

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <u>Brown Development Corporation</u> Applicant | <u>10-10-01</u> Application Date |
| <u>P.O. Box 7022</u> <u>Scarborough, ME 04070-7022</u> Applicant's Mailing Address | <u>Starbird Road Condominiums</u> Project Name/Description |
| <u>Shawn M. Frank, P.E.</u> <u>c/o Sebago Technics, Inc.</u> Consultant/Agent | <u>Starbird Road</u> Address Of Proposed Site |
| <u>(207)856-0277 / (207)856-2206</u> Applicant/Agent Daytime telephone and FAX | <u>224/A/1</u> Assessor's Reference, Chart#, Block, Lot# |
| Proposed Development (Check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail | |
| <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking Lot <input type="checkbox"/> Other(Specify) _____ | |
| <u>12 condominiums in 4 buildings</u> Proposed Building Square Footage and /or # of Units | <u>1.40 ac</u> Acreage of Site |
| | <u>Contract Zone</u> Zoning |
| Major Site Plan <input checked="" type="checkbox"/> | Minor Site Plan <input type="checkbox"/> |

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

| | |
|-------------------------------------------------------------------------------------------------------------|-----------------------|
| Signature of applicant:  | Date: <u>10/24/01</u> |
|-------------------------------------------------------------------------------------------------------------|-----------------------|

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Starbird Road Condominiums
Project Name, Address of Project

I.d. Number

Submitted () & Date Item Required Information Section 14-525 (b,c)

| | | | |
|-------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| _____ | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| _____ | (2) | Name and address of applicant and name of proposed development | a |
| _____ | (3) | Scale and north points | b |
| _____ | (4) | Boundaries of the site | c |
| _____ | (5) | Total land area of site | d |
| _____ | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| _____ | (7) | Plans based on the boundary survey including: | 2 |
| _____ | (8) | Existing soil conditions | a |
| _____ | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| _____ | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| _____ | (11) | Approximate location of buildings or other structures on parcels abutting the site | d |
| _____ | (12) | Location of on-site waste receptacles | e |
| _____ | (13) | Public utilities | e |
| _____ | (14) | Water and sewer mains | e |
| _____ | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| _____ | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| _____ | (17) | Location and dimensions of on-site pedestrian and vehicular accessways | g |
| _____ | (18) | Parking areas | g |
| _____ | (19) | Loading facilities | g |
| _____ | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| _____ | (21) | Curb and sidewalks | g |
| _____ | (22) | Landscape plan showing: | h |
| _____ | (23) | Location of existing proposed vegetation | h |
| _____ | (24) | Type of vegetation | h |
| _____ | (25) | Quantity of plantings | h |
| _____ | (26) | Size of proposed landscaping | h |
| _____ | (27) | Existing areas to be preserved | h |
| _____ | (28) | Preservation measures to be employed | h |
| _____ | (29) | Details of planting and preservation specifications | h |
| _____ | (30) | Location and dimensions of all fencing and screening | i |
| _____ | (31) | Location and intensity of outdoor lighting system | j |
| _____ | (32) | Location of fire hydrants, existing and proposed | k |
| _____ | (33) | Written statement | c |
| _____ | (34) | Description of proposed uses to be located on site | l |
| _____ | (35) | Quantity and type of residential, if any | l |
| _____ | (36) | Total land area of the site | b2 |
| _____ | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| _____ | (38) | General summary of existing and proposed easements or other burdens | c3 |
| _____ | (39) | Method of handling solid waste disposal | 4 |

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 10/14/01
RECEIVED FROM By own Devel account
ADDRESS Starbird Rd

| UNIT | ITEM | REVENUE CODE | DOLLAR AMOUNT |
|------|---------------------|--------------|---------------|
| | <u>Majors Site</u> | | <u>50000</u> |
| | <u>Check # 1504</u> | | |
| | <u>CBL 224 A001</u> | | |
| | | | |
| | | | |
| | | | |
| | | | |

CASH CHECK OTHER TOTAL 50000

RECEIVED BY [Signature]

GENERAL NOTES

COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, SAFETY ORDERS, AND DIRECTIVES OF THE STATE, COUNTY AND CITY.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, CERTIFICATES OF INSPECTION AND APPROVAL, ETC., UNLESS OTHERWISE NOTED BY OWNER.

PRIOR TO CONSTRUCTION EACH CONTRACTOR SHALL VISIT THE SITE, AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

IN THE CASE OF DISCREPANCIES OR INCONSISTENCIES APPEARING IN THE CONSTRUCTION DOCUMENTS, OR FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED. IN NO CASE SHALL WORK PROCEED IN UNCERTAINTY OR WITH INSUFFICIENT DATA.

ALL WORK, FIXTURES AND THE STRUCTURE SHALL BE PROTECTED IN ALL RESPECTS FROM WEATHER, CONST. HAZARDS, FIRE, UNNECESSARY INTRUSIONS, DUST, DIRT OR DEBRIS.

EACH CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN, FOR THE DURATION OF CONSTRUCTION, ALL REQUIRED SCAFFOLDS, TARPAULINS, WARNING SIGNS, FENCES, AND OTHER TEMPORARY CONSTRUCTION ITEMS FOR THE PROPER AND SAFE COMPLETION OF THE WORK AND FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS, INCLUDING OSHA.

THE CONTRACTOR SHALL DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCES, AND ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.

ALL CONSTRUCTION MATERIALS, IF PLACED ON ROOF ROOF SHALL BE SPREAD OUT TO ADEQUATELY DISTRIBUTE THE LOAD ON THE STRUCTURE. EACH CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE DOES NOT PROVIDE ADEQUATE STRENGTH.

ALL MATERIALS, FABRICATION, AND/OR INSTALLATION SHALL COMPLY WITH ALL TECHNICAL AND INDUSTRY STDS. AND SPECIFICATIONS FOR EACH DIVISION OF WORK.

ALL WORK SHALL BE CHECKED AND ACCEPTED BY THE ARCHITECT AND OWNER BEFORE CONSIDERED COMPLETE.

EACH CONTRACTOR TO FULLY REVIEW CONSTRUCTION DOCUMENTS FOR HIS SCOPE OF WORK AND COORDINATE SEQUENCE OF HIS WORK WITH OWNER AND ALL OTHER CONTRACTORS.

MECHANICAL CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL HVAC AND PLUMBING SYSTEM COMPLETE AND OPERATIONAL AND BALANCED.

ELECTRICAL CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL ELECTRICAL SYSTEM COMPLETE AND OPERATIONAL.

FIRE SUPPRESSION CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL FIRE SUPPRESSION SYSTEM COMPLETE AND OPERATIONAL.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

ALL FLOORS SHALL BE LEVELED TO A TOLERANCE OF 1/8" IN 10'-0" WHEN CHECKED AT ANY AREA WITH A 10'-0" STRAIGHT EDGE.

INSTALL BLOCKING FOR FUTURE SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING FUTURE WORK.

INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS, LAUNDRY AND ALL OTHER HIGH HUMIDITY AREAS.

ALL SEALANT AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.

EXTEND BITUMINUS WATERPROOF UNDERLAYMENT FROM EAVE UP ROOF TO MINIMUM 6'-0", 3'-0" AT ALL RAKES, HIPS, VALLEYS, AND WALL/ROOF TRANSITIONS

KITCHEN AND BATHROOM LAYOUTS - SHOP DRAWINGS BY KITCHEN SUPPLIER.

GC/DEVELOPER TO COORDINATE TRUSS LAYOUT INFO WITH MANUFACTURER

UNDERLAYMENT AND SUBFLOORING SHALL BE 3/4" PLYWOOD TONGUE AND GROOVE - GLUED AND SCREWED TO SUPPORTING MEMBERS PER MANUFACTURERS REQUIREMENTS

STARBIRD CONDOMINIUMS

BROWN DEVELOPMENT CORPORATION

PORTLAND, MAINE



GAWRON ARCHITECTS

29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
VOICE- 207-883-6307
FAX- 207-883-0361



ISSUED FOR
OWNER REVIEW
02/05/02

DRAWING LEGEND

- ROOM NUMBER
- DOOR NUMBER
- WINDOW TYPE
- BUILDING ELEVATION
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- COLUMN CENTER LINE
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK
- GRAVEL
- SOIL
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- GYPSUM BOARD
- SAT
- BATT INSULATION
- RIGID INSULATION
- EXPANSION MATERIAL
- FINISH WOOD
- ONE HOUR RATED FTN.
- TWO HOUR RATED FTN.
- CROWN MOULDING
- CHAIR RAIL
- CHAIR RAIL & CROWN MOULDING

PROJECT DIRECTORY

ARCHITECT : GAWRON ARCHITECT
29 BLACK POINT ROAD
SCARBOROUGH, ME 04074-6308

CIVIL ENGINEER: SERAGO TECHNICS, INC.
P. O. BOX 1258
WESTBROOK, MAINE 04096 1339

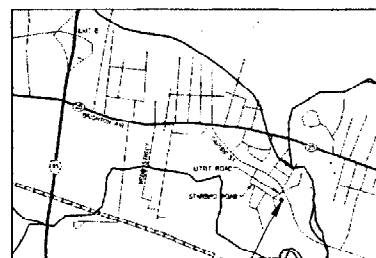
MECHANICAL ENGINEER: DESIGN / BUILD

ELECTRICAL ENGINEER: DESIGN / BUILD

PLUMBING ENGINEER: DESIGN / BUILD

FIRE SUPPRESSION: DESIGN / BUILD

SITE MAP



PROJECT LOCATION

DRAWING INDEX

CIVIL DRAWINGS

ISSUED SEPARATELY

ARCHITECTURAL DRAWINGS

- G-101 TITLE SHEET, DRAWING INDEX & GENERAL NOTES
- G-102 CODE REVIEW PLANS
- A-100 FIRST FLOOR PLAN
- A-101 SECOND FLOOR PLAN
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-300 BUILDING SECTIONS
- A-301 BUILDING SECTIONS
- A-400 WALL SECTIONS
- A-501 DOOR & WINDOW SCHEDULE & DETAILS

STRUCTURAL DRAWINGS

- S-101 FOUNDATION PLAN
- S-102 SECOND FLOOR FRAMING PLAN
- S-103 ROOF FRAMING PLAN

MECHANICAL DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH ALL TRADES

ELECTRICAL DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH TRADES

PLUMBING DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH ALL TRADES

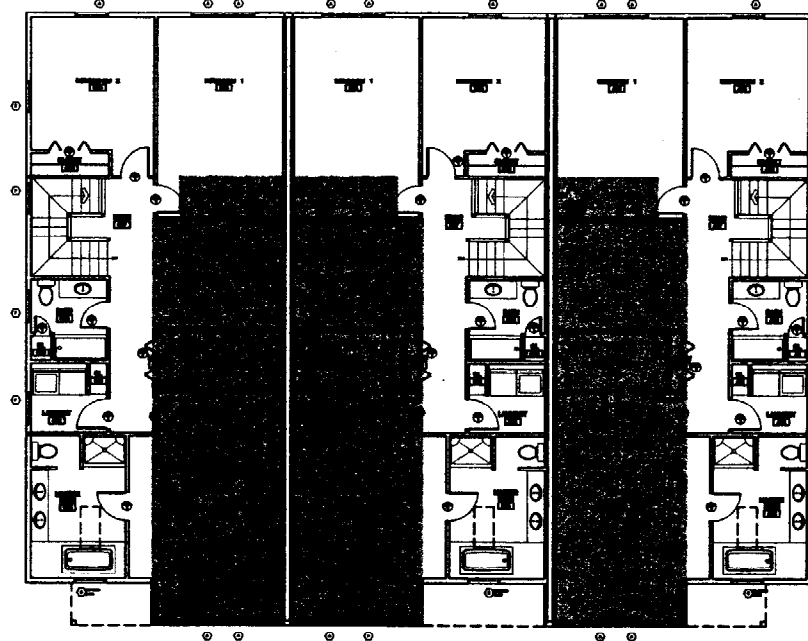
FIRE PROTECTION DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH ALL TRADES

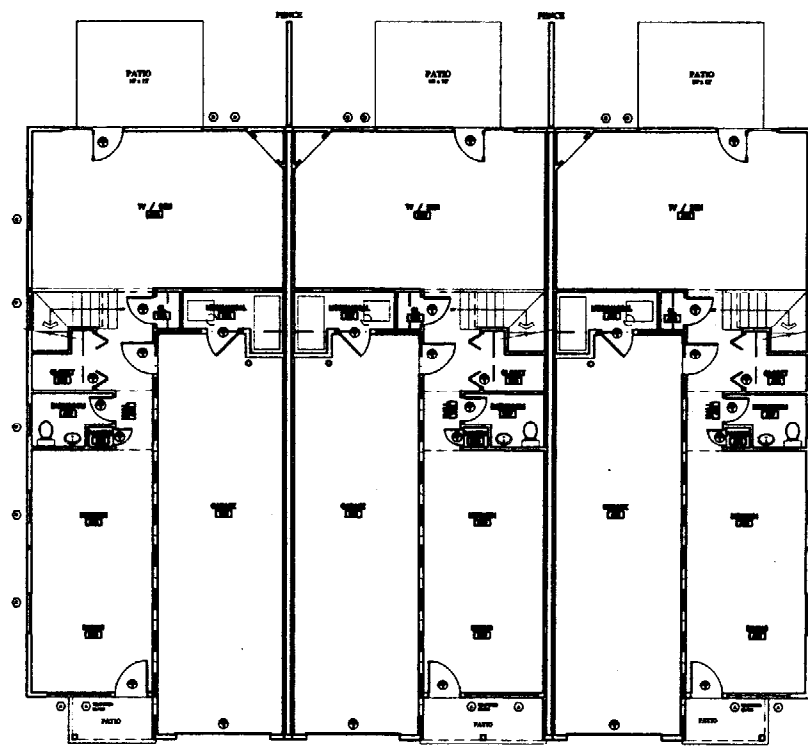
DRAWING ABBREVIATIONS

| | | | |
|--------------|----------------------------|-----------|---------------------------------|
| AB | ANCHOR BOLT | JNT OR JT | JOINT |
| ACT | ACOUSTICAL CEILING TILE | LAV | LAVATORY |
| APP | ABOVE FINISH FLOOR | LINTEL | LINTEL |
| ALUM OR AL | ALUMINUM | LOC | LOCATION |
| AWP | ACOUSTICAL WALL PANEL | M | MAXIMUM |
| ACT | ACOUSTICAL CEILING TILE | MAS | MASONRY |
| BT | BITUMINOUS | MB | MARKER BOARD |
| BM | BENCH MARK | MECH | MECHANICAL |
| BOT | BOTTOM | MFCR | MANUFACTURER |
| BRG | BRACING | MIND | MINIMUM |
| BRK | BRICK | MISC | MISCELLANEOUS |
| CAB | CARPET | MO | MASONRY OPENING |
| CB | CABINET | MR | MOP RECEPTOR |
| CC | CHALK BOARD | MRCB | MOISTURE RESISTANT GYPSUM BOARD |
| CC | CENTER TO CENTER | MTL | METAL |
| CE | CONCRETE | N | NORTH |
| CE | CONCRETE HARDENER | NA | NOT APPLICABLE |
| CJ | CONTROL JOINT | NIC | NOT IN CONTACT |
| CL | CENTER LINE | NO | NUMBER |
| CLG | CEILING | NOM | NOMINAL |
| CMU | CONCRETE MASONRY UNITS | NTS | NOT TO SCALE |
| CONC | CONCRETE | OA | OVERALL |
| CONT | CONTINUOUS | OC | ON CENTER |
| CONST | CONSTRUCTION | OD | OUTSIDE DIAMETER |
| CONTR | CONTRACTOR | OPNG | OPENING |
| CT | CERAMIC TILE | OPF | OPPOSITE |
| DBL | DOUBLE | OF | OUTSIDE FACE |
| DF | DRINKING FOUNTAIN | OF | OUTSIDE FACE |
| DIA | DIAMETER | P | PAINT |
| DIM | DIMENSION | PTD | PAINTED |
| DNA | DOES NOT APPLY | PL | PLATE |
| DTL | DETAIL | PLY WD | PLYWOOD |
| DWC | DRAWING | PANEL | PANEL |
| EA | EAST | P.T. | PRESSURE TREATED |
| EACH | EACH | PT & D | PAPER TOWEL AND WASTE DISPENSER |
| EJ | EACH FACE | PTN | PARTITION |
| EJ | EXPANSION JOINT | RD | ROOF DRAIN |
| EL | ELEVATION | REF | REFER |
| ELEC | ELECTRICAL | REF | REFRIGERATOR |
| ELEV | ELEVATOR | REINF | REINFORCED |
| EMHO | ELECTRO-MAGNETIC HOLD OPEN | REQD | REQUIRED |
| EQ | EQUAL | RM | ROOM |
| EQ | EACH WAY | RO | ROUGH OPENING |
| EW | ELECTRIC WATER COOLER | S | SOUTH |
| EXIT OR (E) | EXISTING | SC | SHOWER CURTAIN |
| EXP | EXPANSION | SD | SOAP DISPENSER |
| EXT | EXTERIOR | SCHED | SCHEDULE |
| FD | FLOOR DRAIN | SECT | SECTION |
| FDN | FOUNDATION | SHFT | SHIFTER |
| FIE | FIRE EXTINGUISHER | SIM | SIMILAR |
| FPE | FINISH FLOOR ELEVATION | SND | SANITARY NAPKIN DISPOSAL |
| FIN | FINISH | SO | SQUARE |
| FIN FL OR FF | FINISH FLOOR | SSS | SYNTHETIC SPORTS SURFACE |
| FIN CR | FINISH GRADE | STD | STANDARD |
| FL | FLOOR | STL | STEEL |
| FR | FIRE RATING | STRUCT | STRUCTURAL |
| FRMG | FRAMING | SV | SECRET VINYL |
| FT | FEET (FOOT) | T | TEMPERED (GLASS) |
| FT | FIELD VERIFY | TB | TACK BOARD |
| FWC | FABRIC WALL COVERING | THICK | THICKNESS |
| GA | GRANITE | TO | TOP OF |
| GALV | GALVANIZED | TOB | TOP OF BEAM |
| GB | GRAB BARS | TOM | TOP OF MASONRY |
| GC | GENERAL CONTRACTOR | TOW | TOP OF WALL |
| CB | GYPSUM WALL BOARD | TP | TILE PAPER DISPENSER |
| HC | HANDICAP | TYP | TYPICAL |
| HD WD | HARDWOOD | UNO | UNLESS NOTED OTHERWISE |
| HDR | HARDWARE | VB | VAPOR BARRIER |
| HDRWE | HARDWARE | VCT | VINYL COMPOSITION TILE |
| HM | HOLLOW METAL | VERT | VERTICAL |
| HORIZ | HORIZONTAL | VWC | VINYL WALL COVERING |
| HT | HEIGHT | W | WEST |
| ID | INSIDE DIAMETER | WC | WATER CLOSET |
| IF | INSIDE FACE | WD | WOOD |
| IN | INCHES | | |
| INSUL | INSULATION | | |
| INT | INTERIOR | | |

