

OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 30, 31, & 32

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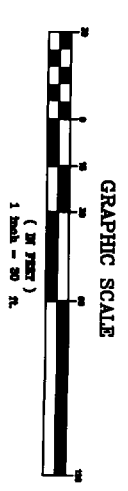
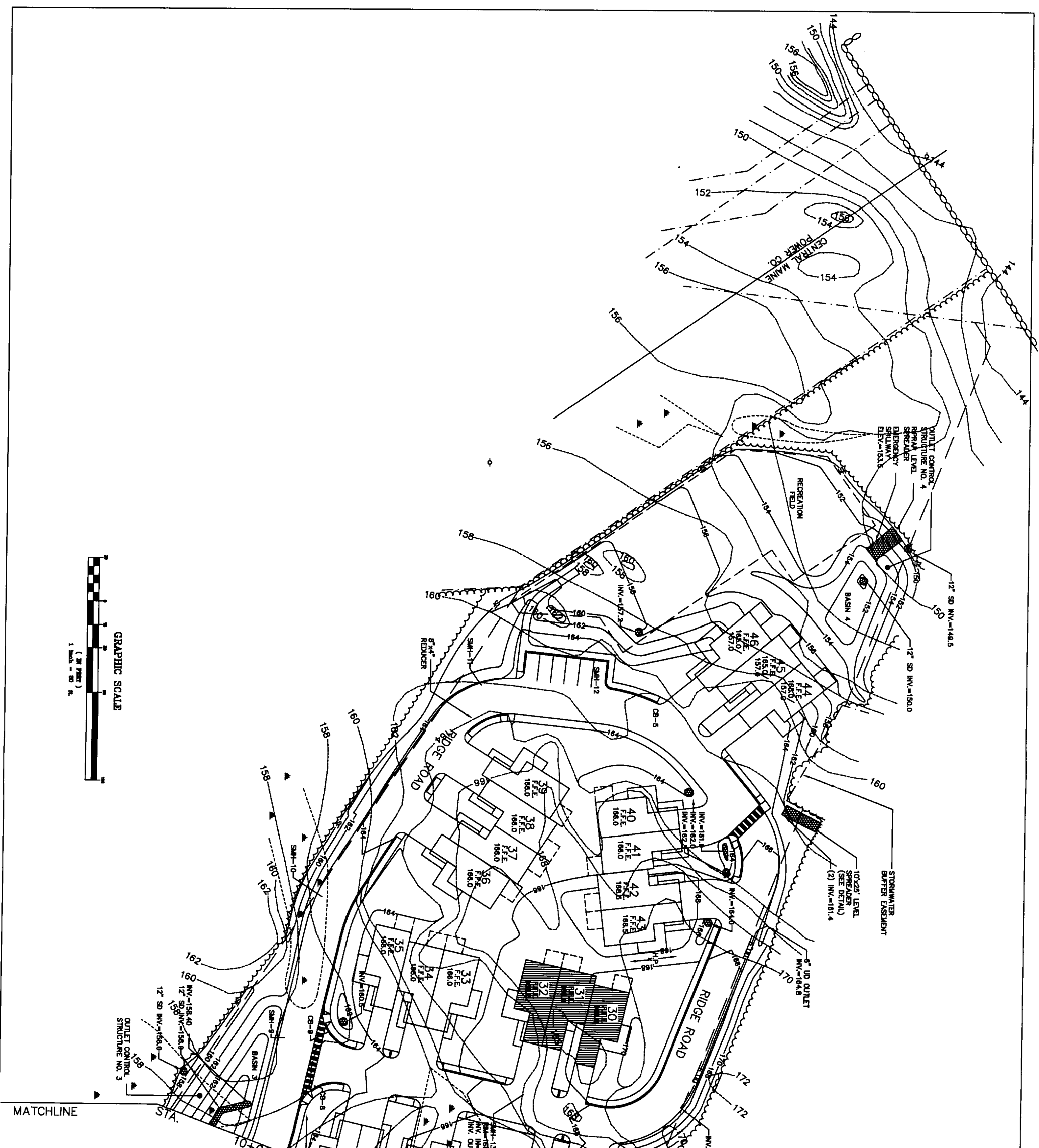
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MARCH 3, 2005



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

REV.	BY:	DATE	STATUS
H	LBH	1-23-03	ADDED GAS, REVISED SANI. WATER CONTROL SIZING BEFORE INSTALLATION)
G	LBH	12-6-02	REVISED WATER LINE
F	LBH	12-3-02	REVISED RECORD OWNER
E	LBH	8-8-01	REVISED PER CITY COMMENTS
D	LBH	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LBH	6-04-01	REVISED PER CITY COMMENTS
B	LBH	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LBH	3-7-01	SUBMIT FOR SITE PLAN REVIEW

GRADING AND UTILITY PLAN - 2

OCEAN RIDGE CONDOMINIUMS

882 OCEAN AVENUE
PORTLAND, MAINE

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

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LBH
DATE:	3-6-03
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180312
DRAWING:	84180312

Sebago Technics
Engineering & Planning for the Future
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Portland, Maine 04101
Tel (207) 766-0277

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 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 a 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.
- 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 SIEM 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 dabs 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 dabs 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 (sepio) 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 band outs. Coordinate location of band outs with Architectural, Mechanical & Plumbing. Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide control joints in dabs as follow:
 - 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 S8 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-Fr (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-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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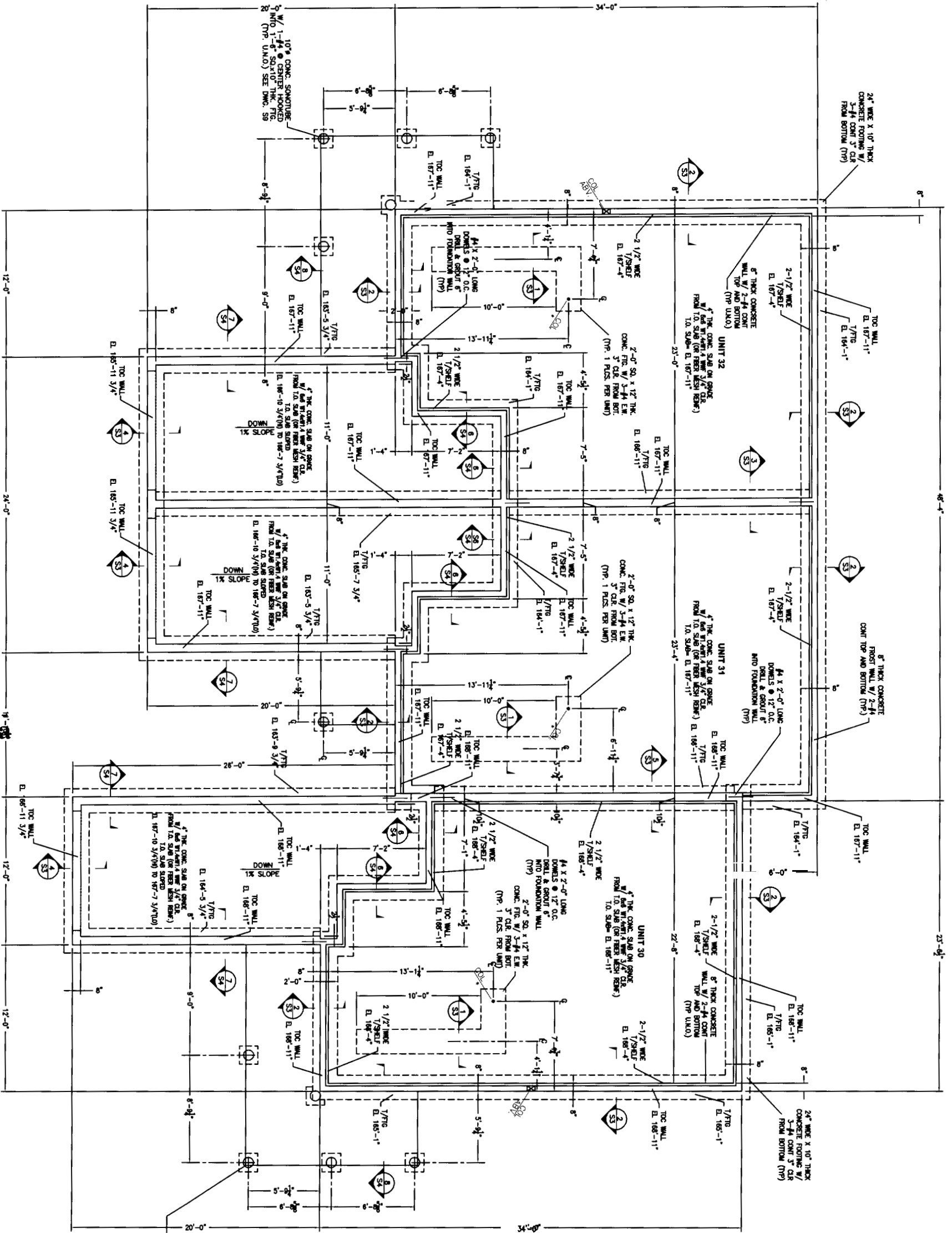
REV.	DATE	DESCRIPTION

Designed by: JHL	Drawn by: JHL	Checked by: JHL	Scale: NO SCALE	Date: 2-23-05	Plot date: 2-23-05
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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
GENERAL NOTES
UNITS 30, 31 & 32

S1

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FOUNDATION
1/4"=1'-0"

10" CONCRETE SMOOTH
W/ 1-#4 @ CENTER HOOKED
INTO 1'-0" SQ. 10" THK. FTG.
(TYP. UNO.) SEE DWG. S9.

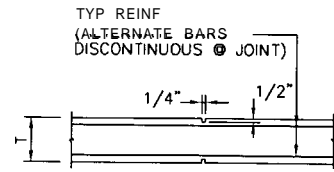
- NOTES:
1. SEE GENERAL NOTES ON S1.
 2. ** INVERTS 3-1/2" LULLY COLUMN ON A 2'-0" SQ. 12" THK. CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.
 3. VERIFY GRADES IN FIELD.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 30, 31 & 32

designed by:	rev.	date	description	app'd
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drawn by:				
checked by:				
scale:				
date:		2-23-05		
plot date:				
project #:		23035		

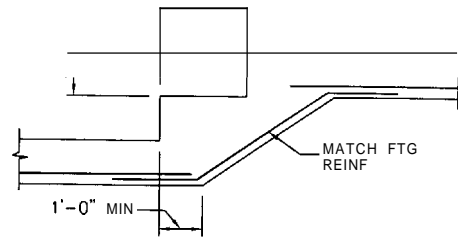
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TYP CONTROL JOINT IN WALL

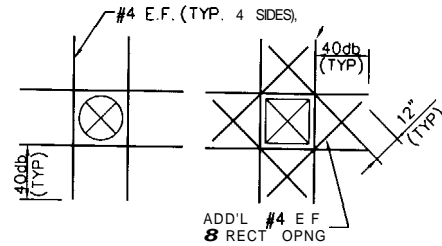
NTS.



TYP STEP FOOTING DETAIL

NTS.

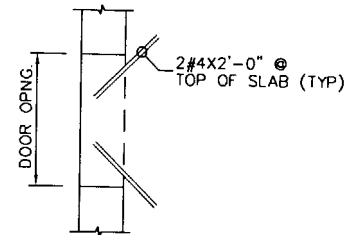
NOTE: T = FOOTING THICKNESS



TYP. OPENING IN WALL OR SLAB

NTS.

NOTE: OPENING IN SLAB APPLIES TO ALL OPENINGS

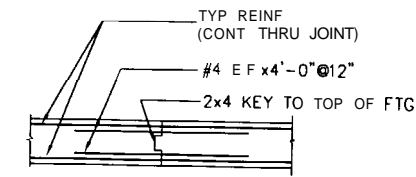


TYP. SLAB CORNER DETAIL @ DOOR

NTS.

NOTE: PROVIDE 2#4x4'-0" (TOP) IN SLAB

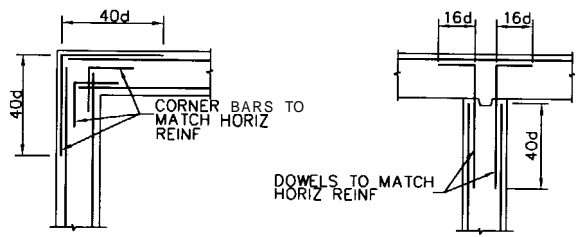
AT INSIDE CORNERS, SEE PLAN, INCLUDING STAIRS & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB TO SLAB OPENINGS.



TYP. CONSTRUCTION JOINT IN WALL

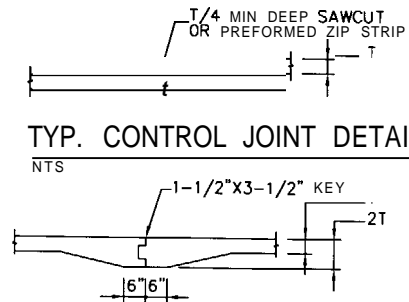
NTS.

