

CENTERLINE DATA

LINE	BEARING	LENGTH
L1	S52°30'46"E	26.58'
L2	S08°04'01"W	54.28'
L3	N38°05'00"E	109.50'
L4	S41°01'39"E	118.05'
L5	S77°20'43"E	130.08'
L6	S57°04'32"E	120.76'
L7	S06°01'02"W	55.70'
L8	S51°05'50"W	46.84'
L9	N68°56'50"W	136.46'
L10	N12°39'17"E	204.73'
L11	S48°47'21"W	130.01'
L12	N21°03'10"E	52.68'

CENT

CURVE	LEN
C1	116.1
C2	287.1
C3	256.6
C4	63.2
C5	38.1
C6	55.6
C7	19.1
C8	52.3
C9	71.2
C10	121.2
C11	40.3
C12	101.3
C13	35.9

PHASE I - CONSTRUCT A 5' WIDE MAIN RIDGE

ADJACENT LAND
 INC.,
 E. TI,
 AND,
 SETTS 01160,
 1 THE

BENCHMARK

LEO & JEANNE DELICATA

N/F

RECREATION AREA
 (SEE NOTE 12)
 CONSTRUCT IN PHASE I

CITY OF PORTLAND

N/F

OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 36, 37, 38, & 39

ARCHITECT:

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

SEBAGO TECHNICS
ONE CHABOT STREET
WESTBROOK, MAINE 04098
PHONE: 856-0277

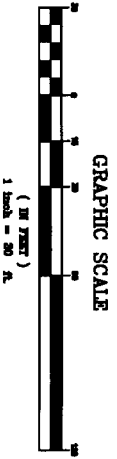
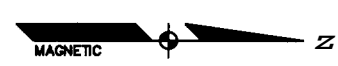
STRUCTURAL ENGINEER:

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

LIST OF DRAWINGS:

- GEODING 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
- A11 - WALL TYPES AND DETAILS
- A12 - STAIR SECTIONS
- A13 - DOOR AND WINDOW SCHEDULES

FEB 10, 2005



SMH-13
SMH-14
SMH-15
SMH-16
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SMH-50

REV.	BY:	DATE	STATUS
A	LBH	5-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LBH	4-24-01	REVISIONS PER CITY COMMENTS
C	LBH	6-04-01	REVISIONS PER CITY COMMENTS
D	LBH	7-10-01	REVISIONS PER CITY COMMENTS
E	LBH	8-8-01	REVISIONS PER CITY COMMENTS
F	LBH	12-3-02	REVISIONS PER CITY COMMENTS
G	LBH	12-6-02	ADDED GAS, REVISED SAN. WATER
H	LBH	1-23-03	ADDED GAS, REVISED SAN. WATER

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

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

Sebago Technics
 Engineering & Planning for the Future
 One Church Street
 Portland, Maine 04101
 Tel: (207) 858-0277

DESIGN BY:	JDA
DRAWN BY:	MLL
CHECKED BY:	LBH
DATE:	5-8-01
SCALE:	1"=30'
FIELD NO.	84180
DRAWING NO.	84180/012

SHEET 6 OF 18

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, vents, registers, sleeves, depressions, and other details not shown on structural drawings. All dimensions and conditions shall be in accordance with any dimensions and conditions shown on the drawings. 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 the stability of the building and its components during erection. This includes the addition of necessary shoring, shoring, temporary bracing, guy or tie down. 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: "1"
 - Seismic performance category: "C"
 - Soil profile type: "S1"
 - Peak velocity-related acceleration (Av): "0.10"
 - Peak acceleration (Ao): "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:

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

- Structural fill beneath slabs shall be placed in layers not exceeding 12" in loose measure and compacted by self propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ATSM D-1557).
- Under drains shall be placed as shown on the site drawings. Under drains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above.
- Reinforce slabs with 6x6 - W14xM14 4 WWF.
- Backfill both sides of foundation walls simultaneously.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength of 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 slabs.
- Fiber reinforced concrete shall conform to ATSM C-1115.
- 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 one (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 otherwise noted on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of: door bond out locations, slab depression and other required bond outs; Coordinate location of bond outs with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide control joints in slabs as follows:
 - 15' x 15' (225 SF) with fibermesh reinforcement
 - 20' x 20' (400 SF) with welded wire fabric reinforcement

STRUCTURAL STEEL NOTES:

- Structural steel fabrication, erection, and connection design shall conform to AISC Specification for the design, fabrication, and erection of structural steel-Latest edition.
- Structural steel:
 - Structural steel shall conform to ASTM A-500 GR.B.
 - Structural tubing 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 (TP-Latest edition)
- Bracing: The truss manufacturer shall specify all bracing required for temporary construction loading and for permanent lateral support of compression members.
- 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 in accordance with BOCA 1999 snow loads and wind loads in accordance with BOCA 1999 snow loads. 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 (SPPF), kiln dried to 15% 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 as noted on the design drawings.
- Provide Simpson H25 hurricane anchors where timber framing and/or trusses bear on walls.
- Notling 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 "STURDY-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.

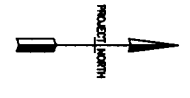
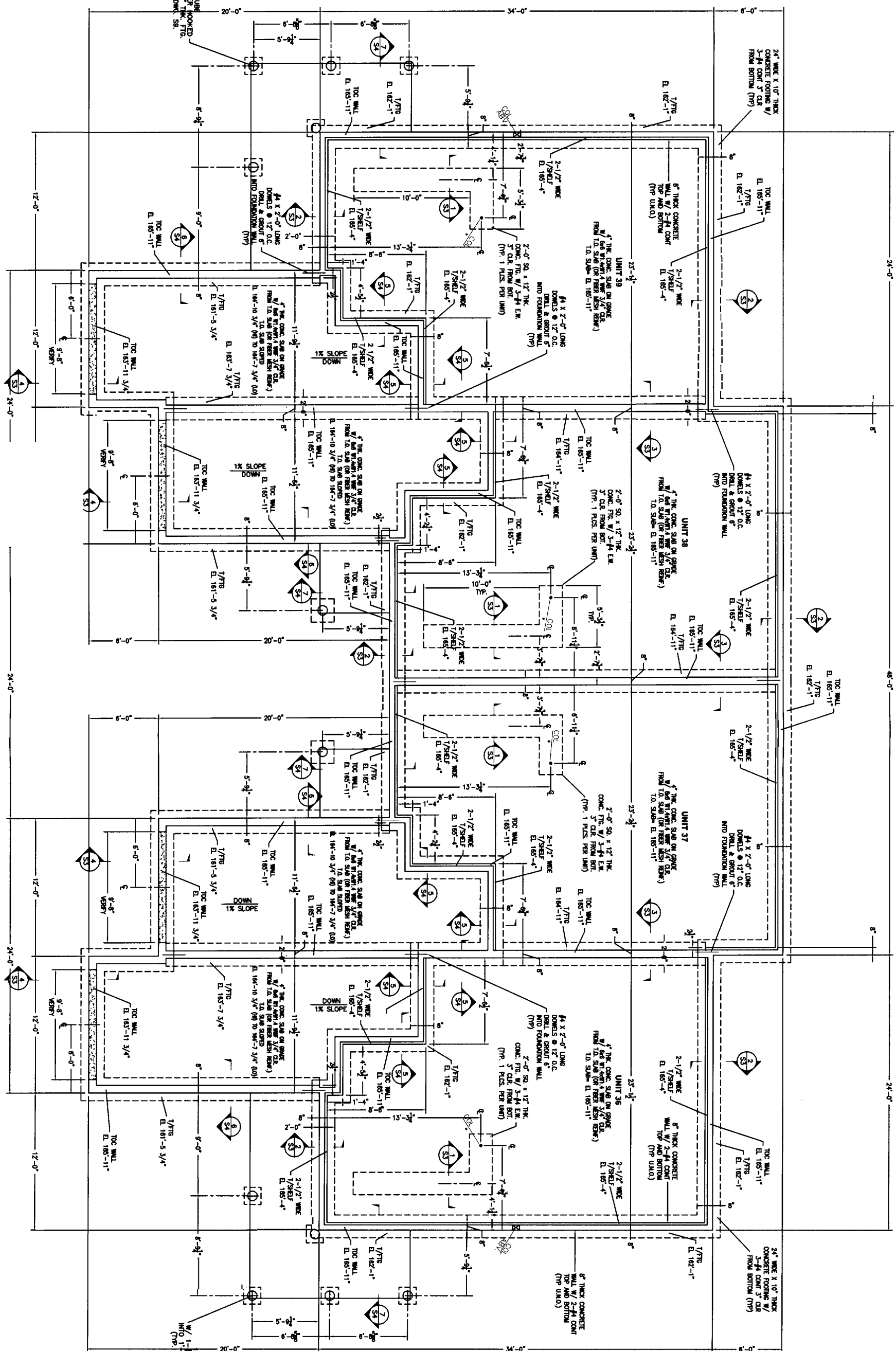
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	checked by: JHL		
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	date: 2-10-05		
	plot date:		
	project #: 23035		

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 GENERAL NOTES
 UNITS 36, 37, 38 & 39

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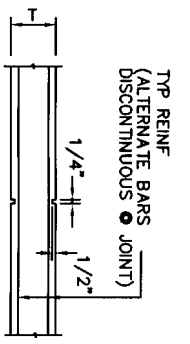
10% CONC. SMOOTHED W/ 1-# @ CENTER HOOKED W/ 1-# @ 5" FROM BOT. (TYP. UNAO) SEE DWG. S1.



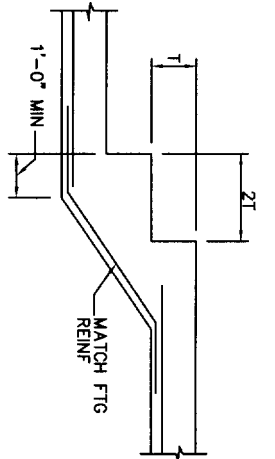
FOUNDATION PLAN
1/4"=1'-0"

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

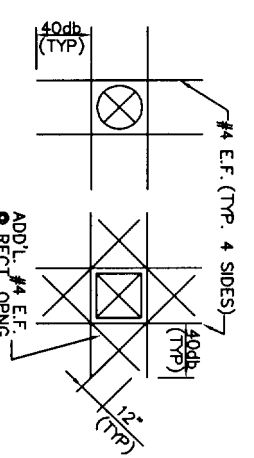
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	10% CONC. SMOOTHED W/ 1-# @ CENTER HOOKED W/ 1-# @ 5" FROM BOT. (TYP. UNAO) SEE DWG. S1.			
	24" WIDE X 10" THICK CONCRETE FOOTING W/ 5-# E.W. 3" CLEAR FROM BOTTOM (TYP.)			
	8" THICK CONCRETE WALL W/ 2-# E.W. TOP AND BOTTOM (TYP. UNAO)			
	4" THICK CONCRETE SLAB ON GRADE W/ 12" O.C. DOWELS @ 12" O.C. FROM TD. SLAB (OR FROM LESS REIN.) TO SLAB. E. 185'-11"			



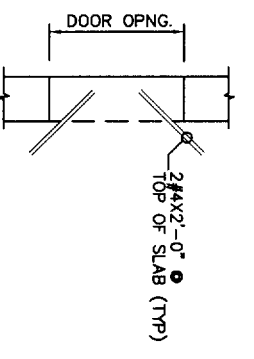
TYP. CONTROL JOINT IN WALL
N.T.S.



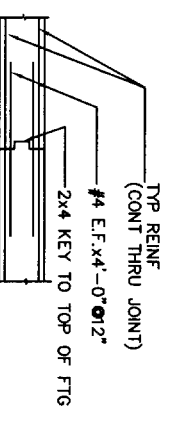
TYP. STEP FOOTING DETAIL
N.T.S.
NOTE: T = FOOTING THICKNESS



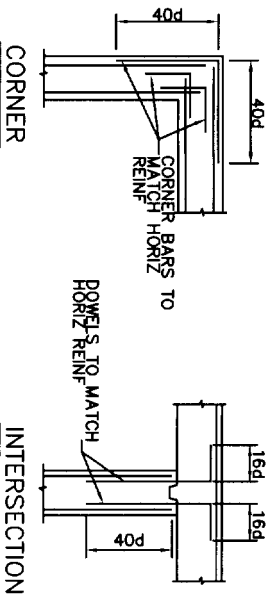
TYP. OPENING IN WALL OR SLAB
N.T.S.
NOTE: OPENING IN SLAB APPLIES TO ALL OPENINGS



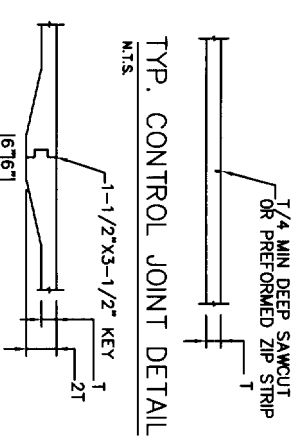
TYP. SLAB CORNER DETAIL @ DOOR
N.T.S.
NOTE: PROVIDE 2#4x4'-0\"/>



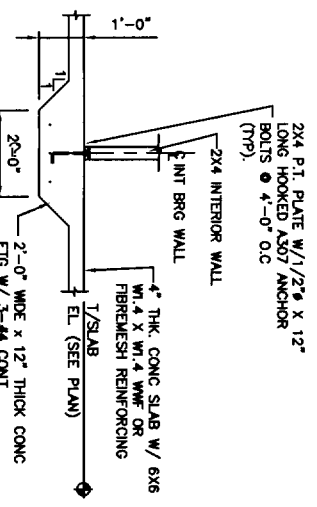
TYP. CONSTRUCTION JOINT IN WALL
N.T.S.



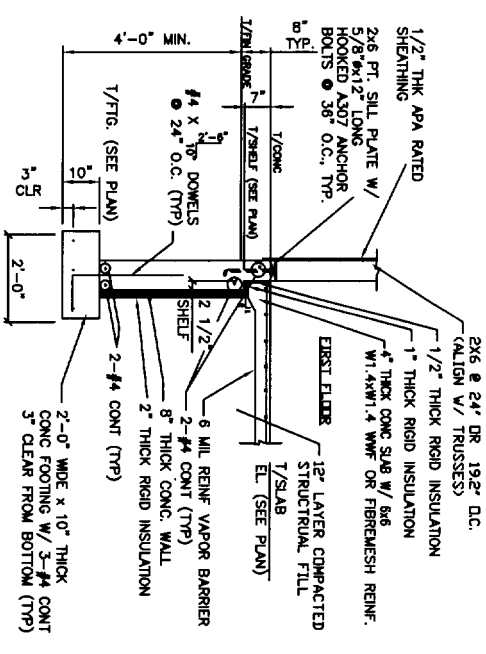
CORNER
TYP. WALL REINF. DETAILS
N.T.S.



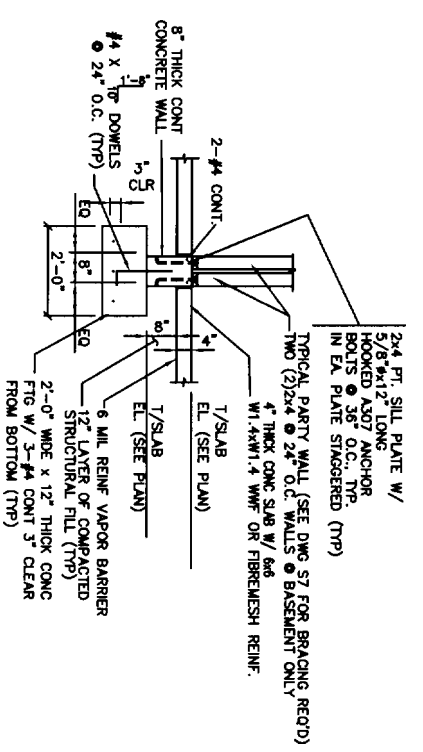
TYP. CONTROL JOINT DETAIL
N.T.S.



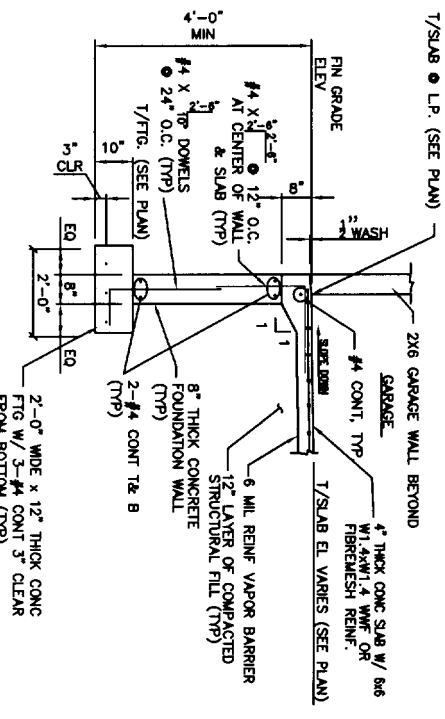
TYP. CONSTRUCTION JOINT DETAIL
N.T.S.



