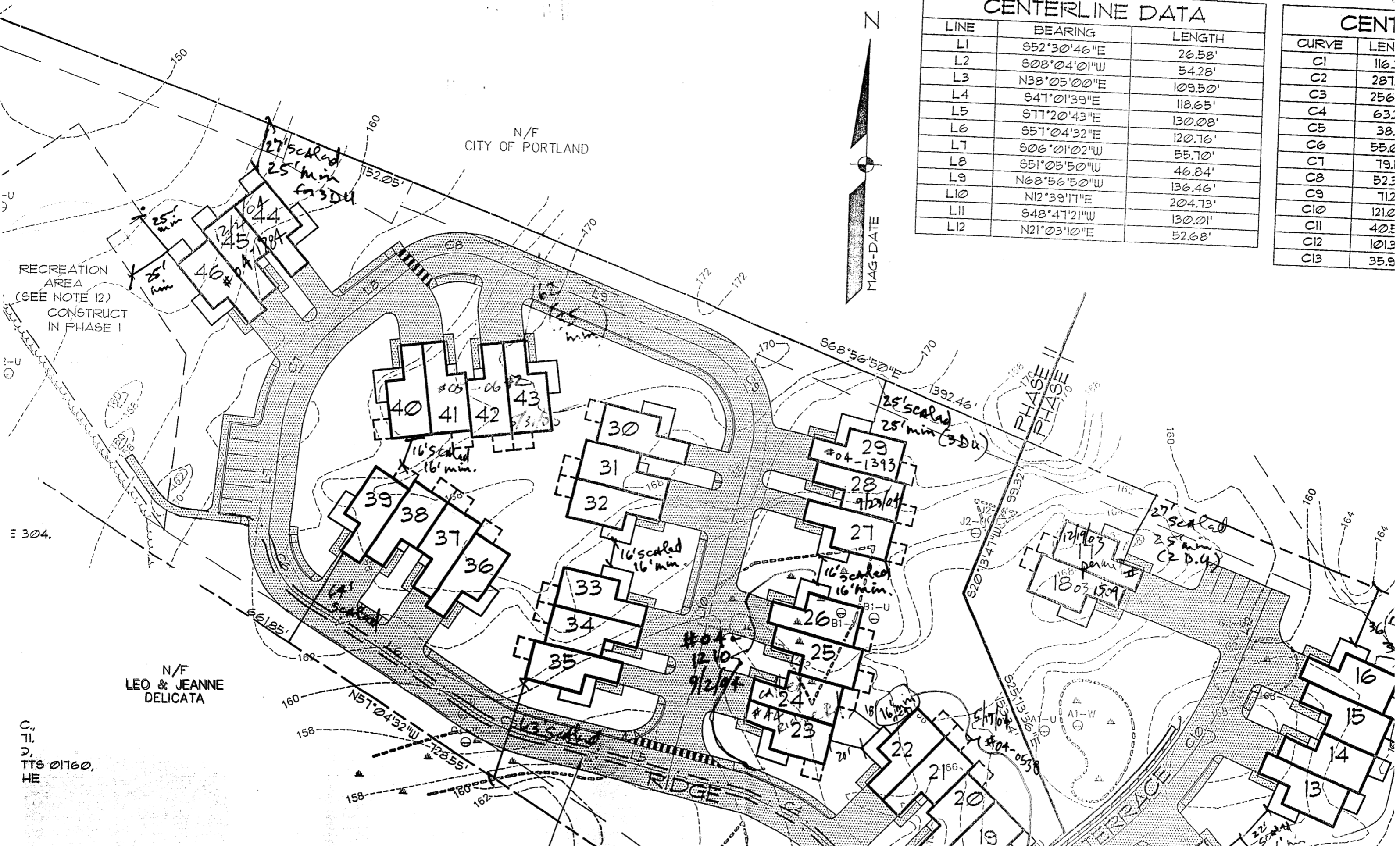


CENTERLINE DATA

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	S47°01'39"E	118.65'
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	116.2
C2	287
C3	256
C4	63.2
C5	38.2
C6	55.2
C7	79.1
C8	52.3
C9	71.2
C10	121.2
C11	40.3
C12	101.3
C13	35.9



OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE

PORTLAND, MAINE

UNITS 40, 41, 42 & 43

ARCHITECT:

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

CIVIL ENGINEER:

SEBAGO TECHNICS
ONE CHABOT STREET
WESTBROOK, MAINE 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

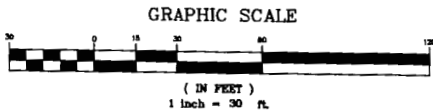
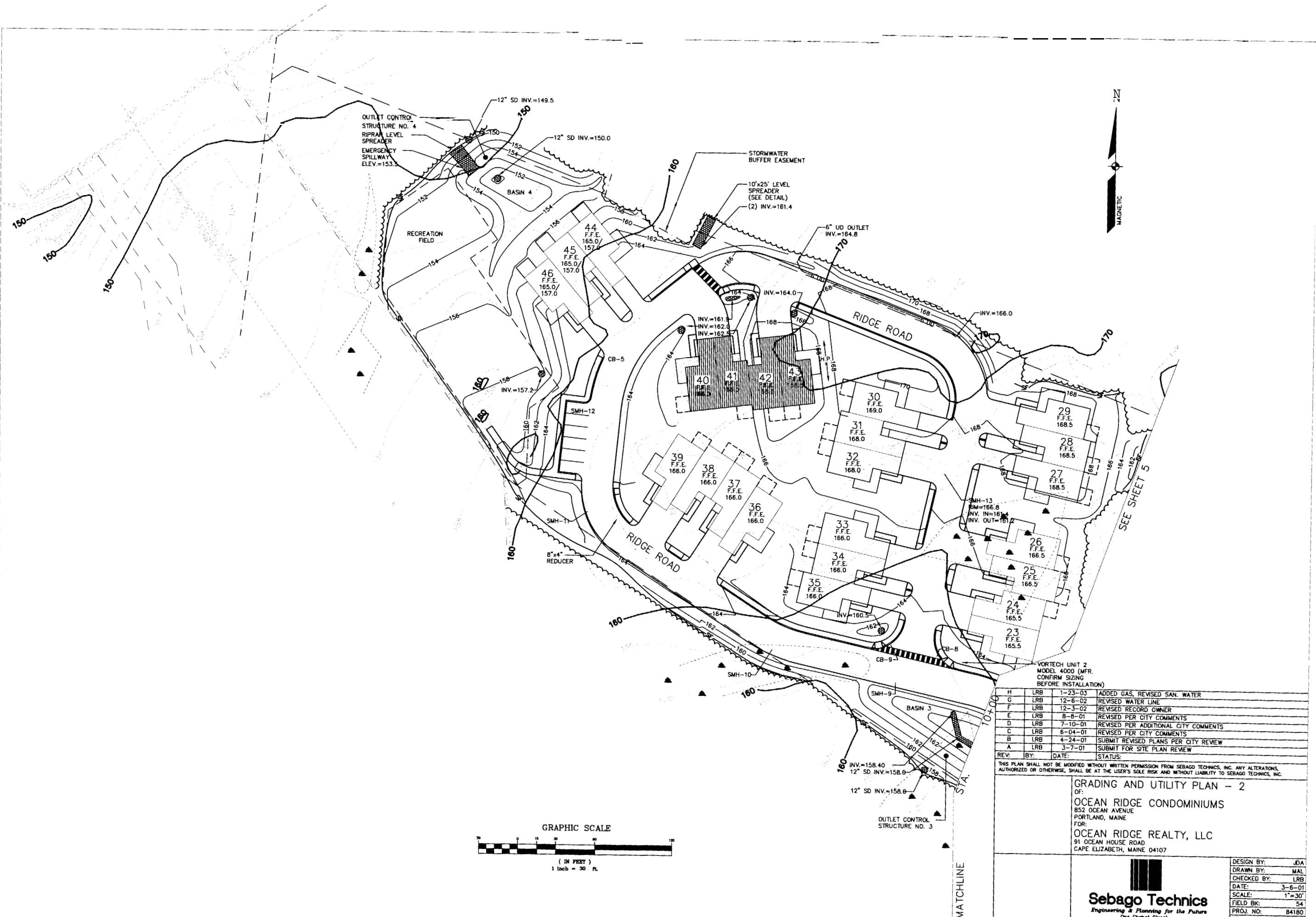
LIST OF DRAWINGS:

1 - GRADING PLAN SHEET 2

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

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

APRIL 1, 2005



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

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

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



DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	34
PROJ. NO:	B4180

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, reglets, 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, sheeting temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

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

FOUNDATION NOTES:

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

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
4 inch	100
3 inch	
1/4 inch	25 to 100
NO. 40	0 to 10
NO. 200	0 to 5

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

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - 4000 PSI for basement walls.
 - 3000 PSI for footings, frost walls and piers.
 - 4000 PSI for all slabs on grade.
- All concrete shall be air entrained 4%-6% with approved admixtures.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ATSM C-1116.
- Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of work. All accessories must be shown on the shop drawings. Submit (6) blue line prints and (1) reproducible (sepia) to the Architect.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
- Concrete finishes: See specifications and Architectural drawings. For additional information consult hardwood floor manufacturer for preferred concrete finish before placement.
- Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of: door bond out locations, slab depression and other required bond outs. Coordinate location of bond outs with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide control joints in slabs as follows:
 - 15' x 15' (225 SF) with fibremesh reinforcement
 - 20' x 20' (400 SF) with welded wire fabric reinforcement

STRUCTURAL STEEL NOTES:

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

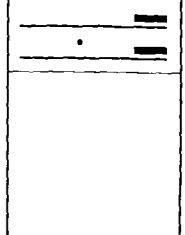
TIMBER TRUSS FRAMING:

- Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
 - National Design Specification for stress graded lumber and its fastening (NDS).
 - Design specifications for light metal plate connected wood trusses (TPI-Latest edition)
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
- Submittals:
 - Submit design calculations, shop drawings and erection procedures all affixed with the seal of a professional structural engineer registered in the State of Maine.
 - Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
- All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
- Connector plates shall be galvanized.
- Timber trusses shall be designed in accordance with BOCA and ASCE 7-99.
- Provide permanent bottom chord bracing in accordance with the truss plate institute (TPI-latest edition).
- Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with BOCA 1999.
- Maximum permissible floor live load deflection = L/480
See 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-Fir (SPF), kiln dried to 19% maximum moisture content.
- Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWPA C-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.

L & L STRUCTURAL ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: mark.lesure@verizon.net



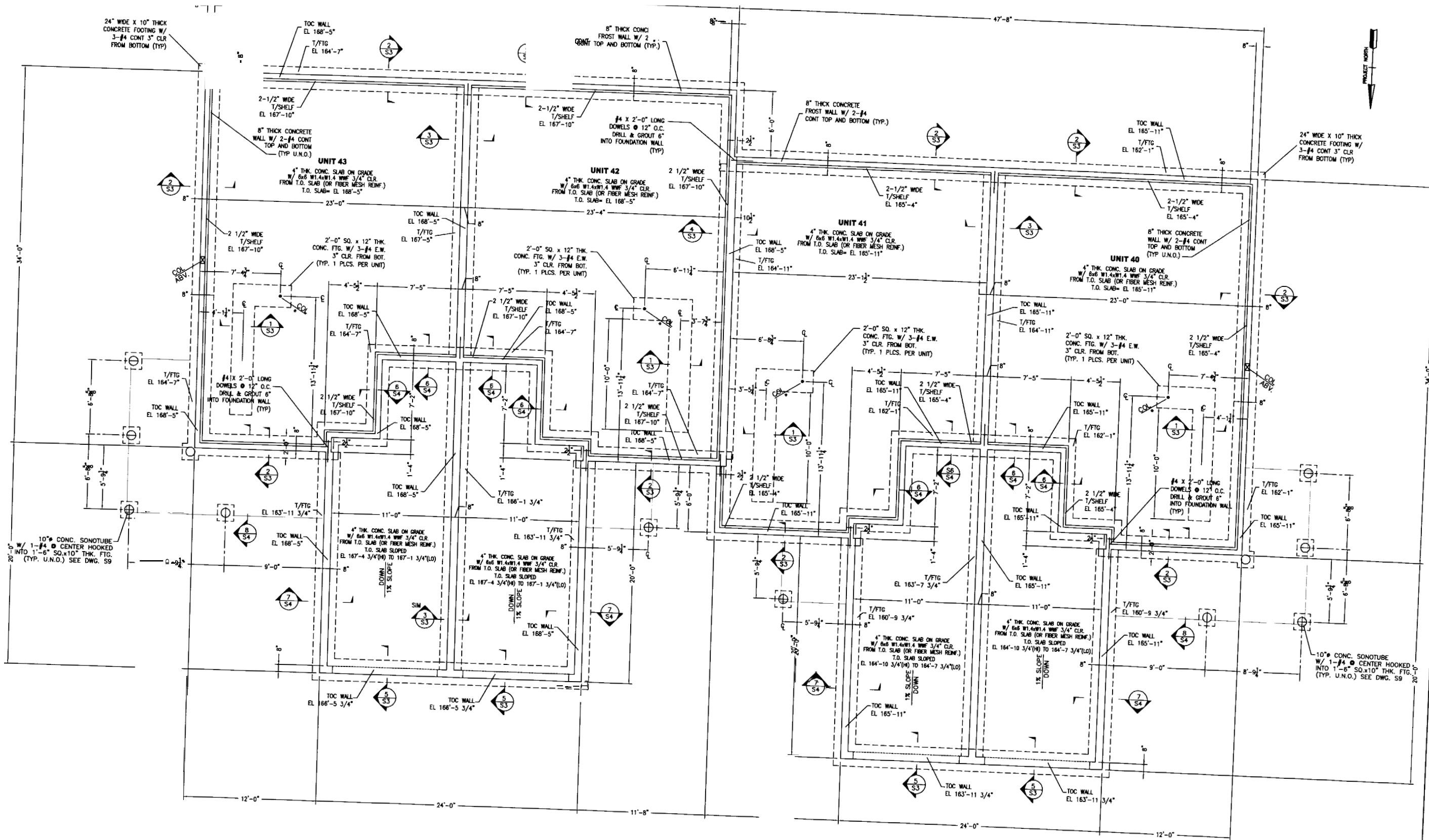
app'd	description	date	rev.

designed by: JHL	drawn by: JHL	checked by: JHL	scale: NO SCALE	date: 4-1-05	plot date:	project #: 23035
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ULEAN KIDDE CONDUMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
GENERAL NOTES
UNITS 40, 41, 42 & 43

S1

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 40, 41, 42 & 43

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
E-MAIL: l@llstructural.com

rev.	date	description

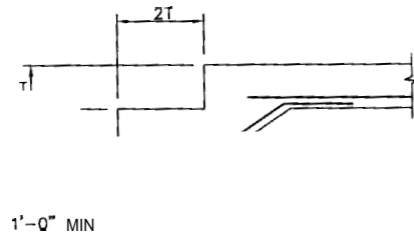
designed by JAL
drawn by JAL
checked by JAL
scale
date 4-1-05
plot date
project # 23035

- NOTES:
- SEE GENERAL NOTES ON S1.
 - "* INDICATES 3-1/2" LALLY COLUMN ON A 2'-6" SQ. x 12" THK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.
 - VERIFY GRADES IN FIELD

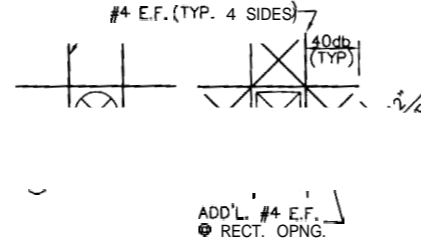
S2

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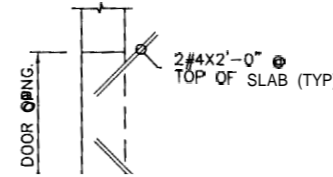
TYP REINF
(ALTERNATE BARS
DISCONTINUOUS @ JOINT)



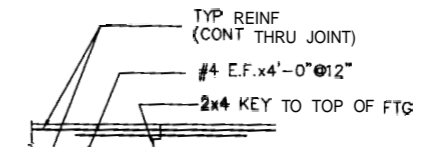
TYP CONTROL JOINT IN WALL
N.T.S.



