

# 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, 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 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
- 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: SEBAGO TECHINCS, INC.  
P. O. BOX 1339  
WESTBROOK, MAINE 04098 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

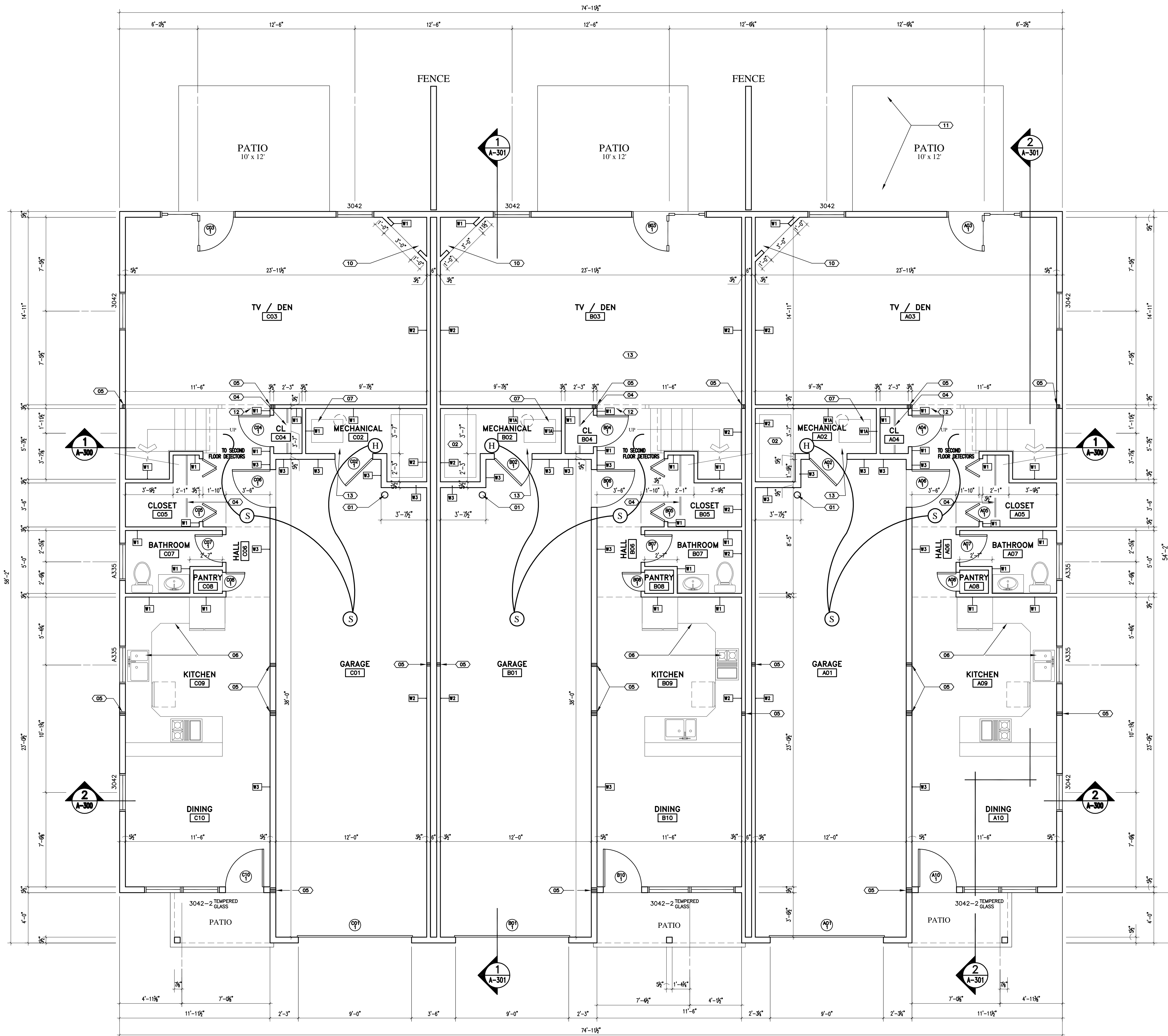
#### FIRE PROTECTION DRAWINGS

DESIGN BUILD - CONTRACTOR TO COORDINATE WORK WITH ALL TRADES

### DRAWING ABBREVIATIONS

AB	ANCHOR BOLT	JNT OR JT	JOINT
ACT	ACOUSTICAL CEILING TILE	L	LAVATORY
AFP	ABOVE FINISH FLOOR	LINTEL	LINTEL
ALUM OR AL	ALUMINUM	LOC	LOCATION
AWP	ACOUSTICAL WALL PANEL	M	MARBLE
ACT	ACOUSTICAL CEILING TILE	MAS	MASONRY
BIT	BITUMINOUS	MAX	MAXIMUM
BM	BENCH MARK	MB	MARKER BOARD
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MFGR	MANUFACTURER
BRK	BRICK	MIN	MINIMUM
	CARPET	MISC	MISCELLANEOUS
CAB	CABINET	MO	MASONRY OPENING
CB	CHALK BOARD	MR	MOP RECEPTOR
CC	CENTER TO CENTER	MRGB	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
CONST	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
DWG	DRAWING	PLY WD	PLYWOOD
	EAST	PNL	PANEL
EA	EACH	P.T.	PRESSURE TREATED
EF	EACH FACE	PT & D	PAPER TOWEL AND WASTE DISPENSER
EJ	EXPANSION JOINT	PTN	PARTITION
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFUR
ELEV	ELEVATOR	REF	REFRIGERATOR
EMHO	ELECTRO-MAGNETIC HOLD OPEN	REINF	REINFORCED
EQ	EQUAL	REQD	REQUIRED
EW	EACH WAY	RM	ROOM
EW	ELECTRIC WATER COOLER	RO	ROUGH OPENING
EXIT	EXISTING	S	SOUTH
EXP	EXPANSION	SC	SHOWER CURTAIN
EXT	EXTERIOR	SD	SOAP DISPENSER
FD	FLOOR DRAIN	SCHED	SCHEDULE
FDN	FOUNDATION	SECT	SECTION
FE	FIRE EXTINGUISHER	SHT	SHEET
FFE	FINISH FLOOR ELEVATION	SIM	SIMILAR
FIN	FINISH	SND	SANITARY NAPKIN DISPOSAL
FIN FL OR FF	FINISH FLOOR	SQ	SQUARE
FIN GR	FINISH GRADE	SSS	SYNTHETIC SPORTS SURFACE
FL	FLOOR	STD	STANDARD
FE	FIRE RATING	STL	STEEL
FRMG	FRAMING	STRUCT	STRUCTURAL
FT	FEET (FOOT)	SV	SHEET VINYL
PV	FIELD VERIFY	T	TEMPERED (GLASS)
FWC	FABRIC WALL COVERING	TB	TACK BOARD
	FABRIC	THK	THICKNESS
GA	GAUZE	THK	THICKNESS
GALV	GALVANIZED	TOB	TOP OF BEAM
GB	GRAB BARS	TOM	TOP OF MASONRY
GC	GENERAL CONTRACTOR	TOW	TOP OF WALL
GWB	GYPSUM WALL BOARD	TP	TOILET PAPER DISPENSER
HC	HANDICAP	TYP	TYPICAL
HD WD	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HDR	HEADER	VB	VAPOR BARRIER
HDWE	HARDWARE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HORZ	HORIZONTAL	VWC	VINYL WALL COVERING
HT	HEIGHT	W	WEST
ID	INSIDE DIAMETER	W	WITH
IF	INSIDE FACE	WC	WATER CLOSET
IN	INCHES	WD	WOOD
INSUL	INSULATION		
INT	INTERIOR		

# G-101

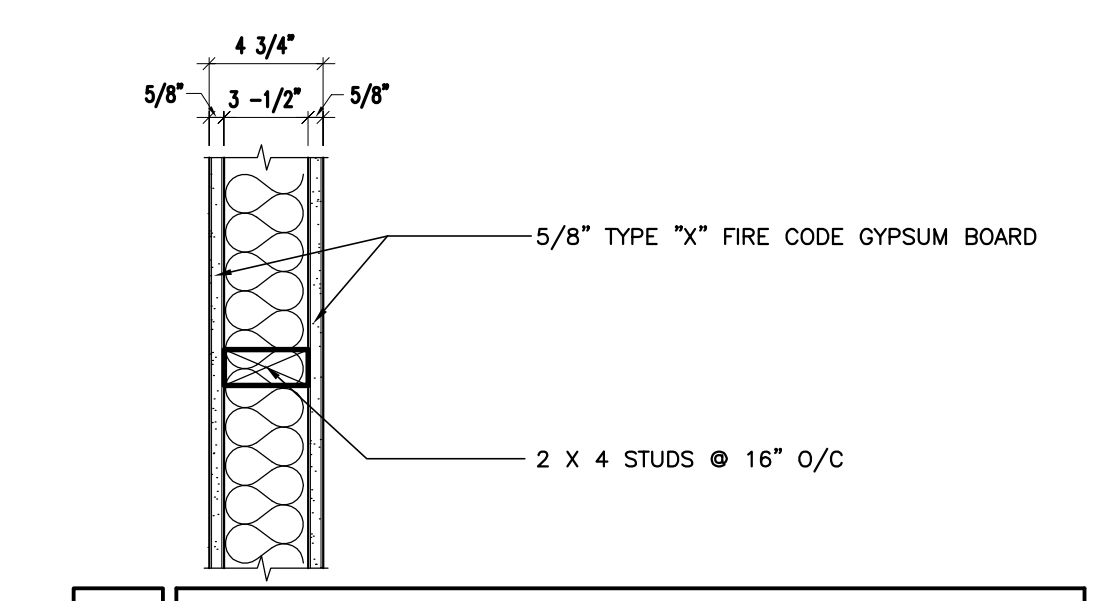


**1**  
A-100  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

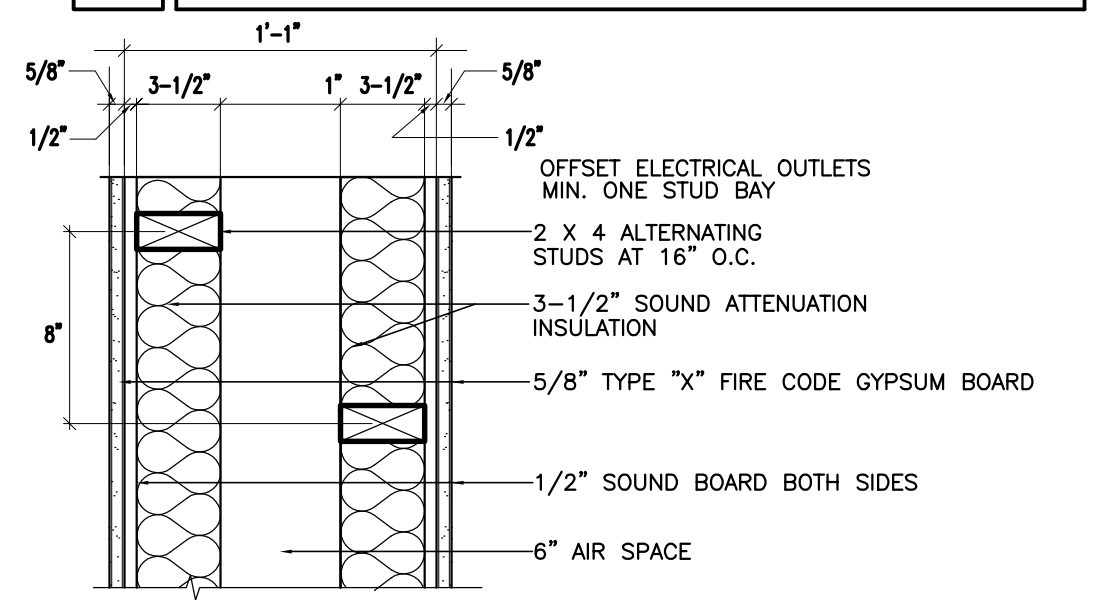
**FLOOR PLAN  
LEGEND**

- (01) STEEL BALLARD - 6" CONCRETE FILL, STEEL COLUMN, CONCRETE DOME TOP @ 3'-0" A.F.F. BOTTOM @ -2'-6" A.F.F. SET IN 18" DIAMETER CONCRETE FOOTING
- (02) STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- (03) 3/4" PLYWOOD PAINTED SHELVES w/ 1 1/2" WOOD NOSING @ 4 ADJUSTABLE SHELF SUPPORTS - (5) SHELVES PER CLOSET
- (04) CLOTHES ROD AND SHELF
- (05) WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
- (06) KITCHEN CABINETS - LAYOUT BY KITCHEN CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICES
- (07) BOILER - FUEL OIL FIRED
- (08) ALL BATHROOM CABINETS AND LAYOUT BY CABINET SUPPLIER - CONTRACTOR SHALL INSTALL AND COORDINATE WITH ALL TRADES AND SERVICE
- (09) ROOF WINDOW (ABOVE)
- (10) PRE-FABRICATED GAS FIREPLACE DETAILS PER SHOP DRAWINGS
- (11) PATIO - C.M.U. PATIO BRICK @ 4" COMPACTED SAND @ 8" COMPACTED GRANULAR FILL @ UNDISTURBED EARTH OR ENGINEERED FILL w/ STEEL EDGIG - SLOPE AWAY FROM BUILDING 1/4" PER FOOT
- (12) SOFFIT - 6" DEEP GWB @ 3 1/2" WOOD FRAMING - ACROSS STAIR & TV / DEN
- (13) STEEL FLUE SYSTEM - COORDINATE SIZE, LOCATION, AND CLEARANCES AS REQUIRED BY CODE WITH ALL TRADES
- (H) FIRE ALARM - HEAT ALARM - 120V w/ BATTERY BACK-UP
- (S) FIRE ALARM - SMOKE ALARM - 120V w/ BATTERY BACK-UP

