

permanent lender

OCEAN EAST OF PORTLAND, L.L.C.

construction lender

WRIGHT RYAN CONSTRUCTION CO.

MAINE STATE HOUSING AUTHORITY

GODUTI/ THOMAS ARCHITECTS

# TOWNHOMES @ OCEAN EAST

presumpscot st.  
portland, maine

project name

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

civil engineering

coffin engineering

432 cony rd.

augusta, maine

ph. 800- 244-9475

fax 207-823-0016

structural

daniel s chase, p. e.

210 st. john st.

portland, me. 04101

ph. 207-799-9087

fax 207-799-0925

electrical engineering

thomas engineering

175 carlson st.

westbrook, me. 04092

ph. 207-878-4407

fax 207-878-0347

mechanical engineering

russell martin, p.e., p.a.

6 whiepering pine

freeport, maine

ph. 207- 865-0753

fax 207-865-0753

## UNIT MIX.

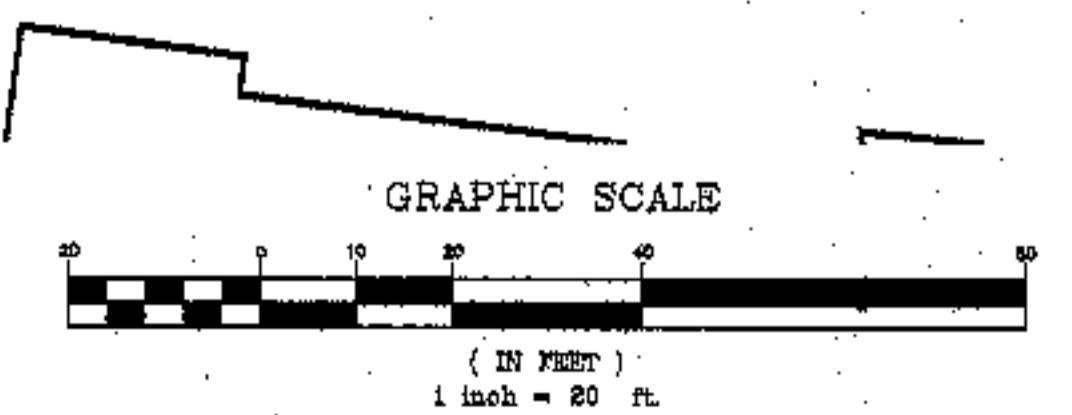
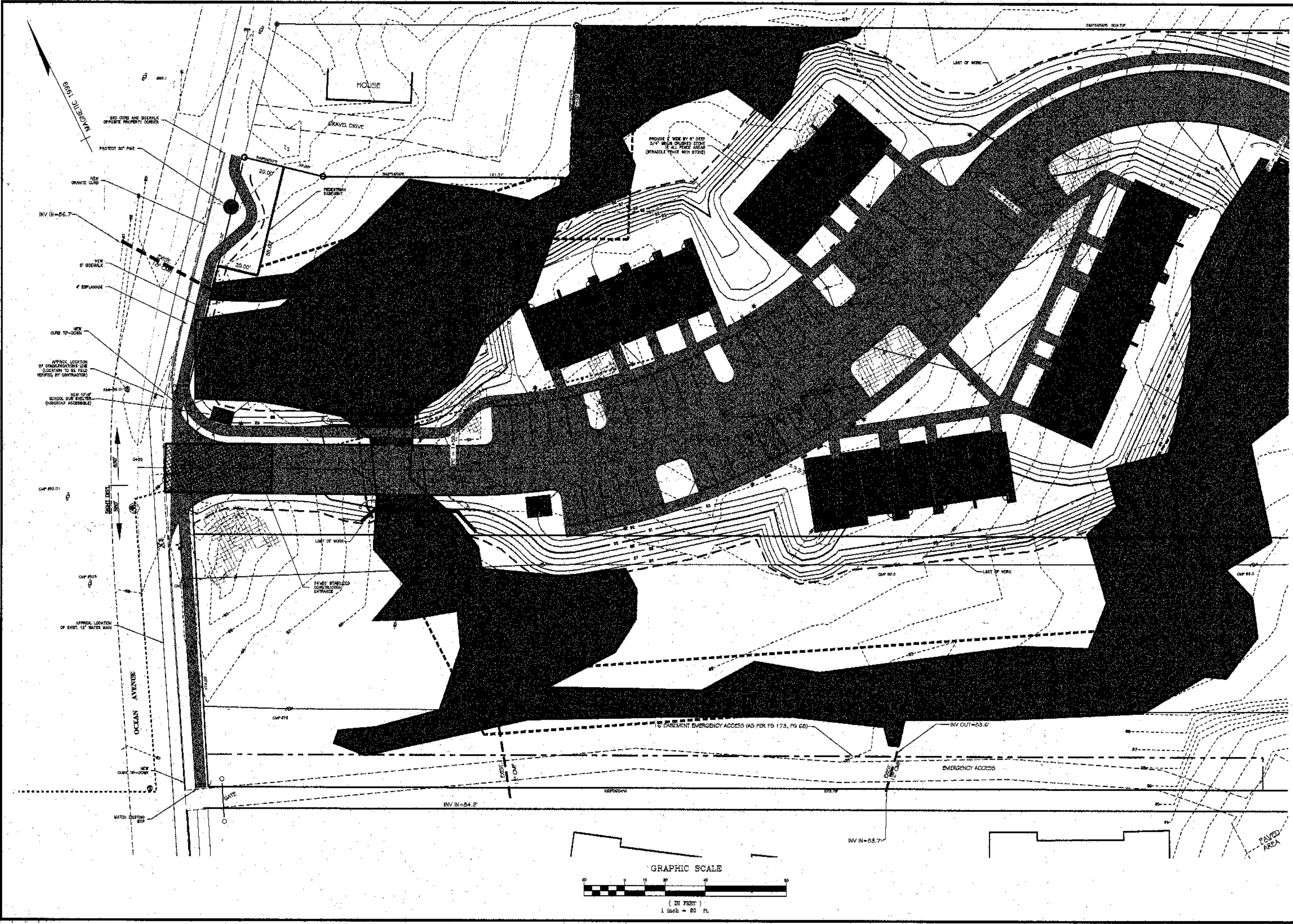
## DRAWING LIST.

unit type	bldg. #																		total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
2 bdrm		2	2				4	1	3	3	5	3	3	3	2		3	34	
3A bdrm	1	1	1	1				1	1	1	1	1	1	1	1	1	1	15	
3B bdrm	1	1	1	1				1	1	1	1	1	1	1	1	1	1	15	
3C bdrm				3	3													6	
3D bdrm				1	1													2	
3E bdrm				1	1													2	
3F bdrm				1	1													2	
3G bdrm			1															1	
2 bdrm hc		1	1					1							1			4	
3 bdrm hc	1	1	1						1					1	1			5	
total	3	5	5	4	6	6	6	4	6	5	7	5	5	6	5	3	5	66	

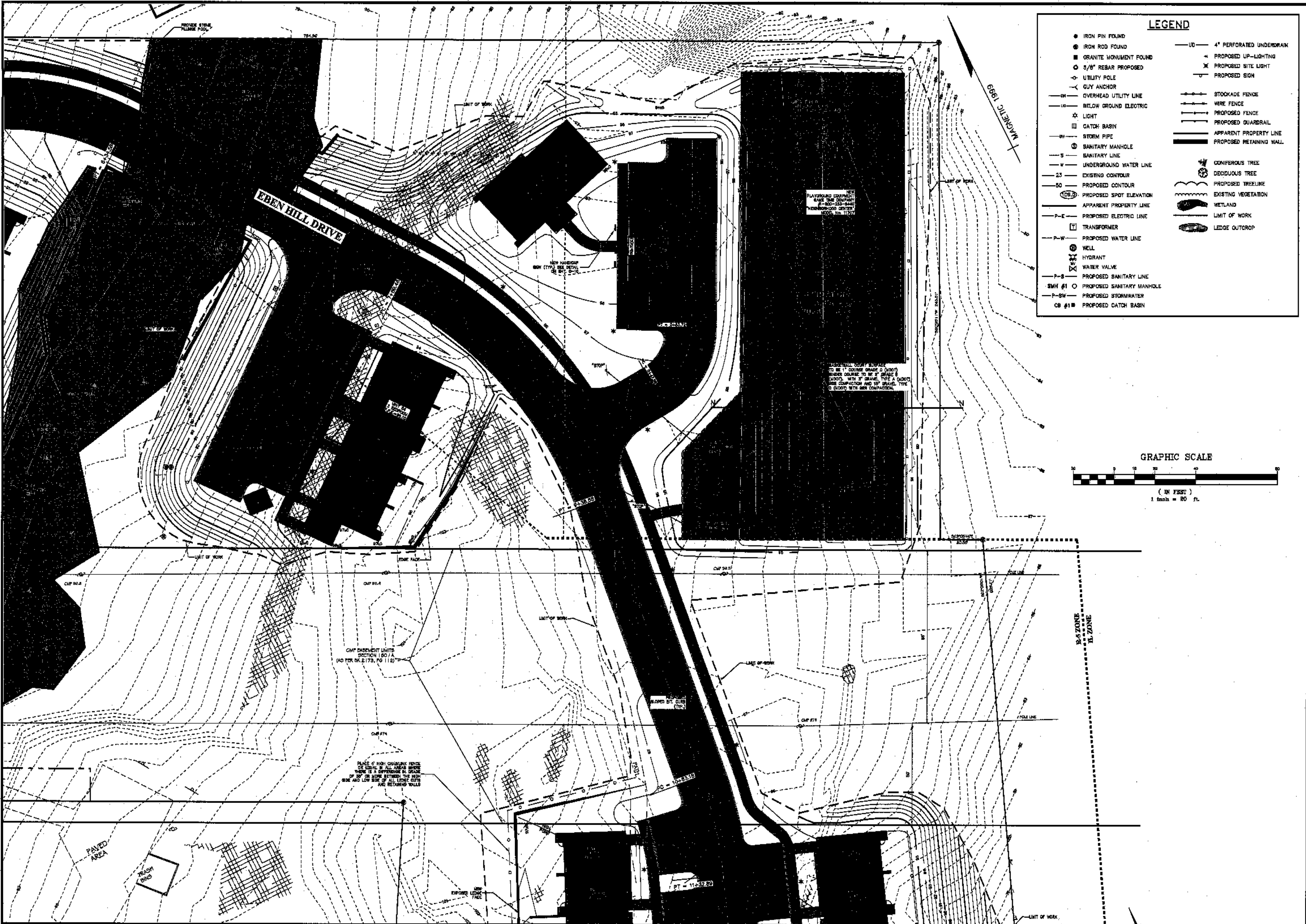
C-1	site plan	A1.1	building #1	F1.1	foundation plans
C1-A	site plan	A1.2	building #2	F1.2	foundation plans
C1-B	site plan	A1.3	building #3	F1.3	foundation plans/ joints
C-2	siteplan	A1.4	building #4	F1.4	foundation plans
G2-A	site plan	A1.5	building #5	F1.5	foundation plans
C-3	sanitary/ rd. profile	A1.6	building #6	F1.6	foundation plans
C-4	sanitary/ rd. profile	A1.7	building #7	F1.7	foundation plans
C-5	storm drain/ profile	A1.8	building #8	F5.1	foundation details
C-6	storm drain/ profile	A1.9	building #9	F5.2	foundation details
C-7	erosion control	A1.10	building #10		
C-8	erosion control	A1.11	building #11		
C-9	site details	A1.12	building #12	ST1.1	structural plans
C-10	site details	A1.13	building #13	ST1.2	structural plans
C-11	site details	A1.14		ST1.3	structural plans
C-12	site plan	A1.15	building #15	ST1.4	structural plans
C-13	site plan	A1.16	building #16	ST1.5	structural plans
C-14	site plan	A1.17	building #17	ST1.6	structural plans
C-15	siteplan	A1.18	building #18	ST1.7	structural plans
C-16	site plan			ST1.8	structural plans
C-17	sanitary/ rd. profile	A2.1	1/4 scale elevations		
C-18	sanitary/ rd. profile	A2.2	1/4 scale elevations	ST2.1	truss elevations
C-19	electrical plan	A2.3	1/4 scale elevations	ST2.2	truss elevations
G-1	radius map	A2.4	1/4 scale elevations		
L-1	landscape plan	A2.5	1/4 scale elevations		
L2	landscape plan	A2.6	1/4 scale elevations		
L3	preservation plan				
PR-1	profiles	A3.1	bldg. section		
PR-2	profiles	A3.2	bldg. sections		
PR-3	profiles	A3.3	bldg. sections		
X-1	cross sections	A3.4	bldg. sections	H1.1	heating bldg. 1,2
X-2	cross sections	A3.5	fire rated assemblies	H1.2	heating bldg. 3,4
X-3	cross sections			H1.3	heating bldg. 5,6
X-4	cross sections			H1.4	heating bldg. 7,8
X-5	cross sections	A4.1	interior elevations	H1.5	heating bldg. 9,10
X-6	cross sections	A5.1	wall types	H1.6	heating bldg. 11,12
X-7	cross sections	A5.2	exterior details	H1.7	heating bldg. 13,14
X-8	cross sections	A5.3	exterior details	H1.8	heating bldg. 15,16
X-9	cross sections	A6.1	schedules	H1.9	heating bldg. 17,18
				H3.1	boiler rms./ schedules
				H5.1	heating schedules/ details
		A7.1	unit plans	P1.1	plumbing 1,2
		A7.2	unit plans	P1.2	plumbing 3,4
		A7.3	unit plans	P1.3	plumbing 5,6
		A7.4	unit plans	P1.4	plumbing 7,8
		A7.5	unit plans	P1.5	plumbing 9,10
		A7.6	unit plans	P1.6	plumbing 11,12
		A7.7	unit plans	P1.7	plumbing 13,14
				P1.8	plumbing 15,16
				P1.9	plumbing 17,18
				P5.1	schedules/ details
				E.1	electrical details and schedules
				E2.1	community bldg.
				E7.1	unit plans
				E7.2	unit plans
				E7.3	unit plans
				E7.4	unit plans
				ES.1	electrical site plan

## CODE REFERENCE

item	code ref.	use	code req.	design
occupancy classification:	BOCA 99: 310,5	use group: R-3 structures		
construction types:	BOCA 99: 606	type 5A light wood protected exterior walls 705.2: required rating: 0 hr. unit separation 711.1: required rating: 1hr. interior walls/ ceilings: required rating: 0hr. roof separation: required rating: 0hr. draftstopping 721.7.2.1 required @ unit separation		designed: 0 hr. designed: 1hr. designed: 0 hrs. designed: 0 hrs. designed: draftstopping @ each unit partition
height/ area limitations:	BOCA 99: 303	type 5A occupancy R3 w/ 13r sprinkler height: area:	limited to: 4 stories/ 80' limited to: 20,400 s.f./ floor	designed: 2 story, 2 story + finished bamt. designed: 5000 s.f. or less
design live loads:	BOCA 99: 1606, 1608	residential live load floors: live load snow:	required: dwelling unit: 40lbs/s.f. required: 60 lbs./ s.f.	designed: 40 lbs. designed: 50 lbs. min.
sprinkler system	nfpca 101: section 30.3.5.2	apartment bldg.	required: NFPA 13 sprinkler	designed: NFPA 13-R sprinkler

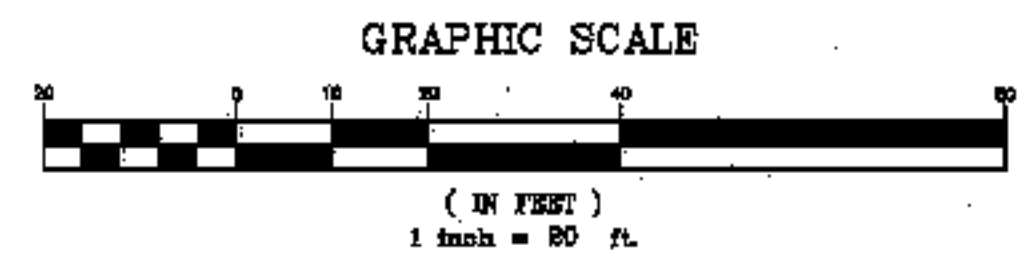


<p>4 FINAL DESIGN SET 10/04/03</p> <p>3 REVISED PER STI REVIEW LETTER 06/27/03</p> <p>2 REVISED BUILDING LAYOUTS AND WALKS 05/14/03</p> <p>1 REVISED PER AUGUST 22, 2002 MEMORANDUM 06/02/02</p>	
<p><b>SITE PLAN</b></p>	
<p>CLIENT/TITLE: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</p>	
<p>LOCATION: OCEAN AVE. &amp; PRESUMSCOTT STREET</p>	
<p>TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE</p>	
<p>SCALE: 1" = 20'</p>	
<p>DATE: JULY 17, 2002</p>	
<p>432 Oyster Street 700 Box, 447 Portland, ME 04102 1-800-344-4465</p>	
<p>500 Ocean Street 700 Box, 1831 Canaan, ME 04416 1-800-332-4365 © 2002</p>	
<p>ENGINEERING <b>COFFIN</b> SURVEYING</p>	
<p>STATE OF MAINE ARTHUR COLVIN JR. No. 6085 Professional Engineer</p>	
<p>PROJ. NO. 01034</p>	
<p><b>C-1</b></p>	



**LEGEND**

● IRON PIN FOUND	—UD— 4" PERFORATED UNDERDRAIN
● IRON ROD FOUND	▲ PROPOSED UP-LIGHTING
● GRANITE MONUMENT FOUND	✕ PROPOSED SITE LIGHT
○ 3/8" REBAR PROPOSED	— PROPOSED SIGN
○ UTILITY POLE	— STOCKADE FENCE
— GUY ANCHOR	— WIRE FENCE
— OVERHEAD UTILITY LINE	— PROPOSED FENCE
— BELOW GROUND ELECTRIC	— PROPOSED GUARDRAIL
★ LIGHT	— APPARENT PROPERTY LINE
□ CATCH BASIN	— PROPOSED RETAINING WALL
— STORM PIPE	— CONIFEROUS TREE
○ SANITARY MANHOLE	— DECIDUOUS TREE
— SANITARY LINE	— PROPOSED TREELINE
— UNDERGROUND WATER LINE	— EXISTING VEGETATION
—23— EXISTING CONTOUR	— WETLAND
—50— PROPOSED CONTOUR	— LIMIT OF WORK
○ PROPOSED SPOT ELEVATION	— LEDGE OUTCROP
— APPARENT PROPERTY LINE	
—P—E— PROPOSED ELECTRIC LINE	
— TRANSFORMER	
—P—W— PROPOSED WATER LINE	
○ WELL	
○ HYDRANT	
○ WATER VALVE	
—P—S— PROPOSED SANITARY LINE	
○ SMH #1 ○ PROPOSED SANITARY MANHOLE	
—P—SW— PROPOSED STORMWATER	
○ CB #1 ■ PROPOSED CATCH BASIN	



**SITE PLAN**

PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY, CUMBERLAND STATE, MAINE

DATE: JULY 17, 2002

SCALE: 1" = 20'

REVISIONS:

NO.	REVISIONS	DATE
1	REVISED PER AUGUST 22, 2002 MEMORANDUM 09/12/02	
2	REVISED BUILDING LAYOUTS AND WALLS	06/14/02
3	REVISED PER SITE REVIEW LETTER	06/27/02
4	FINAL DESIGN SET	10/04/02

482 Camp Road  
PO Box 667  
Augusta, ME 04301  
1-800-242-5475

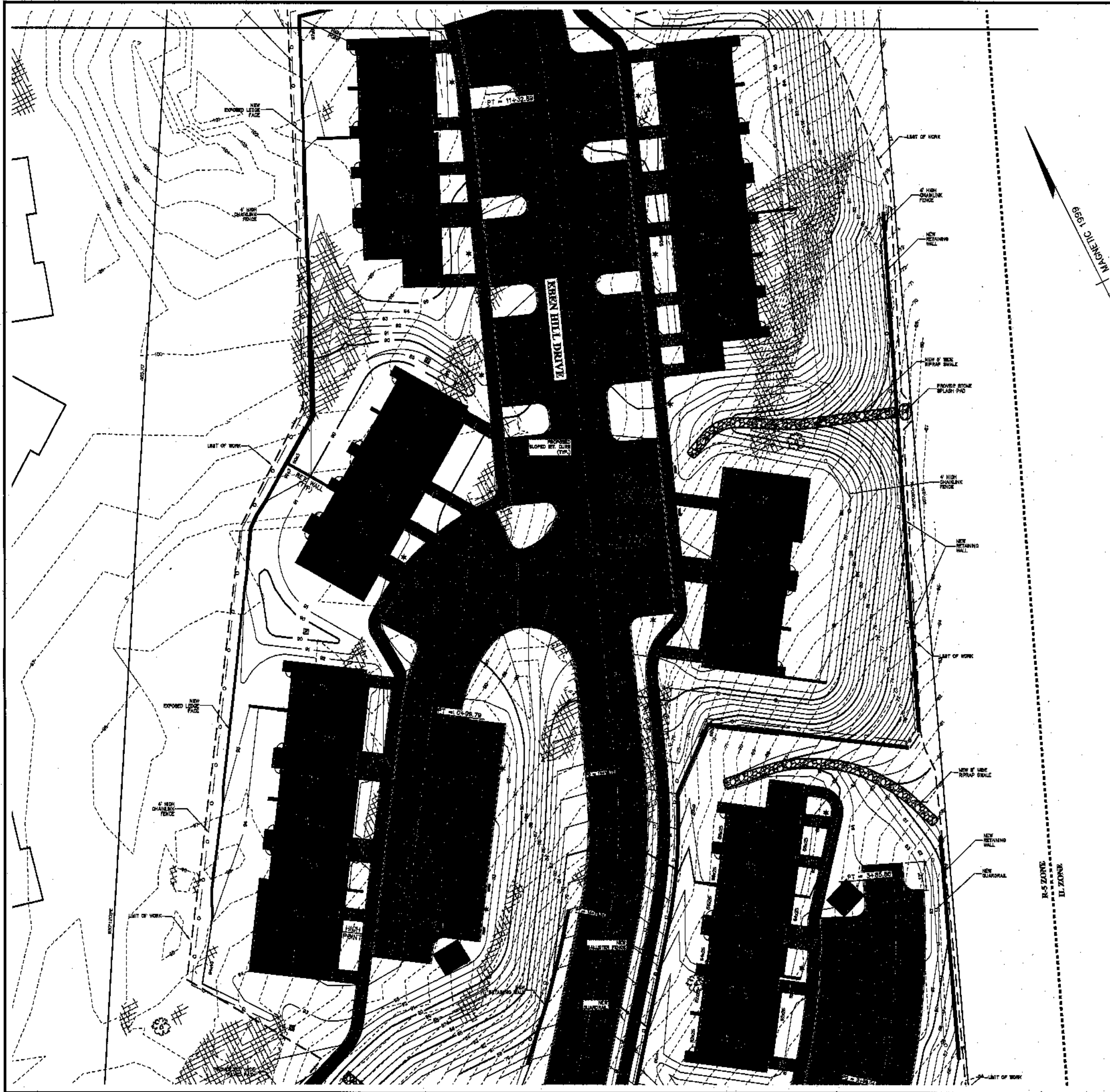
598 Ocean Street  
Portland, ME 04103  
1-800-242-5495

**COFFIN**  
ENGINEERING & SURVEYING, INC.  
SURVEYING

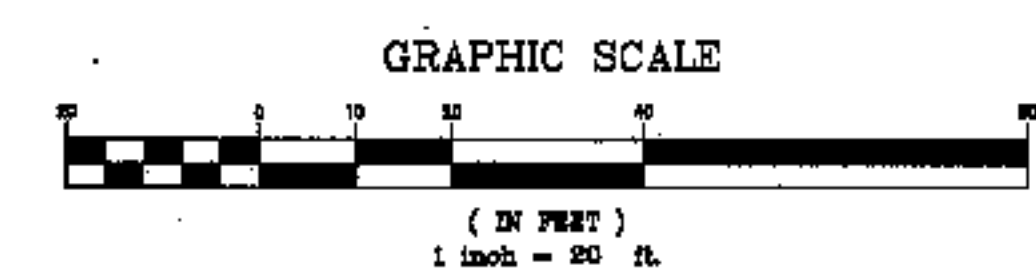
STATE OF MAINE  
ARTHUR COLVIN JR.  
No. 6066  
PROFESSIONAL ENGINEER

PROJ. NO. 01034

**C-1A**

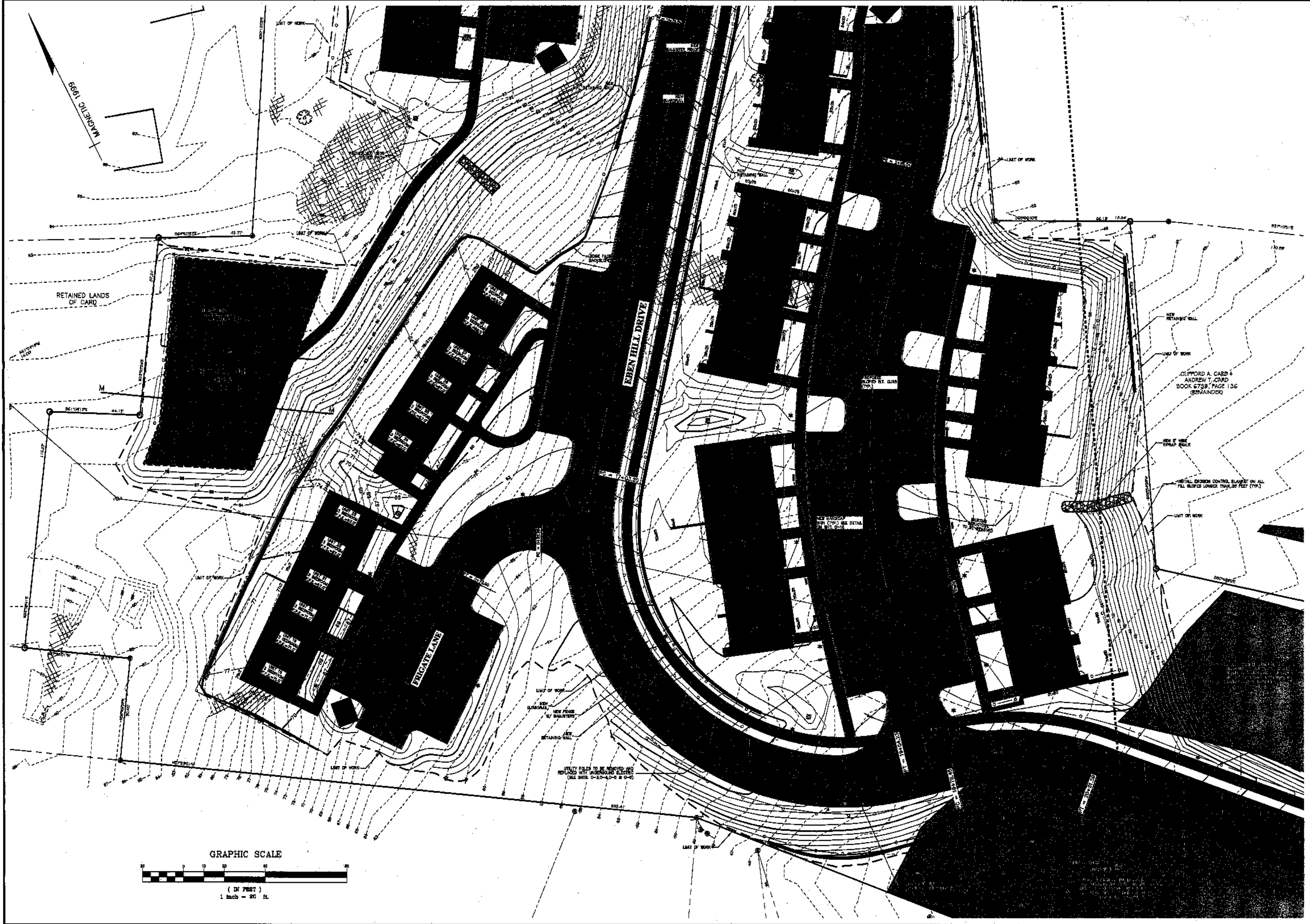


LEGEND	
● IRON PIN FOUND	— UD — 4" PERFORATED UNDERDRAIN
● IRON ROD FOUND	⋄ PROPOSED UP-LIGHTING
■ GRANITE MONUMENT FOUND	⋄ PROPOSED SITE LIGHT
○ 5/8" REBAR PROPOSED	— PROPOSED SIGN
○ UTILITY POLE	— STOCKADE FENCE
— GUY ANCHOR	— WIRE FENCE
— OH — OVERHEAD UTILITY LINE	— PROPOSED FENCE
— BG — BELOW GROUND ELECTRIC	— PROPOSED GUARDRAIL
★ LIGHT	— APPARENT PROPERTY LINE
□ CATCH BASIN	— PROPOSED RETAINING WALL
— SP — STORM PIPE	— CONIFEROUS TREE
⊙ SANITARY MANHOLE	— DECIDUOUS TREE
— S — SANITARY LINE	— PROPOSED TREELINE
— W — UNDERGROUND WATER LINE	— EXISTING VEGETATION
— 23 — EXISTING CONTOUR	— WETLAND
— 80 — PROPOSED CONTOUR	— LIMIT OF WORK
⊙ PROPOSED SPOT ELEVATION	— LEDGE OUTCROP
— APPARENT PROPERTY LINE	
— P-E — PROPOSED ELECTRIC LINE	
— P-W — PROPOSED WATER LINE	
— TRANSFORMER	
— W — WELL	
— HYDRANT	
— WATER VALVE	
— P-S — PROPOSED SANITARY LINE	
SMH #1 ○ PROPOSED SANITARY MANHOLE	
— P-SW — PROPOSED STORMWATER	
CB #1 ■ PROPOSED CATCH BASIN	



<b>SITE PLAN</b> SCALE: 1" = 20' DATE: JULY 17, 2002	
CLIENT/OWNER: <b>REALTY RESOURCES, CHARTERED</b> <b>TOWNHOMES AT OCEAN EAST</b> LOCATION: OCEAN AVE. & PRESUMCOT STREET TOWN: PORTLAND COUNTY, CUMBERLAND STAFF, MAINE	
450 Chapel Street PO Box 487 Portland, ME 04101 1-800-344-9475	570 Union Street PO Box 1831 Camden, ME 04846 1-800-565-0465
ARTHUR COLVIN JR. No. 6065 PROFESSIONAL ENGINEER	
PROJ. NO. 01034	
<b>C-1B</b>	

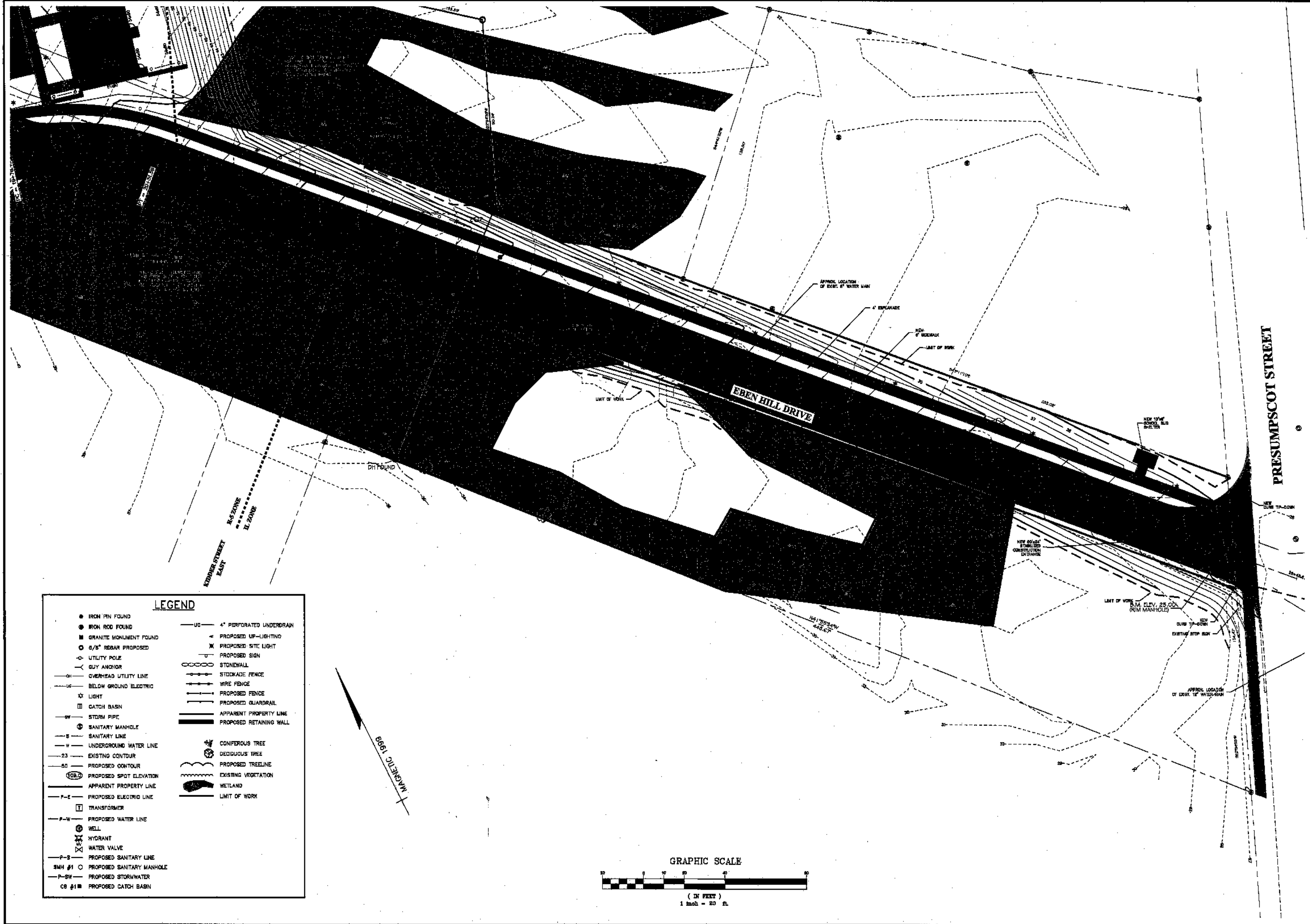
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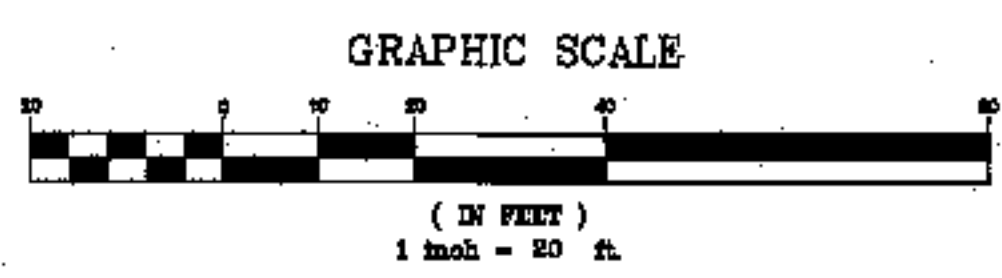
		<b>PROJECT NO.</b> 01034 <b>C-2</b>
		<b>PROJECT TITLE:</b> <b>REALTY RESOURCES, CHARTERED</b> <b>TOWNHOMES AT OCEAN EAST</b>
451 Camp Road PO Box 487 Augusta, ME 04302 1-800-244-9475		<b>CLIENT/OWNER:</b> CLIFFORD A. CARD & ANDREW T. CARD BOOK 6739, PAGE 136 (REMAINDER)
593 Thomas Street PO Box 1811 Portland, ME 04102 1-800-252-6505		<b>LOCATION:</b> OCEAN AVE. & PRESUMSCOT STREET <b>TOWN:</b> PORTLAND <b>COUNTY:</b> CUMBERLAND <b>STATE:</b> MAINE
<b>DATE:</b> JULY 17, 2002		<b>SCALE:</b> 1" = 20' <b>DATE:</b> JULY 17, 2002
<b>REVISIONS:</b>		<b>NO.</b>
1 REVISED PER AUGUST 22, 2002 MEMORANDUM	2 REVISED BUILDING LAYOUTS AND WALKS	3 REVISED PER SITE REVIEW LETTER
4 FINAL DESIGN SET	10/04/03	09/27/03

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LEGEND	
● IRON PIN FOUND	— UC — 4" PERFORATED UNDERDRAIN
● IRON ROD FOUND	▲ PROPOSED UP-LIGHTING
■ GRANITE MONUMENT FOUND	✕ PROPOSED SITE LIGHT
○ 6/8" REBAR PROPOSED	□ PROPOSED SIGN
○ UTILITY POLE	○ STONEWALL
— GUY ANCHOR	— STOCKADE FENCE
— OVERHEAD UTILITY LINE	— WIRE FENCE
— BELOW GROUND ELECTRIC	— PROPOSED FENCE
★ LIGHT	— PROPOSED GUARDRAIL
□ CATCH BASIN	— APPARENT PROPERTY LINE
— STORM PIPE	— PROPOSED RETAINING WALL
● SANITARY MANHOLE	— CONIFEROUS TREE
— SANITARY LINE	— DECIDUOUS TREE
— UNDERGROUND WATER LINE	— PROPOSED TREELINE
— 23 — EXISTING CONTOUR	— EXISTING VEGETATION
— 50 — PROPOSED CONTOUR	— WETLAND
○ PROPOSED SPOT ELEVATION	— LIMIT OF WORK
— APPARENT PROPERTY LINE	
— P-E — PROPOSED ELECTRIC LINE	
— TRANSFORMER	
— P-W — PROPOSED WATER LINE	
— WELL	
— HYDRANT	
— WATER VALVE	
— P-S — PROPOSED SANITARY LINE	
SMH #1 ○ PROPOSED SANITARY MANHOLE	
— P-SW — PROPOSED STORMWATER	
CB #1 ■ PROPOSED CATCH BASIN	



<p>CLIENT TITLE: <b>SITE PLAN</b></p>	
<p>CHARACTER OF PROJECT: <b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b></p>	
<p>LOCATION: <b>OCEAN AVE. &amp; PRESUMPCOT STREET</b></p>	
<p>TOWN: <b>PORTLAND</b> COUNTY: <b>CUMBERLAND</b> STATE: <b>MAINE</b></p>	
<p>DATE: <b>JULY 17, 2002</b></p>	<p>SCALE: <b>1" = 20'</b></p>
<p>NO. <b>1</b></p>	<p>REVISIONS: <b>REVISED PER AUGUST 22, 2002 MEMORANDUM</b></p>
<p>NO. <b>2</b></p>	<p>REVISIONS: <b>REVISED BUILDING LAYOUTS AND WALKS</b></p>
<p>NO. <b>3</b></p>	<p>REVISIONS: <b>REVISED PER SITE REVIEW LETTER</b></p>
<p>NO. <b>4</b></p>	<p>REVISIONS: <b>FINAL DESIGN SET</b></p>
<p>DATE: <b>10/04/02</b></p>	<p>DATE: <b>06/27/03</b></p>