SECTION TYPICAL EXTERIOR FROST WALL
S2



SECTION TYPICAL PARTY WALL
S2



SECTION TYPICAL GARAGE ENTRY SLAB
S2

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

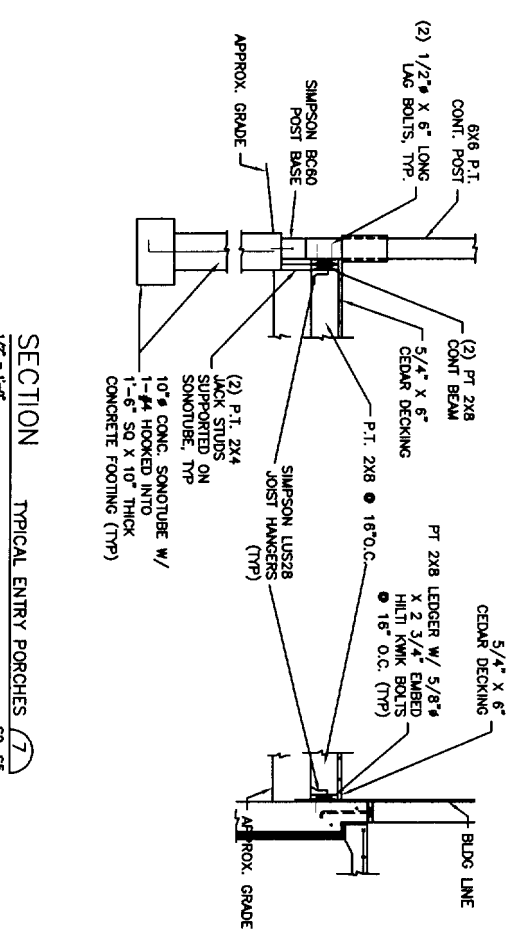
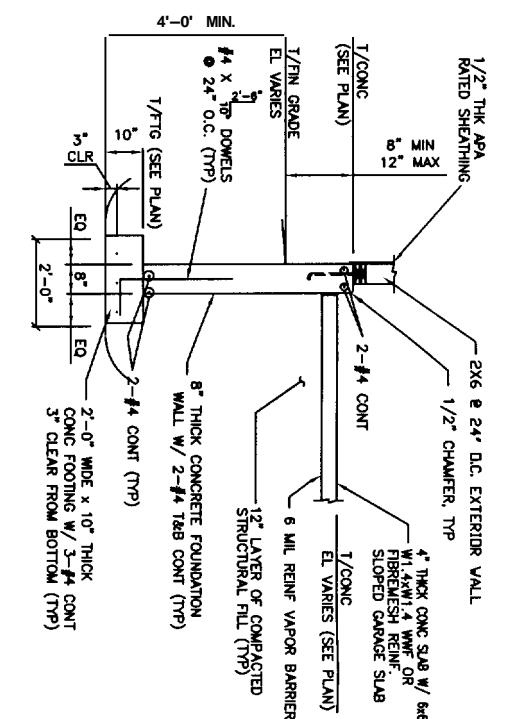
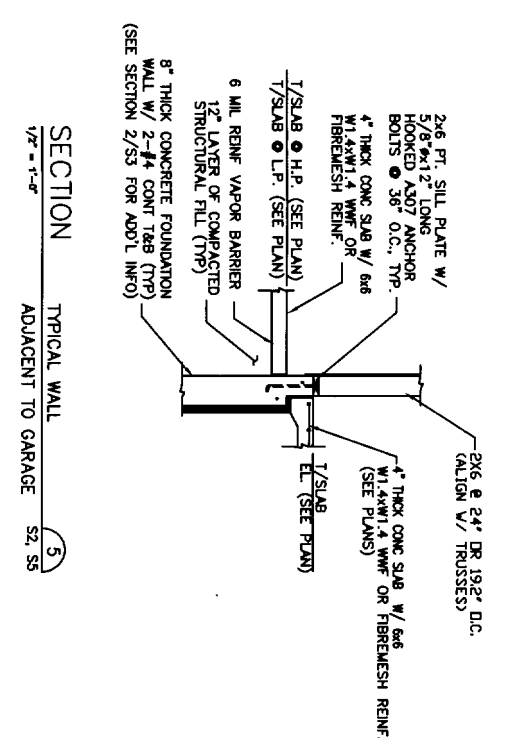
REVISIONS

S3

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 36, 37, 38 & 39

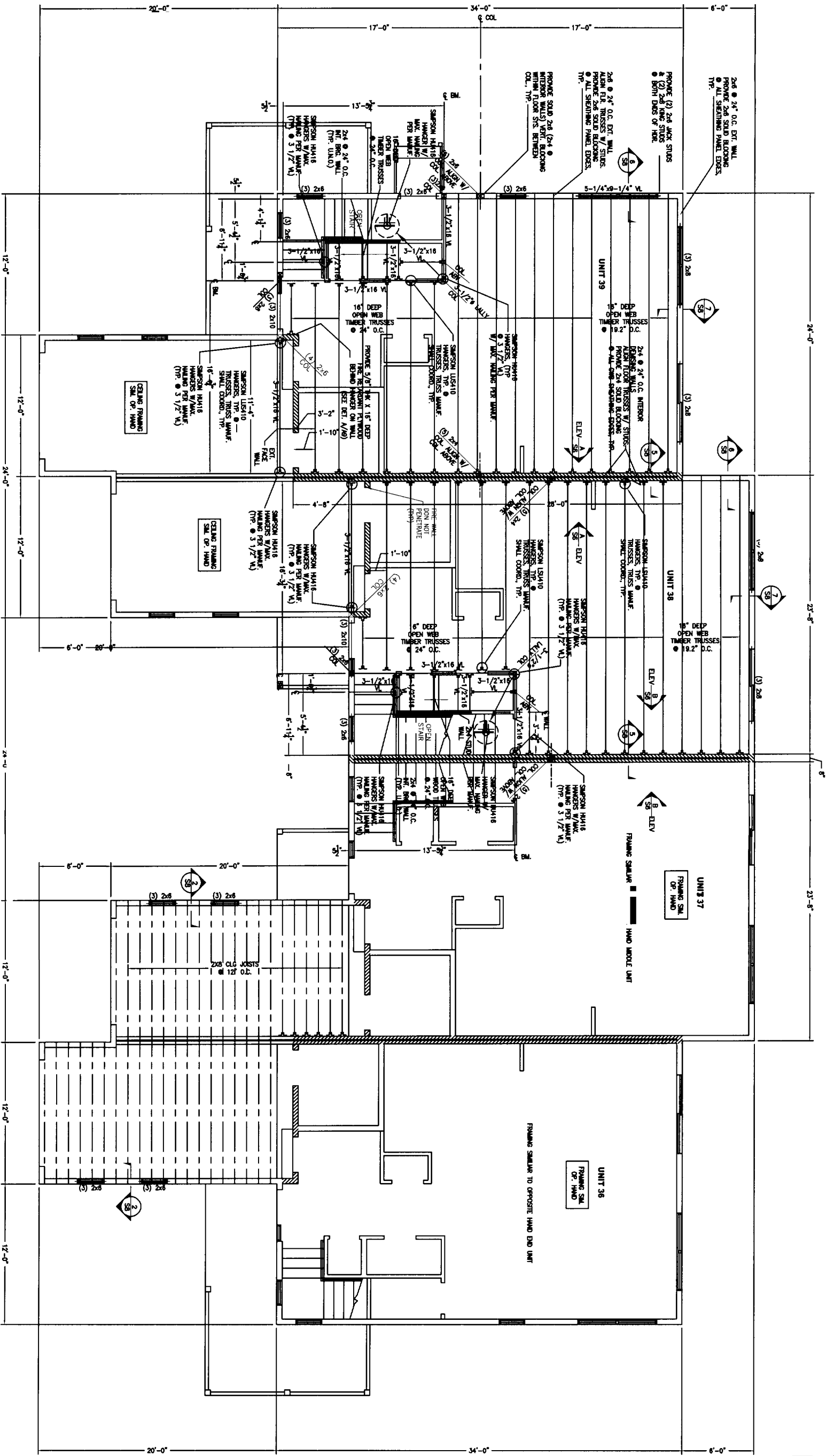
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checked by: JHL				
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date: 2-10-05				
plot date:				
project #: 23035				

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ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF.

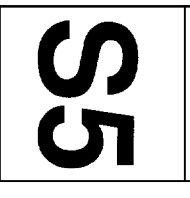
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SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

BEARING WALL
LEGEND

- NOTES
1. SEE GENERAL NOTES ON S1.
 2. "V" MARKS VESSELY BEAM MANUFACTURED BY ROSE COLUMNS CORP. OR APPROVED EQUAL.
 3. PROVIDE 2x6 JOIST STUDS PLUS 2x4 END STUD AT JAMES AT BOTH ENDS OF HEADERS (TYP. UNL.S.)

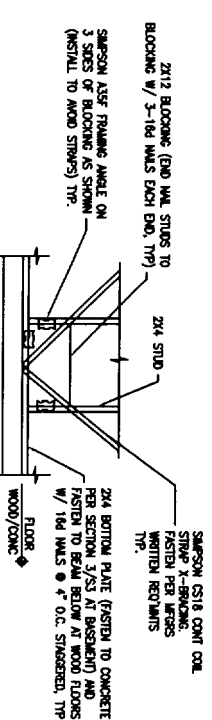
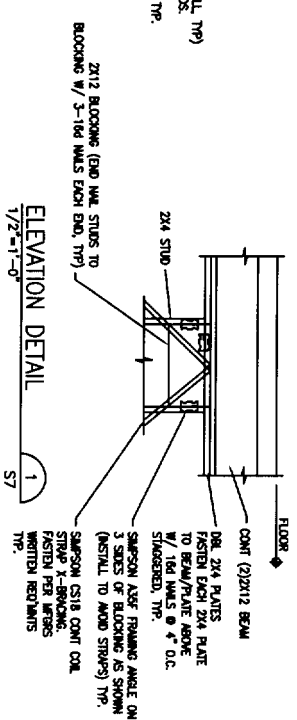
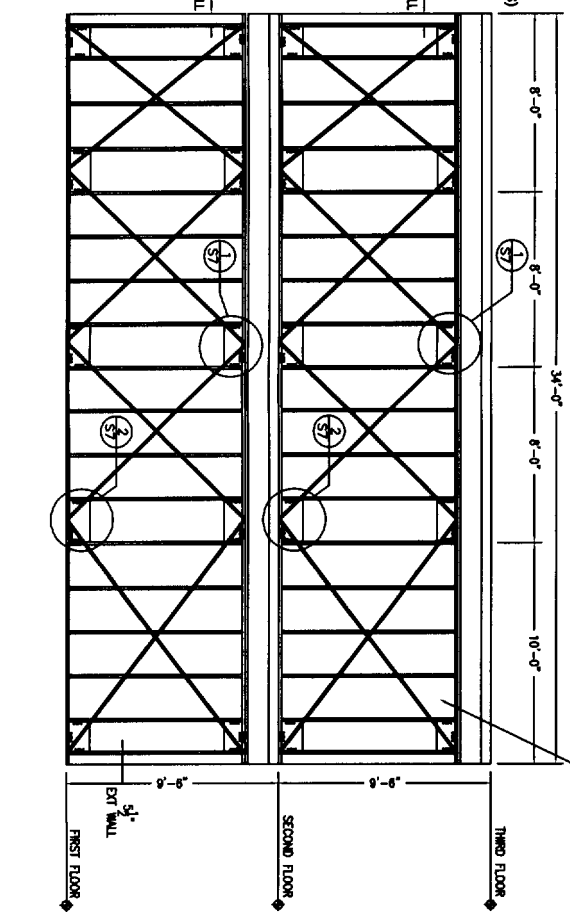
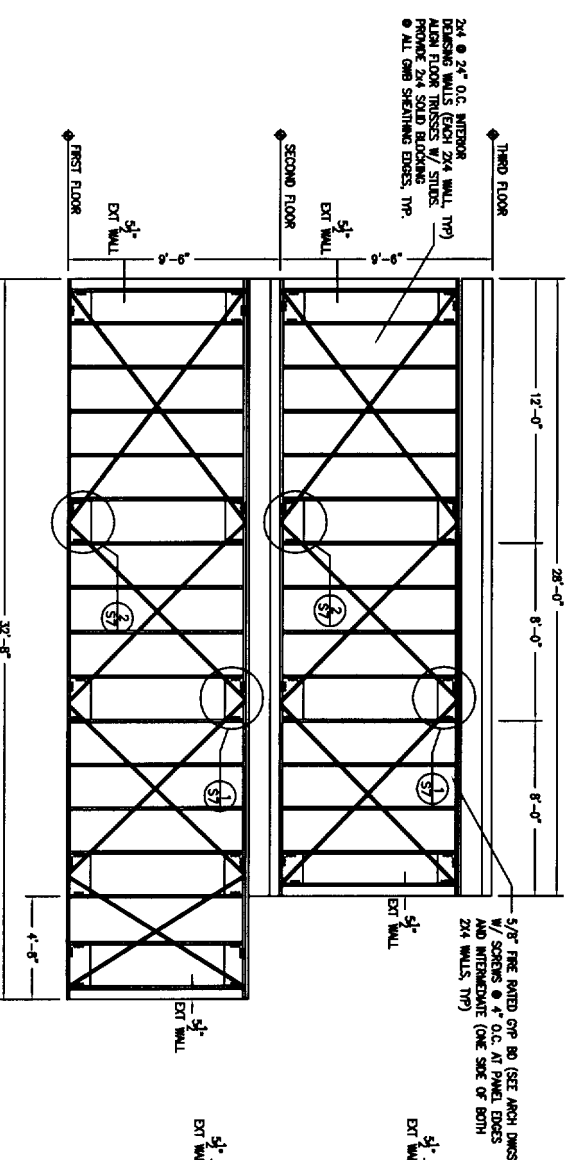
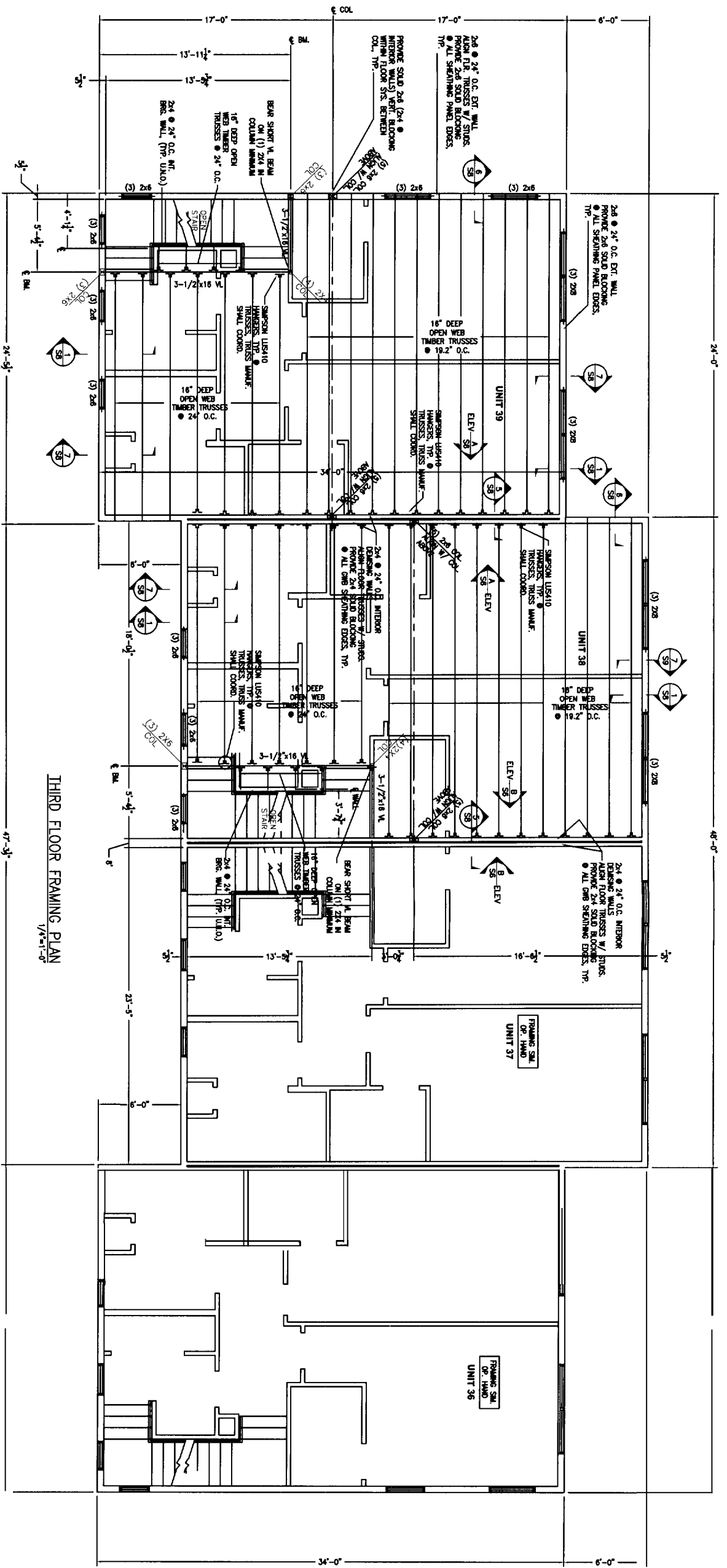


OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 36, 37, 38 & 39

designed by:	rev.	date	description	app'd
JHL				
drawn by:				
JHL				
checked by:				
JHL				
scale:				
date:		2-10-05		
plot date:				
project #:		23030		

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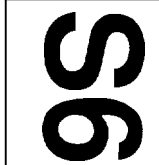


ELEVATION DETAIL 1
1/2\"/>

ELEVATION DETAIL 2
1/2\"/>

rev.	date	description	approved
A	12-20-04		

designed by: JHL
 drawn by: JHL
 checked by: JHL
 scale:
 date: 2-10-05
 plot date:
 project #: 23035



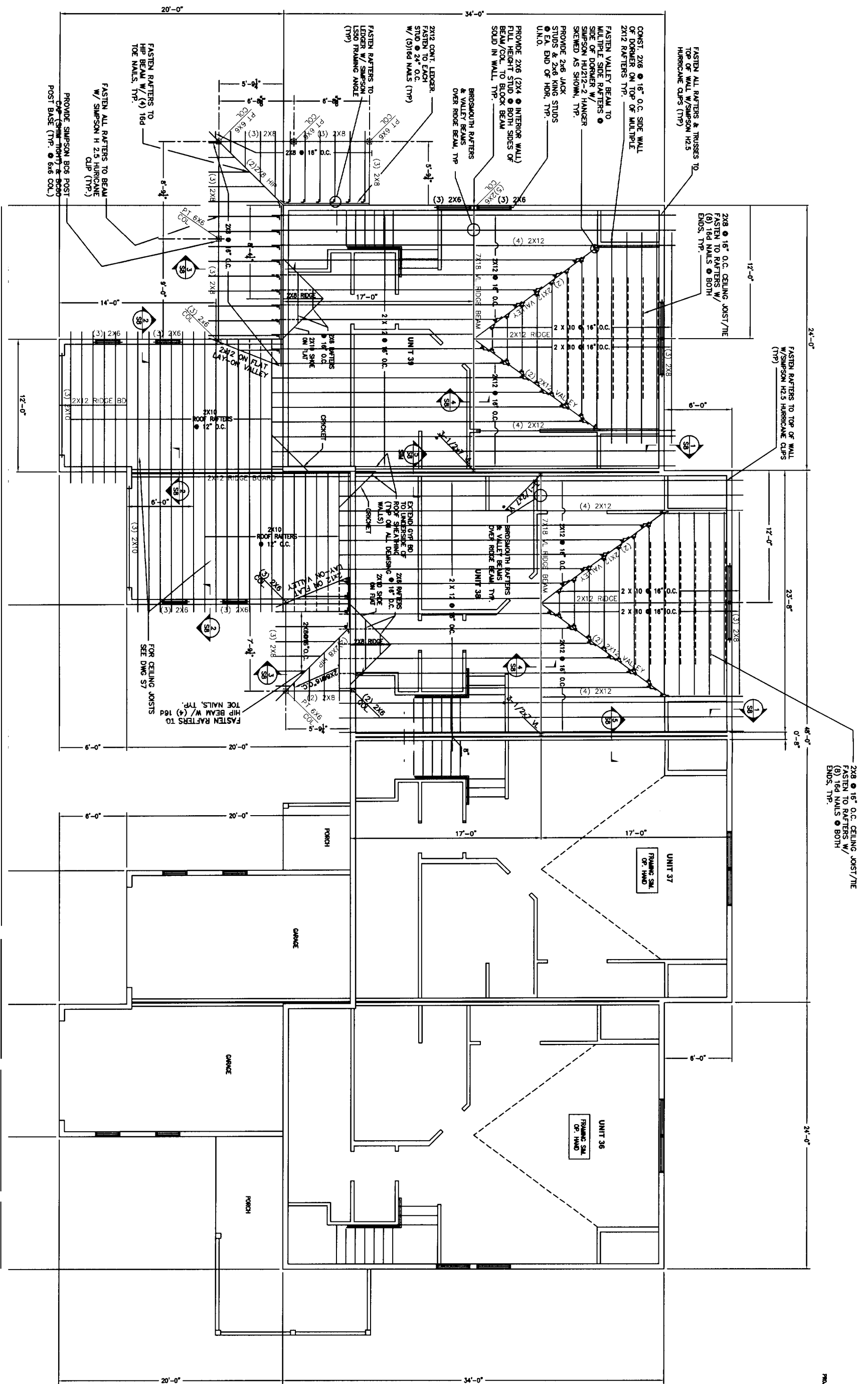
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 THIRD FLOOR FRAMING PLAN
 UNITS 36, 37, 38 & 39

L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 SIX O STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: (207) 767-4830
 EMAIL: ll.engineering@comcast.net

- NOTES:**
- SEE GENERAL NOTES ON S1.
 - "N.C." INDICATES VENEER BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
 - PROVIDE 2x6 MAX STUDS PLUS 2x4 1x4x8 STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

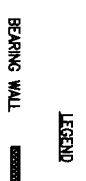
LEGEND

THIS DOCUMENT IS THE PROPERTY OF L & L STRUCTURAL ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF L & L STRUCTURAL ENGINEERING SERVICES, INC.



