEER'S STAMP WILL NOT BE REVIEWED
- PROVIDE 2x4 HORIZONTAL WEB BRACING TO WEBS AS REQUIRED BY THE TRUSS DESIGN. AT WEB BRACING LOCATIONS, PROVIDE 2x4x1/4" TO THE BACK SIDE OF THE WEB. THIS DIAGONAL BRACING IS TO BE PROVIDED AT EACH END OF A TRUSS RUN AND AT MID RUN. THE TRUSS DESIGN DOES NOT REQUIRE DIAGONAL BRACING AT EACH END OF TWO TRUSS CONNECTIONS OF THE TRUSS. A - BRACING IS TO BE PROVIDED TO EACH TRUSS WITH THESE RATES
- SET ON TRUSSES - SHEATH ALL TRUSSES BELOW SET ON TRUSSES. THE VERTICAL WEBS OF SET ON TRUSSES ARE TO BE NAIL TO 2" ON CENTER AND THE BOTTOM CHORDS TO BE A 2x6
- PROVIDE MINIMUM SOUTHERN YELLOW PINE BEARING PLATES UNLESS OTHERWISE NOTED. ATTACH TRUSSES TO PLATES WITH SAMPSON SAFETY RAY NAILS AT ALL BEARING POINTS. BOTH INTERIOR AND EXTERIOR. AT EXTERIOR BEARING POINTS, INSTALL ANCHORS ON THE INSIDE OF THE WALL
- TRUSS INDICATOR - REQUIRED ANGLES WHERE REQUIRED FOR TRUSS-TO-TRUSS CONNECTIONS



