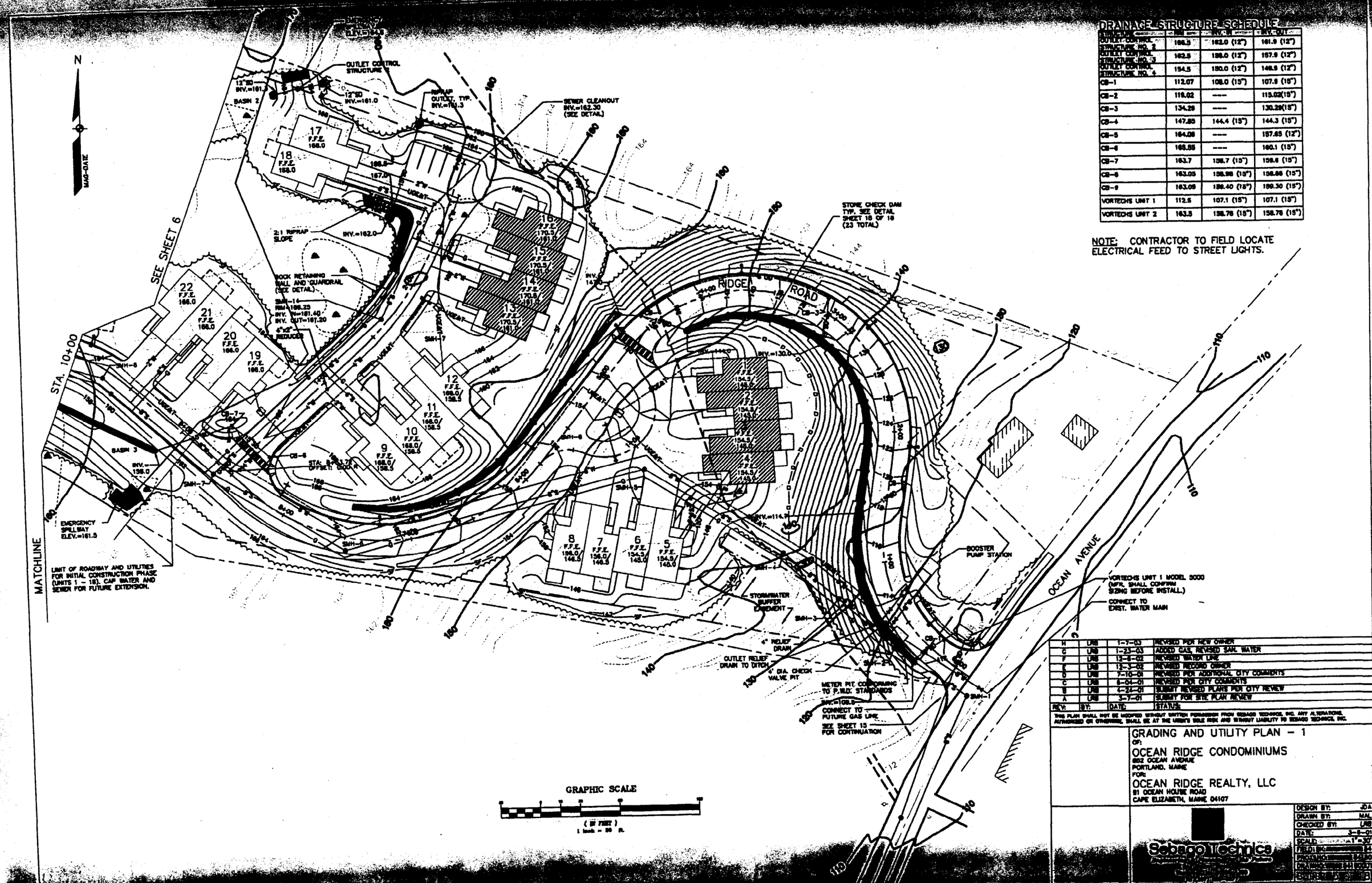

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. IN	INV. OUT
OUTLET CONTROL STRUCTURE NO. 1	166.5	162.0 (12")	161.9 (12")
OUTLET CONTROL STRUCTURE NO. 2	162.5	158.0 (12")	157.9 (12")
OUTLET CONTROL STRUCTURE NO. 3	154.5	150.0 (12")	149.9 (12")
OUTLET CONTROL STRUCTURE NO. 4	154.5	150.0 (12")	149.9 (12")
CB-1	112.07	108.0 (15")	107.9 (15")
CB-2	119.02	----	119.02(15")
CB-3	134.29	----	130.29(15")
CB-4	147.85	144.4 (15")	144.3 (15")
CB-5	164.08	----	157.65 (12")
CB-6	165.55	----	160.1 (15")
CB-7	163.7	159.7 (15")	159.6 (15")
CB-8	163.03	159.96 (15")	159.86 (15")
CB-9	163.09	159.40 (15")	159.30 (15")
VORTECHS UNIT 1	112.5	107.1 (15")	107.1 (15")
VORTECHS UNIT 2	163.5	158.76 (15")	158.76 (15")

NOTE: CONTRACTOR TO FIELD LOCATE ELECTRICAL FEED TO STREET LIGHTS.

REV:	BY:	DATE:	STATUS:
H	LRB	1-7-03	REVISED PER NEW OWNER
G	LRB	1-23-03	ADDED GAS, REVISED SAN. WATER
F	LRB	12-6-02	REVISED WATER LINE
E	LRB	12-3-02	REVISED RECORD OWNER
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

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 – 1

OF:

OCEAN RIDGE CONDOMINIUMS

652 OCEAN AVENUE
PORTLAND, MAINE

FOR:

OCEAN RIDGE REALTY, LLC
81 OCEAN HOUSE ROAD
CAPE ELIZABETH, MAINE 04107

Sebago Technics

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	[illegible]
PROJ NO:	99-[illegible]
DWG NO:	1-01-[illegible]
SHEET NO:	1 OF 15

GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depress, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, shoring temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1999)
2. Design Live Loads: (Ground snow load = 80 PSF)

   Roof.....42 PSF + Drift

   Living areas.....40 PSF

3. Design wind loads are based on exposure B using 85 mph basic wind speed.
4. Seismic design utilizes the following criteria:
   a. Building framing system: Concentrically braced frames, and shear walls.
   b. Analysis procedure: Equivalent Lateral Force Procedure.
   c. Seismic hazard exposure group: "1"
   d. Seismic performance category: "C"
   e. Soil profile type: "S1"
   f. Peak velocity-related acceleration (Av): "0.10"
   g. Peak acceleration (Aa): "0.10"
   h. Response modification factor (R): "5"
   i. Deflection amplification factor (Cd): "4 1/2"

FOUNDATION NOTES:

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

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

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

CONCRETE NOTES:

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

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Latest edition.
2. Structural steel:
   a. Structural steel shall conform to ASTM A-36.
   b. Structural tubing shall conform to ASTM A-500 GR.B.
   c. Structural pipe shall conform to ASTM A-53, TYPE E or S.
3. Design connections 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.
4. Field connections shall be bolted using 3/4"ø ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E7010X.

TIMBER TRUSS FRAMING:

1. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
2. Applicable specifications:
   a. National Design Specification for stress graded lumber and its fastening (NDS).
   b. Design specifications for light metal plate connected wood trusses (TPI-Latest edition)
3. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
4. Submittals:
   a. Submit design calculations, shop drawings and erection procedures all sealed with the seal of a professional structural engineer registered in the State of Maine.
   b. Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
5. All fabricated trusses shall be inspected 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.
6. Connector plates shall be galvanized.
7. Timber trusses shall be designed in accordance with BOCA and ASCE 7-98.
8. Provide permanent bottom chord bracing in accordance with the truss plate institute (TPI-latest edition).
9. Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with BOCA 1999.

TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with ace to 0.4 #/CF in accordance with AWPA C-18.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H3 hurricane anchors where timber framing and/or trusses bear on structural steel beams.
6. Nailing not specified shall conform with BOCA 1999.
7. Exterior wall sheathing shall be 1/2" thick APA rated sheathing fastened with 10d nails @ 4"-0" o.c. at panel edges and 6" o.c. intermediate, (typ unless otherwise noted)
8. Floor decking shall be 3/4" thick APA rated "STURDI-FLOOR" plywood sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
9. Roof sheathing shall be 5/8" thick APA rated sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
10. All 2 x P.T. sill plates shall be installed on sill sealer.

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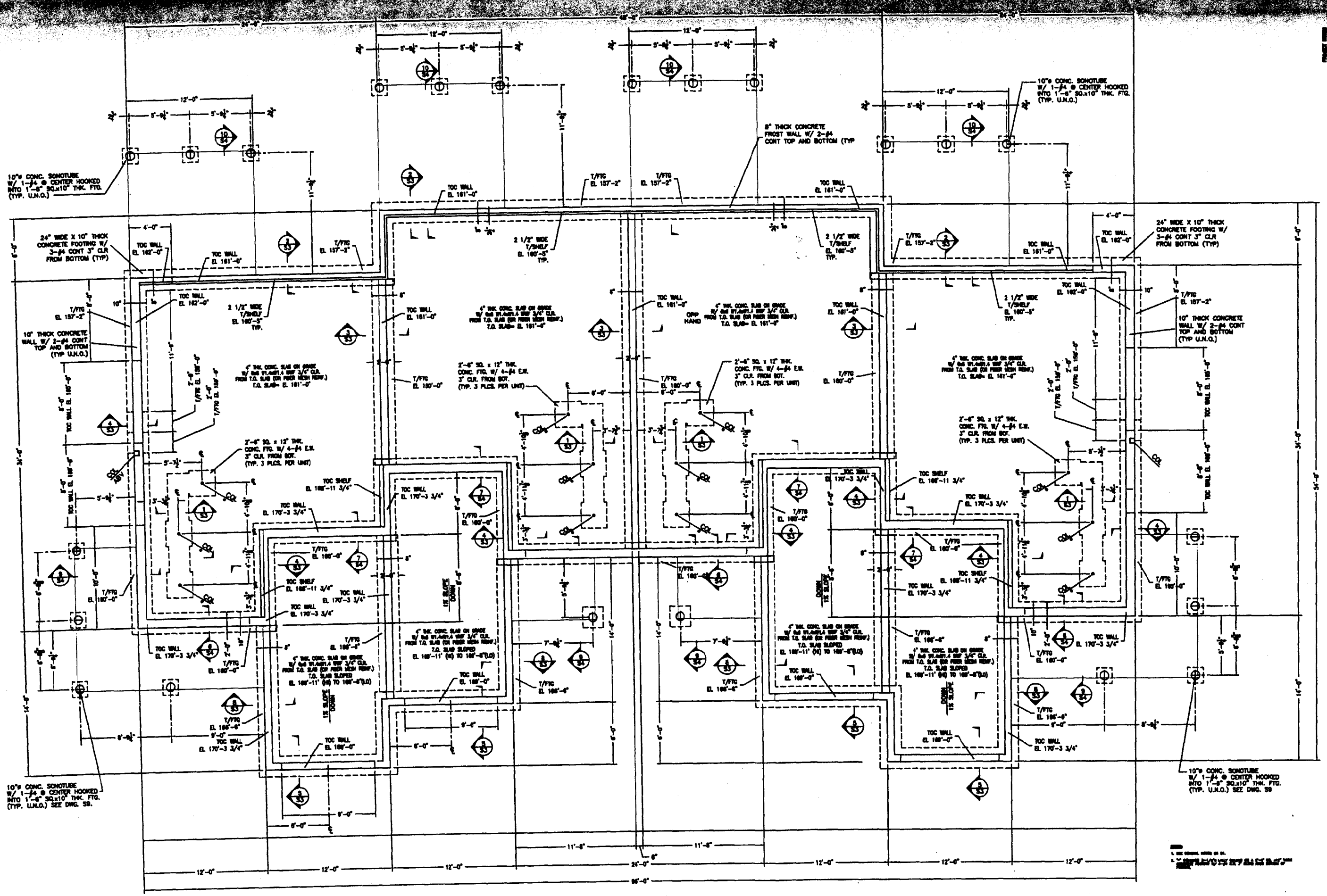
mark	date	description

designed by JAL
drawn by JAM
checked by JAL
date 100 SCALE
date March 25, 2000
plot date
project # 20000

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

GENERAL NOTES
UNITS 13, 14, 15, & 16

S1



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

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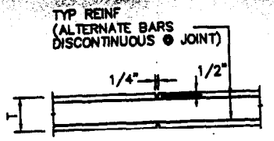
rev	date	description	drawn

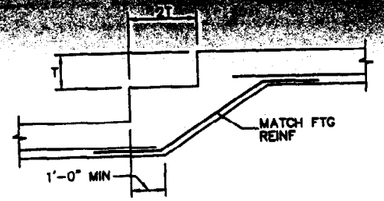
designed by JKL
drawn by JKL
checked by JKL
scale:
date MAR. 21, 2003
plot date: –
project # 23039

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 13, 14, 15 & 16

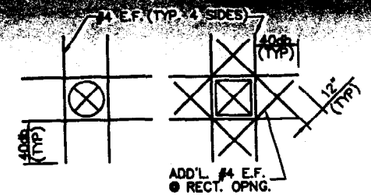
S2



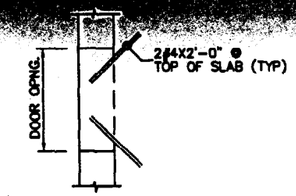
TYP CONTROL JOINT IN WALL
N.T.S.



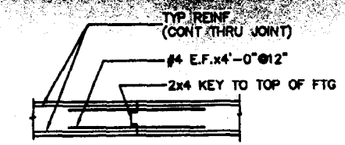
TYP STEP FOOTING DETAIL
N.T.S.
NOTE: T = FOOTING THICKNESS



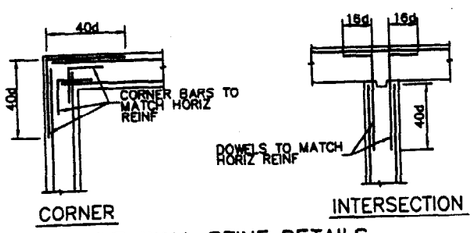
TYP. OPENING IN WALL OR SLAB
N.T.S.
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



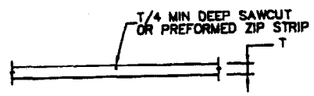
TYP. SLAB CORNER DETAIL @ DOOR
N.T.S.
NOTE: PROVIDE 2#4X4'-0"(TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



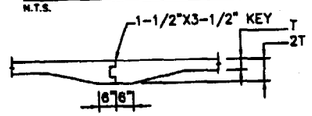
TYP. CONSTRUCTION JOINT IN WALL
N.T.S.
NOTES:
1. CONST JOINT DOES NOT EXTEND THRU FTG
2. DISTANCE BETWEEN CONST JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



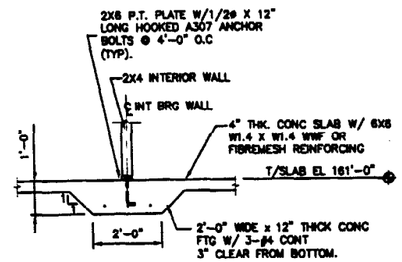
TYP WALL REINF DETAILS
N.T.S.



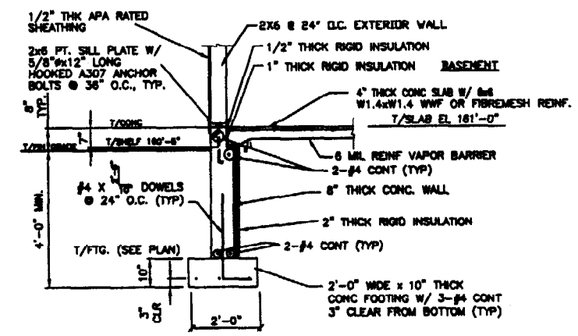
TYP. CONTROL JOINT DETAIL
N.T.S.



