



NEW BUILDING at  
**WASHINGTON PARK**

901 WASHINGTON AVENUE, PORTLAND, MAINE

**OWNER:**  
**J. B. BROWN & SONS**  
 482 CONGRESS STREET  
 P.O. BOX 207  
 PORTLAND, MAINE 04112  
 (207)-774-5908

**ARCHITECT:**  
**HKTA / architects**

*HKTA / architects, inc.*  
 4 Milk Street  
 Portland, Maine 04101  
 207 774-6016 Fax: 774-9128

**ELECTRICAL ENGINEER:**  
**allied engineering, inc.**

One Westbrook Common  
 Westbrook, Maine 04092  
 207-854-8126 Fax: 207-854-0603

**CIVIL ENGINEER:**  
**DeLuca Hoffman Associates**

**DeLuca Hoffman Associates.**  
 778 Main Street, Suite 8  
 So. Portland, Maine 04106  
 207-775-1121 Fax: 207-775-4383

**STRUCTURAL ENGINEER:**  
**STRUCTURAL DESIGN  
 CONSULTING**

Five Balsam Lane  
 Falmouth, Maine 04105-2448  
 207-878-8038 Fax: 207-878-8293

**ISSUED FOR CONSTRUCTION  
 OCTOBER 27, 2000**

**DRAWING LIST:**

TITLE SHEET

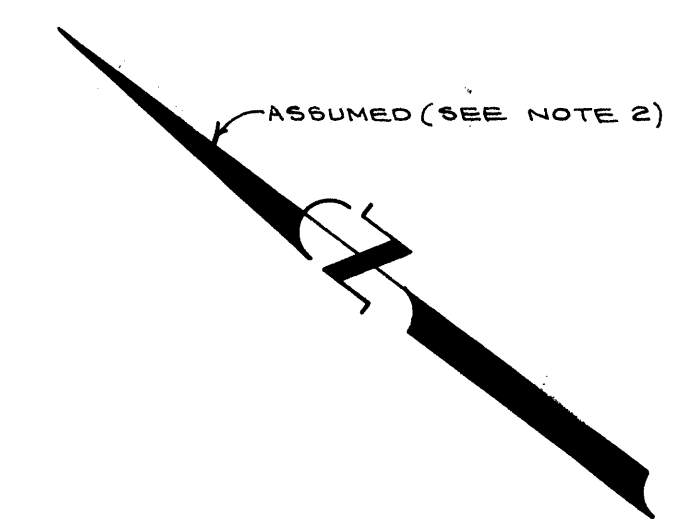
SURVEY DRAWING DATED 1987  
 UPDATED SURVEY DRAWING

- L1.1 SITE PLAN SCALE 1"=50'
- L1.2 LAYOUT AND GRADING PLAN 1"=20'
- L1.3 SITE DETAILS
- L1.4 PLANTING PLAN 1"=20'
- L2.1 SANITARY SEWER and WATER PROFILE
- L2.2 SITE UTILITY and SIGNAGE DETAILS
- A1.1 BUILDING FLOOR PLAN
- A1.2 BUILDING ROOF PLAN
- A2.1 BUILDING ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 ENLARGED PLANS, INTERIOR ELEVATIONS
- A5.1 REFLECTED CEILING PLAN
- A6.1 MISC. DETAILS
- A7.1 WINDOW AND DOOR SCHEDULES
- A8.1 WALL SECTIONS
- A8.2 WALL SECTIONS
- S1 FOUNDATION PLAN
- S2 ROOF FRAMING PLAN
- S3 GENERAL NOTES AND FOUNDATION DETAILS
- S4 COLUMN SCHEDULE AND FRAMING DETAILS
- E1.1 ELECTRICAL SITE PLAN



IMPROVEMENTS WITHIN PLEASANT HILL ROAD R.O.W.  
E.G. STREET LIGHTS, SMALL TREES ETC.

NIF  
THE DARTMOUTH COMPANY  
4265/280



SCALE: 1" = 50'  
CONTOUR INTERVAL = 1'



VICINITY MAP  
SCALE: 1" = 2000'

**SYMBOLS:**

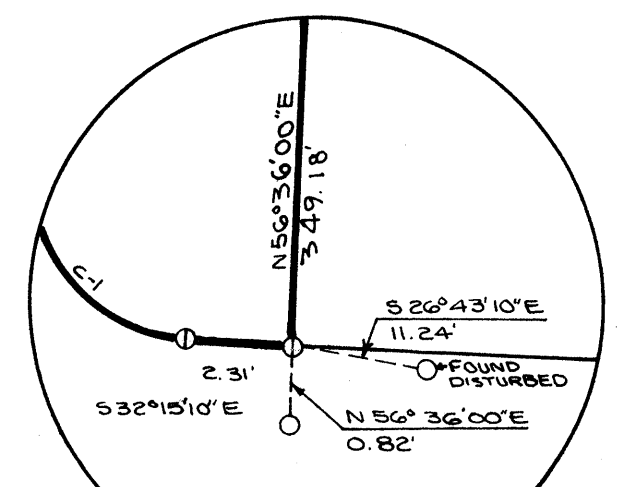
- SET 5/8" REBAR WITH ALUMINUM CAP MARKED "SMRT. R.L.S.#1303"
- FOUND REBAR OR IRON ROD (SIZE AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND GRANITE MONUMENT (SIZE AS NOTED)
- ANGLE POINT, NOTHING FOUND OR SET
- LIGHT POLE
- CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE
- TELEPHONE BOX
- BENCHMARK
- GAS VALVE BOX
- SPOT ELEVATION
- ELECTRIC METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- MARSH OR SWAMP
- CURVE NUMBER
- GUY WIRE ANCHOR
- BUILDING
- BOUNDARY LINE
- ABUTTOR LINE
- EDGE OF PAVEMENT
- TREE LINE
- FENCE LINE
- STONE WALL
- CENTER LINE BROOK
- FOOT PATH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DEPRESSION CONTOUR
- POWER & TELEPHONE LINE
- DRAINAGE DIRECTION
- PARK BENCH
- FOUND R/R SPIKE
- ELECTRIC TRANSFORMER BOX
- TELEPHONE BOX
- GAS LINE
- ELECTRIC LINE
- SEWER LINE
- STORM DRAIN
- WATER LINE WITNESS POST
- SEWER CLEAN OUT
- STORM MANHOLE
- STORM WATER FALL OUT
- CULVERT
- TELEPHONE LINE
- WATER LINE
- ELECTRICAL LINE
- CURB

**NOTES:**

- 1) OWNERSHIP OF RECORD FOR THE SUBJECT PARCELS IS: J. B. BROWN & SONS, ONE PORTLAND SQUARE, P.O. BOX 586, PORTLAND, MAINE 04112, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 418, PAGE 84. (SEE BK 403, P. 11)
- 2) THE BASIS OF BEARING FOR THIS SURVEY IS ON ASSUMED BEARING WHICH IS 90° DEGREES CLOCKWISE OF THE SURVEYS REFERENCED IN NOTE 3, BELOW.
- 3) REFERENCE IS MADE TO THE "REPORT OF SURVEY FOR J.B. BROWN AND SONS" PREPARED BY STEVENS, MORTON, ROSE & THOMPSON INC., PORTLAND MAINE; DATED NOV. 1987 (JOB NO. 87087)
- 4) THE BASIS OF ELEVATION FOR THIS SURVEY IS THE TOP OF A FIRE HYDRANT ALONG THE SOUTHWESTERN SIDELINE OF WASHINGTON AVENUE 1.105' SOUTHEASTERLY FROM THE CENTERLINE OF CLAUDIA STREET PER CITY OF PORTLAND DRAWG. NO. 489-7. CITY DATUM ELEVATION = 96.59.
- 5) THE AREA OF THE SURVEYED PARCEL IS ± 19.8 ACRES.
- 6) REGARDING EASEMENTS AND RIGHT-OF-WAYS FOR THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING:
  - a. THIRTY FOOT RIGHT OF WAY SEWER TAKING BY CITY OF PORTLAND AS REPORTED IN PORTLAND CITY COUNCIL RECORDS, VOLUME 45, PAGE 82, AS LIMITED BY RELEASE DEED DATED JAN. 23, 1962, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3009, PAGE 849.
  - b. RIGHT OF WAY TAKING BY CITY OF PORTLAND REFLECTED IN PORTLAND CITY COUNCIL RECORDS, VOLUME 70, PAGE 381, AS LIMITED BY RELEASE DEED DATED JAN. 23, 1962 RECORDED IN SAID REGISTRY IN BOOK 3009, PAGE 849.
  - c. EASEMENTS ACCEPTED BY CITY OF PORTLAND IN WASHINGTON AVENUE, LAURA ROAD, AND CLAUDIA STREET BY ORDERS RECORDED IN BOOK 310, PAGE 41, 43, AND 46.
  - d. SET BACK LOCATION ON PORTION OF PREMISES DESCRIBED IN INSTRUMENT DATED AUG. 22, 1919 RECORDED IN BOOK 1031, PAGE 75.
  - e. RIGHTS, EASEMENTS AND PRIVILEGES RESERVED IN DEED FROM LUNT'S CORNER, INC. TO SAUL J. COPELLMAN DATED OCT. 20, 1972 AND RECORDED WITH SAID DEEDS IN BOOK 327, PAGE 186.
- 7) ZONING FOR THIS PARCEL IS CURRENTLY B1 SETBACK RESTRICTIONS ARE: 10' WHERE BUILDING ADJACENT TO A STREET OR RESIDENTIAL ZONE, 15' FRONT, 20' REAR. MAXIMUM HEIGHT 3 STORIES, NOT TO EXCEED 35'. REFERENCE: PORTLAND LAND USE CODE, SECTION 14-1G.2.
- 8) REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "LEDGWOOD" REVISED FINAL PLAN, PREPARED BY LAND USE CONSULTANTS, PORTLAND, MAINE MAY 1979, PLAN BOOK 125, PAGE G1.
  - b. "PLAN OF LOTS 344 FOR THE ESTATE OF MARY S. LUNT" PREPARED BY EDWIN C. THOMAS, MARCH 1877, PLAN BOOK 4, PAGE 4.
  - c. "PLAN OF PROPERTY ON WASHINGTON AVENUE, PORTLAND, MAINE FOR SAUL J. COPELLMAN" PREPARED BY WRIGHT, PIERCE, BARNES & WYMAN, TOPSHAM, MAINE, OCT. 1971.
  - d. "WASHINGTON AVENUE RELOCATION" PREPARED BY THE CITY OF PORTLAND, APRIL 1928, DRAWG. NO. 454-41.
  - e. "RIGHT OF WAY PLAN FOR A PORTION OF WASHINGTON AVENUE, SEVENTEEN PREPARED BY OWEN WANKELL INC., PORTLAND, MAINE, DECEMBER 1969 CITY OF PORTLAND DRAWG. NO. 489-7 THRU 489-13.
- 9) UNDERGROUND UTILITY LINE LOCATIONS AS SHOWN ARE FIELD INDICATIONS ONLY. ACTUAL FIELD LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE AREA (207-774-596).
- 10) FALL BROOK SEWER WAS NOT LOCATED.

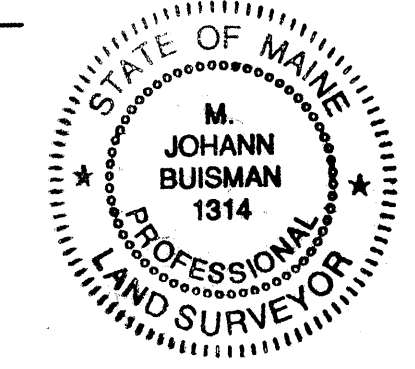
**CURVE DATA:**

No.	RADIUS	Δ	LENGTH	TANGENT	CHORD	CHORD BEING
A	1145.57	12-00-13	240.00	120.44	239.56	
B	304.22	29-44-41	157.00	80.79	156.17	N41-27-11E
C	342.77	31-00-00	186.00	95.34	178.83	S34-34-02W
C-1	35.00	74-46-20	57.89	38.04	51.51	S15-08-12W
C-2	40.93	84-01-41	58.70	36.06	53.58	S74-15-59E
C-3	222.48	13-18-54	60.68	30.48	60.48	S69-47-34E
C-4	1171.57	07-00-08	143.18	71.08	143.09	S69-10-06W
C-5	1121.57	12-00-13	242.97	117.92	234.54	N66-40-00E
C-6	40.00	83-34-08	58.34	35.74	53.31	N09-31-55E
C-7	369.77	24-24-08	158.56	80.82	157.35	N39-01-56E
C-8	218.22	29-44-41	144.44	73.88	142.82	N41-37-11E
C-9	328.22	29-44-41	170.37	87.16	168.44	S41-37-11E
C-10	319.77	23-31-55	125.75	63.70	124.45	S38-50-44W
C-11	42.00	98-28-05	72.18	48.72	65.62	N81-23-12W



DETAIL "A"  
N.T.S.

PARCEL A: ± 1.68 ACRES  
PARCEL B: ± 14.50 ACRES  
PARCEL C: ± 10.8 ACRES  
TOTAL LAND AREA: ± 26 ACRES  
AREA OF ROADS: ± 2.38 ACRES  
TOTAL AREA OF LAND SURVEYED: ± 19.65 ACRES



THIS SURVEY CONFORMS TO THE MAINE STATE BOARD OF LAND SURVEYORS STANDARDS, CATEGORY NO. 1, CONDITION NO. 1, "STANDARD BOUNDARY SURVEY".  
RECORDING INFORMATION

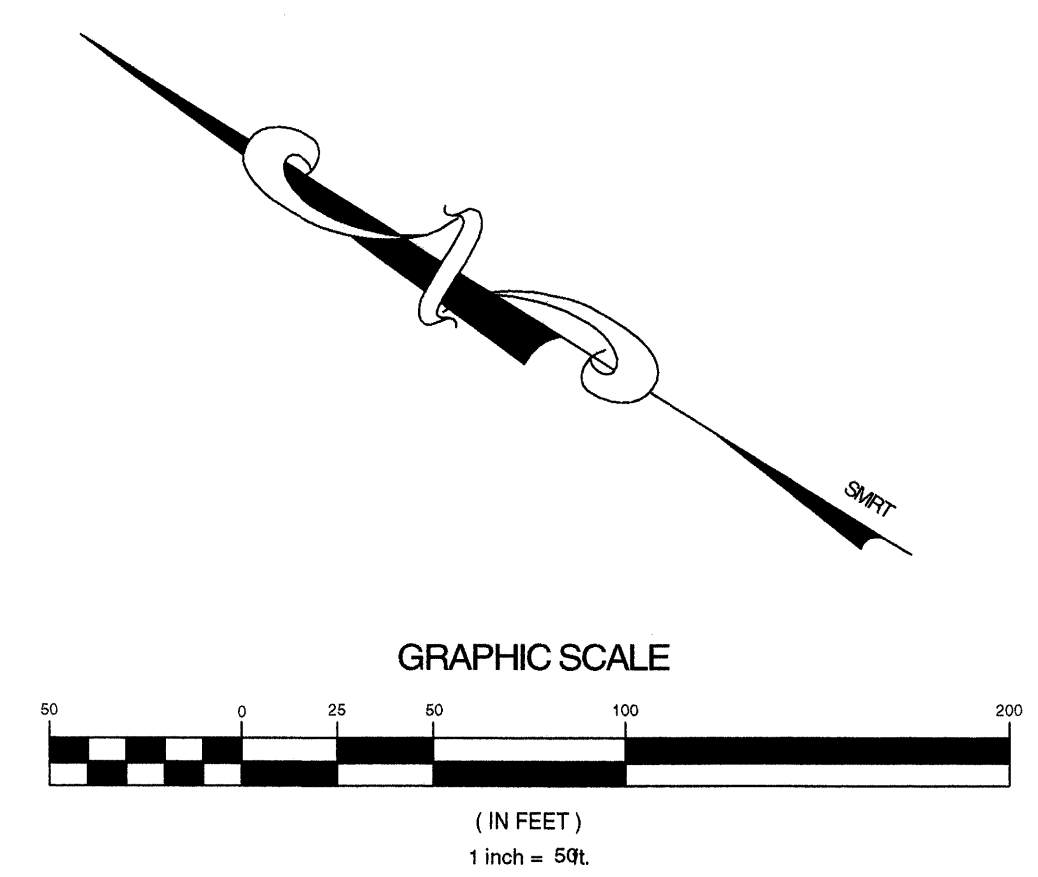
M. Johann Buisman  
M. JOHANN BUISMANN  
MAINE #1314  
DATE: 07/24/1992

STEVENS MORTON ROSE & THOMPSON  
73 OAK STREET  
PORTLAND, ME 04101  
207-772-3846

FOR  
J. B. BROWN & SONS  
OF  
WASHINGTON PARK  
CITY OF PORTLAND COUNTY OF CUMBERLAND  
STATE OF MAINE  
Job No. 87087

Drawing Name:  
STANDARD BOUNDARY SURVEY  
AND  
TOPOGRAPHIC SURVEY PLAN  
Date: 12/18/87 Drawn By: S.L.S. Checked By:  
Scale: 1" = 50'





**LEGEND**

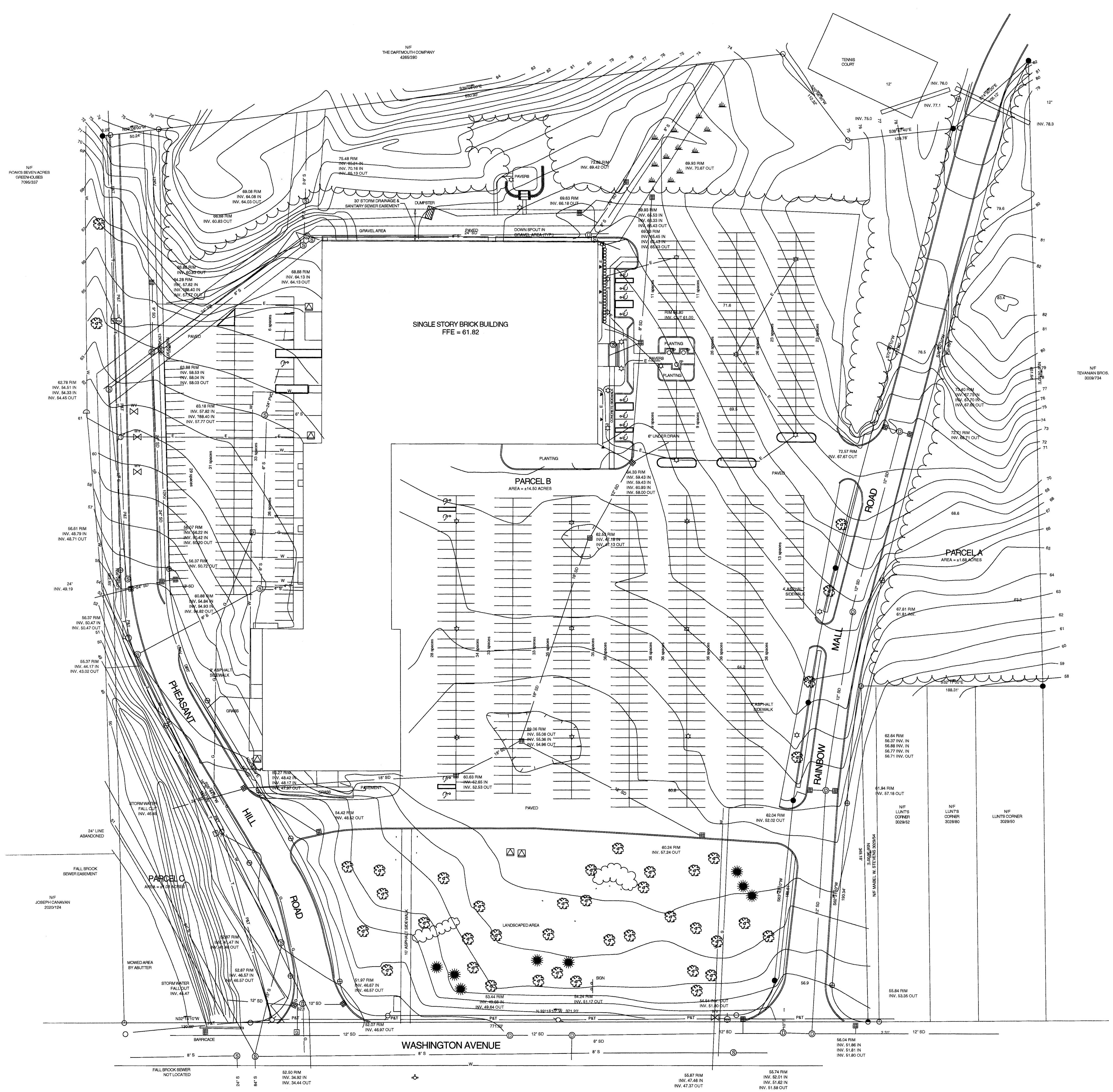
- 5/8" REBAR WITH ALUMINUM CAP MARKED "SMART P.L.S. 1300"
- FOUND REBAR OR IRON ROD
- FOUND IRON PIPE (SIZE AS NOTED)
- ANGLE POINT, NOTHING FOUND OR SET
- LIGHT POLE
- CATCH BASIN
- HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE
- TELEPHONE BOX
- GAS VALVE BOX
- SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- MARSH OR SWAMP
- UTILITY POLE
- UTILITY POLE WITH GUY ANCHOR
- BOUNDARY LINE
- ABUTTER LINE
- TREE LINE
- CENTERLINE BROOK OR STREAM
- INDEX CONTOURS
- INTERMEDIATE CONTOURS
- PARK BENCH
- ELECTRIC TRANSFORMER BOX
- G GAS LINE
- E ELECTRIC LINE
- S SEWER LINE
- SD STORM DRAIN
- I WATER LINE WITNESS POST
- DRAIN MANHOLE
- EXISTING CULVERT
- T TELEPHONE LINE
- W WATER LINE
- 12KV ELECTRICAL LINE
- FLAG POLE

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD DIST
C1	57.89	35.00	94°48'00"	38.04	S15°08'32"W	51.51
C2	58.70	40.03	84°10'07"	36.00	S74°16'17"E	53.58
C3	60.70	262.48	13°14'56"	30.48	S78°17'34"W	60.56
C4	143.18	1171.57	7°30'08"	71.68	S69°10'06"W	143.09
C5	234.97	1121.57	12°30'12"	117.92	S58°40'00"W	234.54
C6	58.34	40.00	83°33'57"	35.74	S09°31'42"W	53.30
C7	158.54	389.77	24°34'09"	80.52	N38°01'56"E	157.35
C8	144.44	278.22	28°44'44"	73.89	S41°37'12"W	142.82
C9	170.39	328.22	28°44'09"	87.16	S41°37'12"W	168.46
C10	125.75	319.77	22°31'54"	63.70	N38°00'47"E	124.94
C11	72.18	42.00	98°28'04"	48.72	S81°29'12"E	63.62

**NOTE**

THIS PLAN WAS DEVELOPED BY TRACKING A SCANNED IMAGE OF THE ORIGINAL HAND-DRAFTED STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY BY STEVENS, MORTON, ROSE & THOMPSON DATED DECEMBER 16, 1987, JOB #87087. ADDITIONAL IMPROVEMENTS AT THE SOUTHERLY END OF THE BUILDING AND PARKING STRIP WERE MADE BY LEWIS & WASHING INC. USING A COMBINATION OF FIELD AND EXISTING PLAN INFORMATION. ANTICIPATED USE OF THIS PLAN IS GRAPHICAL REPRESENTATION ONLY FOR CITY APPROVAL PROCESS. DUE TO ROUND-OFF AND INHERENT ERRORS IN TRACKING SCANNED IMAGES, CARE SHOULD BE TAKEN IF THIS PLAN IS USED FOR DETAILED DESIGN AND CONSTRUCTION PURPOSES.



NF  
HOWKS BERNHARDT  
OPEN HOUSES  
7099337

THE DARTMOUTH COMPANY  
4265280

NF  
TEVANNAN BROS.  
3009704

NF  
JOSEPH CANAWAN  
200124

WASHINGTON AVENUE

55.74 RIM INV. 47.48 IN INV. 47.29 OUT

55.74 RIM INV. 48.02 IN INV. 34.44 OUT

55.74 RIM INV. 47.48 IN INV. 47.29 OUT

55.74 RIM INV. 48.02 IN INV. 34.44 OUT



**GENERAL NOTES:**

- PROPERTY SURVEY: SEE SURVEY SHEET
- PROPOSED NEW UTILITIES TO BE LOCATED IN THE SAME TRENCH AS UTILITIES ABANDONED AS PART OF PRIOR BUILDING DEMOLITION AT THIS SITE.
- EXISTING EXTERIOR LIGHTING IS ADEQUATE FOR THE PROPOSED DEVELOPMENT. BUILDING MOUNTED LIGHTING TO OCCUR AT POINTS OF BUILDING INGRESS/ EGRESS.
- PROPOSED BUILDING TO BE PROVIDED WITH WET SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION TO BE PROVIDED.
- LOADING FOR PROPOSED BUILDING TO BE THROUGH ENTRY DOORS OF BUILDING TENANT(S).
- FOR COMPLETE INFORMATION REGARDING EXISTING SITE CONDITIONS SEE SITE SURVEY SHEET.
- NEW UTILITIES FOR PROPOSED OFFICE BUILDING TO INCLUDE:  
4" SPRINKLER SERVICE  
2" DOMESTIC WATER SERVICE  
SEWER CONNECTION TO EXISTING 4" CAST IRON ELECTRICAL SERVICE ON SITE
- REFER TO DRAWING L1.2 FOR LAYOUT, GRADING AND UTILITIES
- NEW DUMPSTER LOCATION SHOWN TO BE SCREENED WITH ENCLOSURE AND GATE. SEE ENCLOSURE DETAIL.
- ALL NEW PLANTING BEDS TO BE EXCAVATED TO A MIN. OF 4". REPLACE SOIL WITH CLEAN TOPSOIL ACCORDING TO SPECIFICATION.
- CONTRACTOR RESPONSIBLE FOR REMOVAL, STORAGE AND RELOCATION OF LIGHT FIXTURES PER OWNERS INSTRUCTION.
- REPAIR EXISTING SIDEWALK ALONG RAINBOW MALL FRONTAGE TO INCLUDE TRIMMING OF EDGES OF WEEDS, ETC AND APPLICATION OF ASPHALT SEALER. PROVIDE HC RAMPS AT LOCATIONS INDICATED ON DRAWINGS PER CITY OF PORTLAND STANDARDS FOR SIMILAR CONDITIONS.
- PROVIDE GRANITE CURBING ALONG RAINBOW MALL ROAD ENTIRE LENGTH OF PROPERTY FRONTAGE. CONNECT TO EXISTING GRANITE CURBING AT WASHINGTON AVENUE.
- PROVIDE NEW SIDEWALK PER CITY OF PORTLAND STANDARDS AT CURB EDGE FOR REMAINING PROPERTY FRONTAGE NORTH OF LAST ACCESS DRIVE. COORDINATE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO SIDEWALK INSTALLATION.
- STAKE OUT PROPOSED EXPANSION OF PARKING AREA NORTH OF BUILDING AND REVIEW CONDITIONS WITH CITY OF PORTLAND ARBORIST PRIOR TO CLEARING AND CUTTING OF TREES.

**EXISTING SITE INFORMATION:**

AREA OF SITE:

PARCEL A	73,188 +/- SF
PARCEL B	631,620 +/- SF
PARCEL C	47,044 +/- SF
	751,844 +/- SF 17.26 +/- AC

EXISTING DEVELOPMENT: SEE STORM WATER MANAGEMENT REPORT

EXISTING GREEN SPACE: SEE STORM WATER MANAGEMENT REPORT

REVISED SITE DEVELOPMENT: SEE STORM WATER MANAGEMENT REPORT

REVISED GREEN SPACE: SEE STORM WATER MANAGEMENT REPORT

**SOIL TYPES:**

SCANTIC SILT LOAM  
HOLLIS FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

**PARKING REQUIREMENTS:**

EXISTING OCCUPANCIES:

MENA	30,000 SF @ 1/400	= 75
COMMUNITY HEALTH	22,500 SF @ 1/400	= 56
ANDOVER COLLEGE		
CLASSROOM	19,620 SF @ 1/100	= 196
ADMINISTRATION	34,860 SF @ 1/400	= 87

NEW CONSTRUCTION:

NEW BUILDING	27,600 GSF @ 1/400	= 69
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TOTAL PARKING REQUIRED = 483

TOTAL PARKING ADDED (UPPER LOT) = 22

TOTAL EXISTING LOTS AFTER CONSTRUCTION = 500

TOTAL AFTER CONSTRUCTION = 522

TOTAL EXCESS PARKING AFTER CONSTRUCTION = 39

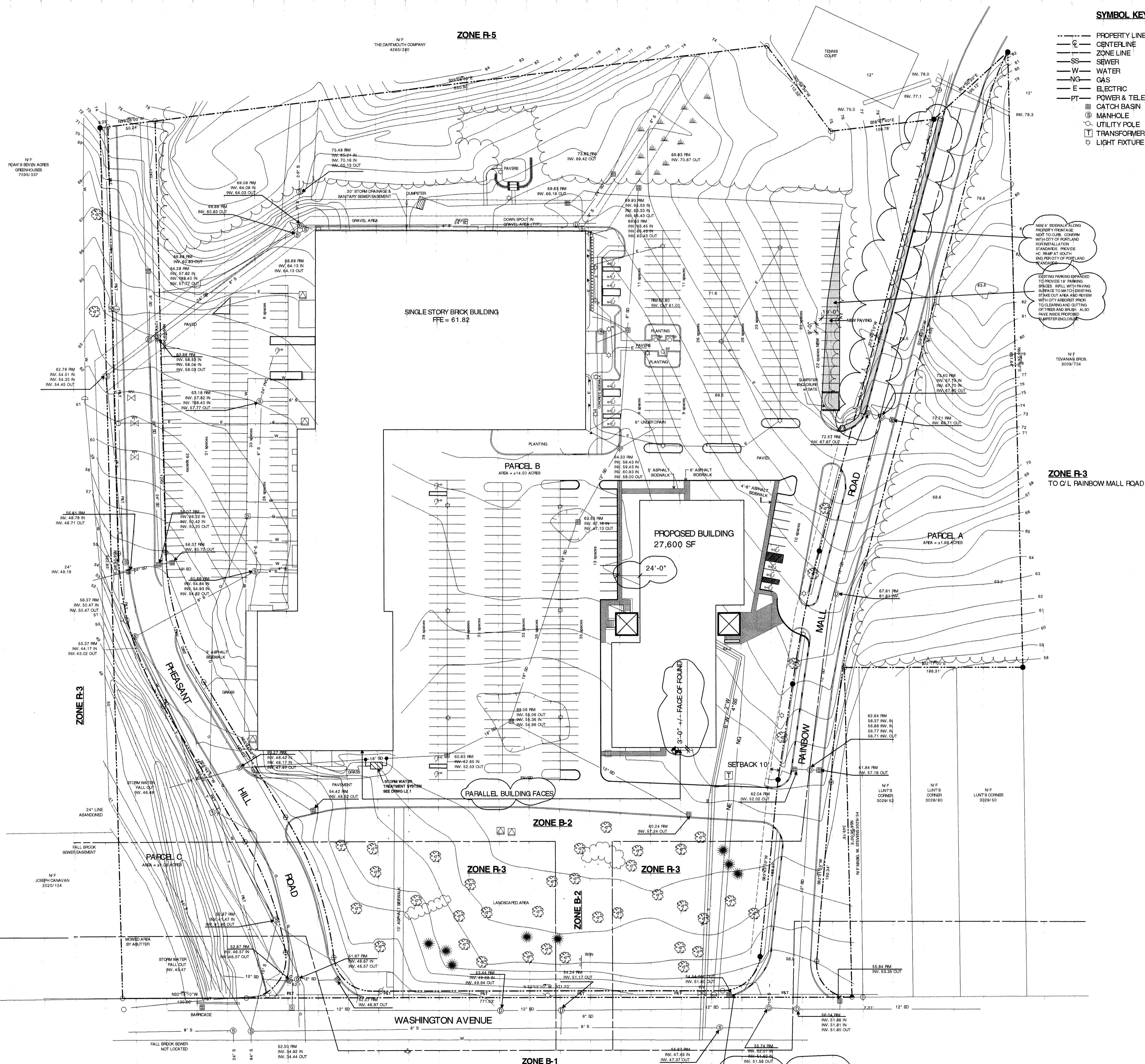
**ZONING:**

SITE ZONE B-2  
ABUTTING ZONES R-3, R-5, B-1

**1 SITE PLAN**  
L1.1 SCALE 1" = 50'

**SYMBOL KEY:**

- PROPERTY LINE
- CENTERLINE
- ZONE LINE
- S
- W
- NG
- E
- PT
- CATCH BASIN
- MANHOLE
- UTILITY POLE
- TRANSFORMER
- LIGHT FIXTURE



DRAWING NO.  
**L1.1**  
SITE PLAN

HKTA / architects, inc.  
4 Mills Street  
Portland, Maine 04101  
phone: 207.774.6016  
fax: 207.774.9128  
e-mail: hkta@aol.com

DATE: 05/05/2000  
REVISIONS:  
07/06/2000  
ITEM 10/20/2000  
10/27/2000  
FOR CONSTRUCTION

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**WASHINGTON PARK**  
NEW BUILDING  
J. B. Brown & Sons  
Portland, Maine

REGISTERED ARCHITECT  
BRIAN O'DONNELL  
No. 1463  
STATE OF MAINE



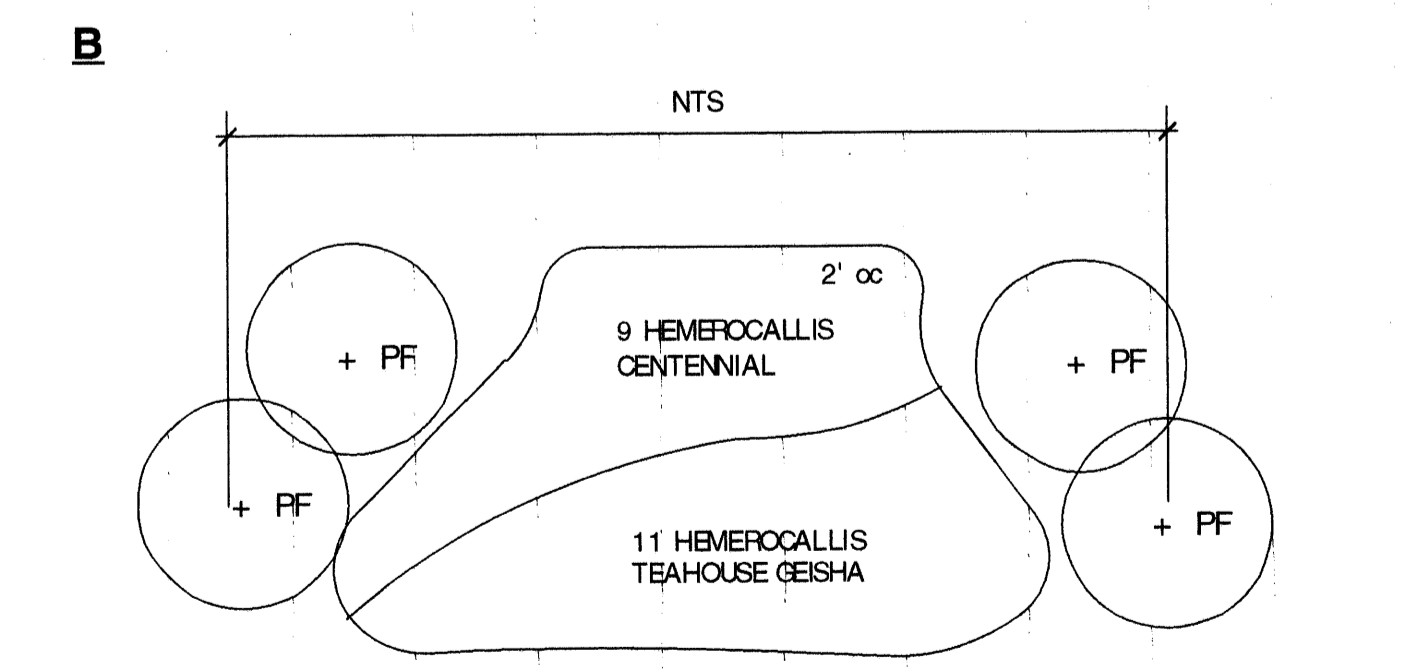
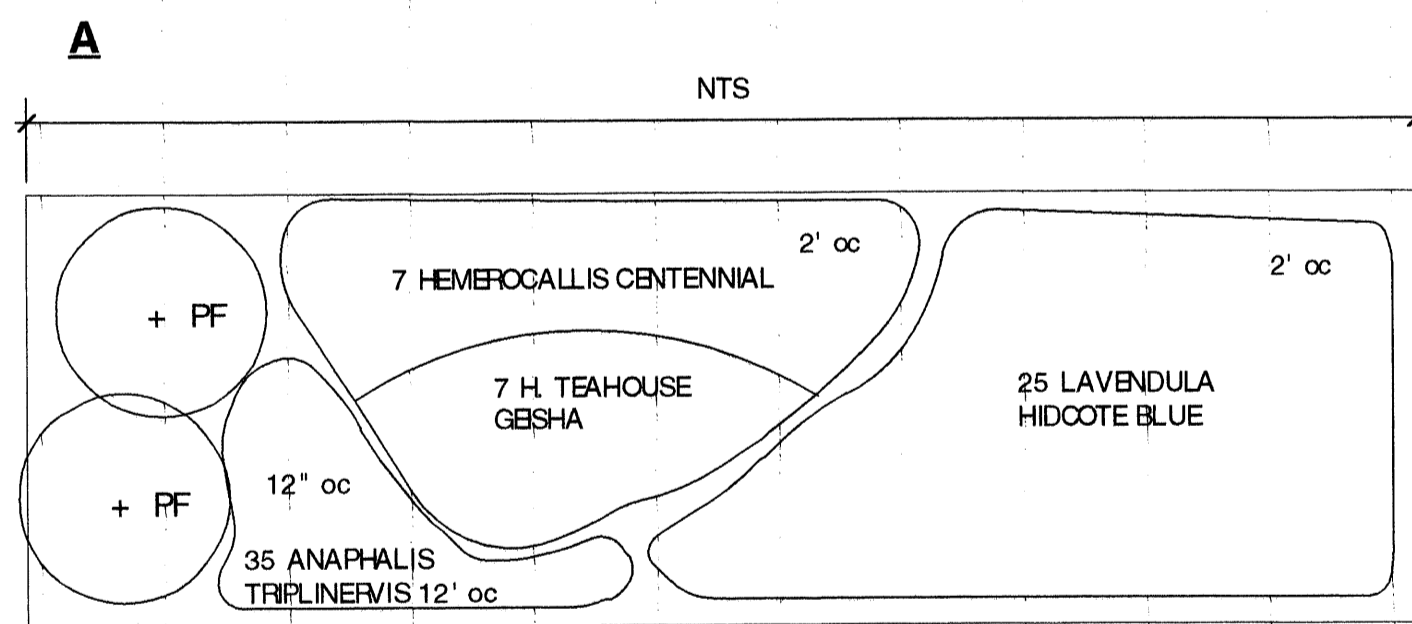
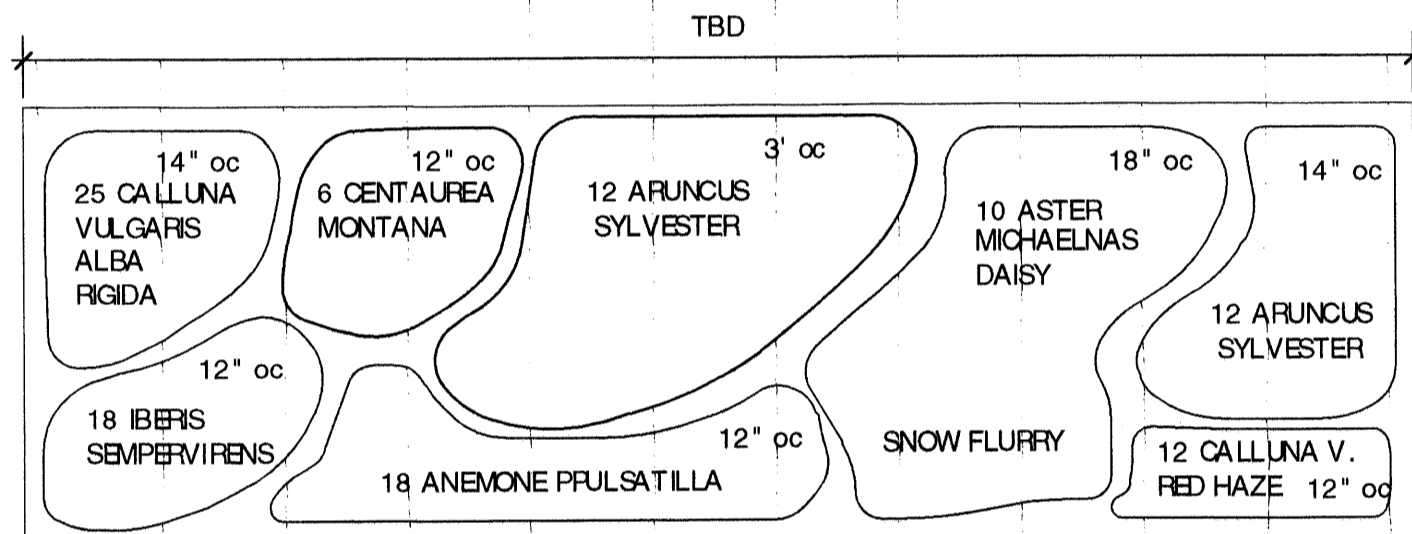
**GENERAL NOTES:**

- SEE DRWG FOR BLDG LOCATION, UTILITIES AND GENERAL NOTES.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION.
- LIGHTING FOR PROPOSED BUILDING SHALL BE BUILDING MOUNTED, 70 HPS AT EMERGENCY EGRESS. LIGHTS SHALL MEET IES STANDARDS.
- ALL SURFACES NOT OTHERWISE BUILT UPON OR LANDSCAPED SHALL RECEIVE 6" LOAM AND SEEDED IN LAWN.
- PLACE EROSION CONTROL DEVICES AROUND EXISTING CB WITHIN DISTURBED AREAS. SEE DT'L DRWG.
- DO NOT SCALE. DRAWING DIMENSIONS CONTROL.
- REPAIR EXISTING SIDEWALK ALONG RAINBOW MALL FRONTAGE. TO INCLUDE TRIMMING OF EDGES OF WEEDS, ETC AND APPLICATION OF ASPHALT SEALER. PROVIDE HC RAMPS AT LOCATIONS INDICATED ON DRAWINGS PER CITY OF PORTLAND STANDARDS FOR SIMILAR CONDITIONS.
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- STAKE OUT PROPOSED EXPANSION OF PARKING AREA NORTH OF BUILDING AND REVIEW CONDITIONS WITH CITY OF PORTLAND ARBORIST PRIOR TO CLEARING AND CUTTING OF TREES.