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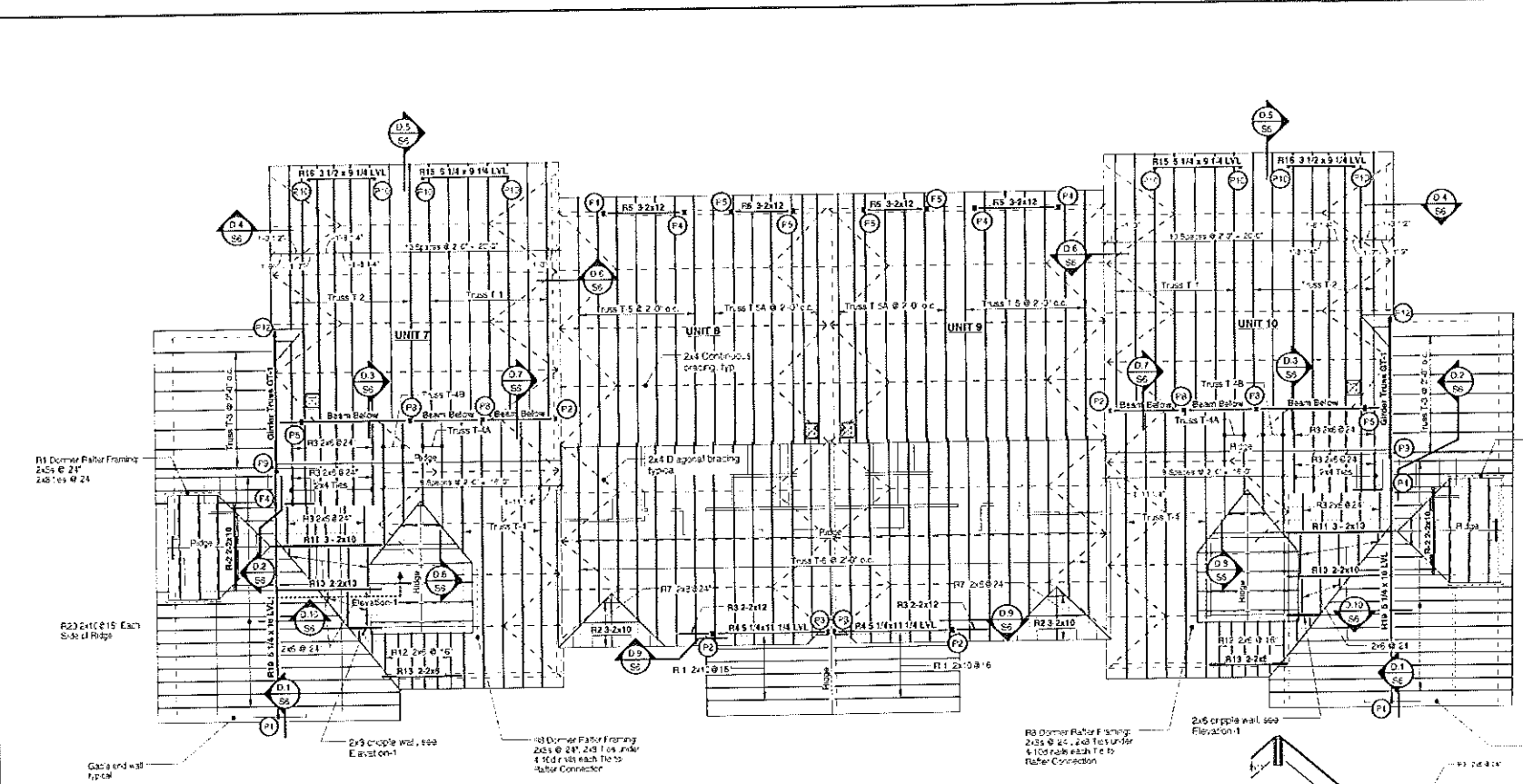
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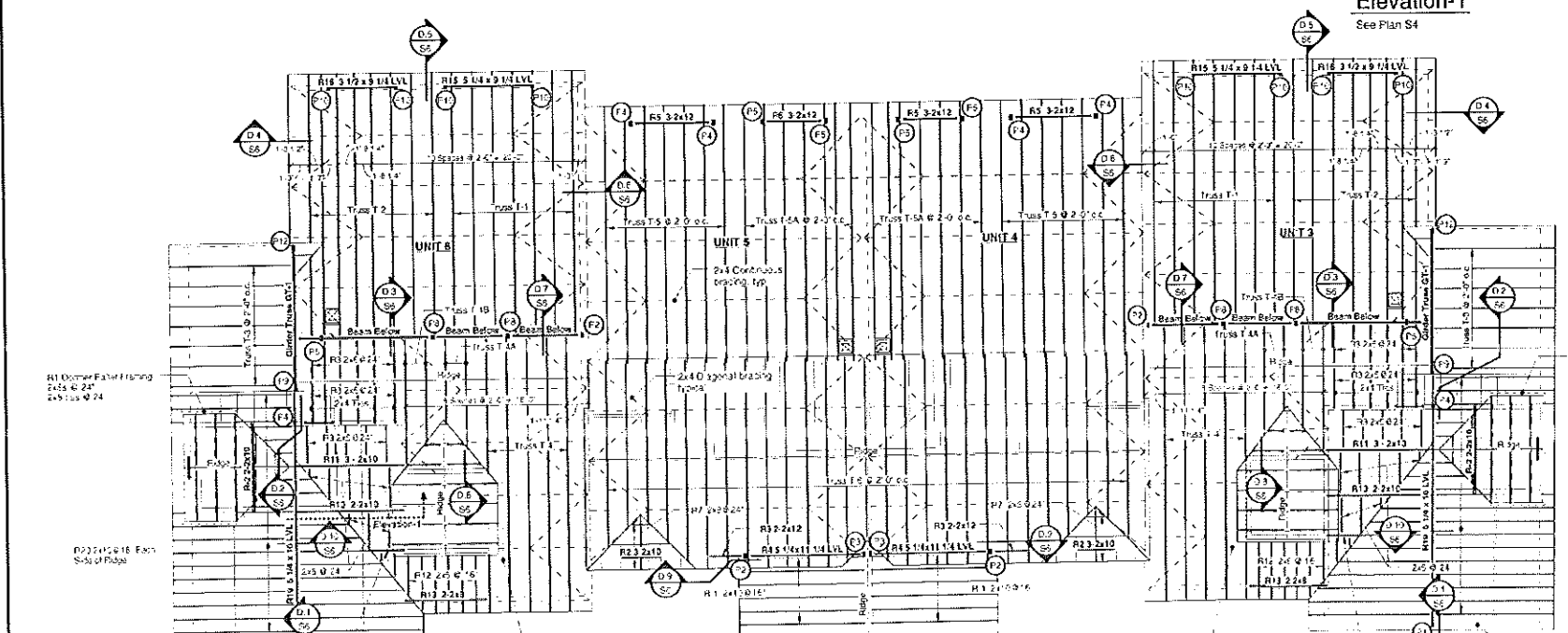
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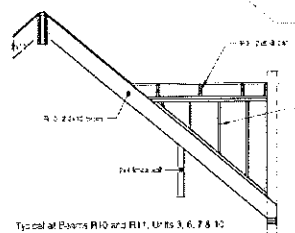
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SECOND FLOOR FRAMING PLANS UNITS 3-10	
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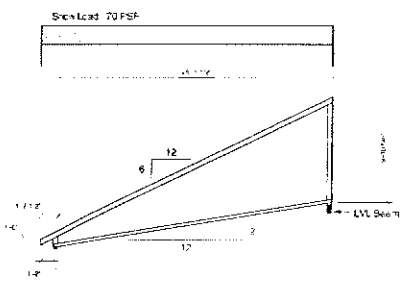
**Roof Framing Plan - Units 7-10**  
Scale: 1/8" = 1'-0"