ROOF FRAMING PLAN
1/8"=1'-0"

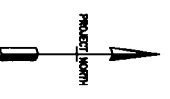
- NOTES
1. SEE GENERAL NOTES ON S1.
 2. ALL MEMBERS VERSUM BEAM MANUFACTURED BY BOSS COLUMNS CORP. OR APPROVED EQUAL.
 3. MEMBERS COLUMN PERMITIES SHALL BE VERSUM-LUM 3000 TB OR (22X10) FSJ AND (P=3000) FSJ.
 4. ROOF TRUSS LAYOUT SHALL BE AS FOLLOWS:
- TOTL=40 FSJ
TOTL=10 FSJ
BOL=40 FSJ
BOL=10 FSJ
TRUSS TYPE: V, V, 2x4 O.C.

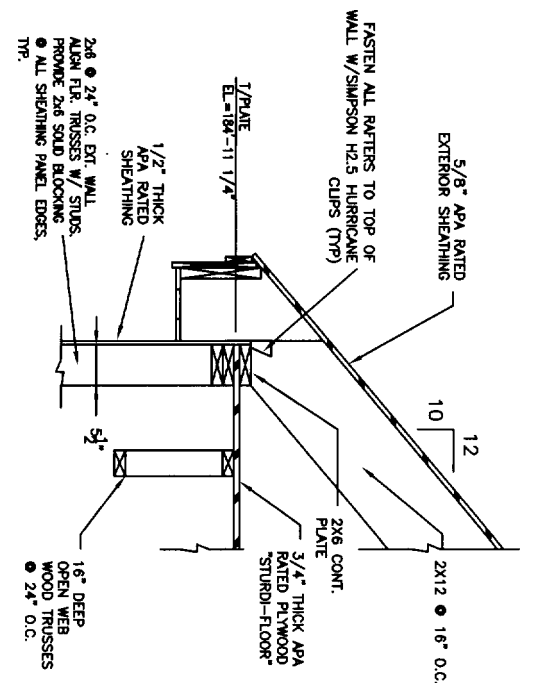


OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF FRAMING PLAN
UNITS 36, 37, 38 & 39

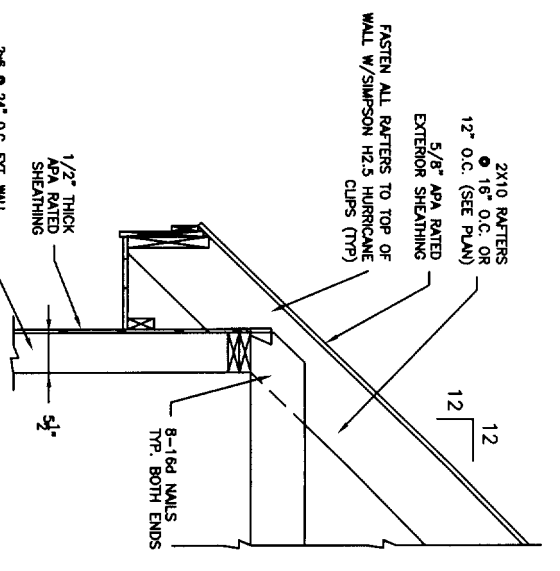
designed by	rev.	dot.	description	app'd
JHL				
JHL				
JHL				
scale:				
dot: 2-10-05				
plot date:				
project # 23035				

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 789-5432
EMAIL: ll.engineering@verizon.net

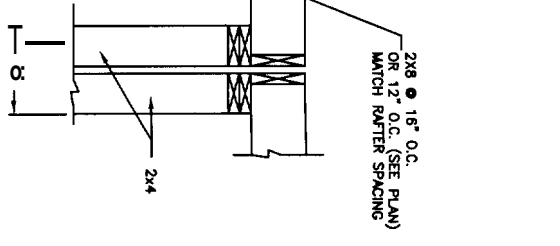




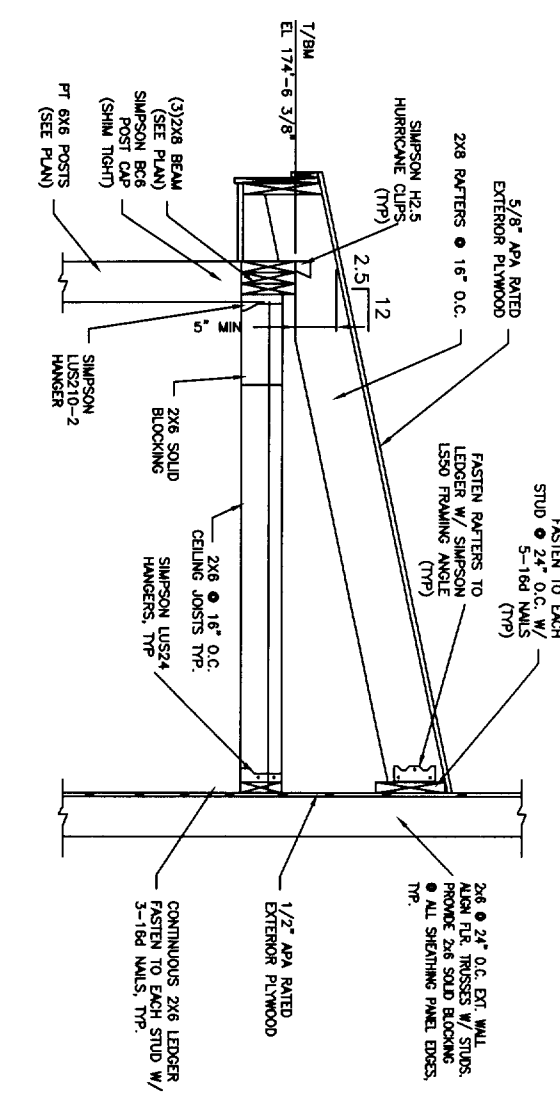
SECTION 1
1"=1'-0" S6, S7



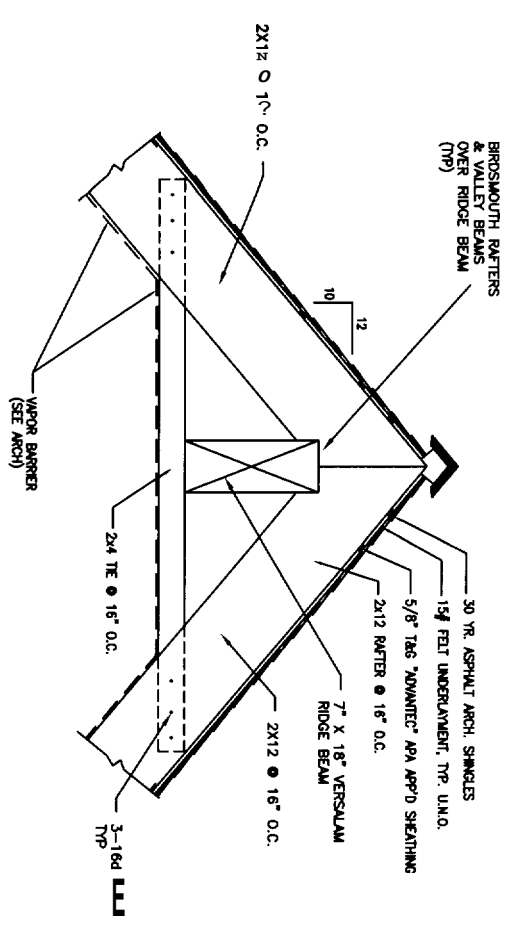
SECTION 2
1"=1'-0" S5



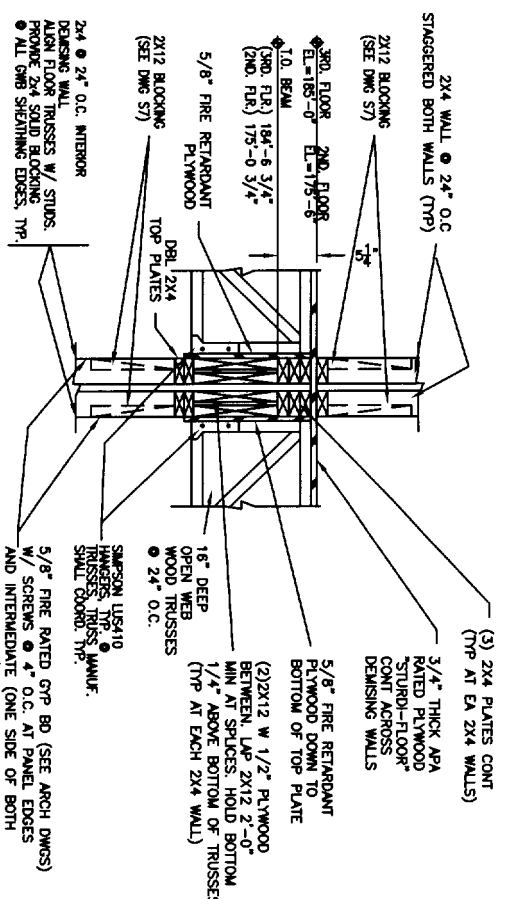
SECTION 3
1"=1'-0" S7



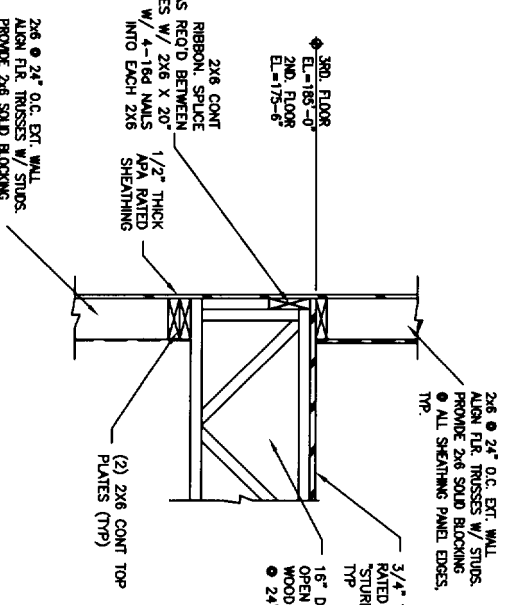
SECTION 4
1"=1'-0" S5



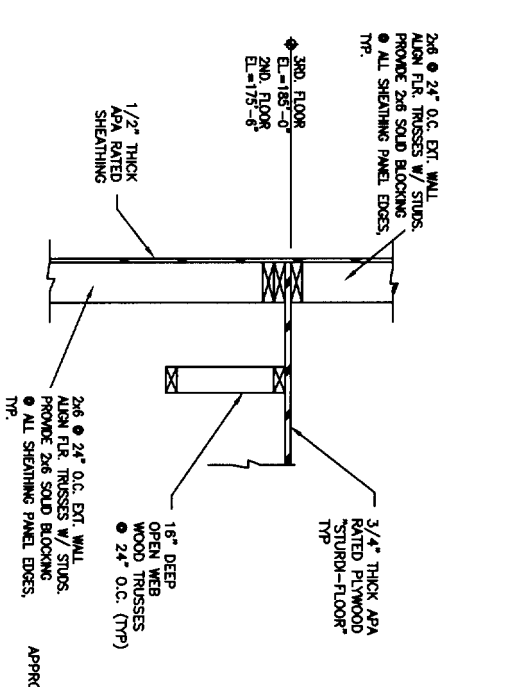
SECTION 4
1"=1'-0" S7



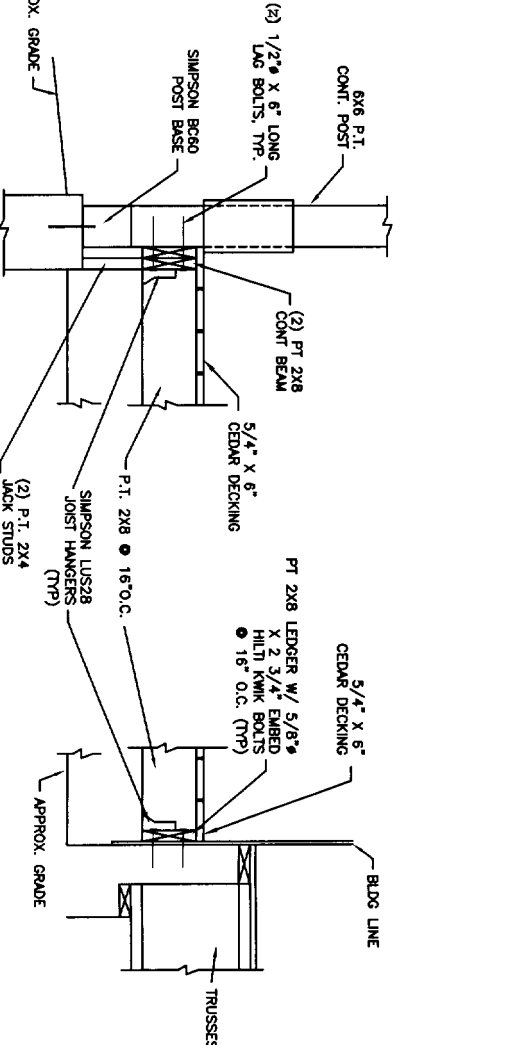
SECTION 5
1"=1'-0" S5, S6, S7



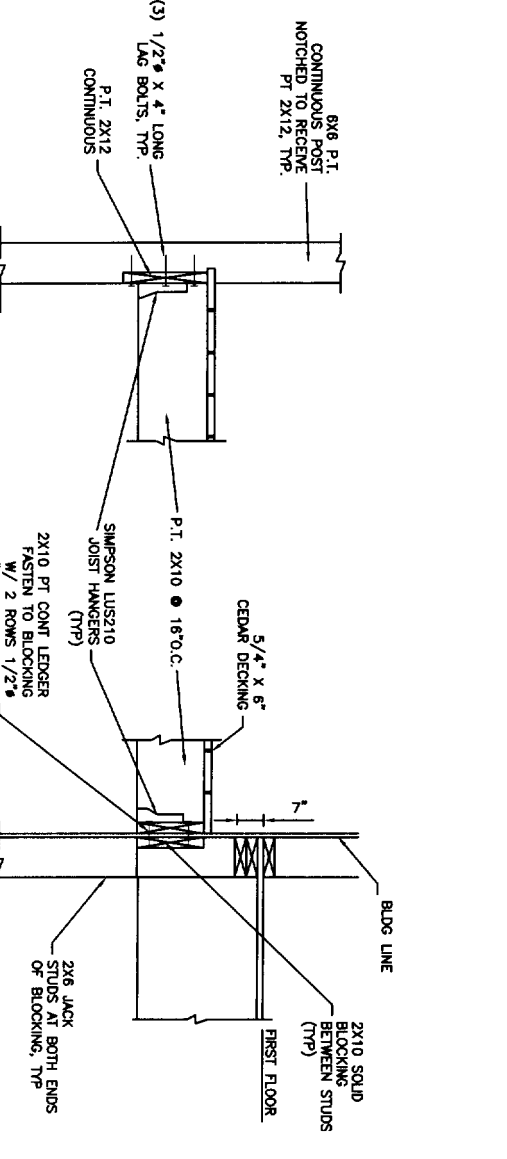
SECTION 6
1"=1'-0" S5, S6, S7



SECTION 7
1"=1'-0" S5, S6, S7



SECTION 8
1/2"=1'-0" S5



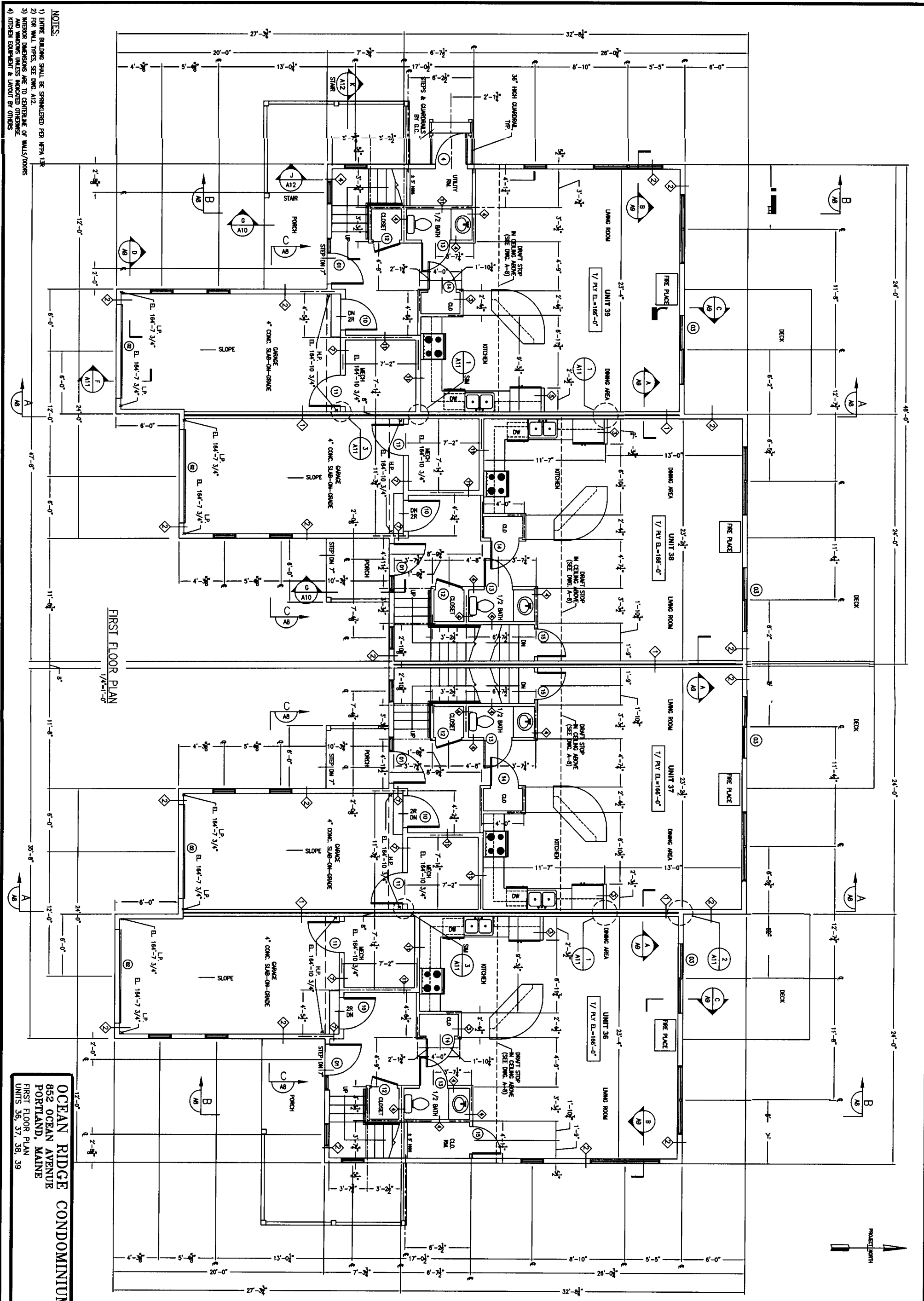
SECTION 9
1/2"=1'-0" S5

designed by:	rev.	date	description	app'd
JHL				
drawn by:				
JHL				
checked by:				
JHL				
scale:				
date:		2-10-05		
plot date:				
project #:		23035		

