

OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE

UNITS 36, 37, 38, & 39

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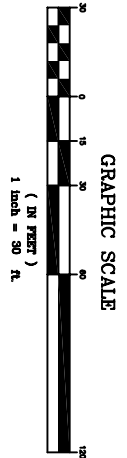
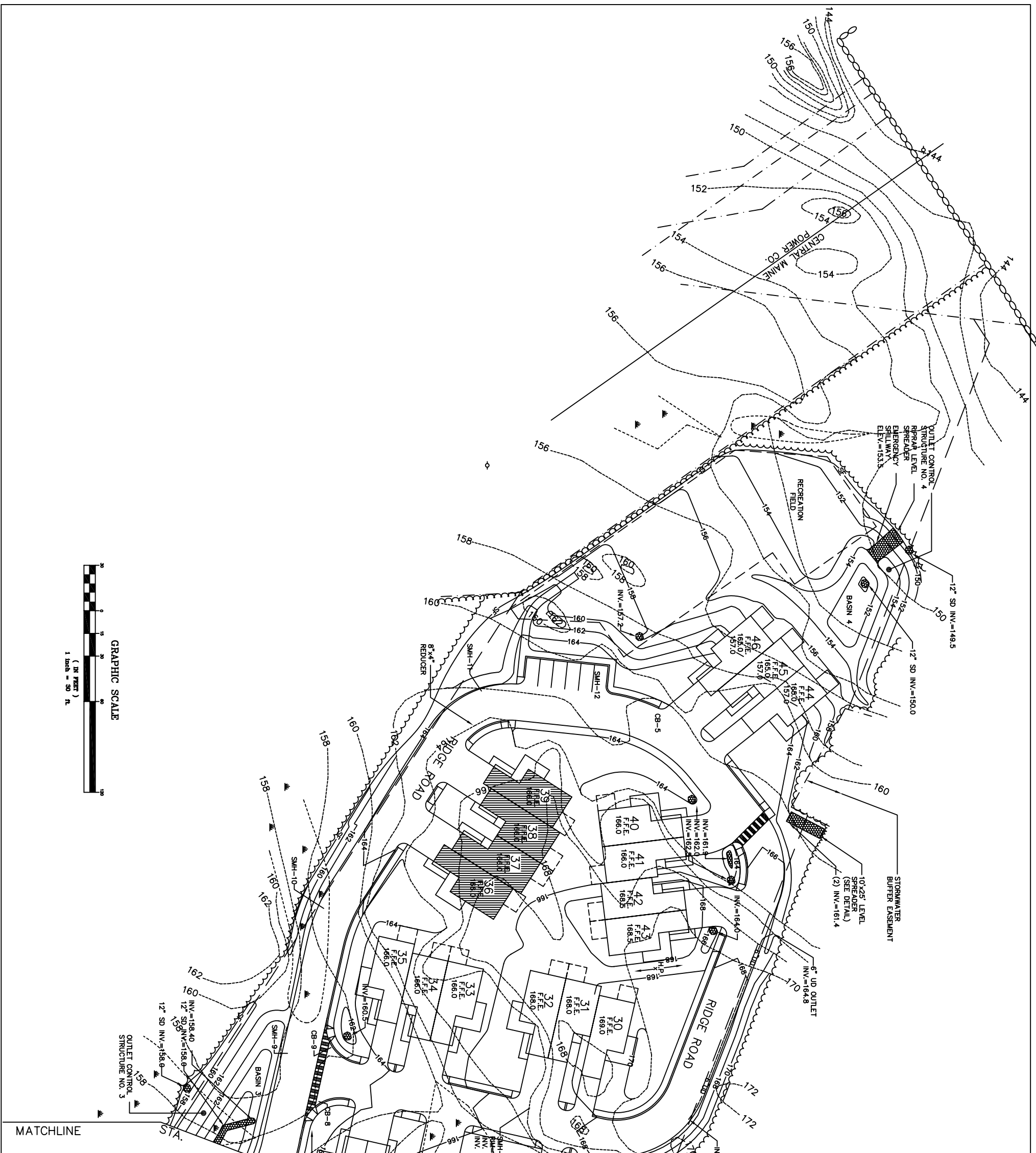
STRUCTURAL ENGINEER:

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FEB 10, 2005



<p>OF: OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVENUE PORTLAND, MAINE</p> <p>FOR: OCEAN RIDGE REALTY, LLC 91 OCEAN HOUSE ROAD CAPE ELIZABETH, MAINE 04107</p>		<p>DESIGN BY: JDA</p> <p>DRAWN BY: MAL</p> <p>CHECKED BY: LRB</p> <p>DATE: 3-6-01</p> <p>SCALE: 1"=30'</p> <p>FIELD BK: 54</p> <p>PROJ. NO: 84180</p> <p>DRAWING: 84180J2</p> <p>SHEET 6 OF 18</p>
<p>GRADING AND UTILITY PLAN - 2</p>		<p>STATUS:</p> <p>REV: BY: DATE:</p> <p>A LRB 3-7-01 SUBMIT REVISED PLANS PER CITY REVIEW</p> <p>B LRB 4-24-01 SUBMIT REVISED PLANS PER CITY COMMENTS</p> <p>C LRB 6-04-01 REVISED PER CITY COMMENTS</p> <p>D LRB 7-10-01 REVISED PER CITY COMMENTS</p> <p>E LRB 8-8-01 REVISED RECORD OWNER</p> <p>F LRB 12-3-02 REVISED RECORD OWNER</p> <p>G LRB 12-6-02 REVISED WATER LINE</p> <p>H LRB 1-23-03 ADDED GAS, REVISED SAN. WATER</p>
<p>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.</p>		<p>VORTECH UNIT 2 CONCRETE SIGN (NFR. BEFORE INSTALLATION)</p>

Sebago Technics
Engineering & Planning for the Future
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Portland, Maine 04103
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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 fire protection drawings. Check for consistency in dimensions of openings, doors, insets, registers, sleeves, and 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.
- Dimensions and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility for 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.
- All applicable federal, state, and municipal regulations shall be followed. The federal department of labor occupational safety and health act.

DESIGN LOADS:

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

- Design wind loads are based on exposure B using 85 mph basic wind speed.
- Seismic design utilizes the following criteria:
 - Building framing system: Concentrically braced frames, and shear walls.
 - Analysis procedure: Equivalent Lateral Force Procedure.
 - Seismic hazard exposure group: "1"
 - Seismic performance category: "C"
 - Soil profile type: "S1"
 - Peak velocity-related acceleration (Av): "0.10"
 - Peak acceleration (Aa): "0.10"
 - Response modification factor (R): "5"
 - Deflection amplification factor (Cd): "4 1/2"
- 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	90 to 100
1/4 inch	25 to 90
NO. 40	0 to 30
NO. 200	0 to 5

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 install 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.
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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
- 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 - W4xM1.4 WWF.
- Backfill both sides of foundation walls simultaneously.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength of 28 days shall be:
 - 4000 PSI for basement walls.
 - 3000 PSI for footings, frost walls and piers.
 - 4000 PSI for all slabs on grade.
- All concrete shall be air entrained 4%-6% with approved admixtures.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ASTM 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 (sapid) 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 fibreglass 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:

- Member's: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
 - National Design Specification for stress graded lumber and its fastening (NDS).
 - Design specifications for light metal plate connected wood trusses (TP)-Latest edition)
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
 - Submit design calculations, shop drawings and erection procedures all oriented with the seal of a professional structural engineer registered in the State of Maine.
 - Shop drawings shall show stress grade, size and location of bracing and shall be approved by the truss designer.
- All fabricated trusses shall be inspected by the fabrication plant and approved trusses shall receive the TP mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
- Connector plates shall be galvanized.
- Truss trusses shall be designed in accordance with BOCA and ASCE 7-99.
- Truss permanent bottom chord bracing in accordance with the truss plate institute (TP)-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 SB for floor loadings

TIMBER FRAMING:

- All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS)-latest edition.
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (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 AMPA 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.
- Floor decking shall be 3/4" thick APA rated "STURJO-FLOOR" plywood sheathing fastened with construction adhesive and 10d nails @ 6" o.c. at panel edges and intermediate.
- Roof sheathing shall be 5/8" thick APA rated sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
- All 2 x P.T. sill plates shall be installed on sill sealer.

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	drawn by: JMH		
	checked by: JHL		
	scale: NO SCALE		
	date: 2-10-05		
	plot date:		
	project #: 23035		

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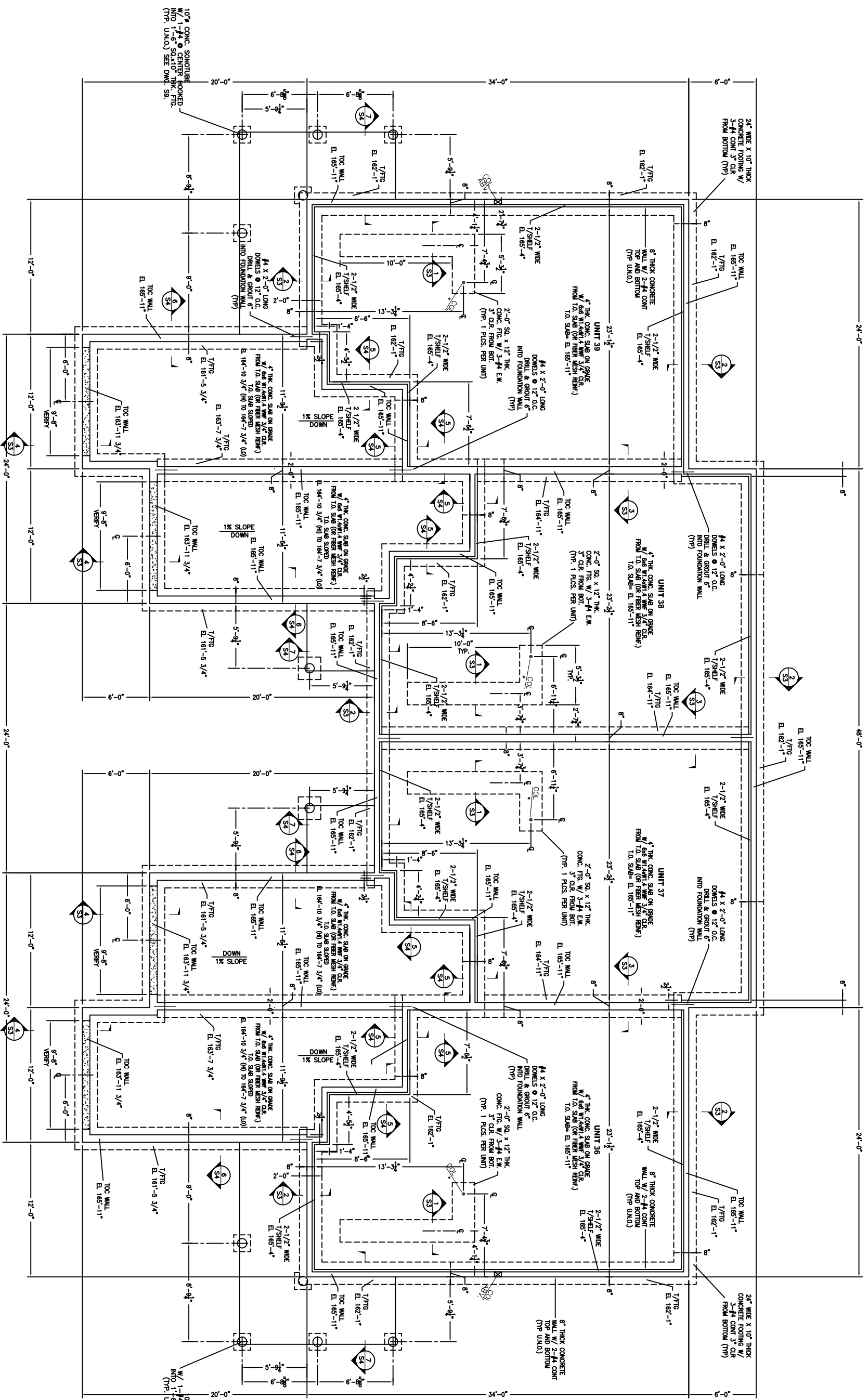
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 GENERAL NOTES
 UNITS 36, 37, 38 & 39

PROJECT: 23035

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designed by:	rev.	date	description	appr'd
JHL				
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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 36, 37, 38 & 39

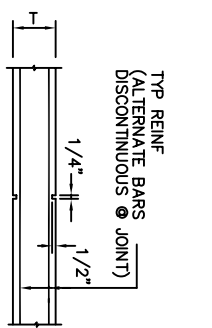


10% CONC. SCHEDULE W/ 1-1#4 @ CENTER HOOKED INTO 1-6" SQ. X 10" THK. FIG. (TYP. UNLS.) SEE DWG. 59.

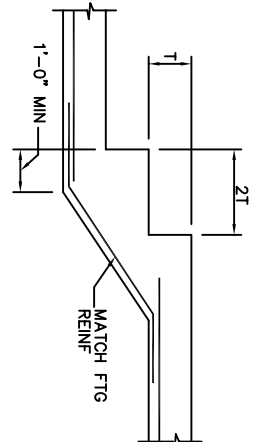
10% CONC. SCHEDULE W/ 1-1#4 @ CENTER HOOKED INTO 1-6" SQ. X 10" THK. FIG. (TYP. UNLS.) SEE DWG. 59.

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

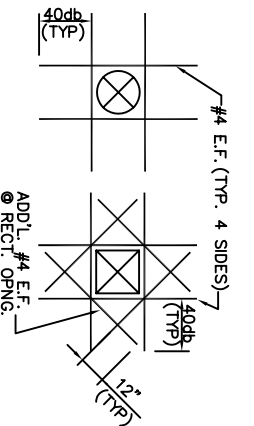
- NOTES:
- SEE GENERAL NOTES ON S1.
 - INDICATES 3-1/2" LALLY COLUMN ON A 2'-6" SQ. X 12" THICK CONCRETE FOOTING W/ 4#4 E.W. 3' CLEAR FROM BOTTOM OF FOOTING.
 - VERIFY GRADES IN FIELD



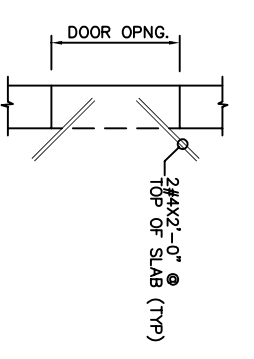
TYP CONTROL JOINT IN WALL
N.T.S.



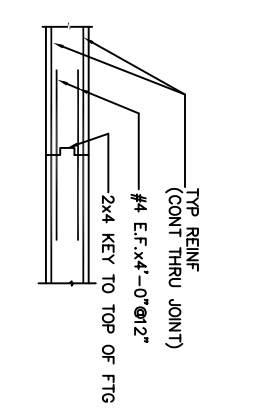
TYP STEP FOOTING DETAIL
N.T.S.
NOTE: T = FOOTING THICKNESS



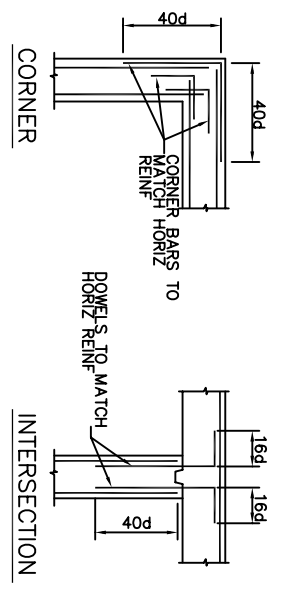
TYP. OPENING IN WALL OR SLAB
N.T.S.
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



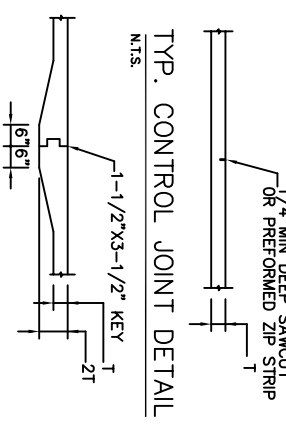
TYP. SLAB CORNER DETAIL @ DOOR
N.T.S.
NOTE: PROVIDE 24x42-0" (TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



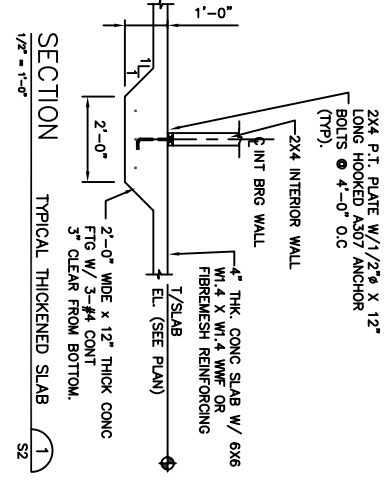
TYP. CONSTRUCTION JOINT IN WALL
N.T.S.
NOTES:
1. CONST JOINT DOES NOT EXTEND THRU FTG
2. DISTANCE BETWEEN CONST JOINTS IN STRAIGHT LENGTHS OF WALL NOT TO EXCEED 60'-0"



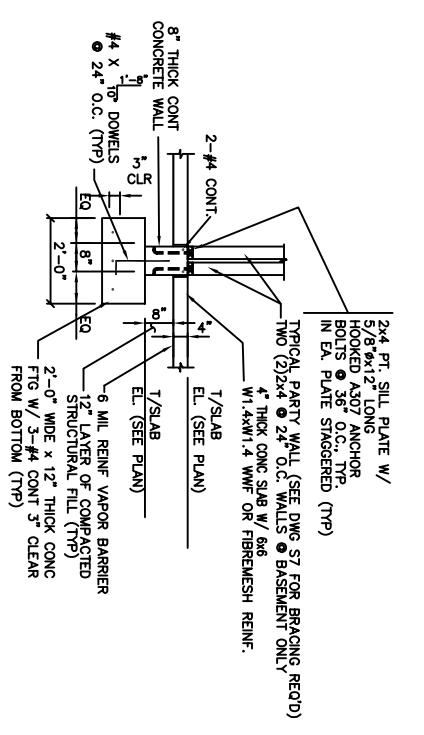
CORNER
TYP WALL REINF DETAILS
N.T.S.



