

**CENTERLINE DATA**

LINE	BEARING	LENGTH
L1	S52°30'46"E	26.58'
L2	S08°04'01"W	54.28'
	N38°05'00"E	109.50'
	S41°01'39"E	118.65'
	S11°20'43"E	130.08'
L6	S51°04'32"E	120.16'
L7	S06°01'02"W	55.10'
L8	S51°05'50"W	46.84'
L9	N68°56'50"W	136.46'
L10	N12°39'17"E	204.73'
L11	S48°41'21"W	130.01'
L12	N21°03'10"E	52.68'

**CENTE**

CURVE	LENGTH
C1	116.30
C2	287.95
C3	256.83
C4	63.26
C5	38.21
C6	55.06
C7	19.13
C8	52.32
C9	71.21
C10	121.02
C11	40.52
C12	101.32
C13	35.95

# OCEAN RIDGE COI DO MINIMUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 44, 45 & 46

## ARCHITECT

6 Q STREET  
SOUTH PORTLAND, MAINE 04106  
PHONE: 767-4600  
FAX: 767-4600

## CIVIL ENGINEER:

SEBAGO TECHNICIS  
ONE CHABOT STREET  
WESTBROOK, MAINE 04092  
PHONE: 856-0277

## STRUCTURAL ENGINEER:

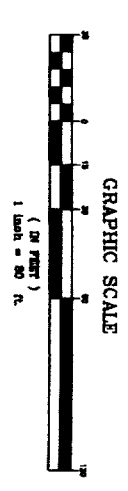
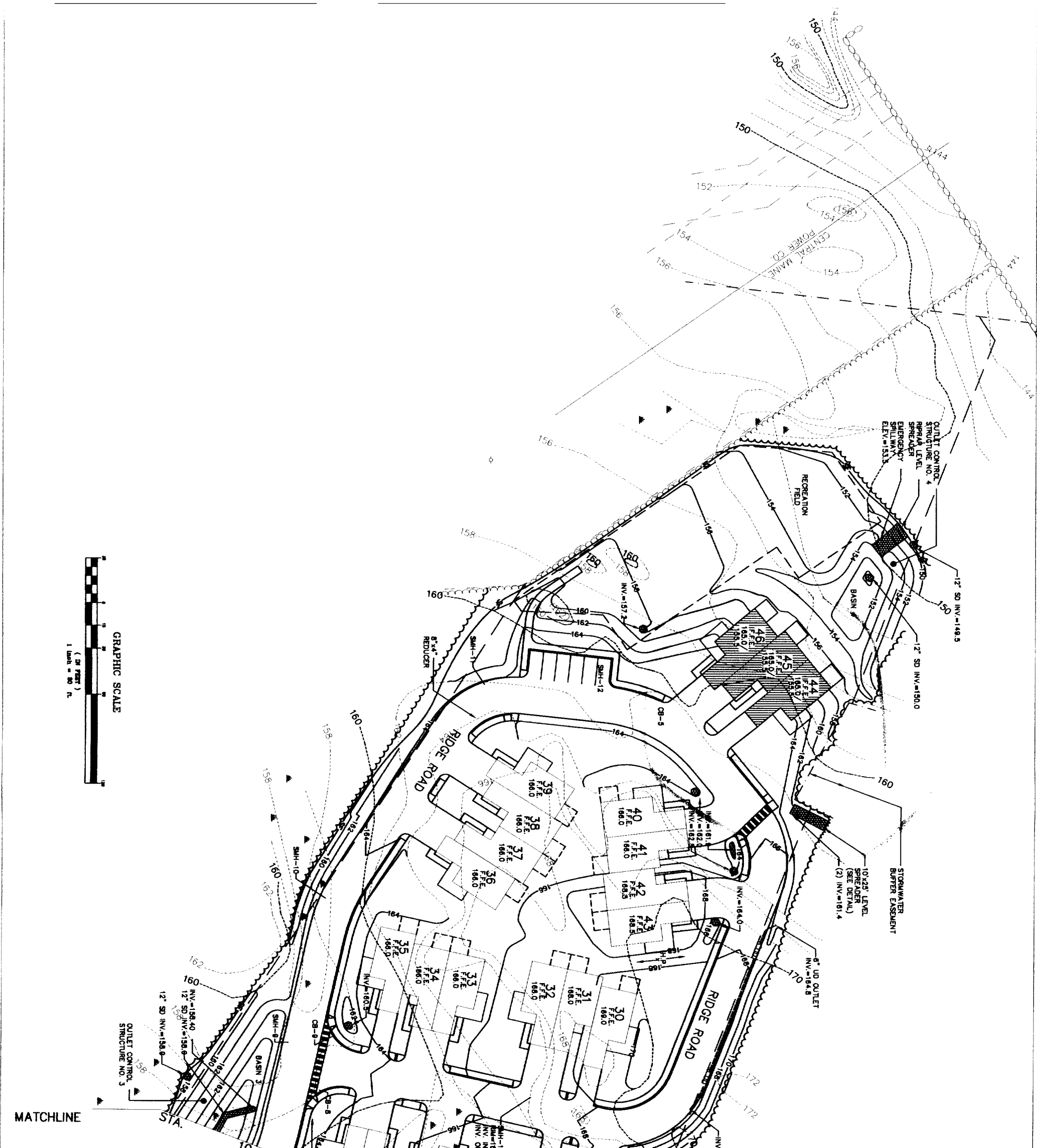
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6 Q STREET  
SOUTH PORTLAND, MAINE 04106  
PHONE: 767-4830  
FAX: 799-5432

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## LIST OF DRAWINGS:

- 1 - GRADING PLAN SHEET 2
- S1 - GENERAL NOTES
- S2 - FOUNDATION PLAN
- S3 - FOUNDATION SECTIONS AND DETAILS
- S4 - FOUNDATION 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 - FIRST FLOOR PLAN
- 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
- A10A - WALL SECTIONS
- A11 - SECTIONS AND DETAILS
- A12 - WALL TYPES AND DETAILS
- A13 - STAIR SECTIONS
- A14 - DOOR AND WINDOW SCHEDULES

NOVEMBER 10, 2004



MATCHLINE

SEE SHEET 5

VORTCH UNIT 2  
MODEL 4000 (NFR  
CONCRETE SLAB)  
(BEFORE INSTALLATION)

REV.	BY:	DATE:	STATUS:
A	LN8	3-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LN8	4-21-01	SUBMIT REVISED PLANS PER CITY REVIEW
C	LN8	6-01-01	REVISED PER CITY COMMENTS
D	LN8	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
E	LN8	8-8-01	REVISED PER CITY COMMENTS
F	LN8	12-3-02	REVISED RECORD OWNER
G	LN8	12-8-02	REVISED WATER LINE
H	LN8	1-23-03	ADDED GAS, REVISED SANIT WATER

THIS PLAN SHALL NOT BE ADOPED 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**  
882 OCEAN AVENUE  
PORTLAND, MAINE

FOR:  
**OCEAN RIDGE REALTY, LLC**  
51 OCEAN HOUSE ROAD  
CAPE ELIZABETH, MAINE 04107

**Sebago Technics**  
Engineering & Planning for the Future  
One Grand Street  
Portland, Maine 04103  
Tel: (207) 856-1339

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LN8
DATE:	3-4-01
SCALE:	1"=50'
FIELD NO.:	54
PROJ. NO.:	84180
DRAWING:	84180C012

SHEET 6 OF 18

**GENERAL NOTES:**

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and other drawings. Consult these drawings for locations and dimensions, and other details not shown on structural drawings.
3. 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.
4. Do not scale plans.
5. Shop drawings shall show any structural drawings shall be considered typical for similar work unless otherwise indicated.
6. All proprietary products shall be included in accordance with the manufacturer's written instructions.
7. 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 building is erected and its components during erection. This includes the addition of any other components necessary for bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

**DESIGN LOADS:**

1. Building code: BOCA Basic Building Code (1999)
2. Design Live Loads: (Ground snow load = 60 PSF)  
 Roof.....42 PSF + Drift  
 Living areas.....40 PSF

**FOUNDATION NOTES:**

1. Foundations have been designed with a presumptive soil bearing capacity indicated in of 2000 PSF to be verified in the field.
2. Interior aprad footings and exterior strip footings shall be founded on native soil or compacted structural fill. If bedrock is encountered, contractor shall excavate and bear footings on 2'-0" thick layer of compacted structural fill.
3. Exterior strip and aprad footings shall be founded on a minimum of 4'-0" below finished grade.
4. 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 most cured.
5. 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
3/4 inch	90 to 100
1/4 inch	25 to 90
NO. 40	0 to 30
NO. 200	0 to 5
6. 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).
7. 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.
8. 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 #6 - W4xM14 WME.
9. Backfill both sides of foundation walls simultaneously.

**CONCRETE NOTES:**

1. All concrete work shall conform to ACI 318-Latest Edition.
2. Concrete strength at 28 days shall be:  
 a. 4000 PSI for basement walls.  
 b. 3000 PSI for footings, frost walls and piers.  
 c. 4000 PSI for all slabs on grade.
3. All concrete shall be air entrained 4%-6% with approved admixtures.
4. Concrete shall not be placed in water or on frozen ground.
5. Provide PVC sleeves where pipes pass through concrete walls or slabs.
6. 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.
7. Welded wire fabric shall be provided in flat sheets.
8. Fiber reinforced concrete shall conform to ATSM C-1116.
9. 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 (asplj) to the Architect.
10. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WME finish be 6" minimum.
11. Concrete finishes: See specifications and Architectural drawings. For additional information consult hardware floor manufacturer for preferred concrete finish before placement.
12. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
13. 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.
14. The general contractor shall be responsible for coordination of door bond out locations, slab depression and other required Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
15. Provide control joints in slabs as follows:  
 a. 15' x 15' (225 SF) with fibermesh reinforcement  
 b. 20' x 20' (400 SF) with welded wire fabric reinforcement

**STRUCTURAL STEEL NOTES:**

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Latest edition.
2. Structural steel:  
 a. Structural steel shall conform to ASTM A-36  
 b. Structural tubing shall conform to ASTM A-500 GR.B  
 c. Structural pipe shall conform to ASTM A-53, Type E or S.
3. Design connections or 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.
4. 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.