G-101



2 CODE REVIEW: SECOND FLOOR PLAN
 G-101 SCALE: 1/16" = 1'-0"

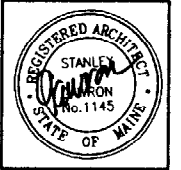


1 CODE REVIEW: FIRST FLOOR PLAN
 G-101 SCALE: 1/16" = 1'-0"

| BOCA: CODE DATA | |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE GROUP CLASSIFICATION | R-2 RESIDENTIAL |
| TYPE OF CONSTRUCTION | 5B - UNPROTECTED |
| ACTUAL BUILDING AREA | 6870 SQ. FT. |
| TABLE 903 BUILDING AREA LIMITATION - SQ. FT. | 4170 |
| 506.2 STREET FRONTAGE INCREASE (150%) - SQ. FT. | 7,200 |
| 506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%) - SQ. FT. | 9,600 |
| ALLOWABLE BUILDING AREA - SQ. FT. | 16,800 |
| BUILDING HEIGHT | 30'-6" |
| FIRE SUPPRESSION: | TOTAL BUILDING AUTOMATIC WATER SPRINKLER SYSTEM |
| FIRE WALLS AND PARTY WALLS | 1 HOUR |
| STAIR ENCLOSURES | NONE USED |
| SHAFTS | NONE USED |
| EXIST ACCESS CORRIDORS | 0 HOURS - FIRE SUPPRESSION |
| INTERIOR LOAD BEARING WALLS | 0 HOURS - FIRE SUPPRESSION |
| STRUCTURAL MEMBER SUPPORTING WALL | 0 HOURS - FIRE SUPPRESSION |
| FLOOR CONSTRUCTION | 0 HOURS - FIRE SUPPRESSION |
| ROOF CONSTRUCTION | 0 HOURS - FIRE SUPPRESSION |
| FIRE EXTINGUISHERS | LOCATIONS TO BE FIELD VERIFIED BY FIRE CHIEF PRIOR TO LOCATION |
| FLAME SPREAD RATINGS | |
| INTERIOR FINISH REQUIREMENTS | |
| REQUIRED VERTICAL EXITS | I |
| CORRIDORS PROVIDING EXIT ACCESS | II |
| ROOMS OR ENCLOSED SPACES | III |
| INTERIOR FLOOR FINISH REQUIREMENTS | |
| REQUIRED VERTICAL EXITS | I |
| CORRIDORS PROVIDING EXIT ACCESS | II |
| ROOMS OR ENCLOSED SPACES | DOC FF I |
| GENERAL NOTES | 1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES, AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G. |

| 2000 NFPA: CODE DATA | |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FIRST FLOOR AREA (PER UNIT 900 SQ. FT. - 3 UNITS) (GARAGE 310 SQ. FT. PER UNIT) | 4170 SQ. FT. |
| SECOND FLOOR AREA (PER UNIT 1390 SQ. FT. - 3 UNITS) | 4170 SQ. FT. |
| BUILDING TOTAL AREA | 8340 SQ. FT. |
| OCCUPANT LOAD (1 PERSON 200 SQ. FT.) | 42 |
| USE GROUP CLASSIFICATION | APARTMENT / CONDOMINIUM |
| TYPE OF CONSTRUCTION | V (000) |
| ACTUAL BUILDING AREA | 6870 SQ. FT. |
| BUILDING HEIGHT | 30'-6" |
| FIRE SUPPRESSION: | TOTAL BUILDING AUTOMATIC WATER SPRINKLER SYSTEM |
| FIRE WALLS AND PARTY WALLS | 1 HOUR |
| STAIR ENCLOSURES | NONE USED |
| SHAFTS | NONE USED |
| EXIST ACCESS CORRIDORS | 0 HOURS - FIRE SUPPRESSION |
| INTERIOR LOAD BEARING WALLS | 0 HOURS - FIRE SUPPRESSION |
| STRUCTURAL MEMBER SUPPORTING WALL | 0 HOURS - FIRE SUPPRESSION |
| FLOOR CONSTRUCTION | 0 HOURS - FIRE SUPPRESSION |
| ROOF CONSTRUCTION | 0 HOURS - FIRE SUPPRESSION |
| FIRE EXTINGUISHERS | LOCATIONS TO BE FIELD VERIFIED BY FIRE CHIEF PRIOR TO LOCATION |
| FLAME SPREAD RATINGS | |
| INTERIOR FINISH REQUIREMENTS | |
| REQUIRED VERTICAL EXITS | CLASS A OR CLASS B |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS A OR CLASS B |
| ROOMS OR ENCLOSED SPACES | CLASS A OR CLASS B |
| INTERIOR FLOOR FINISH REQUIREMENTS | |
| REQUIRED VERTICAL EXITS | CLASS A OR CLASS B |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS A OR CLASS B |
| ROOMS OR ENCLOSED SPACES | CLASS A OR CLASS B |
| GENERAL NOTES | 1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES, AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G. |

| CODE DATA LEGEND | |
|------------------|----------------------------------------------------|
| | 1 HOUR FIRE RATED WALL |
| | 1 HOUR FIRE CEILING ABOVE GARAGE & MECHANICAL ROOM |



GAWRON ARCHITECTS
 29 Black Point Road
 Scarborough, ME 04074
 www.gawron.com
 Tel. 207. 883. 6307
 Fax. 207. 883. 0361

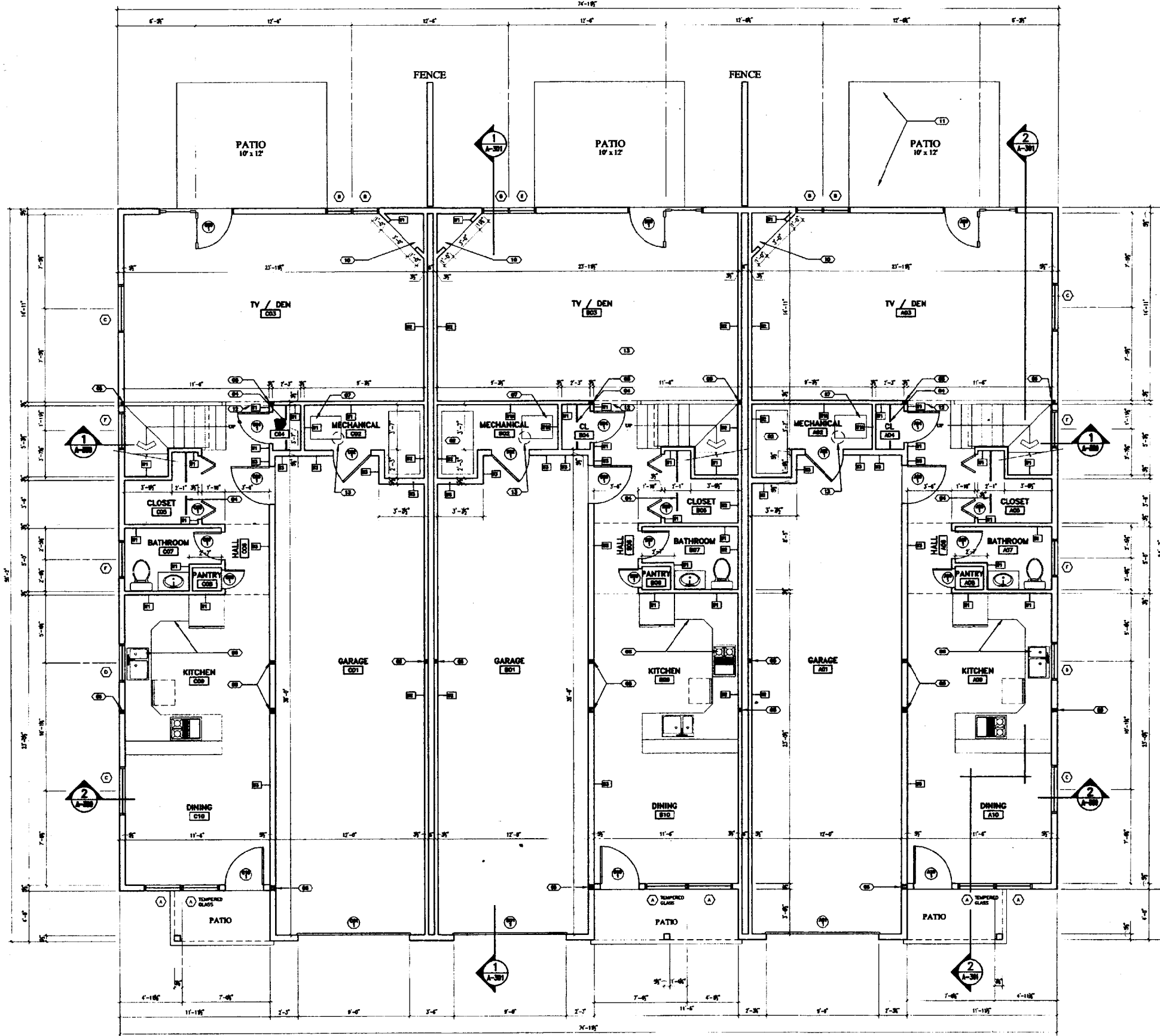
STARBIRD ROAD CONDOMINIUMS
 BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

| REVISIONS | | |
|-----------|----------|-------------------------|
| # | DATE | DESCRIPTION |
| 1 | 02/25/02 | ISSUED FOR CONSTRUCTION |

| | |
|----------------|----------|
| DATE: | 02/25/02 |
| PROJECT #: | 051101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE:
 CODE REVIEW
 FALNS

G-102

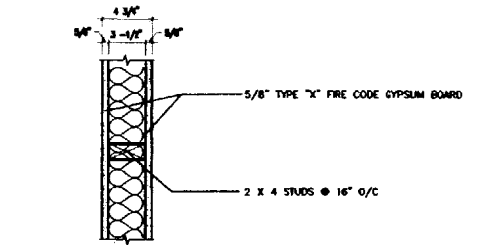


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

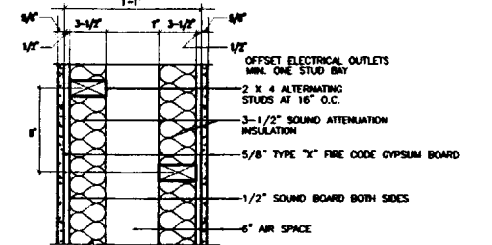
FLOOR PLAN LEGEND

- (N) NOT USED
- (S) STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- (P) 3/4" PLYWOOD PAINTED SHELVES w/ 1 1/2" WOOD NOSEING w/ 4 ADJUSTABLE SHELF SUPPORTS - (3) SHELVES PER CLOSET
- (C) CLOTHES ROD AND SHELF
- (B) WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
- (K) KITCHEN CABINETS - LAYOUT BY KITCHEN CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (F) BOILER - FUEL OIL FIRED
- (A) ALL BATHROOM CABINETRY AND LAYOUT BY CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICE
- (R) ROOF WINDOW (ABOVE)
- (G) PRE-FABRICATED GAS FIREPLACE DETAILS PER SHOP DRAWINGS
- (T) PATIO - C.M.U. PATIO BRICK w/ 4" COMPACTED SAND w/ 6" COMPACTED GRANULAR FILL w/ UNDISTURBED GARTHOR ENGINEERED FILL w/ STEEL EDGNG - SLOPE AWAY FROM BUILDING 1/4" PER FOOT
- (S) SOFFIT - 6" DEEP GWB w/ 3/2" WOOD FRAMING - ACROSS STAIR & TV/DEN
- (D) STEEL FLUE SYSTEM - COORDINATE SIZE, LOCATION, AND CLEARANCES AS REQUIRED BY CODE WITH ALL TRADES

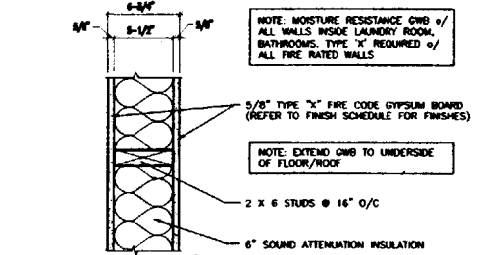
WALL TYPES & CEILING ASSEMBLIES



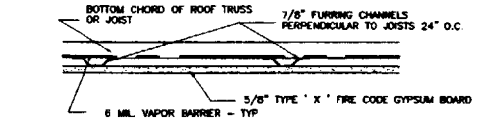
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| W1 | WALL TYPE (NON-RATED) | 1 1/2" = 1'-0" |
| W1A | WALL TYPE (1) HR. RATE | 1 1/2" = 1'-0" |



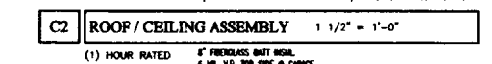
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| W2 | WALL TYPE (1) HR. RATED | 1 1/2" = 1'-0" |
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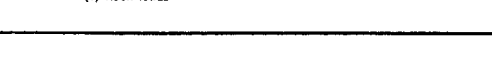
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| W3 | WALLTYPE (1) HR RATED | 1 1/2" = 1'-0" |
|----|-----------------------|----------------|



| | | |
|----|-------------------------|----------------|
| C1 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" |
|----|-------------------------|----------------|



| | | |
|----|-------------------------|----------------|
| C2 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" |
|----|-------------------------|----------------|



| | | |
|----|-------------------------|----------------|
| C3 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" |
|----|-------------------------|----------------|



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STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