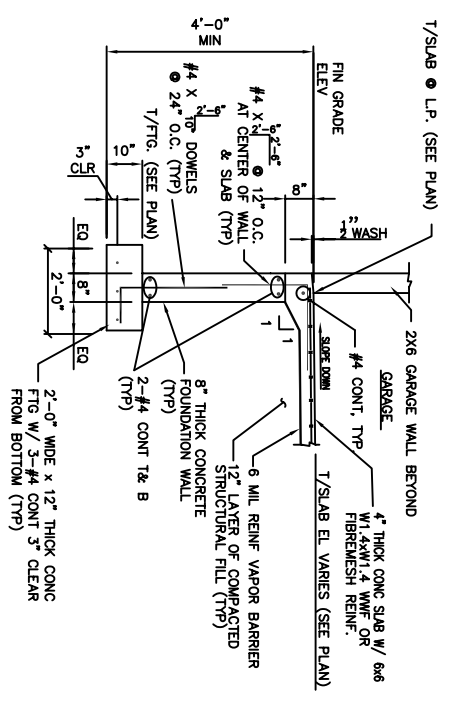
TYP. CONTROL JOINT DETAIL
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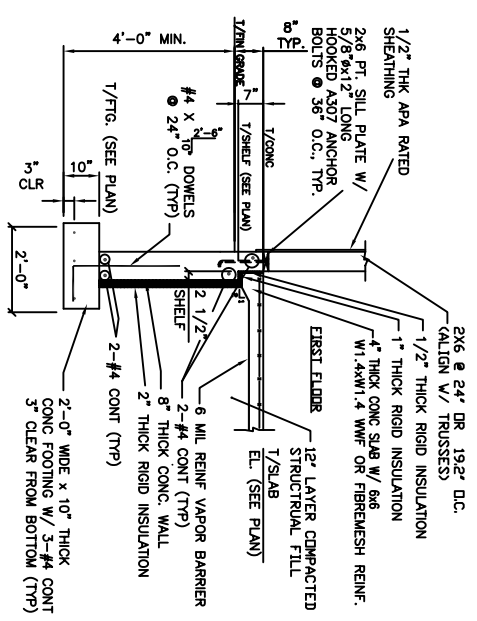
SECTION
TYPICAL THICKENED SLAB
1/2" = 1'-0"
S2



SECTION
TYPICAL PARTY WALL
1/2" = 1'-0"
S2



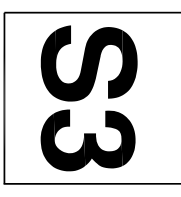
SECTION
TYPICAL GARAGE ENTRY SLAB
1/2" = 1'-0"
S2



SECTION
TYPICAL EXTERIOR FROST WALL
1/2" = 1'-0"
S2

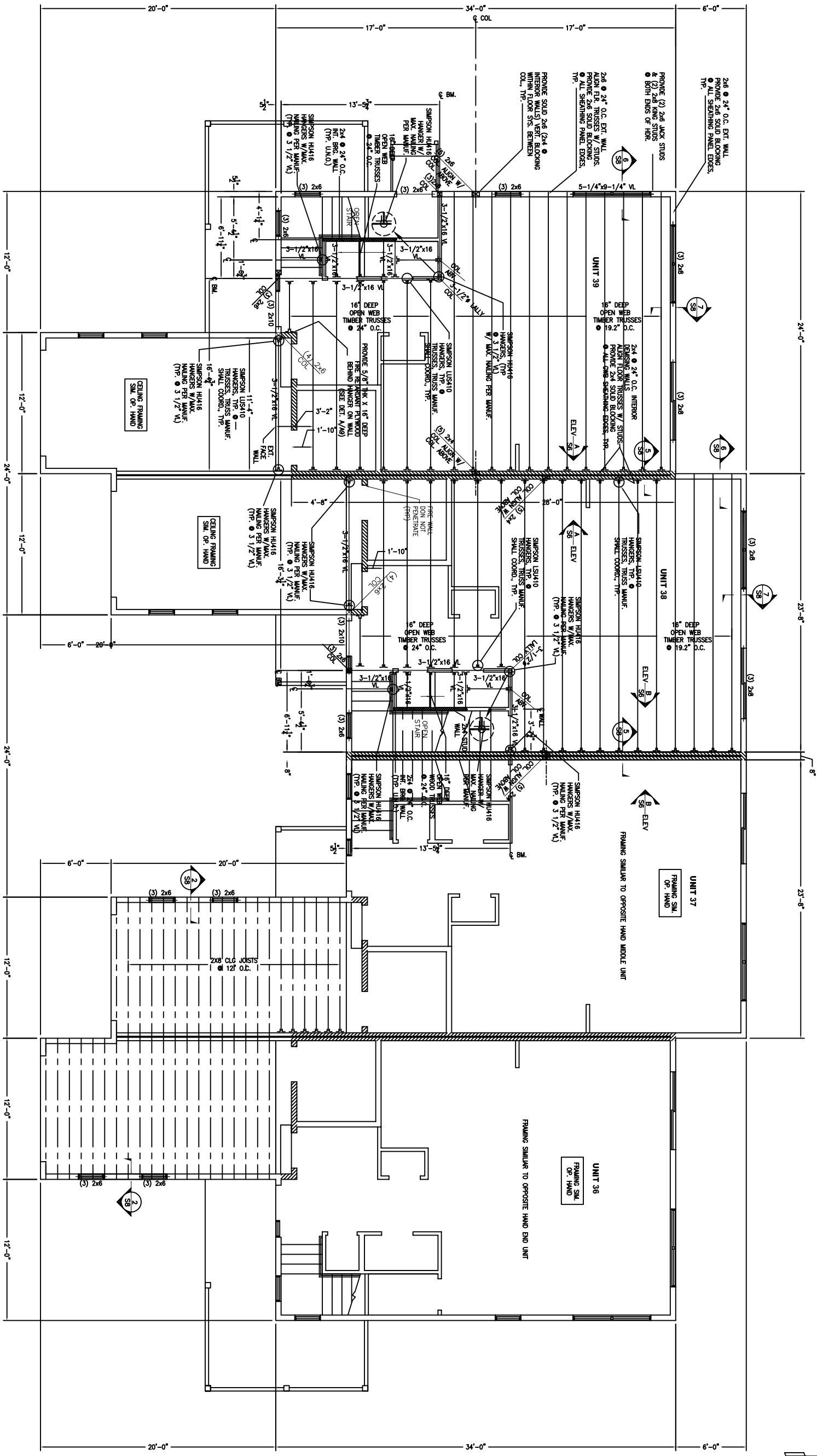
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	plot date:		
	project #: 23035		

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

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

BEARING WALL

LEGEND

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

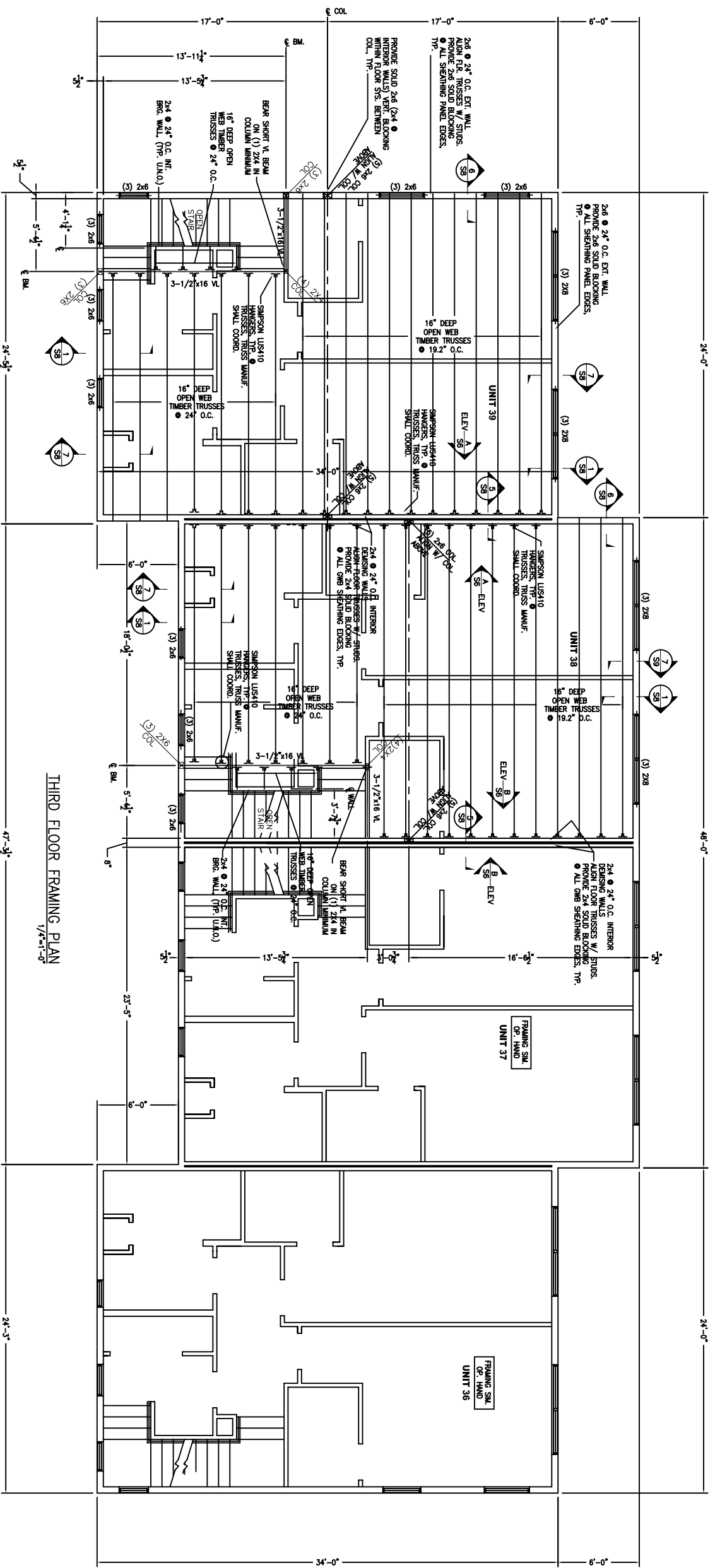


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SECOND FLOOR FRAMING PLAN
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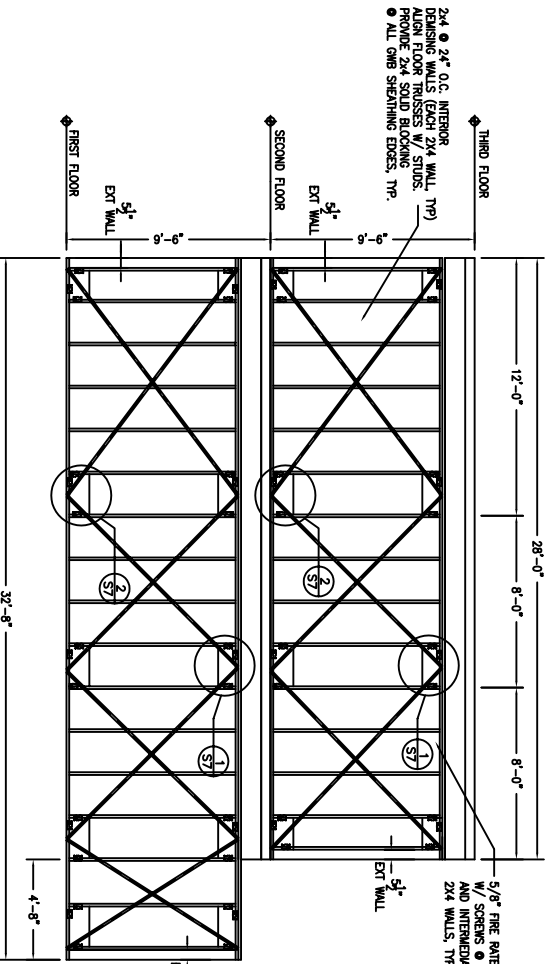
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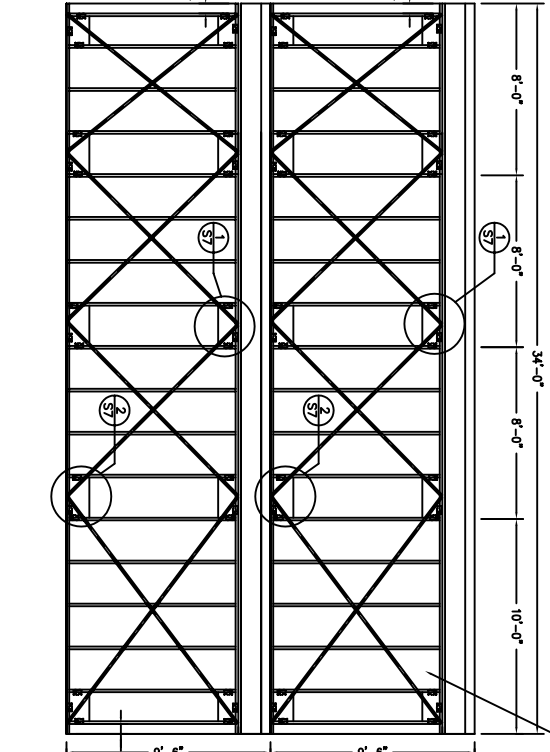
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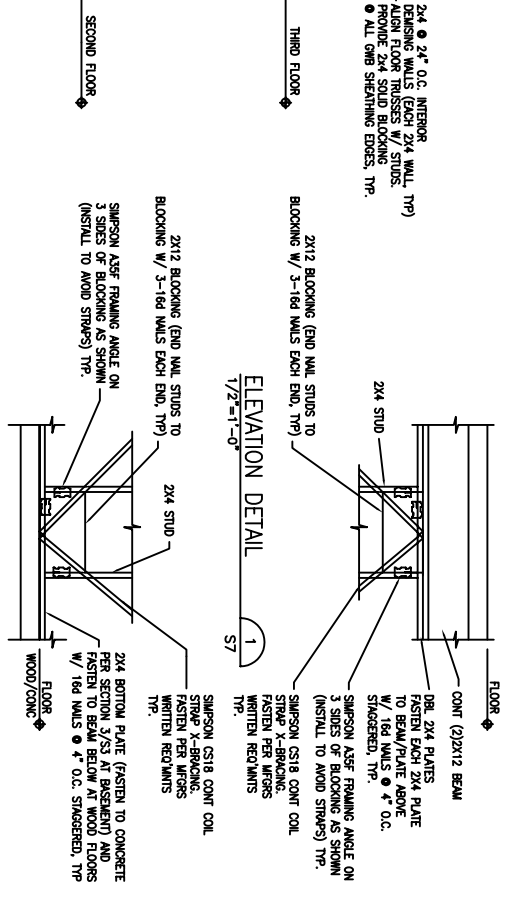
THIRD FLOOR FRAMING PLAN
1/4"=1'-0"