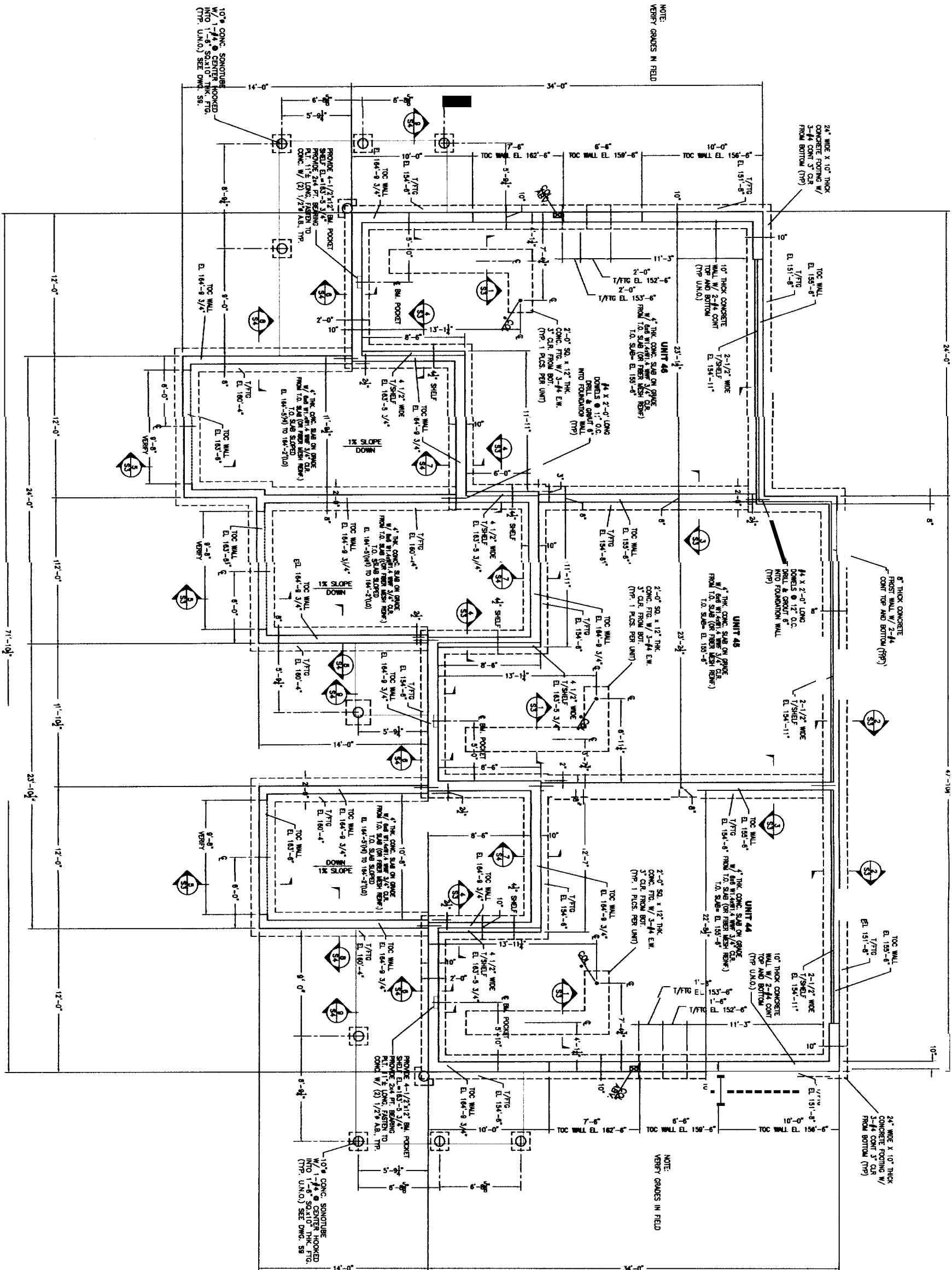
**TIMBER TRUSS FRAMING:**

1. Materials: Stress graded lumber, metal plate connectors, Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C.C.
2. Applicable specifications:  
 a. National Design Specification for stress graded lumber and its fastening (NDS)  
 b. Design specifications for light metal plate connected wood trusses (TP1-Latest edition)  
 c. Shop drawings shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
3. Bracing: The truss manufacturer shall specify all bracing required for temporary construction loading and for permanent lateral support of compression members.
4. Submittals:  
 a. Submit design calculations shop drawings and erection procedures all affixed with the seal of a professional structural engineer registered in the State of Maine.  
 b. 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.
5. All fabricated trusses shall be inspected by the truss designer and approved trusses shall receive the TP1 mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
6. Connector plates shall be galvanized.
7. Timber trusses shall be designed in accordance with BOCA and ASCE 7-99.
8. Provide permanent bottom chord bracing in accordance with the truss plate institute (TP1-Latest edition).
9. 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.
10. Maximum permissible floor live load deflection = L/480  
 See S8 for floor loadings

**TIMBER FRAMING:**

1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS)-latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 15% maximum moisture content.
3. 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-18.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H25 hurricane anchors where timber framing end/or trusses bear on walls.
6. Nailing not specified shall conform with BOCA 1999.
7. 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)
8. 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.
9. Roof sheathing shall be 5/8" thick APA rated sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
10. All 2 x P.T. sill plates shall be installed on sill sealer.

<b>ST</b>	<b>OCEAN RIDGE CONDOMINIUMS</b> 852 OCEAN AVENUE PORTLAND, MAINE GENERAL NOTES UNITS 44, 45 & 46	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>designed by: JHL</td> <td>rev.</td> <td>date</td> <td>description</td> <td>app'd</td> </tr> <tr> <td>drawn by: JMH</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>checked by: JHL</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>scale: NO SCALE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>plot date:</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	designed by: JHL	rev.	date	description	app'd	drawn by: JMH					checked by: JHL					scale: NO SCALE					plot date:					<b>L &amp; L STRUCTURAL</b> ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4830 FAX: (207) 799-5432 EMAIL: mark.leasure@verizon.net
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NOTE:  
VERIFY GRADES IN FIELD

NOTE:  
VERIFY GRADES IN FIELD

10% CONC. SPOUTLINE  
W/ 1'-4" CENTER HOOKED  
INTO 1'-6" SQ. 10" THK. FTG.  
(TYP. UNO.) SEE DWG. S5.

10% CONC. SPOUTLINE  
W/ 1'-4" CENTER HOOKED  
INTO 1'-6" SQ. 10" THK. FTG.  
(TYP. UNO.) SEE DWG. S5

FOUNDATION PLAN  
1/2" = 1'-0"

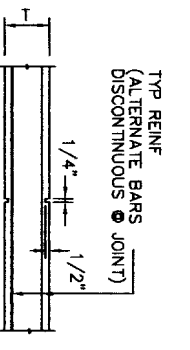
- NOTES:
1. SEE GENERAL NOTES ON S1.
  2. "C" INDICATES 3-1/2" LAYER COLUMN ON A 2'-8" SQ. 112" THICK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.



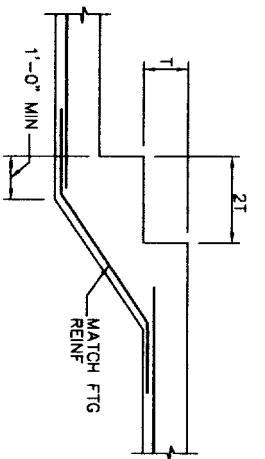
OCEAN RIDGE CONDOMINIUMS  
852 OCEAN AVENUE  
PORTLAND, MAINE  
FOUNDATION PLAN  
UNITS 44, 45 & 46

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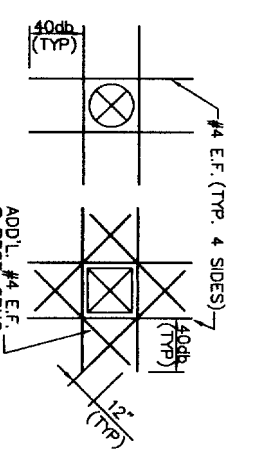
L & L STRUCTURAL  
ENGINEERING SERVICES, INC.  
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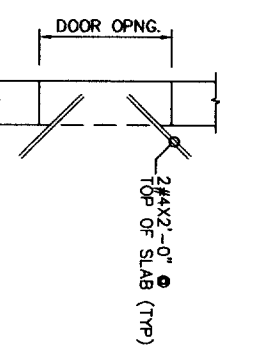
TYP CONTROL JOINT IN WALL  
N.T.S.



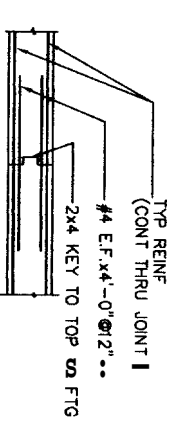
TYP STEP FOOTING DETAIL  
N.T.S.  
NOTE: T = FOOTING TH QONES



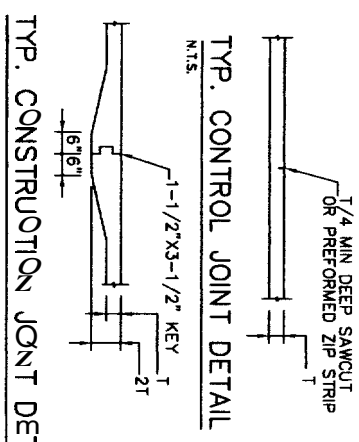
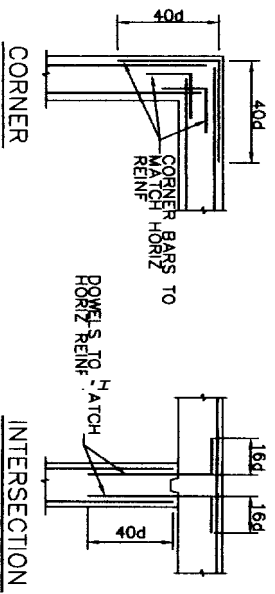
TYP. OPENING IN WALL OR SLAB  
N.T.S.  
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



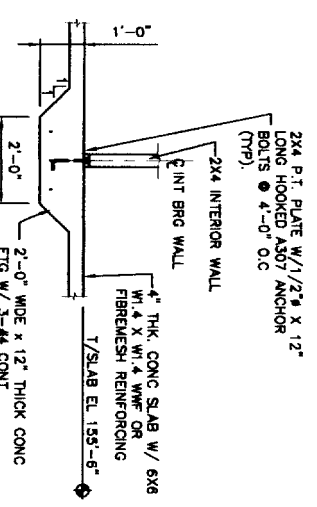
TYP. SLAB CORNER DETAIL @ DOOR  
N.T.S.  
NOTE: PROVIDE 2#x4x4'-0" (TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN, INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



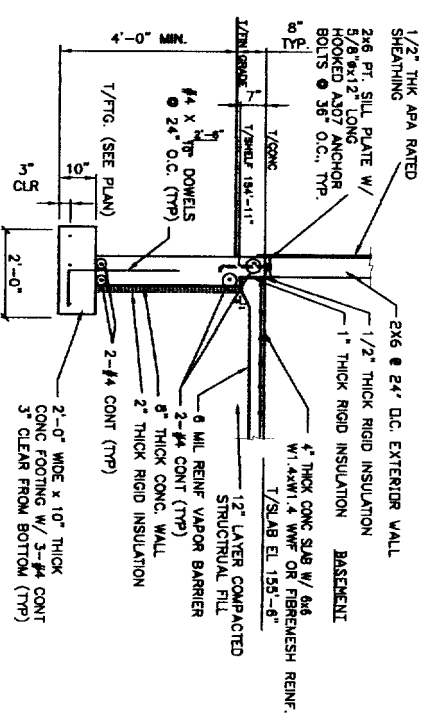
TYP. CONSTRUCTION JOINT IN WALL  
N.T.S.  
NOTE: CONSTRUCTION JOINT DOES NOT EXTEND THRU FTG. 1. DISTANCE BETWEEN CONSTRUCTION JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



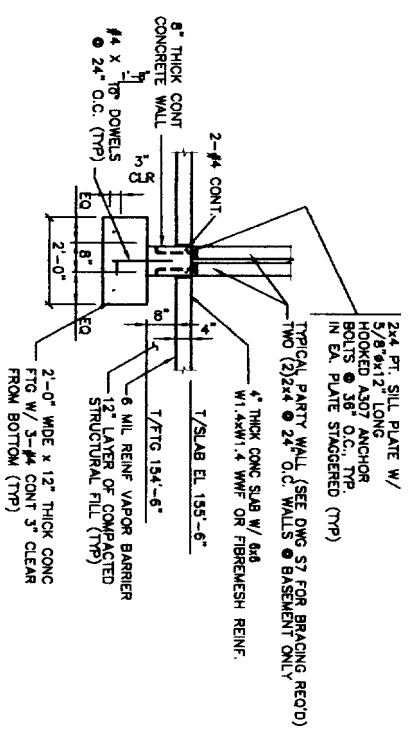
TYP. CONTROL JOINT DETAIL  
N.T.S.