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FRAMING SECTIONS AND DETAILS
UNITS 36, 37, 38 & 39



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE (207) 767-1830
FAX (207) 799-5432
EMAIL: ll.engineering@verizon.net



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

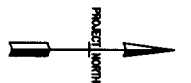
FIRST FLOOR PLAN
1/4"=1'-0"

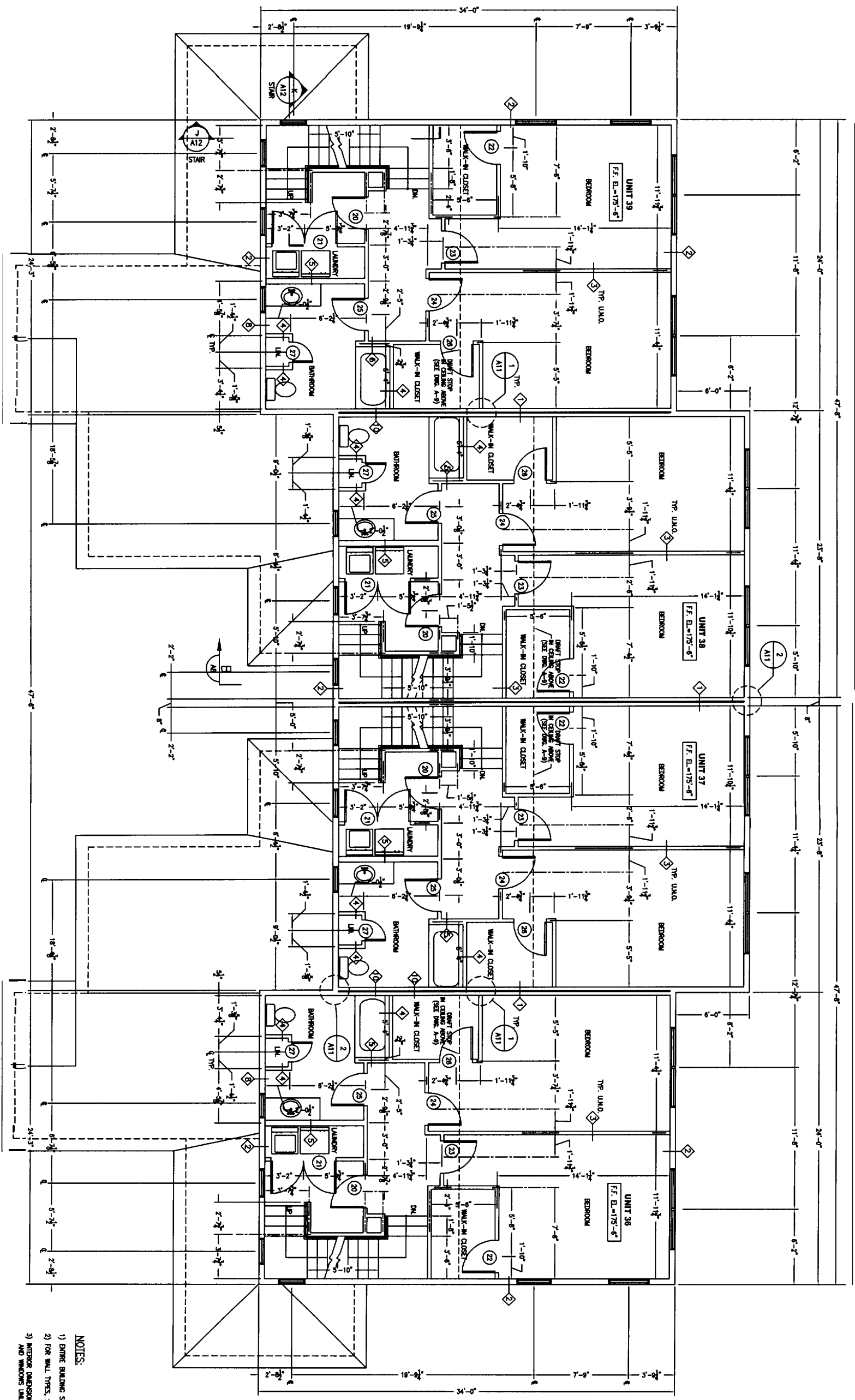
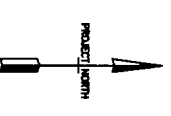
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 36, 37, 38, 39

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

REV.	DATE	STATUS

A1





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

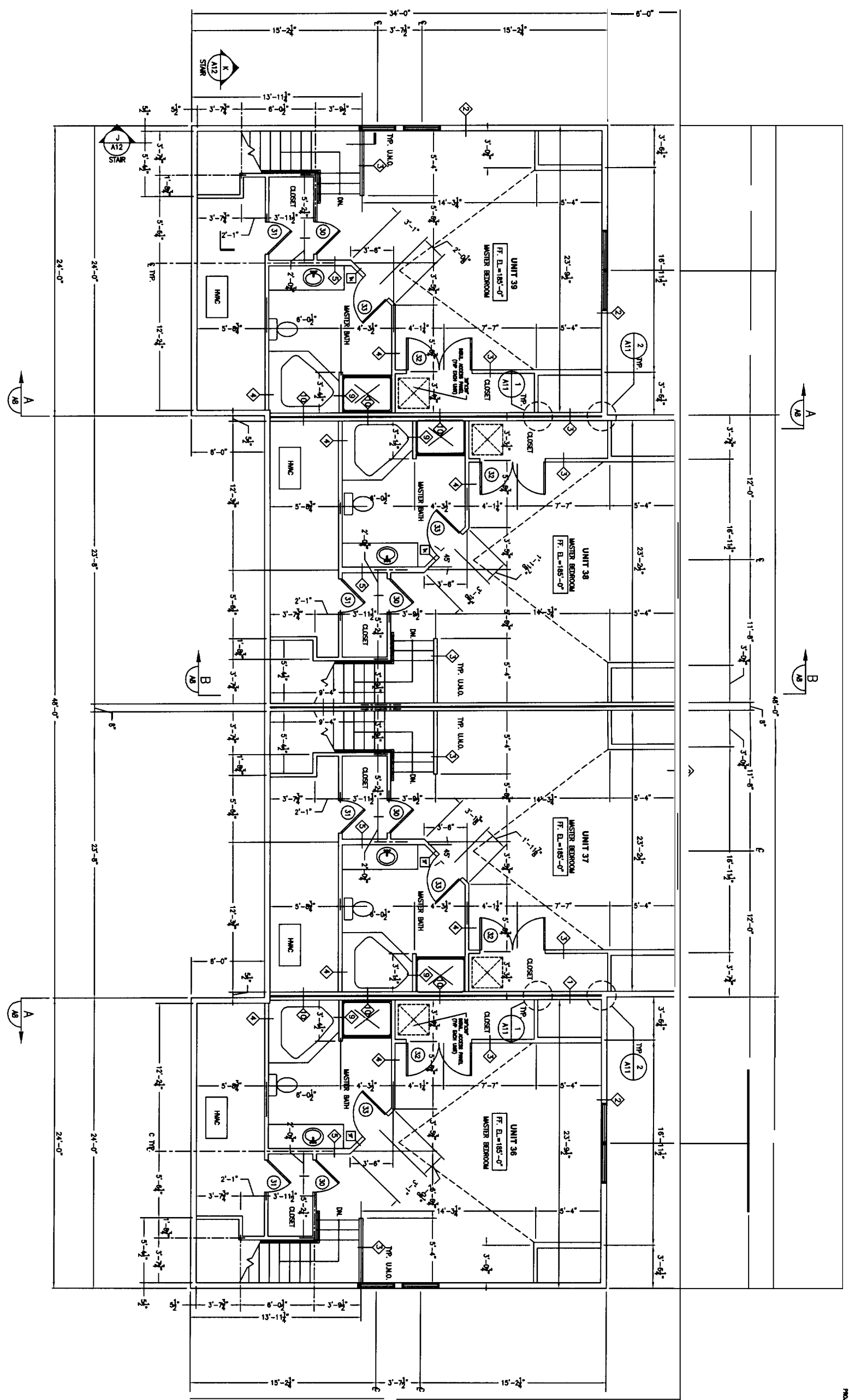
- NOTES:
- 1) DIME BUILDING SHALL BE SPRINKLED PER NFPA 13R
 - 2) FOR WALL TYPES, SEE DIM. A12
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR PLAN
UNITS 36, 37, 38, & 39

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

REV.	DATE	STATUS
1	2-10-05	





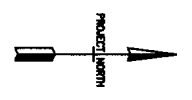
THIRD FLOOR PLAN
1/4"=1'-0"

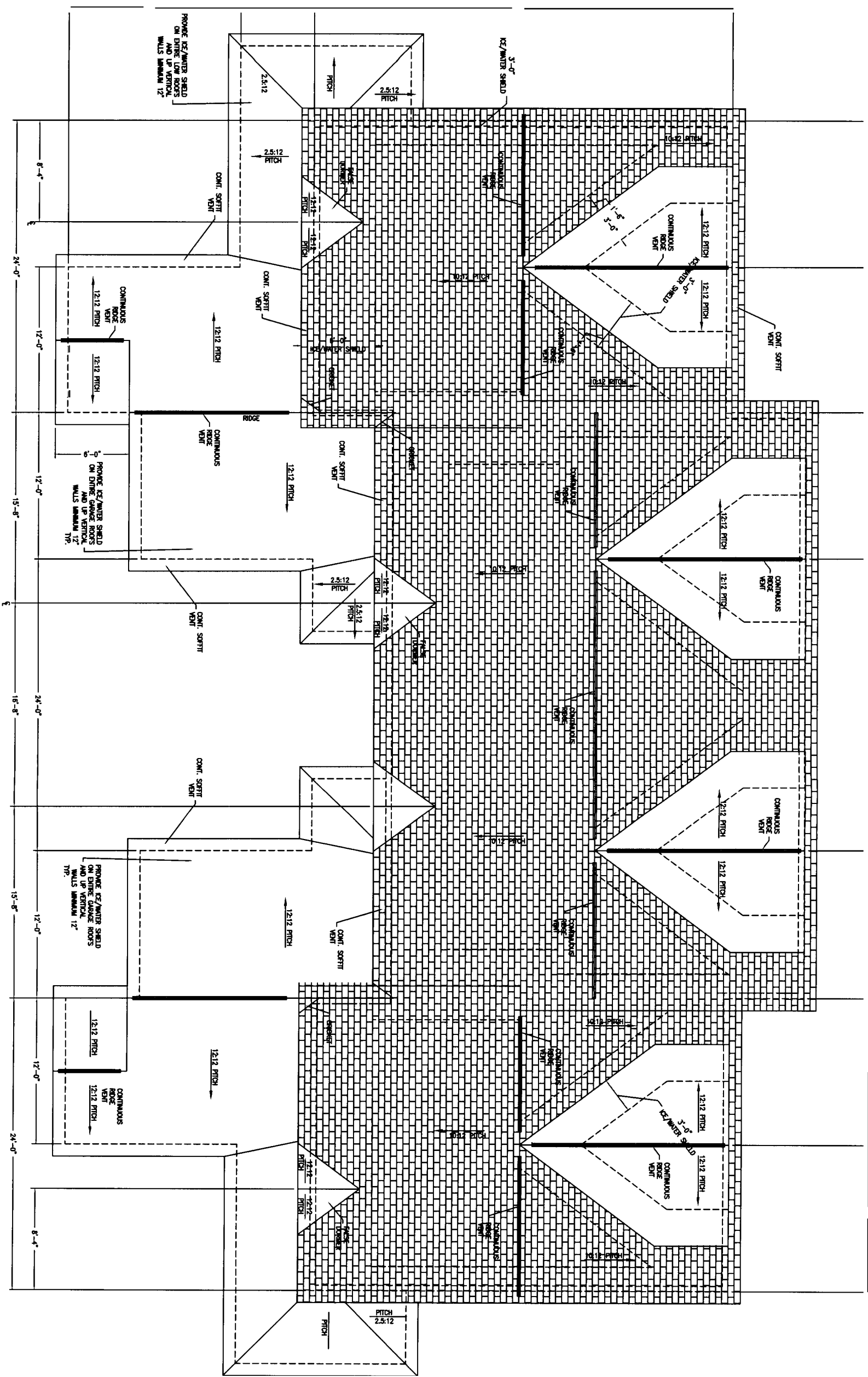
- NOTES:
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
 - 2) FOR WALL TYPES, SEE DWG. A9
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR PLAN
UNITS 36, 37, 38, & 39

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

REV.	DATE	STATUS
1	2-10-05	





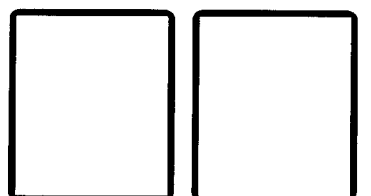
ROOF PLAN
1/4"=1'-0"

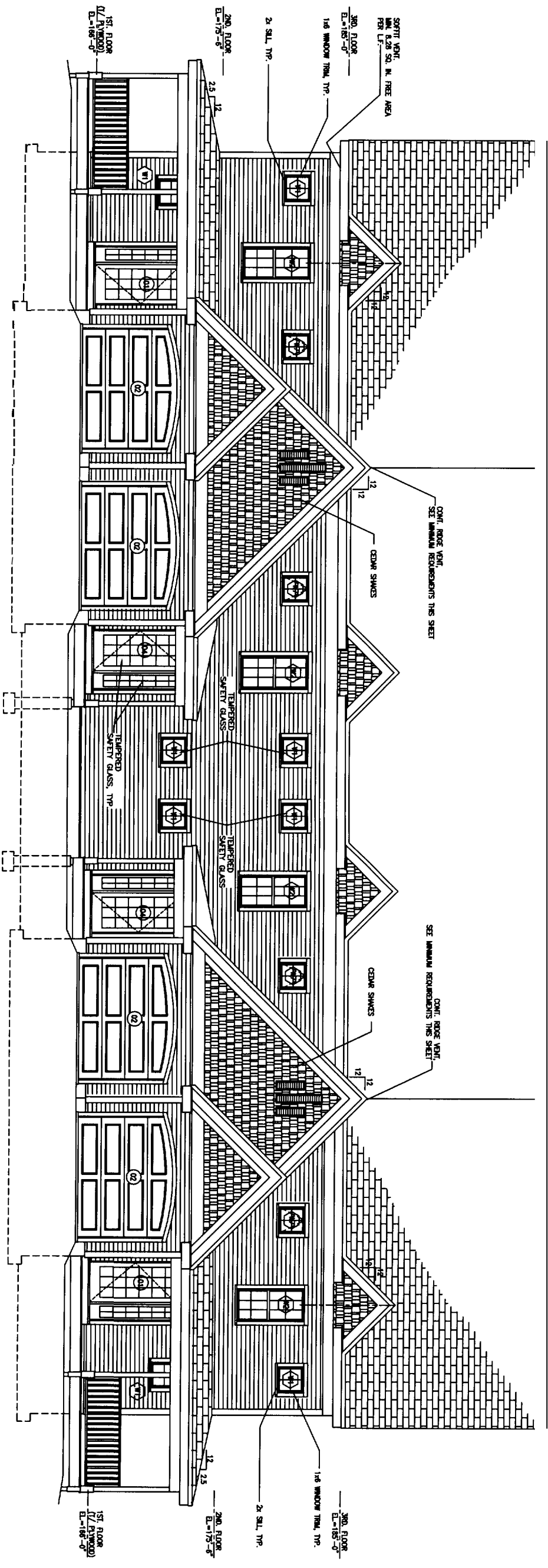
NOTES:
1. ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
2. SEE AS FOR MINIMUM ATTC VENTILATION REQUIREMENTS.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF PLAN

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

REV.	DATE	STATUS
1	2-10-05	





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

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

ATTIC MINIMUM VENTILATION REQUIREMENTS
(WITH VENT. BARRIERS IN CEILING)

MAIN ROOF EACH UNIT, TYP.	REQD. TOTAL FREE AREA	COMMENTS
ROOF	1.40 SF.	
SOFTT	1.40 SF.	

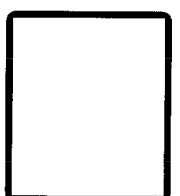
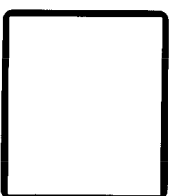
	SF.	
SOFTT	.88 SF.	
3RD. FLOOR DOWNERS (EA)		
ROOF	474.37 SF.	(SEE A7)
SOFTT	0.32 SF.	(SEE A7)

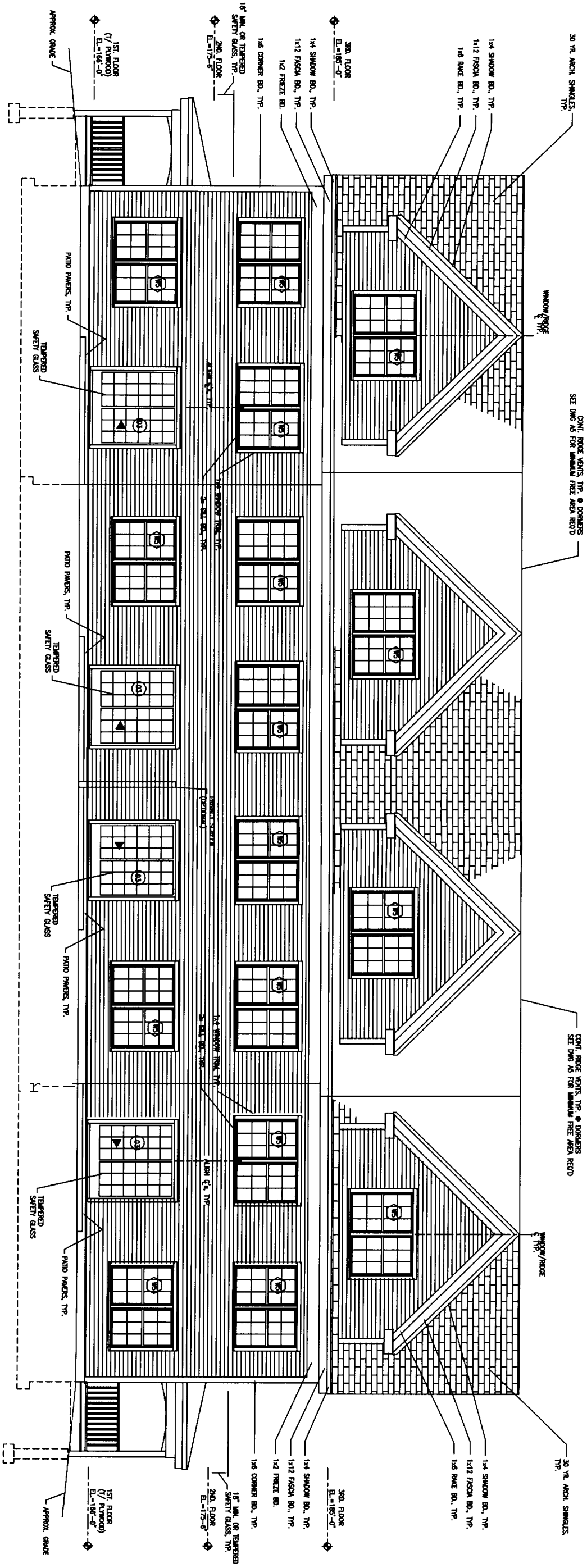
- NOTE:
- * QUANTITY VENTILATION IS INSUFFICIENT TO MEET MINIMUM REQUIREMENTS OR NOT UNIFORMLY DISTRIBUTED. OTHER MECHANICAL METHODS MUST BE USED TO PROVIDE MINIMUM REQUIREMENTS AS LISTED ABOVE. (CONSULT MECHANICAL P.E. FOR PROPER DESIGN)
 - ** C.C. SHALL VERIFY ROOF AND SOFTT PRODUCTS AND PROVIDE THE MINIMUM CLEAR FREE AREA REQD AS SHOWN ABOVE. SUBMIT PRODUCT DATA TO ARCHITECT FOR REVIEW & APPROVAL.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WEST ELEVATION
UNITS 36, 37, 38 & 39