BRACING ELEVATION A
1/4"=1'-0"
S5, S6, S7



BRACING ELEVATION B
1/4"=1'-0"
S5, S6, S7



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

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

LEGEND

BEARING WALL

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

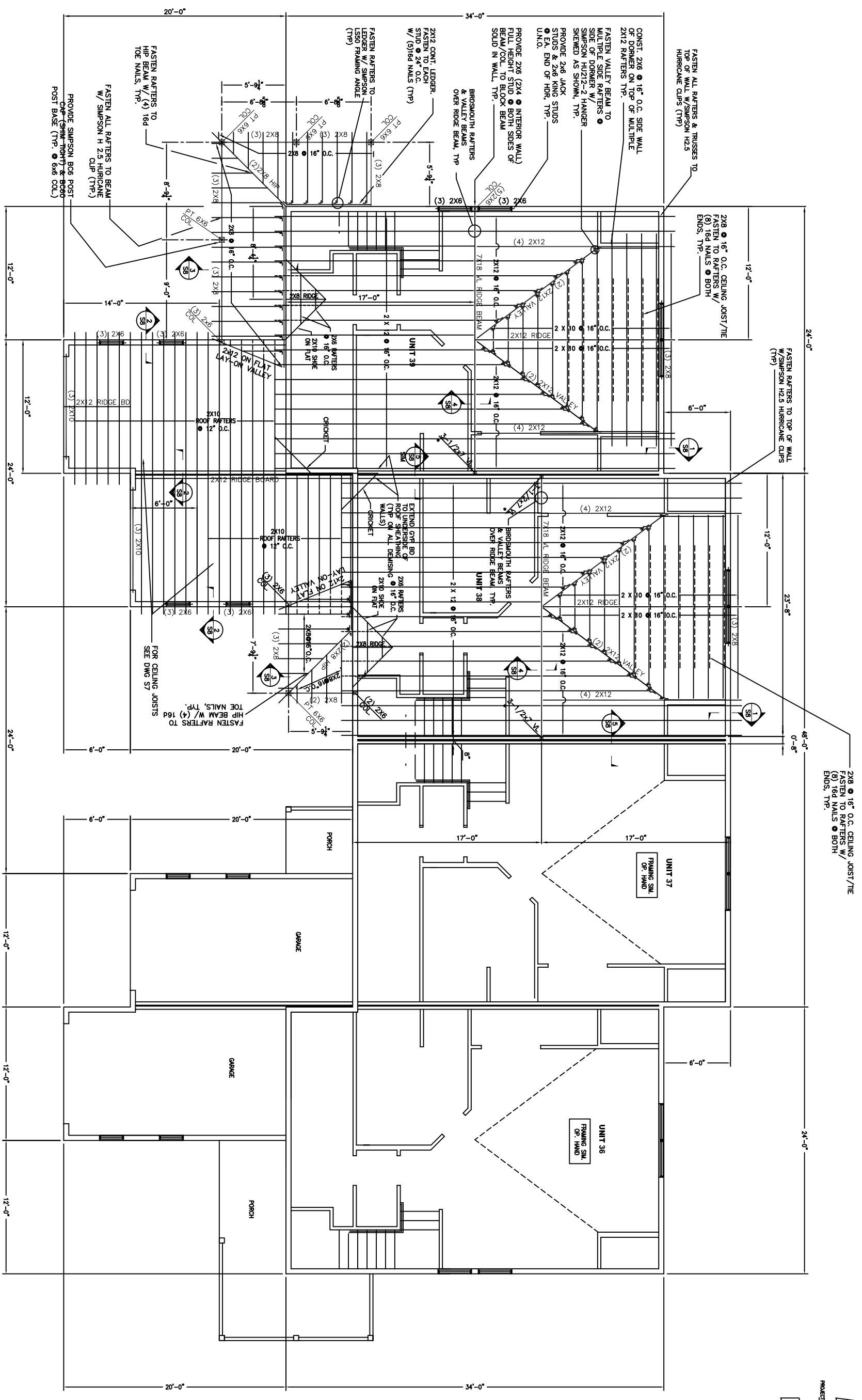
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THIRD FLOOR FRAMING PLAN
 UNITS 36, 37, 38 & 39



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

NOTES

1. SEE GENERAL NOTES ON S1.
2. "L" INDICATES VERSUM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. "I" INDICATES COLUMN PROPERTIES SHALL BE "VERSA-LUM BEAM" 3080 Fb Df (E=2.0x10¹⁰ PSI AND Fc=3080 PSF).
4. ROOF TRUSS LOADING SHALL BE AS FOLLOWS:
TOL=40 PSF
TOL=10 PSF
BOLL=0 PSF
BOLL=10 PSF
TRUSS TYPE: "X" @ 24' O.C.

LEGEND

BEARING WALL

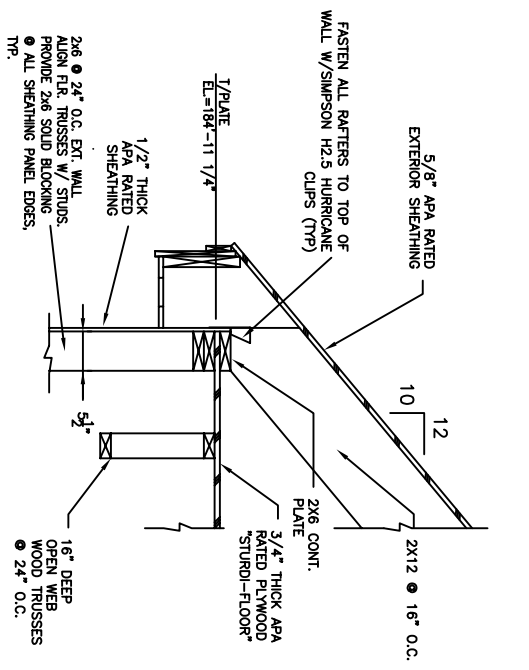
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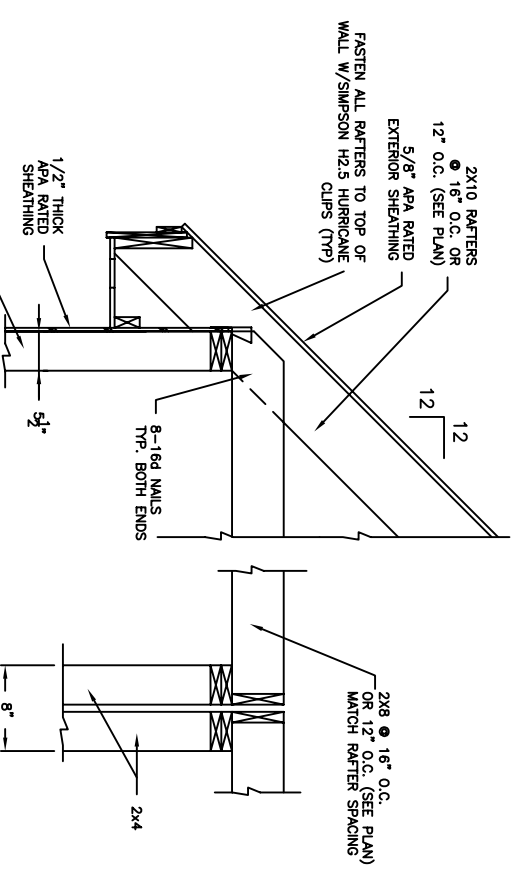


OCEAN RIDGE CONDOMINIUMS
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PORTLAND, MAINE
ROOF FRAMING PLAN
UNITS 36, 37, 38 & 39

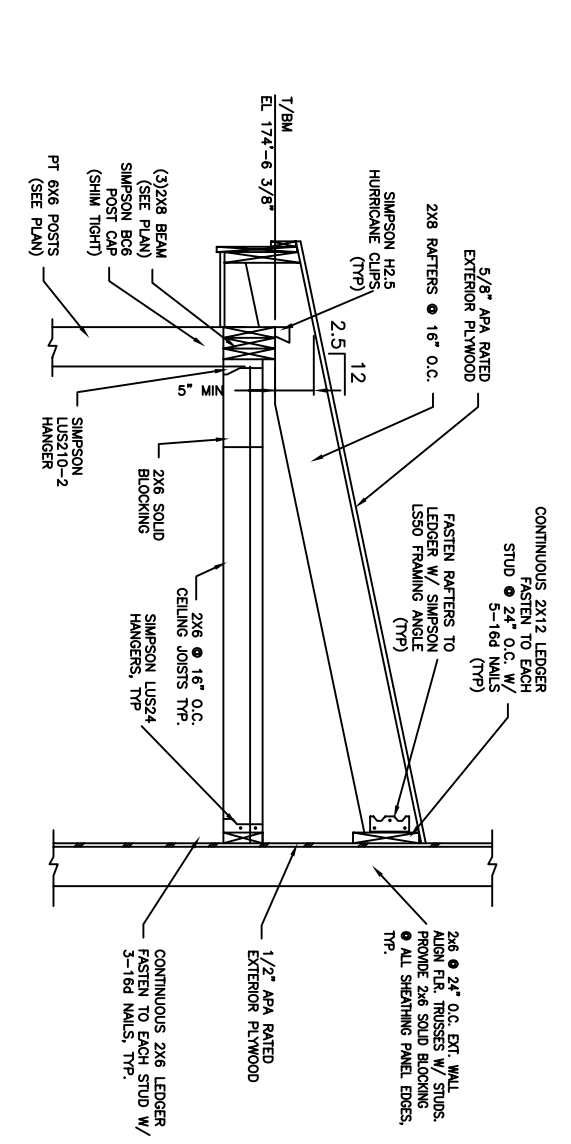
THIS DOCUMENT IS THE PROPERTY OF L & L STRUCTURAL ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY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