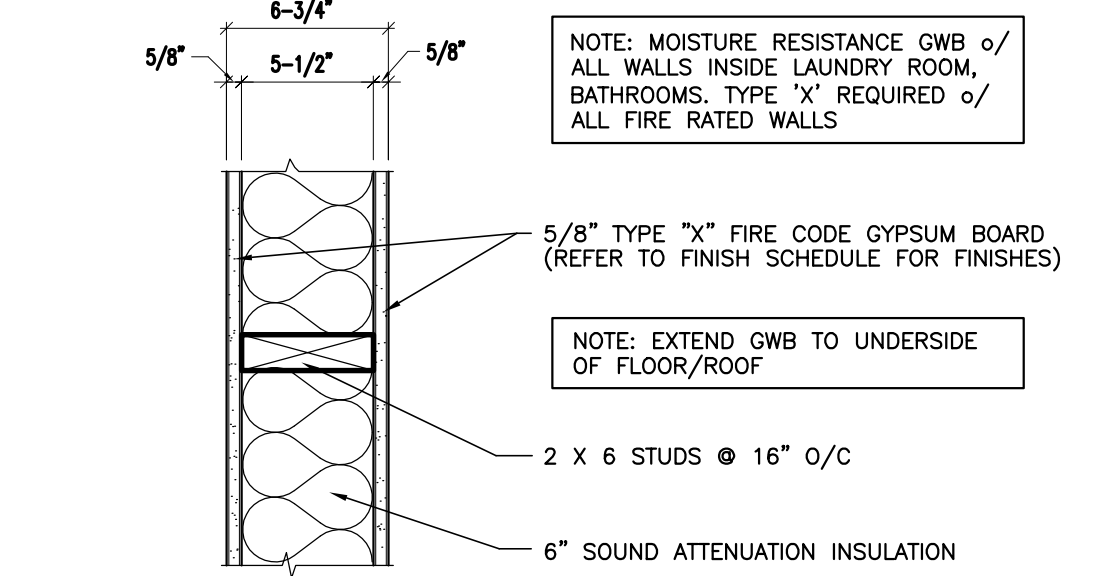
**WALL TYPES & CEILING ASSEMBLIES**



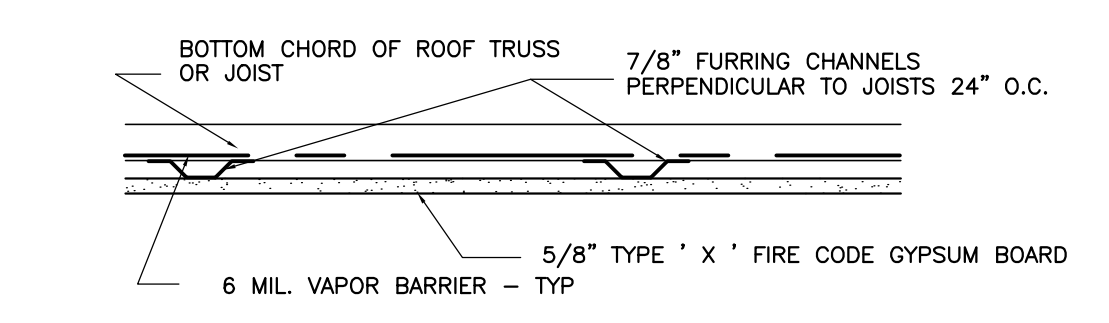
W1	WALL TYPE (NON-RATED)	1 1/2" = 1'-0"
W1A	WALL TYPE (1) HR. RATE	1 1/2" = 1'-0"



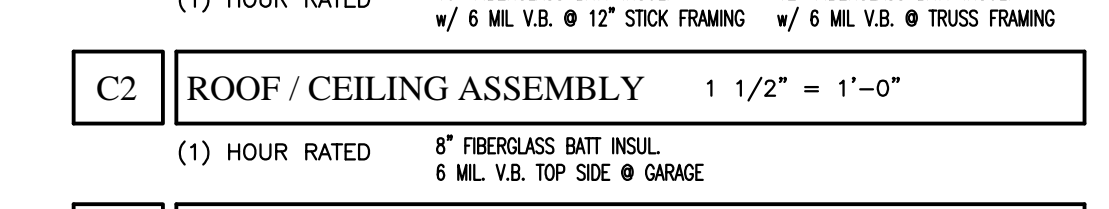
W2	WALL TYPE (1) HR. RATED	1 1/2" = 1'-0" UL # U305 SIM.
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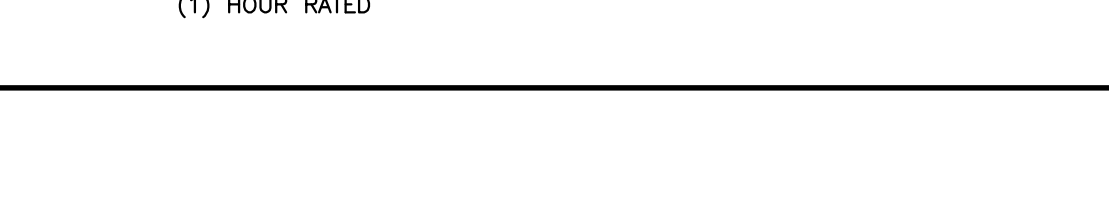
W3	WALLTYPE (1) HR RATED	1 1/2" = 1'-0" UL # U305
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C1	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0" (1) HOUR RATED
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C2	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0" (1) HOUR RATED
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C3	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0" (1) HOUR RATED
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**STARBIRD ROAD CONDOMINIUMS**  
BROWN DEVELOPMENT CORPORATION  
PORTLAND, MAINE

**REVISIONS**

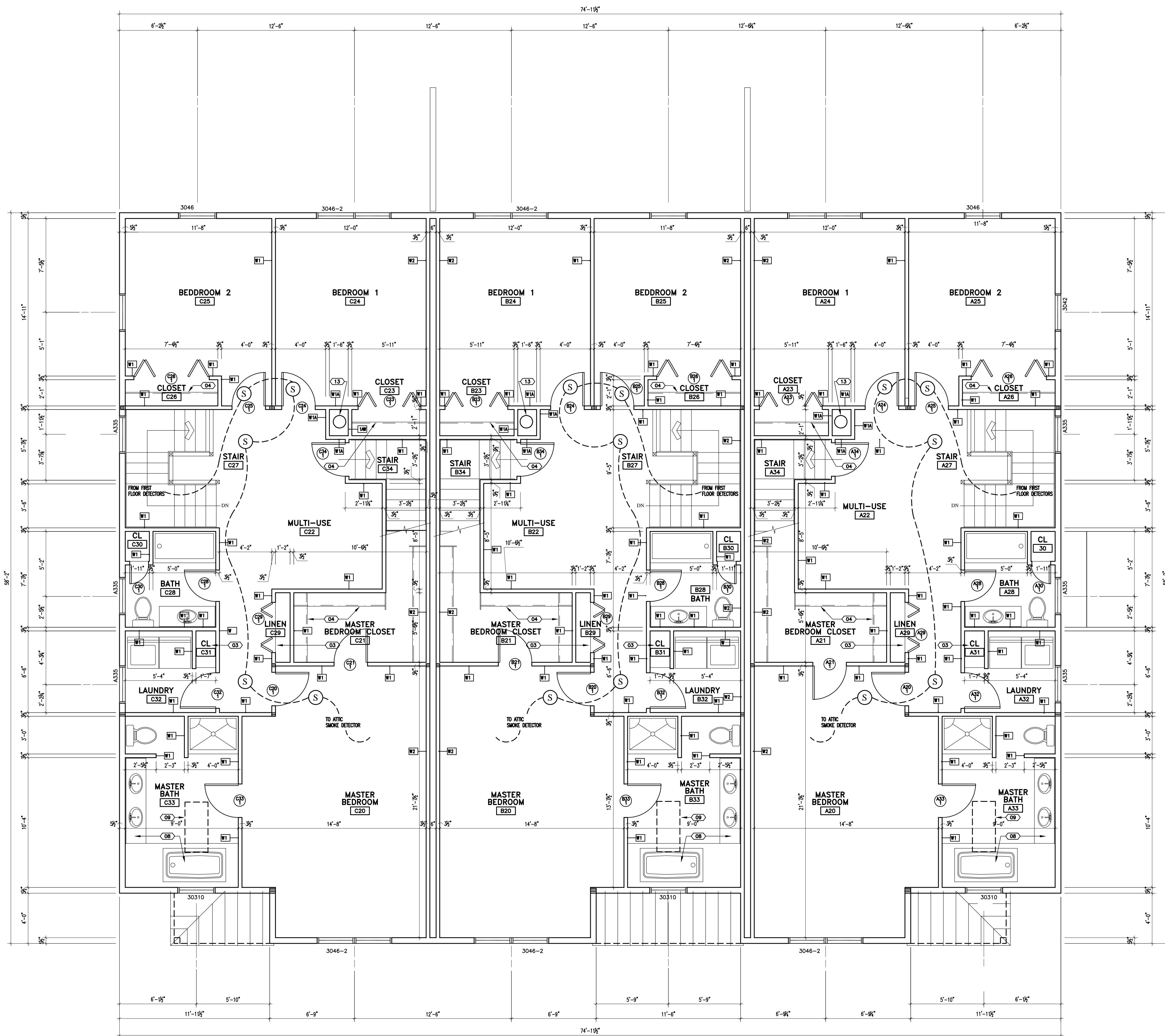
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2	02/28/02	
3	07/02/02	
4	07/19/02	

DATE:	07/02/02
PROJECT #	031101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE	AS NOTED

**SHEET TITLE**  
FIRST FLOOR PLAN

**A-100**

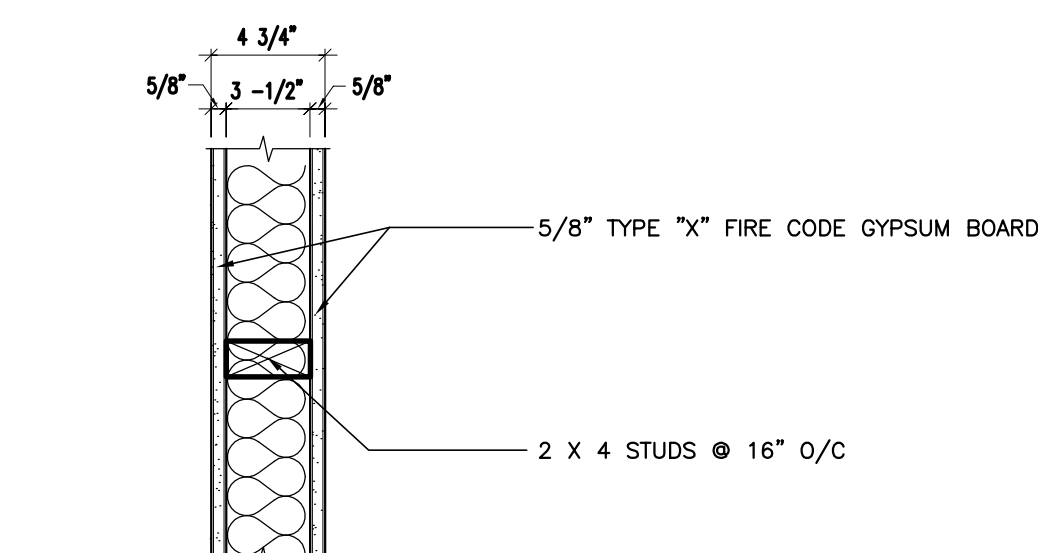
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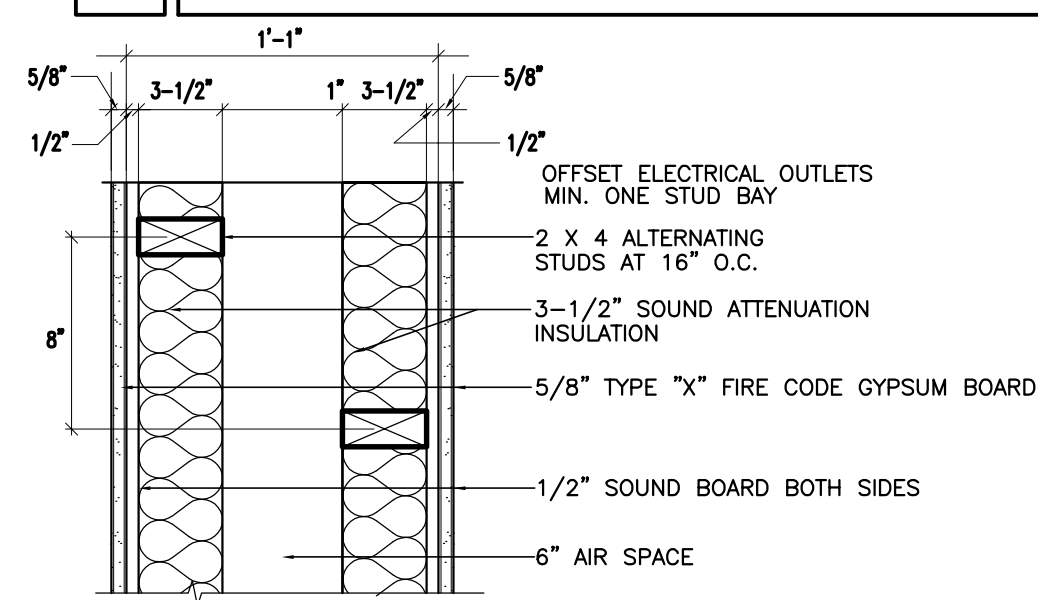
## FLOOR PLAN LEGEND