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

NTS.

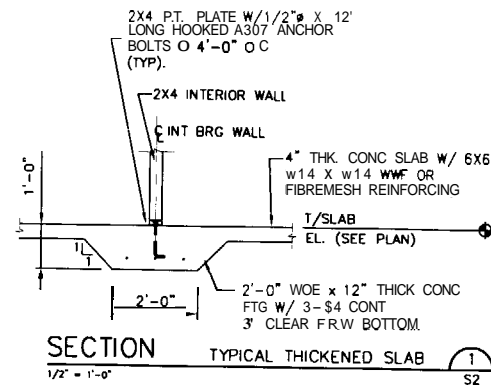


TYP. CONTROL JOINT DETAIL

NTS.

TYP. CONSTRUCTION JOINT DETAIL

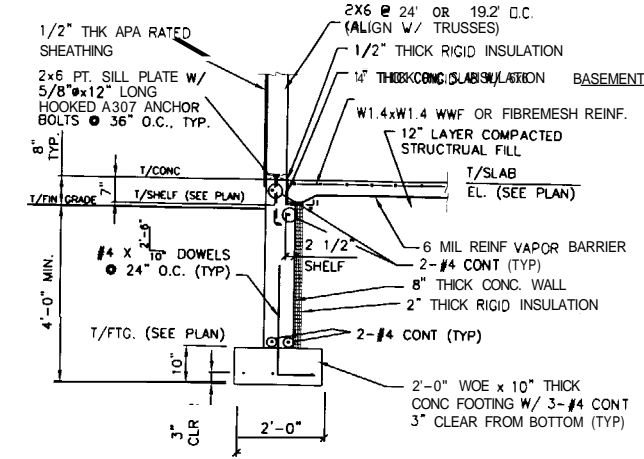
NTS.



SECTION TYPICAL THICKENED SLAB

1/2" = 1'-0"

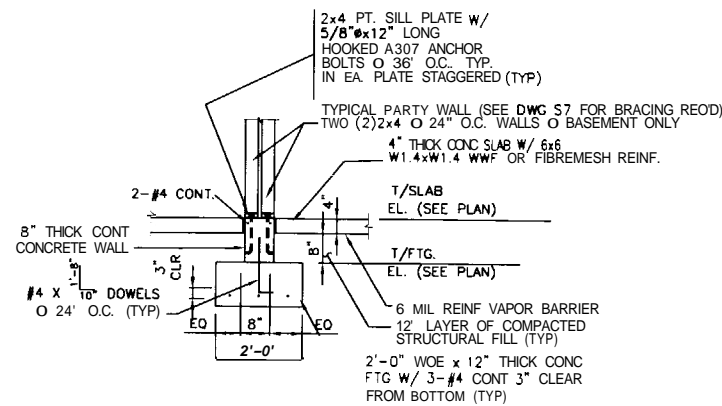
S2



SECTION TYPICAL EXTERIOR FROST WALL

1/2" = 1'-0"

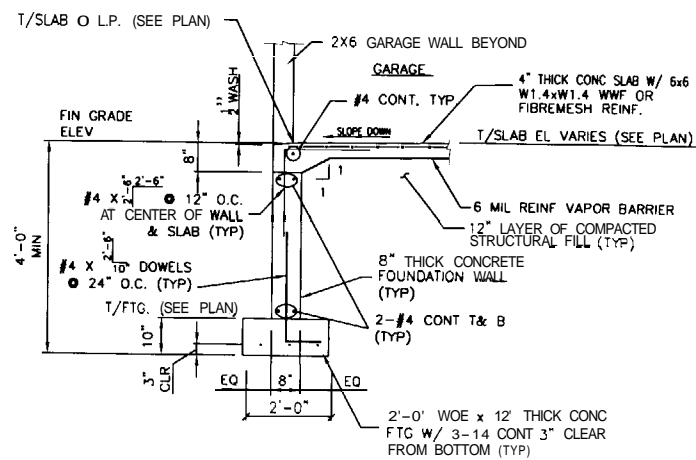
S2



SECTION TYPICAL PARTY WALL

1/2" = 1'-0"

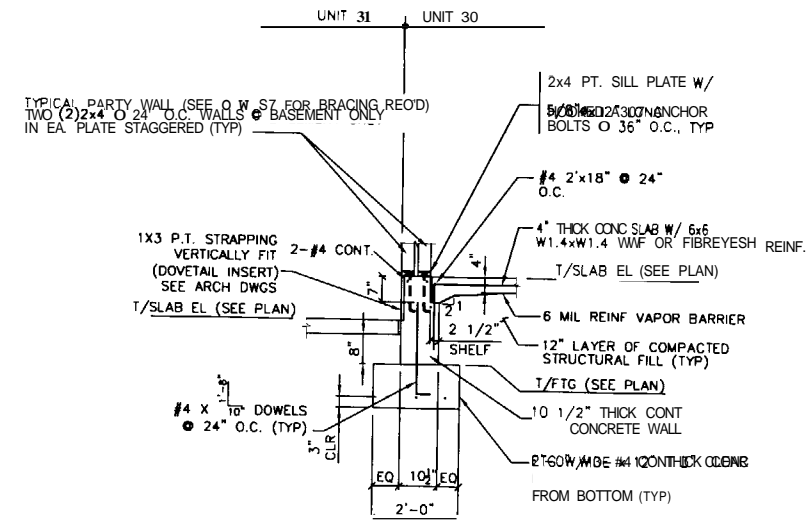
S2



SECTION TYPICAL GARAGE ENTRY SLAB

1/2" = 1'-0"

S2



SECTION TYPICAL PARTY WALL

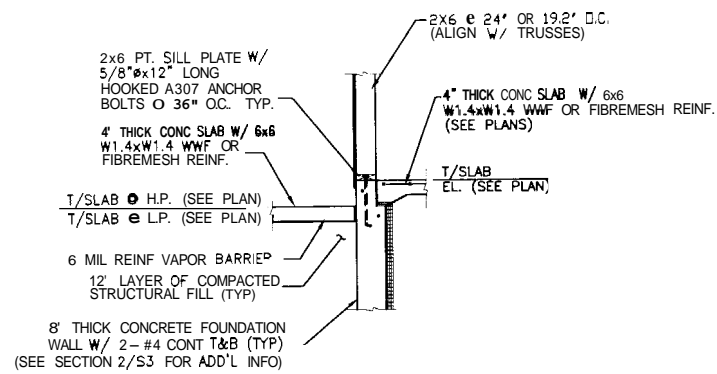
1/2" = 1'-0"

S2

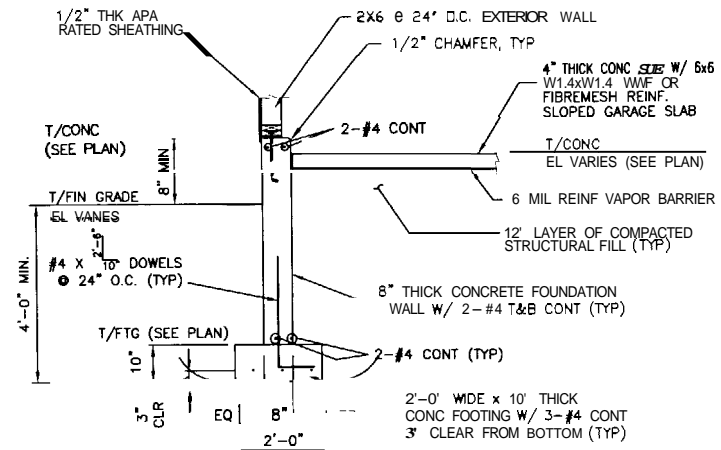
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Drawn by: JML
Checked by: JML
Scale:
Date: 2-23-05
Plot date:
Project #: 23035

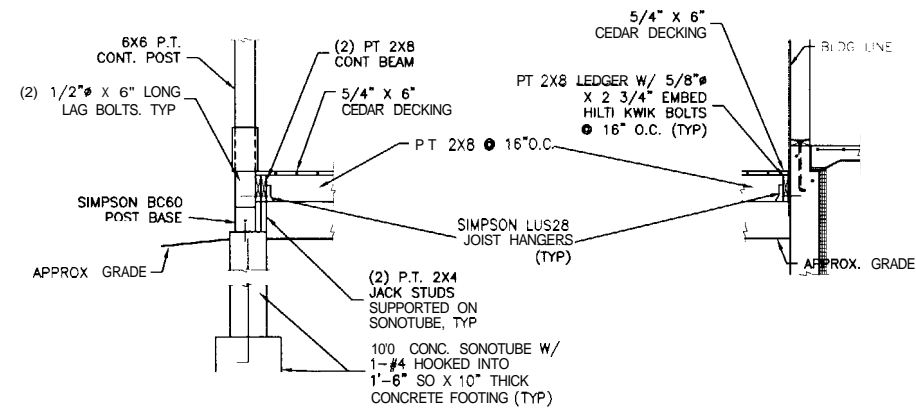
53
MULLEN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 30, 31 & 32



SECTION 6
1/2" = 1'-0" TYPICAL WALL ADJACENT TO GARAGE S2, S5

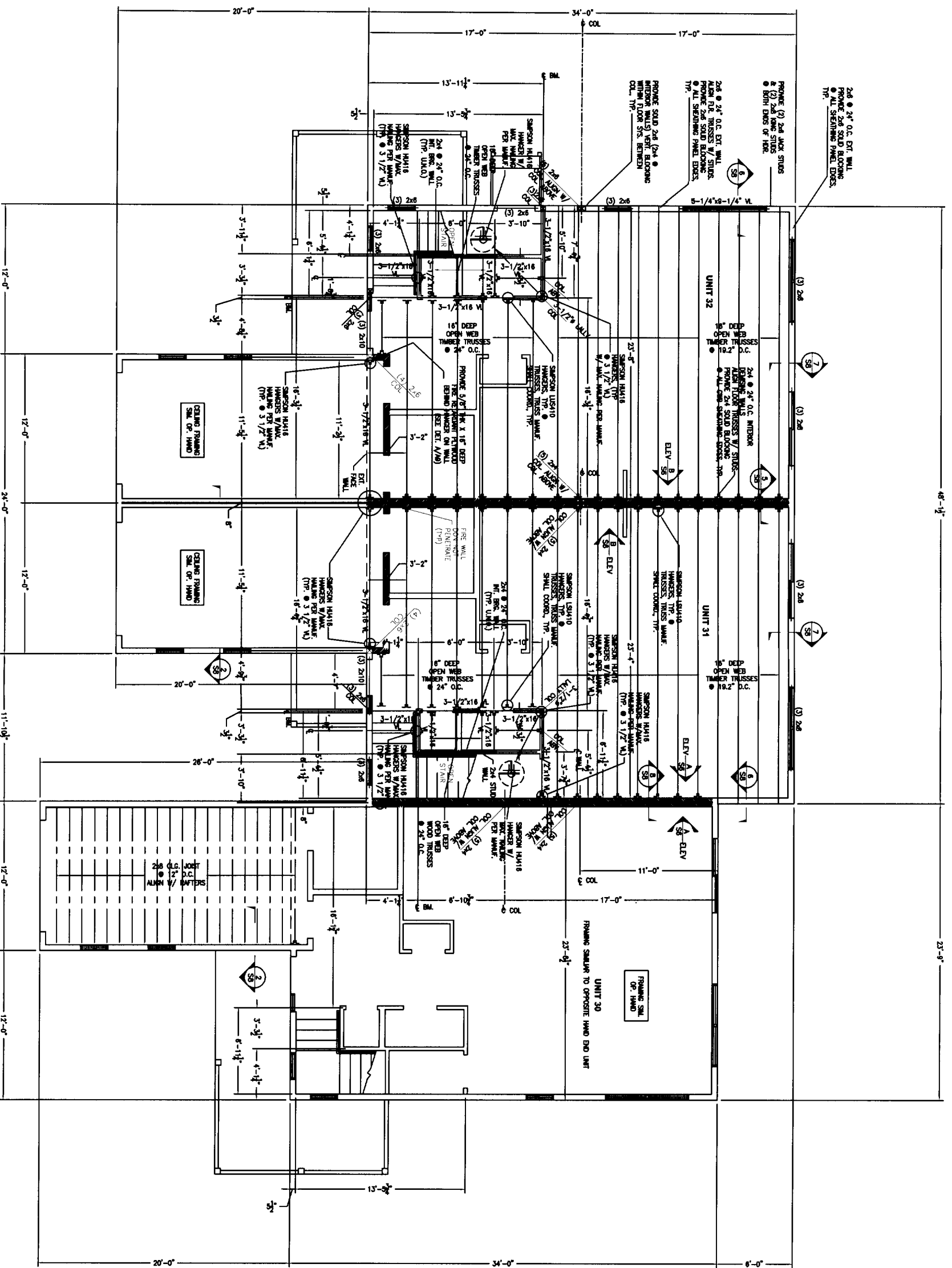
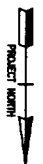


SECTION 7
1/2" = 1'-0" TYPICAL GARAGE SIDE WALLS S2



SECTION 8
1/2" = 1'-0" TYPICAL ENTRY PORCHES S2, S5

designed	
drawn by	
checked 1	
scale	
date 2-2	
plot date	
project #	



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

BEARING WALL

LEGEND

- NOTES
1. SEE GENERAL NOTES ON S1.
 2. 2"x4" JOISTS VERTICAL BEAM MANUFACTURED BY BOSS OSCAR'S CORP. OR APPROVED EQUAL.
 3. PROMOTE 2x6 JACK STUDS PLUS 2x4 JOIST STUB AT JAWS AT BOTH ENDS OF BEARERS (TYP. UNLESS NOTED).