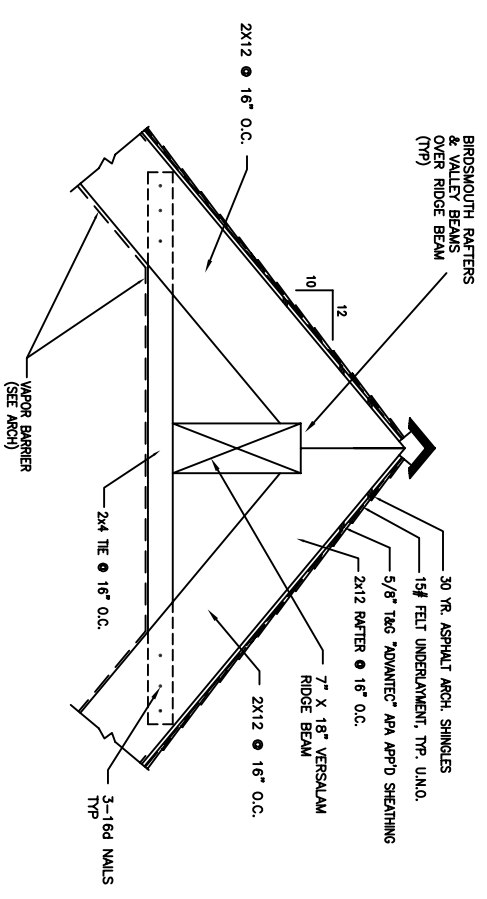
SECTION 1
1/2" = 1'-0"
S6, S7



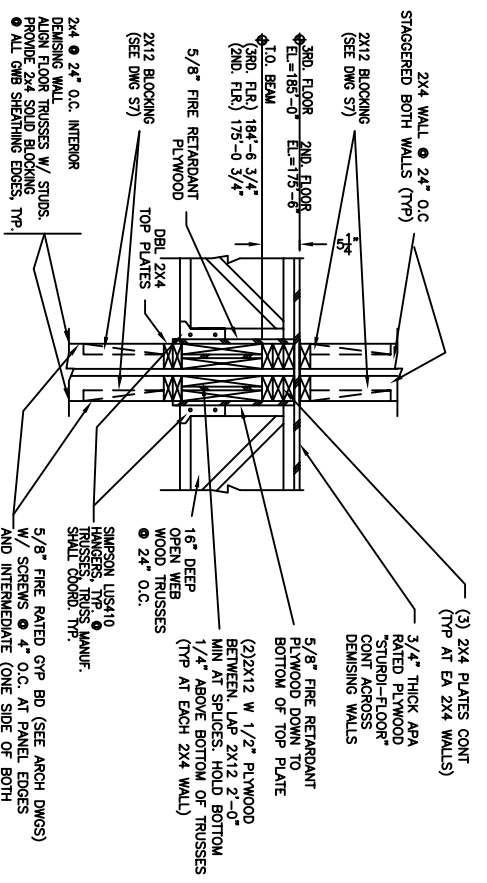
SECTION 2
1/2" = 1'-0"
S5



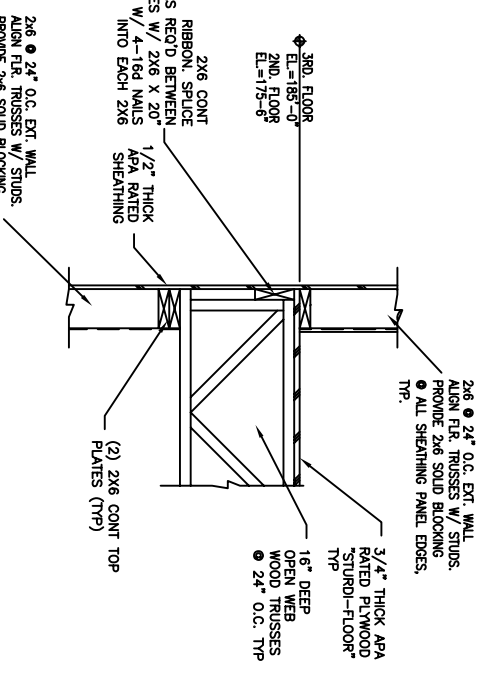
SECTION 3
1/2" = 1'-0"
S7



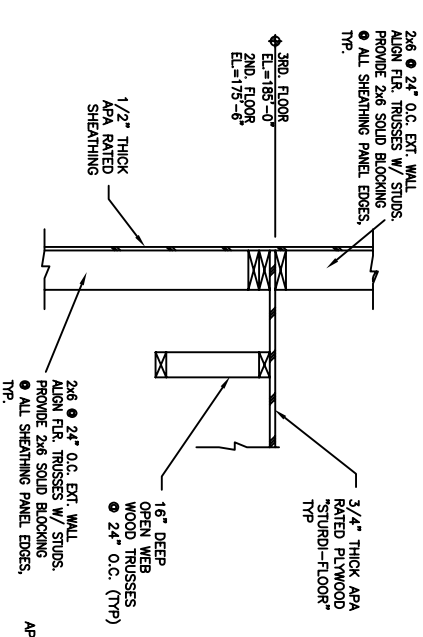
SECTION 4
1/2" = 1'-0"
S7



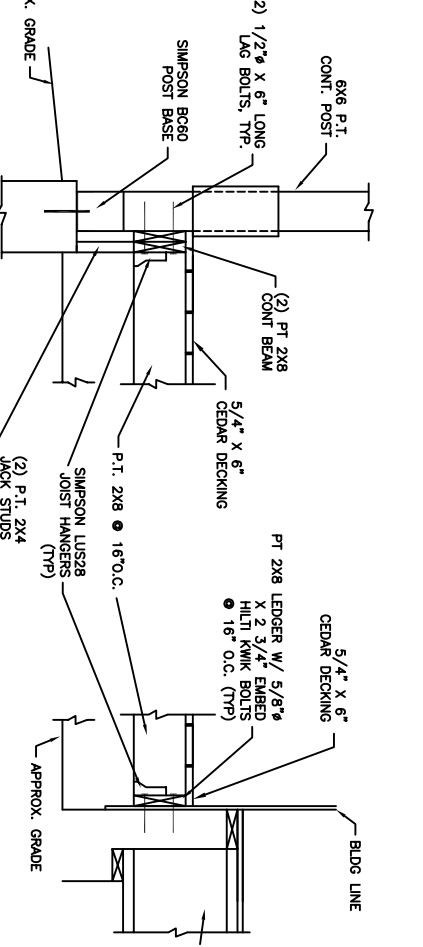
SECTION 5
1/2" = 1'-0"
S5, S6, S7



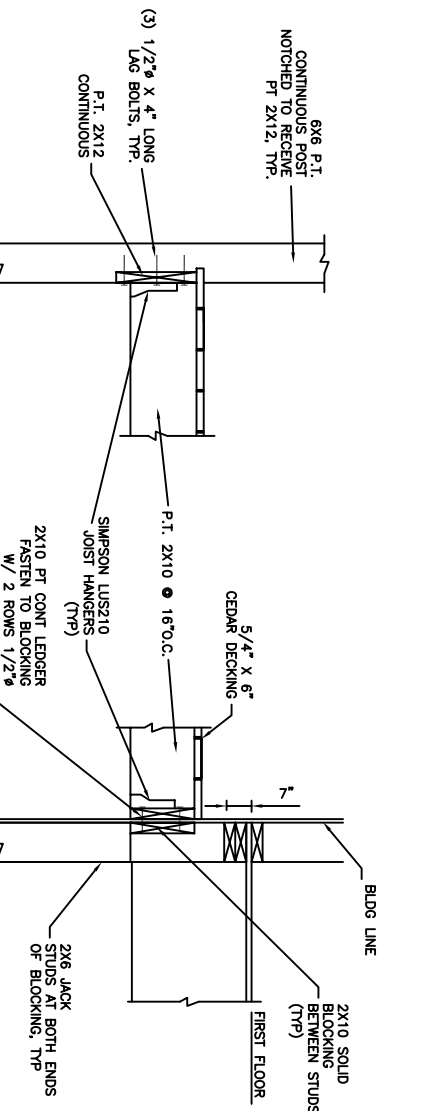
SECTION 6
1/2" = 1'-0"
S5, S6, S7



SECTION 7
1/2" = 1'-0"
S5, S6, S7



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



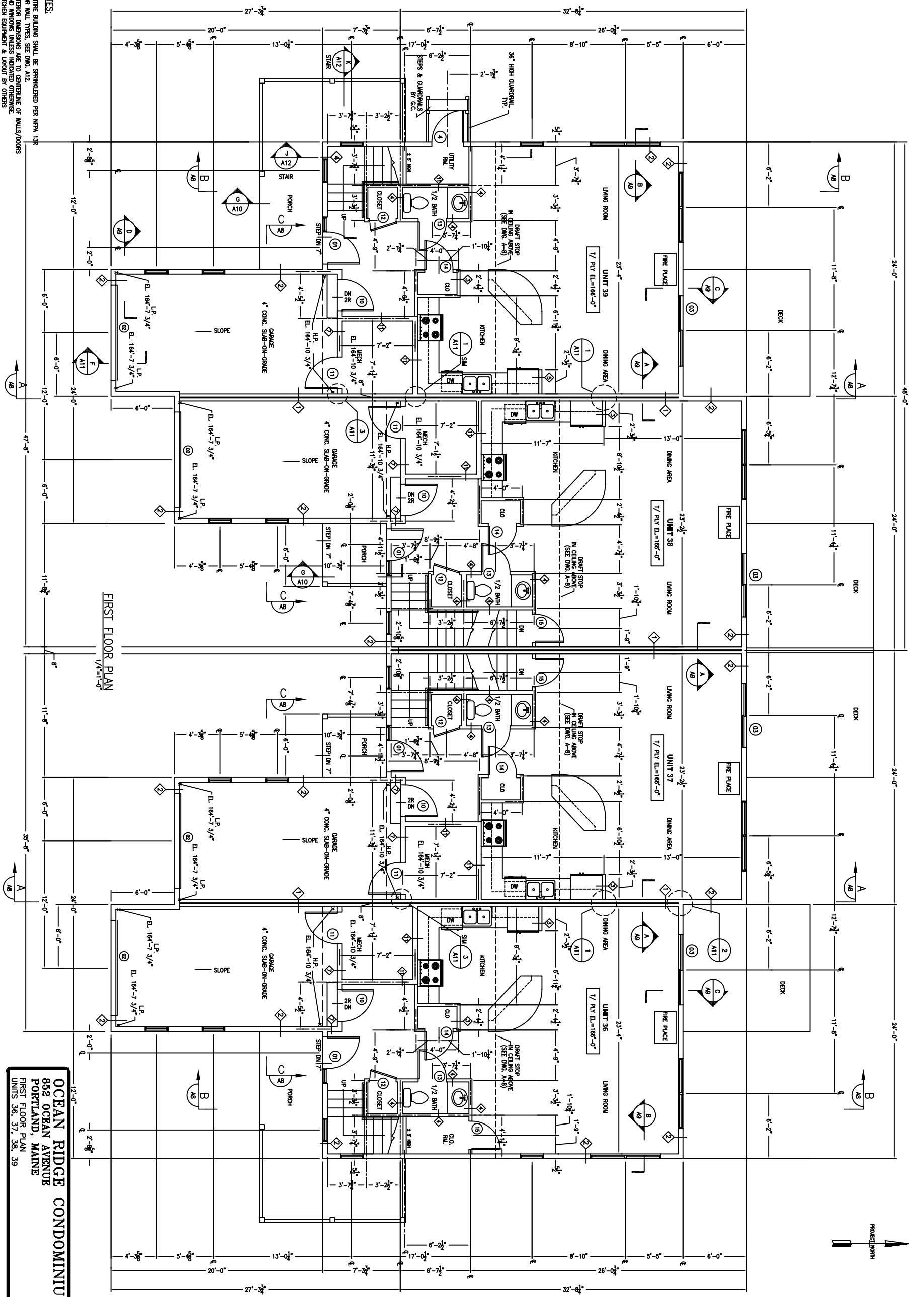
SECTION 9
1/2" = 1'-0"
S5

REVISIONS:
1. 02/10/05 - REVISED PER COMMENTS FROM THE ARCHITECT.
2. 02/10/05 - REVISED PER COMMENTS FROM THE ARCHITECT.
3. 02/10/05 - REVISED PER COMMENTS FROM THE ARCHITECT.
4. 02/10/05 - REVISED PER COMMENTS FROM THE ARCHITECT.
5. 02/10/05 - REVISED PER COMMENTS FROM THE ARCHITECT.

<h1>S8</h1>	OCEAN RIDGE CONDOMINIUMS		852 OCEAN AVENUE PORTLAND, MAINE		FRAMING SECTIONS AND DETAILS UNITS 36, 37, 38 & 39	
	designed by: JHL	rev.	date	description		appr'd
	drawn by: JML					
	checked by: JHL					
	scale:					
	date: 2-10-05					
plot date:						
project #: 23035						

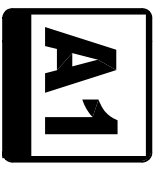
L & L STRUCTURAL ENGINEERING SERVICES, INC.
 SIX Q STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: (207) 767-4830
 FAX: (207) 799-5432
 EMAIL: ll.engineering@verizon.net

- 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
 - 4) KITCHEN EQUIPMENT & LAYOUT BY OTHERS



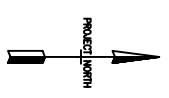
FIRST FLOOR PLAN
1/4"=1'-0"

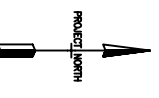
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FIRST FLOOR PLAN
 UNITS 36, 37, 38, 39



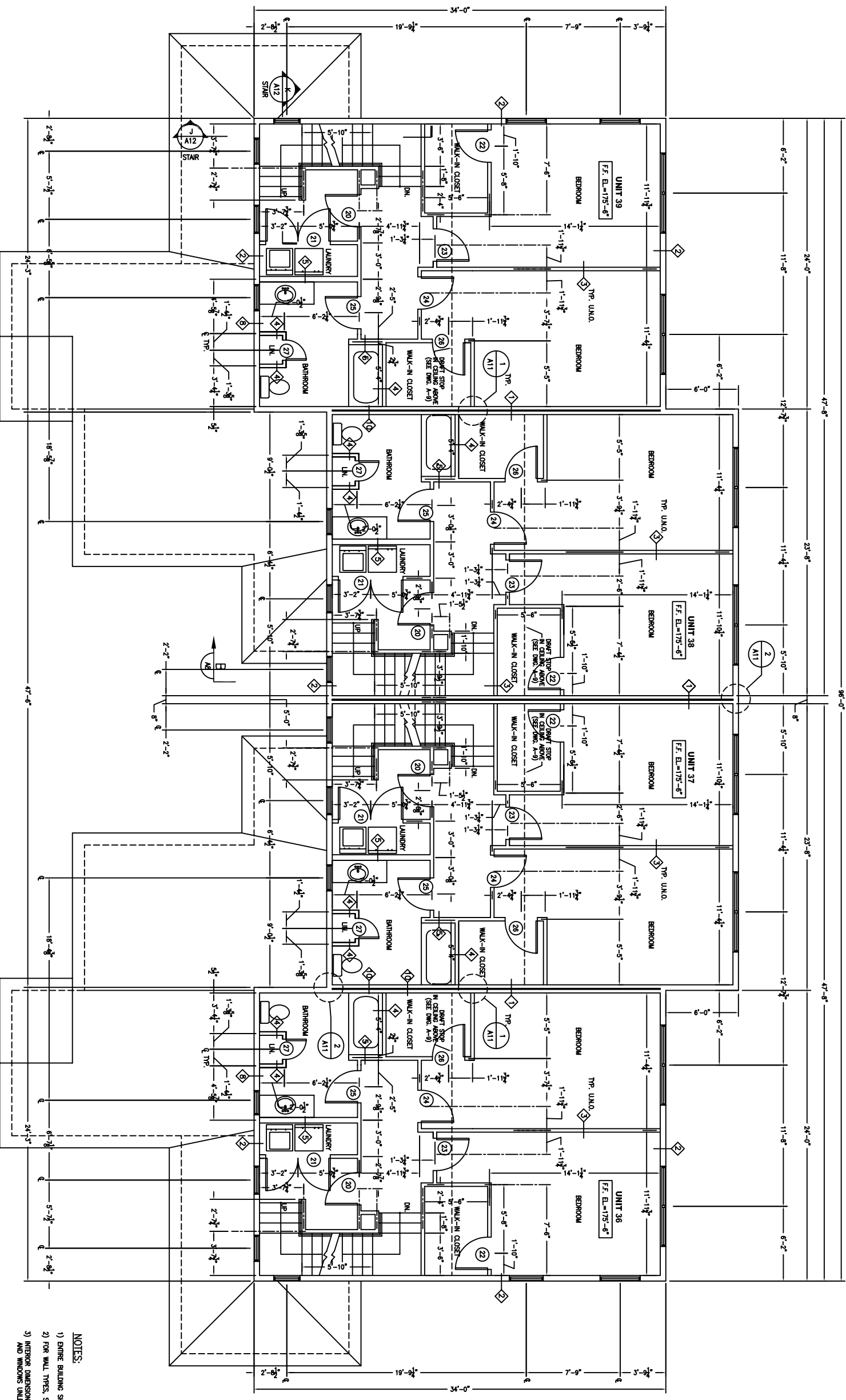
JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106

REV.	DATE	STATUS
2	10-05	





PROJECT NORTH



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

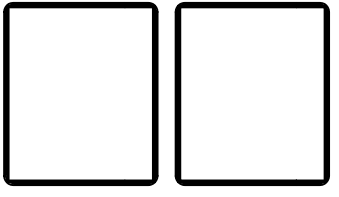
SECOND FLOOR PLAN
1/4"=1'-0"

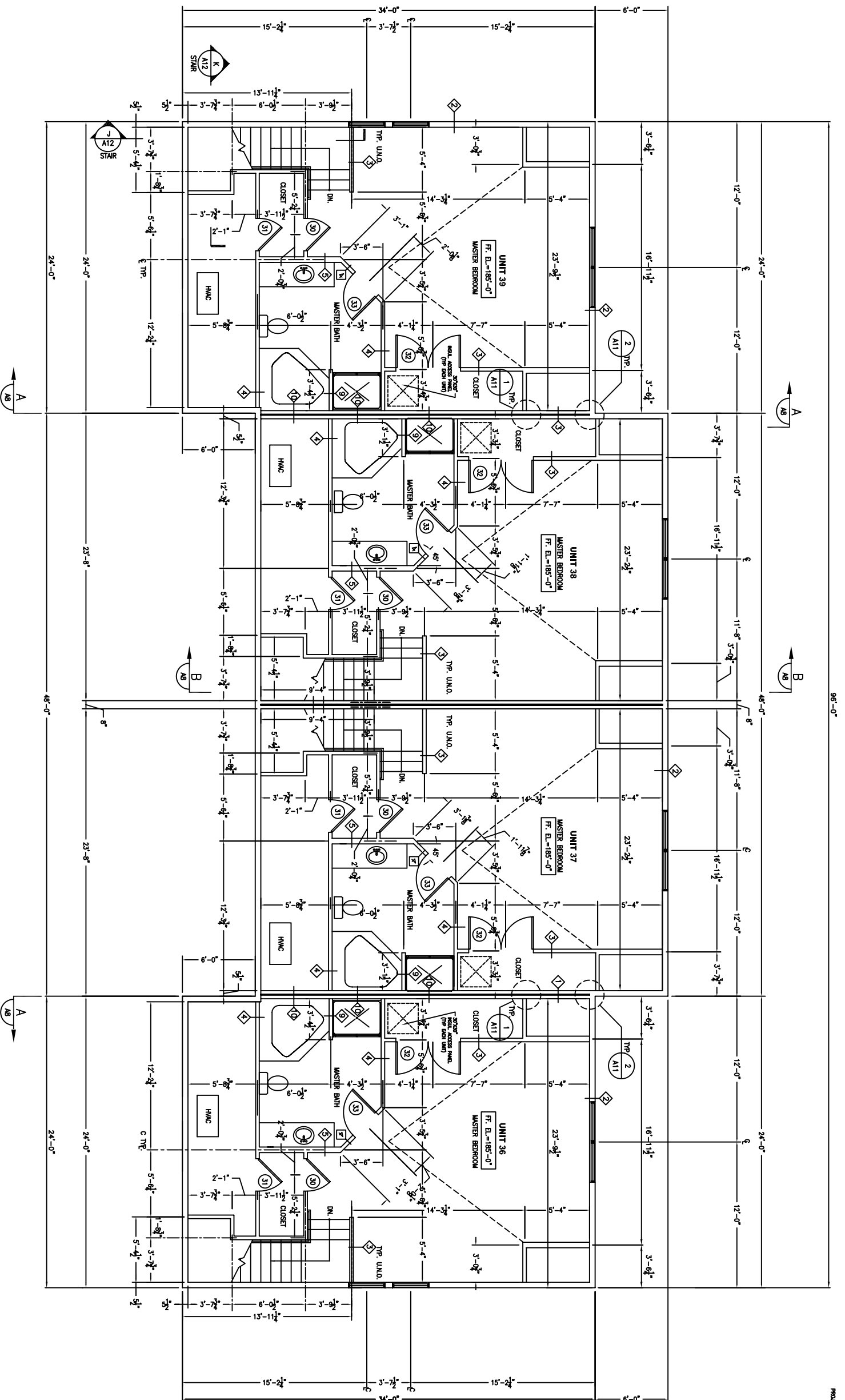
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR PLAN
UNITS 36, 37, 38, & 39



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

REV.	DATE	STATUS
2	10-05	





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

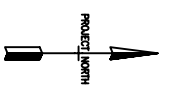
- NOTES:
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
 - 2) FOR WALL TYPES, SEE DWG. A9.
 - 3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