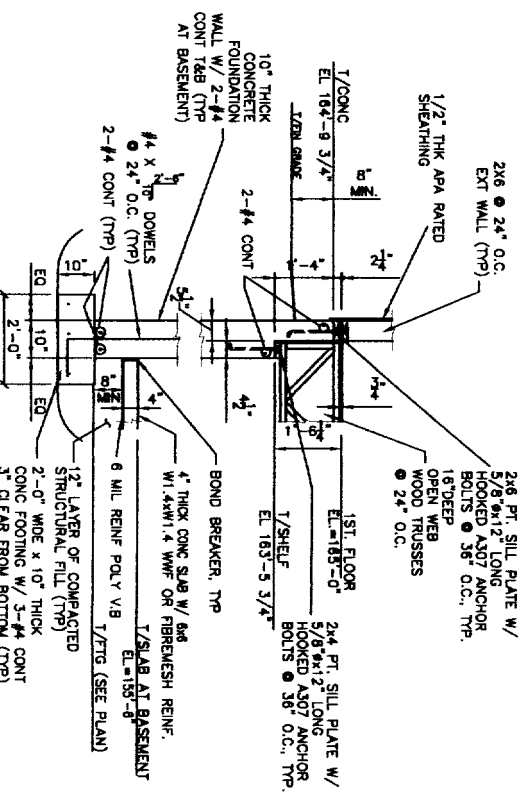
SECTION TYPICAL THICKENED SLAB  
1/2" = 1'-0"  
N.T.S.



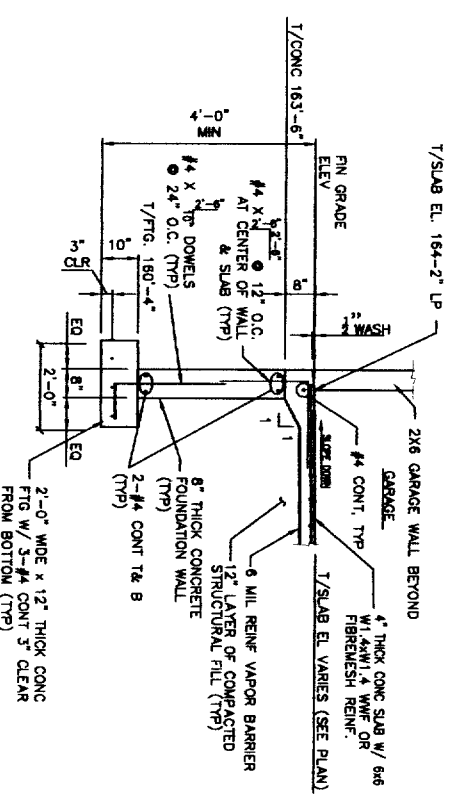
SECTION TYPICAL EXTERIOR FROST WALL  
1/2" = 1'-0"  
N.T.S.



SECTION TYPICAL PARTY WALL  
1/2" = 1'-0"  
N.T.S.



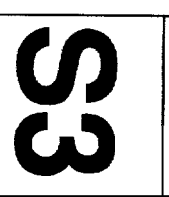
SECTION TYPICAL BASEMENT WALL AT FLOOR TRUSS BEARING  
1/2" = 1'-0"  
N.T.S.



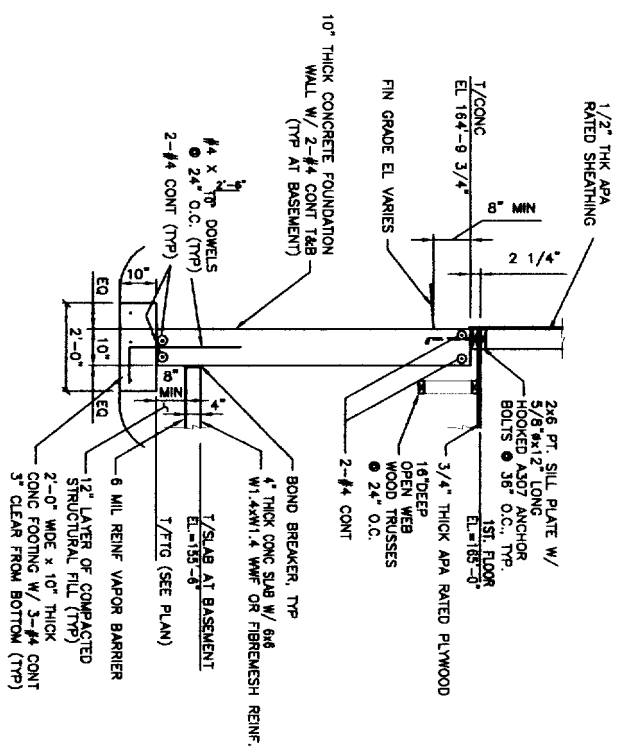
SECTION TYPICAL GARAGE ENTRY SLAB  
1/2" = 1'-0"  
N.T.S.

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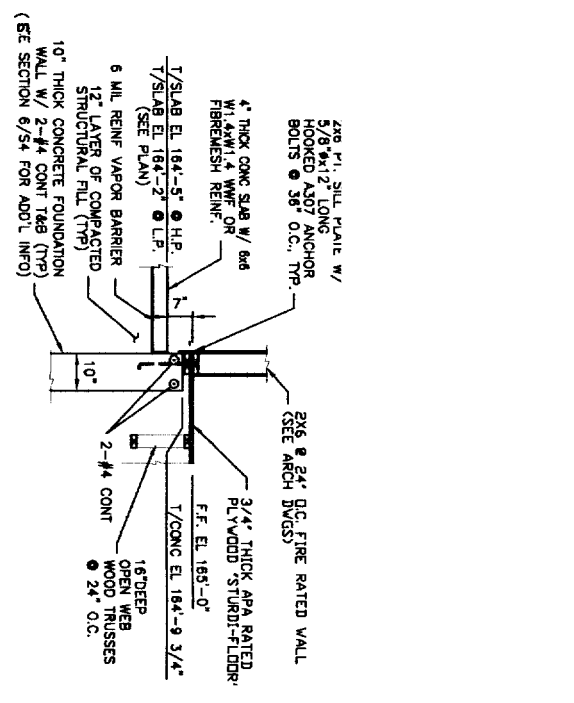
**L & L STRUCTURAL ENGINEERING SERVICES, INC.**  
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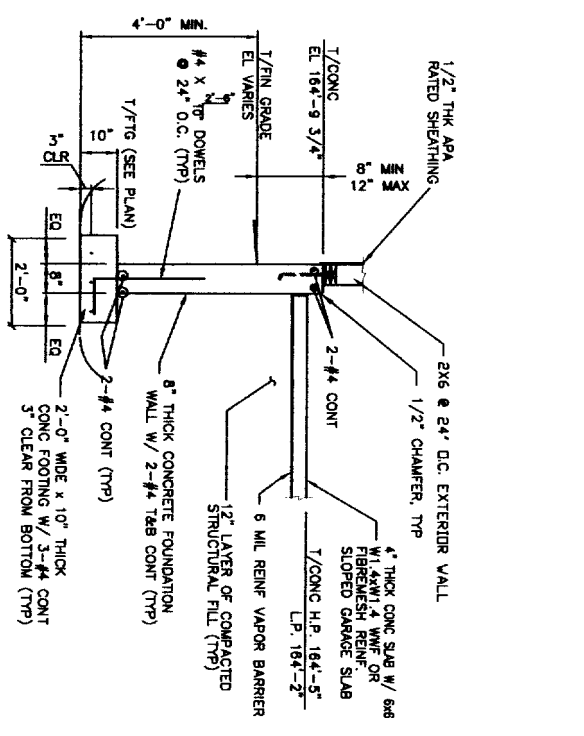
**OCEAN RIDGE CONDOMINIUMS**  
 852 OCEAN AVENUE  
 PORTLAND, MAINE  
 FOUNDATION DETAILS  
 UNITS 44, 45 & 46



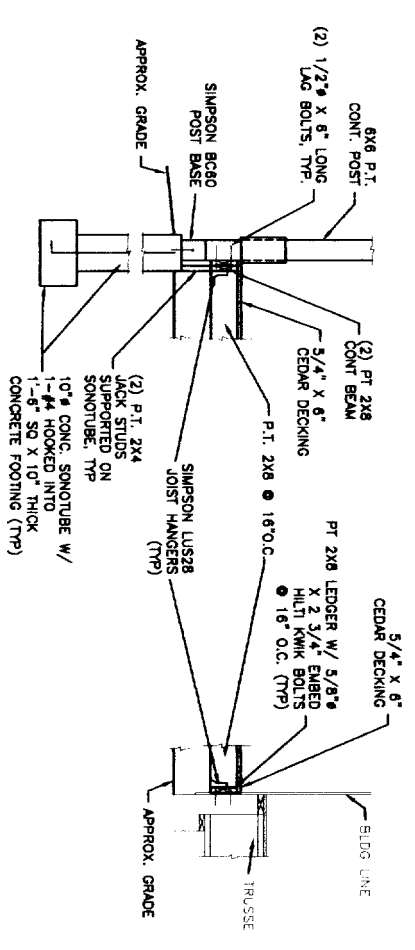
SECTION 6  
TYPICAL BASEMENT WALL PARALLEL TO FLOOR TRUSSES  
1/2" = 1'-0" S2



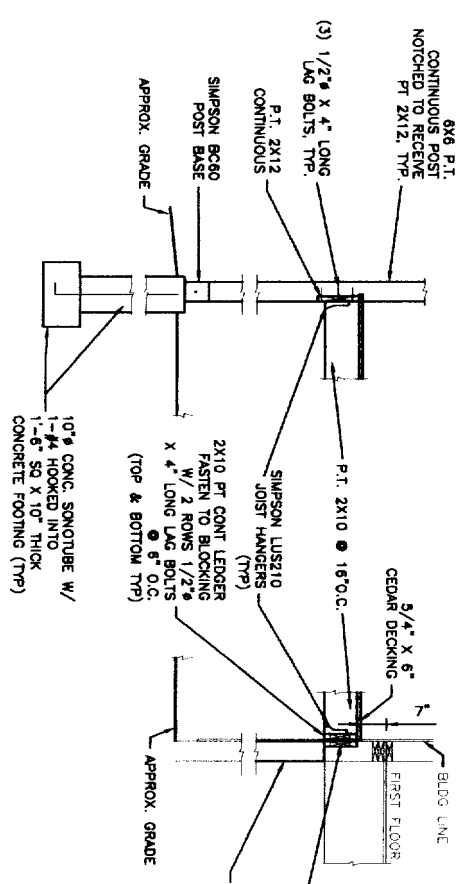
SECTION 7  
TYPICAL BASEMENT WALL ADJACENT TO GARAGE  
1/2" = 1'-0" S2