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- 02 STEEL FUEL OIL TANK - FILL PIPE IN WALL BETWEEN UNITS - PAINTED
- 03 3/4" PLYWOOD PAINTED SHELVES w/ 1 1/2" WOOD NOSING @ 4 ADJUSTABLE SHELF SUPPORTS - (5) SHELVES PER CLOSET
- 04 CLOTHES ROD AND SHELF
- 05 WOOD POST - PROVIDE SOLID CONTINUOUS BEARING DOWN THROUGH TO TOP OF FOUNDATION - REFER TO STRUCTURAL DRAWINGS
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- 12 SOFFIT - 6" DEEP GWB @ 3 1/2" WOOD FRAMING - ACROSS STAIR & TV / DEN
- 13 STEEL FLUE SYSTEM - COORDINATE SIZE, LOCATION, AND CLEARANCES AS REQUIRED BY CODE WITH ALL TRADES
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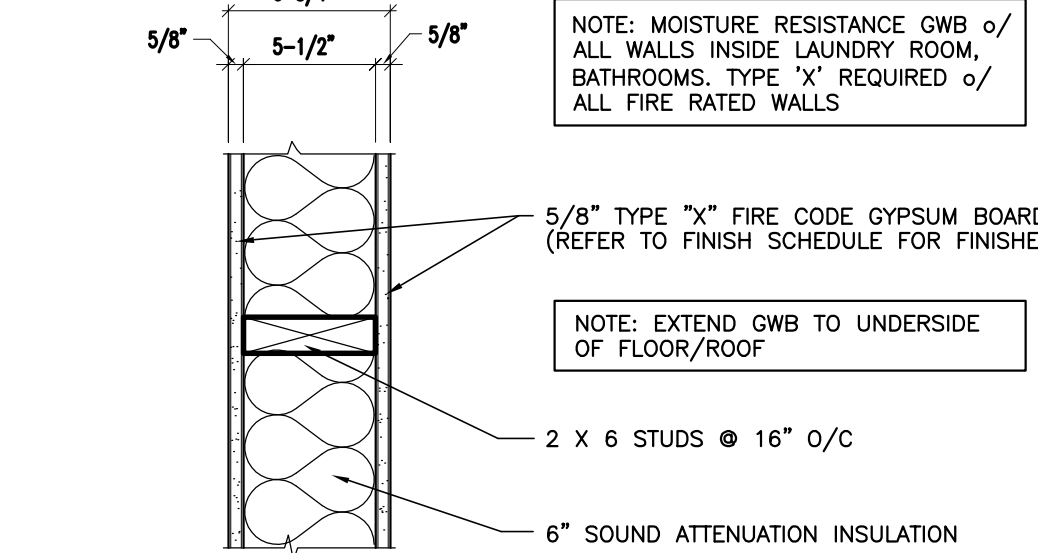
## WALL TYPES & CEILING ASSEMBLIES



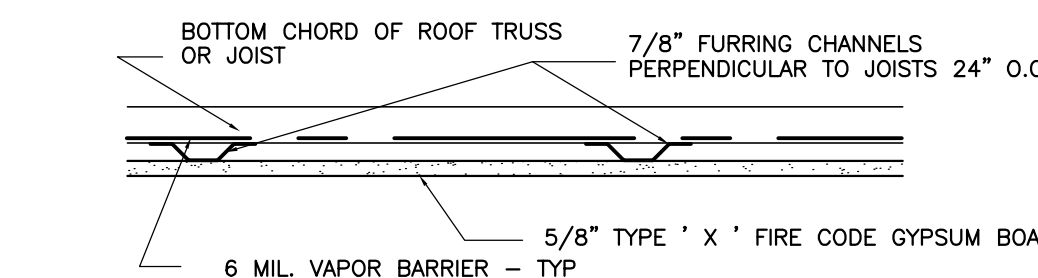
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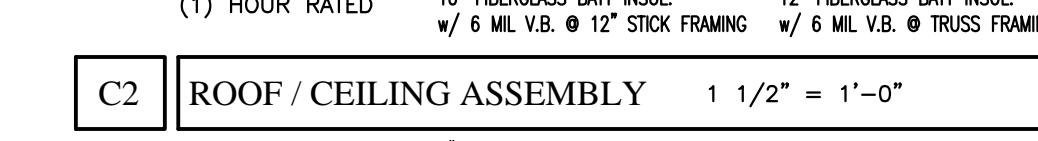
W2	WALL TYPE (1) HR. RATED	1 1/2" = 1'-0" UL # U305 SIM.
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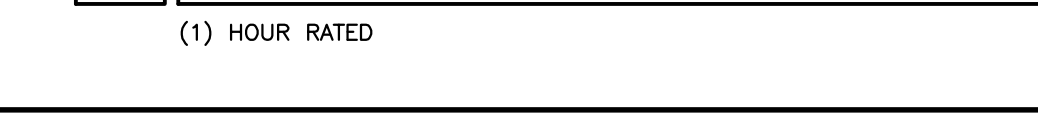
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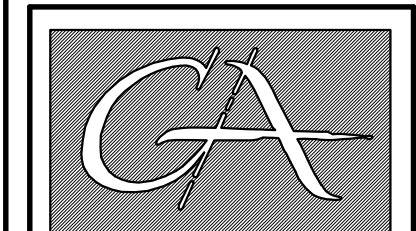
C1	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
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C2	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
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C3	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
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CHECKED BY:	SG
DRAWING SCALE	AS NOTED

**SHEET TITLE**  
SECOND FLOOR PLAN

**A-101**

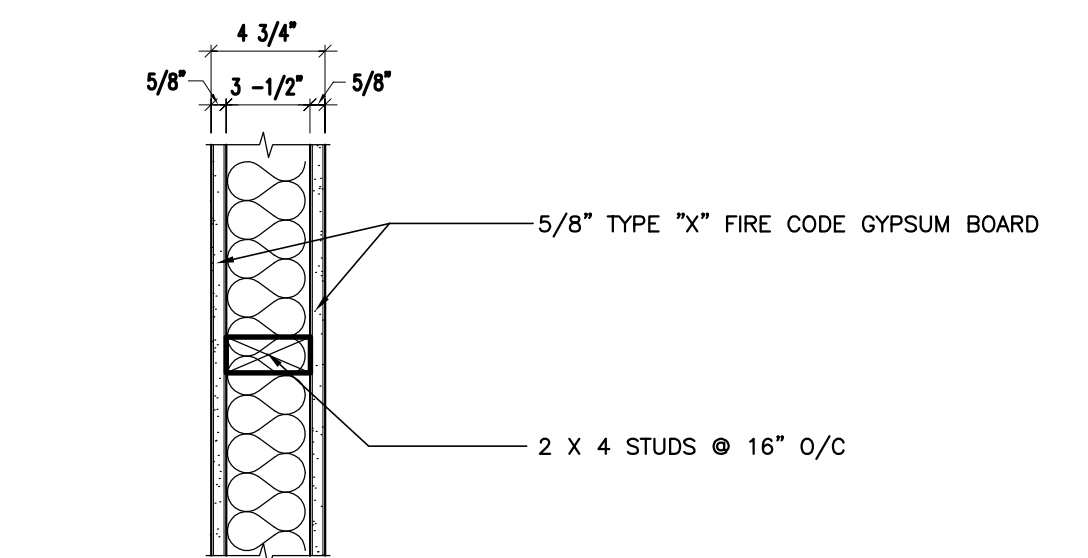
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**1 SECOND FLOOR PLAN**  
A-101 SCALE: 1/4" = 1'-0"

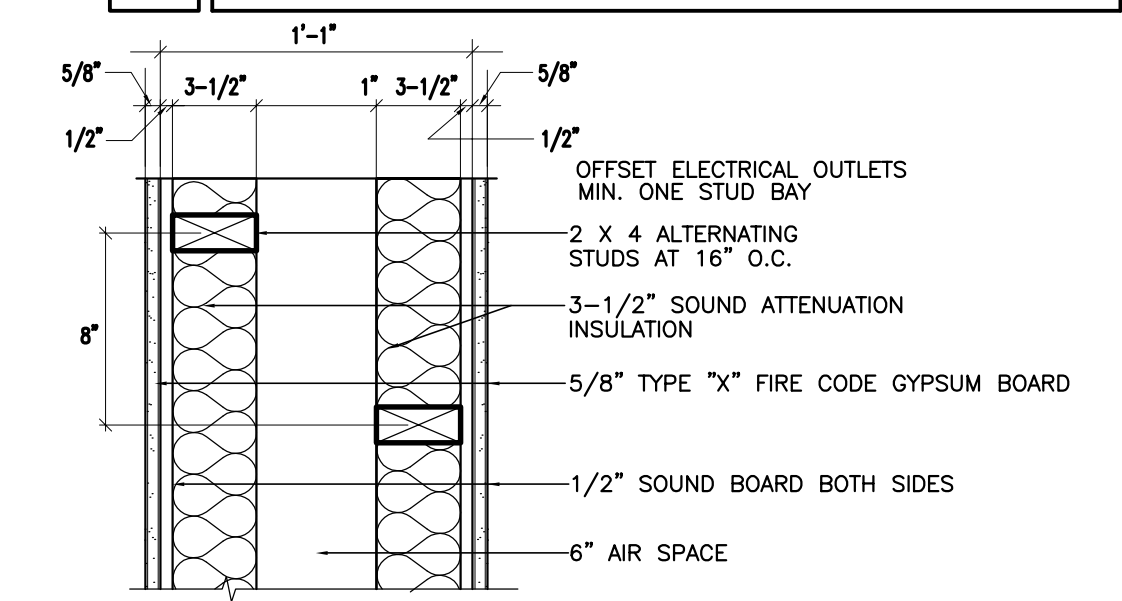
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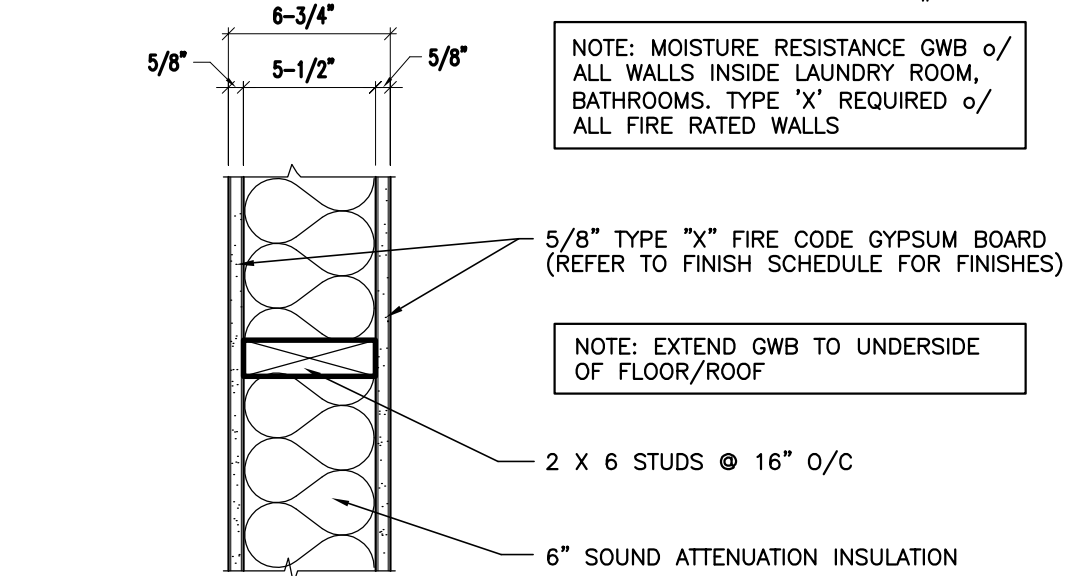
**WALL TYPES & CEILING ASSEMBLIES**



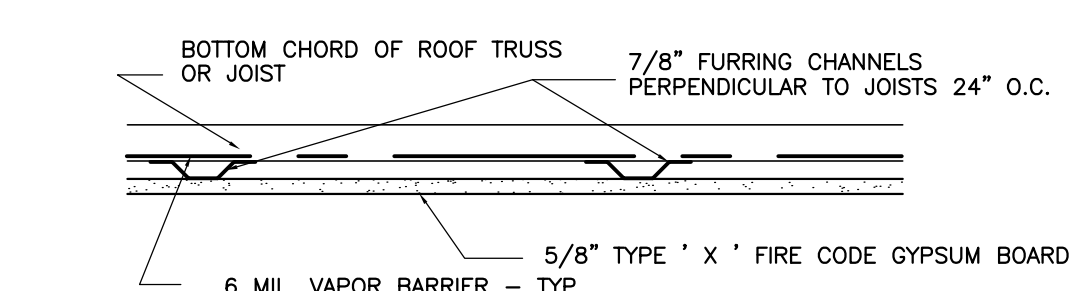
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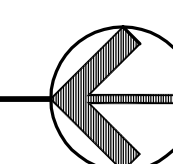
C1	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
	(1) HOUR RATED	10" FIBERGLASS BATT INSUL. w/ 6 MIL V.B. @ 12" STICK FRAMING w/ 5 MIL V.B. @ TRUSS FRAMING

C2	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
	(1) HOUR RATED	8" FIBERGLASS BATT INSUL. 6 MIL V.B. TOP SIDE @ GARAGE