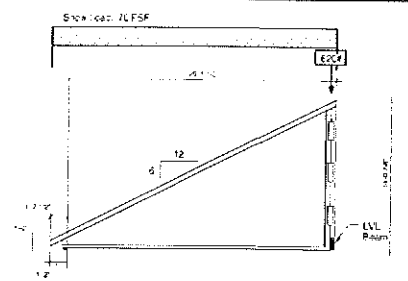
**Roof Framing Plan - Units 3-6**  
Scale: 1/8" = 1'-0"



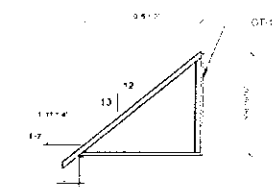
**Elevation-1**  
See Plan S4



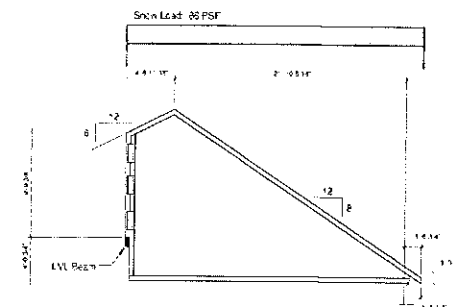
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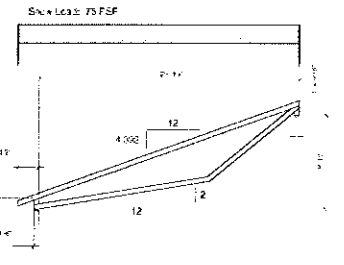
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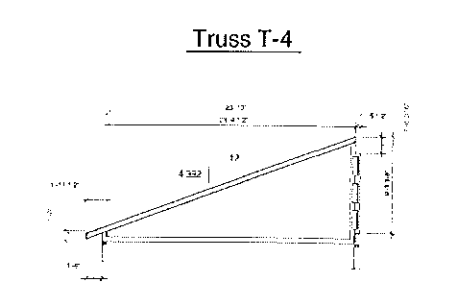
**Truss T-3**