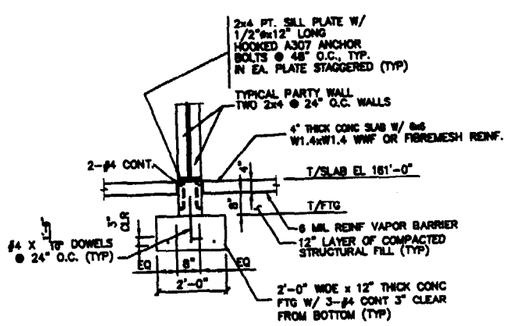
TYP. CONSTRUCTION JOINT DETAIL
N.T.S.



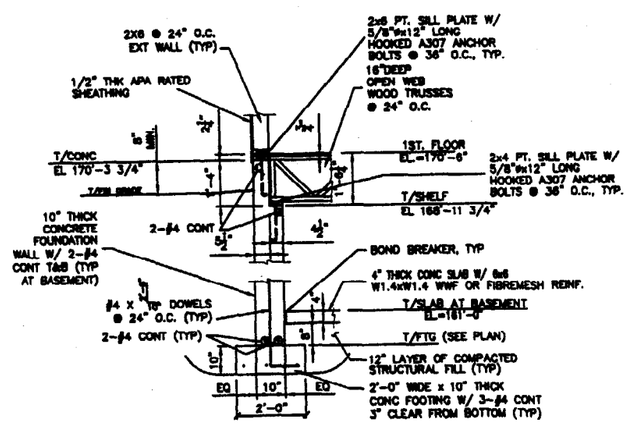
SECTION TYPICAL THICKENED SLAB (1/S2)
1/8" = 1'-0"



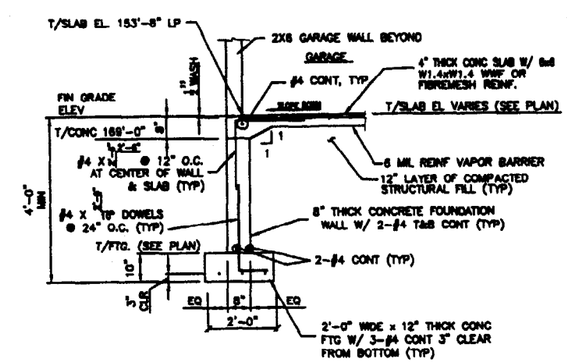
SECTION TYPICAL EXTERIOR FROST WALL (2/S2)



SECTION TYPICAL PARTY WALL (3/S2)
1/8" = 1'-0"



SECTION TYPICAL BASEMENT WALL AT FLOOR TRUSS BEARING (4/S2)
1/8" = 1'-0"



SECTION TYPICAL GARAGE ENTRY SLAB (5/S2)
1/8" = 1'-0"

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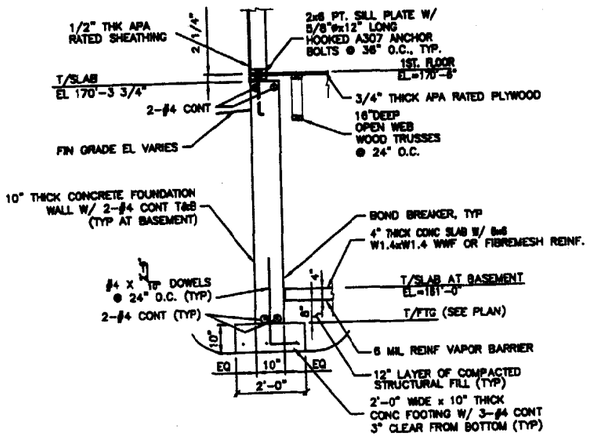
mark	date	description

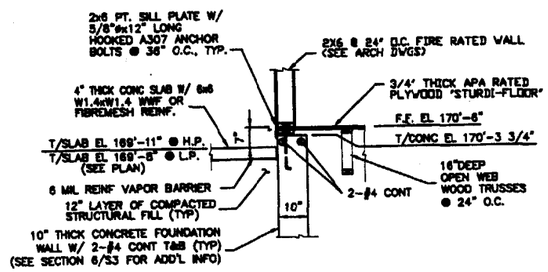
designed by: JAL
drawn by: JAL
checked by: JAL
date: MAR. 21, 2003
job date: -
project #: 2303.16

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 13, 14, 15, & 16

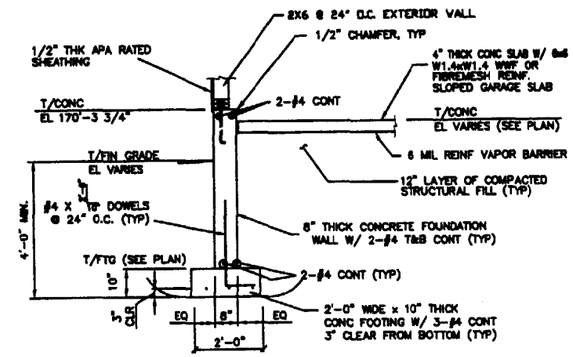
S3



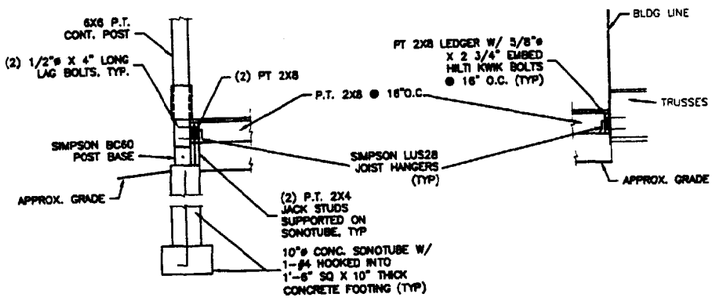
SECTION 6 S2 — TYPICAL BASEMENT WALL PARALLEL TO FLOOR TRUSSES
1/2" = 1'-0"



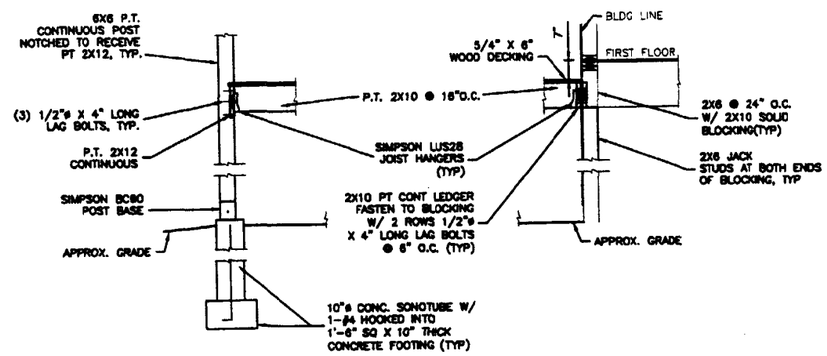
SECTION 7 S2 — TYPICAL BASEMENT WALL ADJACENT TO GARAGE
1/2" = 1'-0"



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



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



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

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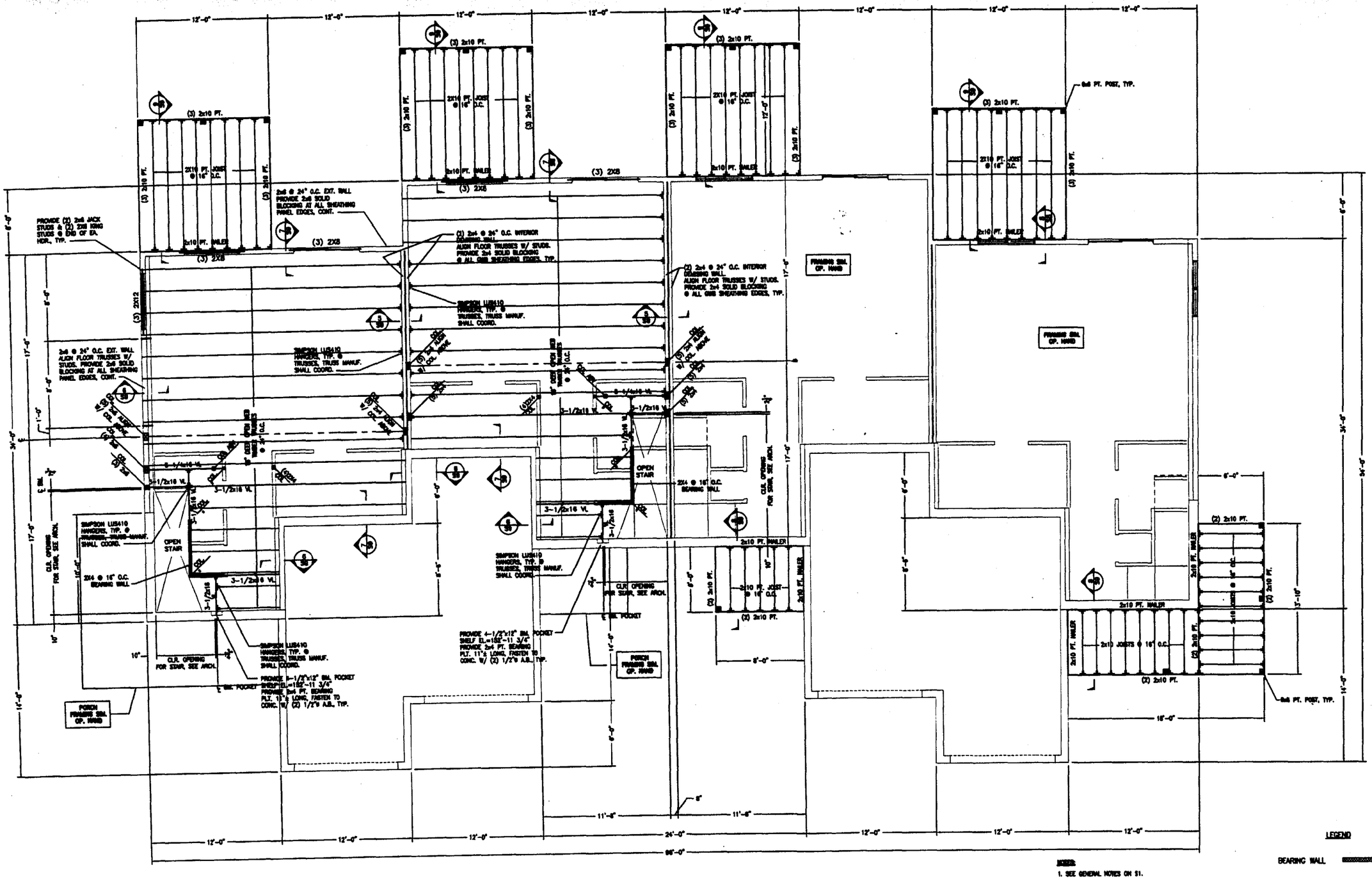
rev.	date	description

designed by: JAL
drawn by: JAL
checked by: JAL
scale:
date: MAR. 21, 2003
plot date: -
project # 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 13, 14, 15, & 16

S4



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

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.)
4. "•" INDICATES 3-1/2"ø LALLY COLUMN ON A 2'-6" SQ. x12" THICK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.

LEGEND

BEARING WALL

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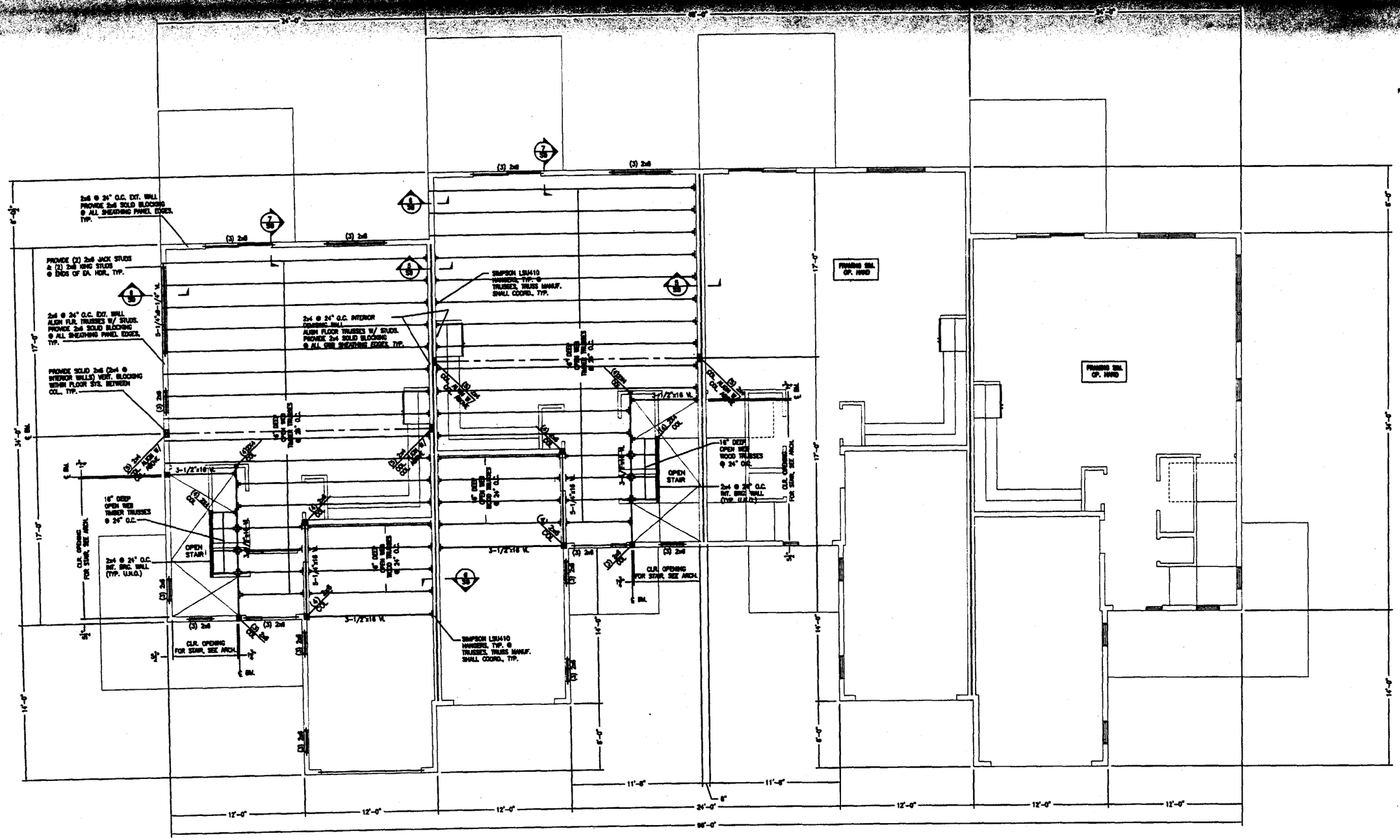
rev.	date	description	rev'd

designed by JAL
drawn by JAL
checked by JAL
scale
date MAR. 21, 2003
job date -
project # 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR FRAMING PLAN
UNITS 13, 14, 15 & 16

S5



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

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.)