485 Cherry Street  
PO Box 1887  
Augusta, ME 04301  
1-800-344-9475

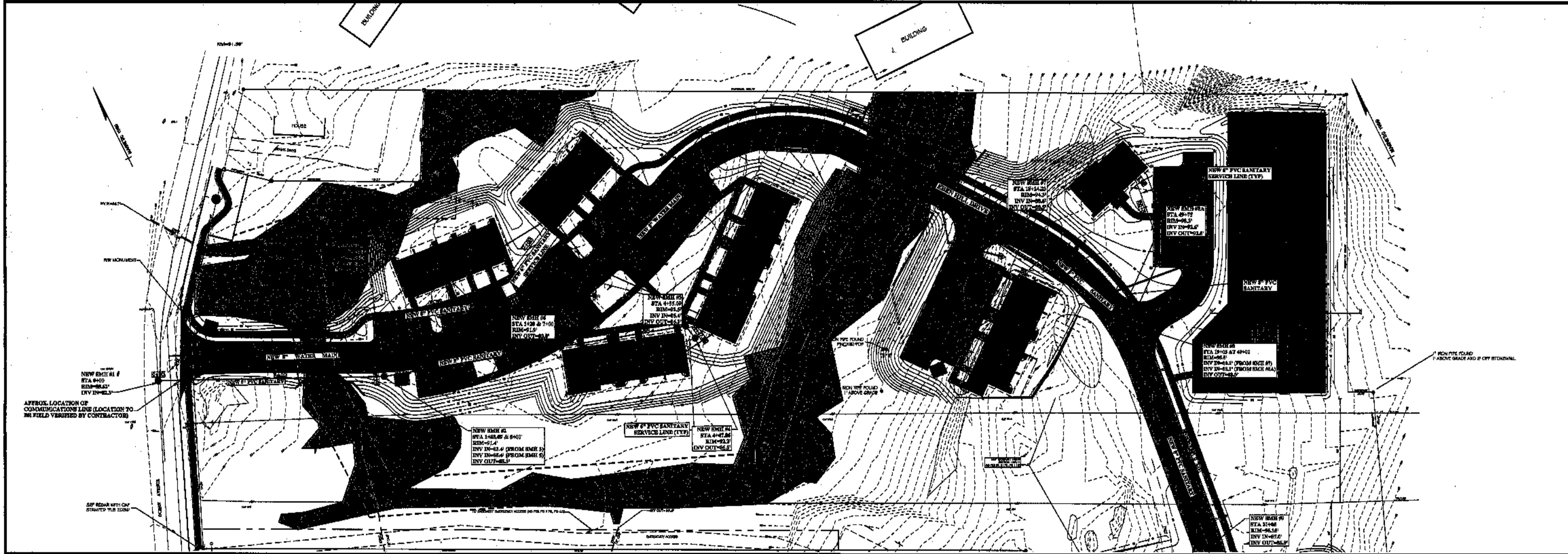
**COFFIN**  
ENGINEERING  
SURVEYING

593 Main Street  
PO Box 1881  
Canaan, ME 04914  
1-800-344-9475

ARTHUR J. COFFIN JR.  
No. 5085  
REGISTERED PROFESSIONAL ENGINEER

PROJ. NO. 01034

**C-2A**



NO.	DATE	DESCRIPTION
5	10/04/05	FINAL DESIGN SET
4	09/29/05	DOM. WATER TO BUILDING #15
4	09/29/05	MOVED DOM. WATER TO BUILDING #14
3	09/27/05	REVISED PER S.T.L. REVIEW LETTER
2	09/14/05	REVISED UNDERGROUND UTILITY LOCATIONS
1	09/17/02	REVISED PER AUGUST 22, 2002 MEMORANDUM

SHEET TITLE: **SANITARY PLAN AND PROFILE**  
 CLIENT: **REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST**  
 LOCATION: **OCEAN AVE. & PRESUMCOT STREET**  
 TOWN: **PORTLAND** COUNTY: **CUMBERLAND STATE: MAINE**  
 DATE: **JULY 17, 2002**  
 SCALE: **HOR: 1" = 40' VERT: 1" = 4'**

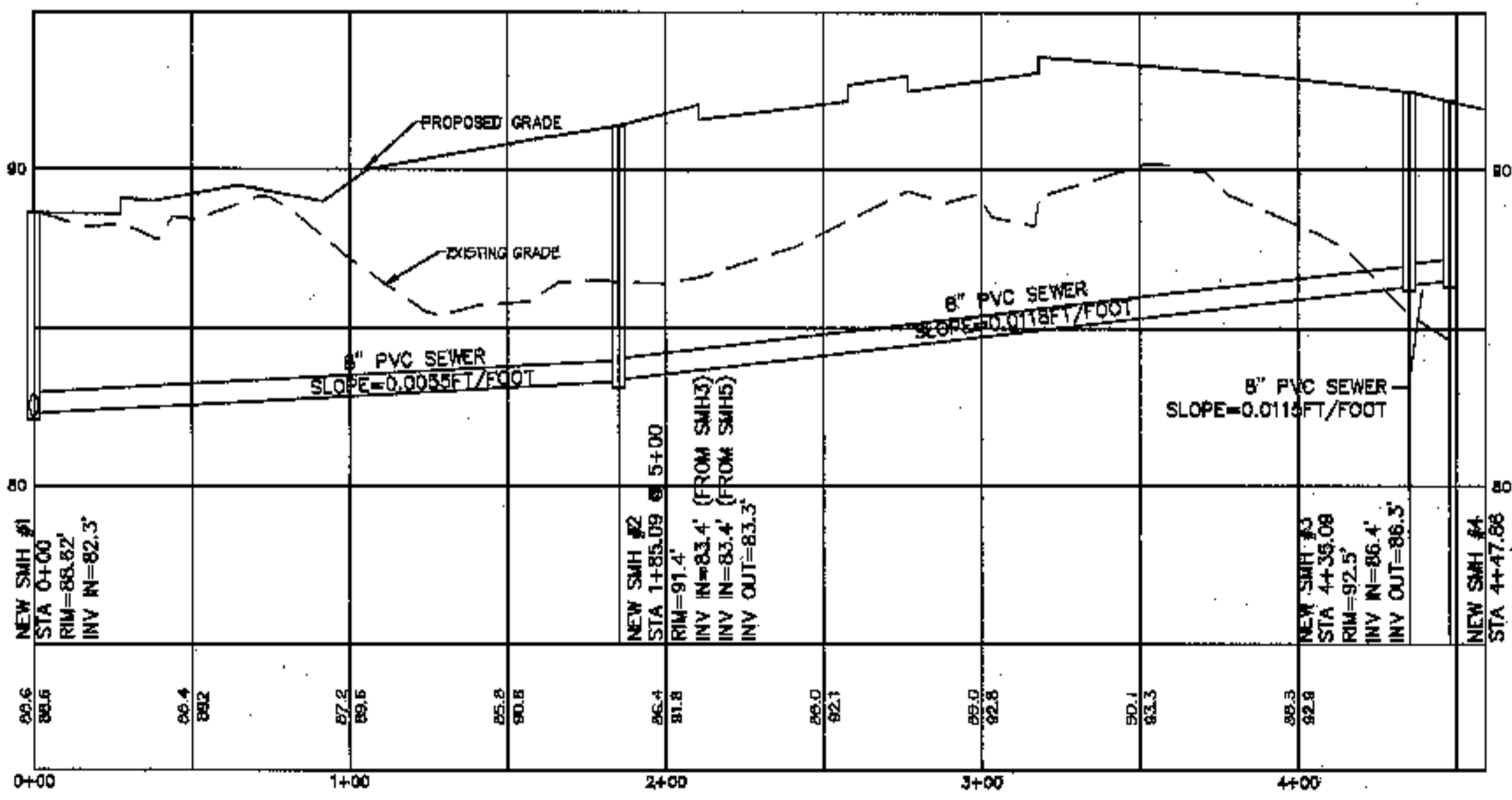
455 Oreg Street  
 Portland, ME 04103  
 1-800-244-4473

**COFFIN**  
 ENGINEERING  
 SURVEYING

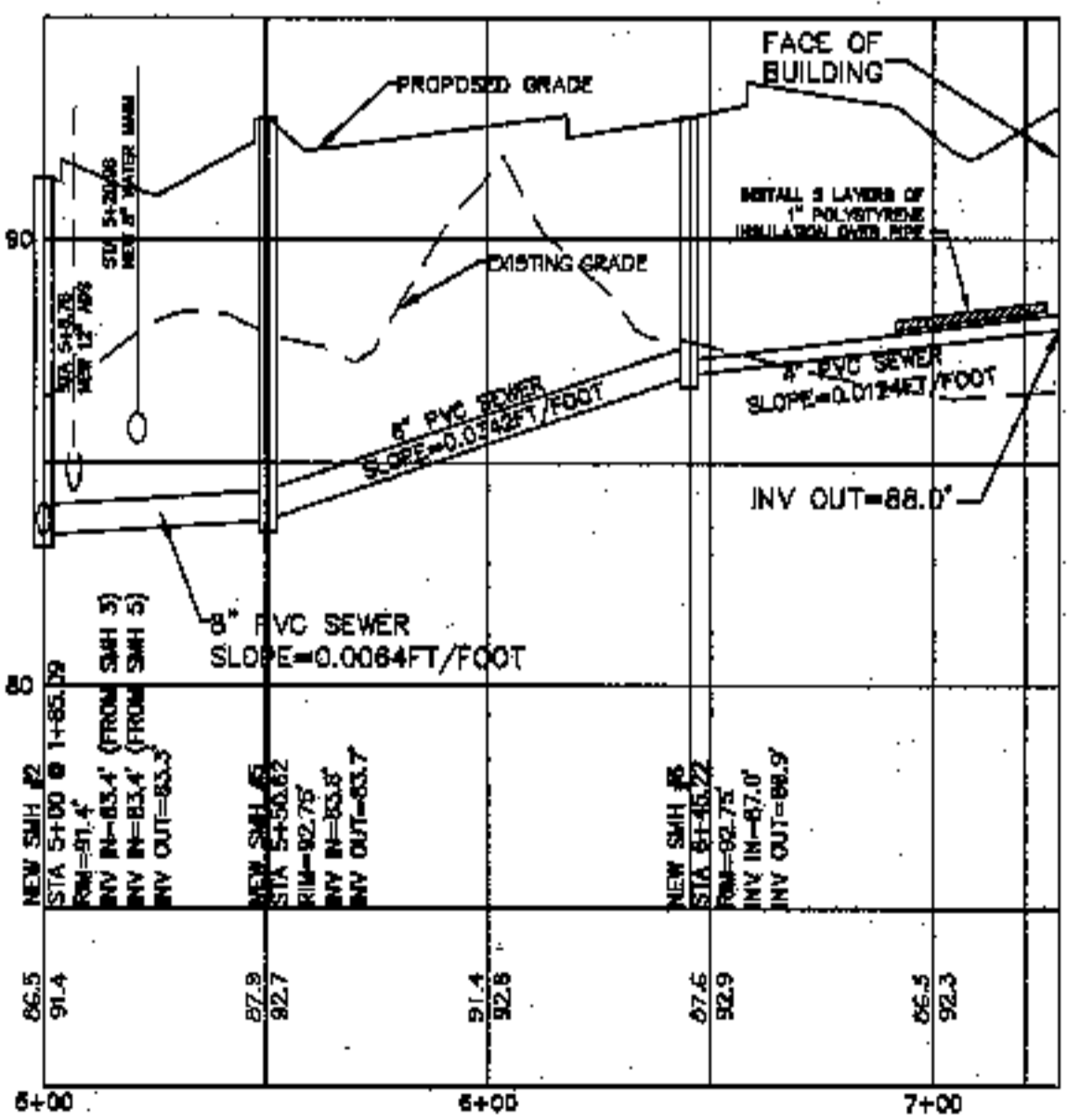
598 Urban Street  
 Portland, ME 04103  
 1-800-244-4473

STATE OF MAINE  
**ARTHUR J. COLVIN JR.**  
 No. 6055  
 PROFESSIONAL ENGINEER

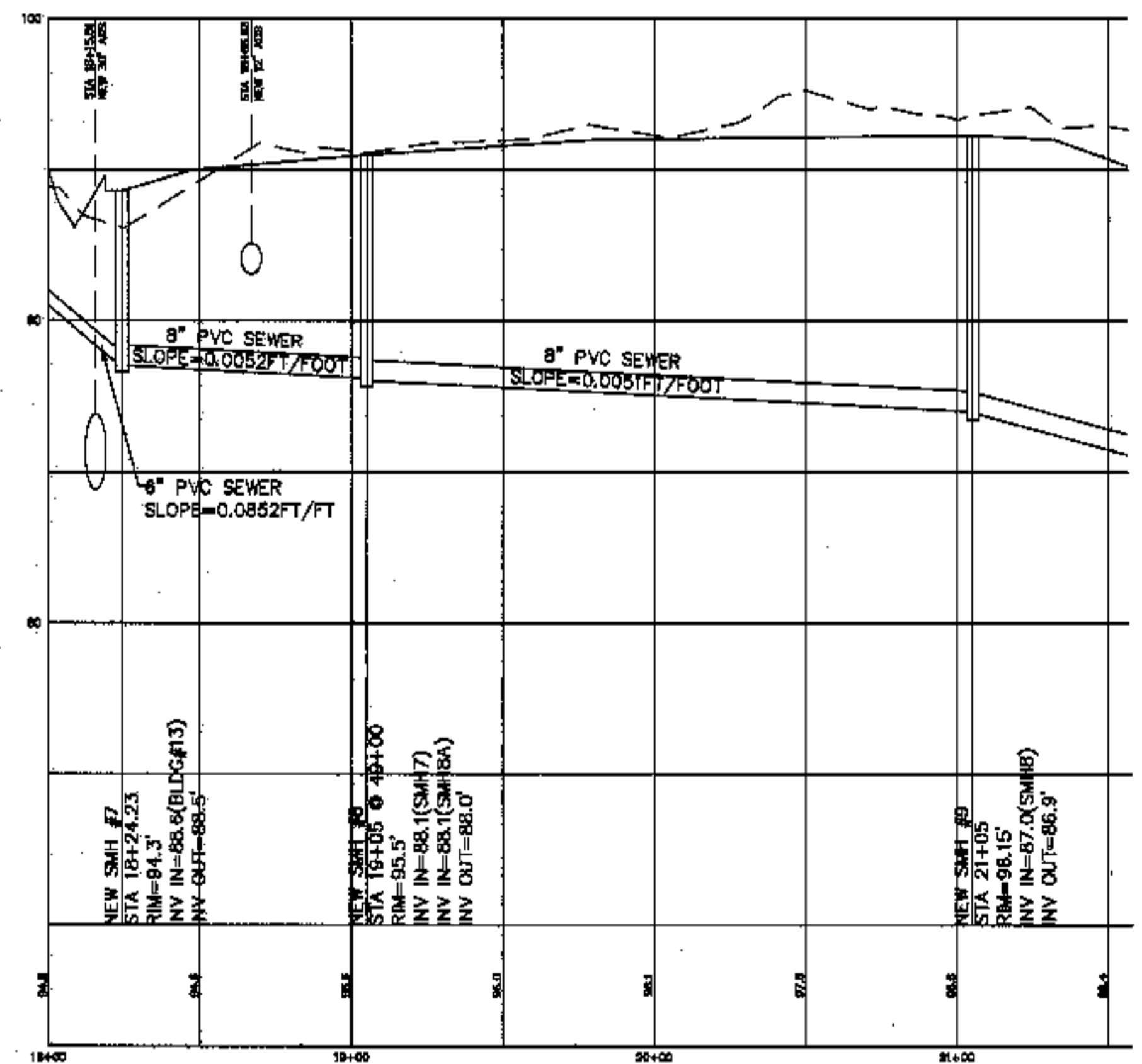
PROJ. NO. 01034  
**C-3**



**STA. 0+00 THRU TO 4+47.86**

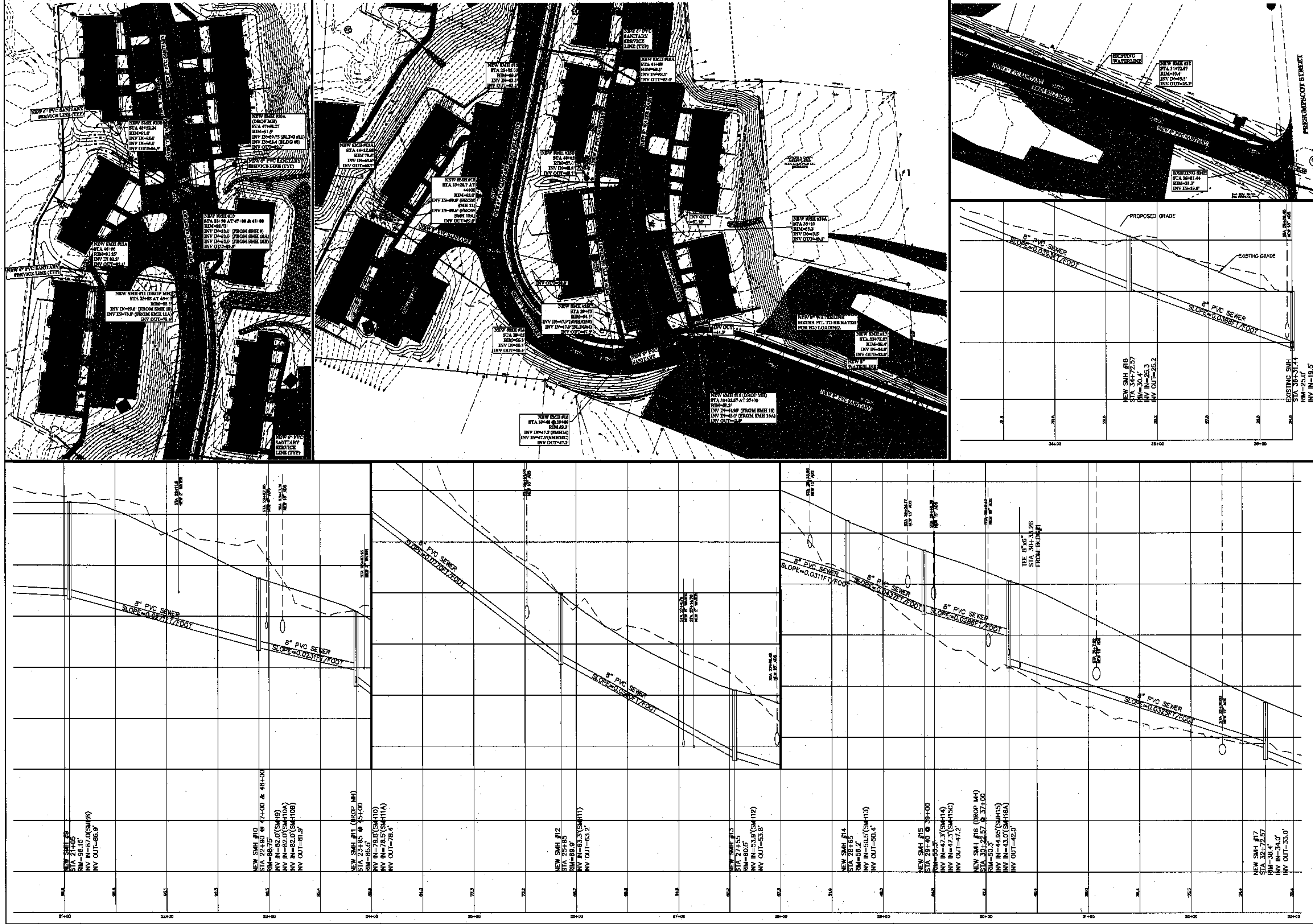


**STA. 5+00 THRU TO 7+26.95**



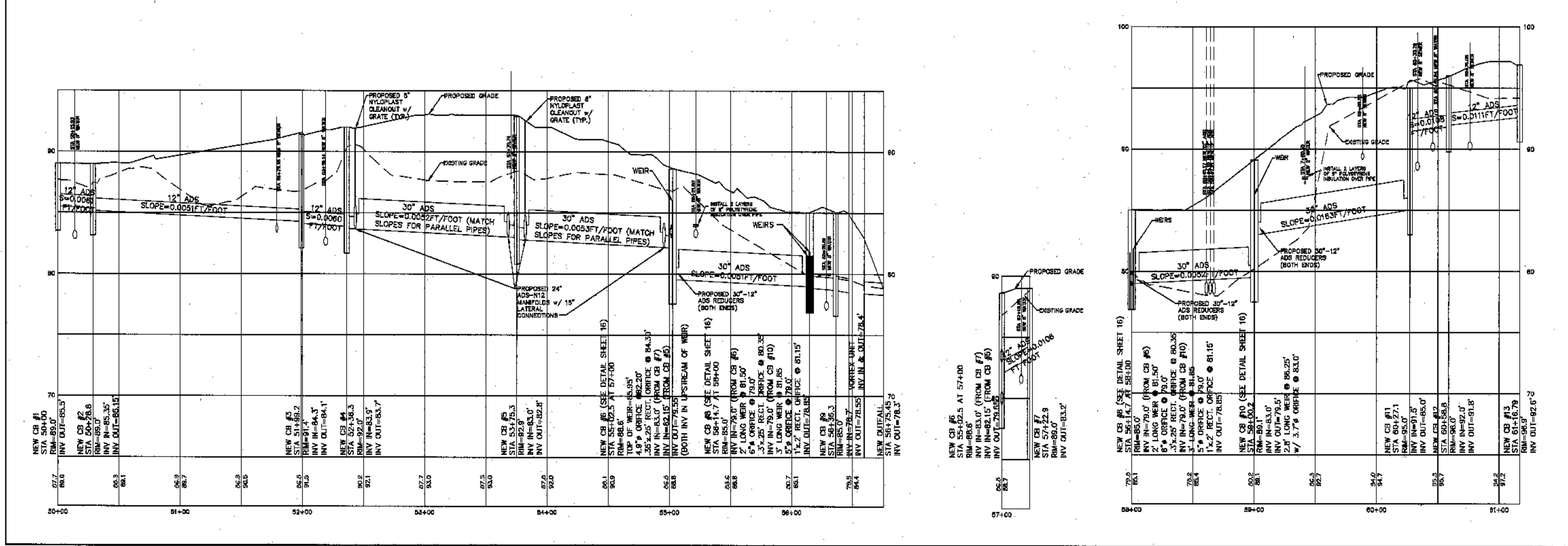
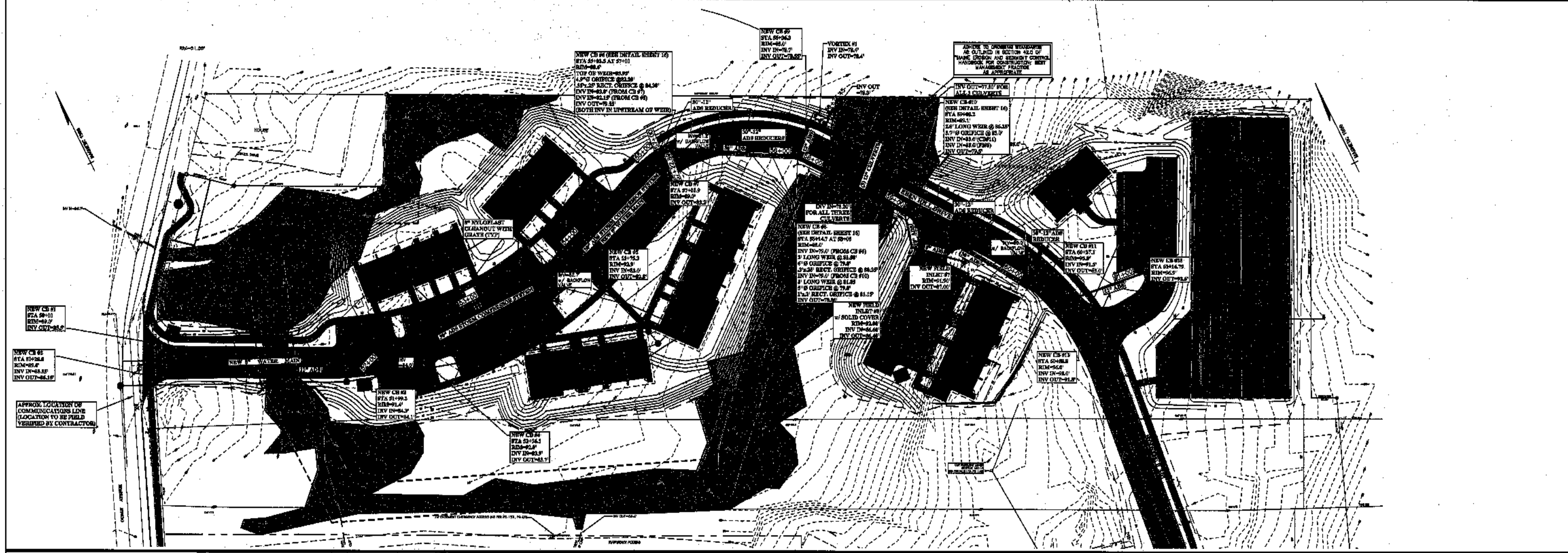
**STA. 18+00 THRU TO 21+50**

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<b>CLASSIFICATION:</b> REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		<b>DATE:</b> JULY 17, 2002	
615 Ocean Street PO Box 1801 Augusta, ME 04332 1-800-344-5475		LOCATION: OCEAN AVE. & PRESUMSCOTT STREET TOWNSHIP: PORTLAND COUNTY: CUMBERLAND STATE: MAINE	
599 Union Street PO Box 1801 Camden, ME 04223 1-800-282-6665		PROJECT NO. 01034 <b>C-4</b>	
<b>CLIENT/PROJECT:</b> REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		<b>SCALE:</b> HOR: 1" = 40' VERT: 1" = 4' REVISIONS:	
5/14/03 9/29/03 9/27/03 9/11/03 09/12/02		5 4 3 2 1	
FINAL DESIGN SET DOM. WATER BUILD #6 TO #5 REISED PER S.I.L. REVEN LETTER REISED UNDERGROUND UTILITY LOCATIONS		No. No. No. No. No.	
10/04/03		8/27/02	





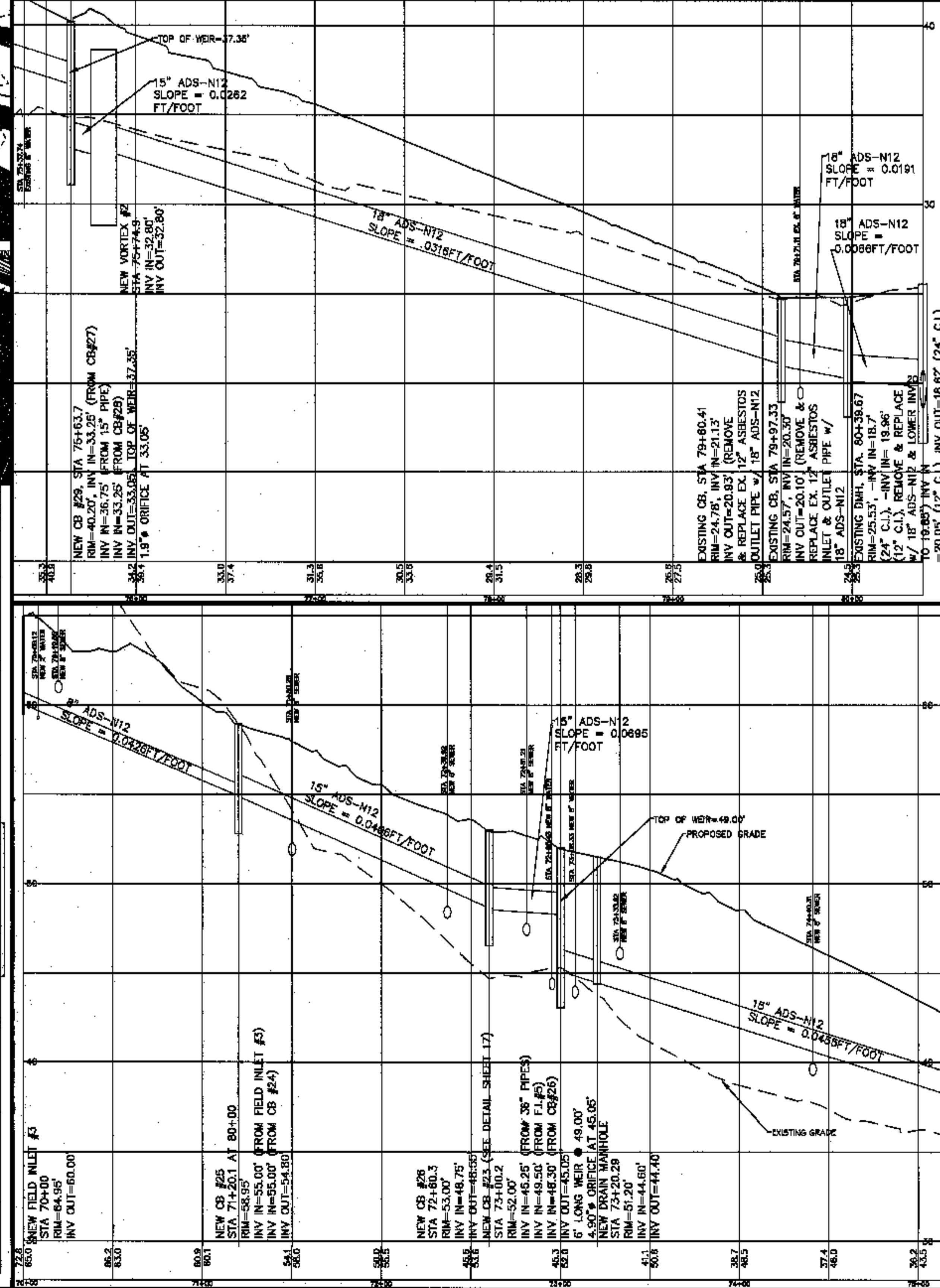
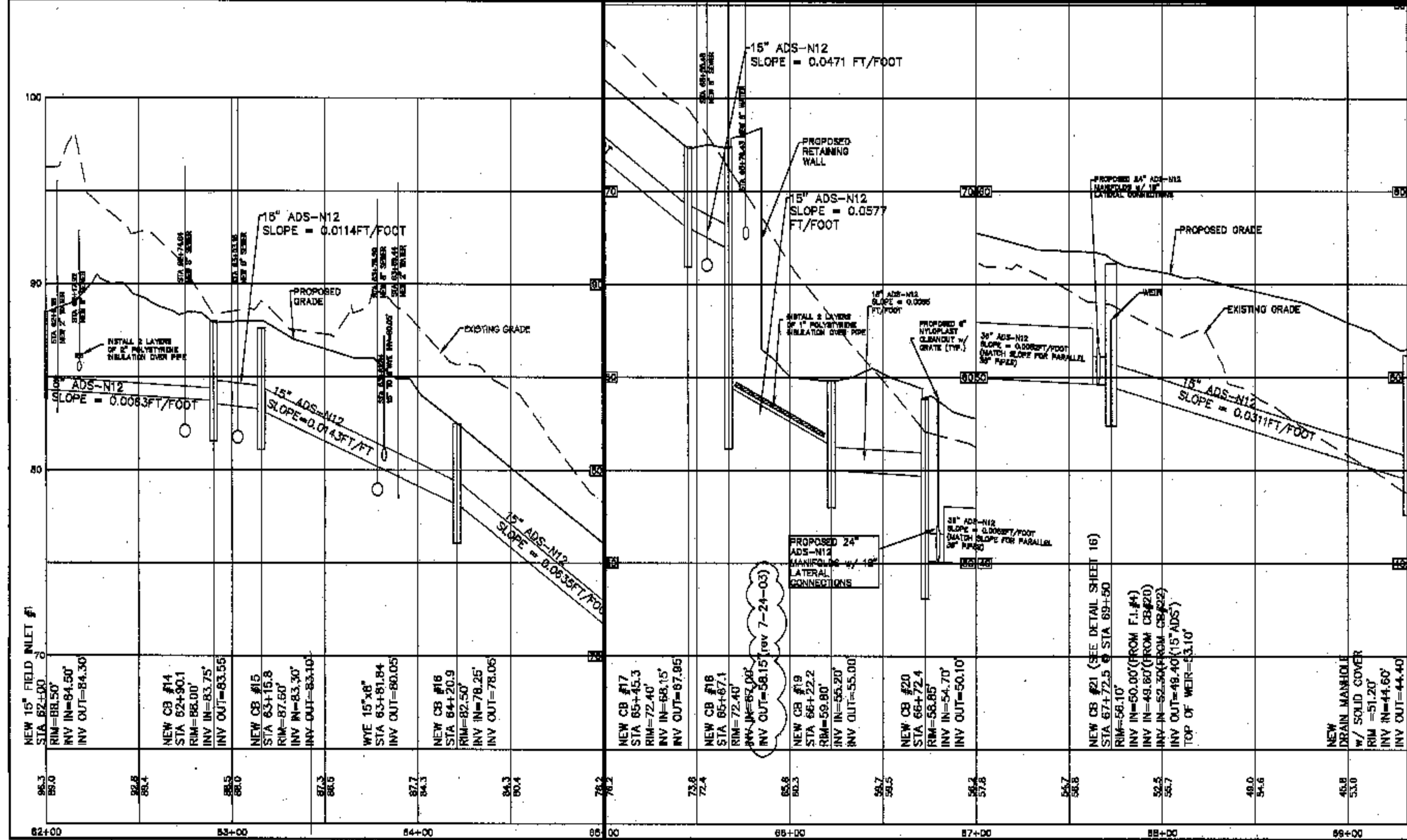
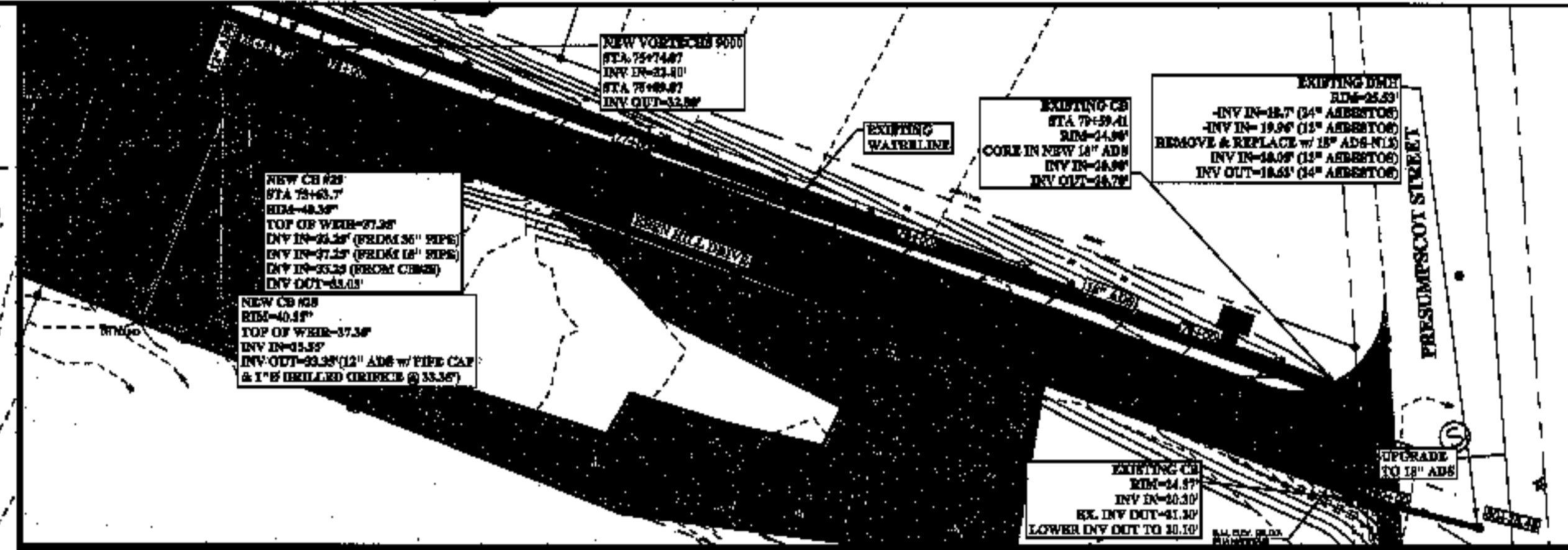
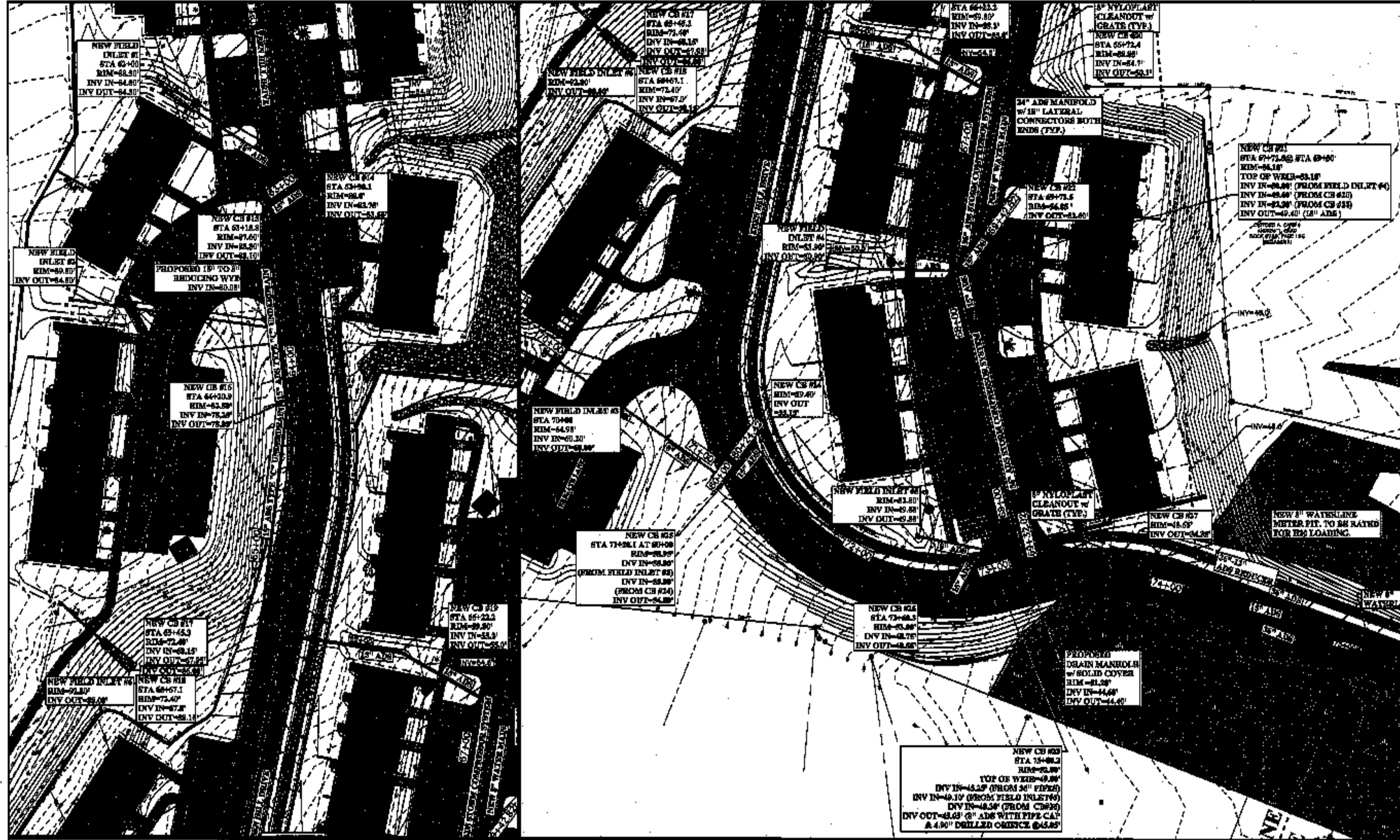
SHEET TITLE: **STORM DRAIN PLAN & PROFILE**  
**TOWNHOMES AT OCEAN EAST**  
 STATIONS 10+00 - 19+23  
 SCALE: HOR: 1" = 40' VERT: 1" = 4'  
 DATE: JULY 17, 2002  
 LOCATION: OCEAN AVE. & PRESUMSCOT STREET  
 TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

