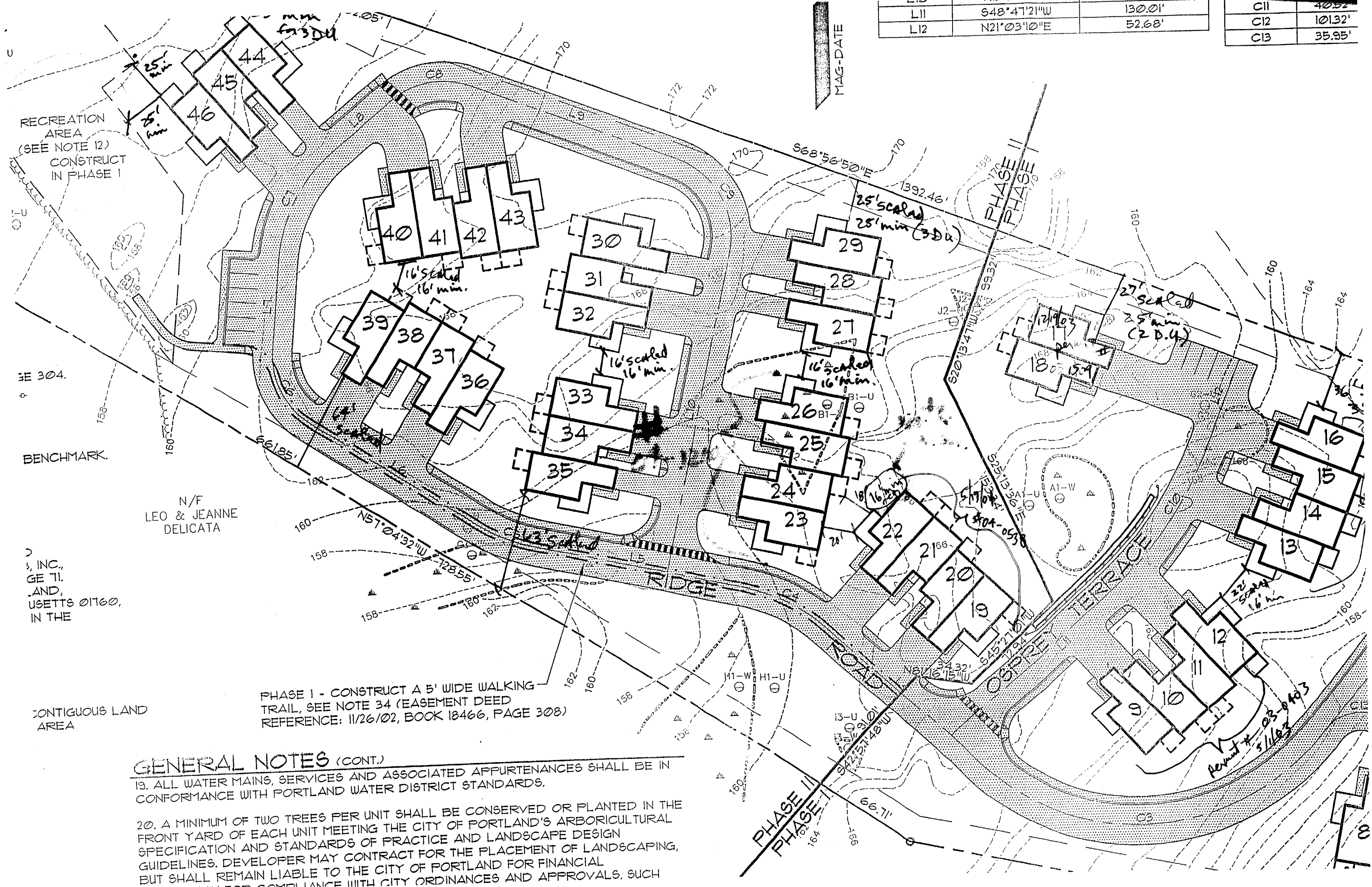


L11	S48°47'21"W	130.01'
L12	N21°03'10"E	52.68'

C11	40.92'
C12	101.32'
C13	35.95'



RECREATION AREA
(SEE NOTE 12)
CONSTRUCT IN PHASE I

BE 304.

BENCHMARK

N/F
LEO & JEANNE
DELICATA

INC.,
GE TI.
AND,
USETTS 01760,
IN THE

CONTIGUOUS LAND
AREA

PHASE I - CONSTRUCT A 5' WIDE WALKING TRAIL, SEE NOTE 34 (EASEMENT DEED REFERENCE: 11/26/02, BOOK 18466, PAGE 308)

GENERAL NOTES (CONT.)

19. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

20. A MINIMUM OF TWO TREES PER UNIT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH UNIT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH

MAG-DATE

Permit # 03-0403
5/1/03

416 AA003

OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 23, 24, 25, & 26

ARCHITECT:

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: 767-4600
FAX: 767-4600

CIVIL ENGINEER:

SEBAGO TECHNICS
ONE CHABOT STREET
WESTBROOK, MAINE 04091
PHONE: 856-0277

STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES INC
6 Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: 767-4830
FAX: 799-5432

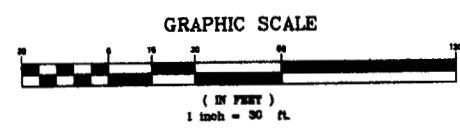
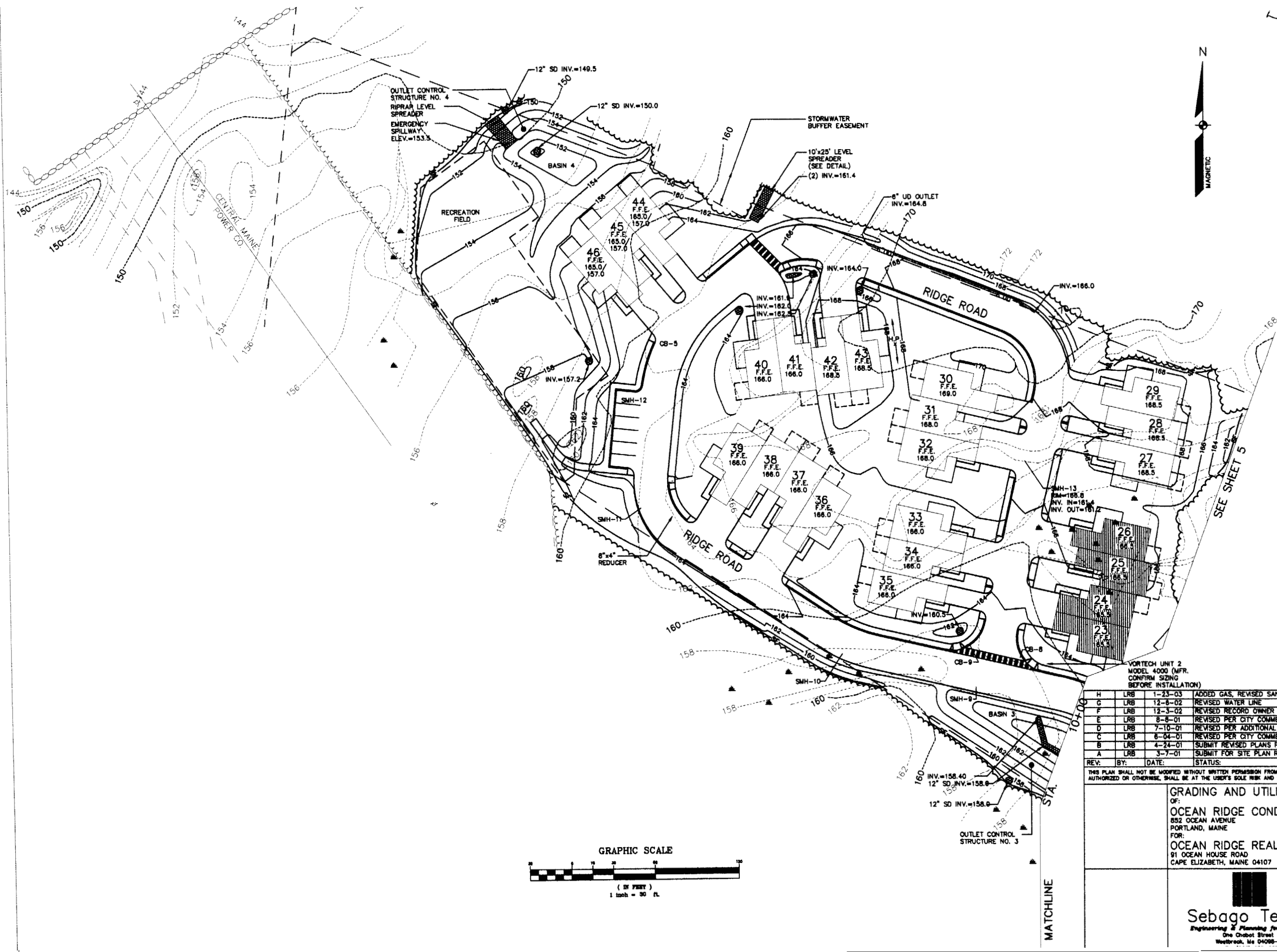
LIST OF DRAWINGS:

1 - GRADING PLAN SHEET 2

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

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

JULY 27 2004



VORTECH UNIT 2
MODEL 4000 (MFR.
CONFIRM SIZING
BEFORE INSTALLATION)

H	LRB	1-23-03	ADDED GAS, REVISED SAN. WATER
G	LRB	12-8-02	REVISED WATER LINE
F	LRB	12-3-02	REVISED RECORD OWNER
E	LRB	8-8-01	REVISED PER CITY COMMENTS
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
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

REV: BY: DATE: STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

GRADING AND UTILITY PLAN - 2
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
OCEAN RIDGE REALTY, LLC
91 OCEAN HOUSE ROAD
CAPE ELIZABETH, MAINE 04107

Sebago Technics
Engineering & Planning for the Future
One Chobol Street
Westbrook, Me 04098-1338

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-8-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO.:	84180
DRAWING:	84180GJ2
SHEET	6 OF 10

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, registers, 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 manufacturers 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, sheeting 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:

SCR #	OR SIEVE SIZE	PER CENT	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 315-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 consult hardwood floor manufacturer for preferred concrete finish before placement.
- 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 fibremesh 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 7-99.
- 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.
- Maximum permissible floor live load deflection = L/480
See SB for floor loadings

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 AWPA C-1B.
- 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 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.