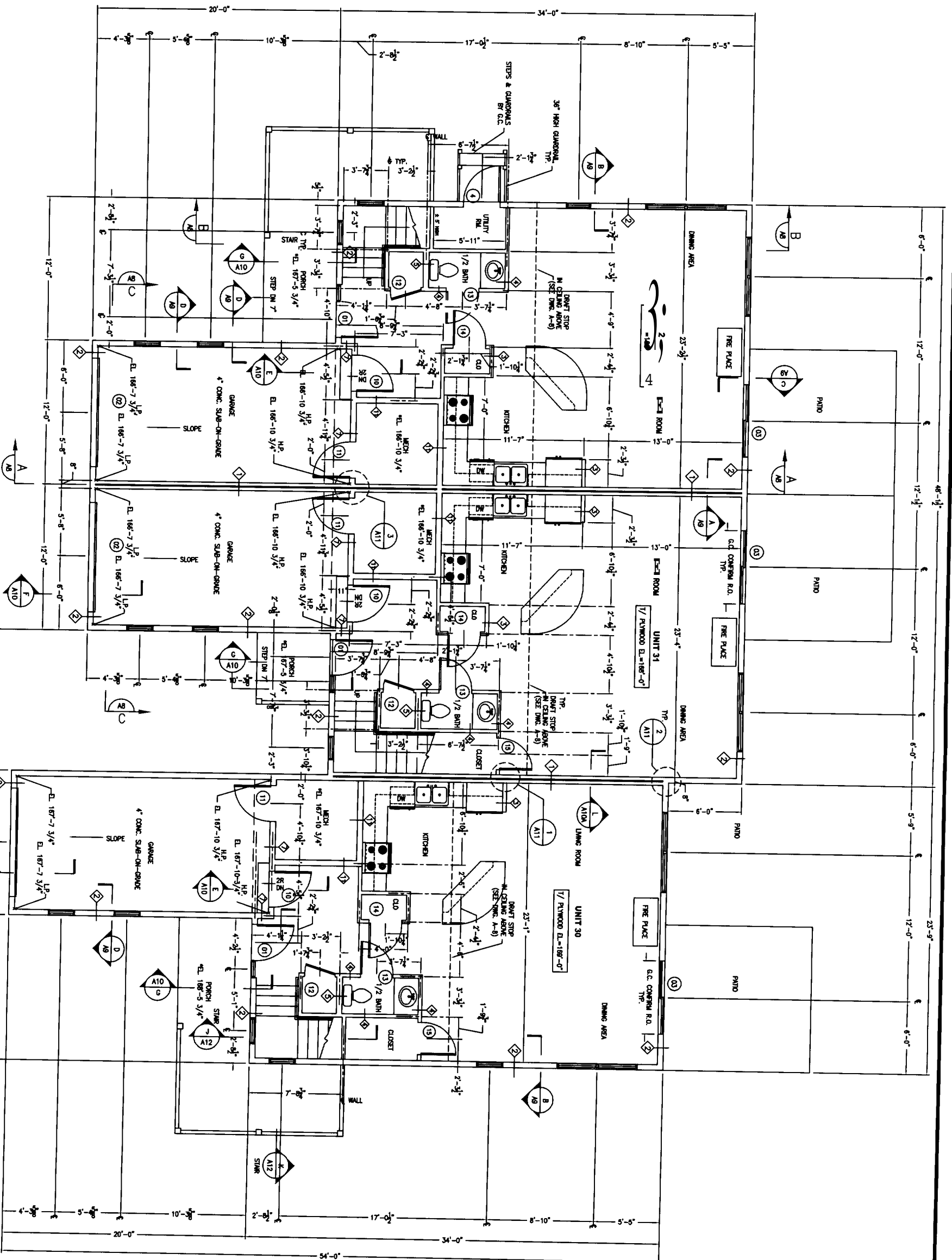
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		scale:	
		date: 2-23-05	
		plot date: -	
		project # 23035	

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 30, 31 & 32



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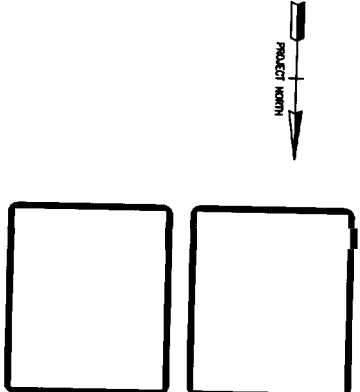
FIRST FLOOR PLAN
1/4"=1'-0"

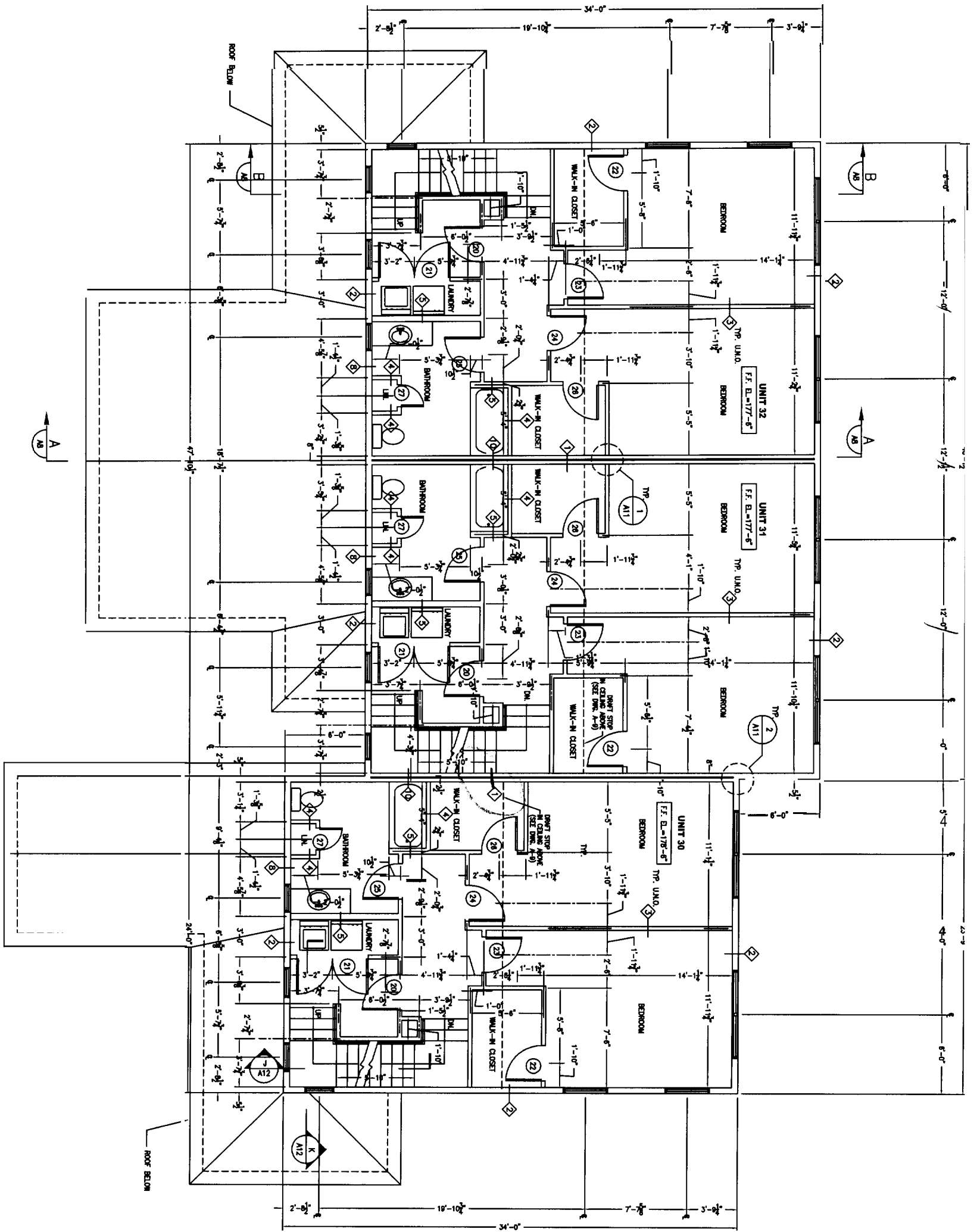
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 30, 31 & 32

A1

JOHN H. LEASURE ARCHITECT, INC.
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SOUTH PORTLAND, MAINE 04106

REV.	DATE	STATUS
1	3-3-05	





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

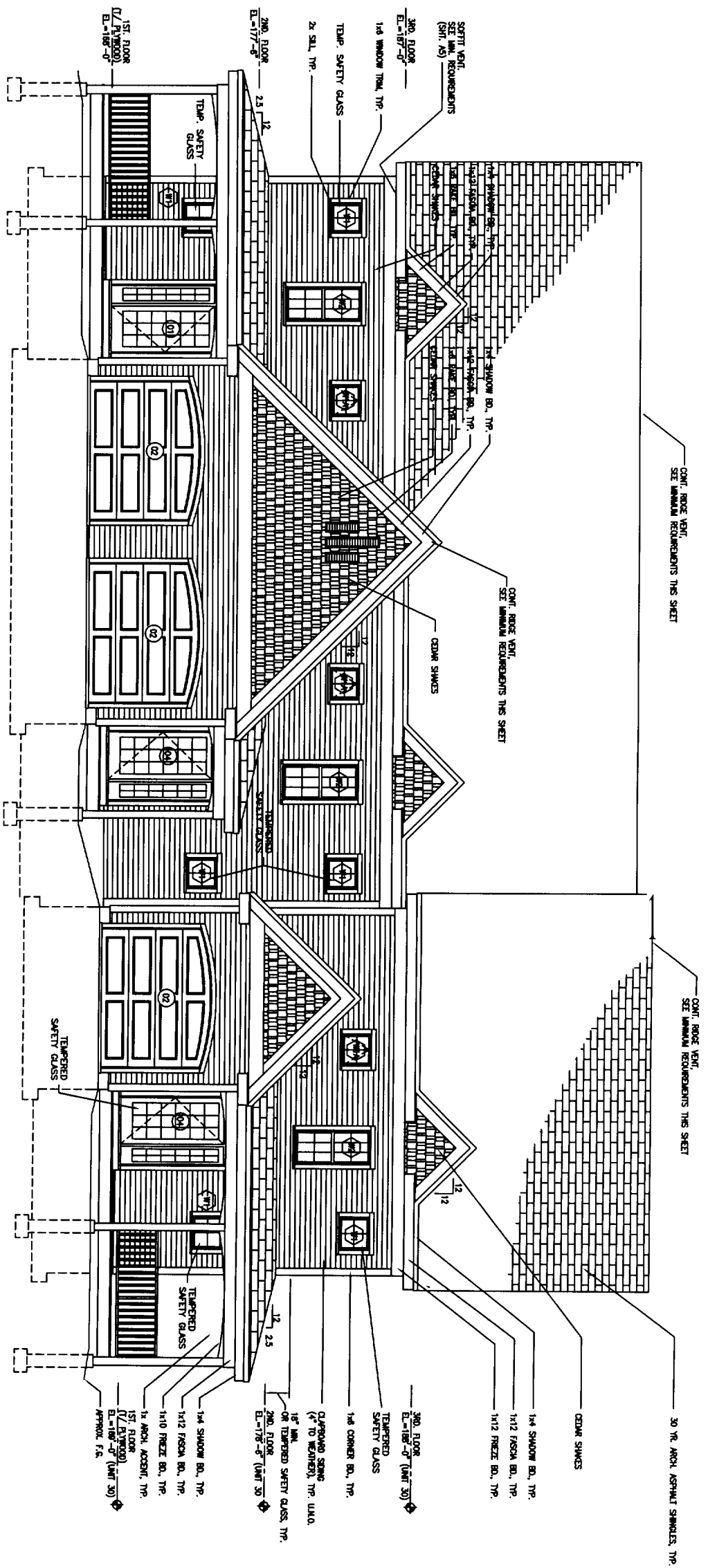
- NOTES:
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13B
 - 2) FOR WALL TYPES, SEE DWG. A12
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