CLIENT/OWNER: REALTY RESOURCES, CHARTERED  
 433 Commercial Street  
 Portland, ME 04103  
 1-800-244-8775

DESIGNER: COFFIN ENGINEERING & SURVEYING, INC.  
 598 Union Street  
 Portland, ME 04103  
 1-800-244-8775

PROJECT NO. 01034  
 C-5

NO.	REVISIONS	DATE
1	REVISED PER AUGUST 22, 2002 MEMORANDUM	08/22/02
2	REVISED UNDERGROUND UTILITY LOCATIONS	05/14/03
3	REVISED PER S.I.L. REVIEW LETTER	07/27/03
4	FINAL DESIGN SET	10/04/03



10/04/03	DATE
10/04/03	NO.
10/04/03	REVISIONS
5	FINAL DESIGN SET
4	PIPE CONFIG TO CH#19
3	REVISED PER S.I.L REVIEW LETTER
2	REVISED UNDERGROUND UTILITY LOCATIONS
1	REVISED PER AUGUST 22, 2002 MEMORANDUM

PROJECT TITLE  
**REALTY RESOURCES, CHARTERED  
 TOWNHOMES AT OCEAN EAST**

LOCATION  
**OCEAN AVE. & PRESUMSCOT STREET  
 PORTLAND, CUMBERLAND COUNTY, MAINE**

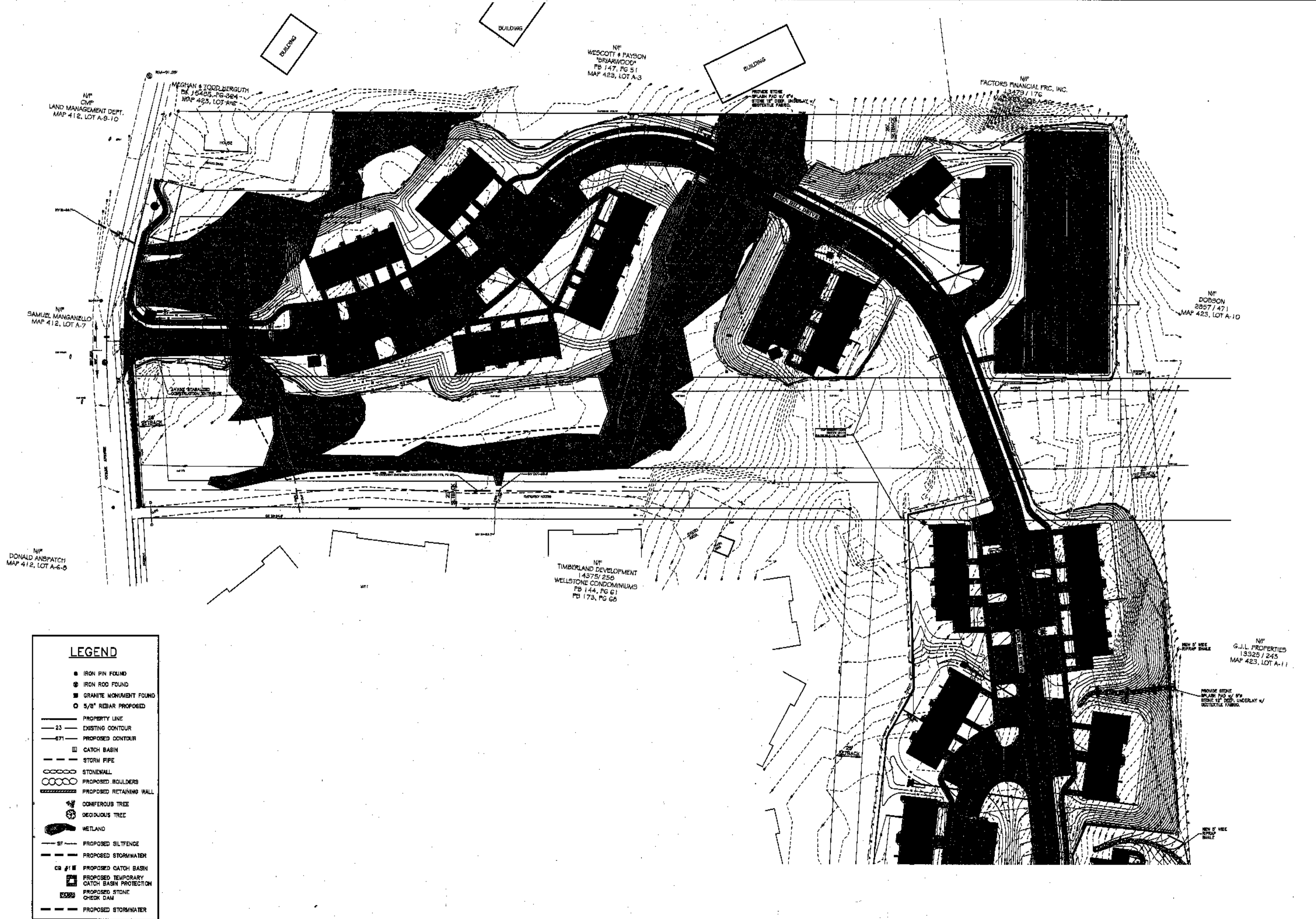
SCALE  
**HOR: 1" = 40' VERT: 1" = 4'**

DATE  
**JULY 17, 2002**

PROJECT NO.  
**01034**

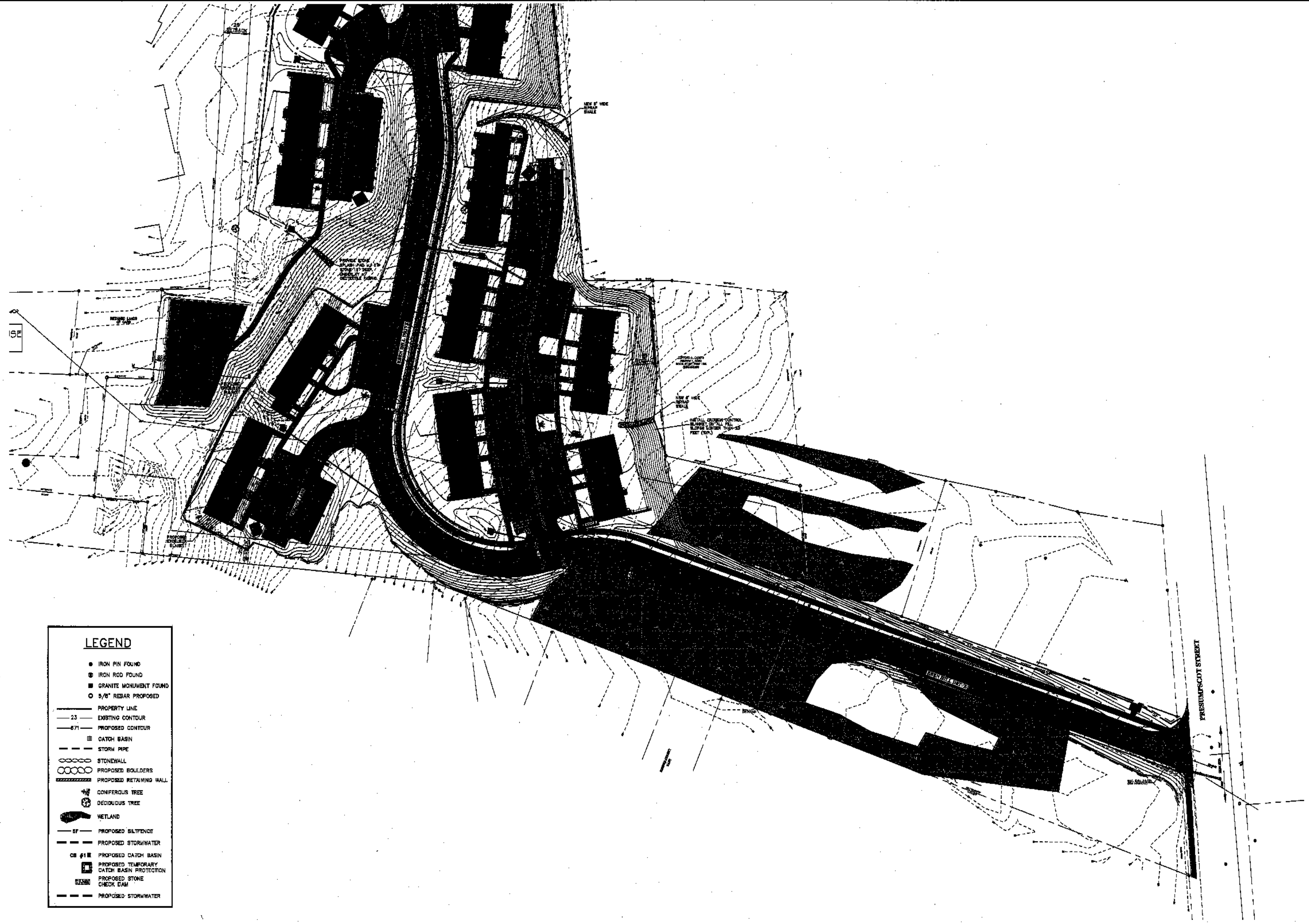
**C-6**

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LEGEND	
●	IRON PIN FOUND
⊙	IRON ROD FOUND
■	GRANITE MONUMENT FOUND
○	5/8" REBAR PROPOSED
---	PROPERTY LINE
-23-	EXISTING CONTOUR
-671-	PROPOSED CONTOUR
▭	CATCH BASIN
---	STORM PIPE
○○○○	STONEWALL
○○○○	PROPOSED BOULDERS
▬▬▬	PROPOSED RETAINING WALL
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE
■	WETLAND
-SF-	PROPOSED SILTFENCE
-S-	PROPOSED STORMWATER
CB	PROPOSED CATCH BASIN
CB	PROPOSED TEMPORARY CATCH BASIN PROTECTION
■	PROPOSED STONE CHECK DAM
-S-	PROPOSED STORMWATER

CLIENT/OWNER: <b>REALTY RESOURCES, CHARTERED</b> <b>TOWNHOMES AT OCEAN EAST</b>		PROJECT TITLE: <b>EROSION &amp; SEDIMENTATION CONTROL PLAN</b>	
LOCATION: OCEAN AVE. & PRESUMSCOTT STREET PORTLAND, CUMBERLAND COUNTY, MAINE		SCALE: 1" = 40' DATE: JULY 17, 2002	
483 Commercial Street Portland, ME 04103 1-800-344-9415		599 Dobson Street Portland, ME 04103 1-800-344-9415	
COFFIN ENGINEERING & SURVEYING, INC. ENGINEERING SURVEYING © 2002		PROJECT NO. 01034 <b>C-7</b>	
REVISIONS:		NO.	
1 REVISED PER AUGUST 22, 2002 MEMORANDUM		1	
2 REVISED PER ST REVIEW LETTER		2	
3 FINAL DESIGN SET		3	
DATE: 06/27/03		DATE: 06/14/03	



LEGEND	
●	IRON PIN FOUND
⊙	IRON ROD FOUND
■	GRANITE MONUMENT FOUND
○	5/8" REBAR PROPOSED
---	PROPERTY LINE
---	23 EXISTING CONTOUR
---	671 PROPOSED CONTOUR
▭	CATCH BASIN
---	STORM PIPE
○	STONEWALL
○	PROPOSED BOULDERS
▬	PROPOSED RETAINING WALL
⊙	CONIFERUS TREE
⊙	DECIDUOUS TREE
⊙	WETLAND
---	PROPOSED SILTFENCE
---	PROPOSED STORMWATER
CB #1E	PROPOSED CATCH BASIN
□	PROPOSED TEMPORARY CATCH BASIN PROTECTION
▬	PROPOSED STONE CHECK DAM
---	PROPOSED STORMWATER

CLIENT/PROJECT: <b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b>		SHEET TITLE: <b>EROSION &amp; SEDIMENTATION CONTROL PLAN</b>	
LOCATION: OCEAN AVE. & PRESUMSCOT STREET PORTLAND COUNTY, CUMBERLAND STATE, MAINE		SCALE: 1" = 40' DATE: JULY 17, 2002	
421 Cherry Street Auburn, Me. 04224 1-800-244-5475		519 Duane Street PO Box 1801 Camden, Me. 04846 1-800-521-0565	
PROJ. NO. 01034		C-8	
REVISIONS		NO. DATE BY	
1 REVISION PER AUGUST 22, 2002 MEMORANDUM		08/14/02	
2 REVISED PER SITE REVIEW LETTER		08/27/02	
3 FINAL DESIGN SET		10/14/03	

**EROSION & SEDIMENTATION CONTROL NOTES**

IN ORDER TO PROTECT THE SOIL AND WATER RESOURCES OF THIS DEVELOPMENT AND ADJACENT LANDS, THE FOLLOWING ACTIONS WILL BE TAKEN:

WHEN CONSTRUCTION IS INITIATED ON FROZEN GROUND, WOOD WASTE COMPOST/BARK FILTER BERM SHALL BE UTILIZED IN LIEU OF SILT FENCE. SEE DETAIL. THIS SHEET.

**A. EROSION CONTROL/TEMPORARY MEASURES**

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE USED:

1. SILT FENCE WILL BE INSTALLED AROUND THE LIMITS OF CLEARING ASSOCIATED WITH EACH PORTION OF THIS PROJECT. SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SILT FENCING WILL BE INSTALLED TO SPECIFICATIONS OUTLINED IN THE MAJOR EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
2. EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE PROJECT CONSTRUCTION, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF THE INITIAL DISTURBANCE OF THE MINERAL SOIL, AND SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
3. TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BASE COURSE AS FOLLOWS:

**TEMPORARY SEEDING**

SEED SHALL BE ARKANSAS/OK RYE APPLIED AT 3.0#/1000SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 1.0#/1000SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.5#/1000SF. MULCH SHALL CONSIST OF HAY OR STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000SF. TEMPORARY SEEDINGS SHALL ONLY BE MADE BETWEEN APRIL 15TH AND OCTOBER 15TH, AND SHALL NOT BE PLACED OVER SNOW. IF THE SEEDING IS NOT COMPLETED BY OCTOBER 15TH, ADDITIONAL MULCH WILL BE ADDED TO PROVIDE ADEQUATE WINTER PROTECTION AT TWICE THE STANDARD APPLICATION DONE AFTER SEPTEMBER 1ST.

**TEMPORARY MULCHING**

MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER OR BY HAND IF ADJACENT TO WETLAND HABITAT, EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW.

**PERMANENT BASE GRAVEL**

BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:

- A. SLOPES SHALL BE LESS THAN 5 PERCENT.
- B. GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OF SUB-BASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.
- C. PRIOR TO TOPSOIL REMOVAL, SILT FENCING SHALL BE STAKED AS SHOWN ON THE PLAN.
- D. STRIPPED TOPSOIL SHALL BE STOCKPILED FOR REUSE DURING FINAL GRADING. THE PILE SHALL BE HEAVILY MULCHED WITH HAY WHILE STOCKPILED.
- E. TO REDUCE OR ELIMINATE THE TRACKING OF EARTH MATERIALS ONTO PUBLIC RIGHT-OF-WAYS, A STABILIZED PAD OF CRUSHED STONE LOCATED AT THE DESIGNATED ADDRESS POINT SHALL BE ESTABLISHED.

**B. EROSION CONTROL/PERMANENT MEASURES**

1. EXCESSIVELY STEEP SLOPES (2:1 OR GREATER) SHALL BE PROTECTED BY EROSION CONTROL EXPOSURE BLANKET WITH BIODEGRADABLE PLASTIC OR JUTE MESH AFTER SEEDING. INSTALL PER MANF. RECOMMENDATIONS.
2. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE.
3. THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDING AND RE-MULCHED.

**C. EROSION CONTROL MAINTENANCE**

1. THE FACILITY OPERATOR WILL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT STRUCTURES; EACH SHOULD BE KEPT FREE OF DEBRIS.

**CONSTRUCTION SCHEDULE**

(In following sequence, coordinate with other construction activities maintain continuously):

1. Construct stabilized construction entrance.
2. Install siltfence, project wide.
3. Remove and stockpile loam, place siltfence at toe.
4. Site blasting and primary earthwork.
5. Install drainage system improvements.
6. Install drainage system erosion control measures.
7. Provide primary slope stabilization and mulching or temporary seeding.
8. Final site grading, permanent slope protection, permanent seeding.
9. After site is stabilized, and complete, remove temporary erosion control measures.

**PERMANENT SEEDING**

Kentucky Bluegrass 0.46 lbs./1000 sq. ft.  
Creeping Red Fescue 0.46 lbs./1000 sq. ft.  
Perennial Ryegrass 0.11 lb./1000 sq. ft.

**DUST CONTROL**

SPRINKLE AT A RATE OF 250 MG PER MILE OR 150 MG FOR PROJECT. SPINKLE AS NEEDED TO CONTROL DUST. WATER SHALL BE APPLIED BY TANK TRUCK WITH PRESSURE PUMP AND NOZZLE-EQUIPPED SPRAY BAR.

**D. WINTER STABILIZATION**

Provide winter stabilization measures in lieu of permanent seeding after September 1, temporary seeding after October 1, or seeding after November 15 as follows:

Straw mulch: Place straw mulch at the application rate of 150 lbs./1000 square feet on disturbed areas less than 8% slope and not subject to flowing water requiring stabilization. Anchor all mulch with mulch netting and staples or with stakes and twine. Stakes and twine shall be applied at the rate of 4 to 6 pgs per square yard with cross-crossed twine strung taut between all pgs and secured at each pag with one or more turns of twine.

Erosion control mix mulch: Apply erosion control mix mulch as an alternative to straw mulch or mats on steep slopes only at rates specified in DEP handout "Maine Erosion Control Handbook for Construction: Best Management Practices".

Mats: Place fabricated mulch and netting erosion control mats, with anchoring as specified by the manufacturer, to stabilize disturbed areas on slope greater than 8%, subject to flowing water (such as swale or ditch sections), or cut slope subject to seeping groundwater.

Riprap: Apply riprap, minimum D50 = 2", placed in 4" lifts as an alternative to straw mats on steep slopes or flowing water conditions.

**GENERAL NOTES**

**1. AGGREGATE FOR GRAVEL BASE**

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES
	TYPE A AGGREGATE	TYPE B AGGREGATE
1/2 INCH	45-70	---
1/4 INCH	30-55	25-70
No. 40	0-20	0-30
No. 200	0-5	0-5

TYPE A AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE C AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 8 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEVED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

**2. AGGREGATE FOR SUB-BASE**

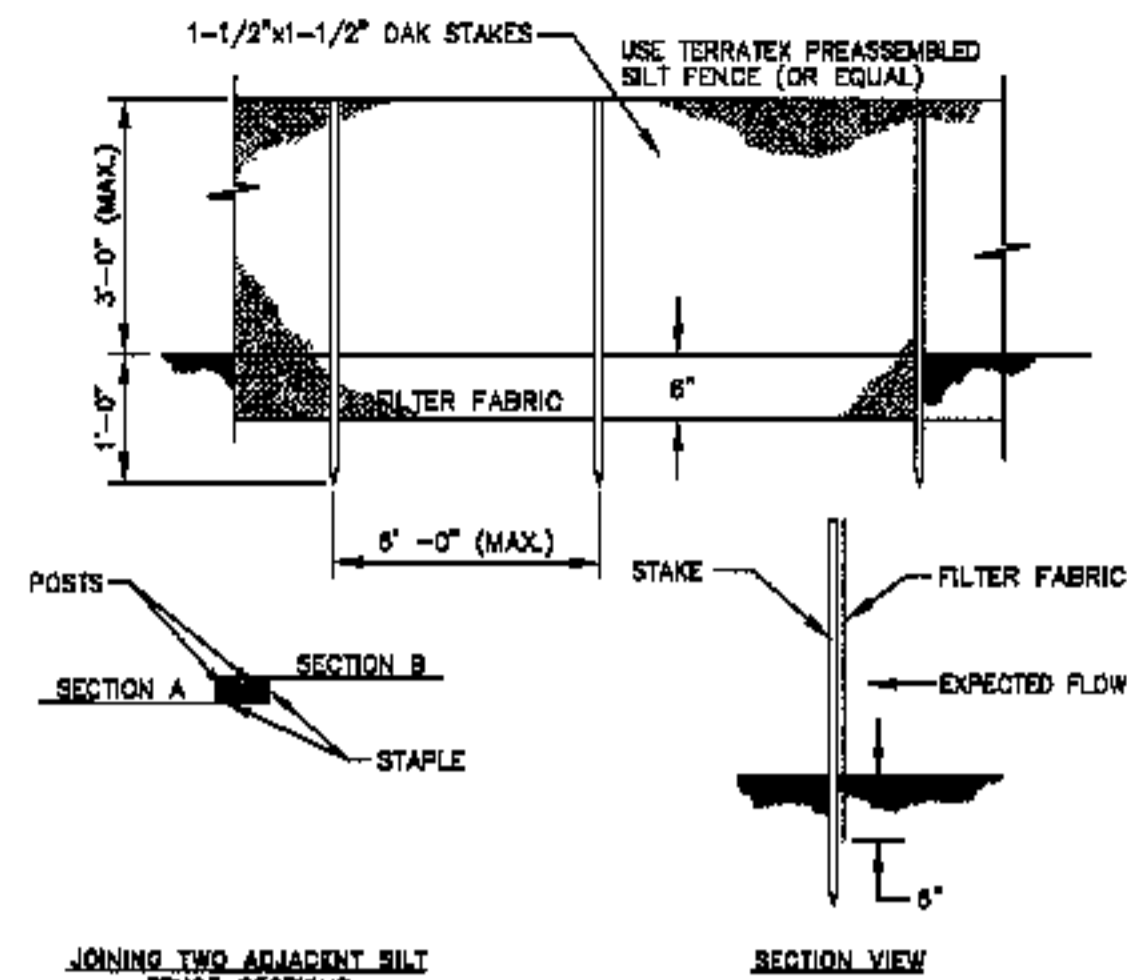
AGGREGATE FOR SUB-BASE SHALL BE TYPE "C" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

**3. COMMON BORROW**

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 6" TO 12" LIFTS.



**SILT FENCE DETAIL**

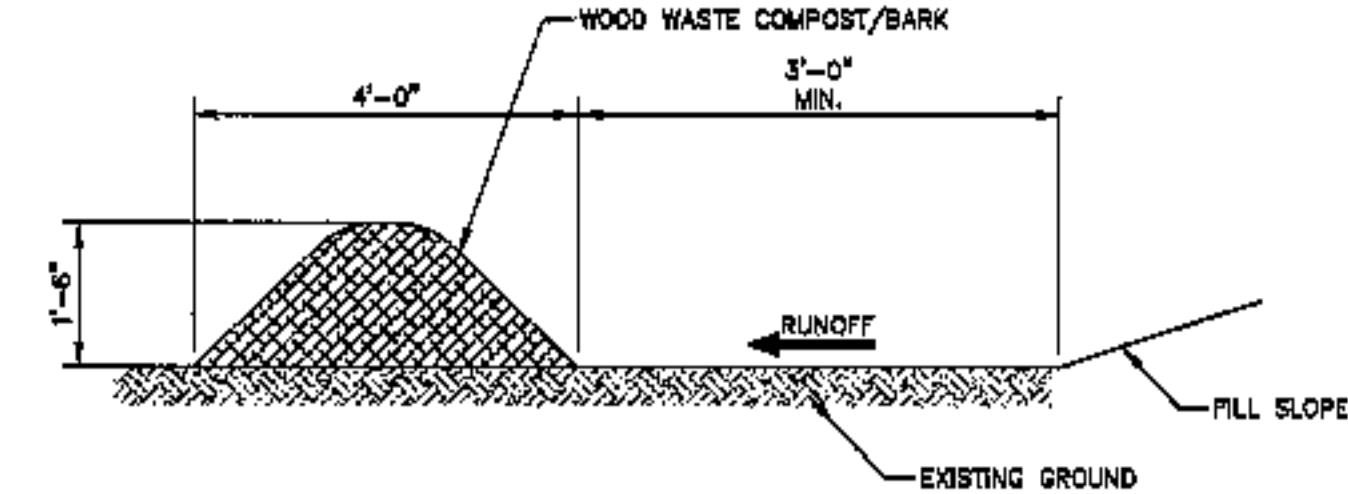
NO SCALE

NOTES:  
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDING.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



**WOOD WASTE COMPOST/BARK FILTER BERM**

NO SCALE

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

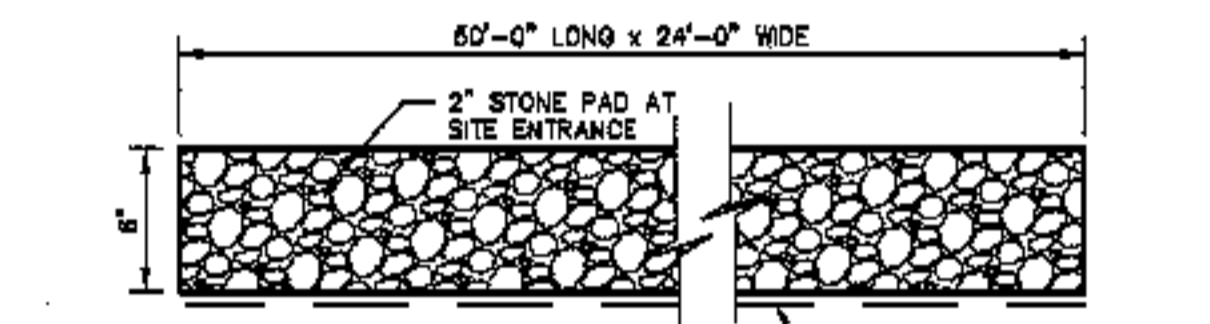
- A. MOISTURE CONTENT - 30-50%
- B. pH - 5.0-8.0
- C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
- D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
- E. NO STONES LARGER THAN 2" IN DIAMETER

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

NOTE:  
WOOD WASTE COMPOST/BARK FILTER BERMS WILL BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

**WOOD WASTE COMPOST/BARK FILTER BERM**

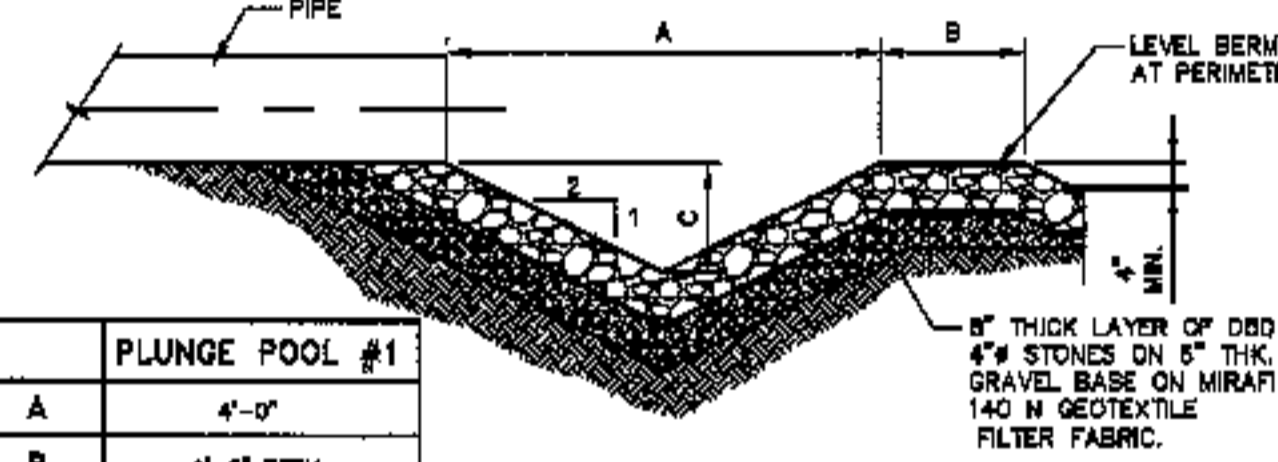
SCALE: 1/2" = 1'-0"



NOTES:  
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ROAD.

**STABILIZED CONSTRUCTION ENTRANCE**

NO SCALE



PLUNGE POOL #1	
A	4'-0"
B	1'-0" BERM
C	1'-0" DEPTH

NOTE: SEE SHEET D-1 FOR LENGTH

**LEVER SPREADER**

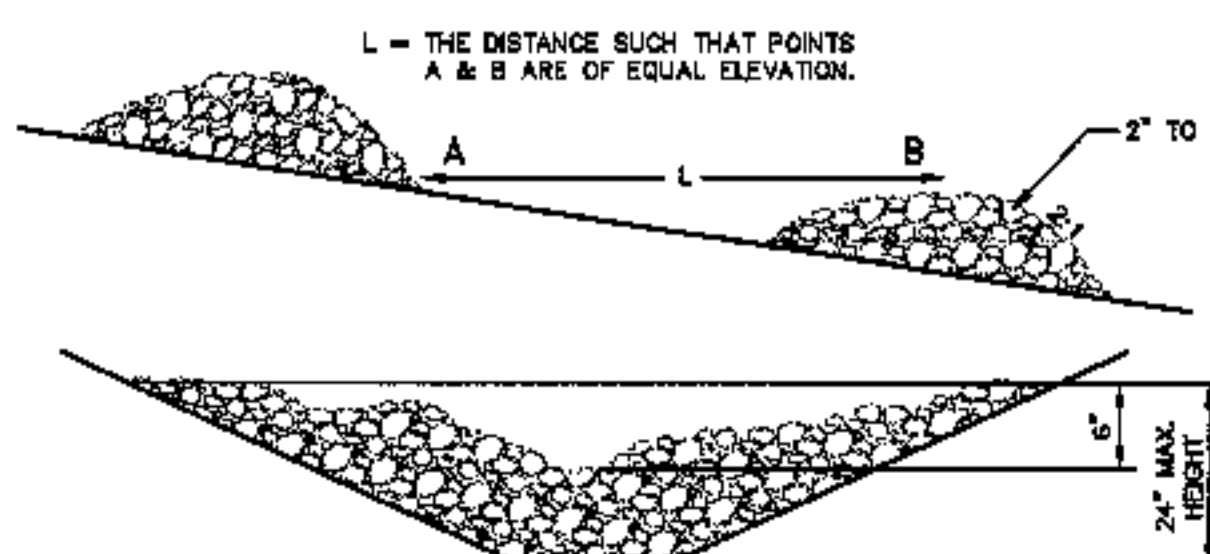
NO SCALE

**SPECIFICATIONS**  
THE CHECK DAMS SHALL BE INSTALLED IMMEDIATELY AFTER ROUGH GRADING OF THE DITCH.

THE MAXIMUM HEIGHT OF THE CHECK DAM SHOULD BE 2 FEET. THE CENTER OF THE DAM MUST BE AT LEAST 8 INCHES LOWER THAN THE OUTER EDGE. THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWN STREAM DAM. THE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE.

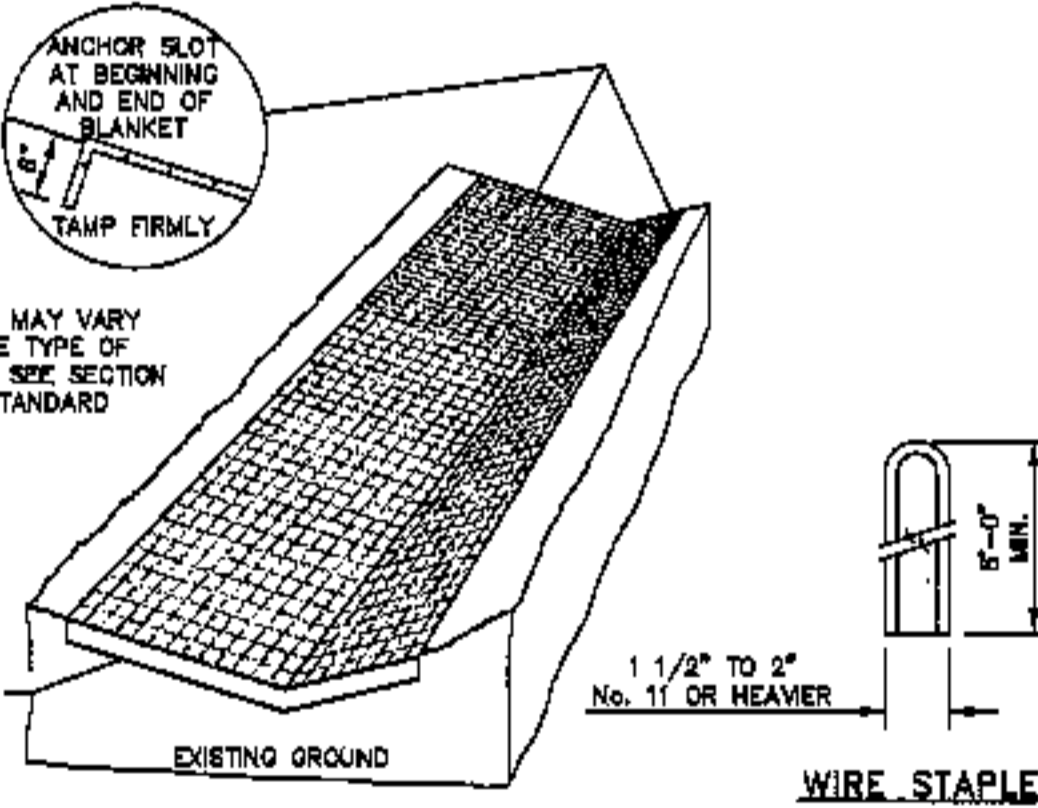
**REMOVAL**  
THE DAMS SHOULD BE REMOVED WHEN THE GRASS HAS REACHED A HEIGHT OF 12 INCHES OR MORE. THE STONES SHOULD BE REMOVED ENTIRELY OR LEVELED INTO THE BOTTOM OF THE DITCH. THE AREA BENEATH THE DAMS SHALL BE SEEDING AND MULCHED IMMEDIATELY AFTER THEY ARE REMOVED.

**MAINTENANCE**  
CHECK DAMS SHOULD BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL HEIGHT OR BEFORE REGULAR INSPECTION SHOULD BE MADE TO INSURE THE CENTER OF THE DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE DAM SHOULD BE CORRECTED IMMEDIATELY.