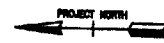
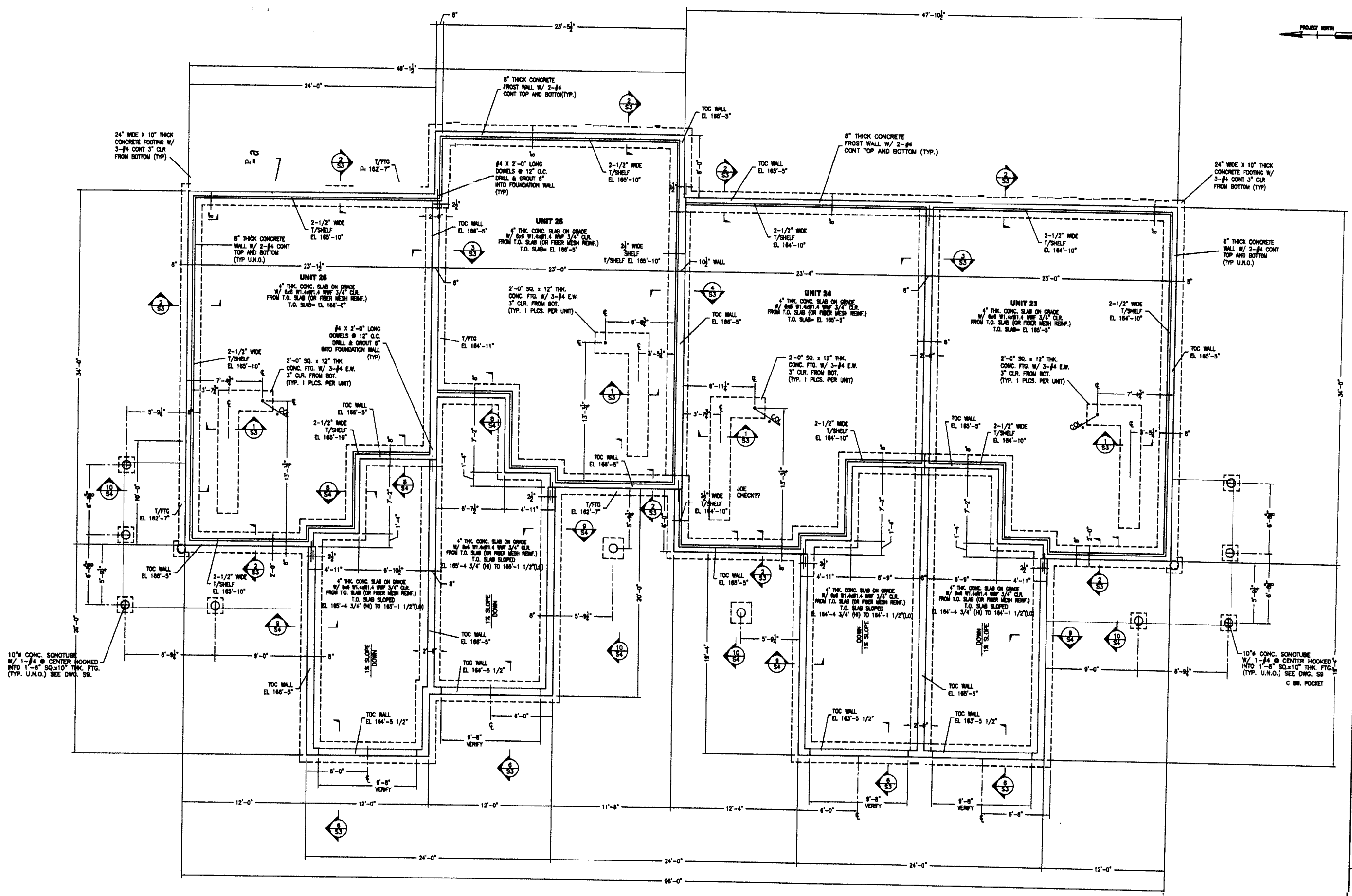
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
 SIX Q STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: (207) 789-5630
 EMAIL: mark.leasure@verizon.net

OCEAN RIDGE CONDOMINIUMS
PORTLAND AVENUE
GENERAL NOTES
 UNITS 23, 24, 25, 26

developed by: JLL
 drawn by: JLL
 checked by: JLL
 scale: NO SCALE
 date: JULY 12, 2004
 plot date:
 project #: 33035

S1

411. AD002



ENGINEERING SERVICES, INC.
 SOUTH PORTLAND, MAINE 04106
 300 N. STREET
 PHONE: (207) 787-4830
 FAX: (207) 789-5432
 EMAIL: Engineering@vericon.net

checked by: SK
date: July 12, 2004
drawn by: SK
project #:

PORTLAND, MAINE
 FOUNDATION PLAN
 UNITS 23, 24, 25, 26

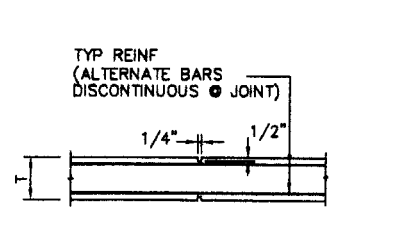
2

FOUNDATION PLAN
 1/4" = 1'-0"

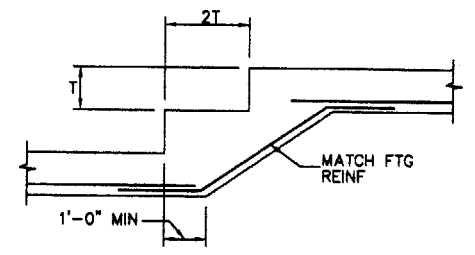
- NOTES:
- SEE GENERAL NOTES ON S1.
 - "S" INDICATES 3-1/2" LALLY COLUMN ON A 2'-0" SQ. x 12" THICK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.

10" CONC. SONOTUBE
 W/ 1-#4 @ CENTER HOOKED
 INTO 1'-0" SQ. x 10" THK. FTG.
 (TYP. U.N.O.) SEE DWG. S9.

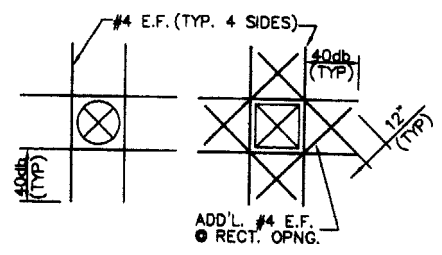
10" CONC. SONOTUBE
 W/ 1-#4 @ CENTER HOOKED
 INTO 1'-0" SQ. x 10" THK. FTG.
 (TYP. U.N.O.) SEE DWG. S9
 C BM. POCKET



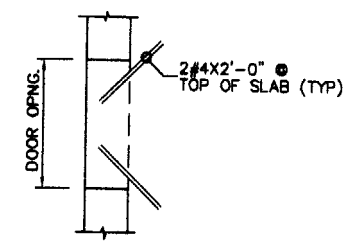
TYP CONTROL JOINT IN WALL
N.T.S.



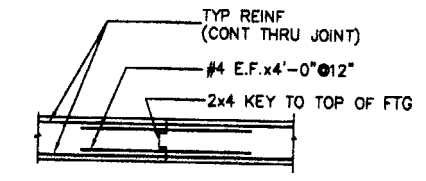
TYP STEP FOOTING DETAIL
N.T.S.
NOTE: T = FOOTING THICKNESS



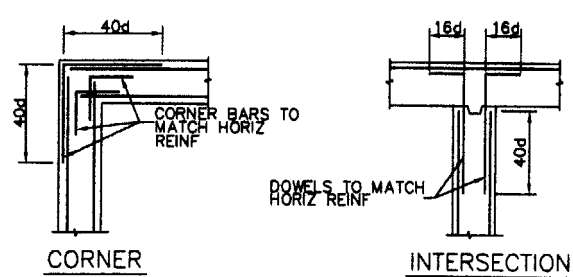
TYP. OPENING IN WALL OR SLAB
N.T.S.
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



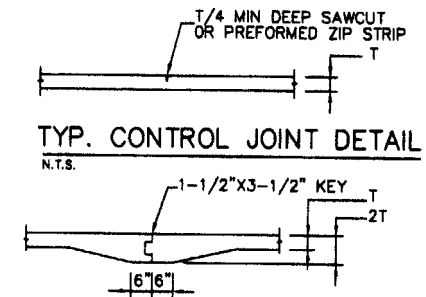
TYP. SLAB CORNER DETAIL @ DOOR
N.T.S.
NOTE: PROVIDE 2#4x4'-0" (TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



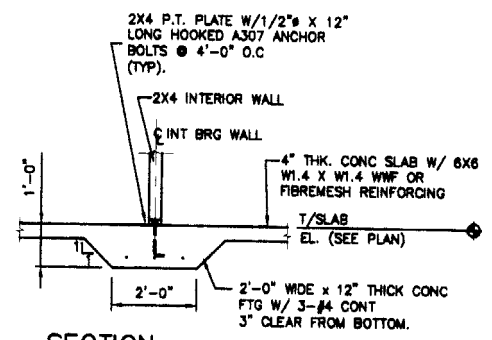
TYP. CONSTRUCTION JOINT IN WALL
N.T.S.
NOTES:
1. CONST JOINT DOES NOT EXTEND THRU FTG
2. DISTANCE BETWEEN CONST JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



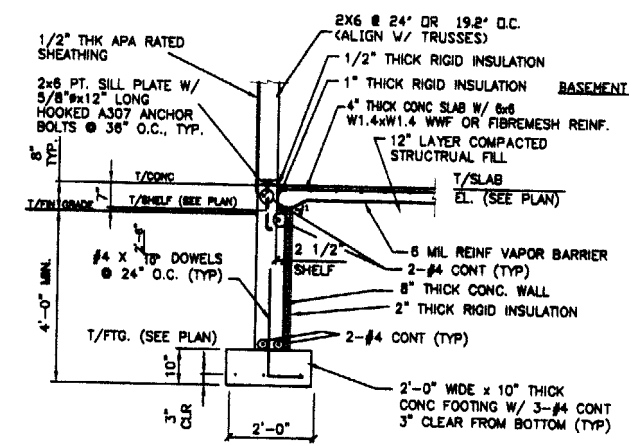
TYP WALL REINF DETAILS
N.T.S.



