

DIRECTOR DATE

THIS PLAN IS A REVISION OF THE SUBDIVISION PLAN SIGNED BY THE PLANNING BOARD ON AUGUST 14, 2001.



GENERAL NOTES (CONT.)

REQUEST: WAIVE "STREET GRADES AT AN INTERSECTION SHALL NOT BE MORE THAN 3% FOR A DISTANCE OF NOT LESS THAN 100 FEET FROM THE CENTER OF THE INTERSECTION ON EACH INTERSECTING STREET," TO ALLOW A DISTANCE OF 75 FEET.

ACTION: APPROVED AUGUST 14, 2001. PORTLAND PLANNING BOARD

30. SOLID WASTE REMOVAL SHALL BE CURB SIDE PICK-UP BY PRIVATE CONTRACTOR

31. ALL UNITS SHOULD BE PROVIDED WITH AN APPROVED SPRINKLER SYSTEM DESIGNED IN ACCORDANCE NFPA #13D.

32. ENGINEERING DESIGNS FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONTAINED IN THE PLAN TITLED "OCEAN RIDGE CONDOMINIUMS," SHEETS 1 THROUGH 18, DATED 3-6-01.

Note

OPEN TERRACE, TYP.

No constructed Decks - patios only

CITY OF PORTLAND APPROVED SITE PLAN

Subject to Dept. Conditions of Approval:

APPROVED APR 02 2003

H	LRB	3-13-03	REVISED PHASE LINES
G	LRB	1-7-03	PORCHES SHOWN, BUILDING LOCATIONS ADJUSTED
F	LRB	12-9-02	REVISED RECORD OWNER, DEED AND PLAN REFERENCES
E	LRB	8-8-01	PHASE I CONSTRUCTION
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW

OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 5, 6, 7, & 8

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STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES, INC.
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LIST OF DRAWINGS:

1 - GRADING PLAN SHEET 1
2 - GRADING PLAN SHEET 2

S1 - GENERAL NOTES
S2 - FOUNDATION PLAN
S3 - FOUNDATION SECTIONS AND DETAILS
S4 - FOUNDATION SECTIONS AND DETAILS
S5 - FIRST FLOOR FRAMING PLAN
S6 - SECOND FLOOR FRAMING PLAN
S7 - THIRD FLOOR FRAMING PLAN
S8 - ROOF FRAMING PLAN
S9 - FRAMING SECTIONS AND DETAILS

A1 - BASEMENT FLOOR PLAN
A2 - FIRST FLOOR PLAN
A3 - SECOND FLOOR PLAN
A4 - THIRD FLOOR PLAN
A5 - ROOF PLAN
A6 - EXTERIOR ELEVATIONS
A7 - EXTERIOR ELEVATIONS
A8 - EXTERIOR ELEVATIONS
A9 - BUILDING SECTIONS
A10 - WALL SECTIONS
A10A - WALL SECTIONS
A11 - SECTIONS AND DETAILS
A12 - WALL TYPES AND DETAILS
A13 - STAIR SECTIONS
A14 - DOOR AND WINDOW SCHEDULES

APRIL 11, 2003

GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, risers, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturer's written instructions.
- The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheathing temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: BOCA Basic Building Code (1999)
- Design Live Loads: (Ground snow load = 60 PSF)
 - Roof.....42 PSF + Drift
 - Living areas.....40 PSF
- Design wind loads are based on exposure B using 85 mph basic wind speed.
- Seismic design utilizes the following criteria:
 - Building framing system: Concentrically braced frames, and shear walls.
 - Analysis procedure: Equivalent Lateral Force Procedure.
 - Seismic hazard exposure group: "I"
 - Seismic performance category: "C"
 - Soil profile type: "S1"
 - Peak velocity-related acceleration (Av): "0.10"
 - Peak acceleration (Aa): "0.10"
 - Response modification factor (R): "5"
 - Deflection amplification factor (Cd): "4 1/2"

FOUNDATION NOTES:

- Foundations have been designed with a presumptive soil bearing capacity indicated in of 2000 PSF to be verified in the field.
- Interior spread footings and exterior strip footings shall be founded on native soil or compacted structural fill. If bedrock is encountered, contractor shall overexcavate and bear footings on 2'-0" thick layer of compacted structural fill.
- Exterior strip and spread footings shall be founded on a minimum of 4'-0" below finished grade.
- Slabs on grade shall bear on a minimum of 12" of compacted structural fill. If loose or undesirable fills are encountered at the slab sub grade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements. Concrete slabs shall be moist cured.
- Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following units:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
4 inch	100
3 inch	90 to 100
1/4 inch	25 to 90
NO. 40	0 to 30
NO. 200	0 to 5

- Structural fill beneath slabs shall be placed in layers not exceeding 12" in loose measure and compacted by self propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ATSM D-1557).
- Under drains shall be placed as shown on the site drawings. Under drains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce slabs with 6x6 - W1.4xW1.4 WWF.
- Backfill both sides of foundation walls simultaneously.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - 4000 PSI for basement walls.
 - 3000 PSI for footings, frost walls and piers.
 - 4000 PSI for all slabs on grade.
- All concrete shall be air entrained 4%-6% with approved admixtures.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ATSM C-1116.
- Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of work. All accessories must be shown on the shop drawings. Submit (6) blue line prints and (1) reproducible (sepia) to the Architect.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
- Concrete finishes: See specifications and Architectural drawings for additional information.
- Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of: door bond out locations, slab depression and other required bond outs. Coordinate location of bond outs with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide control joints in slabs as follows:
 - 15' x 15' (225 SF) with fibermesh reinforcement
 - 20' x 20' (400 SF) with welded wire fabric reinforcement

STRUCTURAL STEEL NOTES:

- Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Latest edition.
- Structural steel:
 - Structural steel shall conform to ASTM A-36.
 - Structural tubing shall conform to ASTM A-500 GR.B.
 - Structural pipe shall conform to ASTM A-53, TYPE E or S.
- Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
- Field connections shall be bolted using 3/4" ASTM A325 high strength bolts except where field welding is indicated on the drawings.
- All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

TIMBER TRUSS FRAMING:

- Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
 - National Design Specification for stress graded lumber and its fastening (NDS).
 - Design specifications for light metal plate connected wood trusses (TPI-Latest edition)
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
- Submittals:
 - Submit design calculations, shop drawings and erection procedures all affixed with the seal of a professional structural engineer registered in the State of Maine.
 - Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
- All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
- Connector plates shall be galvanized.
- Timber trusses shall be designed in accordance with BOCA and ASCE 7-98.
- Provide permanent bottom chord bracing in accordance with the truss plate institute (TPI-latest edition).
- Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with BOCA 1999.

TIMBER FRAMING:

- All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWWA C-18.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on walls.
- Nailing not specified shall conform with BOCA 1999.
- Exterior wall sheathing shall be 1/2" thick APA rated sheathing fastened with 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate, (typ unless otherwise noted)
- Floor decking shall be 3/4" thick APA rated "STURDI-FLOOR" plywood sheathing fastened with construction adhesive and 10d nails @ 6" o.c. at panel edges and intermediate.
- Roof sheathing shall be 5/8" thick APA rated sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
- All 2 x P.T. sill plates shall be installed on sill sealer.

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DATE	
DESCRIPTION	
BY	
CHECKED	

DESIGNED BY: JLL	DATE: APRIL 11, 2003
DRAWN BY: JLL	
CHECKED BY: JLL	
SCALE: NO SCALE	
PROJECT # 23035	

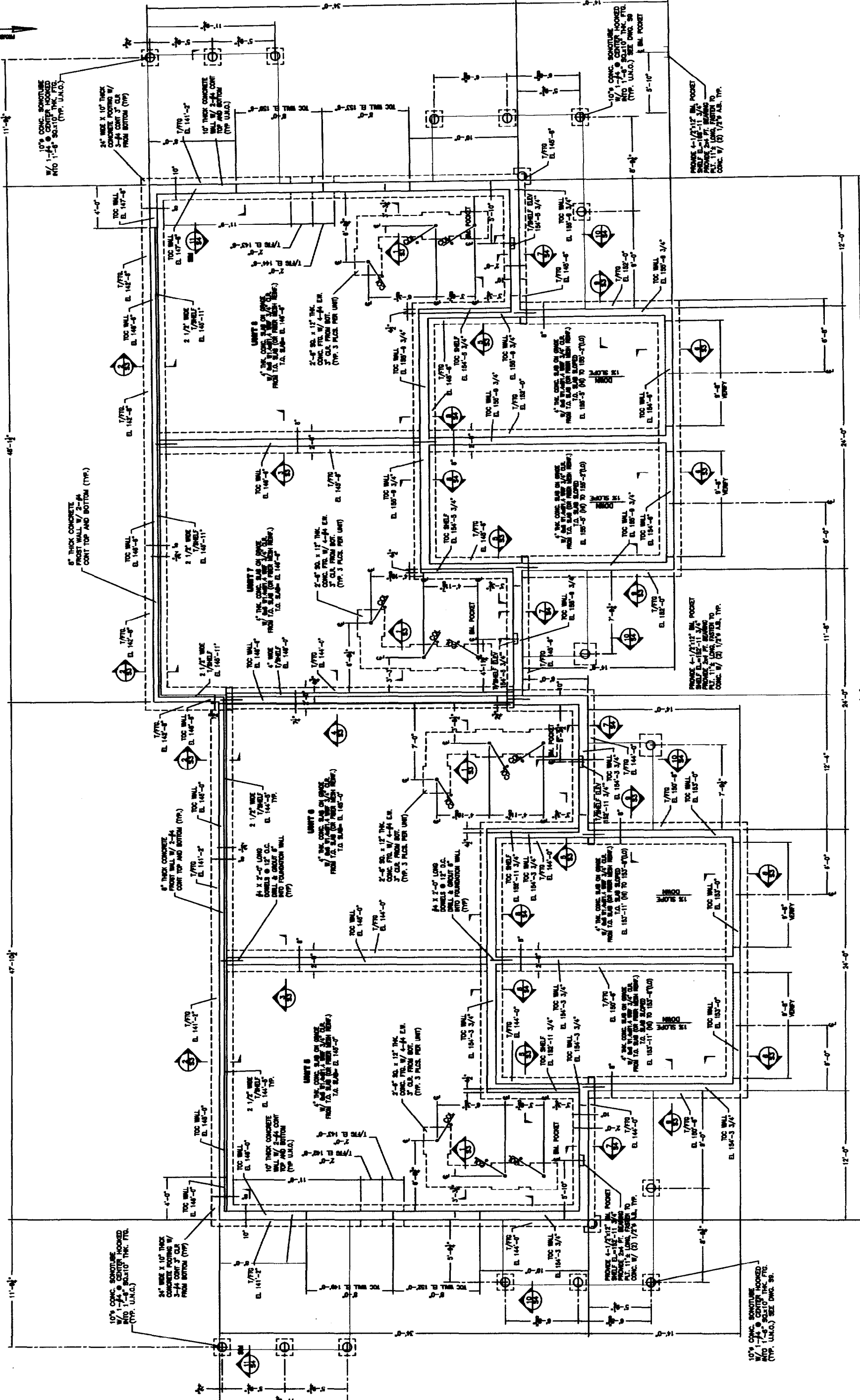
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 GENERAL NOTES
 UNITS 5, 6, 7, & 8

S1

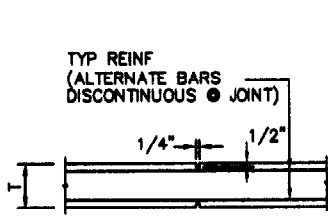
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checked by	ML
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project #	23005



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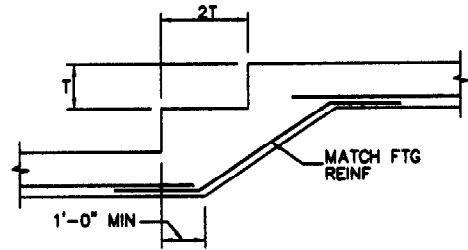


1. SEE GENERAL NOTES ON S1.
2. W/ INDICATES 3-1/2" LALLY COLUMN ON A 2'-0" SQ. 412" THICK CONCRETE FOOTING W/ 4-#4 E.W. CLEAR FROM BOTTOM OF FOOTING.