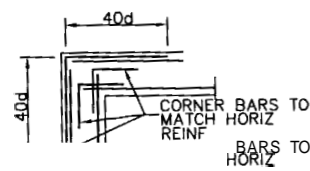
TYP STEP FOOTING DETAIL
N.T.S.
NOTE: T = FOOTING THICKNESS



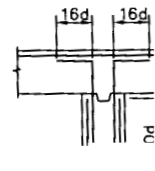
TYP. SLAB CORNER DETAIL @ DOOR
N.T.S.
NOTE: PROVIDE 2x4x12" WOOD TRUSS PLATE INCLUDING STAIRS & HVAC OPENINGS. PLACE OPENING MIDDLE OF SLAB



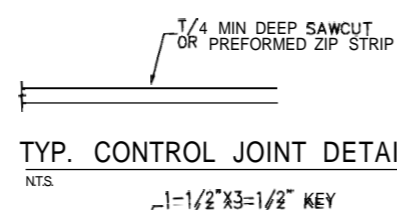
TYP. CONSTRUCTION JOINT IN WALL
N.T.S.
1. CONST JOINT DOES NOT EXTEND THRU FTG
2. DISTANCE BETWEEN CONST JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



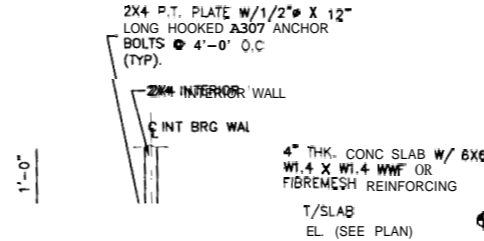
CORNER TYP WALL REINF DETAILS
N.T.S.



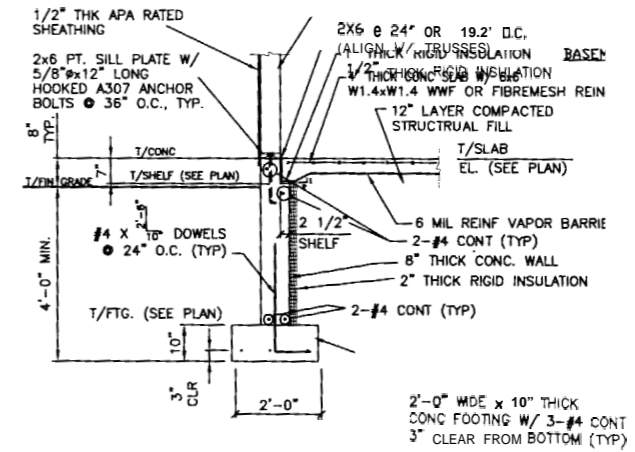
INTERSECTION TYP WALL REINF DETAILS
N.T.S.



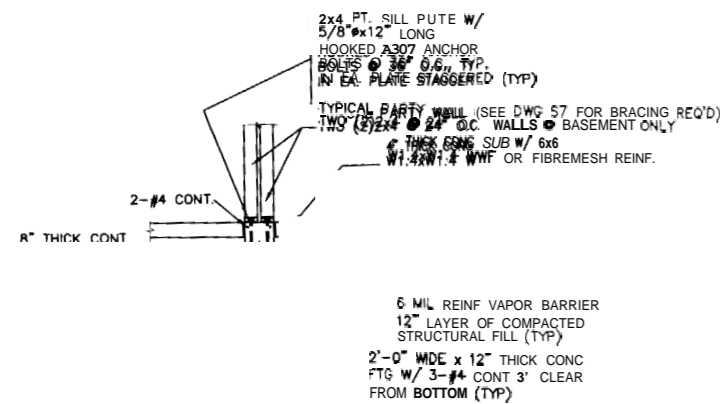
TYP. CONTROL JOINT DETAIL
N.T.S.
-1-1/2" X 3-1/2" KEY



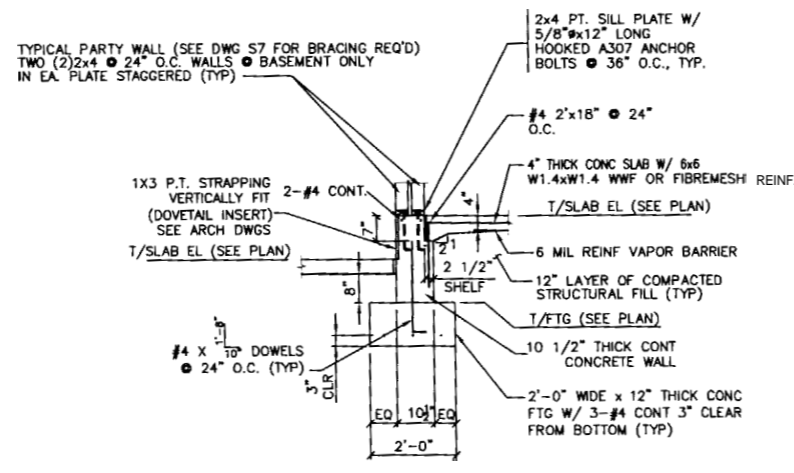
TYP. CONSTRUCTION JOINT DETAIL
N.T.S.
FTG W/ 3-#4 CONT 3" CLEAR FROM BOTTOM.
TYPICAL THICKENED SLAB



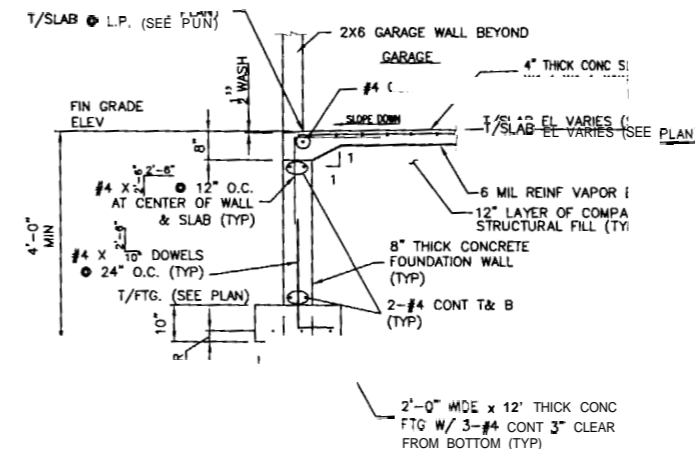
SECTION TYPICAL EXTERIOR FROST WALL
2/52



SECTION TYPICAL PARTY WALL
3/52



SECTION TYPICAL PARTY WALL
4/52

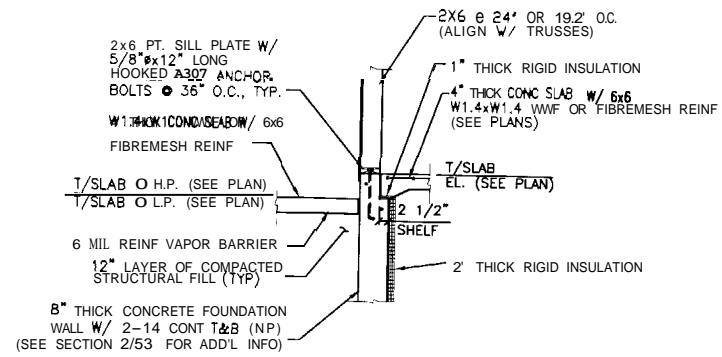


SECTION TYPICAL GARAGE ENTRY SLAB
5/52

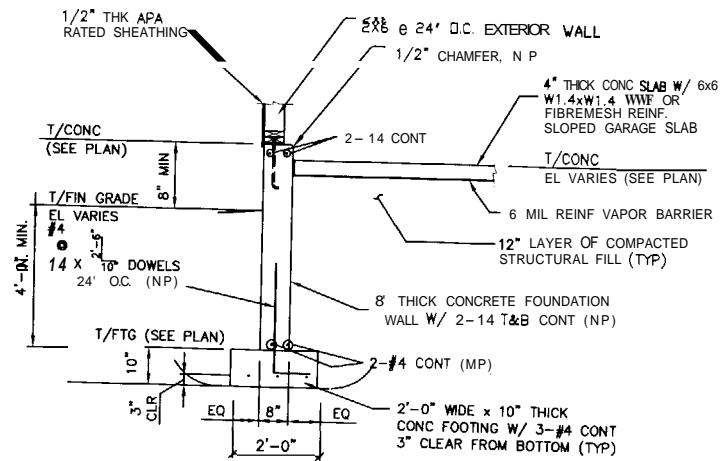
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 759-5432

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATIONS DETAILS
UNITS 40 41 42 & 47

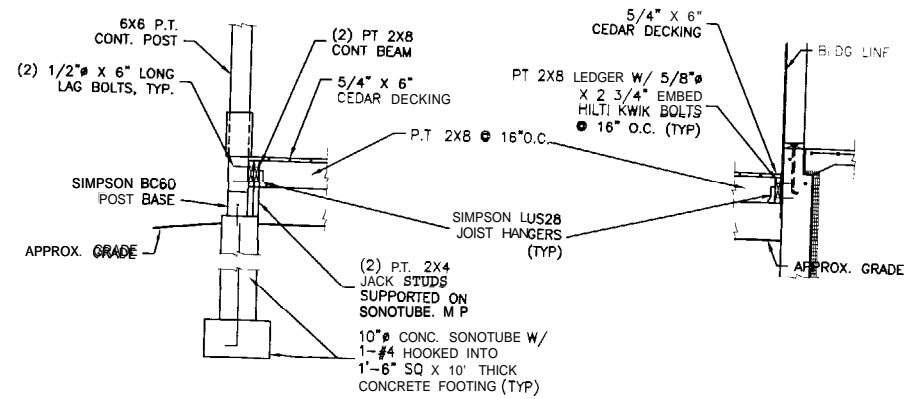
S3



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

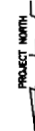
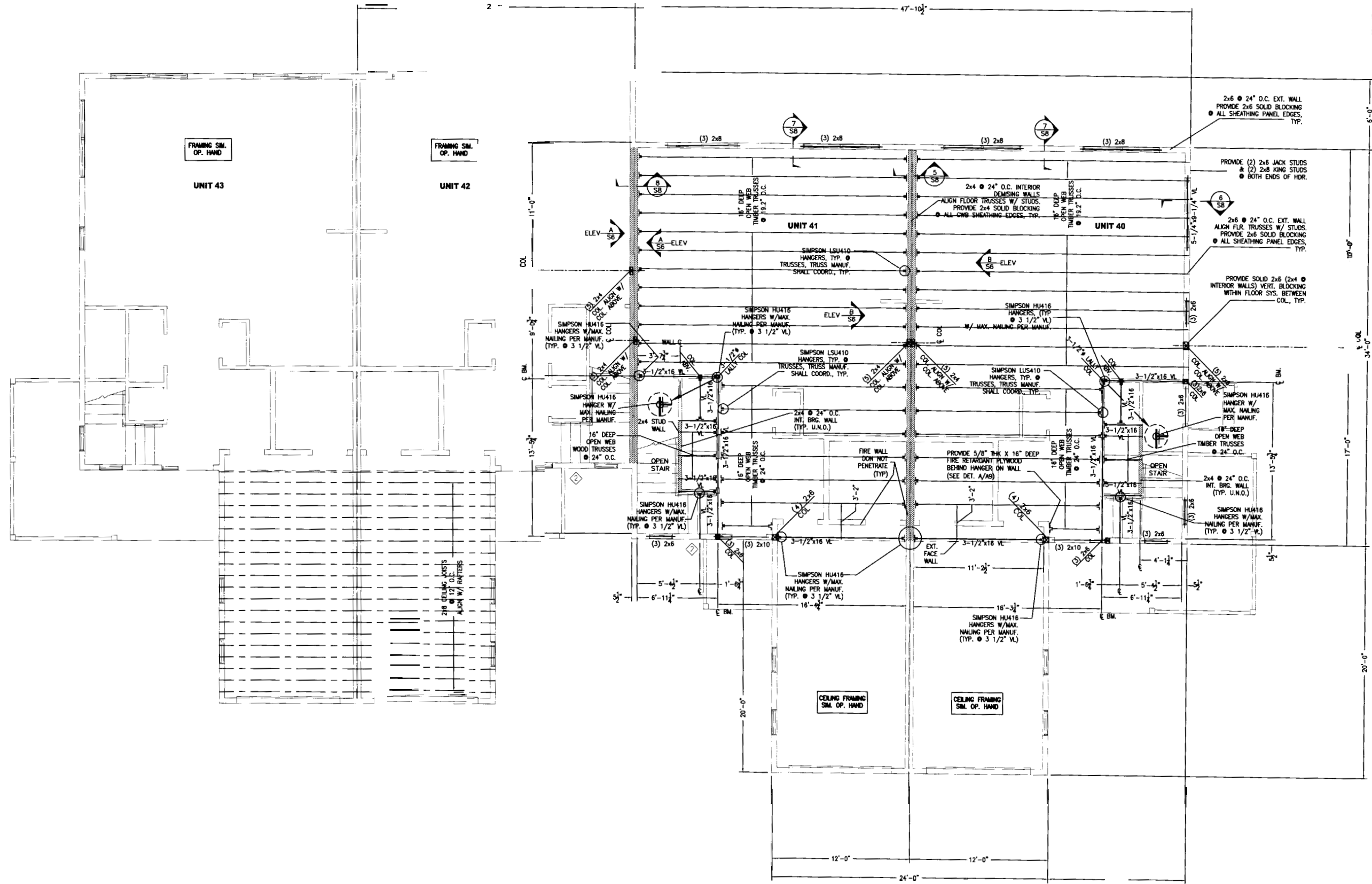
**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: llengineering@verizon.net

designed by	rev.	date
JHL		
drawn by		
JHL		
checked by		
JHL		
scale:		
date:	4-1-05	
plot date:		
project #	23035	

WULAN RIDGE CONDOMINIUM
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 40, 41, 42 & 43

S4

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LEGEND

BEARING WALL

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "VL" INDICATES VERSALAM 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.)

THIS DRAWING WAS DEVELOPED BY LAL STRUCTURAL ENGINEERING SERVICES, INC. FOR THE FLOOR PLAN. THE DRAWING AND THE TITLE PROPERTY OF LAL STRUCTURAL ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, REPRODUCED OR ALTERED WITHOUT THE WRITTEN CONSENT OF LAL STRUCTURAL ENGINEERING SERVICES, INC.