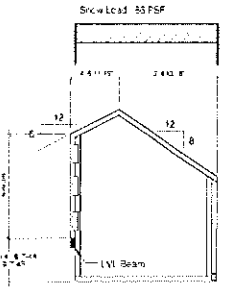
**Truss T-4**



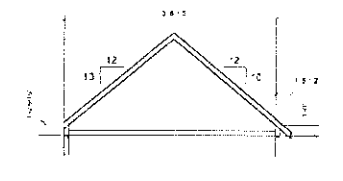
**Truss T-5**



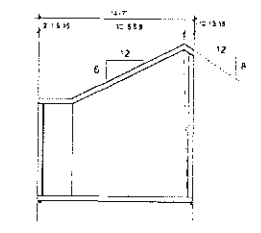
**Truss T-5A**



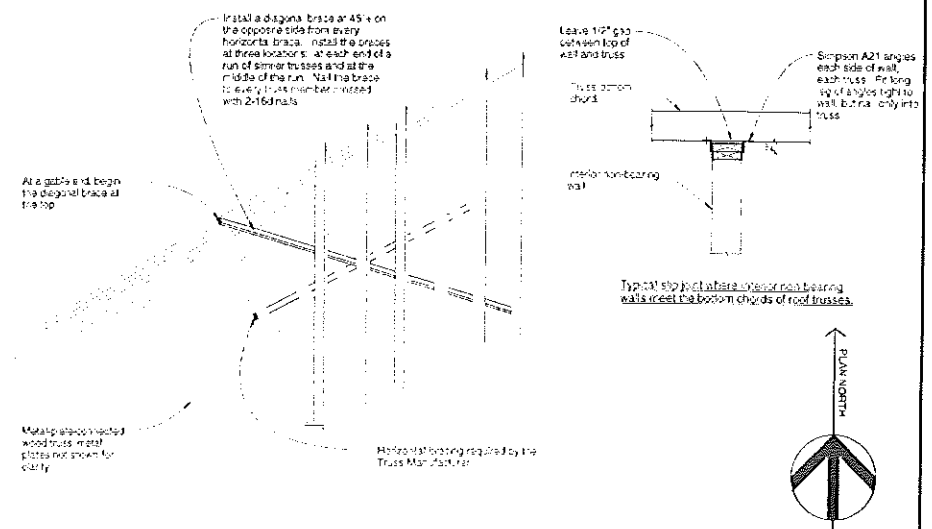
**Truss T-4A, T-4B**



**Truss T-6**

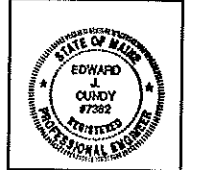


**Girder Truss GT-1**



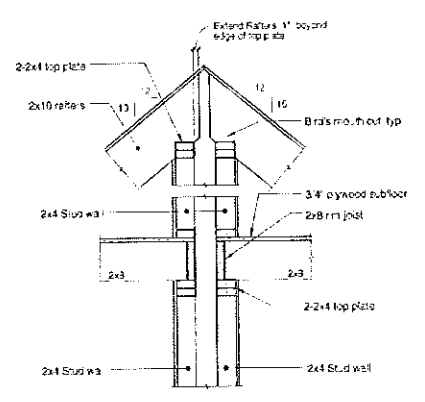
**Truss Brace Schematic**

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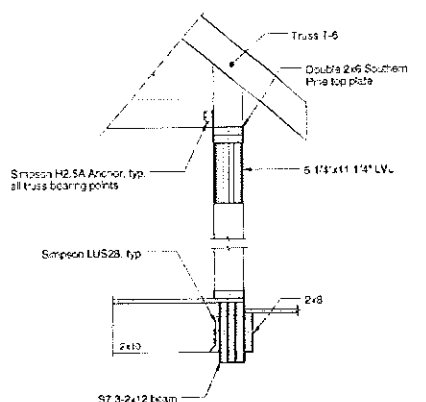


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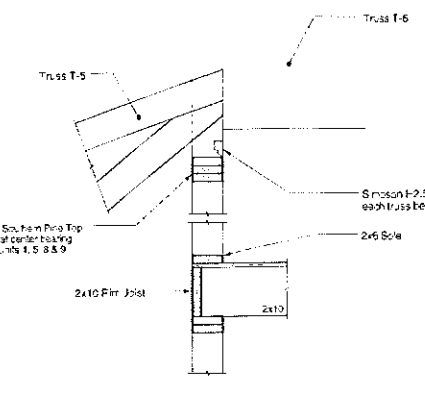
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<b>Scale:</b>	As Shown
<b>Date:</b>	10/16/02
<b>Revisions</b>	ISSUED FOR PERMIT
<b>Sheet</b>	<b>S4</b>