REVISIONS

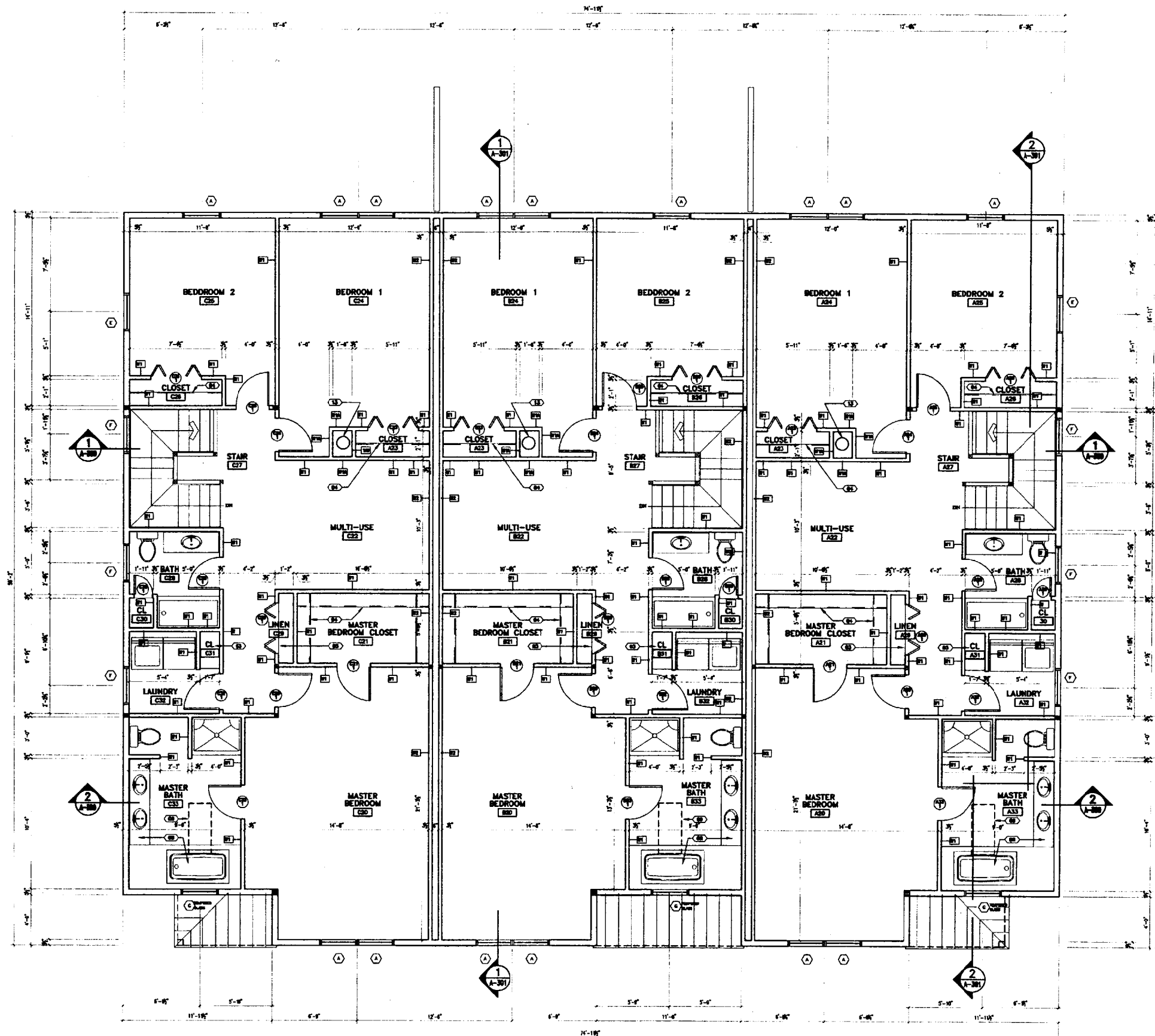
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| DATE | 02/05/02 |
| PROJECT # | 051181 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE | AS NOTED |

SHEET TITLE
FIRST FLOOR PLAN

A-100

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1 SECOND FLOOR PLAN
A-101 SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- (C1) NOT USED
- (C2) STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- (C3) 3/4" PLYWOOD PAINTED SHELVES w/ 1 1/2" WOOD NOSING w/ 4 ADJUSTABLE SHELF SUPPORTS - (5) SHELVES PER CLOSET
- (C4) CLOTHES ROD AND SHELF
- (C5) WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
- (C6) KITCHEN CABINETS - LAYOUT BY KITCHEN CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (C7) BOILER - FUEL OIL FIRED
- (C8) ALL BATHROOM CABINETS AND LAYOUT BY CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICE
- (C9) ROOF WINDOW (ABOVE)
- (C10) PRE-FABRICATED GAS FIREPLACE DETAILS PER SHOP DRAWINGS
- (C11) PATIO - C.M.U. PATIO BRICK w/ 4" COMPACTED SAND w/ 8" COMPACTED GRAVEL w/ FILL w/ UNDISTURBED EARTHOR ENGINEERED FILL w/ STEEL EDG. SLOPE AWAY FROM BUILDING 1/4" PER FOOT
- (C12) SOFFIT - 6" DEEP GWB w/ 3 1/2" WOOD FRAMING - ACROSS STAIR & TV / DEN
- (C13) STEEL FLEE SYSTEM - COORDINATE SIZE, LOCATION AND CLEARANCES AS REQUIRED BY CODE WITH ALL TRADES

WALL TYPES & CEILING ASSEMBLIES

| | | |
|-----|-------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| W1 | WALL TYPE (NON-RATED) | 1 1/2" = 1'-0" |
| W1A | WALL TYPE (1) HR. RATE | 1 1/2" = 1'-0" |
| W2 | WALL TYPE (1) HR. RATED | 1 1/2" = 1'-0" UL # US35 S.M. |
| W3 | WALLTYPE (1) HR RATED | 1 1/2" = 1'-0" UL # US35 |
| C1 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" (1) HOUR RATED 12" FIBERGLASS BATT INSUL. w/ 6 ML. V.B. w/ 12" STICK FRAMING w/ 6 ML. V.B. w/ TRUSS FRAMING |
| C2 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" (1) HOUR RATED 8" FIBERGLASS BATT INSUL. w/ 6 ML. V.B. TOP SIDE w/ GYPSUM |
| C3 | ROOF / CEILING ASSEMBLY | 1 1/2" = 1'-0" (1) HOUR RATED |



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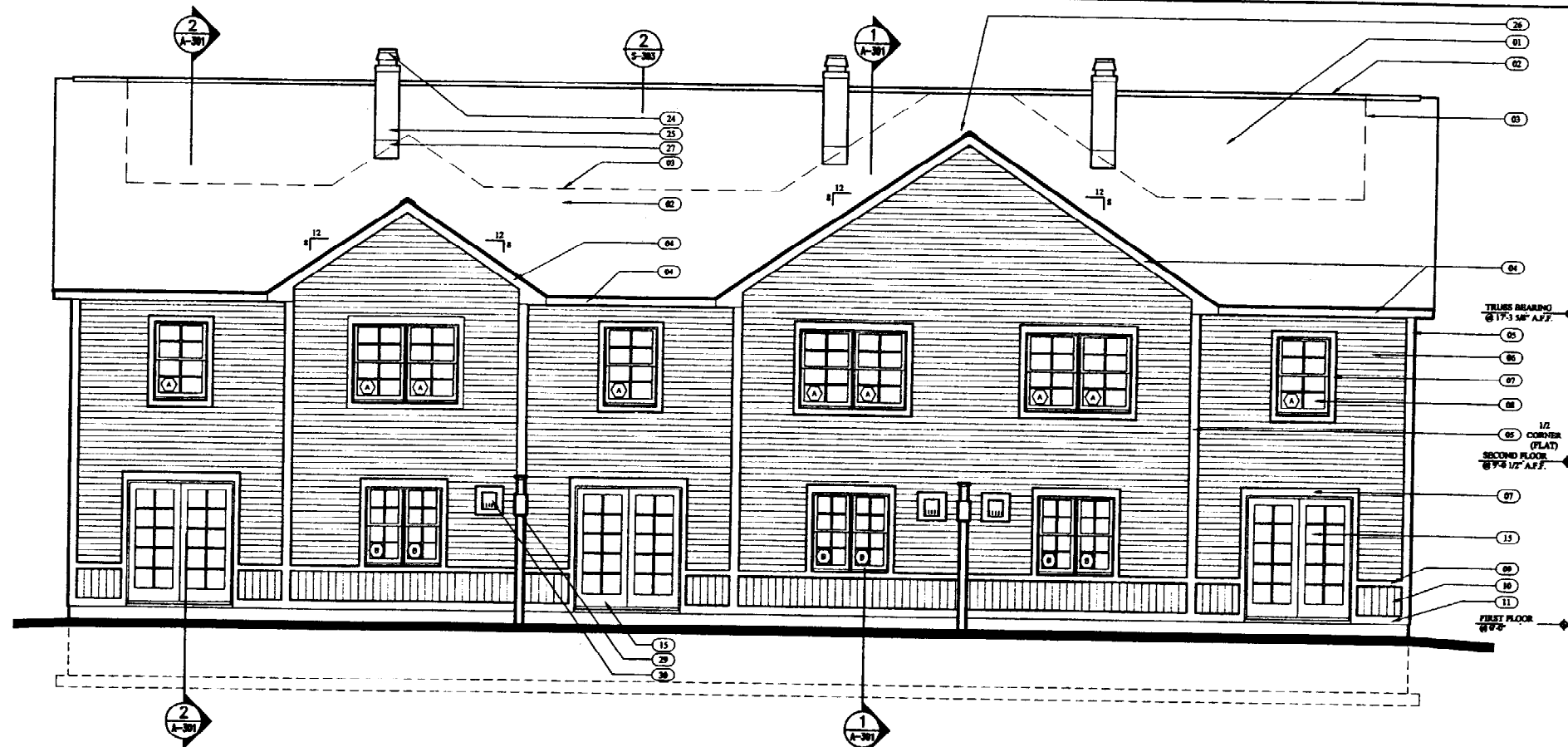
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| 1 | | ISSUED FOR CONSTRUCTION |
| 2 | | CLASSED |
| 3 | | REVISION |

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| DATE: | 02/05/02 |
| PROJECT #: | 031106 |
| DRAWN BY: | DMR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

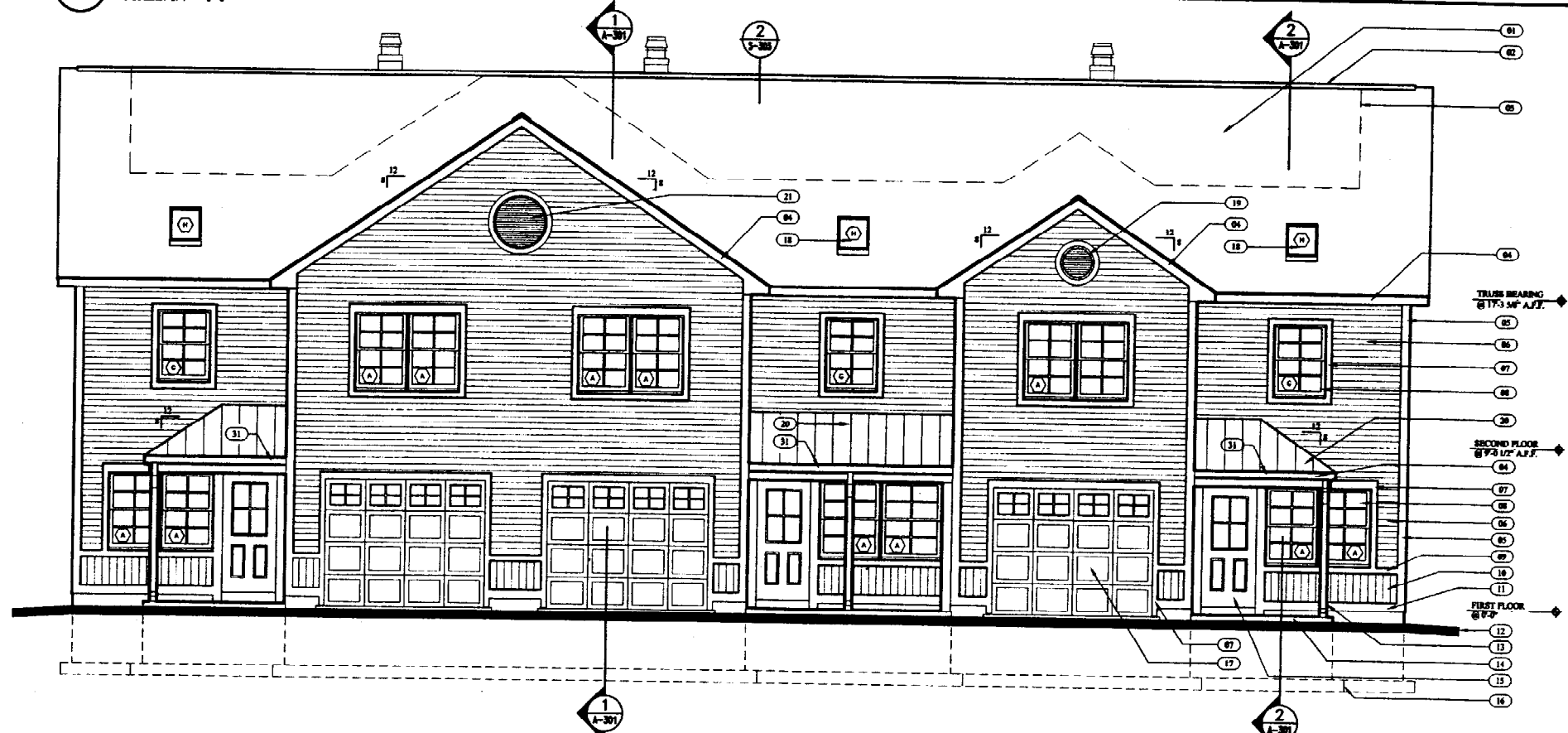
SHEET TITLE
SECOND FLOOR PLAN

A-101

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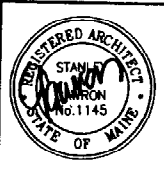
2 EAST EXTERIOR ELEVATION
A-200 SCALE: 1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
A-200 SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- 01 FIBERGLASS / ASPHALT SHINGLES of 15 LBS BUILDING PAPER of 5/8" PLYWOOD of PRE-ENGINEERED ROOF TRUSS SYSTEM
- 02 CONTINUOUS RIDGE VENT
- 03 BITUMINUS ROOF UNDERLAYMENT
- 04 8" FASCIA - PRE-FINISHED ALUMINUM COIL STOCK of WOOD TRIM
- 05 CORNER BOARD - VINYL w/ RIGID BACK-UP
- 06 VINYL SIDING - 4" EXPOSURE
- 07 TRIM - PRE-FINISHED ALUMINUM COIL STOCK of WOOD TRIM
- 08 VINYL CLAD WINDOW SYSTEM - REFER TO WINDOW TYPES
- 09 VINYL WAIST TRIM BOARD
- 10 VINYL SIDING - VERTICALLY ATTACHED
- 11 WATER TABLE
- 12 FINISH GRADE
- 13 COLUMN - CLAD IN COIL STOCK
- 14 PATIO - CONCRETE BRICK of 2" COMPACTED SAND of 8" COMPACTED GRANULAR FILL
- 15 DOOR - REFER TO DOOR SCHEDULE
- 16 FOOTING
- 17 STEEL OVERHEAD DOOR - INSULATED w/ REMOTE CONTROLLED AUTOMATIC OPENER
- 18 VINYL CLAD ROOF WINDOW SYSTEM - REFER TO WINDOW SCHEDULE
- 19 FYPON 1 - APPLIED FAUX VENT
- 20 METAL ROOFING of BITUMINOUS ROOF UNDERLAYMENT of 5/8" PLYWOOD
- 21 FYPON 2 - APPLIED FAUX VENT
- 22 FOUNDATION WALL - FARGED
- 23 PRE-FINISHED ALUMINUM CAP - COLOR TO MATCH TRIM
- 24 CHIMNEY CAP
- 25 METAL CHIMNEY SYSTEM
- 26 NOTE USED
- 27 CHIMNEY FLASHING - LEAD COATED COPPER
- 28 DOGS EAR - COIL STOCK of WOOD - COLOR TO MATCH TRIM
- 29 PRIVACY SCREEN - REFER TO 2/A-301
- 30 FIREPLACE VENT - LOCATION AND FLASHING PER MANUFACTURERS REQUIREMENTS
- 31 PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUTS
- 32 BITUMINUS ROOFING UNDERLAYMENT - WRAP AROUND ALL SIDES OF OPENING TO 8" (TYPICAL FOR ALL OPENINGS)



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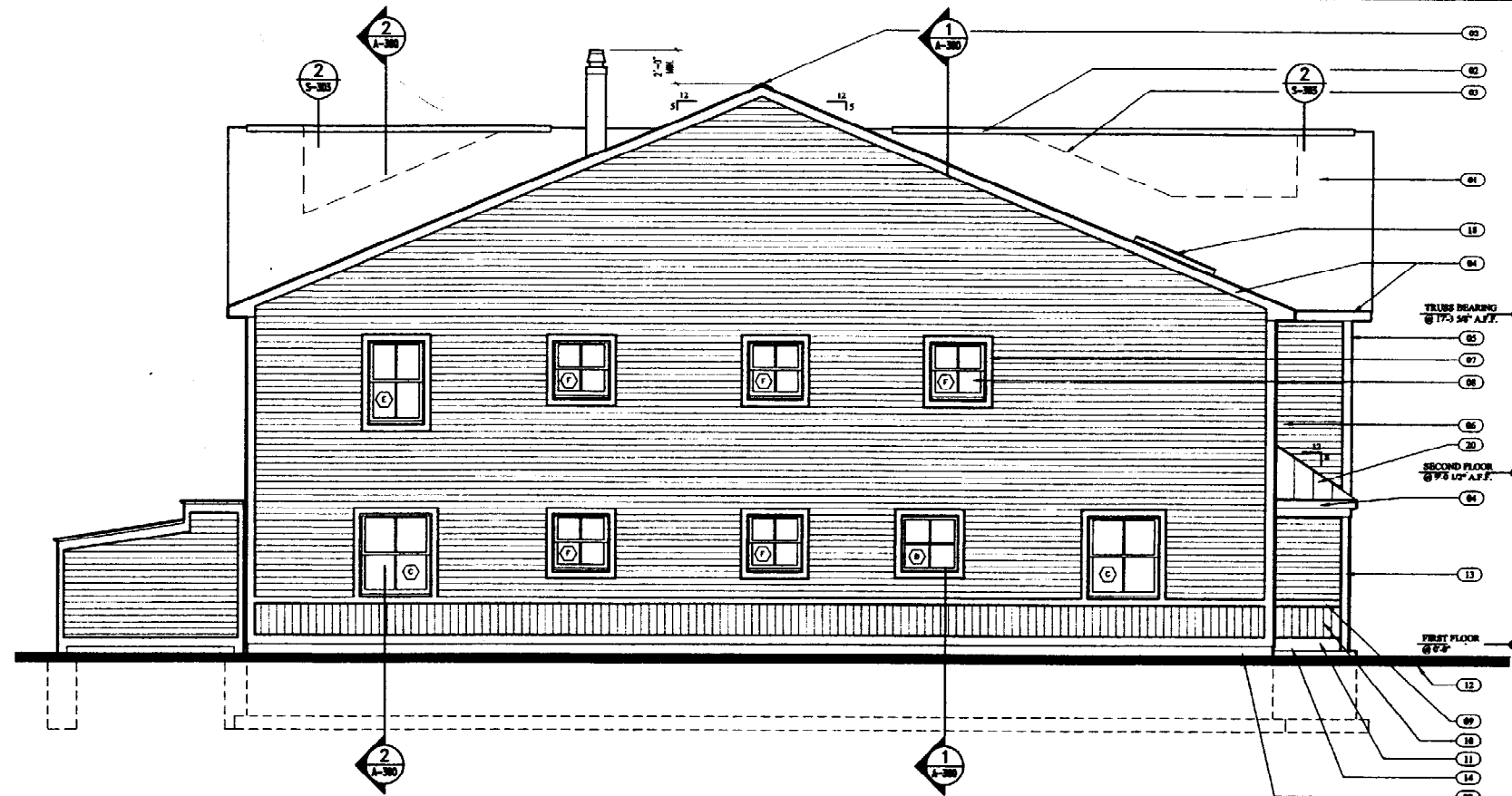
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| 30 | 02/28/02 | |

