

John A. & Sarah J. Thompson  
BK 13125 Pg 149  
N/F

Susan G. Shorey & Arthur R. Dingley  
BK 11985 Pg 252  
N/F

PROPOSED SIGN  
"DEAD END STARIBIRD ROAD"  
EXT. PRIVATE DRIVE"  
ENTRANCE (SEE DETAIL SHEET)

STABILIZED CONSTRUCTION  
TO CITY OF PORTLAND  
ACCESS EASEMENT  
40' PUBLIC

25' BUILDING SETBACK

Francis M. N/F  
BK 7549

10'x10' PAT

Francis M. N/F  
BK 7549

Rito A. LeBarbero  
BK 11715 Pg 257  
N/F

Benjamin J. Spike & Corina Burt  
BK 10758 Pg 247  
N/F

Darin M. & Angela M. Brown  
BK 12314 Pg 234  
N/F

12" IRF  
12" AB GND

5" AB GND

4" AXLE

5" AB GND

4" AXLE

5" AB GND

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# 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 DISCREPENCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

IN THE CASE OF DISCREPENCIES 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, TARPULINS, 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 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.

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
- CASEWORK 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 PTN.
- TWO HOUR RATED PTN.
- CROWN MOULDING
- CHAIR RAIL
- CHAIR RAIL & CROWN MOULDING

### PROJECT DIRECTORY

ARCHITECT : GAWRON ARCHITECT  
29 BLACK POINT ROAD  
SCARBOROUGH, ME 04074-9358

CIVIL ENGINEER: SERAGO TECHNICS, INC.  
P. O. BOX 1359  
WESTBROOK, MAINE 04095 1359

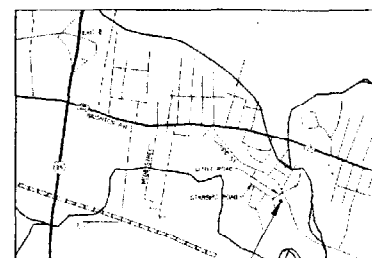
MECHANICAL ENGINEER: DESIGN / BUILD

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

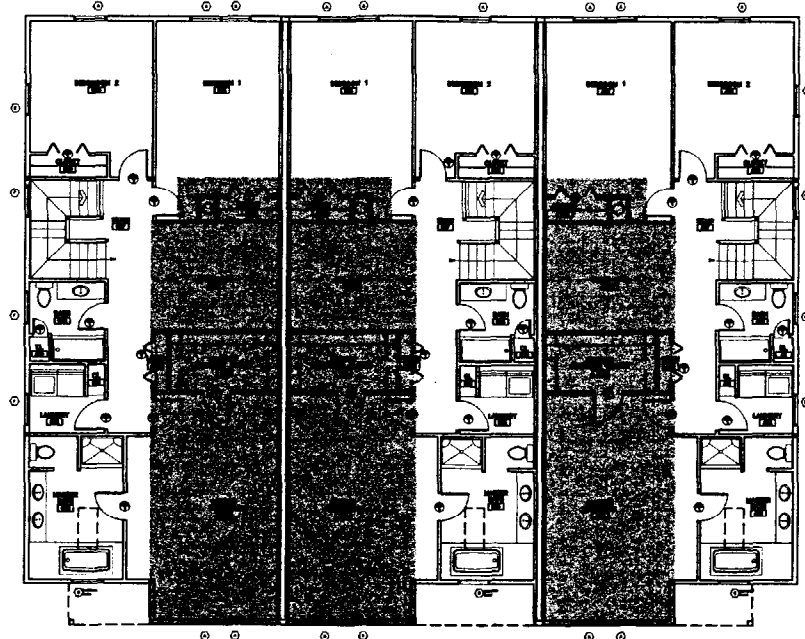
#### FIRE PROTECTION DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH ALL TRADES

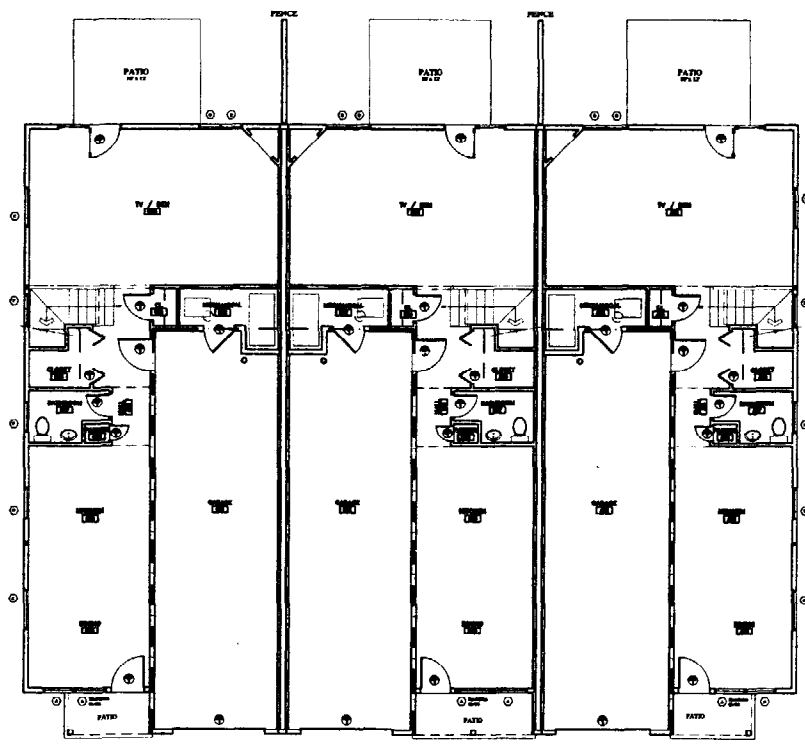
### DRAWING ABBREVIATIONS

AB ANCHOR BOLT	JNT OR JT JOINT
ACT ACQUSTICAL CEILING TILE	L LAVATORY
AFP ABOVE FINISH FLOOR	LNTL LINTEL
ALUM OR AL ALUMINUM	LOC LOCATION
AWP ACQUSTICAL WALL PANEL	M MARBLE
ACT ACQUSTICAL CEILING TILE	MAS MASONRY
HIT BITUMINOUS	MAX MAXIMUM
BM BENCH MARK	MB MARKER BOARD
BTM BOTTOM	MECH MECHANICAL
BRG BEARING	MFGR MANUFACTURER
BRK BRICK	MIN MINIMUM
CRP CARPET	MISC MISCELLANEOUS
CAB CABINET	MO MASONRY OPENING
CB CHALK BOARD	MP MOP RECEPTOR
CC CENTER TO CENTER	MRCB MOISTURE RESISTANT GYPSUM BOARD
CH CONCRETE HARDENER	MTL METAL
CJ CONTROL JOINT	N NORTH
CL CENTER LINE	NA NOT APPLICABLE
CLG CEILING	NIC NOT IN CONTACT
CMU CONCRETE MASONRY UNITS	NO NUMBER
CONC CONCRETE	NOM NOMINAL
CONT CONTINUOUS	NTS NOT TO SCALE
CONSTR CONSTRUCTION	OA OVERALL
CONTR CONTRACTOR	OC ON CENTER
CT CERAMIC TILE	OD OUTSIDE DIAMETER
DBL DOUBLE	OPNG OPENING
DF DRINKING FOUNTAIN	OPP OPPOSITE
DIA DIAMETER	OF OUTSIDE FACE
DIM DIMENSION	P PAINT
DNA DOES NOT APPLY	PTD PAINTED
DTL DETAIL	PL PLATE
DWC DRAWING	PLY WD PLYWOOD
EA EACH	PNL PANEL
EF EACH FACE	P.T. PRESSURE TREATED
EJ EXPANSION JOINT	PAPER TOWEL AND WASTE DISPENSER
EL ELEVATION	PTN PARTITION
ELEC ELECTRICAL	RD ROOF DRAIN
ELEV ELEVATOR	REF REFRIGERATOR
EMHO ELECTRO-MAGNETIC HOLD OPEN	REINF REINFORCED
EQ EQUAL	RESUR RESURFACED
EW EACH WAY	RM ROOM
EWG ELECTRIC WATER COOLER	RO ROUGH OPENING
EXP OR (E) EXPANSION	S SOUTH
EXT EXTERIOR	SC SHOWER CURTAIN
FD FLOOR DRAIN	SD SOAP DISPENSER
FDN FOUNDATION	SCHED SCHEDULE
FE FIRE EXTINGUISHER	SECT SECTION
FPE FINISH FLOOR ELEVATION	SHT SHEET
FIN FINISH	SIMILAR
FIN FL OR FF FINISH FLOOR	SND SANITARY NAPKIN DISPOSAL
FIN GR FINISH GRADE	SQ SQUARE
FL FLOOR	SYNTH SYNTHETIC SPORTS SURFACE
FRM FRAMING	STD STANDARD
FT FEET (FOOT)	STL STEEL
FW FIELD VERIFY	STRUCT STRUCTURAL
FWC FABRIC WALL COVERING	SUB SUB
GA GRANITE	T TEMPERED (GLASS)
GALV GALVANIZED	TB TACK BOARD
GB GRAB BARS	THK THICKNESS
GC GENERAL CONTRACTOR	TOP OF
GS GYPSUM WALL BOARD	TOR TOP OF BEAM
HC HANDICAP	TOM TOP OF MASONRY
HD HD HARDWOOD	TOP OF WALL
HDR HEADER	TOW TOILET PAPER DISPENSER
HDWE HARDWARE	TYP TYPICAL
HM HOLLOW METAL	UNO UNLESS NOTED OTHERWISE
HORIZ HORIZONTAL	VAP VAPOR BARRIER
HT HEIGHT	VCT VINYL COMPOSITION TILE
ID INSIDE DIAMETER	VERT VERTICAL
IF INSIDE FACE	VWC VINYL WALL COVERING
IN INCHES	W WEST
INSUL INSULATION	W/ WITH
INT INTERIOR	WC WATER CLOSET
	WD WOOD

# G-101



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

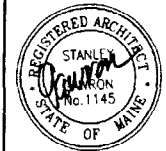


**1** CODE REVIEW: FIRST FLOOR PLAN  
 G-101 SCALE: 1/16" = 1'-0"

BOCA: CODE DATA	
USE GROUP CLASSIFICATION	R-2 RESIDENTIAL
TYPE OF CONSTRUCTION	MR 1 UNPROTECTED
ACTUAL BUILDING AREA	6870 SQ. FT.
TABLE 503 BUILDING AREA LIMITATION - SQ. FT.	4170
50% STREET FRONTAGE INCREASE (150%) - SQ. FT.	7200
50% 3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%) - SQ. FT.	9600
ALLOWABLE BUILDING AREA - SQ. FT.	16,800
BUILDING HEIGHT	30'-0"
FIRE SUPPRESSION	TOTAL BUILDING AUTOMATIC WATER SPRINKLER SYSTEM
1 HOUR	
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	DOCF 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 800 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 (MR)
ACTUAL BUILDING AREA	6870 SQ. FT.
BUILDING HEIGHT	30'-0"
FIRE SUPPRESSION	TOTAL BUILDING AUTOMATIC WATER SPRINKLER SYSTEM
1 HOUR	
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	
#	DESCRIPTION
1	ISSUED FOR CONSTRUCTION 02/25/02