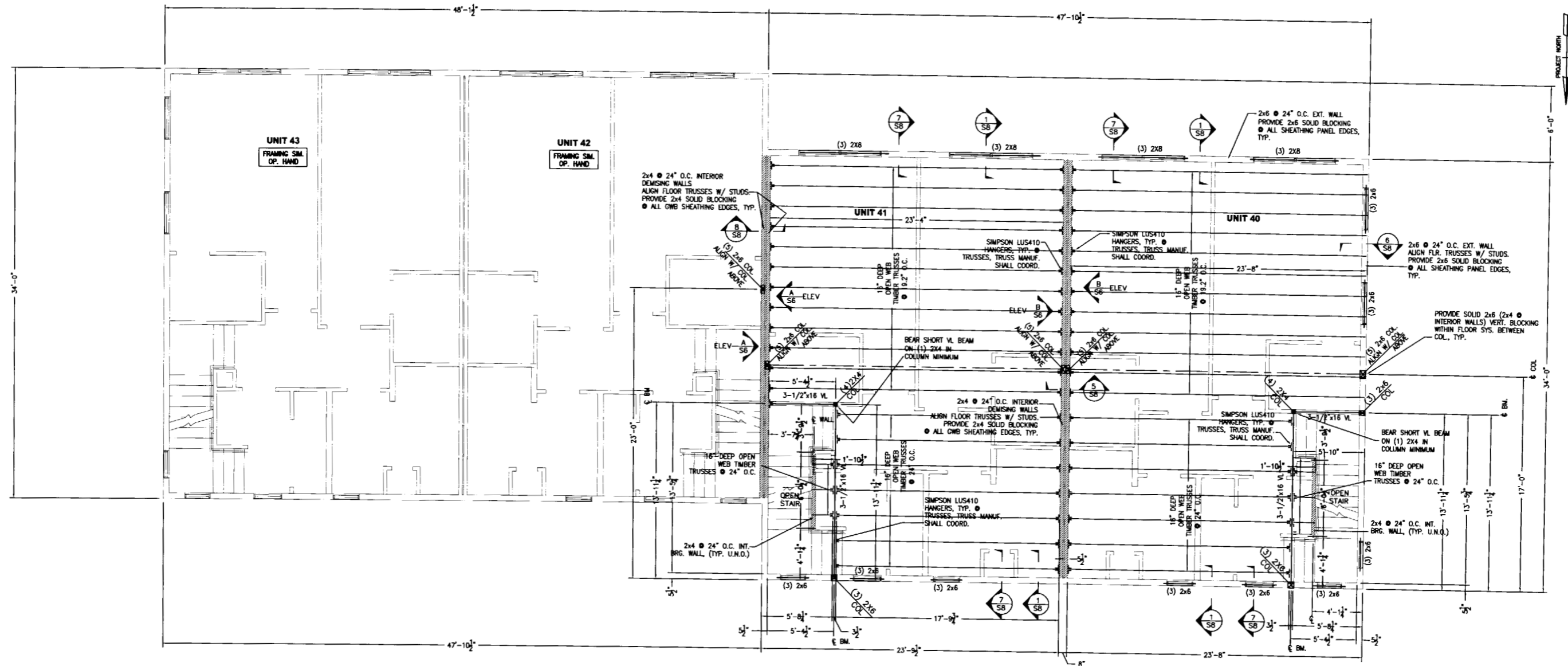
ENGINEERING & RESTRUCTURING, INC.
 510 CH. STREET, PORTLAND, MAINE 04106
 PHONE: (207) 767-5430

REV.	DATE	DESCRIPTION	APP'D.
			HL

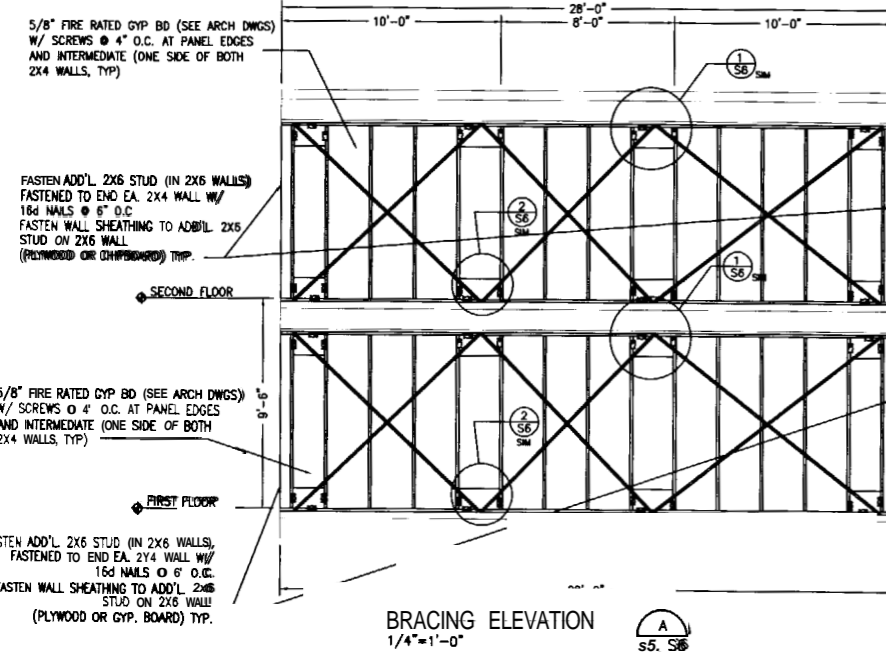
Designed by: JLL	Checked by: JLL
Scale: 1/4" = 1'-0"	Date: 4-1-05
Project #: 73035	

66 E. ACACIA AVENUE DOMINIUMS
 PORTLAND, MAINE
 SECTION OF FLOOR FRAMING PLAN

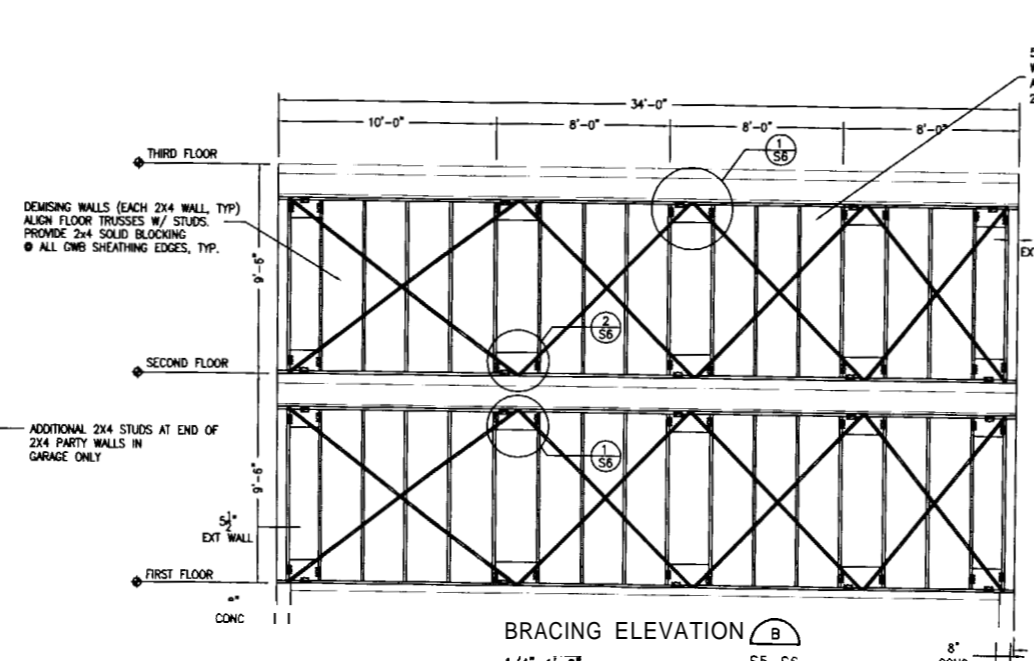




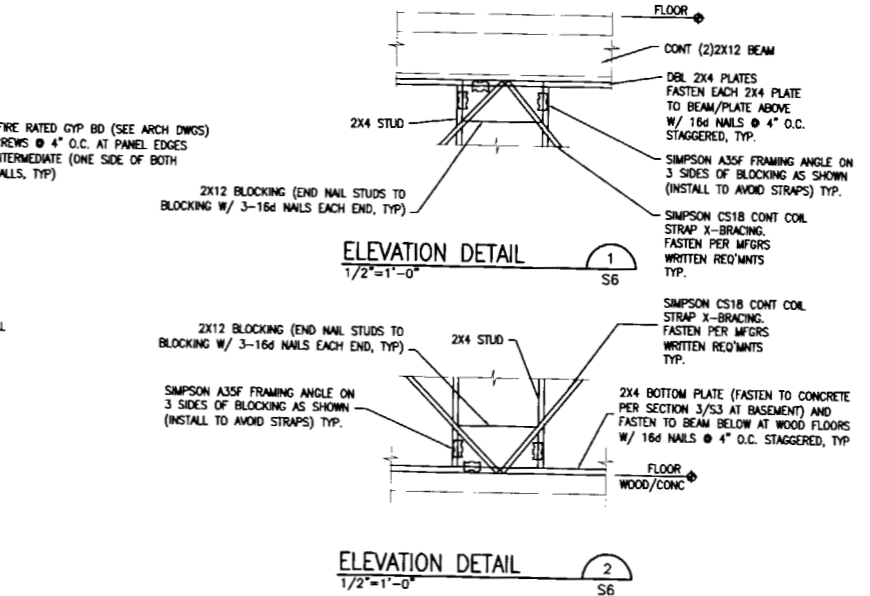
THIRD FLOOR FRAMING PLAN
1/4"=1'-0"



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



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



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

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

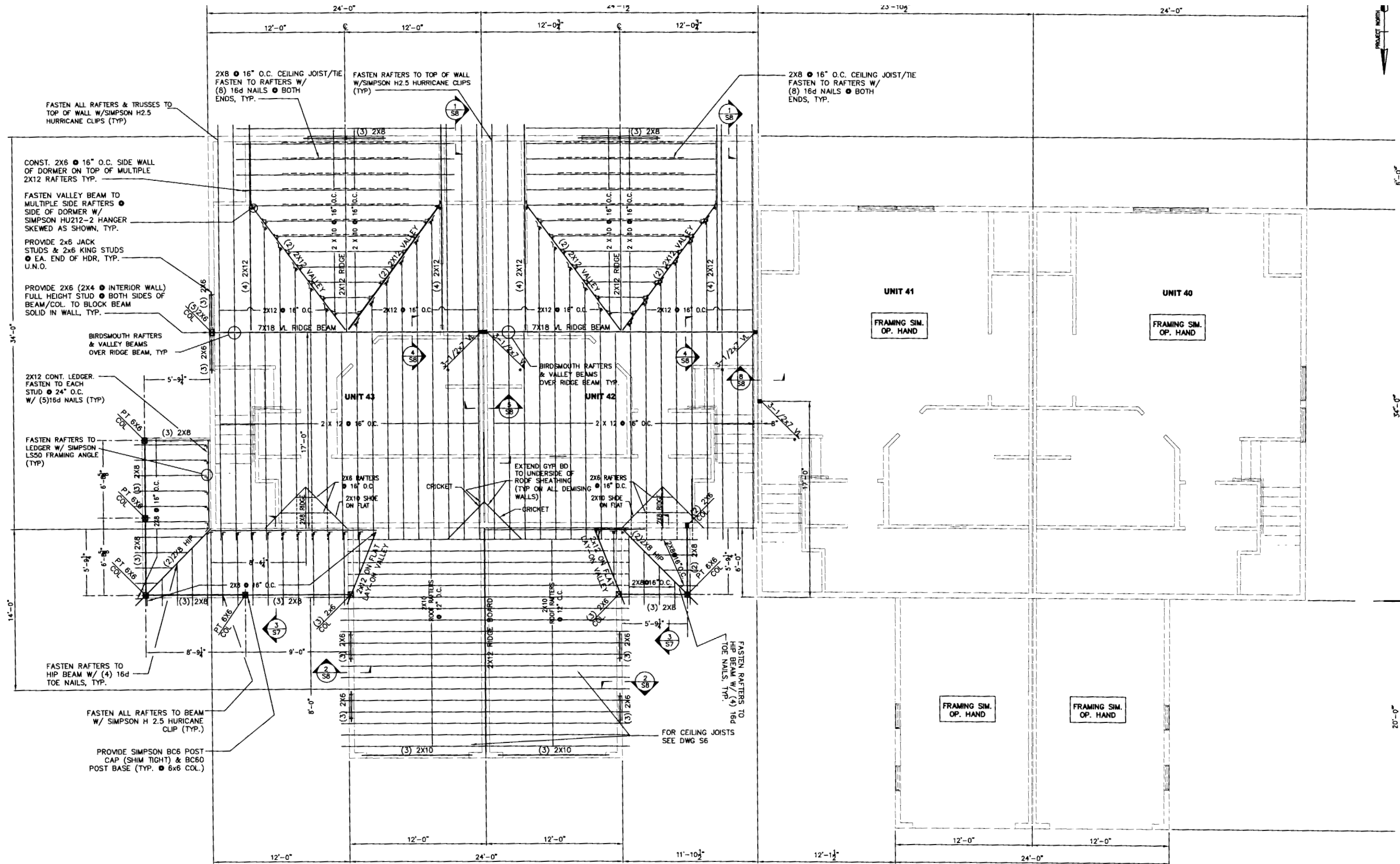
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- LEGEND**
- BEARING WALL [diagonal hatching]
- NOTES**
- SEE GENERAL NOTES ON S1.
 - "M" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
 - PROVIDE 2x6 JACK STUDS PLUS 2x6 KING STUD AT JAMES AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR FRAMING PLAN
UNITS 40, 41, 42 & 43



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

NOTES:

- SEE GENERAL NOTES ON S1.
- "X" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
- * INDICATES COLUMN PROPERTIES SHALL BE "VERSA-LAM BEAM" 3080 Fb OF (E=2.0x10⁶ PSI AND Fb=3080 PSI).
- ROOF TRUSS LOADING SHALL BE AS FOLLOWS:
TCLL=40 PSF
TCDL=10 PSF
BCLL=0 PSF
BCDC=10 PSF
TRUSS TYPE "X" @ 24" O.C.