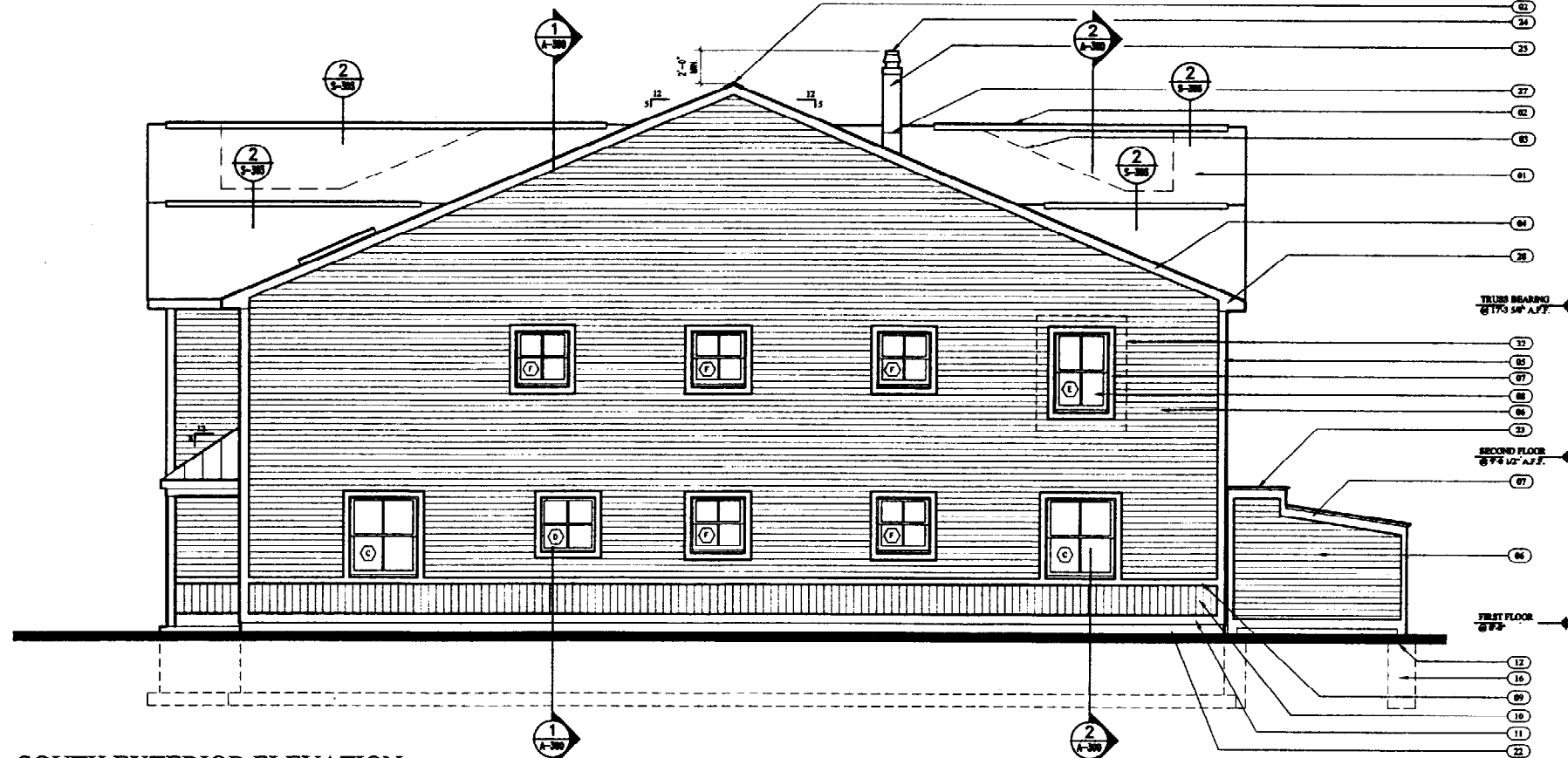
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| DATE: | 02/25/02 |
| PROJECT #: | 091101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE
EXTERIOR ELEVATIONS

A-200



2 NORTH EXTERIOR ELEVATION
A-201 SCALE: 1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
A-201 SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- 01 FIBERGLASS / ASPHALT SHINGLES of 15 LBS BUILDING PAPER of 5/8" PLYWOOD of PRE-ENGINEERED ROOF TRUSS SYSTEM
- 02 CONTINUOUS RIDGE VENT
- 03 BITUMINOUS ROOF UNDERLAYMENT
- 04 8" FASCIA - PRE-FINISHED ALUMINUM COIL STOCK of WOOD TRIM
- 05 CORNER BOARD - VINYL w RIGID BACK-UP
- 06 VINYL SIDING - 4" EXPOSURE
- 07 TRIM - PRE-FINISHED ALUMINUM COIL STOCK of WOOD TRIM
- 08 VINYL CLAD WINDOW SYSTEM - REFER TO WINDOW TYPES
- 09 VINYL WAIST TRIM BOARD
- 10 VINYL SIDING - VERTICALLY ATTACHED
- 11 WATER TABLE
- 12 FINISH GRADE
- 13 COLUMN - CLAD IN COIL STOCK
- 14 PATIO - CONCRETE BRICK of 2" COMPACTED SAND of 8" COMPACTED GRANULAR FILL
- 15 DOOR - REFER TO DOOR SCHEDULE
- 16 FOOTING
- 17 STEEL OVERHEAD DOOR - INSULATED w REMOTE CONTROLLED AUTOMATIC OPENER
- 18 VINYL CLAD ROOF WINDOW SYSTEM - REFER TO WINDOW SCHEDULE
- 19 FYPON 1 - APPLIED FAUX VENT
- 20 METAL ROOFING of BITUMINOUS ROOF UNDERLAYMENT of 5/8" PLYWOOD
- 21 FYPON 2 - APPLIED FAUX VENT
- 22 FOUNDATION WALL - FARGED
- 23 PRE-FINISHED ALUMINUM CAP - COLOR TO MATCH TRIM
- 24 CHIMNEY CAP
- 25 METAL CHIMNEY SYSTEM
- 26 NOTE USED
- 27 CHIMNEY FLASHING - LEAD COATED COPPER
- 28 DOGS EAR - COIL STOCK of WOOD - COLOR TO MATCH TRIM
- 29 PRIVACY SCREEN - REFER TO 2/A-301
- 30 FIREPLACE VENT - LOCATION AND FLASHING PER MANUFACTURERS REQUIREMENTS
- 31 PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUTS
- 32 BITUMINOUS ROOFING UNDERLAYMENT - WRAP AROUND ALL SIDES OF OPENING to 8" (TYPICAL FOR ALL OPENINGS)



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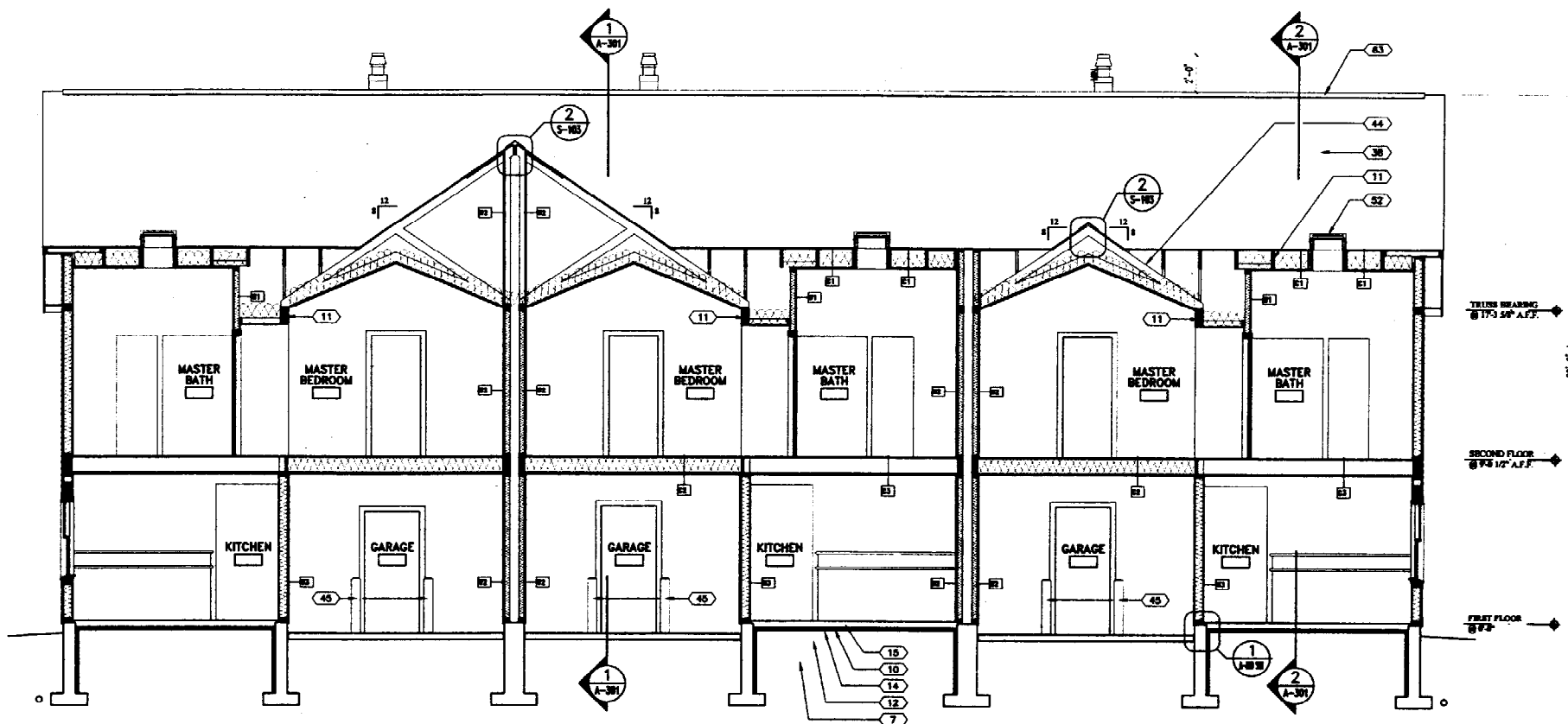
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| # | DESCRIPTION |
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| 2 | 02/28/02 |

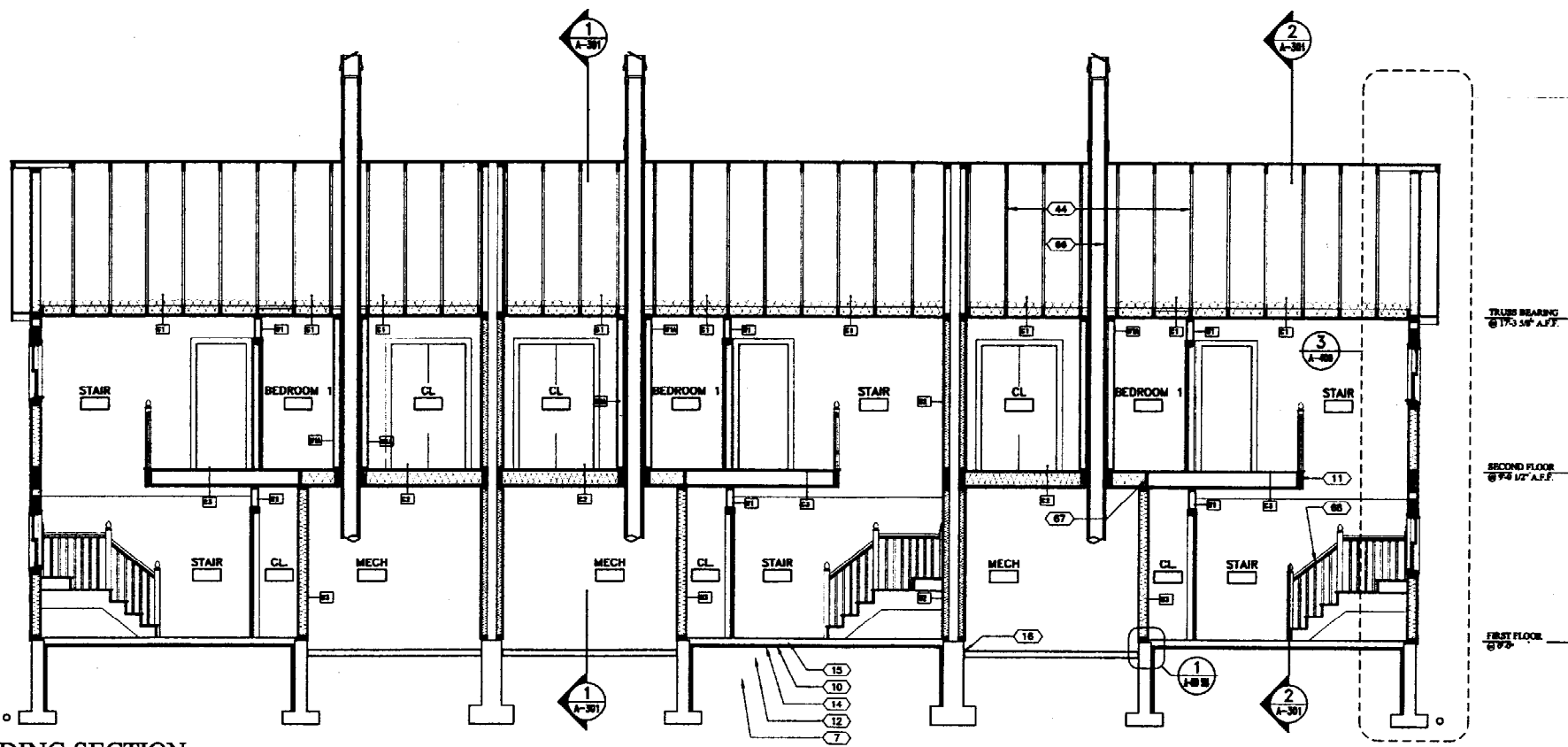
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| DATE: | 02/05/02 |
| PROJECT #: | 031101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE
EXTERIOR ELEVATIONS