C3	ROOF / CEILING ASSEMBLY	1 1/2" = 1'-0"
	(1) HOUR RATED	



**1 THIRD FLOOR PLAN**  
A-102 SCALE: 1/4" = 1'-0"



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

**REVISIONS**

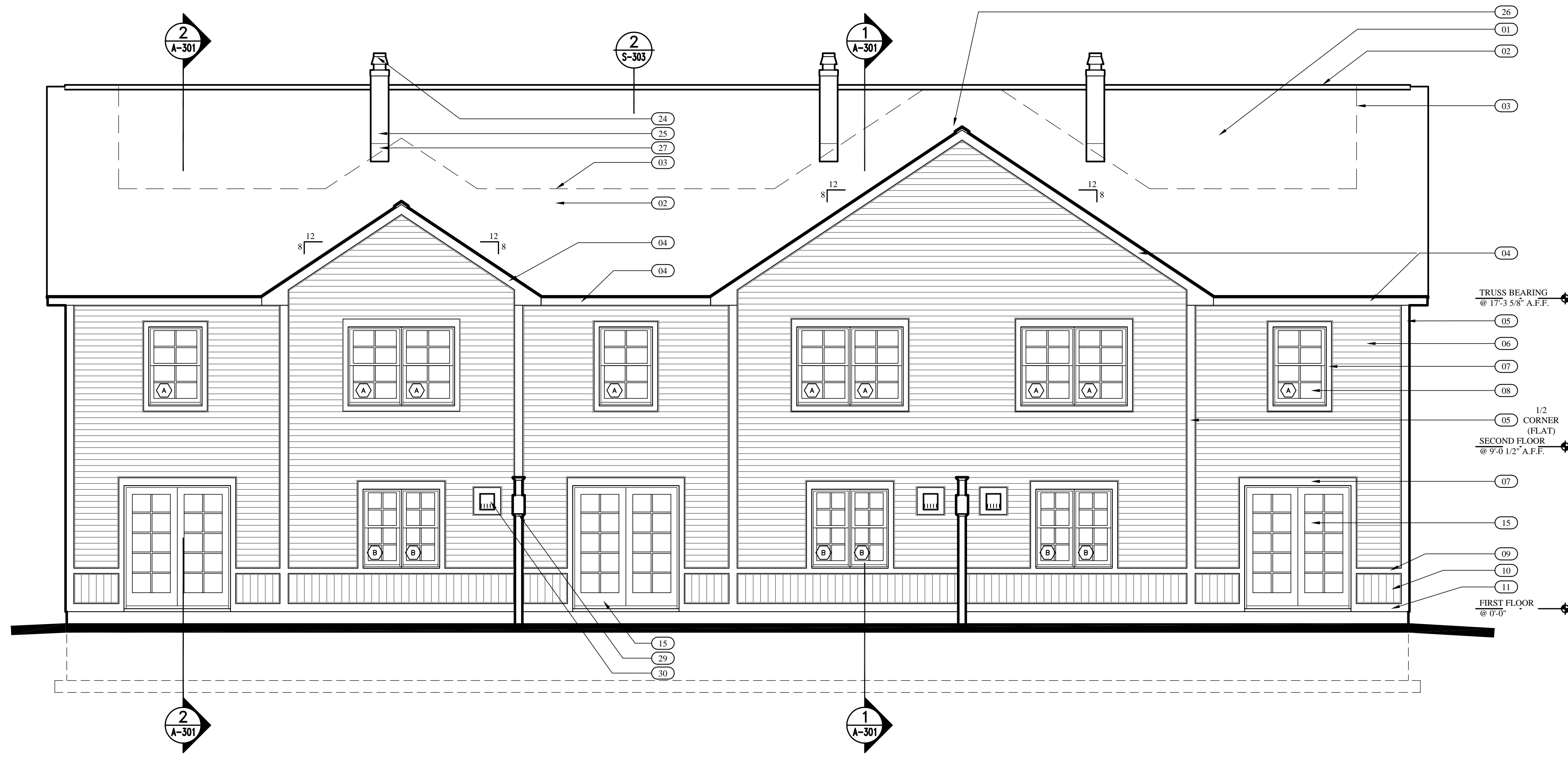
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1	02/05/02	ISSUED FOR CONSTRUCTION
2	02/28/02	
3	07/19/02	

DATE:	05/09/02
PROJECT #	031101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE	AS NOTED

**SHEET TITLE**  
**THIRD FLOOR PLAN**

**A-102**

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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 *o*/ 15 LBS BUILDING PAPER *o*/ 5/8" PLYWOOD *o*/ PRE-ENGINEERED ROOF TRUSS SYSTEM
  - 02 CONTINUOUS RIDGE VENT
  - 03 BITUMINUS ROOF UNDERLAYMENT
  - 04 8" FASCIA - PRE-FINISHED ALUMINUM COIL STOCK *o*/ WOOD TRIM
  - 05 CORNER BOARD - VINYL w/ RIGID BACK-UP
  - 06 VINYL SIDING - 4" EXPOSURE
  - 07 TRIM - PRE-FINISHED ALUMINUM COIL STOCK *o*/ 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 *o*/ 2" COMPACTED SAND *o*/ 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 *o*/ BITUMINOUS ROOF UNDERLAYMENT *o*/ 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 *o*/ 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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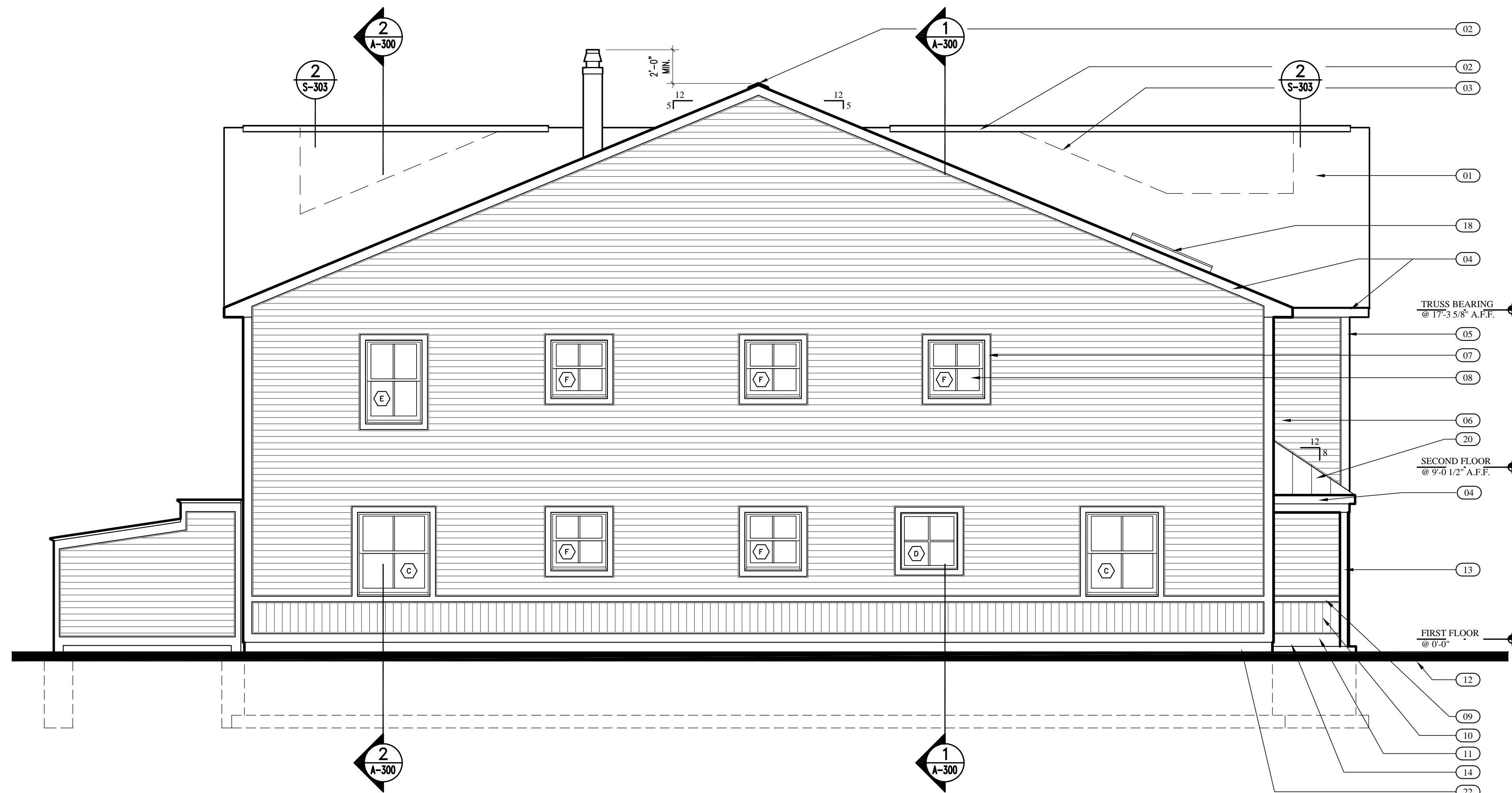
REVISIONS		
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PROJECT #:	031101
DRAWN BY:	DMR
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DRAWING SCALE:	AS NOTED

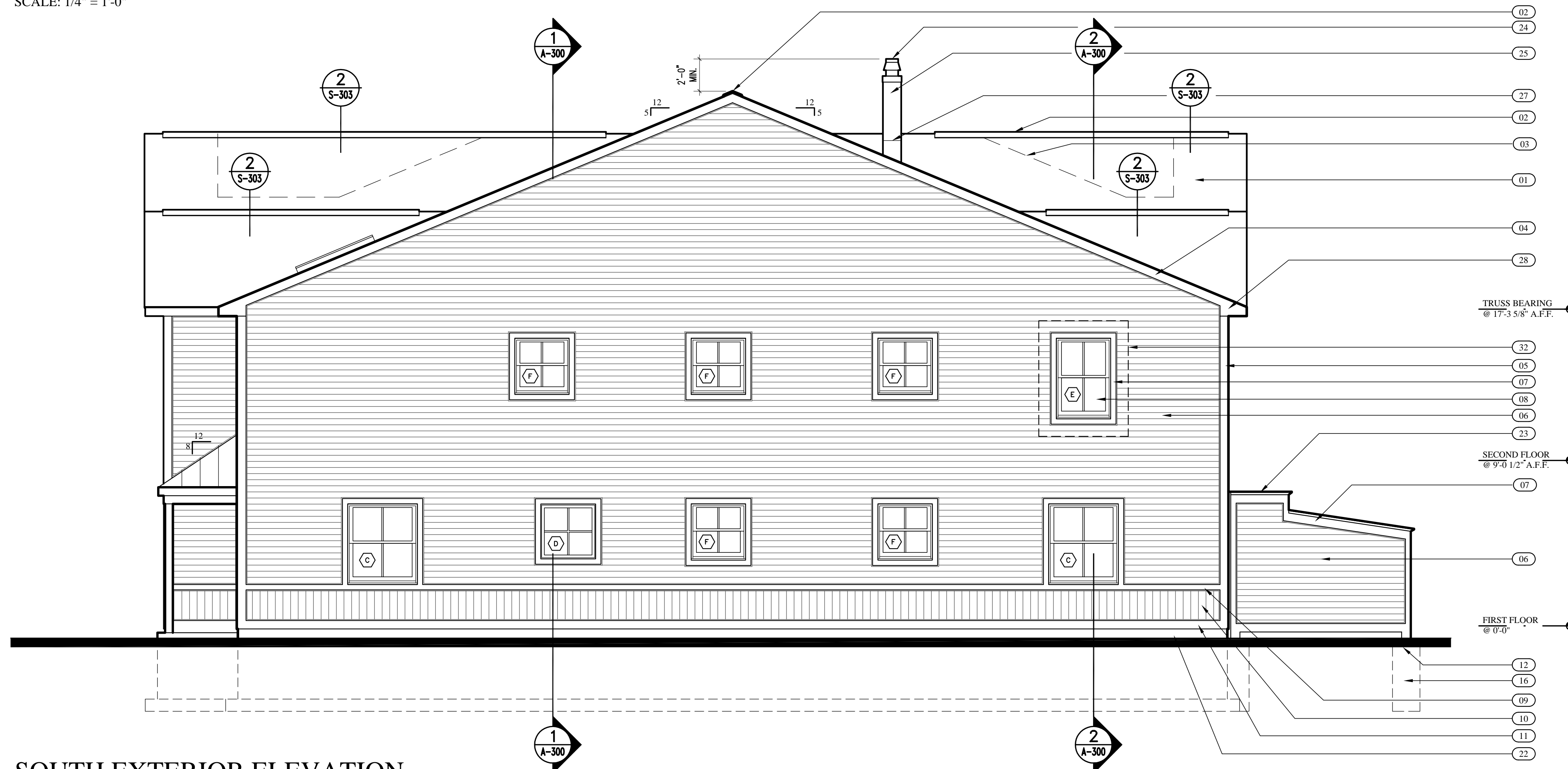
SHEET TITLE  
 EXTERIOR ELEVATIONS

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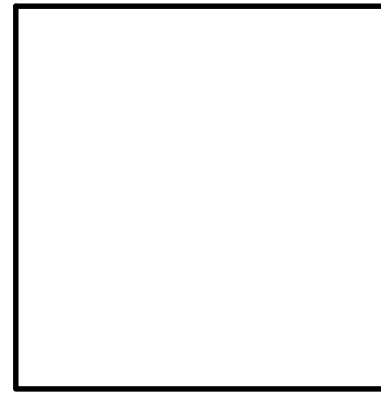
**2** NORTH EXTERIOR ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



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

**ELEVATION LEGEND**

- 01 FIBERGLASS / ASPHALT SHINGLES *o*/ 15 LBS BUILDING PAPER *o*/ 5/8" PLYWOOD *o*/ PRE-ENGINEERED ROOF TRUSS SYSTEM
- 02 CONTINUOUS RIDGE VENT
- 03 BITUMINUS ROOF UNDERLAYMENT
- 04 8" FASCIA - PRE-FINISHED ALUMINUM COIL STOCK *o*/ WOOD TRIM
- 05 CORNER BOARD - VINYL w/ RIGID BACK-UP
- 06 VINYL SIDING - 4" EXPOSURE
- 07 TRIM - PRE-FINISHED ALUMINUM COIL STOCK *o*/ WOOD TRIM
- 08 VINYL CLAD WINDOW SYSTEM - REFER TO WINDOW TYPES
- 09 VINYL WAIST TRIM BOARD
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- 16 FOOTING
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- 19 FYPON 1 - APPLIED FAUX VENT
- 20 METAL ROOFING *o*/ BITUMINUS ROOF UNDERLAYMENT *o*/ 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 *o*/ WOOD - COLOR TO MATCH TRIM
- 29 PRIVACY SCREEN - REFER TO 2/A-301
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**PORTLAND, MAINE**