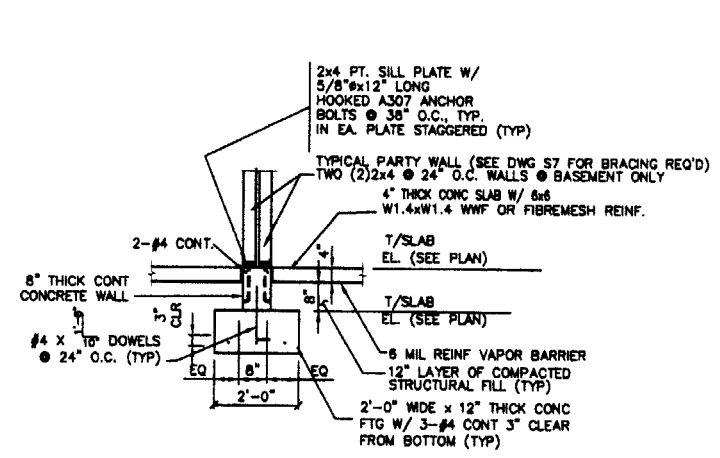
TYP. CONTROL JOINT DETAIL
N.T.S.



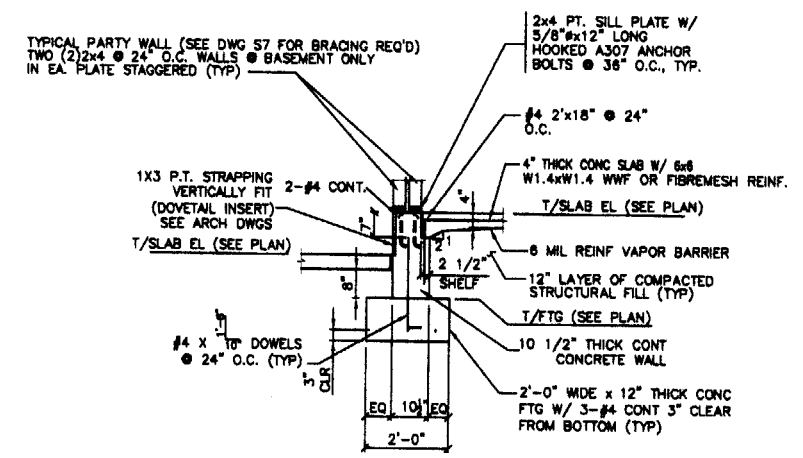
SECTION TYPICAL THICKENED SLAB
1/2" = 1'-0"



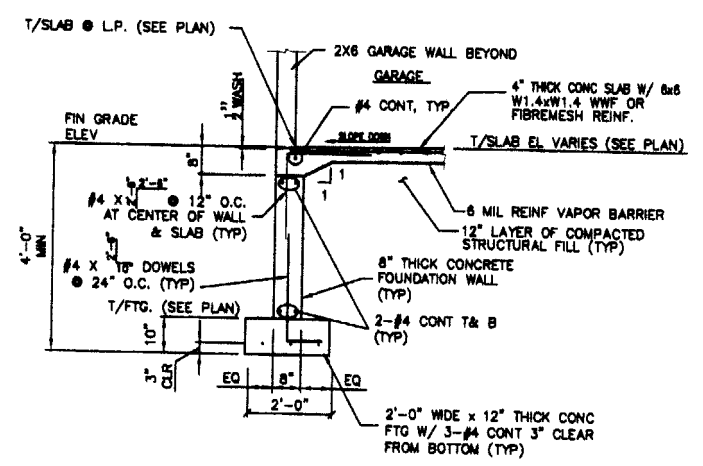
SECTION TYPICAL EXTERIOR FROST WALL
1/2" = 1'-0"



SECTION TYPICAL PARTY WALL
1/2" = 1'-0"



SECTION TYPICAL PARTY WALL
1/2" = 1'-0"



SECTION TYPICAL GARAGE ENTRY SLAB
1/2" = 1'-0"

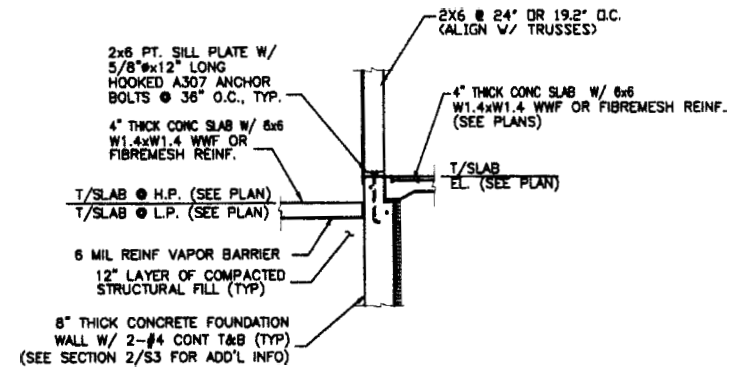
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
E-MAIL: L.L.Engineering@earthlink.net

Rev.	Date	Description

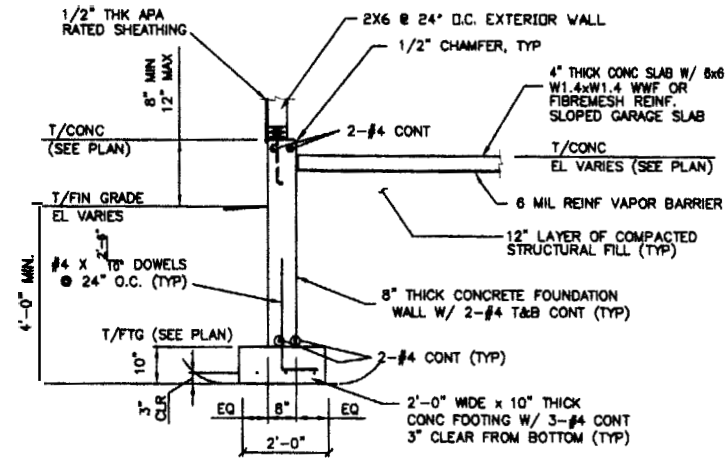
Designed by: J.L.
Checked by: J.L.
Scale:
Date: JULY 12, 2004
Plot date:
Project #: 20035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 23, 24, 25, 26

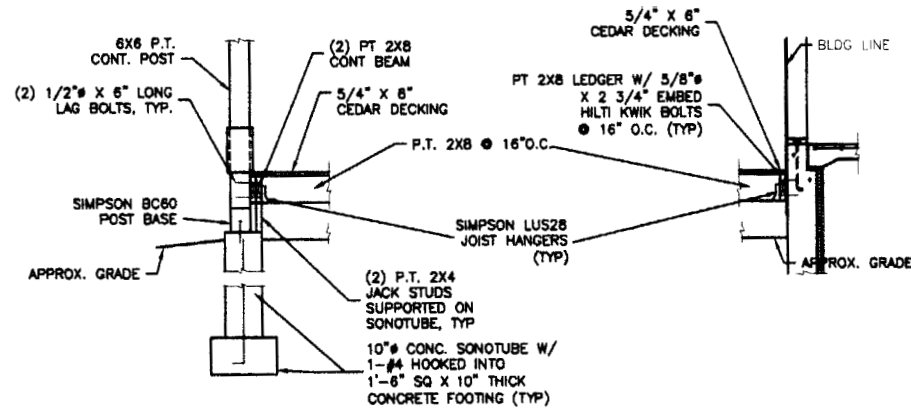




SECTION TYPICAL BASEMENT WALL ADJACENT TO GARAGE S2, S5
1/2" = 1'-0"



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



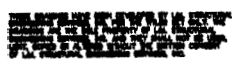
SECTION TYPICAL ENTRY PORCHES S2, S5
1/2" = 1'-0"