A-201



2 BUILDING SECTION
A-300 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
A-300 SCALE: 1/4" = 1'-0"

SECTION LEGEND

- 01 FOOTING - FORMED-IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - (Ø) AS WORKSHOWN
- 03 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTEXTIL FABRIC WRAP - EXIST @ GRADE
- 04 FOUR JOINT - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (Ø) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (Ø) #4 VERTICAL w/ 8" BUCK 16" o.c.
- 07 ENGINEERED BACKSILL CONNECTED TO 16" x 16" REFER TO GEOTECHNICAL REPORT
- 08 STEEL REINFORCING BARS - (Ø) #4 MID HEIGHT WALL HORIZONTAL
- 09 6" LAM TOPSON FILL @ ALL AREAS BACKFILLED OR DISTURBED BY GRADING
- 10 2" XRD INSULATION
- 11 REFER TO STRUCTURAL DRAWING
- 12 COMPACTED AGGREGATE FILL - REFER TO GEOTECHNICAL REPORT
- 13 5/8" PLYWOOD SUB-FLOOR - GLE & SCREW TO JOIST PER MANUFACTURER REQUIREMENTS
- 14 6 MIL VAPOR BARRIER
- 15 4" FIBER-REINFORCED CONCRETE FLOOR SLAB - 1.4 x 1.4 9" W x 7.7" DEPTH
- 16 1/2" EXPANSION MATERIAL
- 17 WOOD BASE
- 18 5/8" TYP T OWS
- 19 VAPOR BARRIER
- 20 4" FIBERGLASS BATT INSULATION
- 21 2"x4" WOOD STUDS @ 16" o.c.
- 22 15 LBS BUILDING PAPER
- 23 5/8" PLYWOOD SHEATHING
- 24 VINYL SIDING - 4" EXPOSURE
- 25 VINYL SIDING WAIST BOARD - COLOR TO MATCH TRIM
- 26 VINYL SIDING - 2" BUSH VERTICAL
- 27 BRICK ANCHORS - 1/2" LONG @ 8'-0" o.c. (Ø) MIN. PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - CELL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 2" x 1 1/2" WOOD FURRING @ 24" o.c. - TYPICAL @ UNOPPOSITE OF ALL ROOF TRUSSES, CEILING RAFTERS & JOISTS
- 33 VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- 34 CELL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 35 WOOD BLOCKING
- 36 5/8" PLYWOOD ROOF SHEATHING
- 37 VENT RAFFLE
- 38 FIBERGLASS / ASPHALT SHINGLE - ARCHITECTURAL 3 TAB
- 39 1/2" FIBERGLASS BATT INSULATION
- 40 FOUNDATION WALL - FINISH w/ TERRAZZO
- 41 8M JOIST PER MANUFACTURER REQUIREMENTS
- 42 RETURNED WATERPROOFING UNDERLATHING - FROM ROOF EDGE TO 2'-0" ANGLE & 2'-0" TO EACH SIDE OF VALLEYS, BIRDS AND VERTICAL TRANSITION
- 43 TED DOWNS PER PRE-ENGINEERED TRUSS SUPPLIER REQUIREMENTS
- 44 PRE-ENGINEERED ROOF TRUSS SYSTEM - PRE-ENGINEERED BY ROOF TRUSS SUPPLIER - PROVIDE BRACING PER SUPPLIER REQUIREMENTS
- 45 STEEL BALLARD - REFER TO FLOOR PLANS
- 46 WOOD TRIM
- 47 WOOD WINDOW STOOL
- 48 SEALANT @ PERIMETER
- 49 VINYL CLAD WOOD WINDOW SYSTEM - COLOR TO MATCH TRIM
- 50 GALV. TIE-DOWN (1) PER JOIST
- 51 COUNTER FLASHING - AS REQUIRED BY WINDOW SUPPLIER
- 52 VINYL CLAD ROOF WINDOW SYSTEM
- 53 WINDOW TRIM - CELL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 54 SEALANT & BACKER ROD AS REQUIRED @ PERIMETER
- 55 2"x4" WOOD RAFTERS @ 16" o.c.
- 56 METAL STANDING SEAM ROOFING SYSTEM
- 57 4"x4" TREAT WOOD POST
- 58 GALV. WOOD POST BASE PLATE - ANCHOR TO CONCRETE w/ 1/2" EXPANSION BOLT
- 59 PRE-FINISHED ALUMINUM DROP EDGE
- 60 2"x4" PLYWOOD RAFTERS @ 24" o.c.
- 61 PRE-FINISHED INSULATED OVERHEAD DOOR w/ AUTOMATIC REMOTE CONTROLLED OPENING
- 62 1/2" FORMED-IN-PLACE CONCRETE WEATHER STOP BRIMS
- 63 CONTINUOUS RIDGE VENT SYSTEM
- 64 STEEL PRE-MANUFACTURED CHIMNEY SYSTEM
- 65 CHIMNEY FLASHING - LEAD COATED COPPER
- 66 NOT USED
- 67 CONTINUOUS WOOD FIRE BLOCKING
- 68 STAIR - DESIGN PER SECT DRAWING
- 69 CHIMNEY CAP



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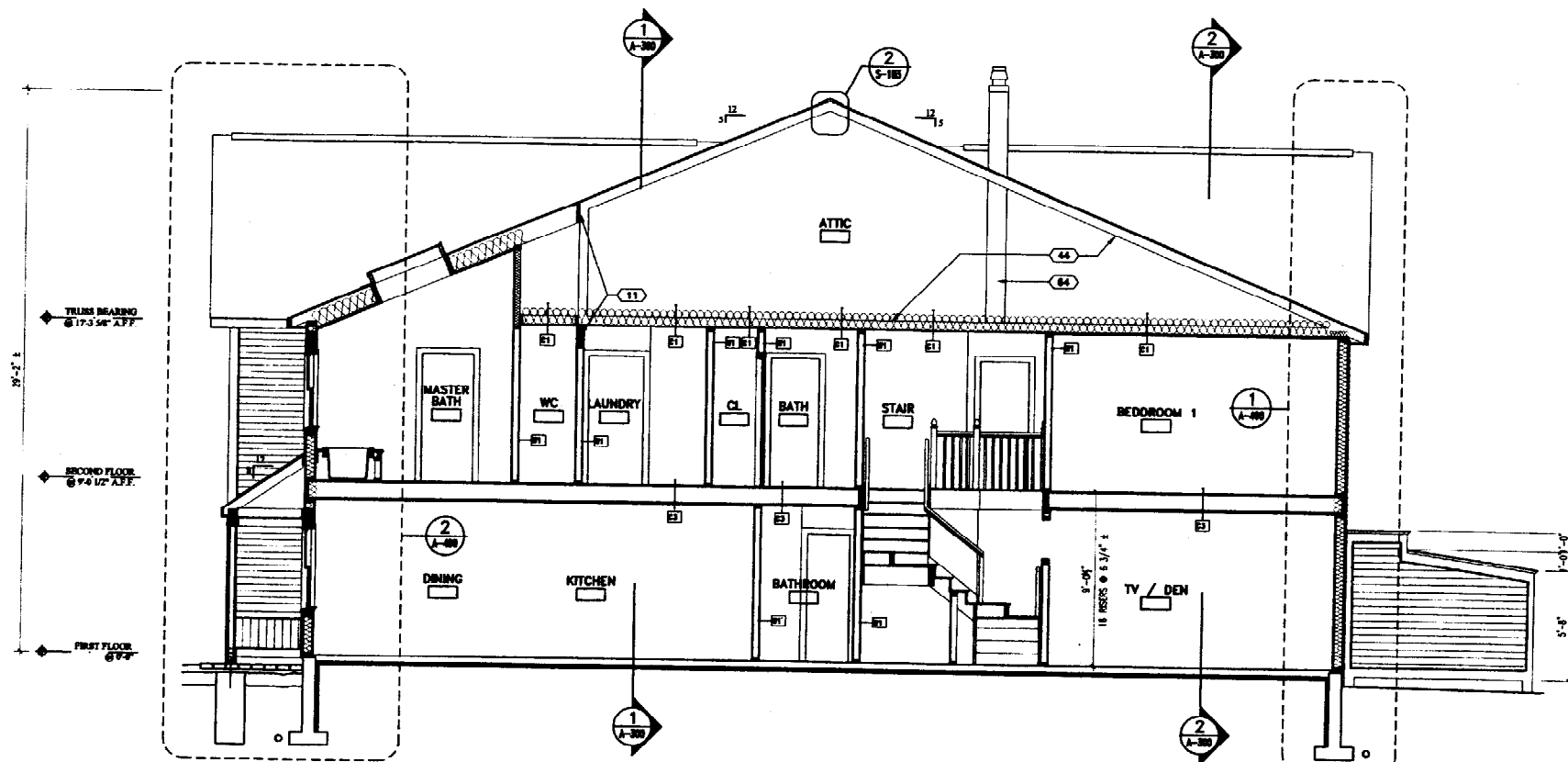
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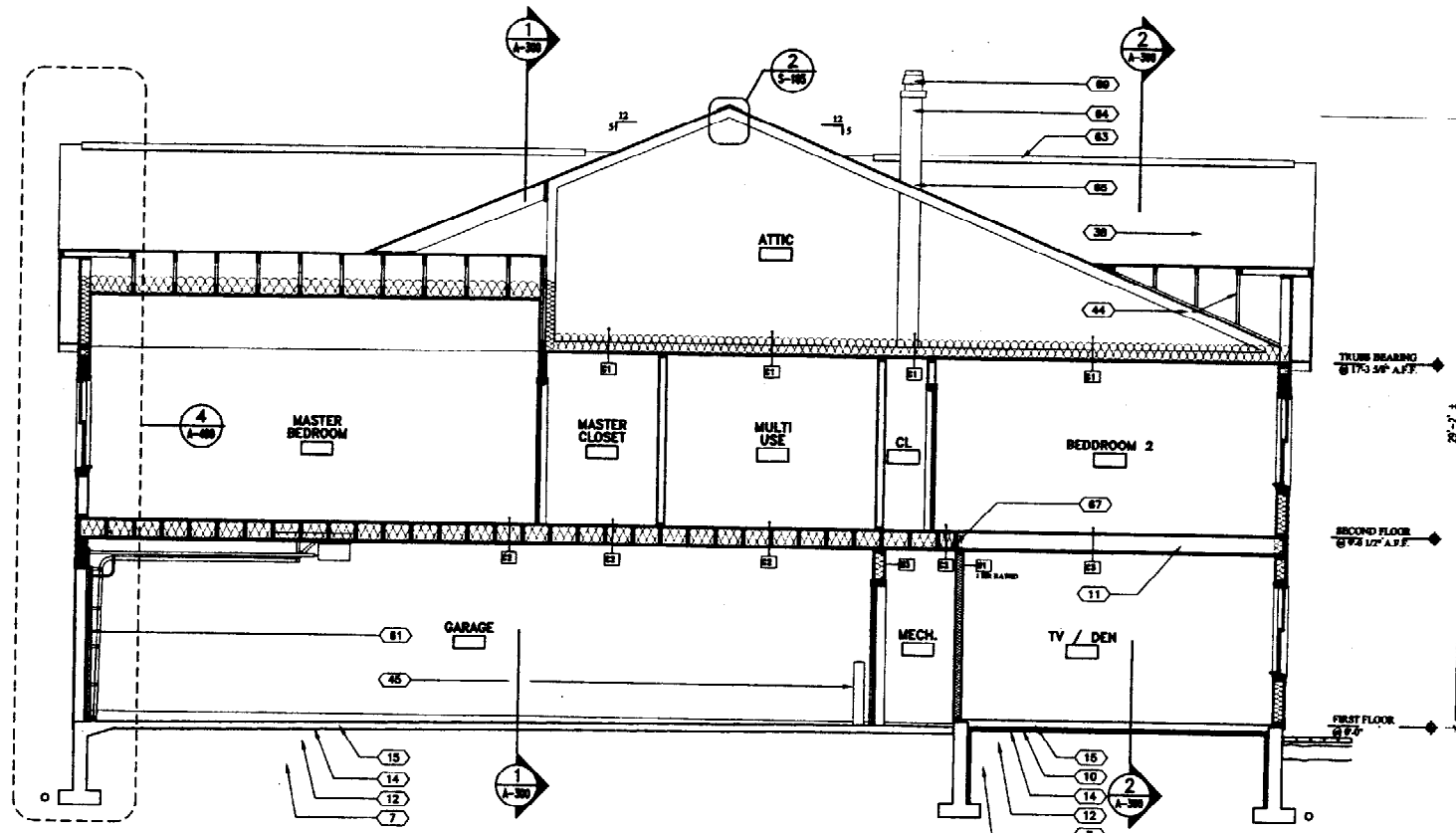
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| DATE: | 02/05/02 |
| PROJECT #: | 031101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SO |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE
BUILDING SECTIONS

A-300



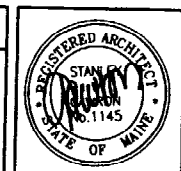
2 BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"

SECTION LEGEND

- 01 FOOTING - POURED-IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - (1) #4 HORIZONTAL
- 03 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTECHNICAL FABRIC WRAP - EXIST @ GRADE
- 04 POLE JOIST - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 6" RISE @ 14" o.c.
- 07 ENGINEERED BACKFILL COMPACTED TO 90% - REFER TO GEOTECHNICAL REPORT
- 08 STEEL REINFORCING BARS - (1) #4 MID HEIGHT WALL HORIZONTAL
- 09 2" LOAM TYPHON FILL @ ALL AREAS BACKFILLED OR EXISTED BY GRADING
- 10 2" RIGID INSULATION
- 11 REFER TO STRUCTURAL DRAWINGS
- 12 COMPACTED AGGREGATE FILL - REFER TO GEOTECHNICAL REPORT
- 13 1/2" PLYWOOD SUB-FLOOR - CLEAR & SMOOTH TO MEET PER MANUFACTURERS REQUIREMENTS
- 14 4 MIL VAPOR RETARDER
- 15 4" TIE POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1" x 1" #4 W.W.F. OR EQUIVALENT
- 16 1/2" EXPANSION MATERIAL
- 17 WOOD BASE
- 18 3/4" TYPE 2 GWS
- 19 VAPOR RETARDER
- 20 4" FIBERGLASS BATT INSULATION
- 21 2" WOOD STUDS @ 16" o.c.
- 22 15 LBS BUILDING PAPER
- 23 5/8" PLYWOOD SHEATHING
- 24 VINYL SIDING - 4" EXPOSURE
- 25 VINYL SIDING W/ART BOARD - COLOR TO MATCH TRIM
- 26 VINYL SIDING - 2" RIB VERTICAL
- 27 ROOF ANCHORS - 1" LONG @ 8" o.c. w/ 1/2" MIN. PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - COE. STOCK w/ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 1" x 1" WOOD PILING @ 24" o.c. TYPICAL @ UNDERMINES OF ALL ROOF TRUSSES, CHILLING RAFTERS & JOISTS
- 33 VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- 34 COE. STOCK w/ WOOD - COLOR TO MATCH TRIM
- 35 WOOD BLOCKING
- 36 1/2" PLYWOOD ROOF SHEATHING
- 37 VENT BAFFLE
- 38 FIBERGLASS ASPHALT SHINGLE - ARCHITECTURAL 3 TAB
- 39 1/2" FIBERGLASS BATT INSULATION
- 40 FOUNDATION WALL - PARGE w/ TROMBOL
- 41 RIM JOIST PER MANUFACTURERS REQUIREMENTS
- 42 BYPASSABLE WATERPROOFING INSULATION - FROM ROOF EDGE TO 2'-0" ABOVE & 3'-0" TO EACH SIDE OF VALLEYS, SIDINGS AND VERTICAL TRANSITIONS
- 43 TRIM JOISTS PER PRE-ENGINEERED TRUSS SUPPLIER REQUIREMENTS
- 44 PRE-ENGINEERED ROOF TRUSS SYSTEM - PRE-ENGINEERED BY TRUSS SUPPLIER - PROVIDE BRACING PER SUPPLIER REQUIREMENTS
- 45 STEEL BALLARD - REFER TO FLOOR PLANS
- 46 WOOD TRIM
- 47 WOOD WINDOW STOCK
- 48 SEALANT @ PERIMETER
- 49 VINYL CLAD WOOD WINDOW SYSTEM - COLOR TO MATCH TRIM
- 50 GALV. TIE-DOWN (1) PER JOIST
- 51 COUNTER FLASHING - AS REQUIRED BY ROOF WINDOW SUPPLIER
- 52 VINYL CLAD ROOF WINDOW SYSTEM
- 53 WINDOW TRIM - COE. STOCK w/ WOOD - COLOR TO MATCH TRIM
- 54 SEALANT & BACKER ROD AS REQUIRED @ TRANSITION
- 55 2" WOOD RAFTERS @ 16" o.c.
- 56 METAL STANDING BEAM ROOFING SYSTEM
- 57 7/8" TREAT WOOD POST
- 58 GALV. WOOD POST BASE PLATE - ANCHOR TO CONCRETE w/ 1/2" EXPANSION BOLT
- 59 PRE-FINISHED ALUMINUM DRIP EDGE
- 60 2" WOOD FLYING RAFTERS @ 24" o.c.
- 61 PRE-FINISHED INSULATED OVERHEAD DOOR w/ AUTOMATIC EMERGENCY CONTROLLED OPENER
- 62 1/2" POURED-IN-PLACE CONCRETE WEATHER STOP BASE SHIM
- 63 CONTINUOUS RIDGE VENT SYSTEM
- 64 STEEL PRE-MANUFACTURED CHIMNEY SYSTEM
- 65 CHIMNEY FLASHING - LEAD COATED COPPER
- 66 NOT LISTED
- 67 CONTINUOUS WOOD FIRE BLOCKING
- 68 STAIR - DESIGN PER BRG DRAWINGS
- 69 CHIMNEY CAP



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STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