LEGEND

BEARING WALL

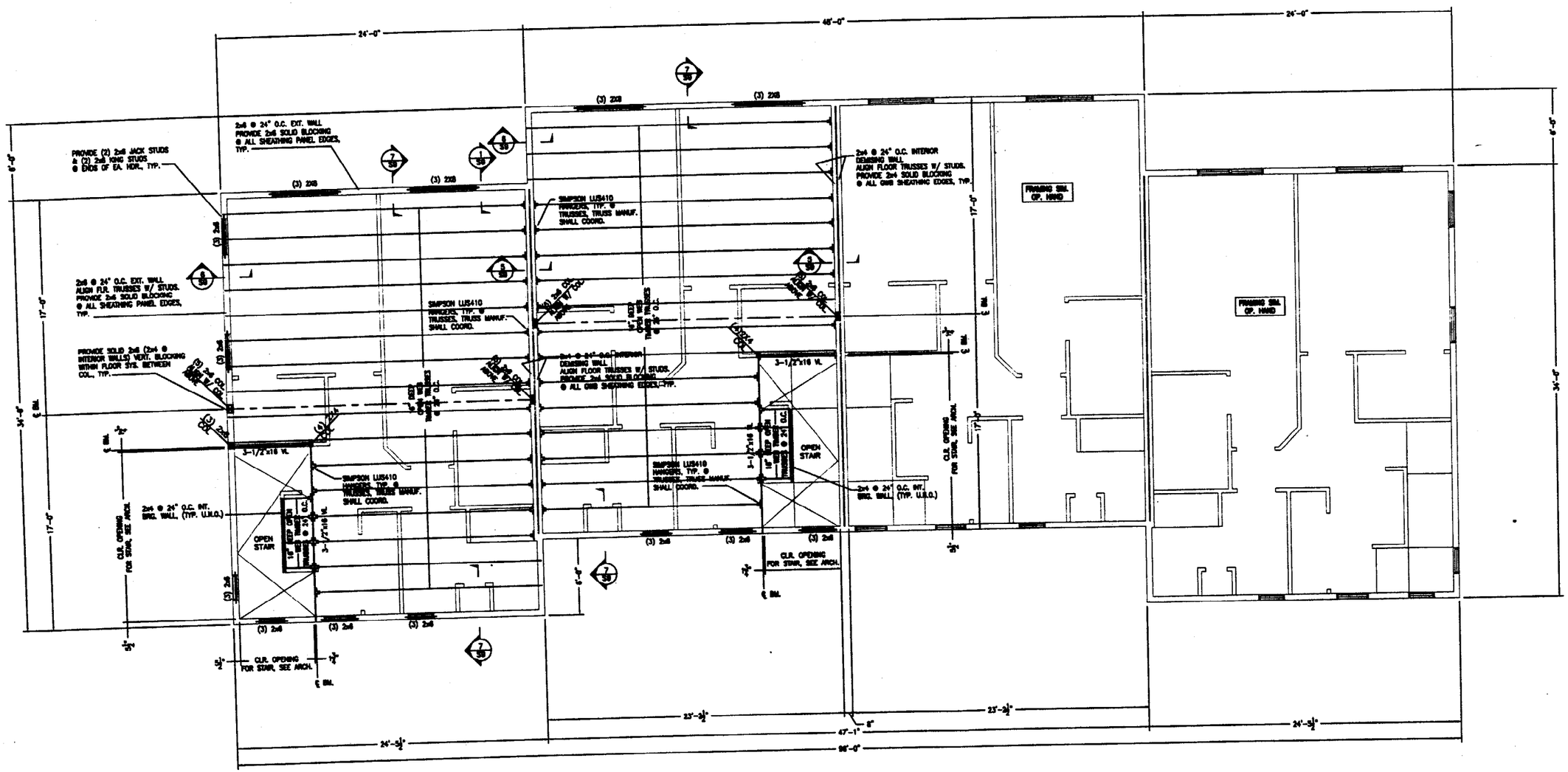
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: lleng@maine.rr.com

rev.	date	description	rev'd

designed by JAL
drawn by JAL
checked by JAL
date:
date MAR. 21, 2003
plot date: -
project # 33035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 13, 14, 15 & 16

S6



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

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.)

PROJECT NORTH

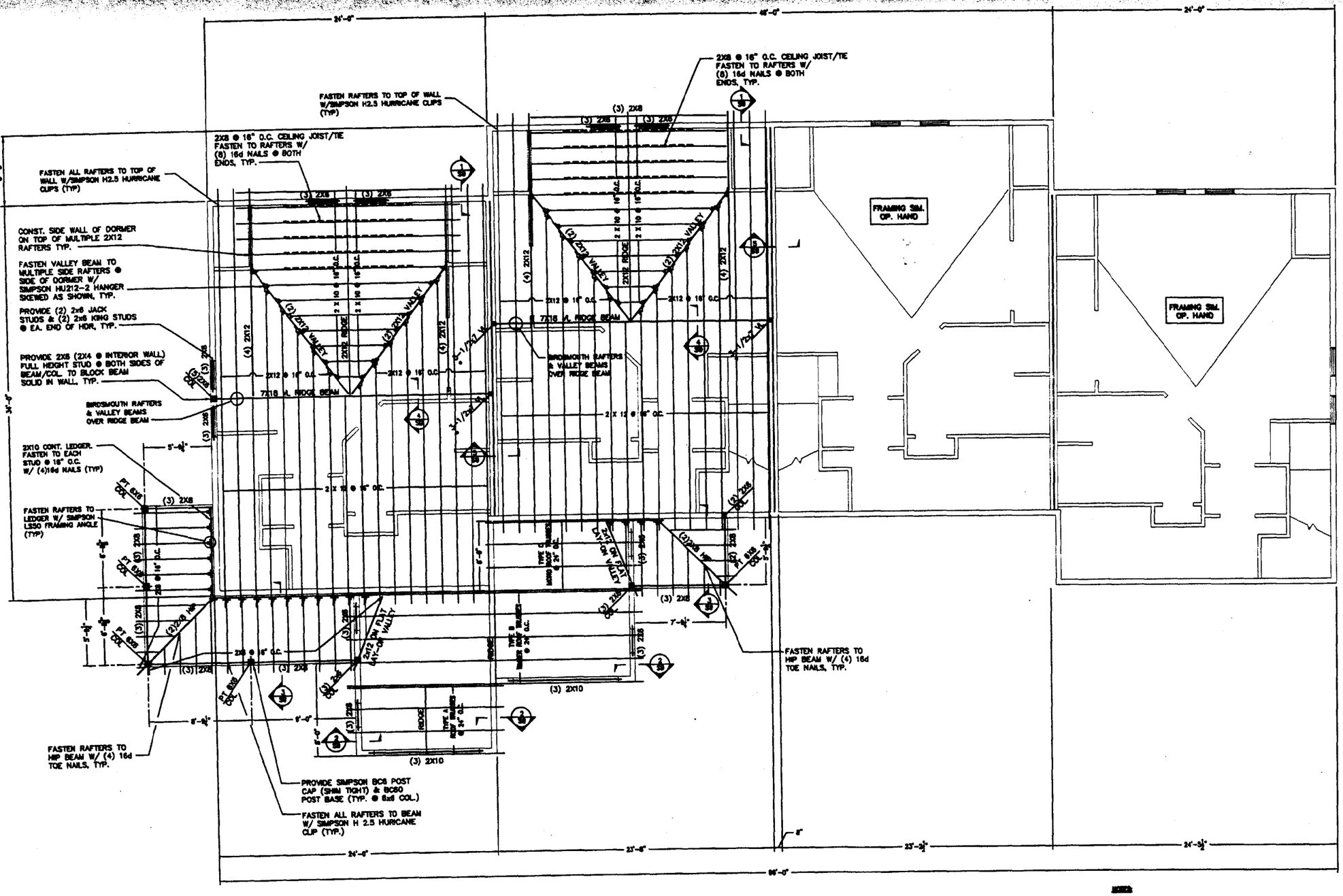
L & L STRUCTURAL ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 797-4830
FAX: (207) 799-5432
EMAIL: llengineering@verizon.net

rev.	date	description	rev/d

designed by JAL
drawn by JAL
checked by JAL
scale:
date: MAR. 21, 2003
plot date: –
project # 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR FRAMING PLAN
UNITS 13, 14, 15, & 16

S7



ROOF FRAMING PLAN

1/4"=1'-0"

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "VL" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. * INDICATES COLUMN PROPERTIES SHALL BE "VERSA-LAM 2400" 3000 Fb DF ($E=2.0x10^6$ PSI AND Fb=3000 PSI).
4. ROOF TRUSS LOADING SHALL BE AS FOLLOWS:

TCLL=40 PSF TCDL=10 PSF BCLL=0 PSF BCDC=10 PSF	/	TCLL=60 PSF TCDL=10 PSF BCLL=0 PSF BCDC=10 PSF
TRUSS TYPE "A" @ 24" O.C.		TRUSS TYPE "B" AND "C" @ 24" O.C.

LEGEND

BEARING WALL

L & L STRUCTURAL ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
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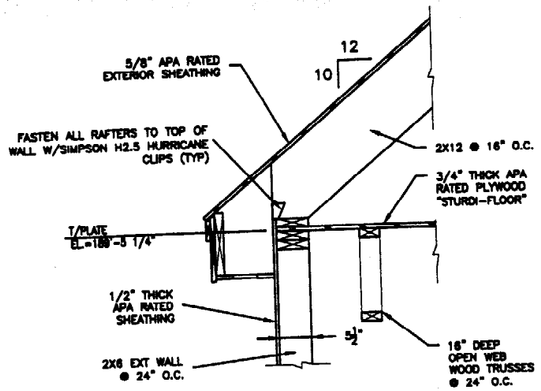
rev.	date	description	rev'd

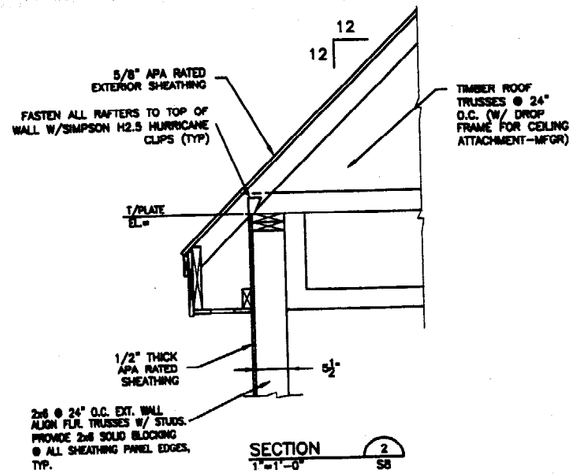
designed by: JAL
drawn by: JAL
checked by: JAL
notes:
date: MAR. 21, 2003
job date: -
project #: 33035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF FRAMING PLAN
UNITS 13, 14, 15, & 16

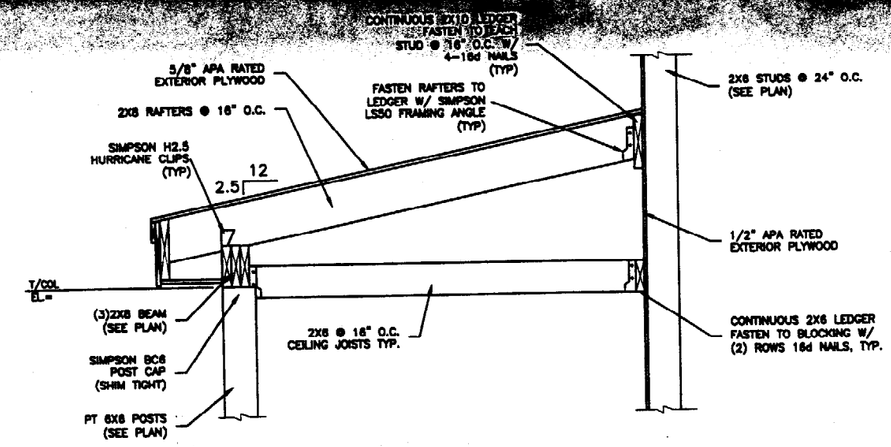
S8



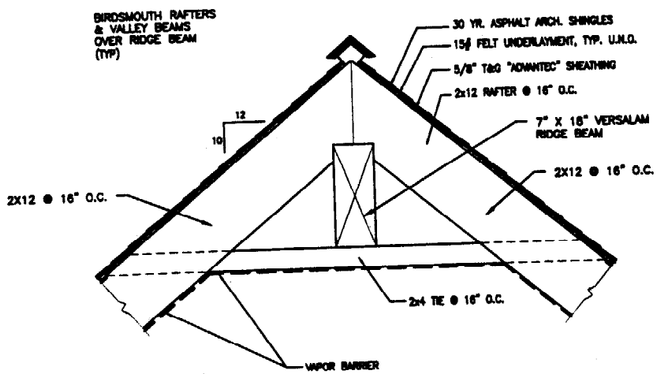
SECTION 1 (S7, S8)
1"=1'-0"



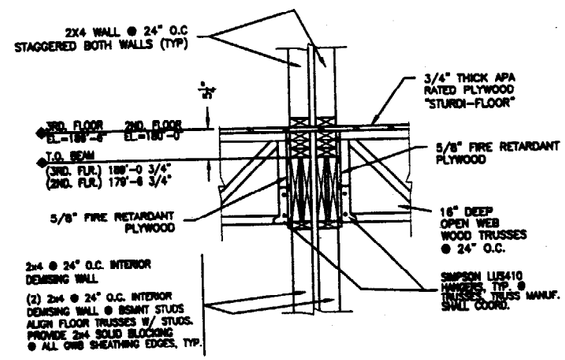
SECTION 2 (S8)
1"=1'-0"



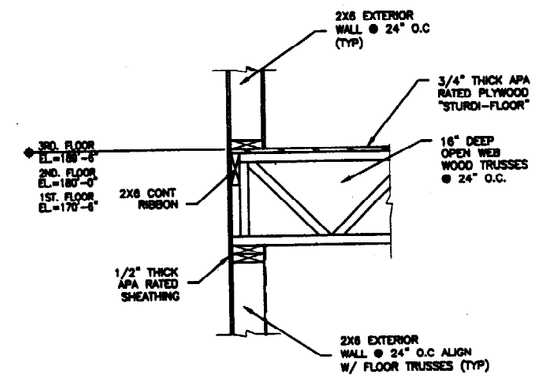
SECTION 3 (S8)
1"=1'-0"



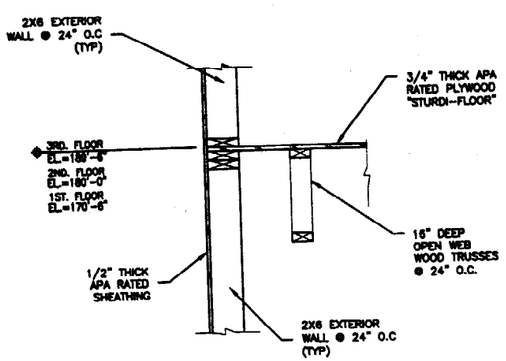
SECTION 4 (S8)
1"=1'-0"



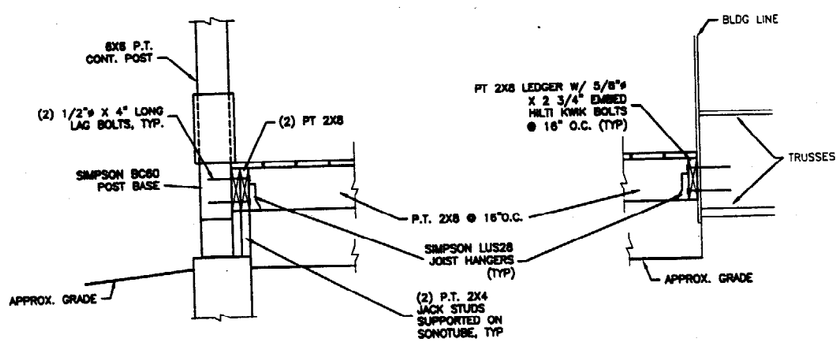
SECTION 5 (S5,S6,S7,S8)
1"=1'-0"



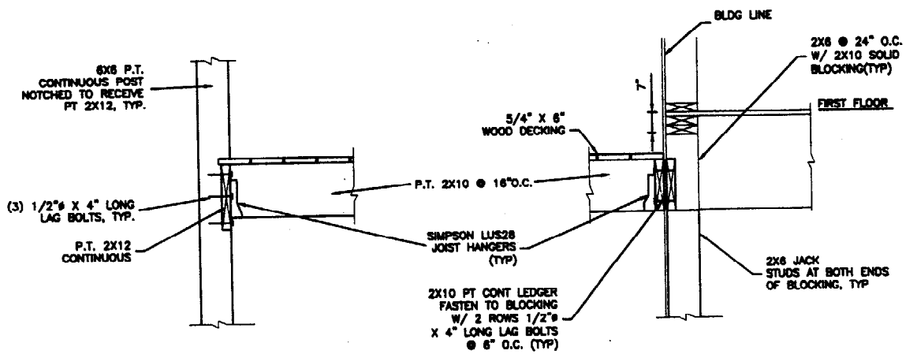
SECTION 6 (S5,S6,S7)
1"=1'-0"