SECTION 8  
TYPICAL GARAGE SIDE WALLS  
1/2" = 1'-0" S2



SECTION 9  
TYPICAL ENTRY PORCHES  
1/2" = 1'-0" S2



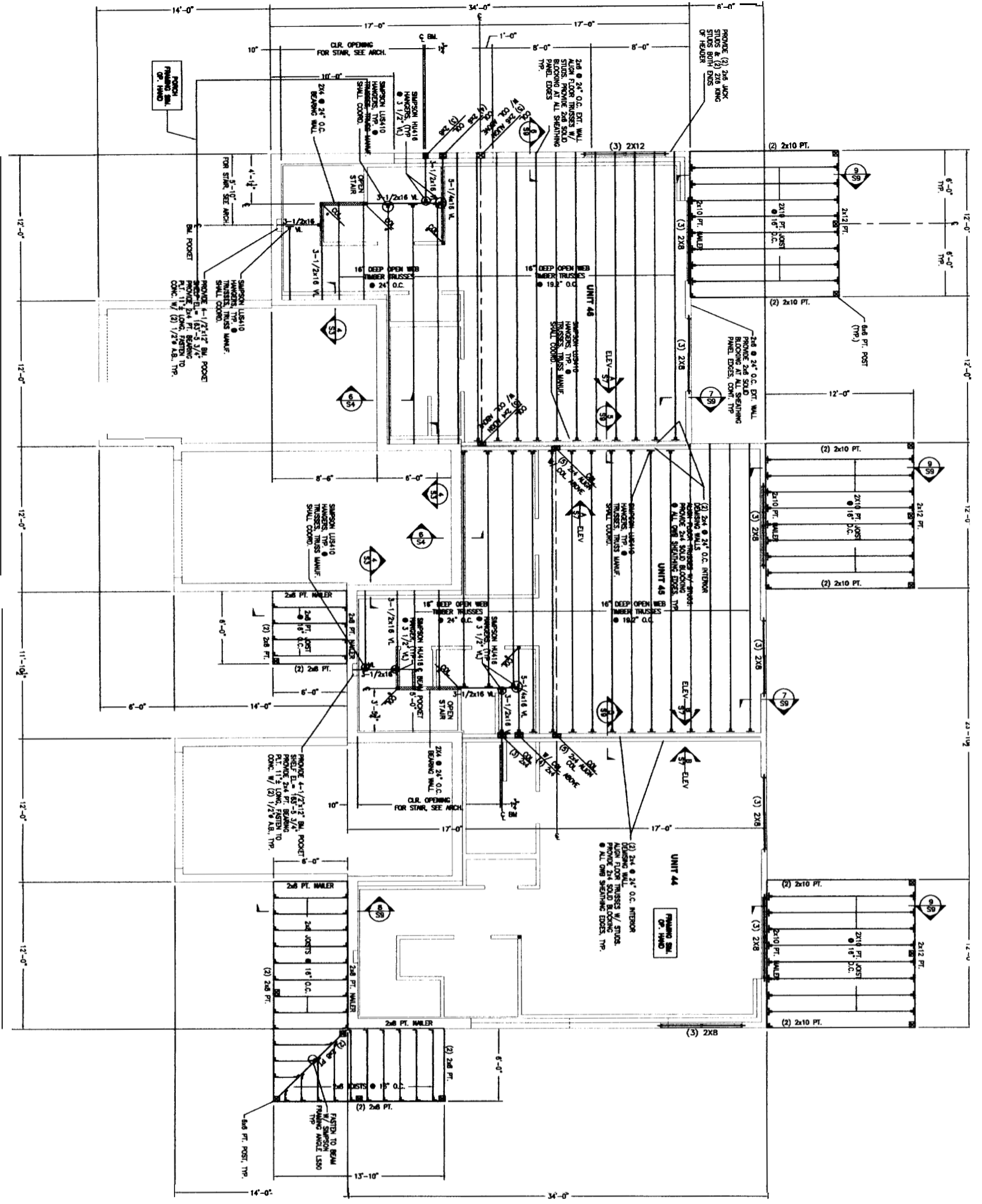
SECTION 10  
TYPICAL UNIT DECKS  
1/2" = 1'-0" S2



OCEAN RIDGE CONDOMINIUMS  
852 OCEAN AVENUE  
PORTLAND, MAINE  
FOUNDATION DETAILS  
UNITS 44, 45 & 46

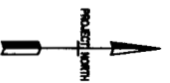
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FIRST FLOOR FRAMING PLAN  
1/4"=1'-0"

- NOTES**
1. SEE GENERAL NOTES ON S1.
  2. "V" INDICATES VERSILAM BEAM MANUFACTURED BY BOSS OSCAR'S CORP. OR APPROVED EQUAL.
  3. PROVIDE 2x8 JACK STUDS PLUS 2x6 KING STUD AT JAMS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)
  4. "X" INDICATES 3-1/2" x 1/2" LALLY COLUMN ON A 2'-6" SQ. x 12" THICK CONCRETE FOOTING WALL. SEE 3" CLEAR ANCHOR BOLT OR PROVIDE SOLID 2x VERTICAL BLOCKING IN FLOOR SYSTEM BETWEEN COLUMNS.



WALL

6

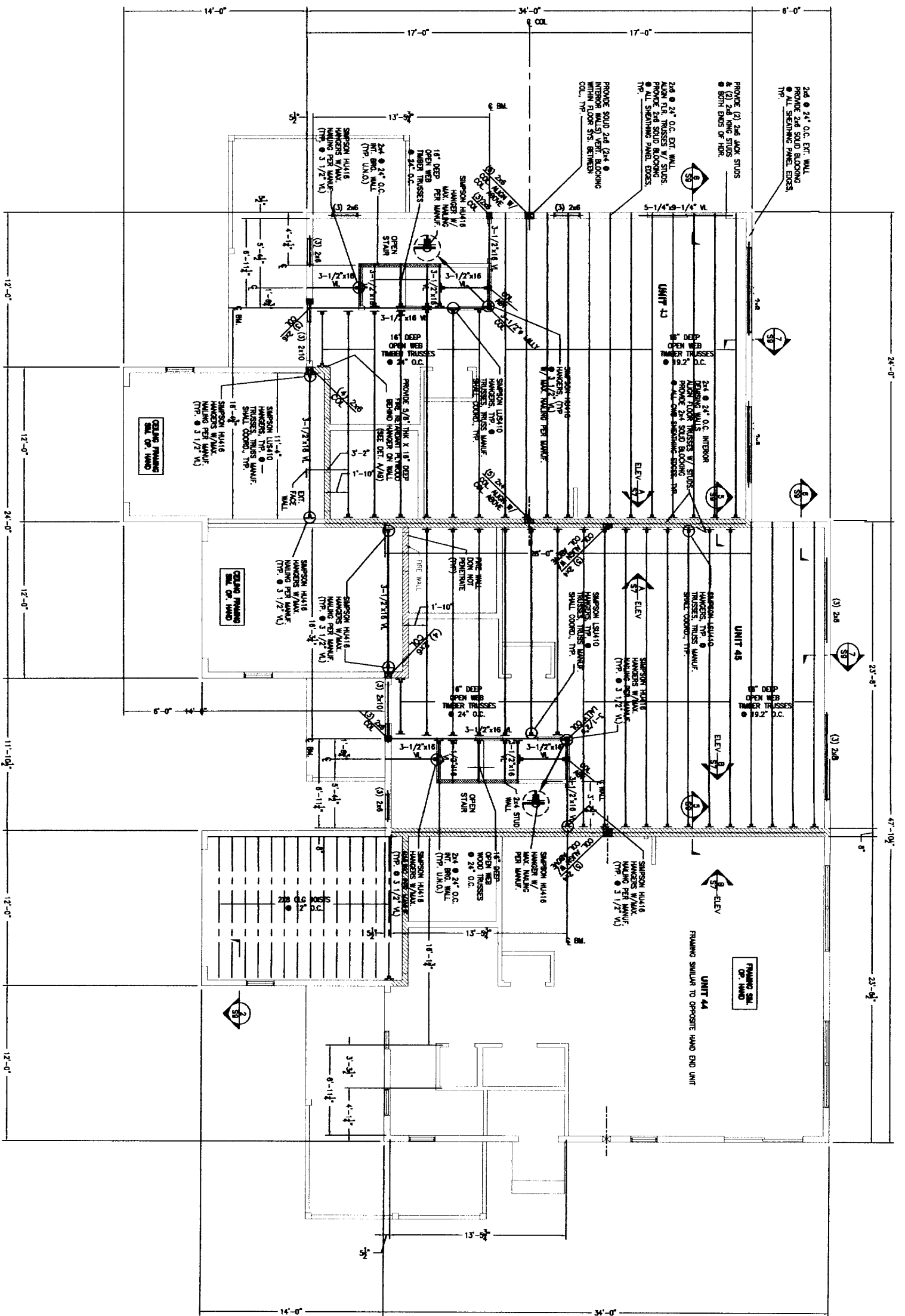
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plot date:				
project #		23035		

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FIRST FLOOR FRAMING PLAN  
UNITS 44, 45, & 46

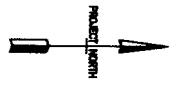




SECOND FLOOR FRAMING PLAN  
1/4"=1'-0"