**REVISIONS**

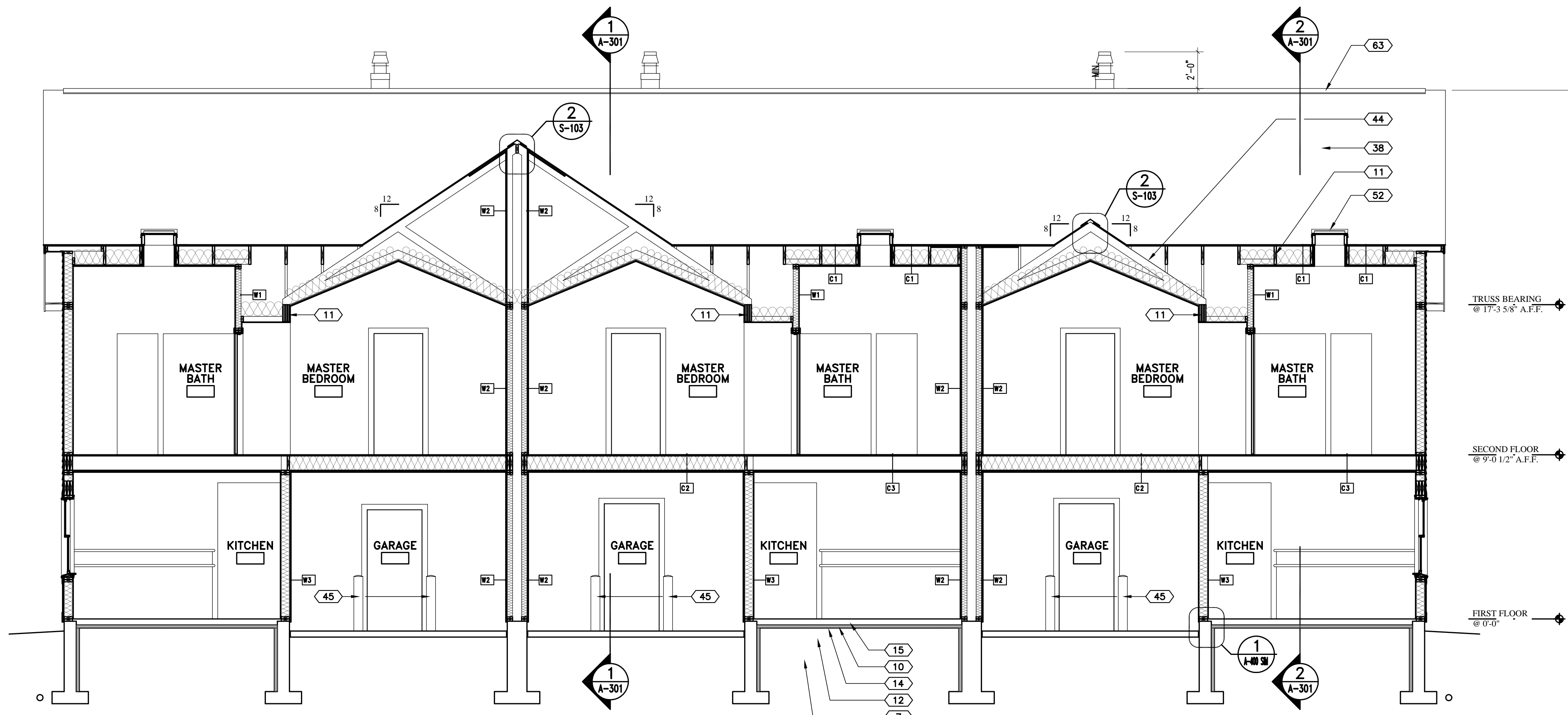
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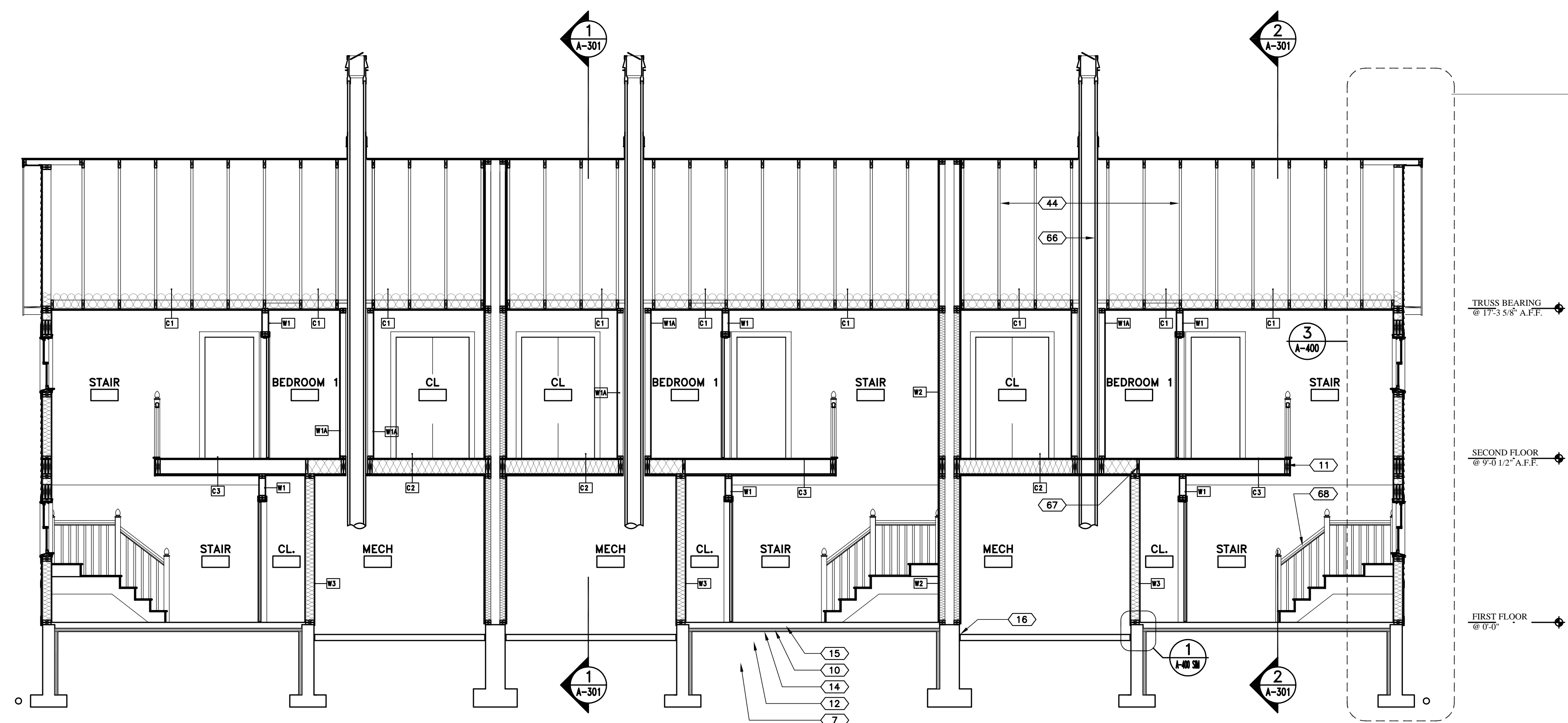
SHEET TITLE  
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**2 BUILDING SECTION**  
A-300 SCALE: 1/4" = 1'-0"



**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 @ GRADE
- 04 POUR JOINT - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 6" HOOK 16" o.c.
- 07 ENGINEERED BACKFILL COMPACTED TO 98% - 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 3/4" PLYWOOD SUB-FLOOR - GLUE & SCREW TO JOIST PER MANUFACTURERS REQUIREMENTS
- 14 6 MIL VAPOR RETARDER
- 15 4" THK POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1.4 x 1.4 @ 6"x6" W.W.F. OR FIBERMESH
- 16 1/2" EXPANSION MATERIAL
- 17 WOOD BASE
- 18 5/8" TYPE 'X' GWB
- 19 VAPOR RETARDER
- 20 6" FIBERGLASS BATT INSULATION
- 21 2"x6" 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 - 5" RB VERTICAL
- 27 HOOK ANCHORS - 16" LONG @ 8" o.c. w/ (2) MIN. PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - COIL STOCK o/ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 3/2" x 1 1/2" WOOD FURRING @ 24" o.c. - TYPICAL @ UNDERSIDE OF ALL ROOF TRUSSES, CEILING RAFTERS & JOISTS
- 33 VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- 34 COIL STOCK o/ WOOD - COLOR TO MATCH TRIM
- 35 WOOD BLOCKING
- 36 5/8" PLYWOOD ROOF SHEATHING
- 37 VENT BAFFLE
- 38 FIBERGLASS - ASPHALT SHINGLE - ARCHITECTURAL 3 TAB
- 39 10" FIBERGLASS BATT INSULATION
- 40 FOUNDATION WALL - PARGE w/ THORNSHAL
- 41 RIM JOIST PER MANUFACTURERS REQUIREMENTS
- 42 BITUMINUS WATERPROOFING UNDERLAYMENT - FROM ROOF EDGE TO 6" o.c. ABOVE & 3'-0" TO EACH SIDE OF VALLEYS, RIDGES AND VERTICAL TRANSITIONS
- 43 TIE DOWNS PER PRE-ENGINEERED TRUSS SUPPLIERS REQUIREMENTS
- 44 PRE-ENGINEERED ROOF TRUSS SYSTEM - PRE-ENGINEERED BY ROOF TRUSS SUPPLIER - PROVIDE BRACING PER SUPPLIER'S 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 o/ WOOD - COLOR TO MATCH TRIM
- 54 SEALANT & BACKER ROD AS REQUIRED @ PERIMETER
- 55 2"x6" WOOD RAFTERS @ 16" o.c.
- 56 METAL STANDING SEAM ROOFING SYSTEM
- 57 6"x6" 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 RECESS
- 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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PORTLAND, MAINE

**REVISIONS**

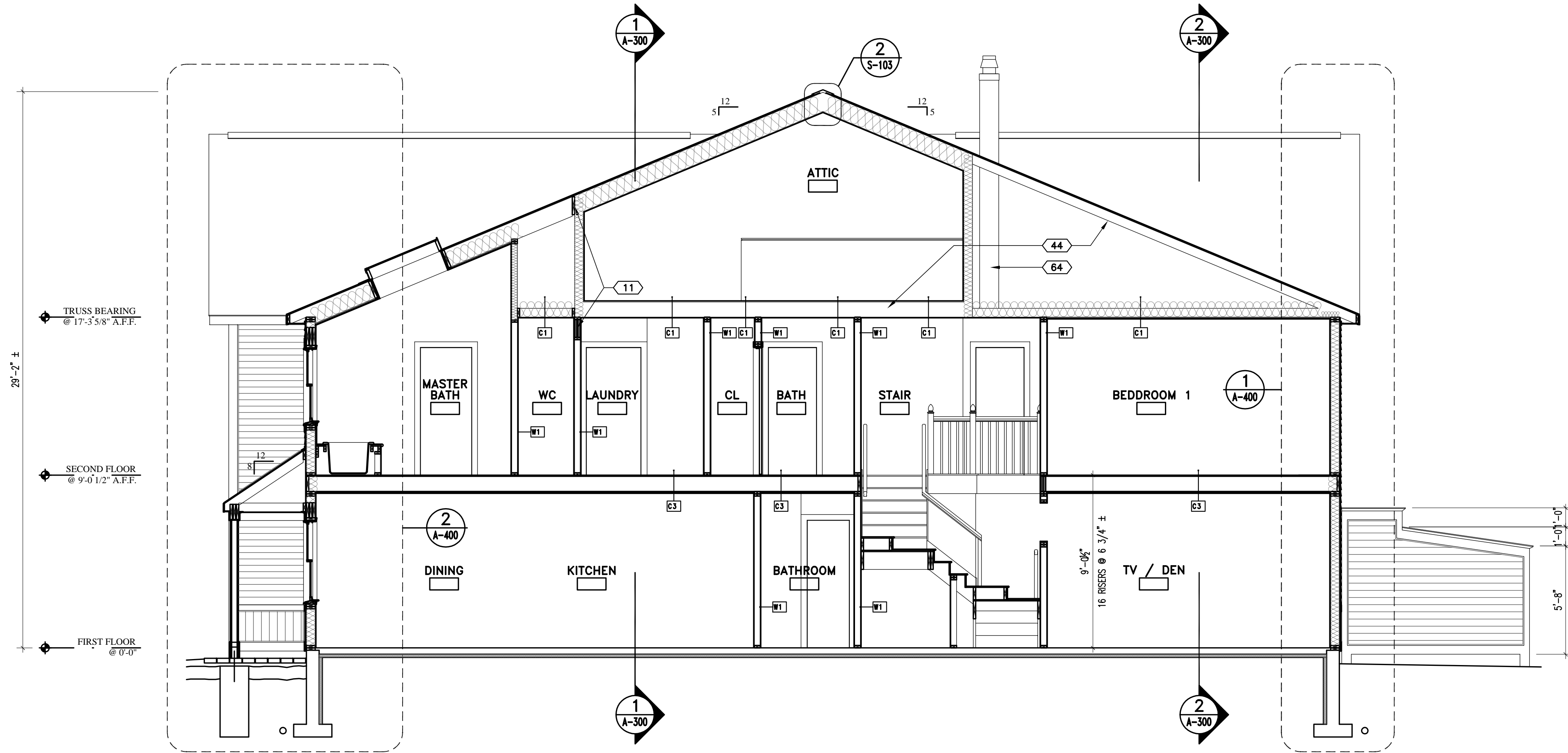
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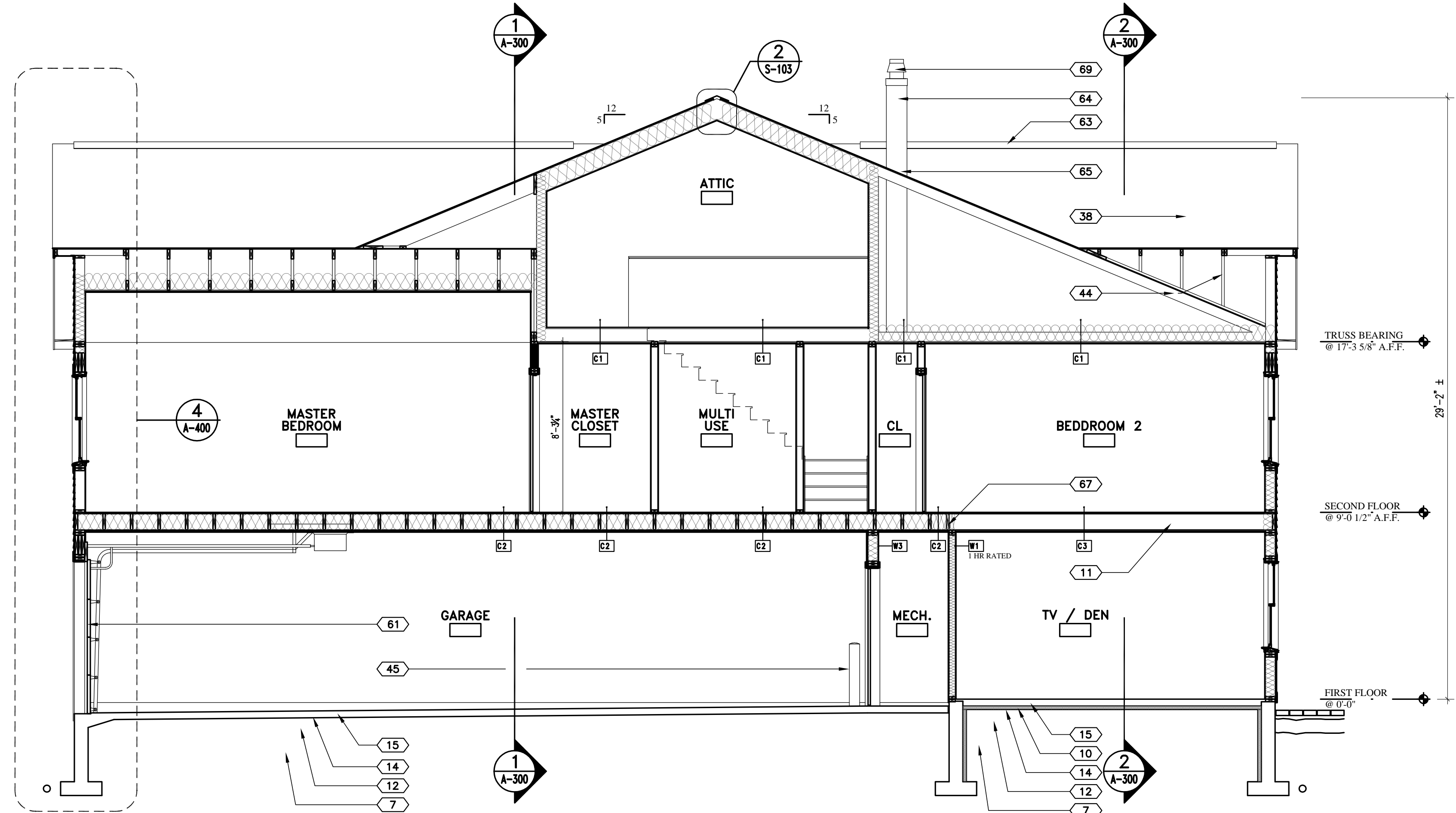
**SHEET TITLE**  
BUILDING SECTIONS