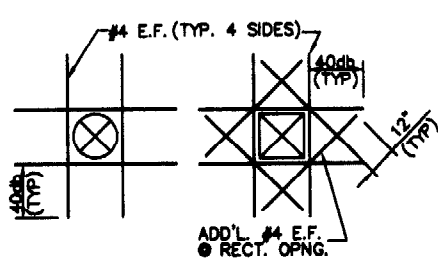
TYP CONTROL JOINT IN WALL

N.T.S.



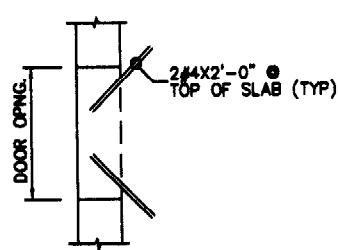
TYP STEP FOOTING DETAIL

NOTE: T = FOOTING THICKNESS



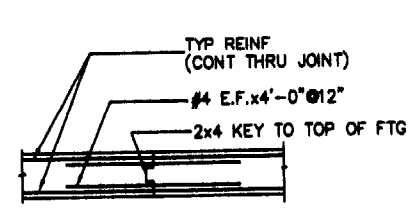
TYP. OPENING IN WALL OR SLAB

NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



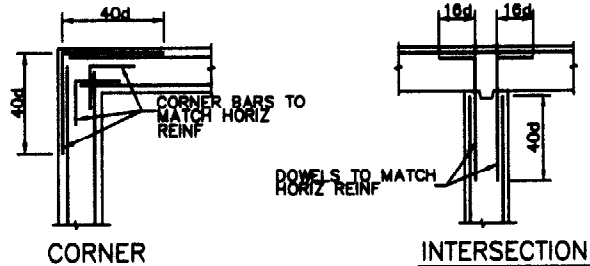
TYP. SLAB CORNER DETAIL @ DOOR

NOTE: PROVIDE 2#4x4'-0" (TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



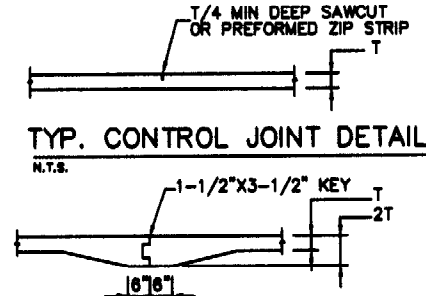
TYP. CONSTRUCTION JOINT IN WALL

NOTES:
1. CONST JOINT DOES NOT EXTEND THRU FTG
2. DISTANCE BETWEEN CONST JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



TYP WALL REINF DETAILS

N.T.S.

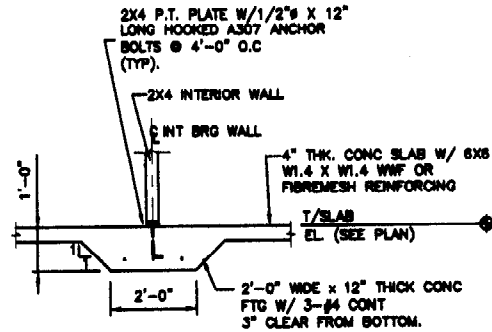


TYP. CONTROL JOINT DETAIL

N.T.S.

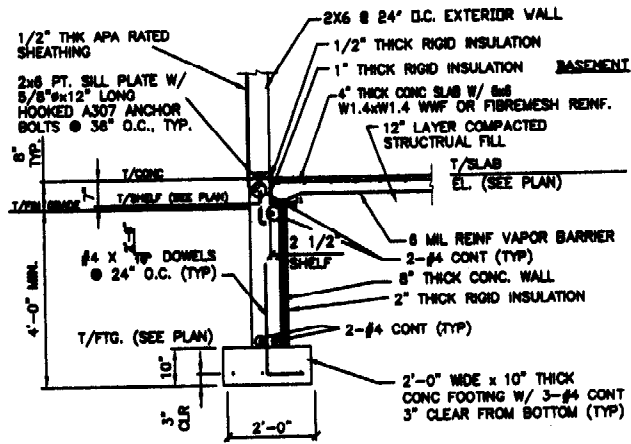
TYP. CONSTRUCTION JOINT DETAIL

N.T.S.



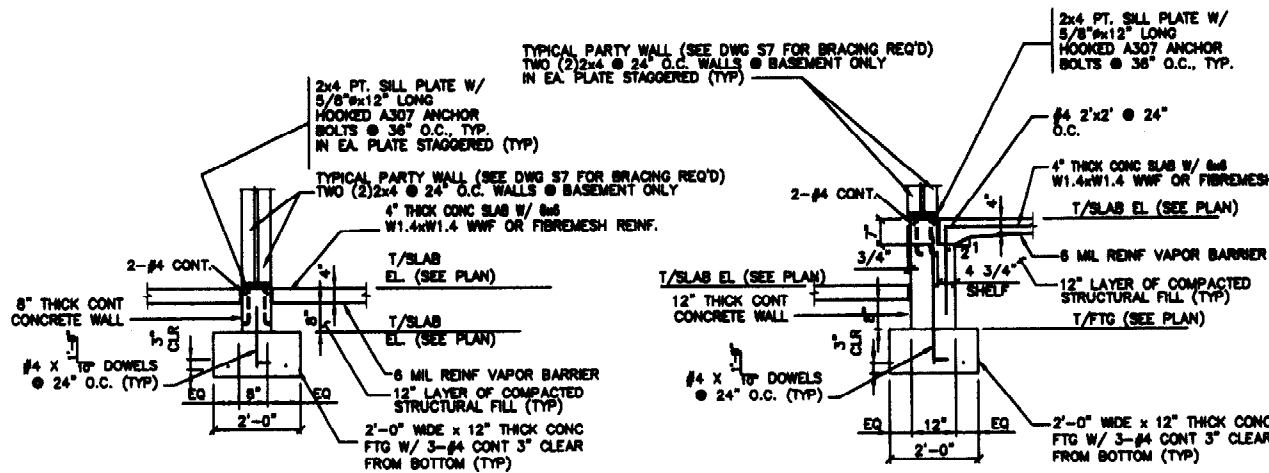
SECTION TYPICAL THICKENED SLAB

1/2" = 1'-0"



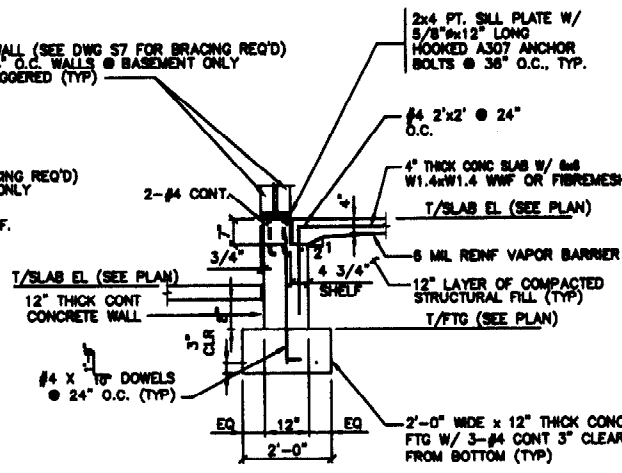
SECTION TYPICAL EXTERIOR FROST WALL

1/2" = 1'-0"



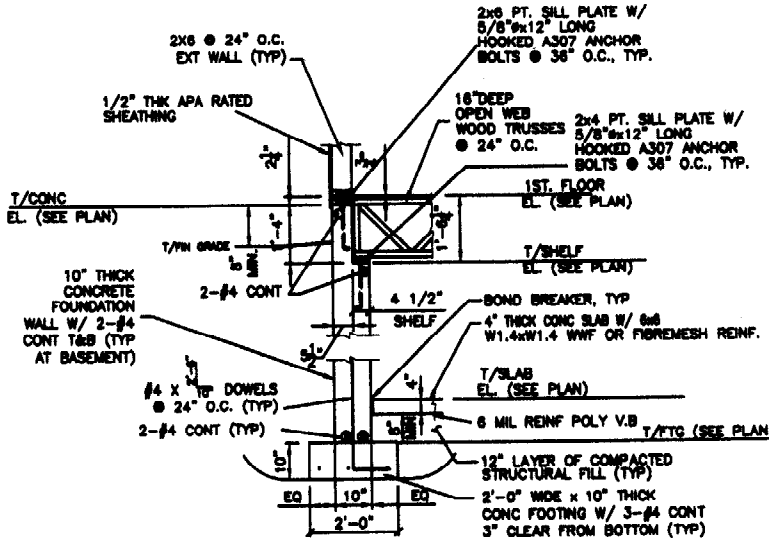
SECTION TYPICAL PARTY WALL

1/2" = 1'-0"



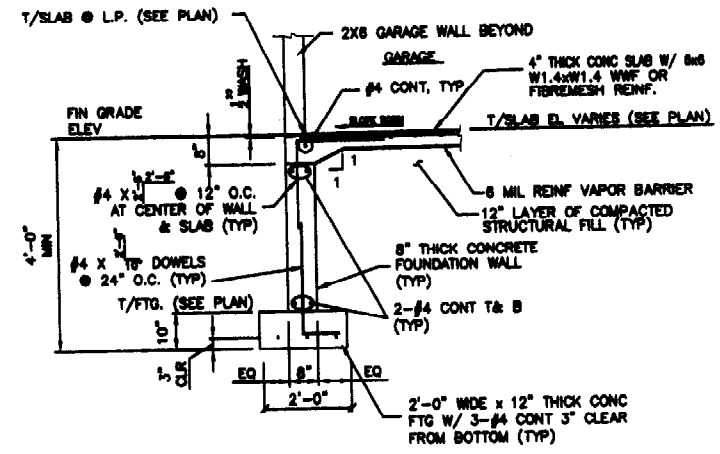
SECTION TYPICAL PARTY WALL

1/2" = 1'-0"



SECTION TYPICAL BASEMENT WALL AT FLOOR TRUSS BEARING

1/2" = 1'-0"