DATE	02/25/02
PROJECT #	031101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE	AS NOTED

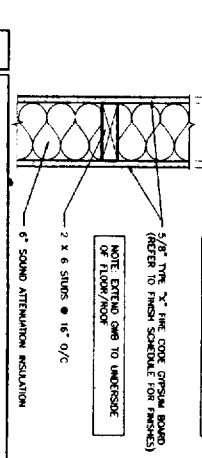
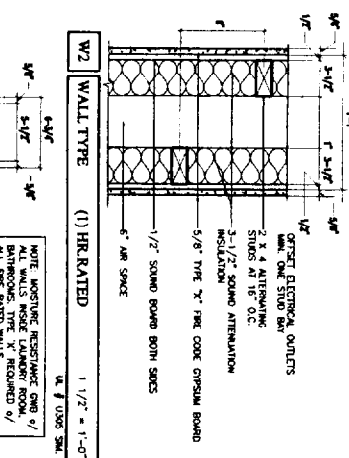
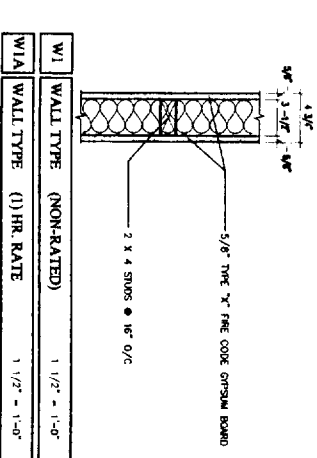
SHEET TITLE  
 CODE REVIEW  
 PALNS

G-102

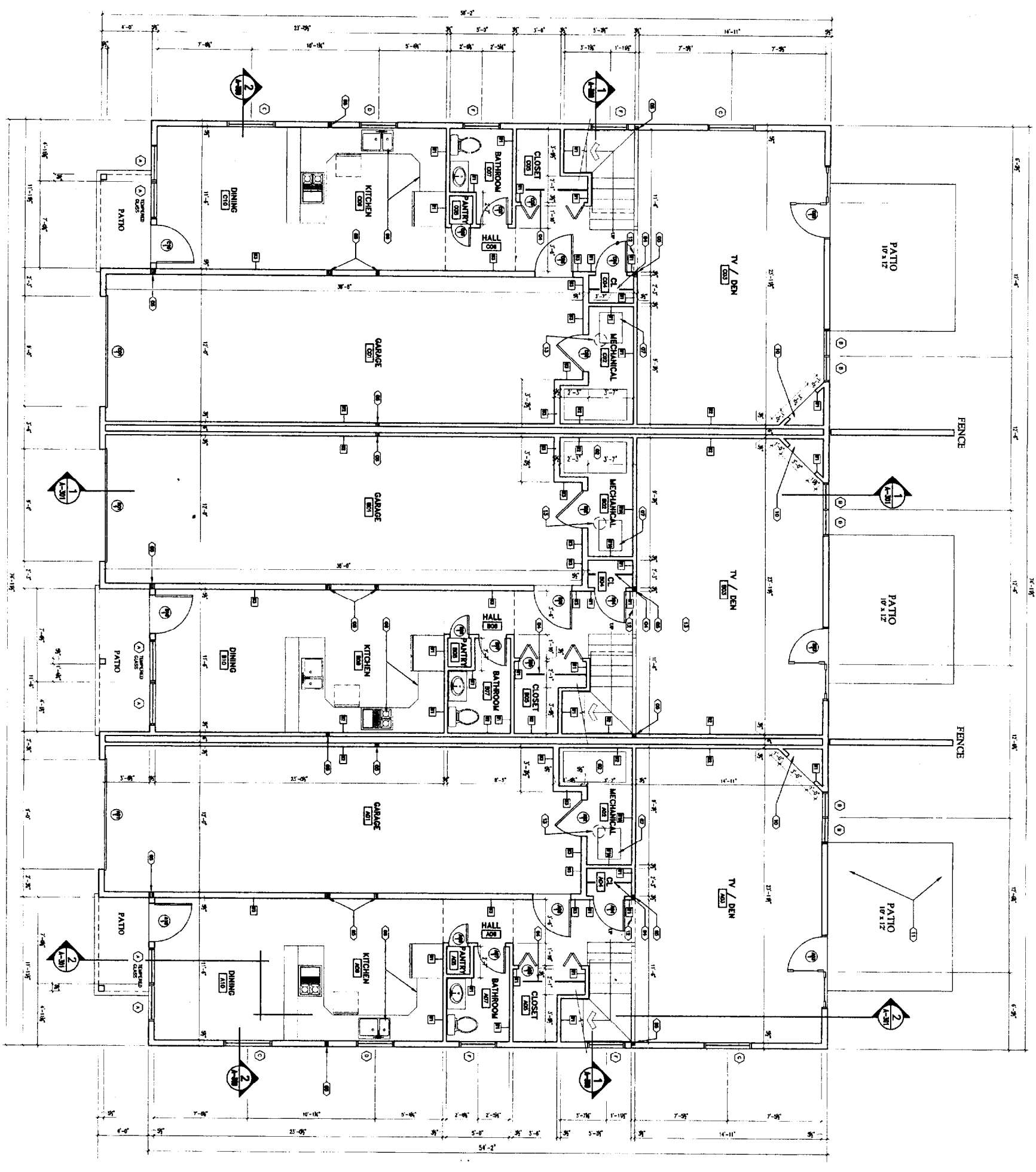
# FLOOR PLAN LEGEND

- (B) NOT USED
- (B) STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- (B) 1/2" PLYWOOD PAINTED SHELVES w/ 1 1/2" WOOD NOSING & 4 ADJUSTABLE SHELF SCUPERS - (3) SHELVES PER CLOSET
- (B) CLOTHES ROD AND SHELF
- (B) WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
- (B) KITCHEN CABINETS - LAYOUT BY KITCHEN CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (B) BOILER - FUEL OIL FURNACE
- (B) ALL BATHROOM CABINERY AND LAYOUT BY CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (B) ROOF WINDOW (ABOVE)
- (B) PRE-FABRICATED GAS FIREPLACE DETAILS PER SHOP DRAWINGS
- (B) PATIO - CMU PATIO BRICK w/ 4" COMPACTED SAND & 4" COMPACTED GRANULAR FILL & FINISHED FLOOR ENGINEERED FILL w/ STEEL BEAM - SLOPE AWAY FROM BUILDING 1/4" PER FOOT
- (B) ROBERT - 6" DEEP GNB @ 3/12" WOOD FRAMING - ACROSS STAIR & TV/DEN
- (B) STEEL FLUE SYSTEM - APPROPRIATE SIZE, LOCATION, AND CLEARANCES AS REQUIRED BY CODE WITH ALL TRADES

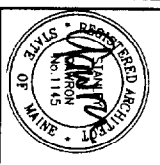
# WALL TYPES & CEILING ASSEMBLIES



- W1 WALL TYPE (NON-RATED) 1 1/2" - 1'-0"
- W2 WALL TYPE (1) HR. RATED 1 1/2" - 1'-0"
- W3 WALL TYPE (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"



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



**GAWRON ARCHITECTS**  
29 Black Point Road  
Scarborough, ME 04074  
Tel: 207.883.6307  
Fax: 207.883.0361

**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
PORTLAND, MAINE

NO.	DATE	REVISIONS
1	02/20/02	ISSUED FOR CONSTRUCTION
2	02/20/02	REVISION

DATE:	02/20/02
PROJECT #:	01101
DRAWN BY:	DMS
CHECKED BY:	90
DRAWING SCALE:	AS NOTED
SHEET TITLE	
FIRST FLOOR PLAN	

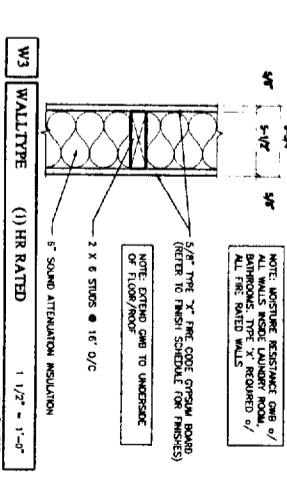
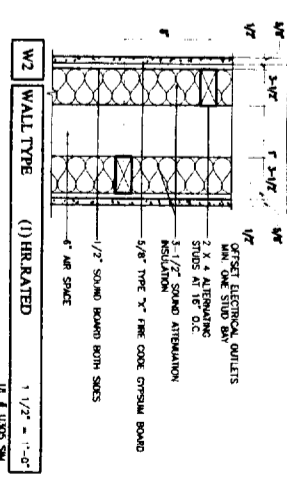
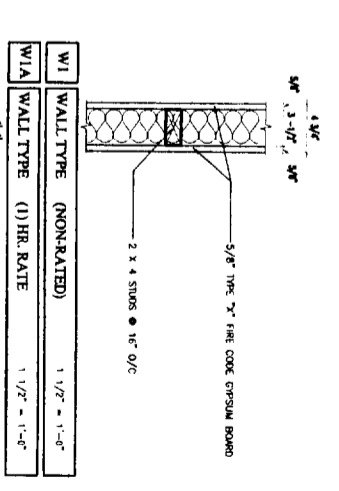
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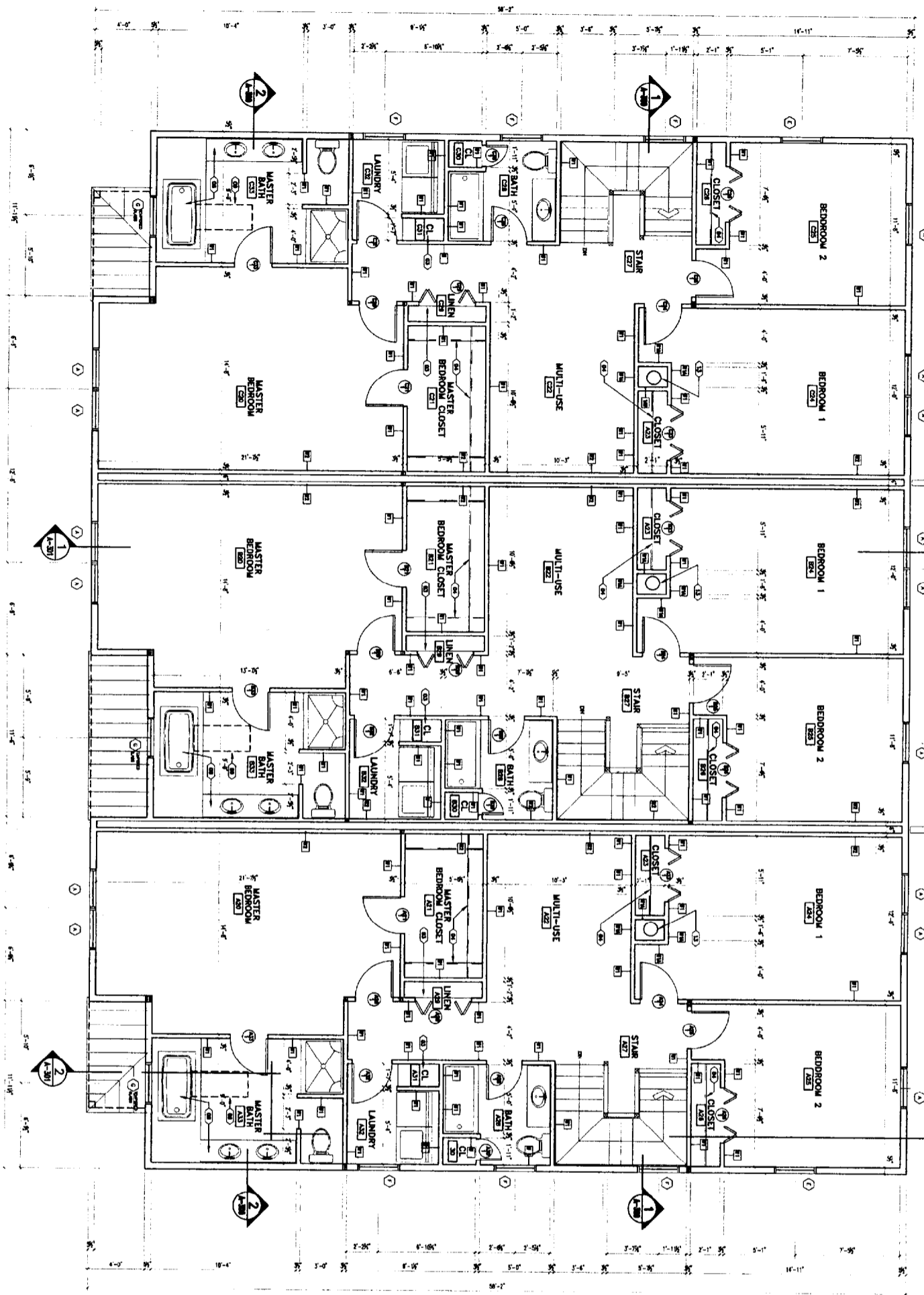
**FLOOR PLAN  
LEGEND**