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REV.	DATE	STATUS
1	3-3-08	

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR PLAN
UNITS 30, 31 & 32

A2



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

ATTIC MINIMUM VENTILATION REQUIREMENTS
(WITH WINDOR BURGER AT CEILING)

RAVN ROOF EACH UNIT, TYP.	REQD. TOTAL FREE AREA	COMMENTS
ROOF	1.4 SF.	
SOFFIT	1.4 SF.	
GABARS	.88 SF.	
ROOF	.88 SF.	
SOFFIT	.88 SF.	
3RD. FLOOR DOWNERS (EA)	0.33 SF.	(SEE A7)
ROOF	0.33 SF.	(SEE A7)
SOFFIT	0.33 SF.	(SEE A7)

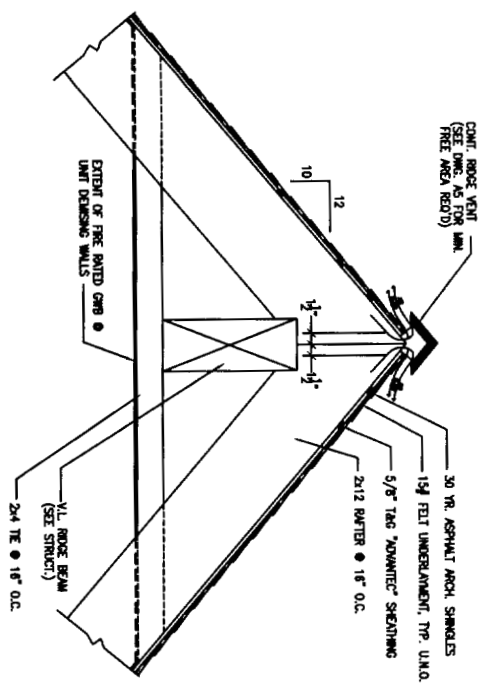
- NOTE:
1. IF GABARY VENTILATION IS INSUFFICIENT TO MEET MINIMUM REQUIREMENTS OR NOT UNUSUALLY DISTRIBUTED, THEN MECHANICAL METHODS MUST BE USED TO PROVIDE MINIMUM REQUIREMENTS AS LISTED ABOVE. (CONSULT MECHANICAL P.E. FOR PROPER DESIGN)
 2. G.C. SHALL VERIFY ROOF AND SOFFIT PRODUCTS AND PROVIDE THE MINIMUM CLEAR FREE AREA REQD. AS SHOWN ABOVE. SUBMIT PRODUCT DATA TO ARCHITECT FOR REVIEW & APPROVAL.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
EAST ELEVATION
UNITS 30, 31 & 32

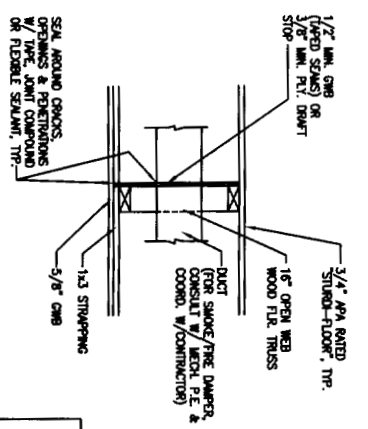
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REV.	DATE	STATUS
3-3-06		