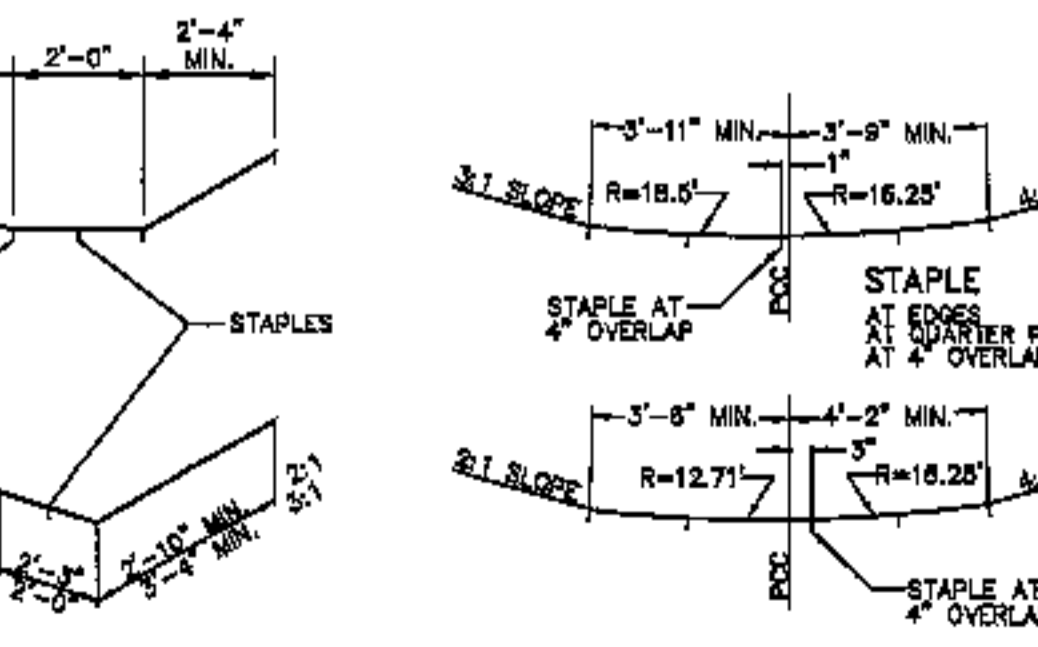
**STONE CHECK DAM**

NOT TO SCALE



**TEMPORARY EROSION CONTROL BLANKET**

NO SCALE



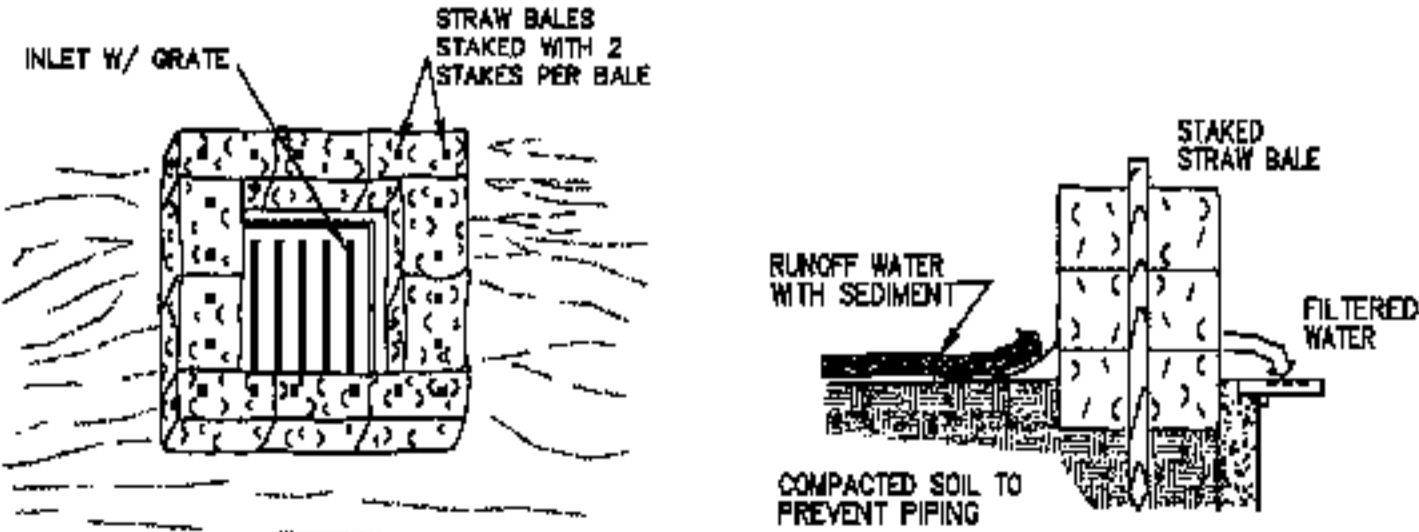
**TEMPORARY EROSION CONTROL BLANKET**

NO SCALE

**STRAW BALE INLET NOTE**

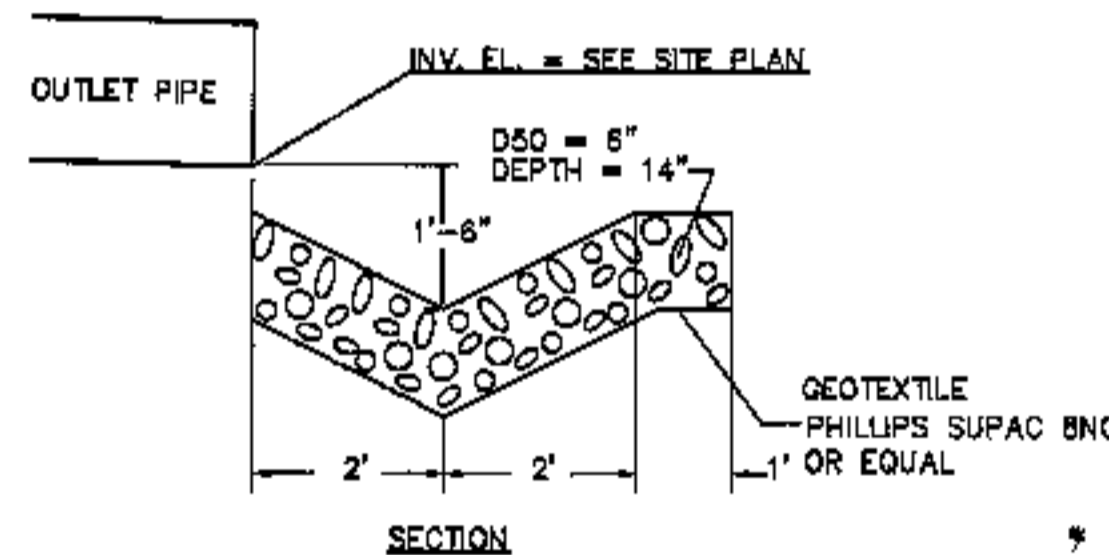
CONSTRUCTION SPECIFICATIONS

1. STRAW BALE INLET STRUCTURE
2. BALE SHAPES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDE RATHER THAN OVER AND UNDER THE BALES.
3. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
4. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
5. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
6. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



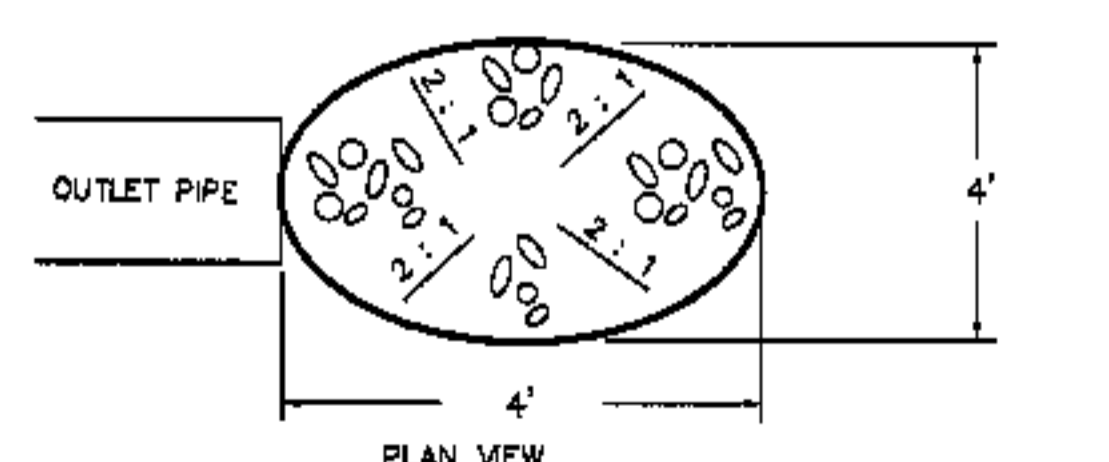
**STRAW BALE INLET**

NO SCALE



**PLUNGE POOL**

NOT TO SCALE



**PLUNGE POOL**

NOT TO SCALE

CLIENT/PROJECT: REALTY RESOURCES AT OCEAN EAST  
 LOCATION: OCEAN AVE. & PRESUMSCOT STREET  
 STATE: MAINE  
 COUNTY: CUMBERLAND  
 DATE: JULY 17, 2002

SHEET NO.:  
 SCALE: AS SHOWN  
 DATE: JULY 17, 2002

455 Orono Road  
 PO Box 4807  
 Augusta, Me. 04401  
 1-800-244-5478

598 Union Street  
 PO Box 100  
 Bangor, Me. 04401  
 1-800-282-4505

ENGINEERING  
**COFFIN**  
 CONSULTING

ARTHUR  
 COLVIN JR.  
 No. 0085

REG. NO. 01034  
**C-9**

TYPE A - MOGRAW-EDISON CAL-175NH-MT-39/SSS15  
 TYPE B - MOGRAW-EDISON CAL-175NH-MT-39/SSS16

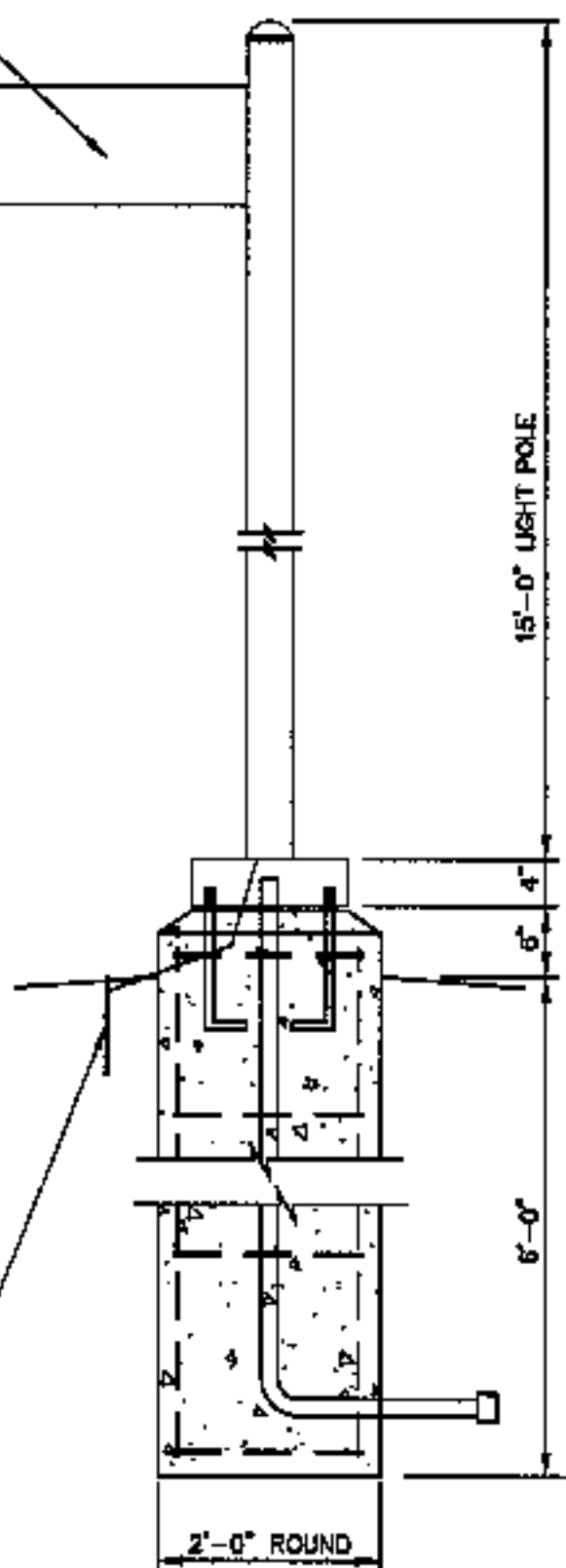
**CONCRETE BASE SPECIFICATION:**

1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: 4 - #4'S SPACED EQUALLY AROUND PERIMETER.
3. 1" CHAMFER @ TOP EDGE OF POLE BASE.
4. CONDUIT & ANCHOR BOLTS PLACED AS REQUIRED, PROVIDED BY ELECTRICAL CONTRACTOR.
5. 8% AIR ENTRANCEMENT

**LIGHT LOCATION:**

1. SIDEWALK LOCATIONS: 4" FROM INSIDE EDGE OF SIDEWALK TO THE FACE OF CONCRETE BASE.
2. NON-SIDEWALK LOCATIONS: 4" FROM OUTSIDE EDGE OF CURB OR PAVEMENT TO THE FACE OF CONCRETE BASE.
3. LANDSCAPE ISLANDS: ALL LIGHTS LOCATED WITHIN A LANDSCAPE ISLAND SHALL BE FUNCTIONAL IN THAT ISLAND.

10" (COPPER/GALVANIZED) GROUND ROD w/ #4 COPPER GROUNDING CONDUCTOR



**LIGHT POLE AND PRECAST CONCRETE LIGHT POLE BASE**  
 NOT TO SCALE

VERIFY SIZE, COLOR, WORDING, ETC., WITH TRAFFIC ENGINEERING DEPARTMENT

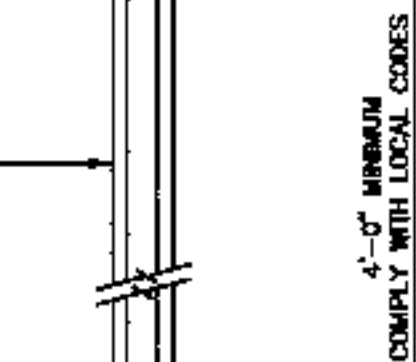
ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES

2"x 4"x 1/8" PAINTED STEEL CHANNEL COLOR PER OWNER

FINISH GRADE

SIMPSON CB44 COLUMN BASE W/ (2) 5/8" GALVANIZED BOLTS

12" DIAMETER CONCRETE FOOTING



**HANDICAP ACCESSIBLE PARKING SIGN**  
 NO SCALE

METAL SIGN

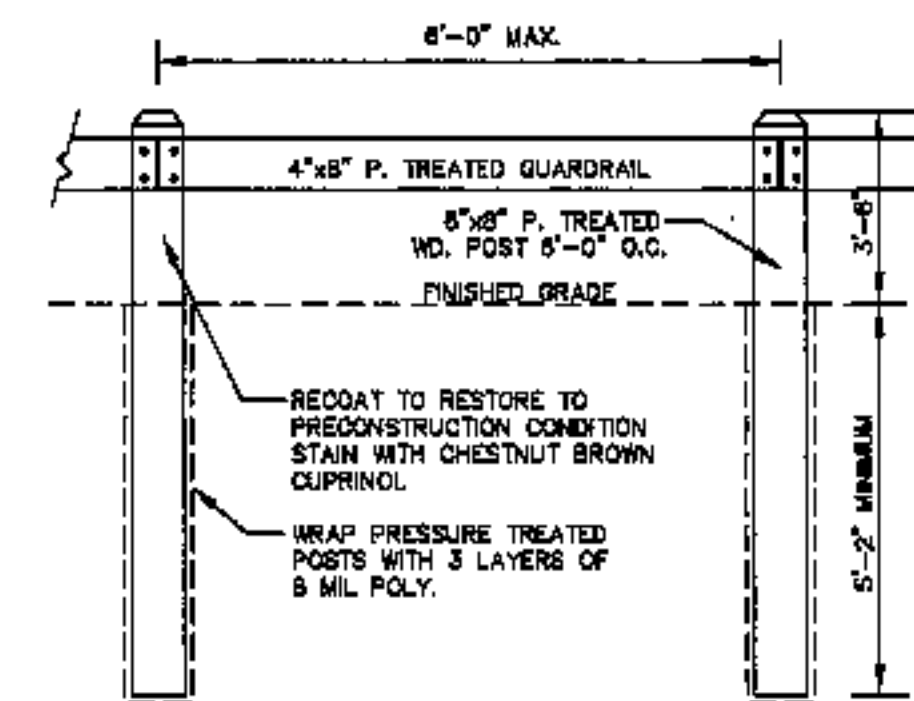
2"x 4"x 1/8" PAINTED STEEL CHANNEL COLOR PER OWNER

FINISH GRADE

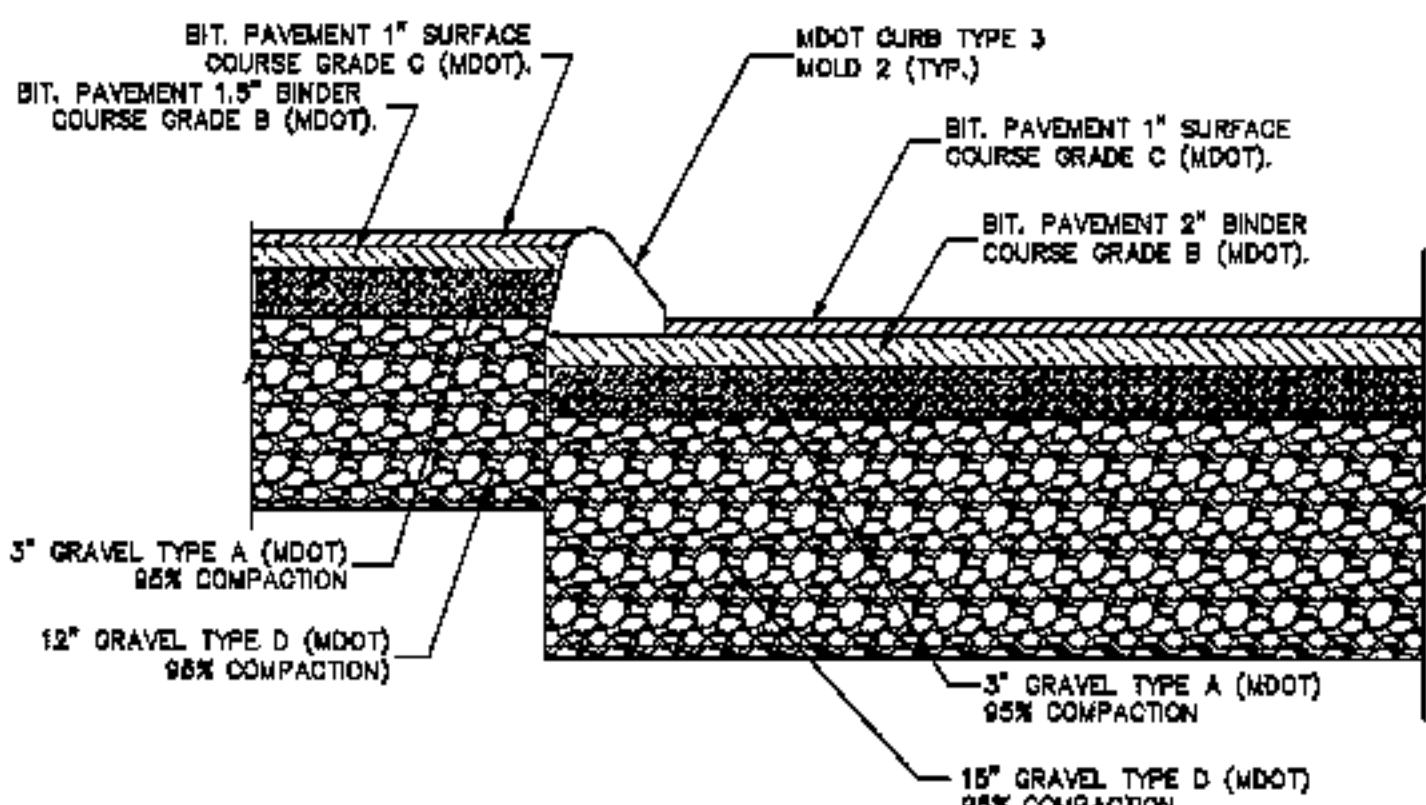
SIMPSON CB44 COLUMN BASE W/ (2) 5/8" GALVANIZED BOLTS

12" DIAMETER CONCRETE FOOTING

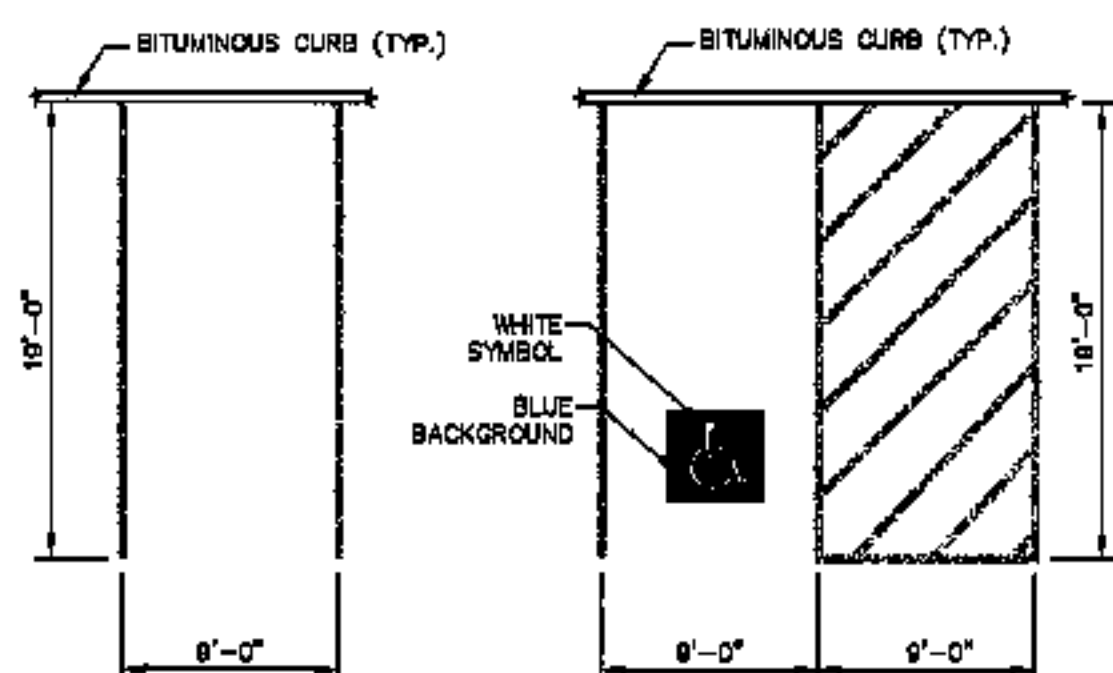
**TYPICAL STOP SIGN**  
 NO SCALE



**GUARD RAIL DETAIL**  
 N.T.S.



**PAVED PARKING AREA AND SIDEWALK DETAIL**  
 NOT TO SCALE



**TYPICAL PARKING STALL**      **TYPICAL HANDICAP PARKING STALL**

**SPECIFICATIONS**

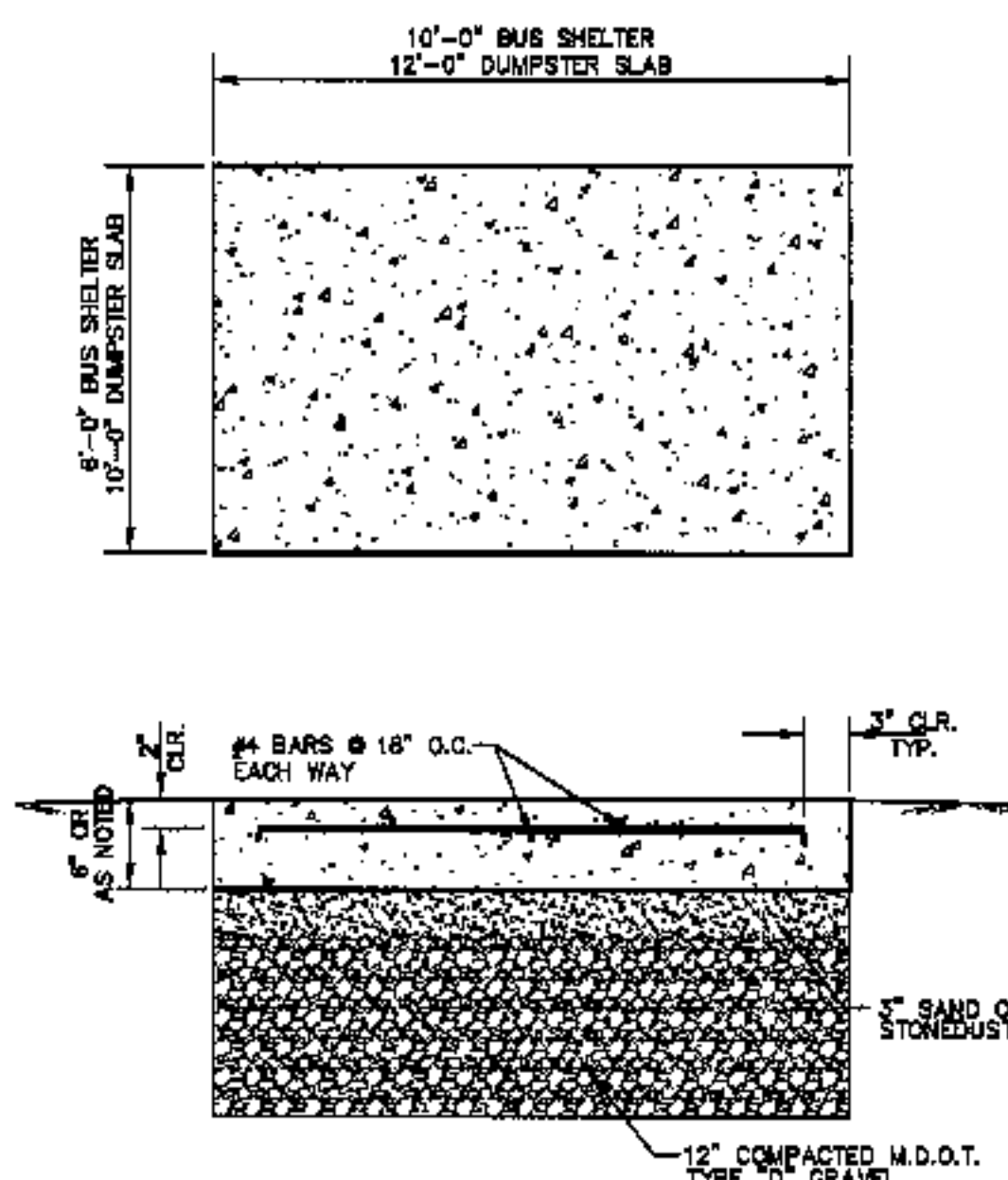
PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED.

ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER.

ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

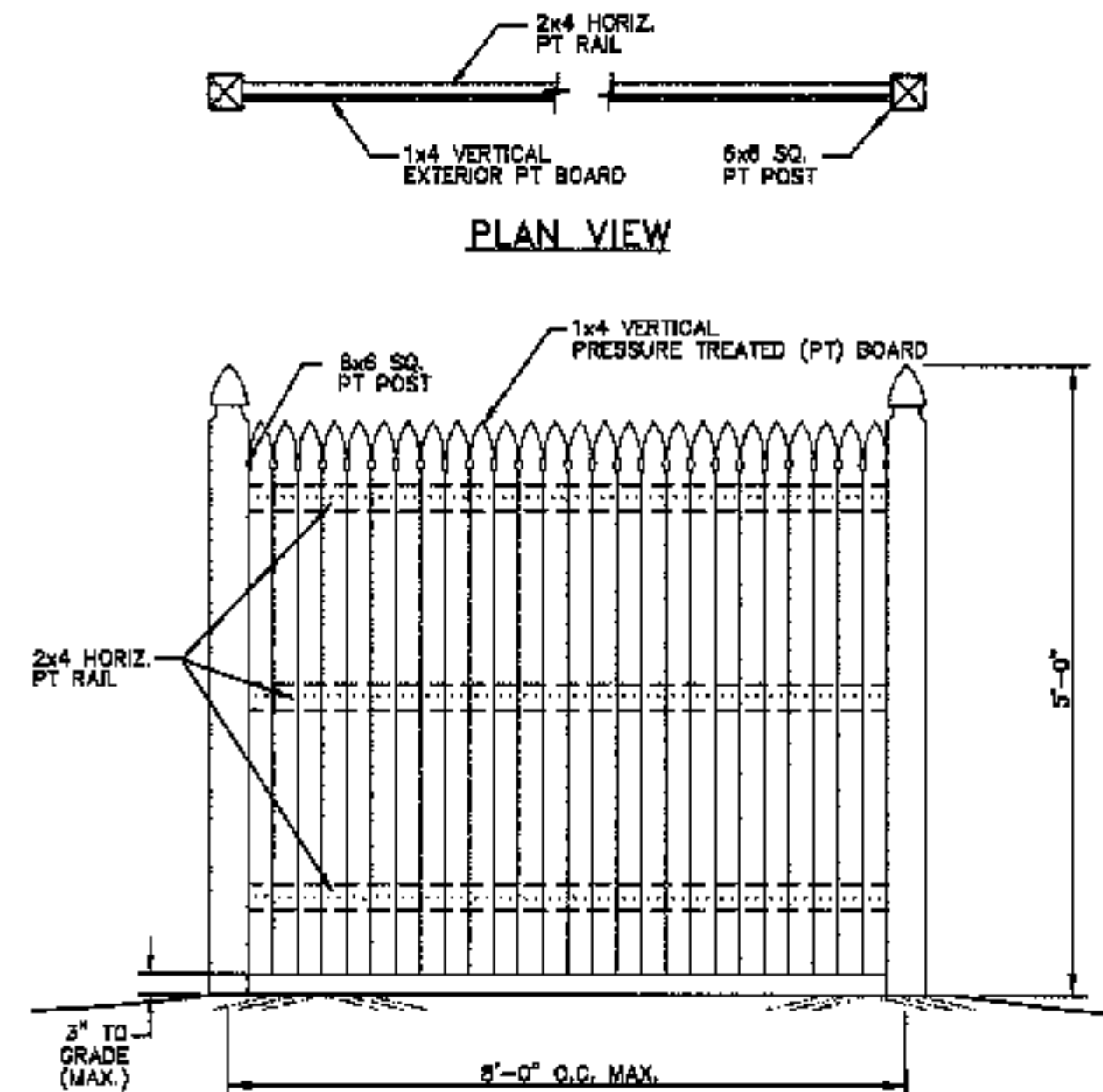
**PAVEMENT MARKING DETAIL & SPECIFICATION**  
 NOT TO SCALE



**CONCRETE SPECIFICATION:**

- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRANCEMENT
- SLUMP = 3" ± 1"
- FINE BROOM FINISH

**TYPICAL SLAB DETAIL**  
 NO SCALE



**EXTERIOR ELEVATION**

**NOTES:**

1. ALL POSTS TO BE SET 3'-8" INTO GROUND AND COMPACTED ALL AROUND.
2. ANY POST SET LESS THAN 3'-0" SHALL BE SET ON 10" DIAM. CONCRETE FILLED SCHEDULE. USE SIMPSON STRONG-TIE POST BASE, AND SET BELOW GRADE TO HIDE CONCRETE & CONNECTOR.
3. POST SET ON LEDGE SHALL BE DRILLED AND PINNED. ANCHORING METHOD TO BE APPROVED BY SITE ENGINEER.
4. 2x4 PT RAILS SHALL HAVE DOWELED ENDS FOR POST CONNECTION.
5. ALL GATES TO MATCH FENCE.
6. OWNER TO SPECIFY PAINTING

**WOODEN STOCKADE FENCE DETAIL**  
 SCALE: 1/2" = 1'-0"

**TYP. GRANITE CURB SIDEWALK SECTION @ PRESUMSCOT AND OCEAN AVE.**  
 NOT TO SCALE

**SITE DETAILS**

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY, CUMBERLAND STATE, MAINE

DATE: JULY 17, 2002

SCALE: AS SHOWN

NO. 1

DATE: 10/4/03

REVISIONS: REVISED TYP. SLAB DETAIL AND STOCKADE FENCE AS SHOWN

PROJECT NO. 01034

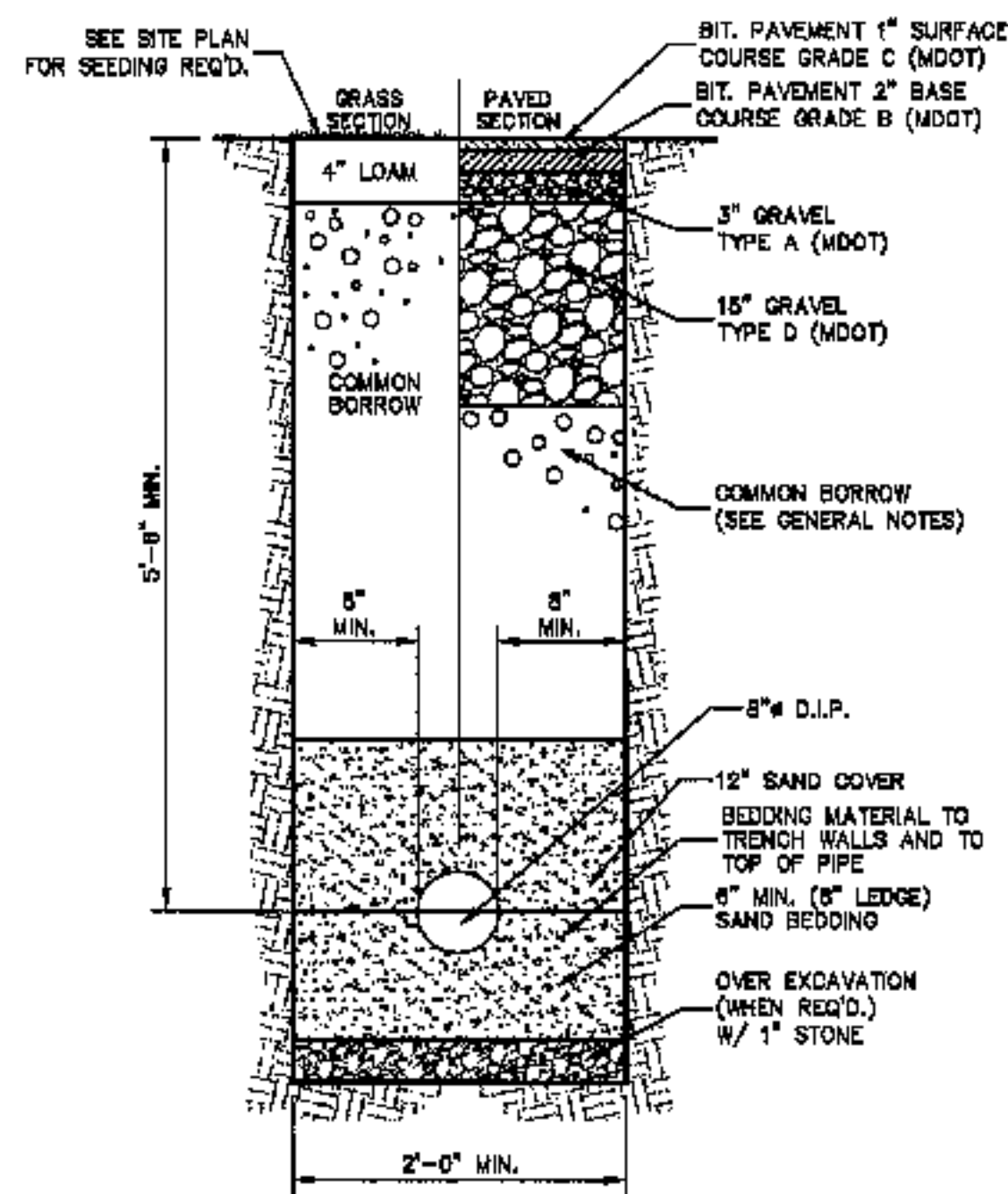
**C-10**

451 Camp Road  
 PO Box 487  
 Augusta, Me 04302  
 1-800-344-9475

598 Union Street  
 PO Box 181  
 Portland, Me 04101  
 1-800-252-4605

**COFFIN**  
 ENGINEERING & SURVEYING, INC.  
 SURVEYING

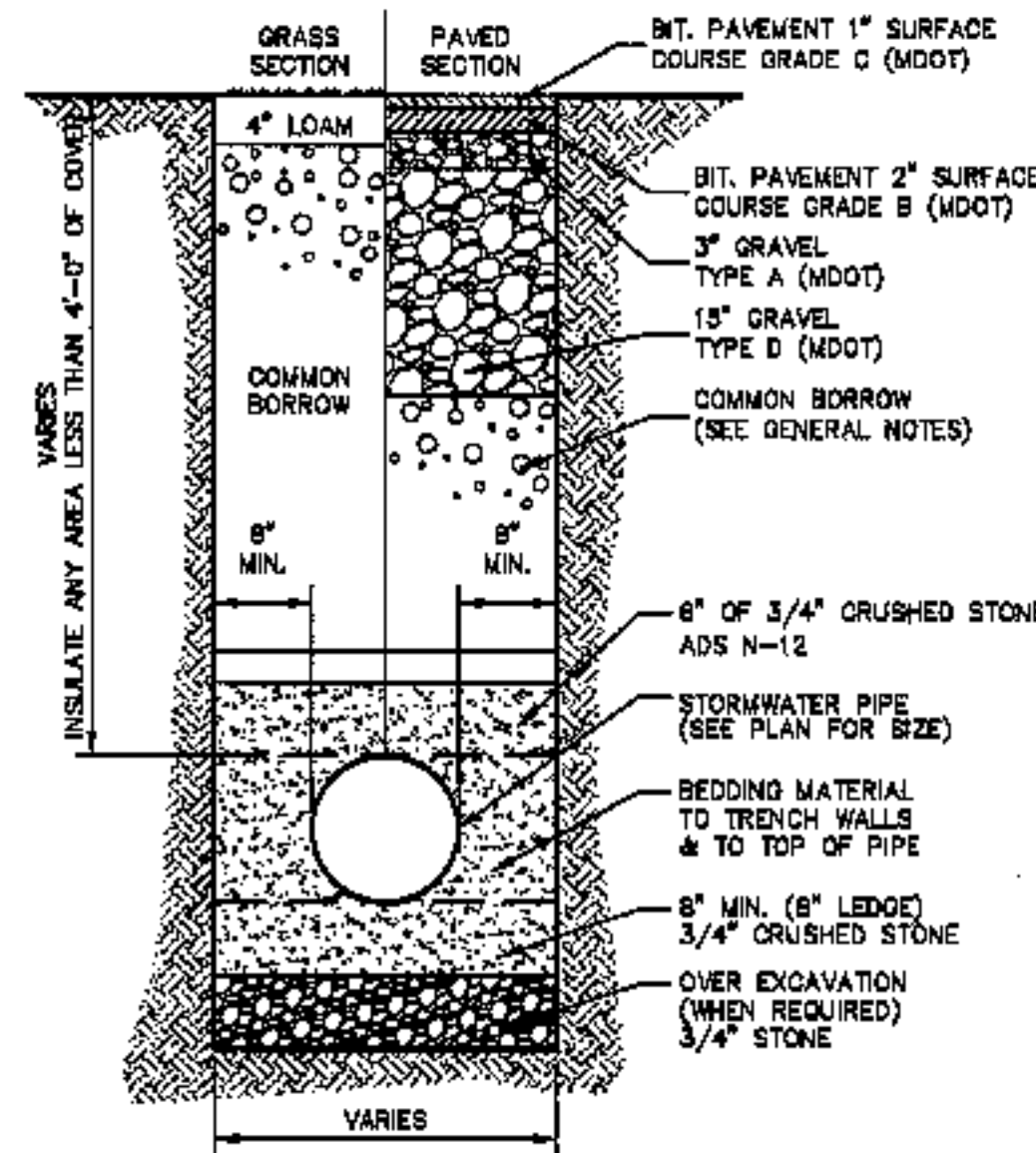
STATE OF MAINE  
 ARTHUR JR.  
 No. 8085  
 PROFESSIONAL ENGINEER



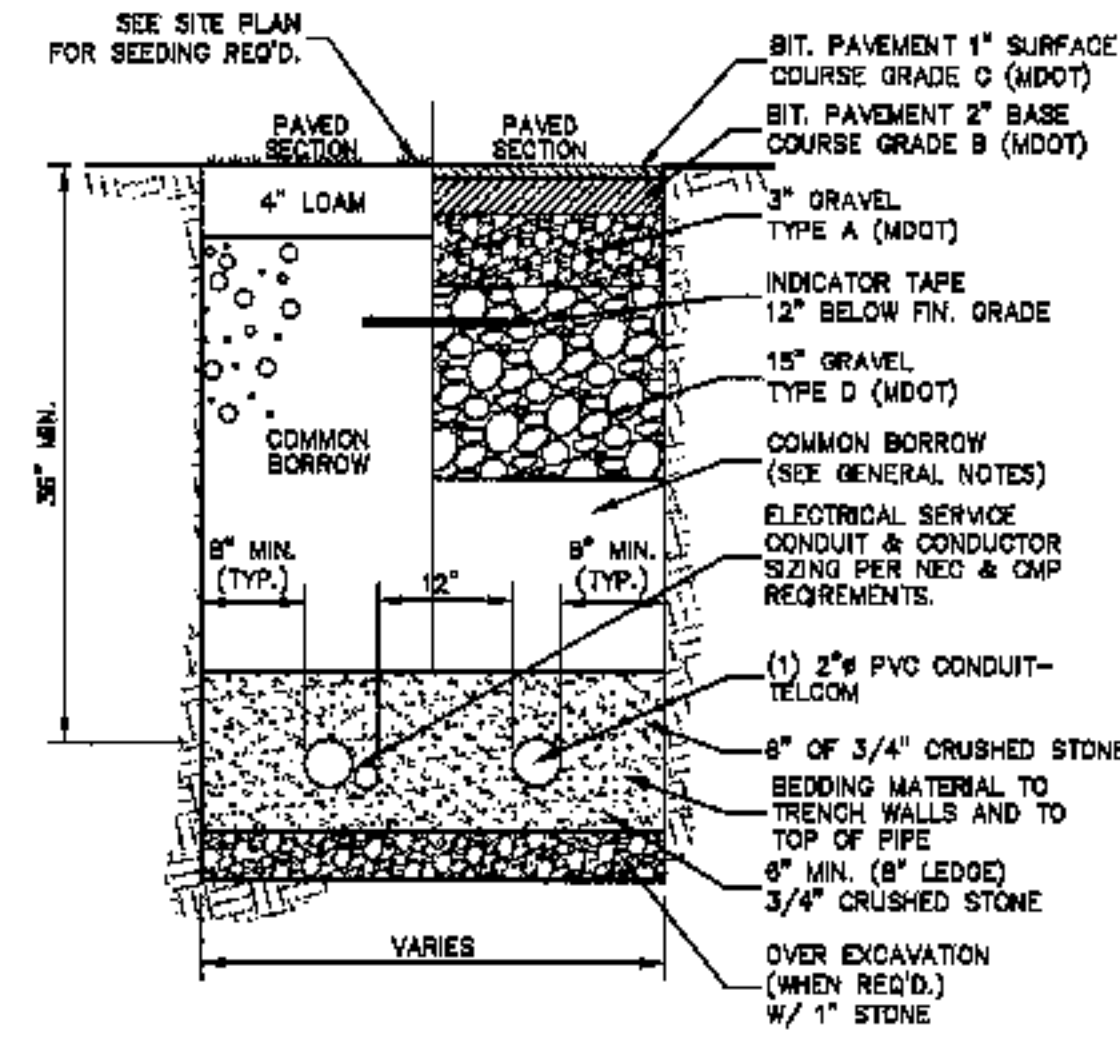
**WATER SERVICE TRENCH SECTION**  
SCALE: 3/4" = 1'-0"

**TRENCH NOTES:**

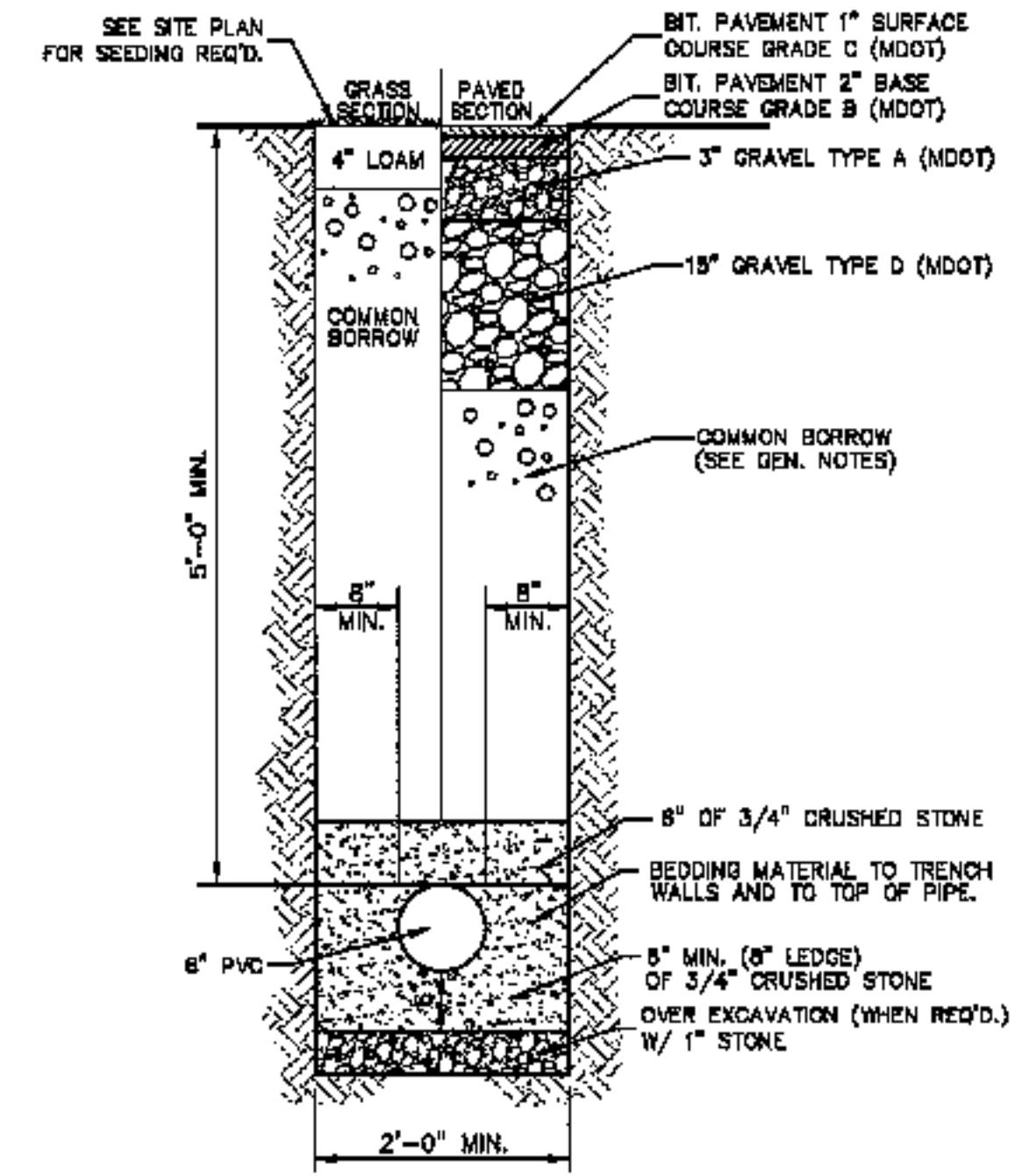
- CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
- ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 60% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 6" TO 12" LIFTS.
- SEE SHEETS C-3, C-4, C-5 & C-6 FOR TRENCH LOCATIONS.