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



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



SECTION 9 TYPICAL UNIT DECKS
1/2" = 1'-0" S5

L & L STRUCTURAL ENGINEERING SERVICES, INC.
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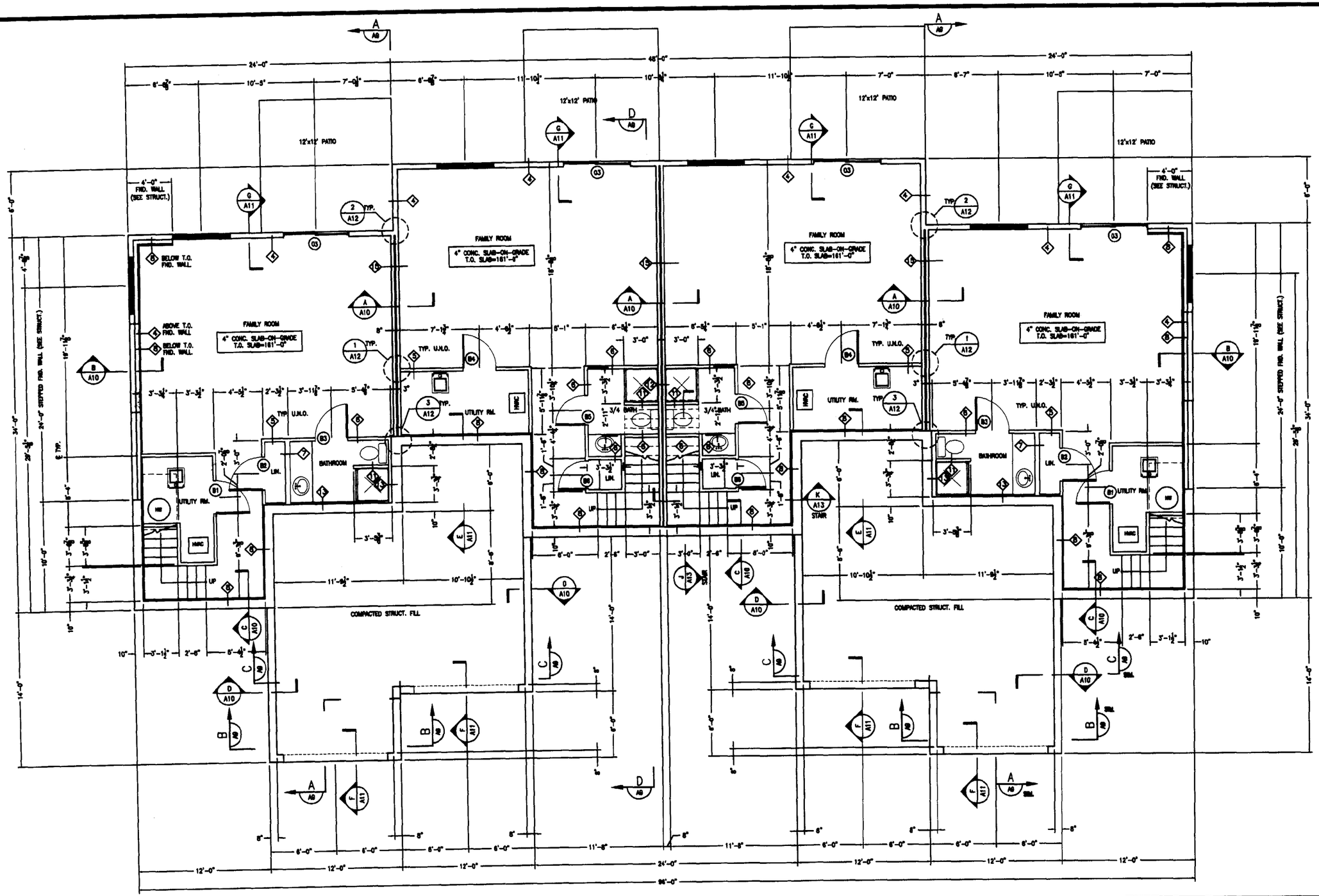
rev.	date	description	appr'd

designed by JAL
drawn by JAL
checked by JAL
scale
date: MAR. 21, 2003
plot date: -
project # 33033

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FRAMING SECTIONS AND DETAILS
UNITS 13, 14, 15, & 16

S9



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

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
2) FOR WALL TYPES, SEE DWG. A12.

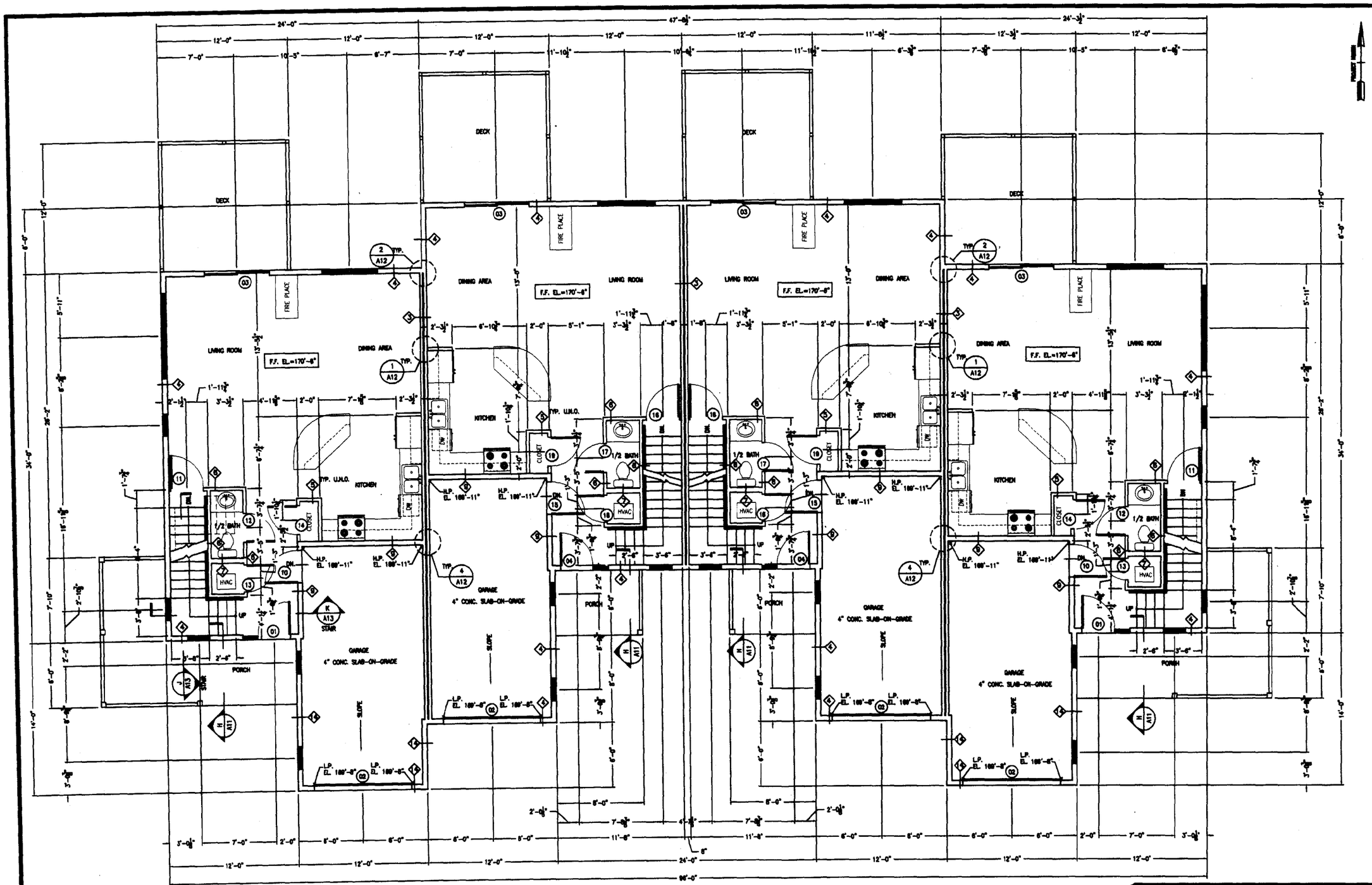
OCEAN RIDGE CONDOMINIUMS
552 OCEAN AVENUE
PORTLAND, MAINE
BASEMENT FLOOR PLAN
UNITS 13, 14, 15, & 16

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

STATUS

REV.	DATE
	5-21-99

A1



FIRST FLOOR PLAN

1/4"=1'-0"

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R

2) FOR WALL TYPES, SEE DWG. A12.

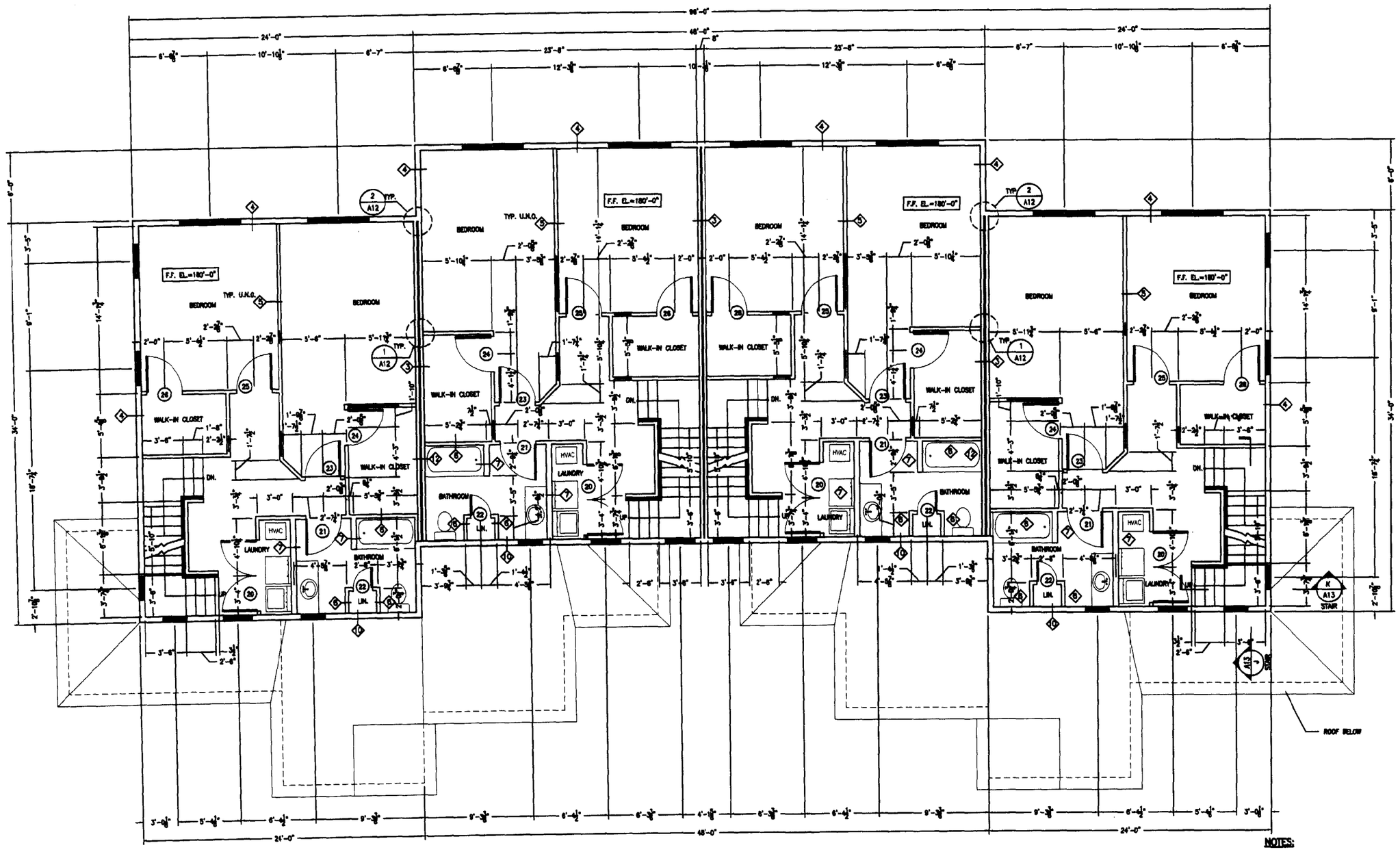
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 13, 14, 15, & 16

A2

STATUS

REV. DATE
3-21-03

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



NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R

2) FOR WALL TYPES, SEE DWG. A12.

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

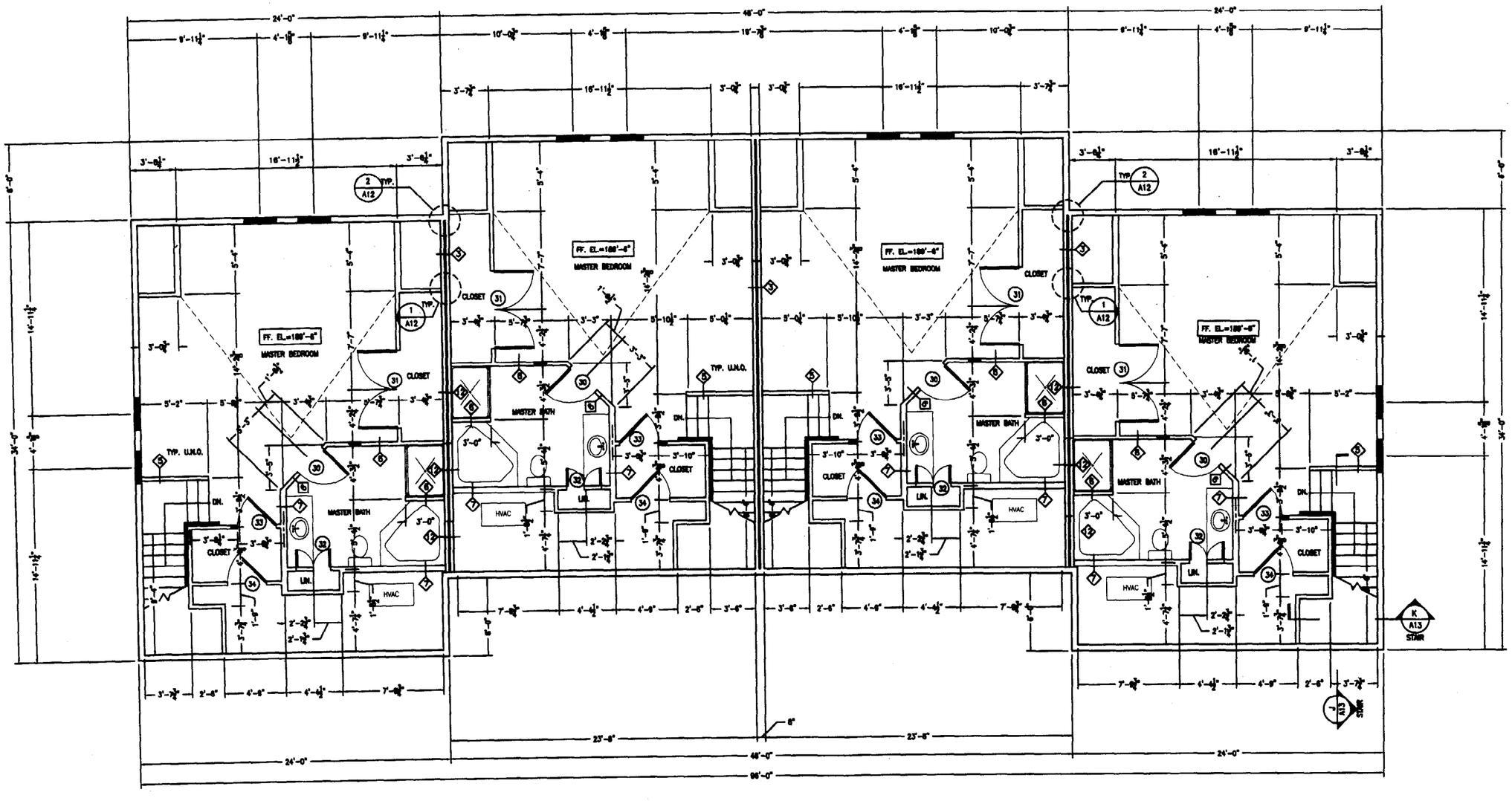
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR PLAN
UNITS 13, 14, 15, & 16

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

STATUS

REV. DATE
3-21-03

A3



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

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
2) FOR WALL TYPES, SEE DWG. A8.