**PLANT LIST:**

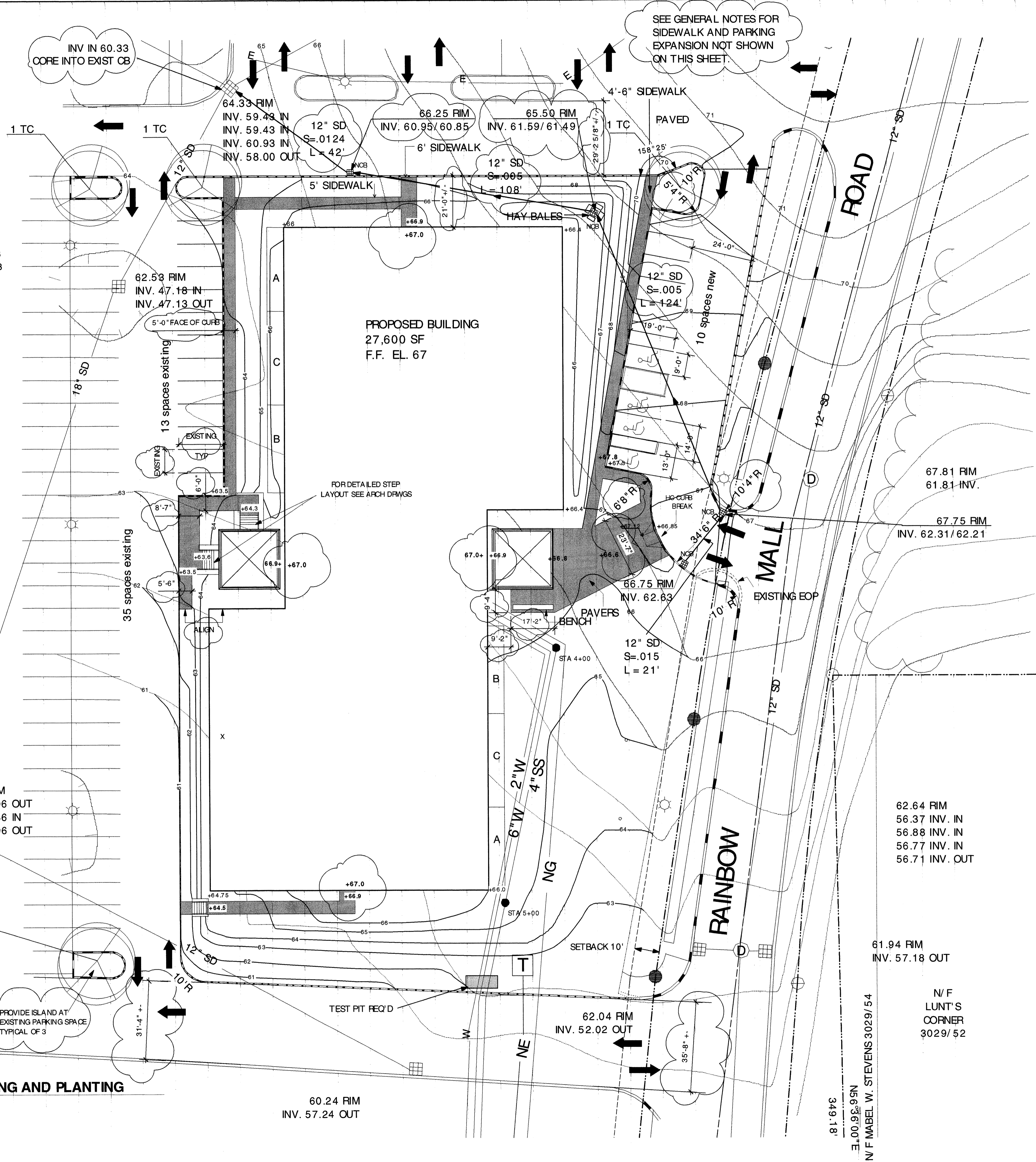
NO.	KEY	BOT. NAME	COMMON NAME	SIZE	ROOT	NOTES:
4	FP	Fraxinus Lanocolata	Marshall seedless ash	2.5-3" cal	B & B	
2	BP	Betula Papyrifera	Paper birch	2-2.5" cal	B & B	3 stem clumps
5	MB	Malus Baccata	Siberian crab	2" cal	B & B	Select
4	PC	Pinus Cembra	Swiss stone pine	8-10" Hgt	B & B	Specimen
38	TC	Tilia cordata	Little leaf linden	2.5-3" cal	B & B	Select
25	EA	Euonymus Alatus Compacta	Dwarf burning bush	2.5-3" ht.	B & B	
126	JS	Juniperus Sabina Arcadia	Arcadia tam juniper	18-24" spaced	B & B	Plant 6" o.c.
440	-	Perennials varies	Mixed perennial	3 year	cont. or division	Established plants coord. w/ owner.
20	-	Pteris floribunda	Mt. Andromeda	15-18"	B & B	

**PERENNIAL PLANTING**



**SYMBOL KEY:**

- PROPERTY LINE
- CENTERLINE
- ZONE LINE
- SS SEWER
- W WATER
- NG GAS
- E ELECTRIC
- PT POWER & TELEPHONE
- CATCH BASIN
- NCB NEW CATCH BASIN
- MANHOLE
- UTILITY POLE
- TRANSFORMER
- LIGHT FIXTURE
- VEHICLE CIRCULATION
- 90 DEG GRANITE CURB
- SLOPED GRANITE CURB
- WALKWAY PAVERS
- STORM DRAIN
- NEW CLEAN OUT



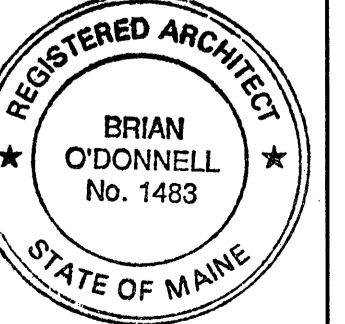
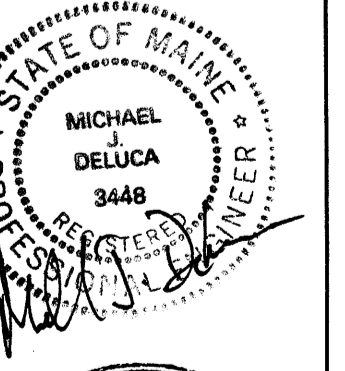
**SITE PLAN LAYOUT, GRADING AND PLANTING**

SCALE 1" = 20'

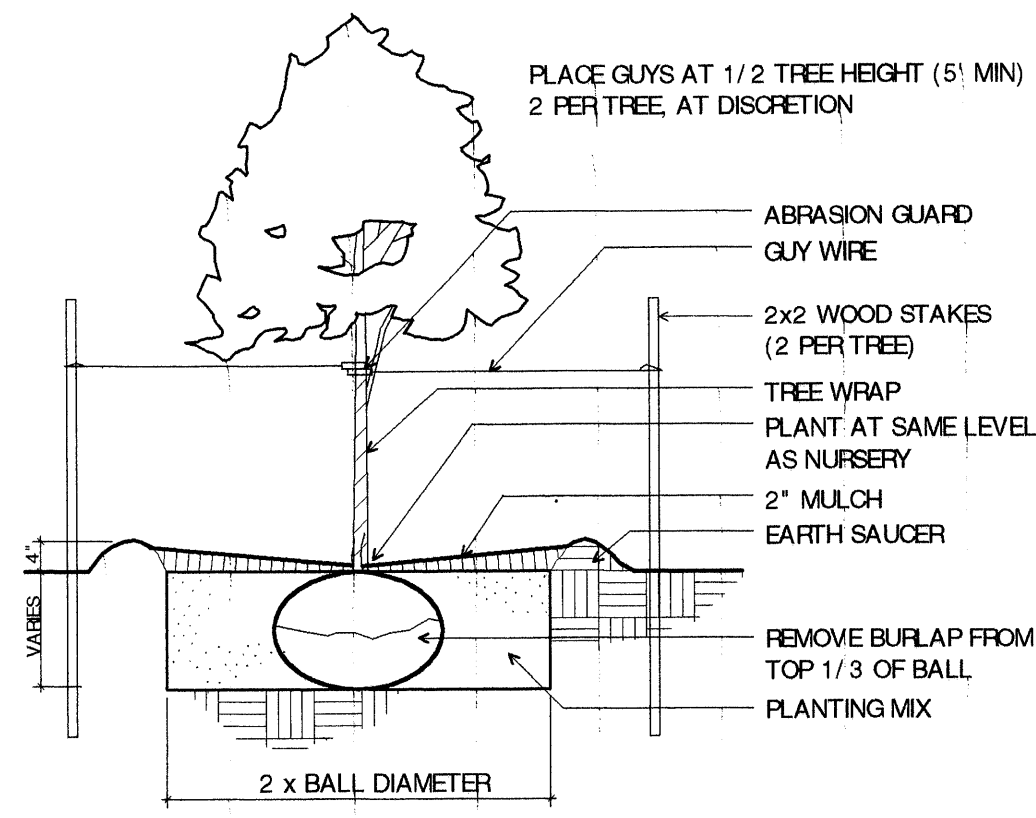
DATE: 10/20/2000  
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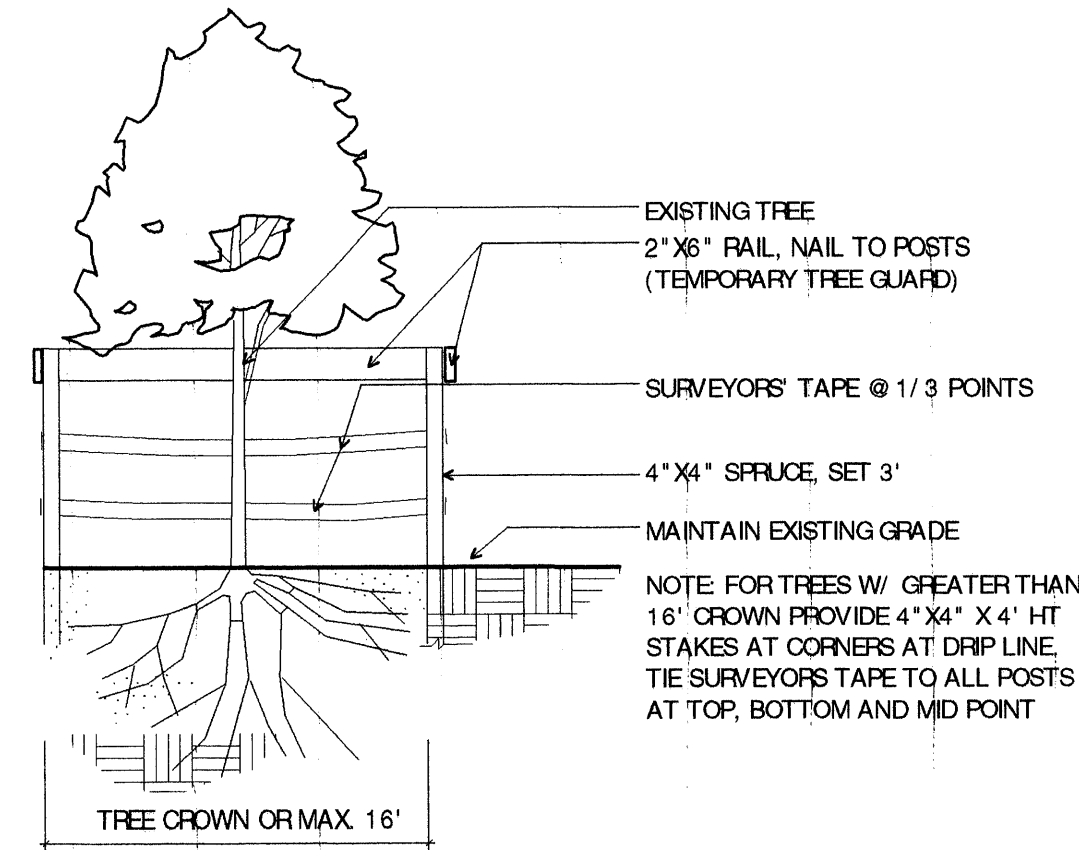
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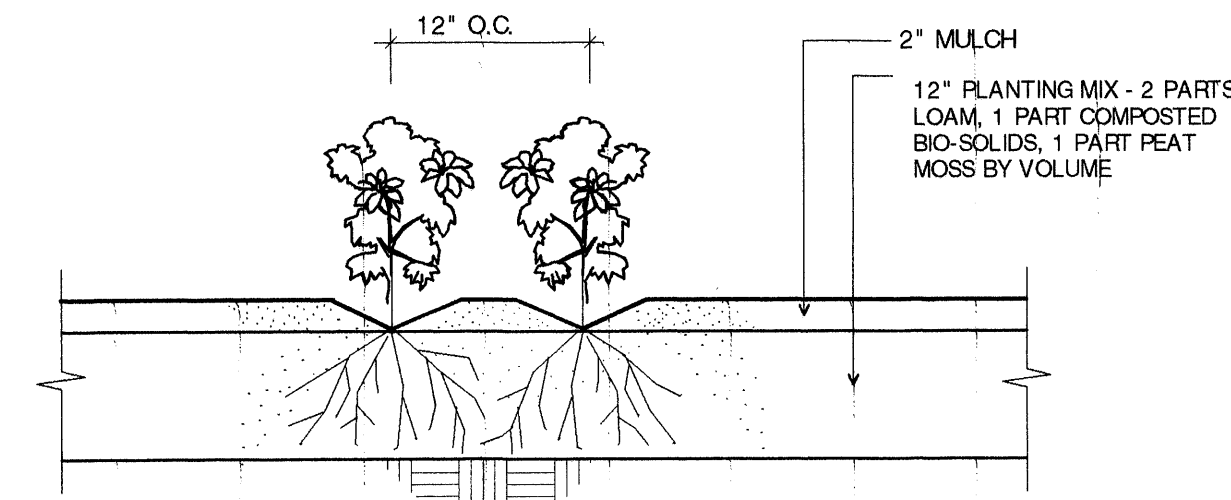




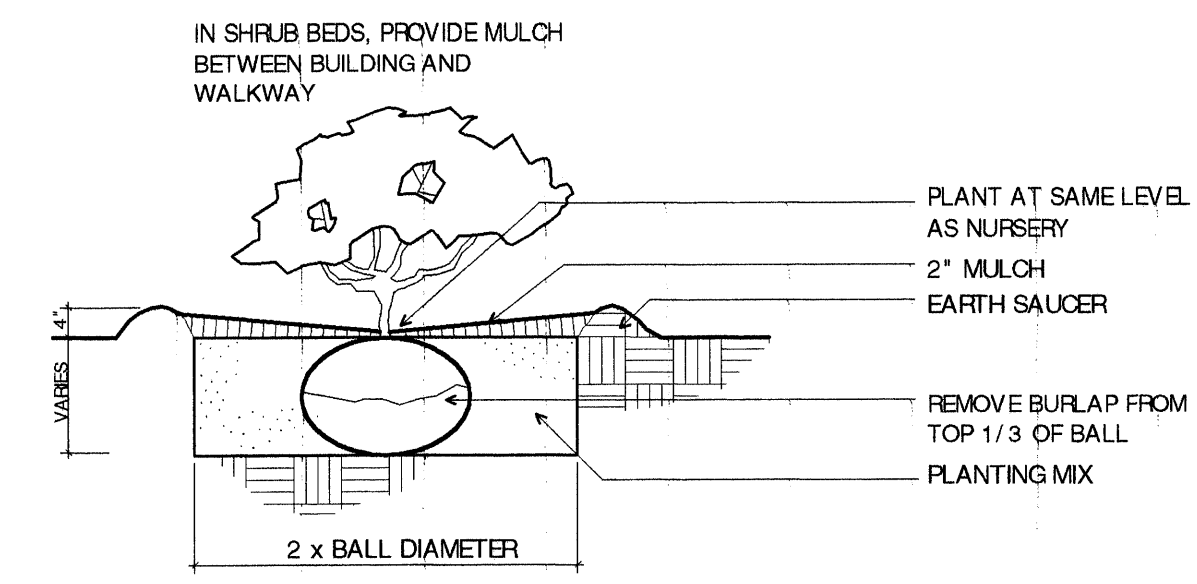
1 DETAIL - DECIDUOUS TREE PLANTING  
L1.3 SCALE: 1/2" = 1'-0"



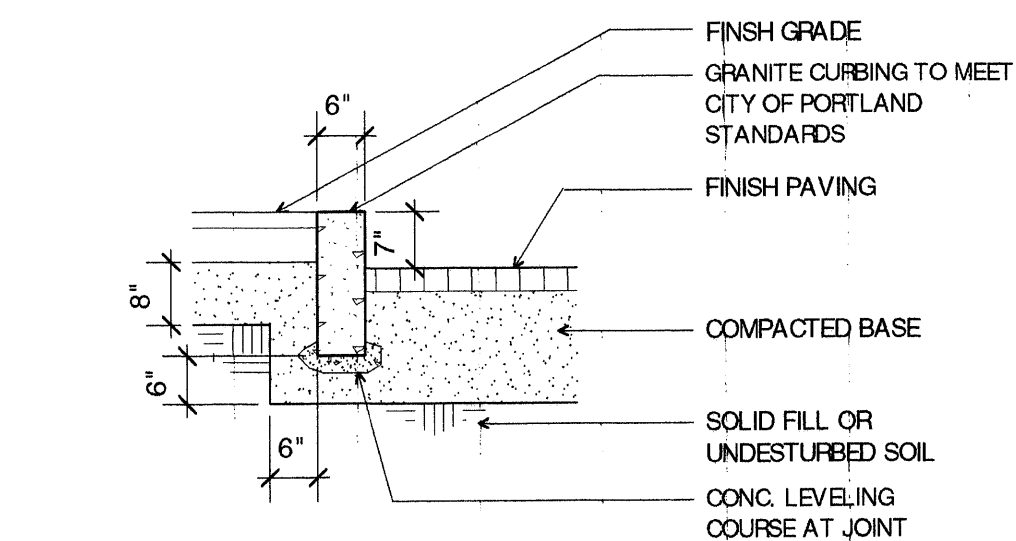
2 DETAIL - TREE PROTECTION BARRIER  
L1.3 SCALE: 1/2" = 1'-0"



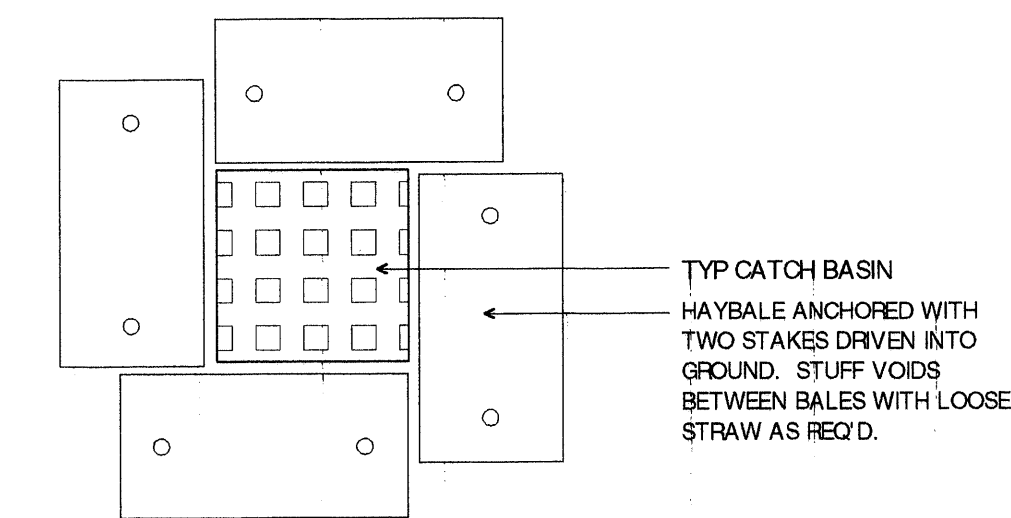
3 DETAIL - PERENNIAL PLANTING  
L1.3 SCALE: 1" = 1'-0"



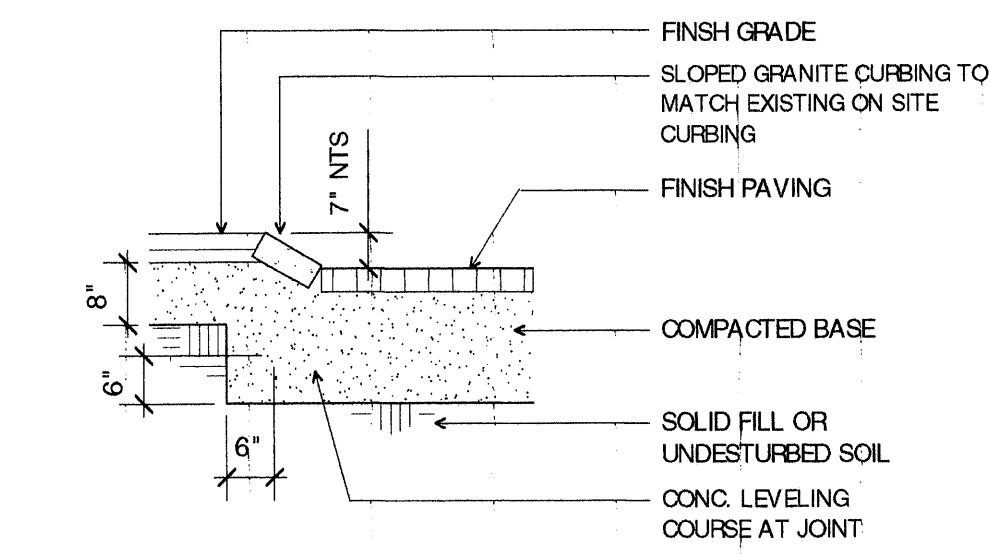
4 DETAIL - SHRUB PLANTING  
L1.3 SCALE: 1/2" = 1'-0"



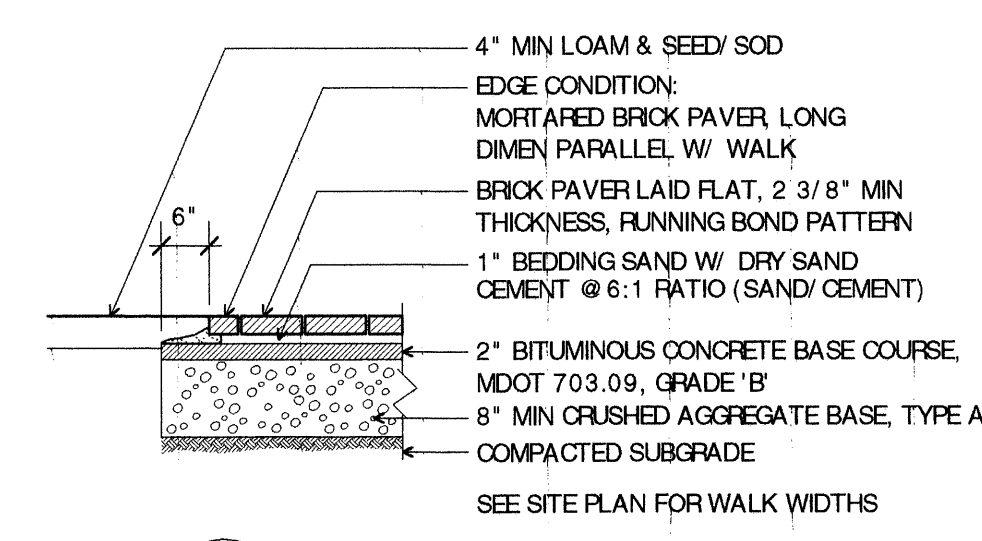
5 DETAIL - VERTICAL GRANITE CURBING  
L1.3 SCALE: 1/2" = 1'-0"



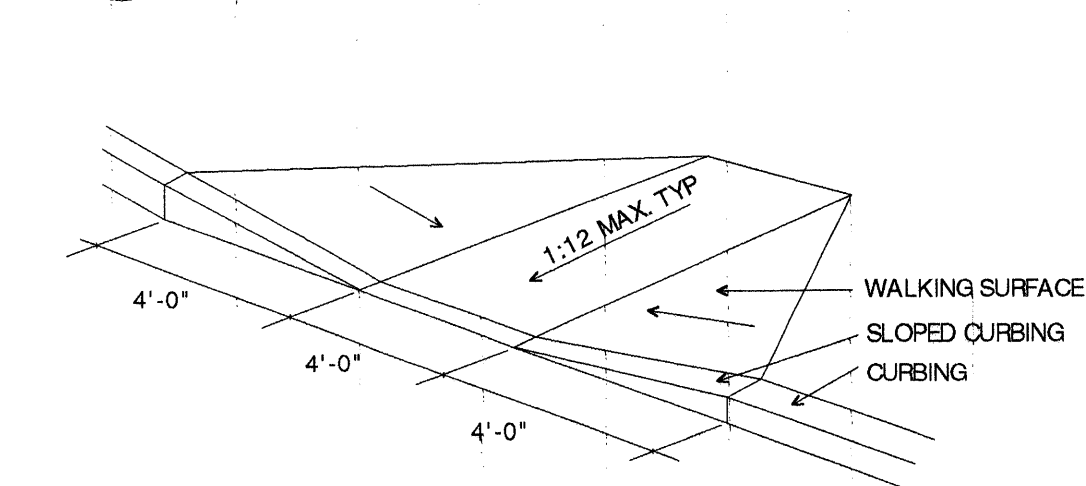
9 PLAN - SEDIMENT CONTROL STRUCTURE  
L1.3 SCALE: 1/2" = 1'-0"



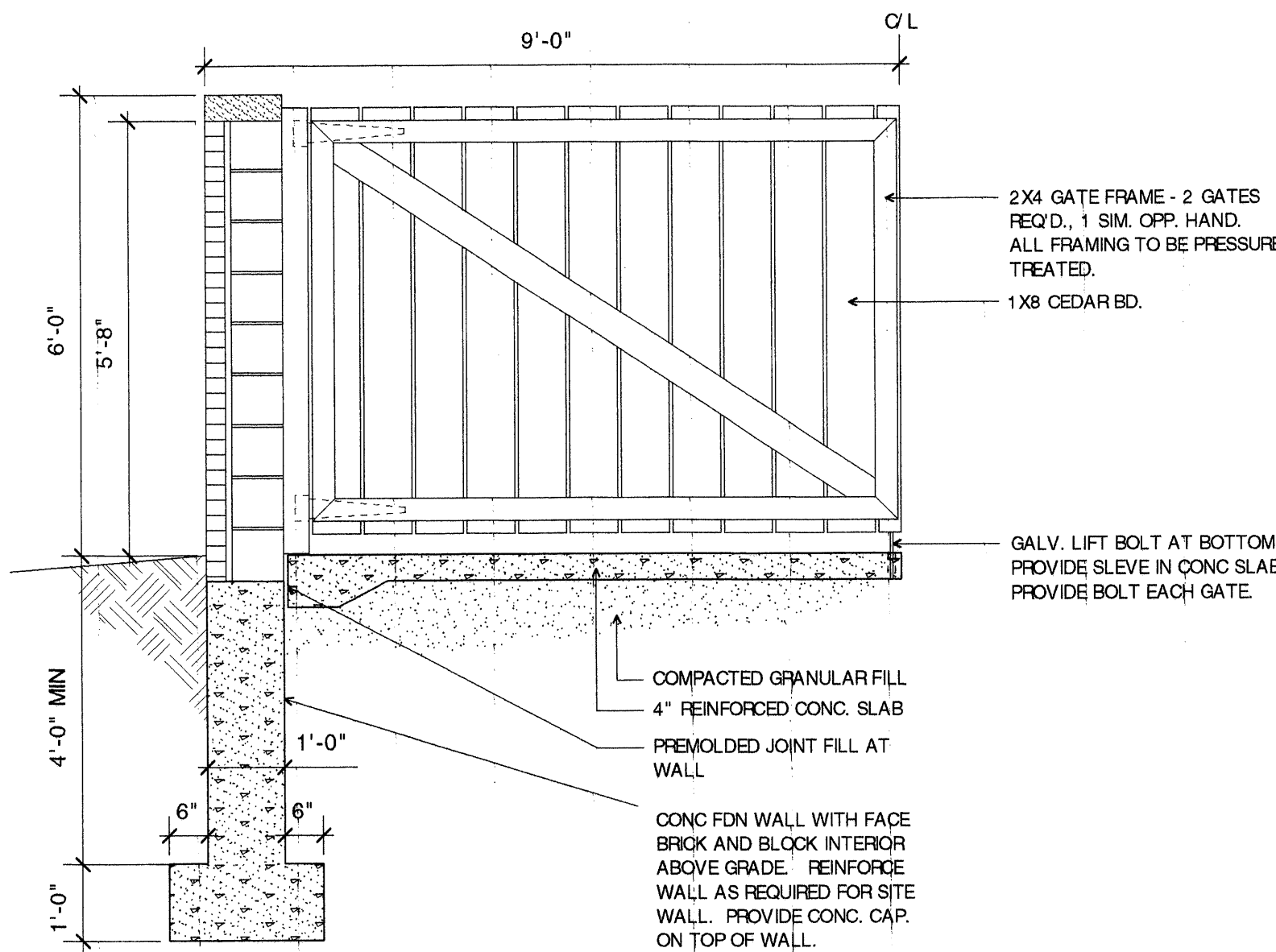
12 DETAIL - SLOPED GRANITE CURBING  
L1.3 SCALE: 1/2" = 1'-0"



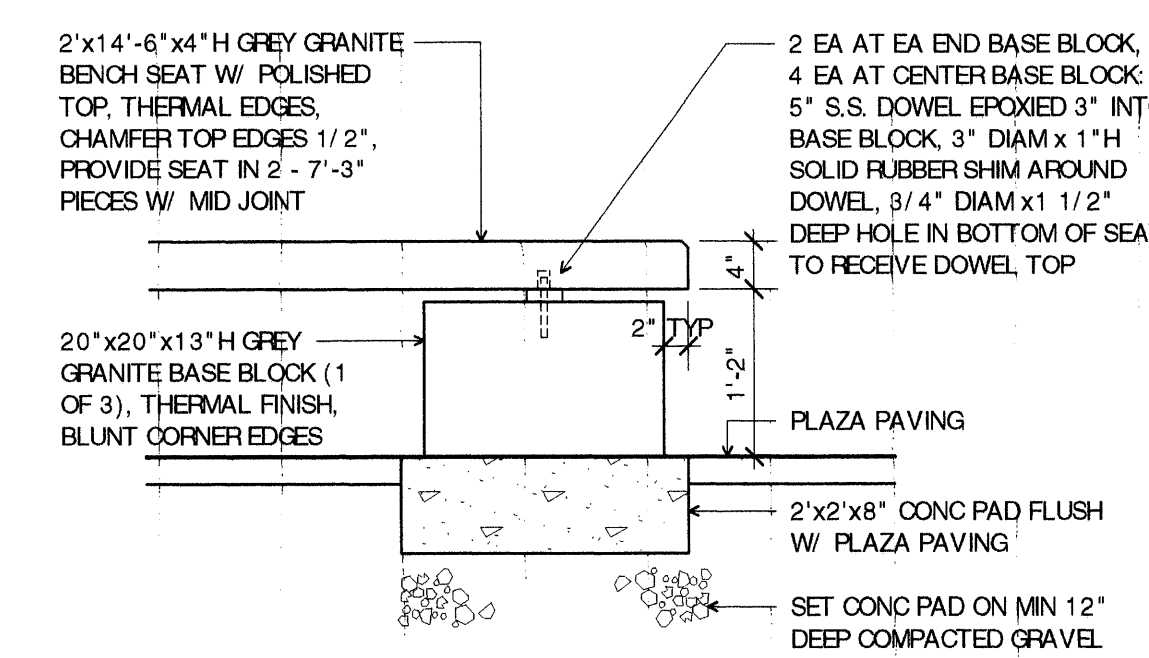
13 BRICK PAVERS @ PLAZA & WALKS  
L1.3 SCALE: 1/2" = 1'-0"  
PER CITY OF PORTLAND DESIGN STANDARDS & GUIDELINES



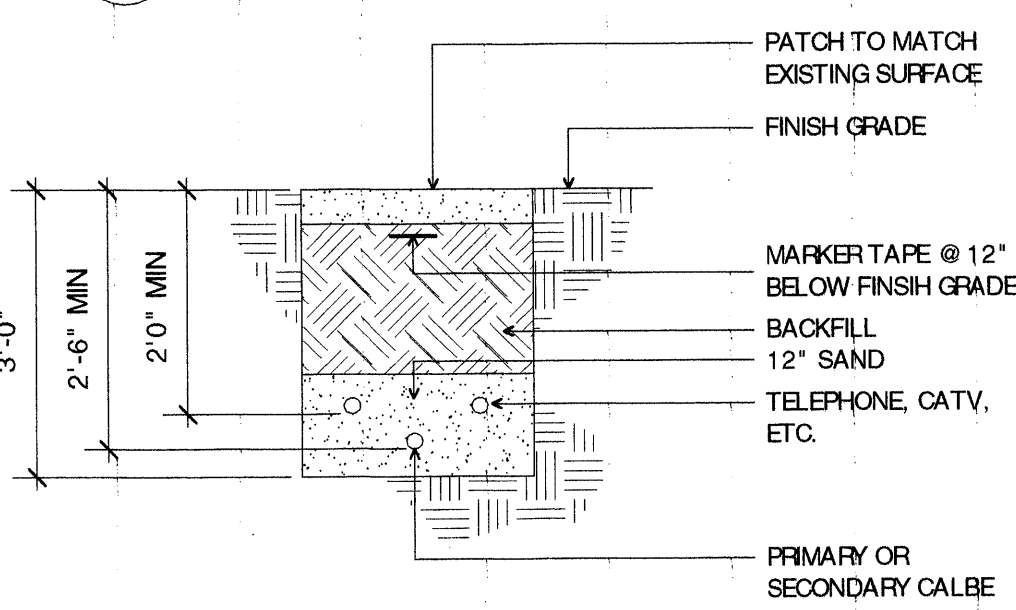
6 DETAIL - HANDICAP RAMP  
L1.3 SCALE: NTS



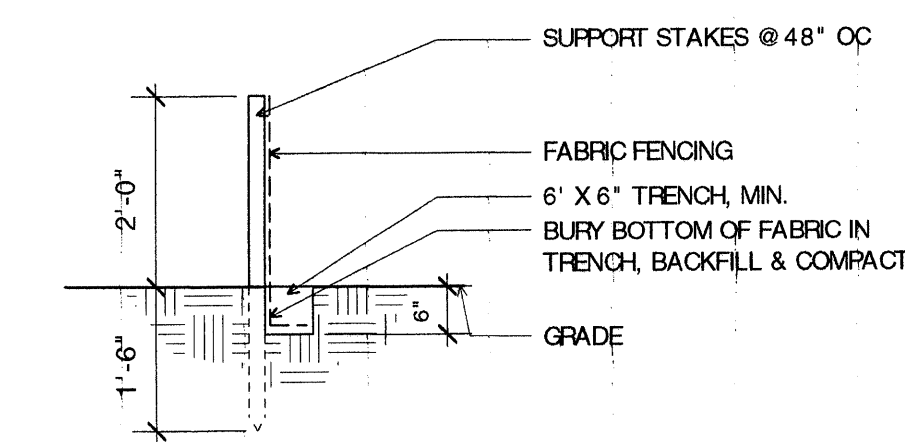
10 DETAIL - ENCLOSURE GATE  
L1.3 SCALE: 1/2" = 1'-0"



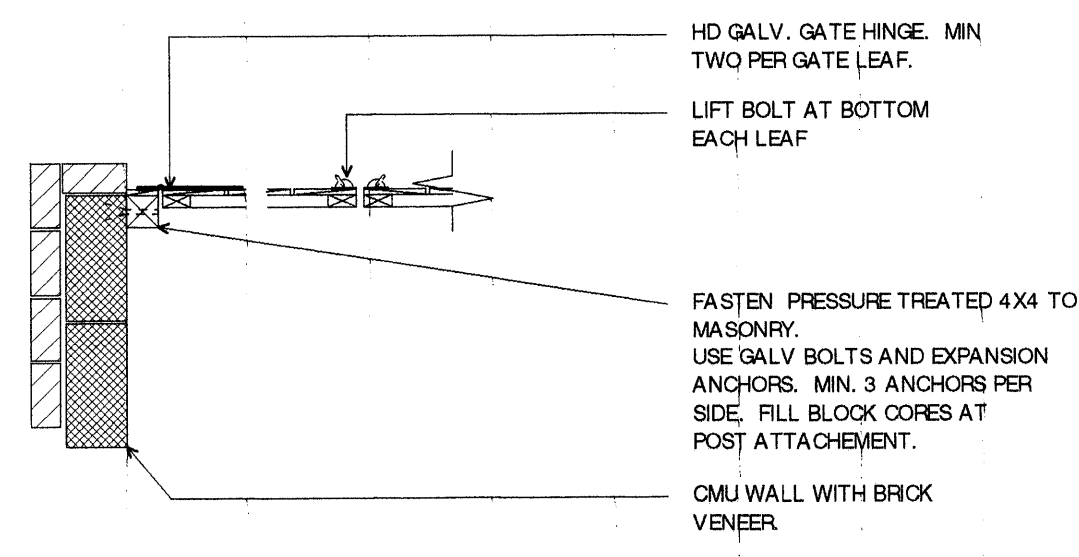
14 PTL SECTION @ BENCH  
L1.3 SCALE: 3/4" = 1'-0"



7 DETAIL - ELEC. TRENCH  
L1.3 SCALE: 1/2" = 1'-0"  
NOTE: PROVIDE CONDUIT UNDER ALL WALKS, ROADS, AND PARKING AREAS.



8 SECTION - SEDIMENT CONTROL FENCE  
L1.3 SCALE: 1/2" = 1'-0"



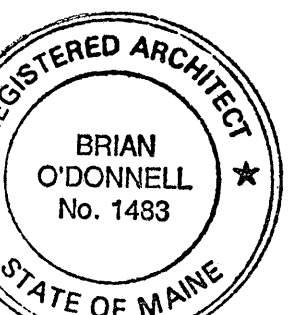
11 DETAIL - HINGE SUPPORT  
L1.3 SCALE: 1/2" = 1'-0"

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DATE: 05/05/2000  
REVISIONS:  
- 07/06/2000  
10/27/2000  
FOR CONSTRUCTION