- (1) NOT USED
- (2) STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- (3) 1/2" PLYWOOD PAINTED SHELVES w/ 1/4" WOOD NOSING & ADJUSTABLE SHELF SUPPORTS - (5) SHELVES PER CLOSET
- (4) CLOTHES ROD AND SHELF
- (5) WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
- (6) NITCHEN CABINETS - LAYOUT BY KITCHEN CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (7) BOILER - FUEL OIL FIRED
- (8) ALL BATHROOM CABINETS AND LAYOUT BY CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (9) ROOF WINDOW (ABOVE)
- (10) PRE-FABRICATED GAS FIREPLACE DETAILS PER SHOP DRAWINGS
- (11) PATIO - CALL PAVING BRICK 4" COMPACTED SAND 4" COMPACTED GRANULAR FILL & UNDERLINED SAWN LUMBER ENGINEERED FILL w/ STEEL BRACKING - SLOPE AWAY FROM BUILDING 1/4" PER FOOT
- (12) SLOTTED 6" DEEP GWS w/ 3 1/2" WOOD FRAMING - ACROSS STAIR & TV / MEN
- (13) STEEL FLE 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"
- W2** WALL TYPE (1) HR. RATED 1 1/2" - 1'-0"
- W3** WALL TYPE (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"



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



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Fax: 207.883.0581  
www.camron.com

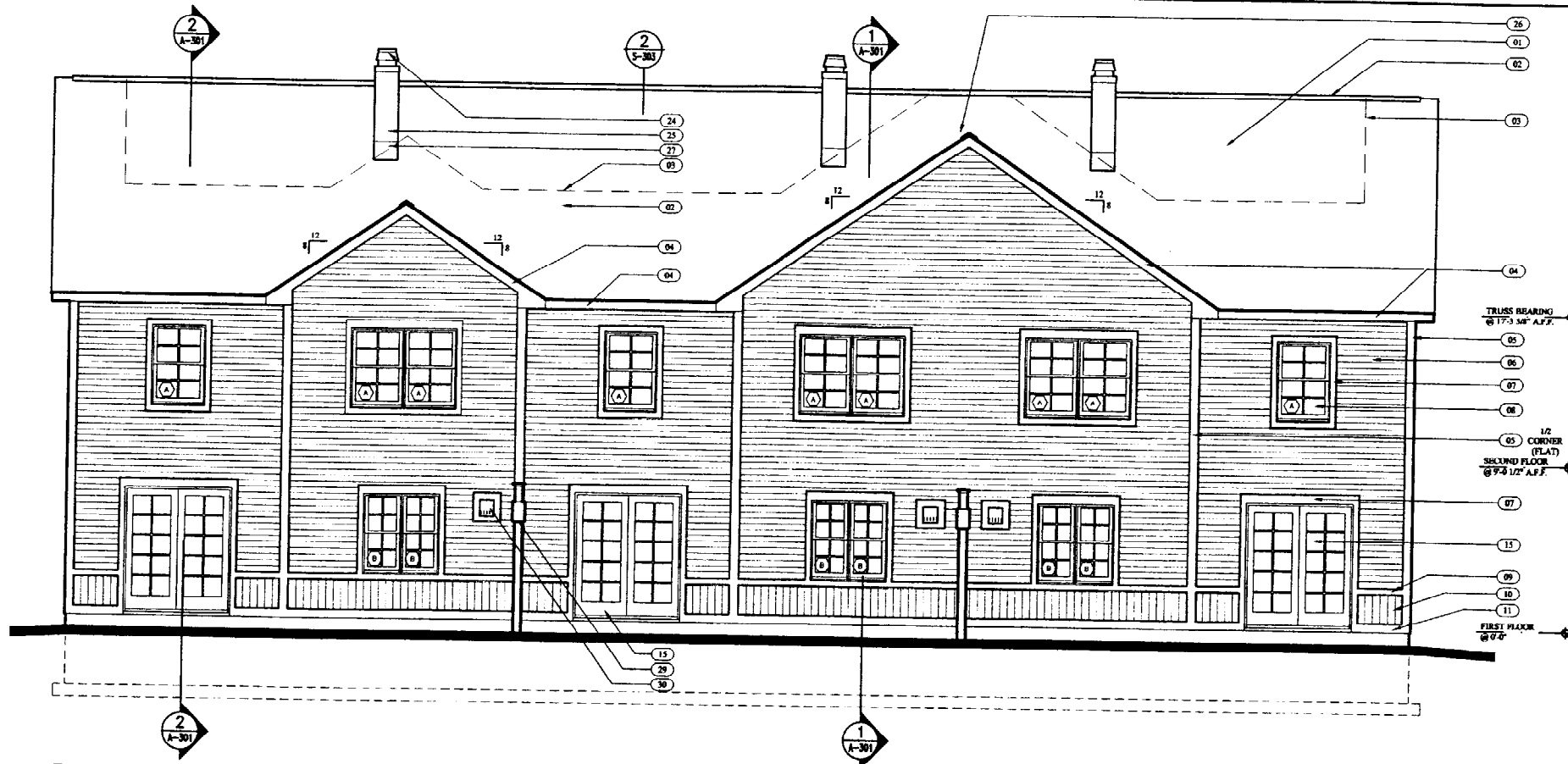
**STARBIRD ROAD CONDOMINIUMS**  
BROWN DEVELOPMENT CORPORATION  
PORTLAND, MAINE

NO.	DATE	REVISIONS
1		ISSUED FOR PERMIT
2		FOR CONSTRUCTION
3		FOR RECORD

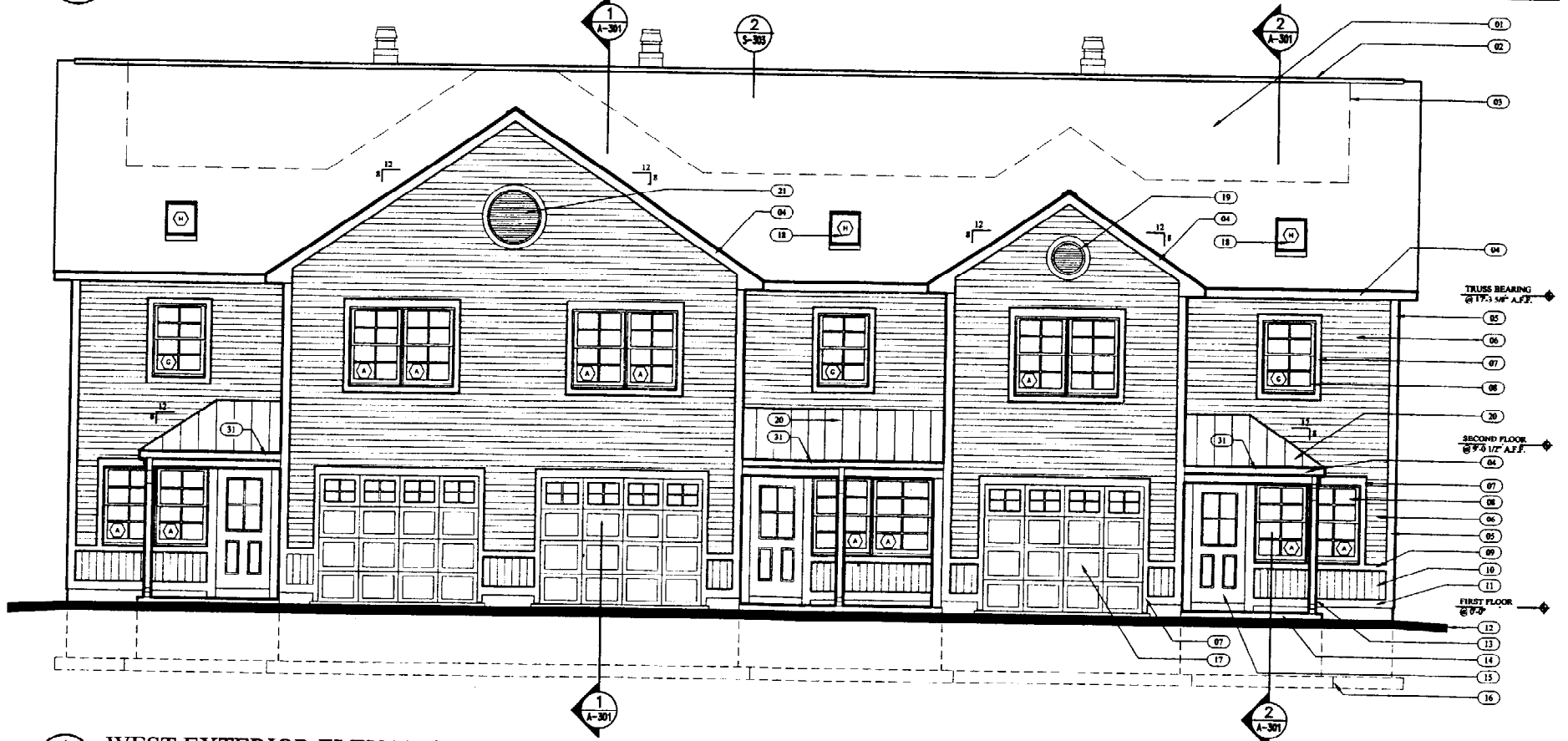
DATE: 02/04/02  
PROJECT #: 011101  
DRAWN BY: DMK  
CHECKED BY: SO  
DRAWING SCALE: AS NOTED