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

REV.	DATE	STATUS
1	2-10-08	





NORTH ELEVATION
1/8"=1'-0"

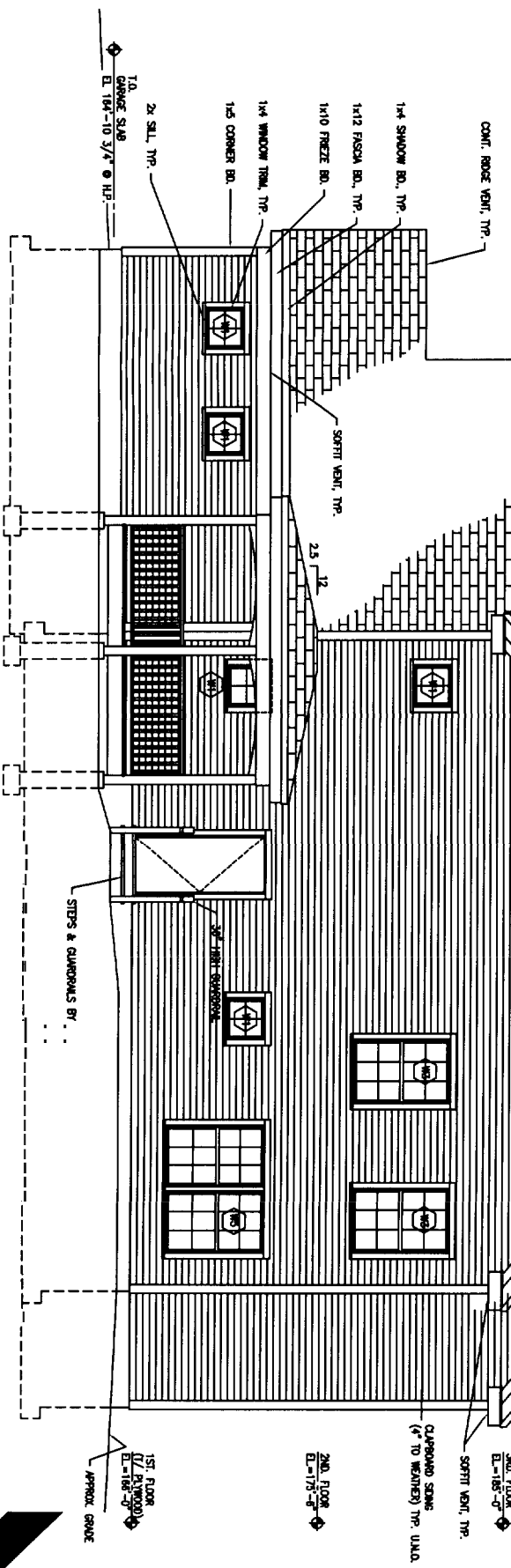
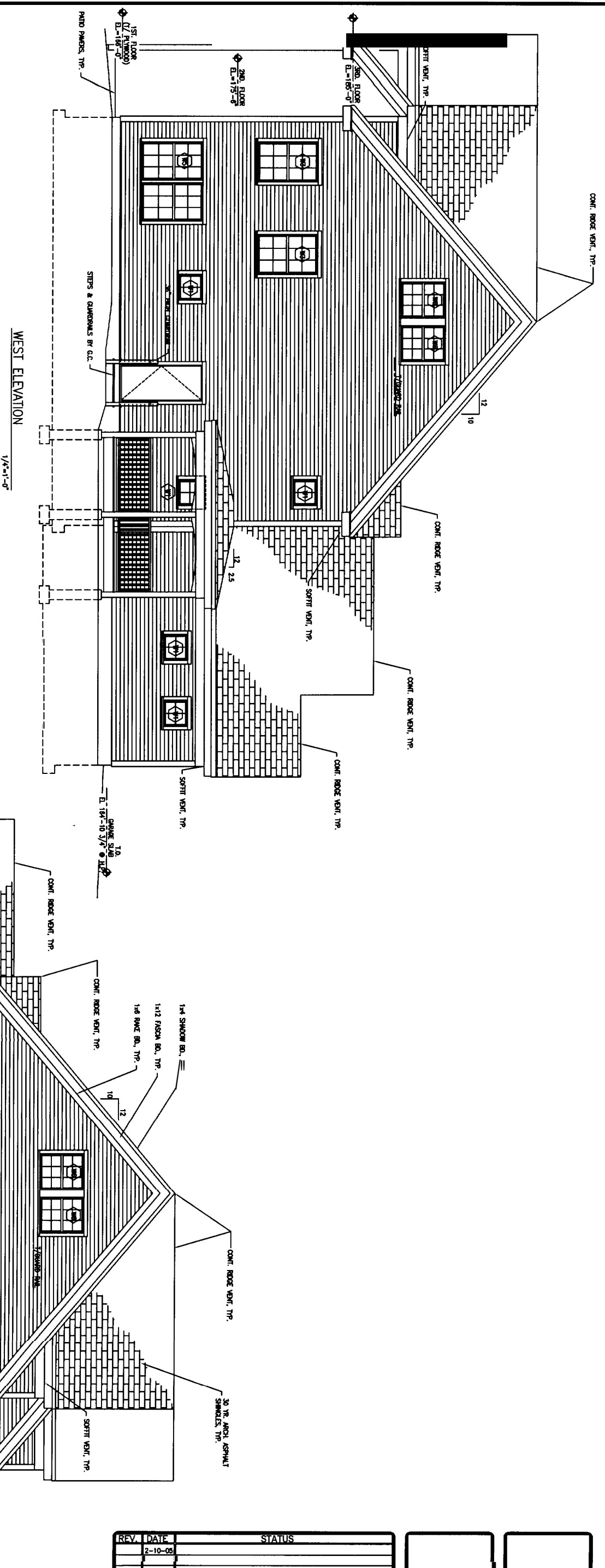
NOTE:
SEE DWG. AS FOR MINIMUM ATIC VENTILATION REQUIREMENTS.

OCEAN RIDGE ONDOMINIUM
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH ELEVATION
UNITS 36, 37, 38, & 39

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

REV.	DATE	STATUS
2	10-05	

A6



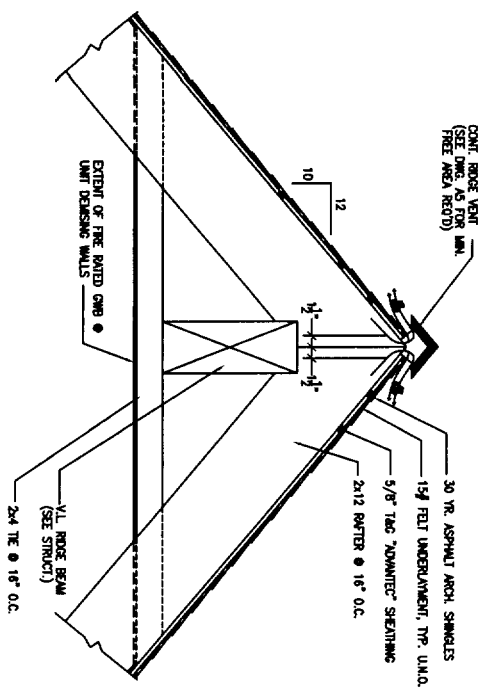
NOTE:
SEE DWG. 65 FOR MINIMUM AISC VENTILATION REQUIREMENTS.

OCEAN RIDGE CONDOMINIUMS
 862 OCEAN AVENUE
 PORTLAND, MAINE
 NORTH & SOUTH ELEVATIONS
 UNITS 36, 37, 38 & 39

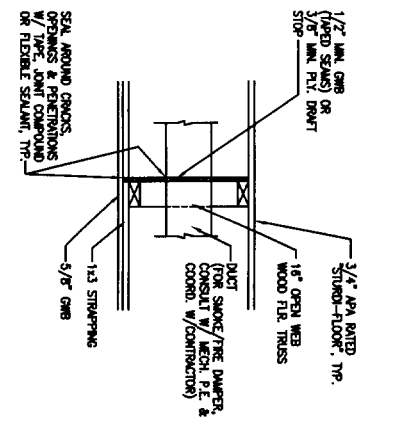
REV.	DATE	STATUS
2	2-10-09	

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

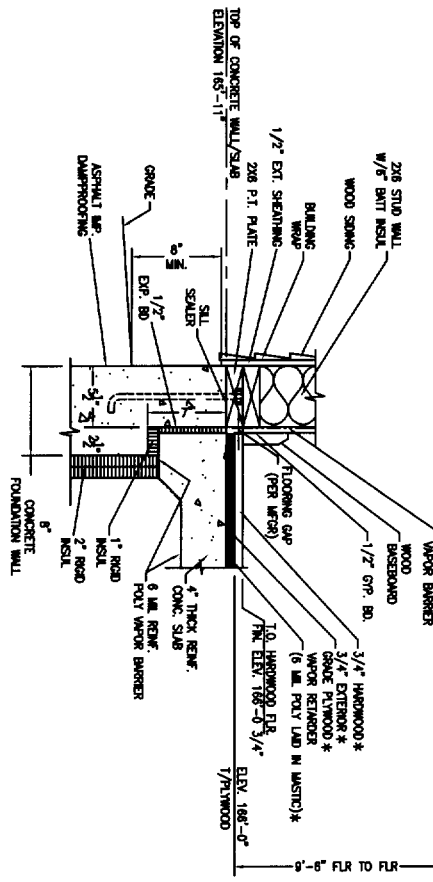




1 RIDGE VENT
AS 1/4"=1'-0"

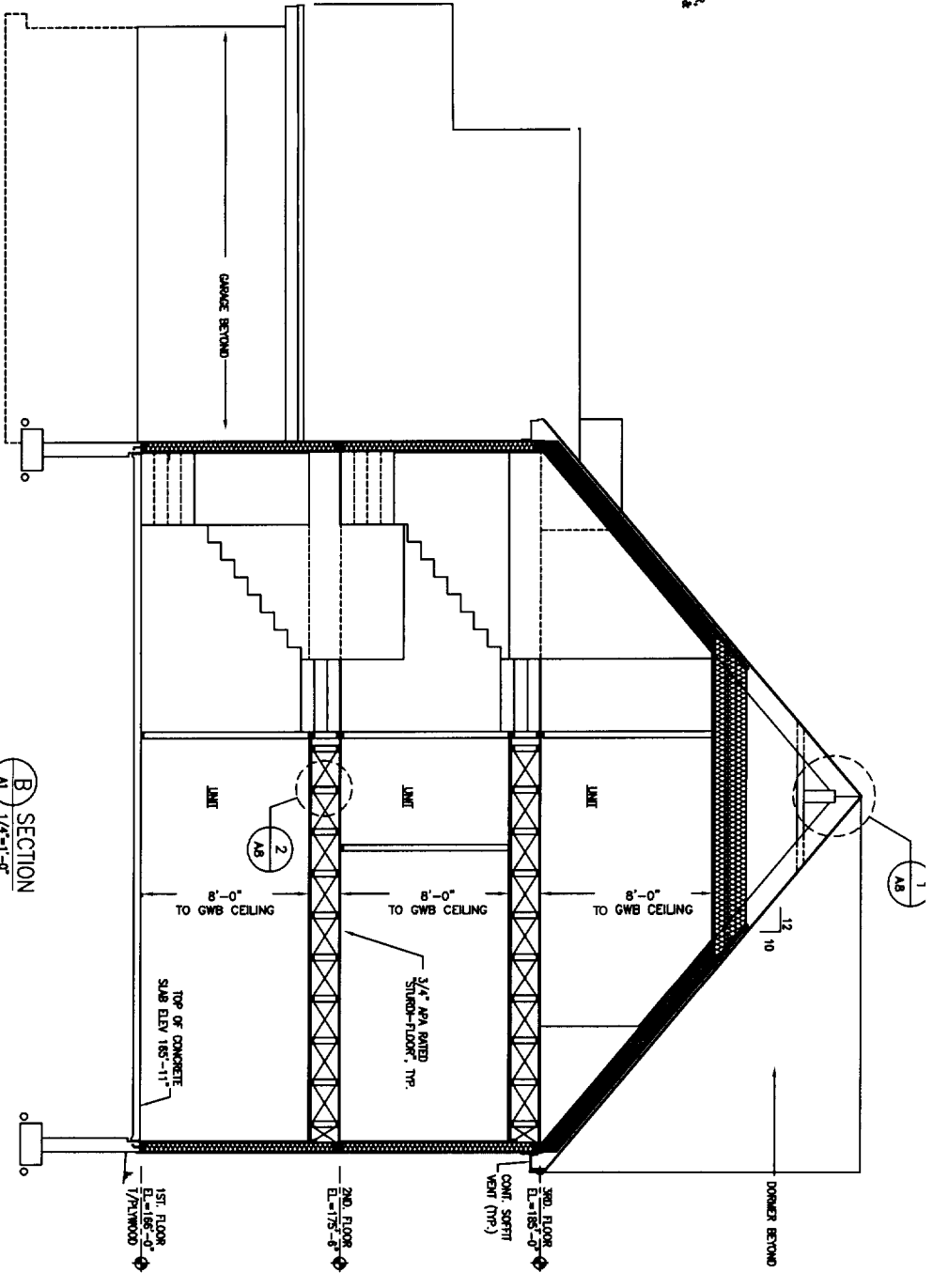


2 DRAFT STOP
AS 1/4"=1'-0"

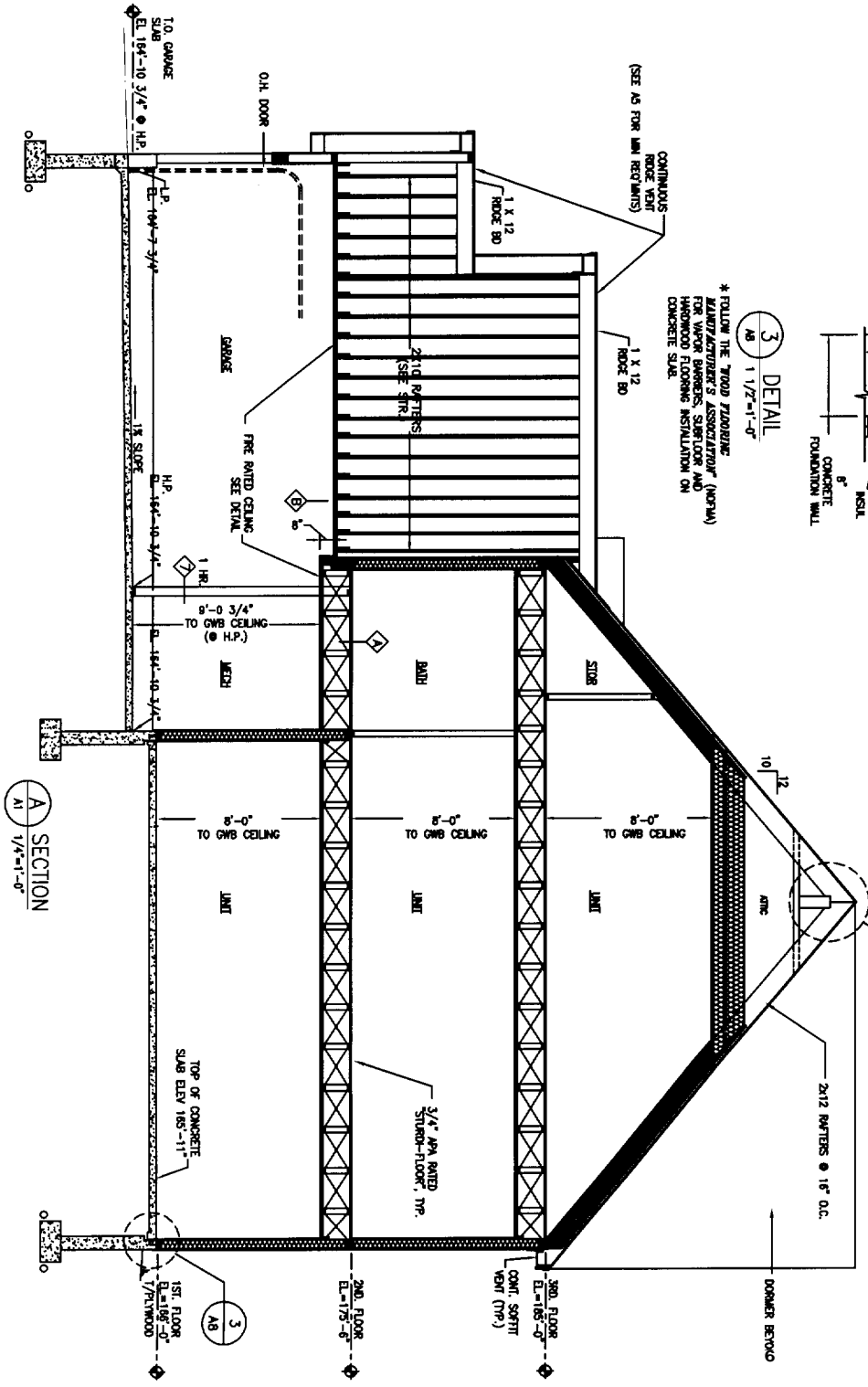


3 DETAIL
AS 1/2"=1'-0"

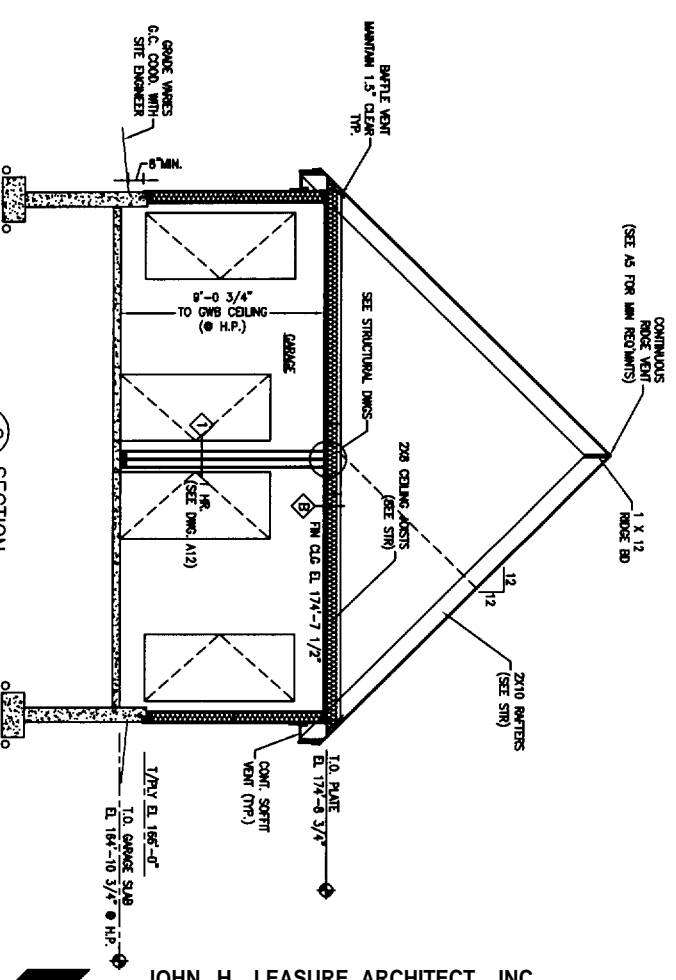
* FOLLOW THE THIRD PROVISION
NATIONAL FIRE PROTECTION
ASSOCIATION'S (NFPA) 701
FOR WOOD BARRIERS, SUBFLOOR AND
HARDWOOD FLOORING INSTALLATION ON
CONCRETE SLAB.