**A-300**

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**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 - (3) #5 HORIZONTAL
- 03 4" DRAIN TILE IN WASHED AGGREGATE w/ GEOTECHNICAL FABRIC WRAP - EXIST @ GRADE
- 04 POUR JOINT - ROUGHEN CONCRETE SURFACE
- 05 STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM HORIZONTAL
- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 6" HOOK 16" o.c.
- 07 ENGINEERED BACKFILL COMPACTED TO 98 % - 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 3/4" PLYWOOD SUB-FLOOR - GLUE & SCREW TO JOIST PER MANUFACTURERS REQUIREMENTS
- 14 6 MIL VAPOR RETARDER
- 15 4" THK POURED-IN-PLACE CONCRETE FLOOR SLAB w/ 1.4 x 1.4 6"x6" W.W.F. OR FIBERMESH
- 16 1/2" EXPANSION MATERIAL
- 17 WOOD BASE
- 18 5/8" TYPE 'X' GWB
- 19 VAPOR RETARDER
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- 24 VINYL SIDING - 4" EXPOSURE
- 25 VINYL SIDING WAIST BOARD - COLOR TO MATCH TRIM
- 26 VINYL SIDING - 5" RIB VERTICAL
- 27 HOOK ANCHORS - 16" LONG @ 8'-0" o.c. w/ (2) MIN. PER WALL
- 28 VINYL TRIM / TERMINATION STRIP
- 29 TREATED WOOD PLATE
- 30 WATER TABLE - COIL STOCK @ WOOD - COLOR TO MATCH TRIM
- 31 DOUBLE TOP PLATE
- 32 3/4" x 1 1/2" WOOD FURRING @ 24" o.c. - TYPICAL @ UNDERSIDE OF ALL ROOF TRUSSES, CEILING RAFTERS & JOISTS
- 33 VINYL VENTED SOFFIT SYSTEM - COLOR TO MATCH TRIM
- 34 COIL STOCK @ WOOD - COLOR TO MATCH TRIM
- 35 WOOD BLOCKING
- 36 5/8" PLYWOOD ROOF SHEATHING
- 37 VENT BAFFLE
- 38 FIBERGLASS / ASPHALT SHINGLE - ARCHITECTURAL 3 TAB
- 39 10" FIBERGLASS BATT INSULATION
- 40 FOUNDATION WALL - PARGE w/ THOROSEAL
- 41 RIM JOIST PER MANUFACTURERS REQUIREMENTS
- 42 BITUMINUS WATERPROOFING UNDERLAYMENT - FROM ROOF EDGE TO 6'-0" ABOVE & 3'-0" TO EACH SIDE OF VALLEYS, RIDGES AND VERTICAL TRANSITIONS
- 43 TIED DOWNS PER PRE-ENGINEERED TRUSS SUPPLIERS REQUIREMENTS
- 44 PRE-ENGINEERED ROOF TRUSS SYSTEM - PRE-ENGINEERED BY ROOF TRUSS SUPPLIER - PROVIDE BRACING PER SUPPLIERS 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 @ WOOD - COLOR TO MATCH TRIM
- 54 SEALANT & BACKER ROD AS REQUIRED @ PERIMETER
- 55 2"x6" WOOD RAFTERS @ 16" o.c.
- 56 METAL STANDING SEAM ROOFING SYSTEM
- 57 6"x6" 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" 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 RECESS
- 63 CONTINUOUS RIDGE VENT SYSTEM
- 64 STEEL PRE-MANUFACTURED CHIMNEY SYSTEM
- 65 CHIMNEY FLASHING - LEAD COATED COPPER
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- 67 CONTINUOUS WOOD FIRE BLOCKING
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**REVISIONS**

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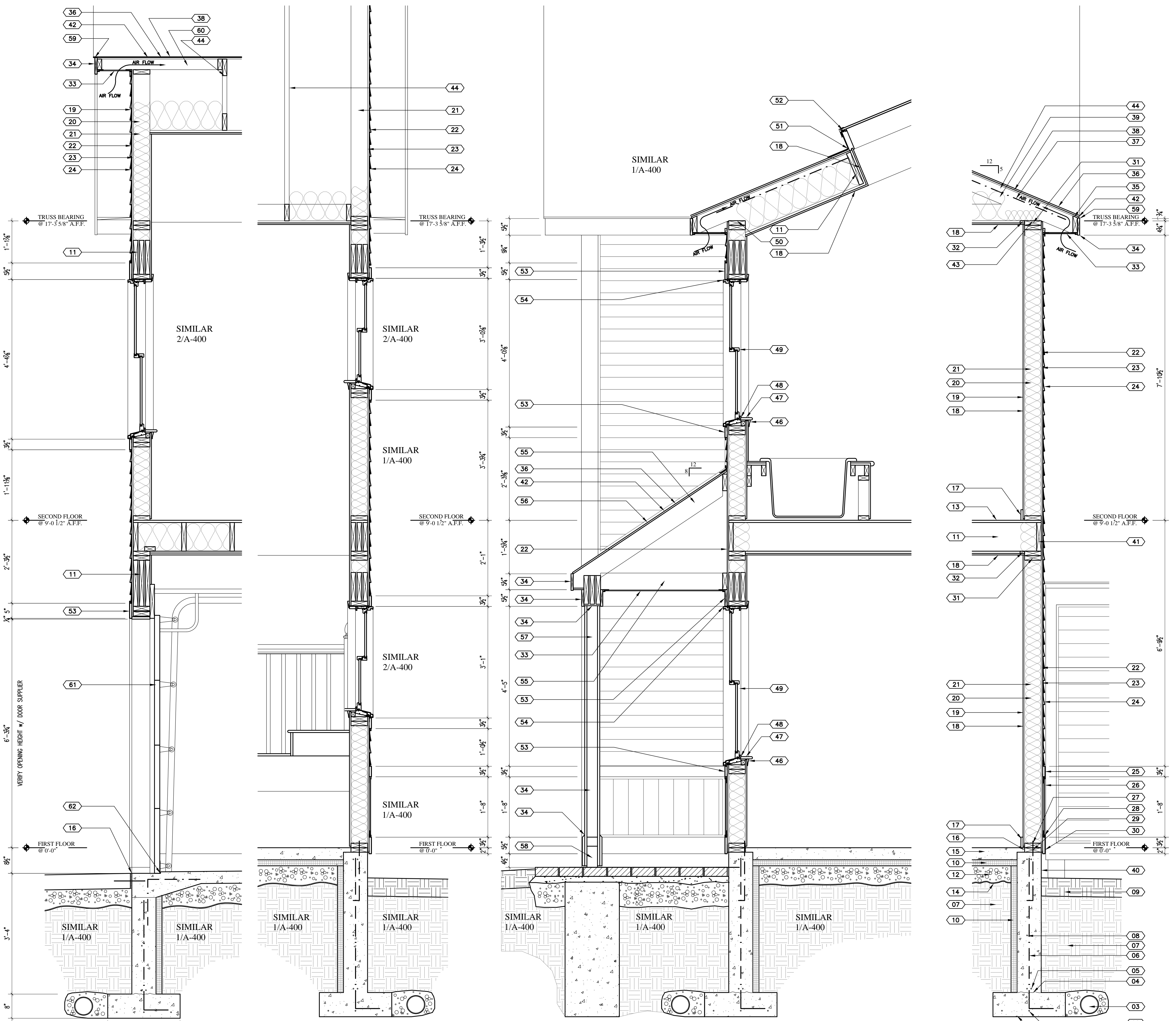
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**SHEET TITLE**  
 BUILDING SECTIONS

**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**

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- 06 STEEL REINFORCING BARS - (1) #4 VERTICAL w/ 6" HOOK 1' o.c.
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- 08 STEEL REINFORCING BARS - (1) #4 MID HEIGHT WALL HORIZONTAL
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- 12 COMPACTED AGGREGATE FILL - REFER TO GEOTECHNICAL REPORT
- 13 3/2" PLYWOOD SUB-FLOOR - GLUE & SCREW TO JOIST PER MANUFACTURERS REQUIREMENTS
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- 37 VENT BAFFLE
- 38 FIBERGLASS / ASPHALT SHINGLE - ARCHITECTURAL 3 TAB
- 39 10" FIBERGLASS BATT INSULATION
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- 47 WOOD WINDOW STOOL
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- 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
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- 54 SEALANT & BACKER ROD AS REQUIRED @ PERIMETER
- 55 2"x6" WOOD RAFTERS @ 16" o.c.
- 56 METAL STANDING SEAM ROOFING SYSTEM
- 57 6"x6" 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 RECESS
- 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**

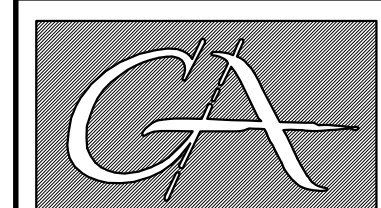
#	DATE	DESCRIPTION
		ISSUED FOR CONSTRUCTION
		02/05/02
		02/28/02

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

SHEET TITLE  
**WALL SECTIONS**

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 BROWN DEVELOPMENT CORPORATION  
 PORTLAND, MAINE

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DATE:	02/05/02
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DRAWN BY:	DMR
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DRAWING SCALE	AS NOTED