LEGEND  
BEARING WALL

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

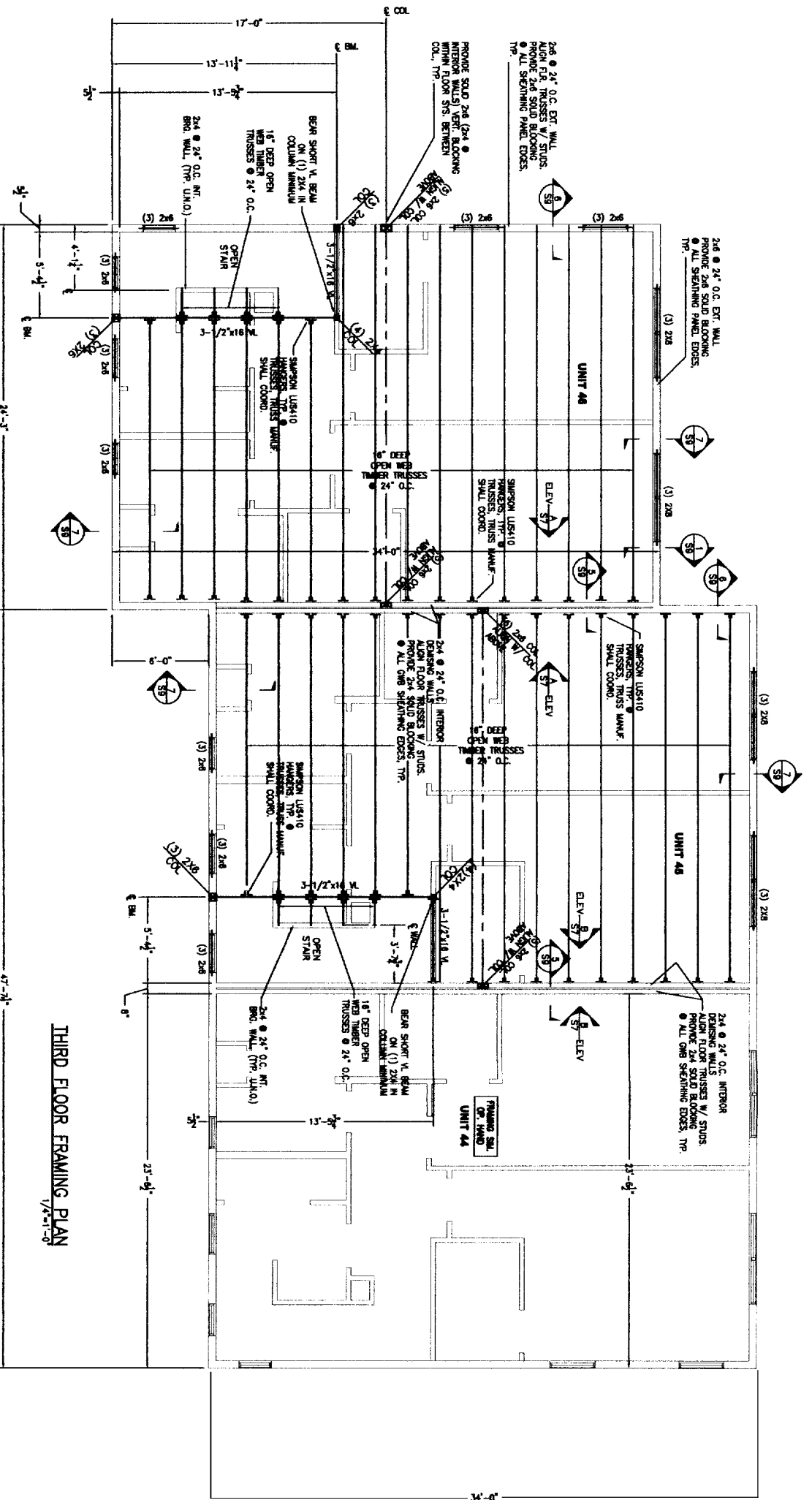


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JHL				
drawn by:				
checked by:				
scale:				
date:		OCTOBER 5, 2004		
plot date:		-		
project #:		23035		

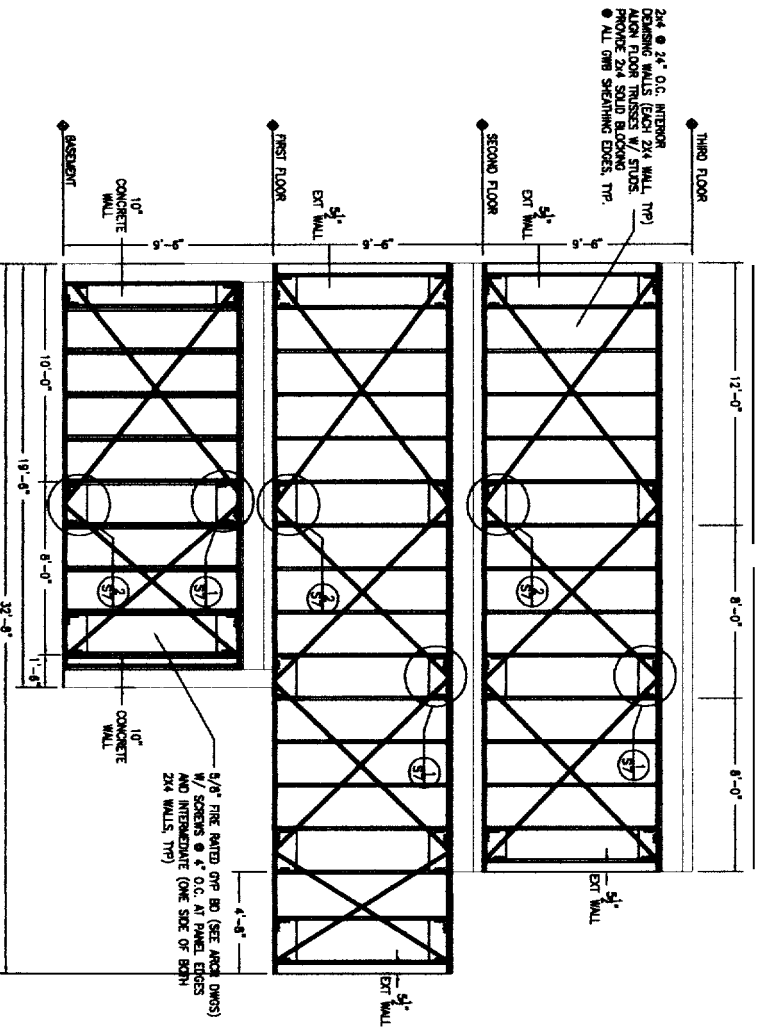
**OCEAN RIDGE CONDOMINIUMS**  
852 OCEAN AVENUE  
PORTLAND, MAINE  
SECOND FLOOR FRAMING PLAN  
UNITS 44, 45 & 46

**L & L STRUCTURAL**  
ENGINEERING SERVICES, INC.  
SIX Q STREET  
SOUTH PORTLAND, MAINE 04106  
PHONE: (207) 767-4850  
FAX: (207) 799-5432  
EMAIL: ll.ongineering@simn.net

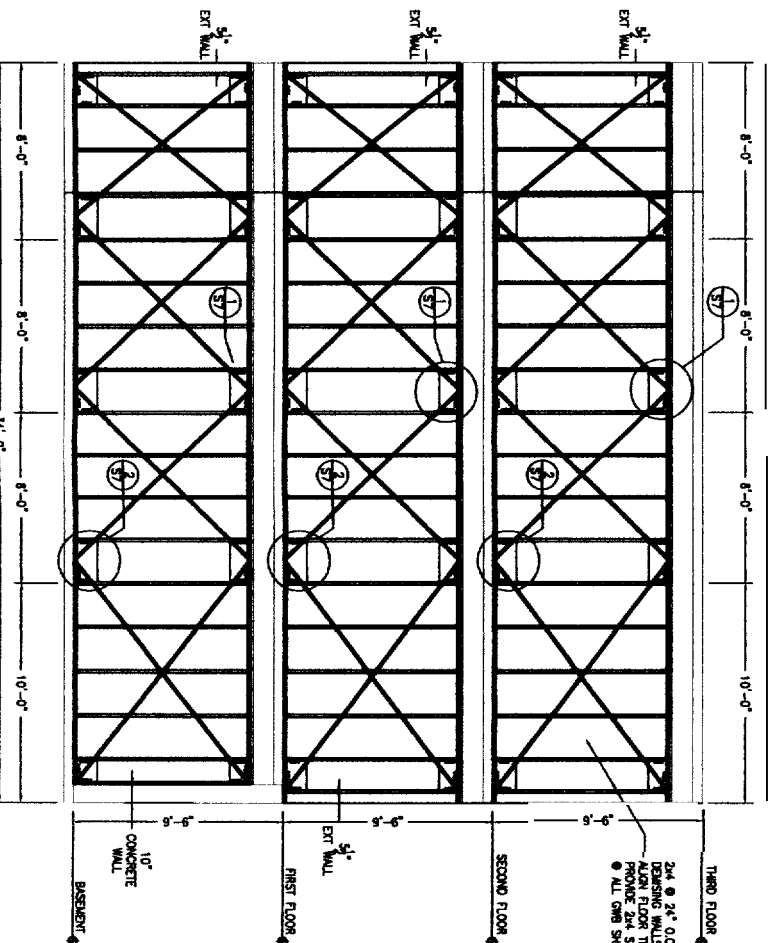




THIRD FLOOR FRAMING PLAN  
1/2"=1'-0"