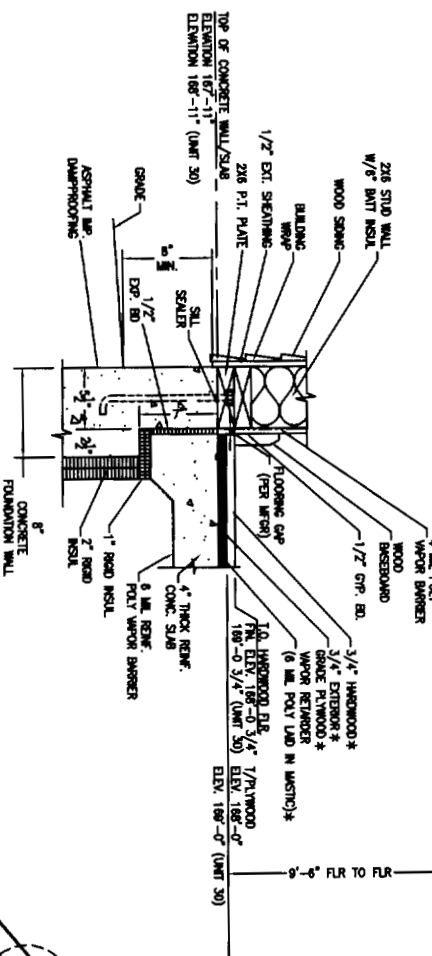




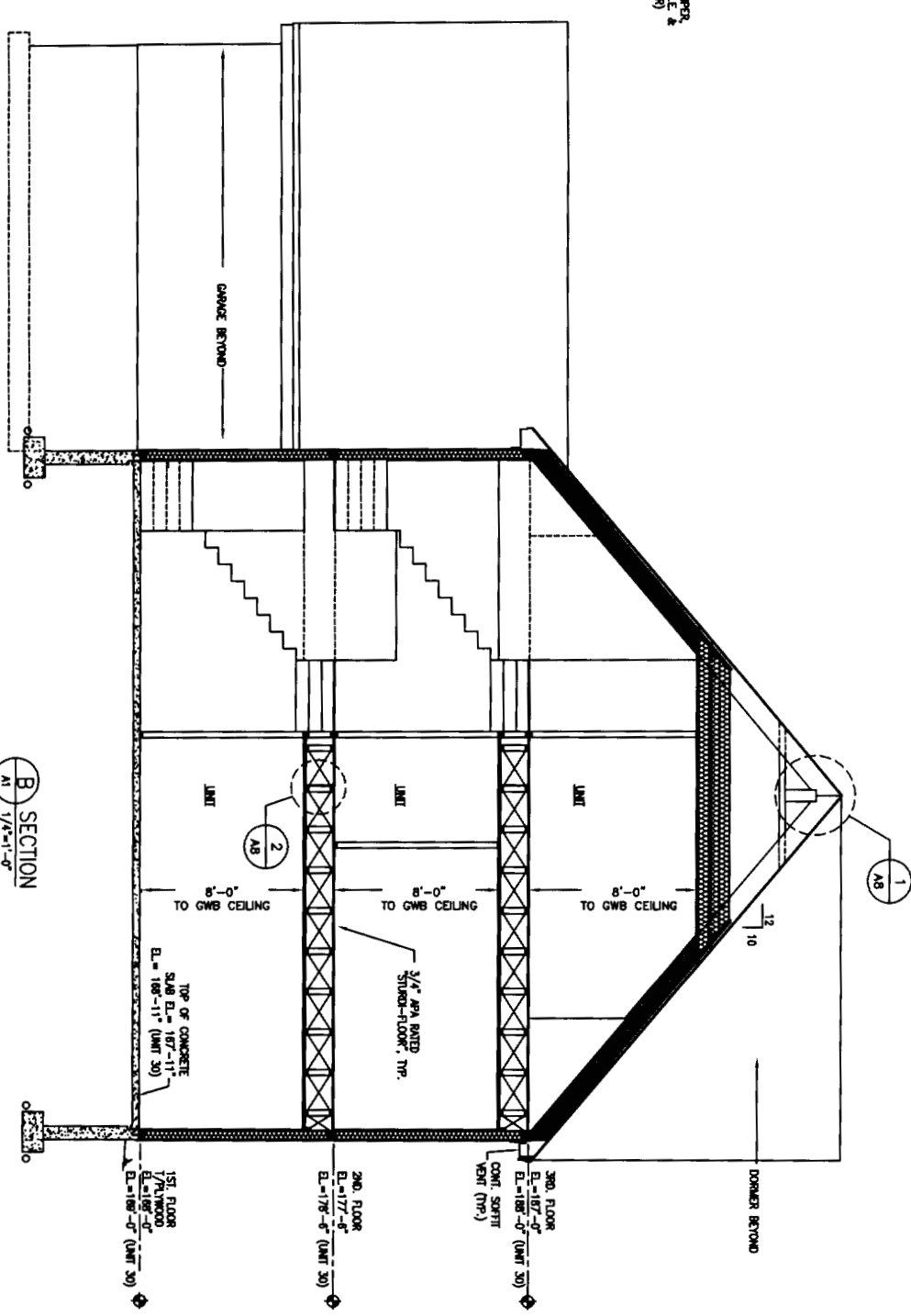
1 RIDGE VENT
AS 1/4\"/>



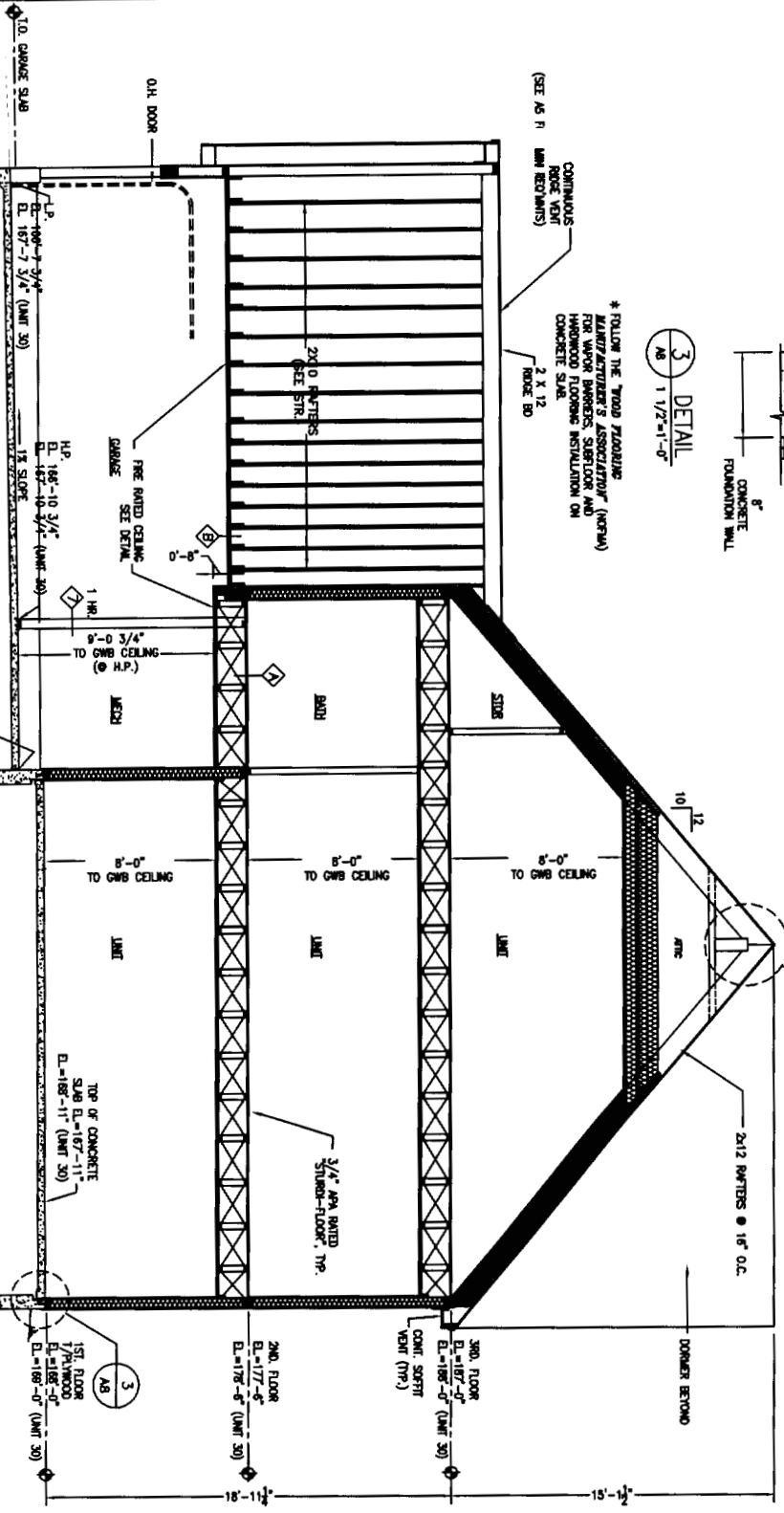
2 DRAFT STOP
AS 1/4\"/>



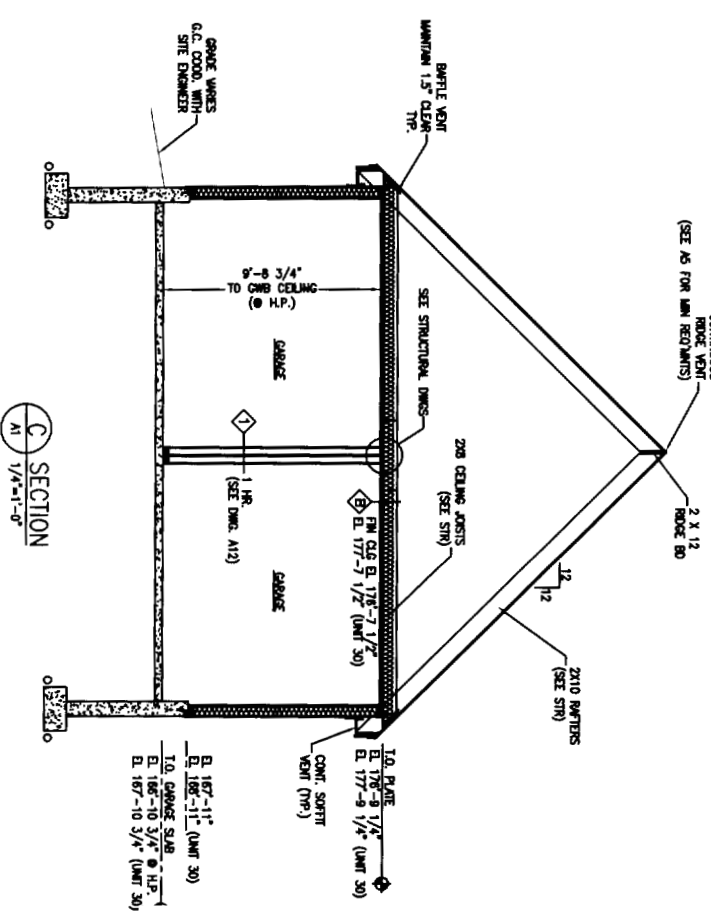
3 DETAIL
AS 1/2\"/>



B SECTION
AI 1/4\"/>



A SECTION
AI 1/4\"/>



C SECTION
AI 1/4\"/>

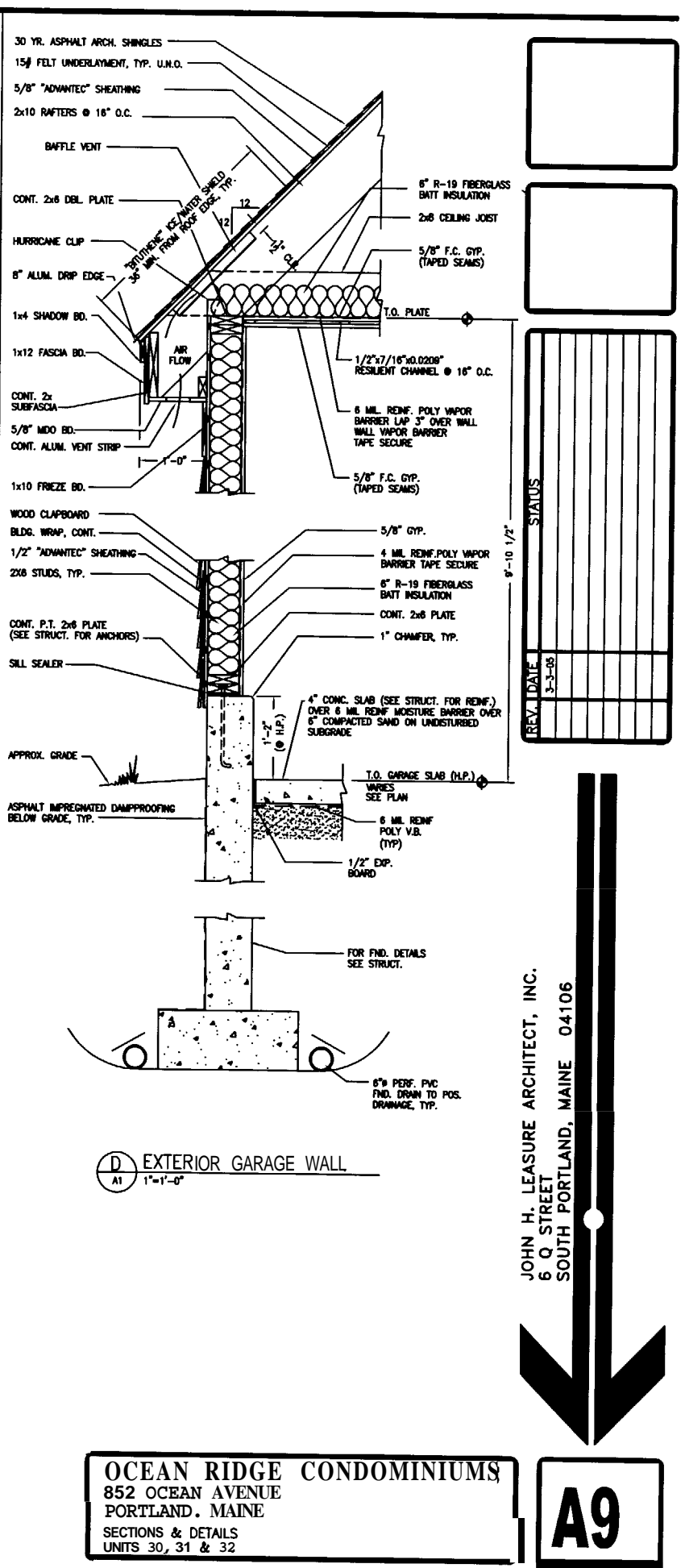
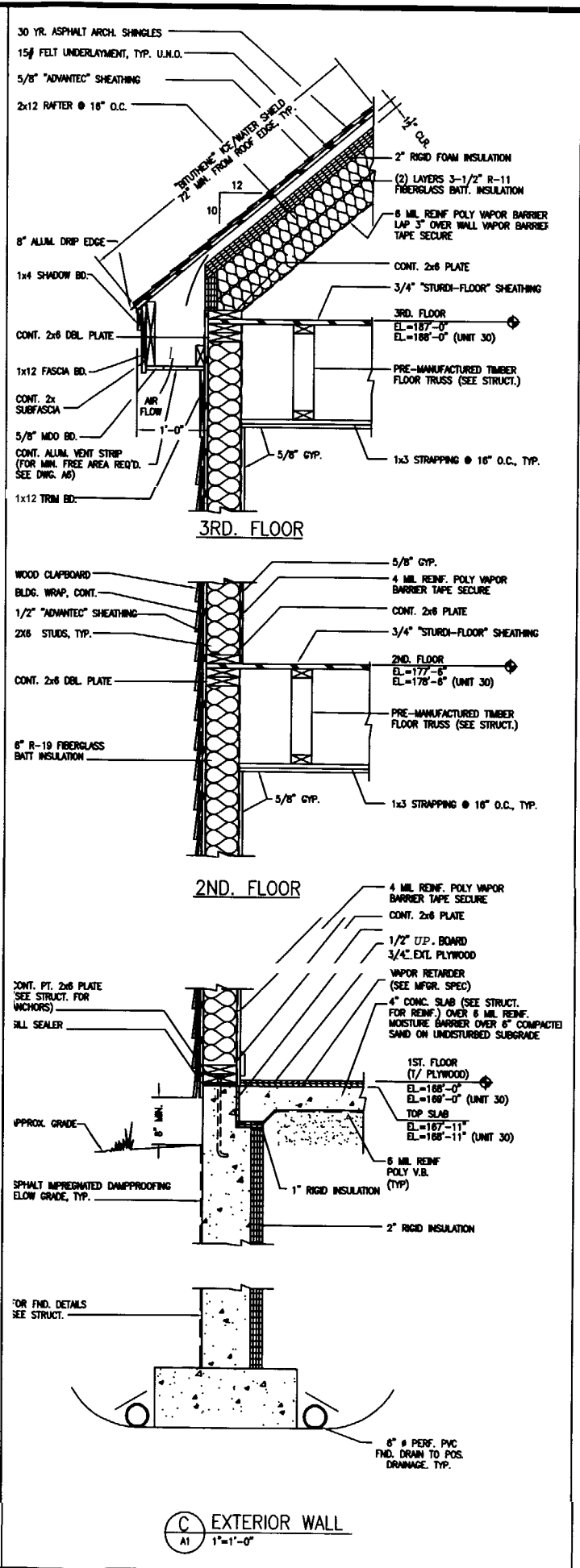
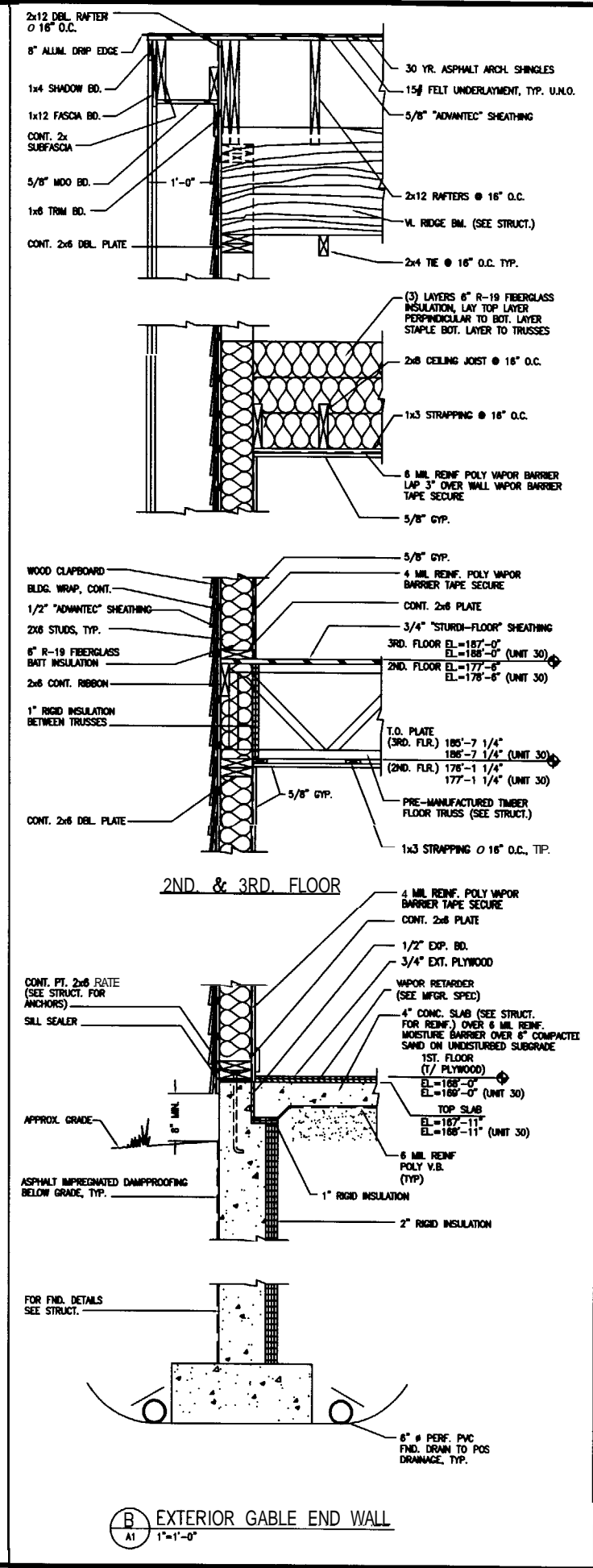
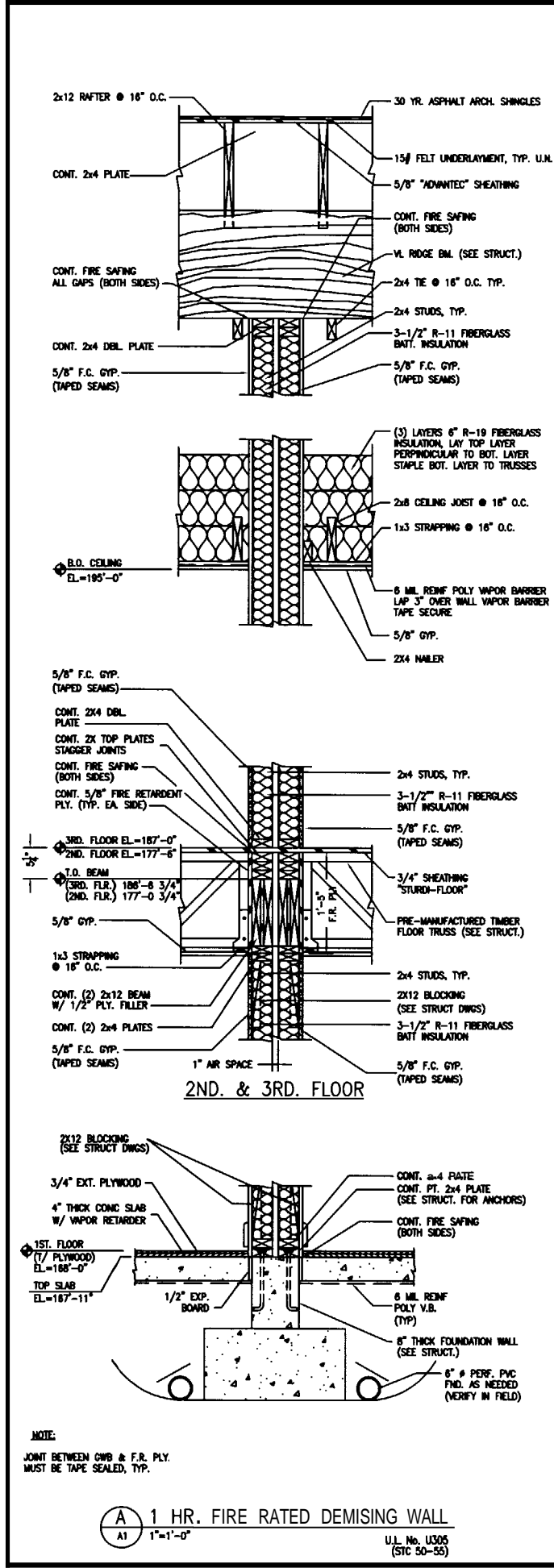
* FOLLOW THE TRADE PRACTICES
MAINTAINER'S ASSOCIATION (NATMA)
FOR WOOD BARRIERS, SUBFLOOR AND
HANDS ON CONCRETE RESTRICTION ON
CONCRETE 2 X 12
ROCK BD