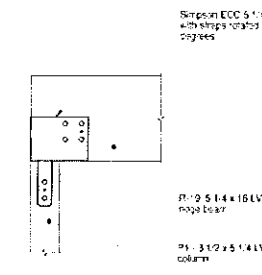
**C7 SECTION**  
S3 SCALE: 3/4" = 1'-0"



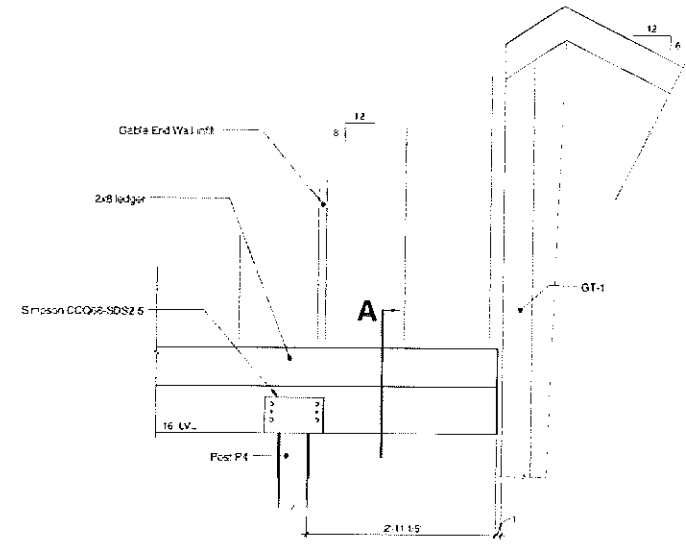
**C8 SECTION**  
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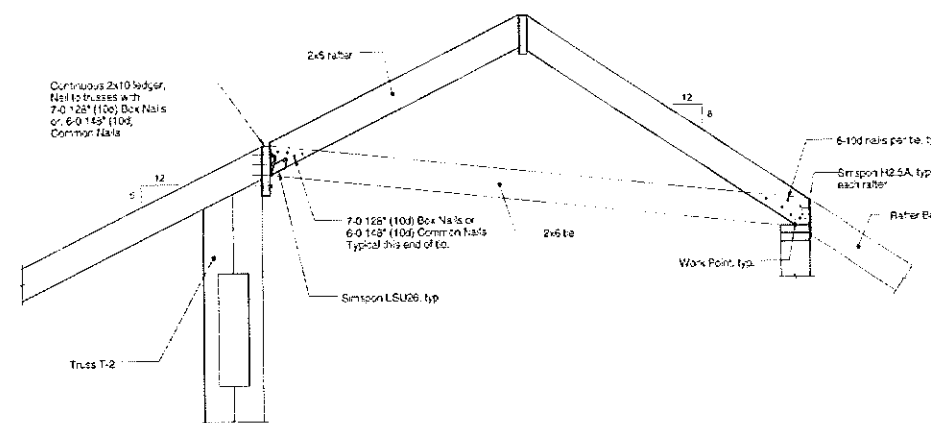
**C9 SECTION**  
S3 SCALE: 3/4" = 1'-0"



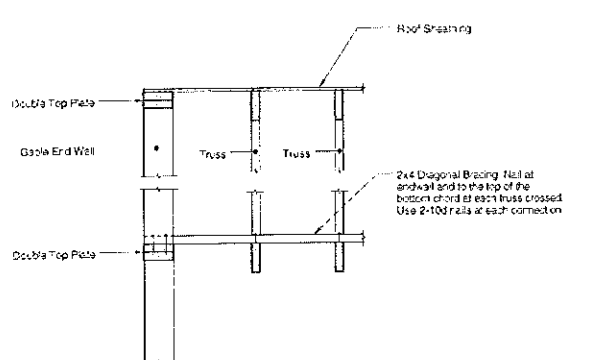
**D1 SECTION**  
S4 SCALE: 3/4" = 1'-0"



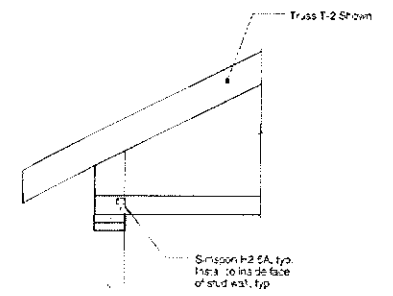
**D2 SECTION**  
S4 SCALE: 3/4" = 1'-0"