LEGEND

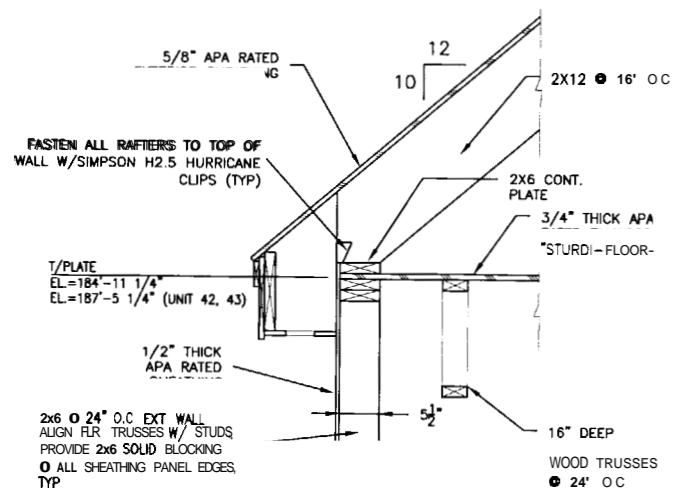
BEARING WALL [Symbol]

ENGINEERING SERVICES INC.
PORTLAND, MAINE 04106
PHONE (207) 767-4830

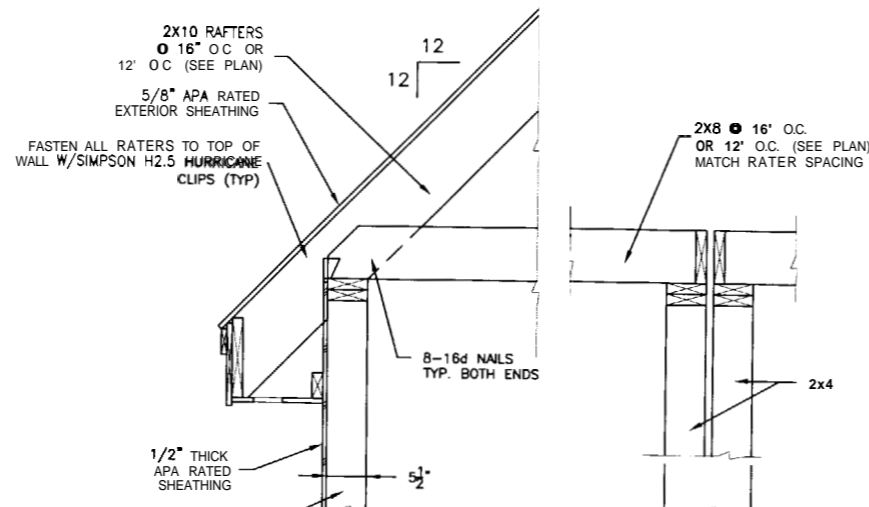
Designated by	Date	Description

852 OCEAN AVENUE
PORTLAND CONDOMINIUMS
ROOF FRAMING PLAN
UNITS 40, 41, 42 & 43

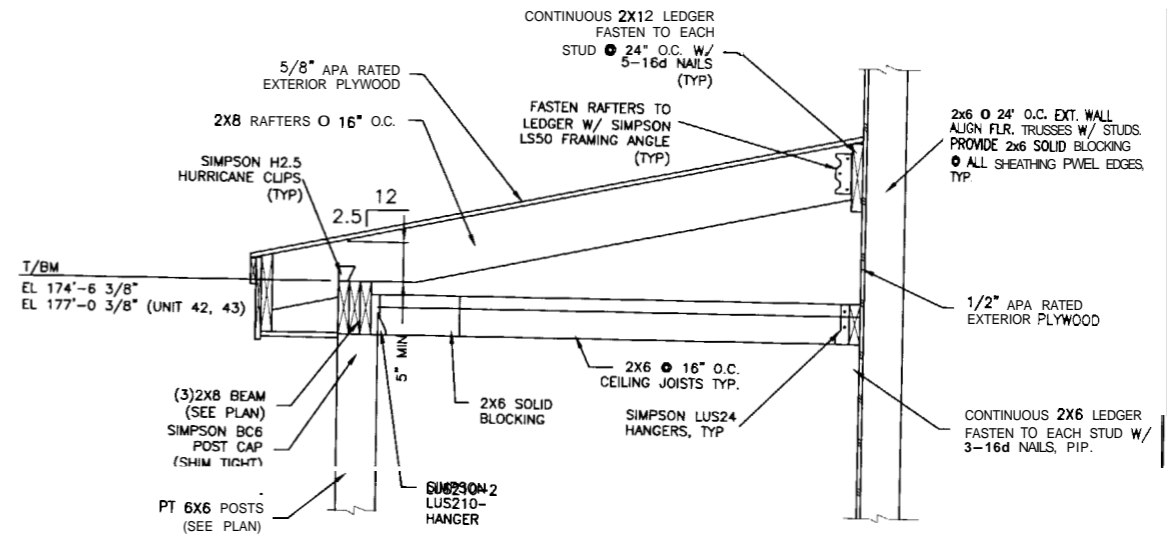




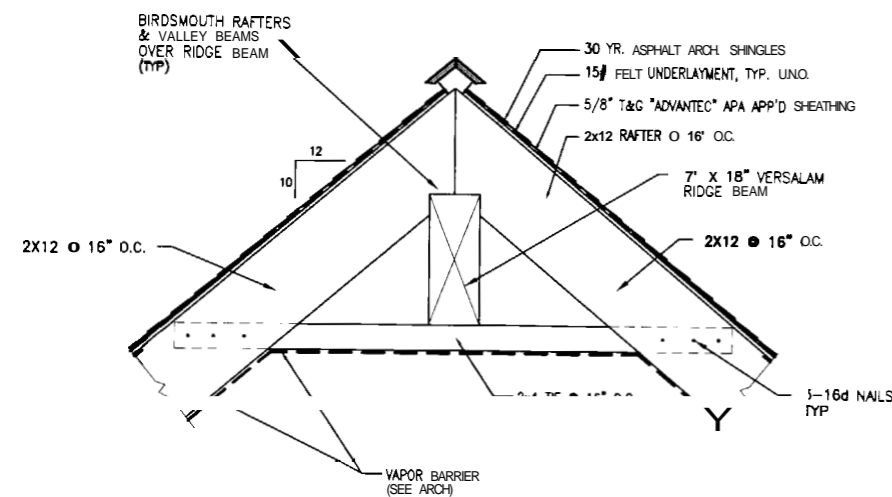
SECTION 1
1"=1'-0" S6, S7



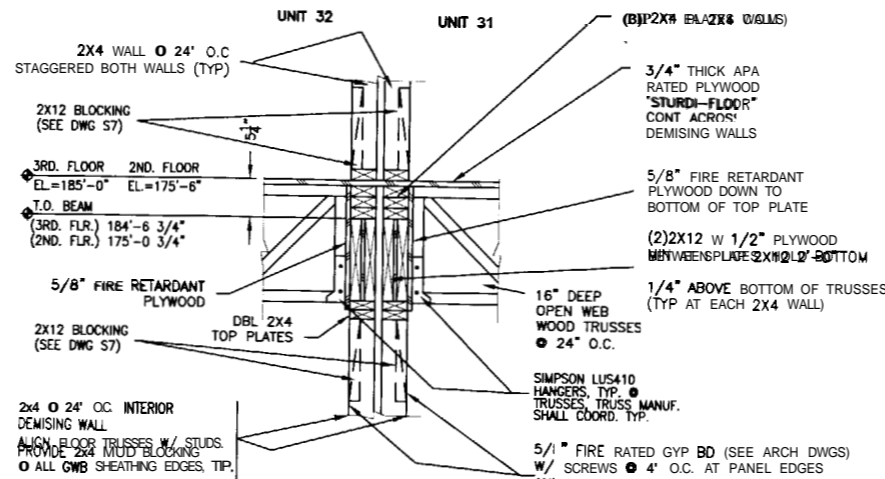
SECTION 2
1"=1'-0" S5



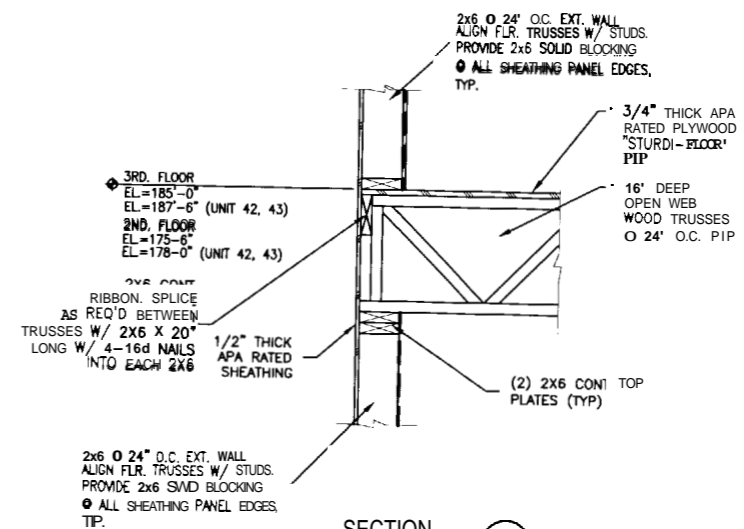
SECTION 3
1"=1'-0" S7



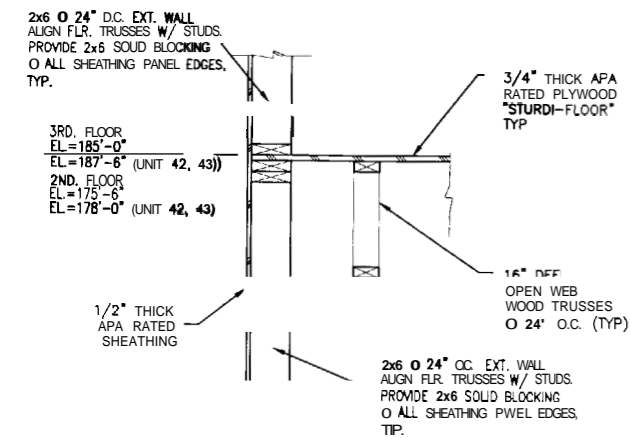
SECTION 4
1"=1'-0" S7



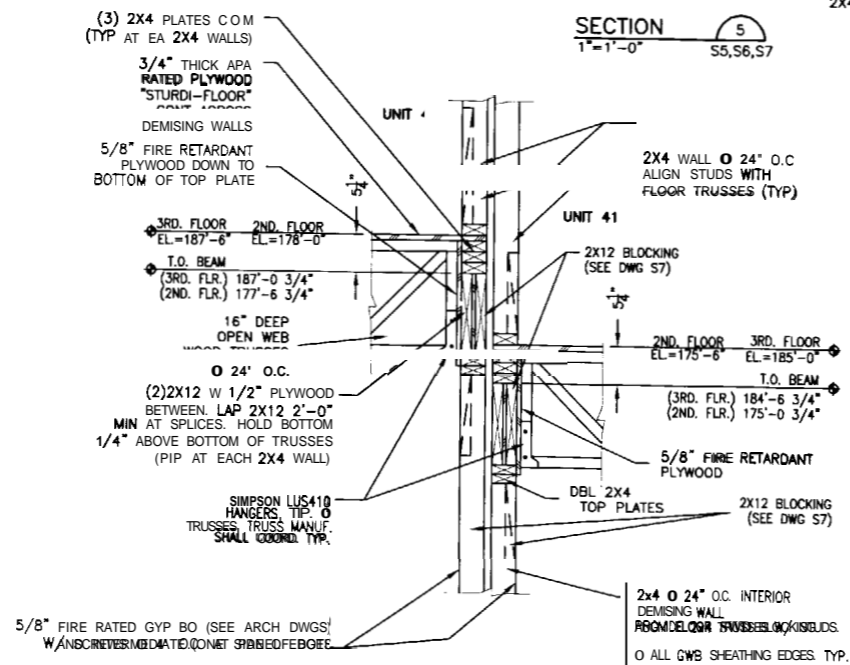
SECTION 5
1"=1'-0" S5, S6, S7



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



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



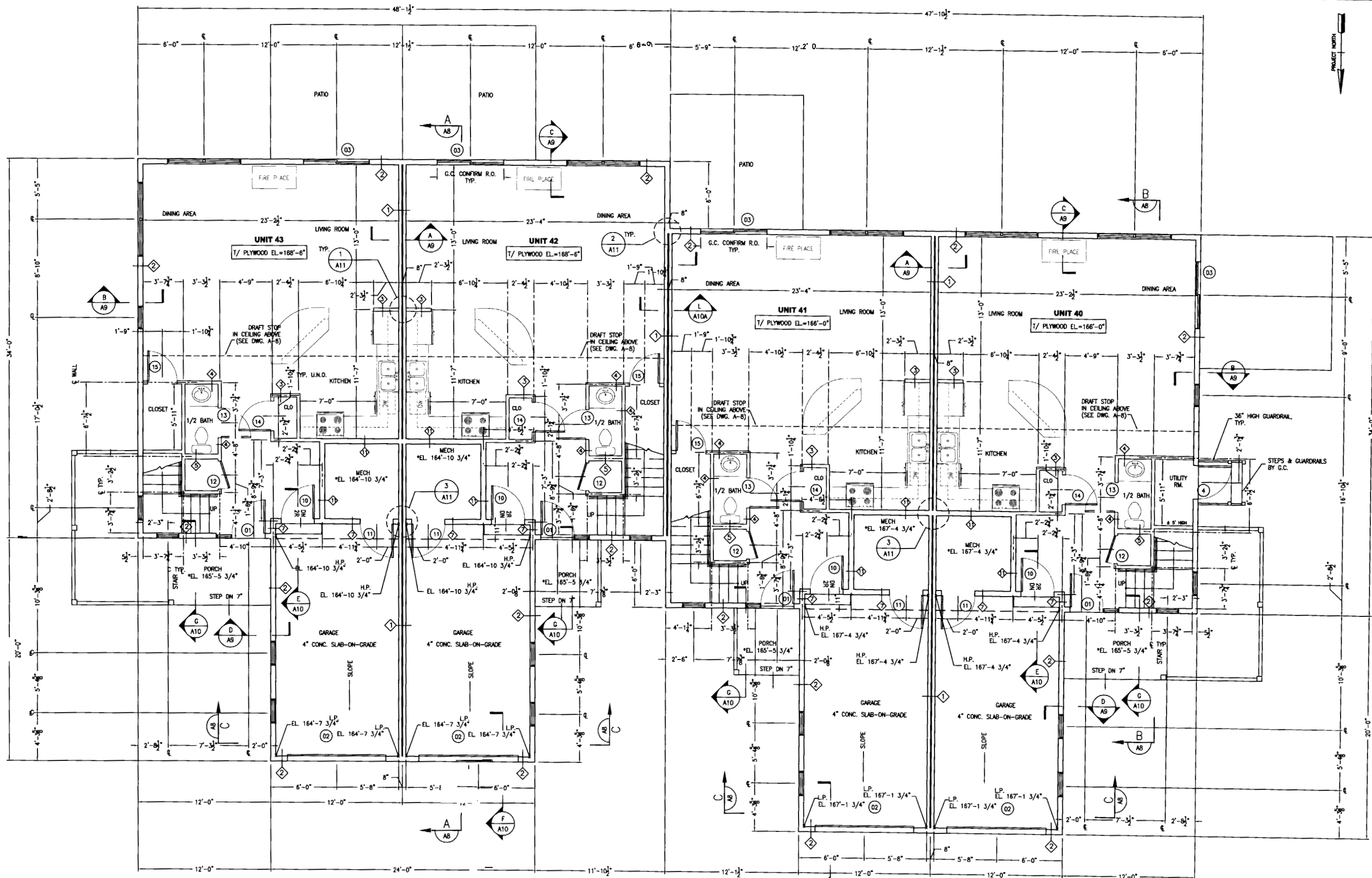
SECTION 8
1"=1'-0" S5, S6, S7

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

rev.	date	description	app'd

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FRAMING SECTIONS AND DETAILS
UNITS 40, 41, 42 & 43

S8



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

NOTES:

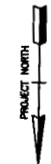
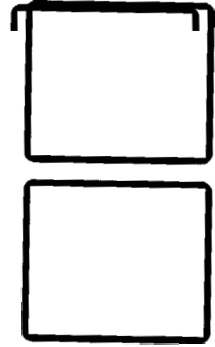
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
- 2) FOR WALL TYPES, SEE DWG. A12.
- 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.
- 4) KITCHEN EQUIPMENT & LAYOUT BY OTHERS