SHEET TITLE  
 DOOR & WINDOW  
 SCHEDULE & DETAILS

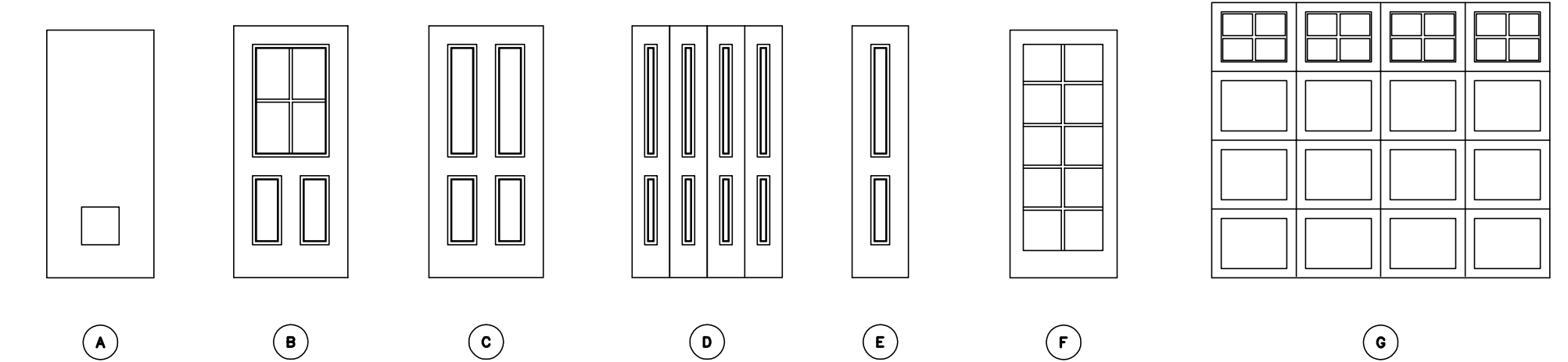
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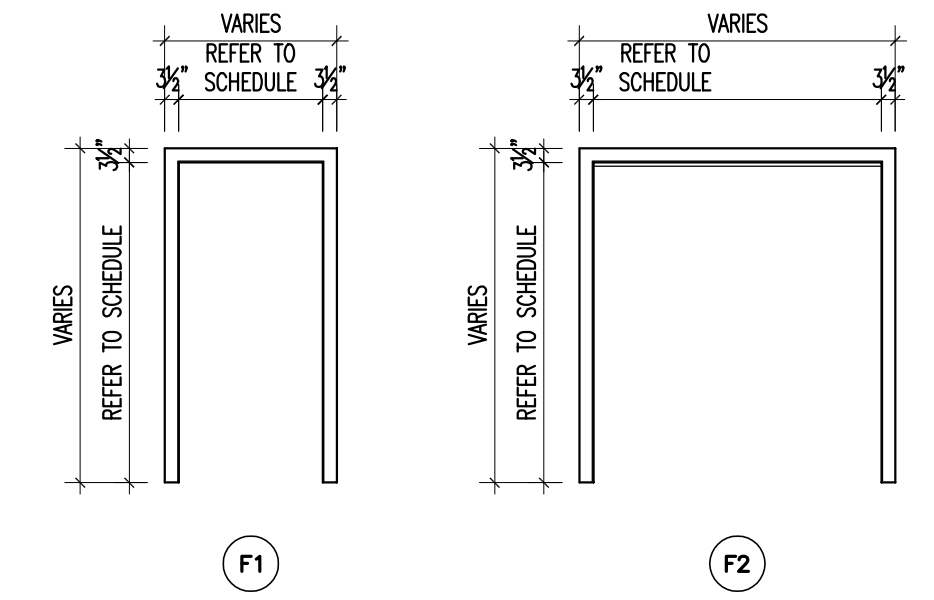
**DOOR SCHEDULE**

DOOR NO.	DOOR SIZE			TYPE	MAT.	FINISH	FRAME							REMARKS	DOOR NO.		
	WIDTH	HEIGHT	THK.				TYPE	MAT.	FINISH	WIDTH	HEAD	JAMB	SILL			LABEL	HDWR SET
A01/1	9'-0"	7'-0"	1 1/2"	G	STEEL	PAINT	NA	WOOD	PAINT	***	***	***	***	NA	***	NOTE 1, 2, & 3	A01/1
A02/1	3'-0"	6'-8"	1 3/8"	A	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	60 MIN.	***	NOTE 4	A02/1
A03/1	6'-0"	6'-8"	1 3/8"	F	WOOD	PAINT	F3	WOOD	PAINT	***	***	***	***	NA	***	NOTE 1 & 2	A03/1
A04/1	2'-6"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A04/1
A05/1	(4) 1'-3"	6'-8"	1 3/8"	D	WOOD	PAINT	F2	WOOD	PAINT	***	***	***	***	NA	***		A05/1
A06/1	3'-0"	6'-8"	1 3/8"	C	STEEL	PAINT	F1	STEEL	PAINT	***	***	***	***	60 MIN.	***		A06/1
A07/1	2'-2"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A07/1
A08/1	1'-6"	6'-8"	1 3/8"	E	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A08/1
A10/1	3'-0"	6'-8"	1 3/8"	B	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***	NOTE 1 & 2	A10/1
A20/1	2'-8"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A20/1
A21/1	2'-8"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A21/1
A23/1	(4) 1'-0"	6'-8"	1 3/8"	D	WOOD	PAINT	F2	WOOD	PAINT	***	***	***	***	NA	***		A23/1
A24/1	2'-8"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A24/1
A25/1	2'-8"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A25/1
A26/1	(4) 1'-0"	6'-8"	1 3/8"	D	WOOD	PAINT	F2	WOOD	PAINT	***	***	***	***	NA	***		A26/1
A28/1	2'-4"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A28/1
A29/1	(4) 1'-0"	6'-8"	1 3/8"	D	WOOD	PAINT	F2	WOOD	PAINT	***	***	***	***	NA	***		A29/1
A30/1	1'-6"	6'-8"	2 3/8"	E	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A30/1
A32/1	3'-0"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A32/1
A33/1	2'-6"	6'-8"	1 3/8"	C	WOOD	PAINT	F1	WOOD	PAINT	***	***	***	***	NA	***		A33/1

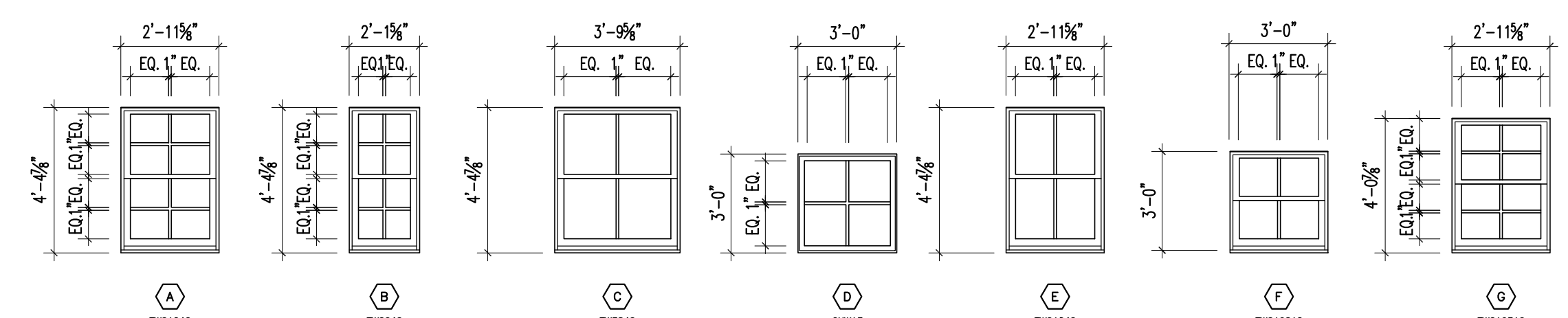
NOTE 1. INSULATED  
 NOTE 2. WEATHER GASKETS  
 NOTE 3. AUTOMATIC REMOTE CONTROLLED OPENER  
 NOTE 4. PROVIDE LOUVER



**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 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:  
SIEVE SIZE      % PASSING  
3"                    100  
1/4"                30 - 70  
NO. 40            0 - 30  
NO. 200          0 - 5  
SAND:  
SIEVE SIZE      % PASSING  
3/8"                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**

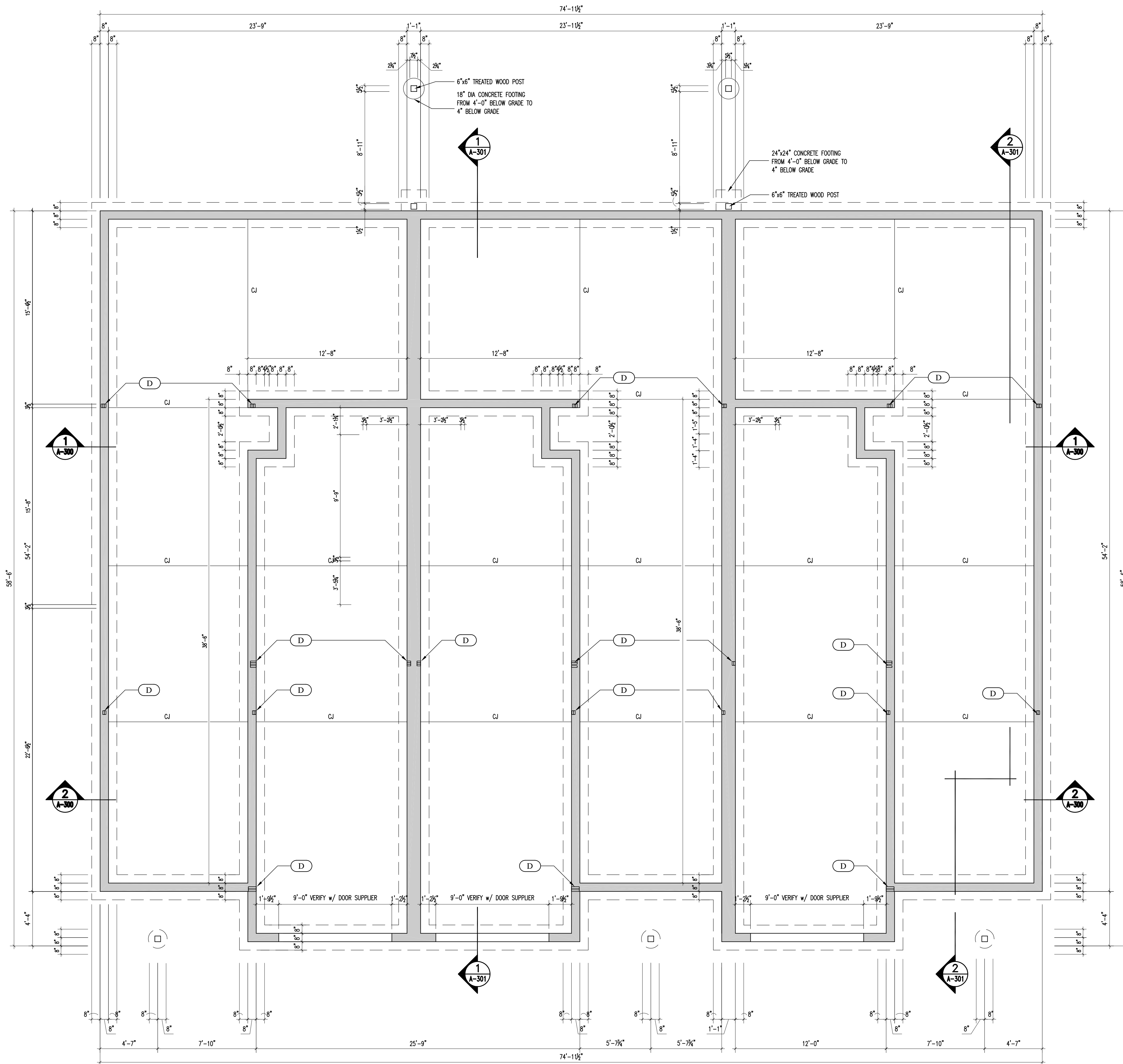
- DESIGN CODE: ACI 318-89
- MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 PSI
- REINFORCEMENT: GRADE 60, ASTM A615
- MIN. CONCRETE COVER:  
3" FOR CONCRETE CAST AGAINST SOIL.  
2" FOR OTHER CONCRETE UNLESS SHOWN OTHERWISE.
- PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN FOUNDATION WALLS AT 40' O.C. MAX. 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'-4"  
#5 1'-8"  
VERTICLE BARS:  
#4 1'-8"  
#5 2'-2"  
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:  
CJ - 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**  
SCALE: 1/4" = 1'-0"



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

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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 SCHEDULE OF THE BOCA NATIONAL BUILDING CODE/1993, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK, 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.  
10" 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 LU210.
- PROVIDE GALVANIZED METAL RAFTERS TIES EQUAL TO SIMPSON H 2.5 BETWEEN G11 ROOF RAFTERS AND SUPPORTING WALLS OR MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE 3 - 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 8-10D NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