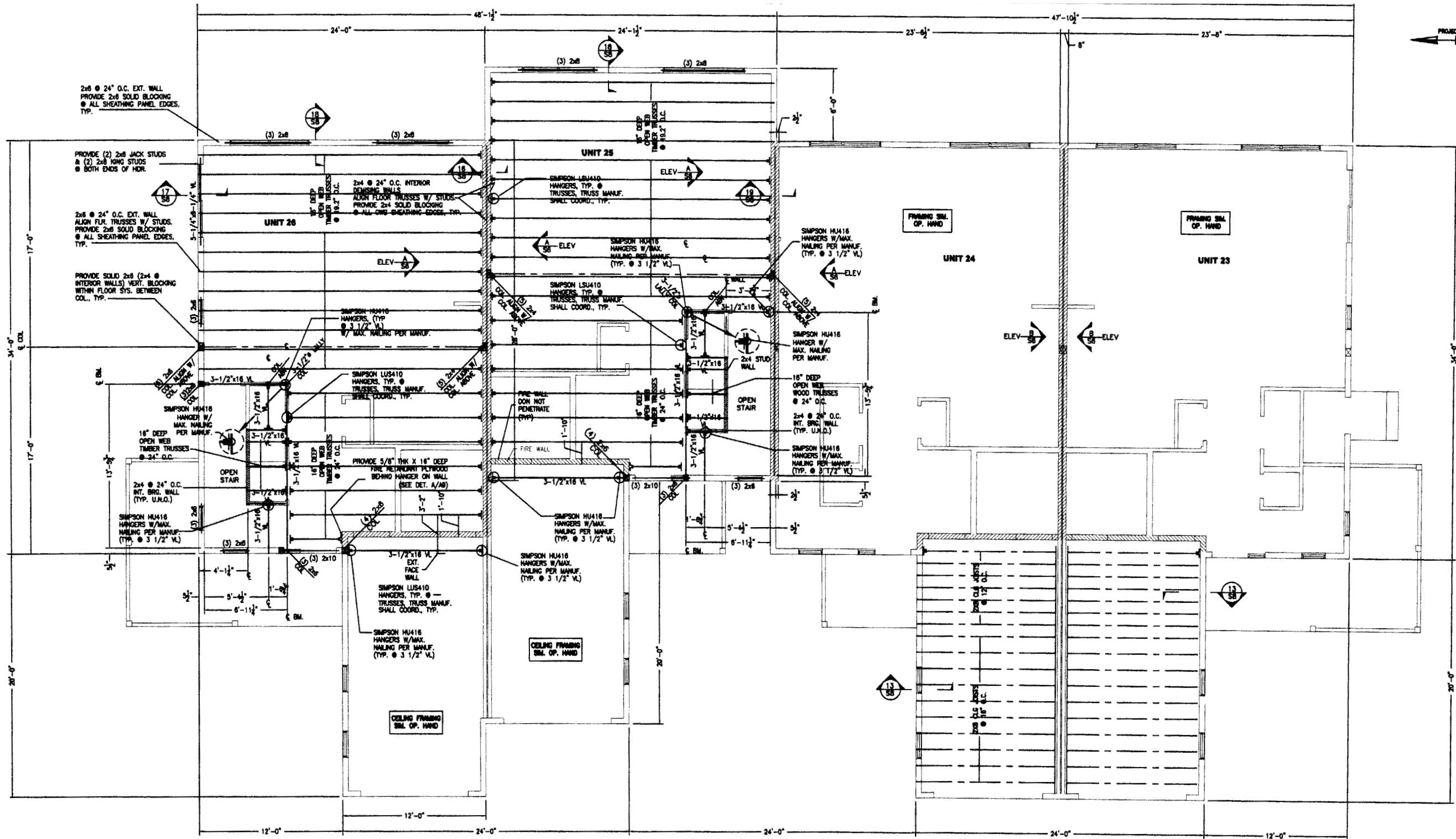
416 HA003

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PHONE (207) 767-4830
FAX: (207) 799-3432
EMAIL: ll.engineering@verizon.net

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 23, 24, 25, 26

Developed by: J.L.
Drawn by: J.M.
Checked by: J.L.
Date: JULY 12, 2004
Plot Date: _____
Project #: 23035





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

416 AA 003

LEGEND
BEARING WALL

- NOTES:
- SEE GENERAL NOTES ON S1.
 - "V.L." INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
 - PROVIDE 2x6 JACK STUDS PLUS 2x6 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.D.)

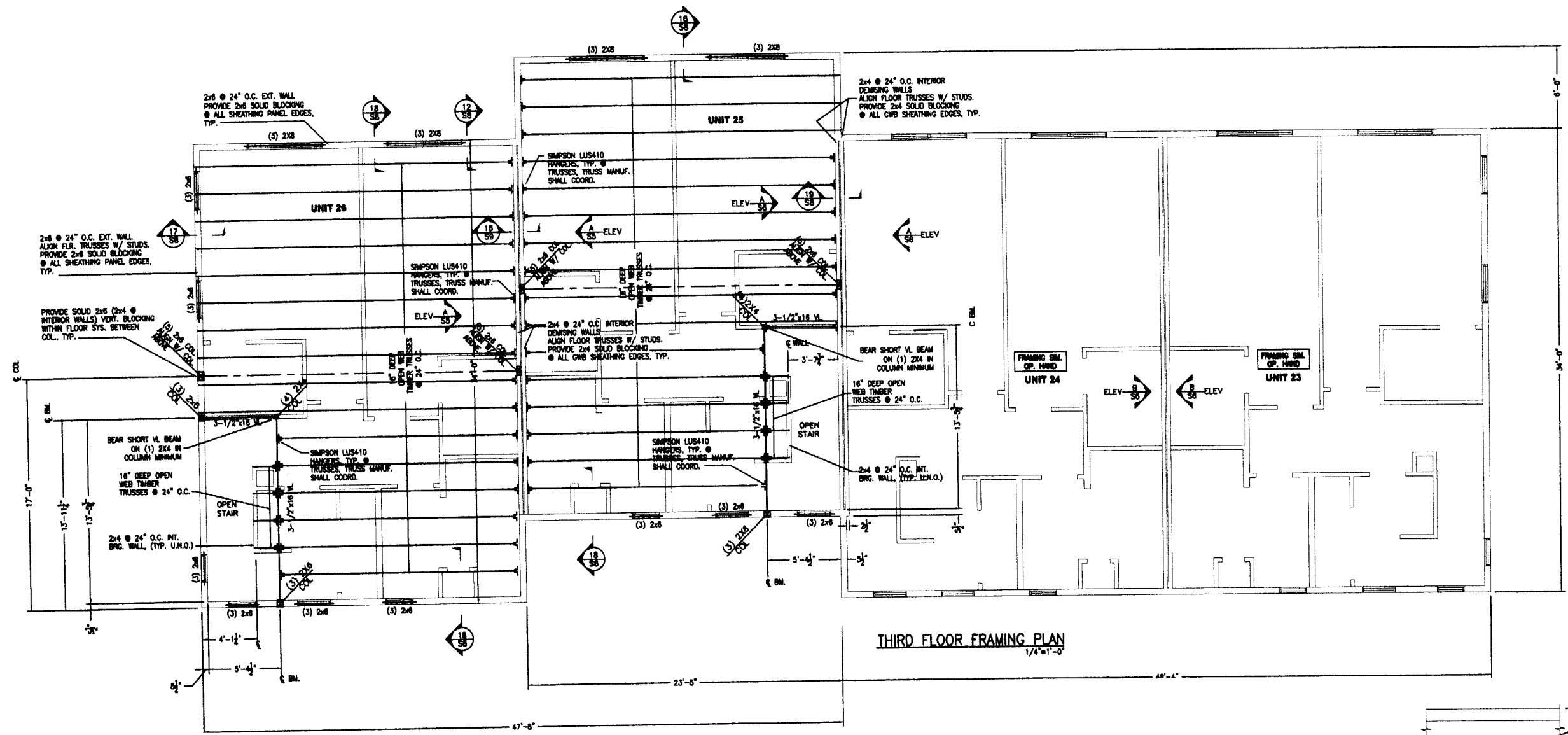
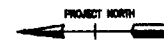
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (603) 786-6480

DATE	DESCRIPTION	BY	CHKD

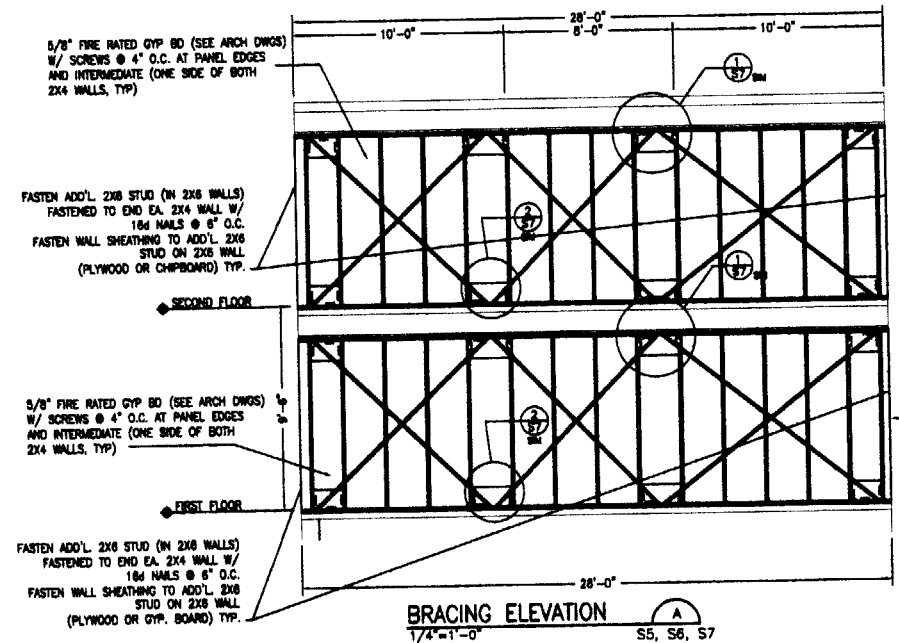
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 23, 24, 25, 26