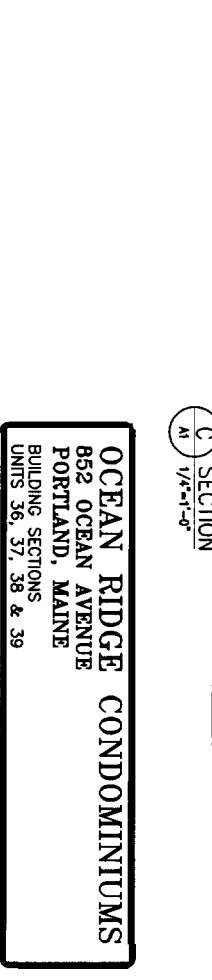
A1 SECTION
A1 1/4"=1'-0"



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



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



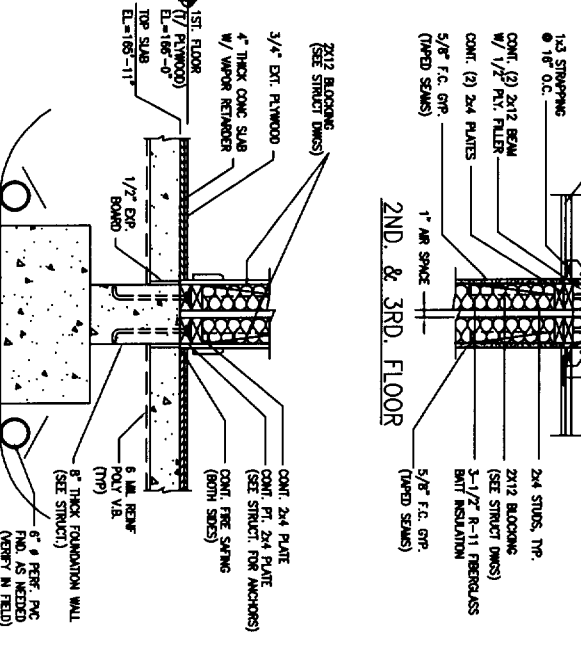
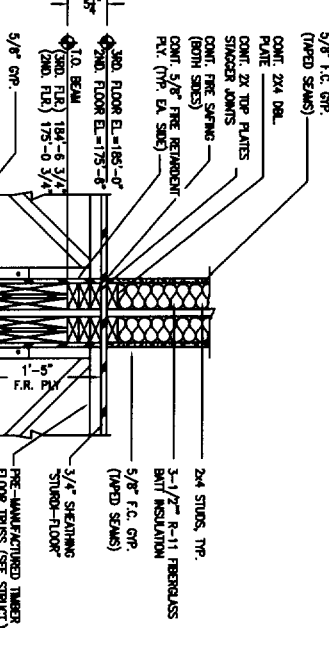
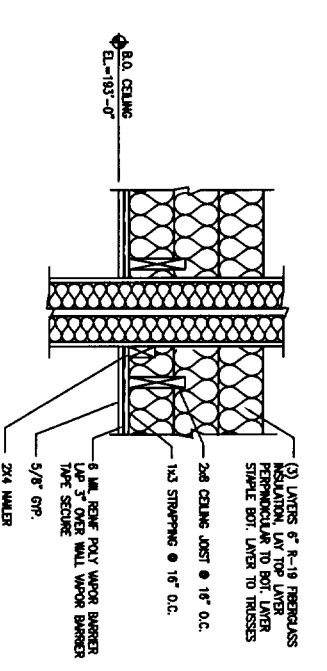
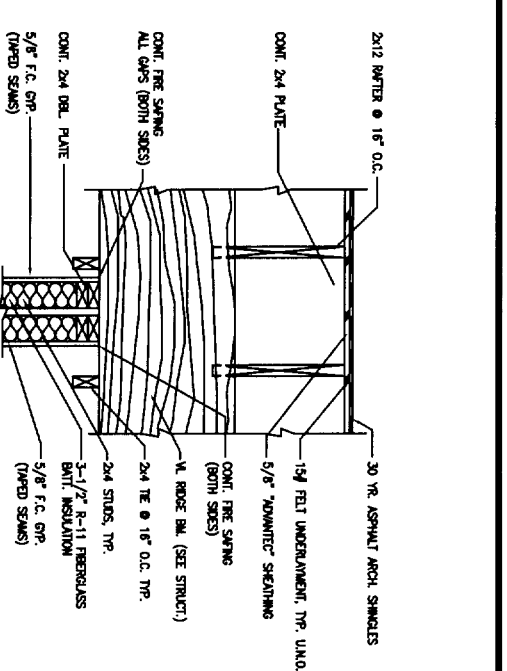
C1 SECTION
C1 1/4"=1'-0"

REV	DATE	STATUS

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

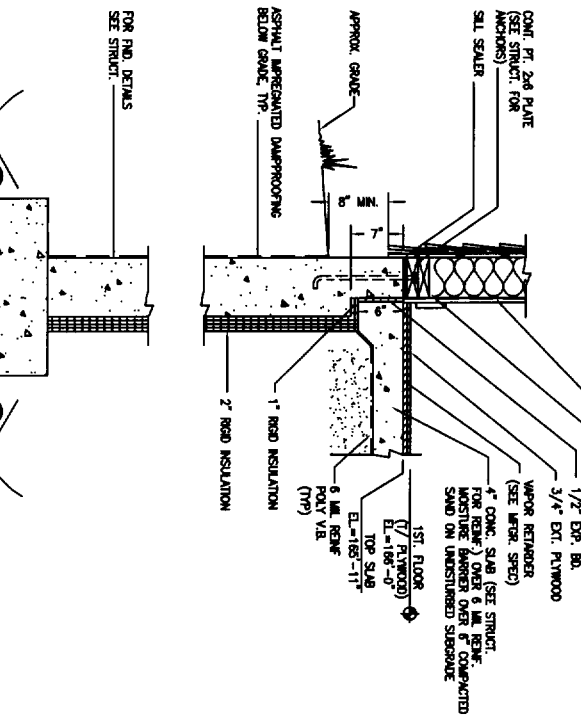
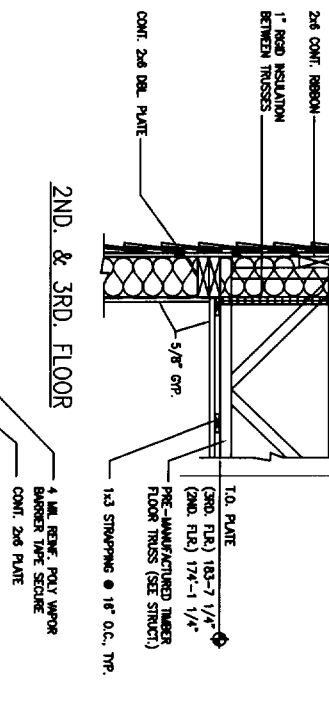
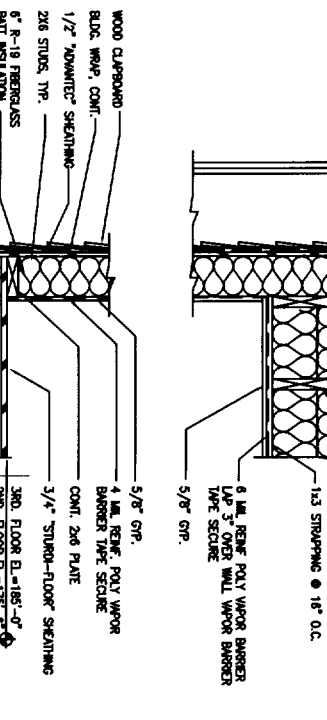
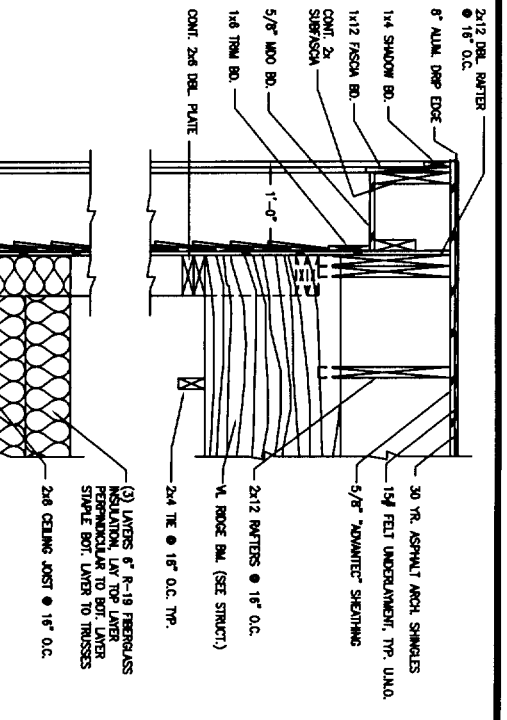
A8

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
BUILDING SECTIONS
UNITS 36, 37, 38 & 39

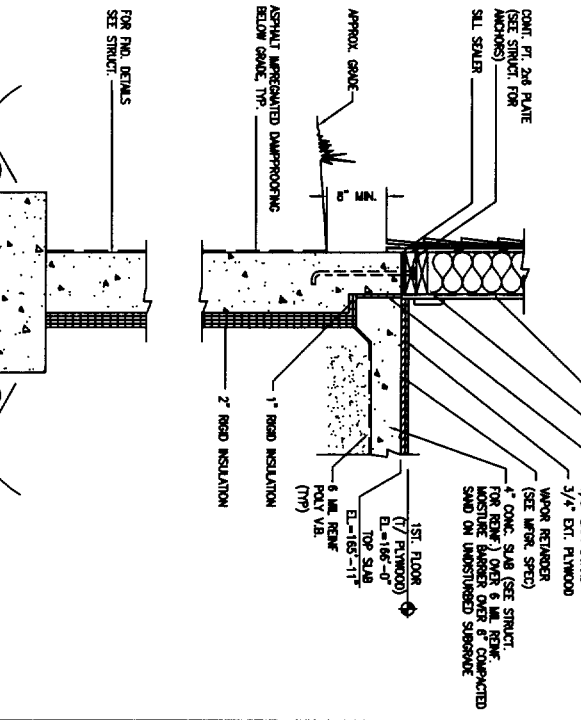
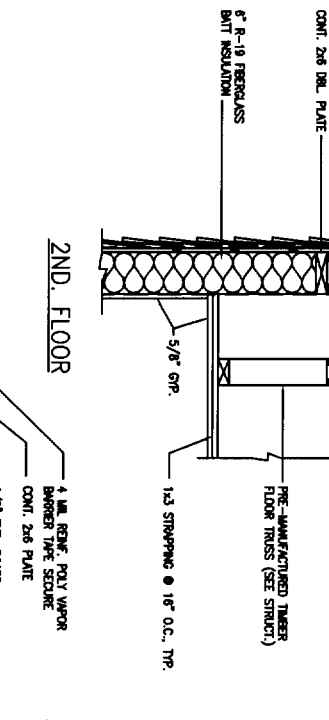
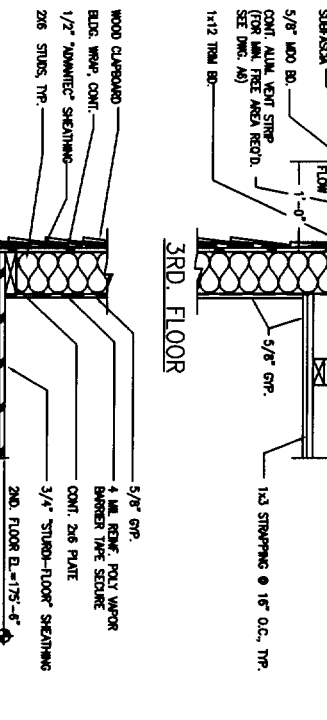
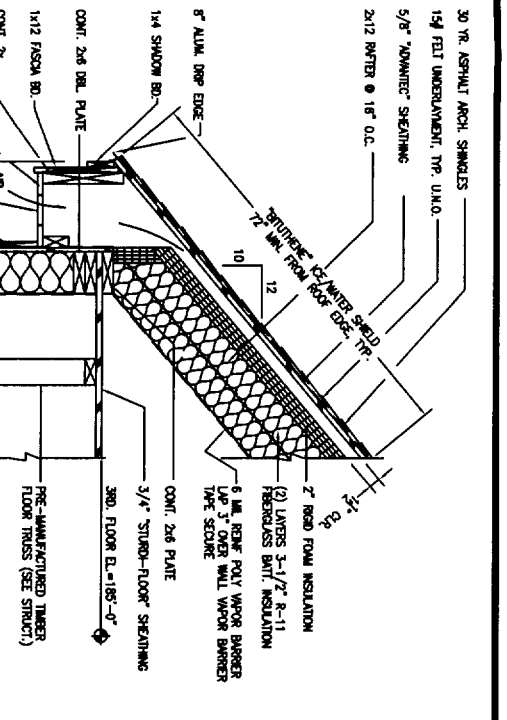


NOTE:
JOINT BETWEEN GMB & F.R. PV.
MUST BE TYPED SCALED, TYP.

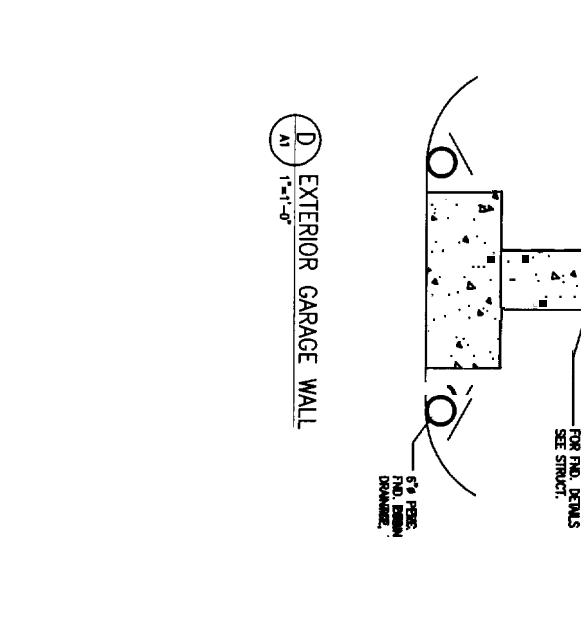
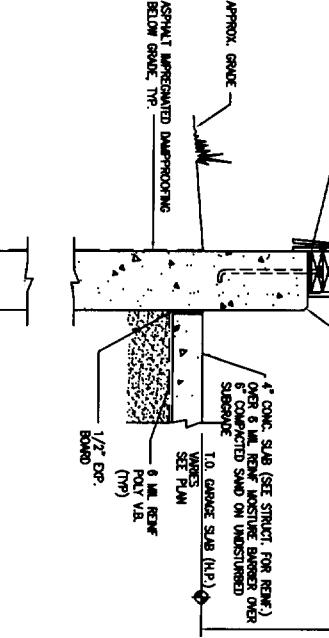
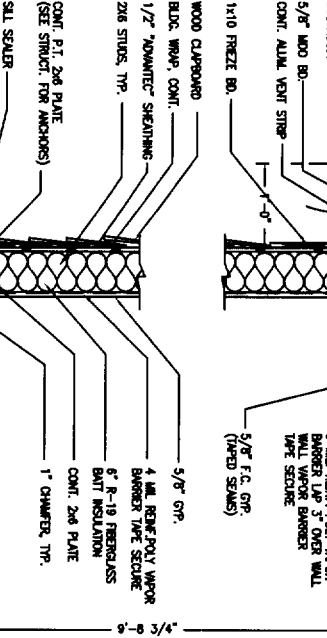
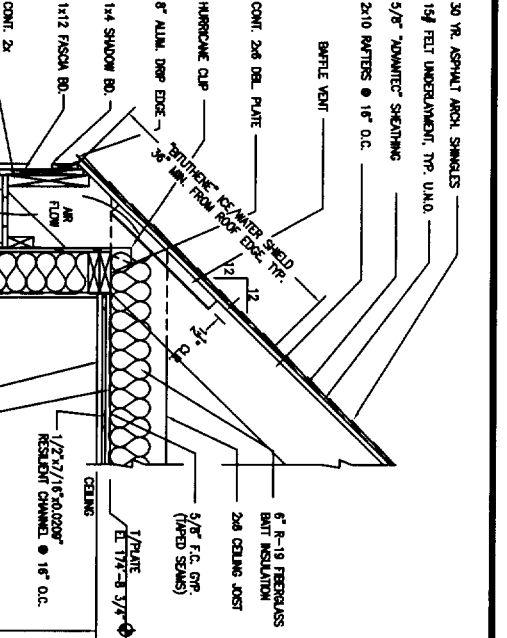
A 1 HR. FIRE RATED DEMISING WALL
1/4\"/>