SECTION TYPICAL GARAGE ENTRY SLAB

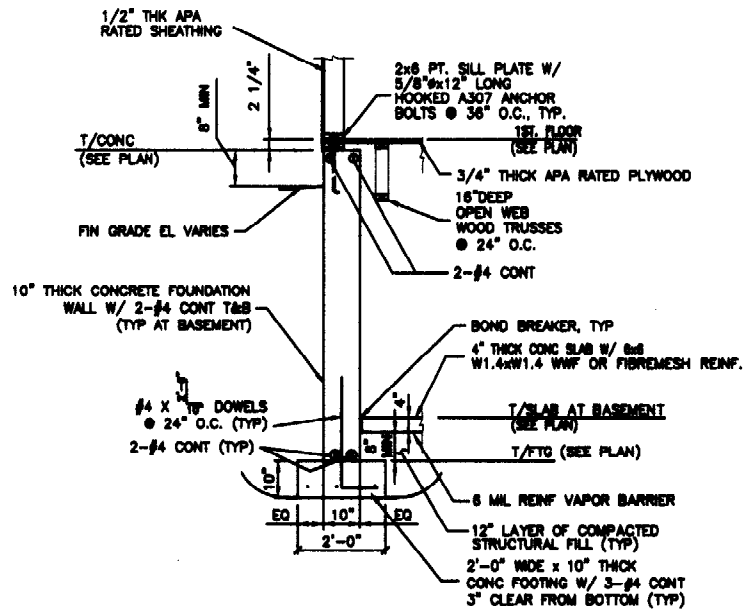
1/2" = 1'-0"

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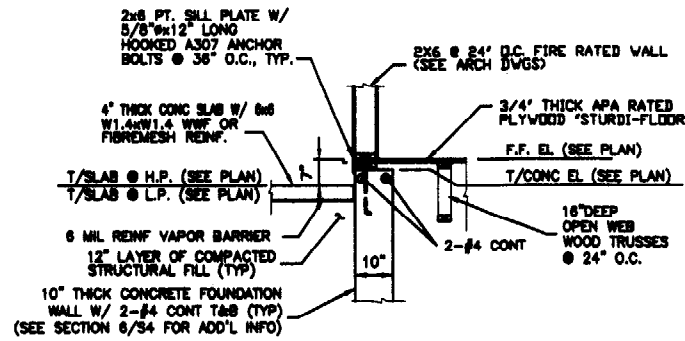


OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 5, 6, 7, & 8

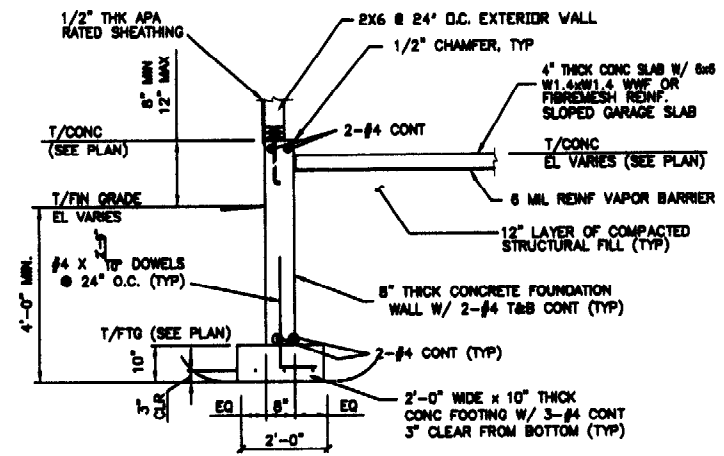
S3



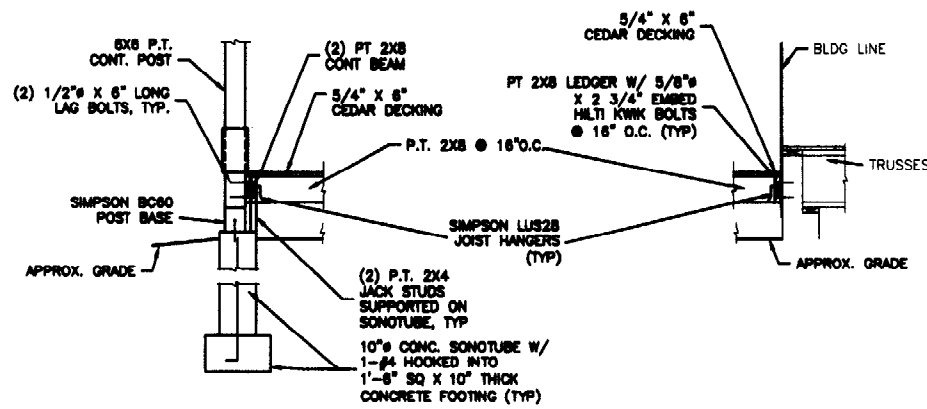
SECTION 7 TYPICAL BASEMENT WALL PARALLEL TO FLOOR TRUSSES
1/2" = 1'-0" S2



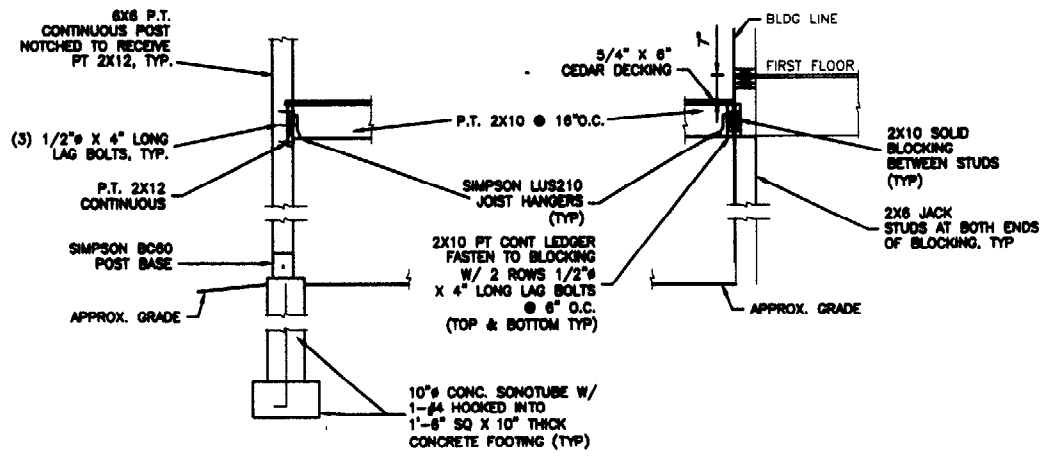
SECTION 8 TYPICAL BASEMENT WALL ADJACENT TO GARAGE
1/2" = 1'-0" S2, S5



SECTION 9 TYPICAL GARAGE SIDE WALLS
1/2" = 1'-0" S2



SECTION 10 TYPICAL ENTRY PORCHES
1/2" = 1'-0" S2, S5



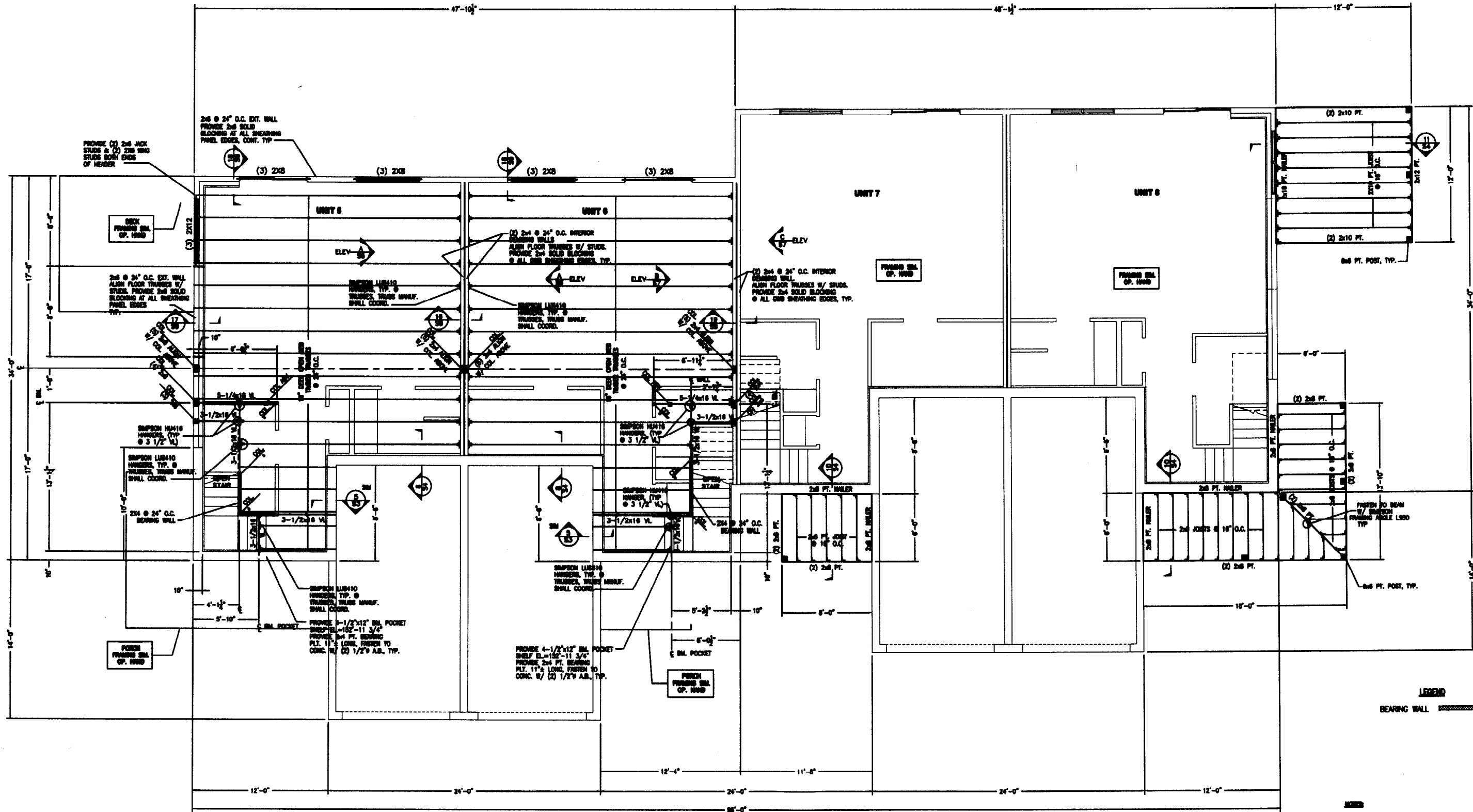
SECTION 11 TYPICAL UNIT DECKS
1/2" = 1'-0" S2, S5

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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 5, 6, 7, & 8