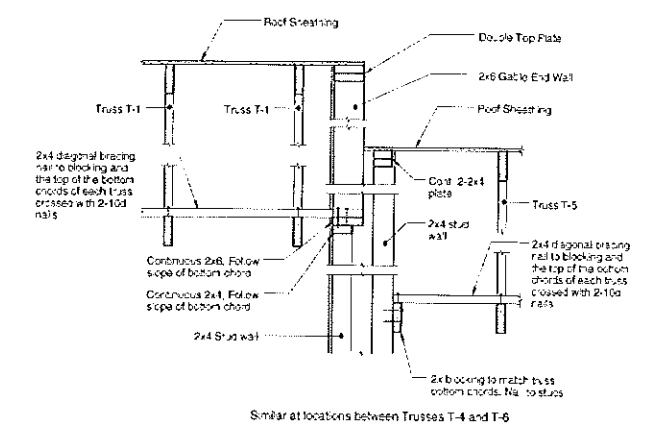
**D3 SECTION**  
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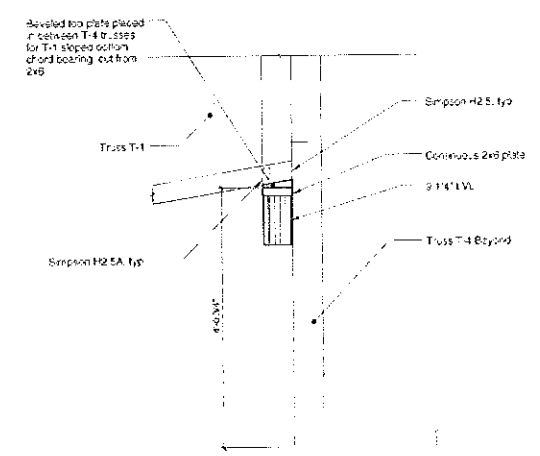
**D4 SECTION**  
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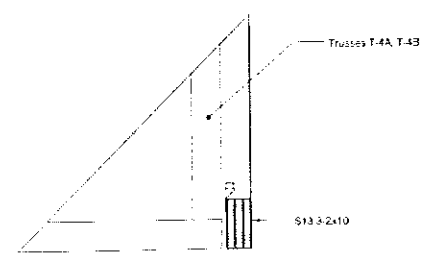
**D5 SECTION**  
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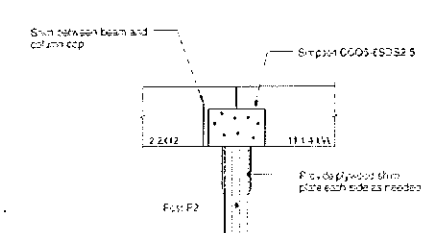
**D6 SECTION**  
S4 SCALE: 3/4" = 1'-0"



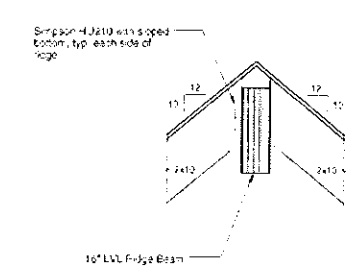
**D7 SECTION**  
S4 SCALE: 3/4" = 1'-0"



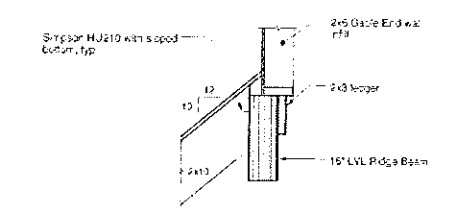
**D8 SECTION**  
S4 SCALE: 3/4" = 1'-0"



**D9 SECTION**  
S1 SCALE: 3/4" = 1'-0"



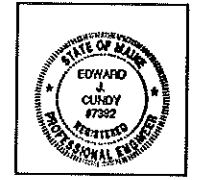
**D10 SECTION**  
S4 SCALE: 3/4" = 1'-0"