SHEET TITLE  
SECOND FLOOR PLAN  
A-101

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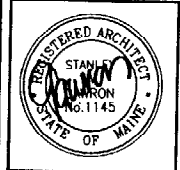
**2 EAST EXTERIOR ELEVATION**  
A-200 SCALE: 1/4" = 1'-0"



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

**ELEVATION LEGEND**

- 01 FIBERGLASS / ASPHALT SHINGLES or 15 LBS BUILDING PAPER or 5/8" PLYWOOD or PRE-ENGINEERED ROOF TRUSS SYSTEM
- 02 CONTINUOUS RIDGE VENT
- 03 BITUMINOUS ROOF UNDERLAYMENT
- 04 8" FASCIA - PRE-FINISHED ALUMINUM COIL STOCK or WOOD TRIM
- 05 CORNER BOARD - VINYL w/ RIGID BACK-UP
- 06 VINYL SIDING - 4" EXPOSURE
- 07 TRIM - PRE-FINISHED ALUMINUM COIL STOCK or 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 or 2" COMPACTED SAND or 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 or BITUMINOUS ROOF UNDERLAYMENT or 5/8" PLYWOOD
- 21 FYPON 2 - APPLIED FAUX VENT
- 22 FOUNDATION WALL - PARGED
- 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 or 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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**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
**PORTLAND, MAINE**

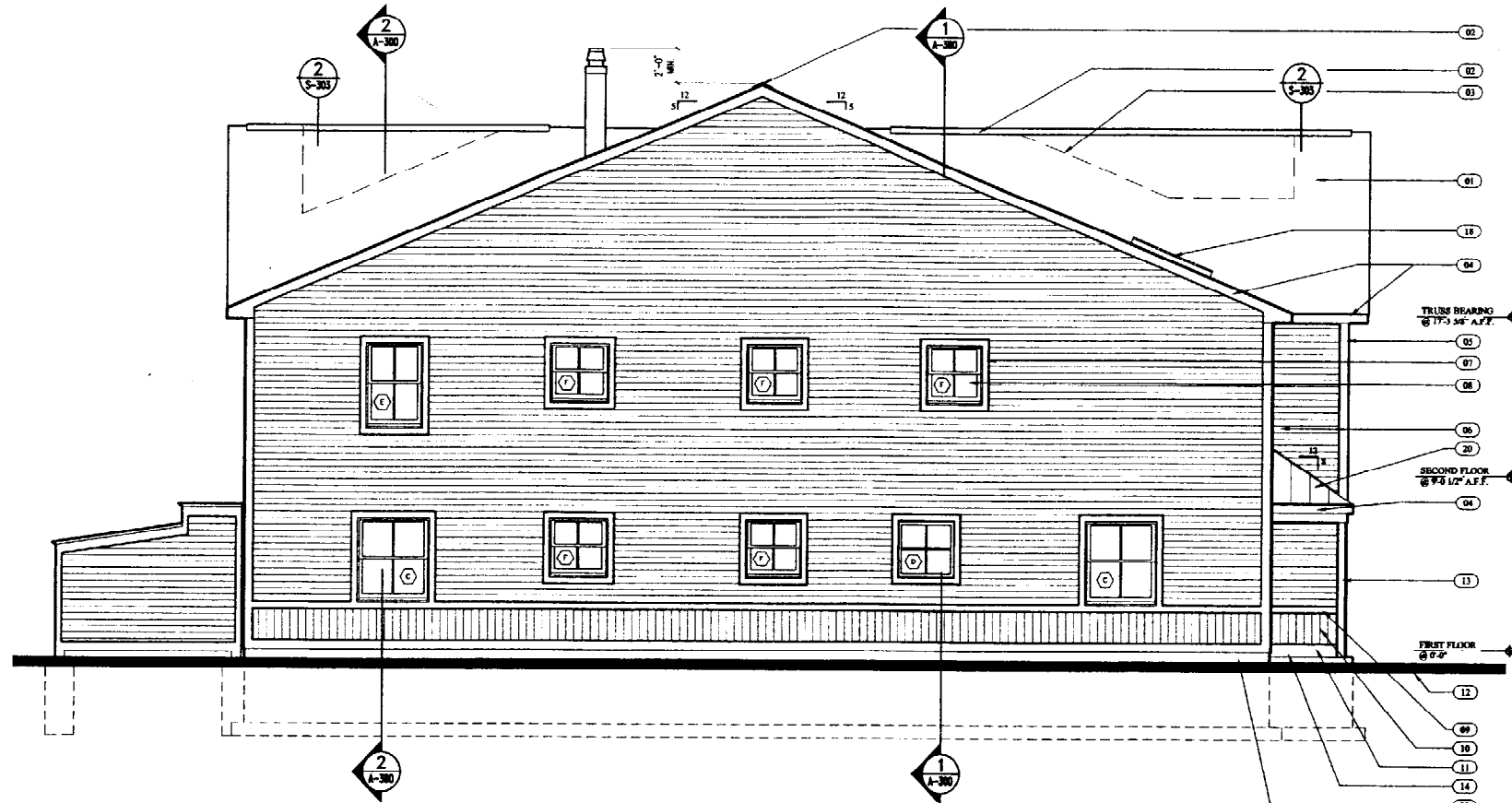
**REVISIONS**

#	DATE	DESCRIPTION
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2	02/05/02	02/26/02

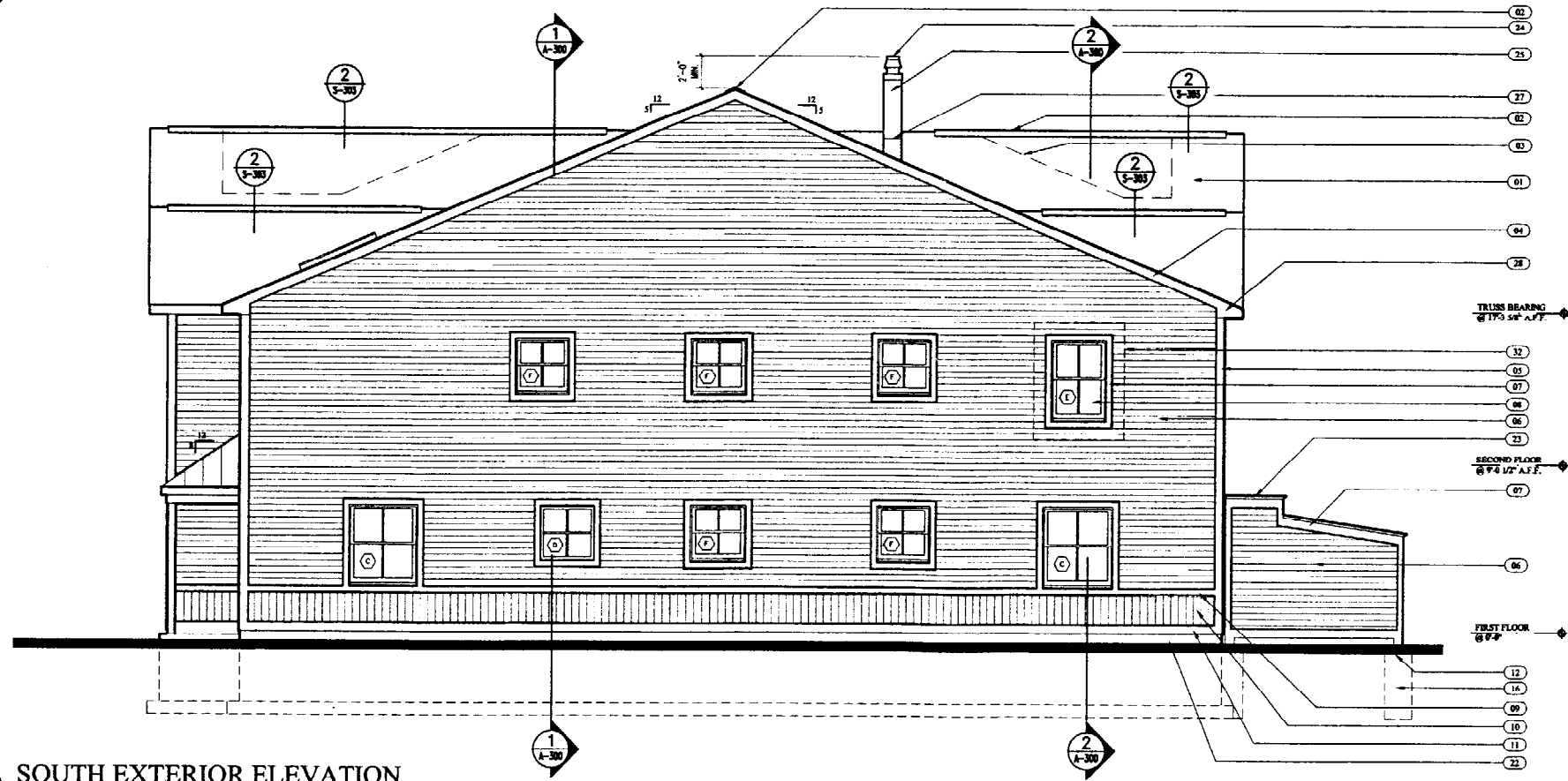
DATE:	02/05/02
PROJECT #	091101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE	AS NOTED

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 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 BITUMINUS ROOF UNDERLAYMENT of 5/8" PLYWOOD
- 21 FYPON 2 - APPLIED FAUX VENT
- 22 FOUNDATION WALL - PARGED
- 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)