S4



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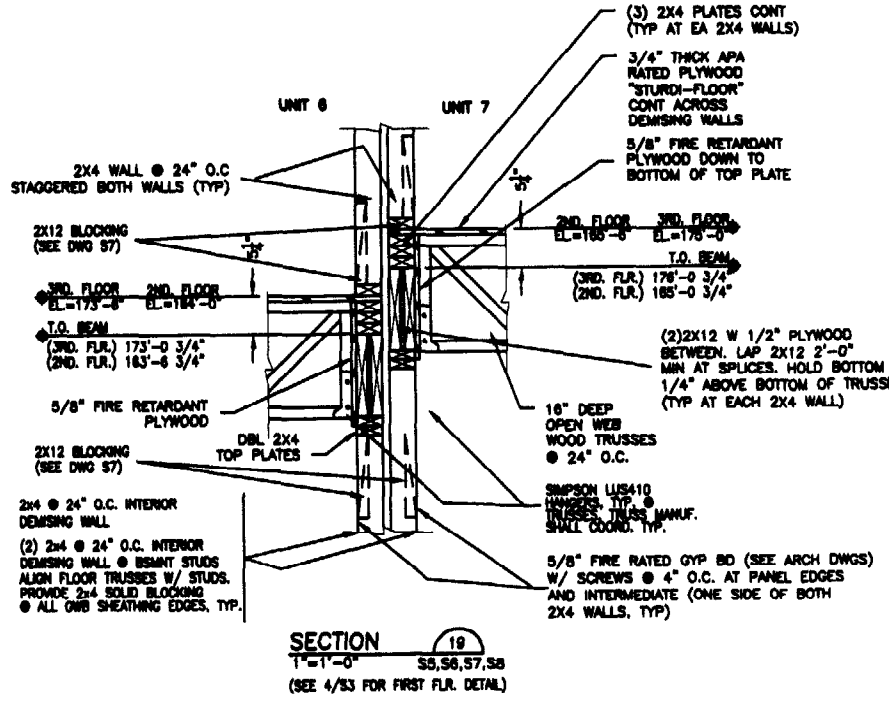
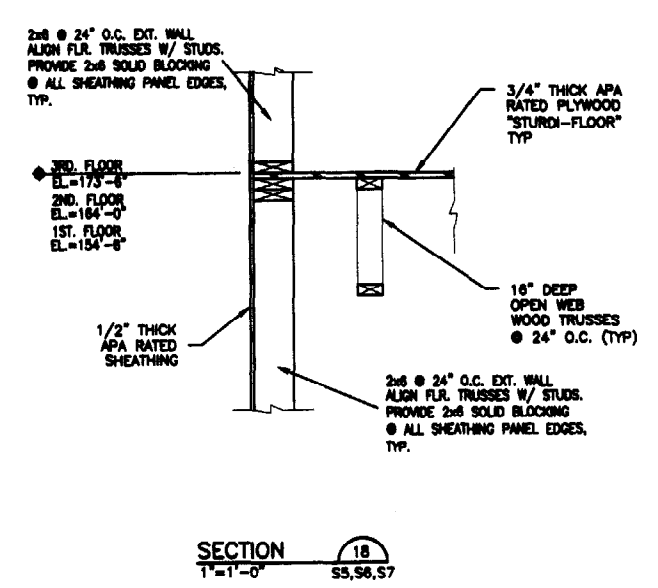
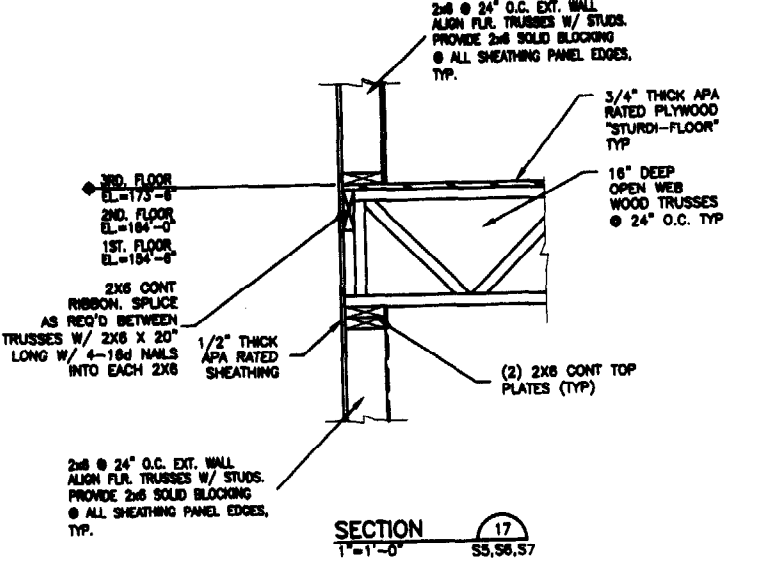
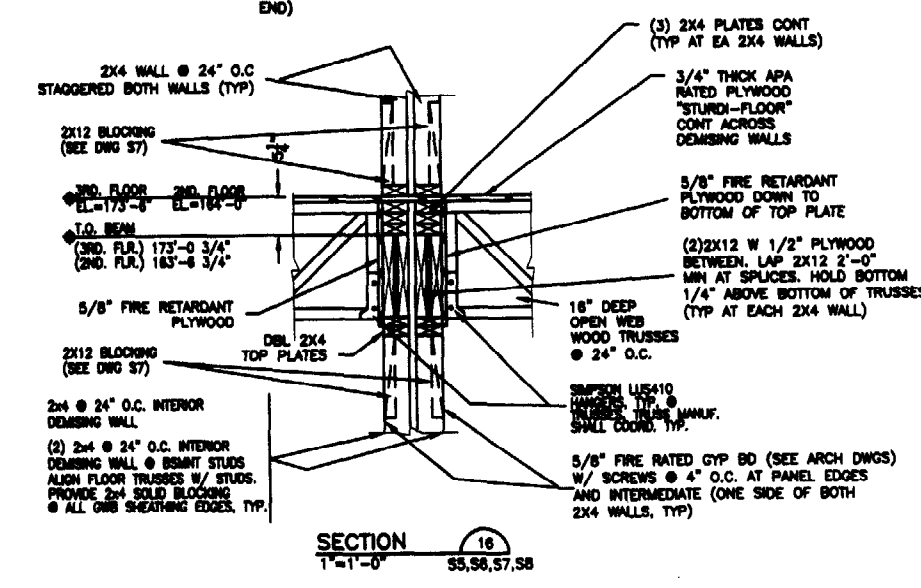
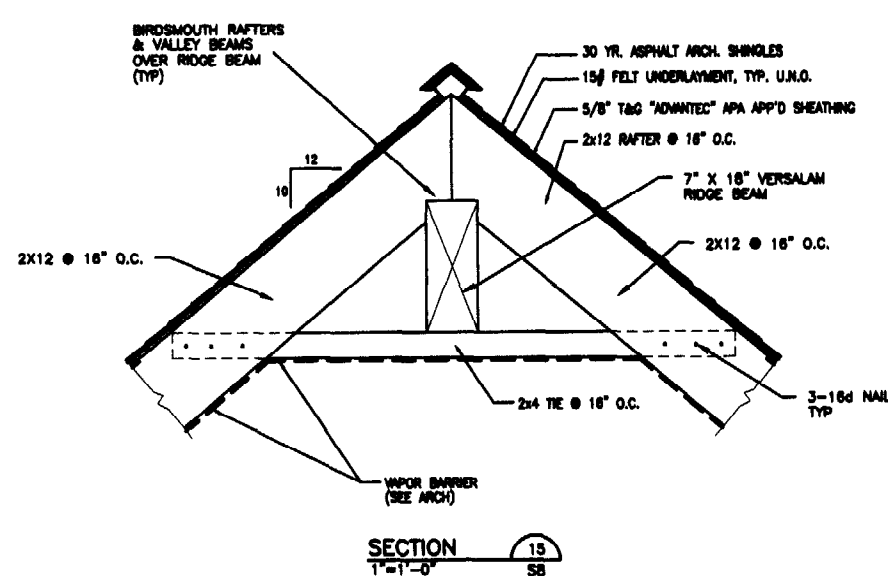
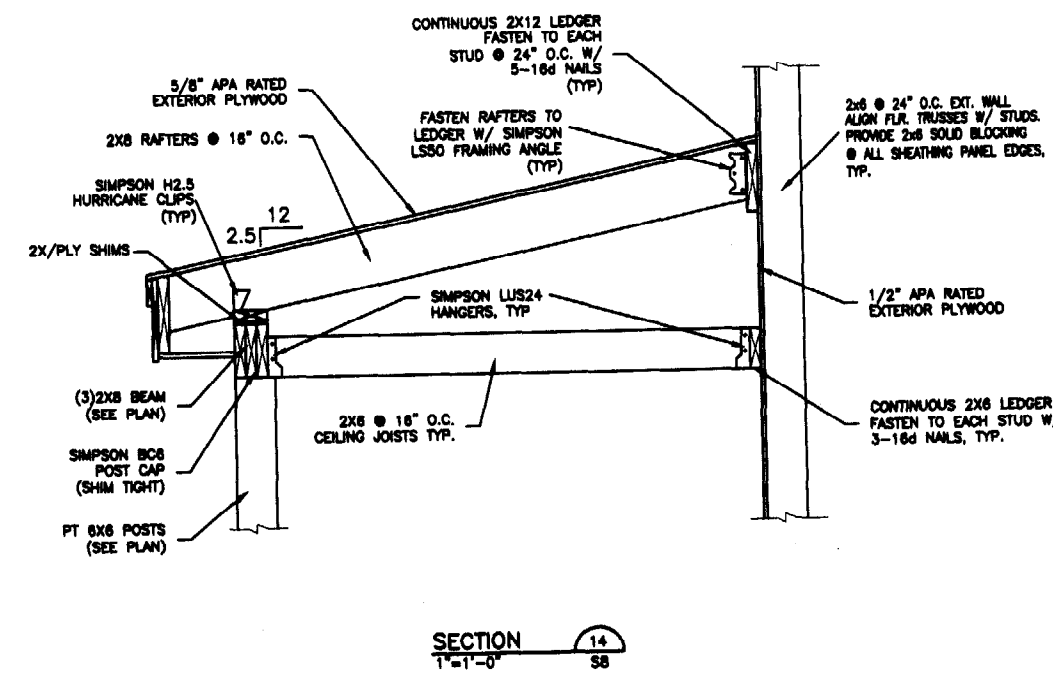
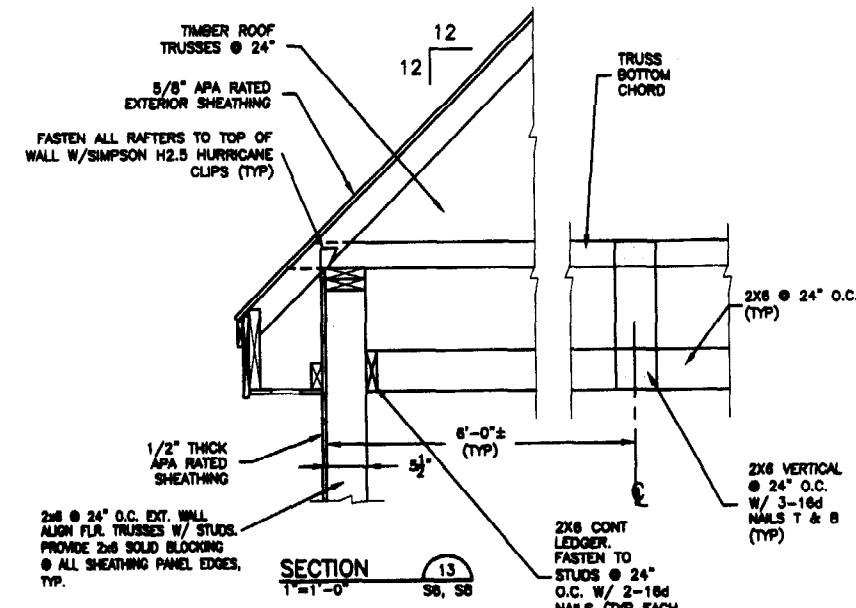
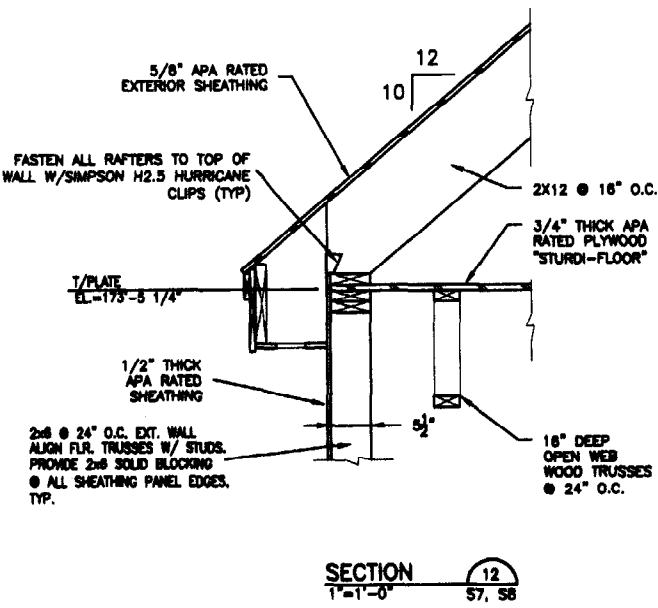
designed by: J.L.	checked by: J.L.
drawn by: J.L.	date: APRIL 11, 2005
scale:	sheet no.:
project #:	25030