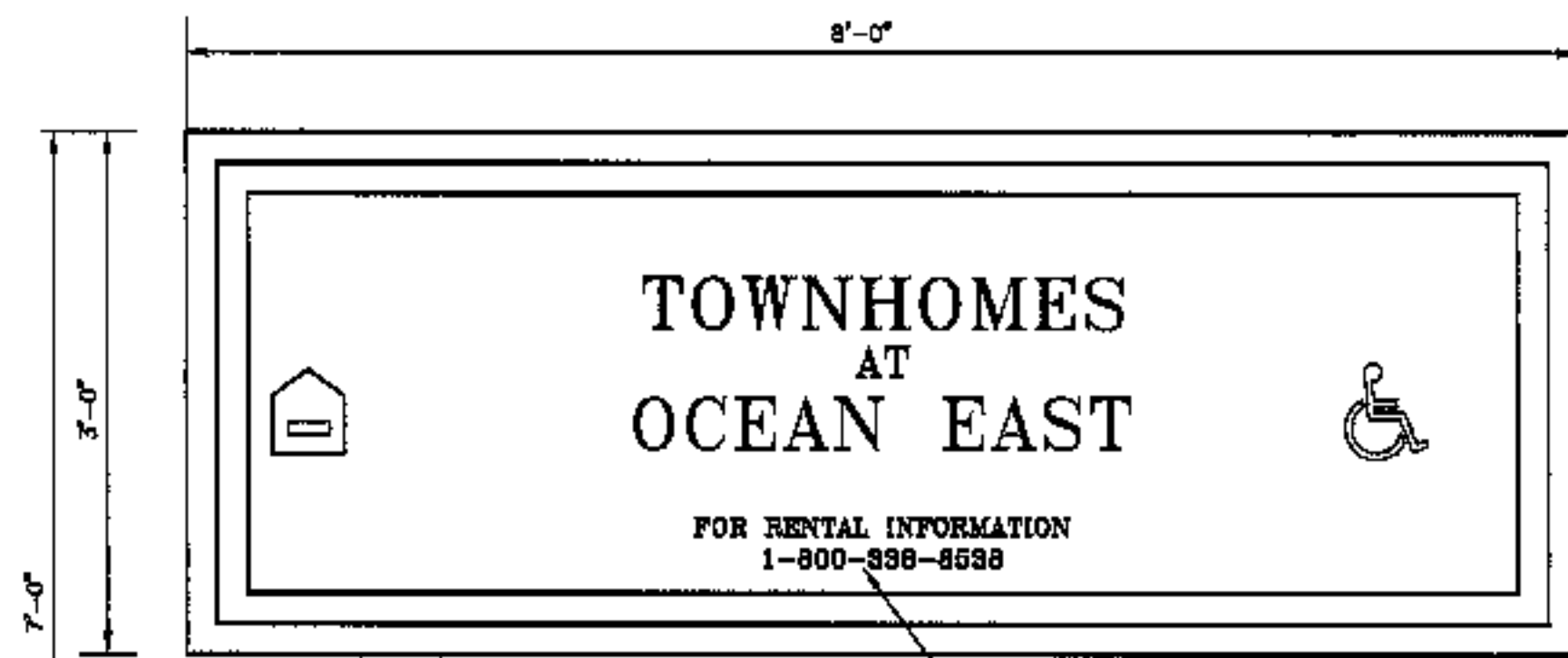
**TYPICAL STORMWATER TRENCH SECTION**  
NOT TO SCALE



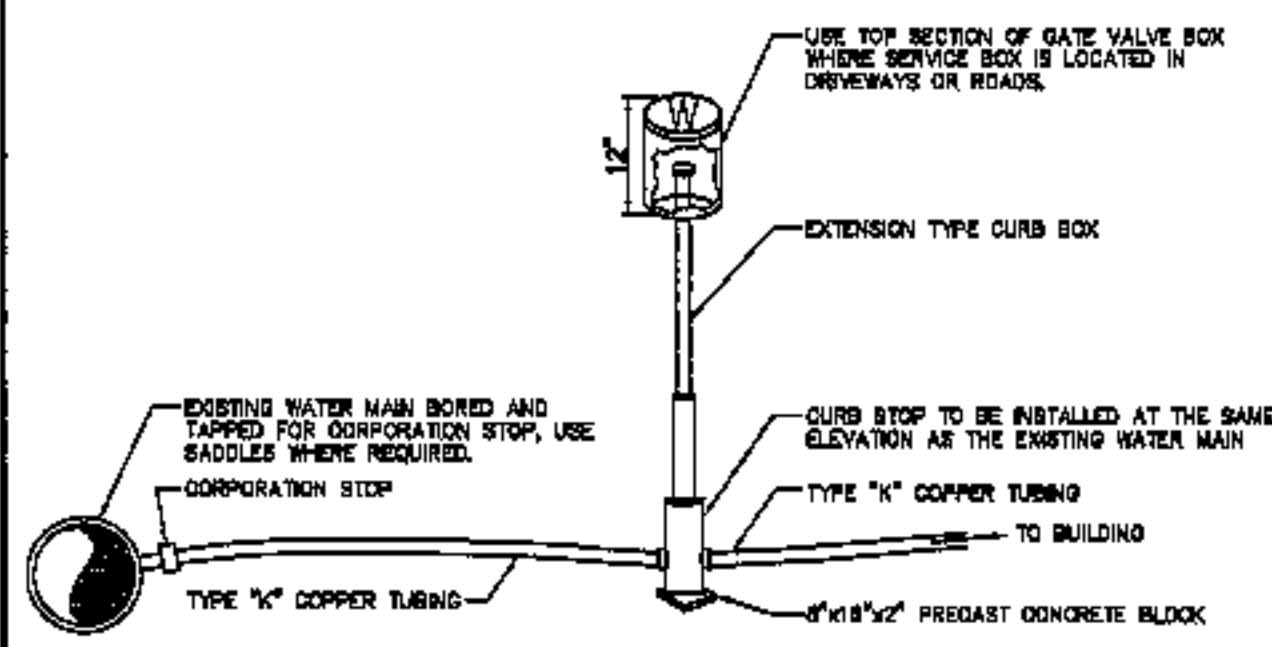
**TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION**  
NO SCALE



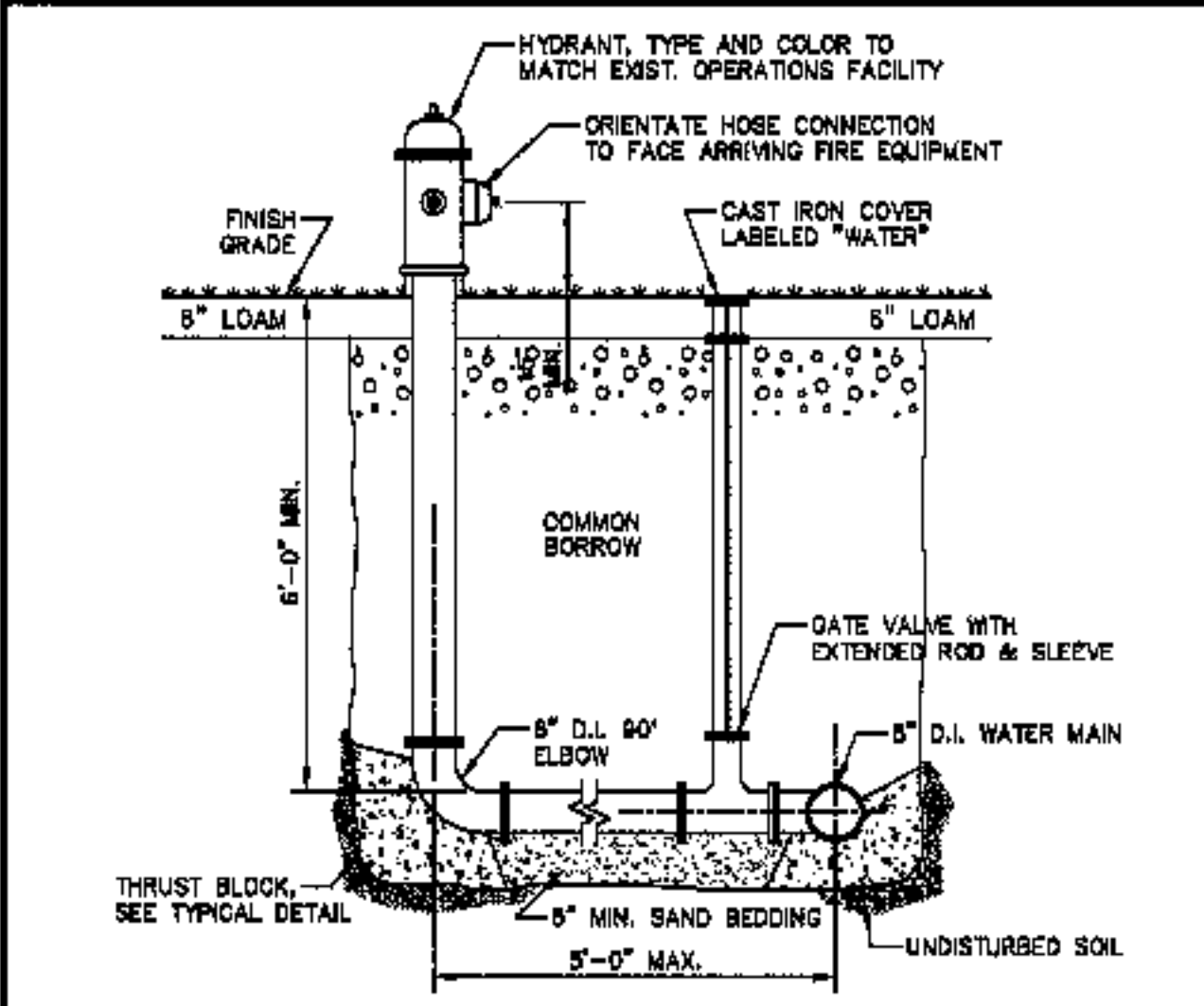
**TYPICAL SANITARY TRENCH SECTION**  
SCALE: 3/4" = 1'-0"



**SINGLE SIDED ENTRANCE SIGN**  
NO SCALE

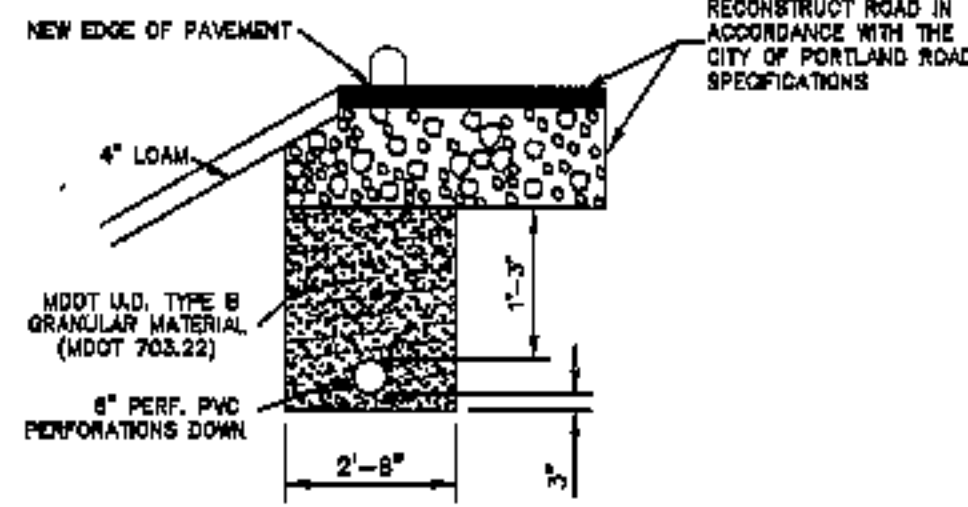


**WATER SERVICE CONNECTION**  
NOT TO SCALE

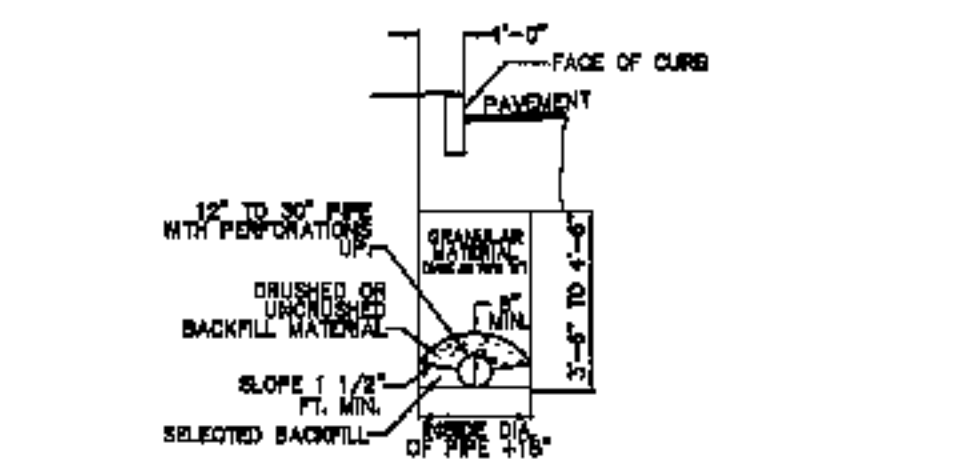


**FIRE HYDRANT DETAIL**  
NO SCALE

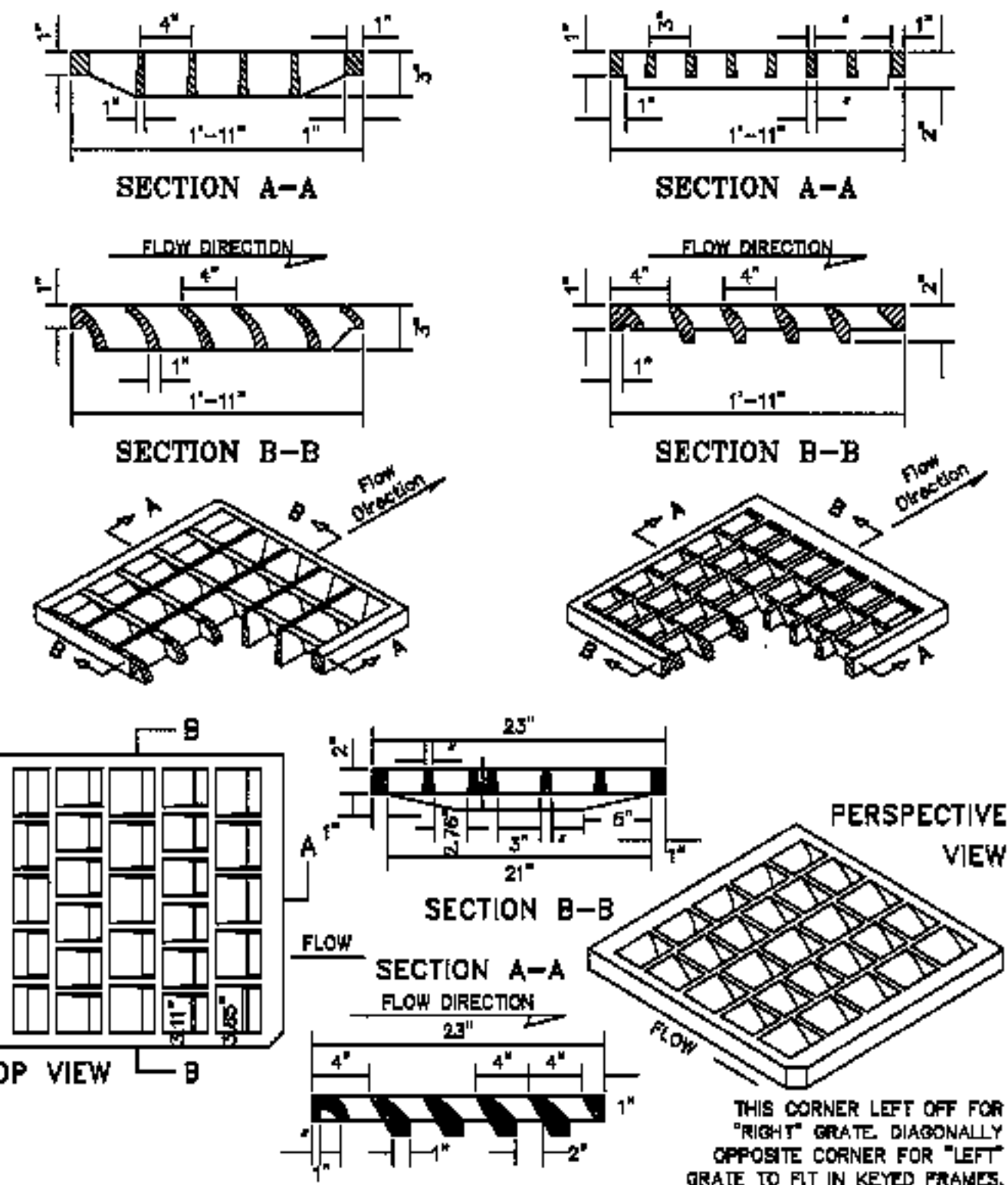
- NOTES:**
- THE MAXIMUM VERTICAL MEASUREMENT OF DEPTH FOR PAYMENT OF STRUCTURAL ROCK EXCAVATION WILL BE TO A HORIZONTAL PLANE LOCATED 1 FOOT BELOW THE BOTTOM OF THE INVERT OF THE PIPE FOR UNDERDRAIN TYPE "B" AND UNDERDRAIN TYPE "C".
  - THE MATERIAL FOR UNDERDRAIN TYPE "B" SHALL BE AT LEAST AS THICK AS THE LARGEST SIZE PIPE BEING CONNECTED.
  - THE INVERT ELEVATION OF UNDERDRAIN TYPE "B" OUTLETS SHALL BE A MINIMUM OF 6 INCHES ABOVE THE FLOW LINE OF A DITCH OR THE ORIGINAL GROUND.
  - WIDTH OF THE TRENCH FOR UNDERDRAIN OUTLET SHALL BE THE SAME AS THE UNDERDRAIN TRENCH.
  - NO ALLOWANCE FOR SETTLEMENT SHALL BE MADE FOR THE HORIZONTAL DIMENSIONS SHOWN FOR TYPES "A", "B" OR "C" UNDERDRAIN.
  - "B" BOX SECTIONS THE EDGE OF THE TRENCH SHALL BE IN LINE WITH EDGE OF BOX SECTION.



**TYPE "B" UNDERDRAIN**  
NOT TO SCALE



**TYPE "C" UNDERDRAIN**  
NOT TO SCALE



- NOTES:**
- TO BE USED WHERE PARALLEL BAR GRATES WOULD PRESENT A HAZARD TO BICYCLE TRAFFIC.
- FOR USE ON CATCH BASIN TYPES:  
A1-G, A2-G, A6-G, B1-G, B2-G, B6-G, F3-G, F4-G, F5-G, F8-G.

**CASCADE-TYPE - GRATES**  
NO SCALE

PROJECT NO.	10/4/03
DATE	10/4/03
SCALE	AS SHOWN
DATE	MAY 14, 2003
LOCATION	OCEAN AVE. & PRESUMSCOT STREET
CITY	PORTLAND
STATE	MAINE
COUNTY	CUMBERLAND
CLIENT	REALTHY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST
DESIGNER	COFFIN ENGINEERING & SURVEYING, INC.
PROJECT NO.	01034
DATE	
SCALE	
DATE	
LOCATION	
CITY	
STATE	
COUNTY	
CLIENT	

483 Camp Road  
PO Box 487  
Augusta, Me. 04331  
1-800-244-8475

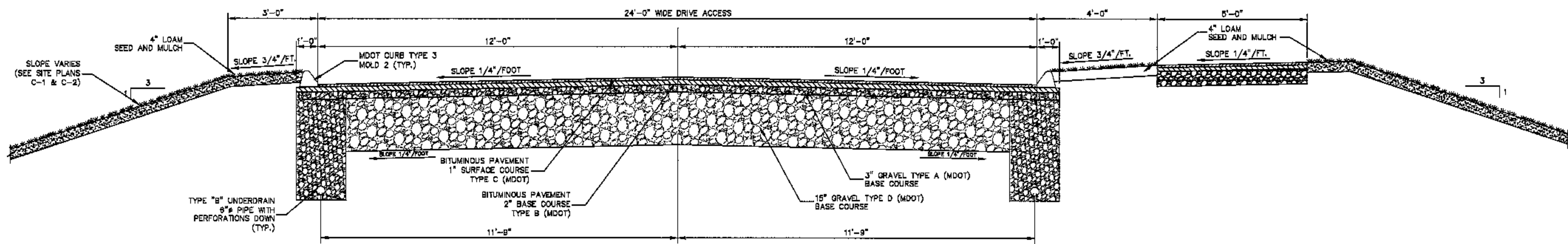
598 Thibault Street  
PO Box 1811  
Portland, Me. 04112  
1-800-244-8475

**COFFIN**  
ENGINEERING & SURVEYING  
INC.

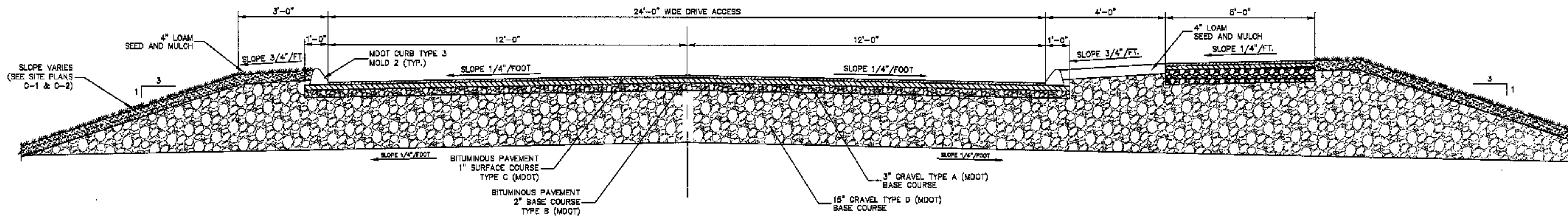
ARTHUR J. COLVIN JR.  
No. 6085  
PROFESSIONAL ENGINEER

PROJ. NO. 01034

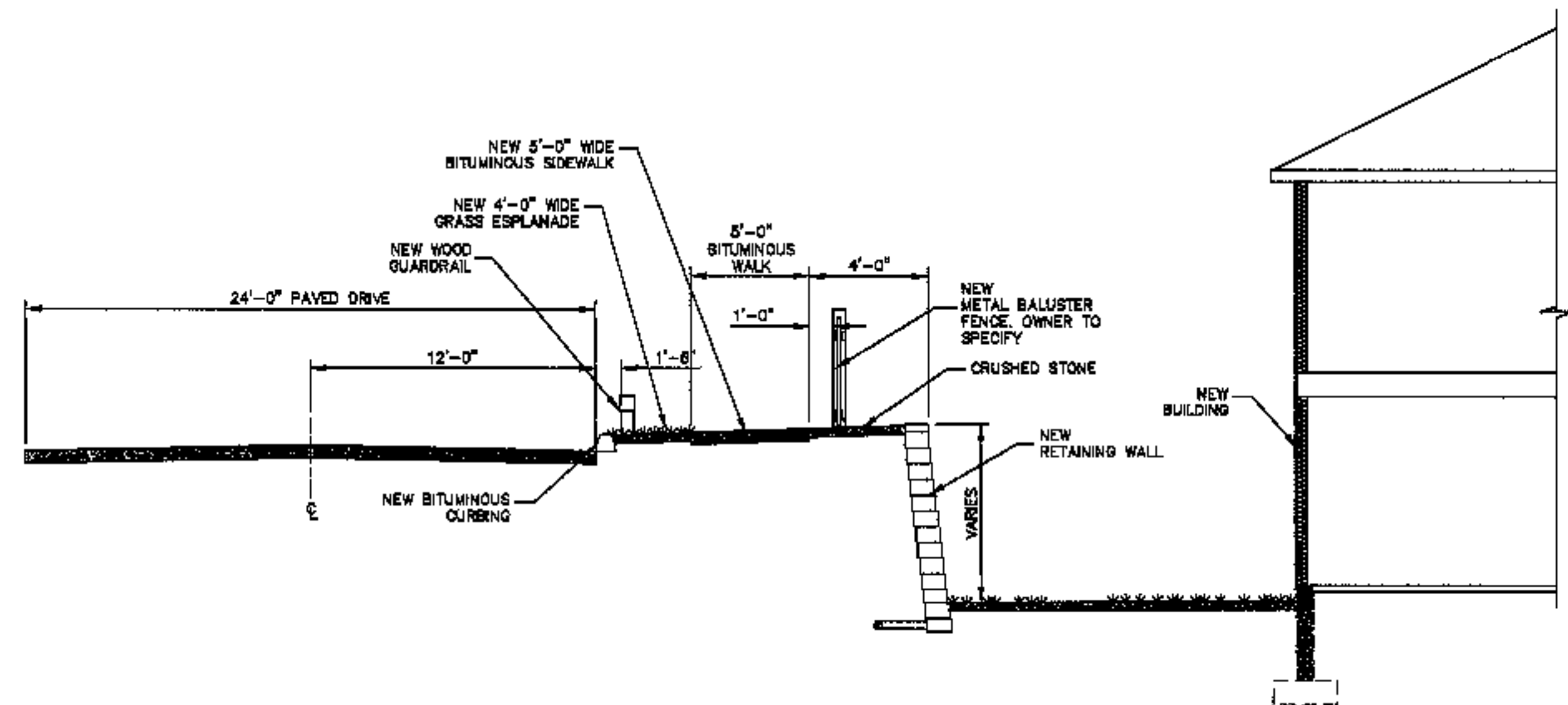
**C-11**



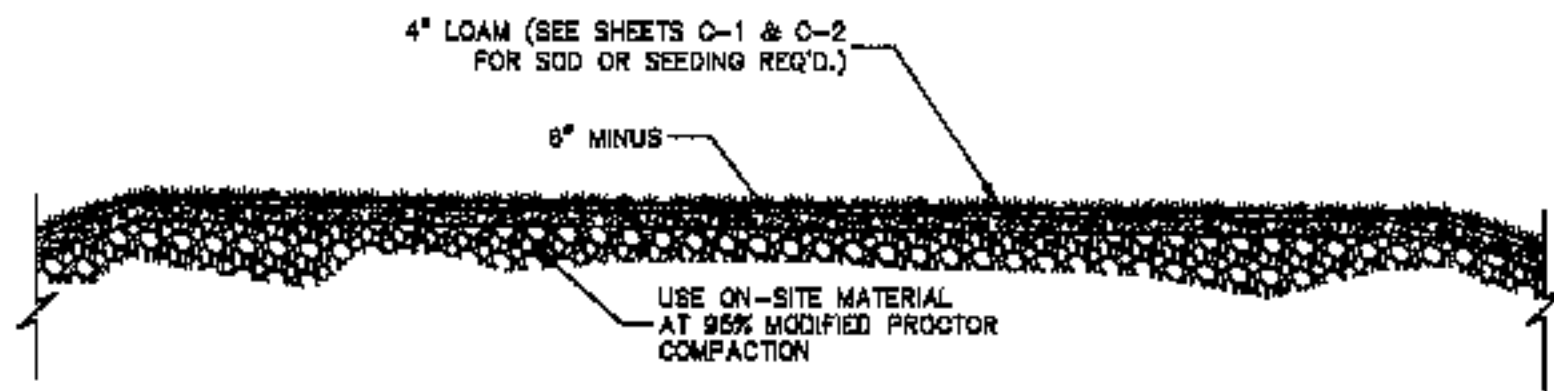
**TYPICAL 24' DRIVE BOX SECTION**  
NO SCALE



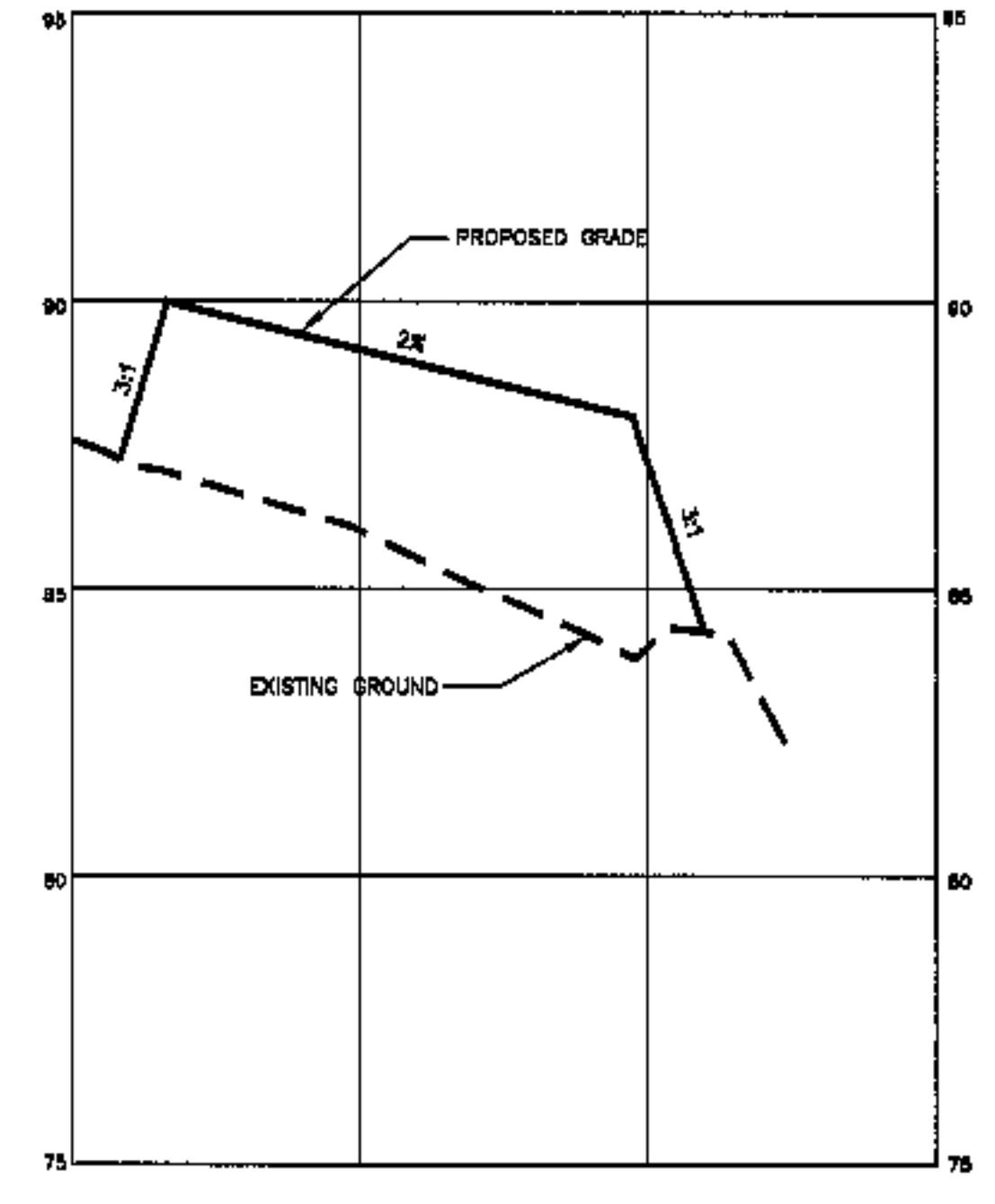
**TYPICAL 24' DRIVE SECTION**  
NO SCALE



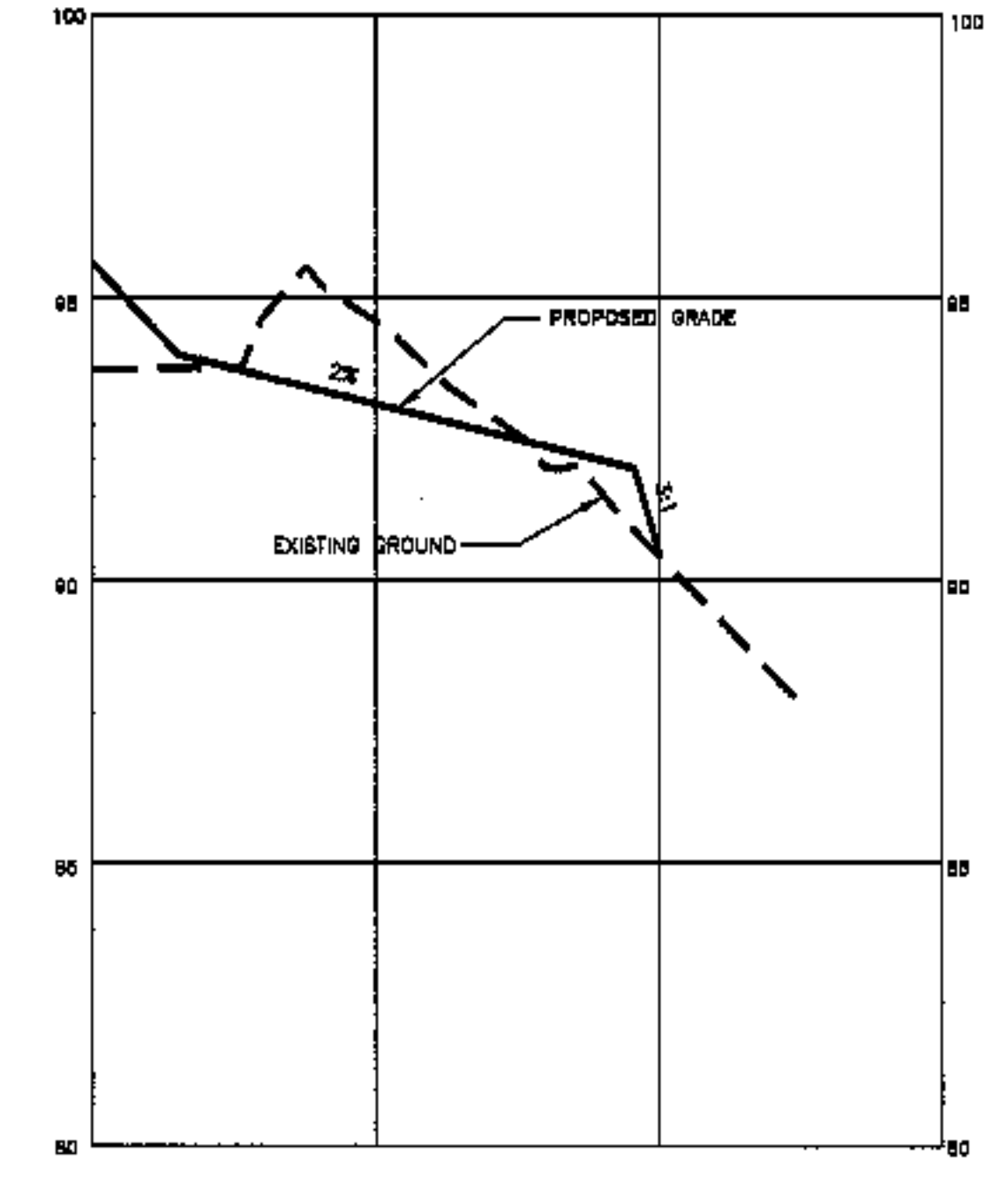
**TYP. CROSS SECTION @ BUILDING AND RETAINING WALL**  
NO SCALE