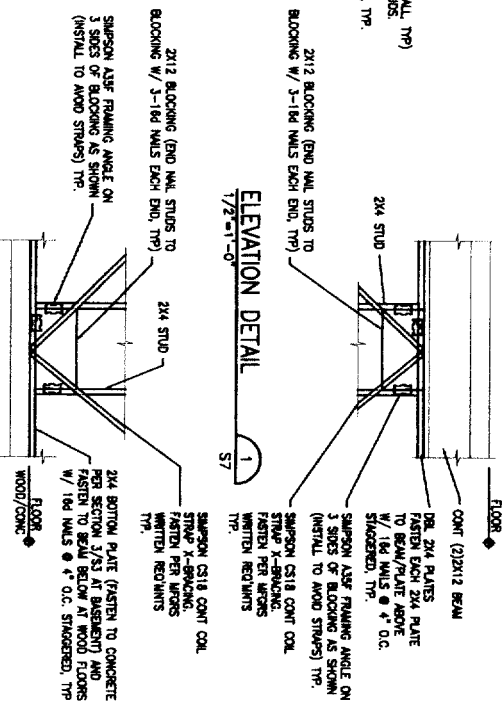


BRACING ELEVATION A  
1/2"=1'-0" SS, S6, S7



BRACING ELEVATION B  
1/2"=1'-0" SS, S6, S7

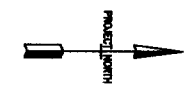
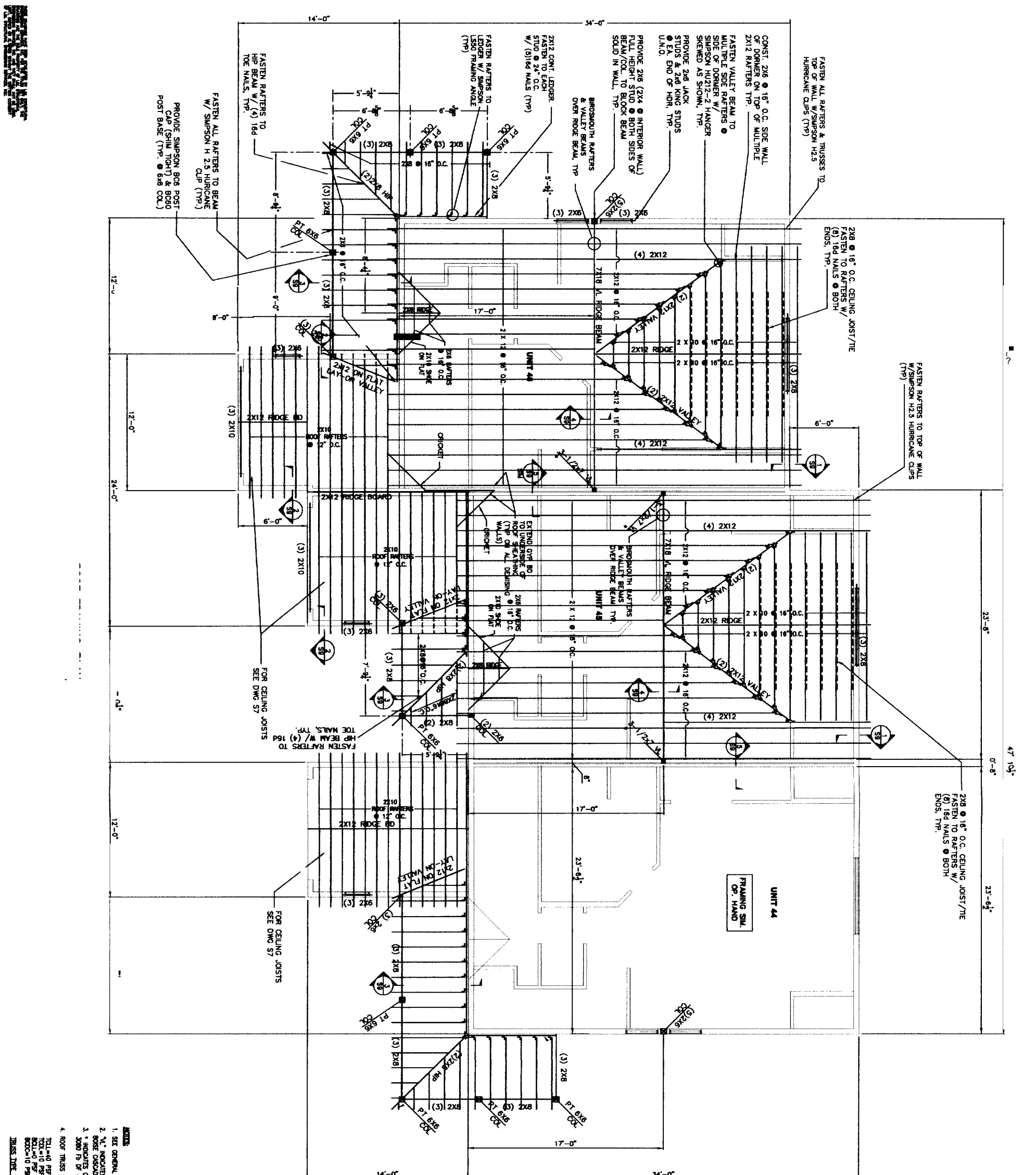
ELEVATION DETAIL  
1/2"=1'-0" S7



- LEGEND**
1. SEE GENERAL NOTES ON S1.
2. "X" INDICATES VERGELAM BEAM MANUFACTURED BY BOBE CONCRETE CORP. OR APPROVED EQUAL.
3. PROVIDE 2x4 JACK STUDS PLUS 2x4 KING STUD & JAMBS AT BOTH ENDS OF HEADERS. (TYP. UNCLD.)

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JHL				
checked by				
JHL				
scale:				
date:				
OCTOBER 5, 2004				
plot date:				
project #				
23035				