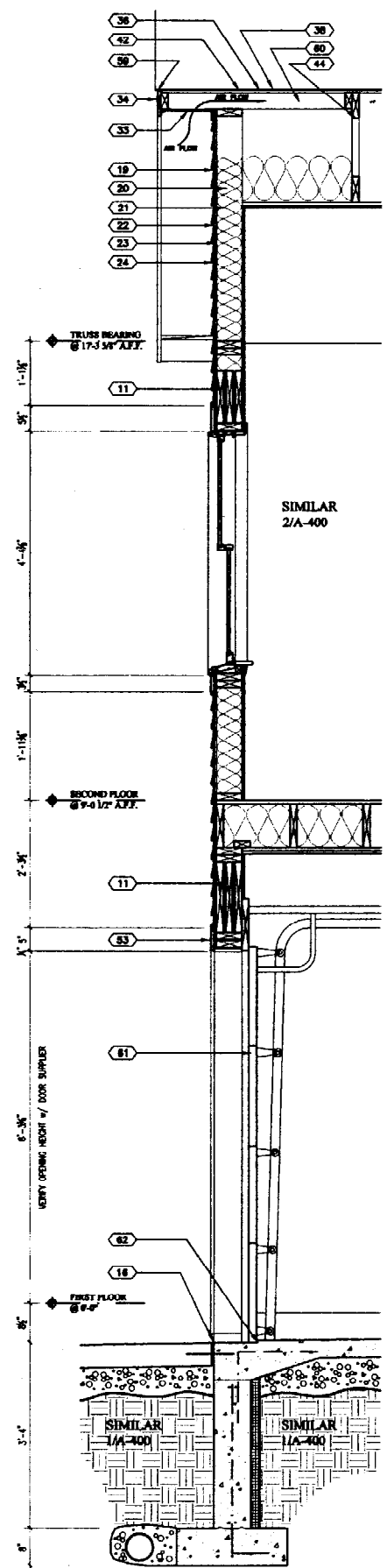
| REVISIONS | |
|-----------|----------------------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR CONSTRUCTION 02/05/02 |
| 2 | 02/28/02 |

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| DATE: | 02/05/02 |
| PROJECT #: | 051101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

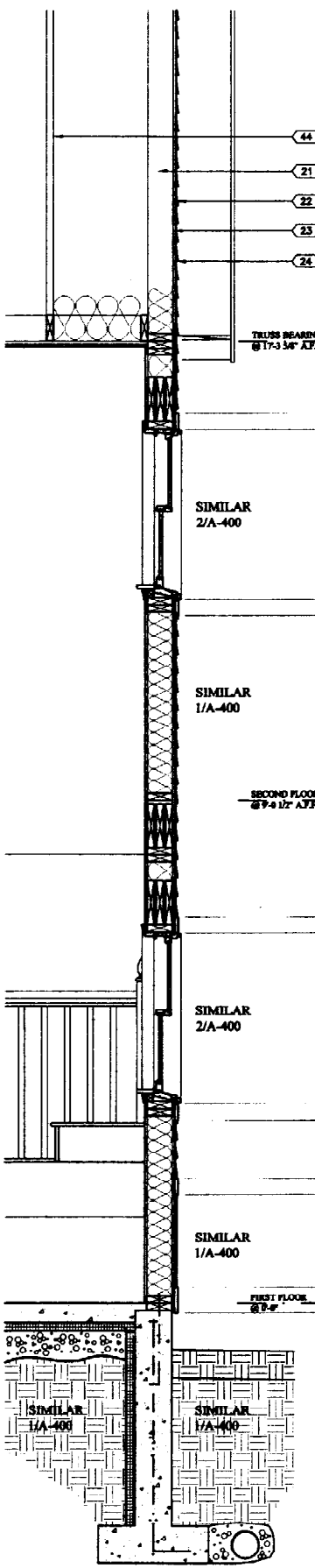
SHEET TITLE
BUILDING SECTIONS

A-301

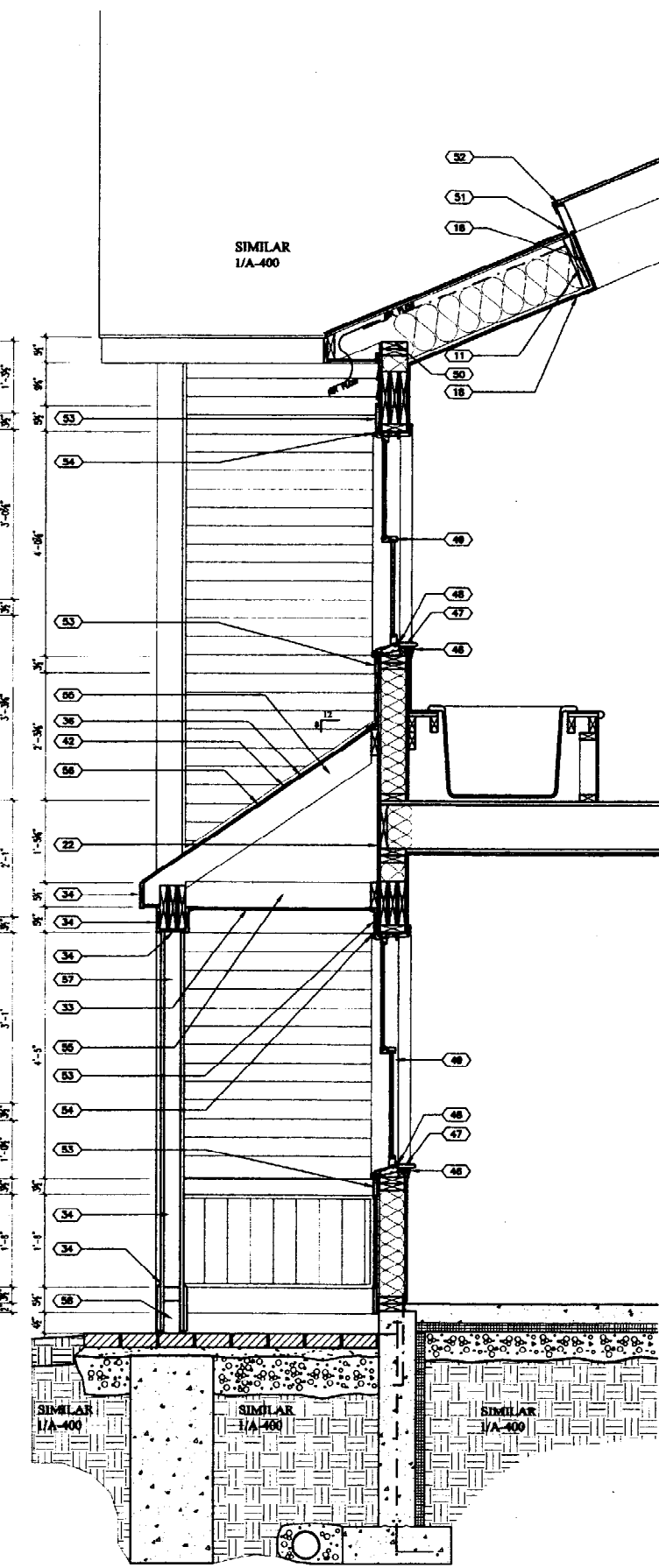
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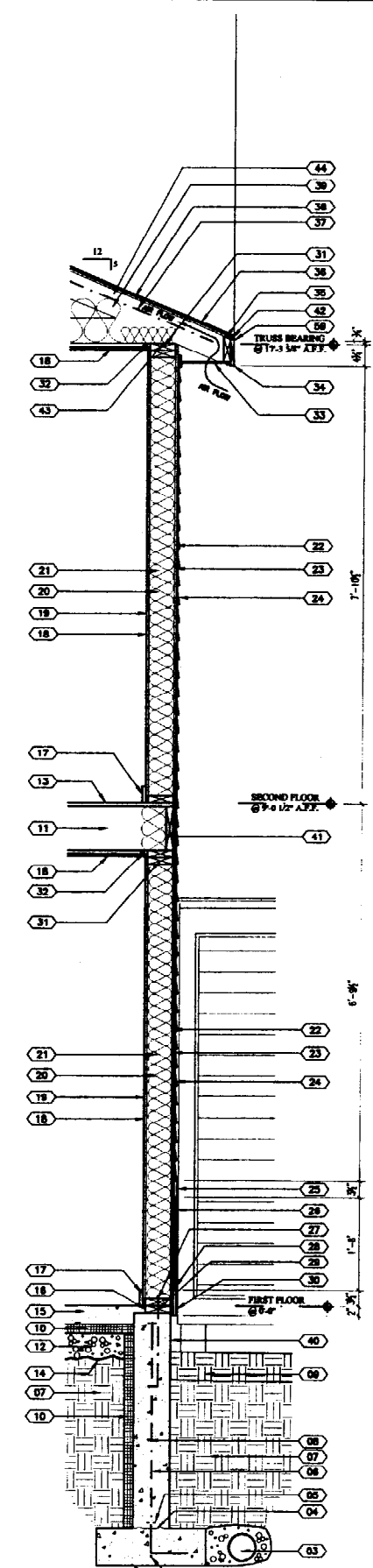
4 WALL SECTION
A-400 SCALE: 3/4" = 1'-0"



3 WALL SECTION
A-400 SCALE: 3/4" = 1'-0"



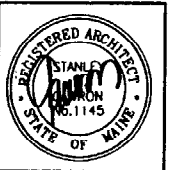
2 WALL SECTION
A-400 SCALE: 3/4" = 1'-0"



1 WALL SECTION
A-400 SCALE: 3/4" = 1'-0"

SECTION LEGEND

- 01 FOOTING - POURED-IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - (1) #5 HORIZONTAL
- 03 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTECHNICAL FABRIC WRAP - EXIST @ GRADE
- 04 FOUR JOINT - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 6" HOOK 18" o.c.
- 07 ENGINEERED BACKFILL COMPACTED TO 95% - REFER TO GEOTECHNICAL REPORT
- 08 STEEL REINFORCING BARS - (1) #4 MID HEIGHT WALL HORIZONTAL
- 09 6" LOAM TYPHON FILL @ ALL AREAS BACKFILLED OR DISTURBED BY GRADING
- 10 2" RIGID INSULATION
- 11 REFER TO STRUCTURAL DRAWINGS
- 12 COMPACTED AGGREGATE FILL - REFER TO GEOTECHNICAL REPORT
- 13 1/2" PLYWOOD SUB-FLOOR - GLUE & SCREW TO KEEL PER MANUFACTURER REQUIREMENTS
- 14 6 MIL VAPOR RETARDER
- 15 4" THK POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1.4 x 1.4 #4 W.W.F. OR PERMANENT
- 16 5" EXPANSION MATERIAL
- 17 WOOD BARR
- 18 5/8" TYPE 'C' GWS
- 19 VAPOR RETARDER
- 20 6" PERGLAS BATT INSULATION
- 21 2"x4" WOOD STUDS @ 16" o.c.
- 22 15 LBS BUILDING PAPER
- 23 5/8" PLYWOOD SHEATHING
- 24 VINYL SIDING - 4" EXPOSURE
- 25 VINYL SIDING WAIST BOARD - COLOR TO MATCH TRIM
- 26 VINYL SIDING - 7" BR VERTICAL
- 27 BRK ANCHORS - 1/2" LONG @ 8" o.c. w/ (2) HLR PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - COIL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 1/2" x 1/2" WOOD FUSING @ 24" o.c. TYPICAL @ UNDERSIDE OF ALL ROOF TRUSSES, CEILING RAFTERS & JOISTS
- 33 VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- 34 COIL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 35 WOOD BLOCKING
- 36 5/8" PLYWOOD ROOF SHEATHING
- 37 VENT RAFFLE
- 38 PERGLAS / ASPHALT SHINGLE - ARCHITECTURAL 2 TAB
- 39 1/2" PERGLAS BATT INSULATION
- 40 FOUNDATION WALL - PARGE w/ TROBORGAL
- 41 1/2" JOIST PER MANUFACTURER REQUIREMENTS
- 42 ENGINEERED WATERPROOFING UNDERLAMENT - FROM ROOF EDGE TO 6" ABOVE & 2" TO EACH SIDE OF VALLEY, RIDGES AND VERTICAL TRANSEOMS
- 43 TRID DOWNS PER PRE-ENGINEERED TRIM SUPPLIER REQUIREMENTS
- 44 PRE-ENGINEERED ROOF TRIM SYSTEM - PRE-ENGINEERED BY ROOF TRIM SUPPLIER - PROVIDE BRACING PER SUPPLIER REQUIREMENTS
- 45 STEEL BALLARD - REFER TO FLOOR PLAN
- 46 WOOD TRIM
- 47 WOOD WINDOW STOOL
- 48 SEALANT @ PERIMETER
- 49 VINYL CLAD WOOD WINDOW SYSTEM - COLOR TO MATCH TRIM
- 50 GALV TIE-DOWN (1) PER JOIST
- 51 COUNTER FLASHING - AS REQUIRED BY ROOF WINDOW SUPPLIER
- 52 VINYL CLAD ROOF WINDOW SYSTEM
- 53 WINDOW TRIM - COIL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 54 SEALANT & BACKER ROD AS REQUIRED @ PERIMETER
- 55 2"x4" WOOD RAFTERS @ 24" o.c.
- 56 METAL STANDING SEAM ROOFING SYSTEM
- 57 2"x4" TREAT WOOD POST
- 58 GALV WOOD POST BASE PLATE - ANCHOR TO CONCRETE w/ 1/2" EXPANSION BOLT
- 59 PRE-FINISHED ALUMINUM Drip EDGE
- 60 2"x4" PLYNG RAFTERS @ 24" o.c.
- 61 PRE-FINISHED INSULATED OVERHEAD DOOR w/ AUTOMATIC THERMATE CONTROLLED OPENER
- 62 4" POURED-IN-PLACE CONCRETE WEATHER STOP RECES
- 63 CONTINUOUS RIDGE VENT SYSTEM
- 64 STEEL PRE-MANUFACTURED CHIMNEY SYSTEM
- 65 CHIMNEY FLASHING - LEAD COATED COPPER
- 66 NOT USED
- 67 CONTINUOUS WOOD FIRE BLOCKING
- 68 STAIR - DESIGN PER SHOP DRAWING
- 69 CHIMNEY CAP



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BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

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| DRAWING SCALE: | AS NOTED |

SHEET TITLE
WALL SECTIONS

A-400



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STARBIRD ROAD CONDOMINIUMS
 BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

| DOOR SCHEDULE | | | | | | | | | | | | | |
|---------------|-----------|--------|--------|------|-------|--------|-------|-------|-------|------|-------|---------|----------------|
| DOOR | | | | | | FRAME | | | | | | REMARKS | DOOR NO. |
| DOOR NO. | WIDTH | HEIGHT | THK. | TYPE | MAT. | FINISH | WIDTH | HEAD | JAMB | SILL | LABEL | | |
| A811 | 7'-0" | 7'-0" | 1 1/2" | G | STEEL | PAINT | NA | WOOD | PAINT | NA | NA | NA | NA |
| A812 | 3'-0" | 6'-8" | 1 3/8" | A | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | 60 MIN. | NOTE 1, 2, & 3 |
| A813 | 6'-0" | 6'-8" | 1 3/8" | F | WOOD | PAINT | F3 | WOOD | PAINT | NA | NA | NA | NOTE 4 |
| A814 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| A815 | (4) 1'-3" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| A816 | 2'-0" | 6'-8" | 1 3/8" | C | STEEL | PAINT | F1 | STEEL | PAINT | NA | NA | 60 MIN. | |
| A817 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A818 | 2'-0" | 6'-8" | 1 3/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A101 | 3'-0" | 6'-8" | 1 3/8" | B | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| A102 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A111 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A121 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| A122 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A123 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A124 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A125 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| A126 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A127 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| A128 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| A129 | 1'-6" | 6'-8" | 2 1/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A131 | 3'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A132 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B811 | 9'-0" | 7'-0" | 1 1/2" | G | STEEL | PAINT | NA | WOOD | PAINT | NA | NA | NA | NOTE 1, 2, & 3 |
| B812 | 3'-0" | 6'-8" | 1 3/8" | A | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | 60 MIN. | NOTE 4 |
| B813 | 6'-0" | 6'-8" | 1 3/8" | F | WOOD | PAINT | F3 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| B814 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B815 | (4) 1'-3" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| B816 | 3'-0" | 6'-8" | 1 3/8" | C | STEEL | PAINT | F1 | STEEL | PAINT | NA | NA | 60 MIN. | |
| B817 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B818 | 2'-0" | 6'-8" | 1 3/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B101 | 3'-0" | 6'-8" | 1 3/8" | B | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| B102 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B111 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B112 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B121 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| B122 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B123 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B124 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| B125 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B126 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| B127 | 1'-6" | 6'-8" | 2 1/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B128 | 3'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| B129 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C811 | 9'-0" | 7'-0" | 1 1/2" | G | STEEL | PAINT | NA | WOOD | PAINT | NA | NA | NA | NOTE 1, 2, & 3 |
| C812 | 3'-0" | 6'-8" | 1 3/8" | A | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | 60 MIN. | NOTE 4 |
| C813 | 6'-0" | 6'-8" | 1 3/8" | F | WOOD | PAINT | F3 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| C814 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C815 | (4) 1'-3" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| C816 | 3'-0" | 6'-8" | 1 3/8" | C | STEEL | PAINT | F1 | STEEL | PAINT | NA | NA | 60 MIN. | |
| C817 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C818 | 2'-0" | 6'-8" | 1 3/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C101 | 3'-0" | 6'-8" | 1 3/8" | B | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | NOTE 1 & 2 |
| C102 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C111 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C121 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| C122 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C123 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C124 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| C125 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C126 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| C127 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C128 | 2'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C129 | (4) 1'-0" | 6'-8" | 1 3/8" | D | WOOD | PAINT | F2 | WOOD | PAINT | NA | NA | NA | |
| C131 | 1'-6" | 6'-8" | 2 1/8" | E | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| C132 | 3'-0" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |
| A133 | 2'-6" | 6'-8" | 1 3/8" | C | WOOD | PAINT | F1 | WOOD | PAINT | NA | NA | NA | |