**TYP. RECREATION CROSS SECTION**  
NO SCALE



**CROSS SECTION THROUGH PLAY FIELD (M-M)**  
SCALE: 1"=30' HORIZ.  
1"=3' VERT.

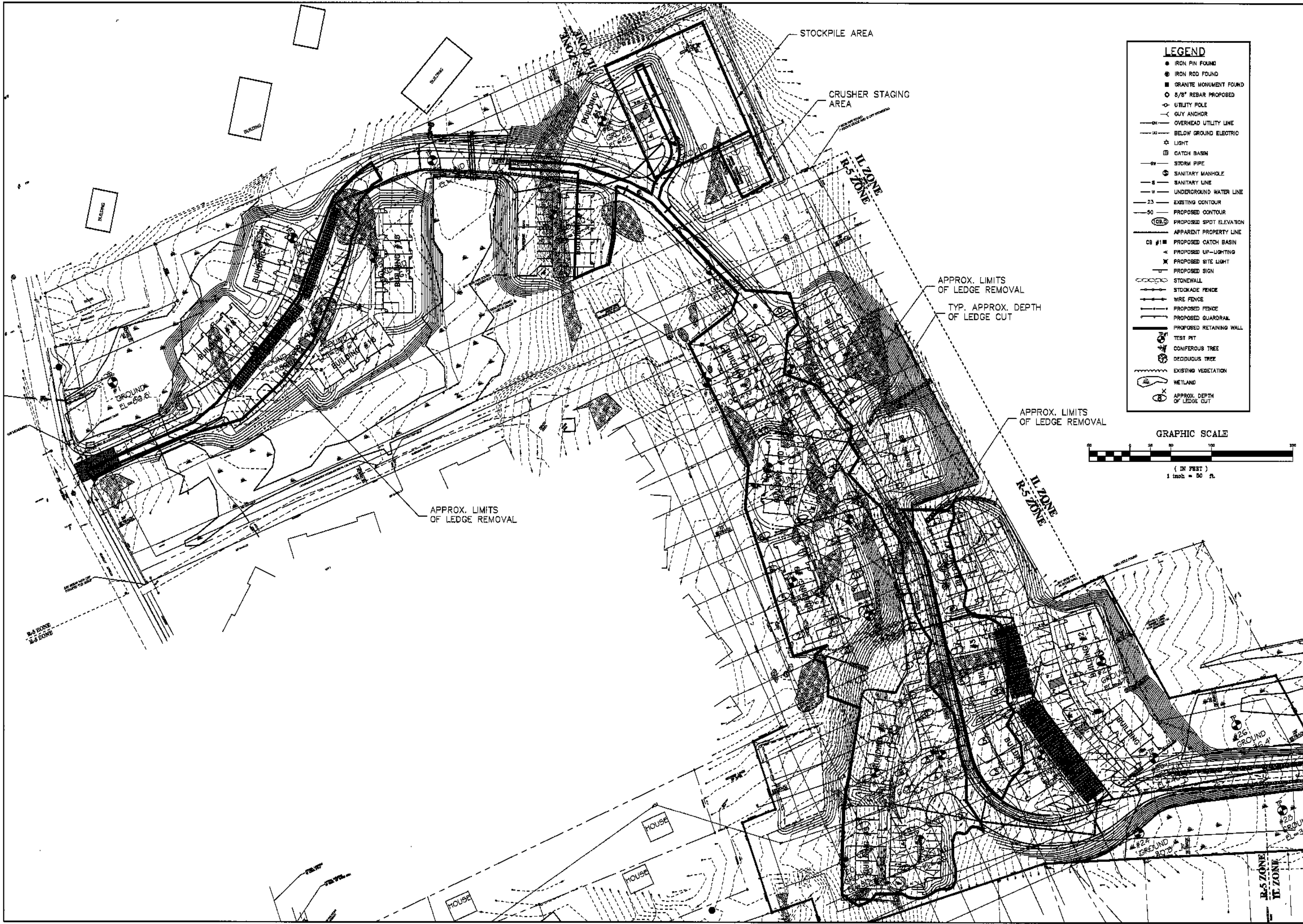


**CROSS SECTION THROUGH PLAY FIELD (N-N)**  
SCALE: 1"=30' HORIZ.  
1"=3' VERT.

<p>CLIENT/PROJECT: <b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b></p>		<p>SCALE: AS SHOWN</p>		<p>DATE: MAY 14, 2003</p>	
<p>LOCATION: OCEAN AVE. &amp; PRESUMSCOT STREET</p>		<p>COUNTY: CUMBERLAND STATE: MAINE</p>		<p>NO. 1</p>	
<p>483 Camp Road PO Box 4807 Augusta, Me 04331 1-800-244-9475</p>		<p>566 Ocean Street PO Box 1001 Augusta, Me 04331 1-888-282-4365</p>		<p>10/4/03 DATE</p>	
<p><b>COFFIN</b> ENGINEERING &amp; SURVEYING, INC. CONSULTING</p>		<p>STATE OF MAINE ARTHUR J. COLVIN JR. No. 8088 REGISTERED PROFESSIONAL ENGINEER</p>		<p>1 FINAL DESIGN SET REVISED</p>	
<p>PROJ. NO. 01034</p>		<p><b>C-12</b></p>			

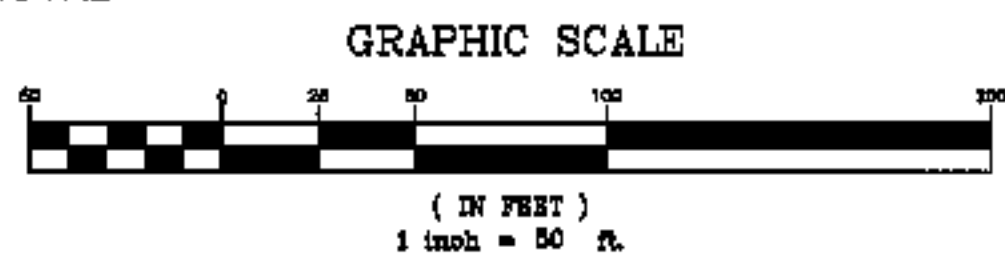
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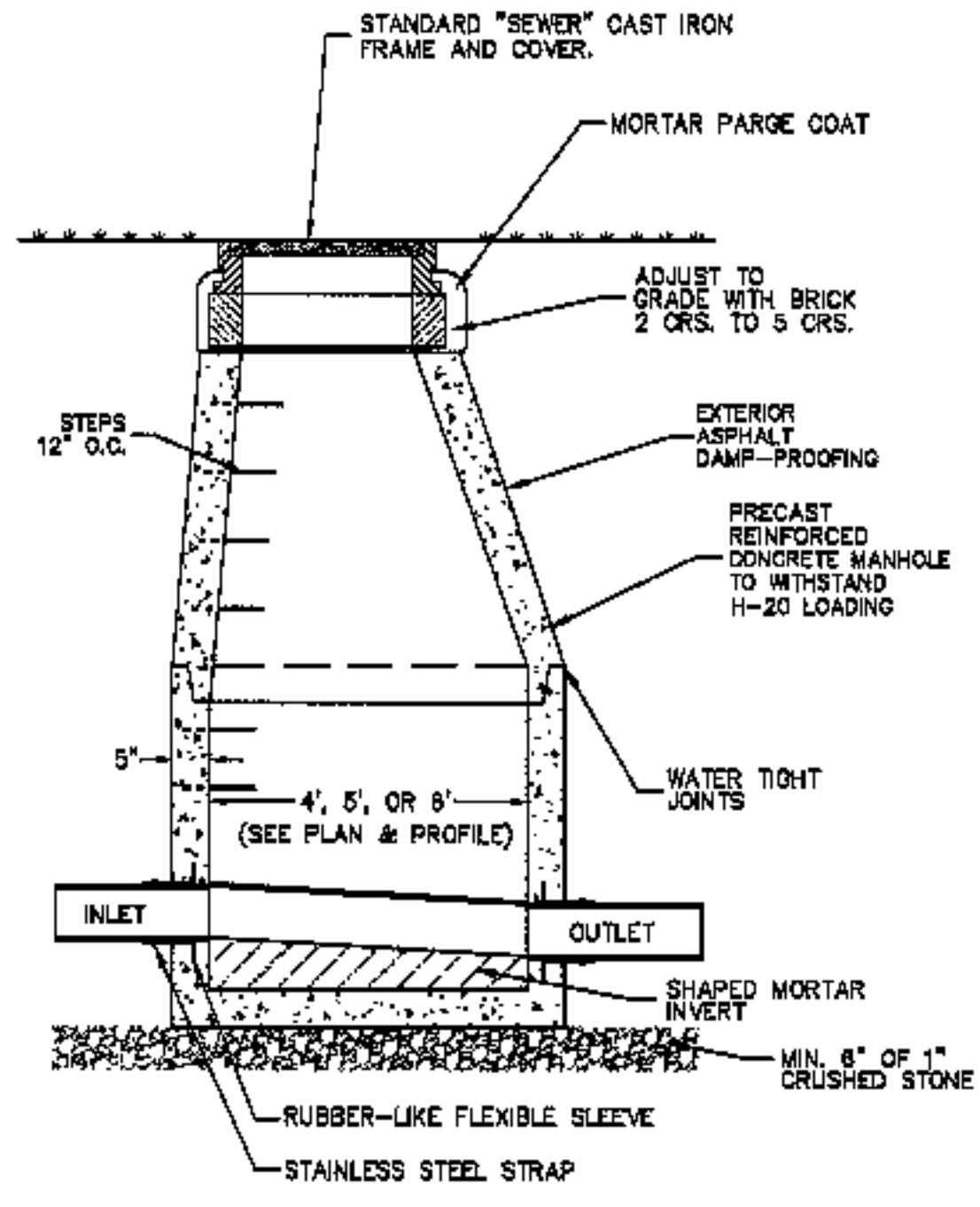
**LEGEND**

- IRON PIN FOUND
- ⊙ IRON ROD FOUND
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OH— OVERHEAD UTILITY LINE
- UG— BELOW GROUND ELECTRIC
- ☆ LIGHT
- CATCH BASIN
- S— STORM PIPE
- ⊙ SANITARY MANHOLE
- S— SANITARY LINE
- W— UNDERGROUND WATER LINE
- 23— EXISTING CONTOUR
- 50— PROPOSED CONTOUR
- (ELEV.) PROPOSED SPOT ELEVATION
- APPARENT PROPERTY LINE
- CB #1 ■ PROPOSED CATCH BASIN
- ▲ PROPOSED UP-LIGHTING
- ✕ PROPOSED SITE LIGHT
- PROPOSED SIGN
- STONEWALL
- STOCKADE FENCE
- WIRE FENCE
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING VEGETATION
- WETLAND
- APPROX. DEPTH OF LEDGE CUT



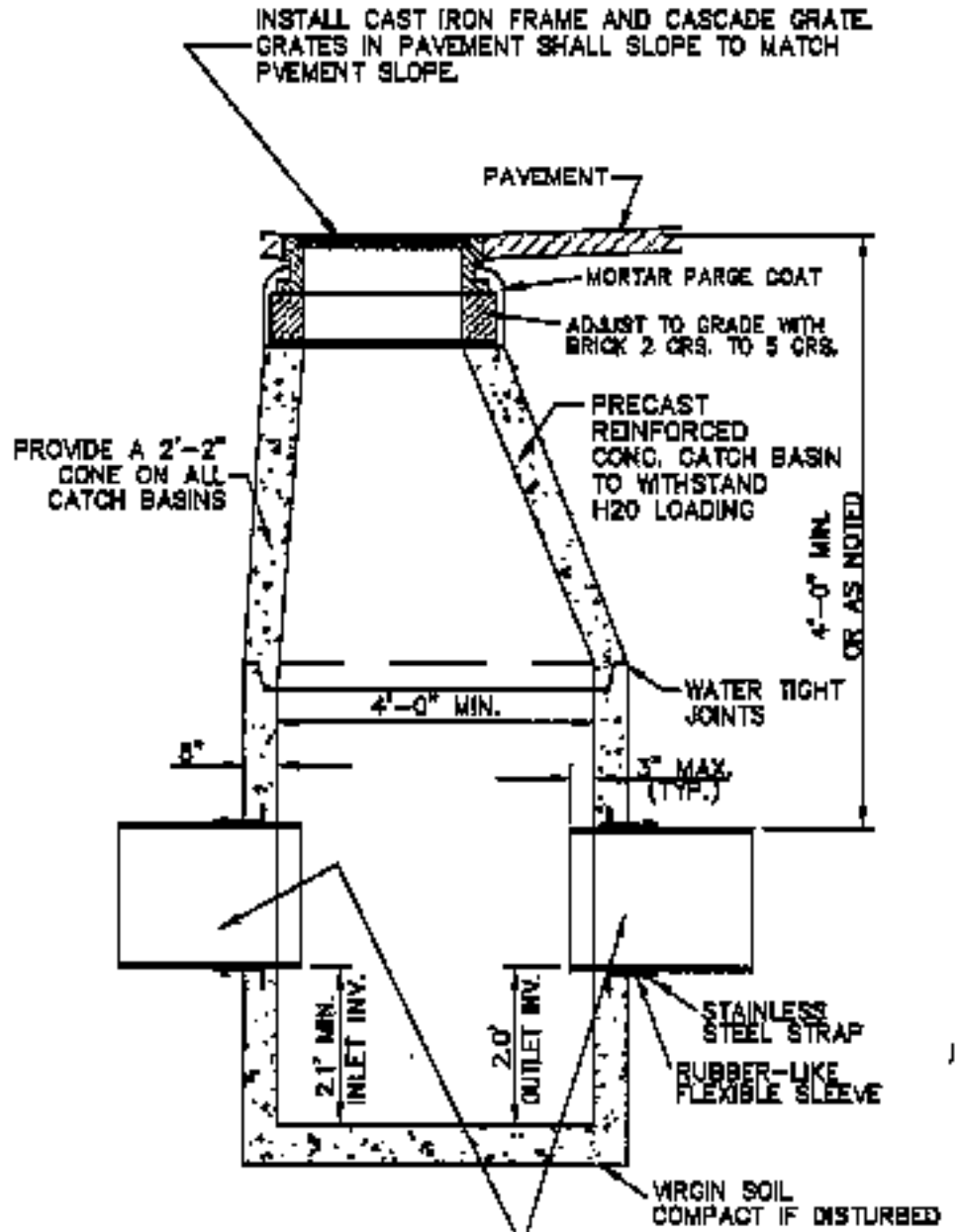
<b>PROPOSED LEDGE CUT</b>	SCALE: 1" = 50'	DATE: JULY 17, 2002	NO. 1	REVISED PER ANALYST 22, 2002 MEMORANDUM
<b>TOWNHOMES AT OCEAN EAST</b>	OCEAN AVE. & PRESUMSCOT STREET	PORTLAND, MAINE	COUNTY: CUMBERLAND	STATE: MAINE
	451 Camp Road PO Box 4887 Augusta, ME 04302 1-800-248-9475	593 Tisham Street PO Box 1071 Portland, ME 04106 1-800-252-5645	COFFIN ENGINEERING & SURVEYING, INC. © 2002	
		PROJ. NO. 01034		
C-13				

H:\Lond Projects 3\01034\dwg\MARCH-2003\C-13.dwg, 10/01/03 03:17:36 PM



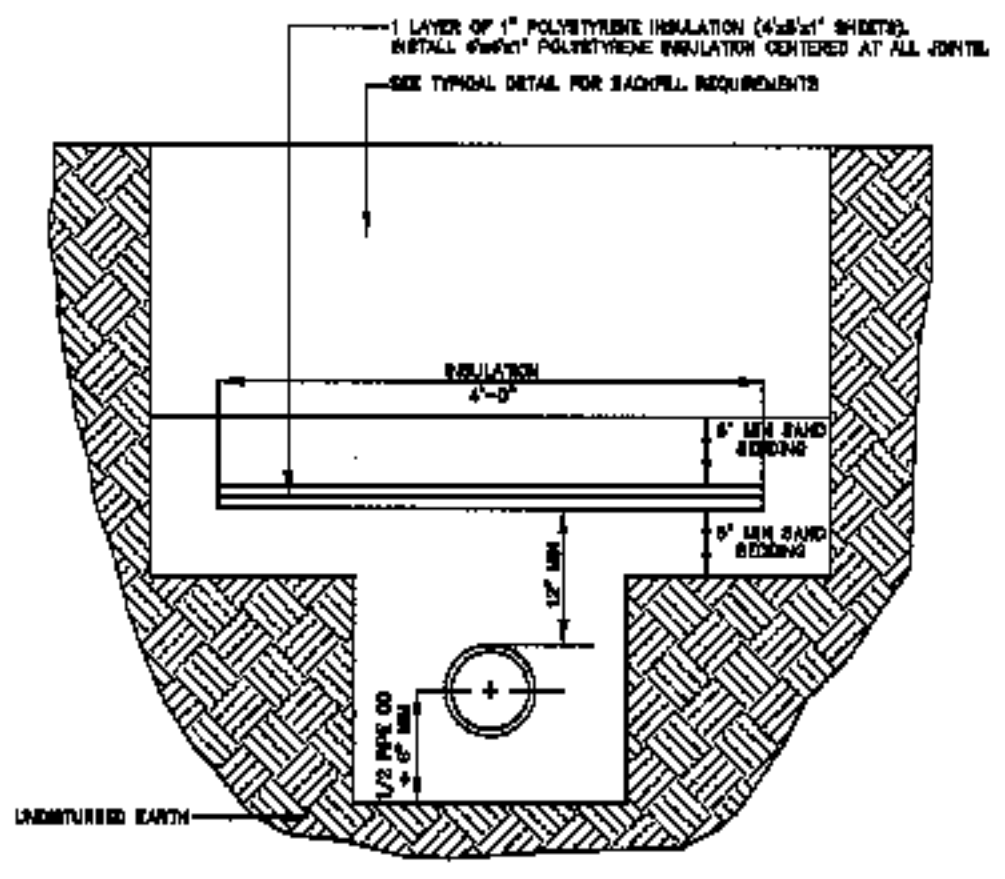
NOTE:  
USE FLAT TOP MANHOLE WHEN THE DIFFERENCE BETWEEN RIM AND INVERT IS LESS THAN 6".

**STANDARD PRECAST MANHOLE WITH SANITARY GRAVITY LINE**  
NO SCALE



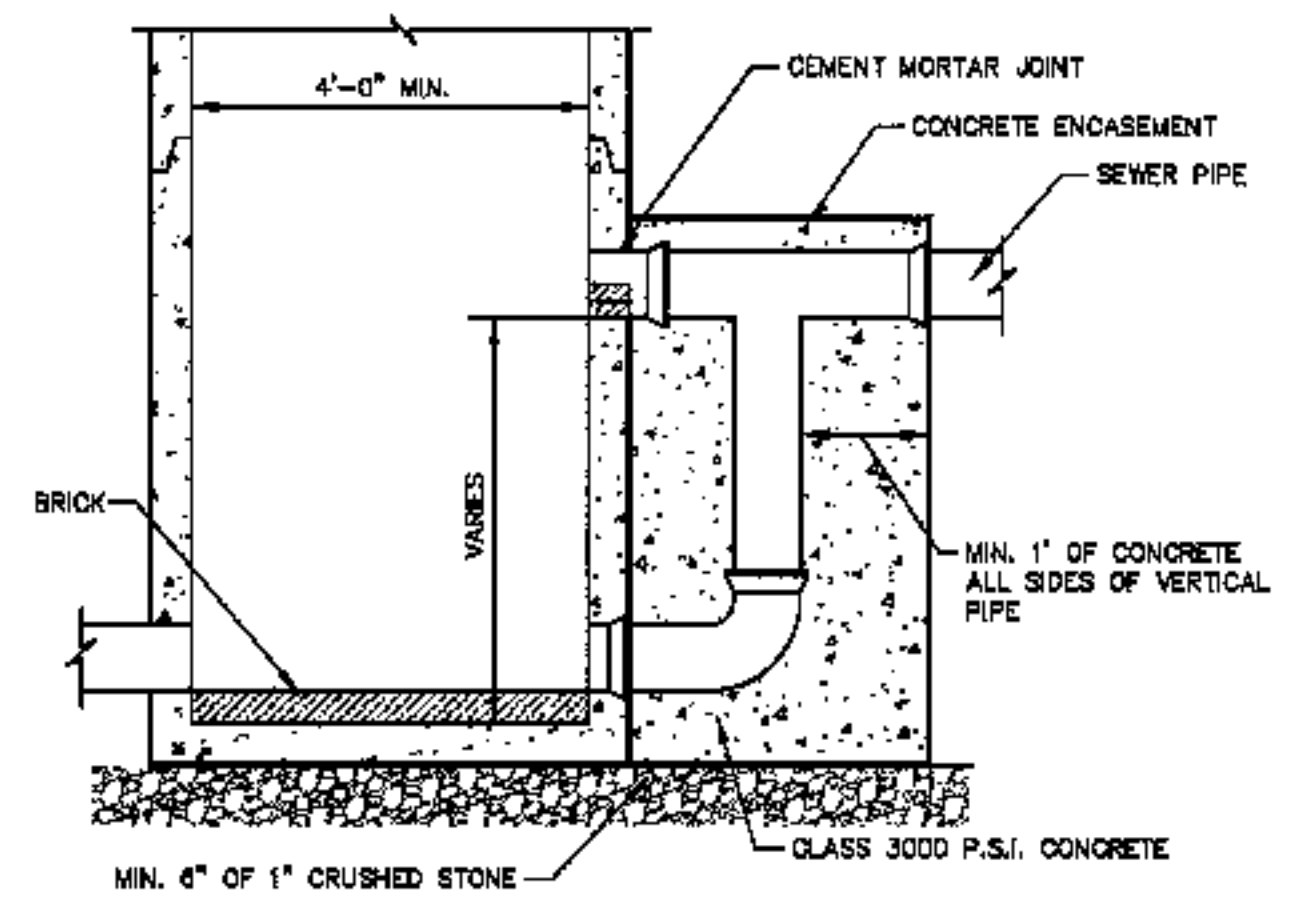
SEE SHEETS C-5 & C-6 FOR PIPE SIZES, RIM ELEVATIONS AND PIPE INVERTS

**PRECAST CATCH BASIN**  
NO SCALE

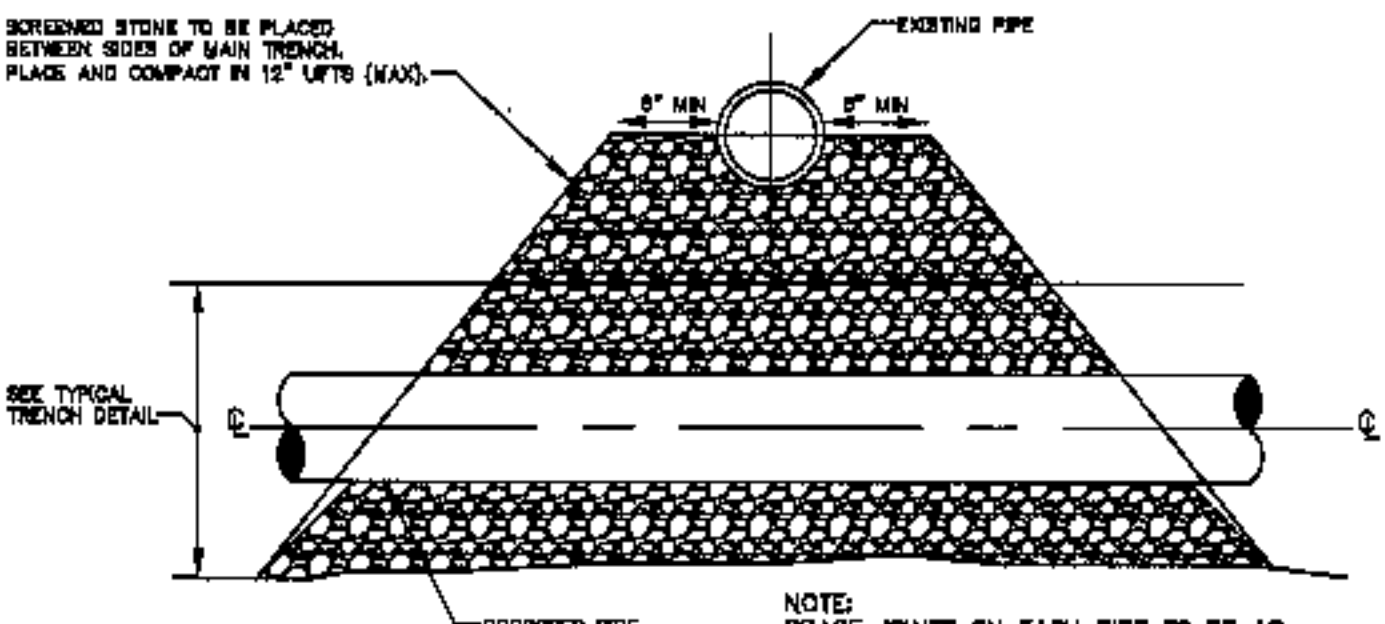


NOTE:  
1. FOR GRAVITY SEWERS AND FORCE MAIN, INSULATE FOR PIPE COVER LESS THAN 8 FEET.  
2. INSULATE ALL NEW WATER SERVICE FROM WATER MAIN TO CURB STOP.

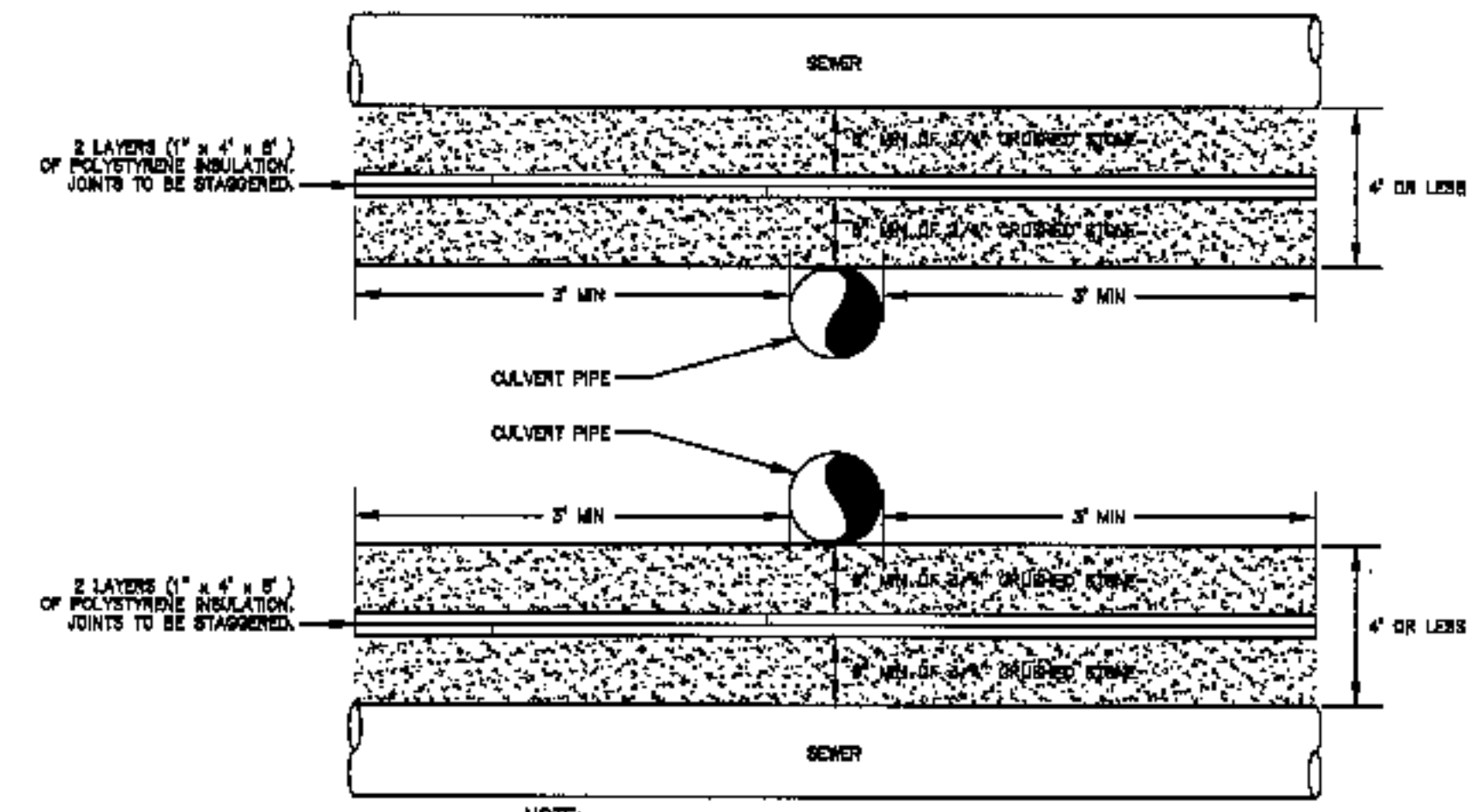
**TRENCH PIPE INSULATION DETAIL**  
NOT TO SCALE



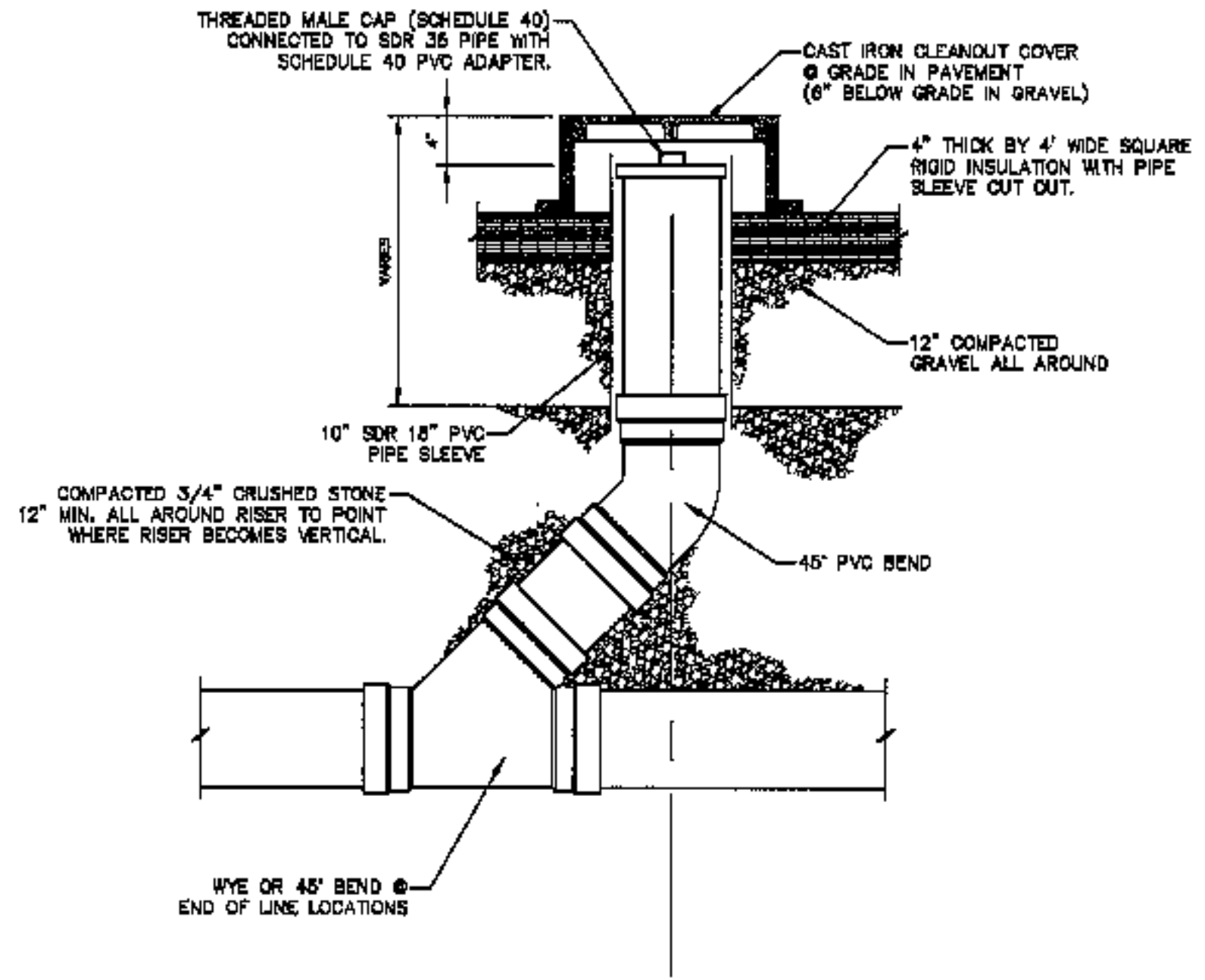
**TYP. PRECAST CONCRETE DROP MANHOLE**  
NO SCALE



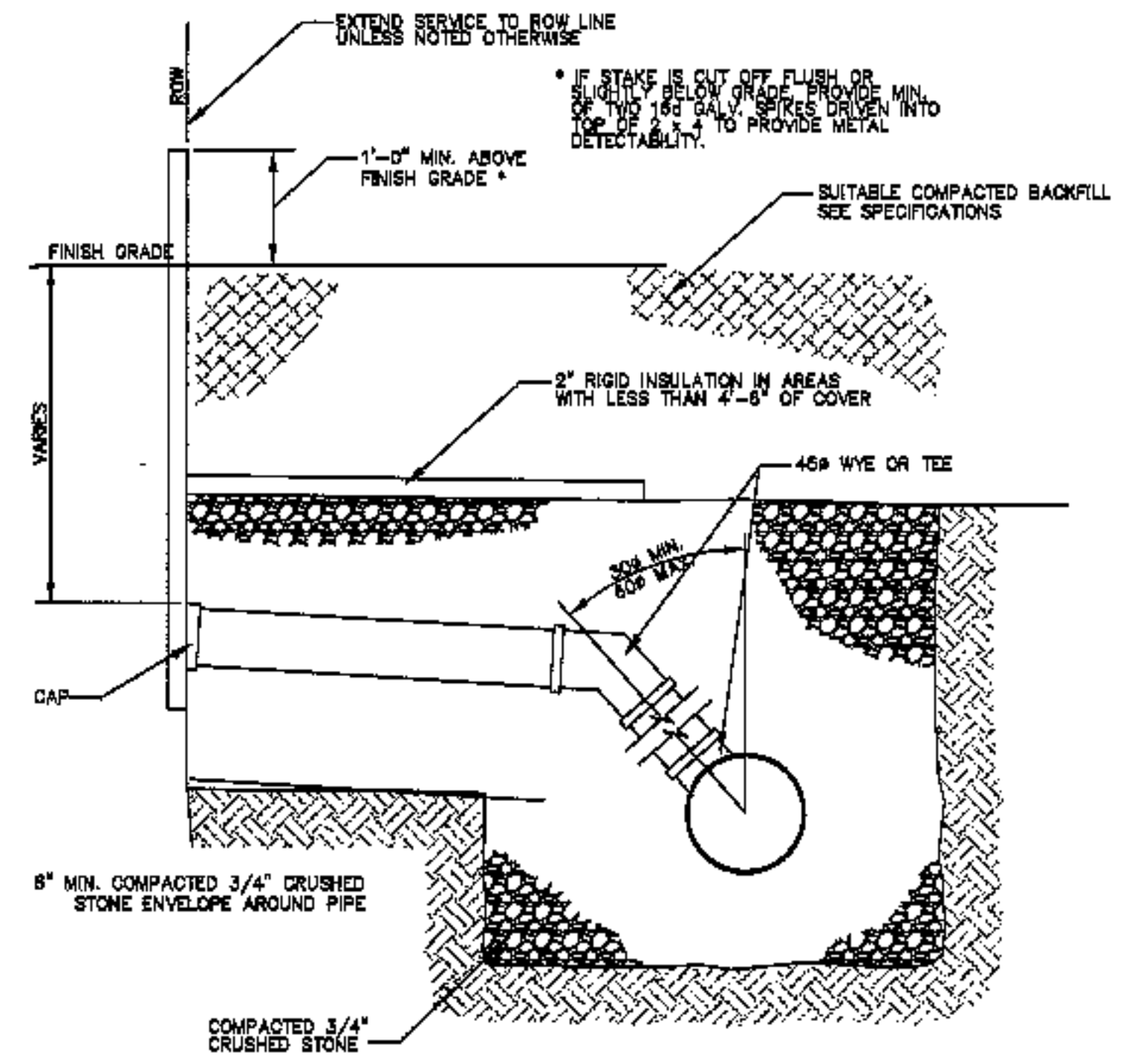
**PIPE CROSSING DETAIL**  
NOT TO SCALE



**CULVERT CROSSING DETAIL**  
NOT TO SCALE



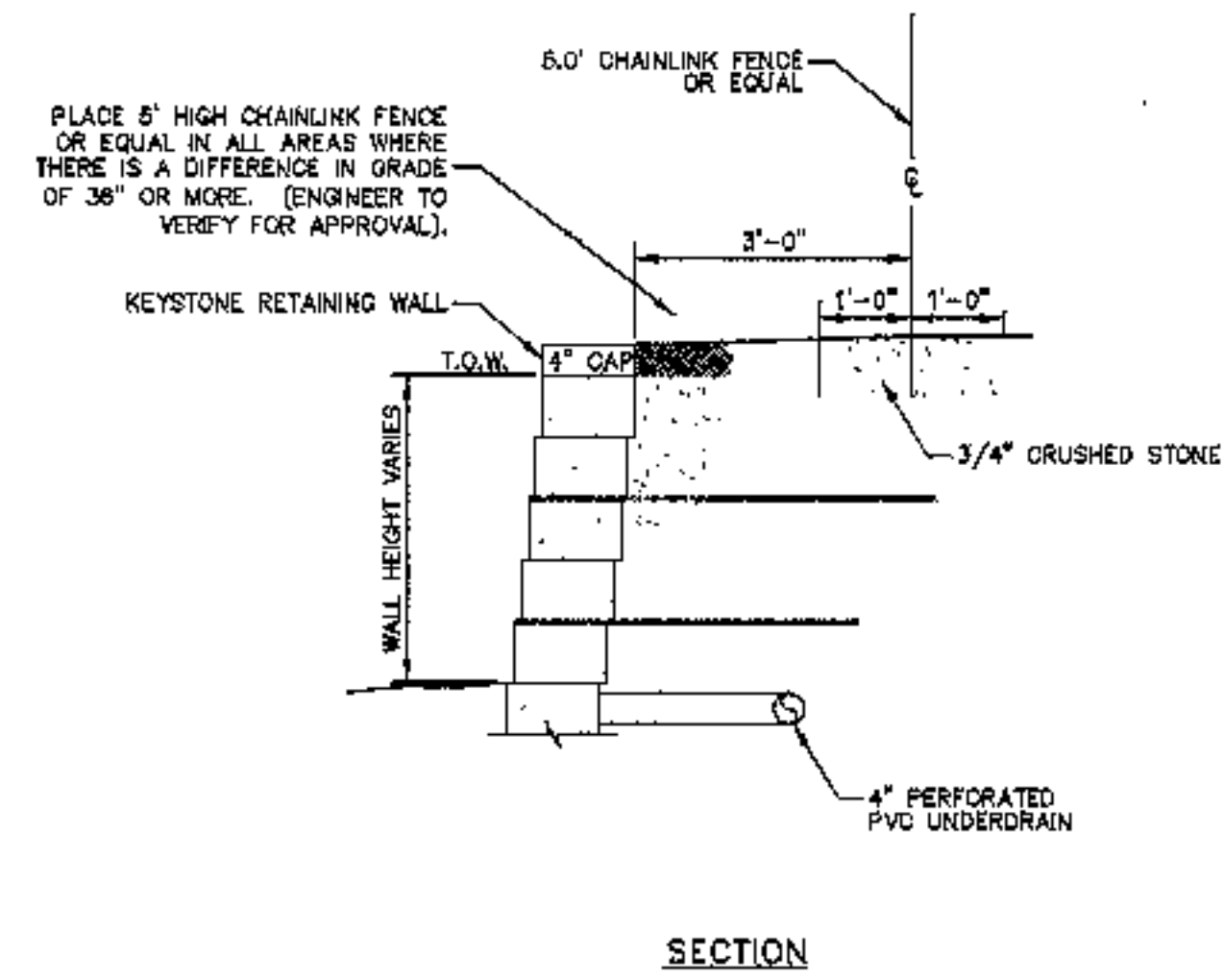
**CLEANOUT DETAIL**  
SCALE 1" = 1'-0"