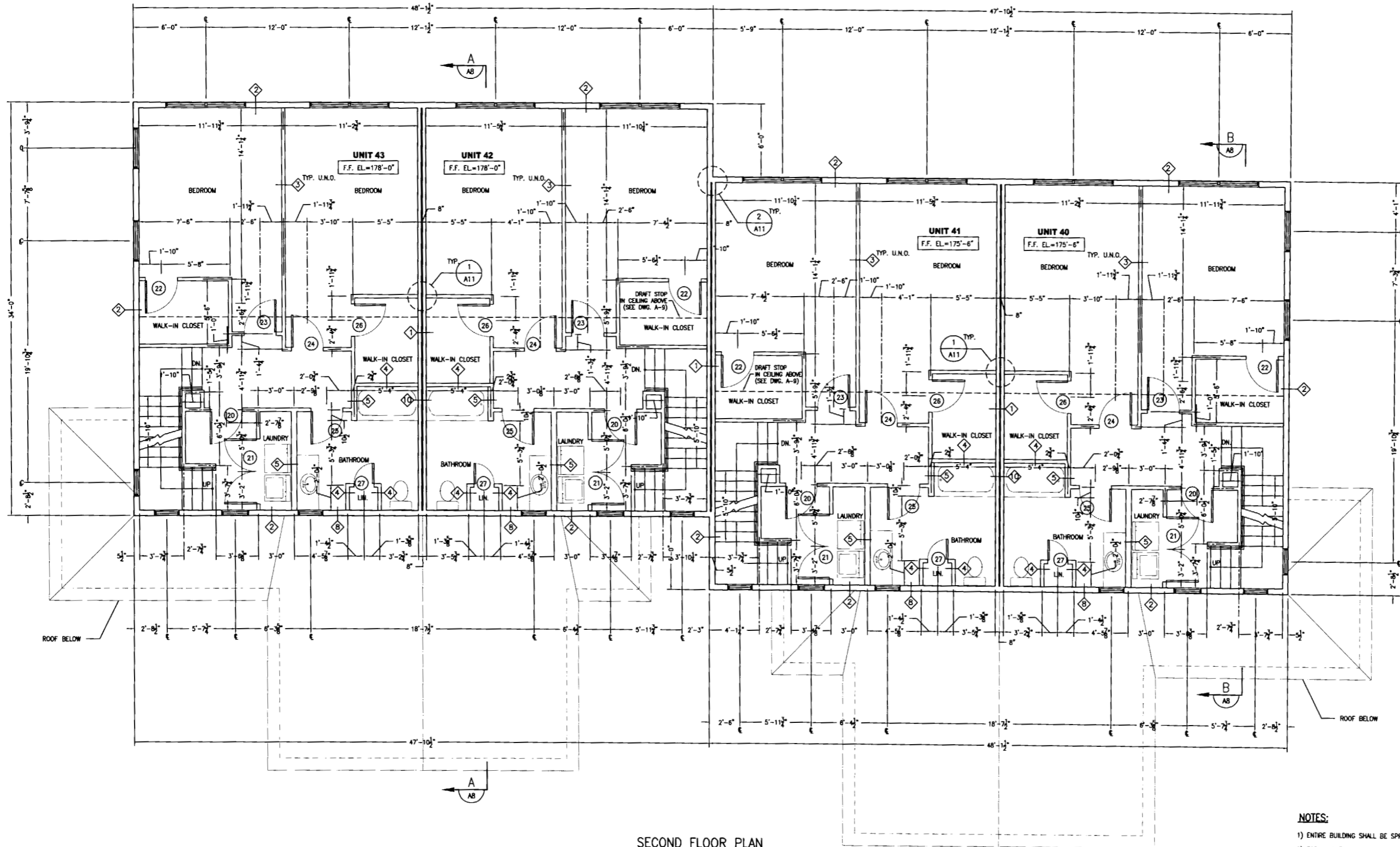
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FIRST FLOOR PLAN
 UNITS 40, 41, 42 & 43

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



REV.	DATE	STATUS
1	4-1-03	





PROJECT NORTH

REV. DATE STATUS

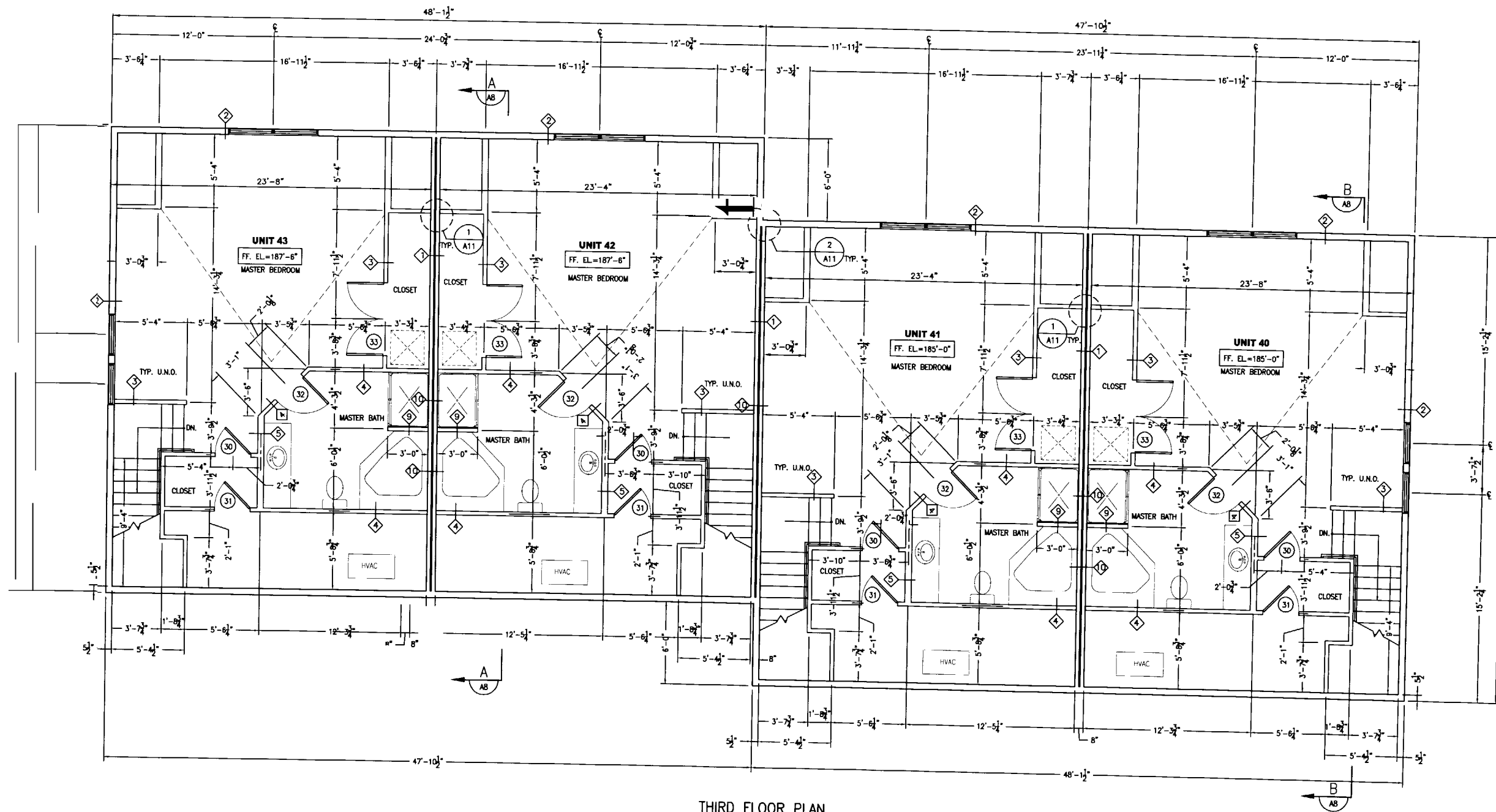
JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106

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
 852 OCEAN AVENUE
 PORTLAND, MAINE
 SECOND FLOOR PLAN
 UNITS 40, 41, 42 & 43

A2



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

NOTES:

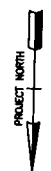
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
- 2) FOR WALL TYPES, SEE DWG. AB.
- 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
 THIRD FLOOR PLAN
 UNITS 40, 41, 42 & 43

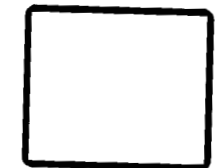
JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106

A3

REV.	DATE	STATUS
4	4-1-06	



ATTIC, RIDGE VENT,
SEE MINIMUM REQUIREMENTS THIS SHEET



REV. / DATE

STATUS

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

ATTIC MINIMUM VENTILATION REQUIREMENTS
(WITH VAPOR BARRIER AT CEILING)

MAIN ROOF EACH UNIT, TYP.	REQ'D. TOTAL FREE AREA	COMMENTS
ROOF	1.4 SF.	
SOFFIT	1.4 SF.	
GARAGES		
ROOF	.88 SF.	
SOFFIT	.88 SF.	
3RD. FLOOR DORMERS (EA.)		
ROOF	0.32 SF.	(SEE A7)
SOFFIT	0.32 SF.	(SEE A7)

NOTE:
1. IF GRAVITY VENTILATION IS INSUFFICIENT TO MEET MINIMUM REQ'N'TS OR NOT UNIFORMLY 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 RIDGE AND SOFFIT PRODUCTS AND PROVIDE THE MINIMUM CLEAR FREE AREA REQ'D AS SHOWN ABOVE. SUBMIT PRODUCT DATA TO ARCHITECT FOR REVIEW & APPROVAL.

JOHN H. LEASURE ARCHITECT, INC.
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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH ELEVATION
UNITS 40, 41, 42 & 43

A5



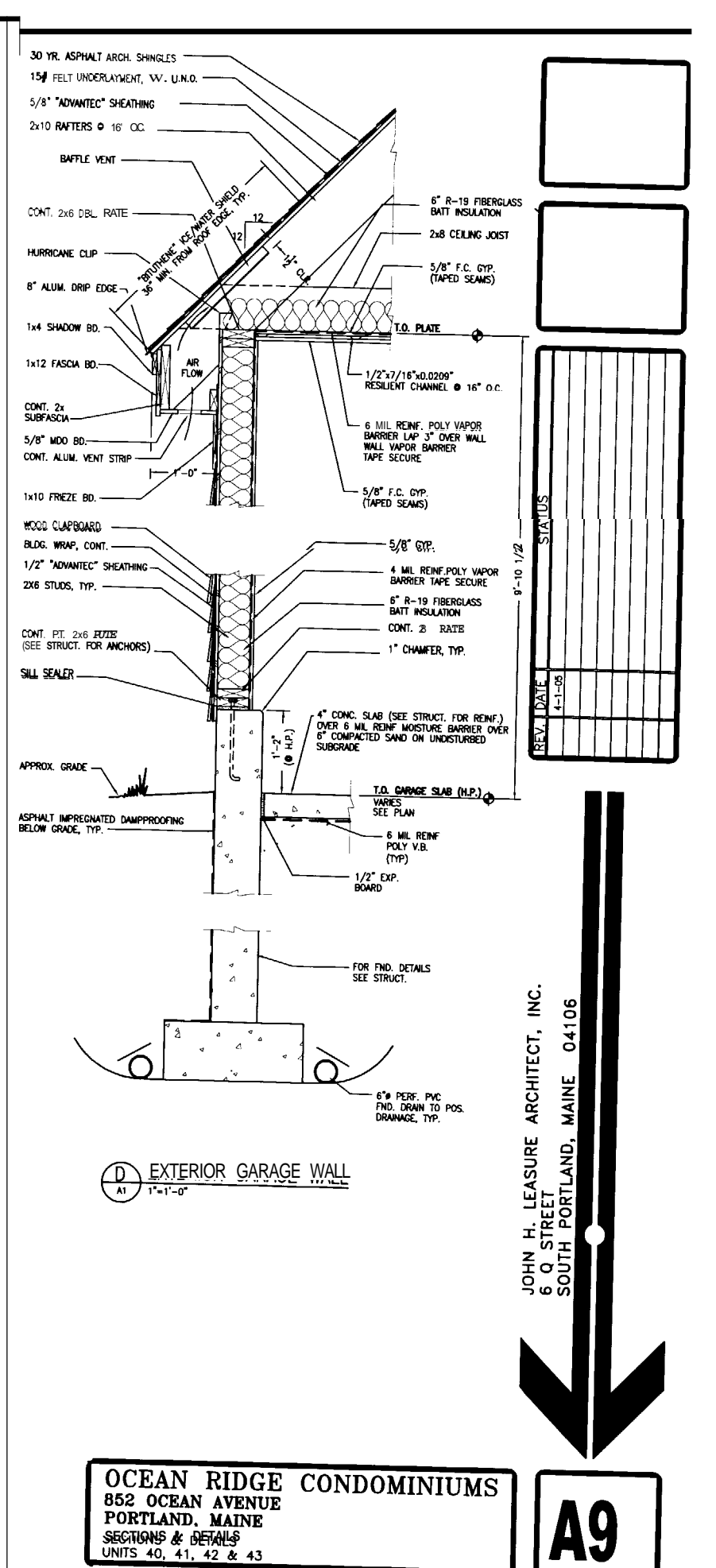
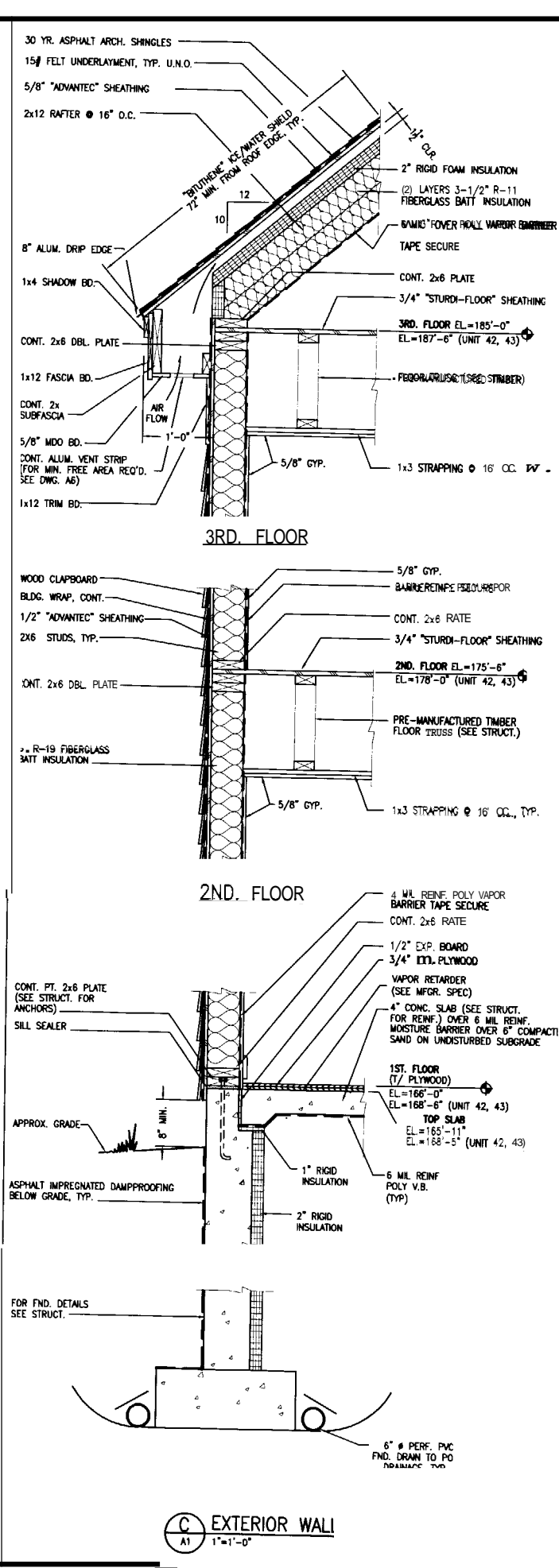
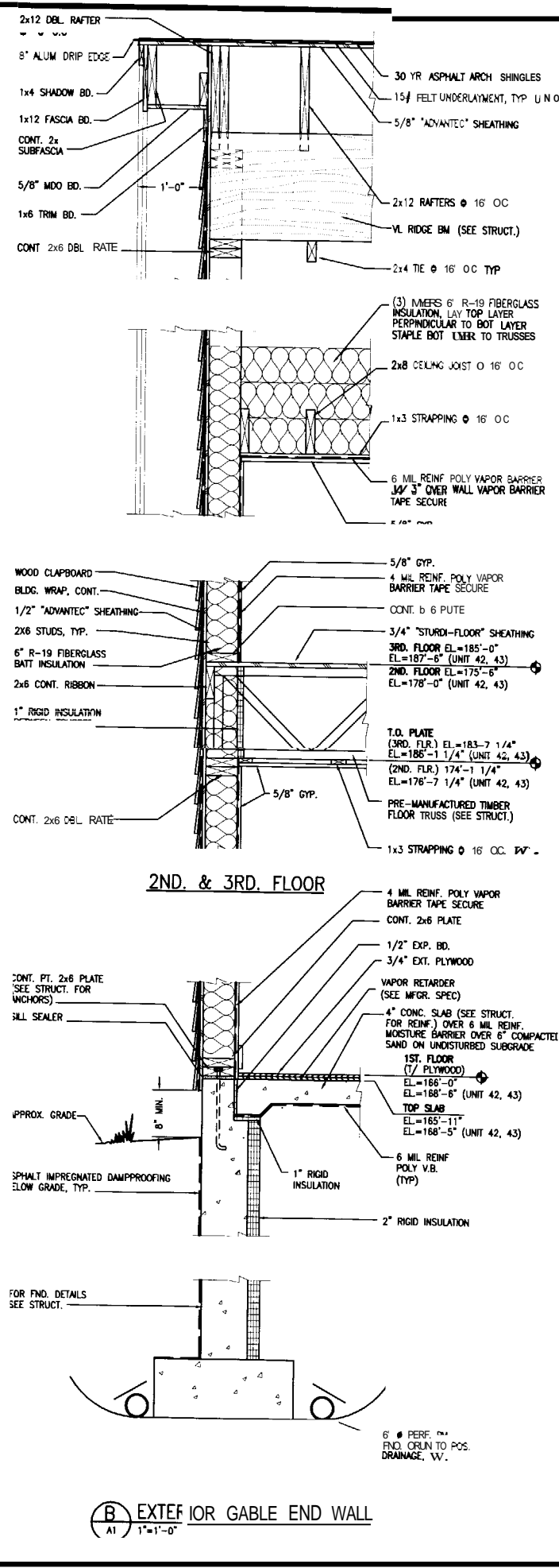
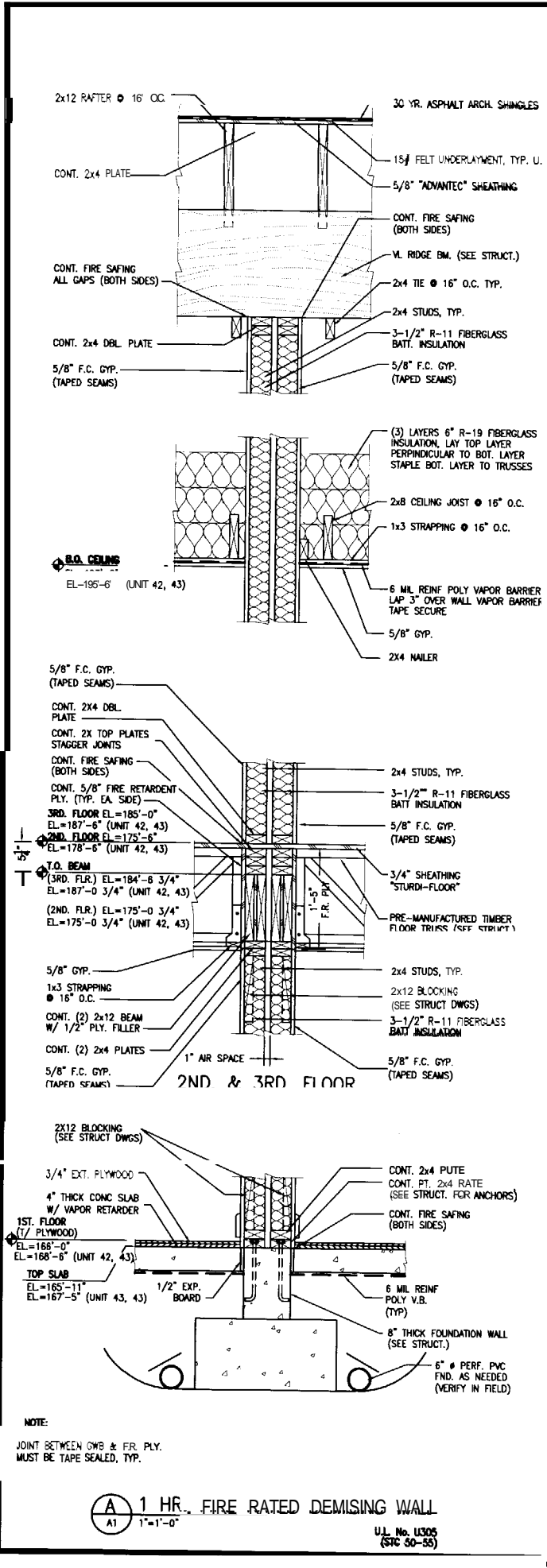
SOUTH ELEVATION
1/4"=1'-0"