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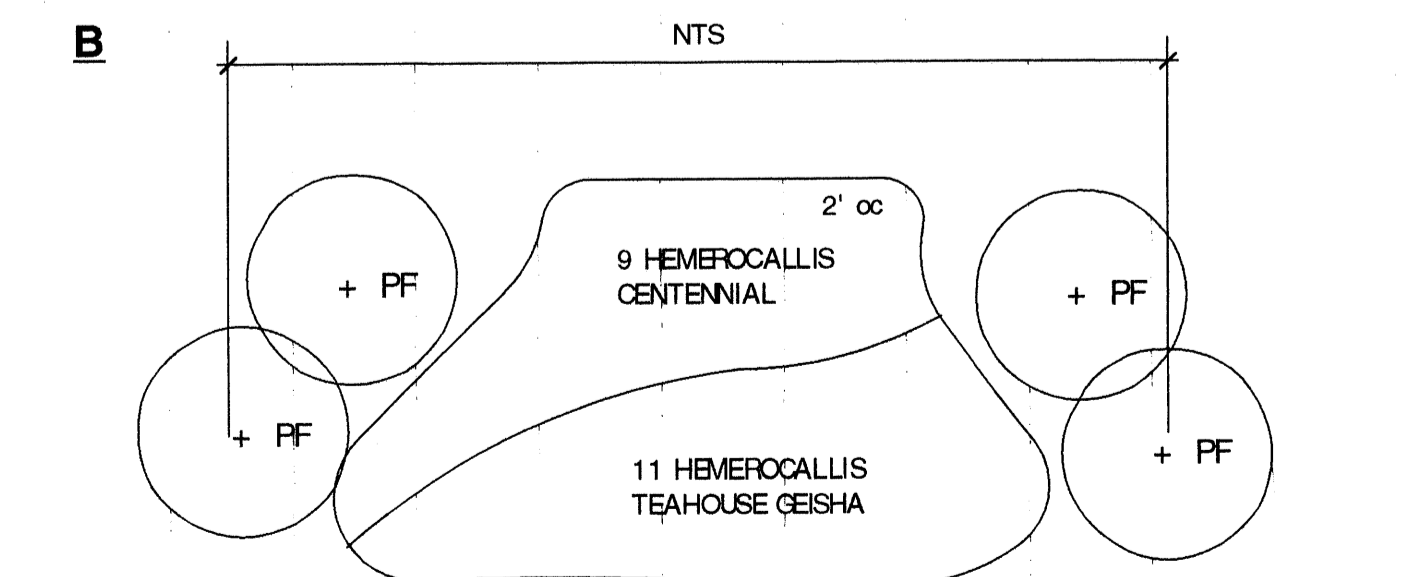
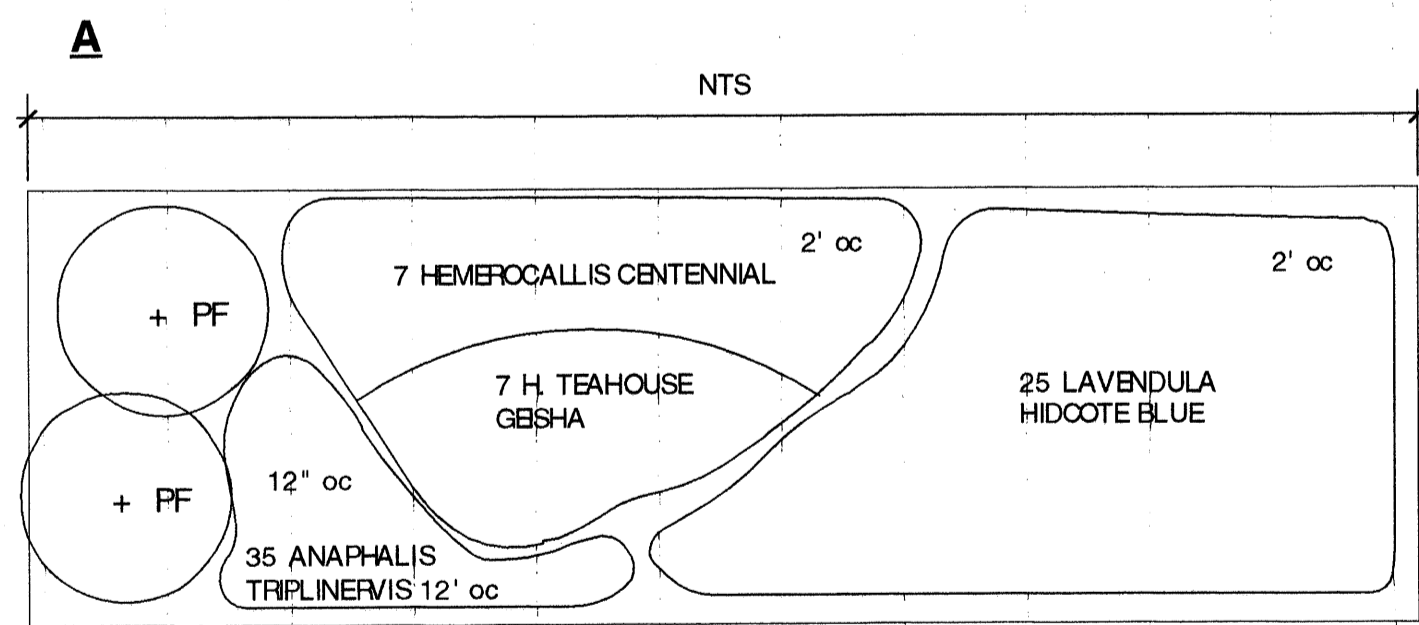
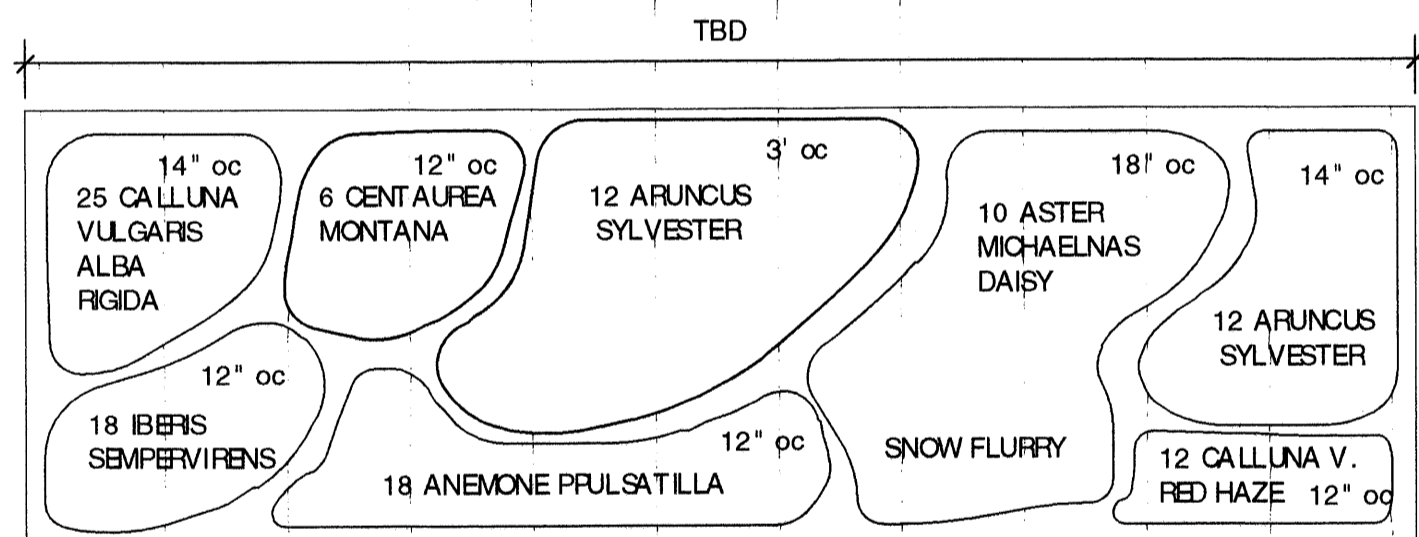
**GENERAL NOTES:**

- SEE DRWG FOR BLDG LOCATION, UTILITIES AND GENERAL NOTES.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION.
- LIGHTING FOR PROPOSED BUILDING SHALL BE BUILDING MOUNTED, 70 HPS AT EMERGENCY EGRESS. LIGHTS SHALL MEET IES STANDARDS.
- ALL SURFACES NOT OTHERWISE BUILT UPON OR LANDSCAPED SHALL RECEIVE 6" LOAM AND SEEDED IN LAWN.
- PLACE EROSION CONTROL DEVICES AROUND EXISTING CB WITHIN DISTURBED AREAS. SEE DT'L DRWG.
- DO NOT SCALE. DRAWING DIMENSIONS CONTROL.
- LANDSCAPING SHALL MEET THE "ARBORCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE GUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADE.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES. (SEE ABOVE)
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

**PLANT LIST:**

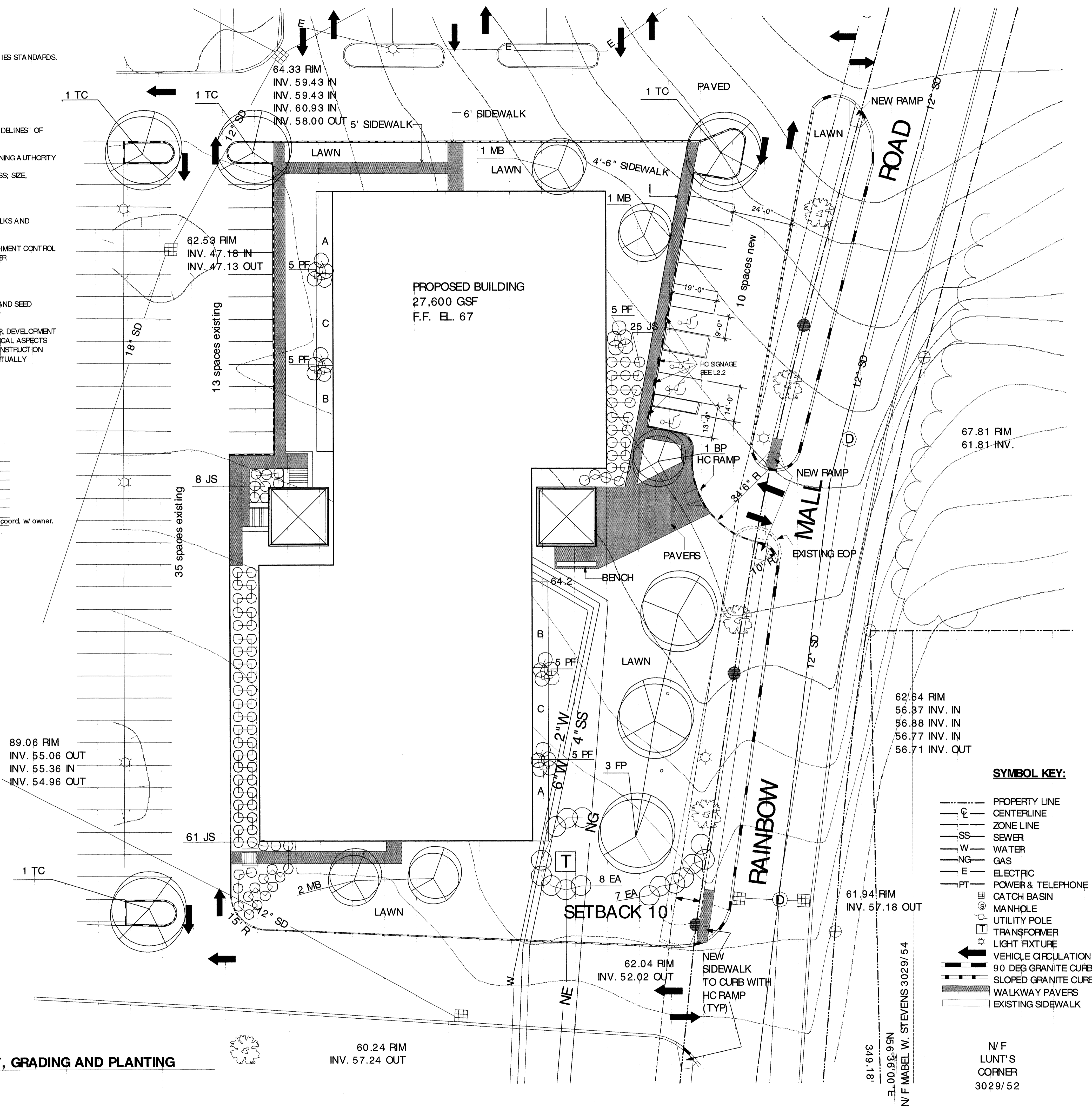
NO.	KEY	BOT. NAME	COMMON NAME	SIZE	ROOT	NOTES:
3	FP	Fraxinus Lanceolata	Marshall seedless ash	2.5-3" cal	B & B	-
1	BP	Betula Papyrifera	Paper birch	2-2.5" cal	B & B	3 stem clumps
4	MB	Malus Baccata	Siberian crab	2" cal	B & B	Select
0	-	-	-	-	-	-
4	TC	Tilia cordata	Little leaf linden	2.5-3" cal	B & B	Select
15	EA	Euonymus Alatus Compactus	Dwarf burning bush	2.5-3" ht.	B & B	-
94	JS	Juniperus Sabina Arcadia	Arcadia tam juniper	18-24" spaced	B & B	Plant 6" o.c.
440	-	Perennials varies	Mixio perennial	3 year	cont. or division	Established plants coord. w/ owner.
37	PF	Pteris floribunda	Mt. Andromeda	15-18"	B & B	-

**PERENNIAL PLANTING**



**1 SITE PLAN LAYOUT, GRADING AND PLANTING**

SCALE 1" = 20'



**SYMBOL KEY:**

- P — PROPERTY LINE
- C — CENTERLINE
- Z — ZONE LINE
- SS — SEWER
- W — WATER
- NG — GAS
- E — ELECTRIC
- PT — POWER & TELEPHONE
- ⊞ — CATCH BASIN
- ⊞ — MANHOLE
- ⊞ — UTILITY POLE
- ⊞ — TRANSFORMER
- ⊞ — LIGHT FIXTURE
- ⊞ — VEHICLE CIRCULATION
- ⊞ — 90 DEG GRANITE CURB
- ⊞ — SLOPED GRANITE CURB
- ⊞ — WALKWAY PAVERS
- ⊞ — EXISTING SIDEWALK

N/F LUNT'S CORNER 3029/52

DRAWING NO.

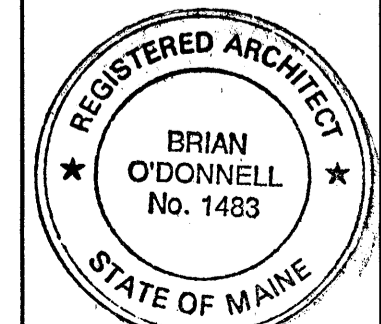
**L1.4**  
PLANTING PLAN

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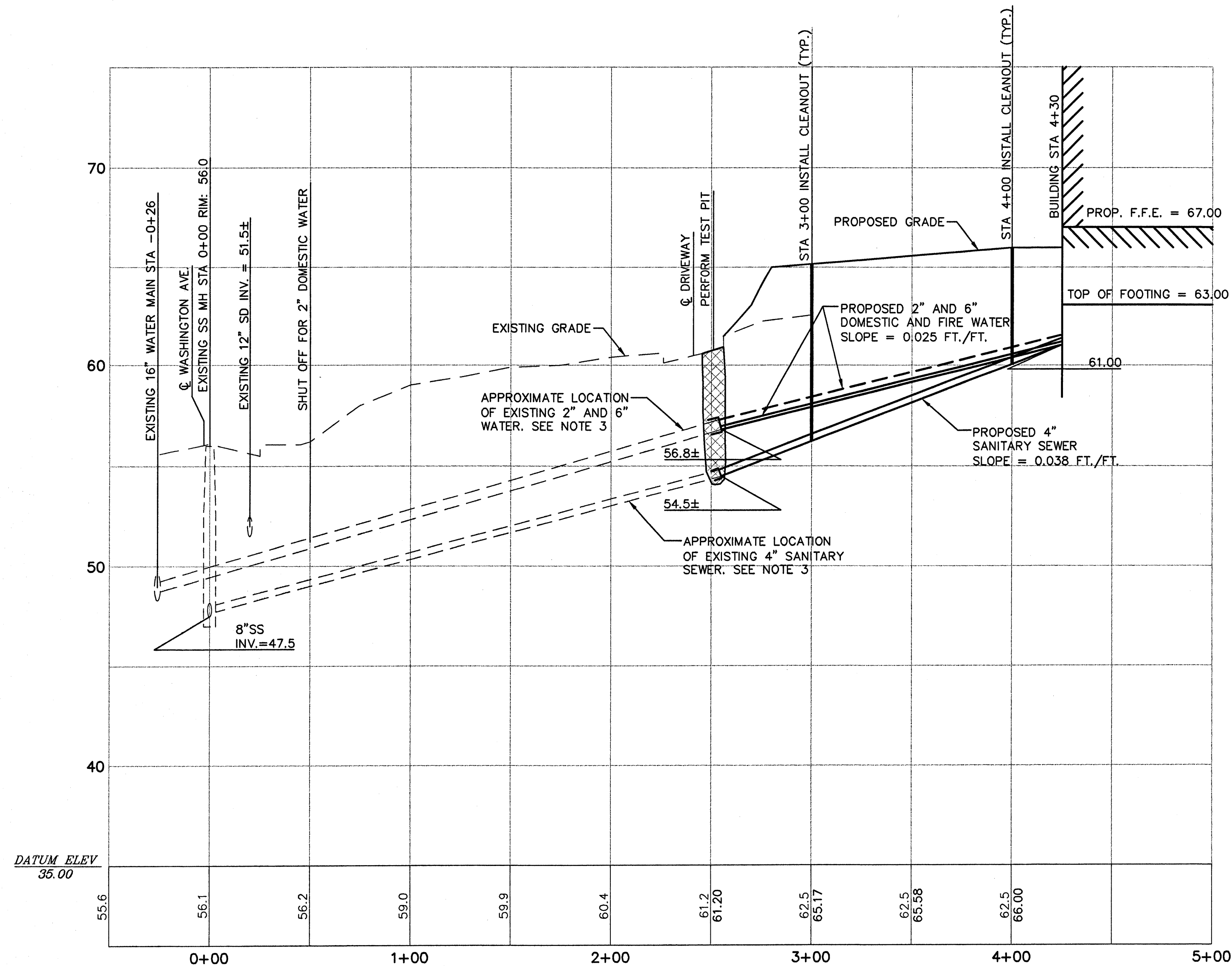
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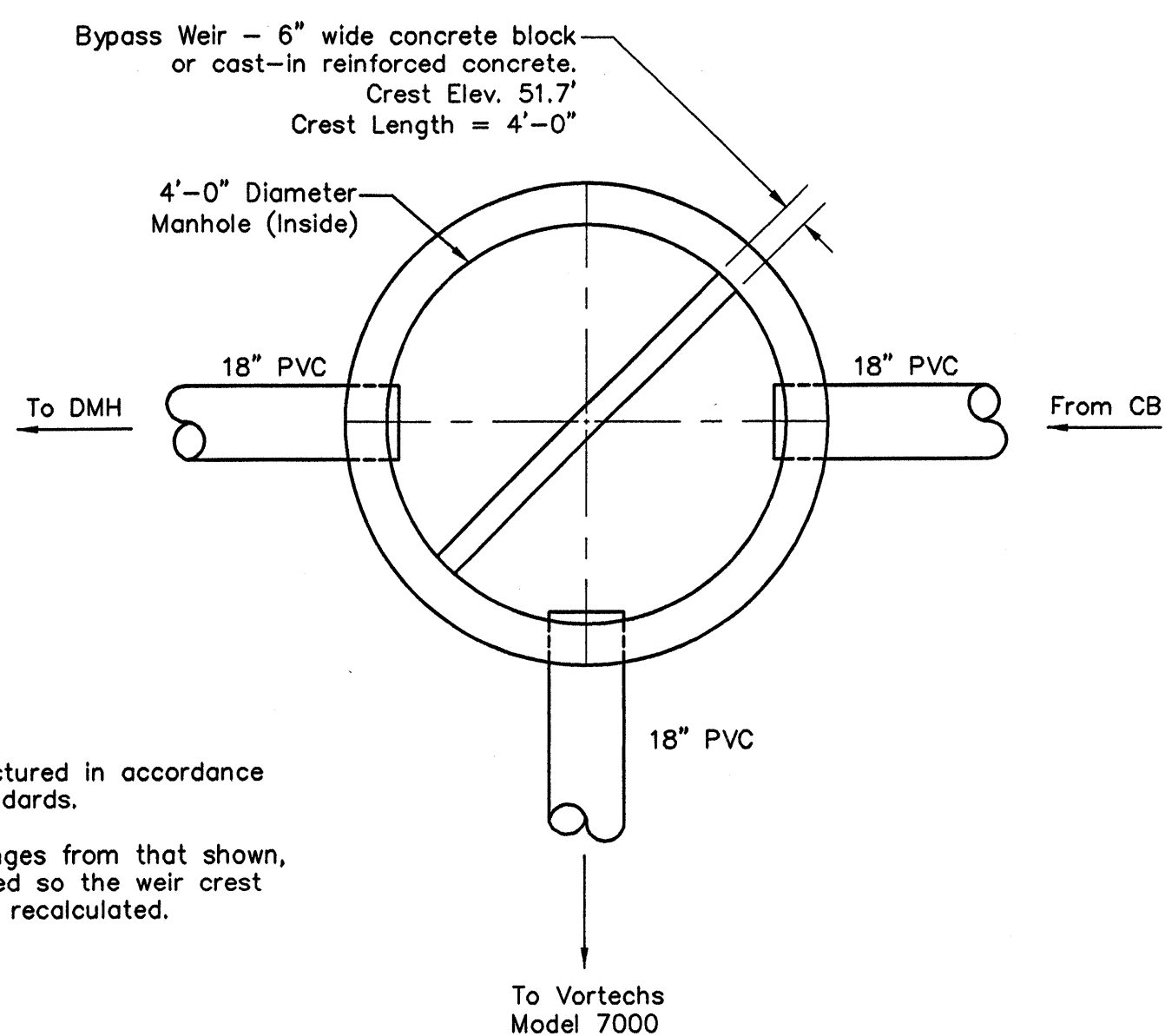






**SANITARY SEWER AND WATER PROFILE**

HORIZ. SCALE: 1"=40'  
VERT. SCALE: 1"=4'



**PROPOSED BYPASS STRUCTURE**

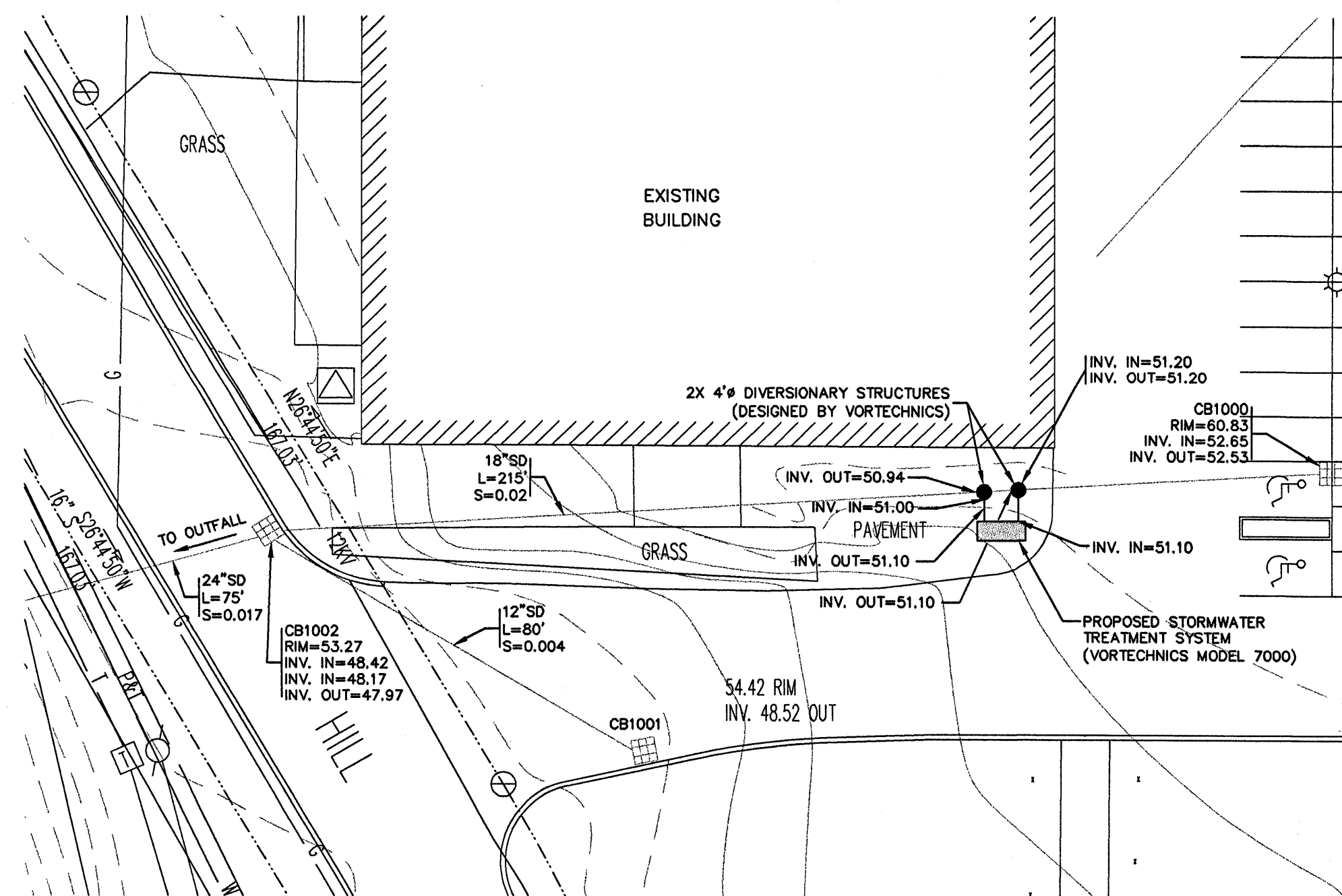
N.T.S.

**NOTES:**

1. Manhole shall be manufactured in accordance with all applicable local standards.
2. If manhole diameter changes from that shown, Vortechs should be advised so the weir crest length and elevation can be recalculated.

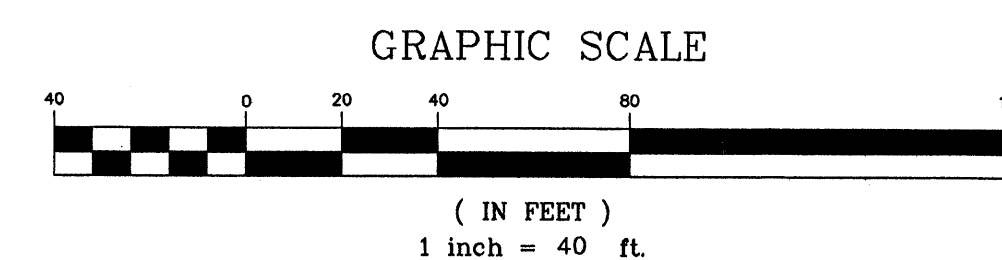
**NOTES:**

1. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. THE EXACT LOCATION AND ELEVATION OF THE EXISTING SANITARY SEWER, DOMESTIC WATER AND SPRINKLER WATER ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. LOCATION OF TEST PIT SHOWN ON PROFILE TO BE VERIFIED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF BUILDING UTILITY ENTRANCE POINTS.
5. CLEANOUTS TO BE INSTALLED AT CHANGES IN DIRECTION AND EVERY 100 LF ALONG LENGTH OF PROPOSED SANITARY SEWER AS SHOWN ON PLANS.



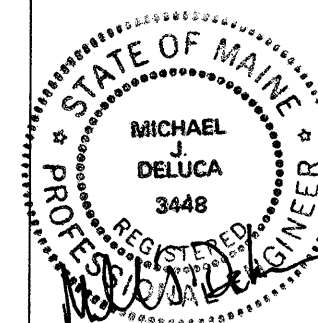
**SITE PLAN**

N.T.S.

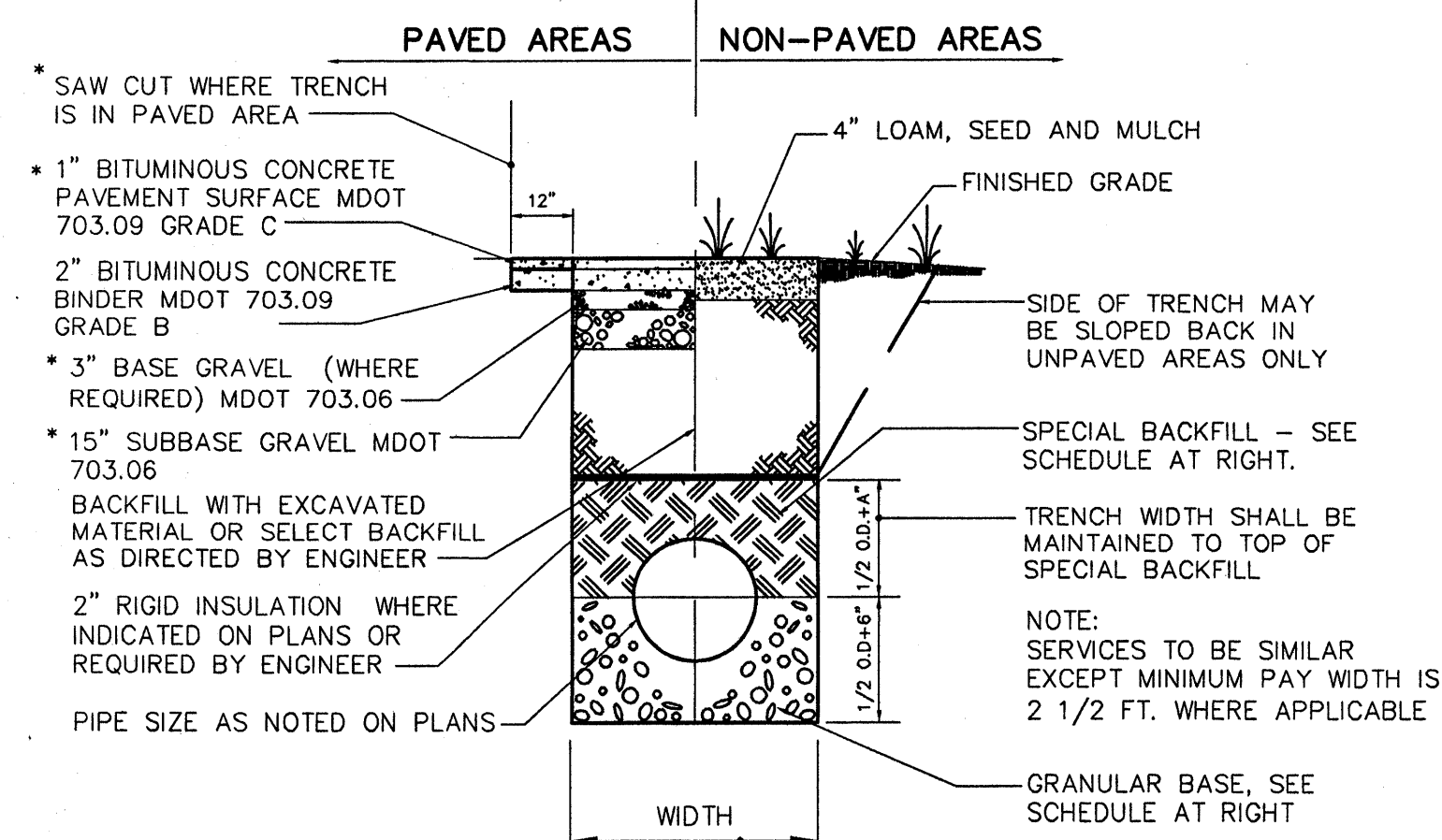


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DRAWN: JBC DATE: 04/27/00  
DESIGNED: LSA SCALE: AS NOTED  
CHECKED: MJD JOB NO. 2040  
FILE NAME: 2040-PROFILE.DWG



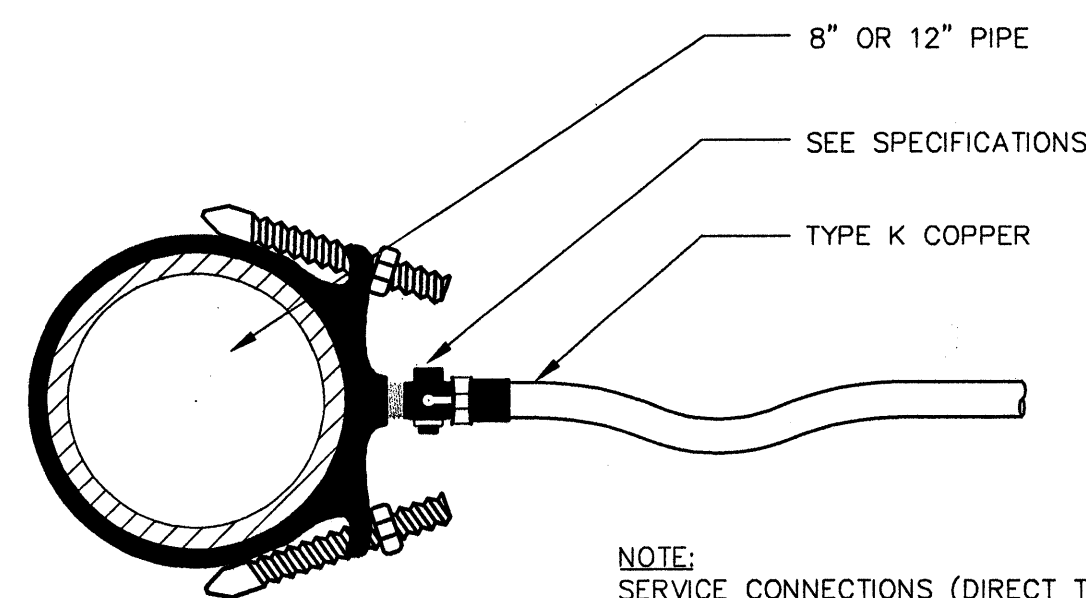




NOTE: BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

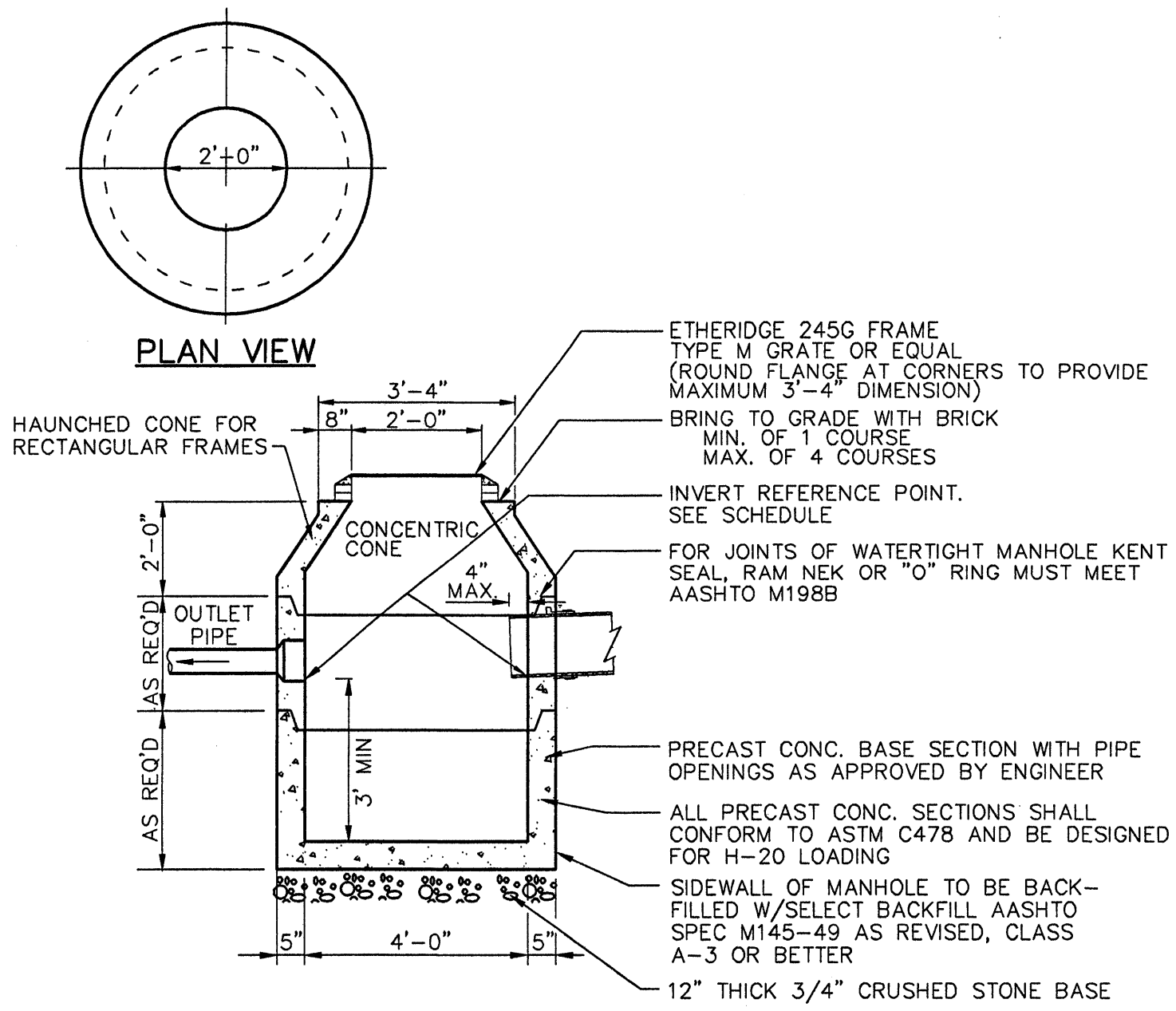
SCHEDULE OF BASE BACKFILL				
TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
CONCRETE	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	12	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
CMP	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER

TYPICAL SEWER AND STORM DRAIN TRENCH SECTION  
N.T.S.

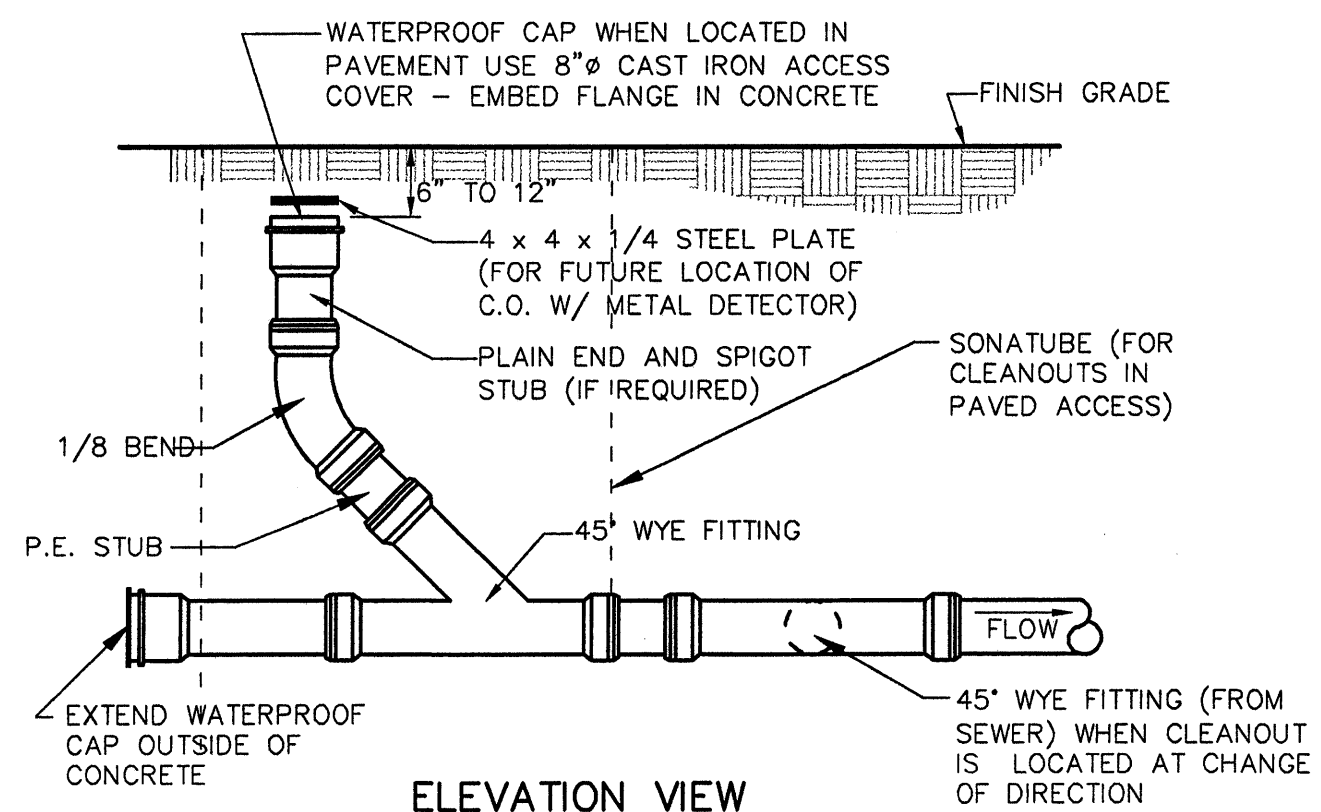


NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR 'GOOSENECK' IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND 'GIVE' TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION.