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR FRAMING PLAN
UNITS 5, 6, 7, & 8

FIRST FLOOR FRAMING PLAN
1/4"=1'-0"

- SEE GENERAL NOTES ON S1.
- "V" INDICATES VERBAL BEAM MANUFACTURED BY BONE CHICKS CORP. OR APPROVED EQUAL.
- PROVIDE 2x6 JACK STUDS PLUS 2x6 1x60 STUD AT JABS AT BOTH ENDS OF HEADERS. (TYP. U.S.A.G.)
- 3" BRICKS 3-1/2" LALLY COLUMN ON A 2'-0" SQ. 12" THICK CONCRETE FOOTING BY 4'-4" E.B. 3" CLEAR FROM BOTTOM OF FOOTING. ALSO 3" COLUMN ABOVE AS APPLICABLE AND PROVIDE SOLID 2x1 VERTICAL BLOTTING IN FLOOR SYSTEM BETWEEN COLUMNS

S5



NOTE:
ELEVATIONS FOR UNITS 5 & 6 SHOWN
ELEVATIONS FOR UNITS 7 & 8:

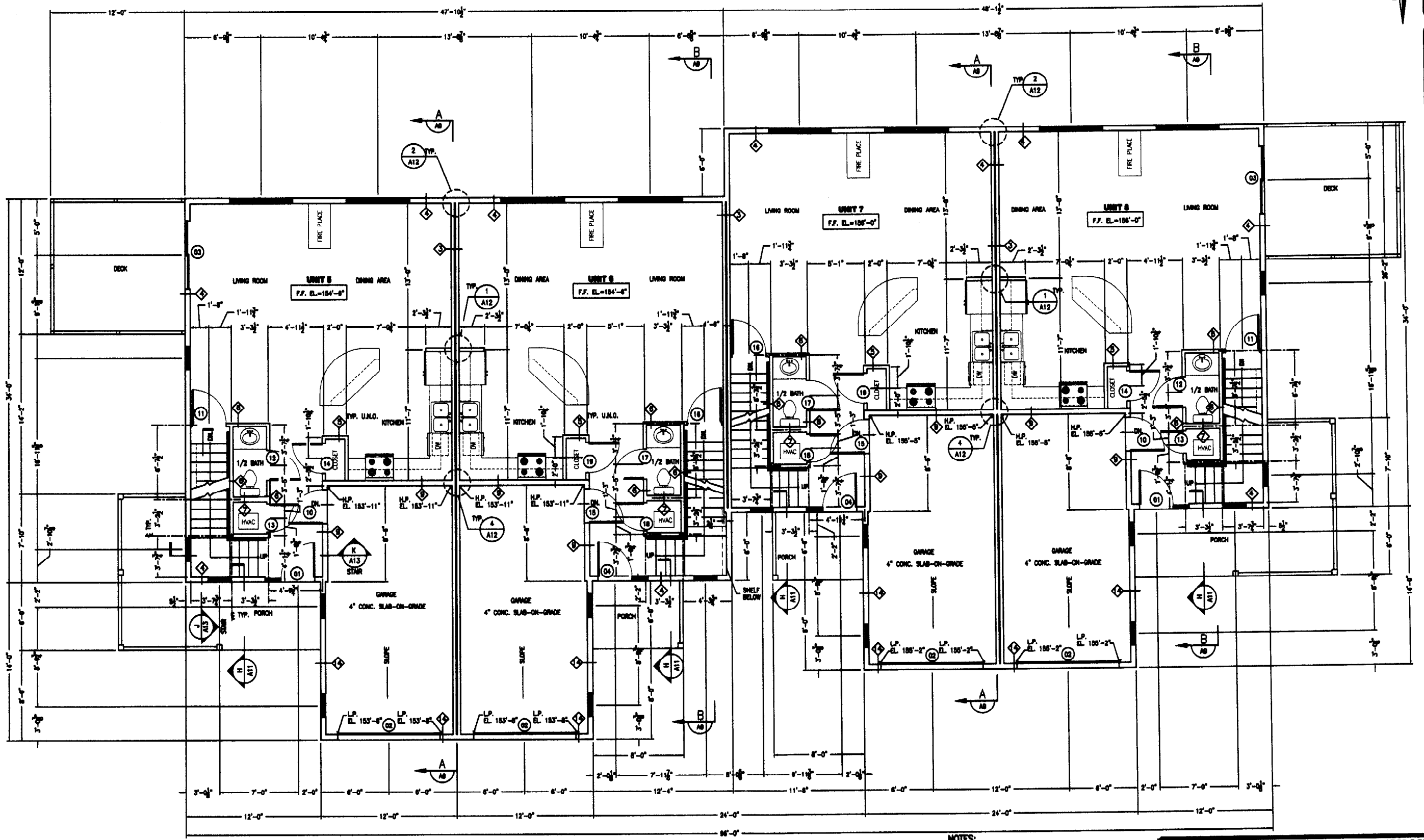
BASEMENT	144'-0"
FIRST FLOOR	150'-0"
SECOND FLOOR	156'-0"
THIRD FLOOR	173'-0"
PORCH	155'-0"
DECK	155'-0"
CHARGE	155'-0" @ N.P. 155'-2" @ L.P.

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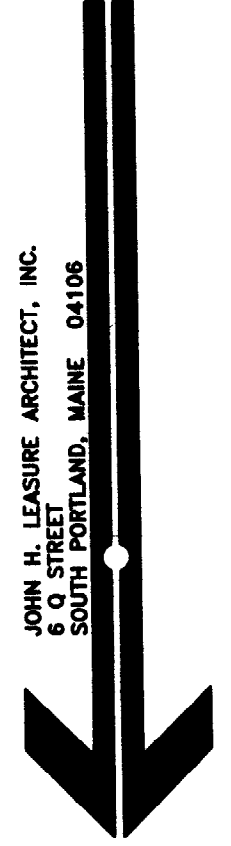
DESIGNED BY: JLL
DRAWN BY: JLL
CHECKED BY: JLL
DATE: APRIL 11, 2003
JOB NO.: 03-003
PROJECT: S9

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FRAMING SECTIONS AND DETAILS
UNITS 5, 6, 7, & 8

S9



STATUS
REV. DATE
1-11-80

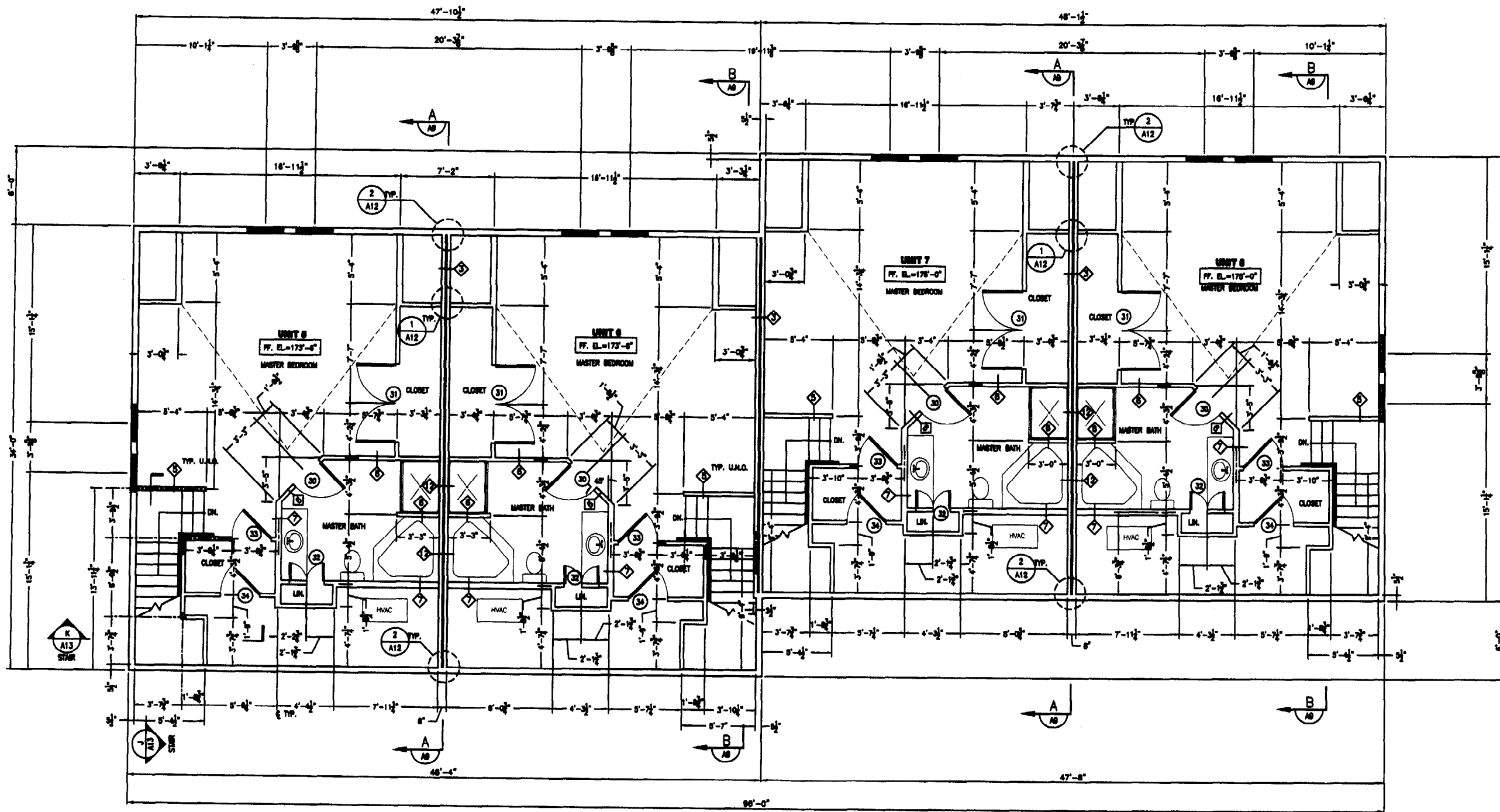


FIRST FLOOR PLAN
1/4-1-80

- NOTES:**
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
 - 2) FOR WALL TYPES, SEE DWG. A12.
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
862 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 5, 7, & 8