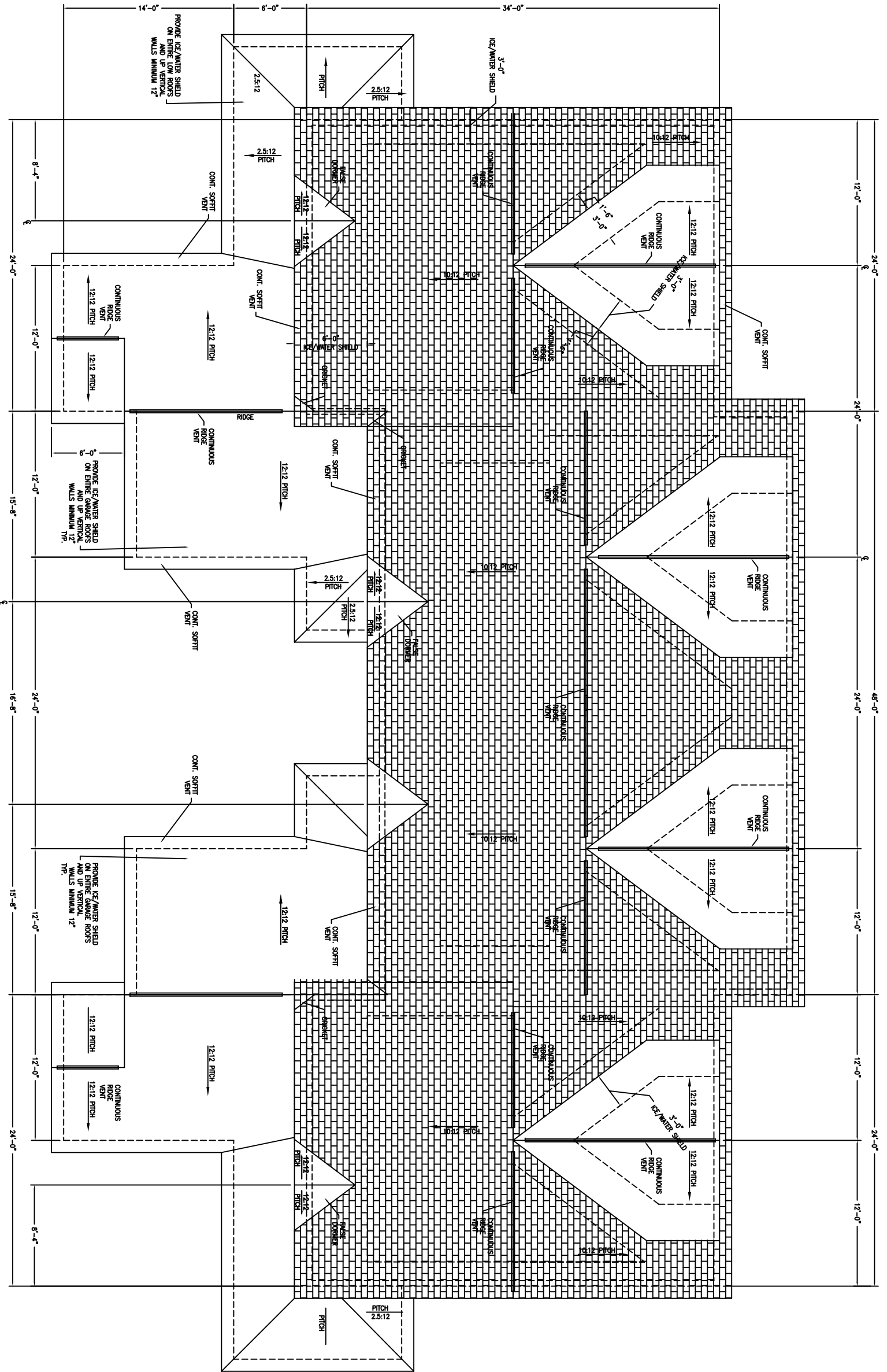
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR PLAN
UNITS 36, 37, 38, & 39

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

REV.	DATE	STATUS
	2-10-05	

A3



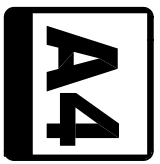


ROOF PLAN
1/4"=1'-0"

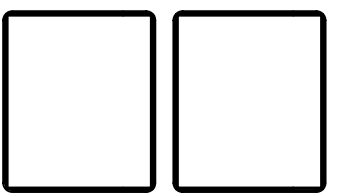
- NOTES:
- 1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
 - 2) SEE A5 FOR ANNUAL ATTIC VENTILATION REQUIREMENTS.

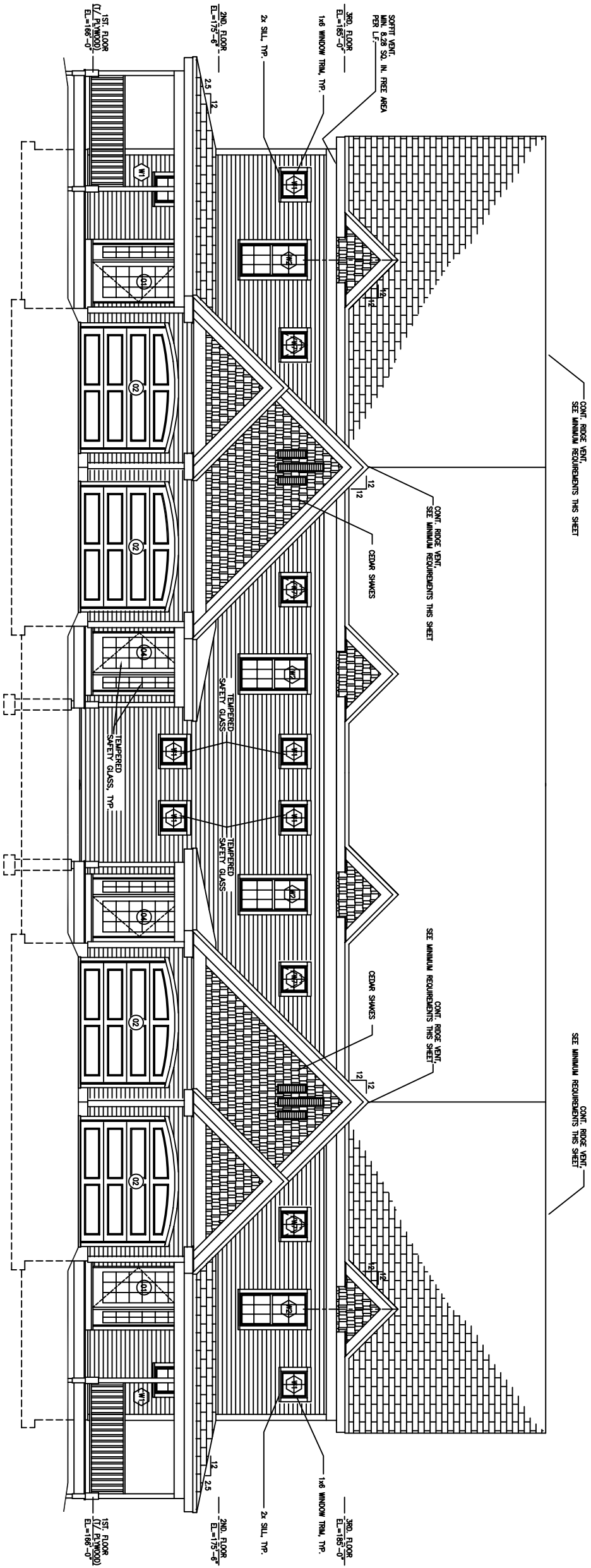
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF PLAN
UNITS 36, 37, 38 & 39

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



REV.	DATE	STATUS
1	2-10-05	





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

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

CONT. ROOF VENT.
SEE MINIMUM REQUIREMENTS THIS SHEET

ATTIC MINIMUM VENTILATION REQUIREMENTS
(WITH WOOD SHAKES AT CEILING)

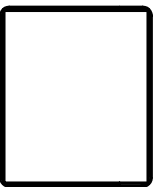
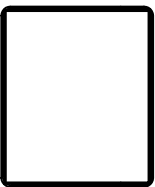
MAIN ROOF EACH UNIT, TYP.	REQ'D. TOTAL FREE AREA	COMMENTS
ROOF	1.40 SF.	
CHANGES		
SPRIT ROOF	.88 SF.	
SPRIT ROOF	.88 SF.	
3RD. FLOOR DOWNERS (GA)	0.32 SF.	(SEE A7)
ROOF	0.32 SF.	(SEE A7)
SPRIT	0.32 SF.	(SEE A7)

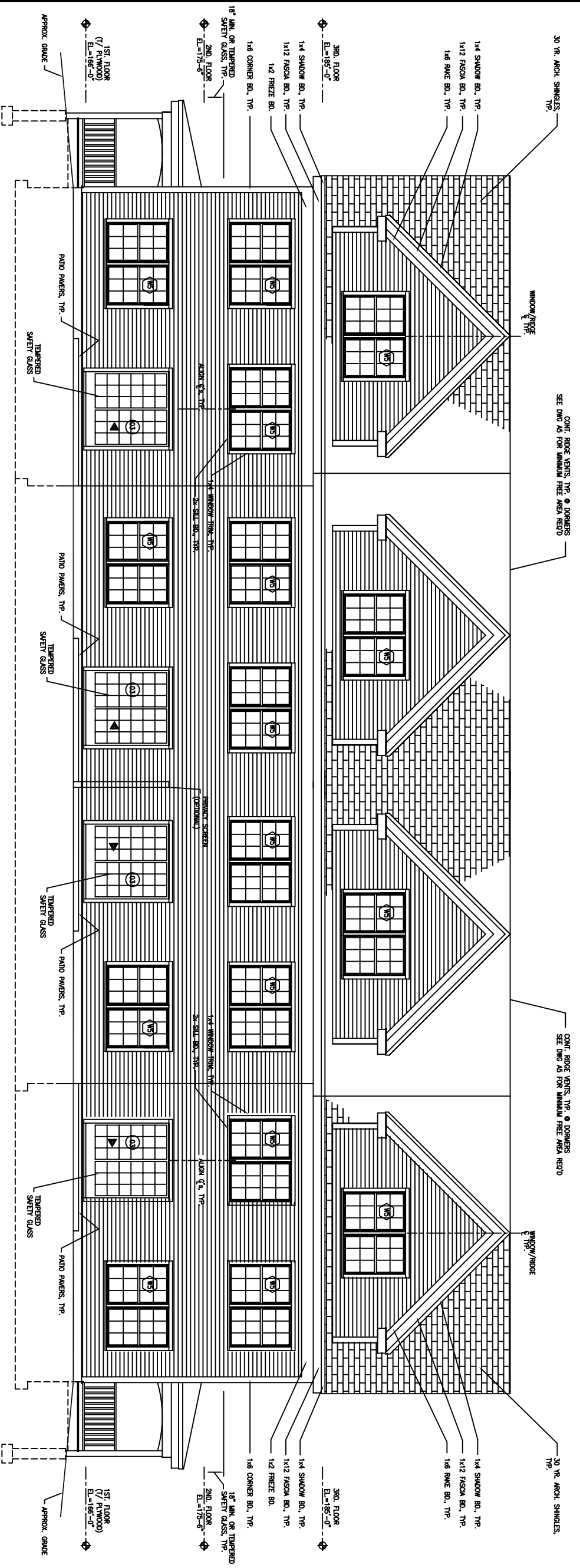
NOTES:
1. IF GRANTY VENTILATION IS INSUFFICIENT TO MEET MINIMUM REQUIREMENTS OR NOT UNUSUALLY DISTRIBUTED, THEN MECHANICAL METHODS MUST BE USED TO PROVIDE MINIMUM REQUIREMENTS AS LISTED ABOVE. (CONSULT MECHANICAL P.E. FOR PROPER DESIGN)
2. G.C. SHALL VERIFY ROOF AND SPRIT PRODUCTS AND PROVIDE THE MINIMUM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

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

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

REV.	DATE	STATUS
2-10-08		





NORTH ELEVATION

1/4"=1'-0"

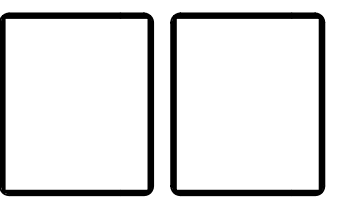
NOTE:
SEE DWG. 45 FOR MINIMUM ATIC VENTILATION REQUIREMENTS.

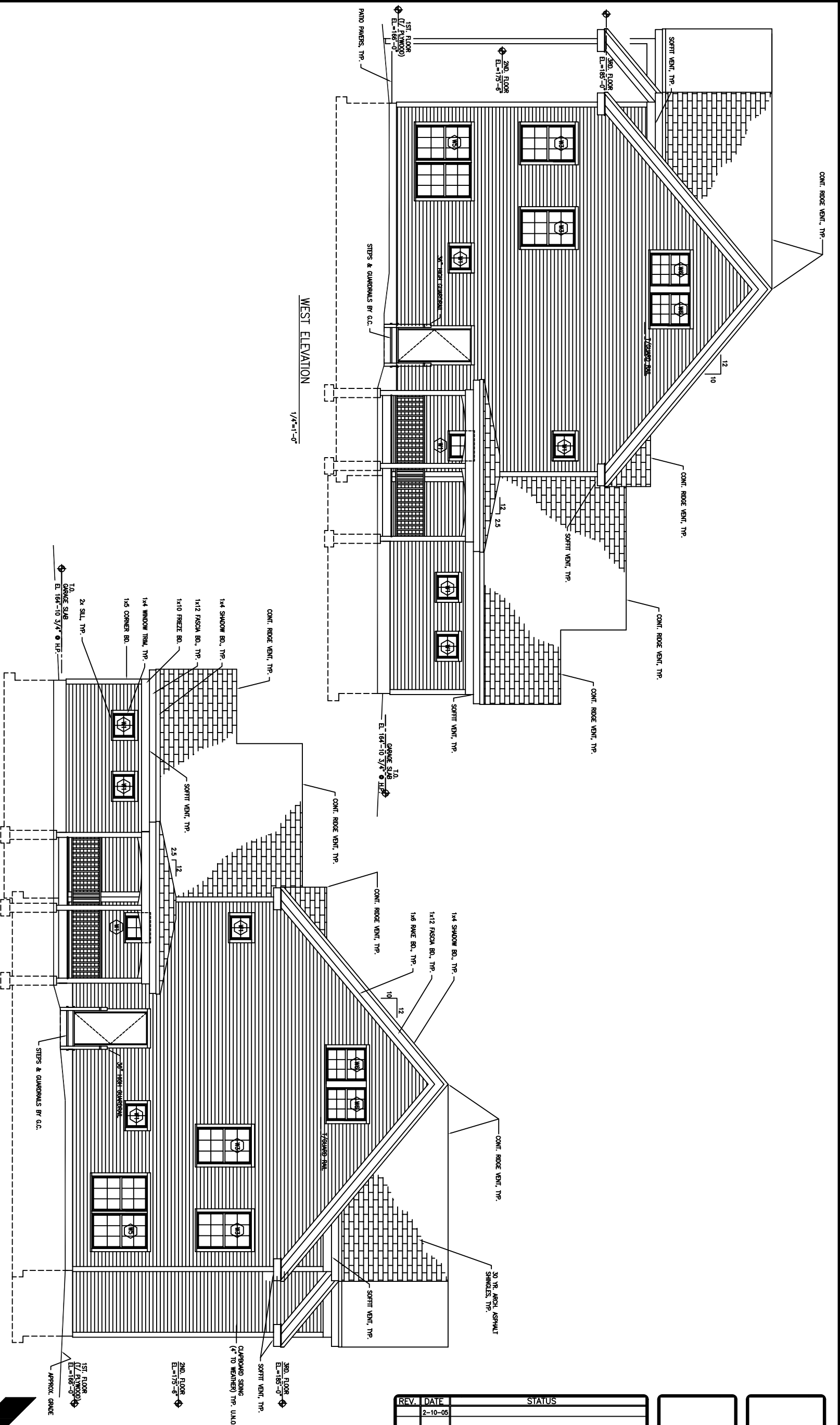
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH ELEVATION
UNITS 36, 37, 38, & 39

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



REV.	DATE	STATUS
2	10-08	





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

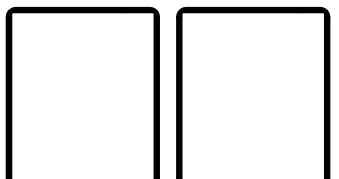
NOTE:
SEE DWG. AS FOR ANNUAL ATTIC VENTILATION REQUIREMENTS.