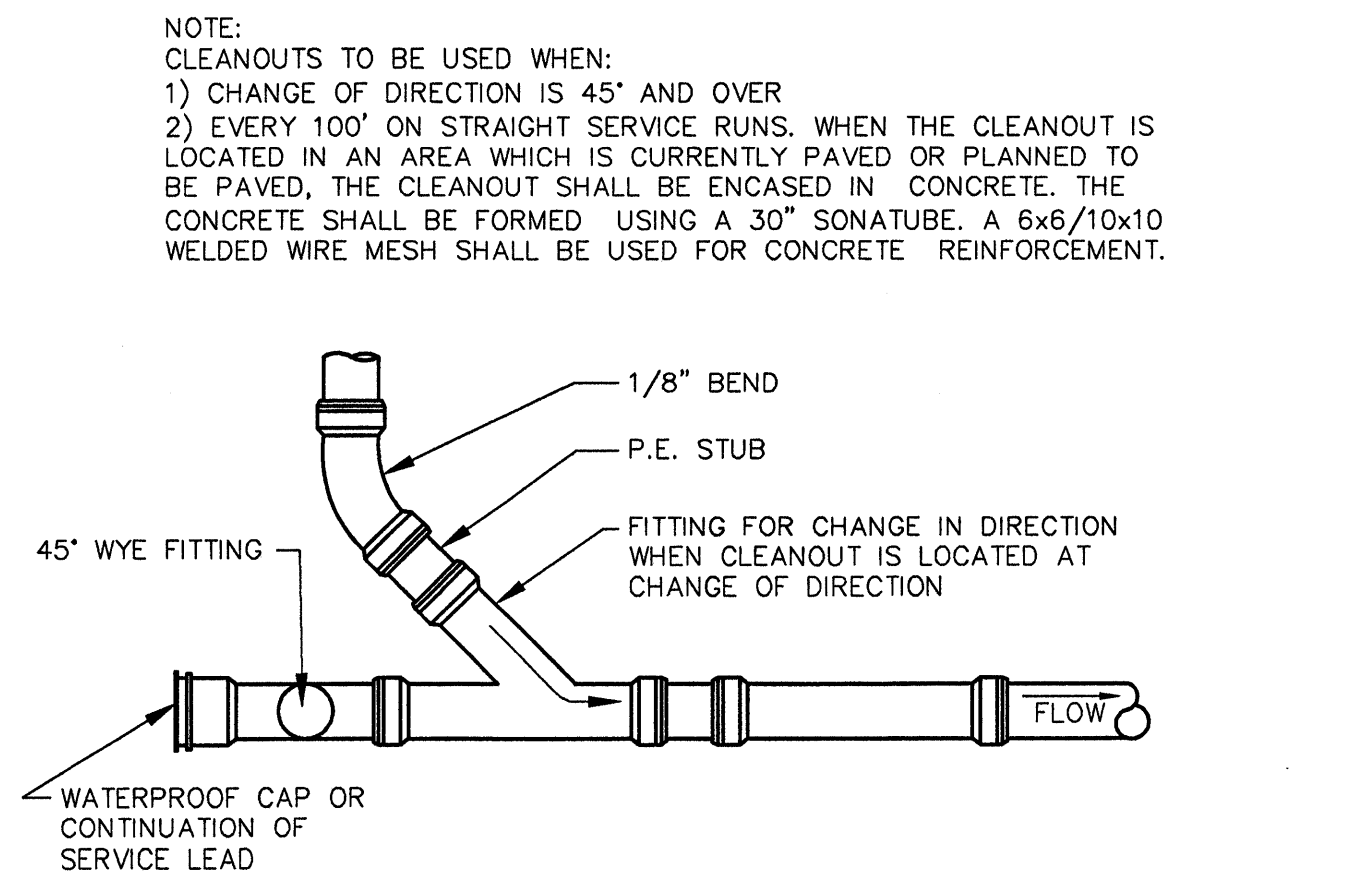
(1 1/2" AND 2 1/2" C.C. OR IRON PIPE THREAD)  
SERVICE SADDLE  
N.T.S.



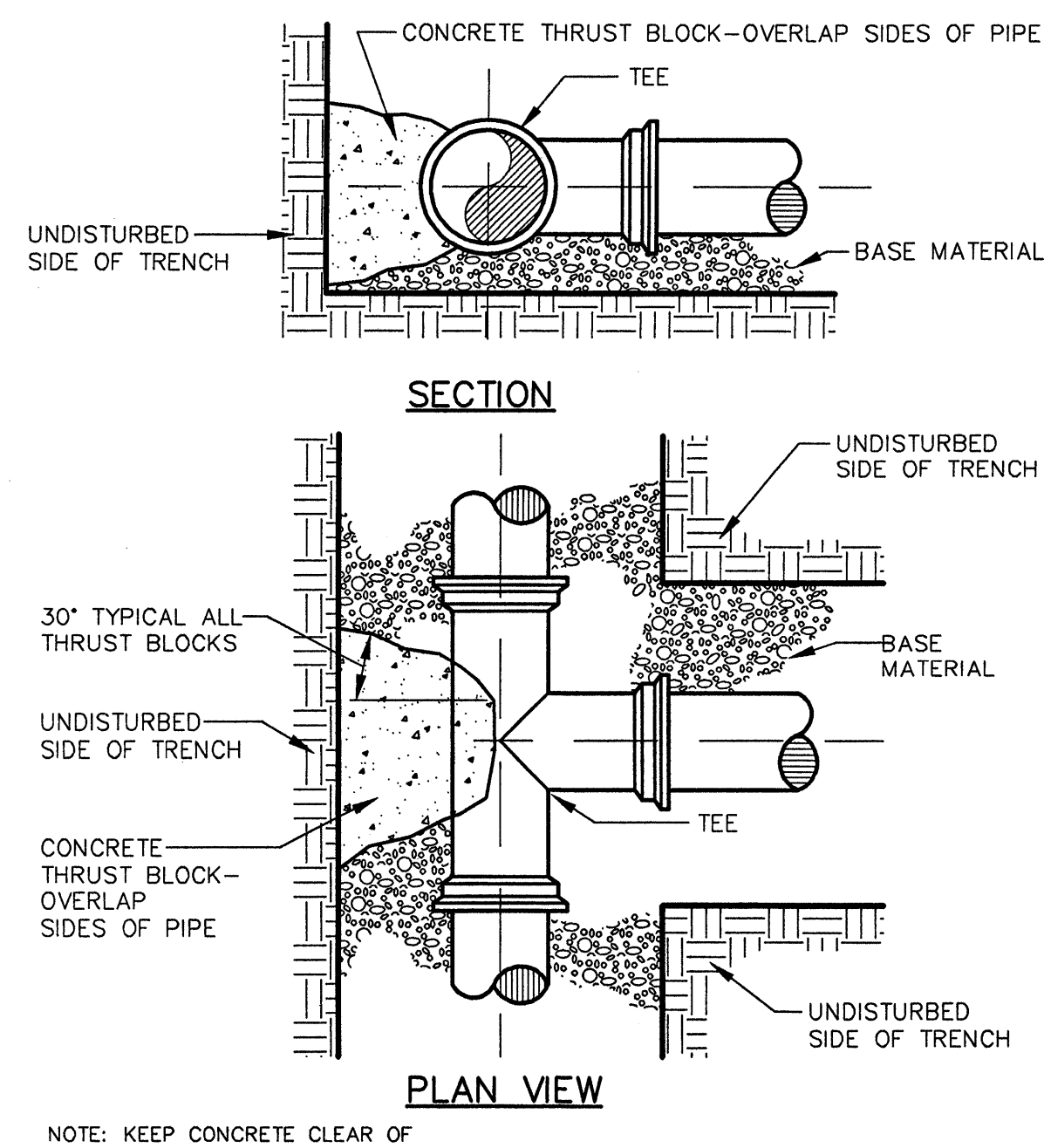
4'-0" PRECAST CATCH BASIN  
N.T.S.



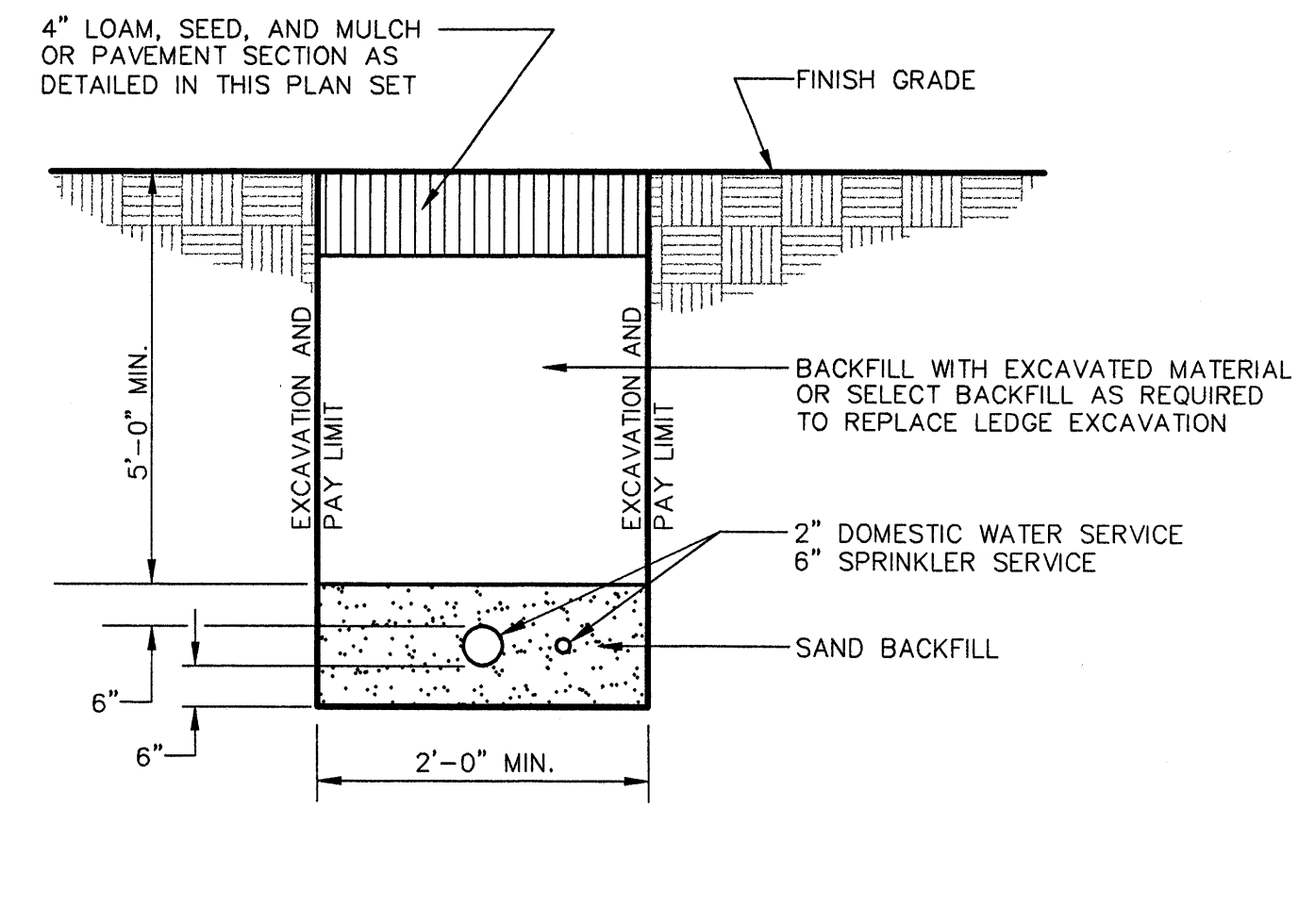
ELEVATION VIEW  
CLEANOUT DETAIL  
N.T.S.



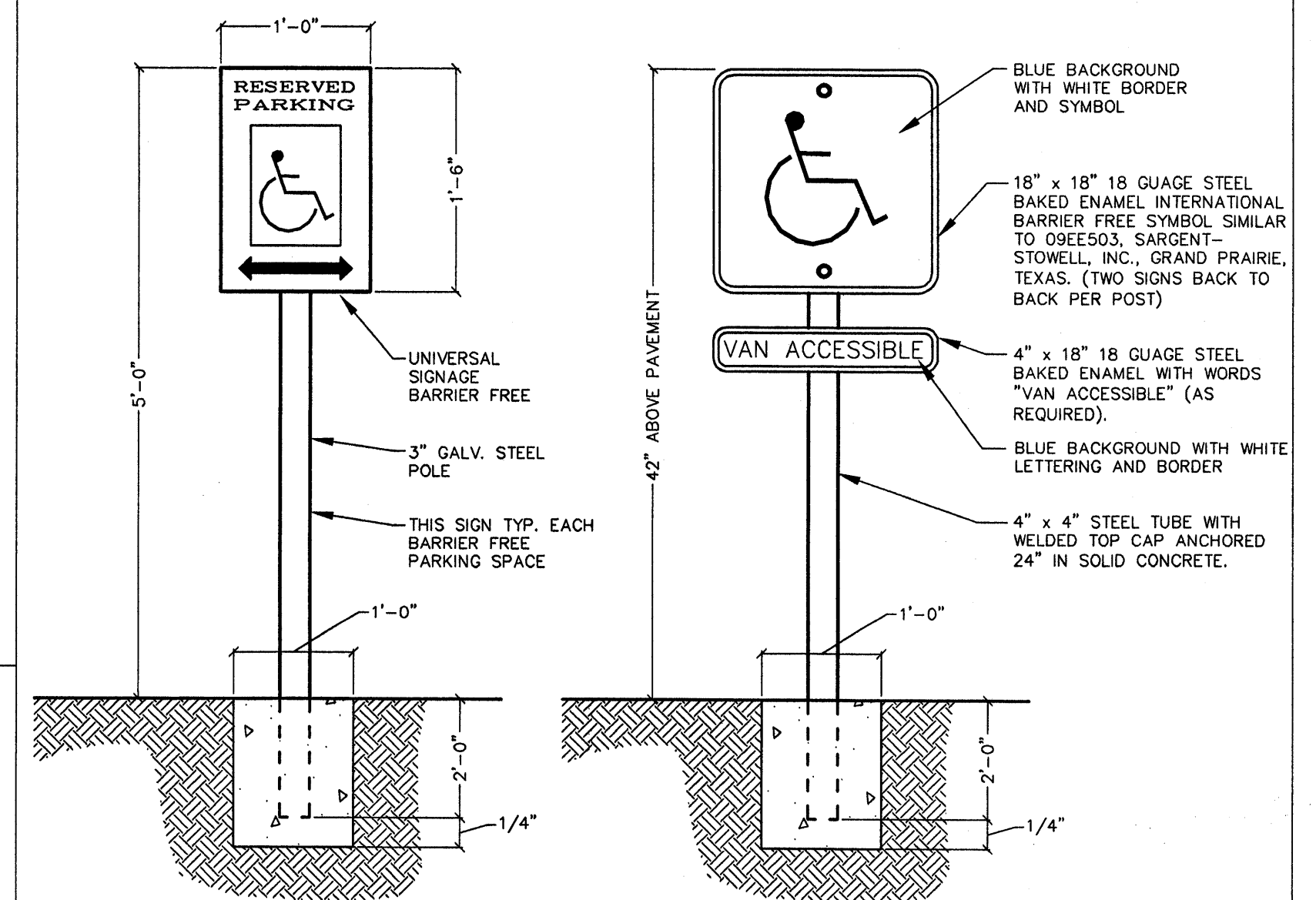
PLAN VIEW  
CLEANOUT DETAIL  
BELOW WYE FITTING OF CLEANOUT  
N.T.S.



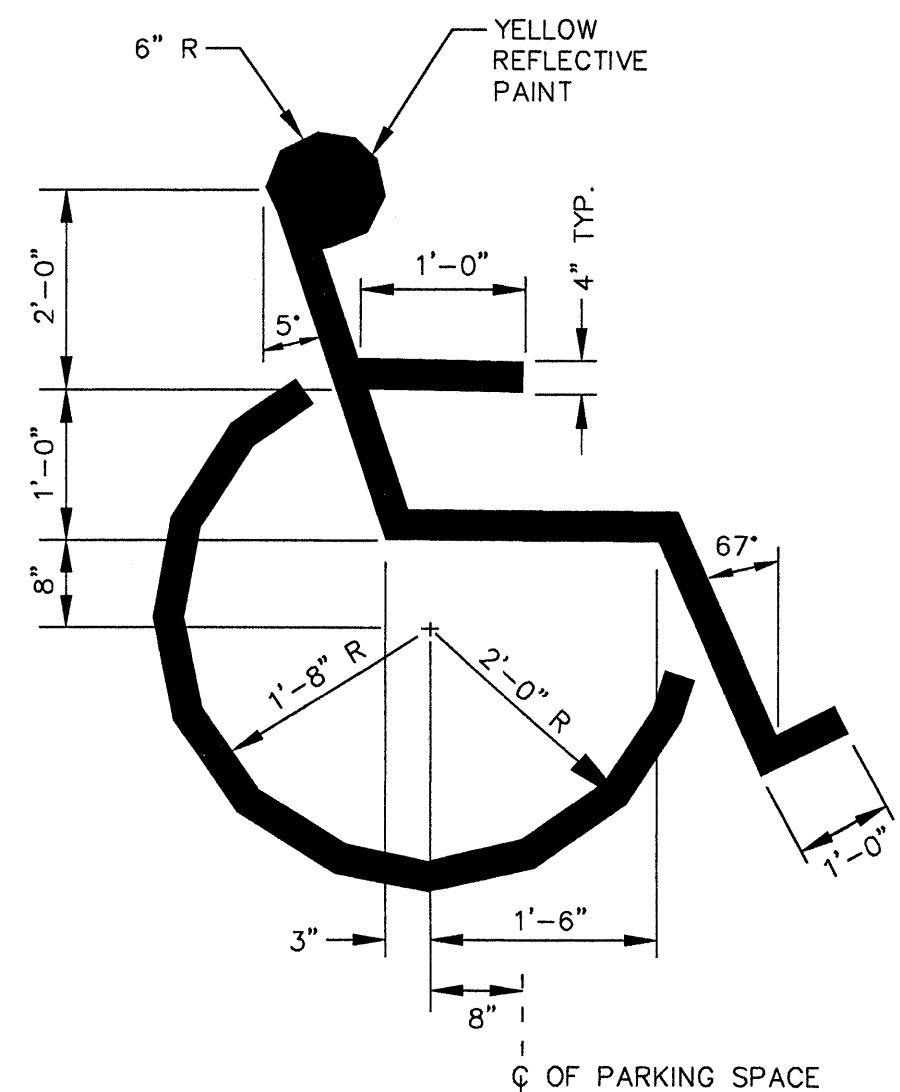
TYPICAL THRUST BLOCK PLACEMENT ON TEES  
N.T.S.



WATER SERVICES TRENCH SECTION  
N.T.S.



BARRIER FREE PARKING SIGNS  
N.T.S.



INTERNATIONAL BARRIER FREE SYMBOL  
N.T.S.

DRAWING NO.  
L2.2  
SITE UTILITY AND SIGNAGE DETAILS

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DATE: 04/05/2000  
REVISIONS:  
-A-

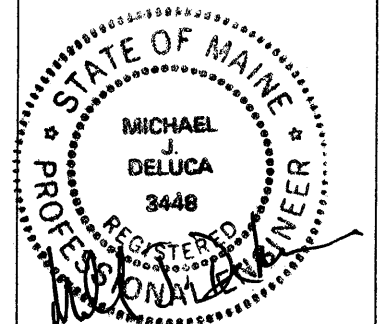
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DESIGNED: LSA  
CHECKED: MJD  
FILE NAME: 2040-DET.DWG

DATE: 04/24/00  
SCALE: NTS  
JOB NO. 2040





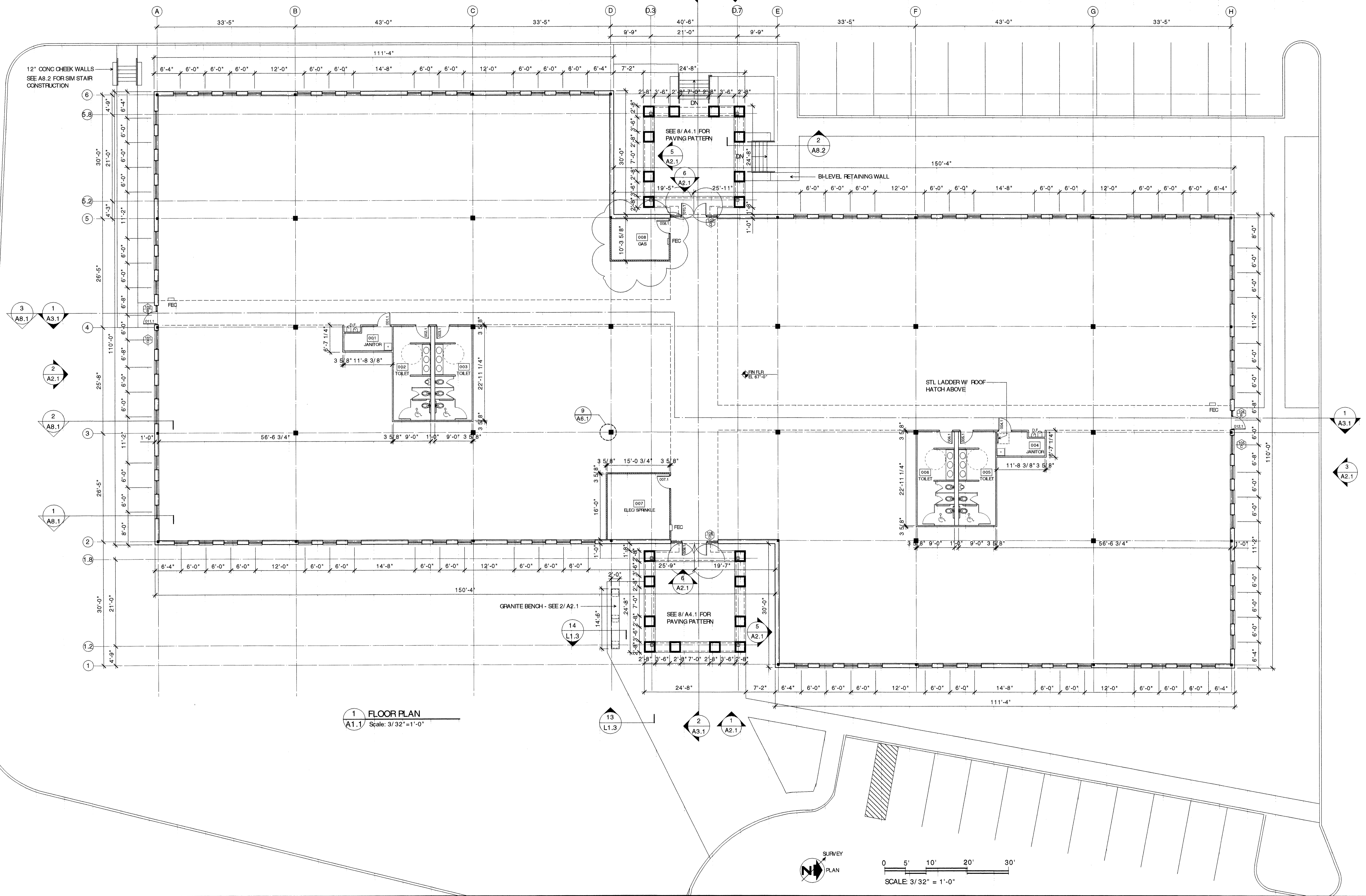
### WALL KEY:

- 3/5/8" METAL STUDS, 1 LAYER 5/8" GWB EACH SIDE, MR GWB AT TOILETS, 4" ACOUSTIC BATT INSULATION, ACOUSTIC SEALANT EACH SIDE AT TOP & BOTTOM STUD TRACKS (TYPICAL WALL SITUATION)
- 3/5/8" METAL STUDS, ONE LAYER 5/8" TYPE-X GWB EACH SIDE, 4" ACOUSTIC BATT INSULATION, ACOUSTIC SEALANT EACH SIDE AT TOP & BOTTOM STUD TRACKS
- INDICATES INTERIOR WALLS TO BE BUILT TO HEIGHT INDICATED. BRACE TOPS OF WALLS TO STRUCTURE ABOVE @ 6' O.C. MAX. ALL OTHER WALLS TO BE FULL HEIGHT
- FIRE EXTINGUISHER AND CABINET
- FIRE EXTINGUISHER AND WALL BRACKET

NOTES:  
ALL WALLS ARE TO BE ACOUSTICALLY INSULATED. ACOUSTIC BATT INSULATION IN WALLS SHALL EXTEND FROM FLOOR TO ABOVE SUSPENDED CEILING AND EXTEND THREE FEET HORIZONTALLY AT CEILINGS TO EITHER SIDE OF WALLS. SET BOTTOM WALL TRACK IN CONTINUOUS BEAD OF ACOUSTIC SEALANT - TYPICAL.

### GENERAL NOTES:

1. ALL INTERIOR PARTITIONS ARE 3/5/8" METAL STUD UNLESS DIMENSIONED OTHERWISE. FILL ALL NEW PARTITIONS W/ ACOUSTIC BATT INSULATION TO FILL CAVITY WIDTH. CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK TYPICAL.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L1.2 LAYOUT & GRADING PLAN FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.
7. FOUNDATION DRAINS SHALL BE INSTALLED AS SHOWN ON THE PLAN. PROVIDE MIN 6" CRUSHED STONE WRAPPED WITH A GEOTEXTILE FILTER FABRIC AROUND DRAIN PIPE. RUN ALL DRAINS TO A POSITIVE GRAVITY OUTLET.
8. PROVIDE FIRE EXTINGUISHERS & CABINETS (4) AS SHOWN ON PLAN NEAR EACH EXIT DOOR. INSTALL IN WALLS NEAR EXITS ON PUBLIC PATH OF TRAVEL.



1 FLOOR PLAN  
A1.1 Scale: 3/32" = 1'-0"



**ROOF NOTES:**

1. STRUCTURAL REQUIREMENTS FOR ROOFTOP-MOUNTED MECHANICAL EQUIPMENT BY OTHERS SHALL BE COORDINATED WITH STRUCTURAL STEEL SUPPLIER. PROVIDE ROOF WALKWAY PADS AS NEEDED FOR ACCESS TO ALL ROOFTOP EQUIPMENT.
2. SEE DWG A6.1 FOR TYPICAL ROOF PENETRATION DETAILS.
3. ROOF AND TAPERED INSULATION SLOPE @ 1/4" PER FT TYPICAL. SEE STRUCT DRWGS FOR STEEL ELEVATIONS.

DRAWING NO.

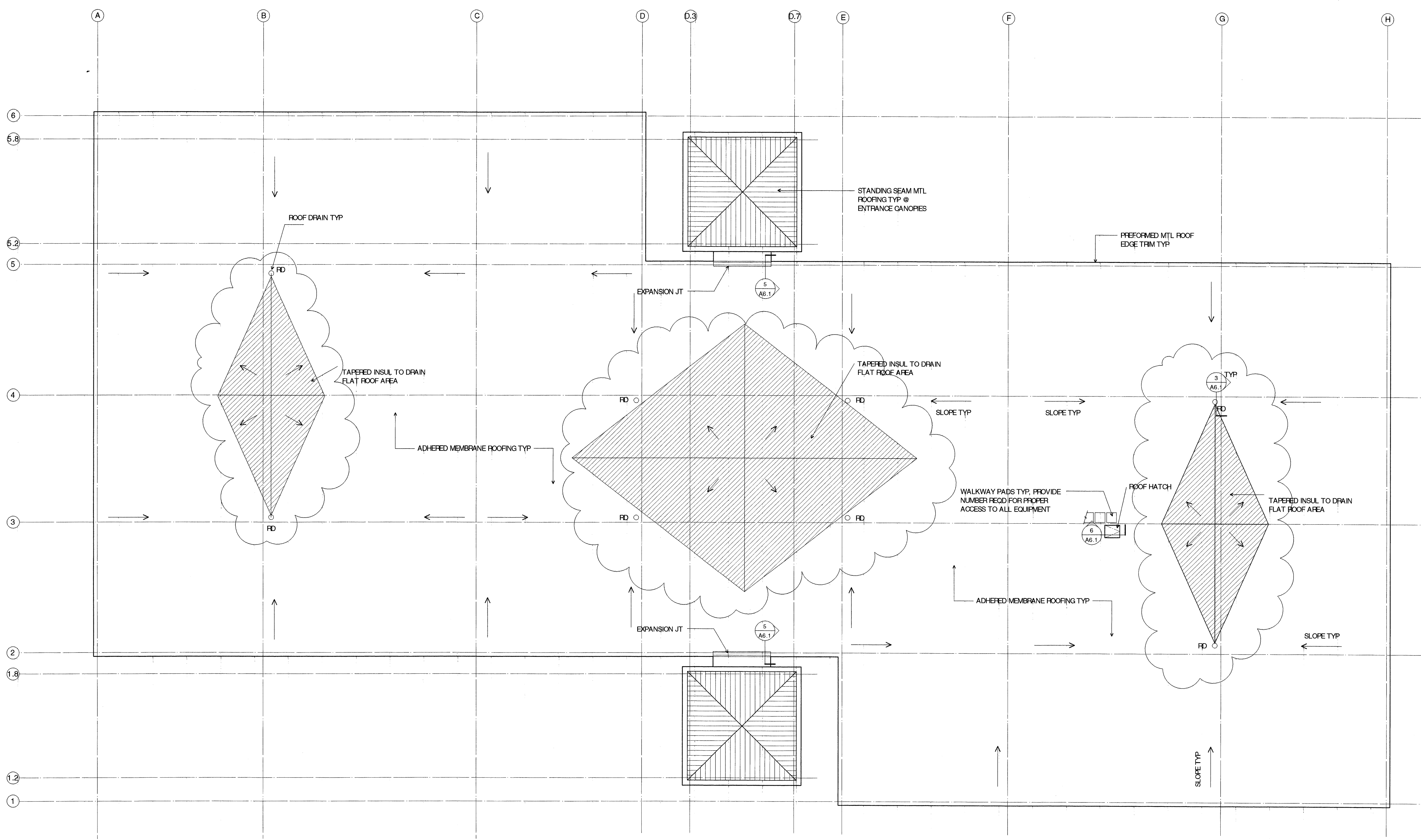
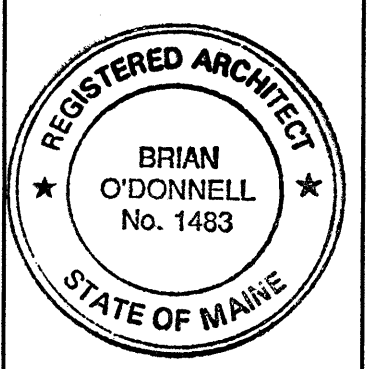
**A1.2**

ROOF PLAN

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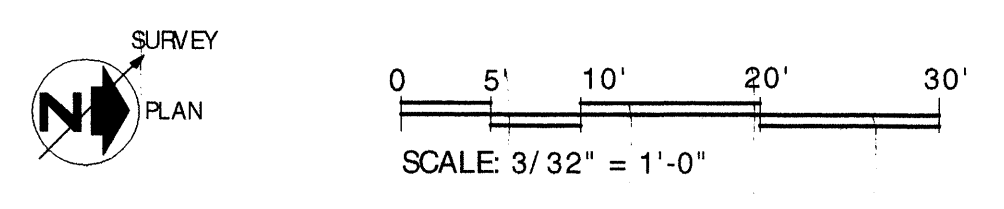
DATE: 05/5/2000  
REVISIONS:  
06/20/2000  
ITEM 10/27/2000  
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**1 ROOF PLAN**  
A1.2 Scale: 3/32" = 1'-0"

NOTES:  
10/27/2000 REVISED LOCATION AND QUANTITY OF ROOF DRAINS



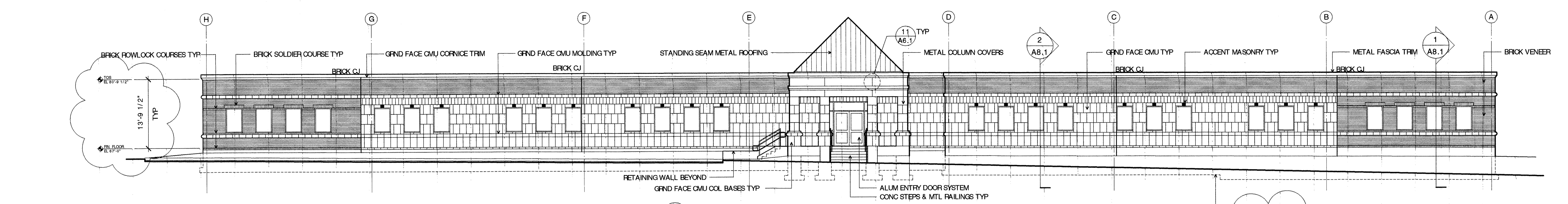
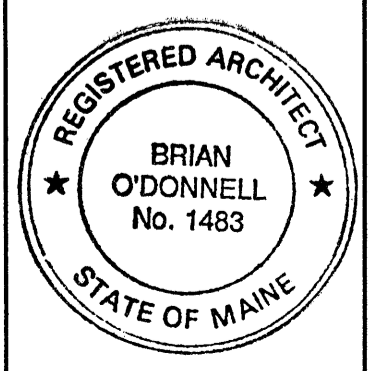


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Portland, Maine 04101  
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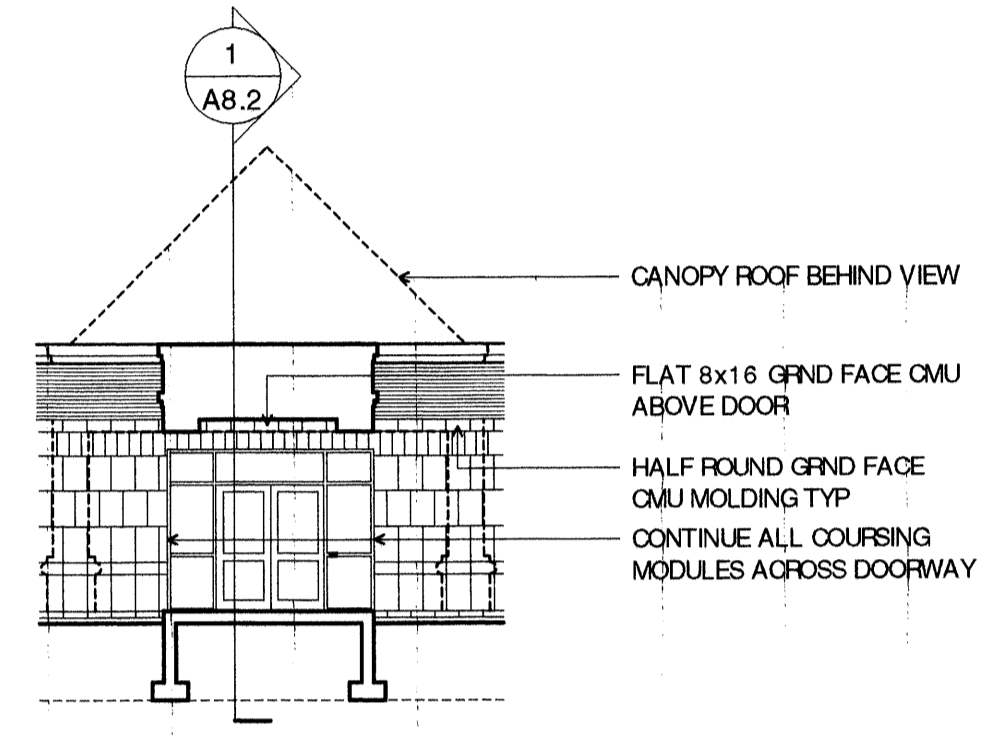
DATE: 05/5/2000  
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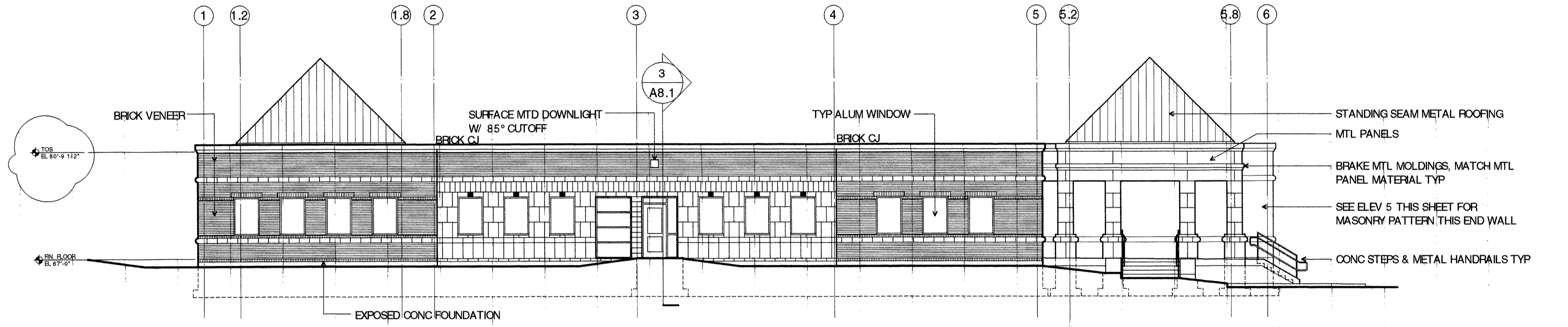
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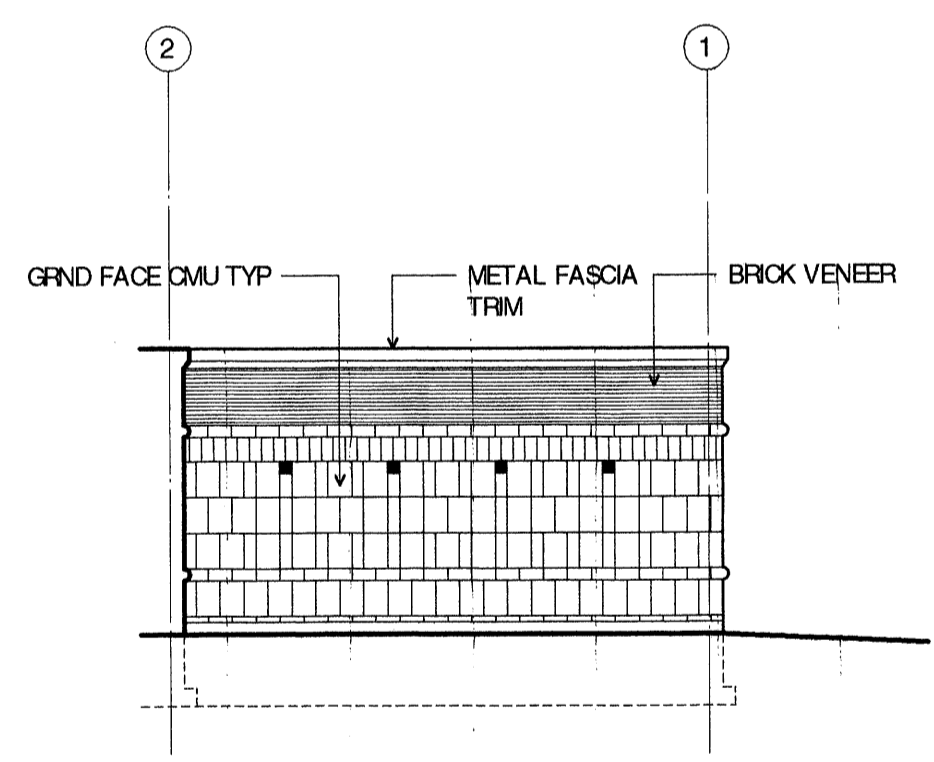
**4 WEST ELEVATION**  
A2.1 Scale: 3/32"=1'-0"



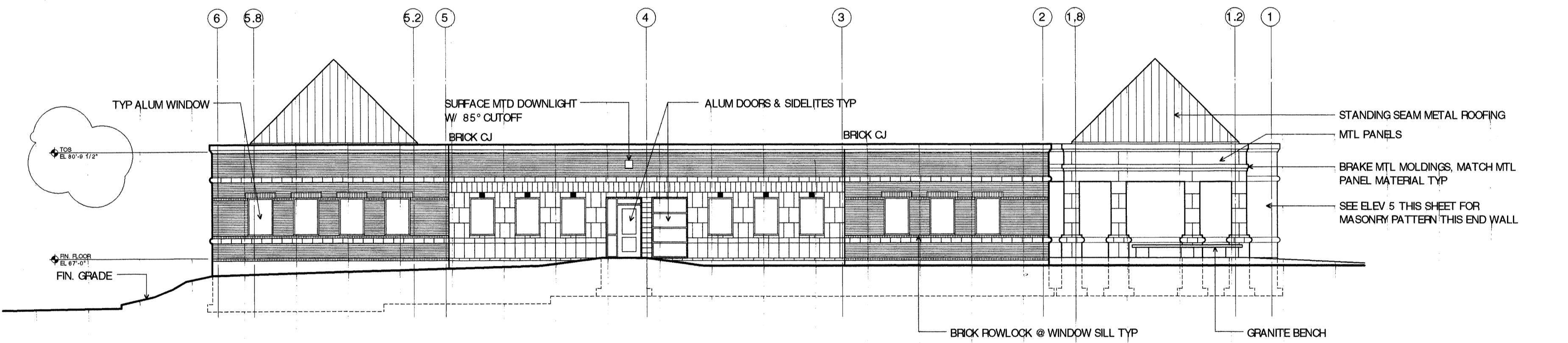
**6 PARTIAL ELEVATION - ENTRY**  
A2.1 Scale: 3/32"=1'-0"



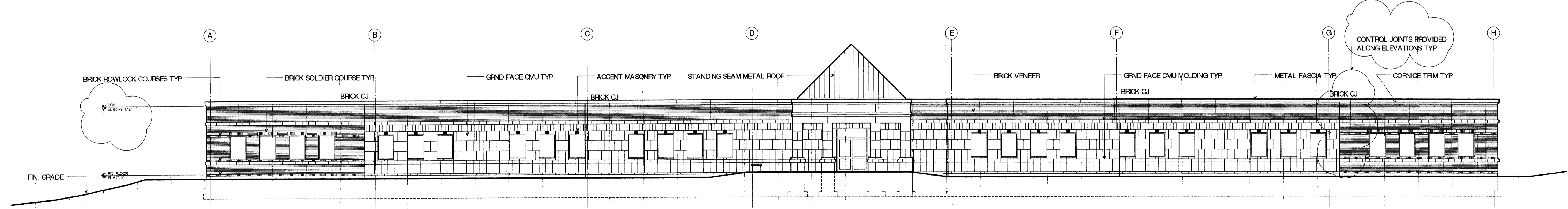
**3 NORTH ELEVATION**  
A2.1 Scale: 3/32"=1'-0"