A2



THIRD FLOOR PLAN
1/4"=1'-0"

- NOTES:
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
 - 2) FOR WALL TYPES, SEE DWG. A6.
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
 862 OCEAN AVENUE
 PORTLAND, MAINE
 THIRD FLOOR PLAN
 UNITS 5, 6, 7, & 8

JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106

REV	DATE	BY	STATUS

A4

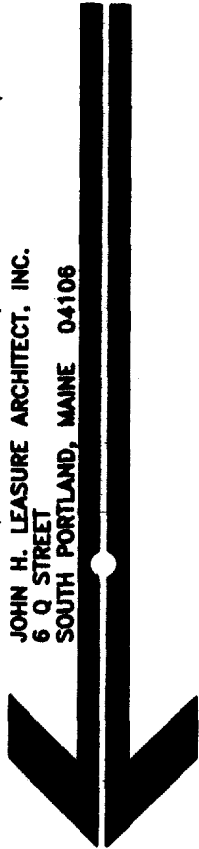


SOUTH ELEVATION 1/4"=1'-0"

NOTE: SEE DWG. A6 FOR VENTILATION DATA & NOTES.

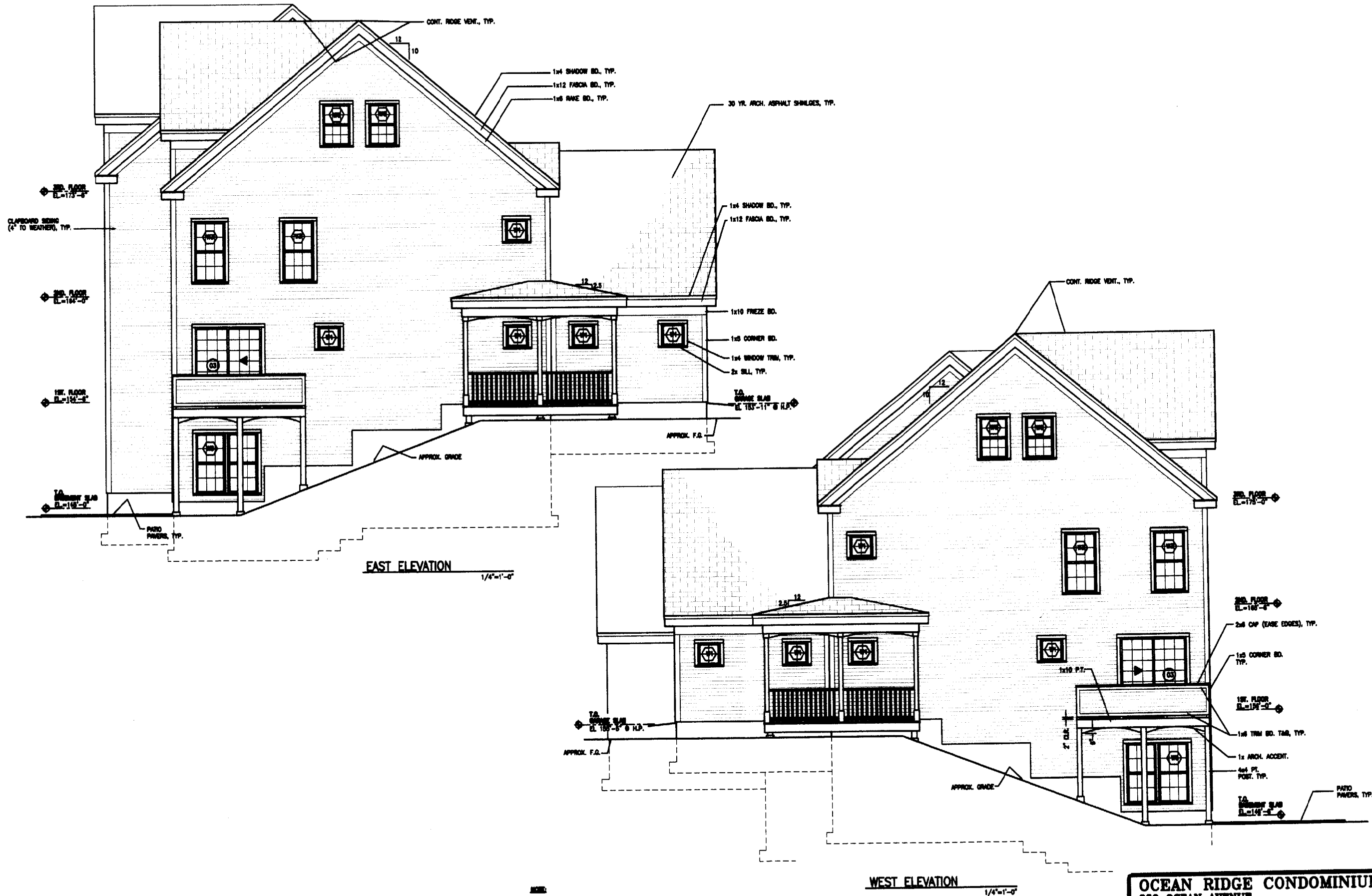
STATUS
REV. DATE

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106



OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SOUTH ELEVATION
UNITS 5, 6, 7, & 8

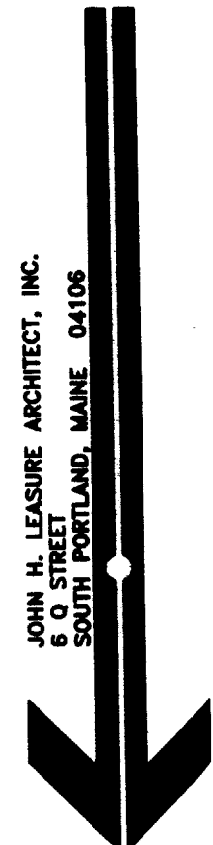
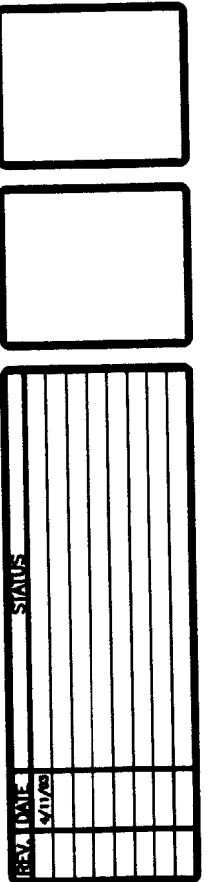
A7

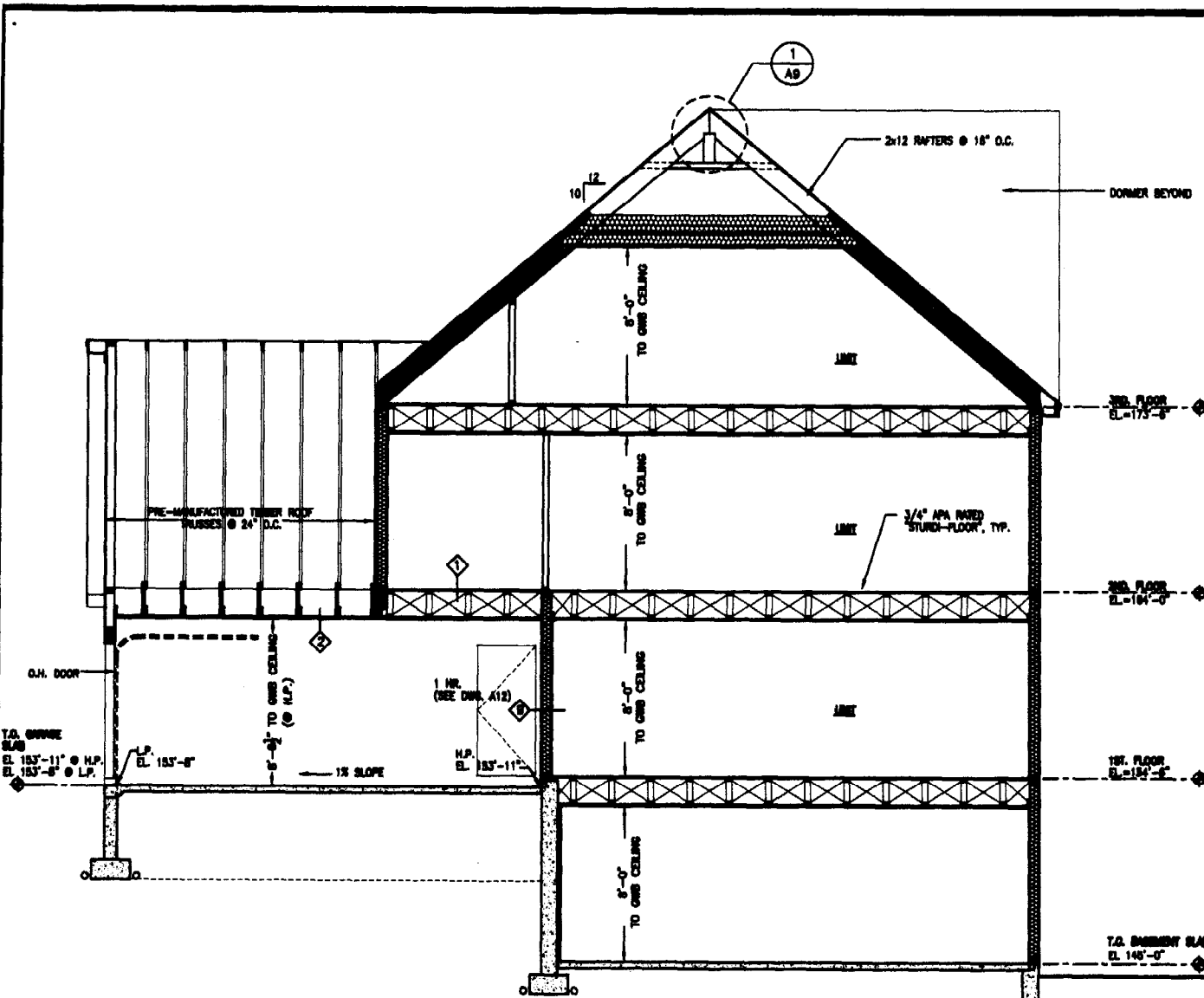


NOTE:
SEE DWG. A8 FOR VENTILATION DATA & NOTES.