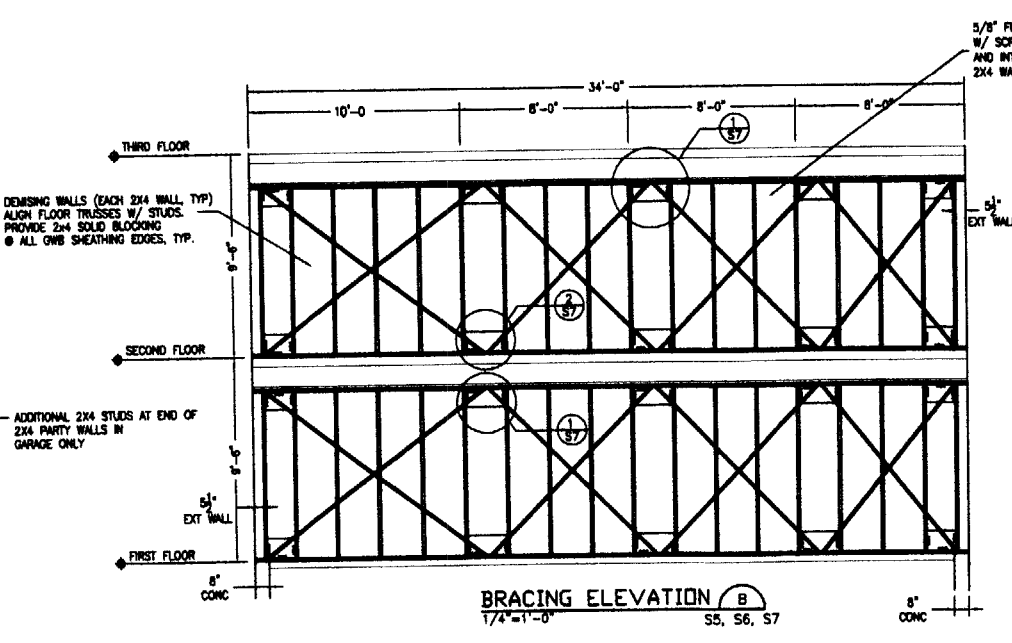
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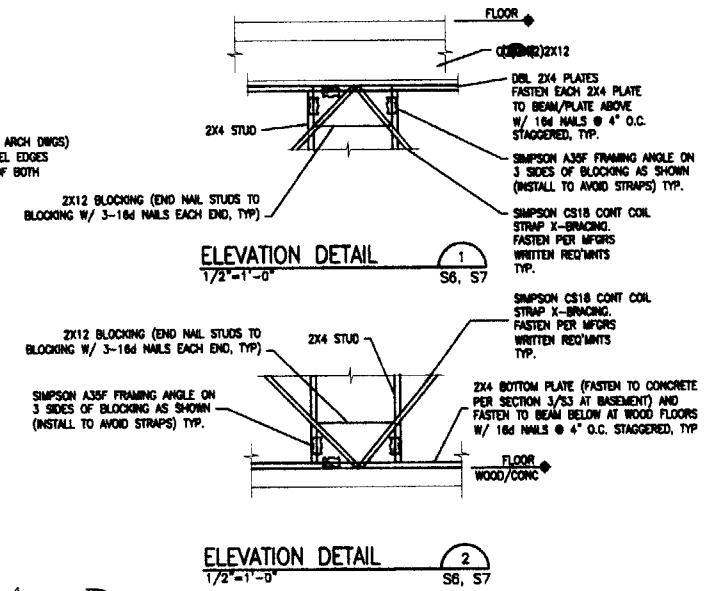
THIRD FLOOR FRAMING PLAN
1/4"=1'-0"



BRACING ELEVATION A
1/4"=1'-0" S5, S6, S7



BRACING ELEVATION B
1/4"=1'-0" S5, S6, S7



ELEVATION DETAIL 1
1/2"=1'-0" S6, S7

ELEVATION DETAIL 2
1/2"=1'-0" S6, S7

416 AA003

LEGEND

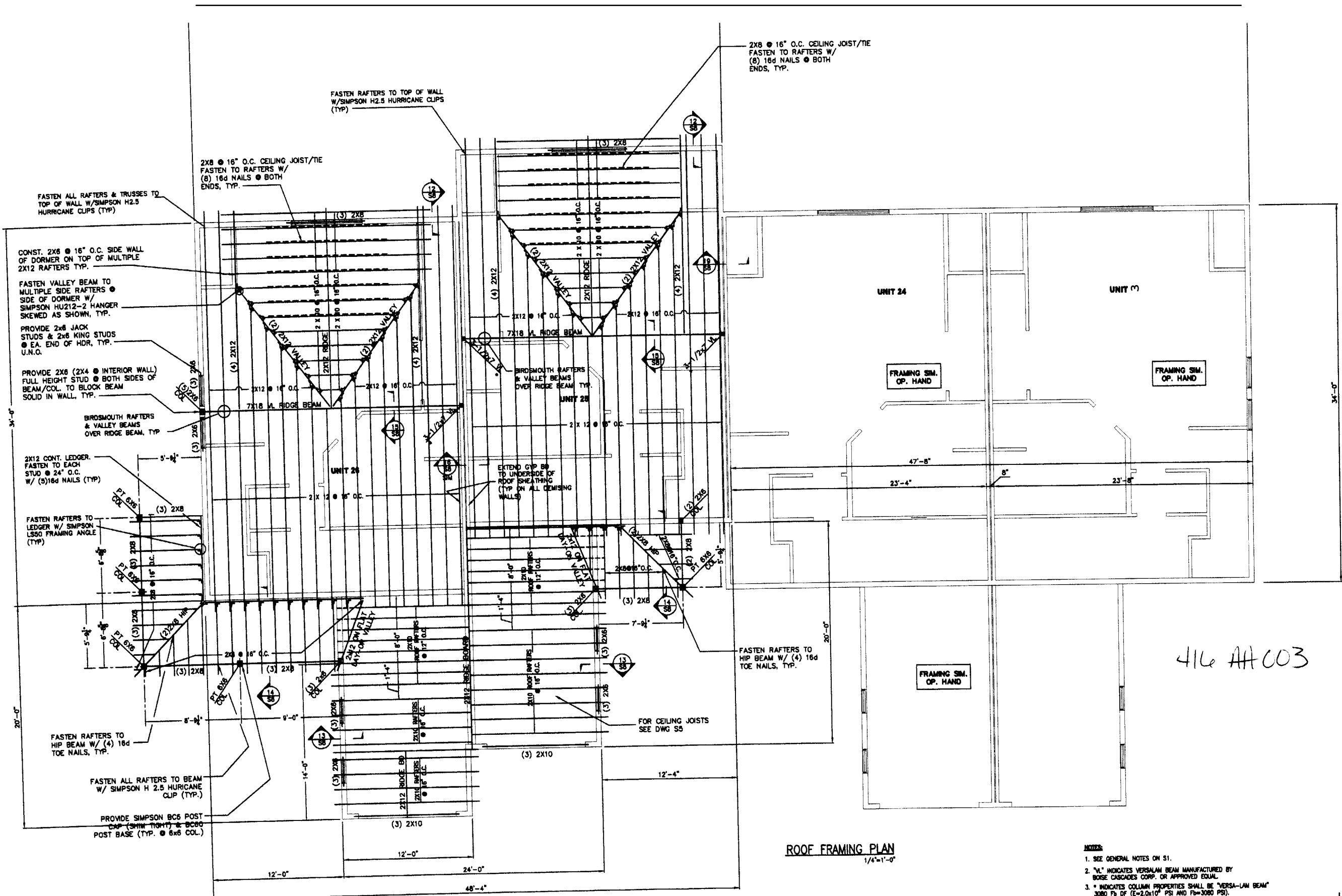
BEARING WALL

- NOTES:
- SEE GENERAL NOTES ON S1.
 - "V." INDICATES VERSALUM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
 - PROVIDE 2x6 JACK STUDS PLUS 2x6 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

L & L STRUCTURAL
ENGINEERING SERVICES, INC. 04106
SOUTH PORTLAND, MAINE
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EMAIL: Y.m.w2@l.l.net

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR FRAMING PLAN
UNITS 23, 24, 25, 26





ROOF FRAMING PLAN
1/4"=1'-0"

- NOTES:
- SEE GENERAL NOTES ON S1.
 - "V" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
 - * INDICATES COLUMN PROPERTIES SHALL BE "VERSA-LAM BEAM" 3080 LB OF (E=2.0x10⁶ PSI AND F_b=3080 PSI).
 - ROOF TRUSS LOADING SHALL BE AS FOLLOWS:
TOLL=40 PSF
TOLL=10 PSF
SOLL=0 PSF
BOLL=10 PSF
TRUSS TYPE "A" @ 24" O.C.

LEGEND
P WALL

SOUTH FORTLAND, MAINE 04106
 PHONE (207) 767-4830
 FAX (207) 766-5432
 EMAIL: ll.engineering@verizon.net