**Detail - A**  
Refer to Section D 2, S6

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Title	
STRUCTURAL DETAILS	
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<b>S6</b>	



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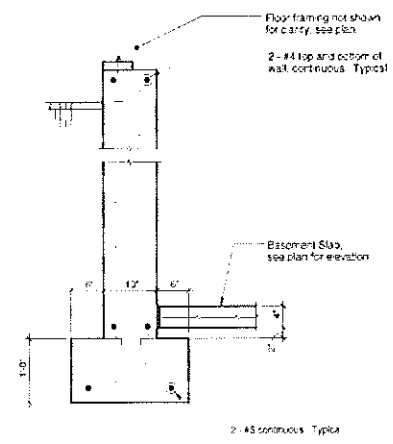
**Michael R. Charek  
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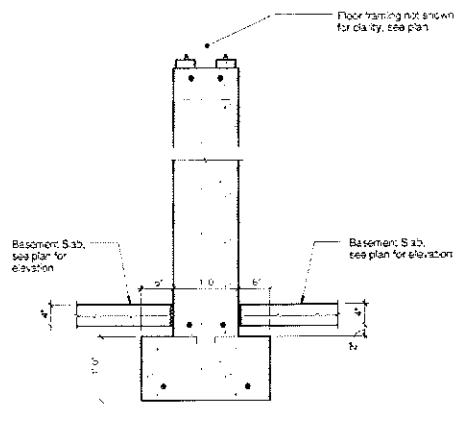
**Radcliffe Glen**  
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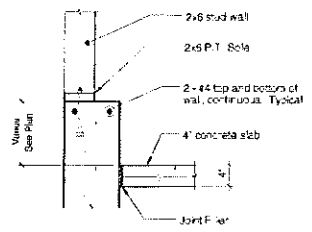
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Date:	10/16/02
Revisions	ISSUED FOR PERMIT
Sheet	<b>S5</b>



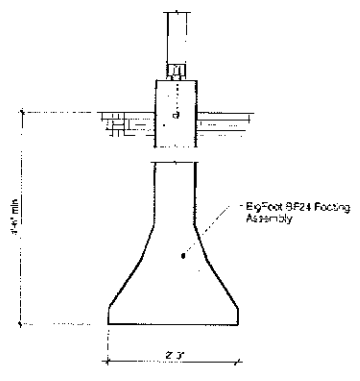
**A1 SECTION**  
 S1 SCALE: 3/4" = 1'-0"



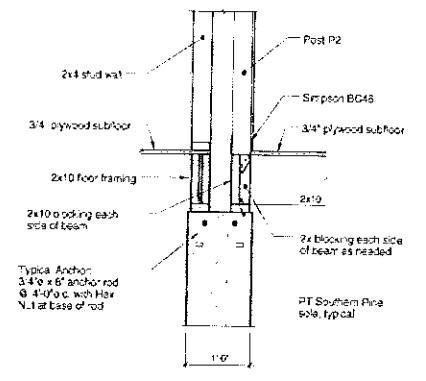
**A2 SECTION**  
 S1 SCALE: 3/4" = 1'-0"



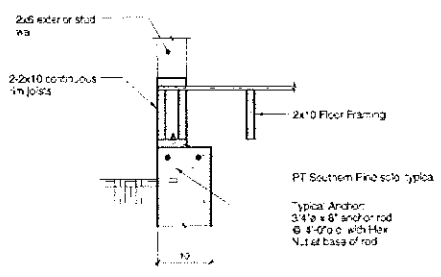
**A3 SECTION**  
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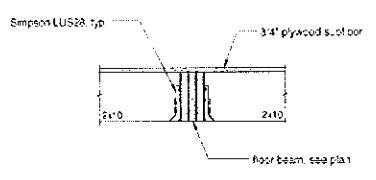
**A4 SECTION**  
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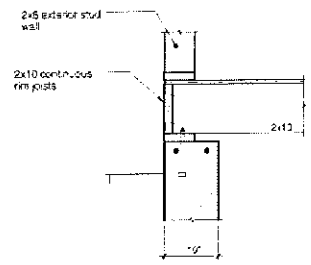
**B.1 SECTION**  
 S2 SCALE: 3/4" = 1'-0"