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

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

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 SOUTH ELEVATION
 UNITS 40, 41, 42 & 43

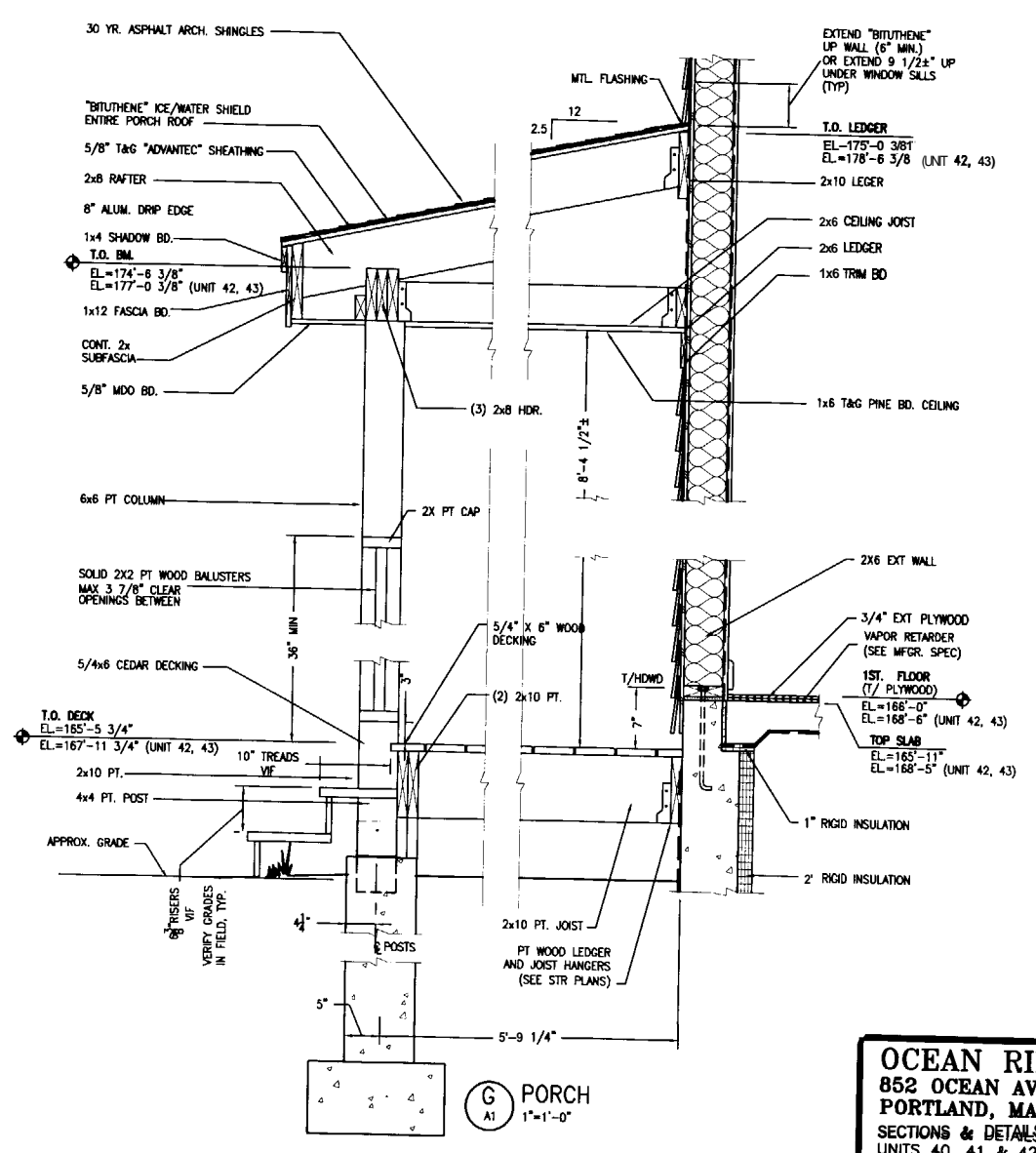
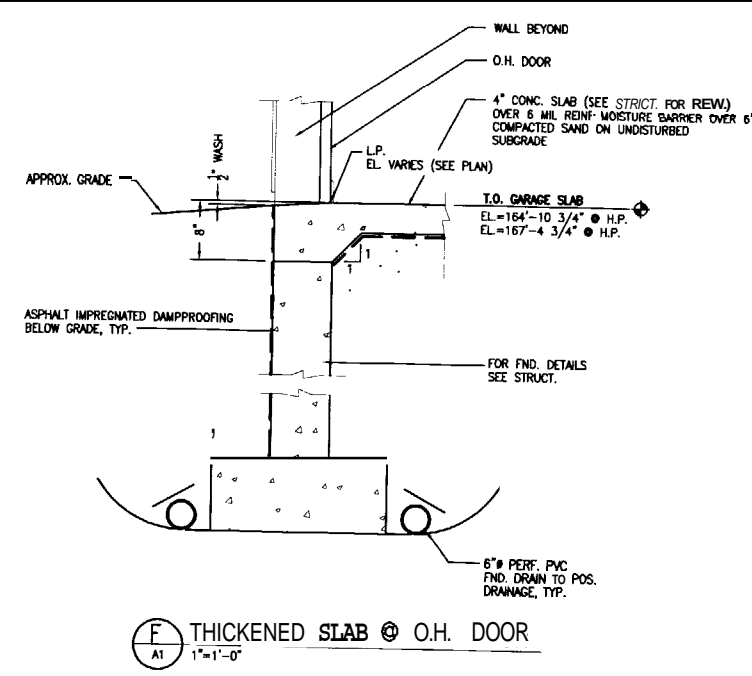
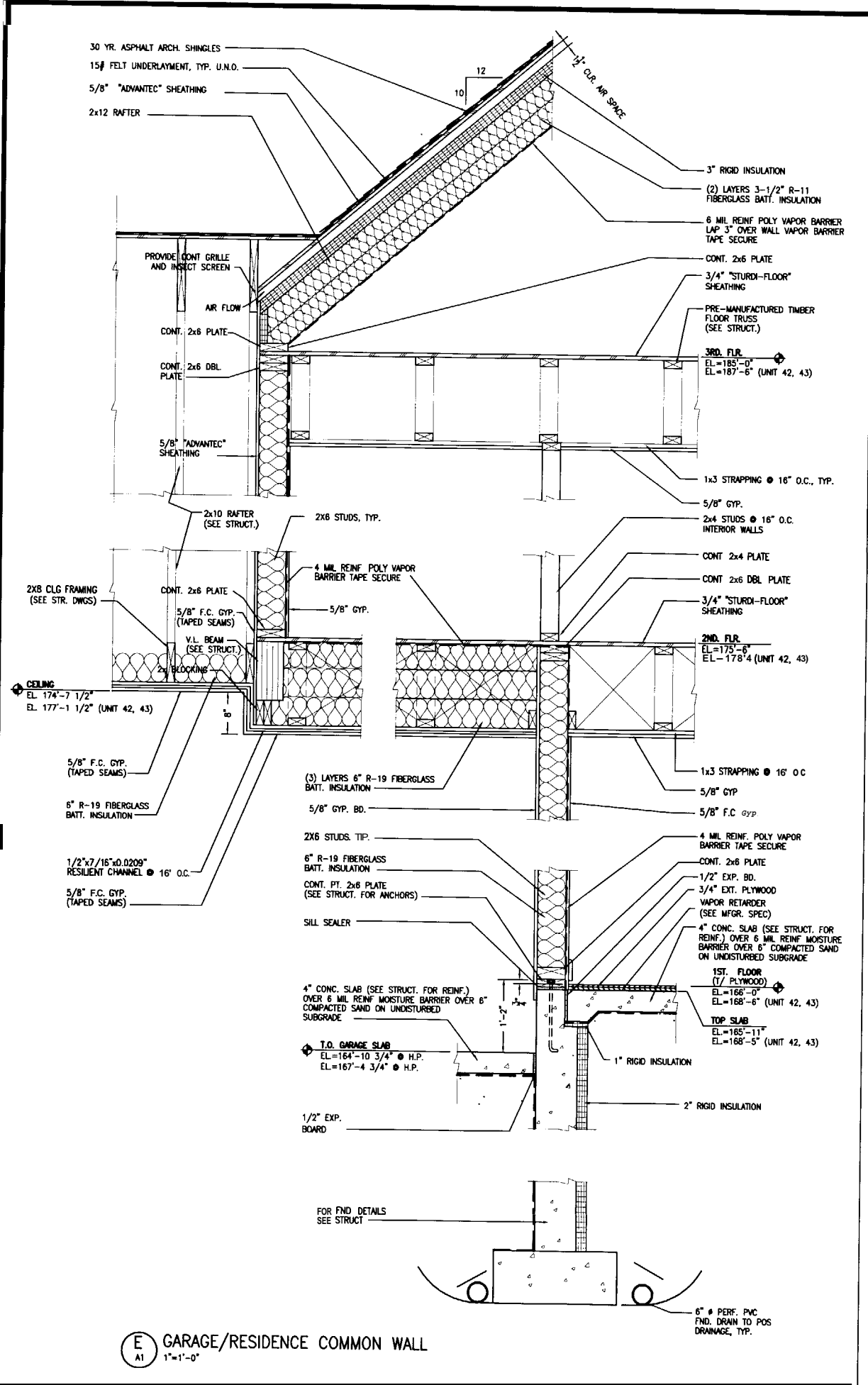
A6



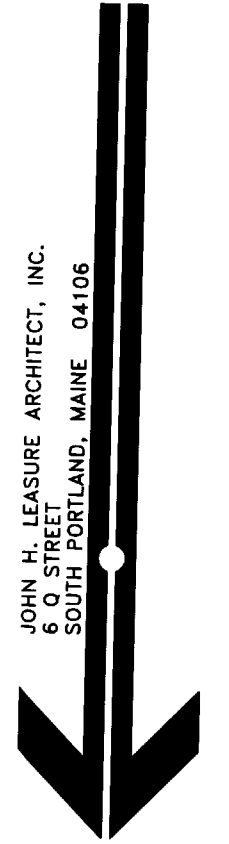
JOHN H. LEASURE ARCHITECT, INC.
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SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 40, 41, 42 & 43