**5 PARTIAL ELEVATION - ENTRY CORNER END**  
A2.1 Scale: 3/32"=1'-0"

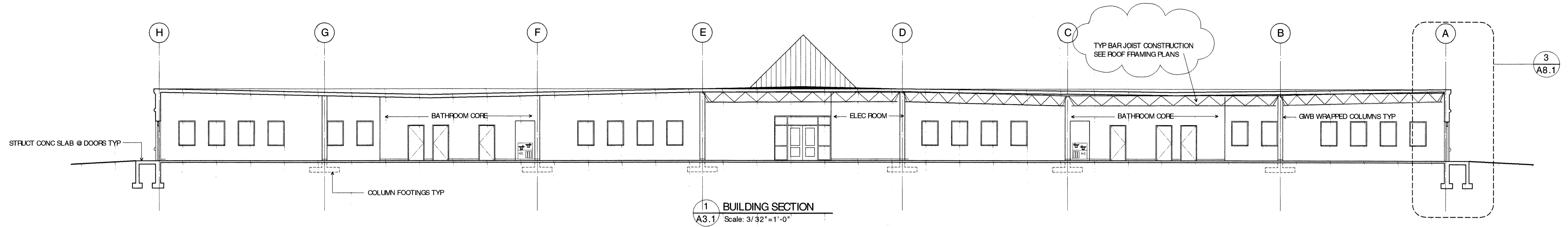


**2 SOUTH ELEVATION**  
A2.1 Scale: 3/32"=1'-0"

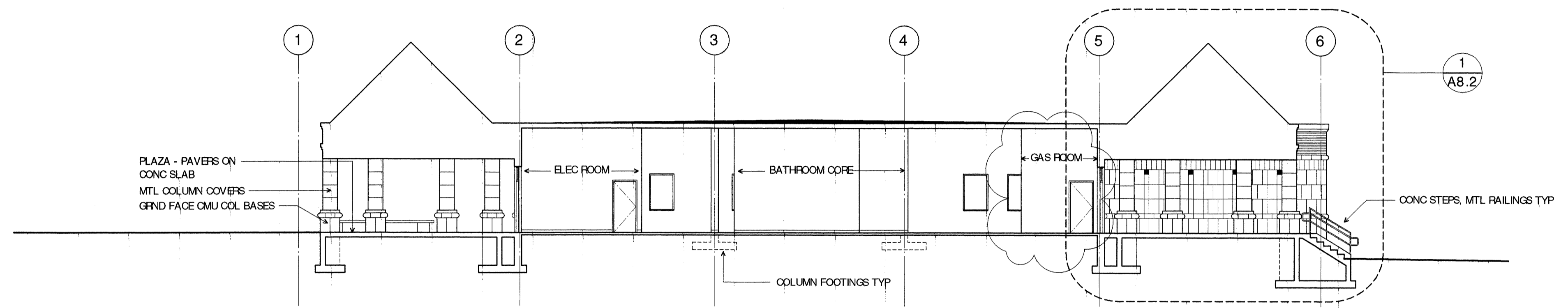


**1 EAST ELEVATION**  
A2.1 Scale: 3/32"=1'-0"





1 BUILDING SECTION  
A3.1 Scale: 3/32"=1'-0"



2 BUILDING SECTION  
A3.1 Scale: 3/32"=1'-0"

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DATE: 05/5/2000

REVISIONS:

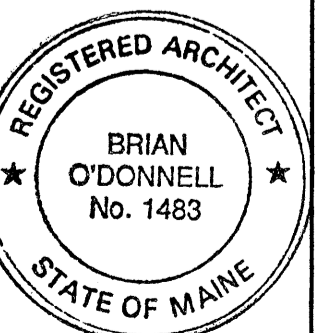
06/20/2000

10/27/2000

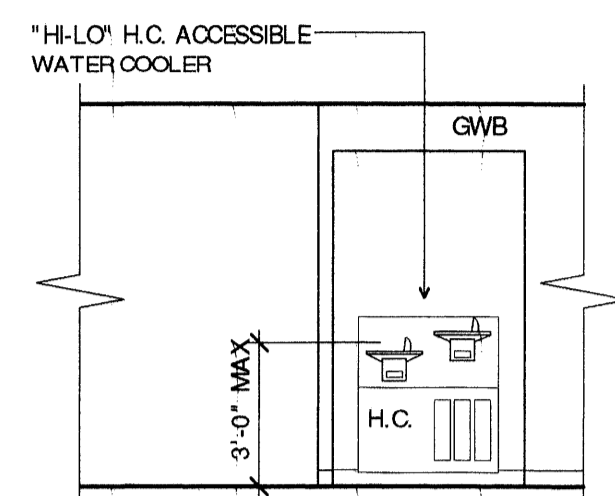
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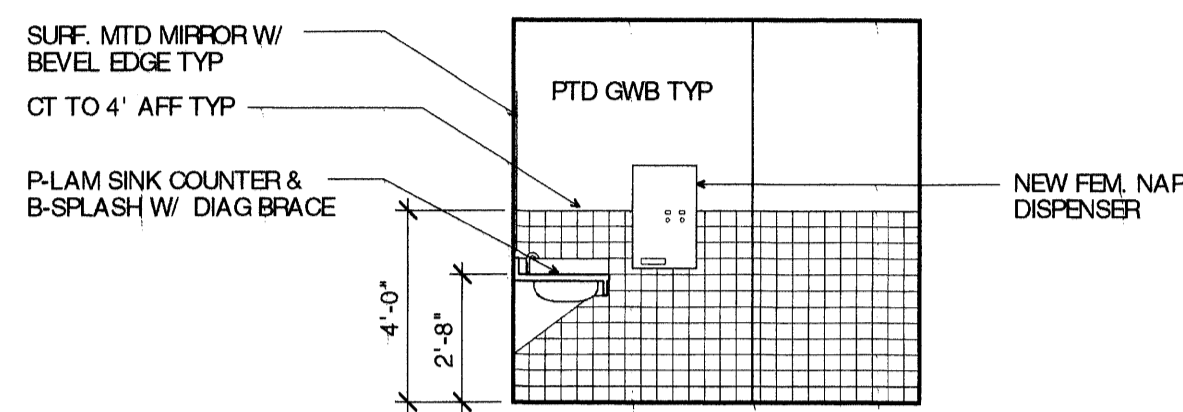
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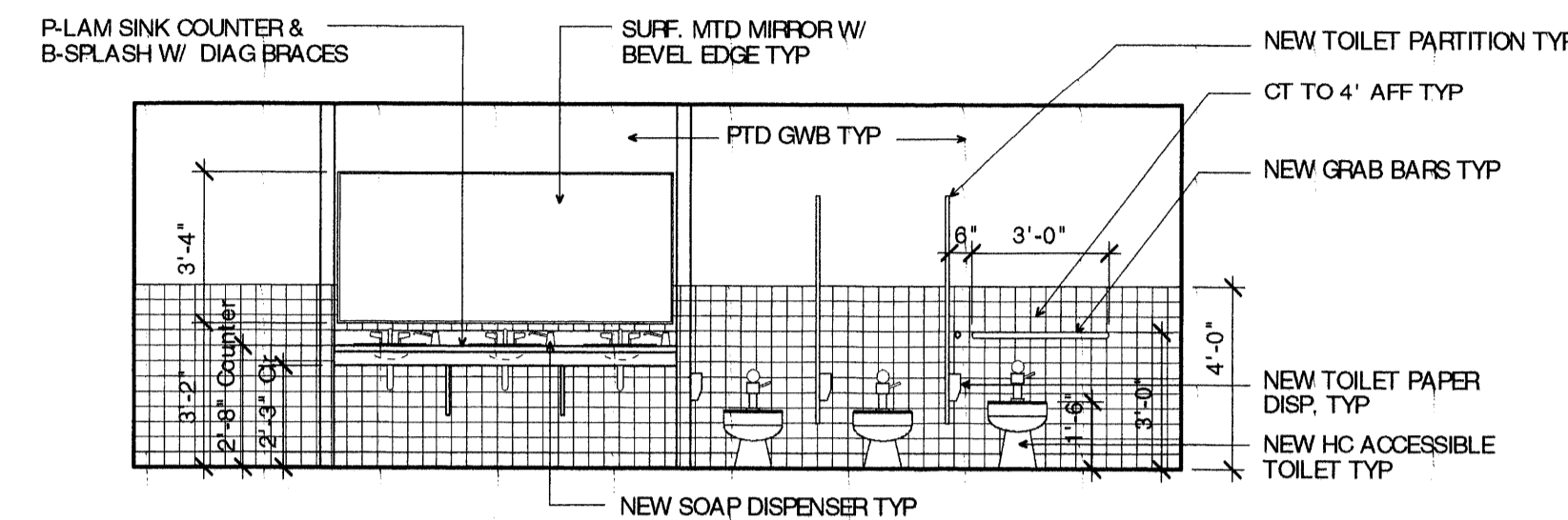




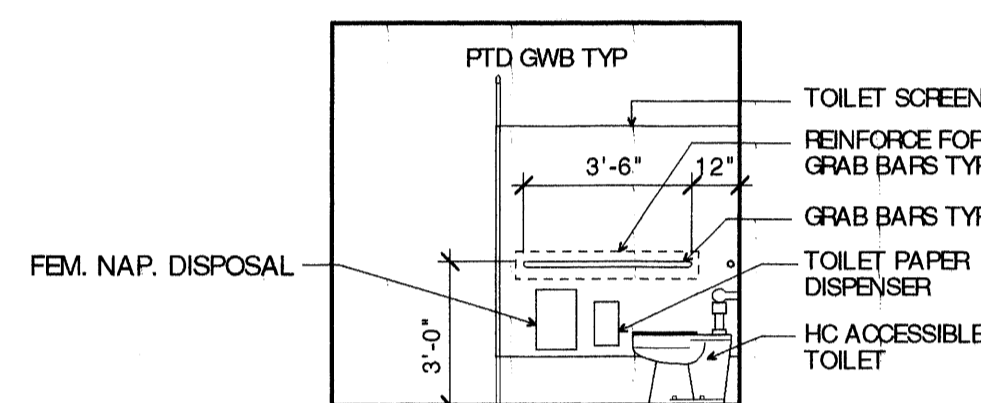
**7 WATER COOLER**  
A4.1 Scale: 1/4" = 1'-0"



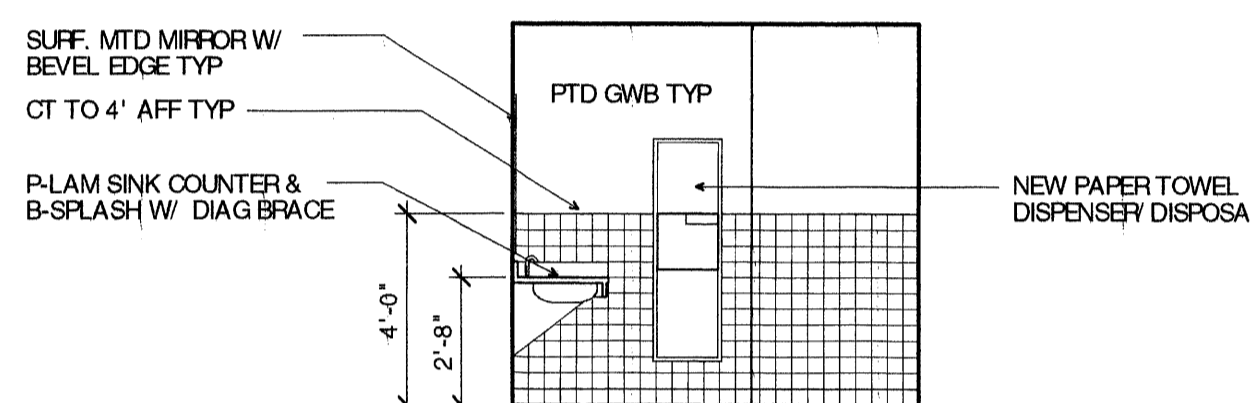
**5 TOILET ROOM -**  
A4.1 Scale: 1/4" = 1'-0"



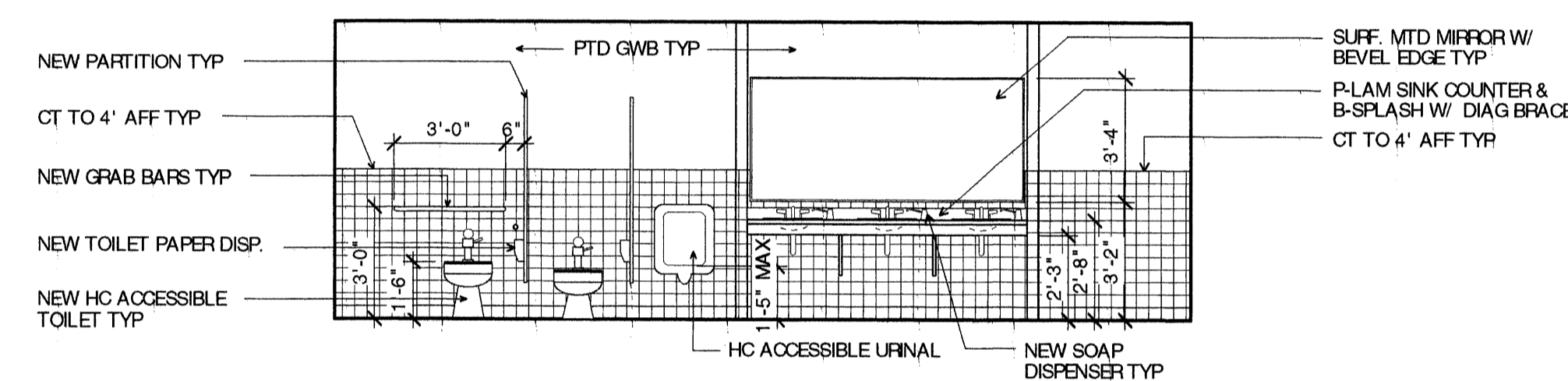
**3 TOILET ROOM -**  
A4.1 Scale: 1/4" = 1'-0"



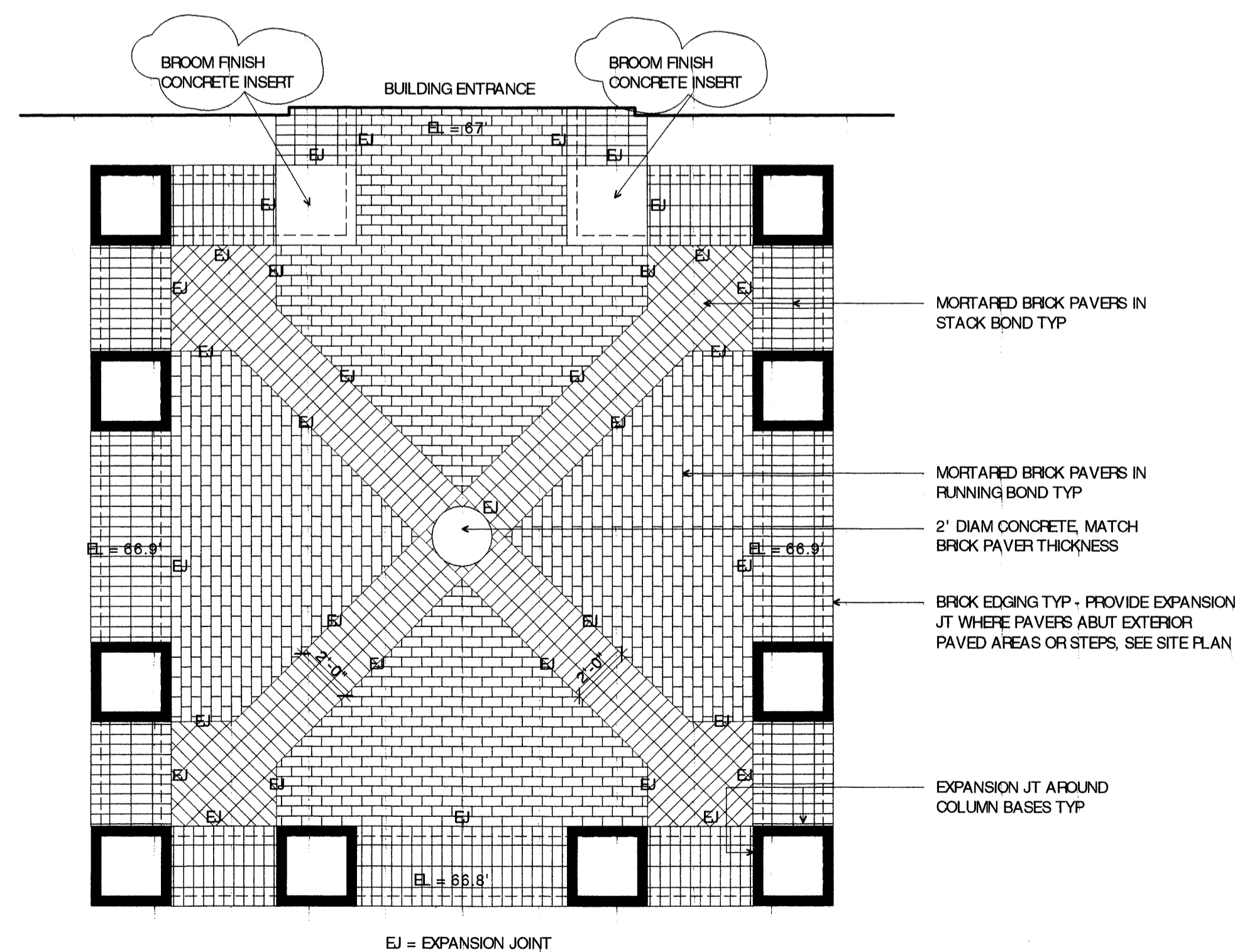
**6 TOILET ROOM -**  
A4.1 Scale: 1/4" = 1'-0"



**4 TOILET ROOM -**  
A4.1 Scale: 1/4" = 1'-0"



**2 TOILET ROOM -**  
A4.1 Scale: 1/4" = 1'-0"



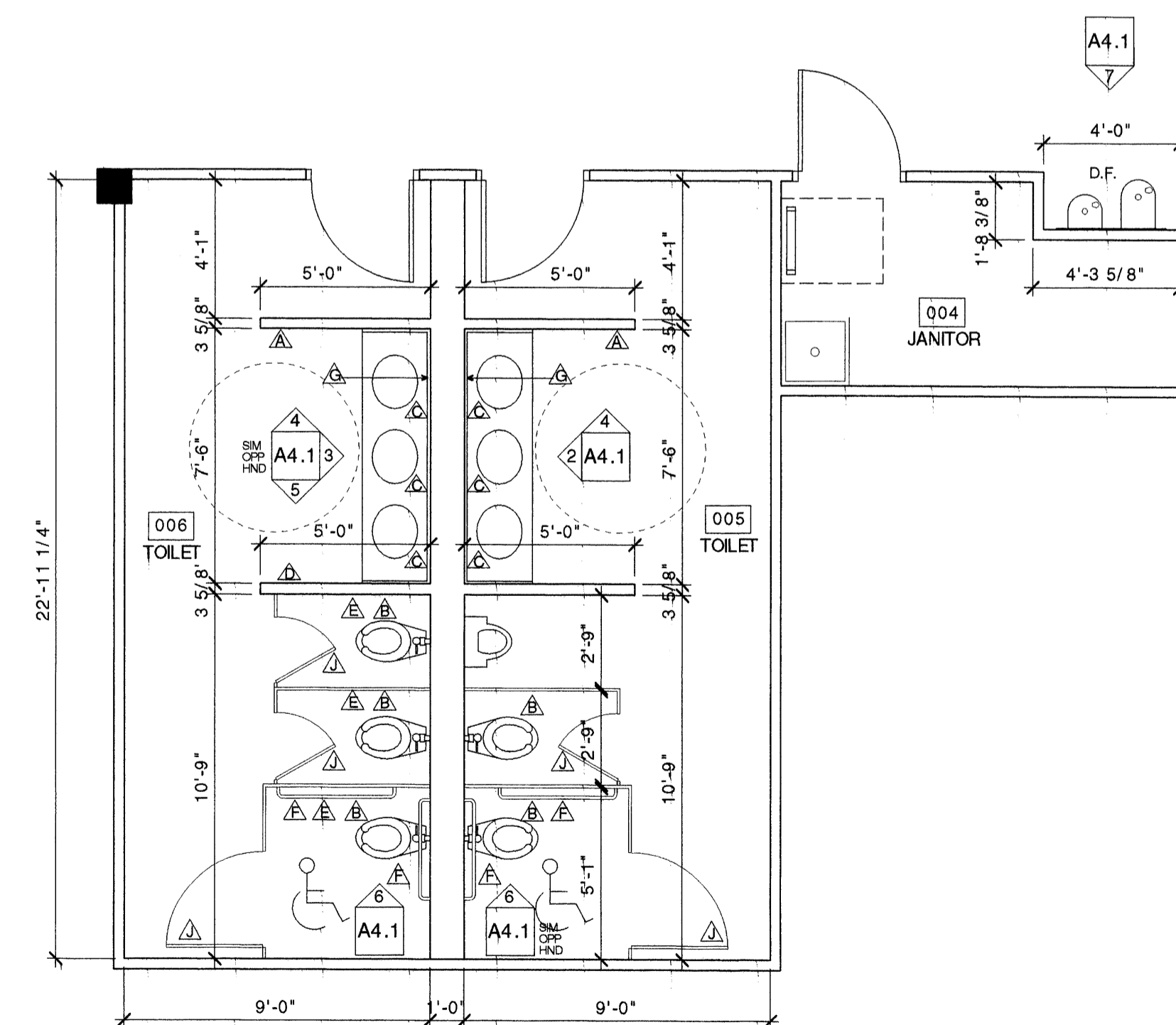
**8 ENLARGED PLAN - ENTRY PAVING**  
A4.1 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. LOCATE ALL WALL-MOUNTED ROOM ACCESSORIES @ 4'-0" AFF MAX. TO HIGHEST DISPENSER MECHANISM OR CONTROL UNLESS NOTED OTHERWISE.
2. ALL TOILET, URINAL AND SHOWER PARTITIONS ARE DIMENSIONED TO THE FACE OF EACH PARTITION BASED UPON A 1" THICK PANEL.
3. ALL DIMENSIONS RELATED TO PLUMBING FIXTURES SHALL BE FROM THE CENTER LINE OF FIXTURE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
4. AT ALL SINK LOCATIONS, ALL WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED FOR PROTECTION FROM CONTACT.
5. PROVIDE AND INSTALL ADEQUATE WALL BLOCKING FOR MOUNTING OF ALL ACCESSORIES AT REQUIRED HEIGHTS SHOWN.
6. ACCESSORIES NOTED IN LEGEND AS SUPPLIED BY OWNER SHALL BE INSTALLED BY CONTRACTOR TYP.
7. PROVIDE SINGLE ROBE HOOK BEHIND ALL TOILET PARTITION DOORS.

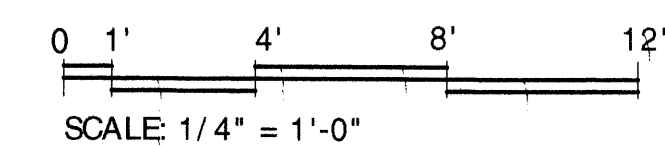
**BATH ACCESSORIES LEGEND**

- A PAPER TOWEL DISPENSER
- B TOILET PAPER DISPENSER
- C SOAP DISPENSER - IN COUNTER
- D FEMININE NAPKIN TAMPON VENDOR
- E FEMININE NAPKIN DISPOSAL
- F GRAB BAR
- G MIRROR
- H PAPER TOWEL DISPENSER - NOT USED
- I SOAP DISPENSER - WALL MOUNTED - NOT USED
- J ROBE HOOKS
- K SHOWER ROD, HOOKS & NYLON SHOWER CURTAIN - NOT USED
- L CUBICAL TRACK, CARRIERS, HOOKS & NYLON CURTAIN - NOT USED

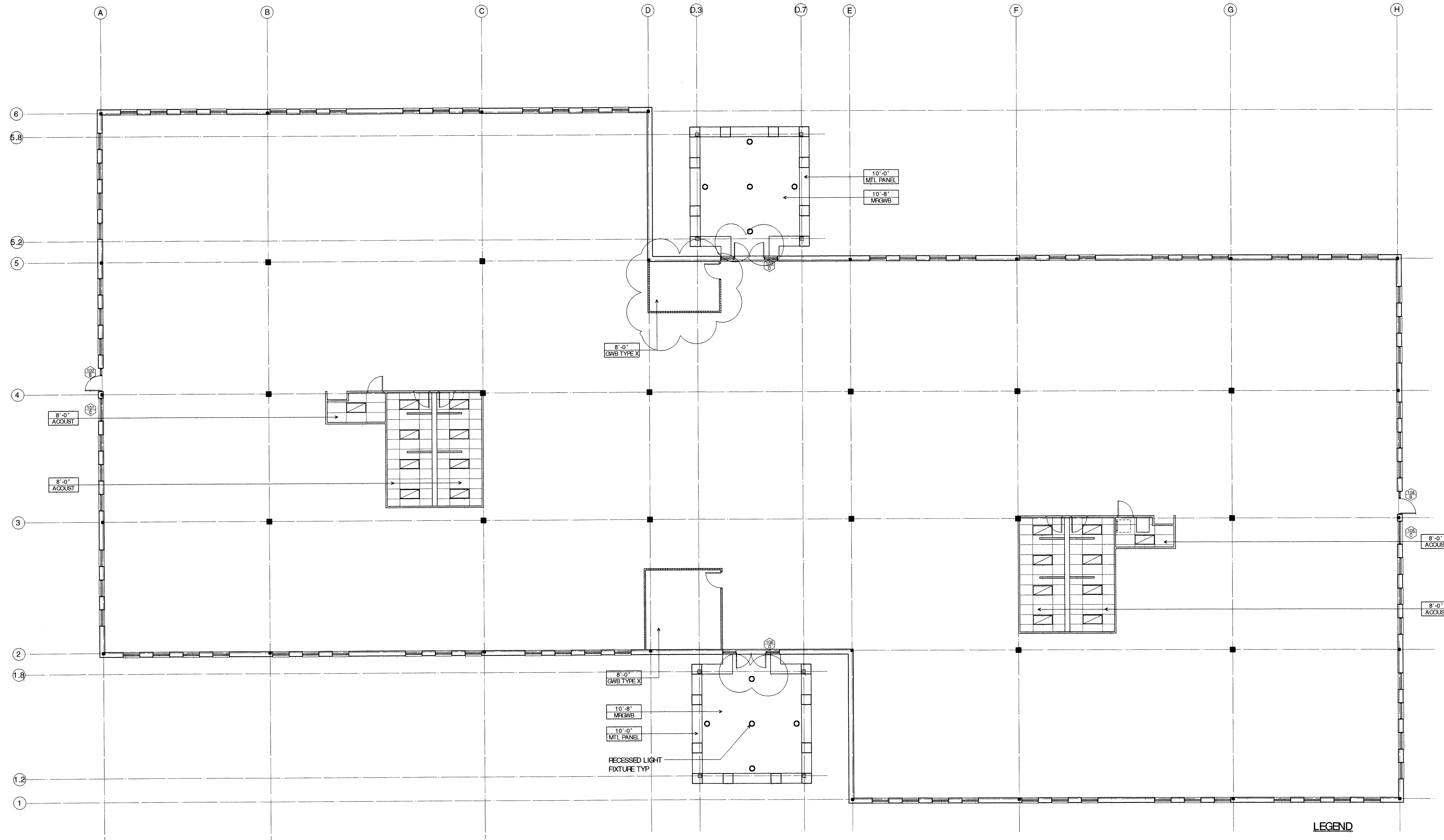


**1 ENLARGED PLAN - BATHROOM CORE**  
A4.1 SCALE: 1/4" = 1'-0"

ROOMS 001, 002, 003 SIM OPP HAND






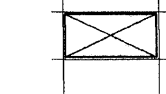
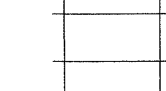
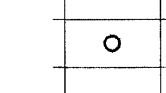
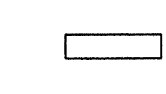
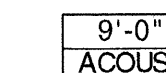
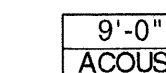


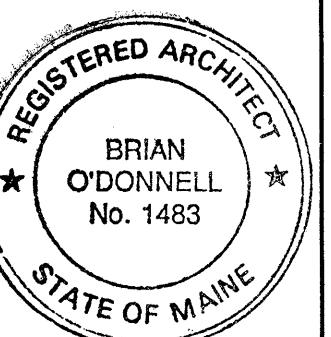
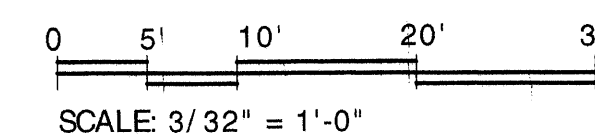
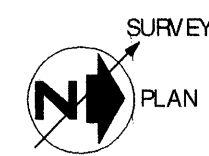
**1 REFLECTED CEILING PLAN**  
A5.1 Scale: 3/32" = 1'-0"

**GENERAL NOTES:**

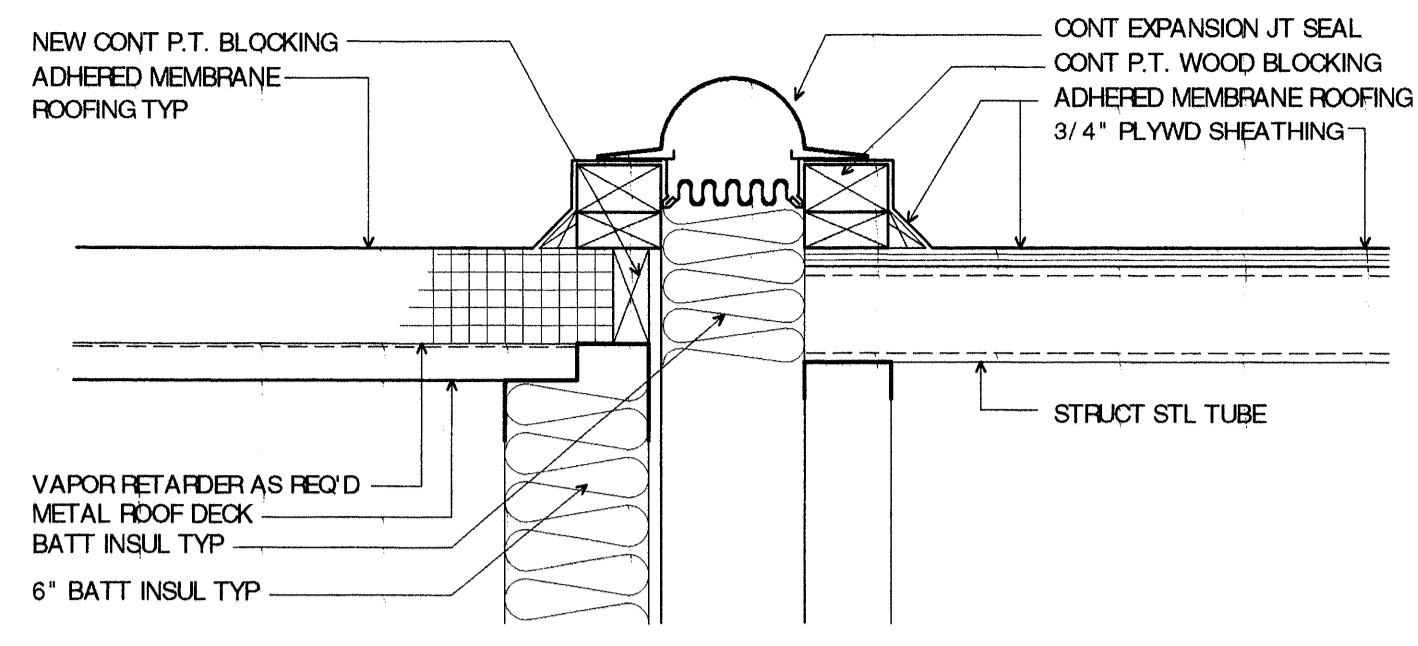
1. LOCATION OF LIGHT FIXTURES ARE FOR PLANNING AND ILLUSTRATION ONLY. ACTUAL LIGHTING AND POWER DISTRIBUTION DESIGN TO BE PROVIDED BY ELECTRICAL CONTRACTOR PER ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CONFIRM WITH OWNER ALL PROPOSED LIGHTING LAYOUTS.
2. MECHANICAL DIFFUSERS, SUPPLY AND RETURN AIR GRILLS NOT SHOWN. ACTUAL DESIGN AND PLACEMENT OF HVAC DISTRIBUTION DEVICES TO BE BY MECHANICAL CONTRACTOR. ALL DUCTWORK IS PLANNED TO RUN ABOVE THE SUSPENDED CEILING SYSTEM. HVAC DEVICES ARE TO BE SYMMETRICALLY PLACED IN CEILING. COORDINATE WITH HVAC COMPONENTS IN REMAINDER OF BUILDING FOR COMPATIBILITY AND SERVICE.
3. COORDINATE LIFE SAFETY DEVICES WITH INSTALLATION OF CEILINGS.
4. PROVIDE COMPLETE SPRINKLER SYSTEM PER NFPA 13. COORDINATE WITH STATE FIRE MARSHAL'S OFFICE FOR SPRINKLER APPROVAL. TIE SPRINKLER SYSTEM TO FIRE ALARM AND OTHER BUILDING SYSTEMS AS REQUIRED BY CODE.

**LEGEND**

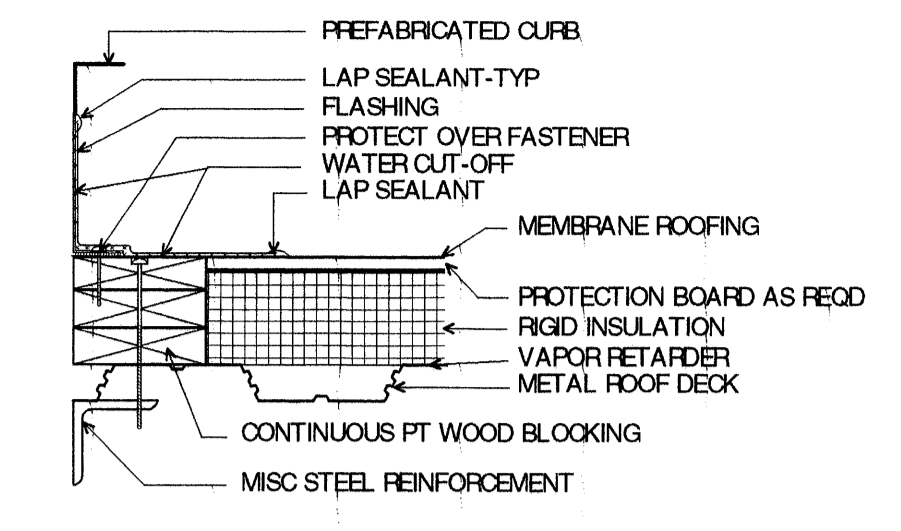
-  2'-0" x 4'-0" SUSPENDED ACOUSTICAL CEILING TILE
-  RECESSED 2'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
-  WALL-MOUNTED FIXTURE (REFER TO ELECTRICAL DRAWINGS)
-  RECESSED DOWNLIGHT (REFER TO ELECTRICAL DRAWINGS)
-  4'-2 LAMP FLUORESCENT WRAPAROUND, HANG FROM JOISTS (REFER TO ELECTRICAL DRAWINGS)
-  9'-0" CEILING HEIGHT
-  ACOUST CEILING MATERIAL



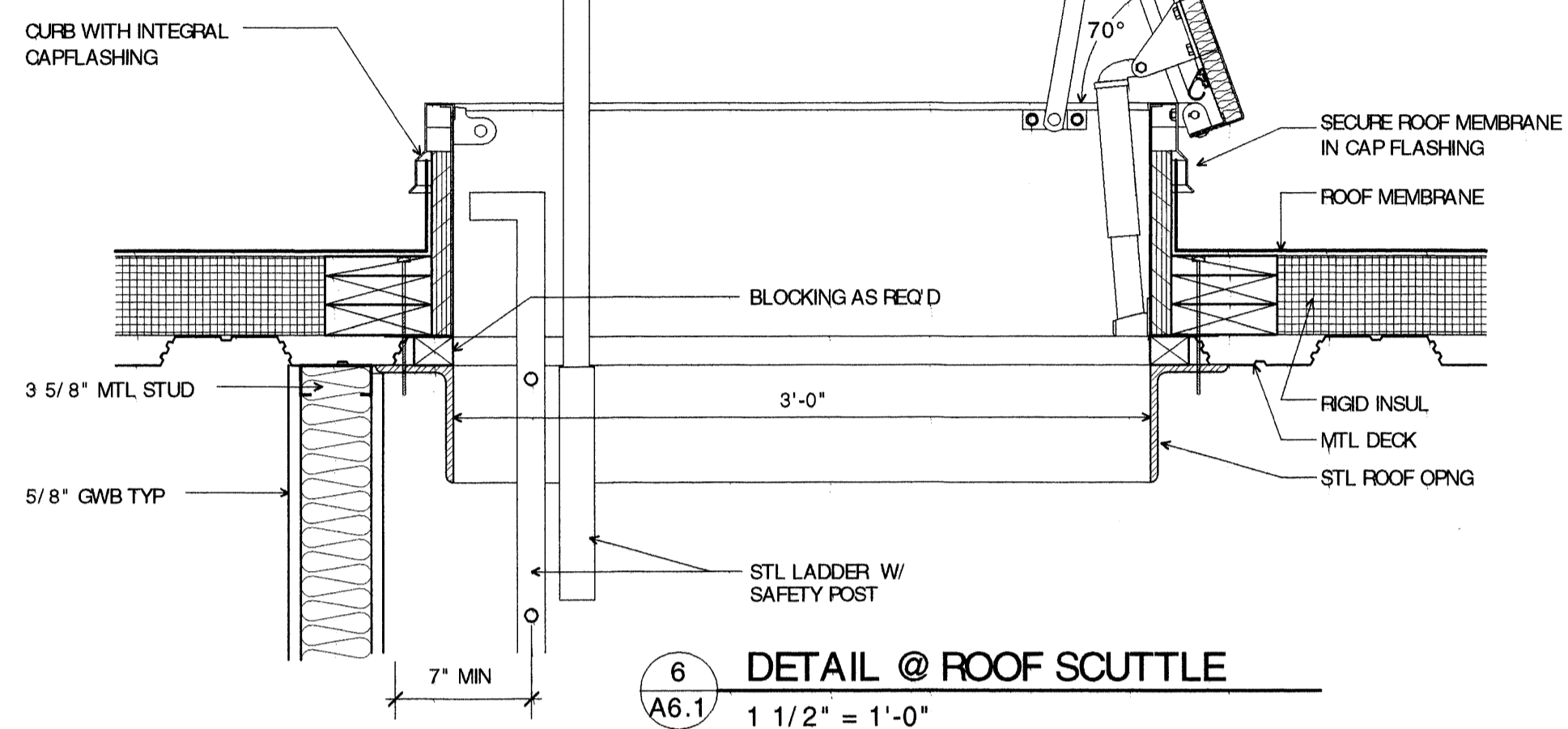




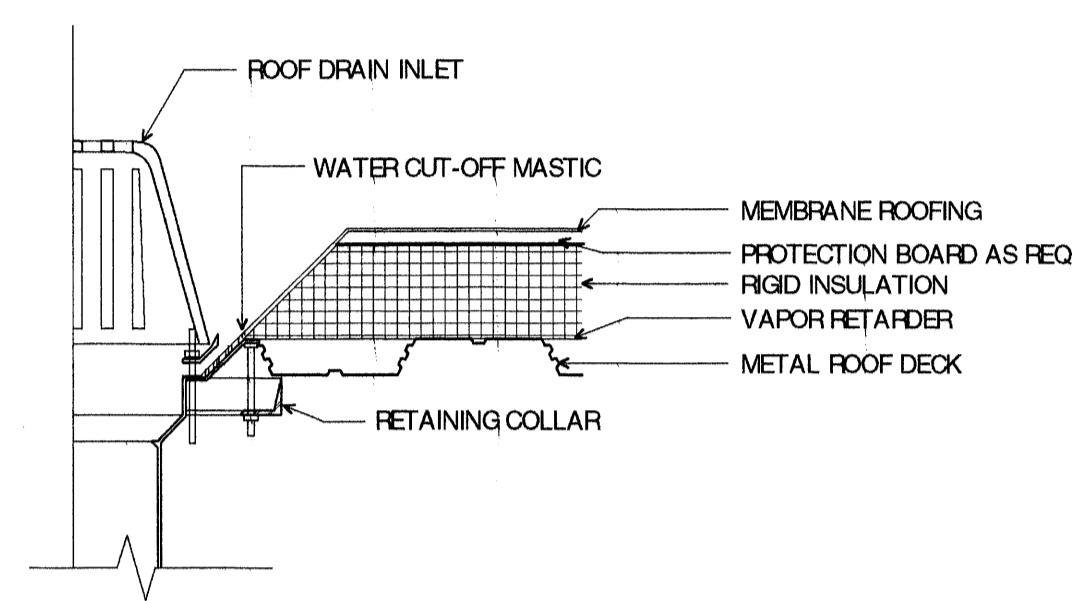
5 **DETAIL @ EXPANSION JOINT**  
 A6.1 1 1/2" = 1'-0"