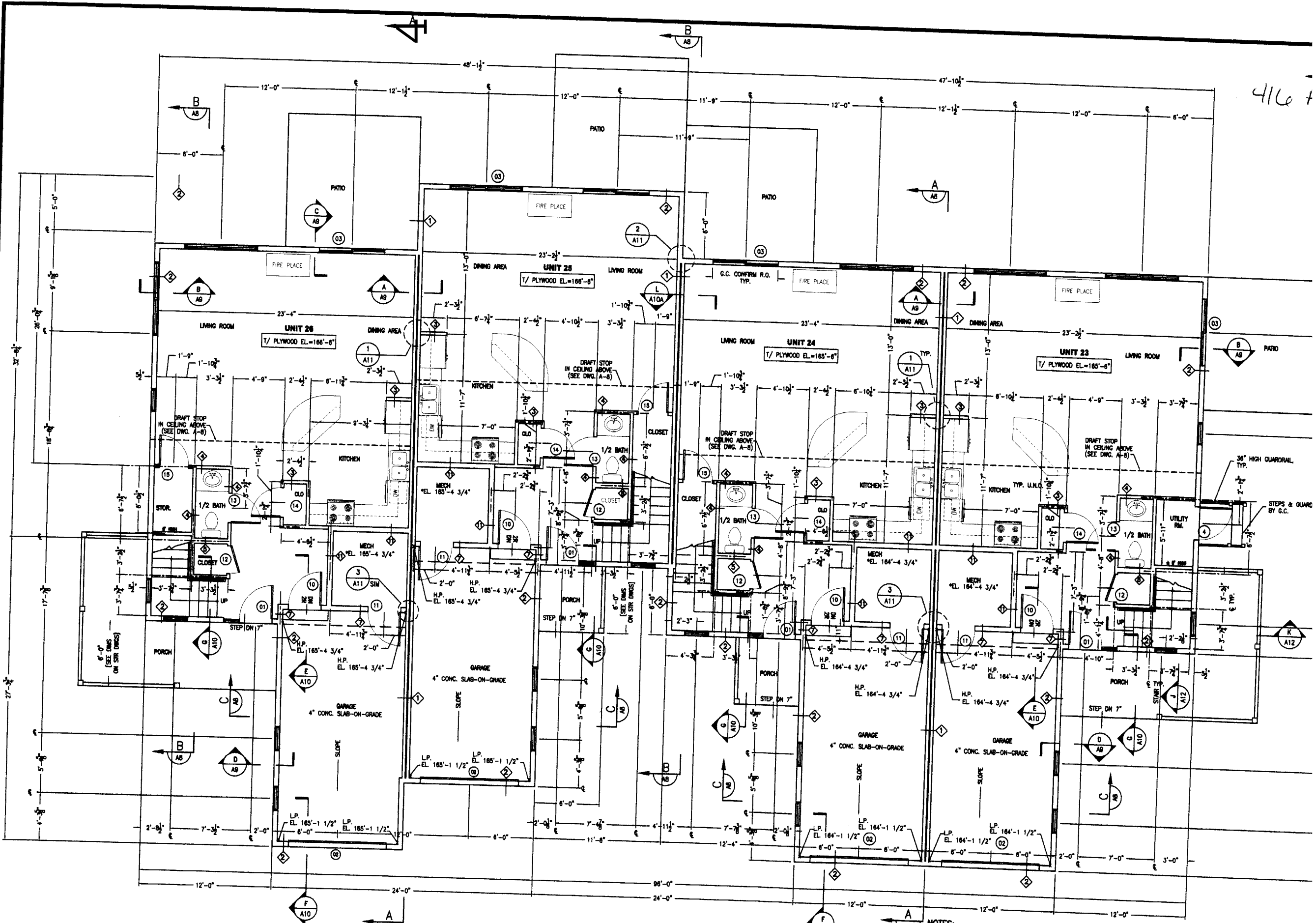
REV	DATE	DESCRIPTION

checked by: JH
 date: JULY 12, 2004
 project: -
 project #: 23025

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 ROOF FRAMING PLAN
 UNITS 23, 24, 25