B EXTERIOR CABLE END WALL
1/4\"/>



C EXTERIOR WALL
1/4\"/>



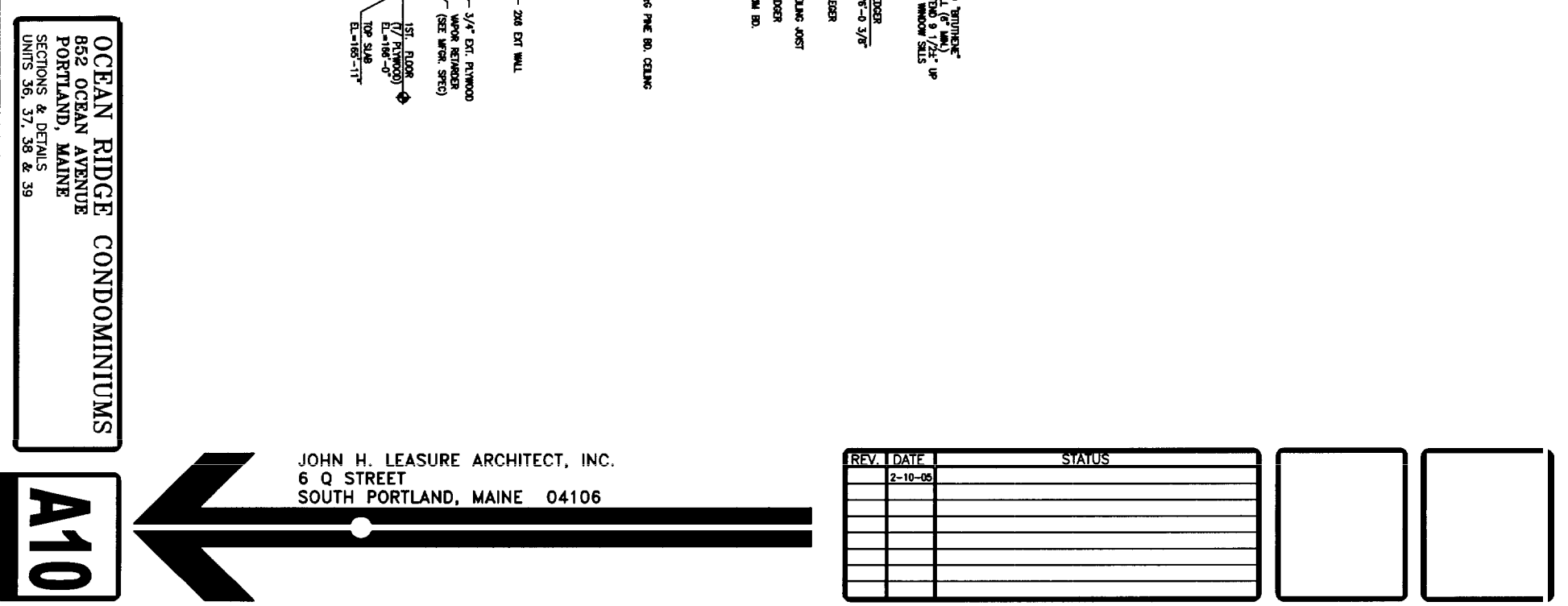
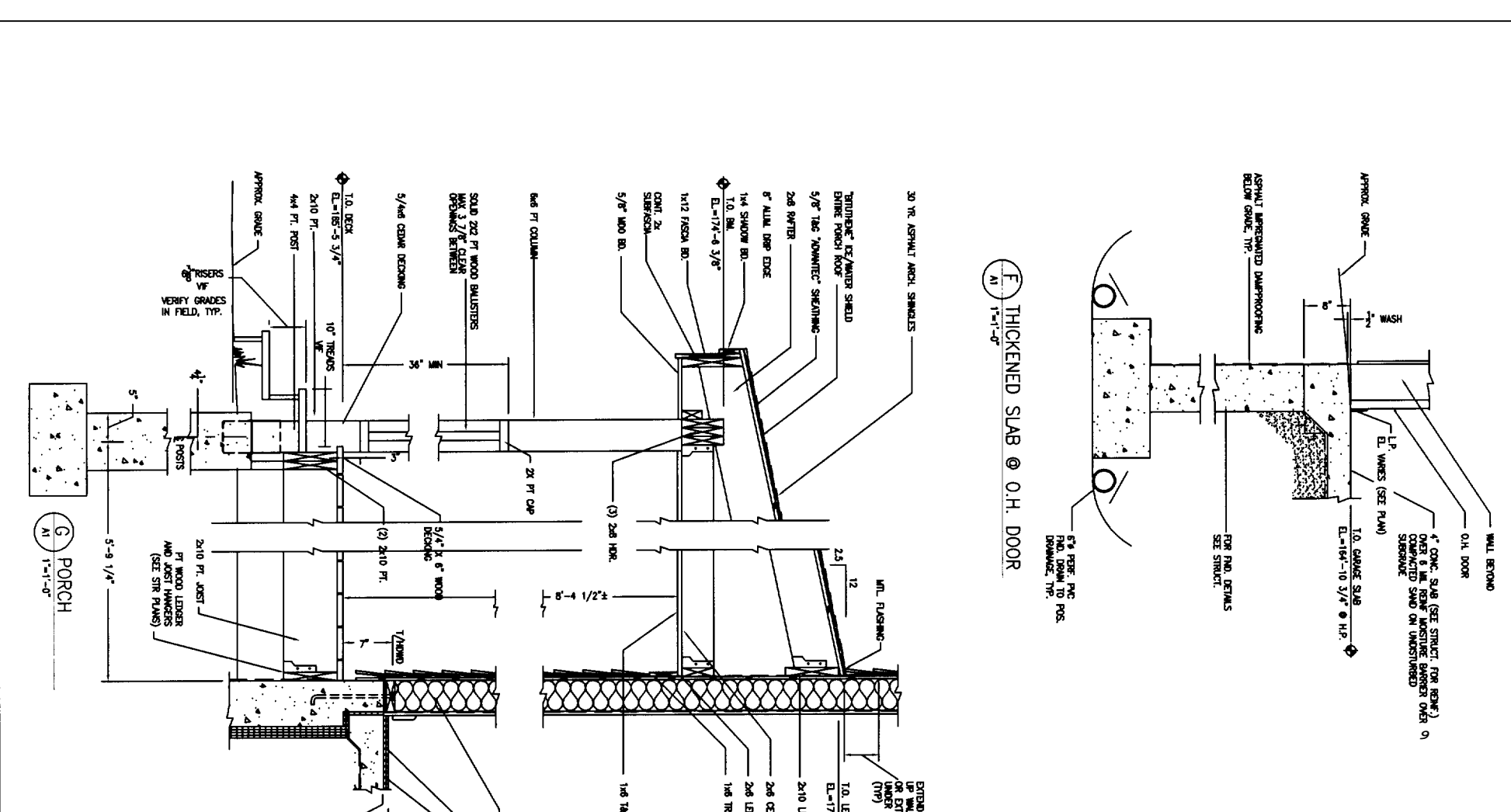
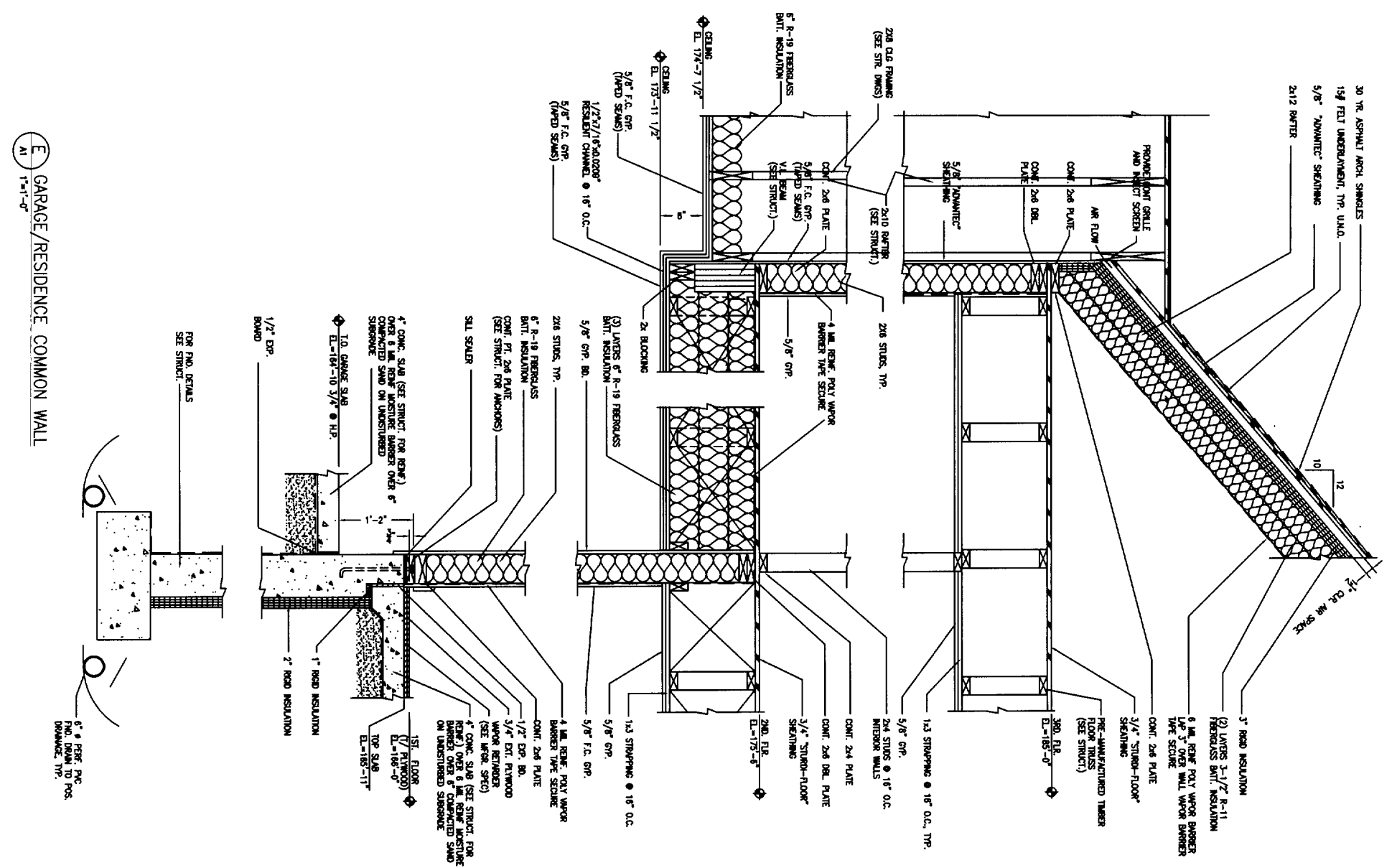
D EXTERIOR GARAGE WALL
1/4\"/>

REV.	DATE	STATUS
2	10-08	

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 36, 37, 38 & 39

A9



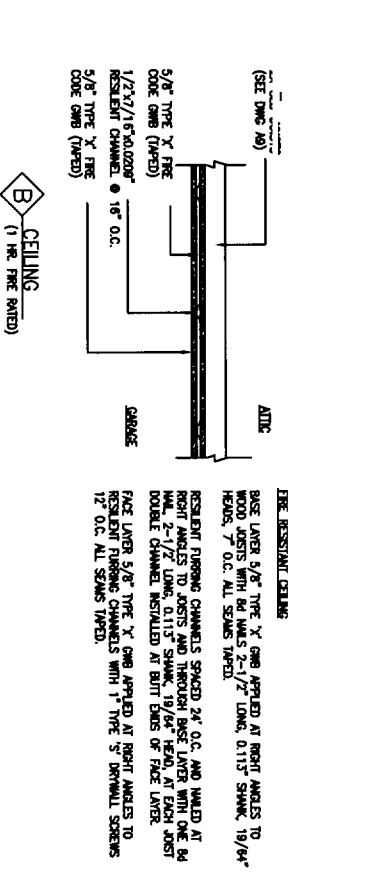
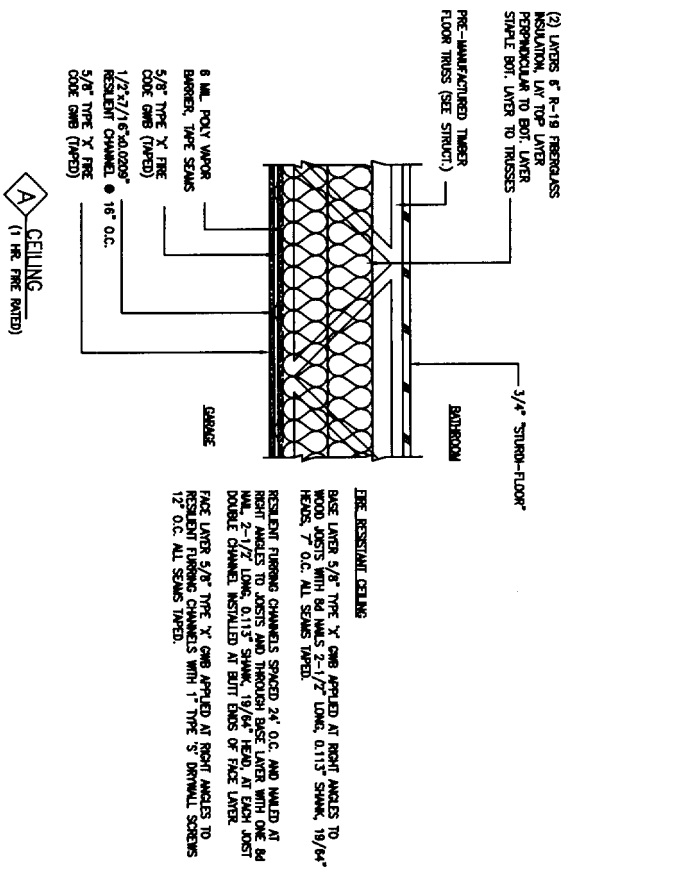
A10

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 36, 37, 38 & 39

REV.	DATE	STATUS
	2-10-05	

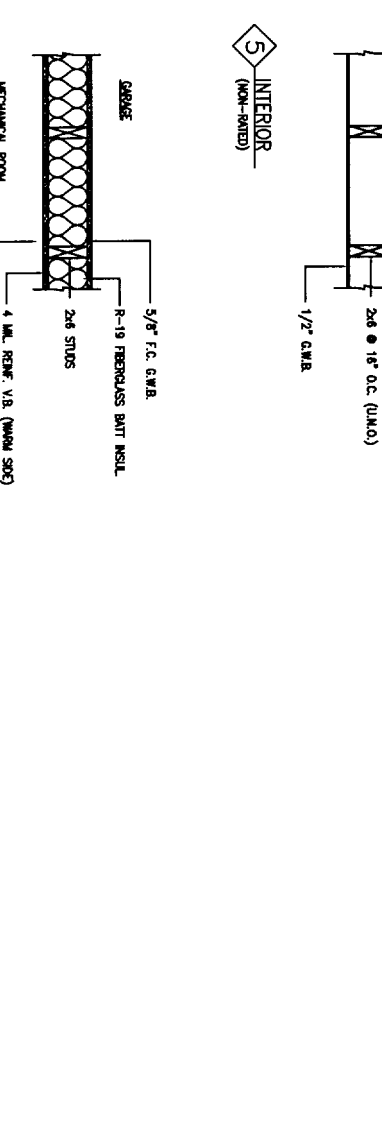
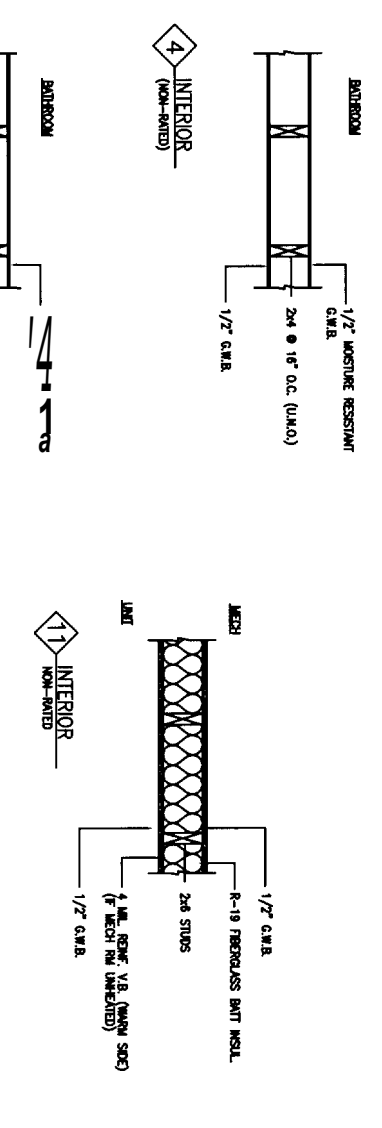
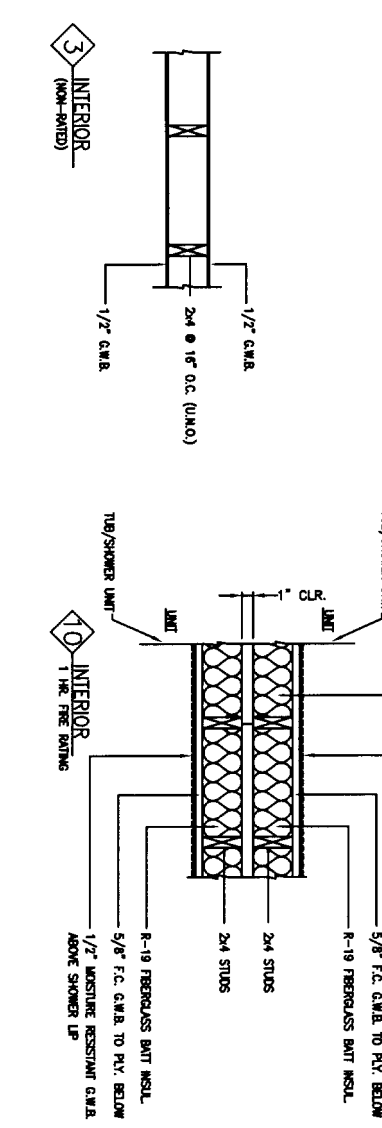
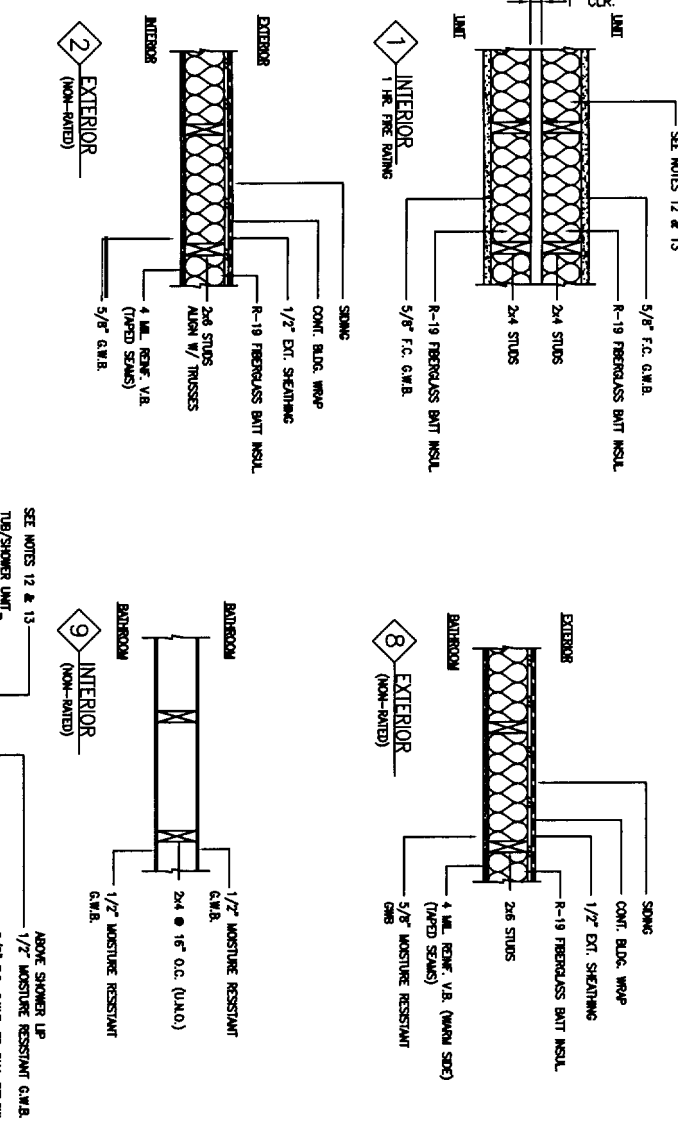
CEILING TYPES