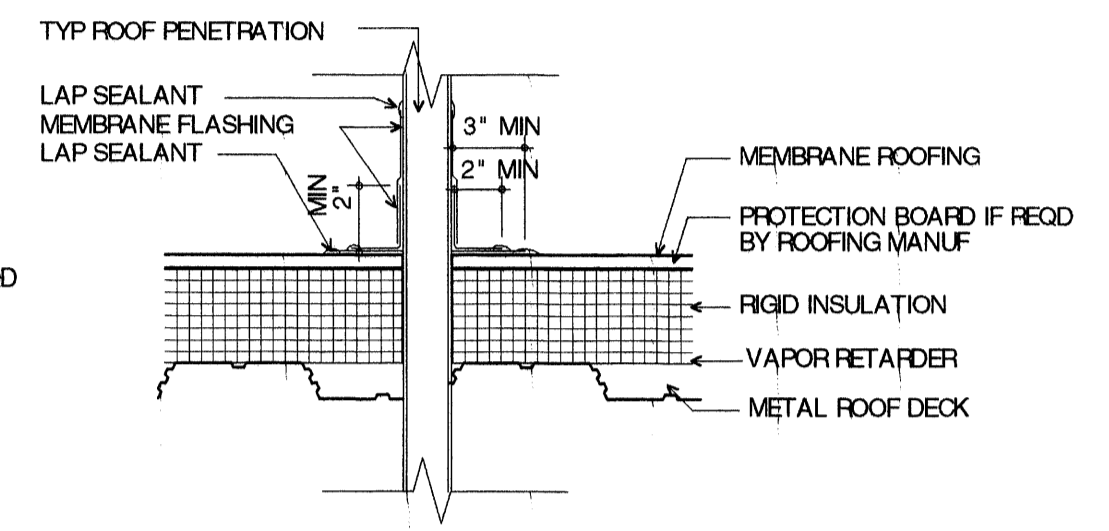
4 **DETAIL @ ROOF CURB - TYP**  
 A6.1 1 1/2" = 1'-0"



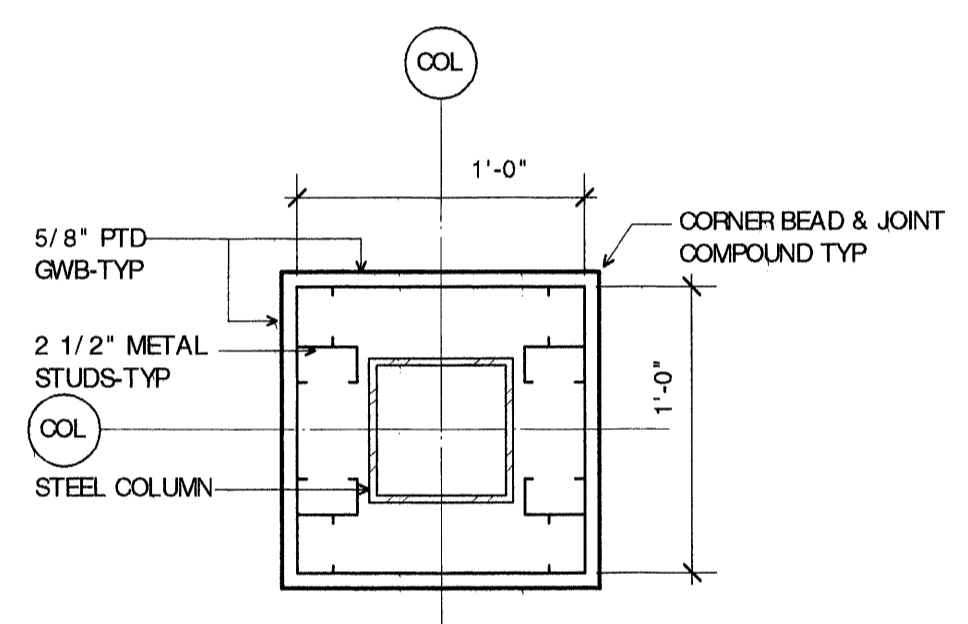
6 **DETAIL @ ROOF SCUTTLE**  
 A6.1 1 1/2" = 1'-0"



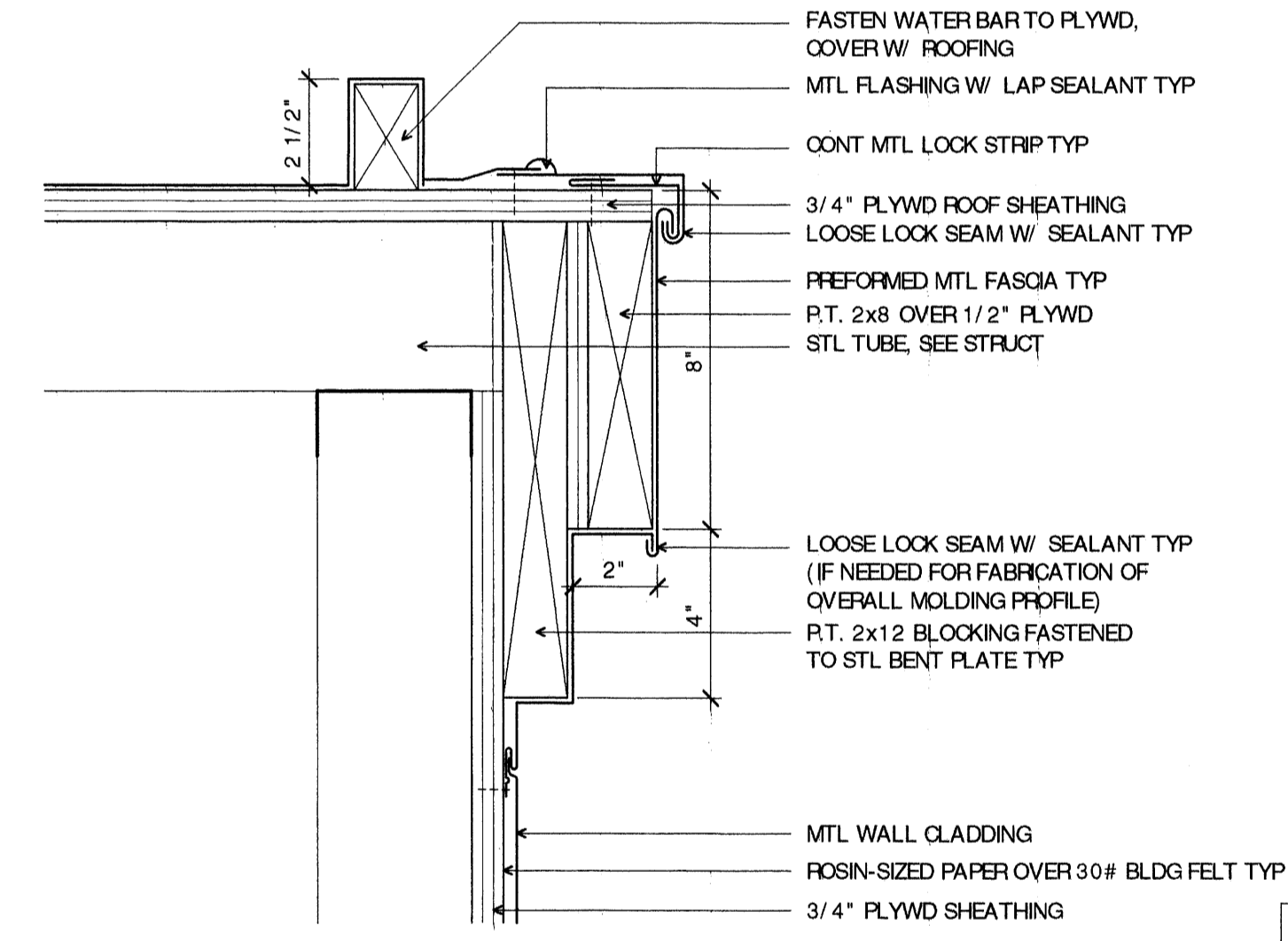
3 **DETAIL @ ROOF DRAIN - TYP**  
 A6.1 1 1/2" = 1'-0"



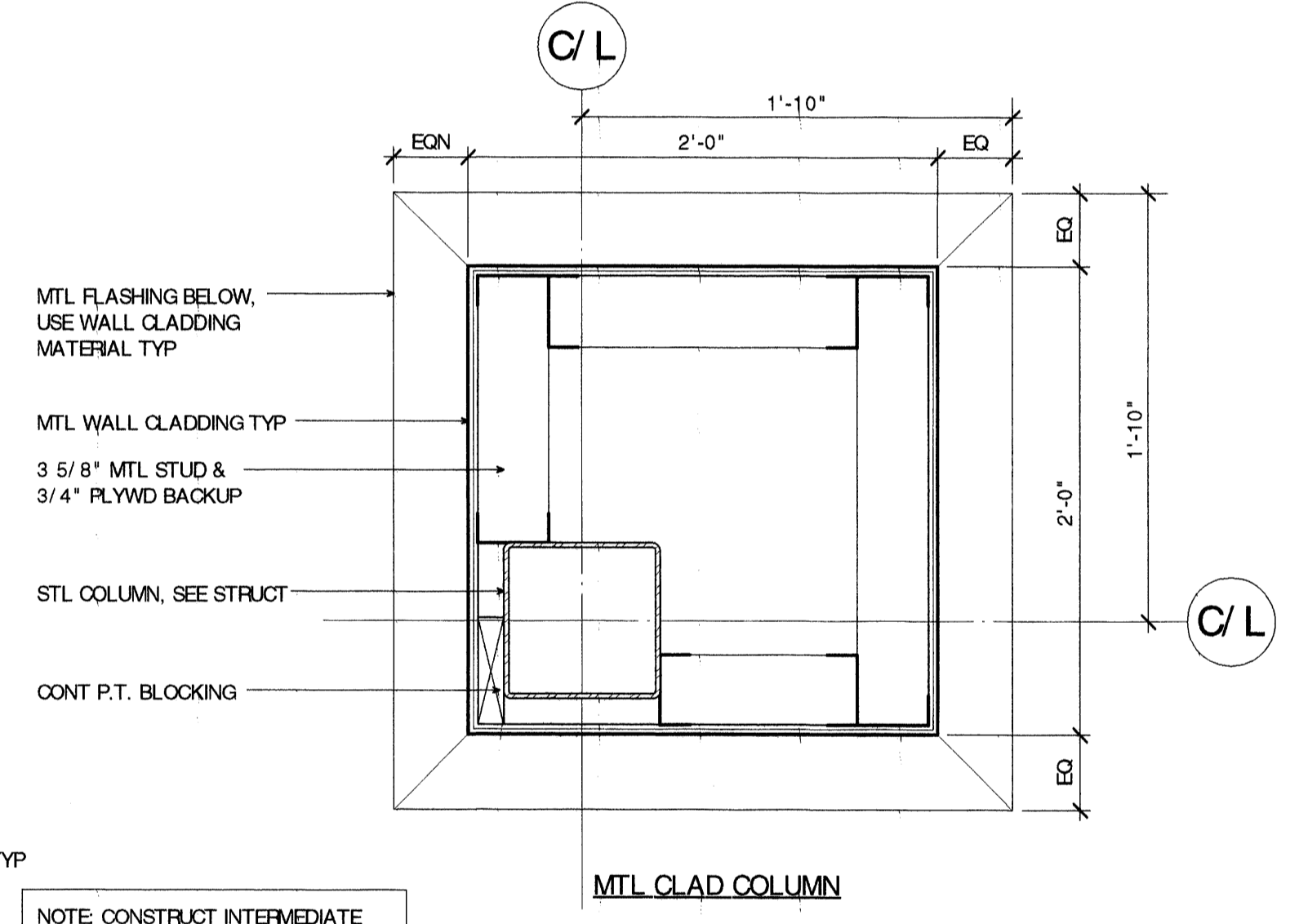
2 **DTL @ TYP ROOF PENETRATION**  
 A6.1 1 1/2" = 1'-0"



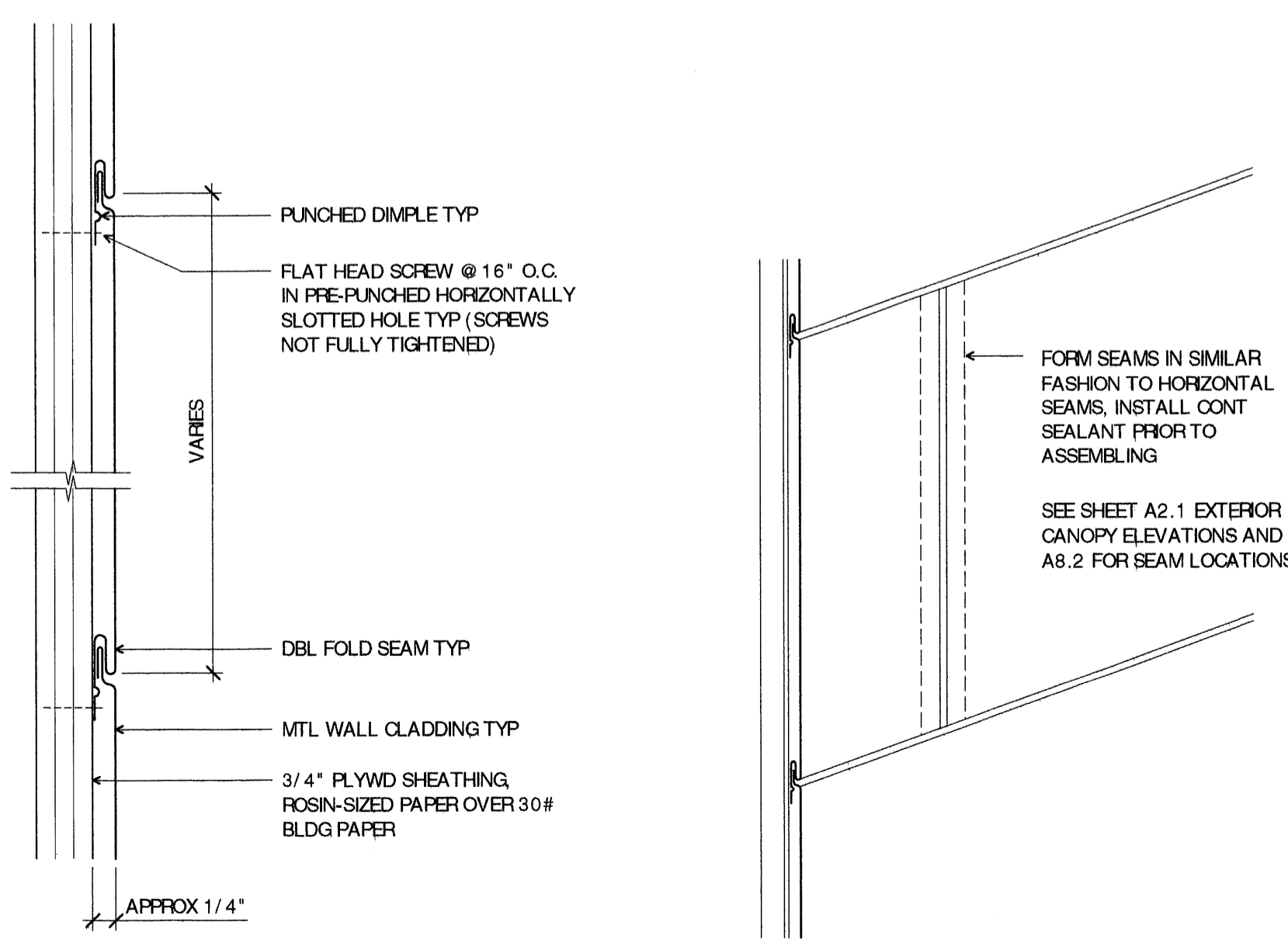
9 **DTL AT TYPICAL COLUMN WRAP**  
 A6.1 SCALE: 1 1/2" = 1'-0"



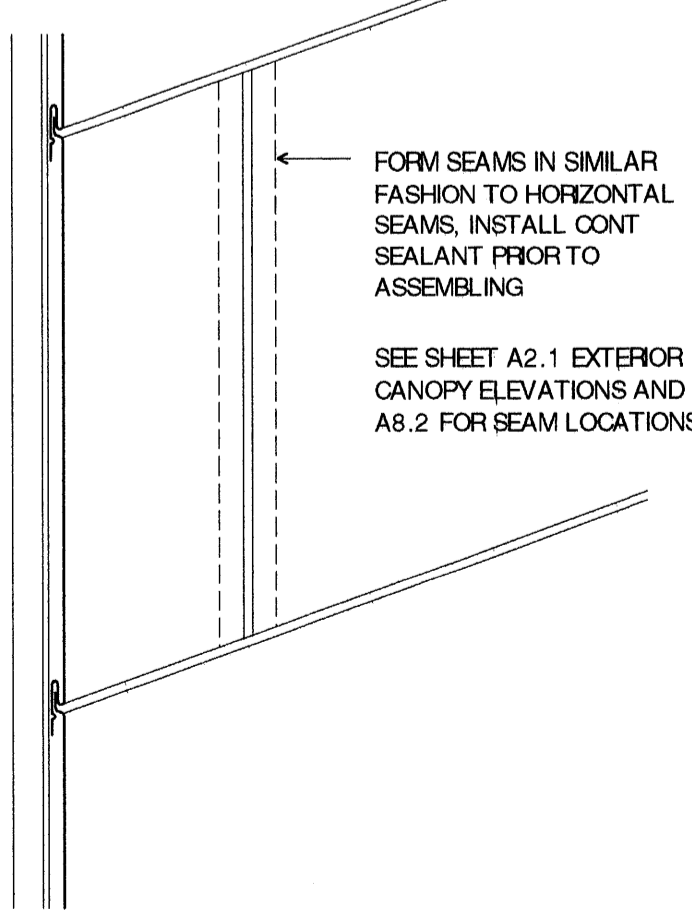
7 **ENTRY ROOF EDGE**  
 A6.1 SCALE: 3" = 1'-0"



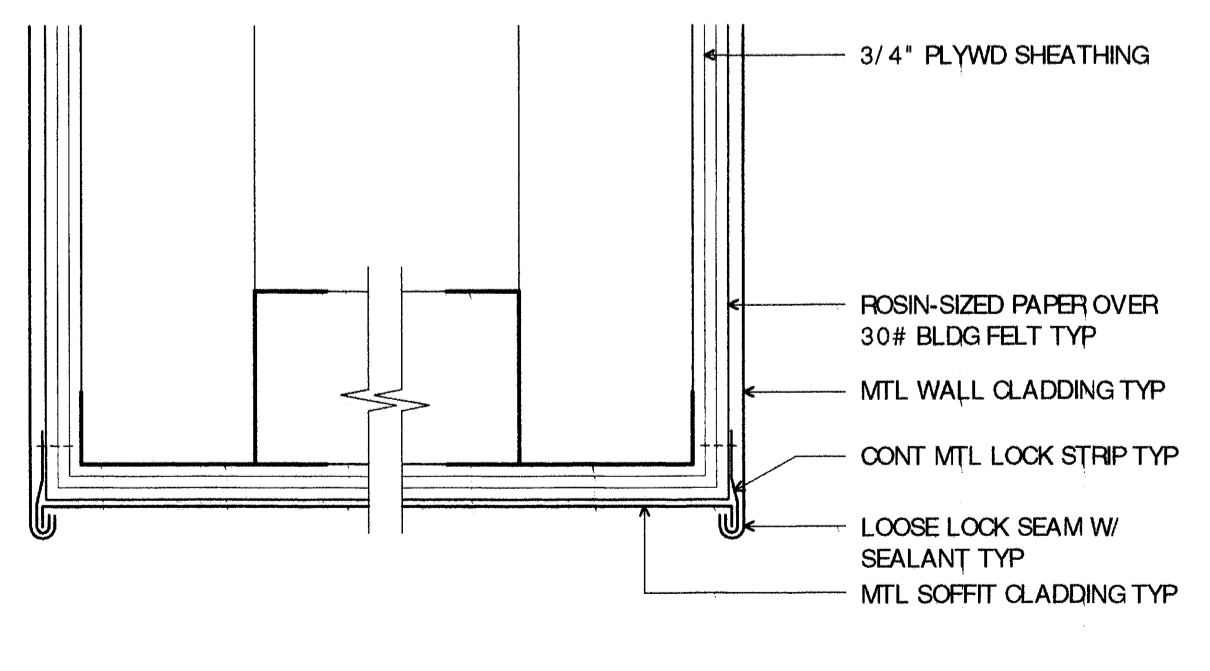
1 **DTLS @ ENTRY CORNER COLUMN**  
 A6.1 SCALE: 1 1/2" = 1'-0"



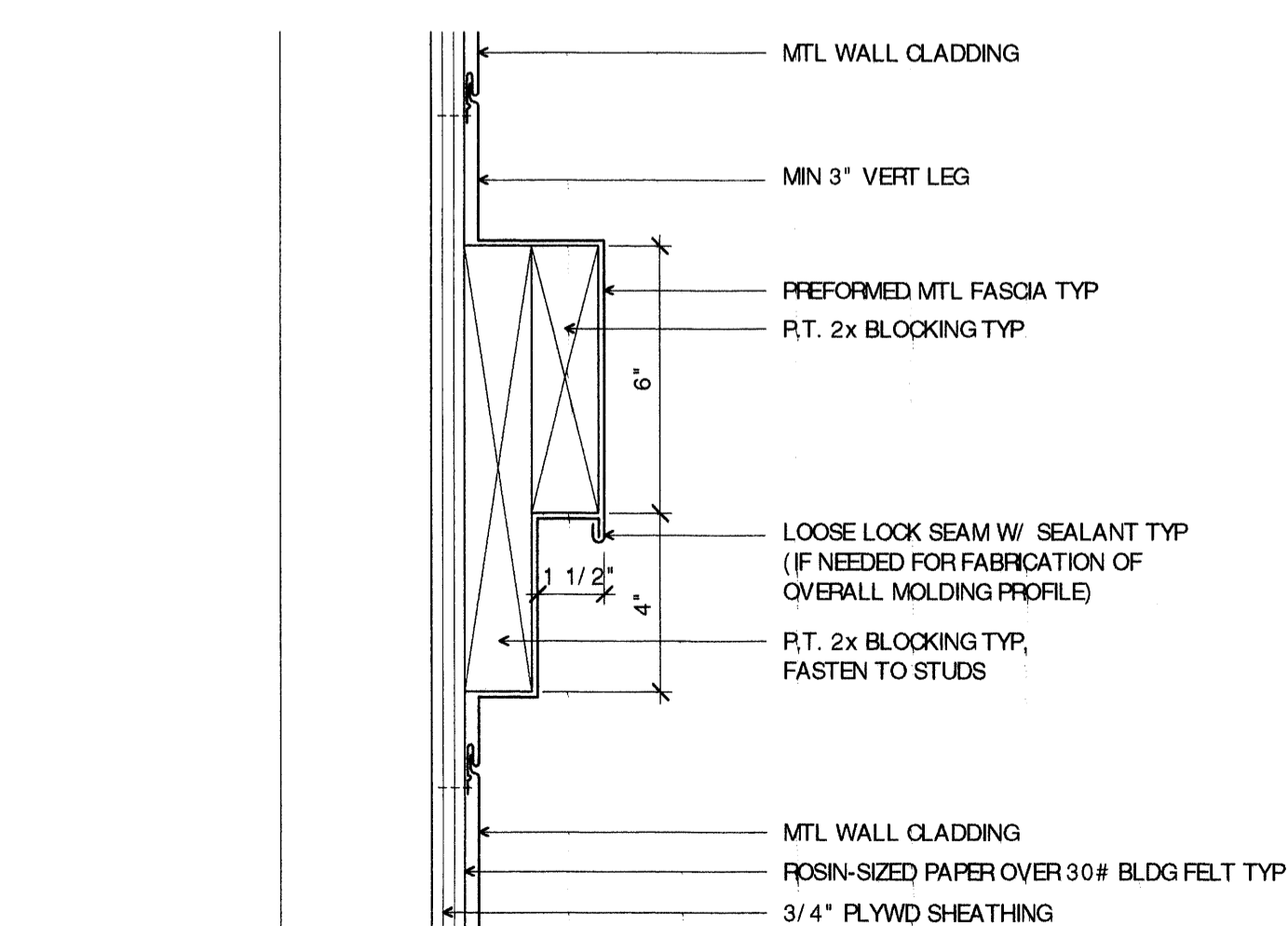
12 **TYP SECTION @ MTL CLADDING**  
 A6.1 SCALE: 3" = 1'-0"



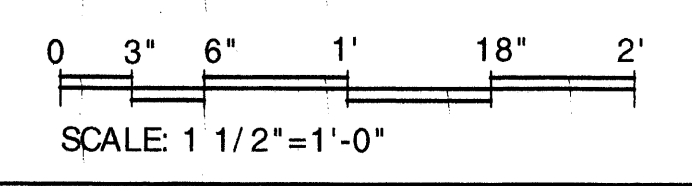
11 **AXON - VERTICAL SEAM**  
 A6.1 SCALE: 3" = 1'-0"



10 **MTL CLAD SOFFIT**  
 A6.1 SCALE: 3" = 1'-0"



8 **ENTRY WALL MOLDING**  
 A6.1 SCALE: 3" = 1'-0"





### Door Schedule

Door Number	Room Name	No. of Leaves	Door Size W x H	Door Thick	Door Type	Door Mat	Frame Type	Frame Mat	Hdwr Set	Comments
001.1	001 Janitor	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
002.1	002 Toilet	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
003.1	003 Toilet	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
004.1	004 Janitor	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
005.1	005 Toilet	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
006.1	006 Toilet	1	3'0" x 7'0"	1 3/4"	B	WD	1	HM		
007.1	007 Eleo/Spr	1	3'0" x 7'0"	1 3/4"	C	WD	1	HM	60 min	
008.1	008 Gas	1	3'0" x 7'0"	1 3/4"	C	WD	1	HM	60 min	
009.1	009 East Entry	2	3'0" x 7'0"	2"	A	Alum	D	Alum		
010.1	010 West Entry	2	3'0" x 7'0"	2"	A	Alum	D	Alum		
011.1	011 South Exit	1	3'0" x 7'0"	2"	A	Alum	B	Alum		
012.1	012 North Exit	1	3'0" x 7'0"	2"	A	Alum	B	Alum		

#### NOTES:

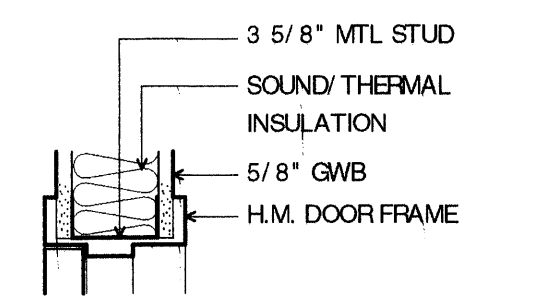
- See Spec for hardware sets. The hardware sets listed indicate the items of hardware required for each opening. It is the Contractor's responsibility to accurately furnish the proper quantities, items, sizes, weights and functions as required by the plans and specification. If an opening has been omitted from the above hardware set number listings, it shall be the Contractor's responsibility to supply hardware of like function or equivalent quality and quantity as that which is specified for a comparable opening, leaving no opening unaccounted for.
- All toilet room doors are to be supplied with 3/4" undercuts unless noted otherwise.
- Provide door stops for all doors - typical.
- Provide door silencers for all hollow metal frames - typical.
- 

### Finish Schedule

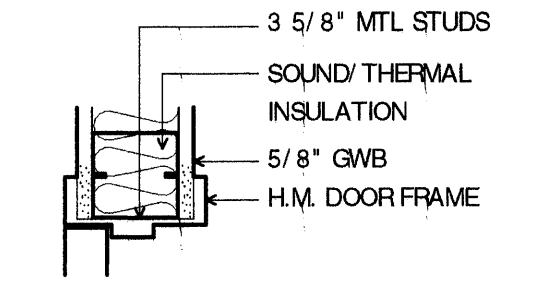
Room #	Room Tag	N-wall	E-wall	S-wall	W-wall	Floor	Base	Ceiling	Height	Comments
001	JANITOR	P1	P1	P1	P1	VCT	VCB	C1	8'-0"	
002	TOILET	P1/CT-2	P1/CT-2	P1/CT-2	P1/CT-2	CT-1	CT-2	C1	8'-0"	CT on walls to 4' AFF
003	TOILET	P1/CT-2	P1/CT-2	P1/CT-2	P1/CT-2	CT-1	CT-2	C1	8'-0"	CT on walls to 4' AFF
004	JANITOR	P1	P1	P1	P1	VCT	VCB	C1	8'-0"	
005	TOILET	P1/CT-2	P1/CT-2	P1/CT-2	P1/CT-2	CT-1	CT-2	C1	8'-0"	CT on walls to 4' AFF
006	TOILET	P1/CT-2	P1/CT-2	P1/CT-2	P1/CT-2	CT-1	CT-2	C1	8'-0"	CT on walls to 4' AFF
007	ELEO/SPRINKLE	P1	P1	P1	P1	VCT	VCB	C2	8'-0"	TYPE X GWB CLG
008	GAS	P1	P1	P1	P1	VCT	VCB	C2	8'-0"	TYPE X GWB CLG

#### KEY TO FINISHES

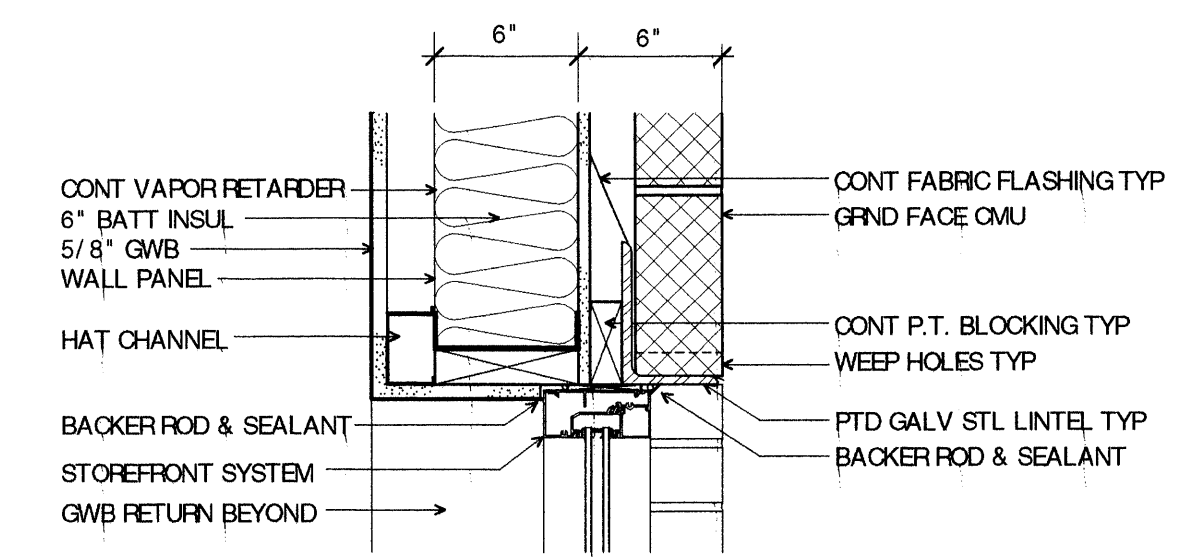
WALLS		FLOORS		CEILING	
P1	Ptd gypsum wall board	OPT1	Carpet 1	SV	Resilient sheet vinyl
P2	Ptd masonry	OPT2	Carpet 2	QT	Quarry tile
PEX	Paint ext-include new work	VCT	Vinyl composition tile	TC	Tinted concrete
-	No new finish	SR/VCT	Slip-resistant VCT	RSF	Resilient sports floor
G	Glass or glass block	FC	Painted concrete	BASE	
CT	Ceramic tile	N	Existing to remain	VCB	Vinyl composition base
AWP	Acoustical wall panel	PEX	Paint over existing	N	Existing to remain
FP	Fiberglass panels	R	Rubber tile	CT	Ceramic tile
R	Impact resistant wall panel	QT	Ceramic tile	WD	Wood - 1x6, miter all corners, ease top edge typ
CEILING		WD1	Hardwood	QT	Quarry tile
C1	Acoustical tile	WD2	Softwood	PEX	Paint over existing
C2	Painted GWB (MR in shower)				
C3	Washable acoustical tile				
PEXP	Paint exposed surfaces				
-	No new finish				



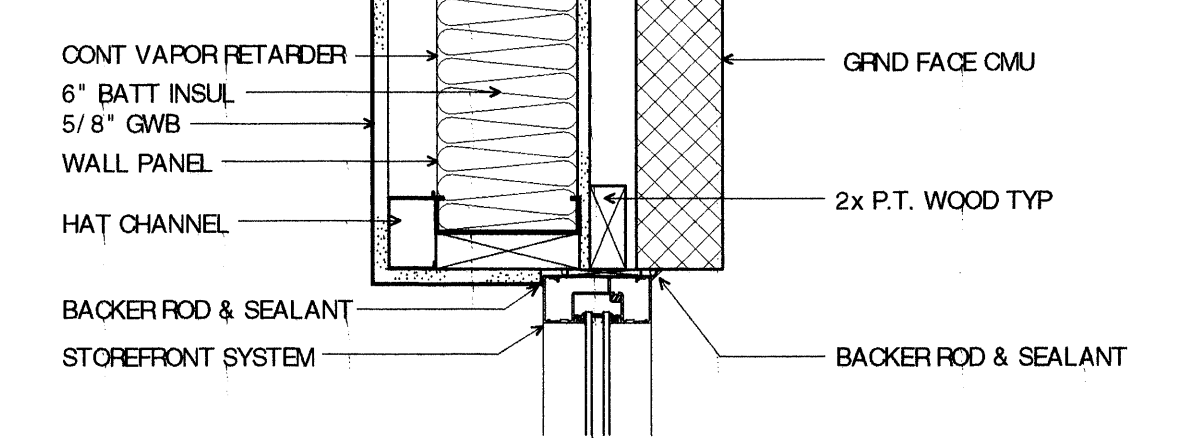
8 TYP H.M. HEAD DETAIL  
A7.1 1 1/2" = 1'-0"



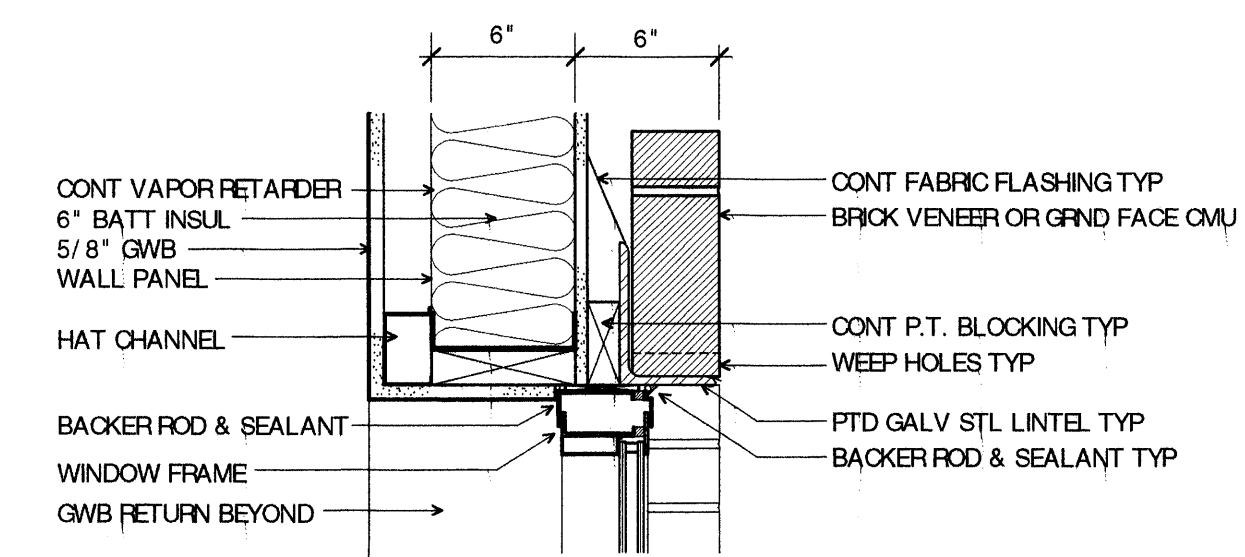
9 TYP H.M. JAMB DETAIL  
A7.1 1 1/2" = 1'-0"



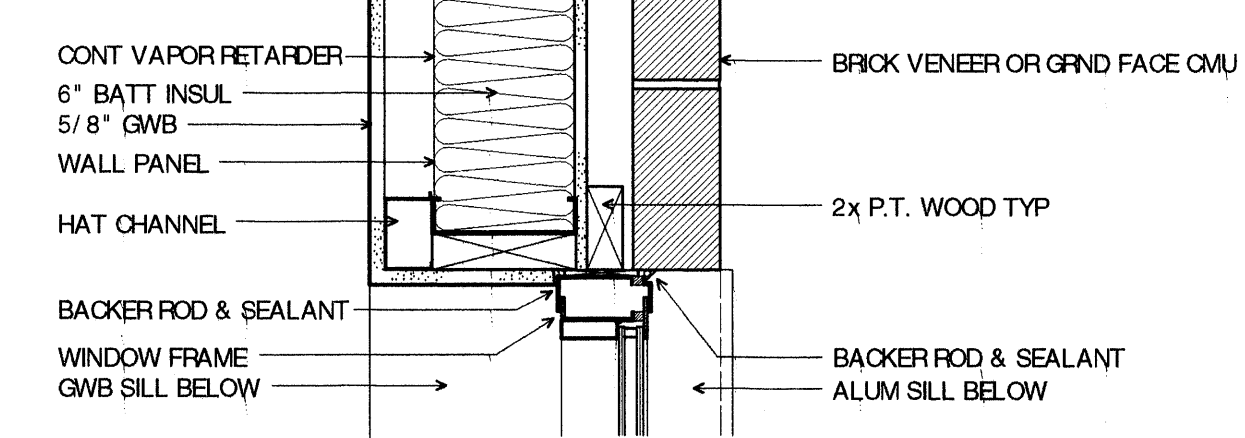
4 SIDELIGHT HEAD  
A7.1 1 1/2" = 1'-0"



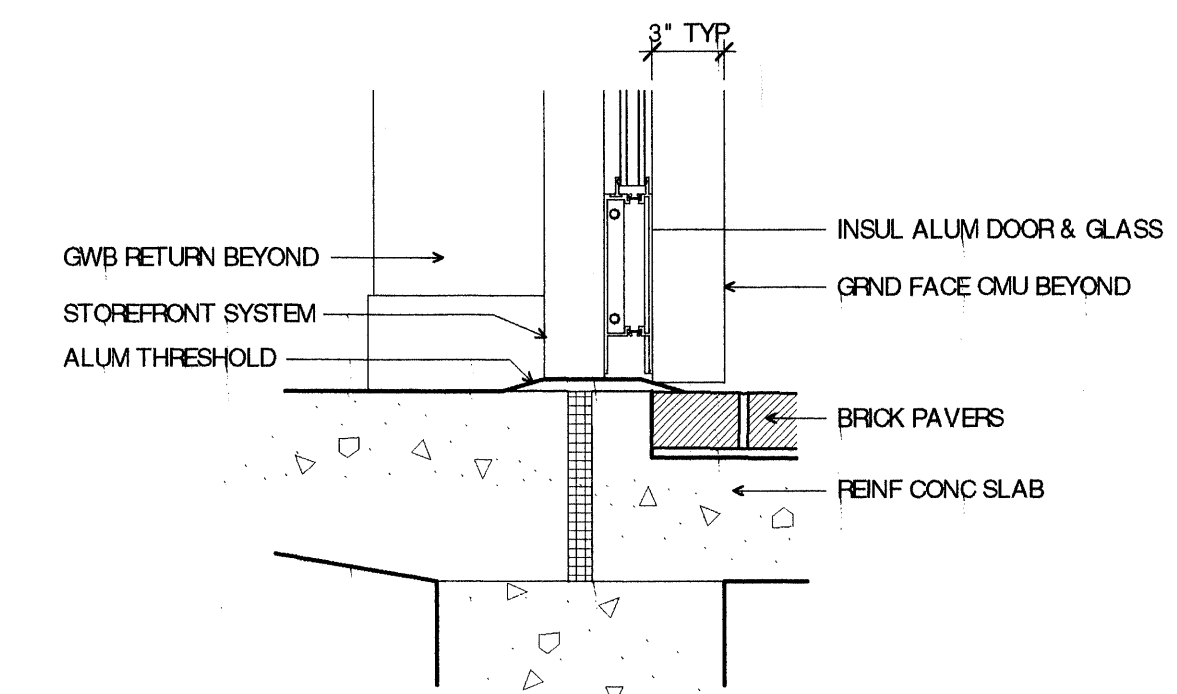
5 SIDELIGHT JAMB JAMB @ DOOR FRAME SIMILAR  
A7.1 1 1/2" = 1'-0"