416 AH 003



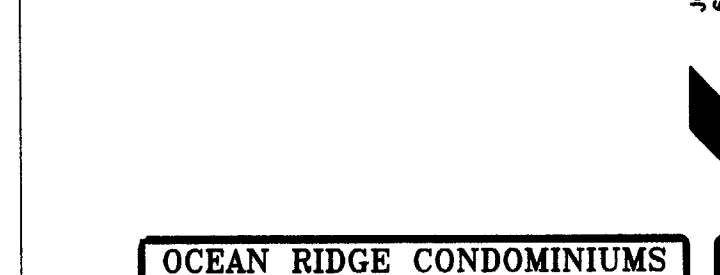
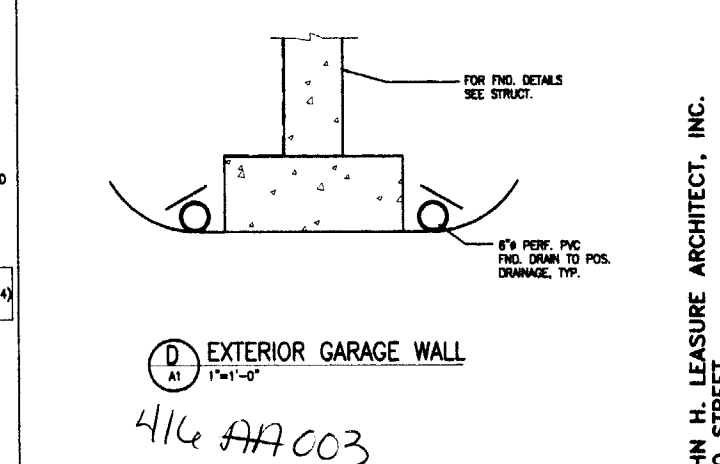
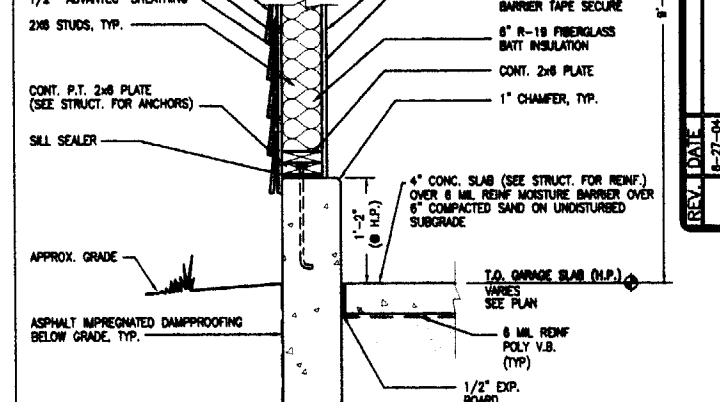
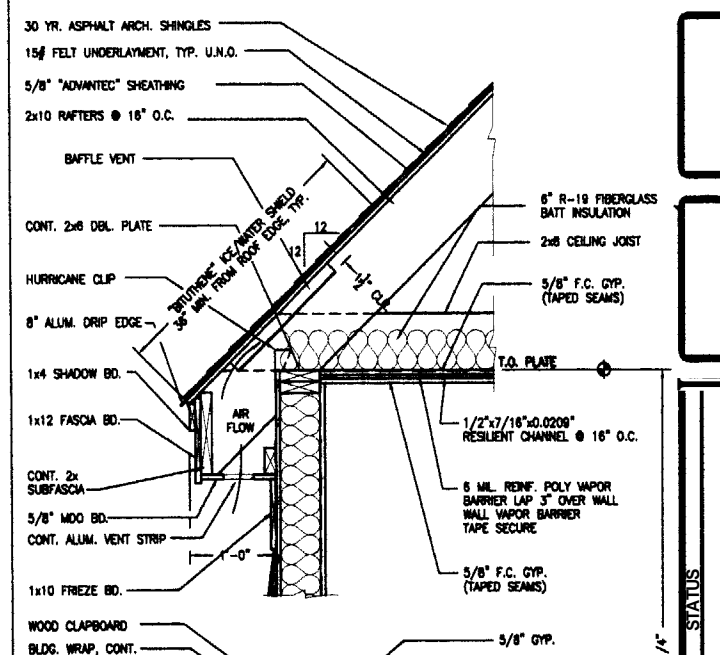
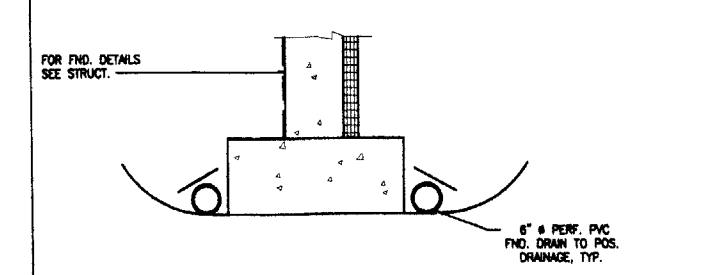
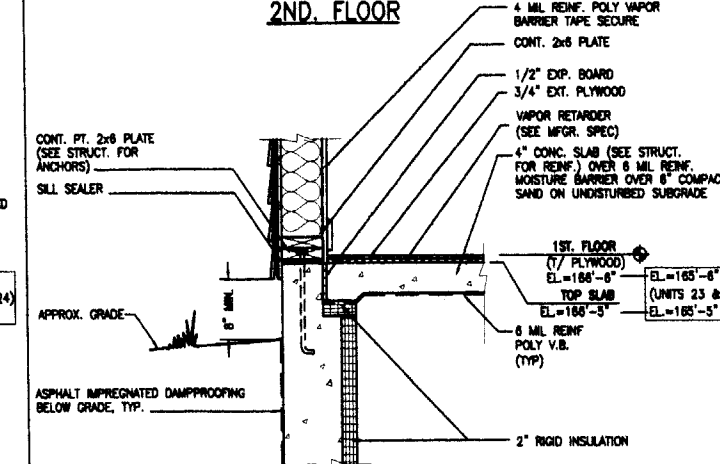
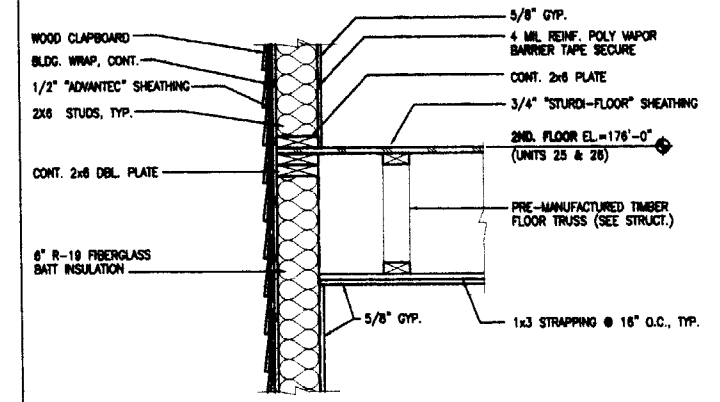
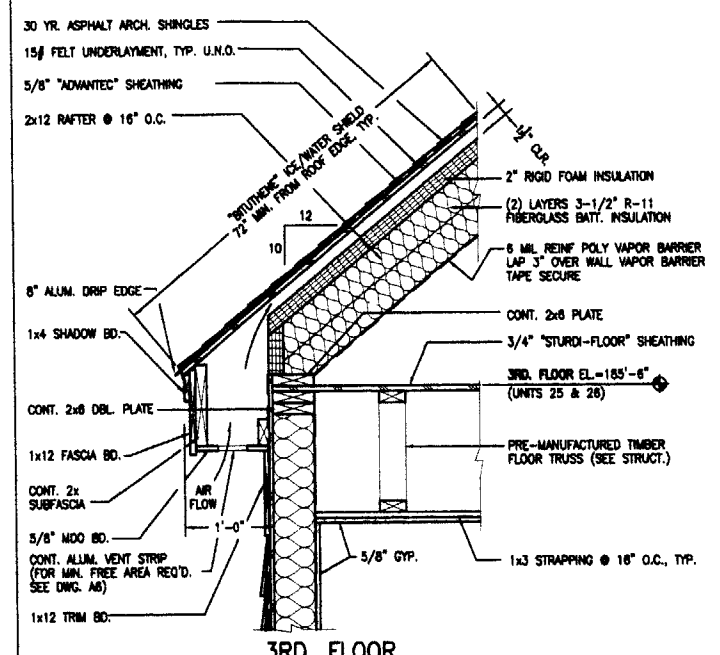
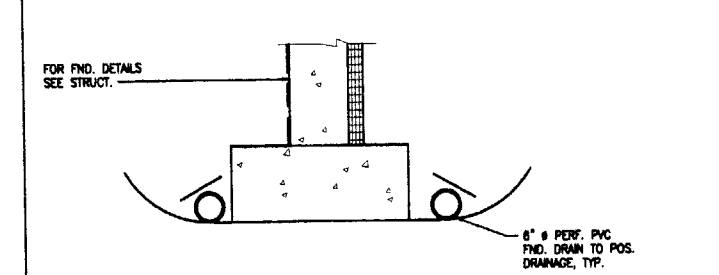
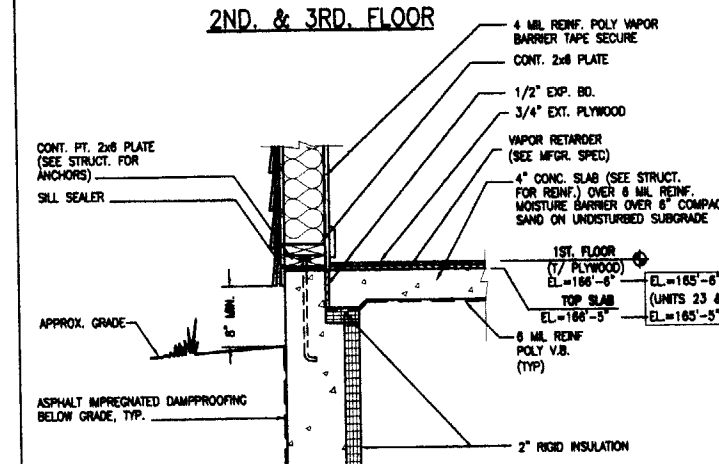
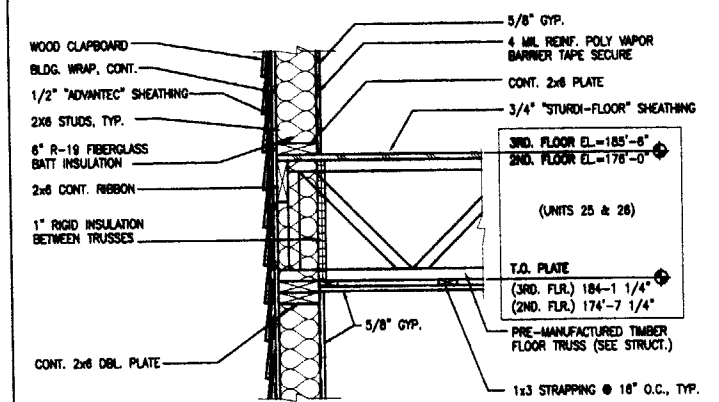
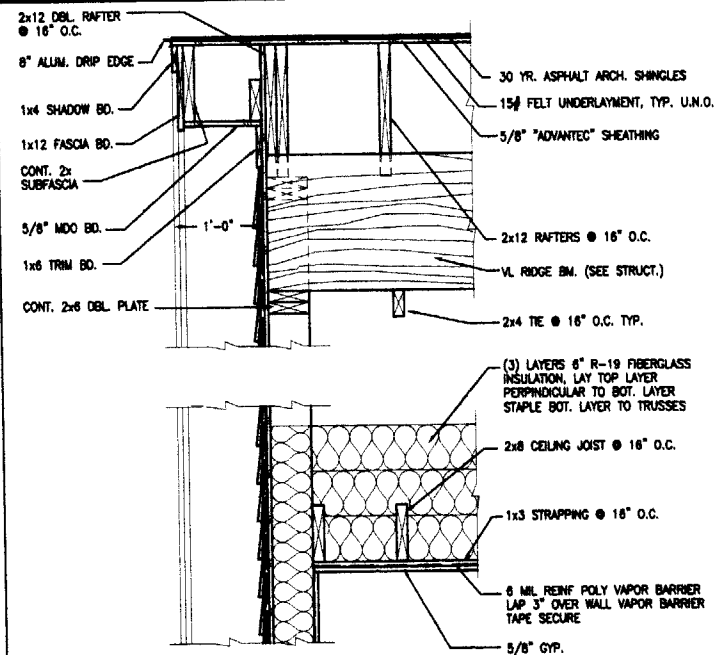
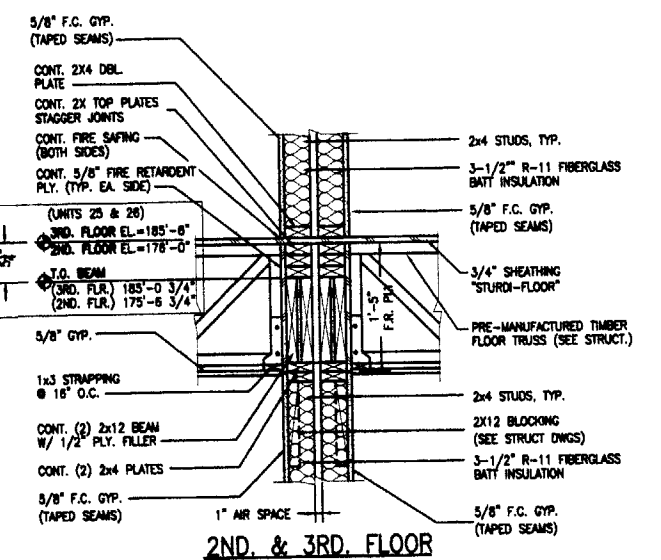
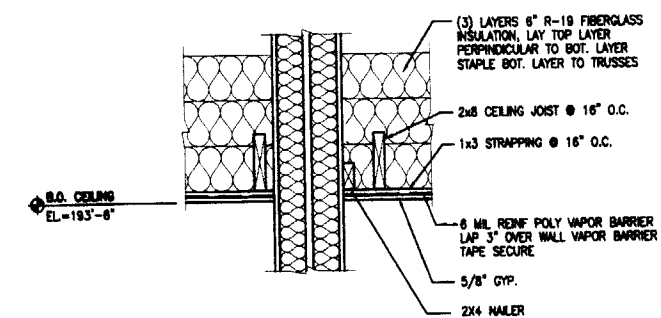
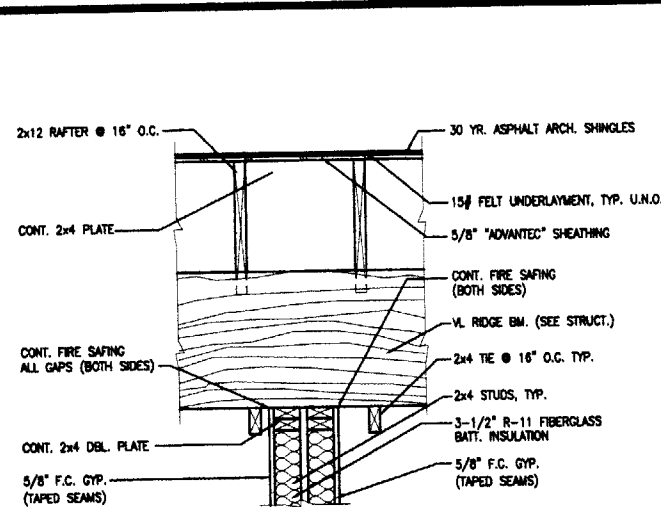
4167

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

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.
- 4) KITCHEN EQUIPMENT & LAYOUT BY OTHERS

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FIRST FLOOR PLAN



STATUS	
REV. DATE	8-27-04

(D) EXTERIOR GARAGE WALL
 1"=1'-0"
 416 AA03

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

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 SECTIONS & DETAILS
 UNITS 23, 24, 25, 26

A9

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

C.L.O.	CLOSER	H.W.E.	HARDWARE	S.	STEEL
D.C.	DOOR CHAIN	H.M.	HOLLOW METAL	S.C.	SOLID CORE HARDBOARD
D.K.	DOOR KNOCKER	I.N.S.	INSULATED	S.H.	SPRING HINGE
D.S.	DOOR SWEEP	K.	KICKPLATE (PUSH SIDE)	S.J.	SPLIT JAMB (WOOD)
E.H.O.	ELECTRO. HOLD OPENER	K.L.	KEY LOCK	TEMP.	TEMPERED
ES.	ELECTRIC STRIKE	M.T.L.	METAL	THK.	THICKNESS
F.J.P.	FINGER JOINTED PRIMED	N.O.	NUMBER	W.D.	WOOD (SOLID)
FR.	FIRE RATED	P.H.	PANIC HARDWARE	WG.	WIRE GLASS
HA.	HANDICAP ACCESSIBLE	P.P.	PUSH/PULL	V.	VEENER
HC.	HOLLOW CORE HARDBOARD	P.	PULL		
		P.R.S.	PRIVACY SET		
		P.S.	PASSAGE SET		