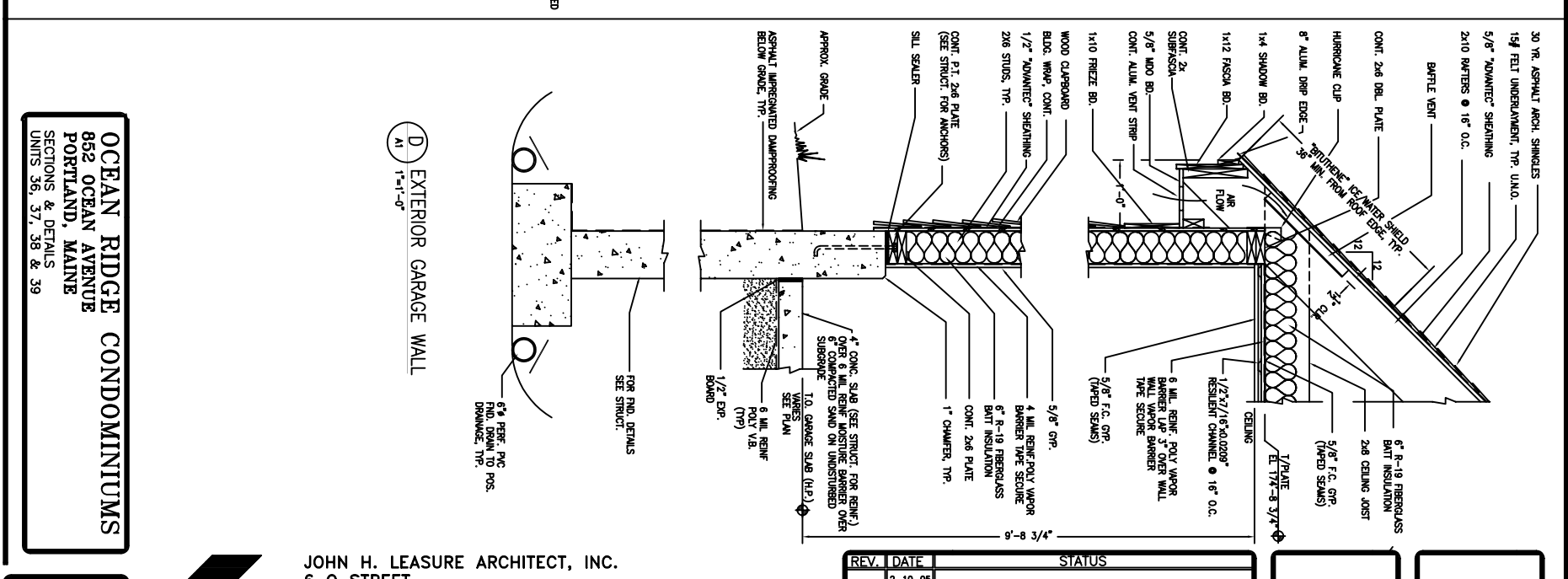
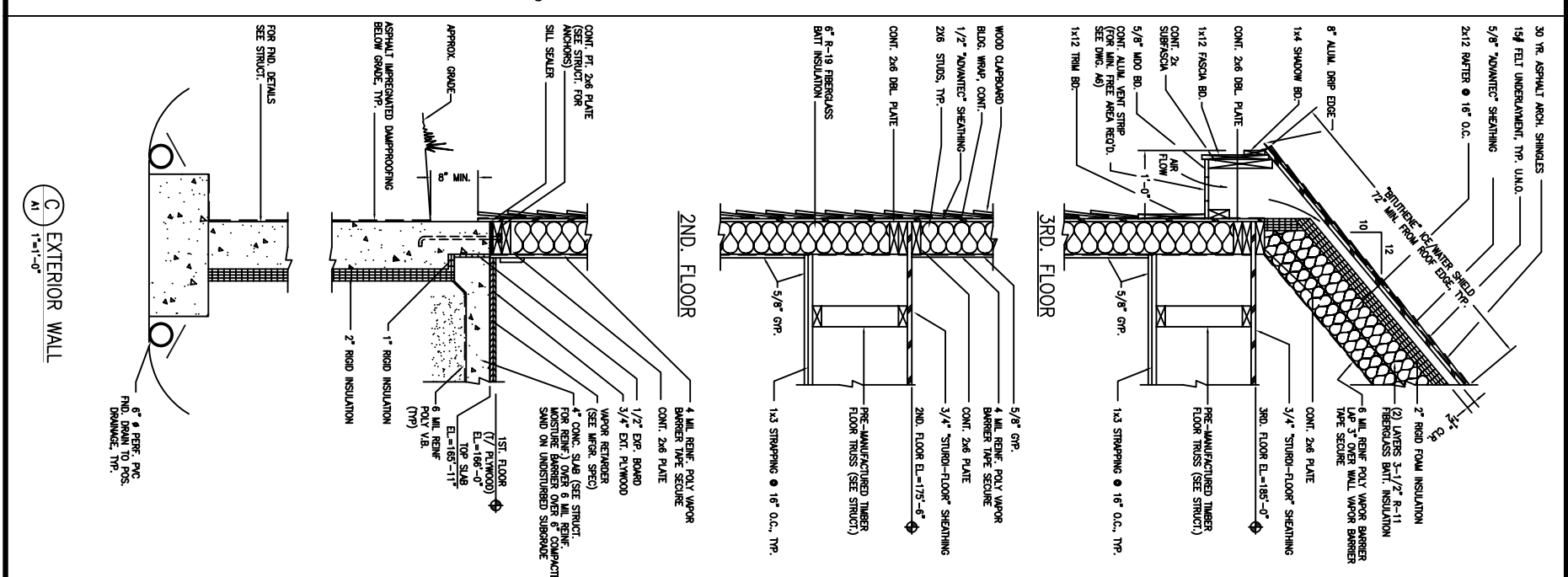
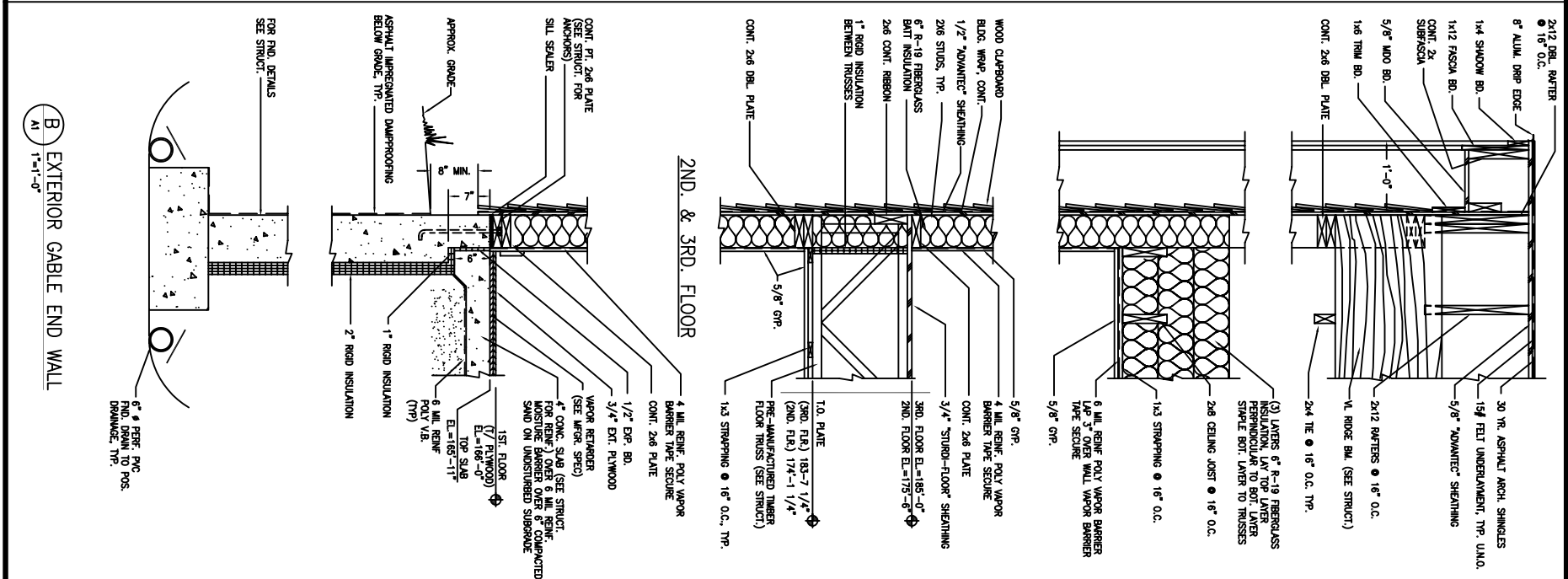
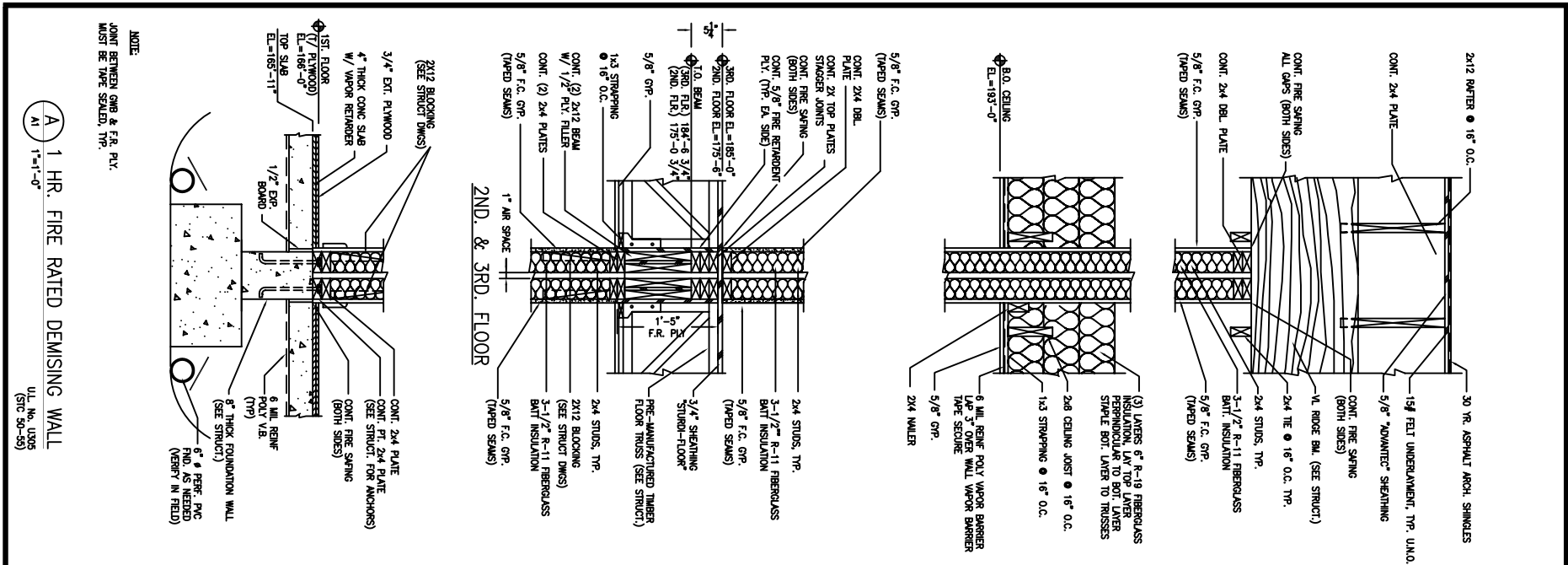
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH & SOUTH ELEVATIONS
UNITS 36, 37, 38 & 39