A9



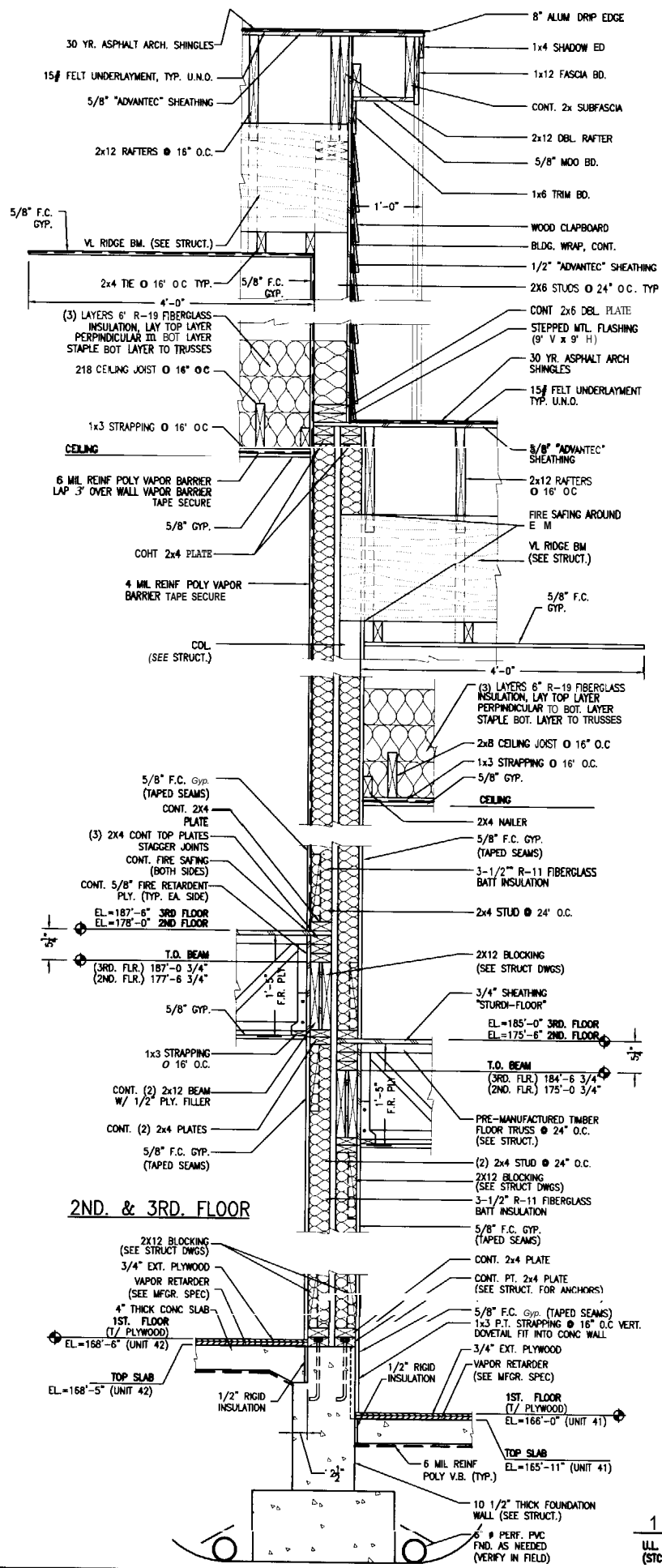
REV.	DATE	STATUS
1	4-1-05	



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SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 40, 41 & 42

A10



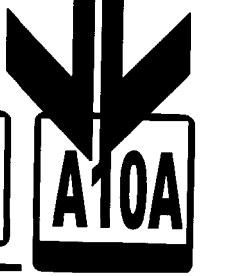
MIRR: BETWEEN SIBS, TYP PLY

1 HR. FIRE RATED DEMISING WALL (L)
 U.L. No. U305 (STC) 1'-1'-0" (A1)

REV. DATE	4-1-05
STATUS	

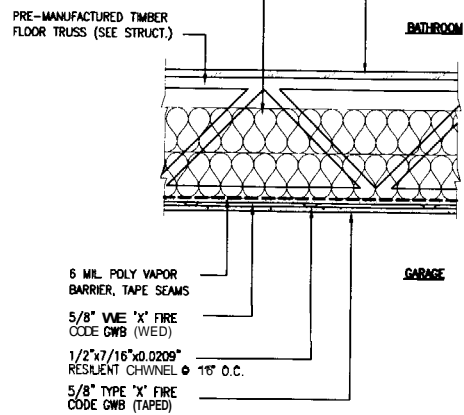
JOHN J. LEASURE ARCHITECT, INC.
 6 Q. ST. SOUTH
 PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 SECTIONS
 UNITS 40, 41, 42 & 43



CEILING TYPES

(2) LAYERS 5" R-19 FIBERGLASS INSULATION, LAY TOP LAYER PERPENDICULAR TO BOT. LAYER STAPLE BOT. LAYER TO TRUSSES



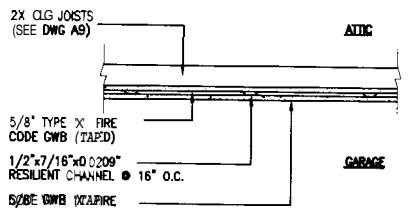
FIRE RESISTANT CEILING

BASE LAYER 5/8" TYPE 'X' GWB APPLIED AT RIGHT ANGLES TO WOOD JOISTS WITH 8d NAILS 2-1/2" LONG, 0.113" SHANK, 19/64" HEADS, 7" O.C. ALL SEAMS TAPED.

RESILIENT FURRING CHANNELS SPACED 24" O.C. AND NAILED AT RIGHT ANGLES TO JOISTS AND THROUGH BASE LAYER WITH ONE 8d NAIL, 2-1/2" LONG, 0.113" SHANK, 19/64" HEAD, AT EACH JOIST DOUBLE CHANNEL INSTALLED AT BUTT ENDS OF FACE LAYER.

FACE LAYER 5/8" VME 'X' GWB APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C. ALL SEAMS TAPED.

A CEILING
(1 HR. FIRE RATED)



FIRE RESISTANT CEILING

BASE LAYER 5/8" VME 'X' GWB APPLIED AT RIGHT ANGLES TO WOOD JOISTS WITH 8d NAILS 2-1/2" LONG, 0.113" SHANK, 19/64" HEADS, 7" O.C. ALL SEAMS TAPED.

RESILIENT FURRING CHANNELS SPACED 24" O.C. AND NAILED AT RIGHT ANGLES TO JOISTS AND THROUGH BASE LAYER WITH ONE 8d NAIL, 2-1/2" LONG, 0.113" SHANK, 19/64" HEAD, AT EACH JOIST DOUBLE CHANNEL INSTALLED AT BUTT ENDS OF FACE LAYER.

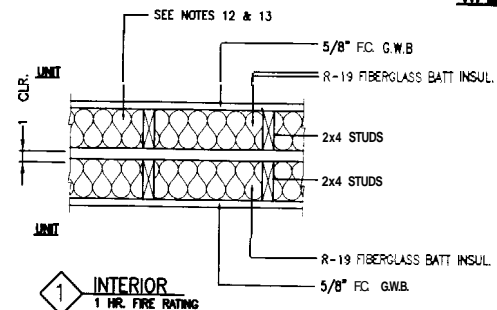
FACE LAYER 5/8" VME 'X' GWB APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C. ALL SEAMS TAPED.

B CEILING
(1 HR. FIRE RATED)

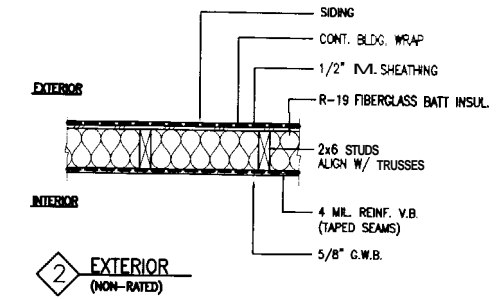
GENERAL NOTES

- 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 ANS I, BOCA 1999, NEC NFPA 101, 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 & HEALTH ACT.
- 5 - N.L. REWIRED 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" RISER AND A MINIMUM 10" DEEP TREAD.
- 8 - FINISHES SHALL BE DRYWALL, TAPED, SANDED AND PAINTED. CONSULT OWNER FOR SPECIFIC REQUIREMENTS.
- 9 - COORDINATE ALL WORK AND/OR CONSTRUCTION CHANGES WITH OWNER/G.C. PRIOR TO PROCEEDING WITH WORK.
- 10 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR APPROV PRIOR TO ORDERING OR INSTALLATION.
- 11 - FIRE DOOR ASSEMBLY, INCLUDING THE DOORWAY FRAME, DOOR AND NECESSARY HARDWARE SHALL CONFORM TO NFPA-101 SECTION 5-11.
- 12 - ALL PENETRATIONS THROUGH FIRE WALLS SHALL BE SLEEVED AND/OR COMPLETELY SEALED WITH NO HOLES OR GAPS. PROVIDE FIRE APPROVED FIRE SAFING MATERIAL IF NEEDED.
- 13 - VERTICAL OUTLETS THROUGH BEAMS IN UNIT DEMISING WALLS SHALL BE LOCATED AT THE MIDPOINT BETWEEN STUDS. NO OUTLETS SHALL BE LOCATED BEHIND JOIST BEARINGS.
- 14 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROV

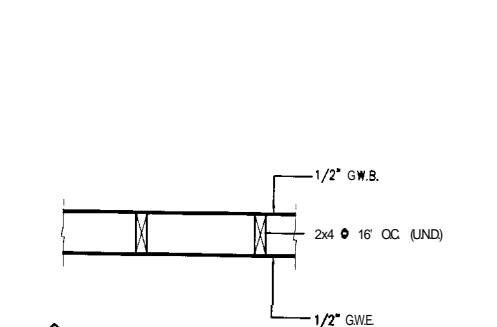
WALL TYPES



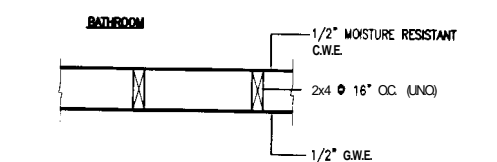
1 INTERIOR
1 HR. FIRE RATING



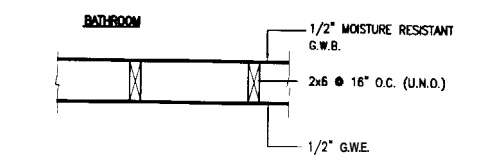
2 EXTERIOR
(NON-RATED)



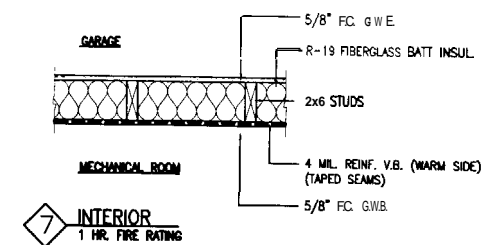
3 INTERIOR
(NON-RATED)



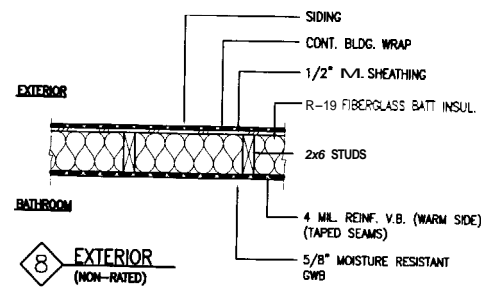
4 INTERIOR
(NON-RATED)



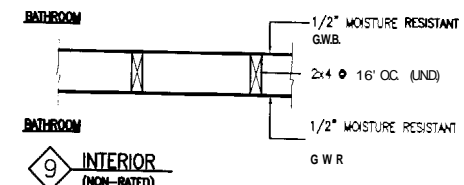
5 INTERIOR
(NON-RATED)



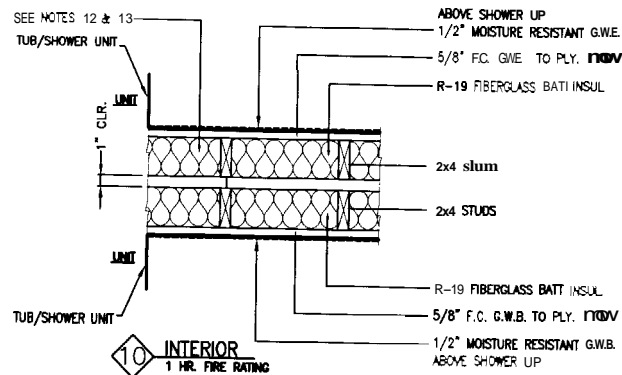
7 INTERIOR
1 HR. FIRE RATING



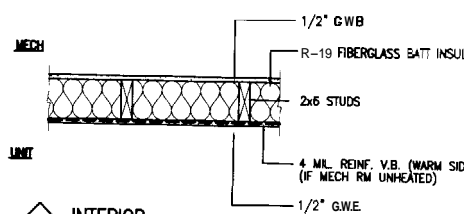
8 EXTERIOR
(NON-RATED)



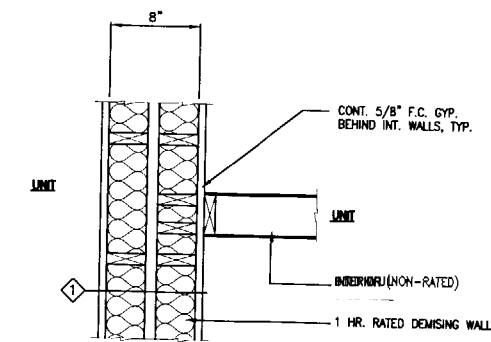
9 INTERIOR
(NON-RATED)