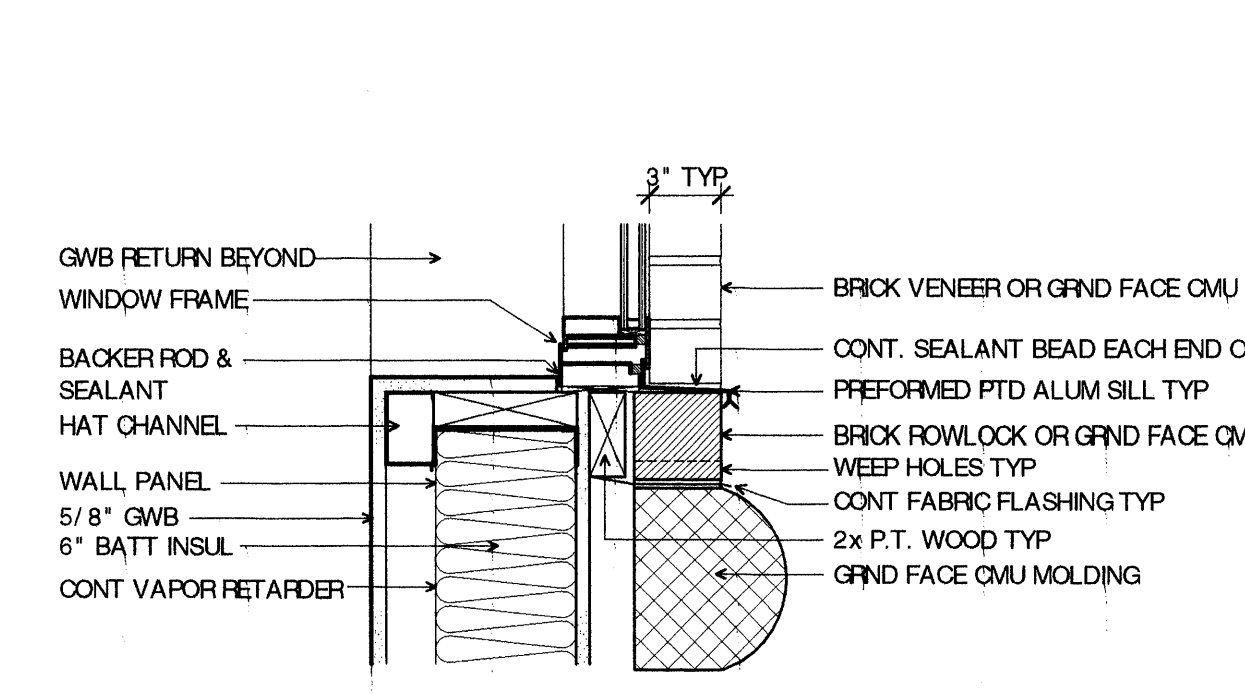
1 WINDOW HEAD BRICK SHOWN - DTL SIM @ GRND FACE CMU  
A7.1 1 1/2" = 1'-0"



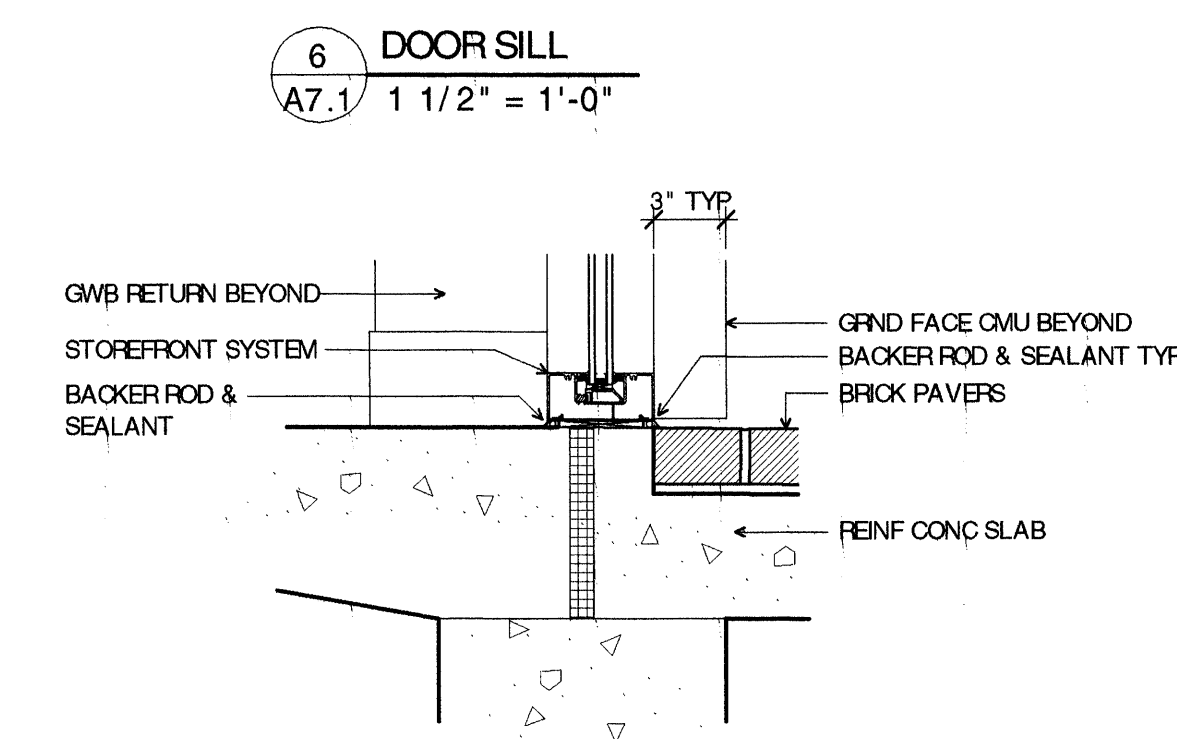
2 WINDOW JAMB BRICK SHOWN - DTL SIM @ GRND FACE CMU  
A7.1 1 1/2" = 1'-0"



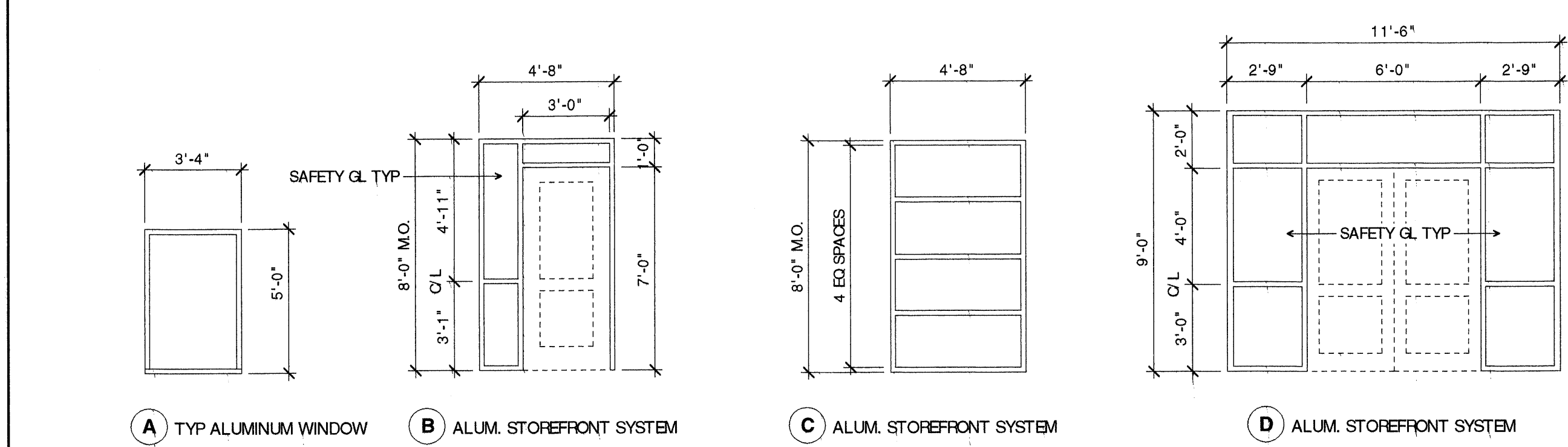
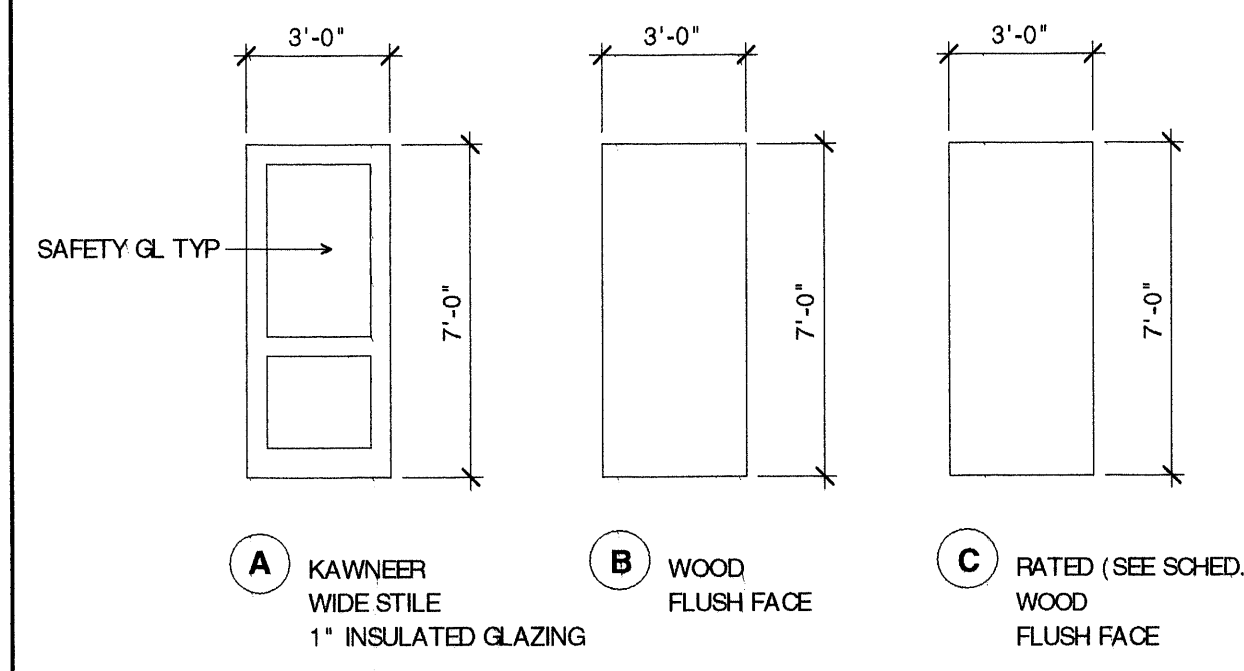
6 DOOR SILL  
A7.1 1 1/2" = 1'-0"



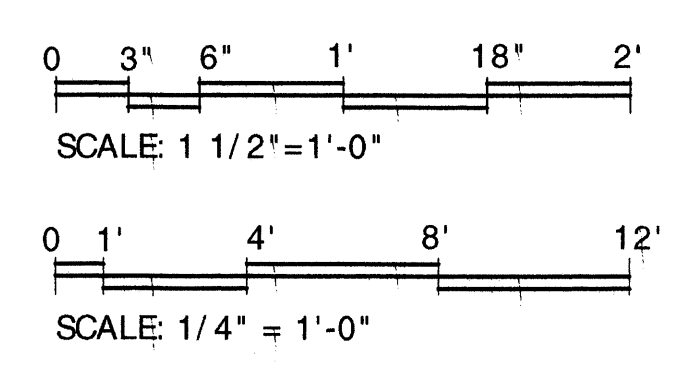
3 WINDOW SILL BRICK SHOWN - DTL SIM @ GRND FACE CMU  
A7.1 1 1/2" = 1'-0"



7 SIDELIGHT SILL  
A7.1 1 1/2" = 1'-0"



DOOR & WINDOW TYPES, FRAME TYPES



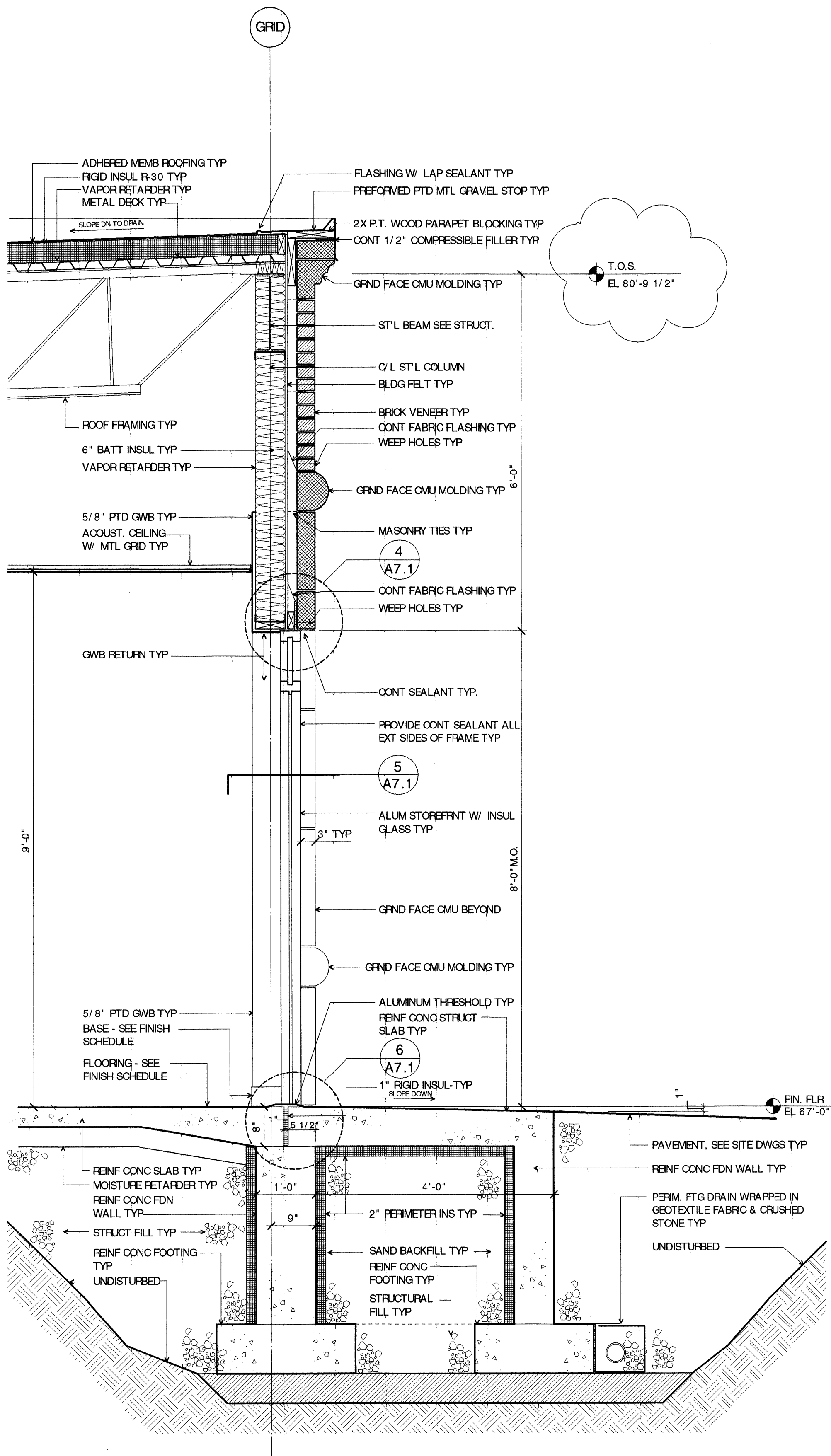
DRAWING NO.  
**A7.1**  
SCHEDULES  
WINDOWS & DOORS

HKTA / architects, inc.  
4 Milk Street  
Portland, Maine 04101  
HKTA / architects  
phone: 207.774.6016  
fax: 207.774.9128  
e-mail: hta@aol.com

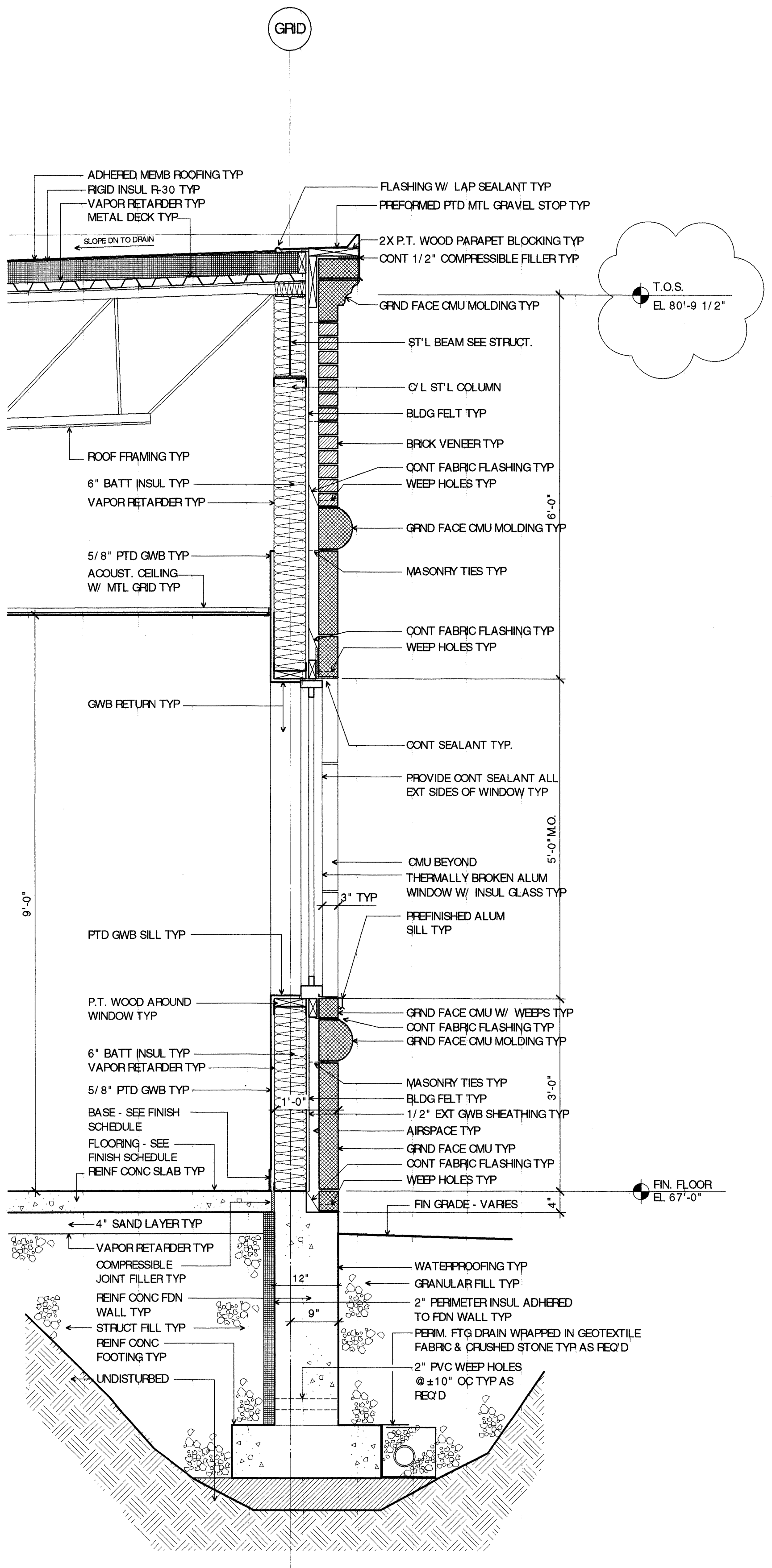
DATE: 05/5/2000  
REVISIONS:  
06/20/2000  
ITEM 10/20/2000  
10/27/2000  
FOR CONSTRUCTION  
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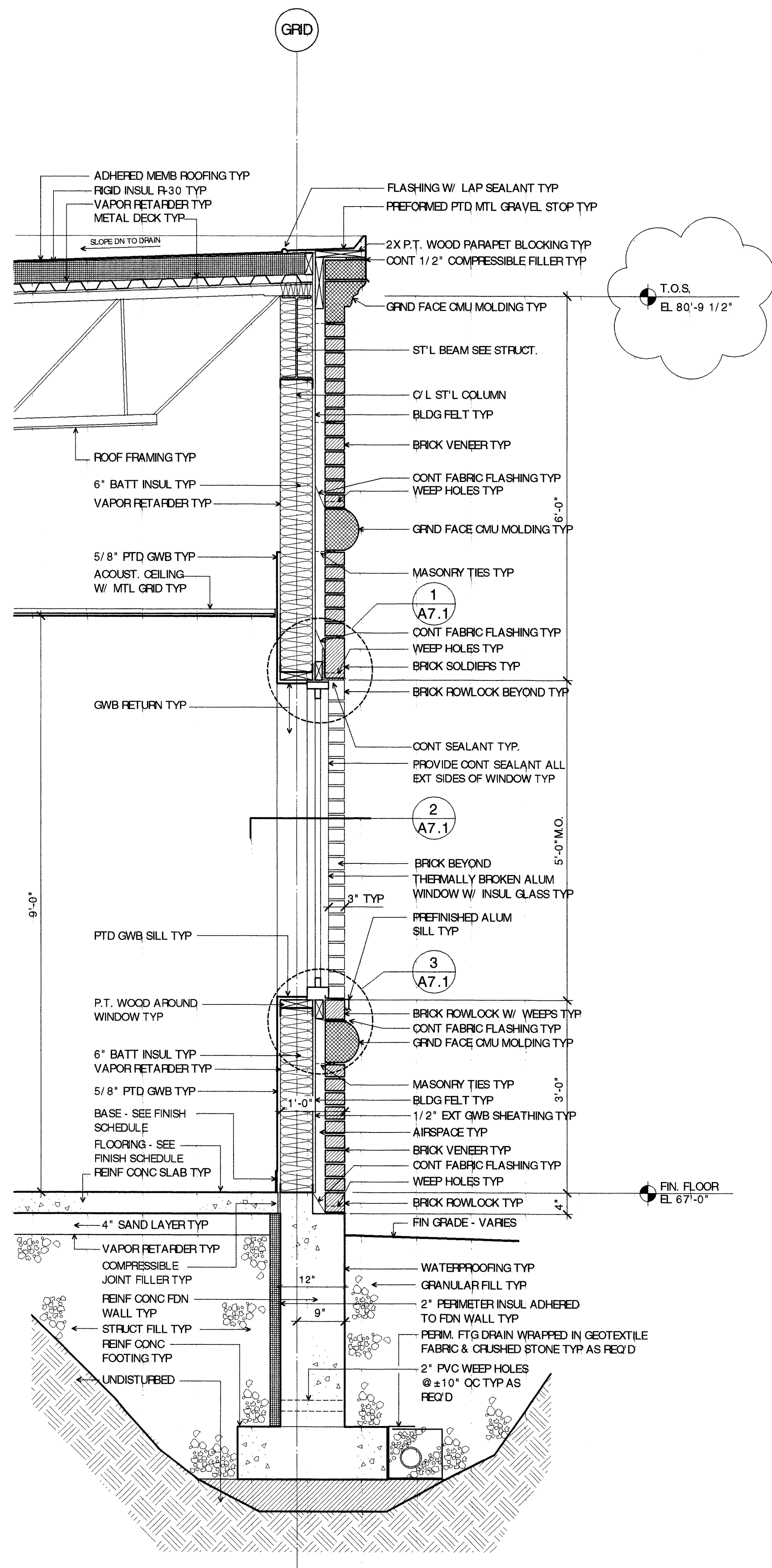
REGISTERED ARCHITECT  
BRIAN O'DONNELL  
No. 1483  
STATE OF MAINE



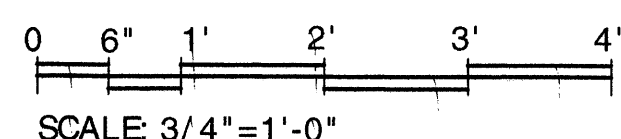
3 EXTERIOR WALL SECTION - STRUCT SLAB @ DOOR  
SCALE: 3/4" = 1'-0"



2 EXTERIOR WALL SECTION - GROUND FACE CMU  
SCALE: 3/4" = 1'-0"



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

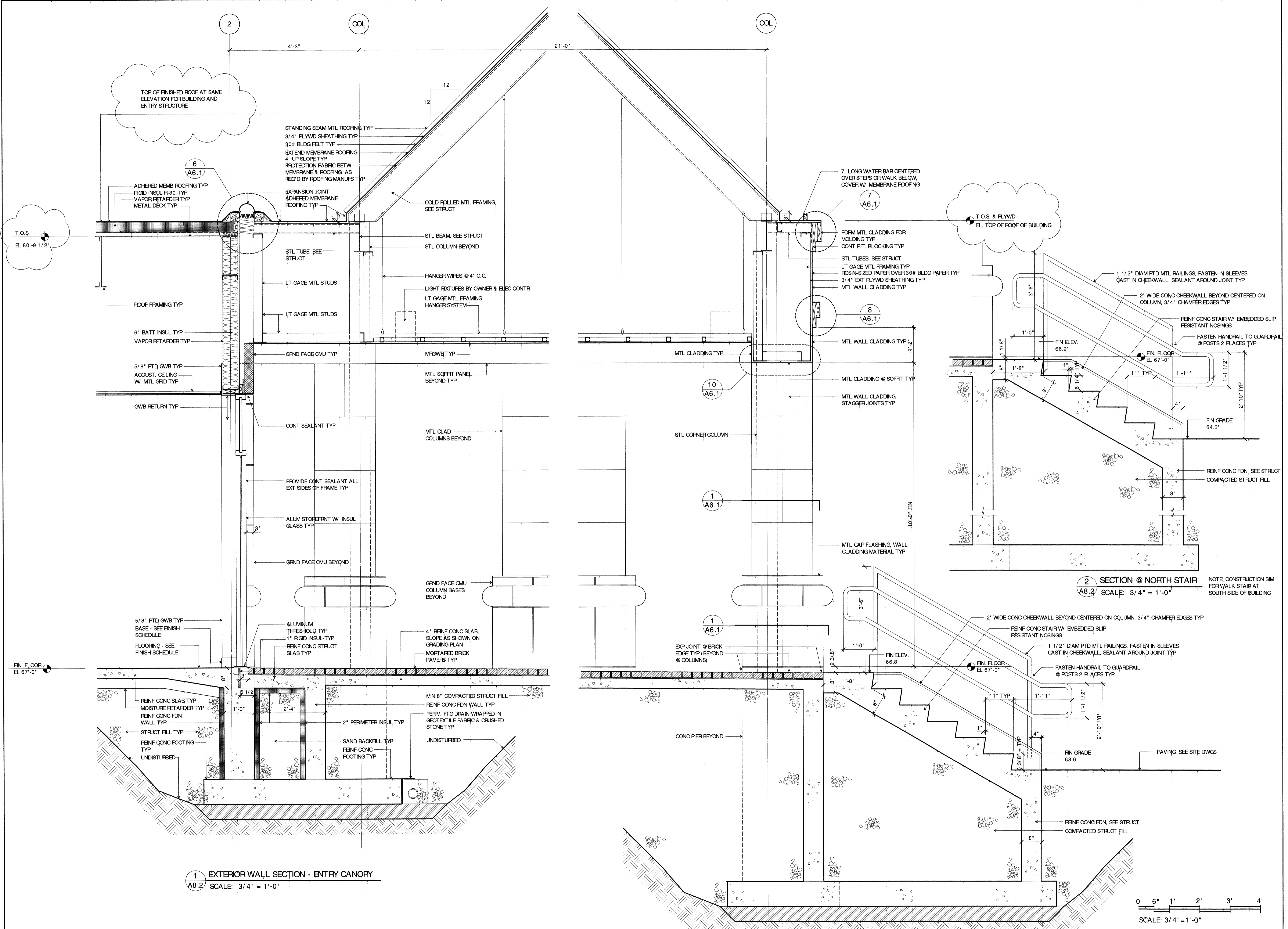
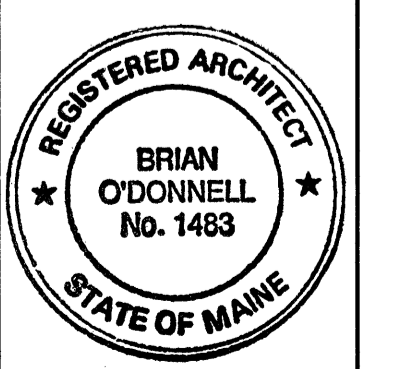




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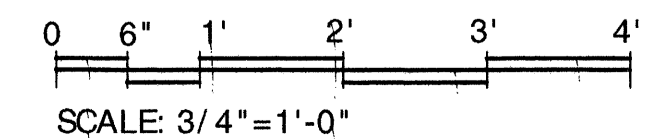
DATE: 05/5/2000  
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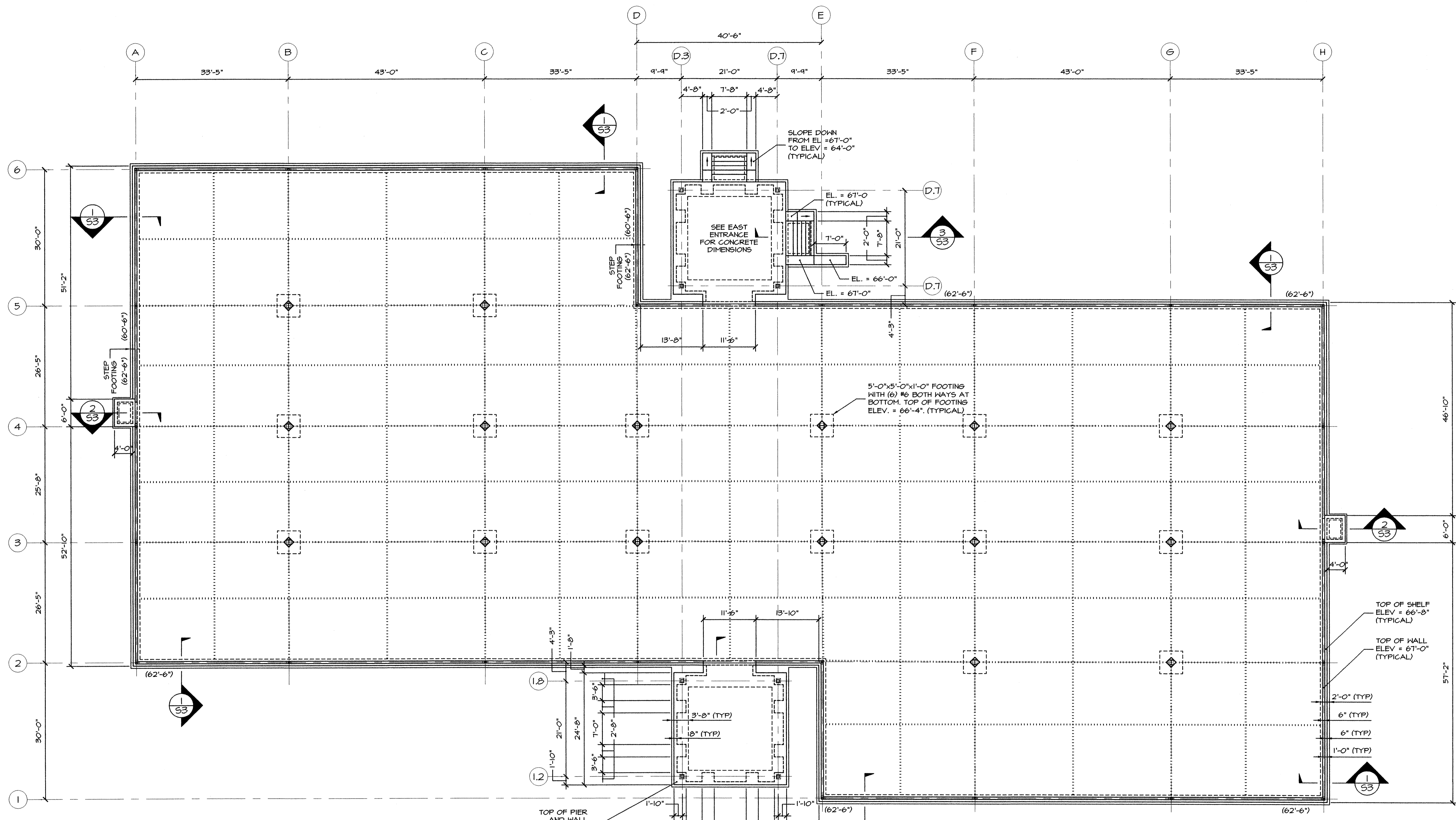
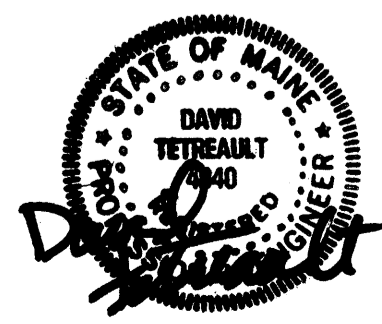


**1** EXTERIOR WALL SECTION - ENTRY CANOPY  
 A8.2 SCALE: 3/4" = 1'-0"

**2** SECTION @ NORTH STAIR  
 A8.2 SCALE: 3/4" = 1'-0"



NOTE: CONSTRUCTION SIM FOR WALK STAIR AT SOUTH SIDE OF BUILDING



**FOUNDATION PLAN**  
3/32"=1'-0"

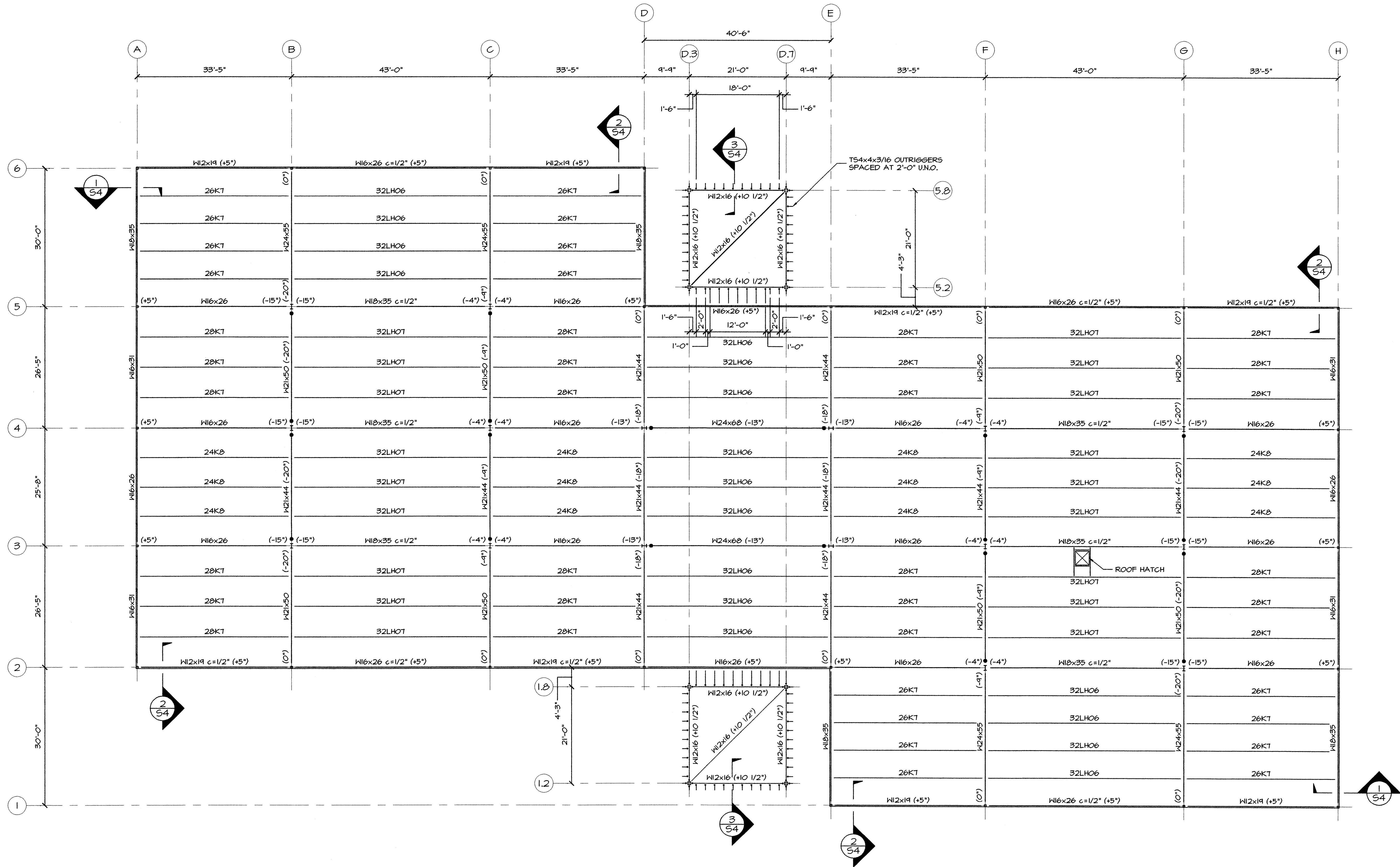
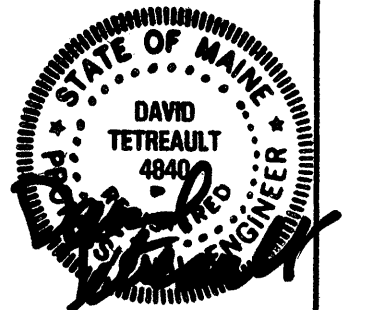
SLAB-ON-GRADE CONSISTS OF A 4" THICK FIBER REINFORCED SLAB ON 6" OF COMPACTED STRUCTURAL FILL OVER A VAPOR BARRIER ON 6" OF COMPACTED STRUCTURAL FILL.

TOP OF SLAB ELEVATION = 67'-0".

(XX'-X") INDICATES TOP OF FOOTING ELEVATION. LOCATIONS OF FOOTING STEPS ARE APPROXIMATE. MAINTAIN A MINIMUM OF 4'-6" FROM FINISHED GRADE TO THE BOTTOM OF FOOTING.

..... INDICATES A SANGUT CONTROL JOINT.





**ROOF FRAMING PLAN**  
3/32"=1'-0"  
TOP OF STEEL ELEVATION = 80'-4 1/2" UNLESS NOTED (±XX").  
ROOF DECK IS 1 1/2", 20 GAUGE, TYPE B PAINTED STEEL DECK.  
● INDICATES MOMENT CONNECTION.