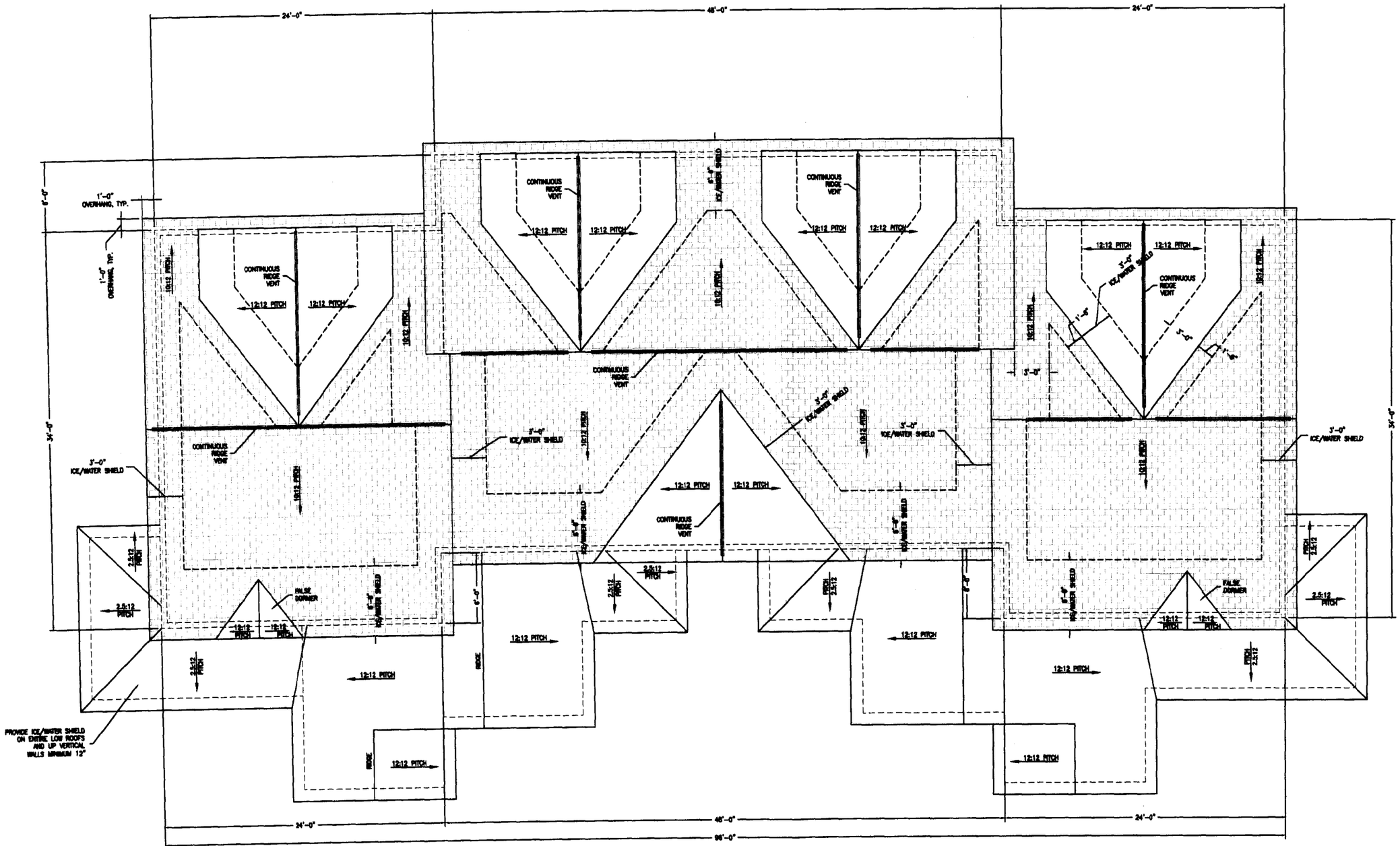
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR PLAN
UNITS 13, 14, 15, & 16

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

STATUS

REV. DATE
3-21-03

A4



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

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R

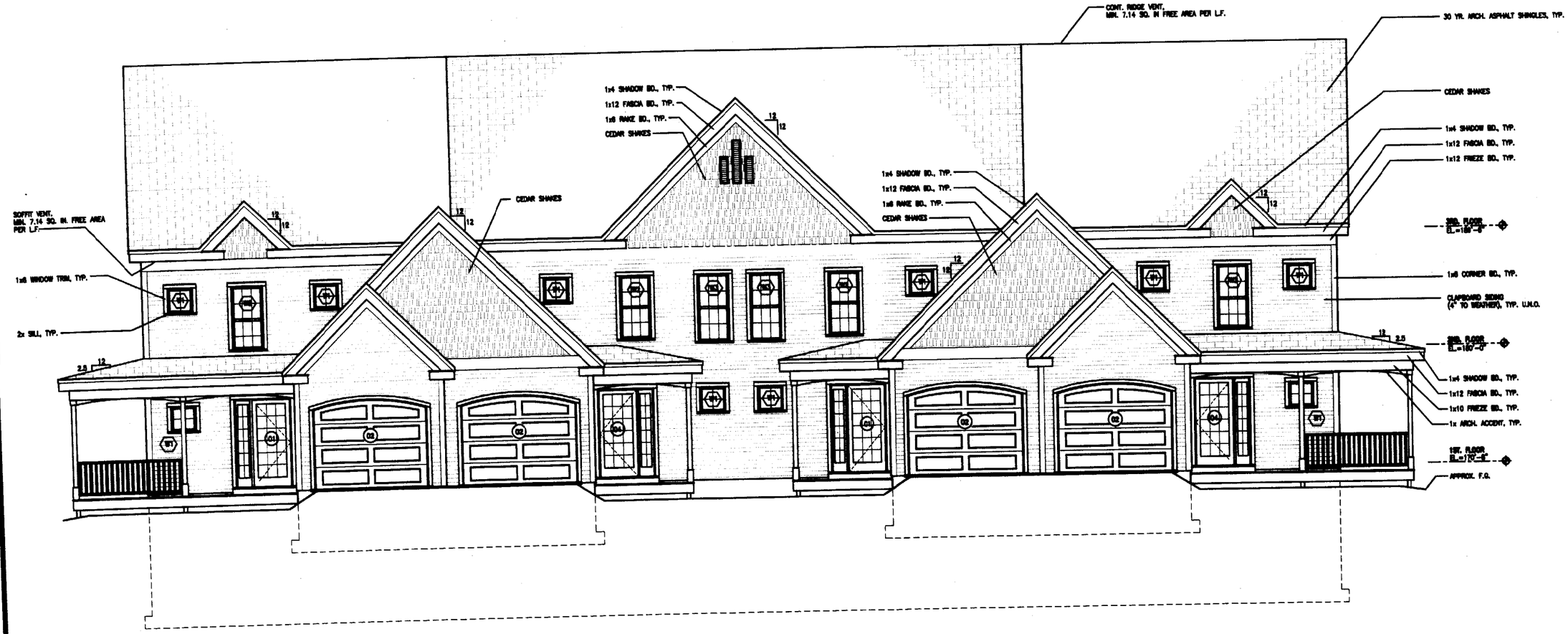
REV.	DATE
	3-21-06

STATUS

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF PLAN
UNITS 13, 14, 15, & 16

A5



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

ATTIC VENTILATION

MAIN ROOF	REQ'D. TOTAL FREE AREA	SQ. IN/L.F.
RIDGE	1.19 SF.	7.14
SOFFIT	1.19 SF.	7.14
3RD. FLOOR DORMERS (EA.)		
RIDGE	0.3 SF.	(SEE A7)
SOFFIT	0.3 SF.	(SEE A7)

NOTE:
IF GRAVITY VENTILATION CANNOT BE ACHIEVED, ADDITIONAL GABLE END VENTS FOR UPPER REQUIRED VENTILATION OR MECHANICAL MEANS MUST BE EMPLOYED TO PROVIDE REQ'D. VENTILATION.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SOUTH ELEVATION
UNITS 13, 14, 15, & 16

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

STATUS
REV. DATE
3-21-03

A6

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

NOTE:
SEE DWG. A6 FOR VENTILATION DATA & NOTES.

STATUS

REV. DATE
6-21-05

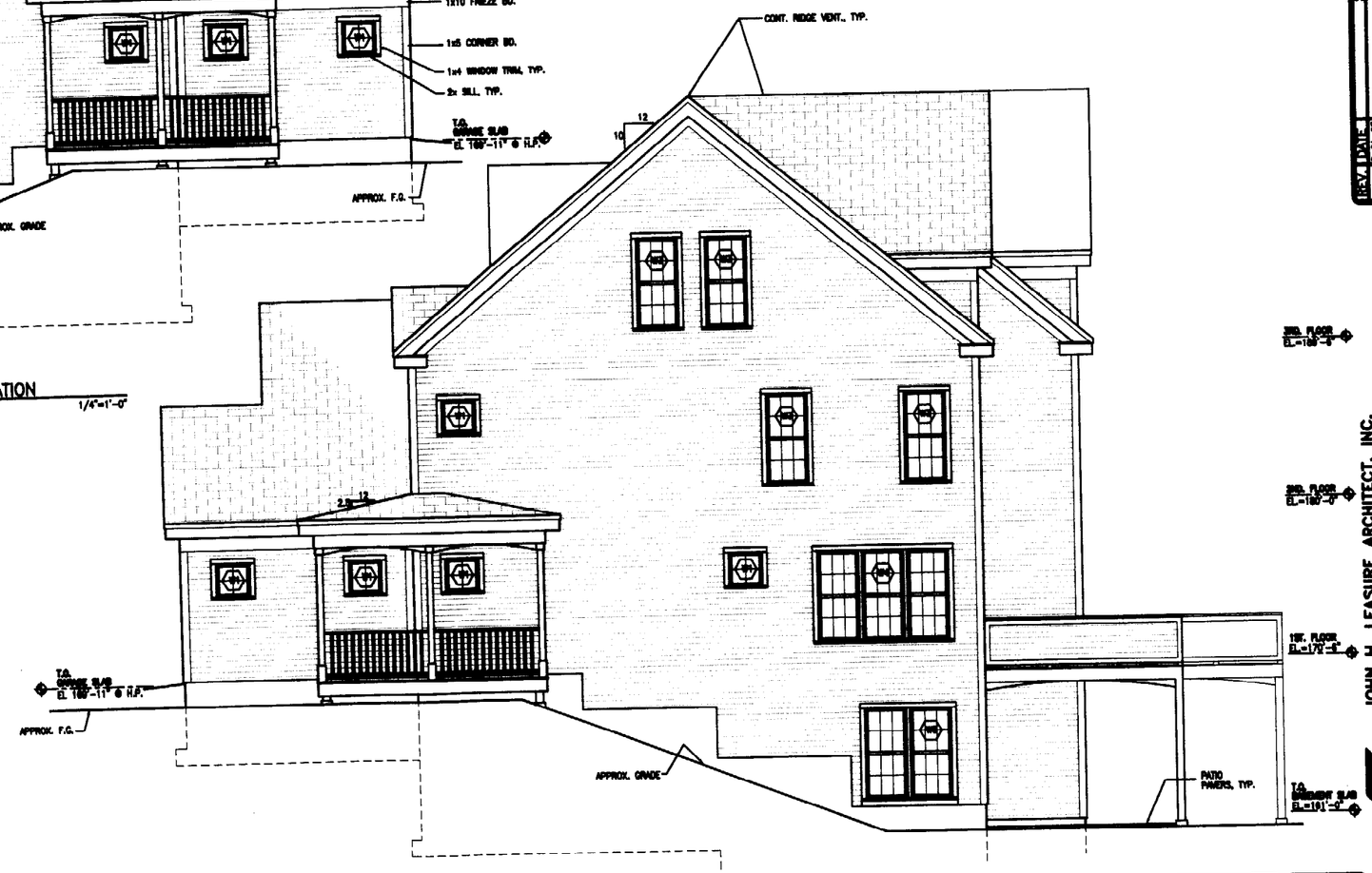
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH ELEVATION
UNITS 13, 14, 15, & 16

A7

WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

NOTE:
SEE DWG. A6 FOR VENTILATION DATA & NOTES.