DOORS

NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS		REMARKS	FRAME TYPES			THRESHOLD			
							SIZE	TYPE		TYPE	MAT.	F.R.	DETAILS HEAD	DETAILS JAMB	MAT.	DETAIL SILL
EXTERIOR																
01	A	3'-0" x 6'-8"	1 3/8"		KNOB	WOOD			INS, KL, TEMP, DS	BB	WOOD			C	ALUM	
02	I	6'-0" x 7'-0"			MFOR	INSUL			INSUL. O.H. GARAGE DOOR	DD	WOOD			C	WOOD	
03	C	6'-0" x 6'-8"			MFOR				INS, TEMP	BB	WOOD			C	ALUM.	
04	G	3'-0" x 6'-8"	1 3/8"		PULL	18GA MTL			INS, KL, DC	AA	MTL					
FIRST FLOOR																
10	F	3'-0" x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL			INS, CLO, DS	CC	MTL				D	
11	F	3'-0" x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL			INS, SH, LOCKSET, DS	CC	MTL				D	
12	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			P.S.	BB	WD			C	WOOD	
13	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			P.R.S.	BB	WD			C	WOOD	
14	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			P.S.	BB	WD			C	WOOD	
15	B	2'-8" x 6'-8"	1 3/4"		KNOB	WD			SH, DS, PS	BB	WD			C	WOOD	
SECOND FLOOR																
20	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			P.R.S.	BB	WD			C	WOOD	
21	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	
22	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD	
23	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD	
24	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD	
25	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	
26	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	
27	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	
THIRD FLOOR																
30	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			C	WOOD	
31	B	2'-8" x 4'-0"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	
32	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD	
33	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD	

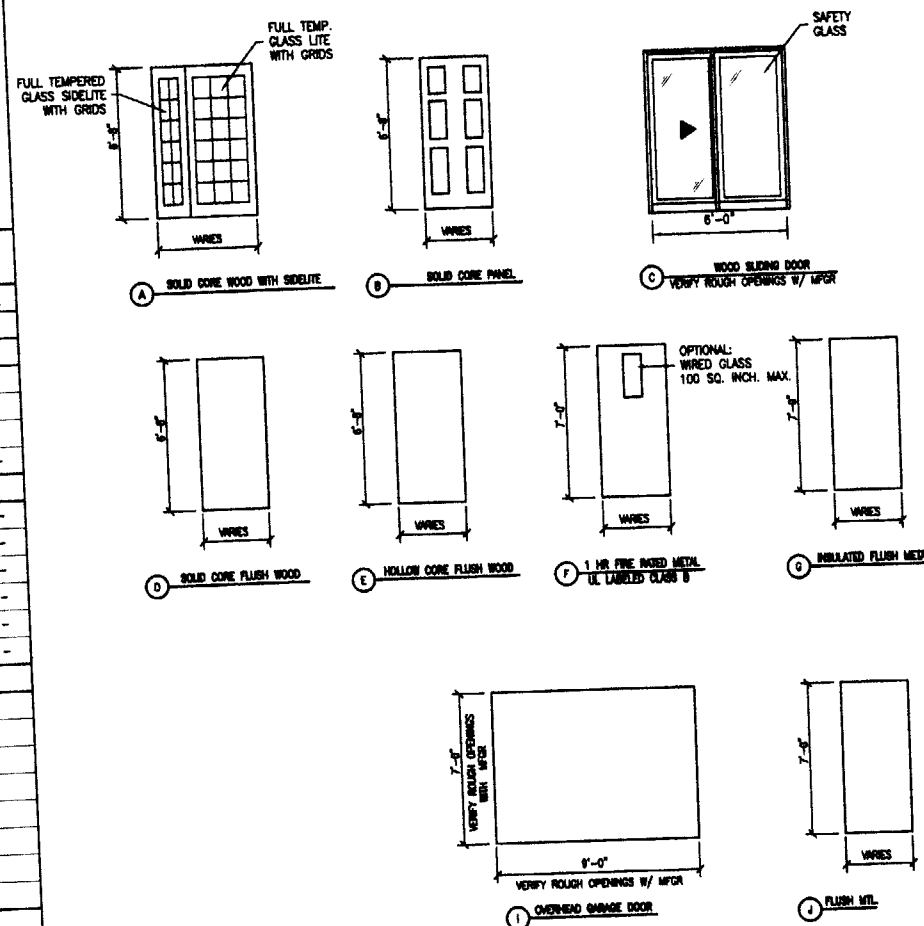
WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
W1	C	"HANCOCK"	PT2624*	N/A	2'-2" x 2'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W1A	E	"HANCOCK"	-	N/A	2'-2" x 2'-0"	"HANCOCK LUMBER WINDOW TYPE" AWNING	-	-
W2	A	"HANCOCK"	PDH2880*	N/A	2'-4" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W3	A	"HANCOCK"	PDH4080*	N/A	3'-4" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W5	B	"HANCOCK"	PDH4080-2*	N/A	6'-7 1/2" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W6	A	"HANCOCK"	PDH3644*	N/A	3'-0" x 3'-8"	"HANCOCK LUMBER WINDOW TYPE" HEAD HGT @ 7'-8" AFF	-	-

**NOTE 1:
EACH BEDROOM OR SLEEPING AREA SHALL HAVE AN EGRESS WINDOW MIN. 20" IN WIDTH, 24" IN HEIGHT, & SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR WITH A MINIMUM 5.7 SQ. FT. CLEAR OPENING (MINIMUM ONE EACH BEDROOM)

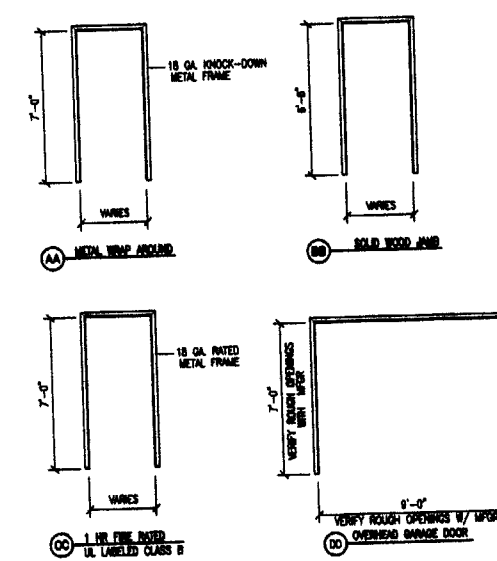
416 AH 003

DOOR TYPES

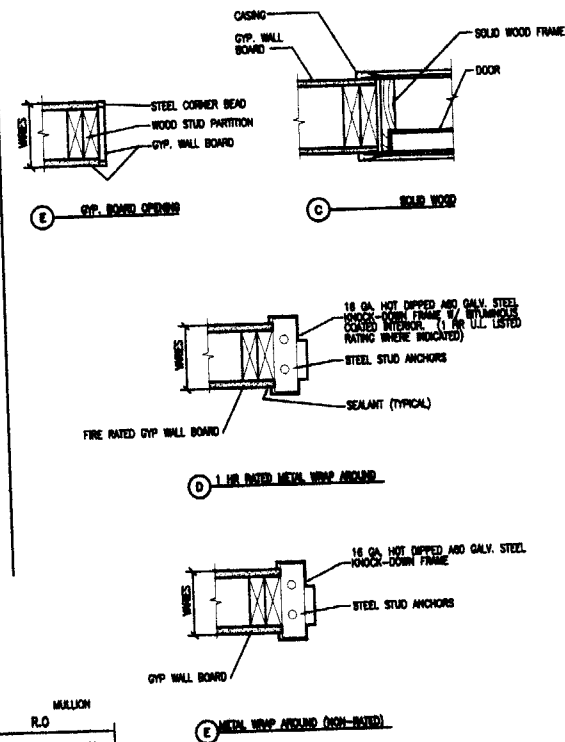


NOTES:
1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

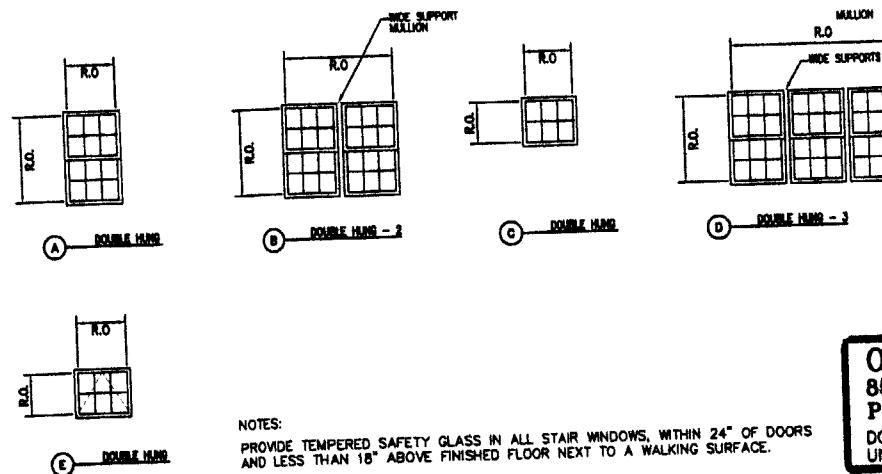
FRAME TYPES



JAMB TYPES



WINDOWS



NOTES:
PROVIDE TEMPERED SAFETY GLASS IN ALL STAIR WINDOWS, WITHIN 24" OF DOORS AND LESS THAN 18" ABOVE FINISHED FLOOR NEXT TO A WALKING SURFACE.

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 23, 24, 25, 26

A13