REGISTERED ARCHITECT  
STATE OF MAINE

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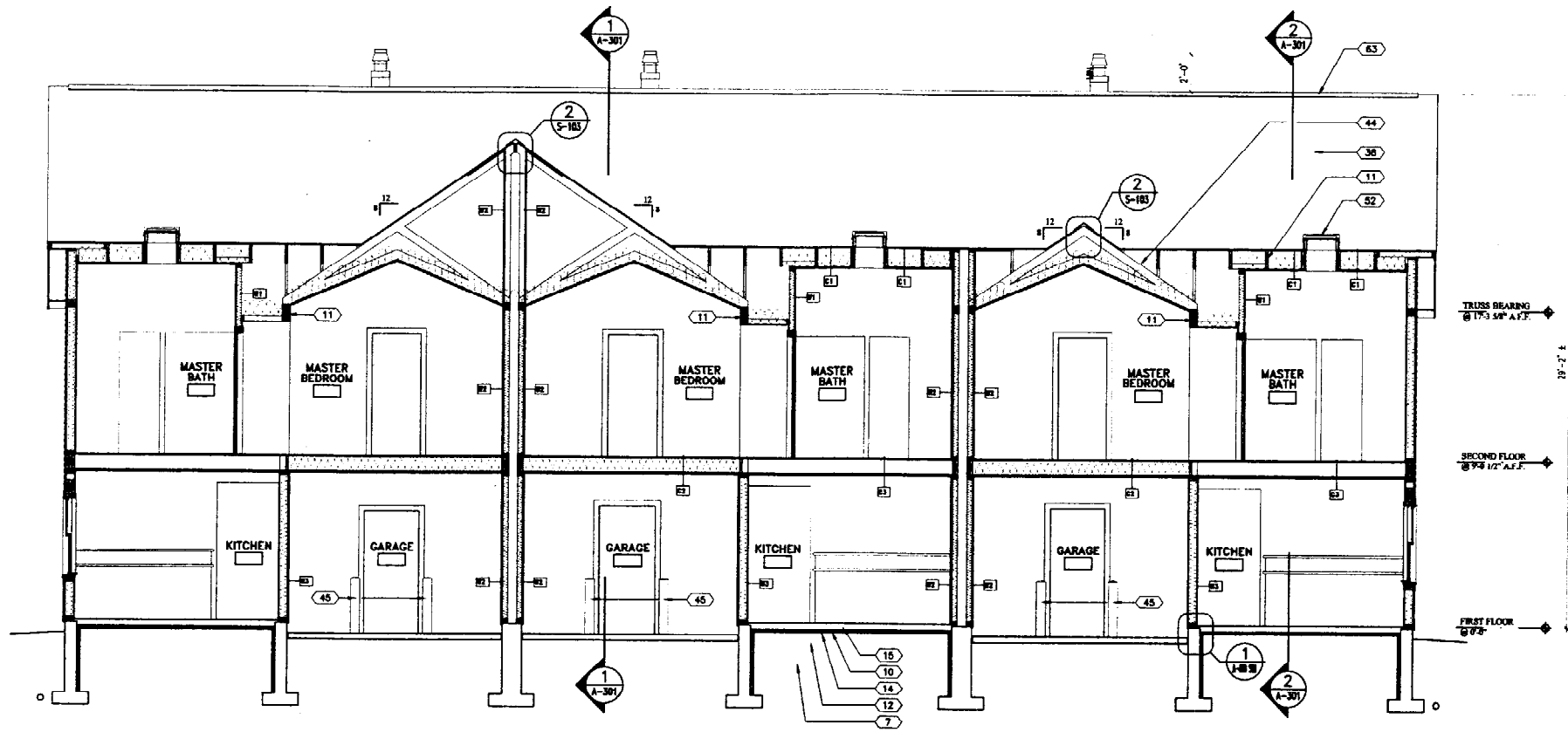
**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
**PORTLAND, MAINE**

REVISIONS		
#	DATE	DESCRIPTION
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2	02/28/02	

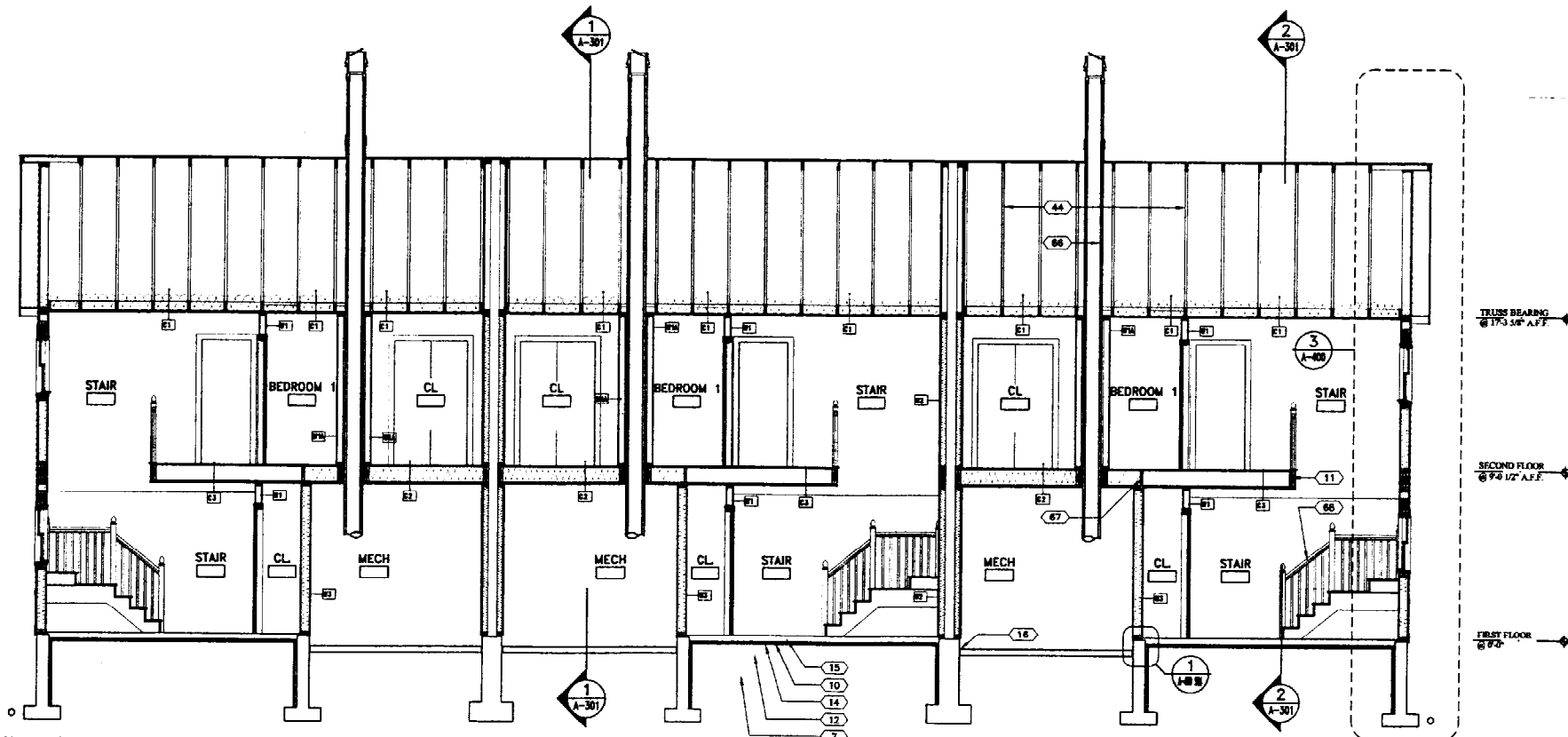
DATE:	02/05/02
PROJECT #:	031101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE:	AS NOTED

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 - POURED-IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - (3) #5 HORIZONTAL
- 03 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTECHNICAL FABRIC WRAP - EXIST IN GRADE
- 04 POUR JOINT - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 4" BRACE 10" o.c.
- 07 ENGINEERED BACKFILL COMPACTED TO 94% - REFER TO GEOTECHNICAL REPORT
- 08 STEEL REINFORCING BARS - (1) #4 MID HEIGHT WALL HORIZONTAL
- 09 6" LOAM TOPSOIL 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 - GLEUE & SCREW TO JOIST PER MANUFACTURERS REQUIREMENTS
- 14 6 MIL VAPOR BARRIER
- 15 4" TYPICAL POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1.4 x 1.4 #4 W.F. OR FIBERREINFORCED
- 16 1/2" EXPANSION MATERIAL
- 17 WOOD BASE
- 18 5/8" TYPE 'X' GWB
- 19 VAPOR BARRIER
- 20 6" 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" EXCURSION
- 25 VINYL SIDING WAIST BOARD - COLOR TO MATCH TRIM
- 26 VINYL SIDING - 1" RISER VERTICAL
- 27 ROCK ANCHORS - 1/4" LONG @ 8" o.c. w/ (2) MIN. PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - (1) 1/2" COIL STOCK w/ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 1/2" x 1/2" WOOD RIBBING @ 24" o.c. - TYPICAL @ END OF ROOF OF ALL ROOF TRUSSES, CEILING RAFTERS & JOISTS
- 33 VINYL VENTED ROOF 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 FIBERGLASS / ASPHALT SINGLE - AIR WICK TYPICAL 3" x 3"
- 39 1/2" FIBERGLASS BATT INSULATION
- 40 FOUNDATION WALL - PARGE w/ TRUSSEAL
- 41 RM JOIST PER MANUFACTURERS REQUIREMENTS
- 42 1/2" x 1/2" WOOD RIBBING UNDERLAYS - FROM ROOF EDGE TO 6" ABOVE & 3" TO EACH SIDE OF VALLEYS, RIDGES AND VERTICAL TRANSITIONS
- 43 TIED 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 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 @ 16" o.c.
- 56 METAL STANDING BEAM ROOFING SYSTEM
- 57 4"x4" TREAT WOOD POST
- 58 GALV. WOOD POST BASE PLATE - ANCHOR TO CONCRETE w/ 1/2" D EXPANSION BOLT
- 59 PRE-FINISHED ALUMINUM Drip EDGE
- 60 2"x4" FLYING RAFTERS @ 24" o.c.
- 61 PRE-FINISHED INSULATED OVERHEAD DOOR w/ AUTOMATIC REMOTE CONTROLLED OPENER
- 62 1/2" 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 DRAWINGS
- 69 CHIMNEY CAP



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**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION
1	02/05/02	ISSUED FOR CONSTRUCTION
2	02/28/02	