OCEAN RIDGE CONDOMINIUMS

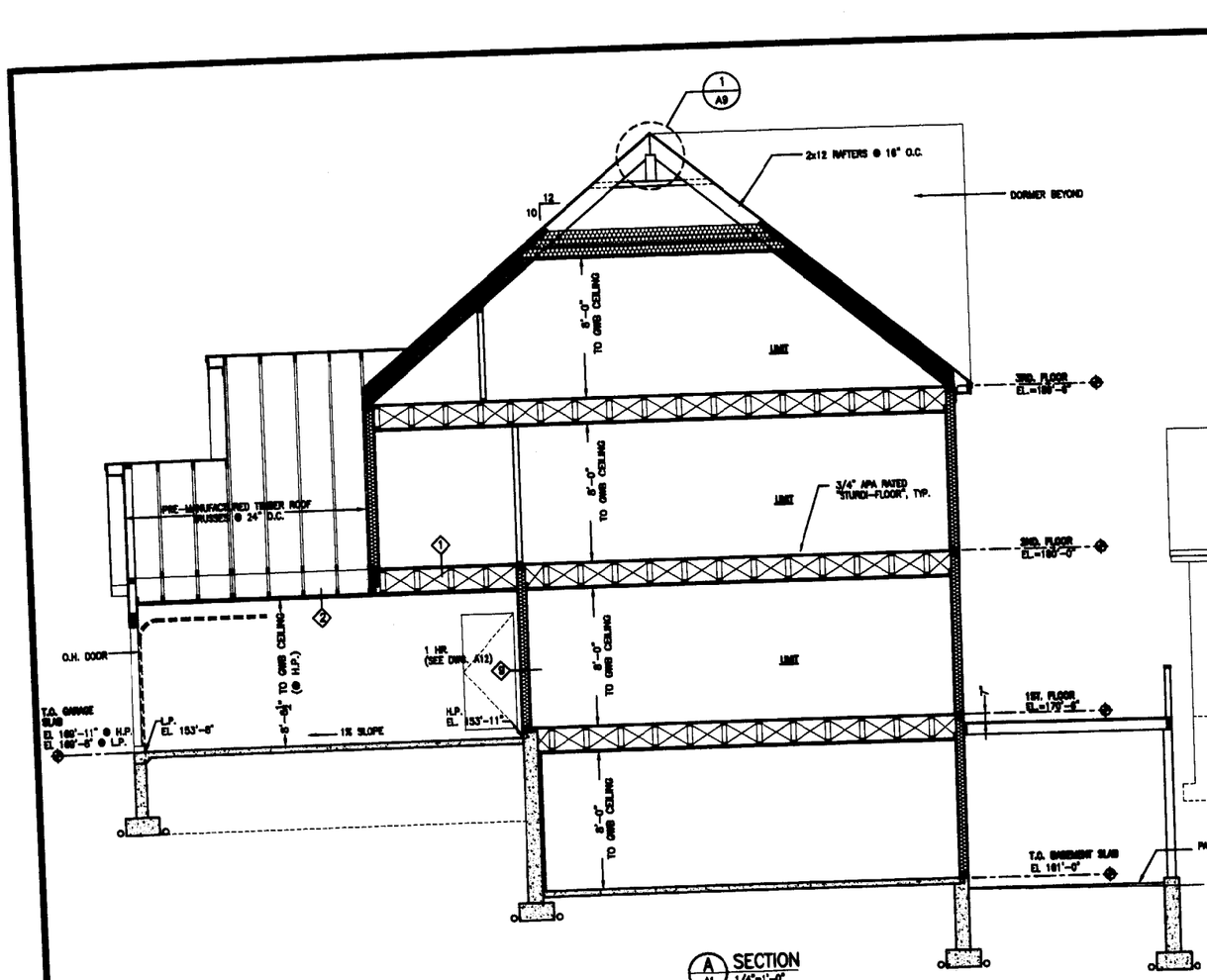
852 OCEAN AVENUE
PORTLAND, MAINE

EAST & WEST ELEVATIONS
UNITS 13, 14, 15, & 16

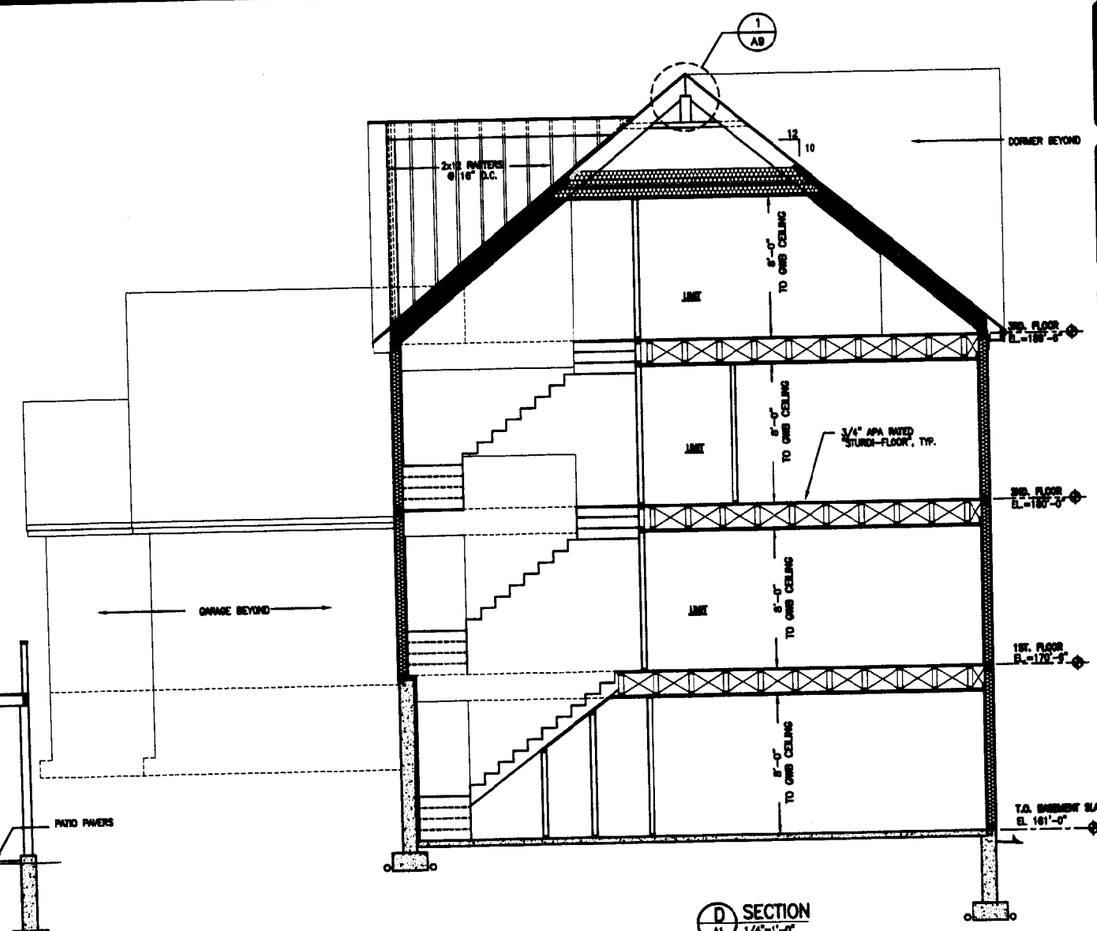
REV.	DATE	STATUS
	3-21-03	

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

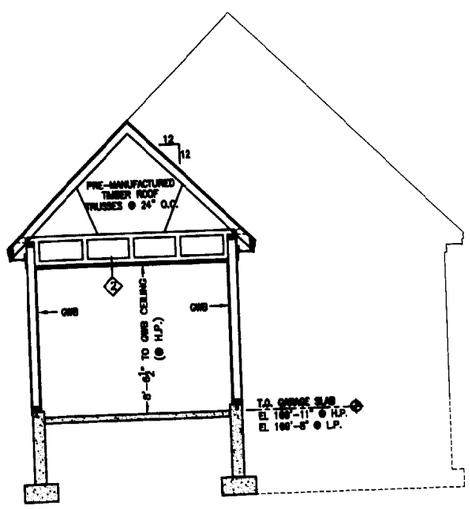
A8



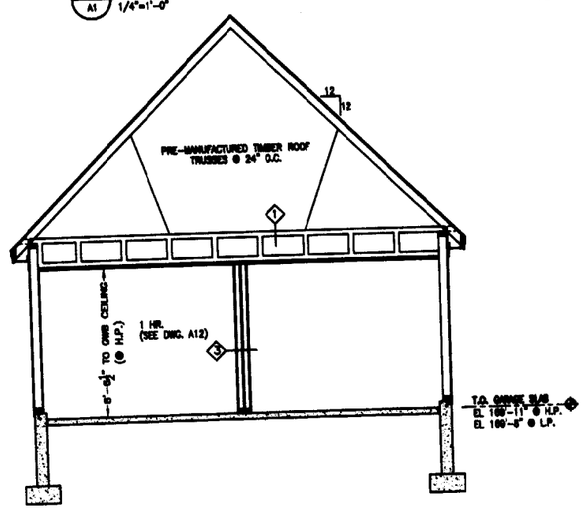
A SECTION
A1 1/4"=1'-0"



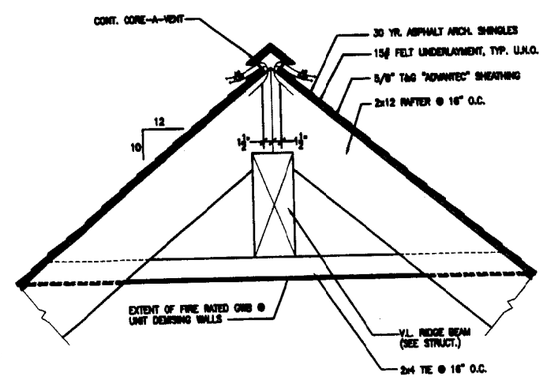
D SECTION
A1 1/4"=1'-0"



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



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



1 RIDGE VENT
A9 1"=1'-0"

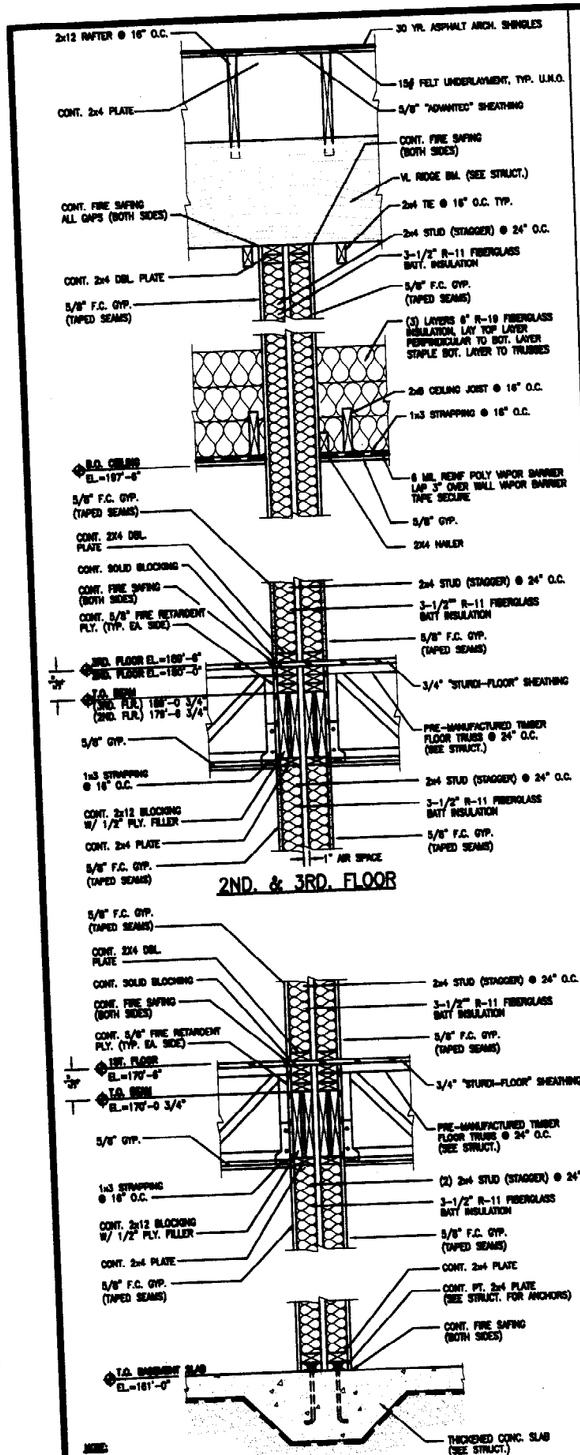
STATUS

REV.	DATE
	3-21-05

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

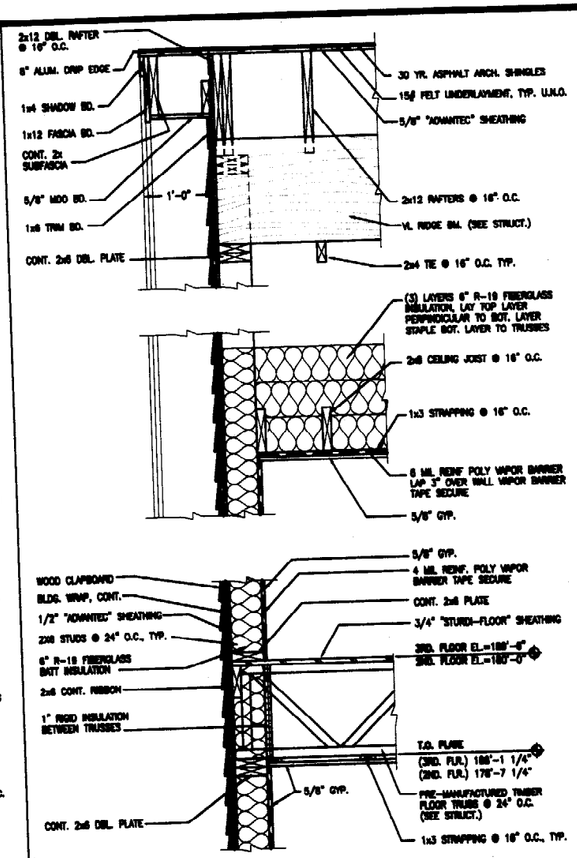
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
BUILDING SECTIONS
UNITS 13, 14, 15, & 16

A9

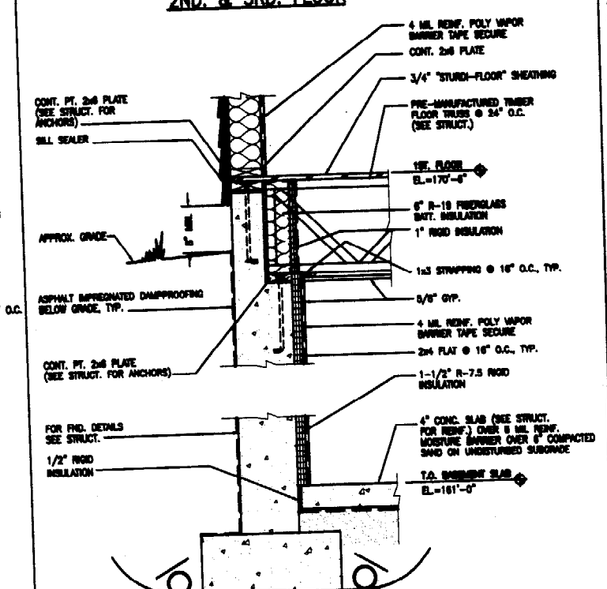


2ND. & 3RD. FLOOR

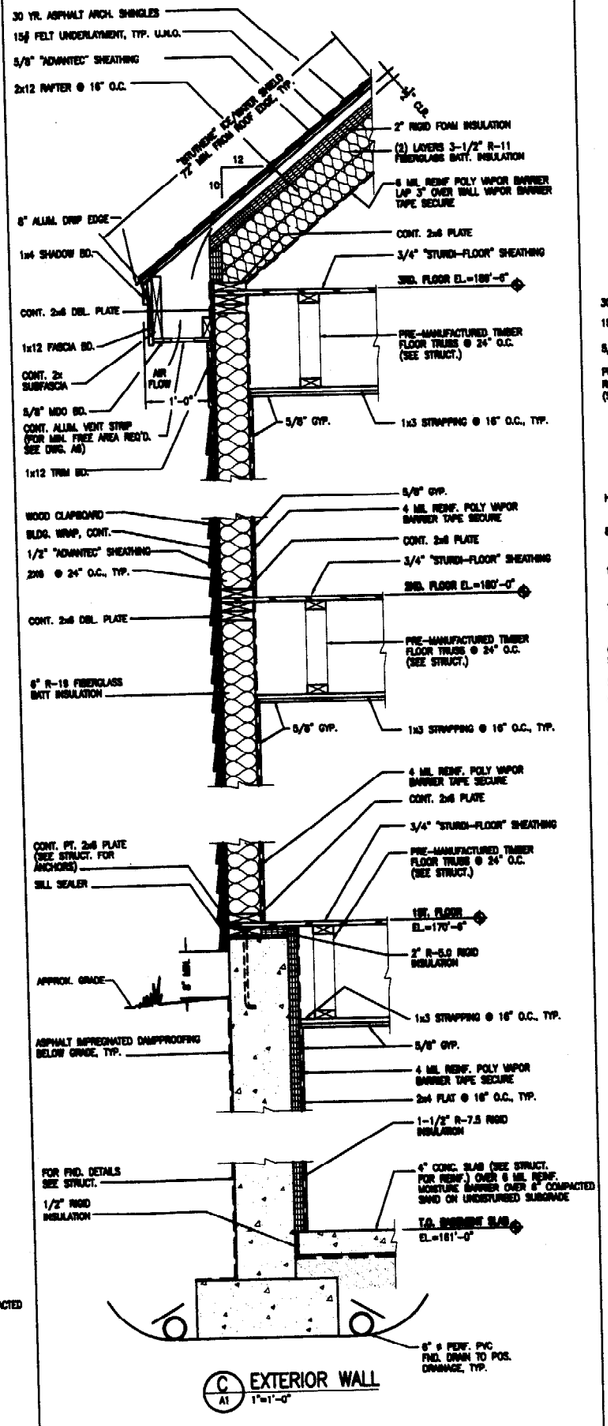
A/A1 1 HR. FIRE RATED DEMISING WALL
1"=1'-0"
U.L. No. U305 (SIC 90-05)



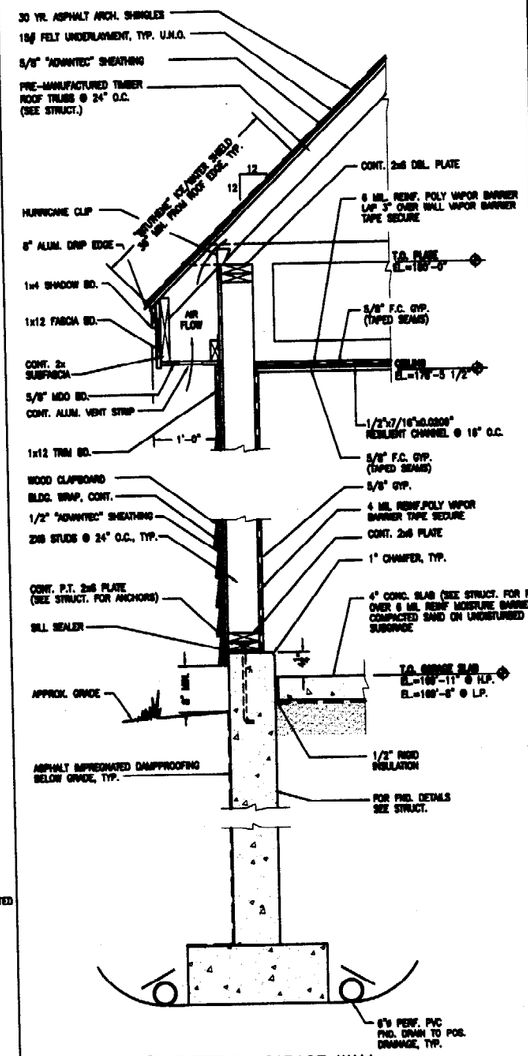
2ND. & 3RD. FLOOR



B/A1 EXTERIOR GABLE END WALL
1"=1'-0"