**L & I STRUCTURAL ENGINEERING SERVICES, INC.**  
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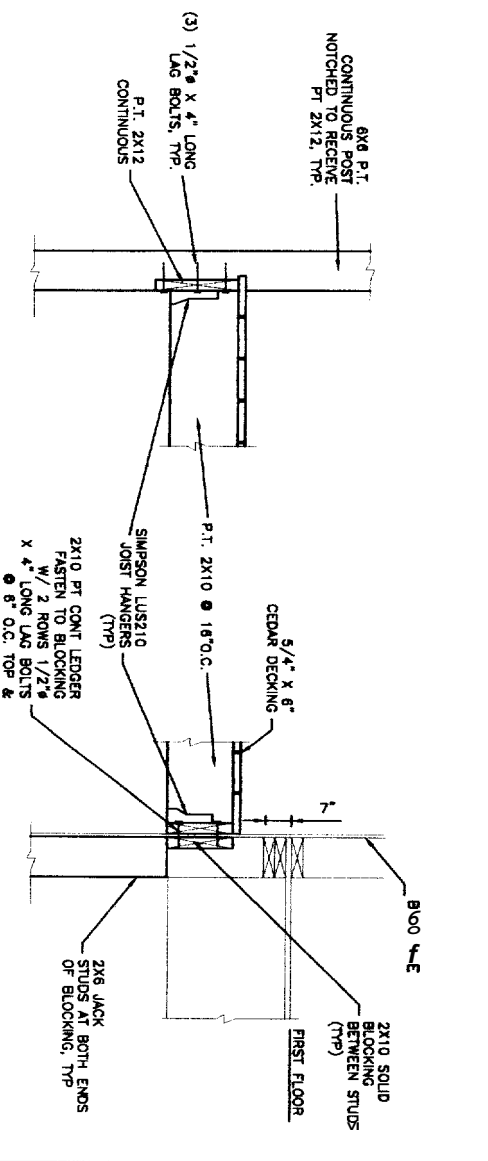
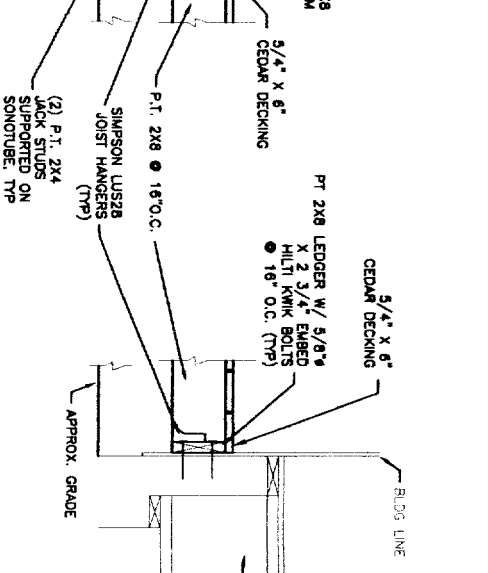
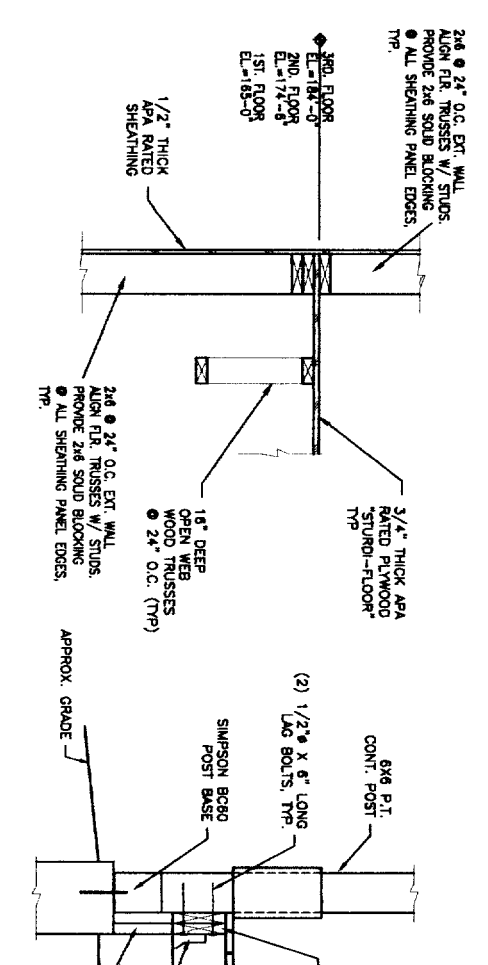
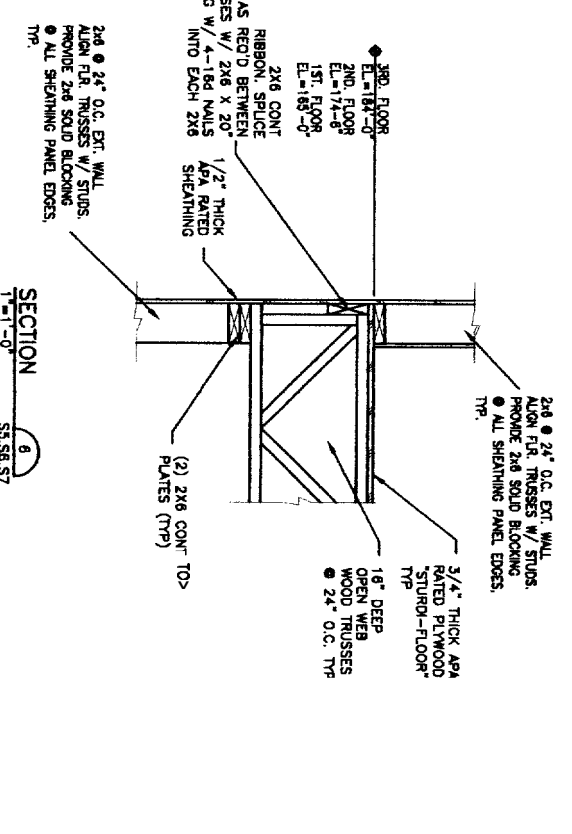
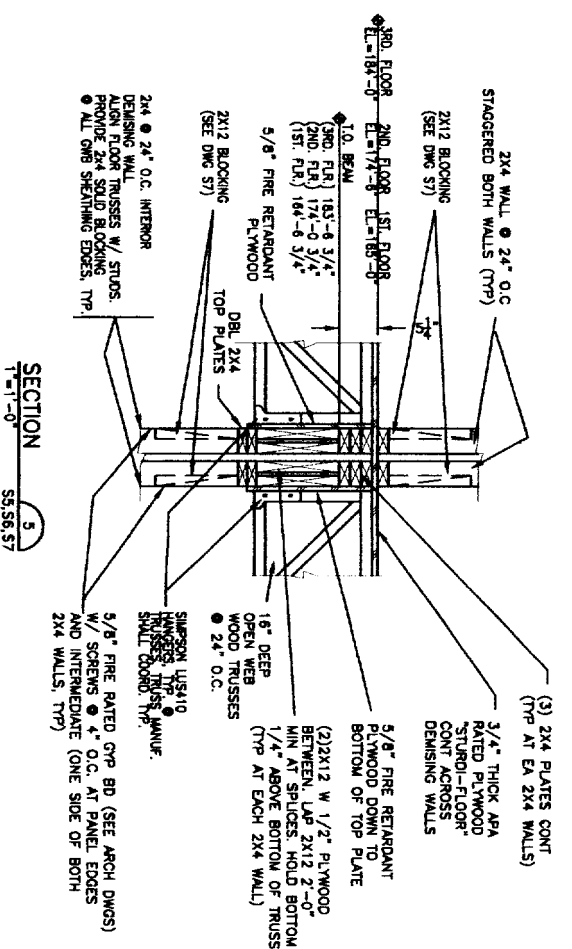
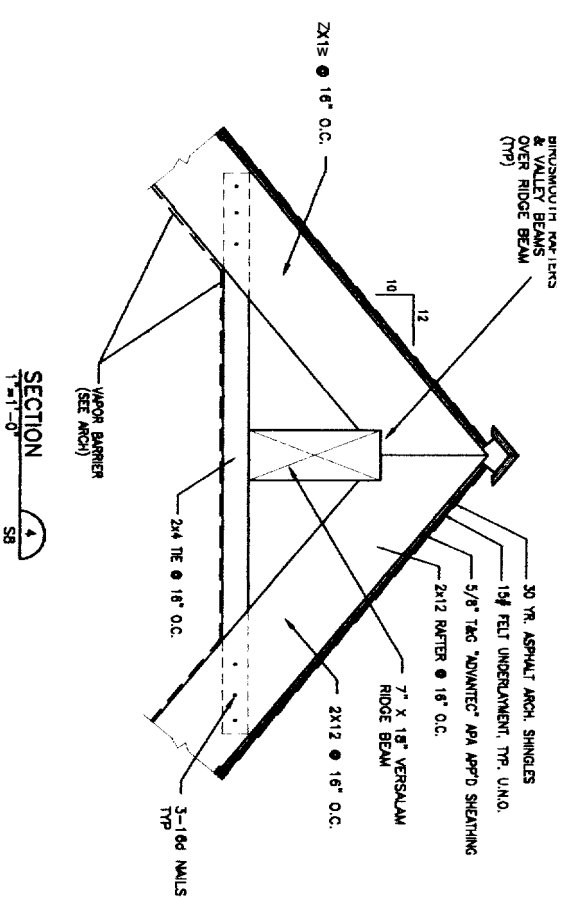
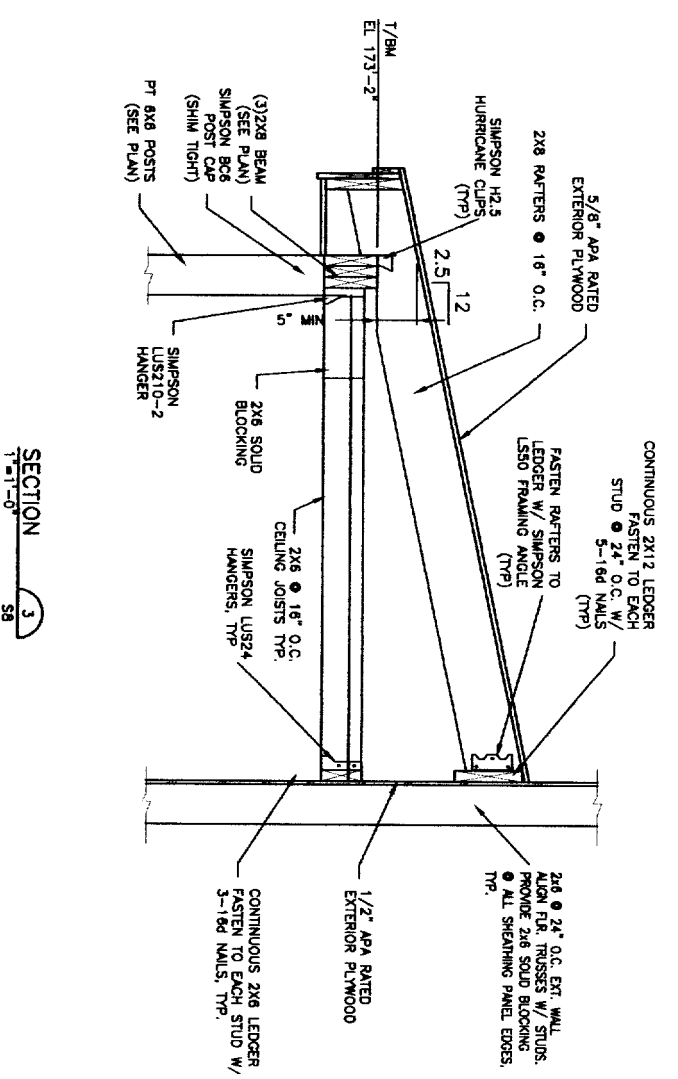
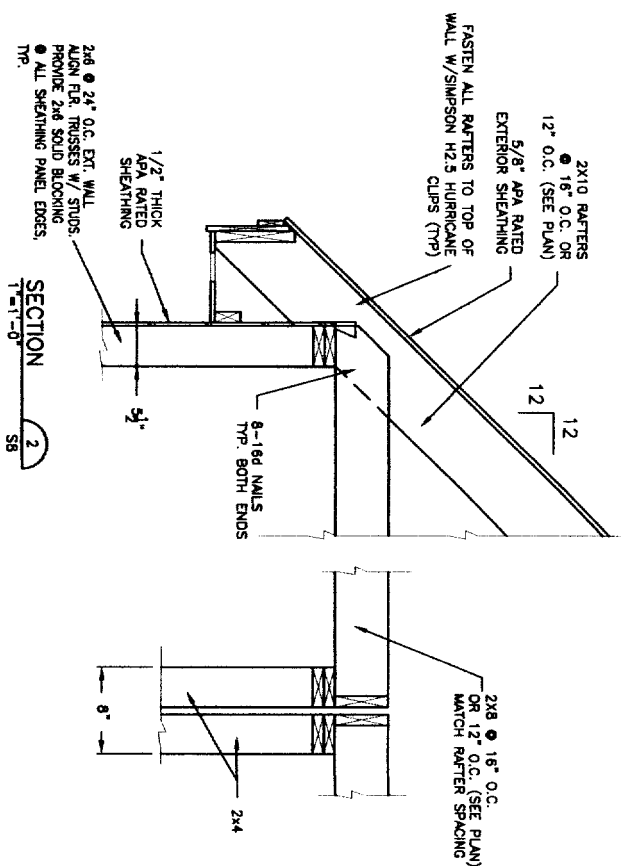
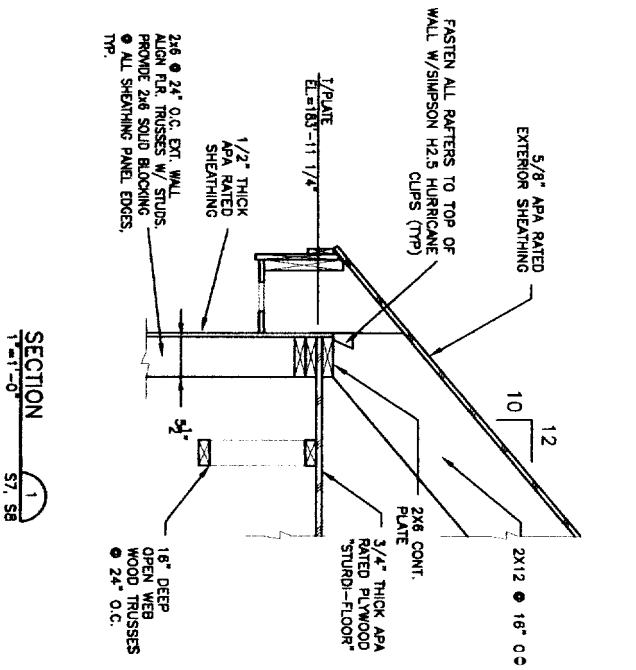
- NOTES:**
1. SEE GENERAL NOTES ON S1.
  2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES (FRACTIONS). DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
  3. \* INDICATES COLLISION PROPERTIES SHALL BE VERSA-LAM BEAM 3000 LB DF (E=2.0x10<sup>11</sup> PSI AND FS=3000 PSI).
  4. ROOF TRUSS LOADINGS SHALL BE AS FOLLOWS:  
 TOLL=40 PSF  
 TOLL=10 PSF  
 ROLL=0 PSF  
 ROLL=10 PSF  
 TRUSS TYPE: V. @ 24" O.C.

**LEGEND**

BEARING WALL

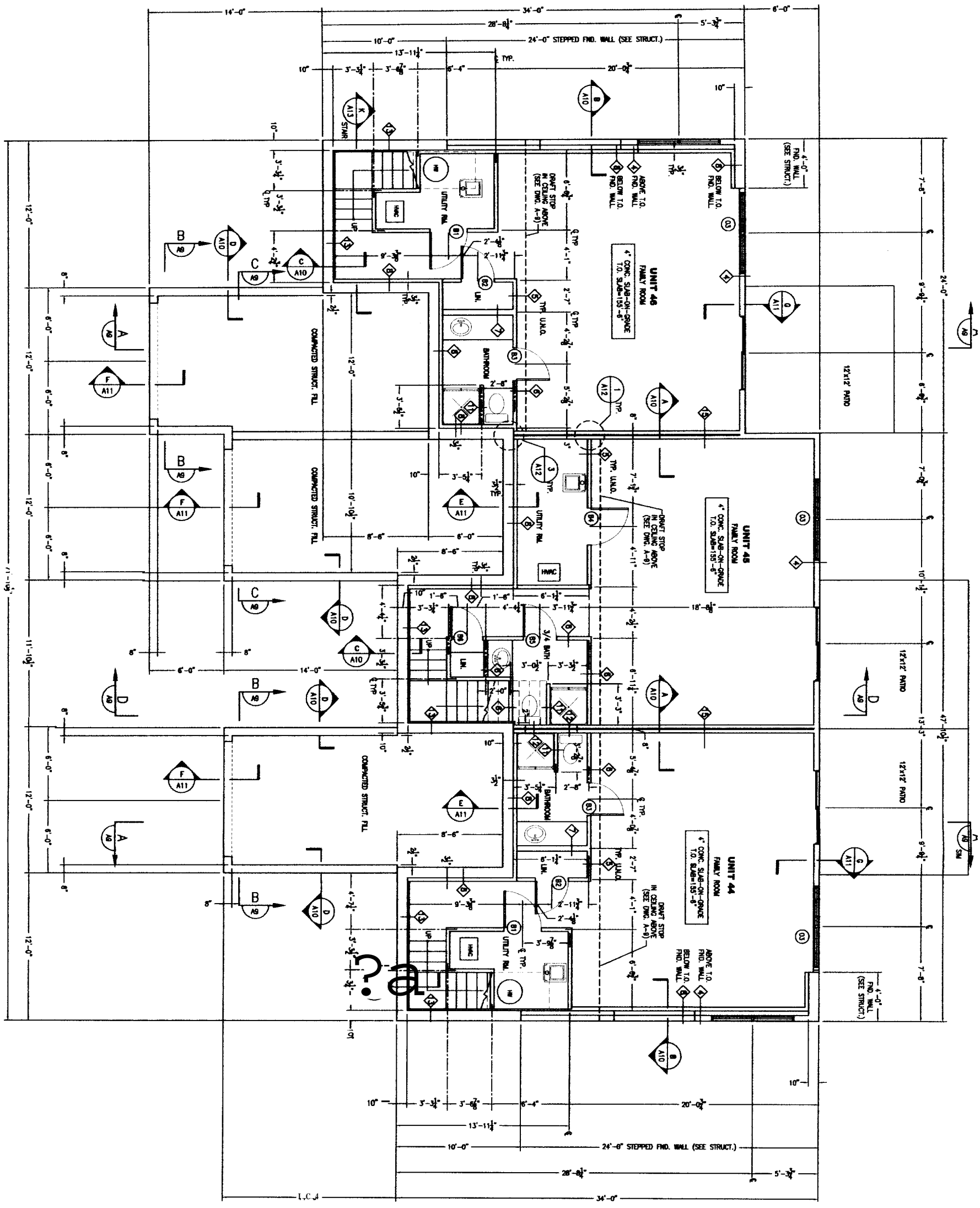
	<b>OCEAN RIDGE CONDOMINIUMS</b>	designed by: JHL	rev.	date	description	app'd
	852 OCEAN AVENUE	checked by: JHL				
	PORTLAND, MAINE	scale:				
	ROOF FRAMING PLAN	date: OCTOBER 5, 2004				
	UNITS 44, 45 & 46	plot date: -				
	project #: 23035					