OCEAN RIDGE CONDOMINIUMS
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BUILDING SECTIONS
UNITS 30, 31 & 32

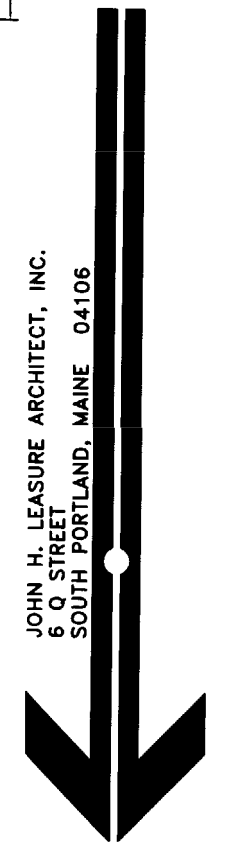
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

REV.	DATE	STATUS
3-3-05		





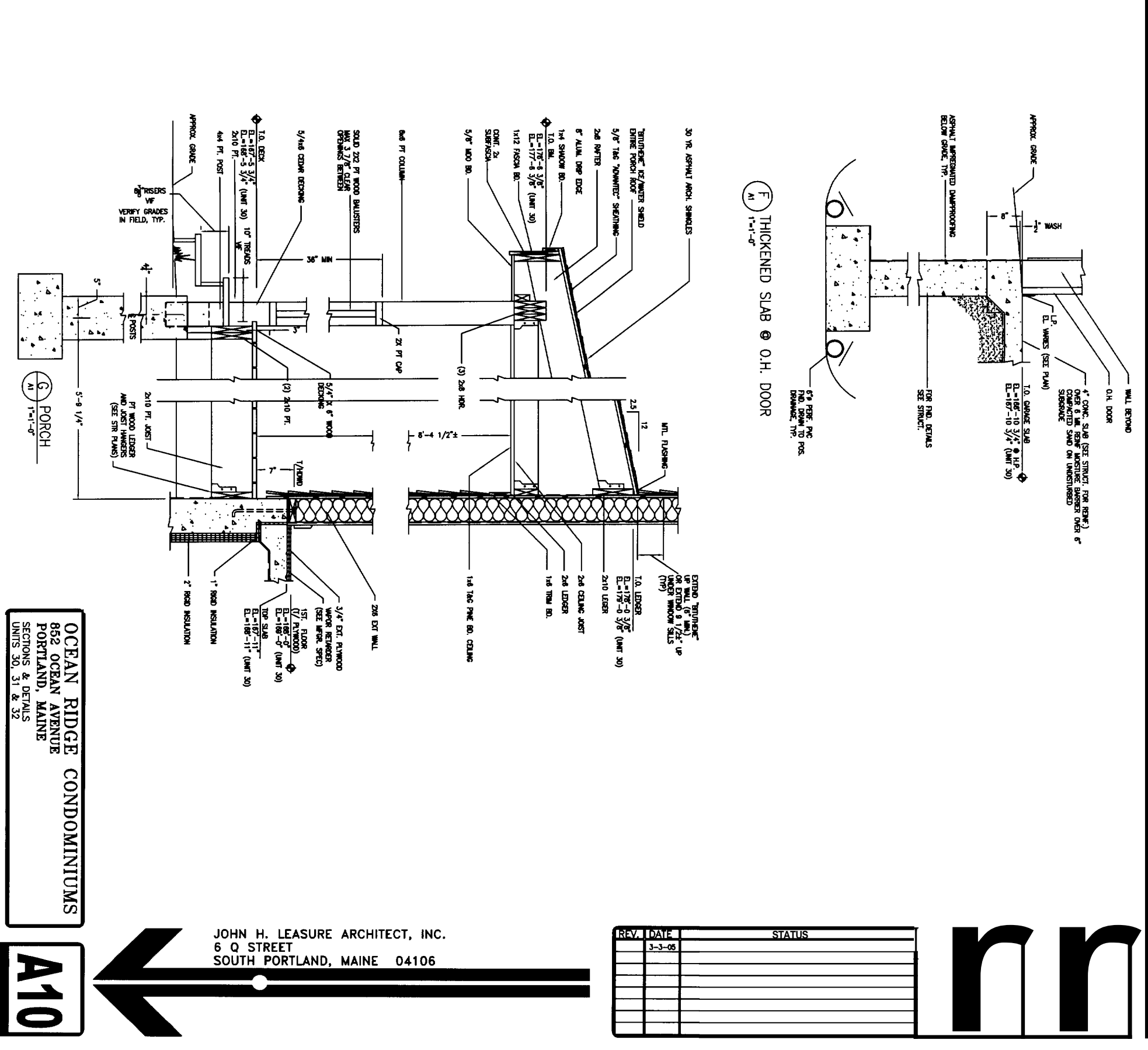
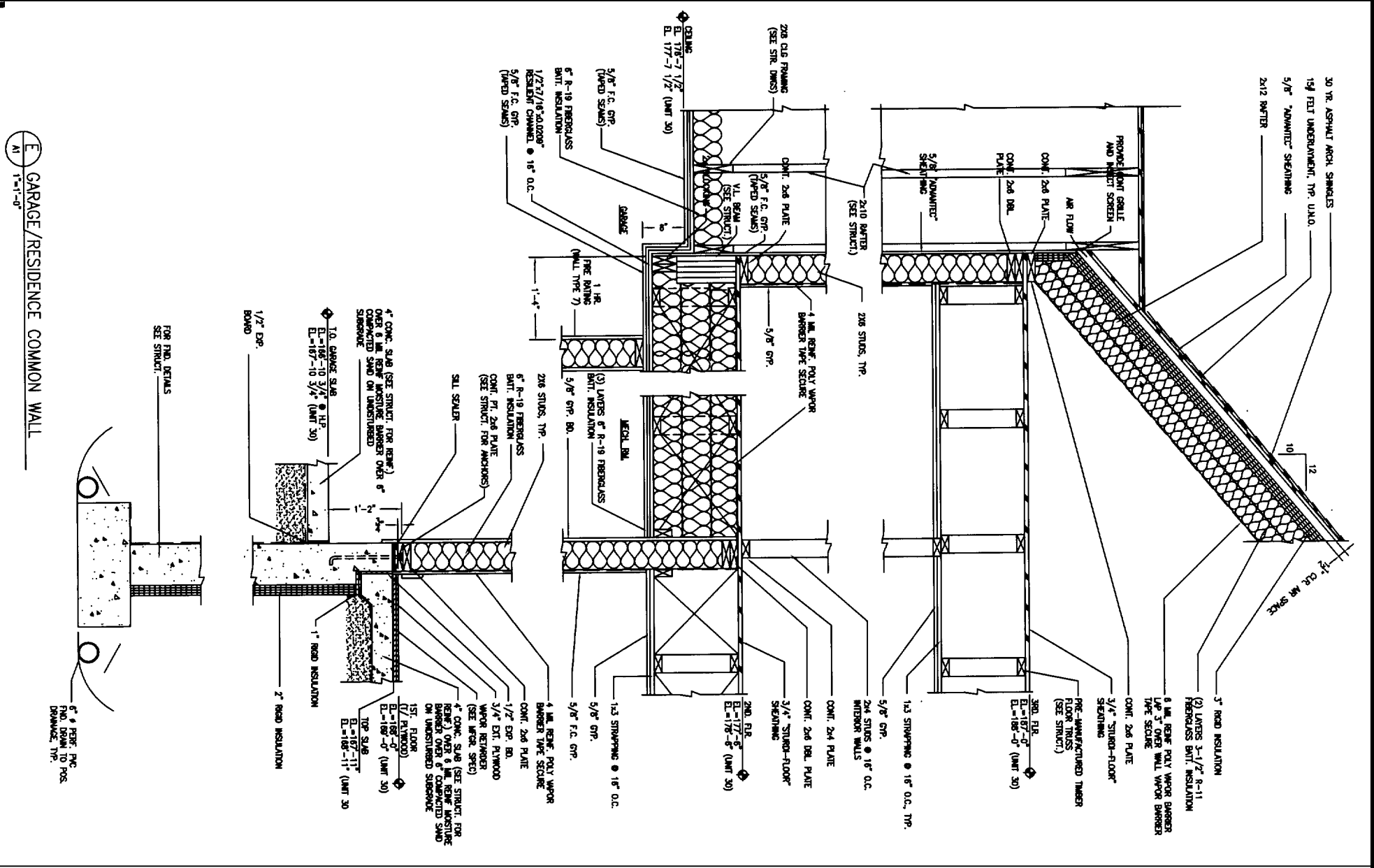
REV.	DATE	STATUS
3	3-3-05	



OCEAN RIDGE CONDOMINIUMS
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PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 30, 31 & 32

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6 Q STREET
SOUTH PORTLAND, MAINE 04106



OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 SECTIONS & DETAILS
 UNITS 30, 31 & 32

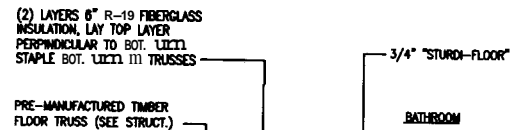
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 6 Q STREET
 SOUTH PORTLAND, MAINE 04106

REV.	DATE	STATUS
3-3-08		



A10

CEILING TYPES



1 FIRE RESISTANT CEILING

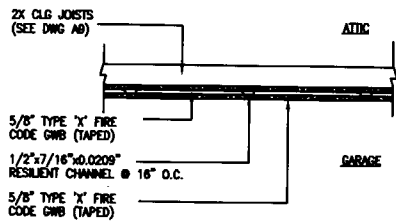
BASE LAYER 5/8\"/>

RESILIENT FURRING CHANNELS SPACED 24\"/>

FACE LAYER 5/8\"/>

- 6 MIL. POLY VAPOR BARRIER, TAPE SEAMS
- 5/8\"/>

A CEILING (1 HR. FIRE RATED)



2 FIRE RESISTANT CEILING

BASE LAYER 5/8\"/>

RESILIENT FURRING CHANNELS SPACED 24\"/>

FACE LAYER 5/8\"/>

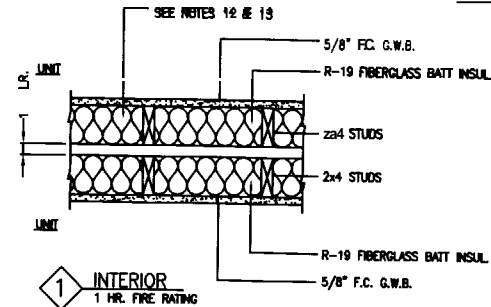
- 5/8\"/>

B CEILING (1 HR. FIRE RATED)

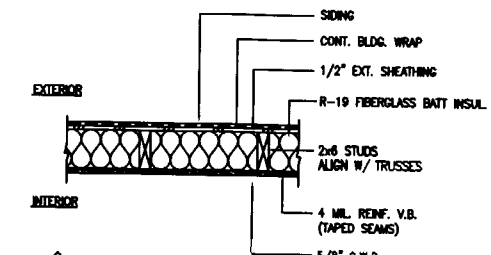
GENERAL NOTES

- 1 - ALL CONTRACTORS SHALL VISIT SITE AND OBSERVE EXISTING CONDITIONS, AND VERIFY PROPOSED RENOVATIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 2 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE 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.
- 3 - ALL WORK SHALL BE IN ACCORDANCE WITH ANSI, BOCA 1990, NEC NFPA 701, AND ALL LOCAL, STATE, & FEDERAL REQUIREMENTS.
- 4 - ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- 5 - ALL REQUIRED CITY AND STATE PERMITS MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS.
- 6 - MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN & INSTALLATION BY OTHERS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL STANDARDS.
- 7 - ALL NEW STAIRS SHALL BE CONSTRUCTED WITH A MAXIMUM 7 3/4\"/>