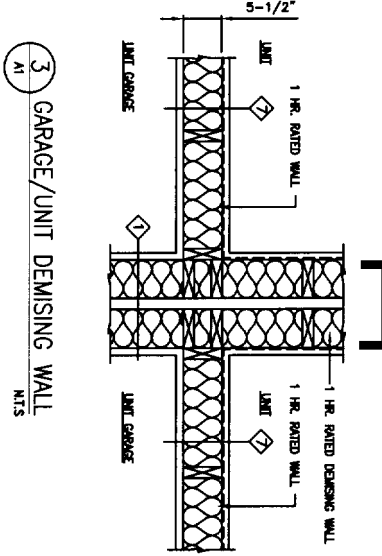
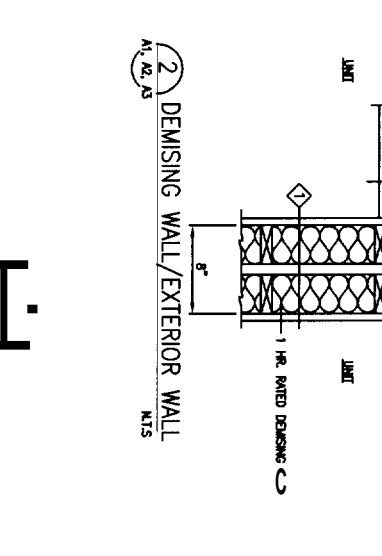
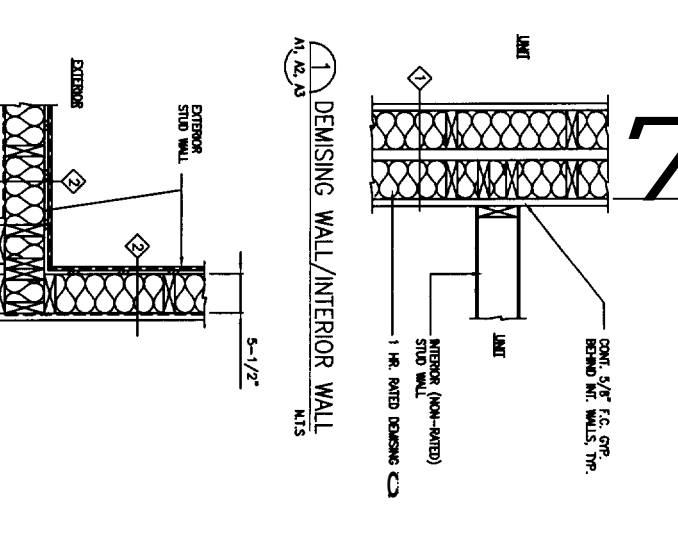
GENERAL NOTES

- 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 SECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE WORKER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, INSURANCE, AND TEMPORARY BRACING, GUTS 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 1996/IEC NFPA 101, AND ALL LOCAL, STATE, & FEDERAL REQUIREMENTS.
- 4 - ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE OBTAINED AND STRICTLY ADHERED TO BY THE CONTRACTOR 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 WORK SHALL BE REFERRED TO ARCHITECT/ENGINEER WITH LOCAL STATE AND FEDERAL STANDARDS.
- 7 - ALL NEW STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM 7 3/4\"/>

WALL TYPES



WALL TYPES

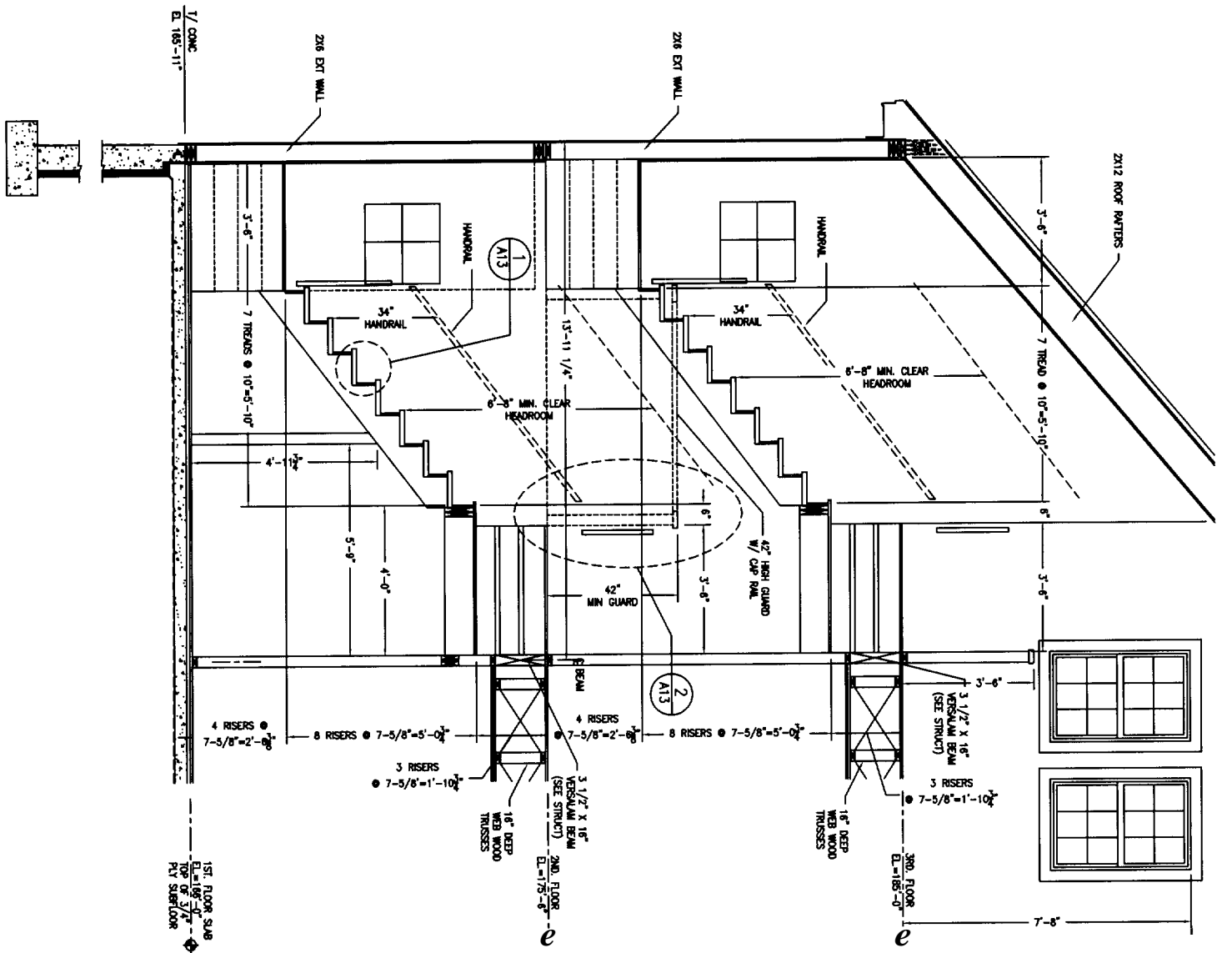


REV.	DATE	STATUS
2	10-05	

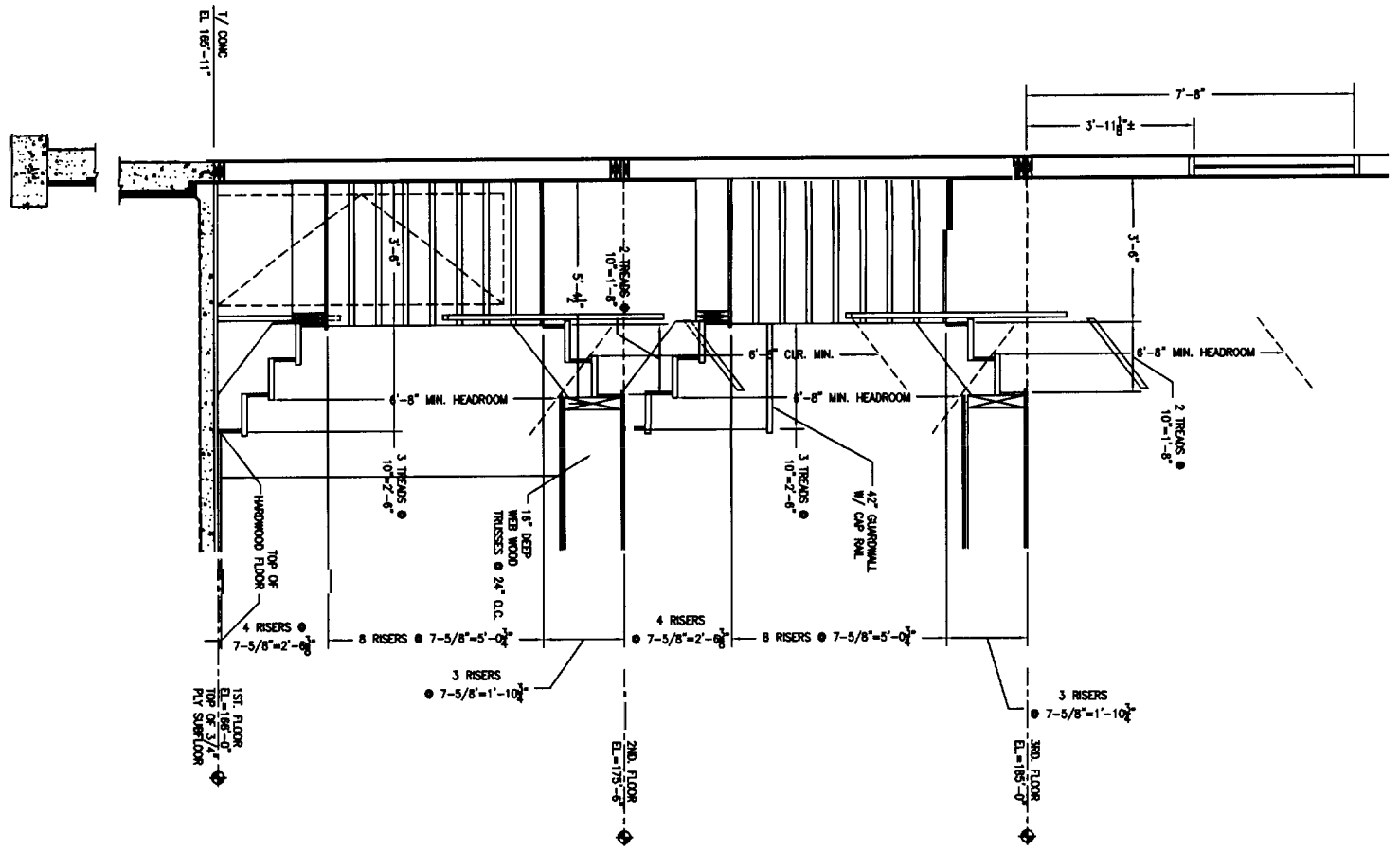
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 36, 37, 38 & 39

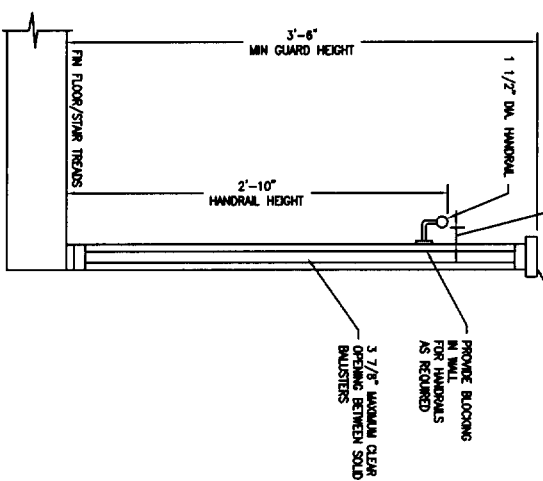




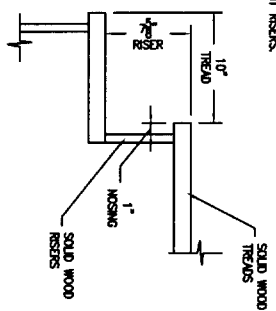
J SECTION
1/2"=1'-0"



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



2 DETAIL
1"=1'-0"



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

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

NOTE:
BEGIN STAIR RISER DIMENSIONS FROM FINISHED HARDWOOD FLOORS.

REV	DATE	STATUS
1	2-10-05	

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
STAIR SECTIONS & DETAILS
DATE 7.6 17 TO 5.7.0

A12

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

Q.A. CLOSER	H.W. HOLLOW METAL	S. STEEL
D.C. DOOR CHAIN	INS. INSULATED	S.C. SOLID CORE HARDBOARD
D.K. DOOR KNOCKER	K. KEYPAD (FISH SKE)	S.H. SPRING HAKE
D.S. DOOR SNEEP	M.L. METAL	S.L. SPLIT JAMB (WOOD)
E.H. ELECTRIC HOLD OPERATOR	N.O. NUMBER	T.E.P. TEMPERED
E.S. ELECTRIC STRIKE	P.A. PANE HARDWARE	T.H. THICKNESS
F.A.P. FINGER JAMMED PANELED	P.P. PUSH/PULL	W. WOOD (SOLID)
F.R. FIRE RATED	P. PULL	W.G. WIRE GLASS
H.A. HANDBAR ACCESSIBLE	P.S. PRIVACY SET	V. VENER
H.C. HOLLOW CORE HARDBOARD	P.S. PASSAGE SET	

NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS SIZE	GLASS TYPE	REMARKS	TYPE	MAT.	F.R.	DETAILS		MAT.	DETAIL	
													HEAD	JAMB			SILL
DOORS																	
01	A	3'-0" x 6'-6"	1 3/8"			WOOD			INS. AL. TEMP. IS	BB	WOOD				C	ALUM	
02	I	6'-0" x 7'-0"				WOOD			INS. OIL GARAGE DOOR	DD	WOOD				C	WOOD	
03	C	6'-0" x 6'-6"				WOOD			INS. TEMP	BB	WOOD				C	ALUM	
04	G	3'-0" x 6'-6"	1 3/8"			WOOD			INS. AL. DC	AA	WOOD				C	ALUM	
FIRST FLOOR																	
10	F	3'-0" x 6'-6"	1 3/4"			WOOD			INS. Q.A. IS	CC	WOOD				D	WOOD	
11	F	3'-0" x 6'-6"	1 3/4"	1 HR.		WOOD			INS. SH. LOCKST. DS	CC	WOOD				D	WOOD	
12	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
13	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.A.S.	BB	WOOD				C	WOOD	
14	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
15	B	2'-8" x 6'-6"	1 3/4"			WOOD			SH. DS. PS	BB	WOOD				C	WOOD	
SECOND FLOOR																	
20	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.A.S.	BB	WOOD				C	WOOD	
21	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
22	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
23	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
24	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
25	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
26	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
27	B	1'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
THIRD FLOOR																	
30	B	2'-8" x 6'-6"	1 3/8"			WOOD			LOCKST	BB	WOOD				C	WOOD	
31	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
32	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	
33	B	2'-8" x 6'-6"	1 3/8"			WOOD			P.S.	BB	WOOD				C	WOOD	

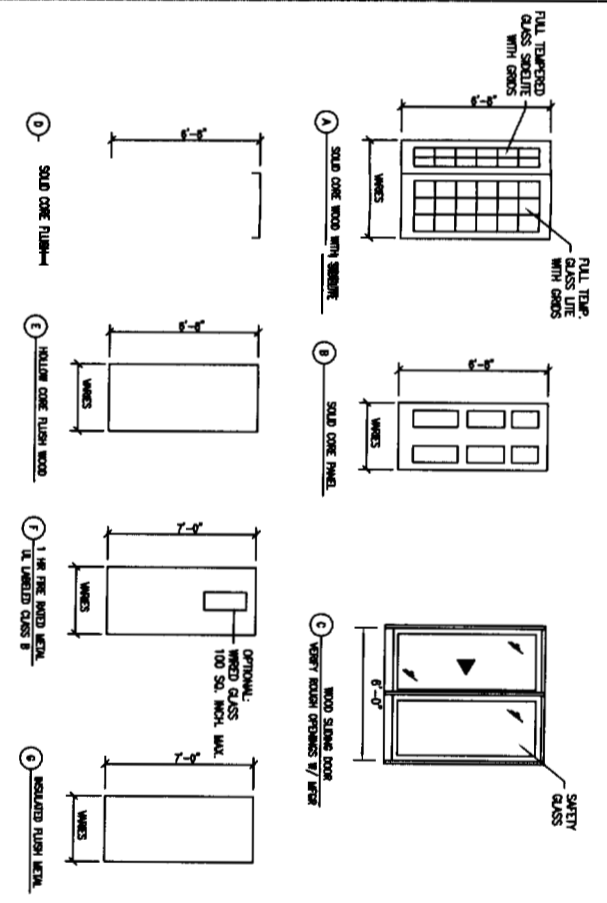
NOTES
1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

WINDOW SCHEDULE

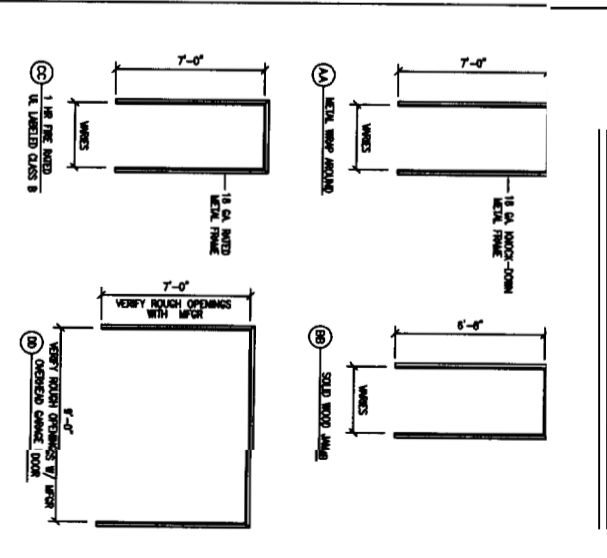
NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
W1	C	"HAWKOCK"	P728244	N/A	2'-2" x 2'-0"	"HAWKOCK LUMBER WINDOW TYPE"		
W1A	E	"HAWKOCK"	-	N/A	2'-2" x 2'-0"	"HAWKOCK LUMBER WINDOW TYPE" AWNING		
W2	A	"HAWKOCK"	P0H2280P	N/A	2'-4" x 5'-0"	"HAWKOCK LUMBER WINDOW TYPE"		
W3	A	"HAWKOCK"	P0H4060P	N/A	3'-4" x 5'-0"	"HAWKOCK LUMBER WINDOW TYPE"		
W3	B	"HAWKOCK"	P0H4060-2*	N/A	6'-7 1/2" x 5'-0"	"HAWKOCK LUMBER WINDOW TYPE" **EGRESS WINDOW		
W3	A	"HAWKOCK"	P0H3844P	N/A	3'-0" x 3'-8"	"HAWKOCK LUMBER WINDOW TYPE" HEAD HGT @ 7'-8" ATF		

**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 & SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR (MINIMUM ONE EACH BEDROOM)

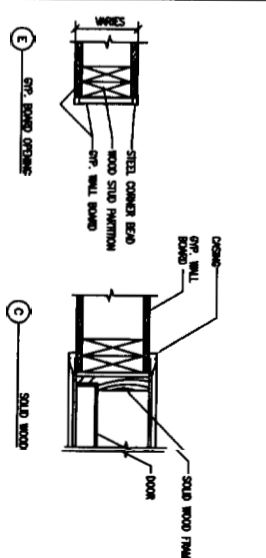
DOOR TYPES



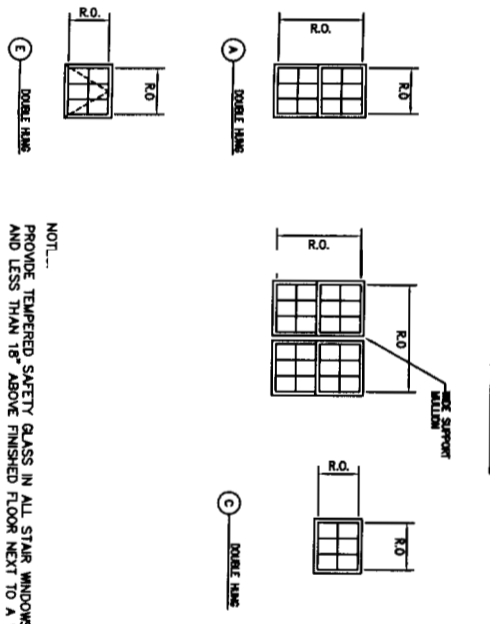
FRAME TYPES



JAMB TYPES



WINDOWS



NOTE... 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 36, 37, 38 & 39

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

REV.	DATE	STATUS
6-27-04		

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