**L & L STRUCTURAL**  
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 EMAIL: ll.og@legouaizon.net



designed by: J.H.	rev.	date
drawn by: J.H.		
checked by: J.H.		
scale:		
date: OCTOBER 5, 2004		
plot date: -		
project #: 23035		

**L & L STRUCTURAL ENGINEERING SERVICES, INC.**  
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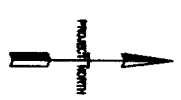


**BASEMENT FLOOR PLAN**  
1/2" = 1'-0"

\* NOTE: CONTRACTOR SHALL COORDINATE NEW WINDOW TYPES AND ALIGN VERTICALLY. REFER TO DWG A14 FOR REVISED WINDOW R.O. DIMENSIONS.

**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.

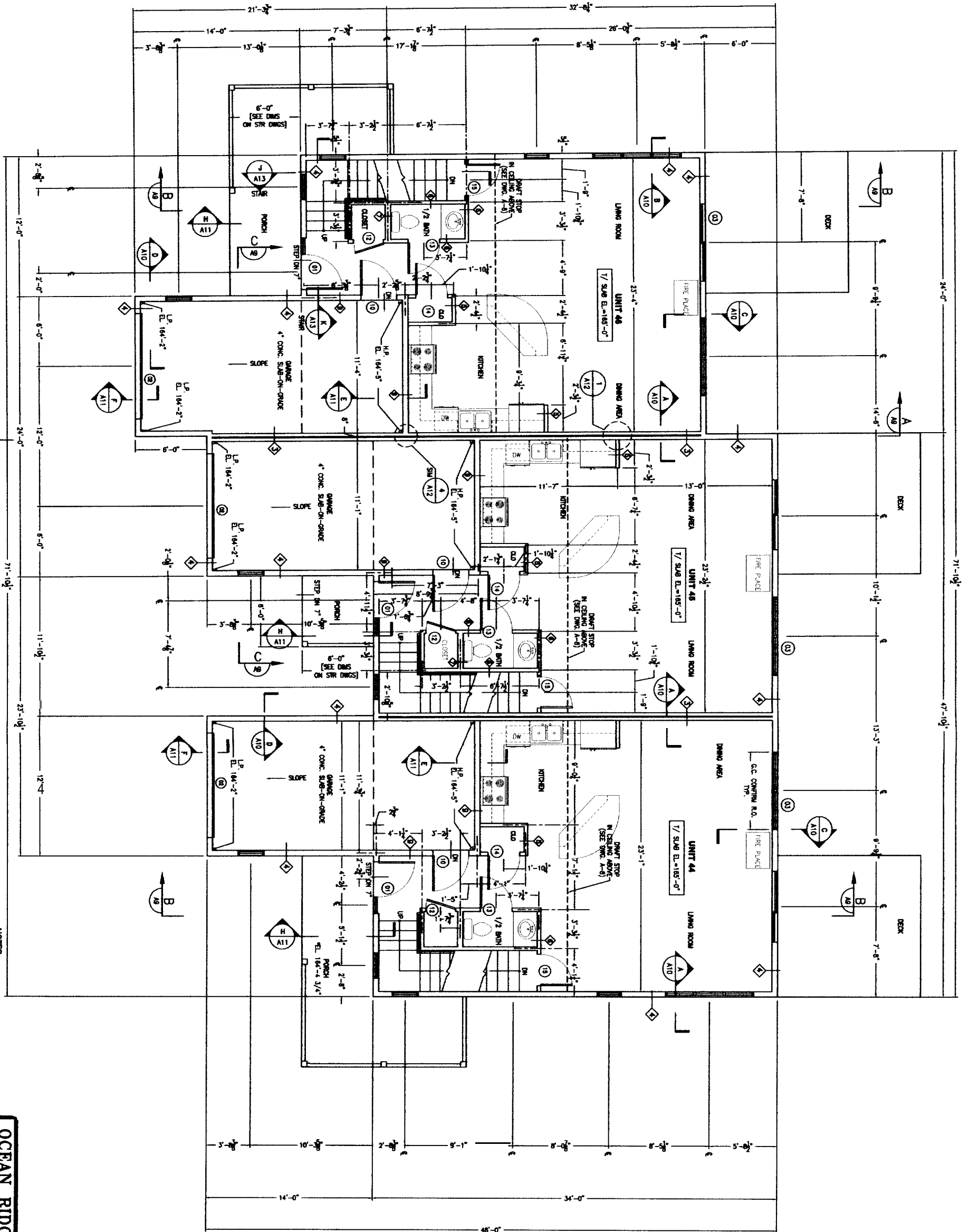


REV	DATE	STATUS

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

**OCEAN RIDGE CONDOMINIUMS**  
862 OCEAN AVENUE  
PORTLAND, MAINE  
BASEMENT FLOOR PLAN  
UNITS 44, 45 & 46





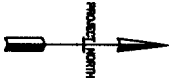
**FIRST FLOOR PLAN**  
1/2"=1'-0"

- NOTES:**
- 1) DIME BUILDING SHALL BE SPRINKLED PER NFPA 13R
  - 2) FOR WALL TYPES, SEE DWG. A12
  - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS
  - 4) FURNISH EQUIPMENT & LAYOUT BY OTHERS

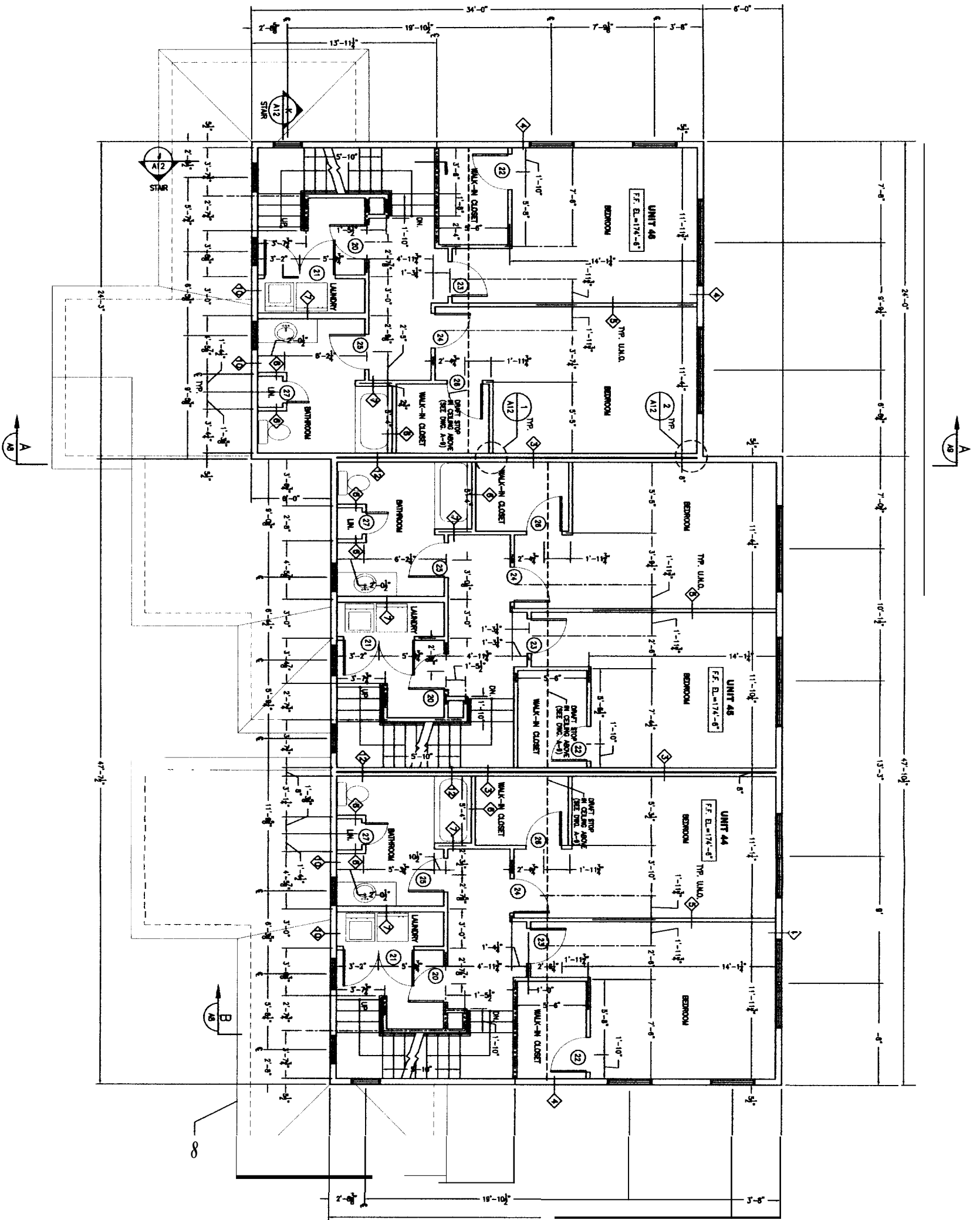
**OCEAN RIDGE CONDOMINIUMS**  
852 OCEAN AVENUE  
PORTLAND, MAINE  
FIRST FLOOR PLAN  
UNITS 44, 45 & 46

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

REV.	DATE	STATUS
1	10-05-04	



**A2**



SECOND 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.

OCEAN RIDGE CONDOMINIUMS  
868 OCEAN AVENUE  
PORTLAND, MAINE  
SECOND FLOOR PLAN  
UNITS 44, 45 & 46

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

REV.	DATE	STATUS
10	05-04	

**A3**