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

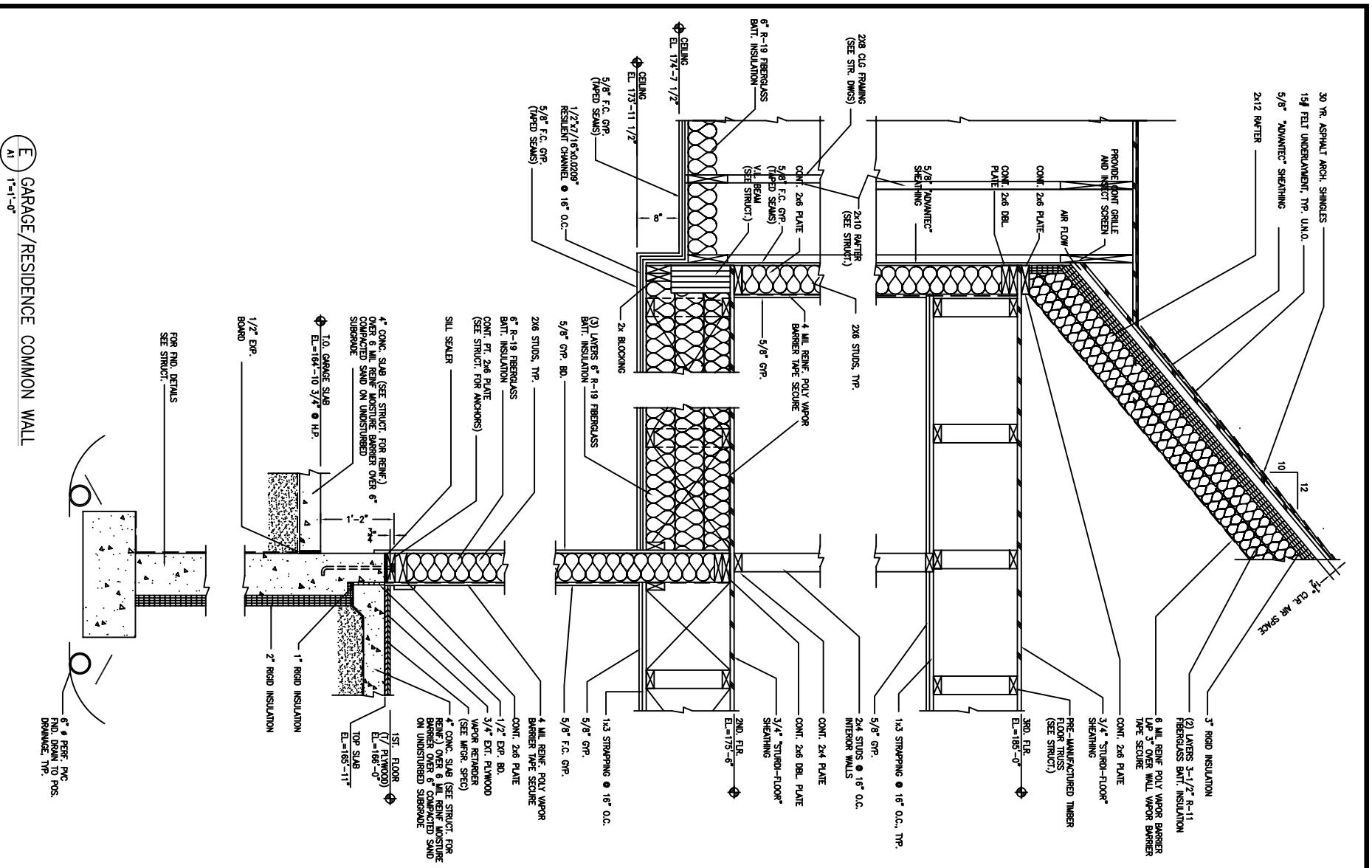
REV.	DATE	STATUS
2	10-05	



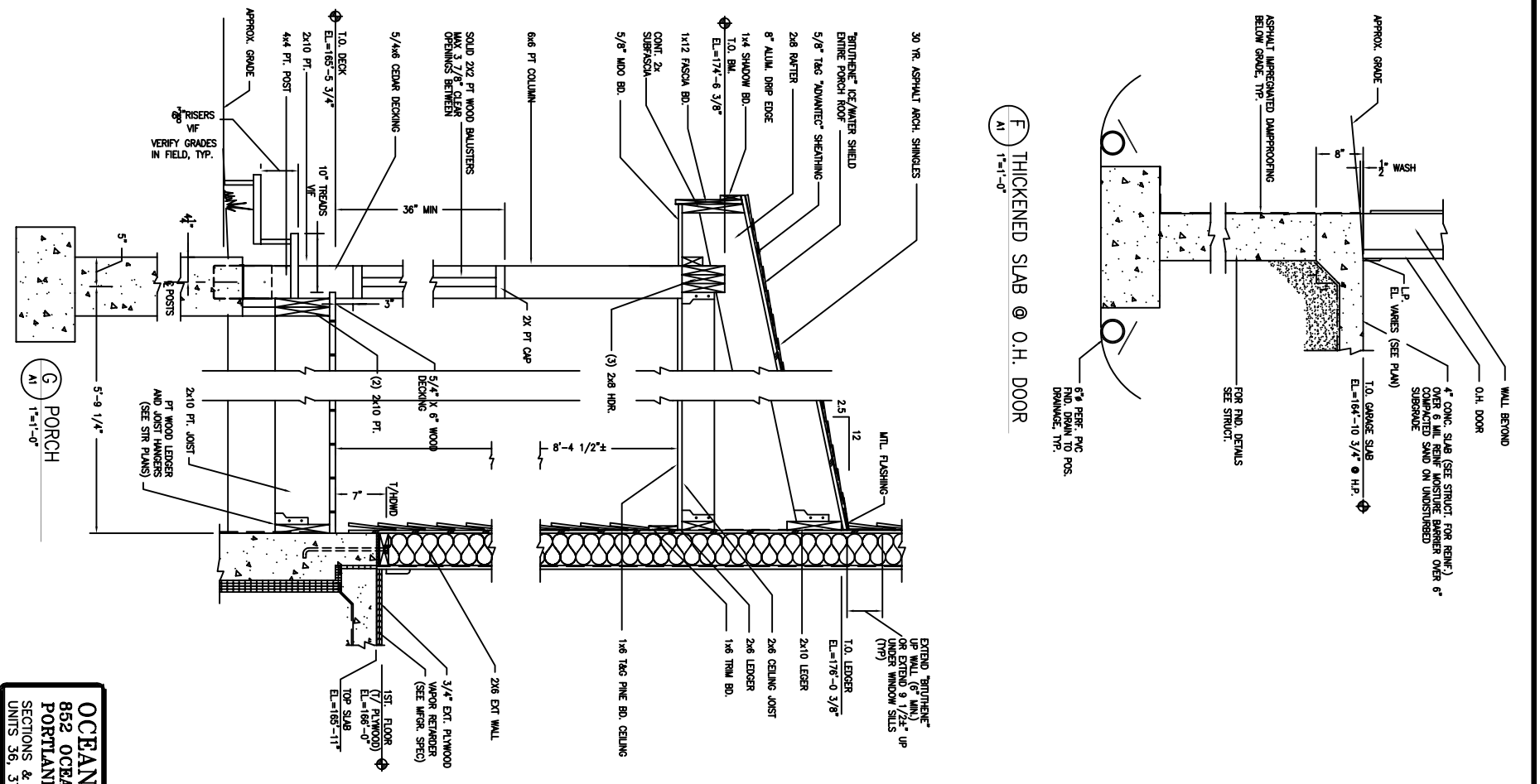


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2		
3		
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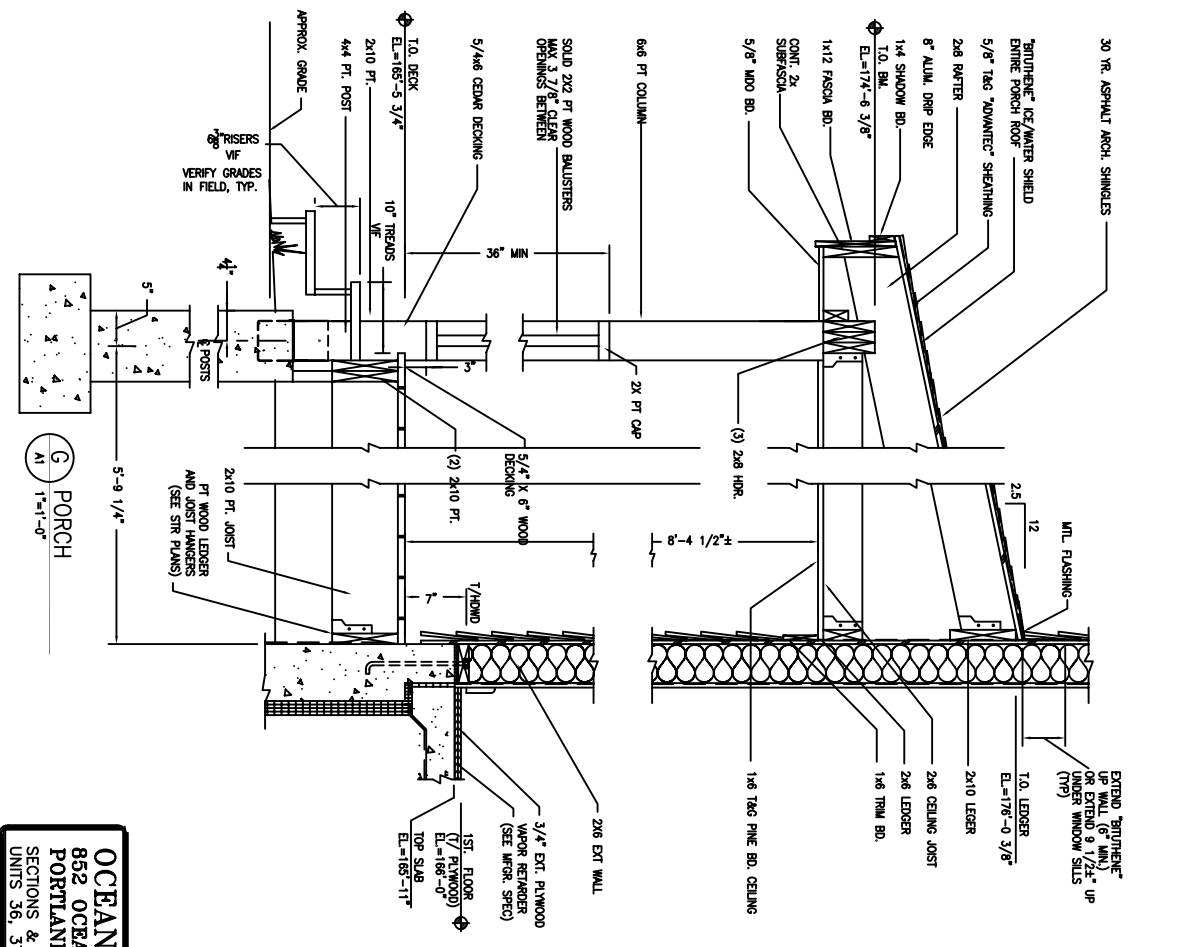
JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106



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



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



G PORCH
1"=1'-0"

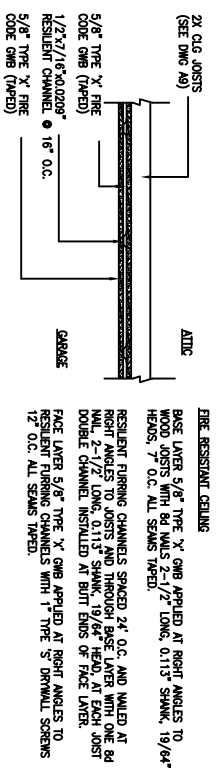
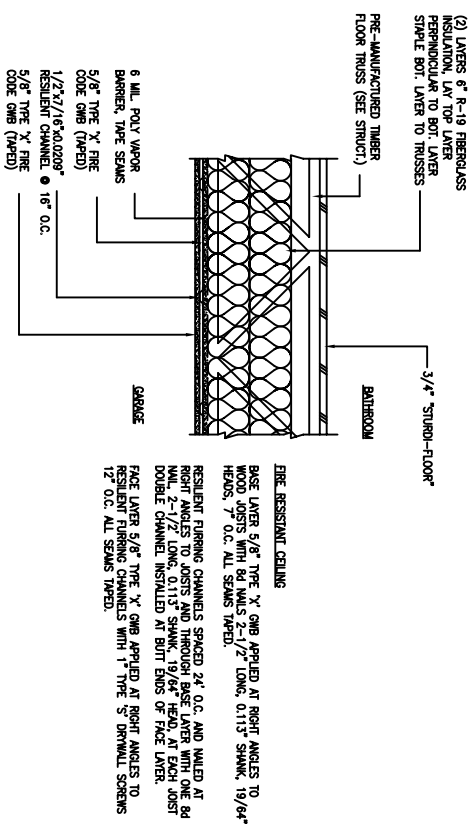
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 36, 37, 38 & 39

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

REV.	DATE	STATUS
2	10-05	

A10

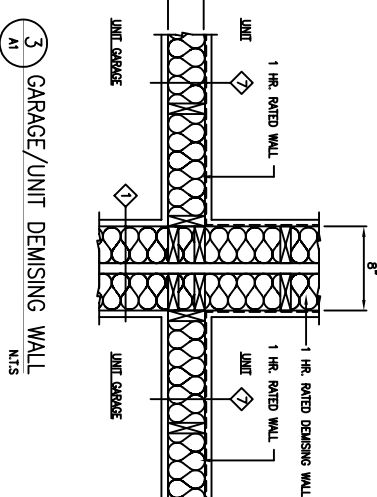
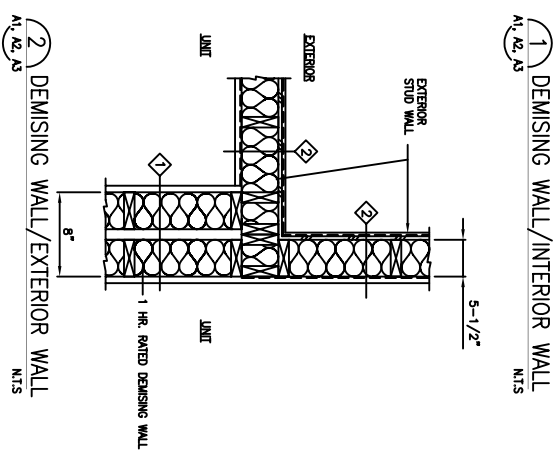
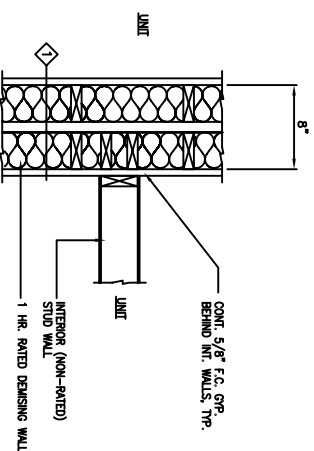
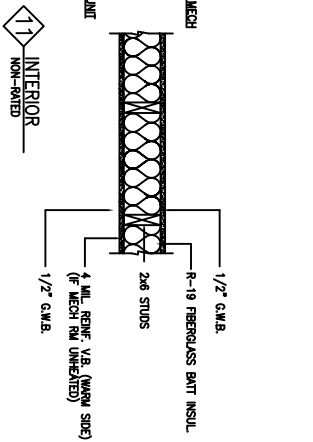
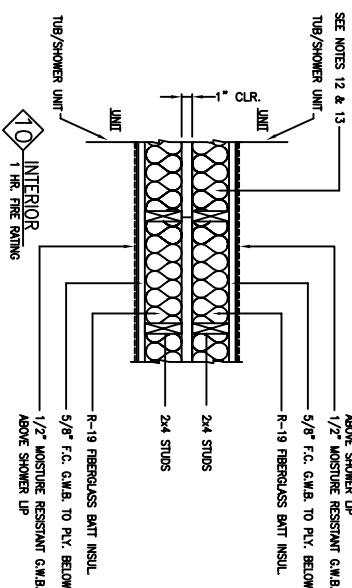
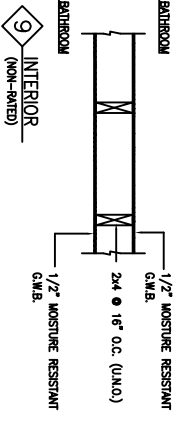
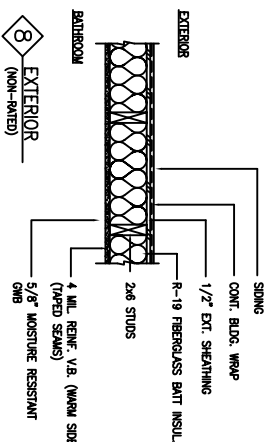
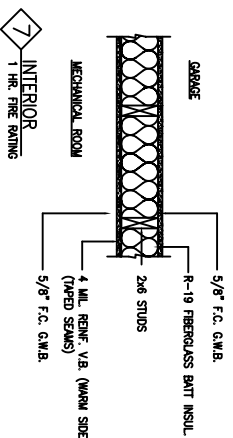
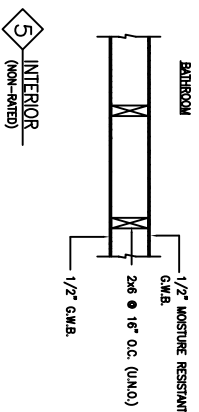
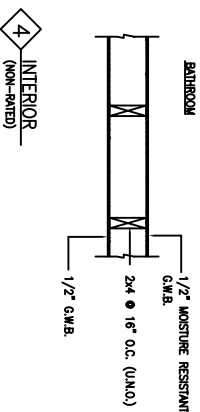
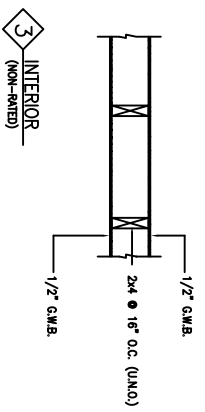
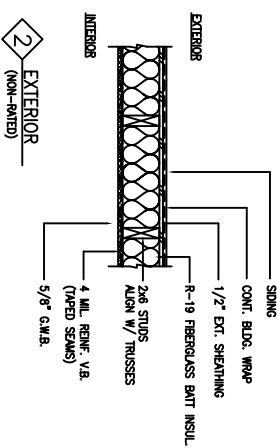
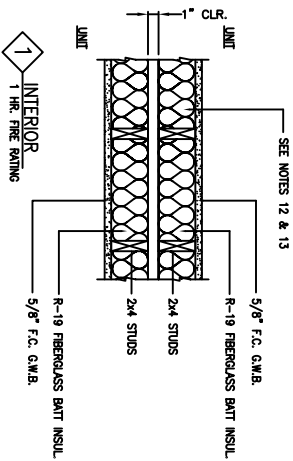
CEILING TYPES



GENERAL NOTES

- 1 - ALL CONTRACTORS SHALL VISIT SITE AND OBSERVE EXISTING CONDITIONS, AND VERIFY PROPOSED RENOVATIONS, REPAIRS, AND ADDITIONS TO EXISTING CONDITIONS OR UNUSUAL CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 2 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EXISTING PROCEDURES AND COMPONENTS DURING ERECTION, THIS IS NOT TO BE CONSIDERED AN ENDORSEMENT OF THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INFORMATION IS FOR INFORMATION ONLY AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- 3 - ALL WORK SHALL BE IN ACCORDANCE WITH ANSI, BOCA 1999/NEC, NFPA 101, AND ALL LOCAL, STATE, & FEDERAL REQUIREMENTS.
- 4 - ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED AND LISTED IN THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- 5 - ALL REQUIRED CITY AND STATE PERMITS MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS.
- 6 - MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN & INSTALLATION BY OTHERS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS.
- 7 - ALL NEW STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM 7 3/4" RISER AND A MINIMUM 10" DEEP TREAD.
- 8 - FINISHES SHALL BE DRYWALL, TAPE, SANDED AND PAINTED. CONSULT OWNER FOR SPECIFIC REQUIREMENTS.
- 9 - COORDINATE ALL WORK AND/OR CONSTRUCTION CHANGES WITH OWNER/S/O. 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 5-1.1.
- 12 - ALL PENETRATIONS THROUGH FIRE WALLS SHALL BE SLEEVED AND/OR COMPLETELY SEALED WITH NO HOLES OR GAPS. PROVIDE FIRE APPROVED FIRE STOPPING 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 BEAMS.
- 14 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.