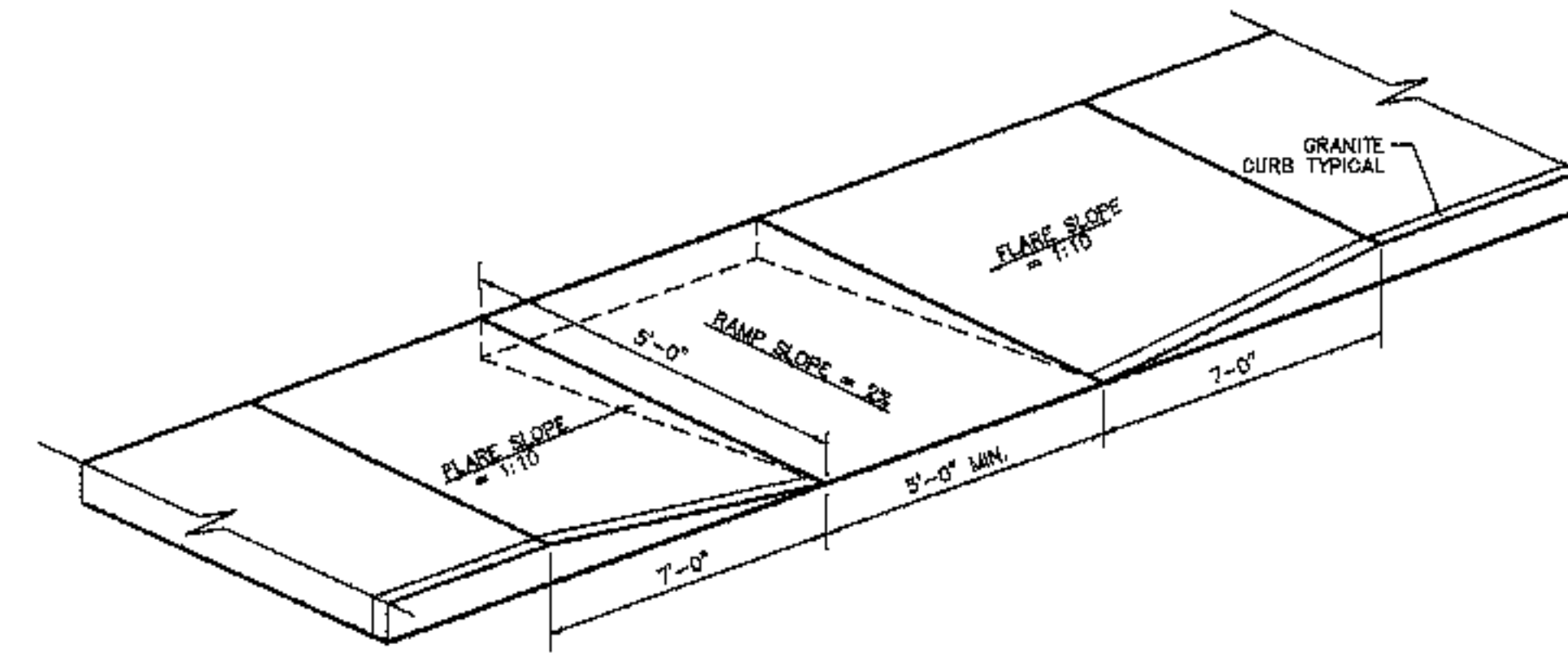
**SERVICE CONNECTION DETAIL**  
NOT TO SCALE

PROJECT NO.	10/4/03
DATE	10/4/03
DESIGN SET	DESIGN SET
NO.	1
DATE	MAY 14, 2003
SCALE	AS SHOWN
LOCATION	OCEAN AVE. & PRESUMSCOT STREET
TOWN	PORTLAND
COUNTY	CUMBERLAND
STATE	MAINE
CLIENT/PROJECT	REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST
ENGINEER	ARTHUR J. COLVIN JR. No. 6065
PROJ. NO.	01034
<b>C-14</b>	

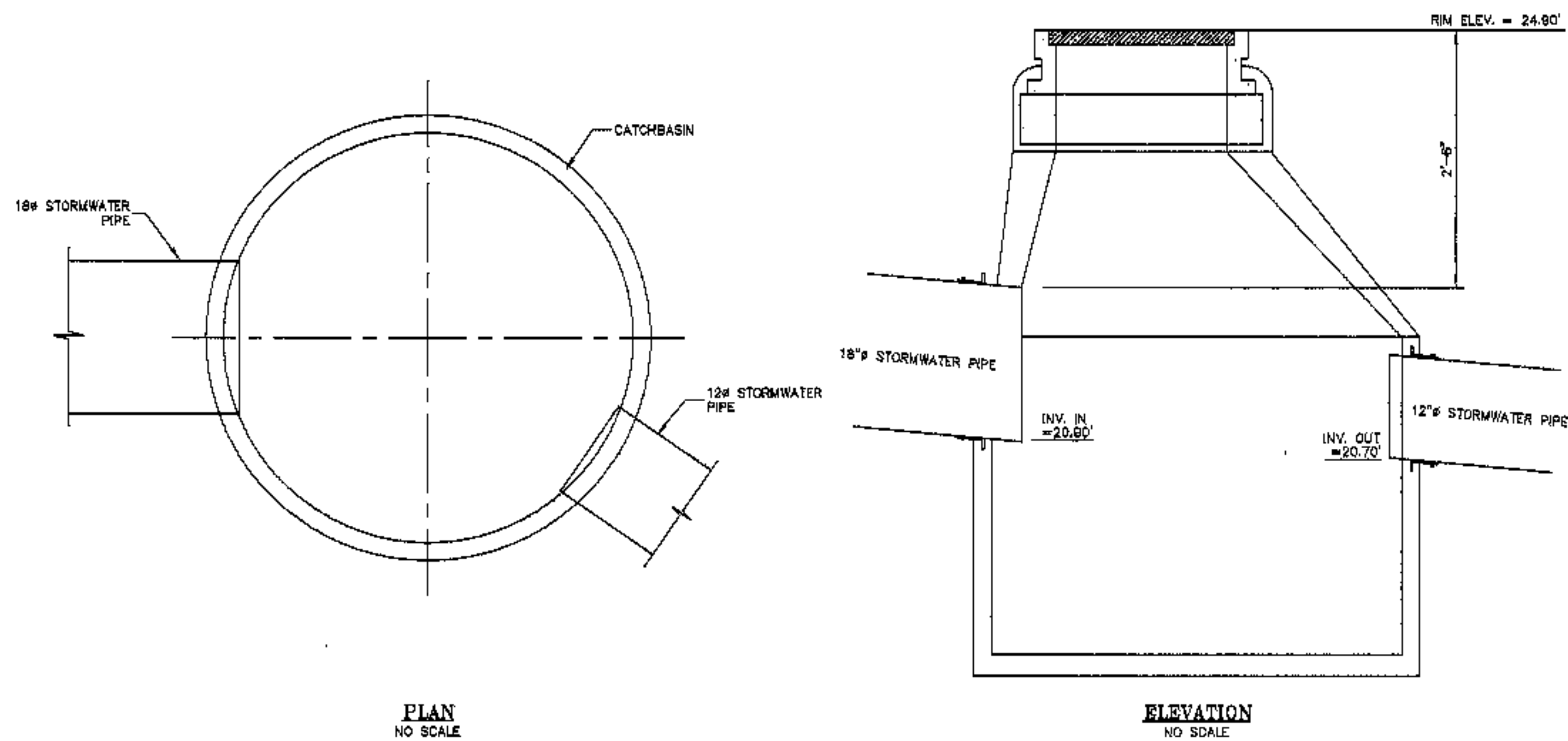
H:\Land Projects\3\101034.dwg\MARCH-2003\C9-C10-C11-C12-C14-C15.dwg, 10/01/03 05:12:09 PM



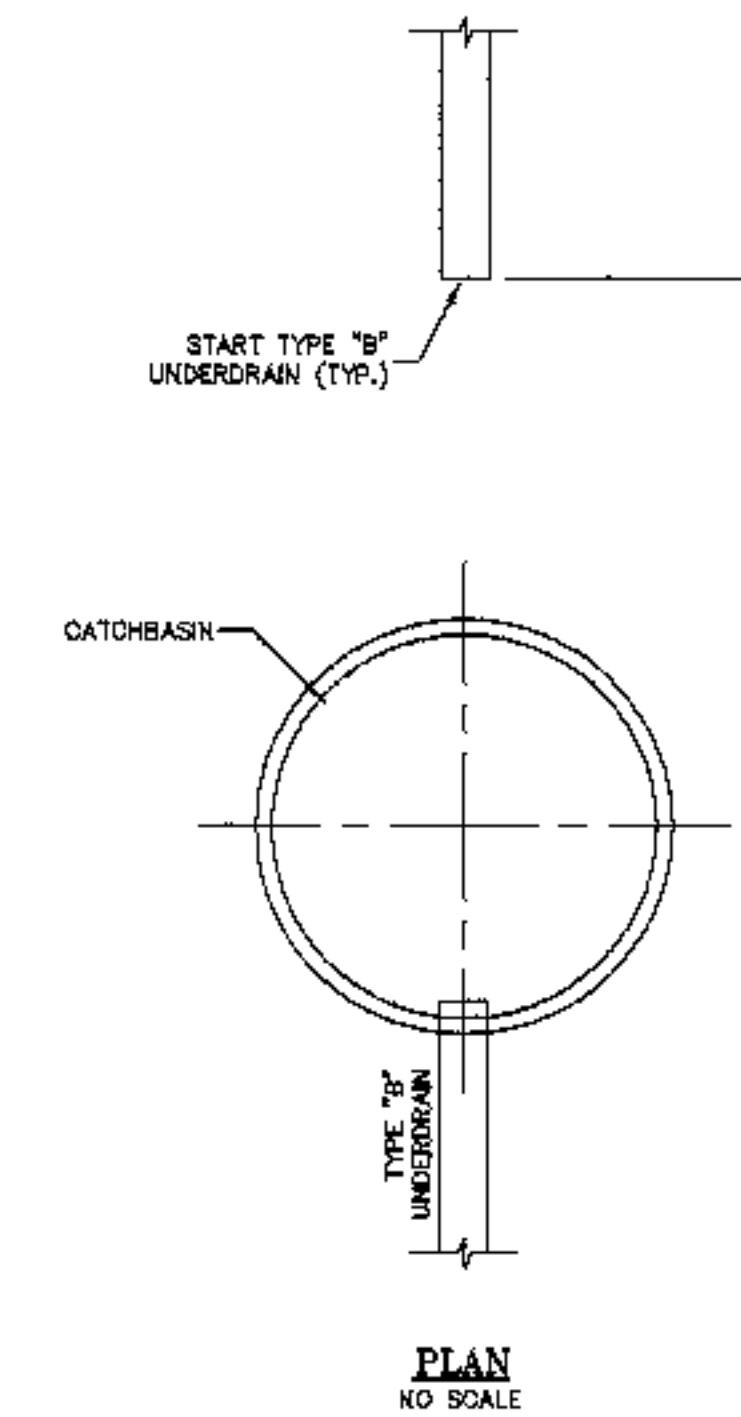
**TYP. KEYSTONE RETAINING WALL DETAIL**  
SCALE 1/2" = 1'-0"



**FLARED CURB RAMP DETAIL**  
NO SCALE



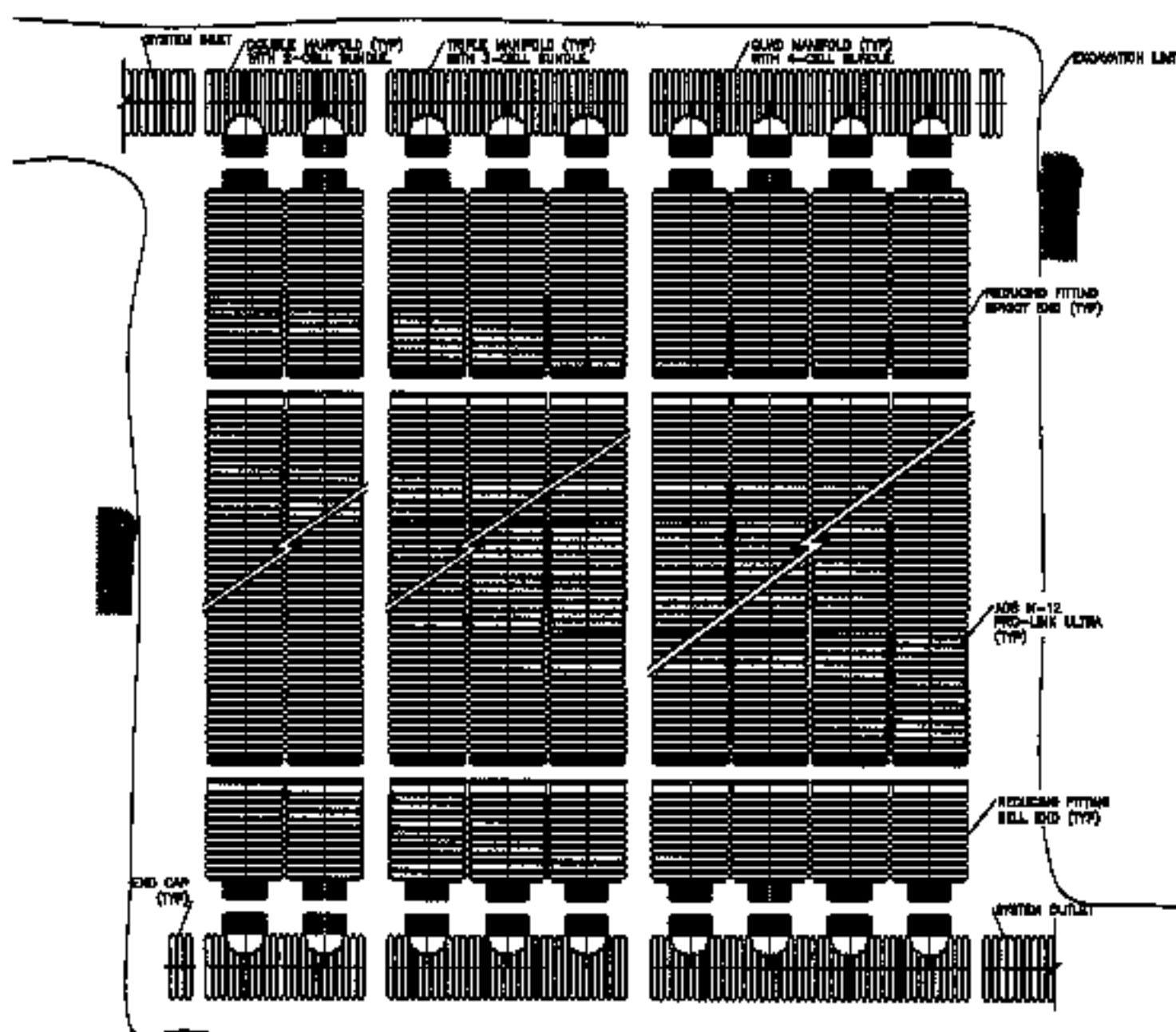
**CATCH BASIN @ NORTH EASTERLY SIDE OF TRUE STREET  
AND PRESUMSCOT STREET INTERSECTION**  
SCALE 1" = 1'-0"



**START & STOP DETAIL OF TYPE "B" UNDERDRAIN**  
SCALE: 1" = 1'-0"

SHEET TITLE		NO.		DATE	
SITE DETAILS		1		10/14/03	
SCALE: AS SHOWN		1		FINAL DESIGN SET	
DATE: MAY 14, 2003		NO.		REVISIONS	
PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		LOCATION: OCEAN AVE. & PRESUMSCOT STREET		STATE: MAINE	
COUNTY: PORTLAND		CITY: CUMBERLAND		TOWNE: MAINE	
CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		DESIGNER: CURRY ENGINEERING & SURVEYING, INC.		DATE: 10/14/03	
124 Camp Road PO Box 487 Augusta, ME 04301 1-800-244-9475		299 Union Street PO Box 1821 Portland, ME 04112 1-800-244-6545		© 2003	
PROJ. NO. 01034		C-15			

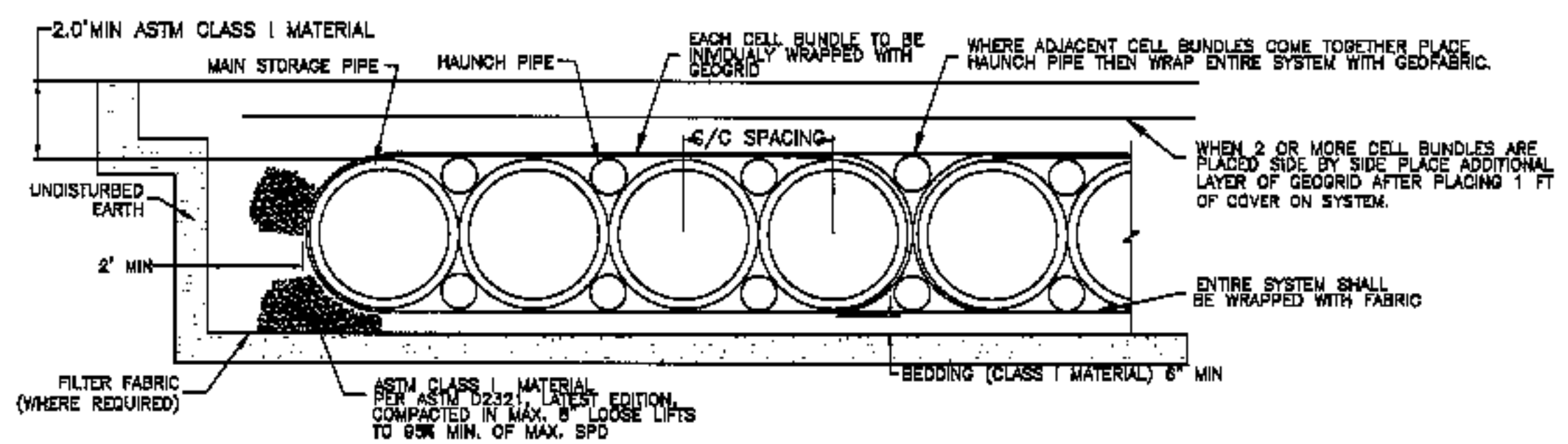
### TYPICAL SUBSURFACE STORM COMPRESSOR™ SYSTEM LAYOUT



STANDARD MANHOLE SIZING		
LATERAL SIZE	MANHOLE SIZE	REDUCING FITTING
24"	24" x 12"	24" x 12"
30"	24" x 18"	30" x 18"
36"	24" x 18"	36" x 18"
42"	30" x 24"	42" x 24"
48"	38" x 24"	48" x 24"
60"	48" x 30"	60" x 30"

**NOTES**  
 FOR MORE DETAILED INFORMATION, SEE ADS TECHNICAL NOTE 2.120, "STORM WATER DETENTION/RETENTION SYSTEM DESIGN", AND PRODUCT NOTE 3.113, "INSTALLATION OF ADS STORM COMPRESSOR."  
 FOR INSERTABLE CAD BLOCKS, REFERENCE THE ADS STORM WATER DETENTION/RETENTION DESIGN TOOL CD ROM, AVAILABLE FROM YOUR LOCAL ADS SALES REPRESENTATIVE.  
 FOR ADDITIONAL DETAILS, SEE ADS STD-705.

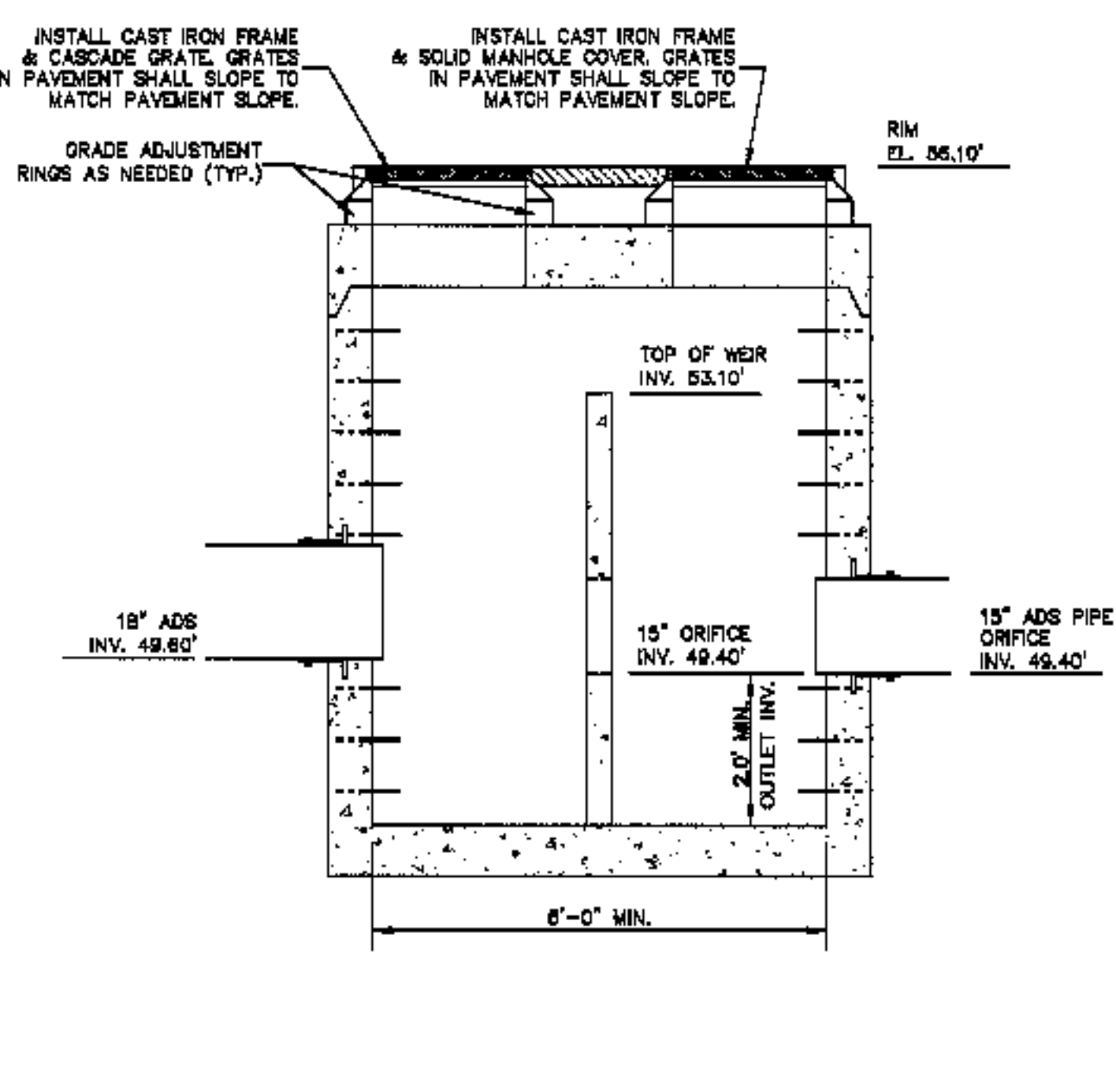
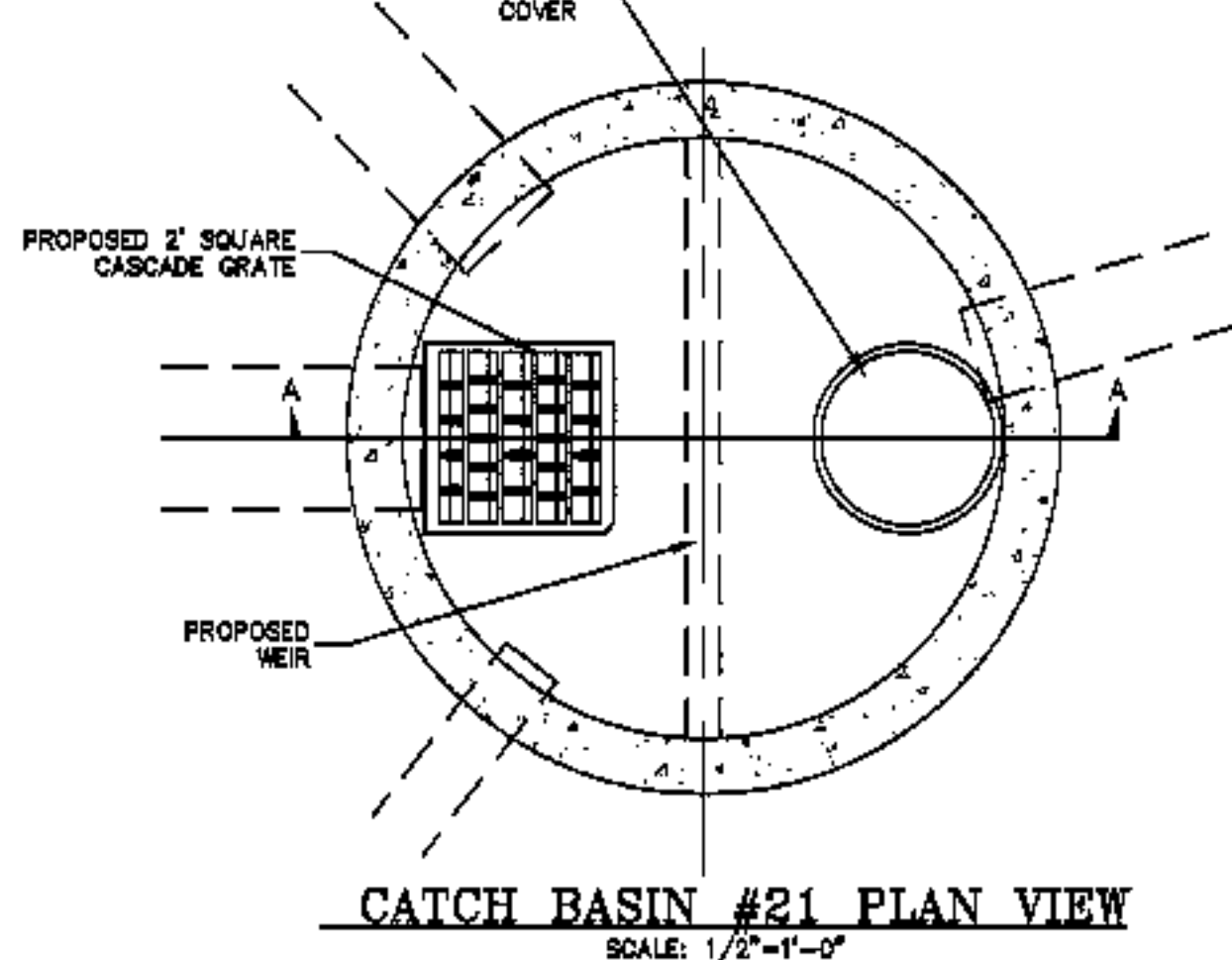
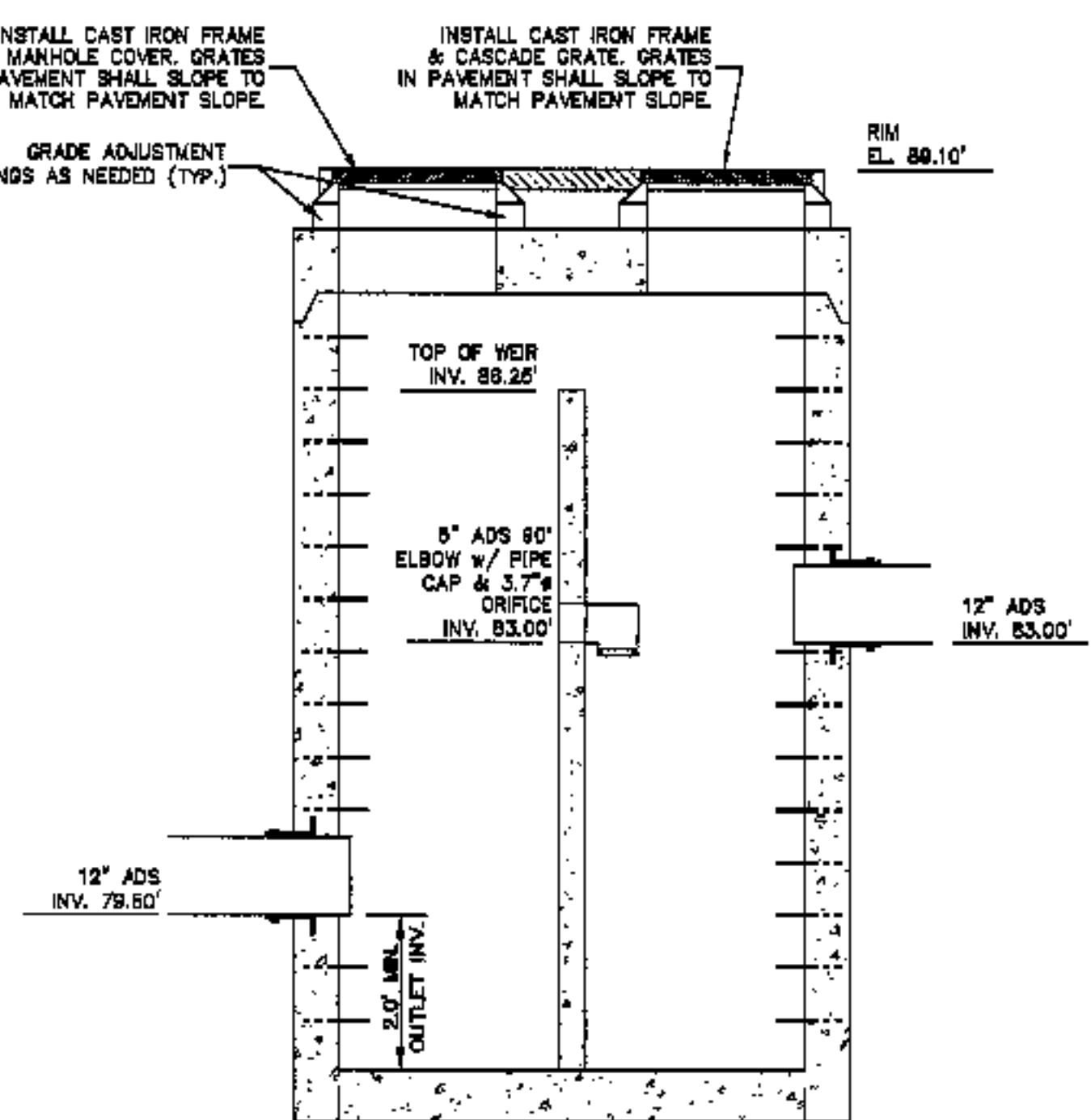
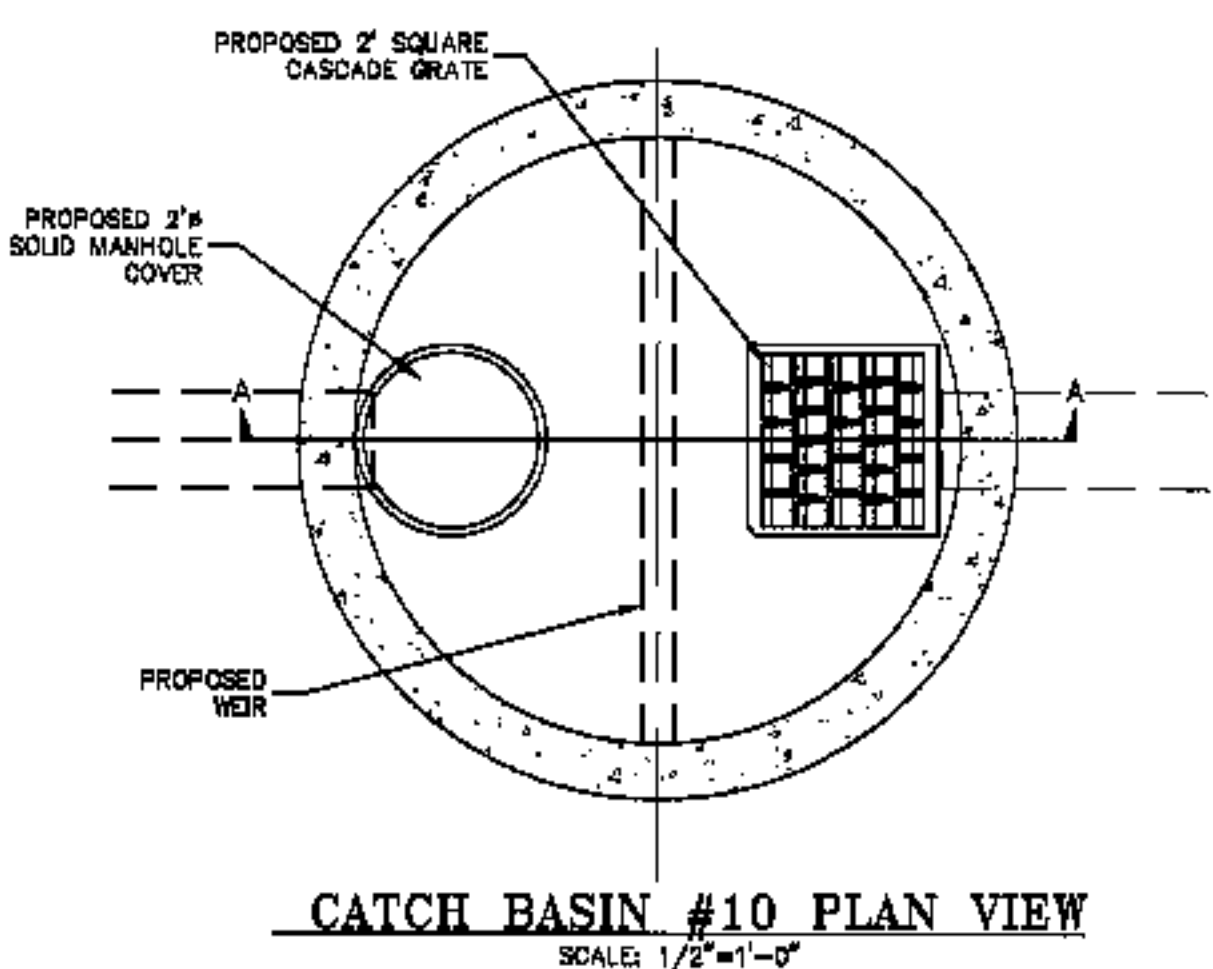
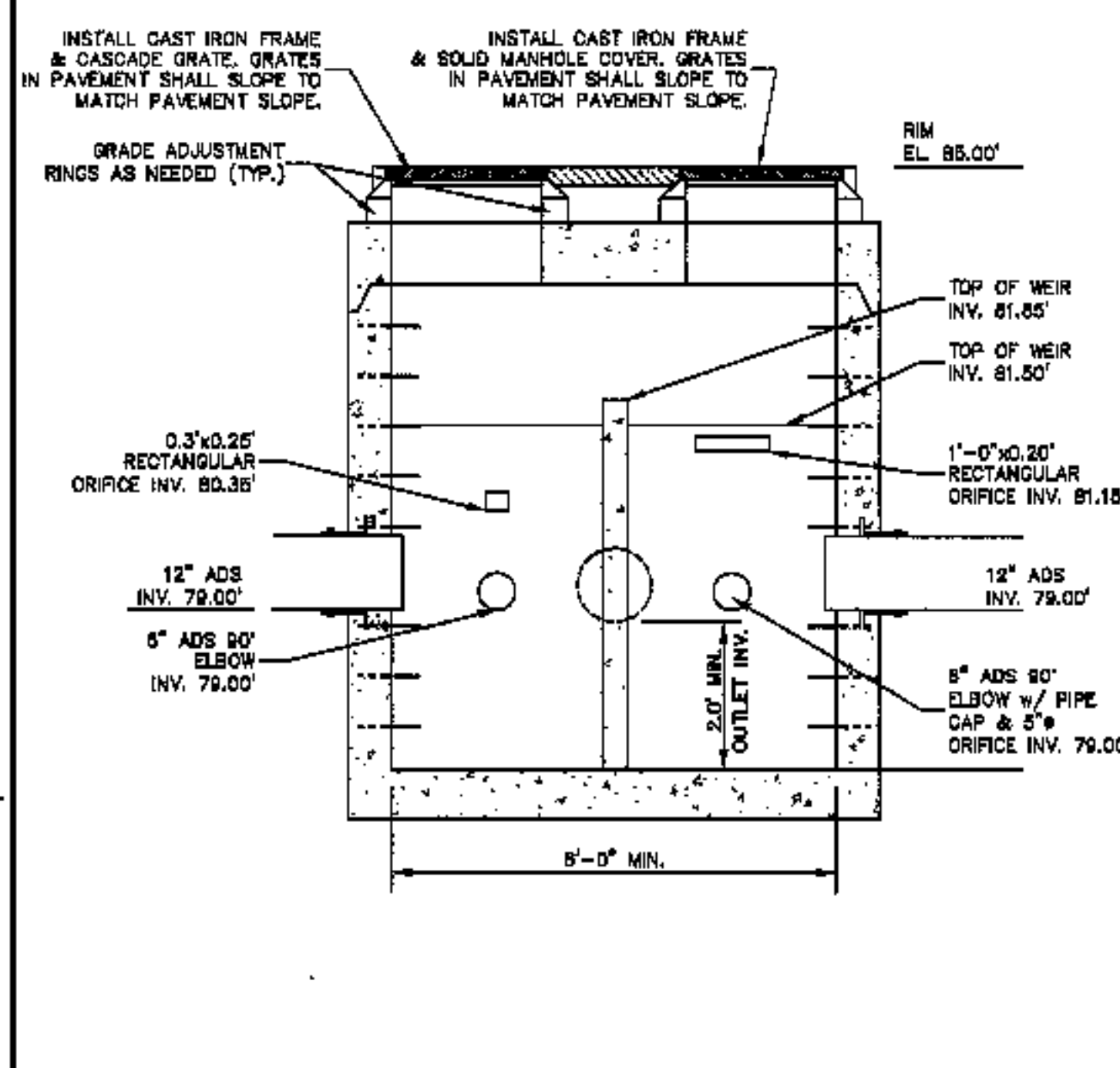
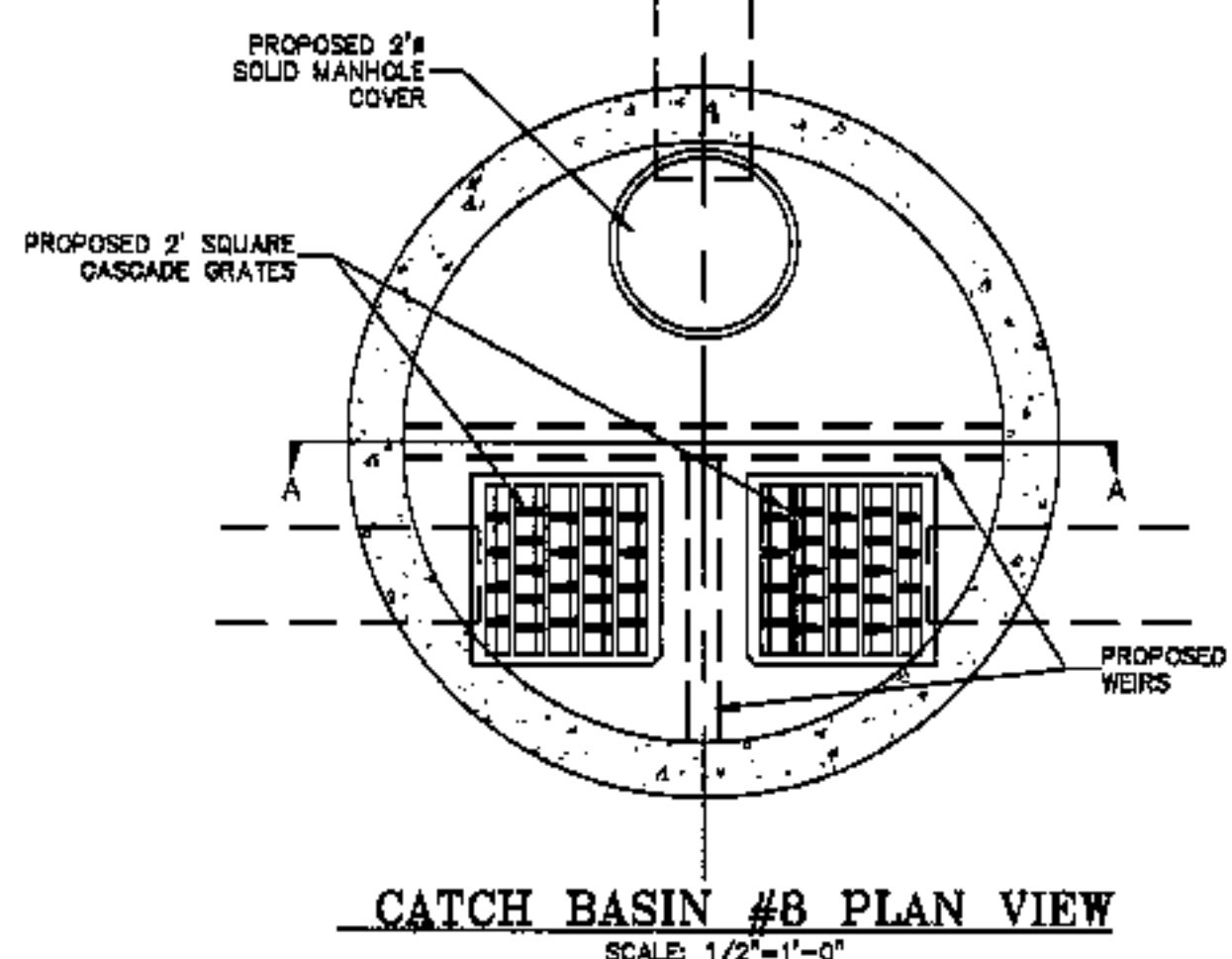
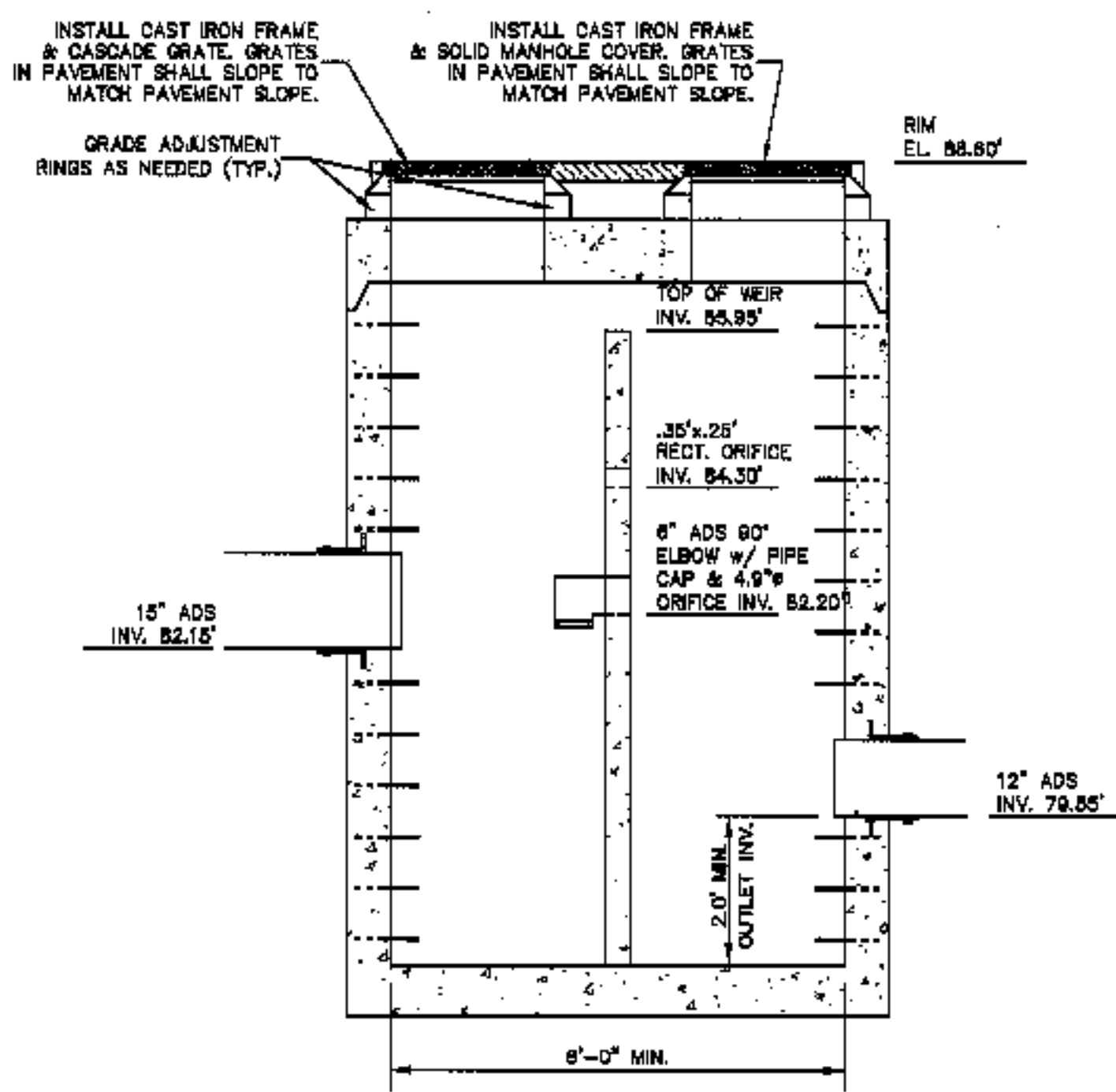
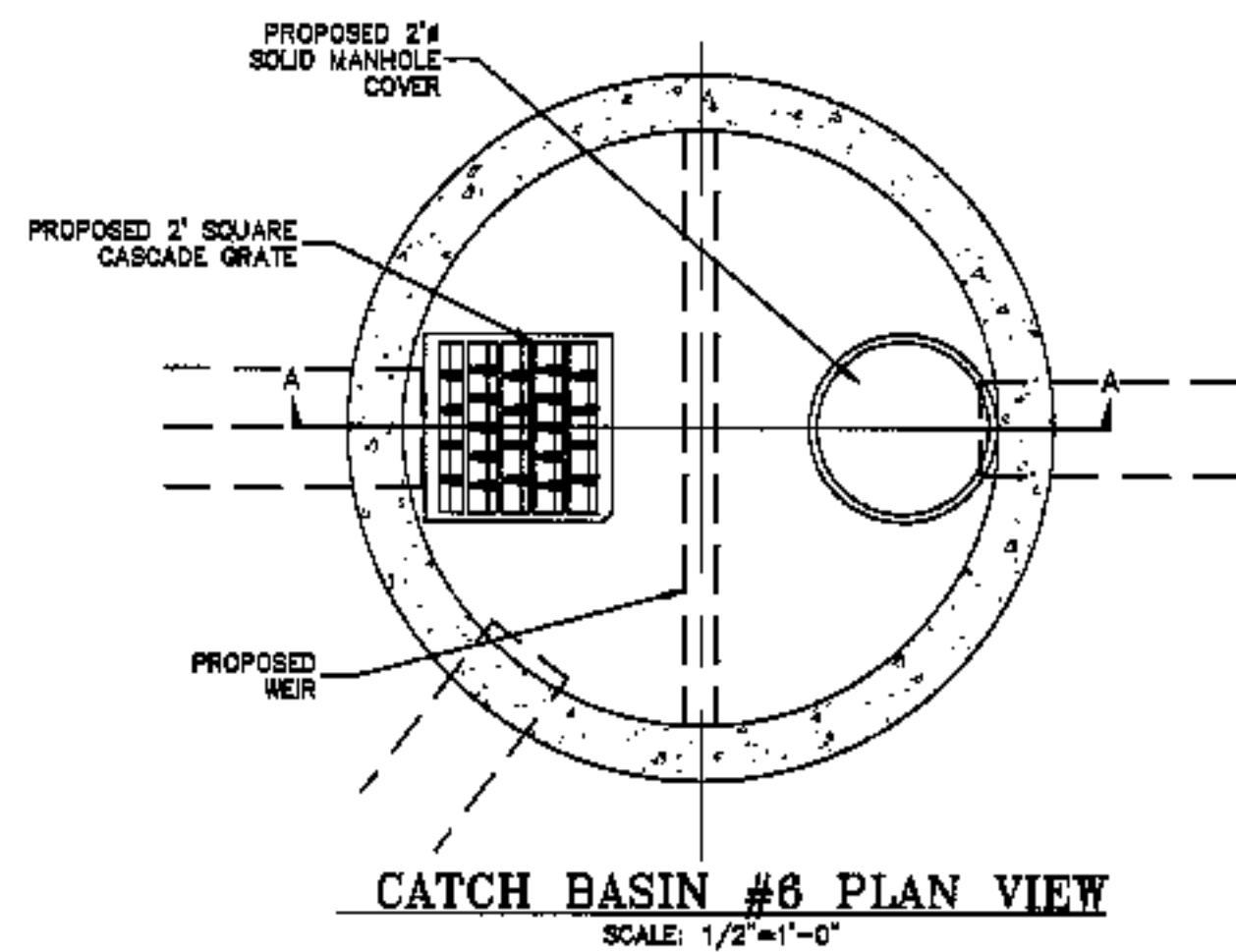
### TYPICAL SUBSURFACE DET CROSS SECTION FOR ADS STORM COMPRESSOR