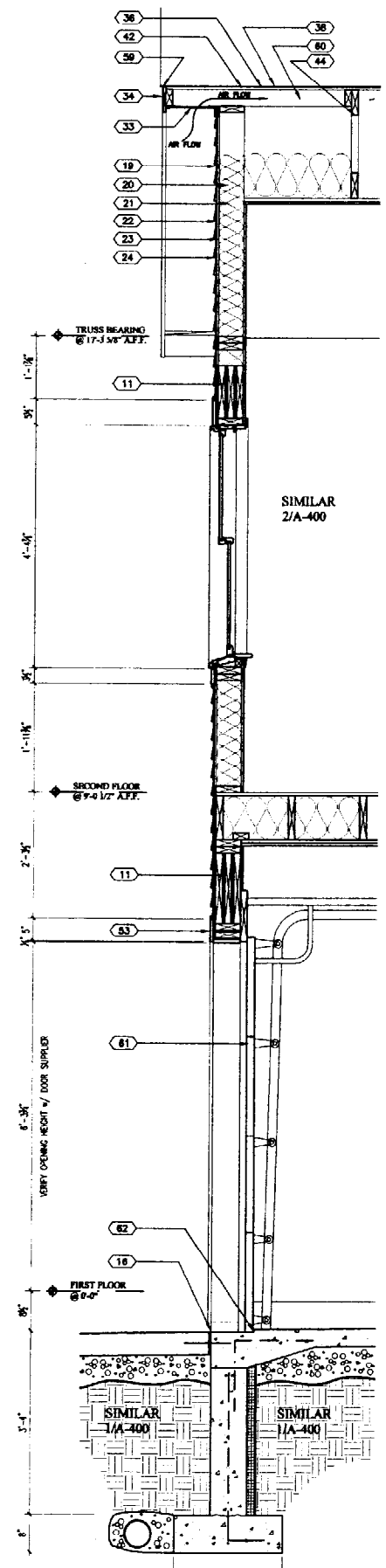
DATE:	02/05/02
PROJECT #:	021101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE:	AS NOTED

SHEET TITLE  
**BUILDING SECTIONS**

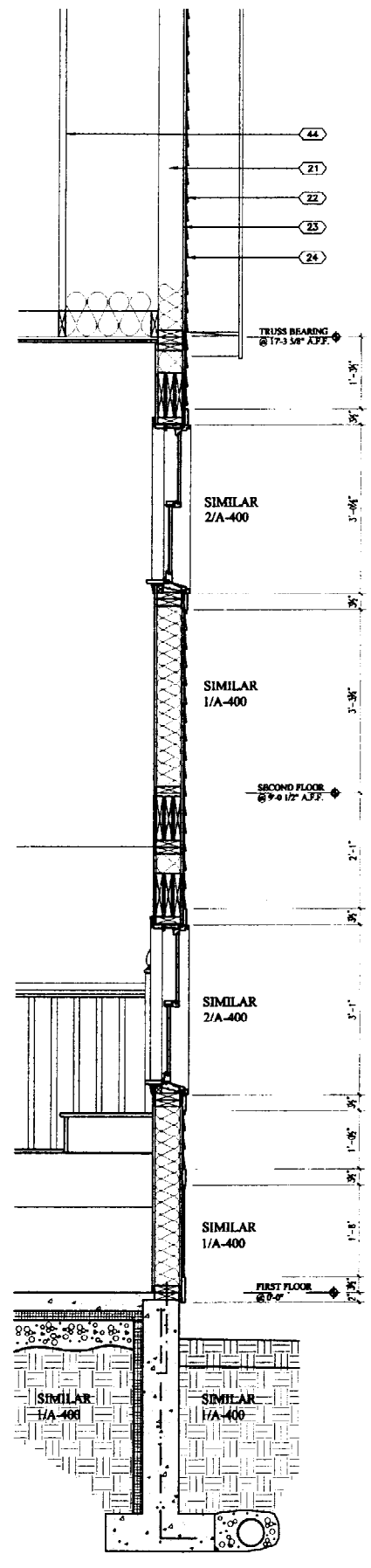
**A-300**



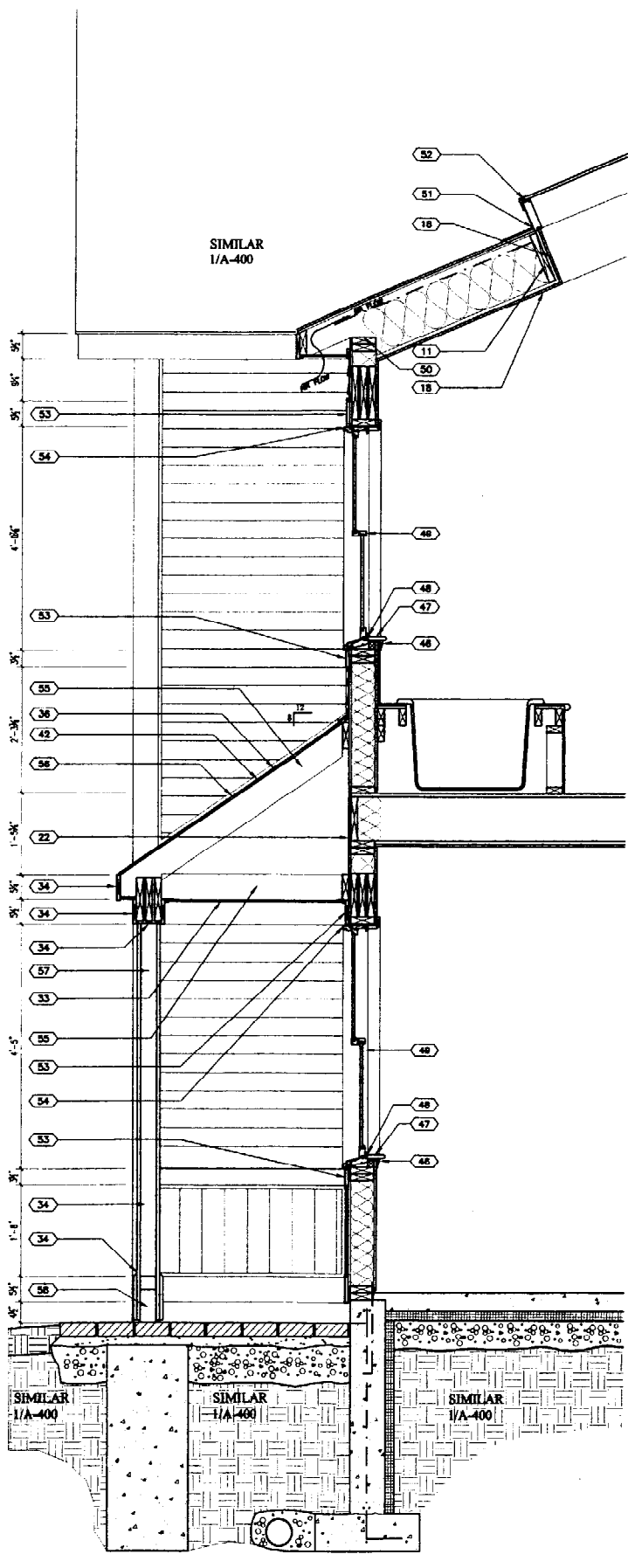




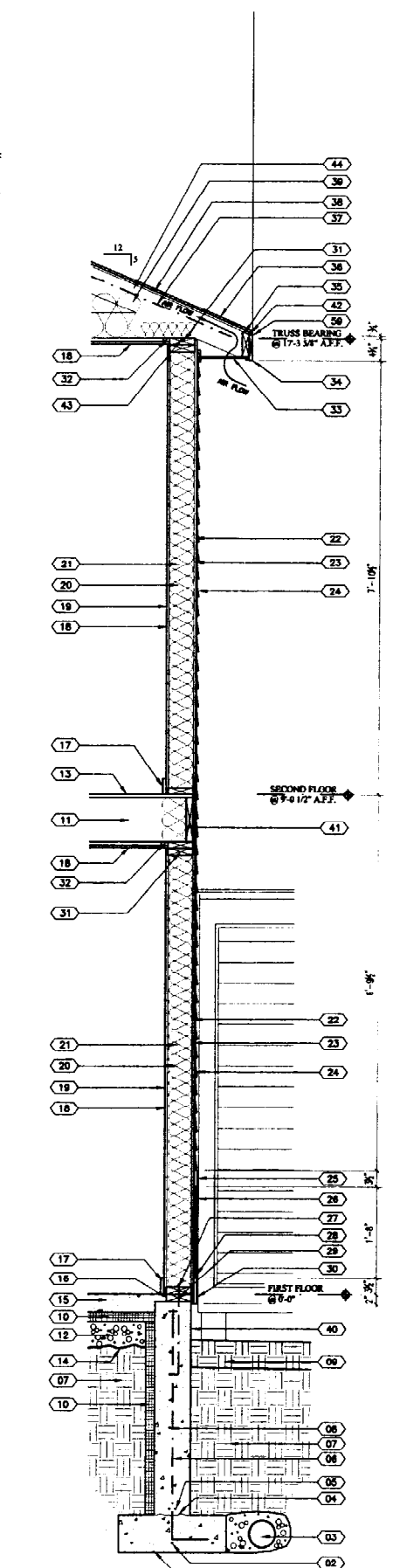
**4 WALL SECTION**  
A-400 SCALE: 3/4" = 1'-0"



**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 - (3) #5 HORIZONTAL
- (03) 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTEXTILICAL FABRIC WRAP - EXIST @ GRADE
- (04) POOR JOINT - ROUGHEN CONCRETE SURFACE
- (05) STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- (06) STEEL REINFORCING BARS - (1) #4 VERTICAL w/ FLOOR 16" o.c.
- (07) ENHANCED BACKFILL COMPACTED TO 90% - REFER TO GEOTECHNICAL REPORT
- (08) STEEL REINFORCING BARS - (1) #4 MID HEIGHT WALL HORIZONTAL
- (09) 6" LEAM TOPPON - FILL IN 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 - GLEBE & STRIP TO MEET PER MANUFACTURERS REQUIREMENTS
- (14) 4 MIT. V-ANOR RETARDER
- (15) 4" TIE POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1.4 x 1.4 @ 16" W x 2' OR FINGERPRINT
- (16) 1/2" EXPANSION MATERIAL
- (17) WOOD BARE
- (18) 5/8" TYPE 'X' GWS
- (19) VAPOR RETARDER
- (20) 6" FIBERGLASS BATT INSULATION
- (21) 2"x4" WOOD STUDS @ 16" o.c.
- (22) 15 LBS BUILDING PAPER
- (23) 5/8" PLYWOOD BREATHING
- (24) VINYL SIDING - 6" EXPOSURE
- (25) VINYL SIDING WAIST BOARD - COLOR TO MATCH TRIM
- (26) VINYL SIDING - 5" RIB VERTICAL
- (27) BRICK ANCHORS - 1/2" LONG @ 8" o.c. w/ (2) MIN. PER WALL
- (28) VINYL TRIM / TERMINATION STRIP
- (29) TREATED WOOD PLATE
- (30) WATER TABLE - CON. STOCK w/ WOOD - COLOR TO MATCH TRIM
- (31) DOUBLE TOP PLATE
- (32) 1/2" x 1/2" WOOD PIERING @ 24" o.c. - TYPICAL @ UNDERSIDE OF ALL ROOF TRUSSES, COLLING RAFTERS & JOISTS
- (33) VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- (34) CON. STOCK w/ WOOD - COLOR TO MATCH TRIM
- (35) WOOD BRACKING
- (36) 5/8" PLYWOOD ROOF BREATHING
- (37) VENT RAFFLE
- (38) FIBERGLASS / ASPHALT SHINGLE - ARCHITECTURAL TAB
- (39) 1/2" FIBERGLASS BATT INSULATION
- (40) FOUNDATION WALL - PARGE w/ TROMBOL
- (41) RM JOIST PER MANUFACTURERS REQUIREMENTS
- (42) IN FINISHED WATERPROOFING UNDERLAMENT - FROM ROOF EDGE TO 6" ABOVE & 1/2" TO EACH SIDE OF VERTICAL BRICES AND VERTICAL TRANSITIONS
- (43) TIED 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) GALLY TIE-DOWN (1) PER JOIST
- (51) COUNTER FLASHING - AS REQUIRED BY ROOF WINDOW MANUFACTURER
- (52) VINYL-CLAD ROOF WINDOW SYSTEM
- (53) WINDOW TRIM - CON. 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) 6"x6" TREAT WOOD POST
- (58) GALLY WOOD POST BASE PLATE - ANCHOR TO CONCRETE w/ 1/2" EXPANSION BOLT
- (59) PRE-FINISHED ALUMINUM DROPPED EDGE
- (60) 2"x4" PLYING RAFTERS @ 24" o.c.
- (61) PRE-FINISHED INSULATED OVERHEAD DOOR w/ AUTOMATIC REMOTE CONTROLLED OPENER
- (62) 1/2" POURED-IN-PLACE CONCRETE WEATHER STOP RECTOS
- (63) CONTINUOUS RIDGE VENT SYSTEM
- (64) STEEL PAB-MANUFACTURED CHIMNEY SYSTEM
- (65) CHIMNEY FLASHING - LEAD COATED COPPER
- (66) NOT USED
- (67) CONTINUOUS WOOD FIRE BLOCKING
- (68) STAIR - DESIGN PER SHOP DRAWINGS
- (69) CHIMNEY CAP