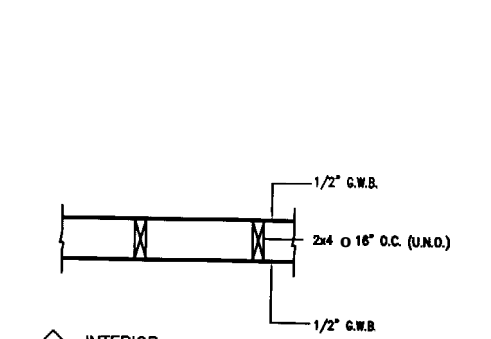
WALL TYPES



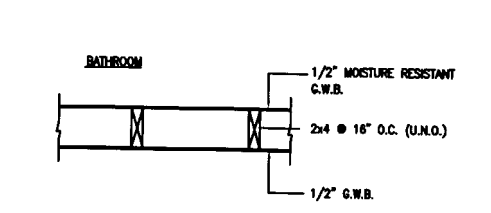
1 INTERIOR (1 HR. FIRE RATING)



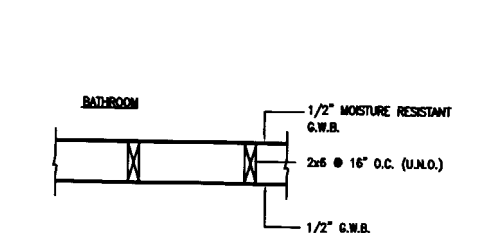
2 EXTERIOR (NON-RATED)



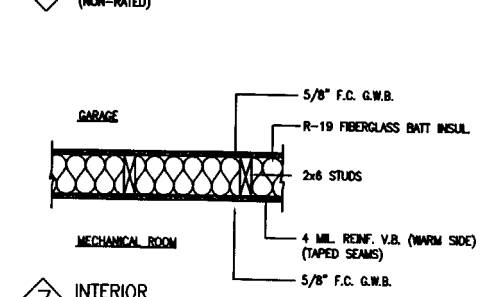
3 INTERIOR (NON-RATED)



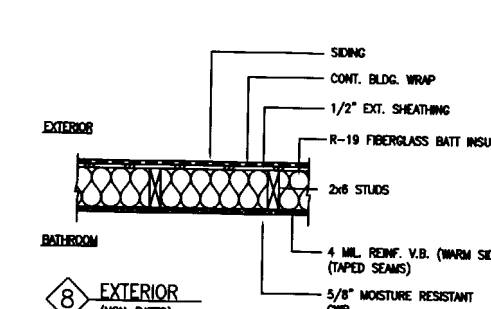
4 INTERIOR (NON-RATED)



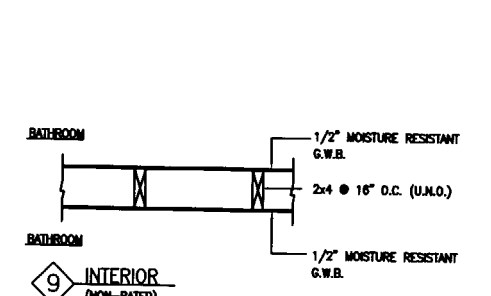
5 INTERIOR (NON-RATED)



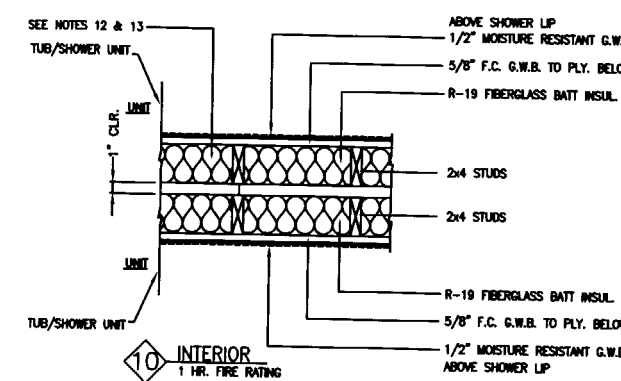
7 INTERIOR (1 HR. FIRE RATING)



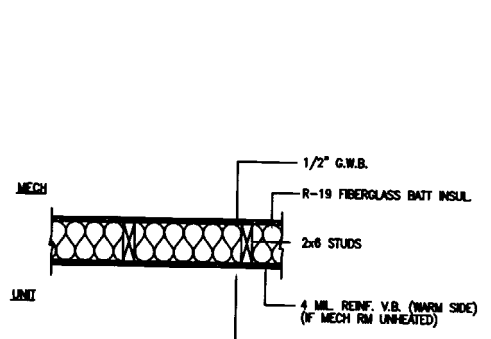
8 EXTERIOR (NON-RATED)



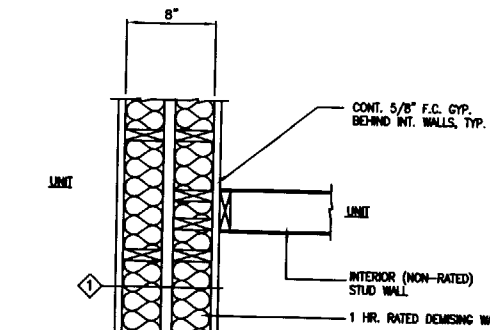
9 INTERIOR (NON-RATED)



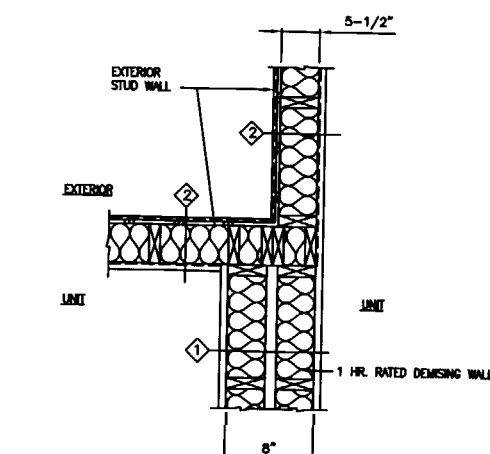
10 INTERIOR (1 HR. FIRE RATING)



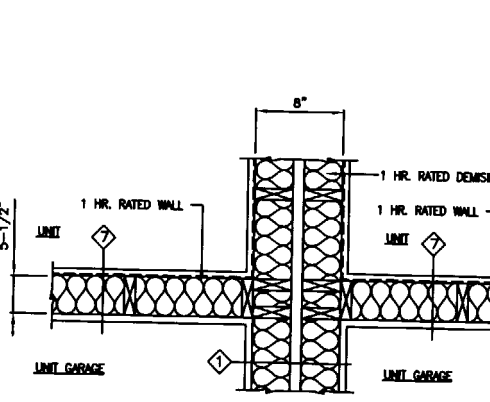
11 INTERIOR (NON-RATED)



1 DEMISING WALL/INTERIOR WALL (N.T.S.)



2 DEMISING WALL/EXTERIOR WALL (N.T.S.)



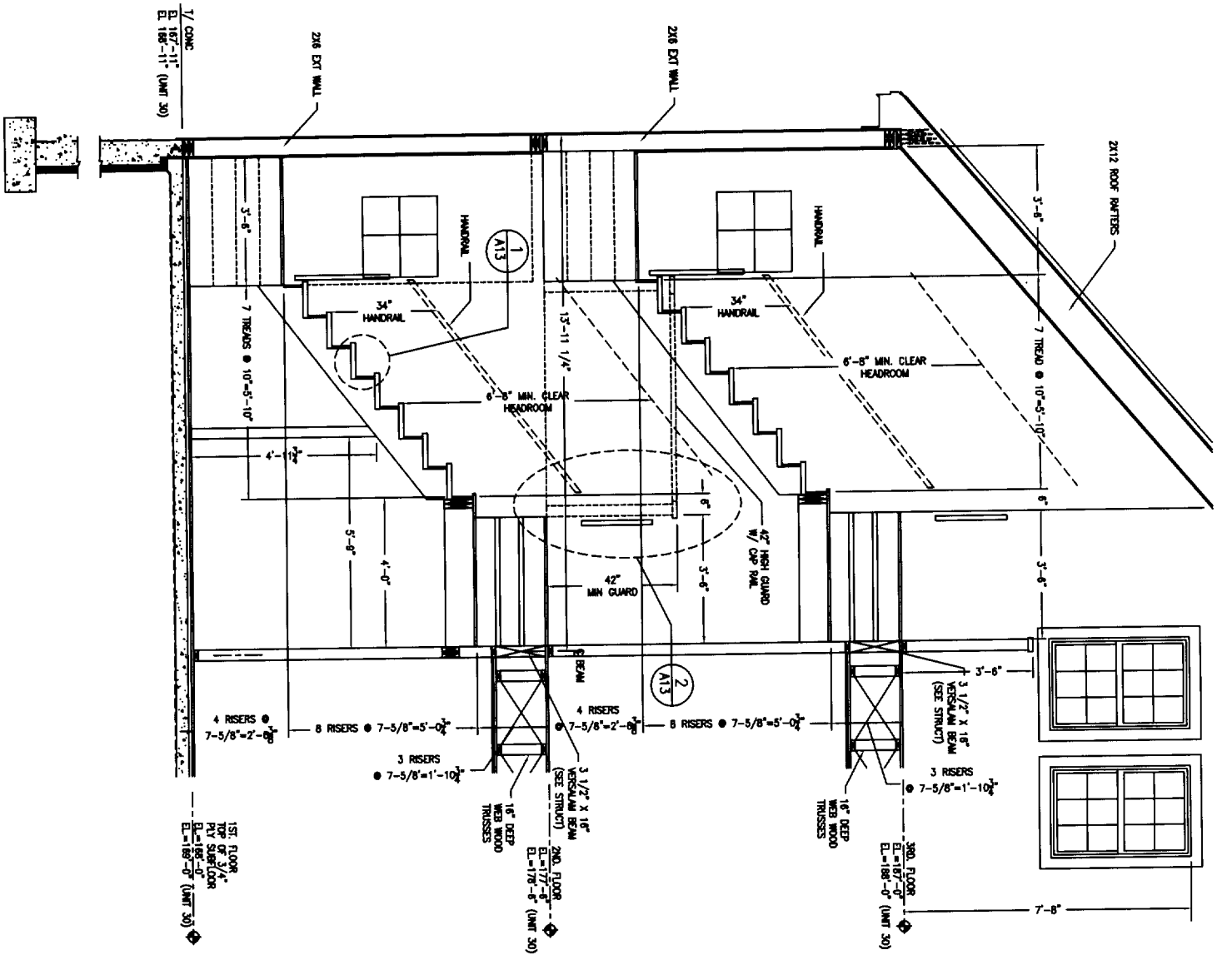
3 GARAGE/UNIT DEMISING WALL (N.T.S.)

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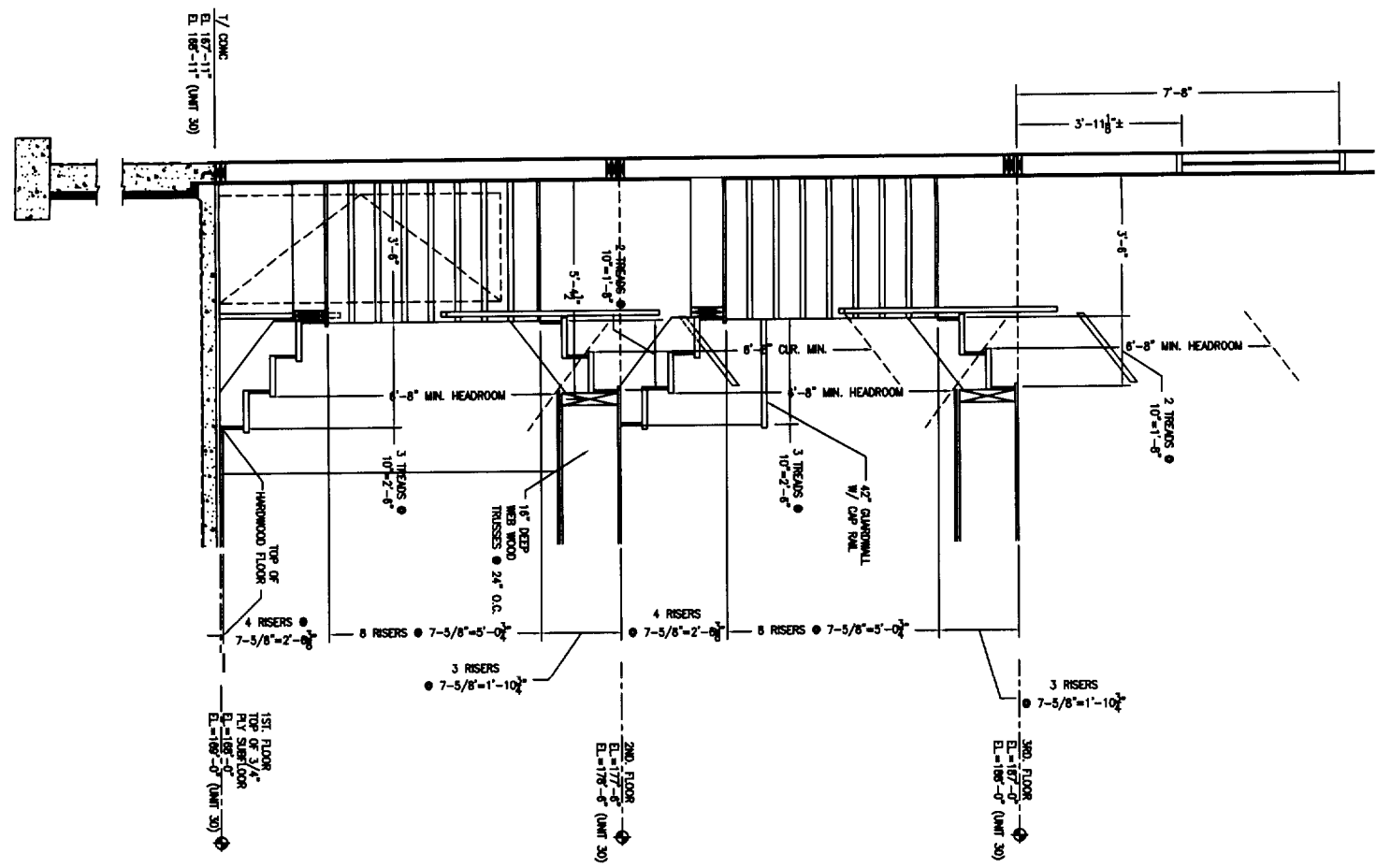
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 30, 31 & 32