C/A1 EXTERIOR WALL
1"=1'-0"



D/A1 EXTERIOR GARAGE WALL
1"=1'-0"

REV.	DATE

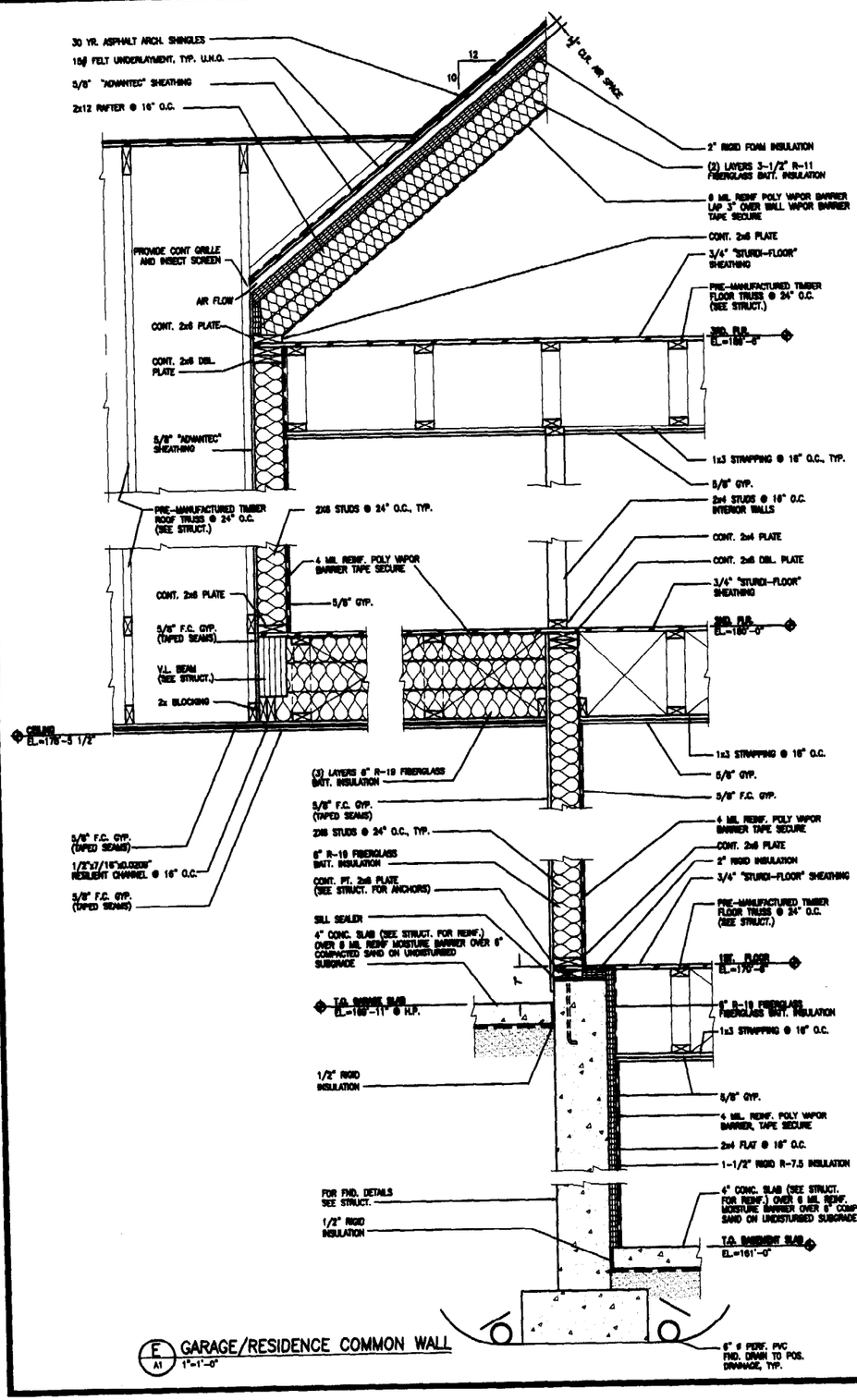
STATUS

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

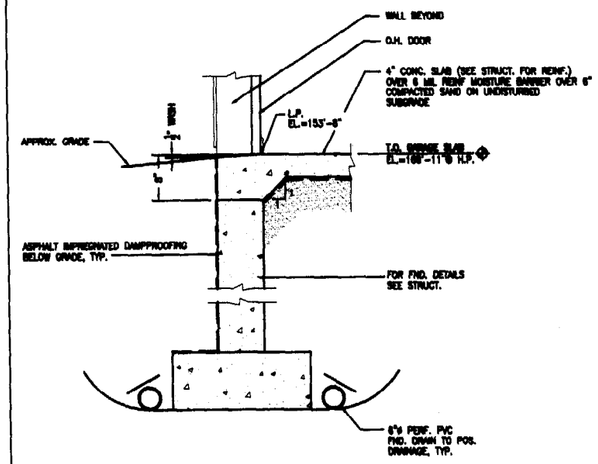
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

SECTIONS & DETAILS
UNITS 13, 14, 15, & 16

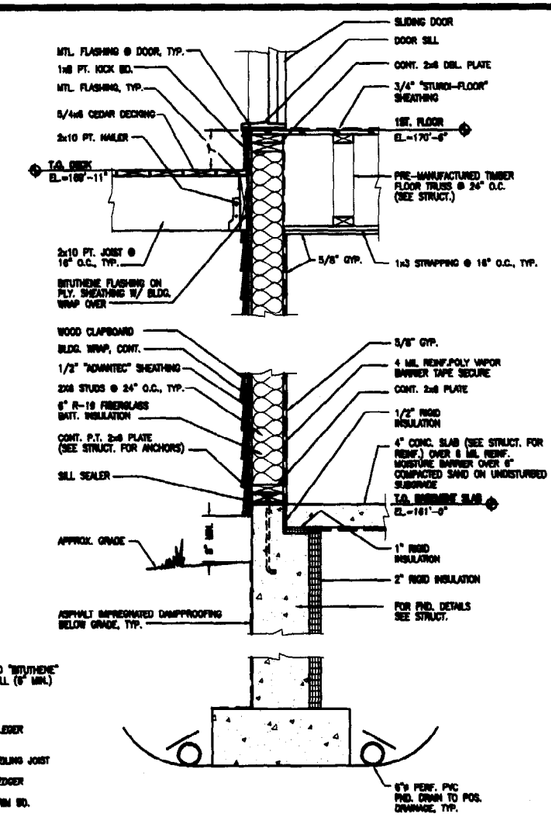
A10



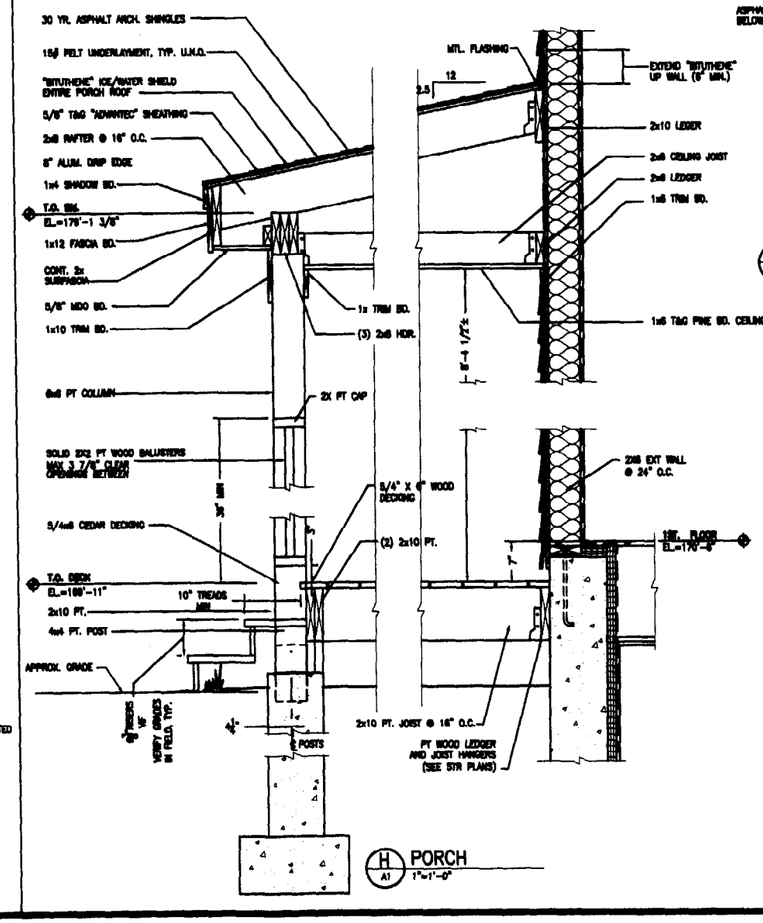
E A1 GARAGE/RESIDENCE COMMON WALL
1"=1'-0"



F A1 THICKENED SLAB @ O.H. DOOR
1"=1'-0"



G A1 DAYLIGHT BASEMENT WALL
1"=1'-0"



H A1 PORCH
1"=1'-0"

REV.	DATE
	5-21-05

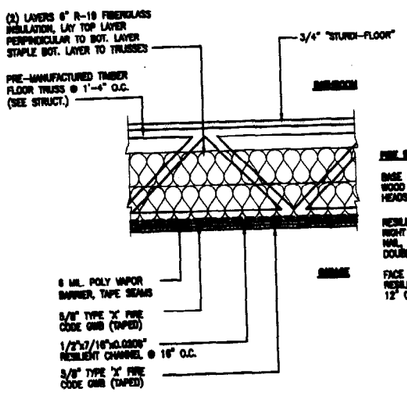
STATUS

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
BASEMENT FLOOR PLAN
UNITS 13, 14, 15, & 16

A11

CEILING TYPES



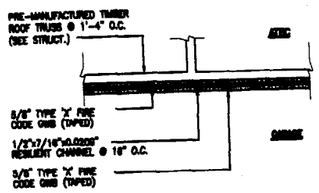
FIRE RESISTANT CEILING

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

1 CEILING (1 HR. FIRE RATED)



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

2 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 ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY BRACING, SHEATHING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3 - ALL WORK SHALL BE IN ACCORDANCE WITH ANSI, BOCA 1996/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 AND HEALTH ACT.

5 - ALL REQUIRED CITY AND STATE PERMITS MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS

6 - MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN & INSTALLATION BY OWNERS 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

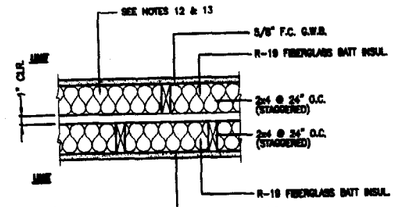
10 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION

11 - FIRE DOOR ASSEMBLY, INCLUDING THE DOORWAY, FRAME, DOOR AND NECESSARY HARDWARE SHALL CONFORM TO NFPA-101 SECTION 5-1.

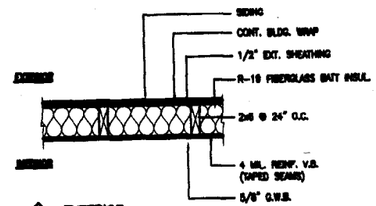
12 - ALL PENETRATIONS THROUGH FIRE WALLS SHALL BE SLEEVED AND/OR COMPLETELY SEALED WITH NO HOLES OR GAPS. PROVIDE FIRE APPROVED FIRE SAFING MATERIAL IF NEEDED.

13 - VERTICAL CUTOUTS THROUGH BEAMS IN UNIT DEMISING WALLS SHALL BE LOCATED AT THE MIDPOINT BETWEEN STUDS. NO CUTOUTS SHALL BE LOCATED BEHIND JOIST BEARINGS.

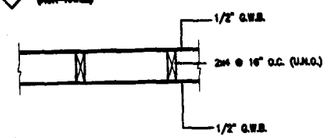
WALL TYPES



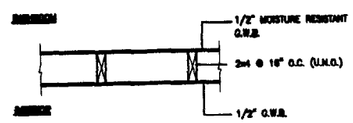
3 INTERIOR (1 HR. FIRE RATED)



4 EXTERIOR (NON-RATED)



5 INTERIOR (NON-RATED)



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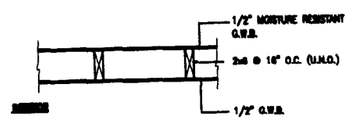

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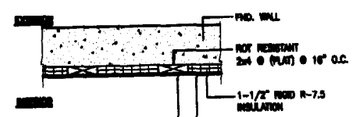

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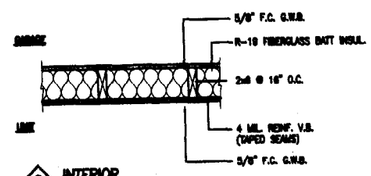
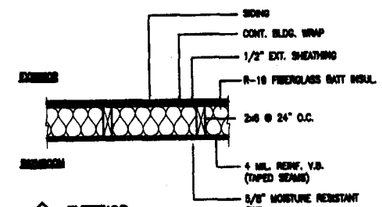


9 INTERIOR (1 HR. FIRE RATED)



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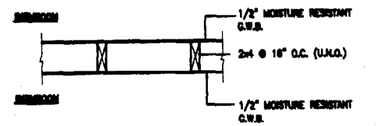

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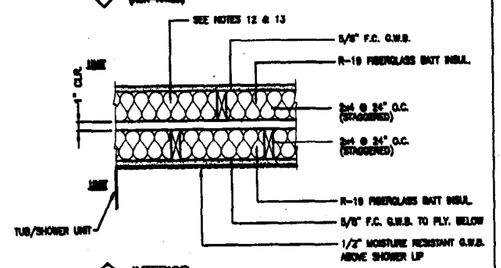
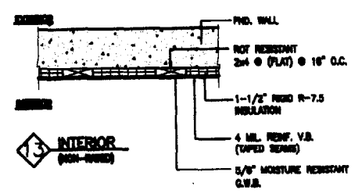
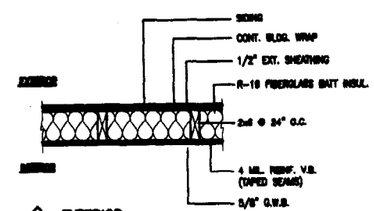


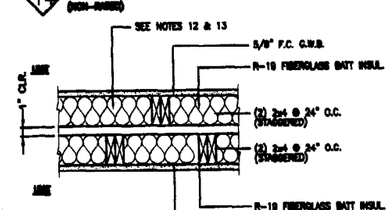
12 INTERIOR (1 HR. FIRE RATED)



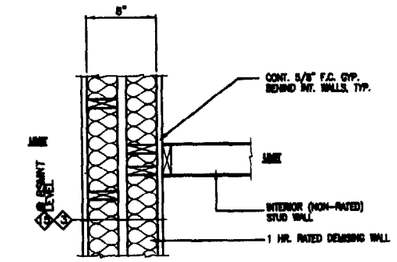
13 INTERIOR (NON-RATED)



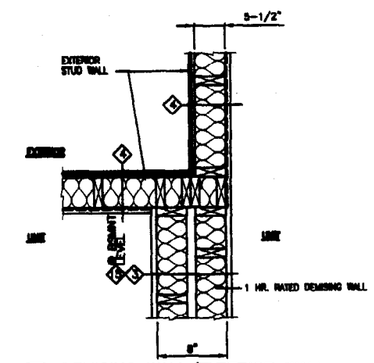
14 EXTERIOR (NON-RATED)