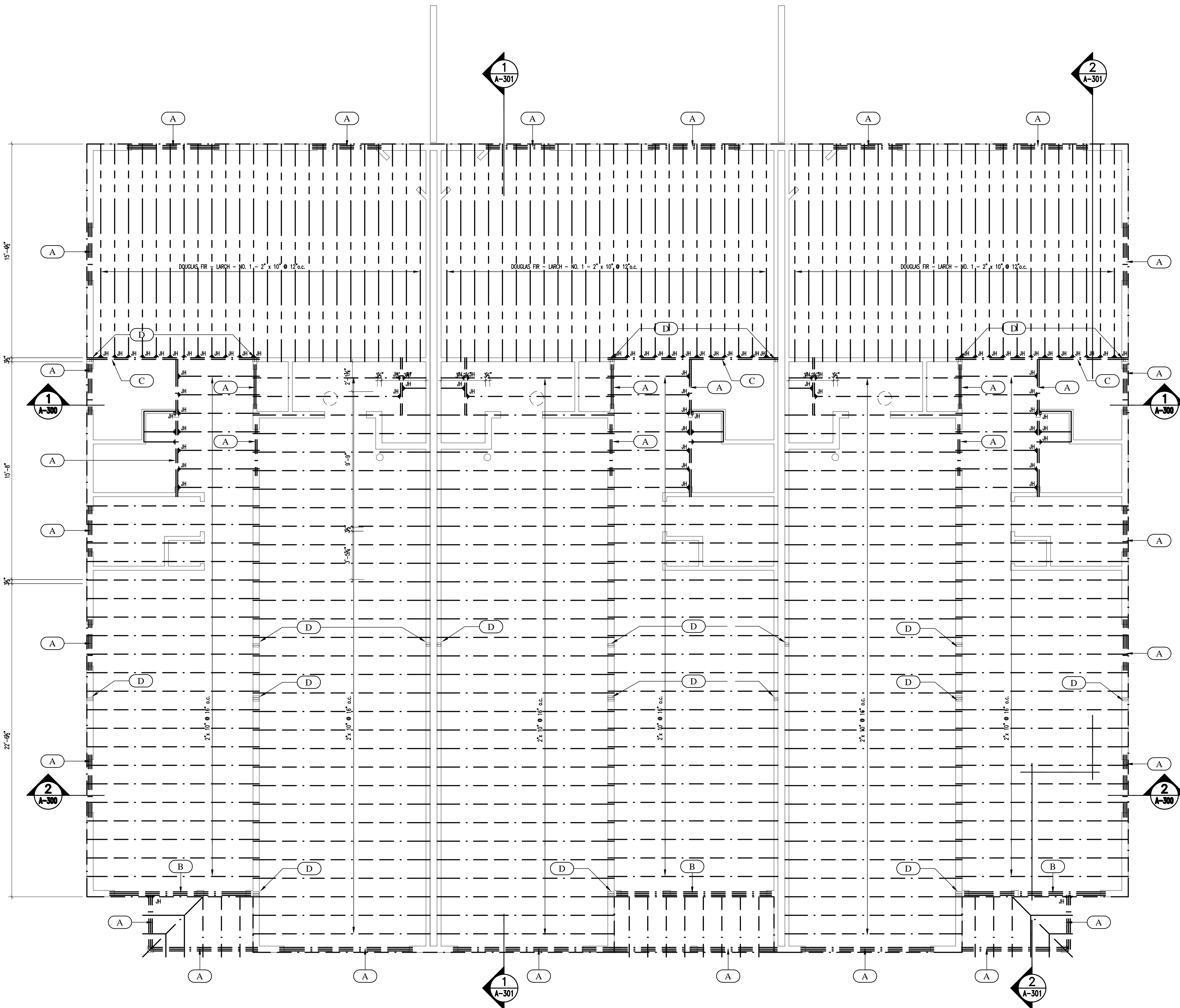
- PROVIDE MIN. OF 2 - 2X STUDS AT ENDS OF ALL BUILT-UP 2X BEAMS UNLESS SHOWN OTHERWISE.
- NAIL MULTIPLE MICROLAM, PARALAM OR LVL LUMBER TOGETHER USING 2 ROWS OF 16D NAILS 12" O.C. STAGGERED AS RECOMMENDED BY THE MANUFACTURER.
- ROOF AND WALL SHEATHING:  
APA RATED SHEATHING, EXPOSURE I OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE I.

- 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 3-2X6 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 8' OF SPAN FOR ALL JOISTS AND RAFTERS.

- ERECTION 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.

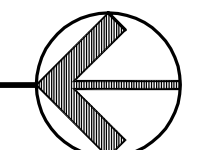
- LOADING NOTES:**
- CODE: BOCA 1999, CABO 1992  
MAXIMUM FLOOR LIVE LOAD DEFLECTION L/360
  - FLOOR DL:  
2 X FRAMING, BEAMS = 2.0  
DECKING = 2.3  
FLOORING = 2.0  
1/2" GYP. BD. CEILING = 2.8  
MISC. = 1.0  
TOTAL = 10.1 PSF
  - FLOOR LL:  
DWELLING UNITS = 40 PSF

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



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**SHEET TITLE**  
SECOND FLOOR FRAMING PLAN

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# TRUSS FRAMING NOTES

## METAL-PLATE-CONNECTED WOOD TRUSSES

- ENGINEER, FABRICATE, AND ERECT METAL-PLATE-CONNECTED WOOD TRUSSES TO WITHSTAND DESIGN LOADS WITHOUT EXCEEDING DEFLECTION LIMITS OF ANSI/TPI 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 ANSI/TPI 1: TPI HB, "COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING & BRACING METAL-PLATE CONNECTED WOOD TRUSSES"; AND AFPA'S "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS "SUPPLEMENT."
  - DIMENSION LUMBER: COMPLY WITH DOC PS 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, G60 COATING DESIGNATION; AT LEAST 0.0359 INCH THICK.
  - METAL FRAMING ANCHORS: MANUFACTURED FROM HOT-DIP, ZINC-COATED STEEL SHEET COMPLYING WITH ASTM A 653, G60 COATING DESIGNATION; STRUCTURAL, COMMERCIAL, OR LOCK-FORMING QUALITY, AS STANDARD WITH MANUFACTURER FOR TYPE OF ANCHOR INDICATED.
  - FABRICATE WOOD TRUSSES WITHIN MANUFACTURING TOLERANCES OF ANSI/TPI 1 AND CONNECT TRUSS MEMBERS BY METAL CONNECTOR PLATES.
  - INSTALL AND BRACE TRUSSES ACCORDING TO RECOMMENDATIONS OF TPI 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 ANSI/TPI 1.
  - DO NOT ALTER, CUT, OR REMOVE TRUSS MEMBERS.
  - REMOVE AND REPLACE WOOD TRUSSES THAT ARE DAMAGED OR DEFICIENT.
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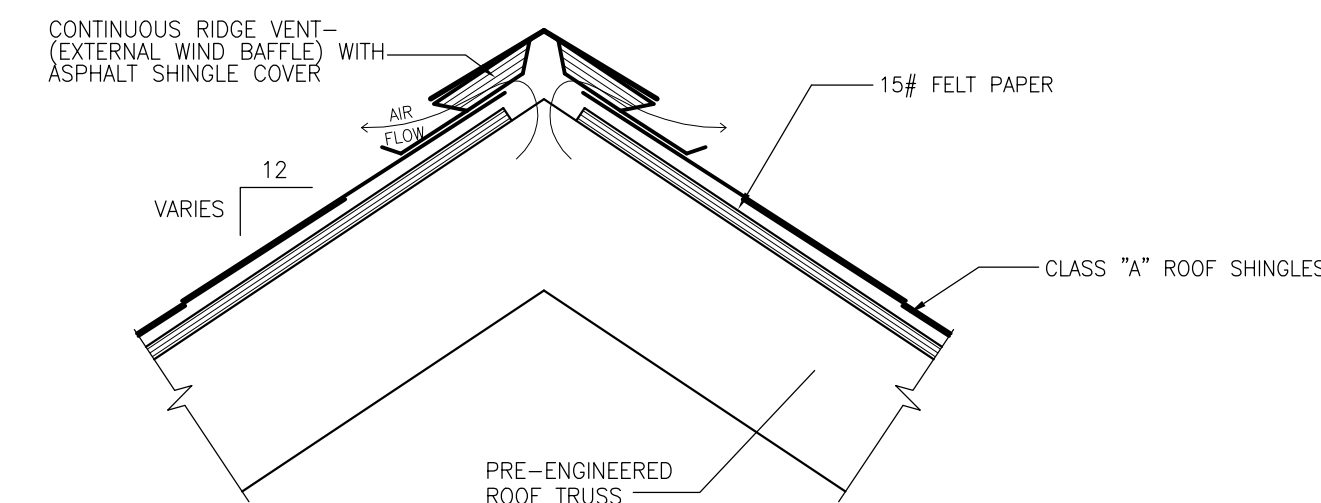
## METAL-PLATE-CONNECTED WOOD TRUSSES 06176 - 1

### LOADING NOTES:

- CODE: BOCA 1999.  
MAXIMUM ROOF LIVE LOAD DEFLECTION L/240
- ROOF SNOW LOAD:  
Pg = 60 PSF  
Cs = 7  
I = 1.0  
Pf = 42 PSF
- SLOPED ROOF LOADS:  
SLOPE Cs Ps UNBALANCED (Ps x 1.25)  
5/12 1.0 42 PSF 52.5 PSF  
8/12 1.0 42 PSF 52.5 PSF  
NOTE: USE UNBALANCED LOAD ON LEeward 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  
  
Pv = 20.7 PSF  
h = 26 FT.  
z = 26 FT.  
Kh = 94  
Kz = 94  
Gh = 1.27  
Gz = 1.27  
L/B = 3.08  
h/L = .49  
WALL Cp WINDWARD = .8  
WALL Cp LEEWARD = -.3  
WALL Cp SIDEWALL = -.7  
FOR ROOF WIND LOADING USE 8/12 ROOF SLOPE:  
ROOF Cp WINDWARD = .3 or -.8  
ROOF Cp LEEWARD = -.8  
GCp = .25  
GCp LEEWARD = -1.7  
GCp WINDWARD = 1.3  
WALL PRESSURE WINDWARD P = 27.1 PSF  
WALL PRESSURE LEEWARD P = -13.5 PSF  
WALL PRESSURE SIDEWALL P = -24.4 PSF  
ROOF PRESSURE WINDWARD P = 13.5 PSF or -27.1 PSF  
ROOF PRESSURE LEEWARD 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  
As = 1  
Ab = 1  
S = 2.0  
R = 6.5  
Cd = 4  
W = DL + SL  
Cs = 0.085  
V = 2.6 PSF (BASE SHEAR)  
CONNECTION DESIGN:  
F = .05 x (BEAM OR TRUSS REACTION LOAD)
- DEAD LOADS:  
ROOF DL:  
ASPHALT SHINGLES = 2.5  
SHEATHING = 2.0  
2 X FRAMING, WOOD TRUSSES = 4.0  
12 F.G. BATT INSULATION = 1.0  
1/2" GYP. BD. CEILING = 3.0  
MISC. = 2.5  
TOTAL = 15.0 PSF

## LINTEL & POST SCHEDULE

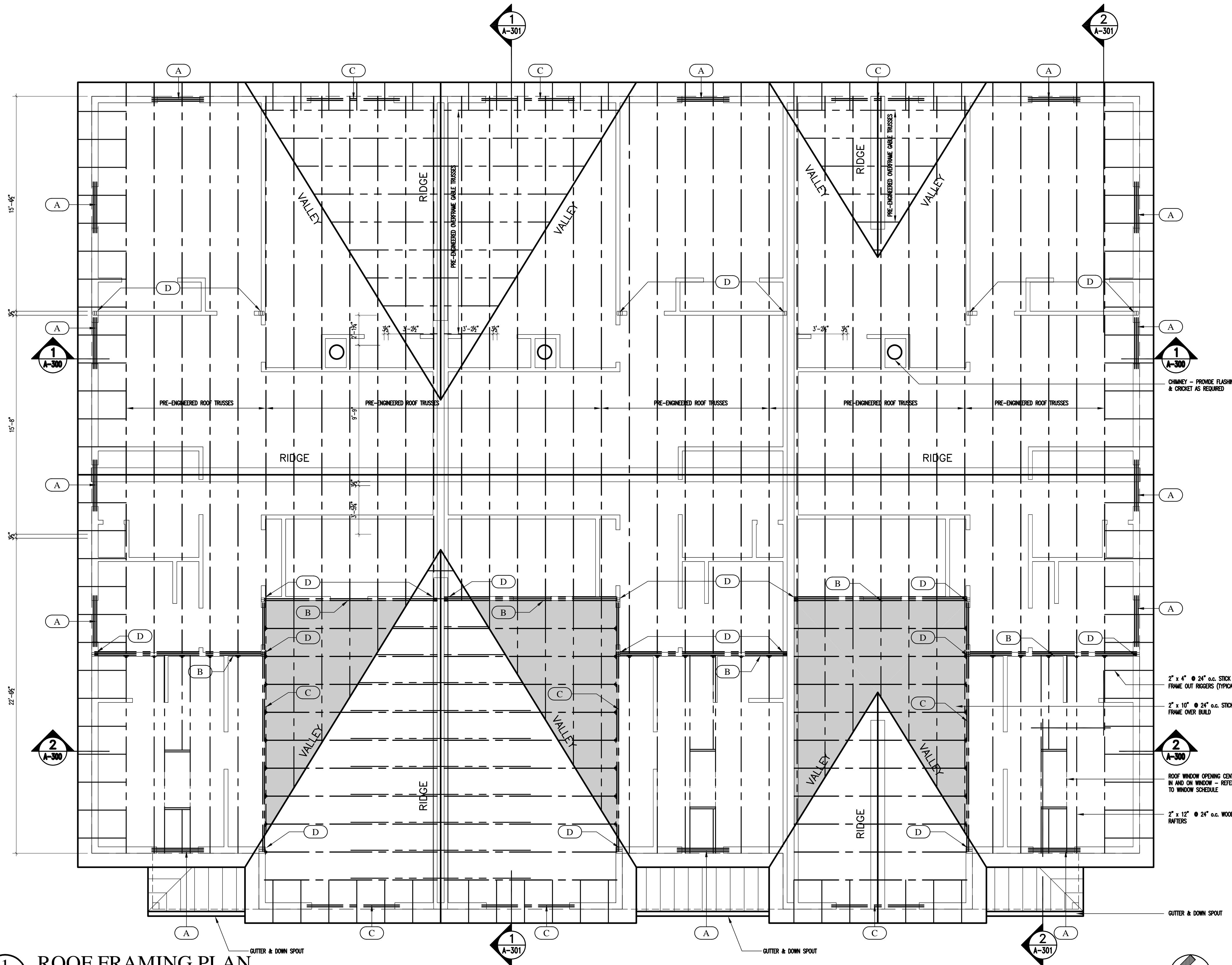
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- (D) (3) 2" X 6" WOOD POST GANG NAILED OR (4) 2" x 4" WOOD POST GANG NAILED - FROM TOP OF FOUNDATION WALL TO UNDERSIDE OF ROOF STRUCTURE ABOVE



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

## 2 ROOF DETAIL

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



## 1 ROOF FRAMING PLAN

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

STARBIRD ROAD CONDOMINIUMS  
BROWN DEVELOPMENT CORPORATION  
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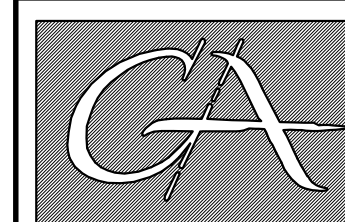
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### SHEET TITLE

ROOF FRAMING PLAN

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