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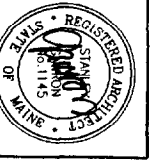
**STARBIRD ROAD CONDOMINIUMS**  
BROWN DEVELOPMENT CORPORATION  
PORTLAND, MAINE

REVISIONS	
#	DESCRIPTION
1	ISSUED FOR CONSTRUCTION 02/05/02
2	02/28/02

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

SHEET TITLE  
WALL SECTIONS

**A-400**



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**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
 PORTLAND, MAINE

**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: 02/04/06  
 PROJECT #: 011101  
 DRAWN BY: DMD  
 CHECKED BY: DG  
 DRAWING SCALE: AS NOTED

SHEET TITLE  
**DOOR & WINDOW SCHEDULE & DETAILS**

**A-500**

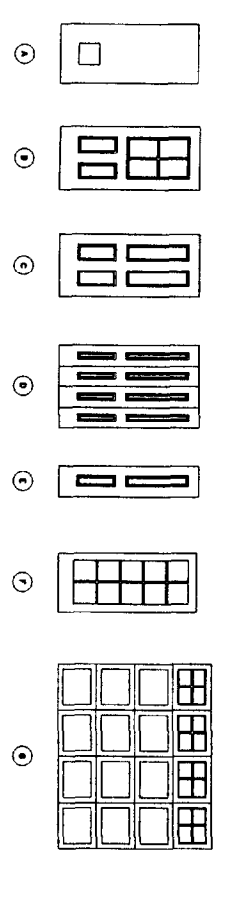
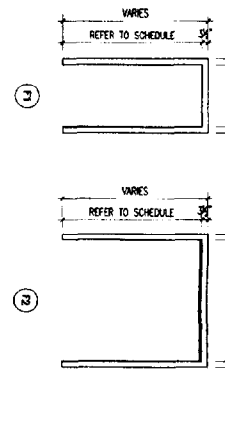
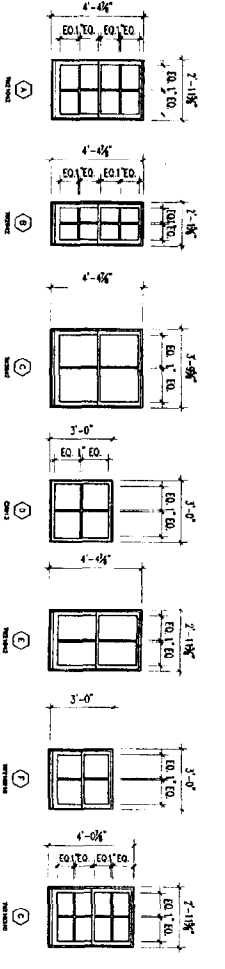
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DOOR				FRAME				REMARKS	DOOR NO.					
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0011	3'-0"	7'-0"	1	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0011
0012	3'-0"	7'-0"	2	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0012
0013	3'-0"	7'-0"	3	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0013
0014	3'-0"	7'-0"	4	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0014
0015	3'-0"	7'-0"	5	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0015
0016	3'-0"	7'-0"	6	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0016
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0018	3'-0"	7'-0"	8	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0018
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0023	3'-0"	7'-0"	13	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0023
0024	3'-0"	7'-0"	14	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0024
0025	3'-0"	7'-0"	15	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0025
0026	3'-0"	7'-0"	16	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0026
0027	3'-0"	7'-0"	17	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0027
0028	3'-0"	7'-0"	18	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0028
0029	3'-0"	7'-0"	19	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0029
0030	3'-0"	7'-0"	20	WOOD	PAINT	NA	3'-0"	3'-0"	3'-0"	3'-0"	NA	NA	NOTE 1, 2, 3	0030

NOTE 1: INSULATED  
 NOTE 2: WEATHER GASKETS  
 NOTE 3: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
 NOTE 4: PROVIDE LUBRICATOR

TYPE	MANUFACTURER	PROJECT NO.	HEAD JAMB	SILL	HEADLASS	FINISH
A	TRUSS					
B	TRUSS					
C	TRUSS					
D	TRUSS					
E	TRUSS					
F	TRUSS					
G	TRUSS					
H	TRUSS					
I	TRUSS					
J	TRUSS					

NOTE 1: WINDOWS SUBJECT TO APPROVAL BY ARCHITECT AND OWNER.  
 NOTE 2: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE 3: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE 4: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE 5: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE 6: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE 7: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



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

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

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

**FOUNDATION NOTES**

- DESIGN BEARING CAPACITY:  
2.0 KSF FOOTINGS ON SOIL  
6.0 KSF FOOTINGS ON LIME
- PLACE FOOTINGS ON EXPOSED LIME SURFACE WHERE POSSIBLE. EXPOSED LIME SURFACE SHALL BE CLEAN AND ALL LOOSE MATERIAL FROM LIME SURFACE BEING REMOVED PRIOR TO FOOTING.
- WHERE FOOTINGS DO NOT BEAR DIRECTLY ON LIME PROVIDE MIN. 3" OF SOIL OVER ABOVE BOTTOM OF FOOTING. PLACE FOOTINGS ON LIME SURFACE WHERE POSSIBLE. PROVIDE UNSUITABLE MATERIALS ARE ENCOUNTERED AT FOOTING SUB GRADE.
- UNDER FLOOR SLABS REMOVE TOPSOIL AND UNSUITABLE MATERIALS. MIN. 6" OF COMPACTED GRAVEL OR SAND UNDER SLAB.
- UNDER SLABS (AND FOOTINGS IF REQUIRED) COMPACT MATERIAL TO 96% OF MAX. DENSITY DETERMINED BY ASTM D1557 (MODIFIED).
- PROVIDE MATERIAL HAVING THE FOLLOWING GRADATIONS BY WEIGHT:  
GRAVEL:  

SEIVE SIZE	% PASSING
3"	100
1 1/2"	90-95
NO. 40	80-85
NO. 200	0-5

  
SAND:  

SEIVE SIZE	% PASSING
3/8"	100
NO. 4	95-100
NO. 10	85-95
NO. 100	2-10

- BACKFILL BOTH SIDES OF RETENTION WALLS AT THE SAME TIME. RETENTION 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 CONTRACTION JOINTS IN RETENTION WALLS AT 40'-0" MAX. SPACING. LOCATE JOINTS TO MATCH JOINTS IN MASONRY WHERE POSSIBLE.
- SPACE LENGTHS (UNLESS SHOWN OTHERWISE):  
HORIZONTAL BARS IN WALLS, LONGITUDINAL BARS IN FOOTINGS:  
#4 1'-0"  
#5 1'-0"  
#6 1'-0"  
#8 2'-0"
- COORDINATE PENETRATIONS WITH MECHANICAL AND CIVIL DRAWINGS.

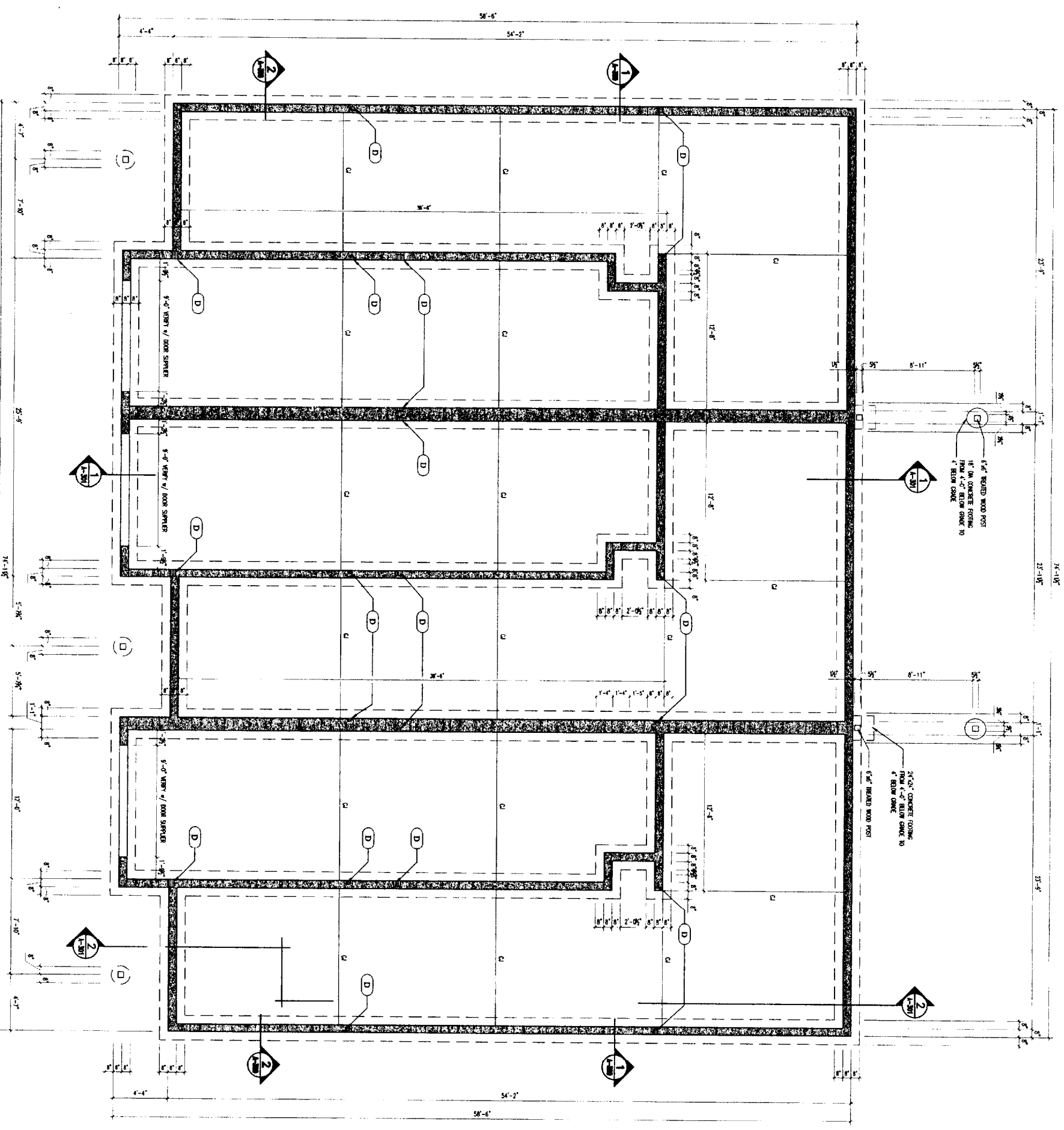
WELDED WIRE FABRIC - 6" TYP. ALL SLABS OR REBARLESS.  
COORDINATE PENETRATIONS WITH MECHANICAL AND CIVIL DRAWINGS.