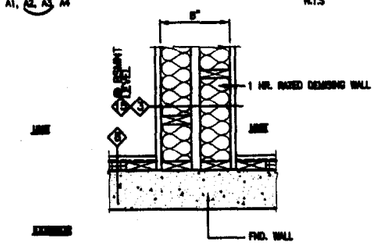
15 INTERIOR (1 HR. FIRE RATED)



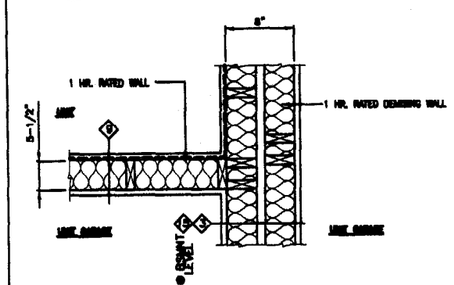
1 DEMISING WALL/INTERIOR WALL
A1, A2, A3, A4 N.T.S



2 DEMISING WALL/EXTERIOR WALL
A1, A2, A3, A4 N.T.S



3 DEMISING WALL/FOUNDATION WALL
A3 N.T.S



4 GARAGE/UNIT DEMISING WALL
A2 N.T.S

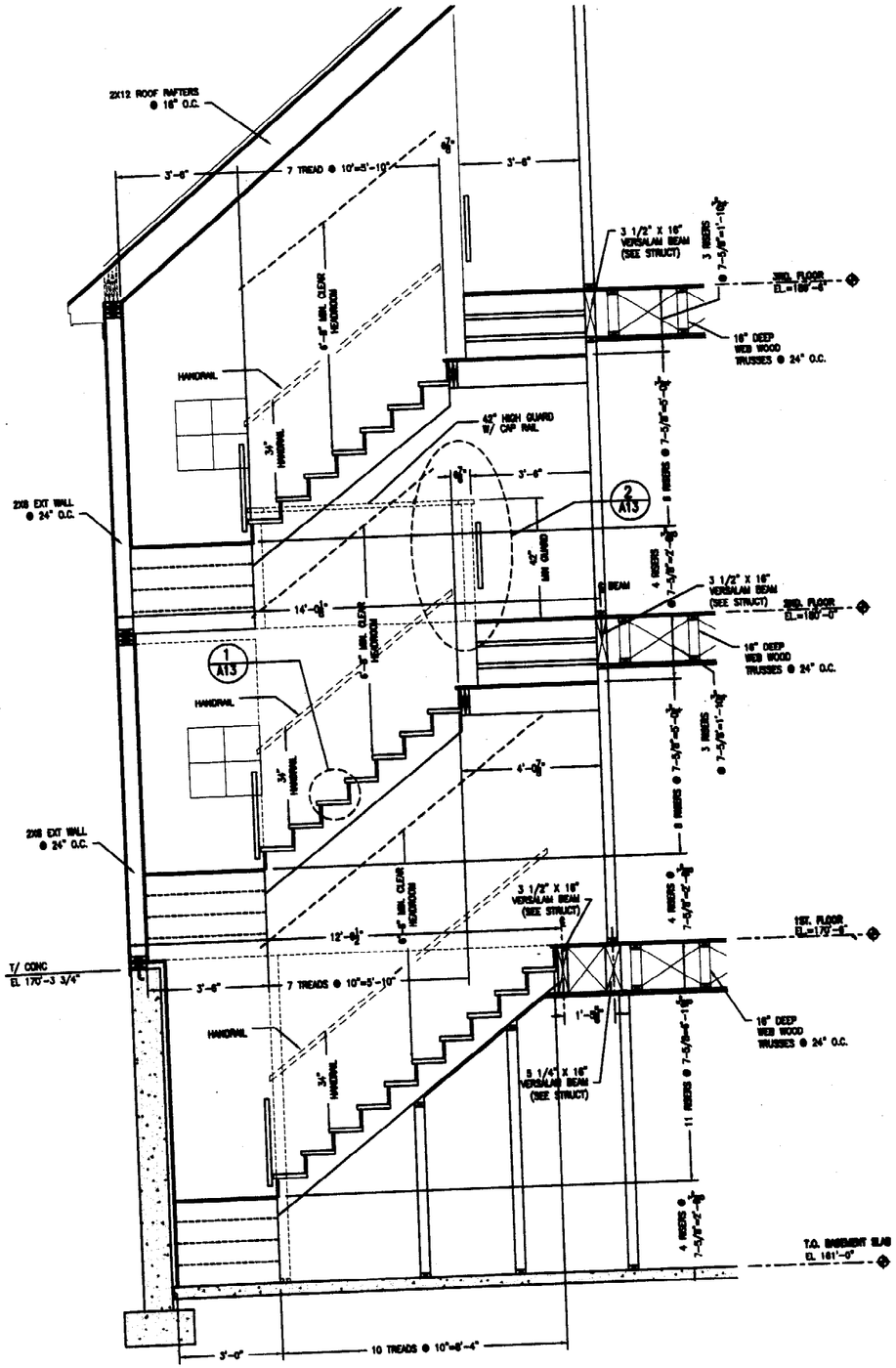
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 13, 14, 15, & 16

STATUS

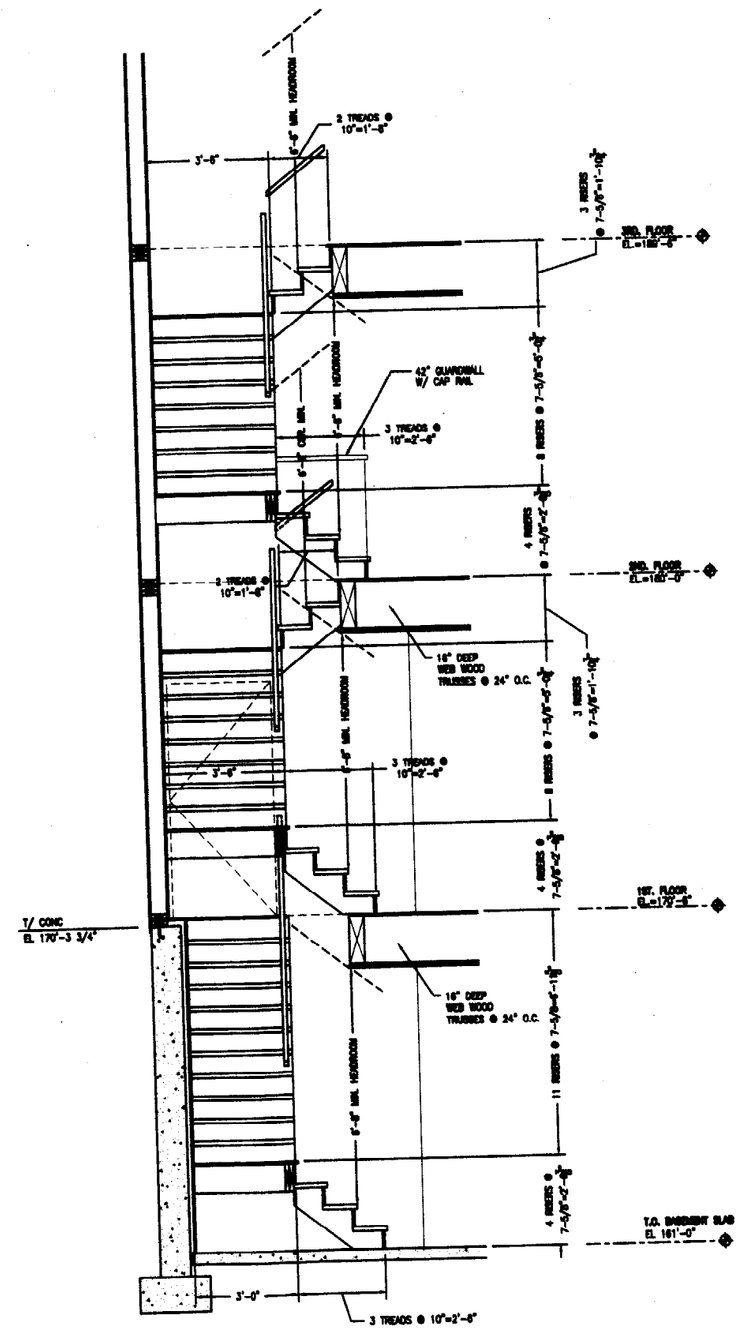
REV.	DATE
	3-21-06

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

A12



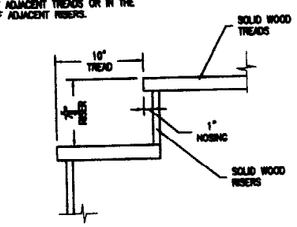
J A1,2,3 & 4 SECTION 1/2"=1'-0"



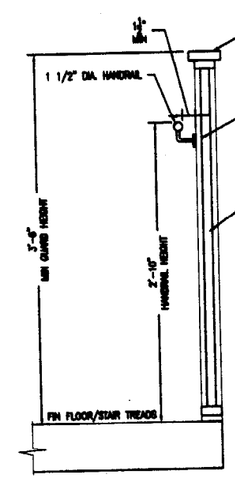
K A1,2,3 & 4 SECTION 1/2"=1'-0"

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.



1 A13 DETAIL 1 1/2"=1'-0"



2 A13 DETAIL 1"=1'-0"

REV.	DATE
	5-21-15

STATUS

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
STAIR SECTIONS & DETAILS
UNITS 13, 14, 15, & 16

A13

DOOR SCHEDULE

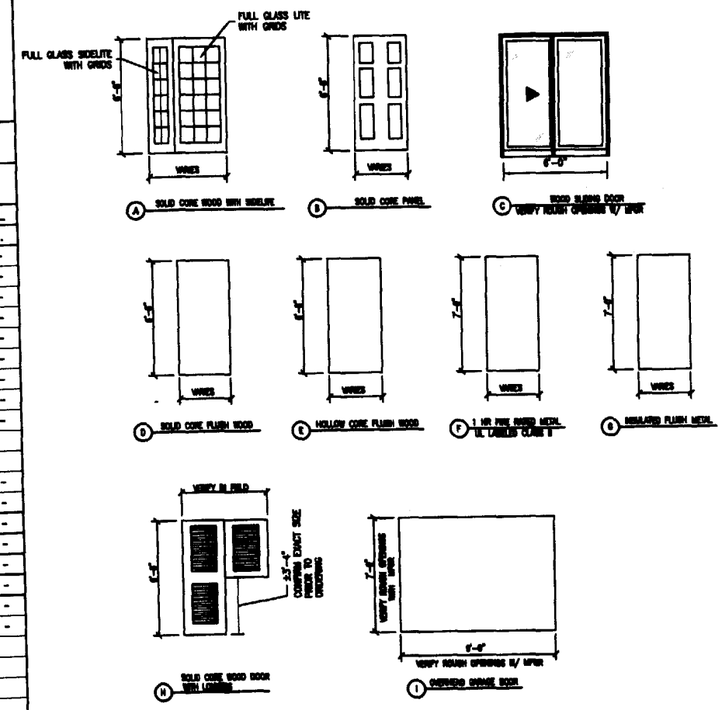
DOOR SCHEDULE ABBREVIATIONS

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

FIRST FLOOR

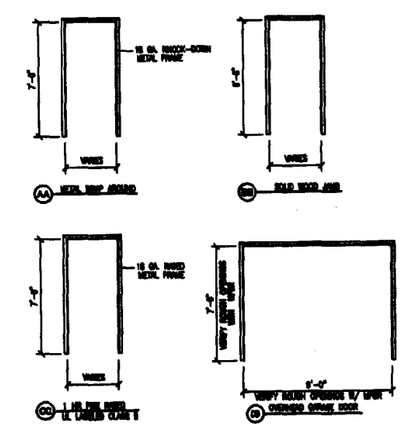
DOORS										FRAME TYPES					THRESHOLD		
							GLASS						DETAILS			DETAIL	
NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	SIZE	TYPE	REMARKS	TYPE	MAT.	F.R.	HEAD	JAMB	MAT.	SILL	HT.
01	B	3'-0"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	LOCKSET	BB	WOOD	-	-	K	WOOD	-	-
02	B	3'-0"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	PASSAGE SET	BB	WOOD	-	-	K	WOOD	-	-
03	B	3'-0"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	LOCKSET	BB	WOOD	-	-	K	WOOD	-	-
04	B	3'-0"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	LOCKSET	BB	WOOD	-	-	K	WOOD	-	-
05	B	2'-8"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	LOCKSET	BB	WOOD	-	-	K	WOOD	-	-
06	B	2'-8"x 6'-8"	1 3/8"	-	KNOB	WOOD	-	-	PASSAGE SET	BB	WOOD	-	-	K	WOOD	-	-
																-	-
01	A	3'-0"x 6'-8"	1 3/8"		KNOB	WOOD	-	-	INS, KL, V, TEMP, DS, DK	BB	WOOD	-	-	K	WOOD	-	-
02	I	9'-0"x 7'-0"				INSUL			INSUL. O.H. GARAGE DOOR	SD	WOOD	-	-	K	WOOD	-	-
03	C	6'-0"x 6'-0"			MFGR				INS, TEMP	BB	WOOD			K	WOOD		
																-	-
10	F	3'-0"x 7'-0"	1 3/4"	1 HR.	KNOB	18GA MTL	-	-	INS, SH, DS	CC	MTL	-	-	L		-	-
11	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	K	WOOD	-	-
12	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	K	WOOD	-	-
13	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	K	WOOD	-	-
14	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	L	WOOD	-	-
15	F	3'-0"x 7'-0"	1 3/4"	1 HR.	KNOB	18GA MTL	-	-	INS, SH, DS	BB	WD	-	-	K	WOOD	-	-
16	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	K	WOOD	-	-
17	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD			K	WOOD		
18	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET								
20	B	PR 3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
21	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
22	B	2'-2"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
23	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
24	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
25	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
26	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD						
30	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
31	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
32	B	PR 1'-4"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
33	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		
34	B	3'-0"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			K	WOOD		

DOOR TYPES

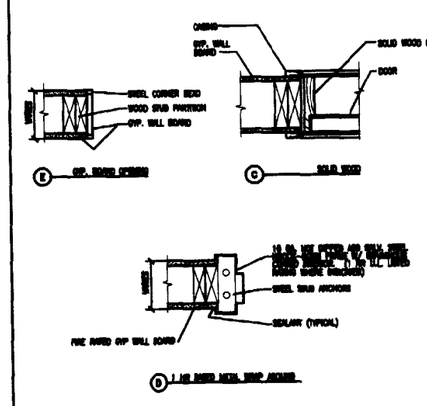


NOTES
1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

FRAME TYPES



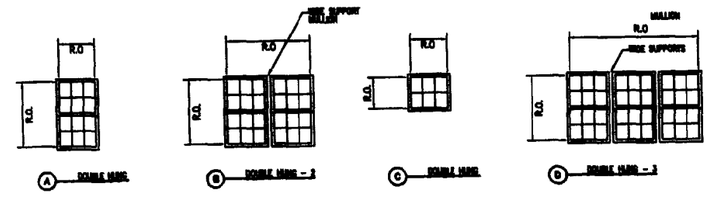
JAMB TYPES



WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS HEAD	DETAILS JAMB
W1	C	ANDERSEN	DHT2011	2'-1 5/8" X 2'-1 5/16"	2'-2 1/8" X 2'-1 7/8"	LOW E GLASS, GRILLES (COLOR BY OWNER)	-	-
W2	A	ANDERSEN	TW24410	2'-5 5/8" X 5'-0 7/8"	2'-6 1/8" X 5'-1 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W3	A	ANDERSEN	TW2452	2'-5 5/8" X 5'-4 7/8"	2'-6 1/8" X 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)	-	-
W4	D	ANDERSEN	TW2452-3	7'-5" X 5'-4 7/8"	7'-5 1/2" X 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)		
W5	B	ANDERSEN	TW2452-2	4'-11 5/16" X 5'-4 7/8"	4'-11 13/16" X 5'-5 1/4"	LOW E GLASS, SCREEN, GRILLES (COLOR BY OWNER)		

WINDOWS



STATUS
REV. DATE 5-21-03

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 13, 14, 15, & 16

A14