NOTE 1. INSULATED
 NOTE 2. WEATHER GASKETS
 NOTE 3. AUTOMATIC REMOTE CONTROLLED OPENER
 NOTE 4. PROVIDE LOUVER

| WINDOW SCHEDULE | | | | | | |
|-----------------|--------------|-------------|------|------|------|--------------------|
| TYPE | MANUFACTURER | PRODUCT NO. | HEAD | JAMB | SILL | REMARKS |
| A | | TW21842 | | | | GLASS |
| B | | TW20842 | | | | |
| C | | TW3642 | | | | |
| D | | CW313 | | | | |
| E | | TW21842 | | | | |
| F | | TW218210 | | | | |
| G | | TW21831 | | | | TEMPERED |
| H | | BS2144 | | | | HALF WINDOW - ROOF |

NOTE 1. WINDOWS BASE ON ANDERSON WINDOW'S FABRICATION AND SERIES
 NOTE 2. PROVIDE SCREENS AT ALL OPERABLE WINDOWS
 NOTE 3. ALL WINDOWS SHALL BE WHITE
 NOTE 4. ALL HARDWARE SHALL BE WHITE
 NOTE 5. GRILLS SHALL BE BETWEEN THE GLASS
 NOTE 6. ADD 1" WIDE BUTYLUM'S SHEET MEMBRANE STRIP OVER WINDOW FLANGE AND END ALL EXTERIOR WINDOWS (4) SIDES
 NOTE 7. ALL WINDOWS WITHIN 12" OF DOOR SHALL BE TEMPERED

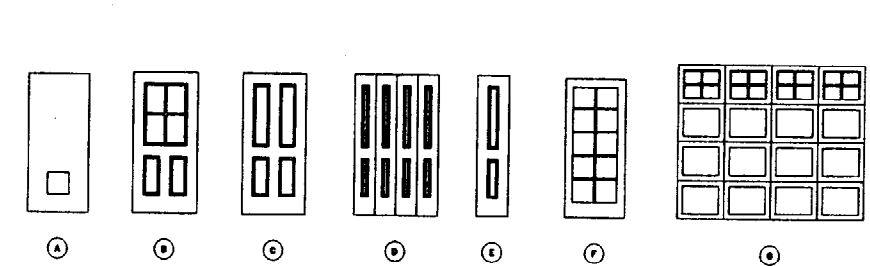
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 DRAWING SCALE: AS NOTED

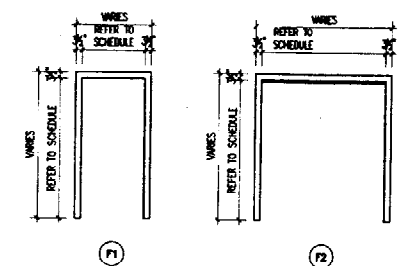
SHEET TITLE
 DOOR & WINDOW SCHEDULE & DETAILS

A-500

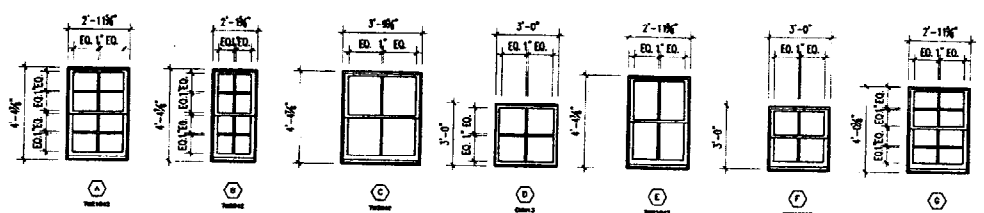
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 ARCHITECTS & ENGINEERS



3 DOOR TYPES
 A-500 SCALE: 1/4" = 1'-0"



2 FRAME TYPES
 A-500 SCALE: 1/4" = 1'-0"



1 WINDOW TYPES
 A-500 SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- DESIGN BEARING CAPACITY:
2.0 KSF FOOTINGS ON SOIL
6.0 KSF FOOTINGS ON LEDGE
- PLACE FOOTINGS ON EXPOSED LEDGE SURFACE WHERE POSSIBLE. STRIP SOIL COVER FROM LEDGE AND CLEAN ALL LOOSE MATERIAL FROM LEDGE SURFACE BEFORE CONSTRUCTING FOOTINGS.
- WHERE FOOTINGS DO NOT BEAR DIRECTLY ON LEDGE PROVIDE MIN. 4'-0" OF SOIL COVER ABOVE BOTTOM OF FOOTING. PLACE FOOTINGS ON UNDISTURBED MATERIAL. NOTIFY ENGINEER IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT FOOTING SUB GRADE.
- UNDER FLOOR SLABS, REMOVE TOPSOIL AND UNSUITABLE MATERIALS. FILL OVER EXCAVATED AREAS WITH COMPACTED GRAVEL. PROVIDE MIN. 6" OF COMPACTED GRAVEL OR SAND UNDER SLAB.
- UNDER SLABS (AND FOOTINGS IF REQUIRED) COMPACT MATERIAL TO 98 % OF MAX. DENSITY DETERMINED BY ASTM D1557, MODIFIED.
- PROVIDE MATERIAL MEETING THE FOLLOWING GRADATIONS BY WEIGHT:

GRAVEL:

| SEIVE SIZE | % PASSING |
|------------|-----------|
| 3/4" | 100 |
| 1/4" | 30 - 70 |
| NO. 40 | 0 - 30 |
| NO. 200 | 0 - 5 |

SAND:

| SEIVE SIZE | % PASSING |
|------------|-----------|
| 3/4" | 100 |
| NO. 4 | 95 - 100 |
| NO. 16 | 50 - 85 |
| NO. 100 | 2 - 10 |

- BACKFILL BOTH SIDES OF FOUNDATION WALLS AT THE SAME TIME EXCEPT FOR WALLS DESIGNED TO BE PERMANENT RETAINING WALLS. DO NOT BACKFILL RETAINING WALLS UNTIL 7 DAYS AFTER PLACING CONCRETE.

CONCRETE NOTES

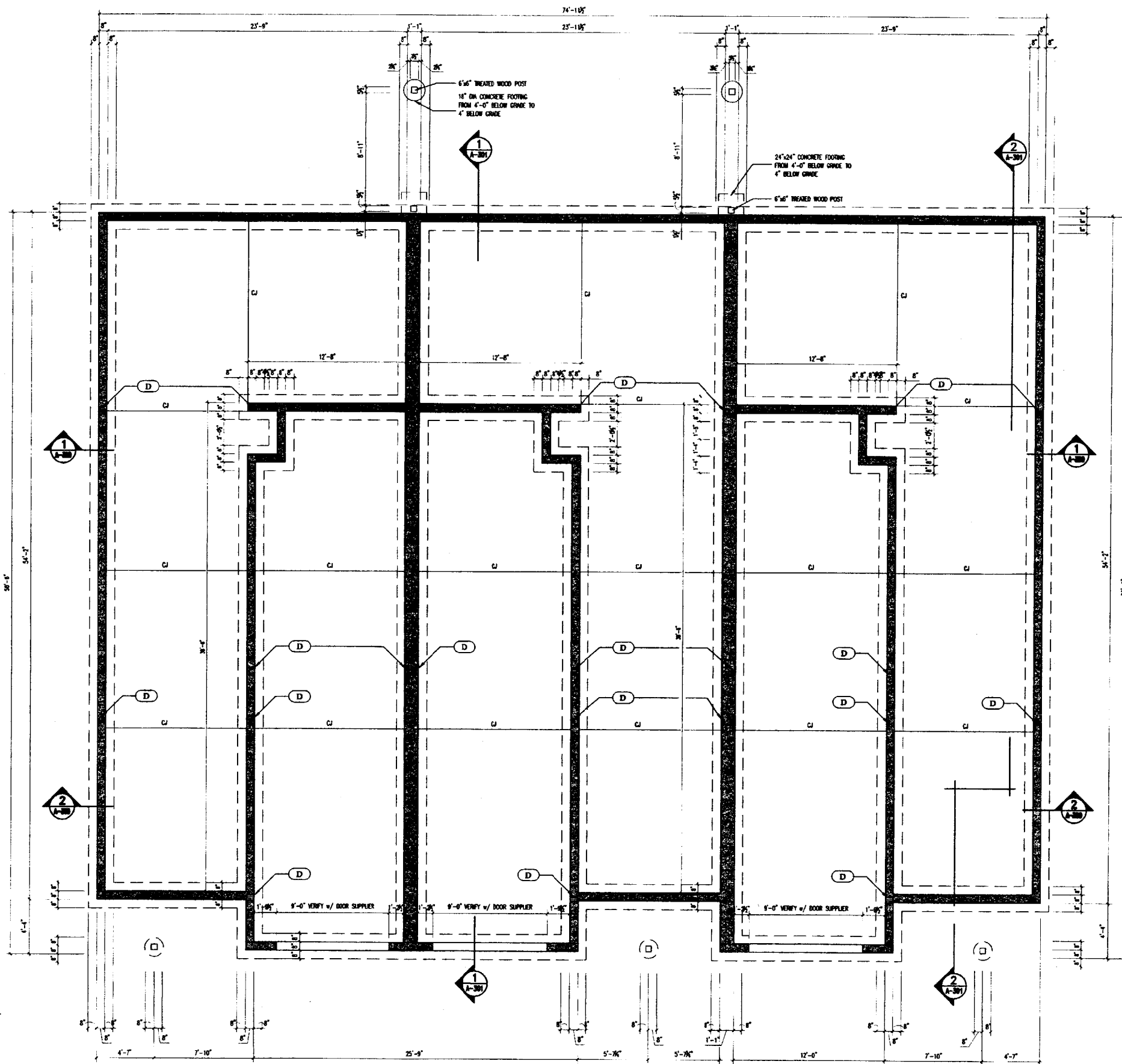
- DESIGN CODE: ACI 318-89
- MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 PSI
- REINFORCEMENT: GRADE 60, ASTM A615
- MIN. CONCRETE COVER:
3" FOR CONCRETE CAST AGAINST SOIL.
2" FOR OTHER CONCRETE UNLESS SHOWN OTHERWISE.
- PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN FOUNDATION WALLS AT 40' O.C. MAX. SPACING. LOCATE JOINTS TO MATCH JOINTS IN MASONRY WHERE POSSIBLE.
- SPlice LENGTHS (UNLESS SHOWN OTHERWISE):
HORIZONTAL BARS IN WALLS, LONGITUDINAL BARS IN FOOTINGS:
#4 1'-0"
#5 1'-0"
VERTICAL BARS:
#4 1'-0"
#5 2'-0"
- WELDED WIRE FABRIC - 6" TYP ALL SLABS OR FIBERMESH
- COORDINATE PENETRATIONS WITH MECHANICAL AND CIVIL DRAWINGS.

NOTE:
ALL FROST WALLS TO HAVE
#4 REBAR EACH WAY @ 16" O.C.

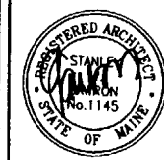
NOTE:
C1 - CONTROL JOINTS - SAW CUT
1/3 THICKNESS OF SLAB

LINTEL & POST SCHEDULE

- (A) (3) 2" x 10"
- (B) (3) LVL 1 3/4" x 11 1/4"
- (C) (2) LVL 1 3/4" x 11 1/4"
- (D) (3) 2" x 6" WOOD POST GANG NAILED OR (4) 2" x 4" WOOD POST GANG NAILED - FROM TOP OF FOUNDATION WALL TO UNDERSIDE OF ROOF STRUCTURE ABOVE



1 FOUNDATION PLAN
S-101 SCALE: 1/4" = 1'-0"



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| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE
FOUNDATION PLAN

S-101

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WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: NO. 2 SPRUCE-PINE-FIR OR BETTER.
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULES OF THE BOCA NATIONAL BUILDING CODE/1993, UNLESS SHOWN OTHERWISE ON THE DRAWING.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK, AND SHEATHING:
PROVIDE #8 NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
6" O.C.: ALONG ALL PANEL EDGES
12" O.C.: ALONG INTERMEDIATE MEMBERS FOR ROOF AND WALLS.
16" O.C.: ALONG INTERMEDIATE MEMBERS FOR FLOORS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED.
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON U210 OR L210A.
- PROVIDE GALVANIZED METAL RAFTERS TIES EQUAL TO SIMPSON H 2.5 BETWEEN GHI ROOF RAFTERS AND SUPPORTING WALLS OR MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE 1-2 X 10 HEADERS OVER ALL OPENINGS IN BEARING WALLS UNLESS SHOWN OTHERWISE.
- PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-10 NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MIN. OF 2-2X STUDS AT ENDS OF ALL BUILT-UP 2X BEAMS UNLESS SHOWN OTHERWISE.
- NAIL MULTIPLE MICROLAM, PARALAM OR LVL LUMBER TOGETHER USING 2 ROWS OF 16d NAILS 12" O.C. STAGGERED AS RECOMMENDED BY THE MANUFACTURER.
- ROOF AND WALL SHEATHING:
APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR S RATED SHEATHING, EXPOSURE 1.
ROOF: 5/8" SPAN RATING 32/16 PLYWOOD
WALLS: 1/2" PLYWOOD
INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- POSTS WHERE NOTED AND AT CORNERS OF EXT. WALLS: PROVIDE 6X6 OR 3-2X8 MIN. OR 4-2X4 CONTINUOUS TO ROOF FRAMING.
- PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
- PROVIDE 1X3 DIAGONAL BRIDGING OR FULL DEPTH BLOCKING FOR EACH 7' OF SPAN FOR ALL JOISTS AND RAFTERS.

ERECTOR NOTES:

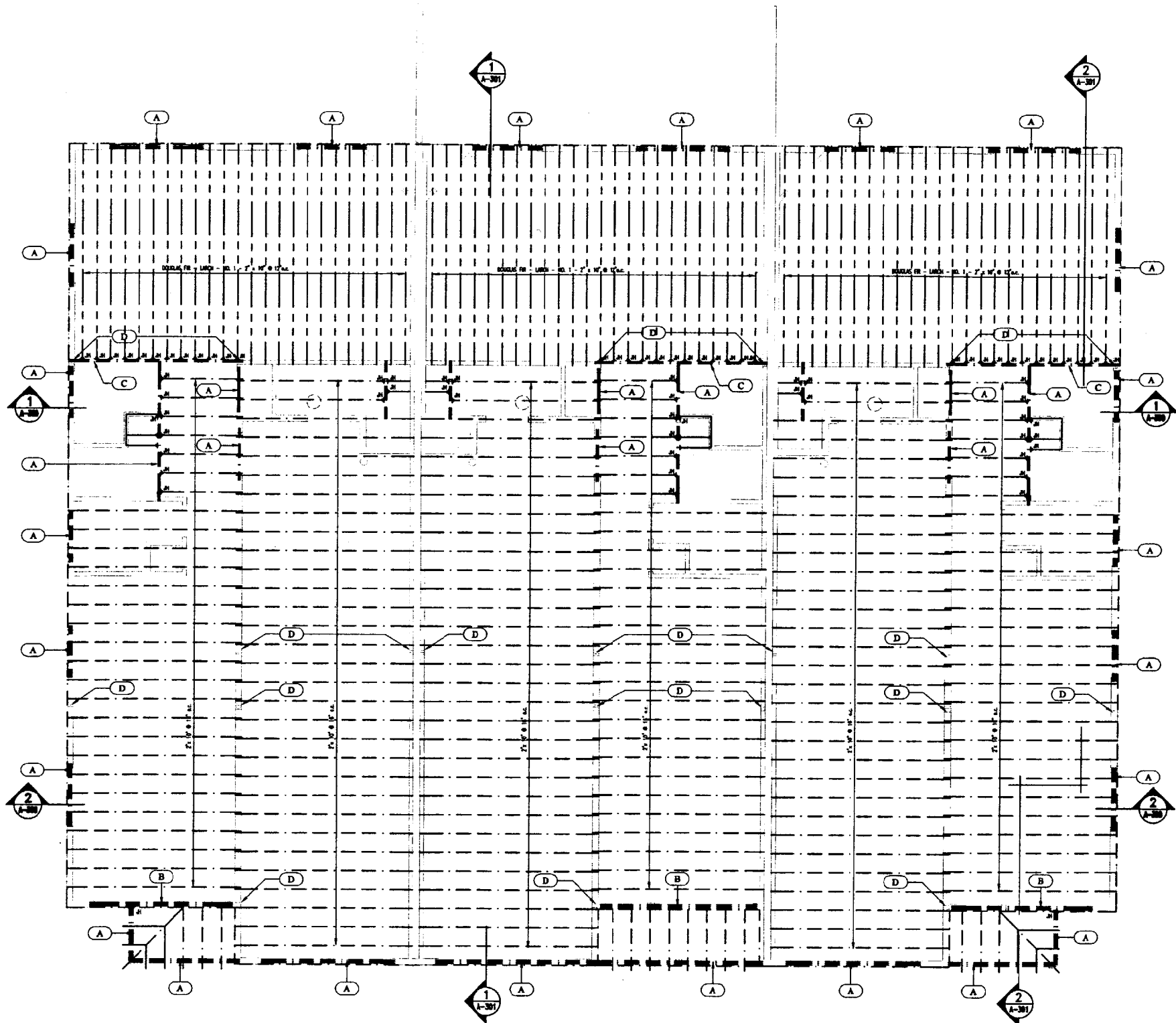
- ALL WOOD MEMBERS MUST BE PROPERLY BRACED UNTIL THE COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.
- IN THE EVENT OF ERROR, DEFECT IN MATERIALS, AND/OR WORKMANSHIP OF SHOP WORK WHICH PREVENTS PROPER ASSEMBLING AND FITTING UP OF PARTS, IMMEDIATELY REPORT TO THE ENGINEER AND OBTAIN ENGINEER'S APPROVAL TO THE METHOD OR CORRECTION.
- CONSIDERATION BY THE CONTRACTOR MUST BE MADE TO ACCOMMODATE DEFLECTIONS OF THE STRUCTURAL FRAMING SYSTEM. CONSIDERATION MUST ALSO BE MADE TO ACCOMMODATE DIMENSIONAL CHANGES IN WOOD MEMBERS DUE TO CYCLIC CHANGES IN HUMIDITY CONDITIONS. SLIP JOINTS MUST BE USED AT GLASS FRAMING AND NON-LOAD BEARING PARTITIONS.