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REV. DATE 5-3-05



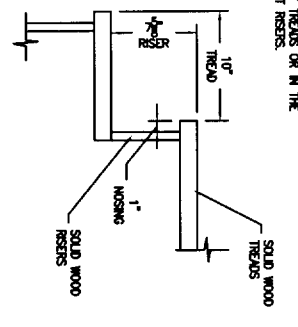
SECTION J
1/2"=1'-0"



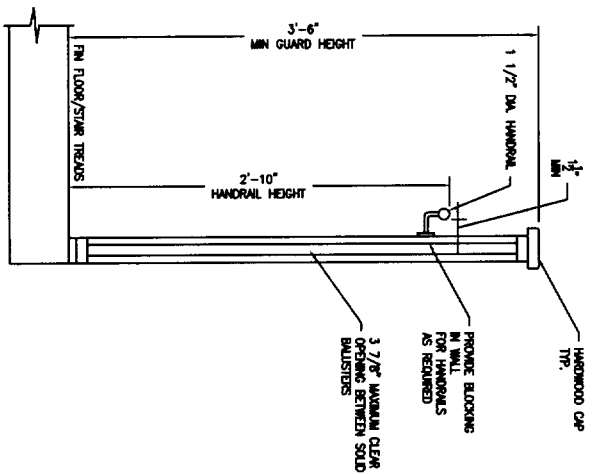
SECTION K
1/2"=1'-0"

NOTE:
BEGIN STAIR RISER DIMENSIONS FROM FINISHED
HARDWOOD FLOORS.

- NOTES
- 1) NOSING E-CLIP BE MINIMUM 3/4", MAXIMUM 1 1/4"
 - 2) NOSINGS SHALL NOT EXCEED 3/16" IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS.

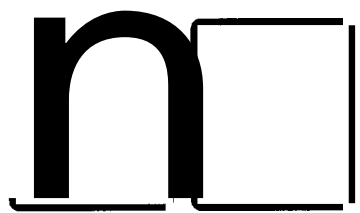


DETAIL 1
1/2"=1'-0"



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

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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
STAIR SECTIONS & DETAILS
UNITS 30, 31 & 32

A12

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

CLD. CLOSER	HW HOLLOW METAL	S STEEL
D.C. DOOR CHAIN	INS INSULATED	S.C. SOLID CORE HARDBOARD
D.K. DOOR KICKER	K ROOPLATE (RUSH SKE)	S.H. SPRING HINGE
D.S. DOOR SWEPT	KL KET LOCK	S.J. SPLIT JAMB (WOOD)
DND ELECTRICAL HOLD ORDER	MTL METAL	TEMP TEMPERED
ES ELECTRIC STRIKE	NO NUMBER	THK THICKNESS
F.L.P. FINISH LAMINATED PANELED	P.H. PINE HARDWARE	WD WOOD (SOLID)
FR (PRE RATED)	P.P. PWS/PAL	WG WIRE GLASS
HA HANDICAP ACCESSIBLE	P. FULL	W WENER
HC HOLLOW CORE HARDBOARD	P.S. PRIVACY SET	
	P.S. PRESUME SET	

DOORS

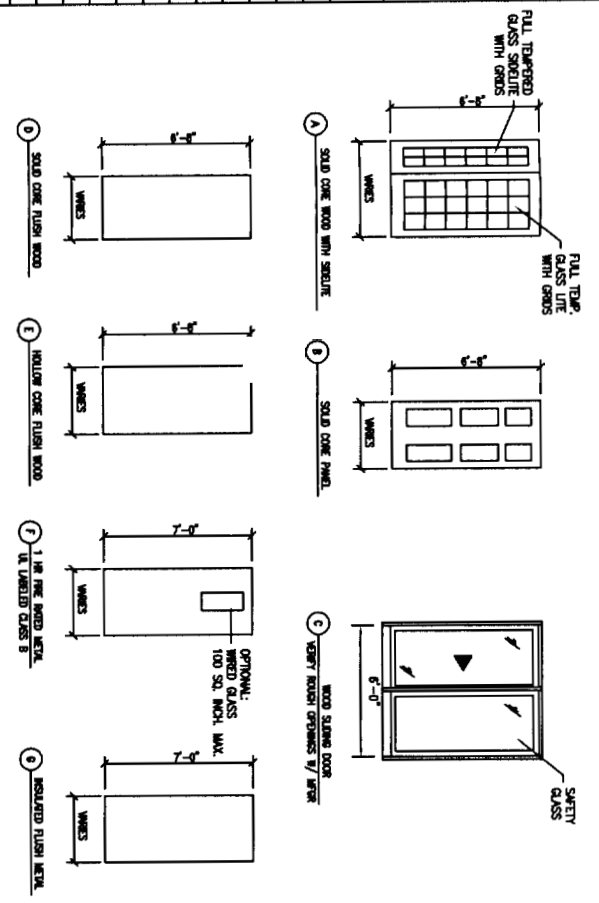
NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS SIZE	GLASS TYPE	REMARKS	TYPE	MAT.	FRAME TYPES		THRESHOLD	
												HEAD	JAMB	MAT.	DETAIL
01	A	3'-0" x 6'-6"	1 3/8"		WOOD	WOOD			MS. RL. TEMP. OS	BB	WOOD		C	ALUM	
02	I	6'-0" x 7'-0"			WTR	WTR			MSL. OIL. GARAGE DOOR DO	DD	WOOD		C	WOOD	
03	C	6'-0" x 6'-6"			WTR	WTR			MS. TEMP	BB	WOOD		C	ALUM	
04	G	3'-0" x 6'-6"	1 3/8"		PALL	PALL			MS. RL. OC	AA	MTL		C	ALUM	
FIRST FLOOR															
10	F	3'-0" x 6'-6"	1 3/4"	1 HR.	WOOD	TRSA MTL			MS. Q.L. OS	CC	MTL		D		
11	F	3'-0" x 6'-6"	1 3/4"	1 HR.	WOOD	TRSA MTL			MS. SH. LOCKST. OS	CC	MTL		D		
12	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
13	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
14	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
15	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			SH. OS. PS	BB	WOOD		C	WOOD	
SECOND FLOOR															
20	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
21	B	FR 2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
22	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
23	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
24	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
25	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
26	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
27	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
THIRD FLOOR															
30	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			LOOKST	BB	WOOD		C	WOOD	
31	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
32	B	2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	
33	B	FR 2'-6" x 6'-6"	1 3/8"		WOOD	WOOD			P.S.	BB	WOOD		C	WOOD	

WINDOW SCHEDULE

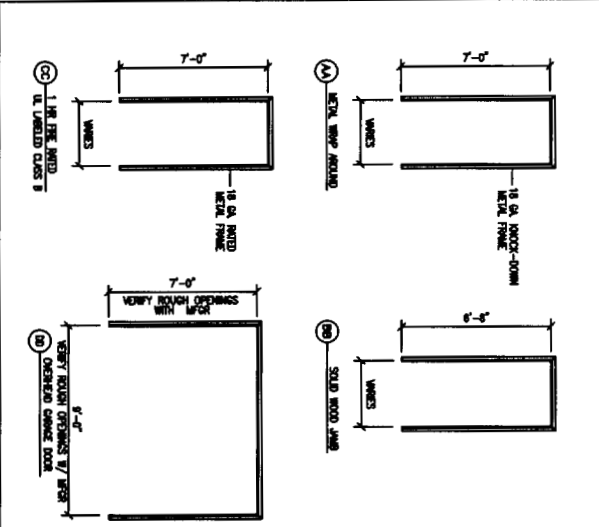
NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARK	DETAILS	
							LC	TAIL
W1	C	"HAWCOCK"	P175244	N/A	2'-2" X 2'-0"	"HAWCOCK LUMBER WINDOW TYPE"		
W1A	E	"HAWCOCK"	-	N/A	2'-2" X 2'-0"	"HAWCOCK LUMBER WINDOW TYPE" ANHANG		
W2	A	"HAWCOCK"	PH2880*	N/A	2'-4" X 5'-0"	"HAWCOCK LUMBER WINDOW TYPE"		
W3	A	"HAWCOCK"	PH1480*	N/A	3'-4" X 5'-0"	"HAWCOCK LUMBER WINDOW TYPE"		
W5	B	"HAWCOCK"	PH1480-2*	N/A	6'-7 1/2" X 5'-0"	"HAWCOCK LUMBER WINDOW TYPE"		
W6	A	"HAWCOCK"	PH1344*	N/A	3'-0" X 3'-8"	"HAWCOCK 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, & SHALL NOT MORE THAN 4' ABOVE FINISHED FLOOR SURFACE. MINIMUM 20" CLEAR FINISHING (MINIMUM ONE EACH BEDROOM)

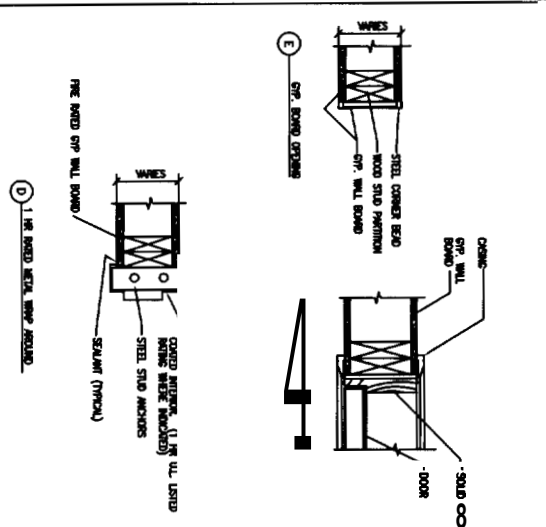
DOOR TYPES



FRAME TYPES

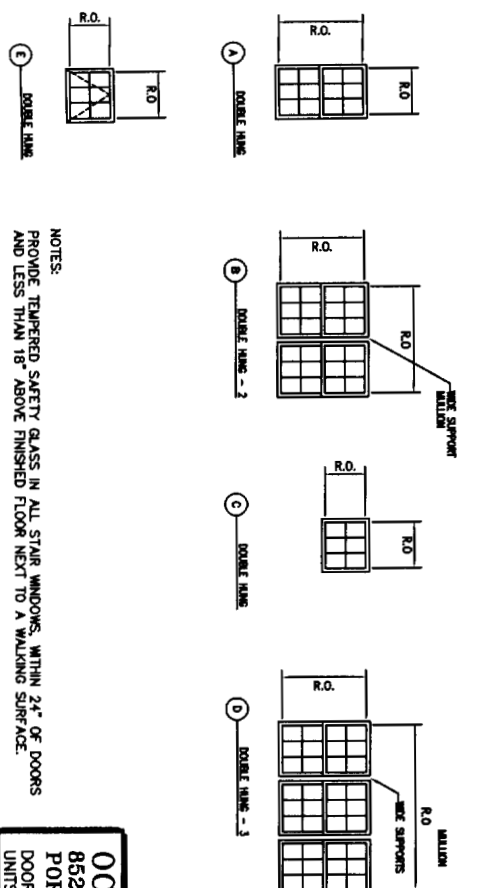


JAMB TYPES



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

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.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
DOOR AND WINDOW SCHEDULE
UNITS 30, 31 & 32

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

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