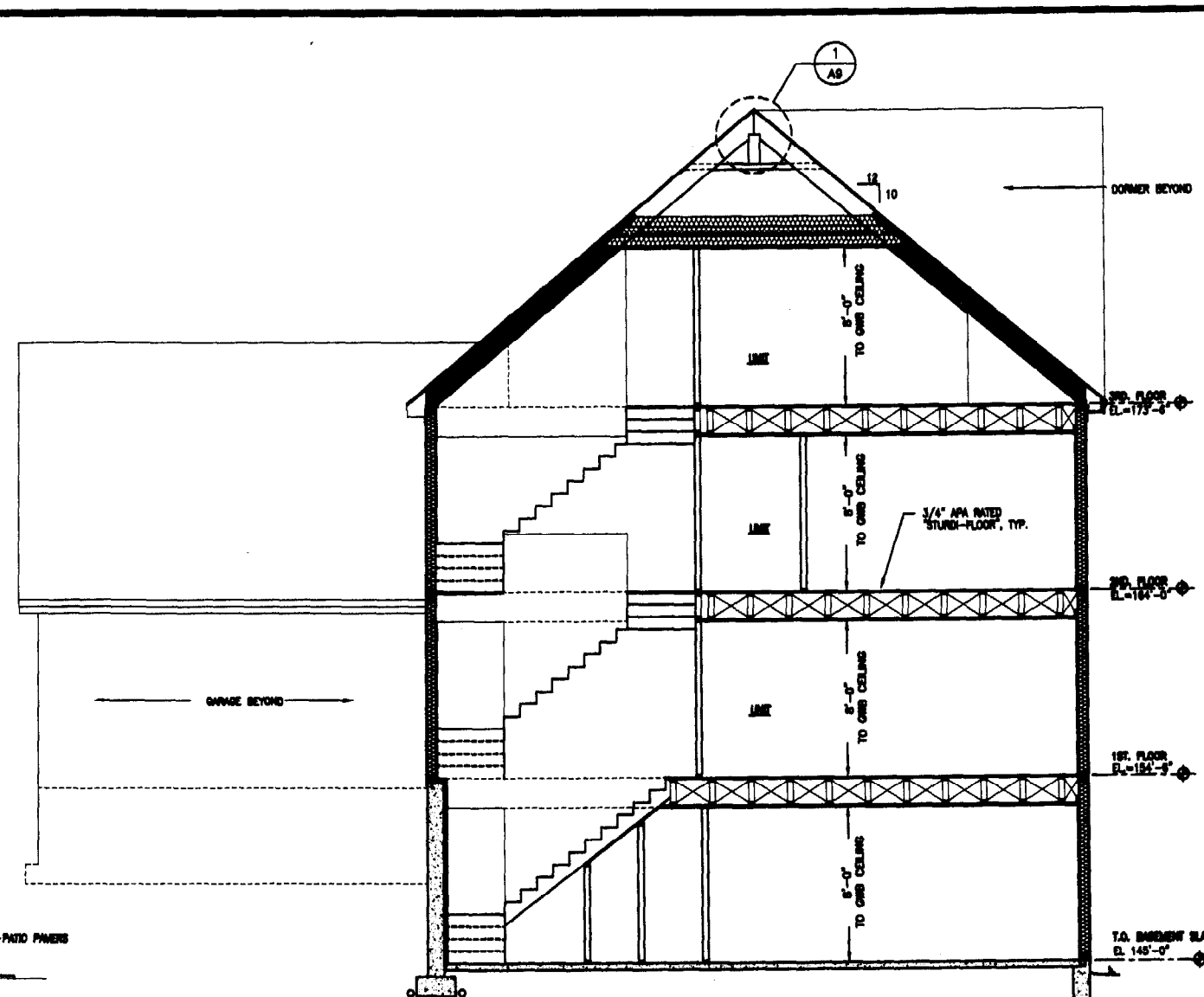
OCEAN RIDGE CONDOMINIUMS
862 OCEAN AVENUE
PORTLAND, MAINE
EAST & WEST ELEVATIONS
UNITS 5, 6, 7 & 8

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106





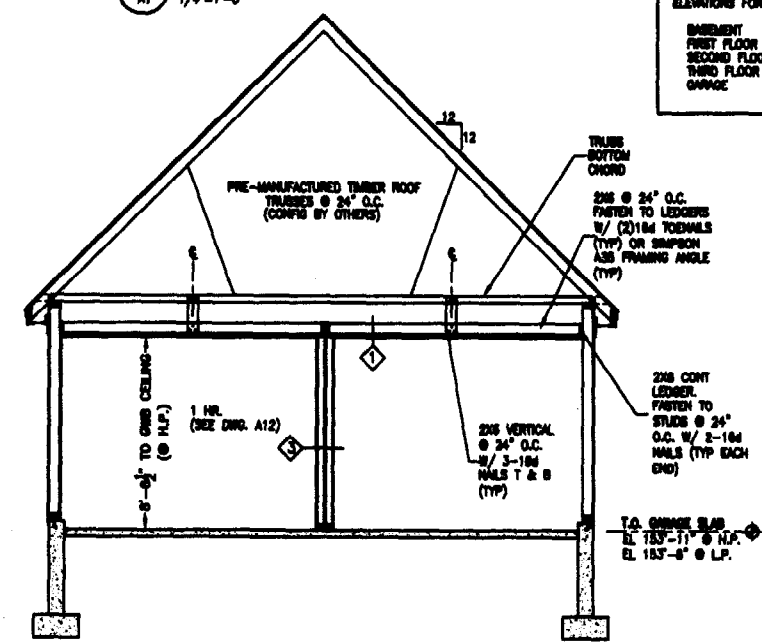
A SECTION
A1 1/4"=1'-0"



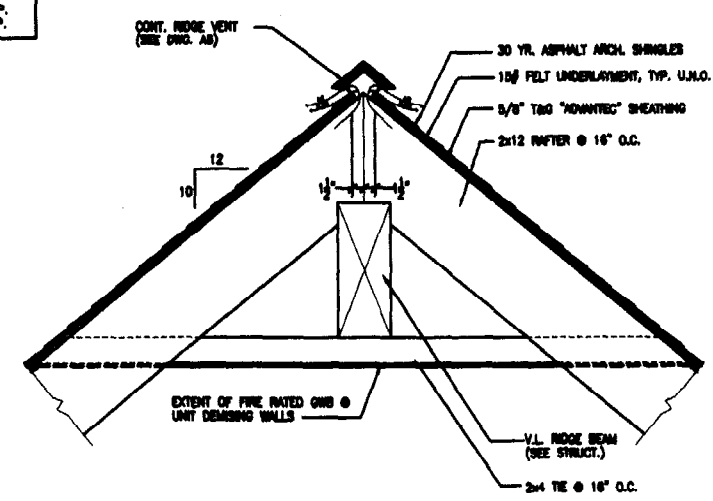
B SECTION
B1 1/4"=1'-0"

NOTE:
ELEVATIONS FOR UNITS 5 & 6 SHOWN
ELEVATIONS FOR UNITS 7 & 8:

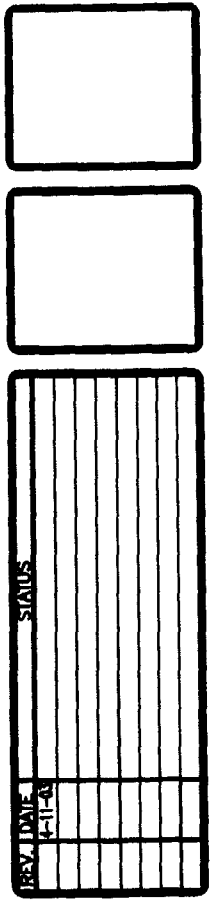
BASEMENT	146'-0"
FIRST FLOOR	155'-0"
SECOND FLOOR	165'-0"
THIRD FLOOR	175'-0"
GARAGE	155'-0" @ H.P. 155'-0" @ L.P.



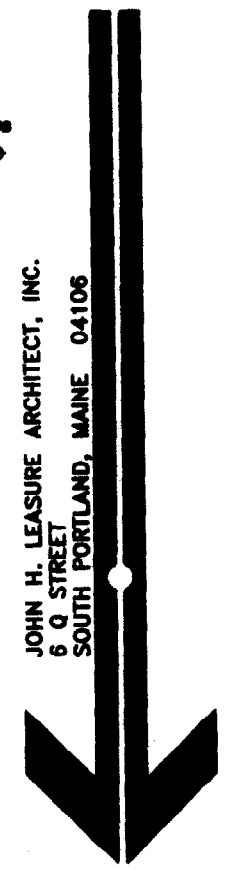
C SECTION
C1 1/4"=1'-0"



1 RIDGE VENT
1"=1'-0"

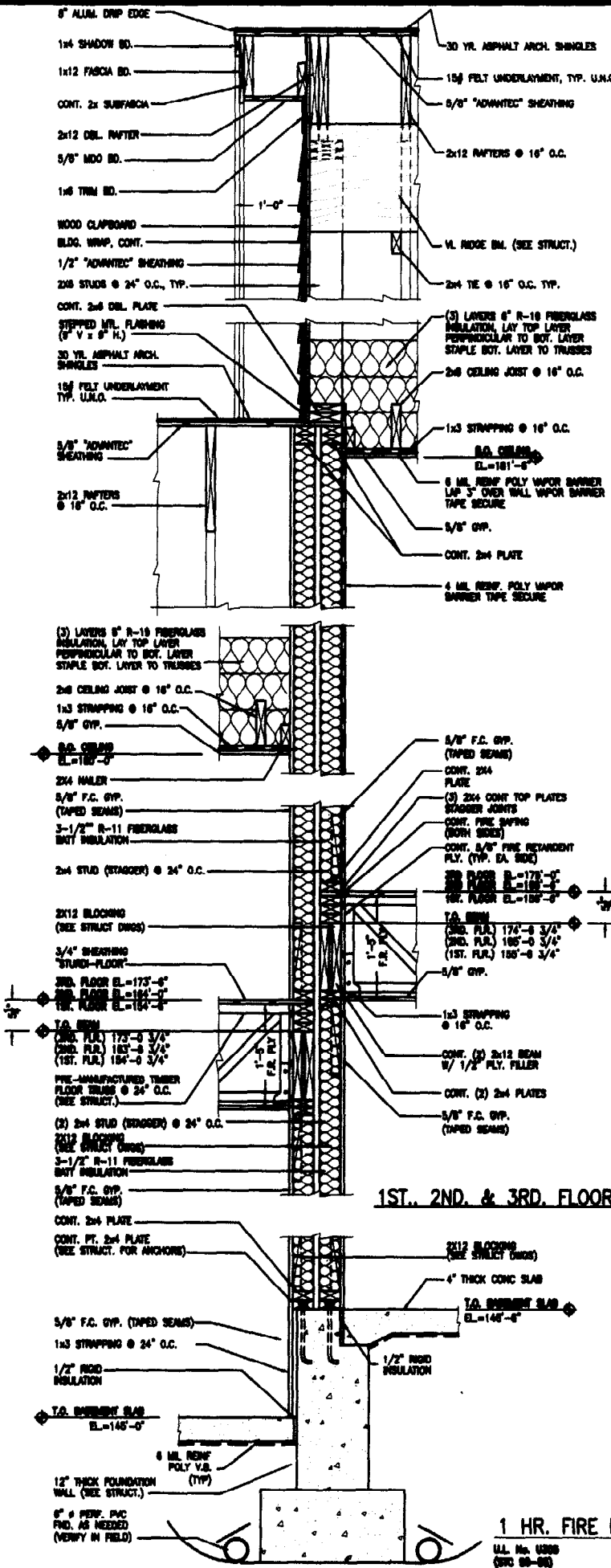


JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106



OCEAN RIDGE CONDOMINIUMS
862 OCEAN AVENUE
PORTLAND, MAINE
BUILDING SECTIONS
UNITS 5, 6, 7, & 8

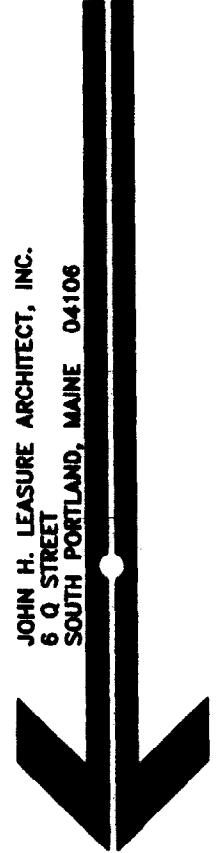
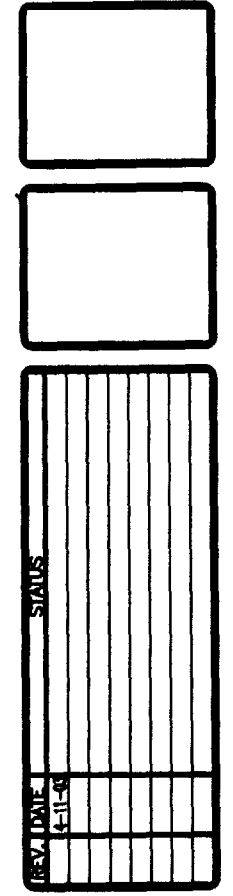
A9