LOADING NOTES:

- CODE: BOCA 1996, CABO 1992
MAXIMUM FLOOR LIVE LOAD DEFLECTION L/360
- FLOOR DL:
2 X FRAMING, BEAMS - 2.0
DECKING - 2.5
FLOORING - 2.8
1/2" GYP.SD. CEILING - 1.0
TOTAL - 10.1 PSF
- FLOOR LL:
DWELLING UNITS - 40 PSF

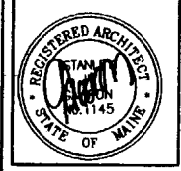
LINTEL & POST SCHEDULE

- (A) (3) 2" x 10"
- (B) (3) LVL 1 3/4" x 11 1/4"
- (C) (2) LVL 1 3/4" x 11 1/4"
- (D) (3) 2" X 6" WOOD POST GANG NAILED OR (4) 2" X 4" WOOD POST GANG NAILED - FROM TOP OF FOUNDATION WALL TO UNDERSIDE OF ROOF STRUCTURE ABOVE



NOTE:
REFER TO WOOD STRUCTURES TRUSS LAYOUT DRAWINGS FOR LOCATIONS, TYPES AND REQUIRED BRACING - TYPICAL

1 SECOND FLOOR FRAMING
S-102 SCALE: 1/4" = 1'-0"



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STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

| REVISIONS | |
|-----------|-------------------------------------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR CONSTRUCTION 02/05/02 02/28/02 |

| | |
|----------------|----------|
| DATE: | 02/05/02 |
| PROJECT #: | 031141 |
| DRAWN BY: | DGR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE
SECOND FLOOR FRAMING PLAN

S-102

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TRUSS FRAMING NOTES

METAL-PLATE-CONNECTED WOOD TRUSSES

- ENGINEER, FABRICATE, AND ERRECT METAL-PLATE-CONNECTED WOOD TRUSSES TO WITHSTAND DESIGN LOADS WITHOUT EXCEEDING DEFLECTION LIMITS OF ANS/PTI 1, "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
- IN ADDITION TO PRODUCT DATA, SUBMIT SHOP DRAWINGS AND STRUCTURAL ANALYSIS DATA, SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER ENGAGED BY THE FABRICATOR WHO IS REGISTERED IN THE STATE OF MAINE.
- ENGAGE A FABRICATOR WHO PARTICIPATES IN A RECOGNIZED QUALITY-ASSURANCE PROGRAM THAT INVOLVES INSPECTION BY AN INDEPENDENT INSPECTING AND TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- COMPLY WITH ANS/PTI 1, TPI HB, "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES", AND APFA'S "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS "SUPPLEMENT".
- DIMENSION LUMBER: COMPLY WITH DOC P5 20, "AMERICAN SOFTWOOD LUMBER STANDARD", ANY SPECIES, GRADED VISUALLY OR MECHANICALLY.
- CONNECTOR PLATES: STRUCTURAL-QUALITY STEEL SHEET, ZINC COATED, COMPLYING WITH ASTM A 653, GRADE 33, 060 COATING DESIGNATION; AT LEAST 0.0559 INCH THICK.
- METAL FRAMING ANCHORS: MANUFACTURED FROM HOT-DIP, ZINC-COATED STEEL SHEET COMPLYING WITH ASTM A 653, 060 COATING DESIGNATION; STRUCTURAL, CONFORMER, OR LOCK-FORMING QUALITY, AS STANDARD WITH MANUFACTURER FOR TYPE OF ANCHOR INDICATED.
- FABRICATE WOOD TRUSSES WITHIN MANUFACTURING TOLERANCES OF ANS/PTI 1 AND CONNECT TRUSS MEMBERS BY METAL CONNECTOR PLATES.
- INSTALL AND BRACE TRUSSES ACCORDING TO RECOMMENDATIONS OF THE SPACE TRUSSES AS INDICATED; INSTALL PLUMB, SQUARE, AND TRUE TO LINE; AND SECURELY FASTEN TO SUPPORTING CONSTRUCTION.
- ANCHOR TRUSSES SECURELY AT ALL BEARING POINTS USING METAL FRAMING ANCHORS AND FASTEN SECURELY.
- SECURELY CONNECT EACH TRUSS PLY REQUIRED FOR FORMING BUILT-UP GIRDER TRUSSES. ANCHOR TRUSSES TO GIRDER TRUSSES.
- INSTALL AND FASTEN PERMANENT BRACING DURING TRUSS ERECTION. ANCHOR ENDS OF PERMANENT BRACING WHERE TERMINATING AT WALLS OR BEAMS.
- INSTALL WOOD TRUSSES WITHIN INSTALLATION TOLERANCES OF ANS/PTI 1.
- DO NOT ALTER, CUT, OR REMOVE TRUSS MEMBERS.
- REMOVE AND REPLACE WOOD TRUSSES THAT ARE DAMAGED OR DEFICIENT.

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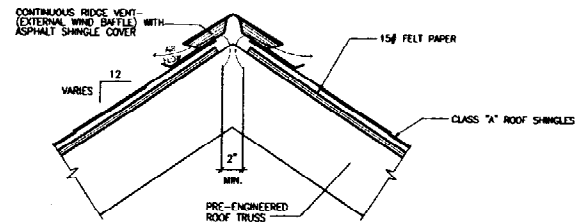
METAL-PLATE-CONNECTED WOOD TRUSSES 06176 - 1

LOADING NOTES:

- CODE: BOCA 1996.
MAXIMUM ROOF LIVE LOAD DEFLECTION L/240
- ROOF SNOW LOAD:
P_s = 60 PSF
C_s = 7
I = 1.0
P_t = 42 PSF
- SLOPED ROOF LOADS:
SLOPE C_s P_s UNBALANCED (P_s x 1.25)
S1/2 1.0 42 PSF 52.5 PSF
S1/2 1.0 42 PSF 52.5 PSF
NOTE: USE UNBALANCED LOAD ON LEBWARD SIDE OF HIP AND GABLE ROOFS. IN THE UNBALANCED CASE WINDWARD SIDE IS CONSIDERED FREE OF SNOW.
- WIND LOAD:
BASIC WIND SPEED V: 90 MPH
EXPOSURE CATEGORY: C
IMPORTANCE FACTOR I: 1.10
P_w = 20.7 PSF
K_d = .86 FT.
K_e = .86 FT.
K_z = .94
C_w = .94
C_g = 1.27
L/B = 3.06
M_w = .49
WALL C_p WINDWARD = -.3
WALL C_p LEBWARD = -.3
WALL C_p SIDEWALL = -.7
FOR ROOF WIND LOADING USE S1/2 ROOF SLOPE:
ROOF C_p WINDWARD = -.3 or -.3
ROOF C_p LEBWARD = -.3
C_g = +.25
C_p LEBWARD = -1.7
C_p WINDWARD = 1.3
WALL PRESSURE WINDWARD P = 27.1 PSF
WALL PRESSURE LEBWARD P = -13.5 PSF
WALL PRESSURE SIDEWALL P = -34.4 PSF
ROOF PRESSURE WINDWARD P = 13.5 PSF or 27.1 PSF
ROOF PRESSURE LEBWARD P = -27.1 PSF
PARTS AND COMPONENT WIND LOADING (ALL ZONES):
P = 33.2 PSF or 41.7 PSF
= POSITIVE PRESSURE ACTS TOWARDS SURFACE AND NEGATIVE PRESSURE ACTS AWAY FROM SURFACE
- SEISMIC LOADING:
GROUP 1
A_v = .1
A_s = .1
S = 2.0
R = 4.5
C_d = 4
W = DL - SL
C_s = .0345
V = 2.6 PSF (BASE SHEAR)
CONNECTION DESIGN:
F = .05 x (BRAM OR TRUSS REACTION LOAD)
- DEAD LOADS:
ROOF DECK:
ASPHALT SHINGLES = 2.5
SHEATHING = 2.0
2 X FRAMING, WOOD TRUSSES = 4.0
12 P.G. BATT INSULATION = 1.0
1/2" GY. BD. CEILING = 3.0
MISC. = 2.5
TOTAL = 15.0 PSF

LINTEL & POST SCHEDULE

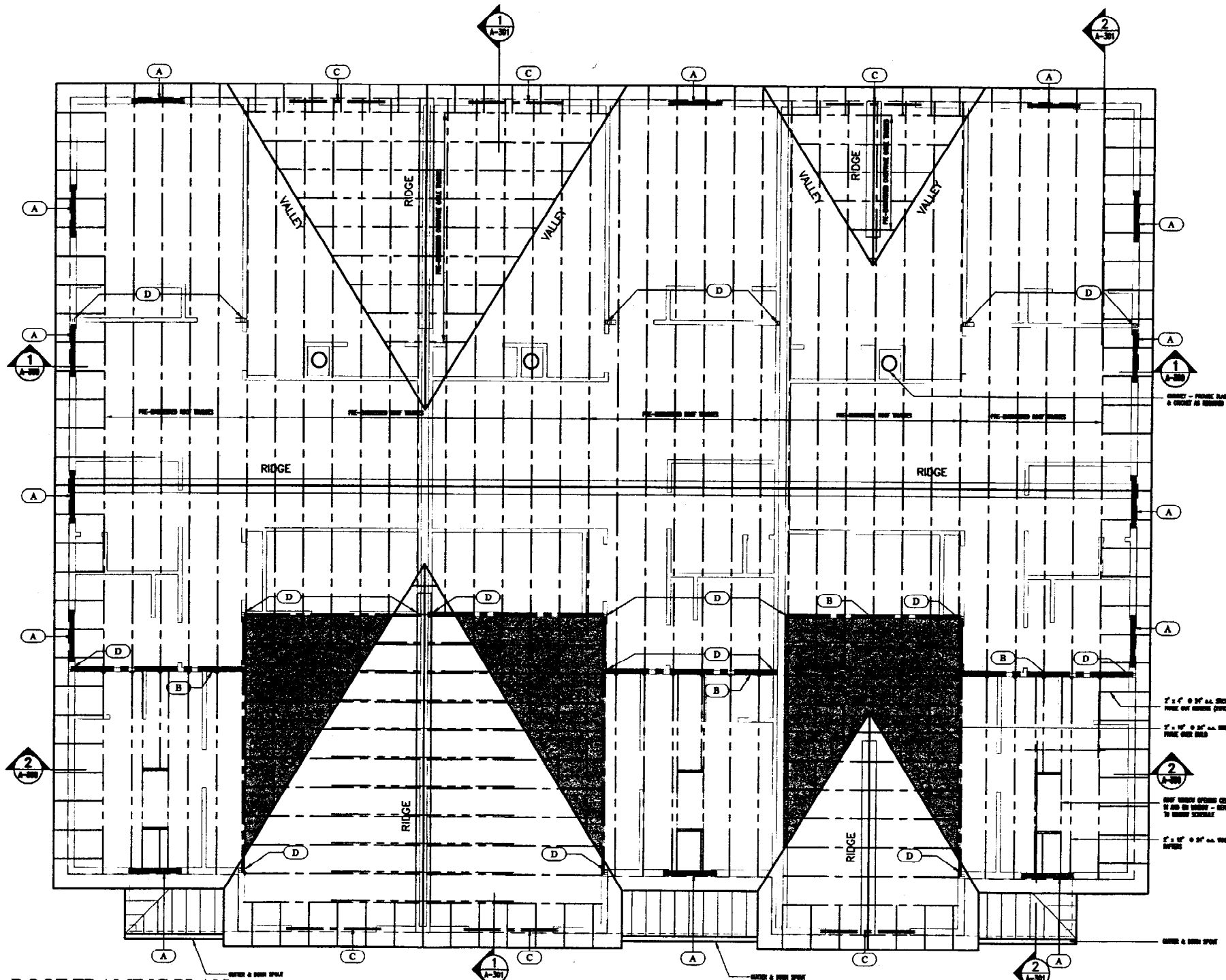
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2 ROOF DETAIL

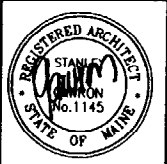
S-103 SCALE: 1 1/2" = 1'-0"

NOTE:
REFER TO ROOF TRUSS LAYOUT DRAWINGS, DRAWN AND ENGINEERED BY SUPPLIER FOR LOCATIONS, TYPES AND REQUIRED BRACING - TYPICAL



1 ROOF FRAMING PLAN

S-103 SCALE: 1/4" = 1'-0"



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STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 1 | 02/05/02 | ISSUED FOR CONSTRUCTION |
| 2 | 02/05/02 | 02/28/02 |

| | |
|----------------|----------|
| DATE: | 02/05/02 |
| PROJECT #: | 051101 |
| DRAWN BY: | DNR |
| CHECKED BY: | SG |
| DRAWING SCALE: | AS NOTED |

SHEET TITLE

ROOF FRAMING PLAN

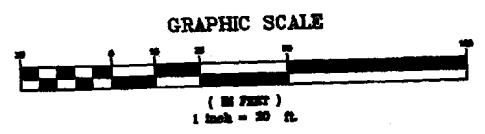
S-103

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| EXISTING | DESCRIPTION | PROPOSED |
|----------|------------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | CENTERLINE | --- |
| --- | BUILDING | --- |
| --- | WETLANDS | --- |
| --- | EDGE WETLAND SKIN | --- |
| --- | STREAM | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| --- | CONTOURS | --- |
| --- | WATER | --- |
| --- | SEWER | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERGROUND | --- |
| --- | BLEC. & TEL. | --- |
| --- | GATE VALVE | --- |
| --- | LIGHT POLE | --- |
| --- | UTILITY POLE | --- |
| --- | HYDRANT | --- |
| --- | CATCH BASIN W/ HAYBALE | --- |
| --- | MANHOLE | --- |
| --- | SILT FENCE | --- |
| --- | RIPRAP | --- |

- - - - - Watershed Boundary
 - Tc Path
 ○ Subcatchment
 □ Reach



| REV. | BY: | DATE: | STATUS: |
|------|-----|----------|---------------------------------|
| D | SMF | 10-10-01 | SITE PLAN SUBMISSION TO CITY |
| C | SMF | 5-22-01 | SUBMISSION TO CITY |
| B | SMF | 4-19-01 | REVISE TO FOUR DUPLEX BUILDINGS |
| A | SMF | 3-30-01 | REVISE TO SIX DUPLEX BUILDINGS |

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GRADING AND UTILITIES PLAN
 OF:
STARBIRD ROAD CONDOMINIUMS
 STARBIRD ROAD
 PORTLAND, MAINE
 FOR:
BROWN DEVELOPMENT CORPORATION
 P.O. BOX 7022
 SCARBOROUGH, MAINE 04070-7022



| | |
|-------------|---------|
| DESIGN BY: | SMF |
| DRAWN BY: | PLS |
| CHECKED BY: | SMF |
| DATE: | 2-7-00 |
| SCALE: | 1"=30' |
| FIELD BK: | 657 |
| PROJ. NO.: | 00256 |
| DRAWING: | 00256GL |

SHEET 3 OF 5

V1
 100