NOTE:  
ALL FOOT WALLS TO HAVE  
#4 REBAR EACH WAY @ 18" O.C.

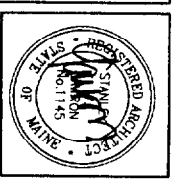
NOTE:  
CONTROL JOINTS - SAW CUT  
1/8 THICKNESS OF SLAB

**LINTEL & POST SCHEDULE**

- (A) 6" 2" x 10"
- (B) (3) 1 1/2" x 3 1/2" x 11 1/4"
- (C) (2) 1 1/2" x 3 1/2" 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 STRUCTURE MASONRY TO UNDERSIDE OF ROOF STRUCTURE ABOVE.



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



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**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
PORTLAND, MAINE

REVISIONS	
#	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	02/06/02
3	02/26/02

DATE:	02/06/02
PROJECT #:	011111
DRAWN BY:	DMB
CHECKED BY:	SC
DRAWING SCALE:	AS NOTED
SHEET TITLE	
FOUNDATION PLAN	

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**WOOD FRAMING NOTES:**

1. STRUCTURAL LUMBER: NO. 2 SPOUCE-PINE-FIR OR BETTER
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FIRE PROTECTORS ASSOCIATION
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE SOCA NATIONAL BUILDING CODE/1991, UNLESS SHOWN OTHERWISE ON THE DRAWINGS
4. NAILING REQUIREMENTS FOR WOOD FLOOR DECKS, ROOF DECKS AND SHEATHING:

- PROVIDE 8D NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
- 6" O.C. ALONG ALL PANEL EDGES
  - 12" O.C. ALONG INTERMEDIATE MEMBERS FOR ROOF AND WALLS
  - 12" O.C. ALONG INTERMEDIATE MEMBERS FOR FLOORS
5. SNEE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT UP USING 2-INCHES OR 1 1/2 INCHES AT 12" O.C. STAGGERED
  6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZE ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SHOWN ON 1010 OR 1011
  7. PROVIDE GALVANIZED METAL RAFTERS THE EQUAL TO SHOWN IN 1011 BETWEEN GROUND RAFTERS AND SUPPORTING WALLS OR MEMBERS, UNLESS SHOWN OTHERWISE
  8. PROVIDE 1-2 X 10 HEADERS OVER ALL OPENINGS IN BEARING WALLS UNLESS SHOWN OTHERWISE
  9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGED TOP PLATE SPACES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 4-10D NAILS PER SPACE
  10. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE
  11. PROVIDE MIN. OF 2-2 X STUDS AT END OF ALL BUILT-UP 2X BEAMS UNLESS SHOWN OTHERWISE
  12. NAIL MULTIPLE WOOD JOIST PARALLEL OR LVL LUMBER TOGETHER USING 2 ROWS OF 16D NAILS 12" O.C. STAGGERED AS RECOMMENDED BY THE MANUFACTURER
  13. ROOF AND WALL SHEATHING:

- APA RATED SHEATHING EXPOSED TO STRUCTURAL OR EXHAUST SHEATHING, EXPOSURE 1
- ROOF: 5/8" SPAN RATING 2016 PLYWOOD
- WALL: 1/2" PLYWOOD
- METAL SHEATHING WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS
- POSTS WHERE NOTED AND AT CORNERS OF EXT. WALLS: PROVIDE 6X6 OR 1-2X6 NON OR 4-2X4 CONTINUOUS TO ROOF FRAMING
- PROVIDE FULL DEPTH BLOCKING AT ROOF AND EXTERIOR SUPPORTS OF ALL POSTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS
- PROVIDE 1X1 DIAGONAL BRACING OR FULL DEPTH BLOCKING FOR EACH OF SPAN FOR ALL JOISTS AND RAFTERS

**DIRECTION NOTES:**

1. ALL WOOD MEMBERS MUST BE PROPERLY BRACED UNTIL THE COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.
2. IN THE EVENT OF BRIDGE DEFLECT IN MATERIALS, ANCHOR BOLTS, NAILS OR PAINTS, IMMEDIATELY REPORT TO THE ENGINEER AND OBTAIN ENGINEER'S APPROVAL TO THE METHOD OF CONNECTION.
3. CONSIDERATION BY THE CONTRACTOR MUST BE MADE TO ACCOMMODATE DEFLECTIONS OF THE STRUCTURAL FRAMING SYSTEM. CHANGES IN WOOD MEMBERS DUE TO CYCLIC CHANGES IN HUMIDITY CONDITIONS MUST BE USED AT CLASS FOUNDATION AND NON-HAND BEARING PARTS.

**LOADING NOTES:**

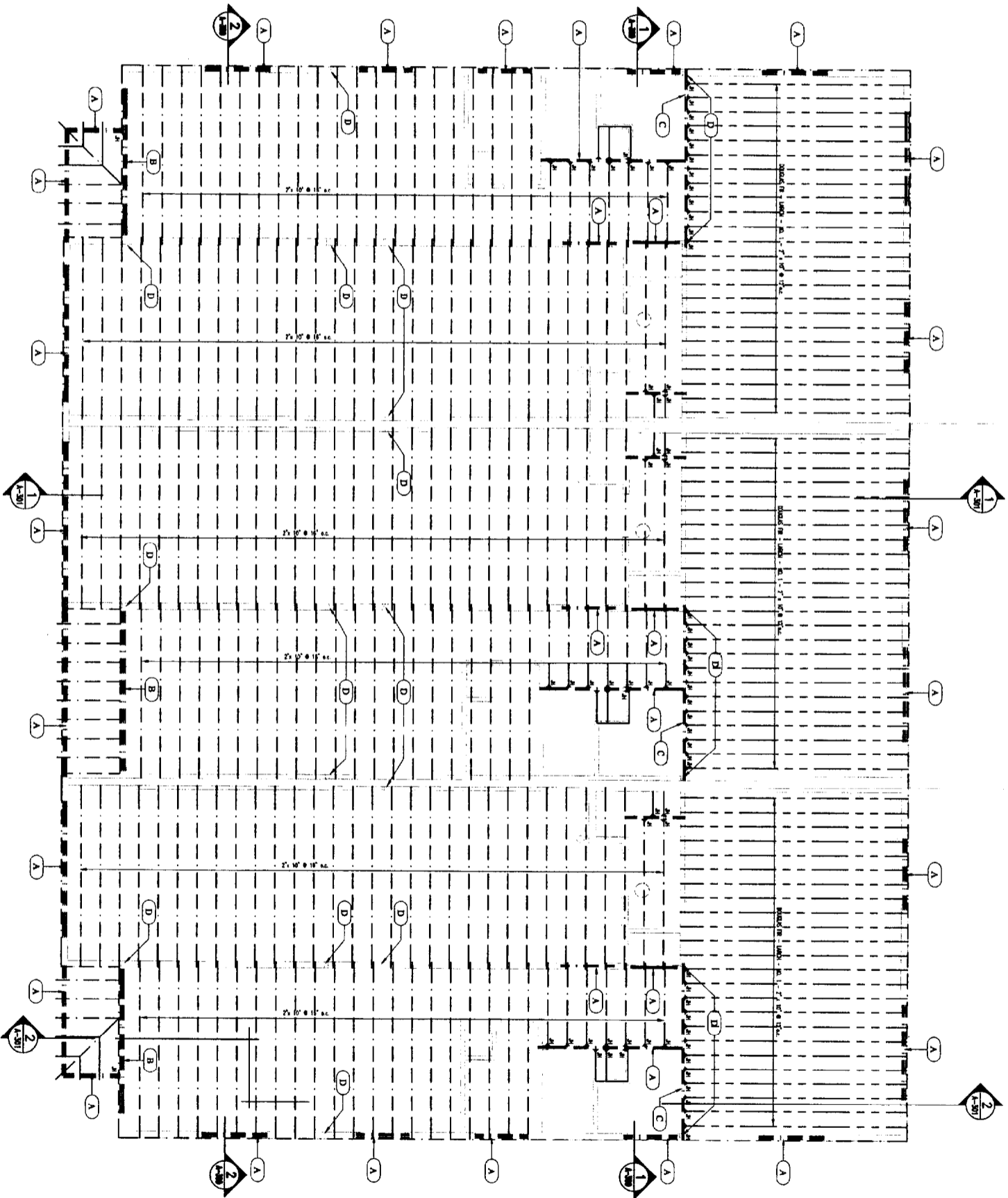
1. CODE: SOCA 1996, CASE 1997
  2. MAXIMUM FLOOR LIVE LOAD DEFLECTION: L/600
- FLOOR DL:
- 21 BRACING BEAMS - 2.0
  - FLOORING - 2.0
  - 1/2" GYPSUM CEILING - 1.0
  - MECH. - 2.0
  - TOTAL - 10.1 PSF

**FLOOR LL: DWELLING UNITS - 40 PSF**

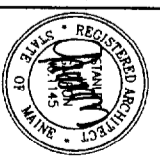
**LINTEL & POST SCHEDULE**

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

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



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



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PORTLAND, MAINE

NO.	DATE	REVISIONS
1		ISSUED FOR CONSTRUCTION
2		REVISED

DATE:	02/05/02
PROJECT #:	01101
DRAWN BY:	DNA
CHECKED BY:	SO
DRAWING SCALE:	AS NOTED
SHEET TITLE	
SECOND FLOOR FRAMING PLAN	

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Brown Development Corporation