WALL TYPES

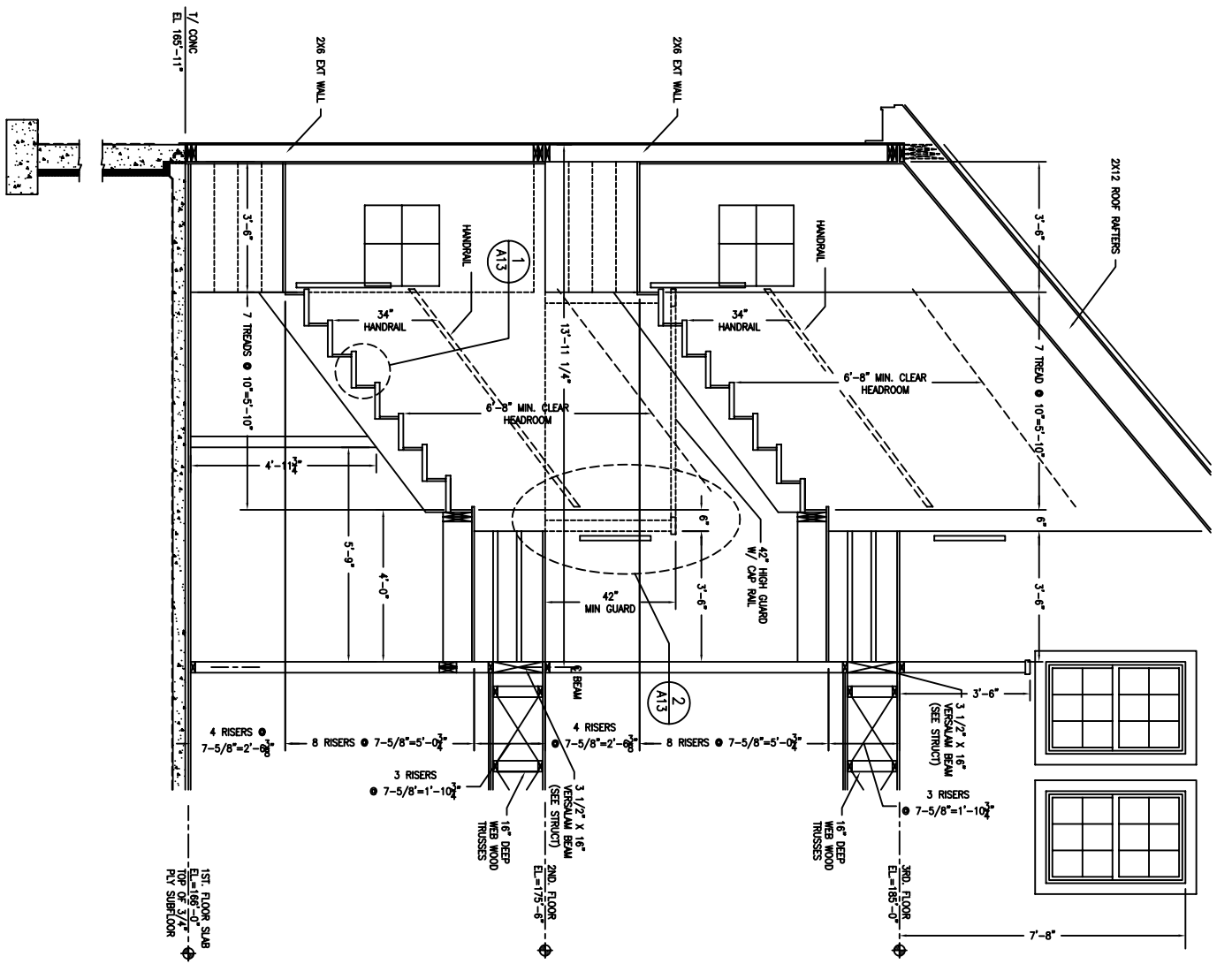


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2	10-05	

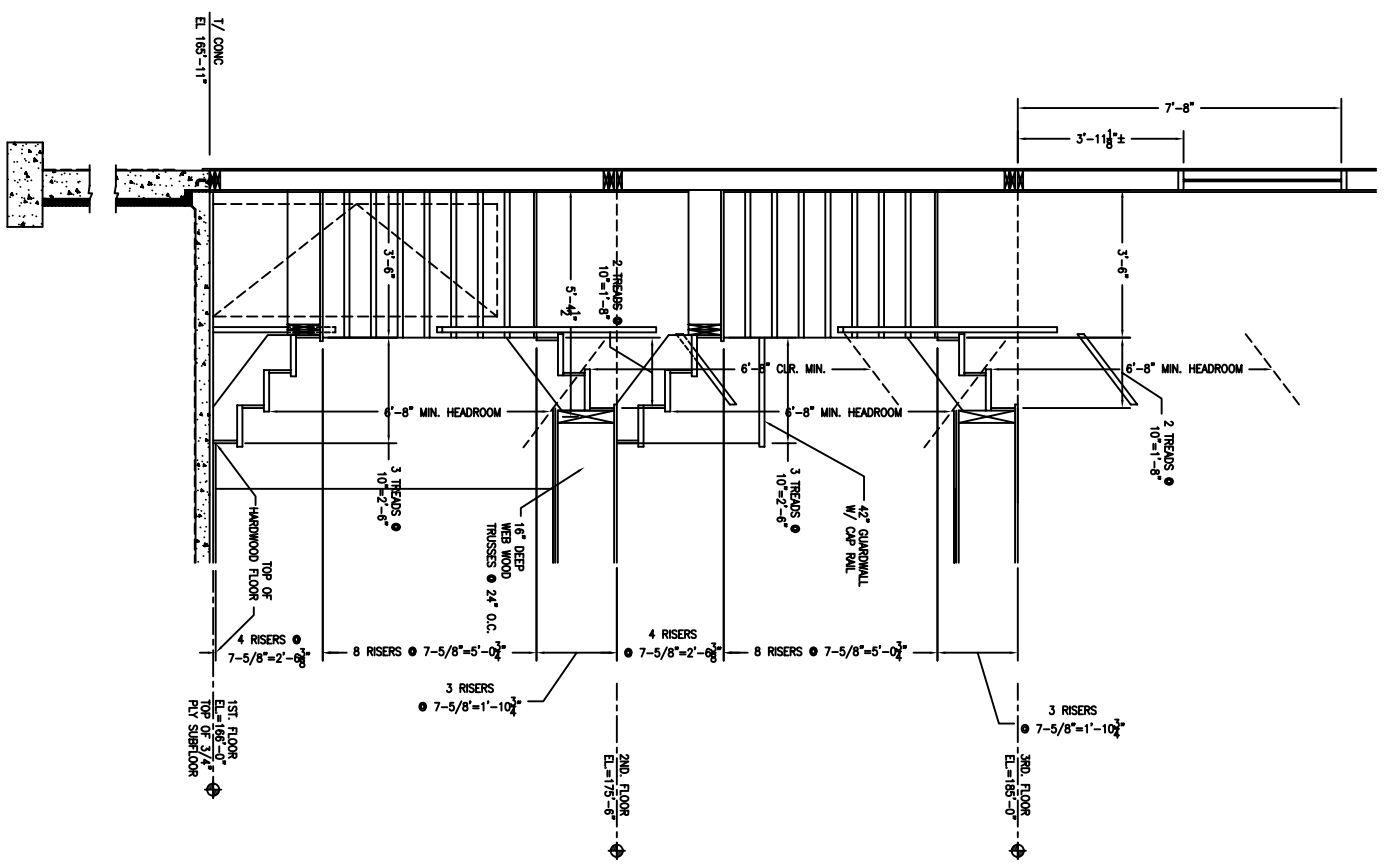
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 36, 37, 38 & 39

A11

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

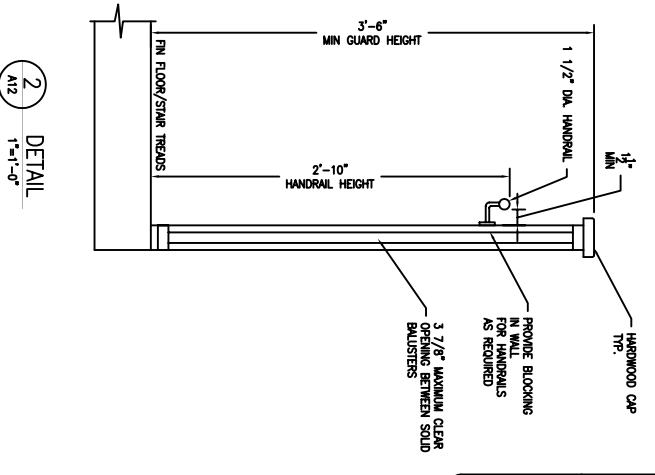


SECTION
A12A3 1/2"=1'-0"



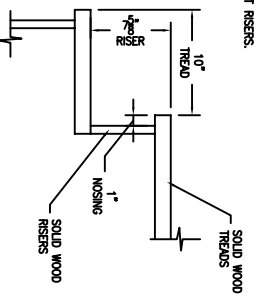
SECTION
A12A3 1/2"=1'-0"

NOTE:
BEIN STAIR RISER DIMENSIONS FROM FINISHED
HARDWOOD FLOORS.



DETAIL
A12 1"=1'-0"

NOTES
1) NOSING SHALL BE MINIMUM 3/4", MAXIMUM 1 1/4"
2) VARIATIONS SHALL NOT EXCEED 3/16" IN THE
HEIGHT OF ADJACENT RISERS



DETAIL
A12 1 1/2"=1'-0"

REV.	DATE	STATUS
2	10-05	
1		

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

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

A12



DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS	
D.C. CLOSER	S. STEEL
D.K. DOOR KNOCKER	S.C. SOLID CORE HARBORBOARD
D.S. DOOR SWEEP	INS. INSULATED
BHO. ELECTRIC HOUD OPERATOR	K. KEY LOCK
E3. ELECTRIC STRIKE	MTL. METAL
F.A.P. FINGER ADJUSTED PRIMED	NO. NUMBER
FR. FIRE RATED	P.L. PANIC HARDWARE
HA. HANDICAP ACCESSIBLE	P.P. PUSH/PULL
HC. HOLLOW CORE HARBORBOARD	P. PULL
	P.A.S. PRIVACY SET
	P.S. PASSAGE SET
	S.H. SPRING HINGE
	S.L. SPLIT JAMB (WOOD)
	TEMP. TEMPERED
	THK. THICKNESS
	WD. WOOD (SOLID)
	WG. WIRE GLASS
	W. WENER

NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS SIZE	GLASS TYPE	REMARKS	TYPE	MAT.	F.R.	DETAILS		MAT.	THRESHOLD	
													HEAD	JAMB			
EXTERIOR																	
01	A	3'-0" x 6'-6"	1 3/8"		KNOB	WOOD	-	-	INS. AL. TEMP. OS	BB	WOOD	-	-	-	C	ALUM.	-
02	I	6'-0" x 7'-0"			W/FR	INSUL.			INSUL. O.H. CHANGE DOOR	DD	WOOD	-	-	-	C	WOOD	-
03	C	6'-0" x 6'-6"			W/FR	WOOD			INS. TEMP	BB	WOOD	-	-	-	C	ALUM.	-
04	C	3'-0" x 6'-6"	1 3/8"		PULL	18GA MTL.			INS. AL. DC	AA	MTL.	-	-	-	C	ALUM.	-
FIRST FLOOR																	
10	F	3'-0" x 6'-6"	1 3/4"	1 HR.	KNOB	18GA MTL.	-	-	INS. CLD. DS	CC	MTL.	-	-	-	D		-
11	F	3'-0" x 6'-6"	1 3/4"	1 HR.	KNOB	18GA MTL.	-	-	INS. SH. LOCKSET. DS	CC	MTL.	-	-	-	D		-
12	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	P.S.	BB	WD	-	-	-	C	WOOD	-
13	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	P.R.S.	BB	WD	-	-	-	C	WOOD	-
14	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	P.S.	BB	WD	-	-	-	C	WOOD	-
15	B	2'-6" x 6'-6"	1 3/4"		KNOB	WD	-	-	SH. OS. PS	BB	WD	-	-	-	C	WOOD	-
SECOND FLOOR																	
20	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	P.R.S.	BB	WD	-	-	-	C	WOOD	-
21	B	RR 2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
22	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
23	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
24	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
25	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
26	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
27	B	1'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
THIRD FLOOR																	
30	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	LOCKSET	BB	WD	-	-	-	C	WOOD	-
31	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
32	B	RR 2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-
33	B	2'-6" x 6'-6"	1 3/8"		KNOB	WD	-	-	PS	BB	WD	-	-	-	C	WOOD	-

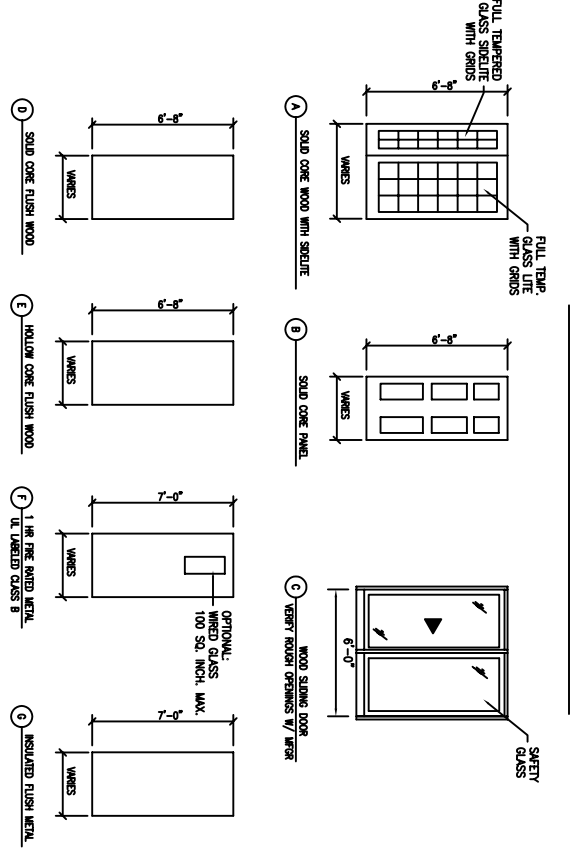
NOTES:
1) - WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS

WINDOW SCHEDULE

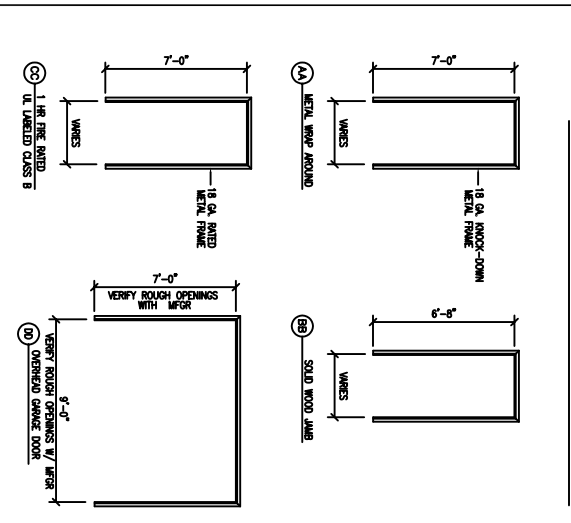
NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
W1	C	"HANCOCK"	P72624*	N/A	2'-2" x 2'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W2	A	"HANCOCK"	PH2280*	N/A	2'-2" x 2'-0"	"HANCOCK LUMBER WINDOW TYPE" AMING	-	-
W3	A	"HANCOCK"	PH4060*	N/A	2'-4" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W5	B	"HANCOCK"	PH4060-2*	N/A	3'-4" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
W6	A	"HANCOCK"	PH3544*	N/A	6'-7 1/2" x 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	-	-
					3'-0" x 3'-8"	"HANCOCK LUMBER WINDOW TYPE" HEAD HGT @ 7'-8" AFT	-	-

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

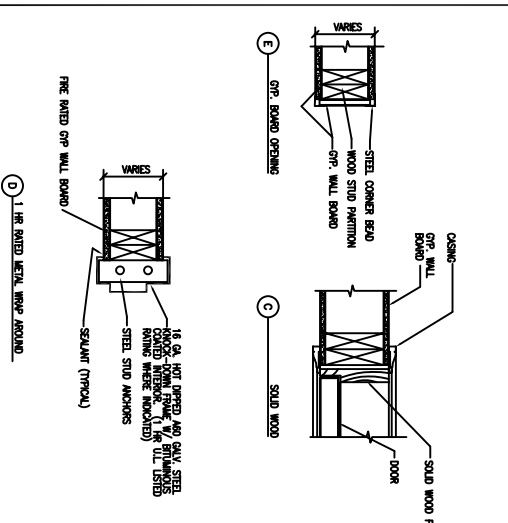
DOOR TYPES



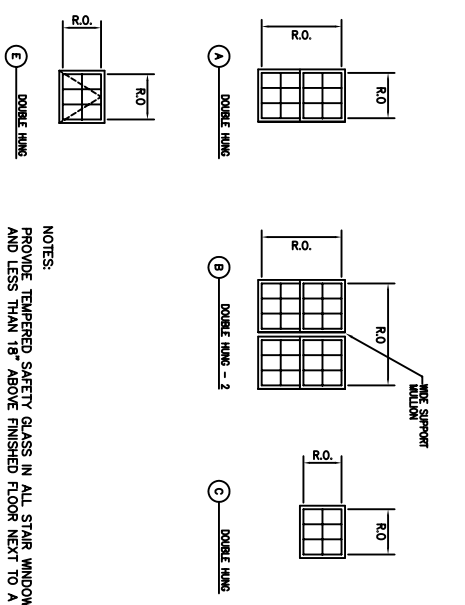
FRAME TYPES



JAMB TYPES



WINDOWS



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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
DOOR AND WINDOW SCHEDULE
UNITS 36, 37, 38 & 39

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

REV.	DATE	STATUS
6-27-04		

A13