GENERAL NOTES:

1. THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO THESE GENERAL NOTES.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT, SITE AND SHOP DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING'S COMPONENTS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL ACCURATELY REFLECT THE GENERAL CONTRACTOR'S VERIFICATION OF FIELD CONDITIONS.
4. SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED BY THE GENERAL CONTRACTOR OR A SUBCONTRACTOR. REPRODUCTION OF THE STRUCTURAL CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS IS NOT ACCEPTABLE.
5. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.
6. SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED FOR SIMILAR CONDITIONS.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

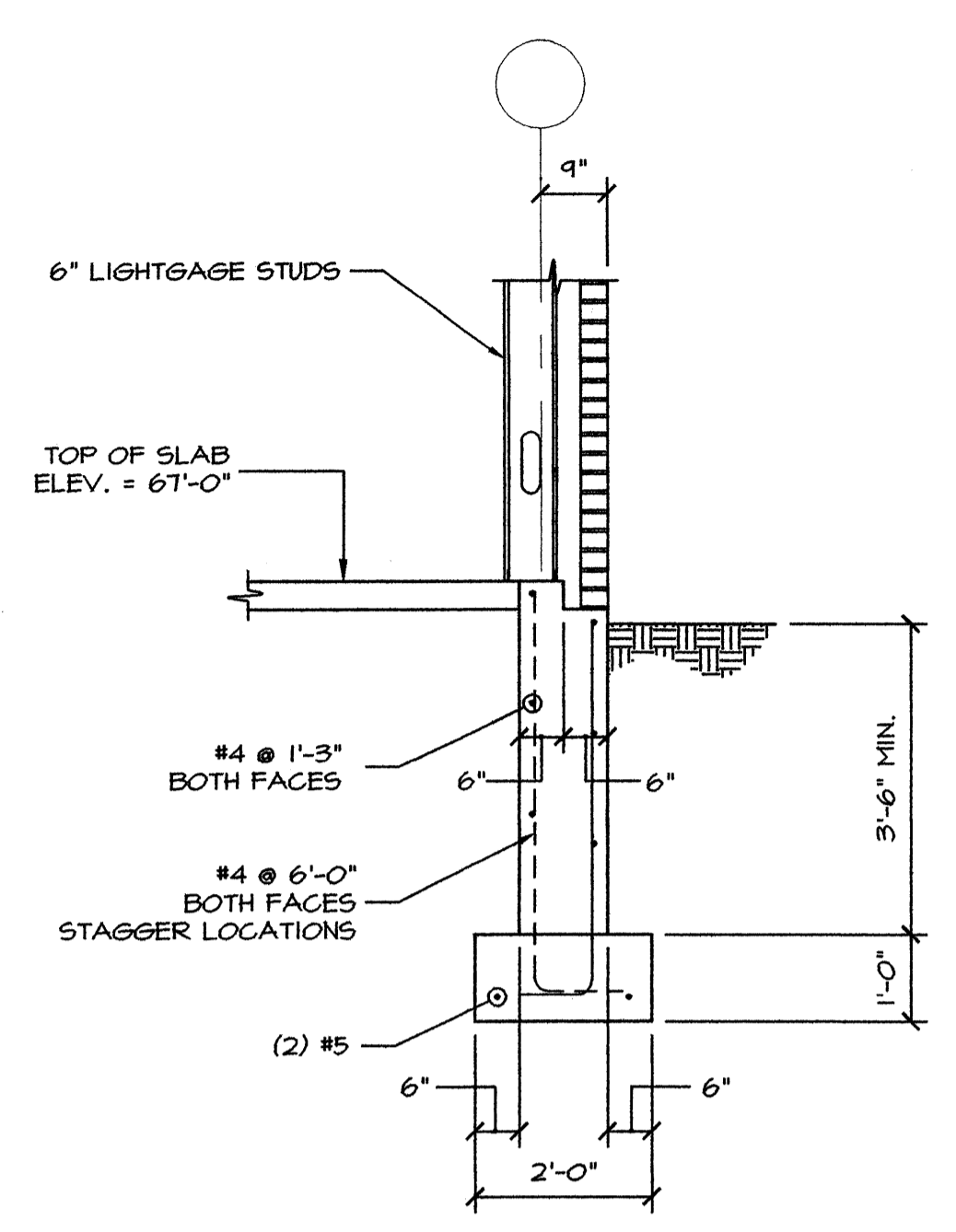
DESIGN CRITERIA:

1. BUILDING CODE: 1999 BOCA NATIONAL BUILDING CODE
2. DESIGN LOADS:
  - A. SNOW LOAD:
 

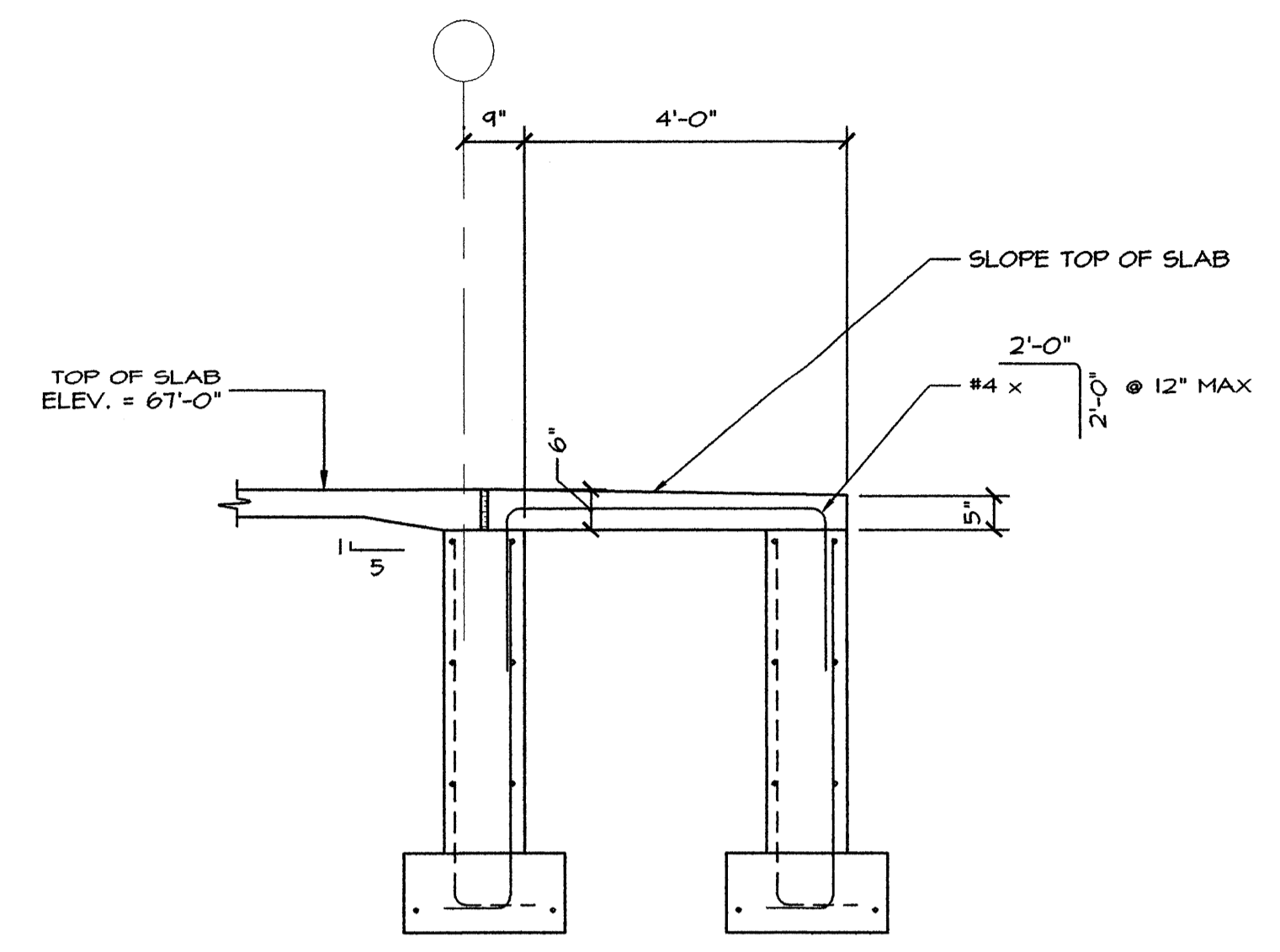
GROUND SNOW LOAD, Pg	60 PSF
SNOW EXPOSURE FACTOR	0.7
SNOW LOAD IMPORTANCE FACTOR	1.0
FLAT ROOF SNOW LOAD	42 PSF
SLOPED ROOF SNOW LOADS AND DRIFTING LOADS AT HIGH/LOW ROOF AREAS HAVE BEEN UTILIZED IN THE STRUCTURAL DESIGN WHERE REQUIRED.	
  - B. WIND LOADS:
 

MAIN WIND-FORCE RESISTING SYSTEM	
BASIC WIND SPEED, V	85 MPH
IMPORTANCE FACTOR, I	1.10
BASIC VELOCITY PRESSURE, Pv	18.5 PSF
EXPOSURE	B
COMPONENTS AND CLADDING	
EXPOSURE	C
  - C. SEISMIC DESIGN DATA:
 

PEAK VELOCITY RELATED ACCELERATION, Av	0.11
PEAK ACCELERATION, Aa	0.11
SEISMIC HAZARD EXPOSURE GROUP	I
SEISMIC PERFORMANCE CATEGORY	C
SOIL PROFILE TYPE	S1
SITE SOIL COEFFICIENT, S	1.0
BASIC STRUCTURAL SYSTEM	ORDINARY MOMENT FRAME
RESPONSE MODIFICATION FACTOR, R	4.5
DEFLECTION AMPLIFICATION FACTOR, Cd	4.0
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

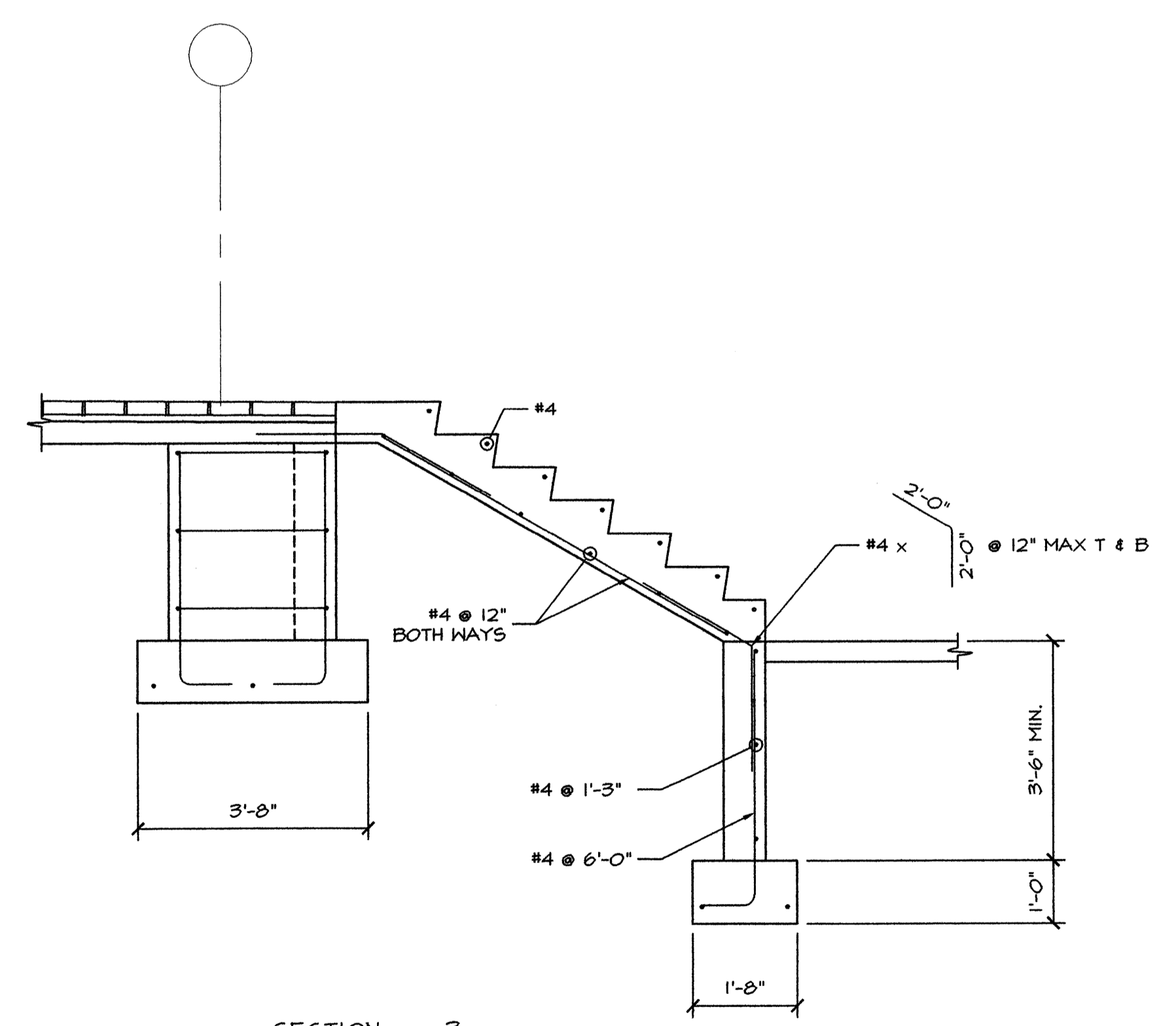


SECTION 1  
1/2"=1'-0" S1



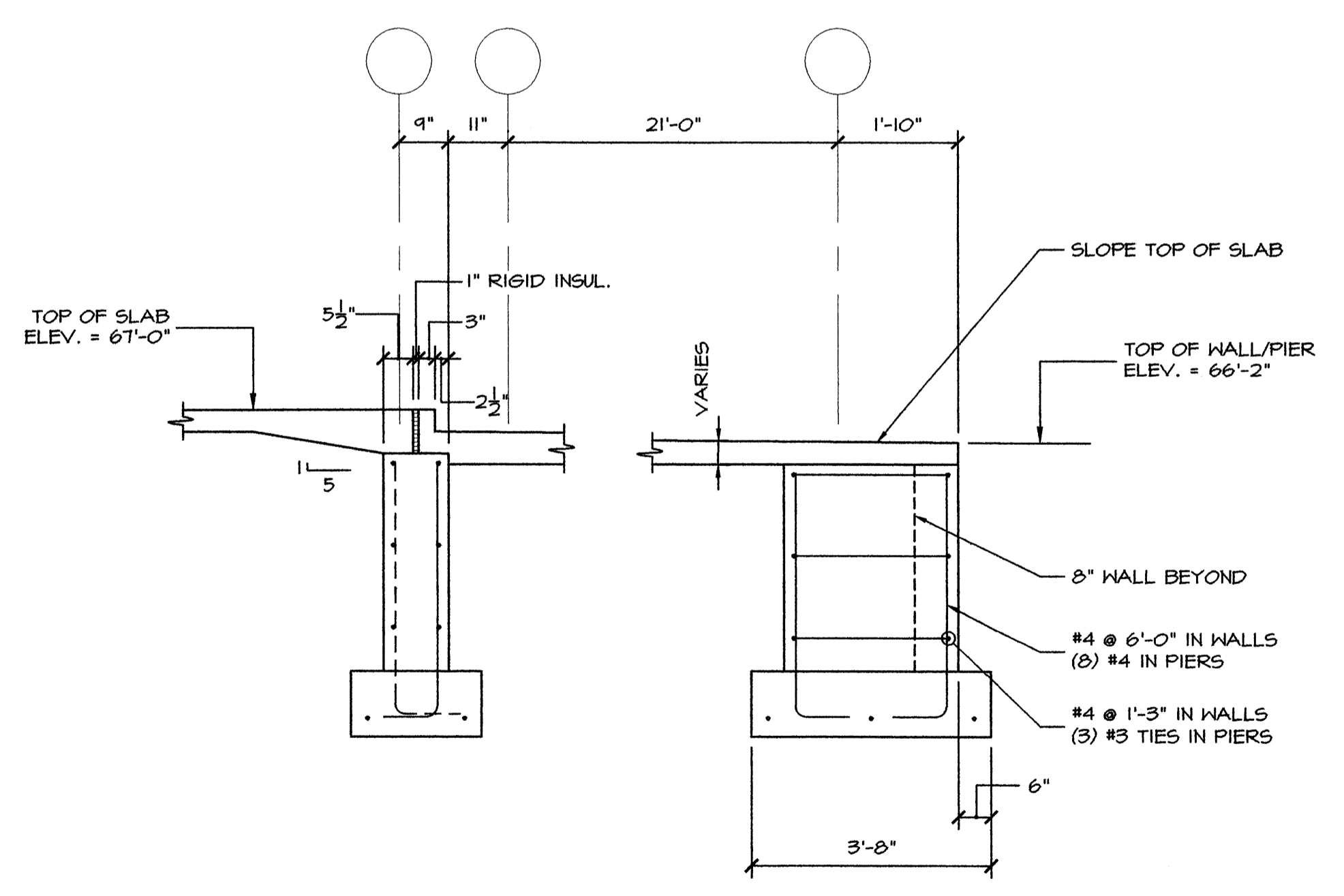
SECTION 2  
1/2"=1'-0" S1

SEE SECTION 1 FOR WALL AND FOOTING DIMENSIONS AND REINFORCING.



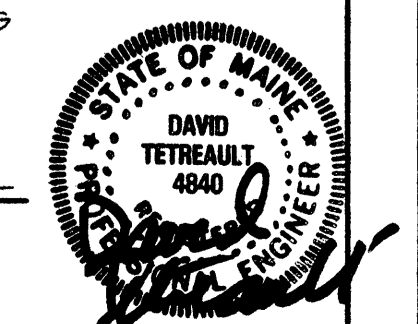
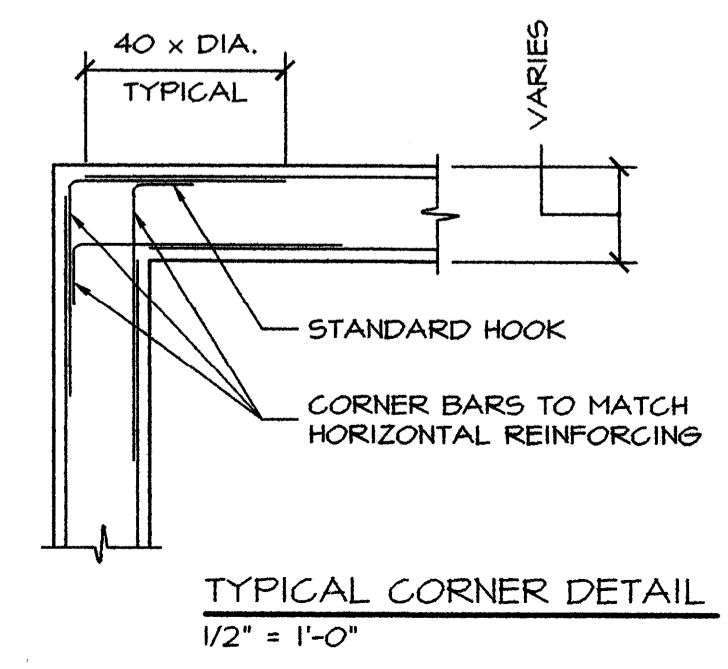
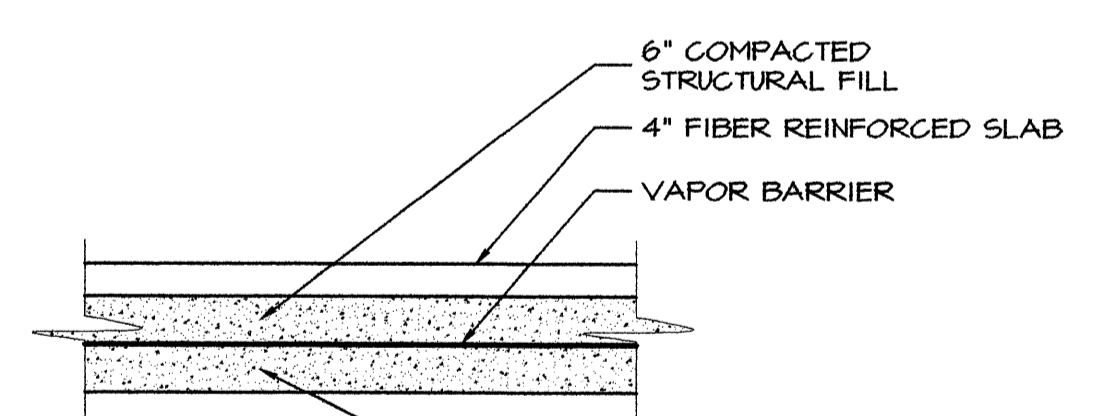
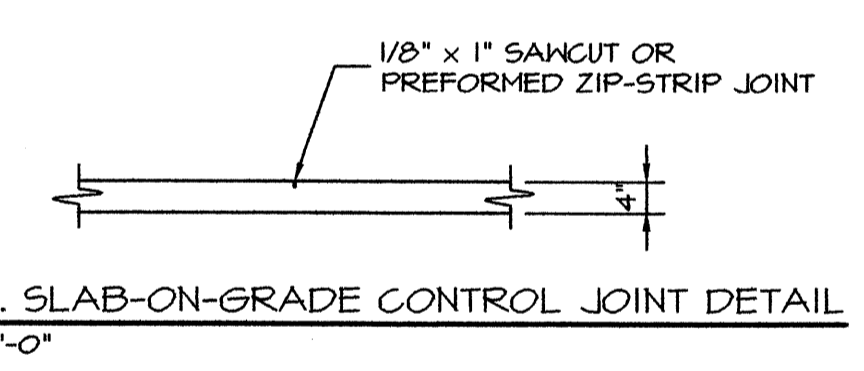
SECTION 3  
1/2"=1'-0" S1

SEE SECTIONS 1 AND 4 FOR WALL AND FOOTING DIMENSIONS AND REINFORCING.  
SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS.



SECTION 4  
1/2"=1'-0" S1

SEE SECTION 1 FOR WALL AND FOOTING DIMENSIONS AND REINFORCING.





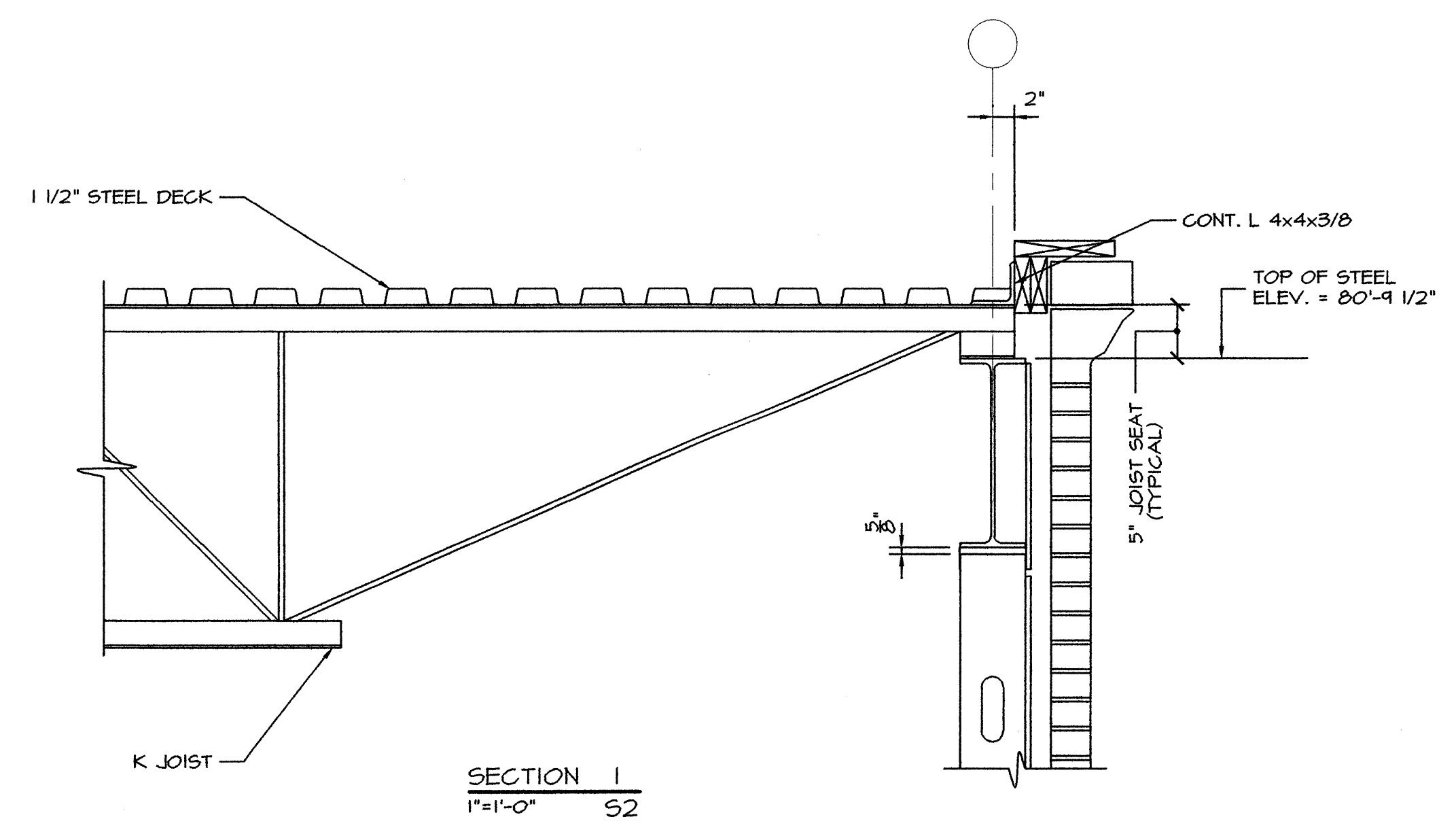
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The Building Dept  
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202.698.8838  
Fax: 202.678.8878

DATE: 10/27/00  
REVISIONS:  
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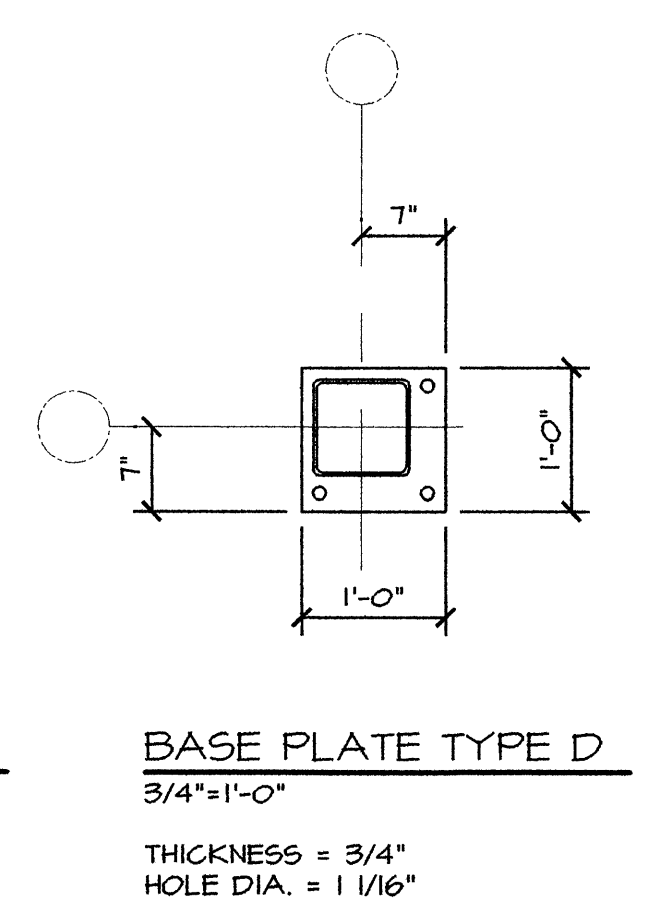
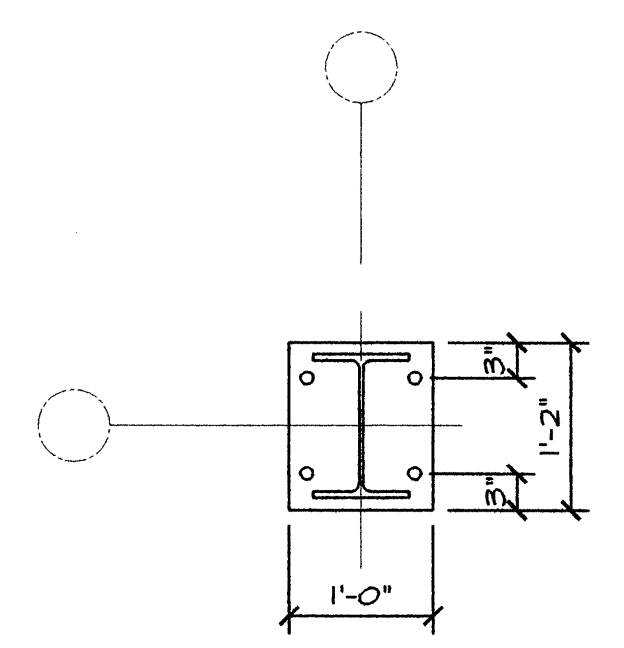
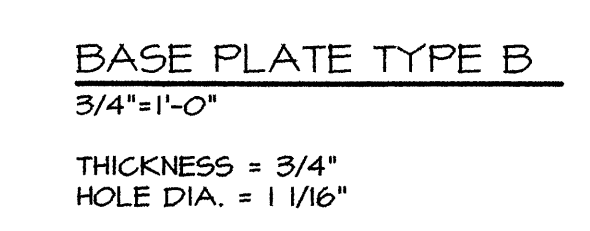
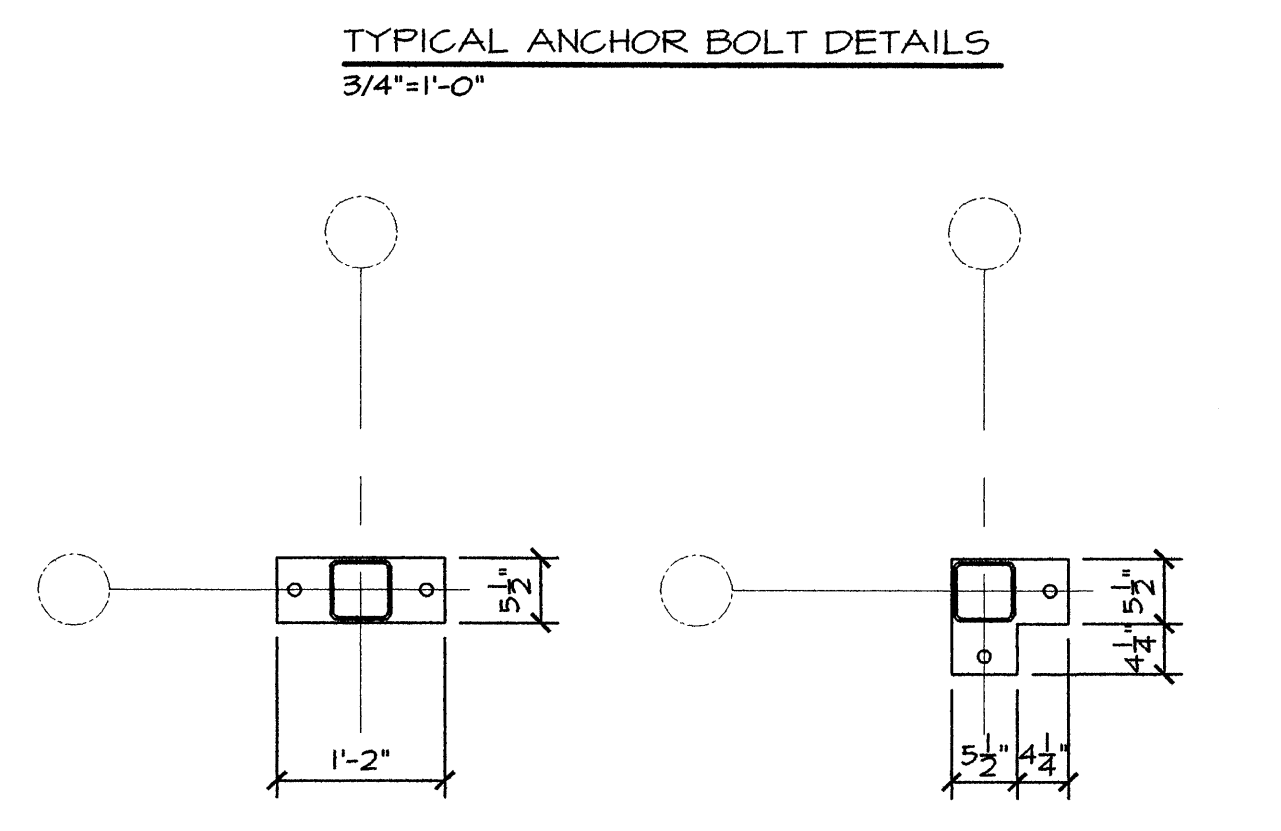
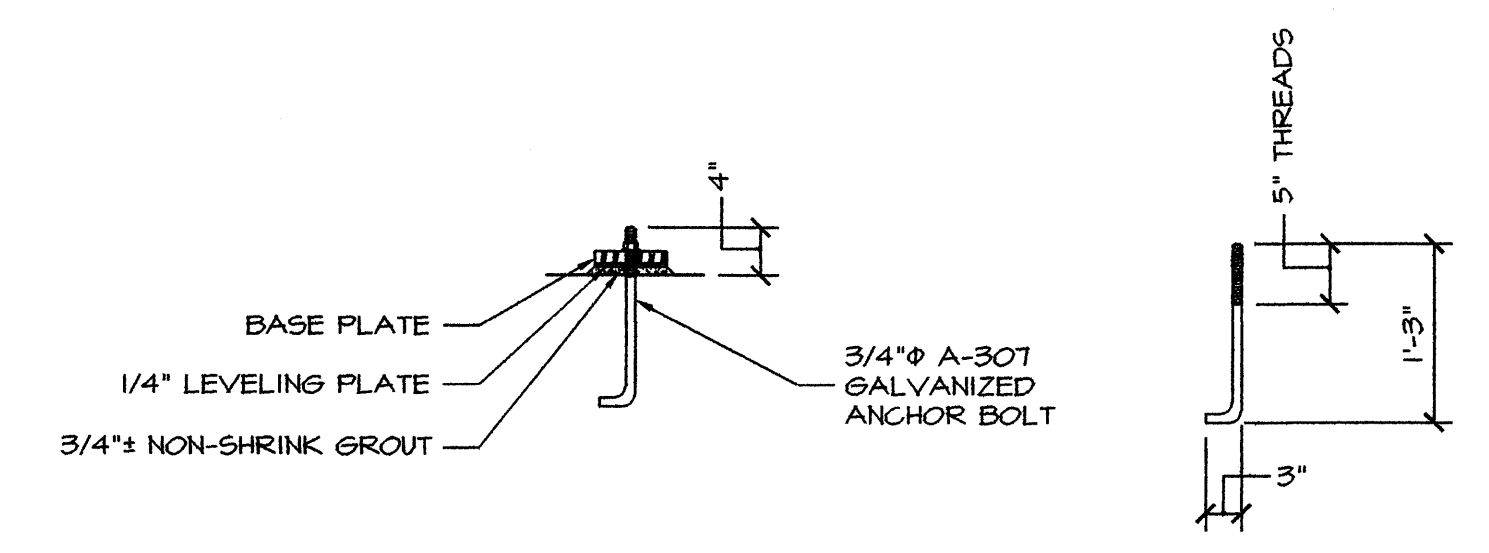
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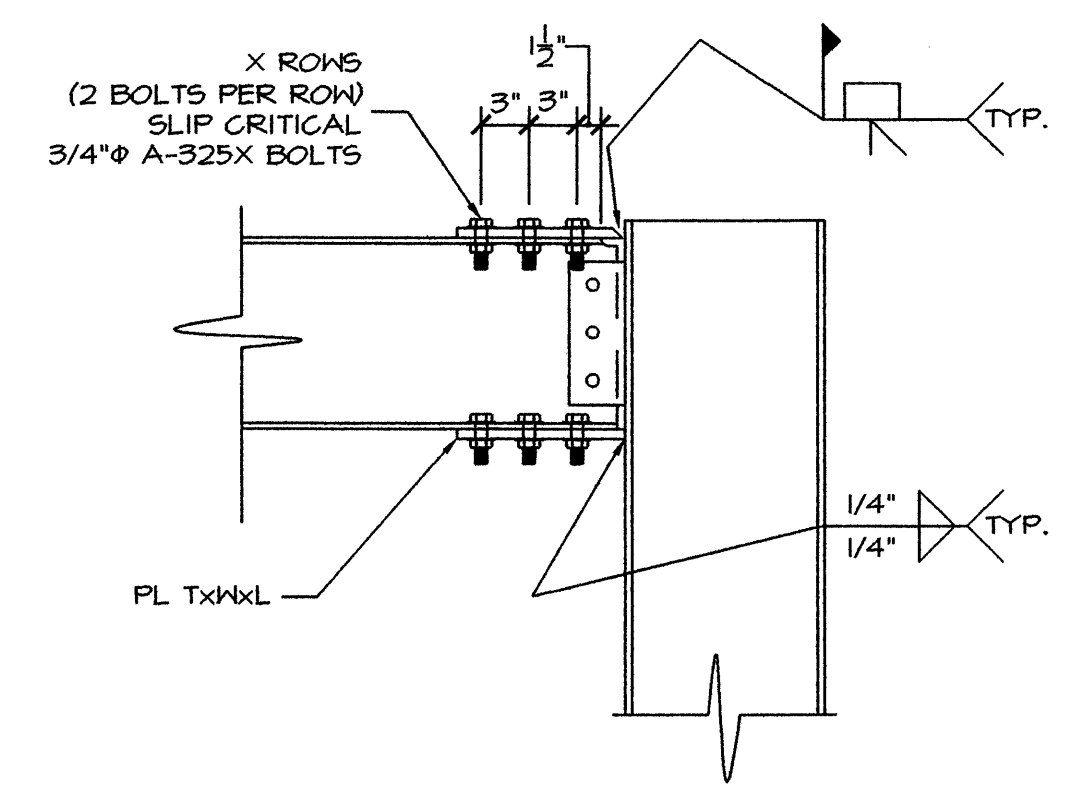
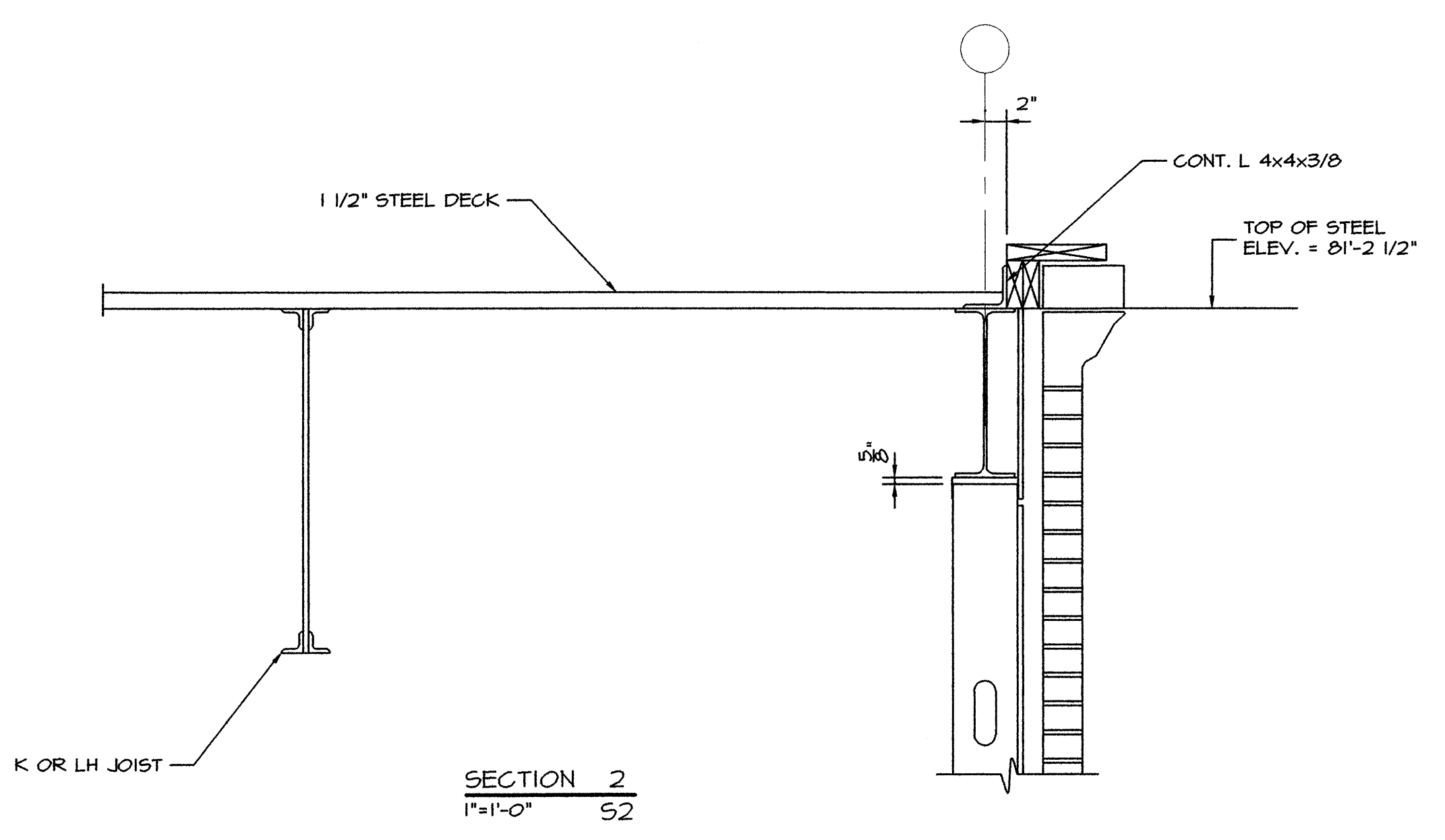
LINTEL SCHEDULE

ROUGH OPENING	LINTEL SIZE
UP TO 3'-0"	L3 1/2x3 1/2x5/16
3'-1" TO 4'-6"	L4x3 1/2x5/16 LLV
4'-7" TO 6'-0"	L5x3 1/2x5/16 LLV
6'-1" TO 12'-0"	L6x3 1/2x5/16 LLV

THIS LINTEL SCHEDULE APPLIES ONLY TO LOOSE LINTELS FOR BRICK VENEER.  
PROVIDE 6" BEARING AT EACH END OF ALL LINTELS

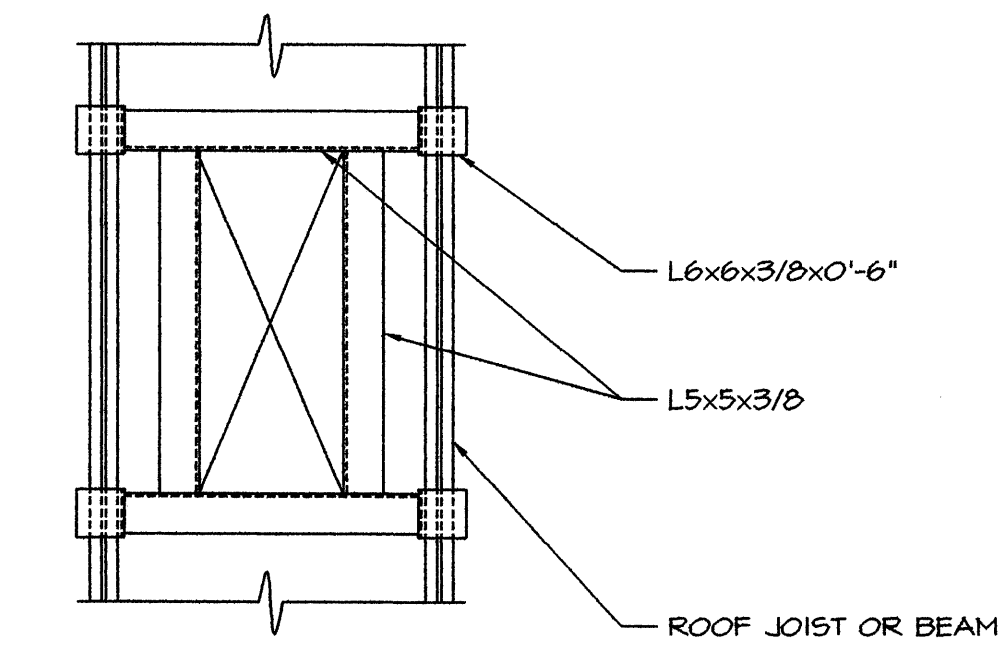


ALL ANCHOR BOLT HOLES ARE LOCATED 1/2" FROM EDGE OF PLATE UNLESS NOTED.



TYPICAL MOMENT CONNECTION  
1"=1'-0"

COLUMN SIZE	T	W	L	X
T50x8x1/4	5/8"	4 1/2"	10 1/2"	3
W12x30	5/8"	6 1/2"	13 1/2"	4
W12x40	5/8"	8"	13 1/2"	4



TYPICAL ROOFTOP OPENING FRAME  
NO SCALE  
COORDINATE SIZE AND LOCATION WITH EQUIPMENT