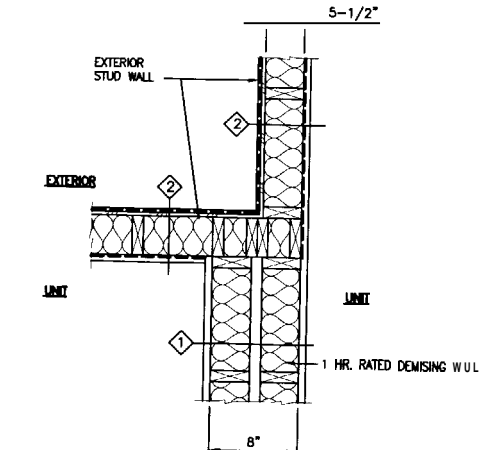
10 INTERIOR
1 HR. FIRE RATING



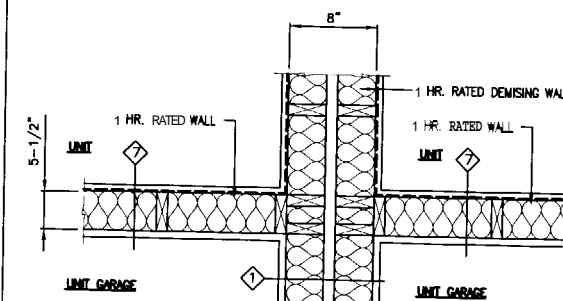
11 INTERIOR
NON-RATED



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



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



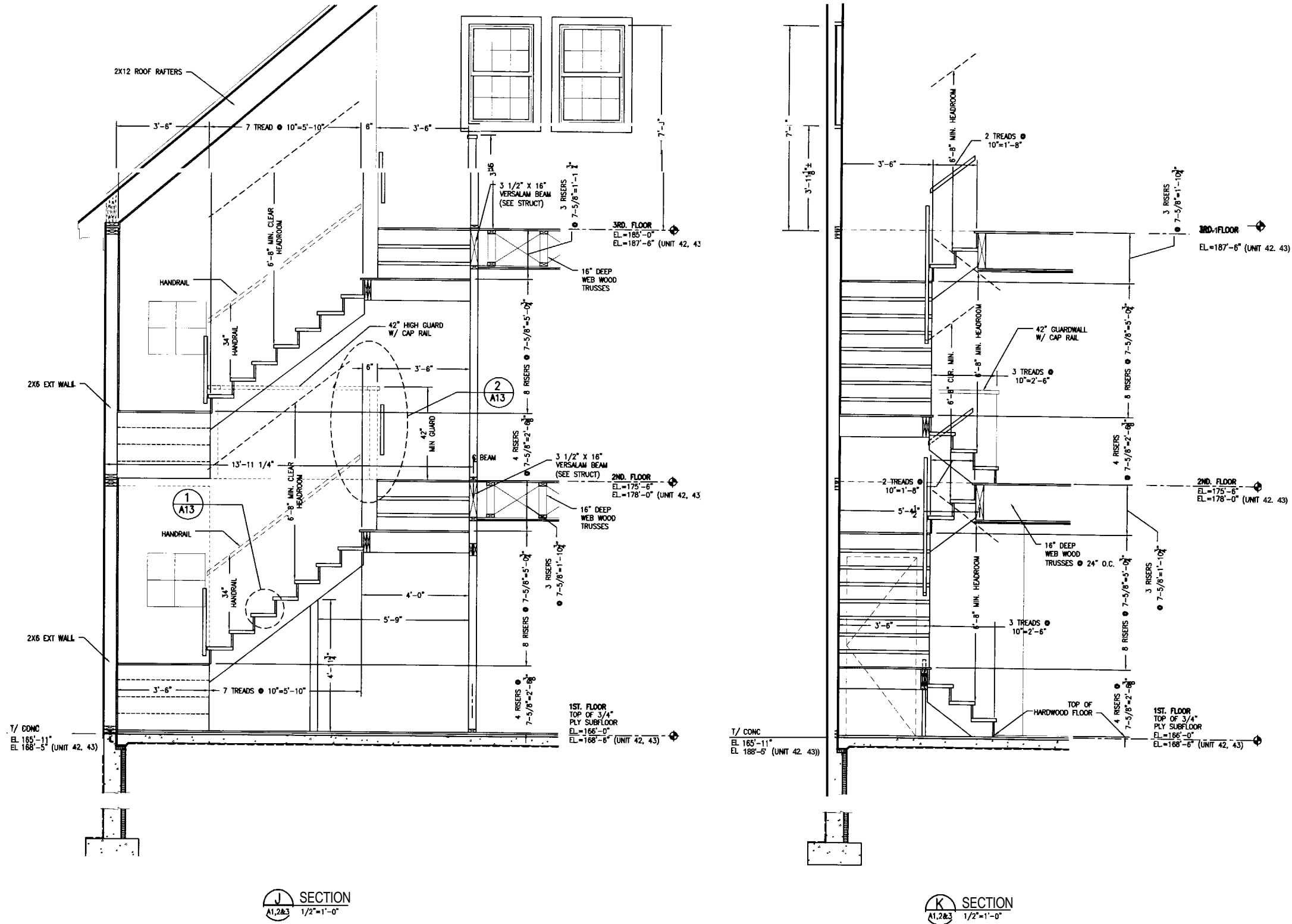
3 GARAGE/UNIT DEMISING WALL
N.T.S.

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

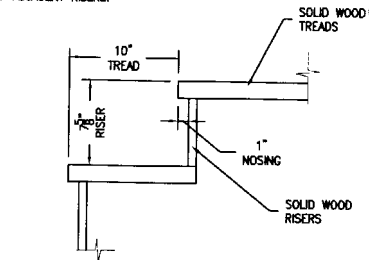
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 40, 41, 42 & 43

A11

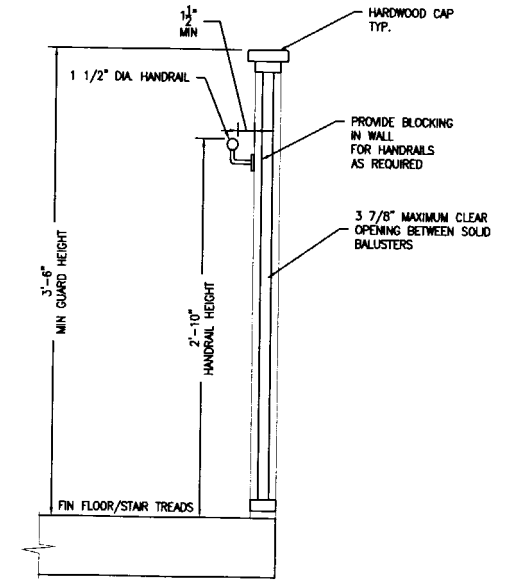
REV.	DATE	STATUS
4-1-05		



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.



1
 A12
 DETAIL
 10"



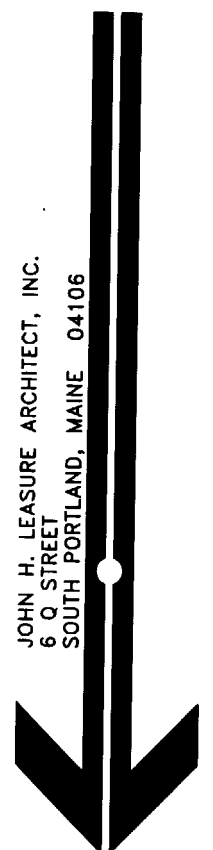
2
 A12
 DETAIL
 1"=1'-0"

J SECTION
 A1,2&3 1/2"=1'-0"

K SECTION
 A1,2&3 1/2"=1'-0"

NOTE:
 BEGIN STAIR RISER DIMENSIONS FROM FINISHED BEDROOM GUARD RISERS, DIMENSIONS FROM FINISHED

REV. DATE	STATUS
4-1-05	



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

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 STAIR SECTIONS & DETAILS
 UNITS 40, 41, 42 & 43

A12

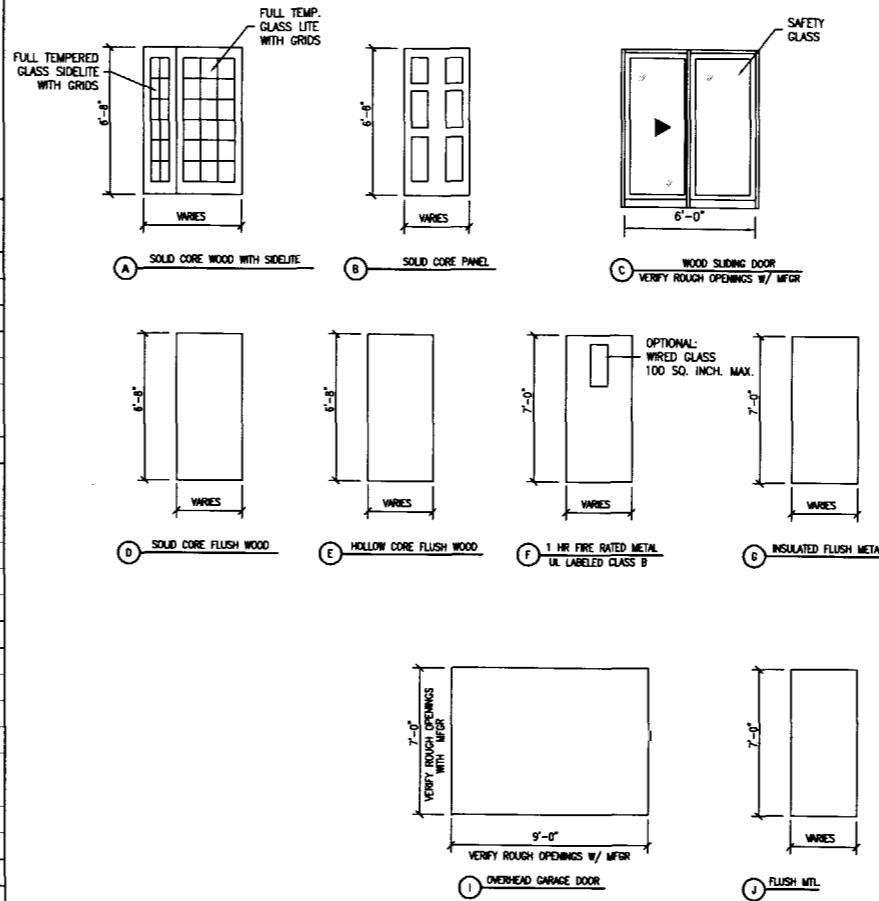
DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

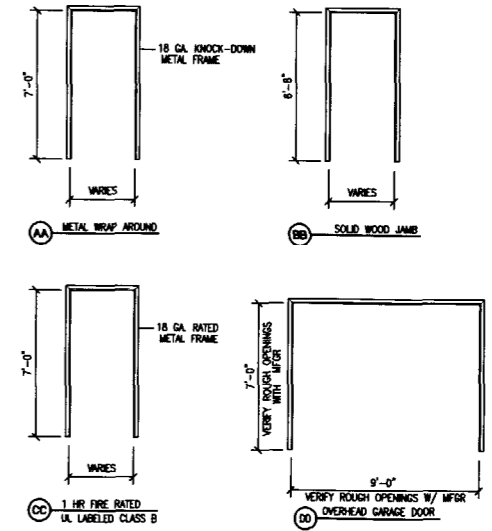
C.L.O. CLOSER	HDWE HARDWARE	S. STEEL
D.C. DOOR CHAIN	HM HOLLOW METAL	S.C. SOLID CORE HARDBOARD
D.K. DOOR KNOCKER	INS INSULATED	S.H. SPRING HINGE
D.S. DOOR SWEEP	K KICKPLATE (PUSH SIDE)	S.J. SPLIT JAMB (WOOD)
EHO ELECTRO. HOLD OPENER	KL KEY LOCK	TEMP TEMPERED
ES ELECTRIC STRIKE	MTL METAL	THK THICKNESS
F.J.P. FINGER JOINTED PRIMED	NO NUMBER	WD WOOD (SOLID)
FR FIRE RATED	P.H. PANIC HARDWARE	WG WIRE GLASS
HA HANDICAP ACCESSIBLE	P. PULL	V VIEWER
HC HOLLOW CORE HARDBOARD	P.R.S. PRIVACY SET	
	P.S. PASSAGE SET	

DOORS										FRAME TYPES				THRESHOLD			
NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS		REMARKS	TYPE	MAT.	F.R.	DETAILS		MAT.	DETAIL	
							SIZE	TYPE					HEAD	JAMB		SILL	HT.
EXTERIOR																	
01	A	3'-0" x 6'-8"	1 3/8"		KNOB	WOOD	-	-	INS, KL, TEMP, DS	BB	WOOD	-	-	C	ALUM	-	-
02	I	9'-0" x 7'-0"			MFR	INSUL			INSUL O.H. GARAGE DOOR	DD	WOOD	-	-	C	WOOD	-	-
03	C	6'-0" x 6'-8"			MFR				INS, TEMP	BB	WOOD	-	-	C	ALUM	-	-
04	G	3'-0" x 6'-8"	1 3/8"		PULL	18GA MTL	-	-	INS, KL, DC	AA	MTL	-	-	C	ALUM	-	-
FIRST FLOOR																	
10	F	3'-0" x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL	-	-	INS, CLO, DS	CC	MTL	-	-	D	-	-	-
11	F	3'-0" x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL	-	-	INS, SH, LOCKSET, DS	CC	MTL	-	-	D	-	-	-
12	B	2'-6" x 6'-8"	1 3/8"		KNOB	WD	-	-	P.S.	BB	WD	-	-	C	WOOD	-	-
13	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD	-	-	P.R.S.	BB	WD	-	-	C	WOOD	-	-
14	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD	-	-	P.S.	BB	WD	-	-	C	WOOD	-	-
15	B	2'-8" x 6'-8"	1 3/4"		KNOB	WD	-	-	SH, PS	BB	WD	-	-	C	WOOD	-	-
SECOND FLOOR																	
20	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			P.R.S.	BB	WD			C	WOOD		
21	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
22	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
23	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
24	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
25	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
26	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
27	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
THIRD FLOOR																	
30	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			C	WOOD		
31	B	2'-8" x 4'-0"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
32	B	2'-8" x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
33	B	PR 2'-8" x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		

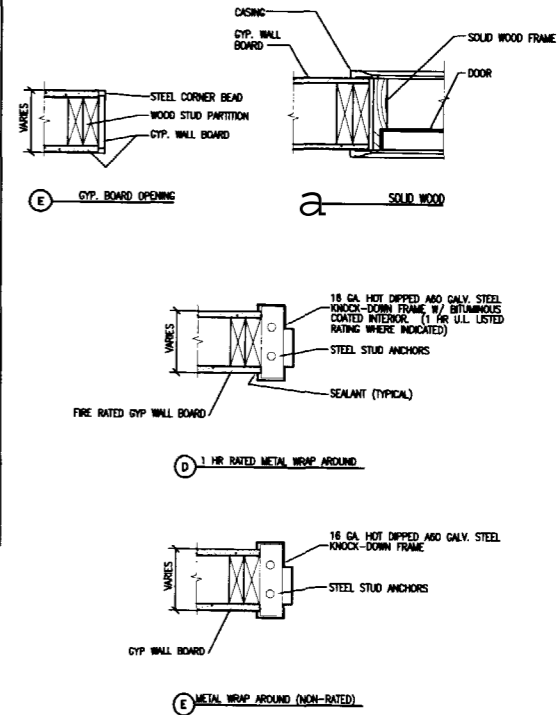
DOOR TYPES



FRAME TYPES



JAMB TYPES



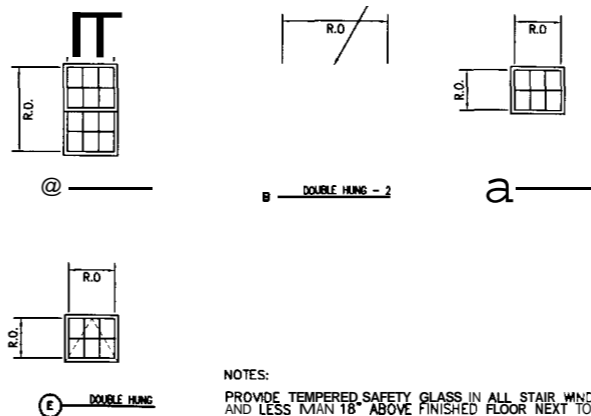
NOTES:
1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
W1	C	HANCOCK	PT2624*	N/A	2'-2" x 2'-0"	HANCOCK LUMBER MNWWW WE		
W1A	E	HANCOCK	-	N/A	2'-2" x 2'-0"	HANCOCK LUMBER WINDOW WE AWING		
W2	A	HANCOCK	PDH2860*	N/A	2'-4" x 5'-0"	HANCOCK LUMBER MNWWW WE		
W3	A	HANCOCK	PDH4080*	N/A	3'-4" x 5'-0"	HANCOCK LUMBER WINDOW TYPE		
W5	B	HANCOCK	PDH4060-2*	N/A	6'-7 1/2" x 5'-0"	HANCOCK LUMBER WINDOW TYPE *EGRESS WINDOW		
W6	A	HANCOCK	PDH3644*	N/A	3'-0" x 3'-8"	HANCOCK LUMBER WINDOW TYPE HEAD HGT 0 7'-8" AFF		

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

WINDOWS



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

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
DOOR AND WINDOW SCHEDULE
UNITS 40, 41, 42 & 43

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