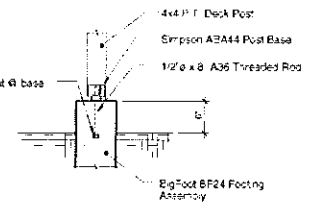
**B.2 SECTION**  
 S2 SCALE: 3/4" = 1'-0"



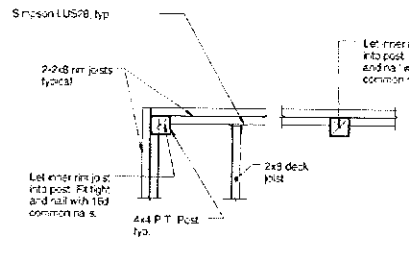
**B.3 SECTION**  
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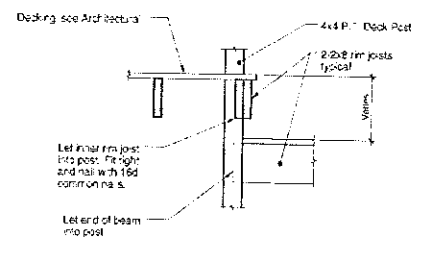
**B.4 SECTION**  
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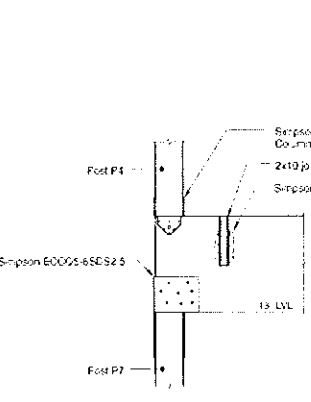
**B.5 SECTION**  
 S2 SCALE: 3/4" = 1'-0"



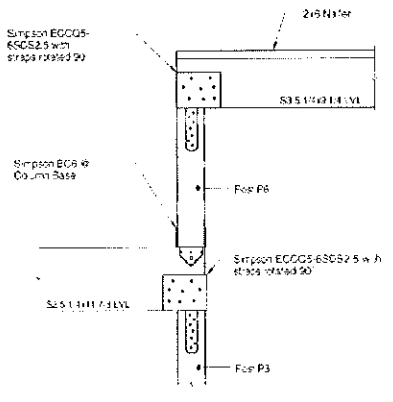
**B.5 SECTION - PLAN VIEW**  
 S2 SCALE: 3/4" = 1'-0"



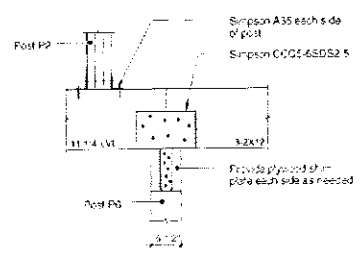
**B.6 SECTION**  
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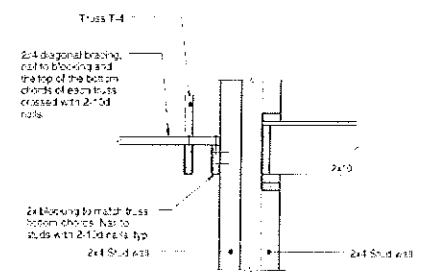
**C.1 SECTION**  
 S3 SCALE: 3/4" = 1'-0"



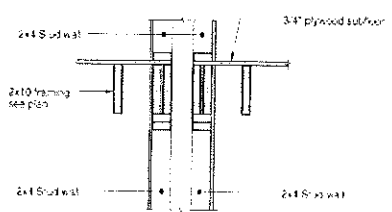
**C.2 SECTION**  
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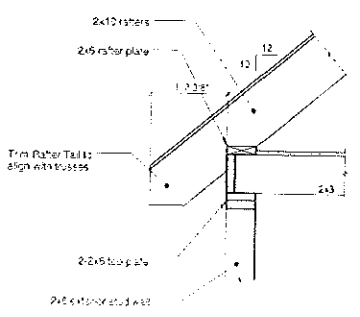
**C.3 SECTION**  
 S3 SCALE: 3/4" = 1'-0"



**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"