1ST., 2ND. & 3RD. FLOOR

NOTE:
JOINT BETWEEN GIB & F.R. PLY.
MUST BE TAPE SEALED, TYP.

1 HR. FIRE RATED DEMISING WALL
U.L. No. US99
SRC 99-99



JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 5, 6, 7, & 8

A10A

DOOR SCHEDULE

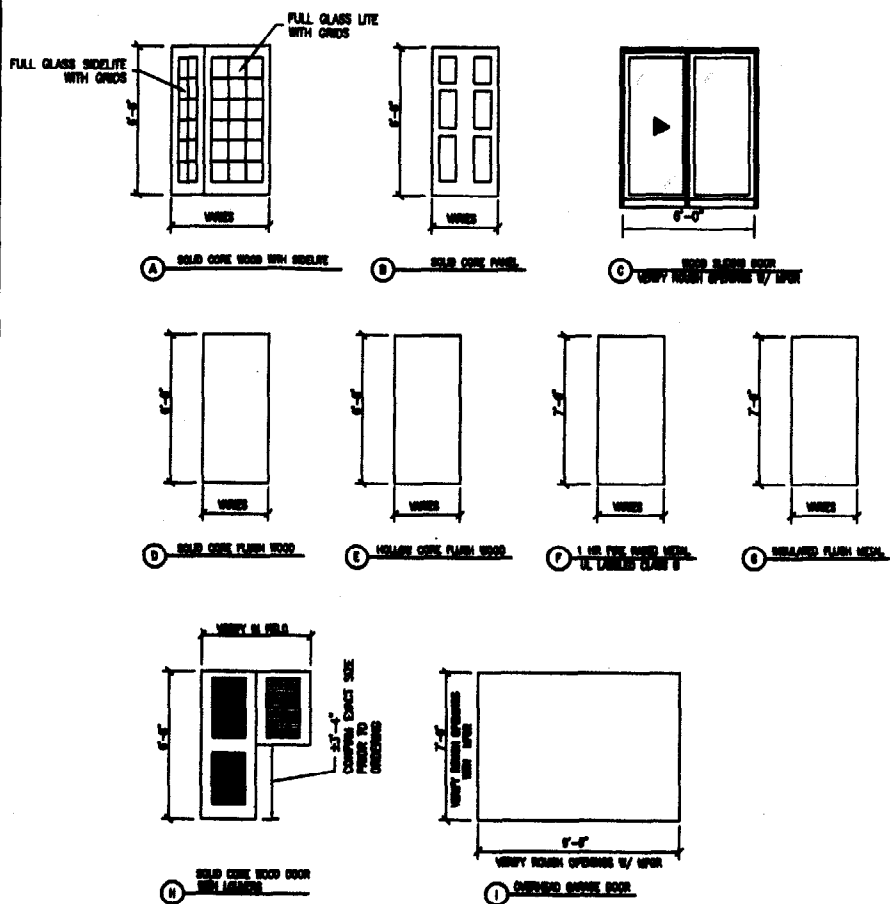
DOOR SCHEDULE ABBREVIATIONS

C.L. CLOSER	H.M. HARDWARE	S. STEEL
D.K. DOOR KNOCKER	H.M. HOLLOW METAL	S.C. SOLID CORE HARDBOARD
D.S. DOOR SWEEP	INS. INSULATED	S.H. SPRING HINGE
E.O. ELECTRO. HOLD OPENER	K. KICKPLATE (PUSH SIDE)	S.L. SPLIT JAMB (WOOD)
ES. ELECTRIC STRIKE	KL. KEY LOCK	TEMP. TEMPERED
F.J.P. FINNER JOINTED PRIMED	NO. NUMBER	TK. THICKNESS
FR. FIRE RATED	P.H. PANSIC HARDWARE	WD. WOOD (SOLID)
HA. HANDICAP ACCESSIBLE	P.P. PUSH/PULL	WG. WIRE GLASS
HC. HOLLOW CORE HARDBOARD	P. PULL	V. VENER

DOORS

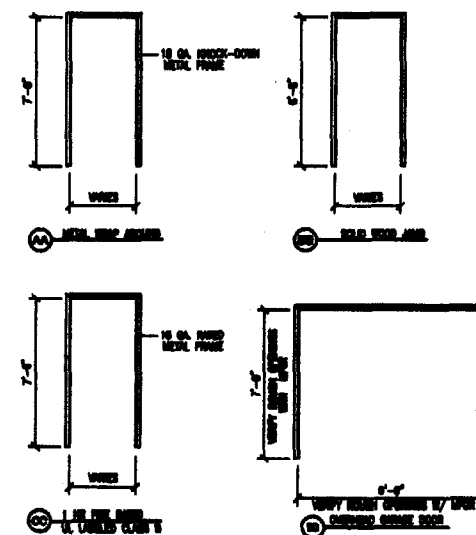
NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS		REMARKS	FRAME TYPES			THRESHOLD		
							SIZE	TYPE		TYPE	MAT.	F.R.	DETAILS HEAD JAMB	MAT.	DETAIL SILL HT.
BASEMENT															
01	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	LOCKSET	00	WOOD	-	-	K	WOOD
02	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	PASSAGE SET	00	WOOD	-	-	K	WOOD
03	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	LOCKSET	00	WOOD	-	-	K	WOOD
04	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	LOCKSET	00	WOOD	-	-	K	WOOD
05	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	LOCKSET	00	WOOD	-	-	K	WOOD
06	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	PASSAGE SET	00	WOOD	-	-	K	WOOD
EXTERIOR															
07	A	3'-0" x 6'-0"	1 3/8"	-	WOOD	WOOD	-	-	INS. HL, Y, TEMP, DR, SK	00	WOOD	-	-	K	WOOD
08	I	6'-0" x 7'-0"	-	-	INSUL.	-	-	-	INSUL. G.I. GARAGE DOOR	00	WOOD	-	-	K	WOOD
09	C	6'-0" x 6'-0"	-	-	SPR	-	-	-	INS. TEMP	00	WOOD	-	-	K	WOOD
FIRST FLOOR															
10	F	3'-0" x 7'-0"	1 3/4"	1 HL	WOOD	HQA MTL	-	-	INS. SK, DR	00	MTL	-	-	L	-
11	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
12	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
13	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
14	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
15	F	3'-0" x 7'-0"	1 3/4"	1 HL	WOOD	HQA MTL	-	-	INS. SK, DR	00	WD	-	-	L	WOOD
16	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
17	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
18	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
SECOND FLOOR															
19	B	FR 3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
20	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
21	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
22	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
23	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
24	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
25	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
26	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
THIRD FLOOR															
27	B	2'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
28	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
29	B	FR 1'-6" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
30	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
31	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
32	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
33	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD
34	B	3'-0" x 6'-0"	1 3/8"	-	WOOD	WD	-	-	LOCKSET	00	WD	-	-	K	WOOD

DOOR TYPES

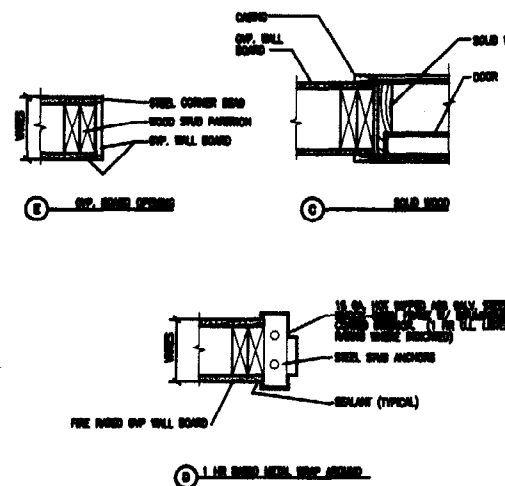


NOTE: 1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

FRAME TYPES



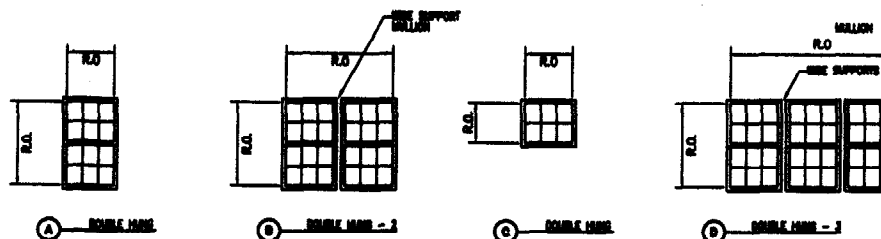
JAMB TYPES



WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
W1	C	ANDERSEN	DHT3011	2'-1 5/8" x 2'-1 5/8"	2'-2 1/8" x 2'-1 7/8"	LOW E GLASS, GRILLES (COLOR BY OWNER)	-	-
W2	A	ANDERSEN	TH24410	2'-5 5/8" x 5'-0 7/8"	2'-6 1/8" x 5'-1 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W3	A	ANDERSEN	TH2852	2'-9 5/8" x 5'-4 7/8"	2'-10 1/8" x 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W4	D	ANDERSEN	TH2482-3	7'-5" x 5'-4 7/8"	7'-5 1/2" x 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W5	B	ANDERSEN	TH2852-2	5'-7 5/8" x 5'-4 7/8"	5'-7 13/16" x 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W6	A	ANDERSEN	TH2836	2'-9 5/8" x 5'-7/8"	2'-10 1/8" x 5'-1 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER) HEAD HGT @ 7'-0" AFF	-	-

WINDOWS



JOHN H. LEASURE ARCHITECT, INC.
6 O STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
DOOR AND WINDOW SCHEDULE
UNITS 5, 6, 7, & 8

A14