**NOTES**

- ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOR MORE DETAILED INFORMATION, SEE ADS TECHNICAL NOTE 2.120, "STORM WATER DETENTION/RETENTION SYSTEM DESIGN" AND ADS PRODUCT NOTE 3.113, "INSTALLATION OF ADS STORM COMPRESSOR."

MAIN STORAGE PIPE	HAUNCH PIPE	C/C SPACING
24"	6"	28.0"
30"	6"	36.5"
36"	10"	42.0"
42"	10"	48.0"
48"	12"	54.0"
60"	15"	69.5"



### SITE DETAILS

NO.	DESCRIPTION	DATE
1	FINAL DESIGN SET	10/04/03

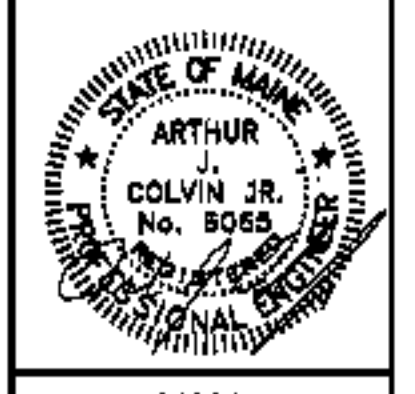
CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST  
 LOCATION: OCEAN AVE. & PRESUMSCOT STREET  
 TOWN: FORTLAND COUNTY, CUMBERLAND STATE, MAINE

SCALE: AS SHOWN  
 DATE: JULY 17, 2002

453 Camp Hill  
 PO Box 4887  
 Augusta, ME 04308  
 1-800-334-6475

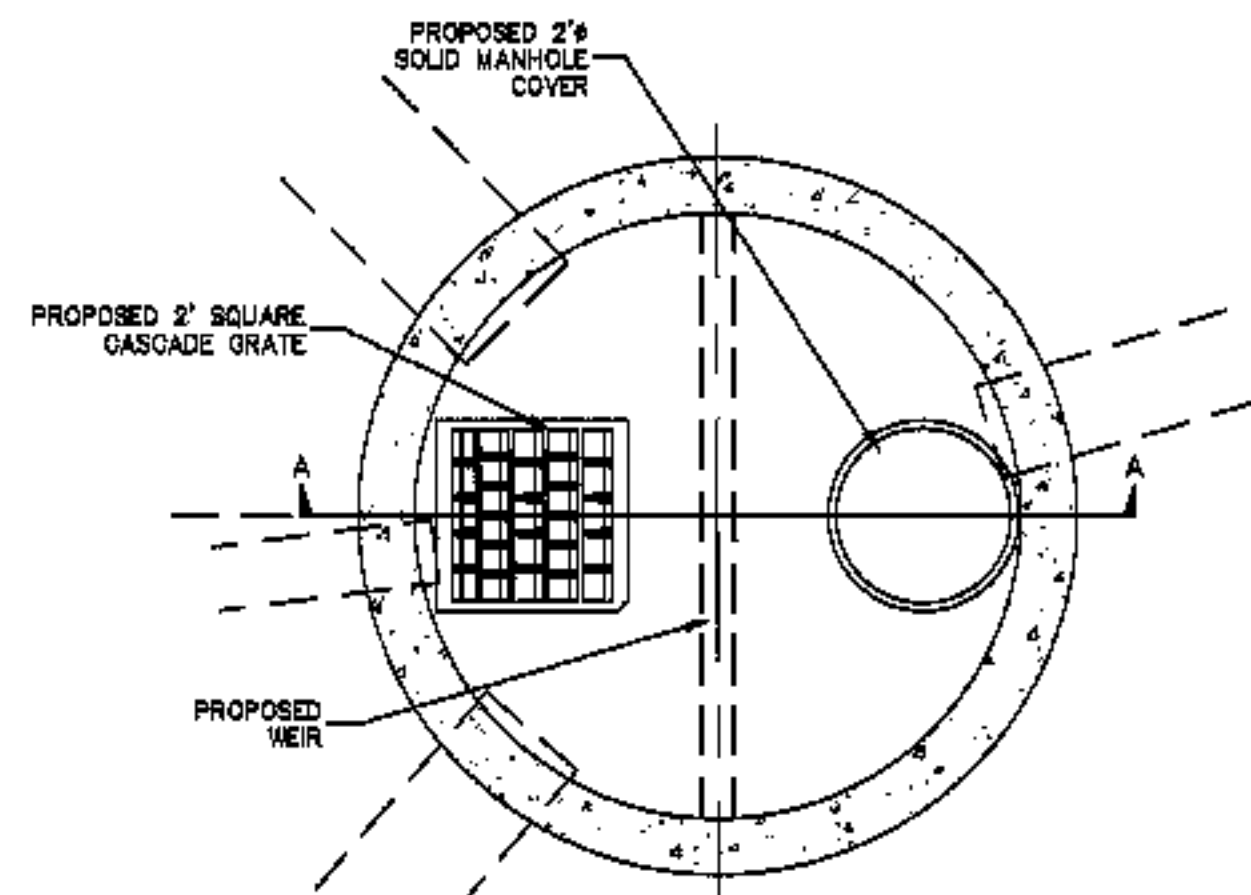
598 Thales Street  
 PO Box 1821  
 Fortland, ME 04741  
 1-800-334-6475

**COFFIN**  
 ENGINEERING SURVEYING  
 COFFIN ENGINEERING & SURVEYING, INC.  
 © 2002

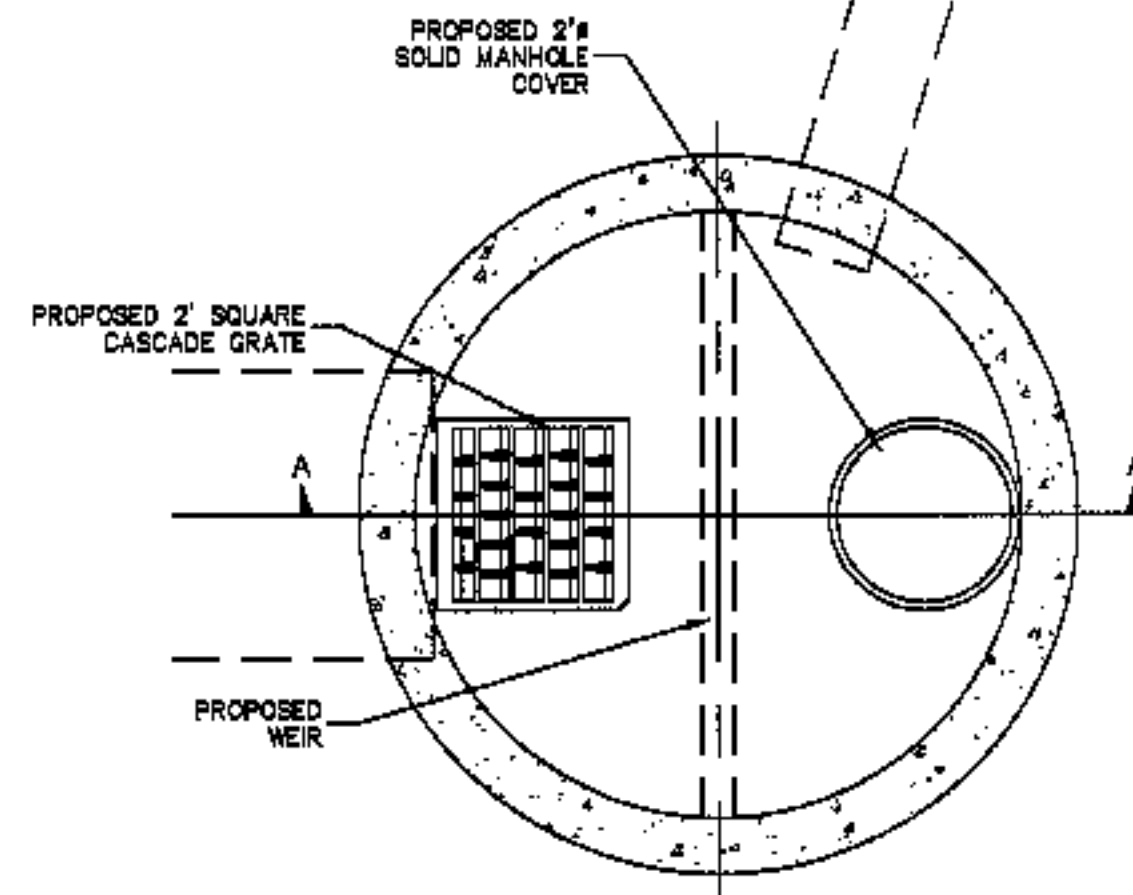


PROJ. NO. 01034

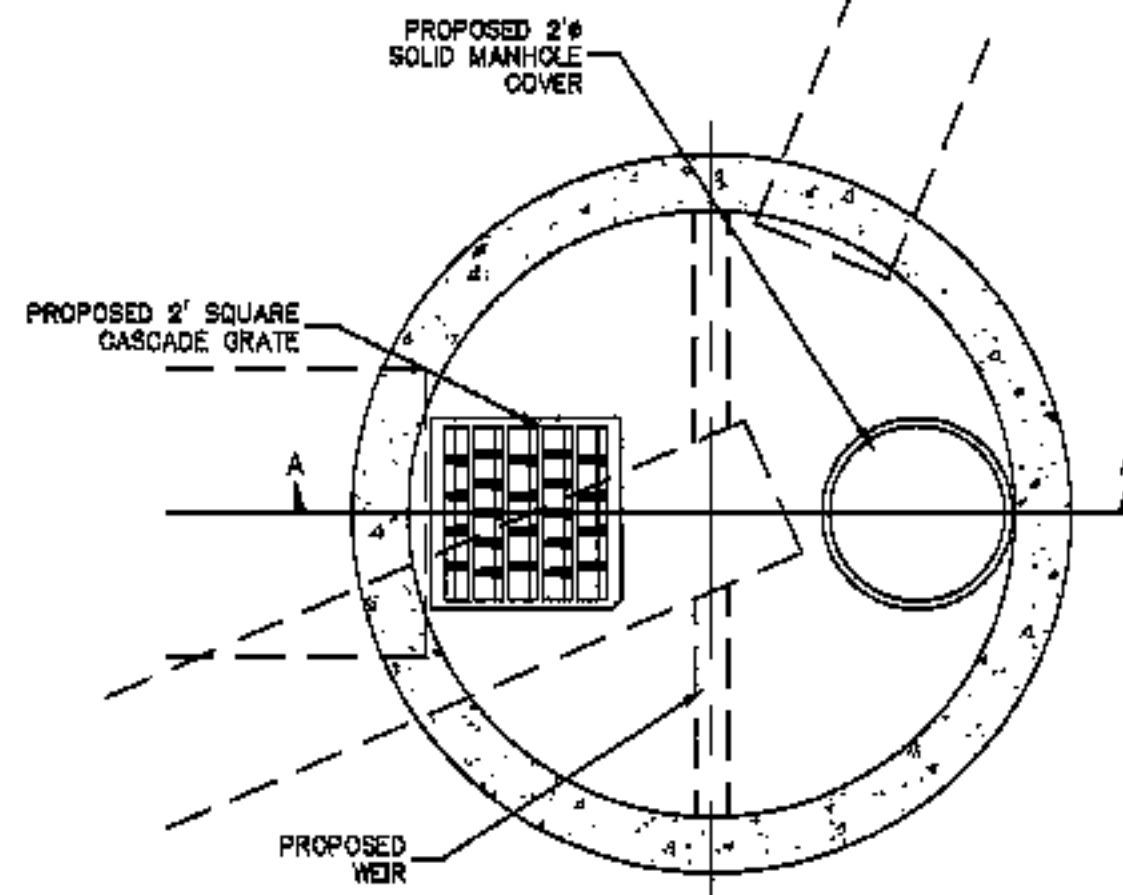
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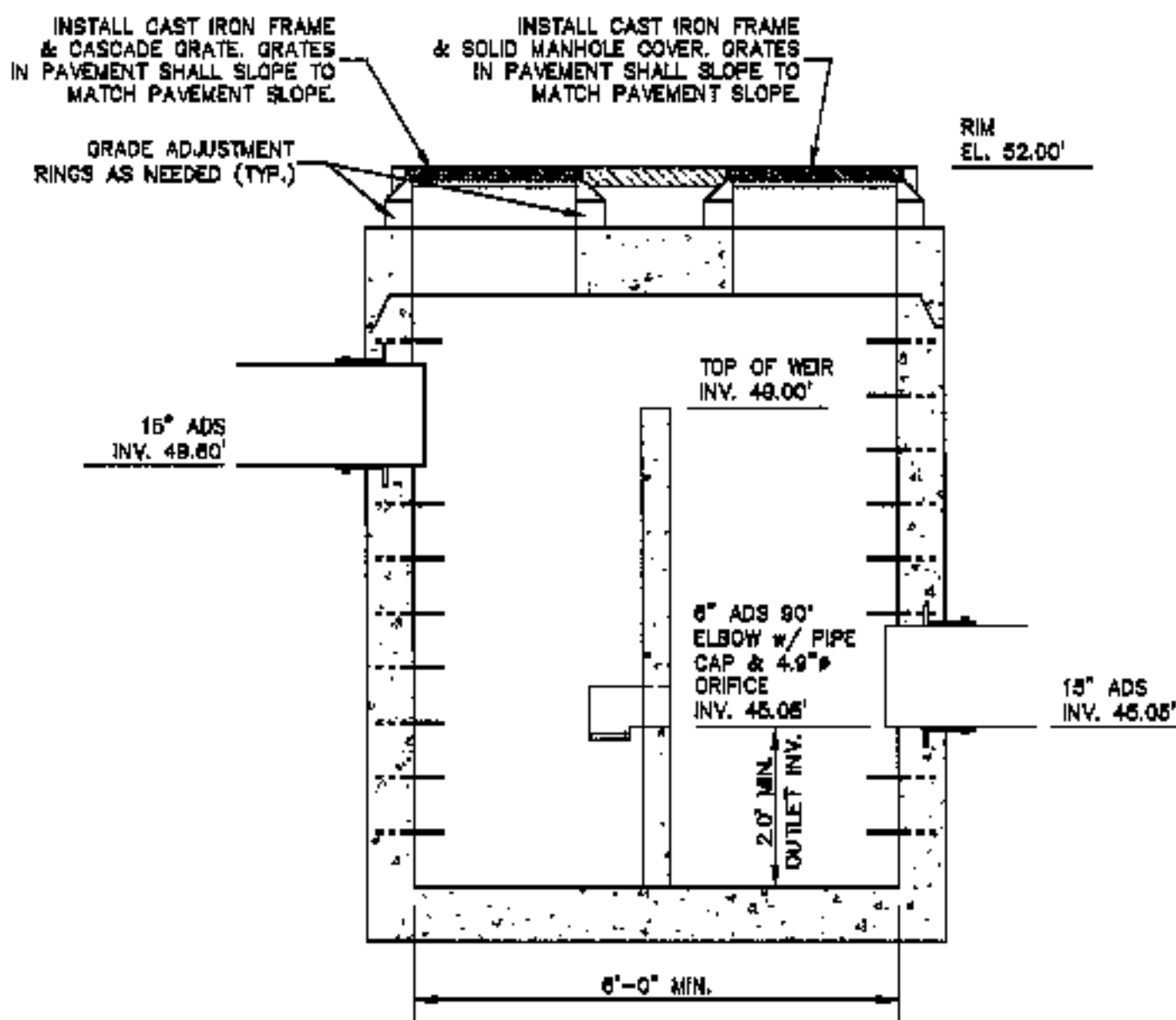
**CATCH BASIN #23 PLAN VIEW**  
SCALE: 1/2"=1'-0"



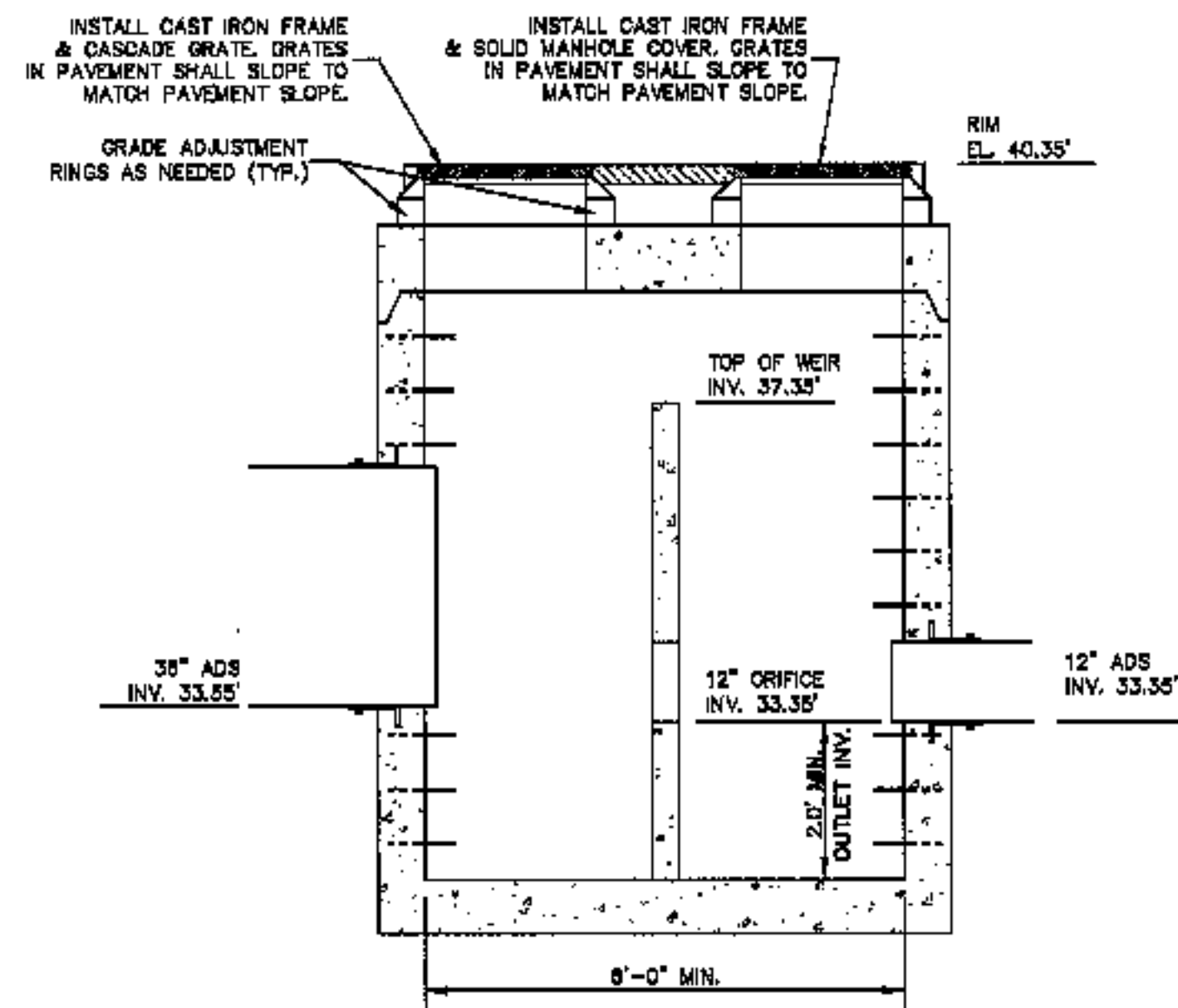
**CATCH BASIN #28 PLAN VIEW**  
SCALE: 1/2"=1'-0"



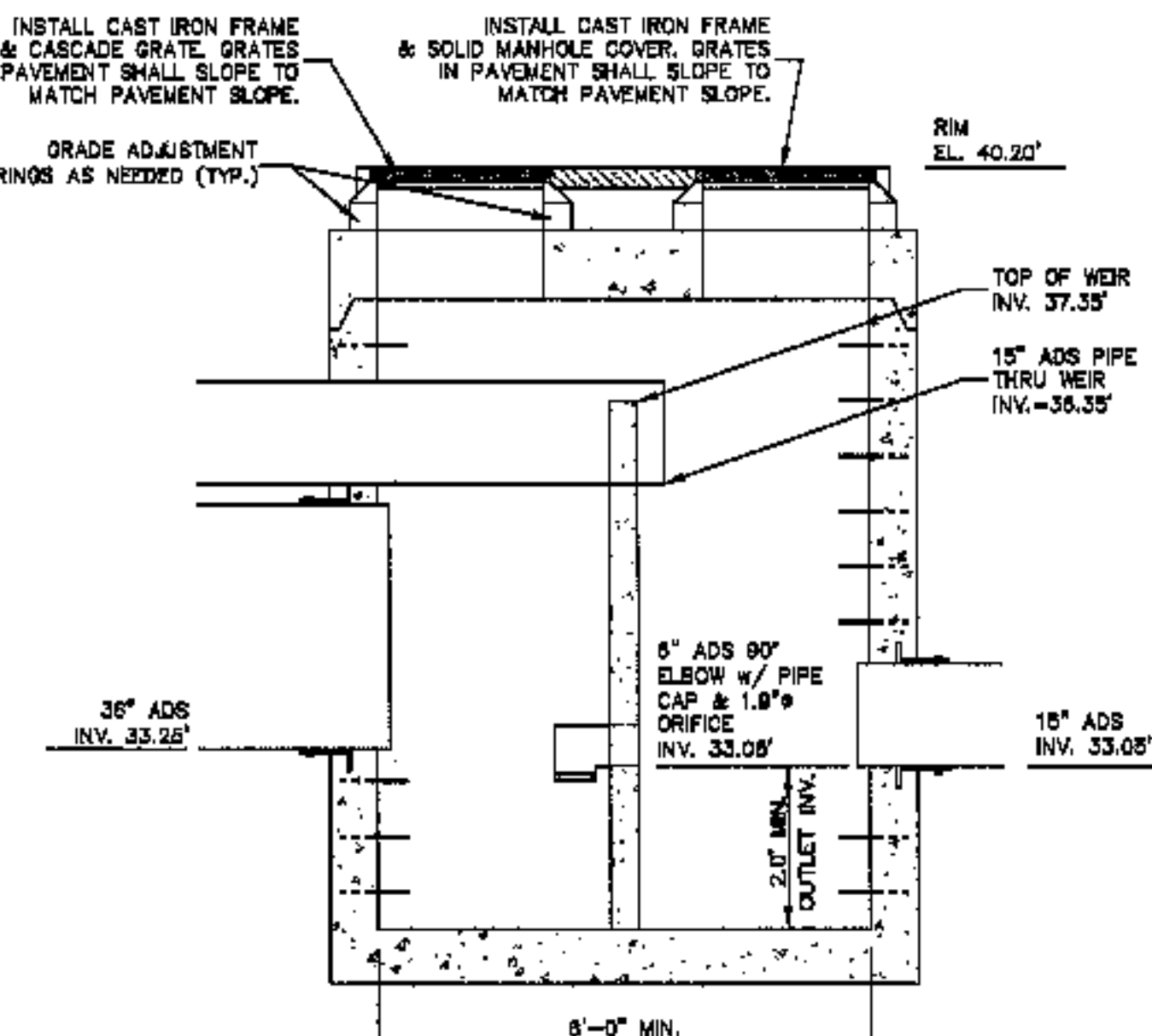
**CATCH BASIN #29 PLAN VIEW**  
SCALE: 1/2"=1'-0"



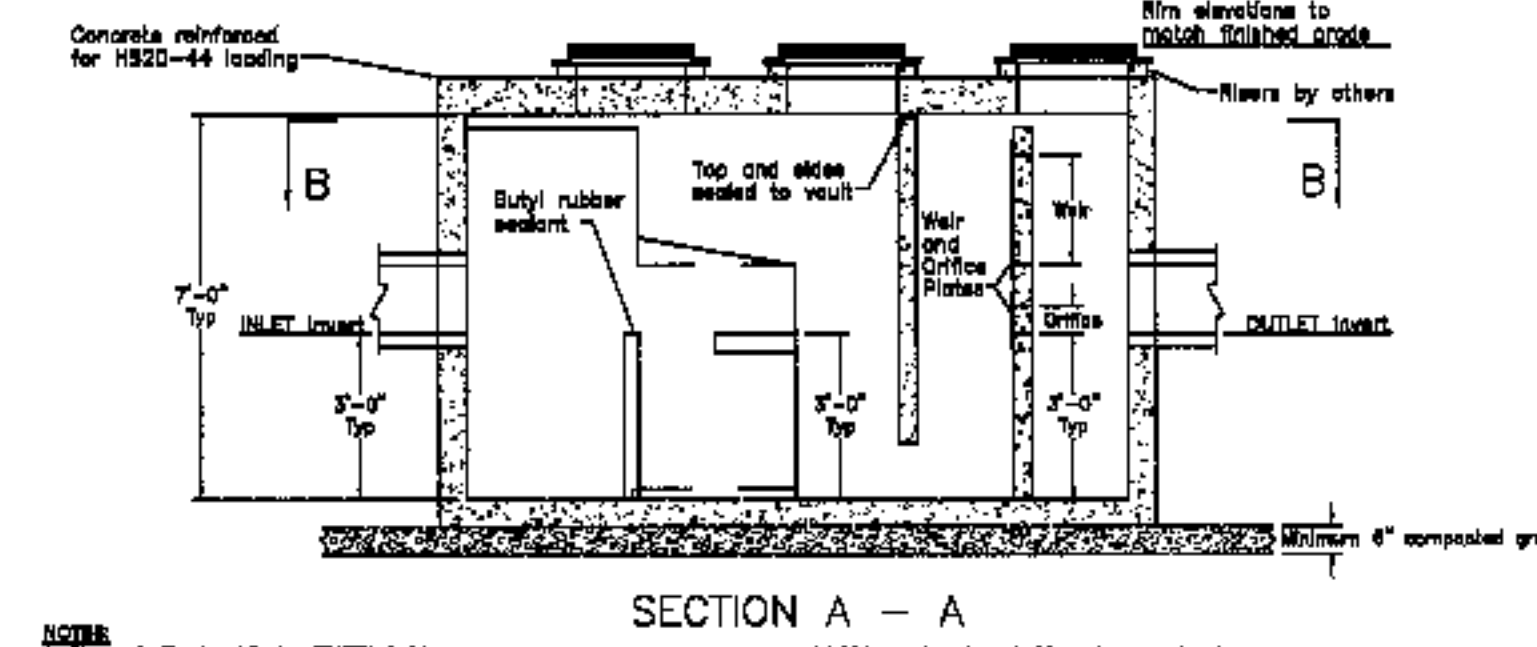
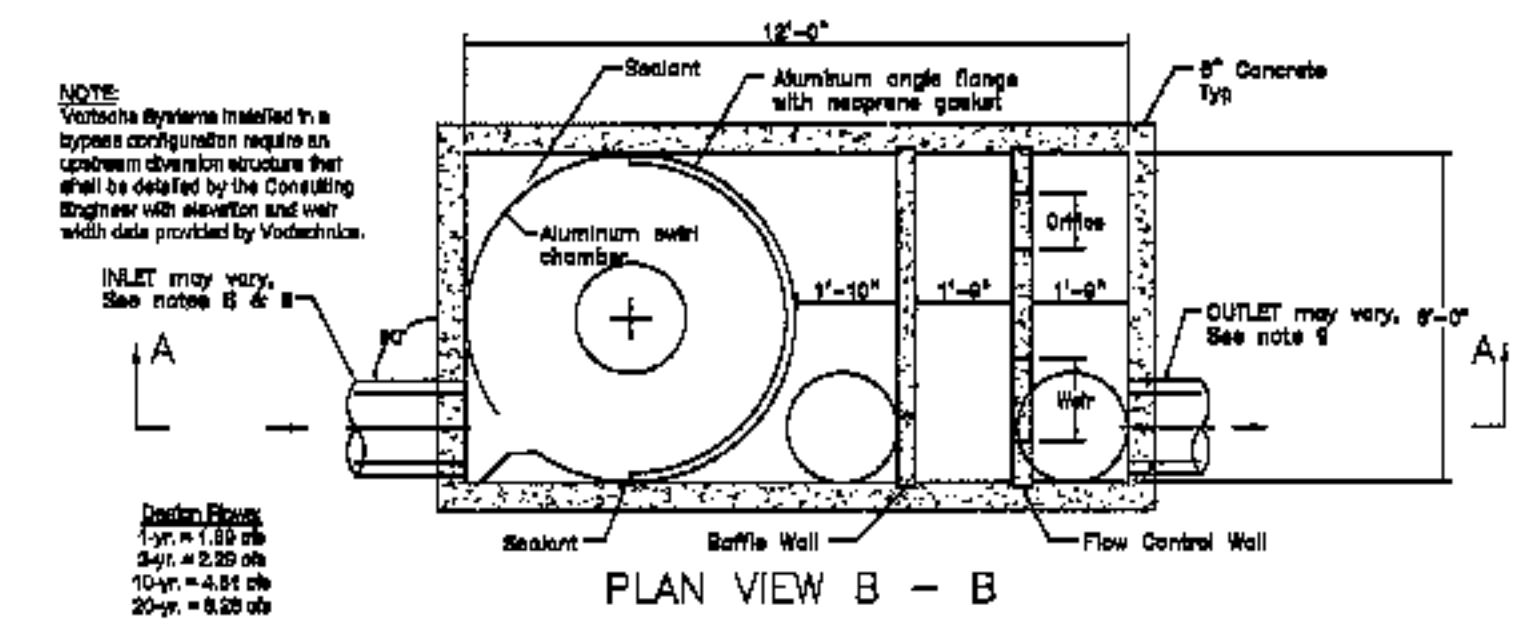
**CATCH BASIN #23 SECTION**  
SCALE: 1/2"=1'-0"



**CATCH BASIN #28 SECTION**  
SCALE: 1/2"=1'-0"



**CATCH BASIN #29 SECTION**  
SCALE: 1/2"=1'-0"

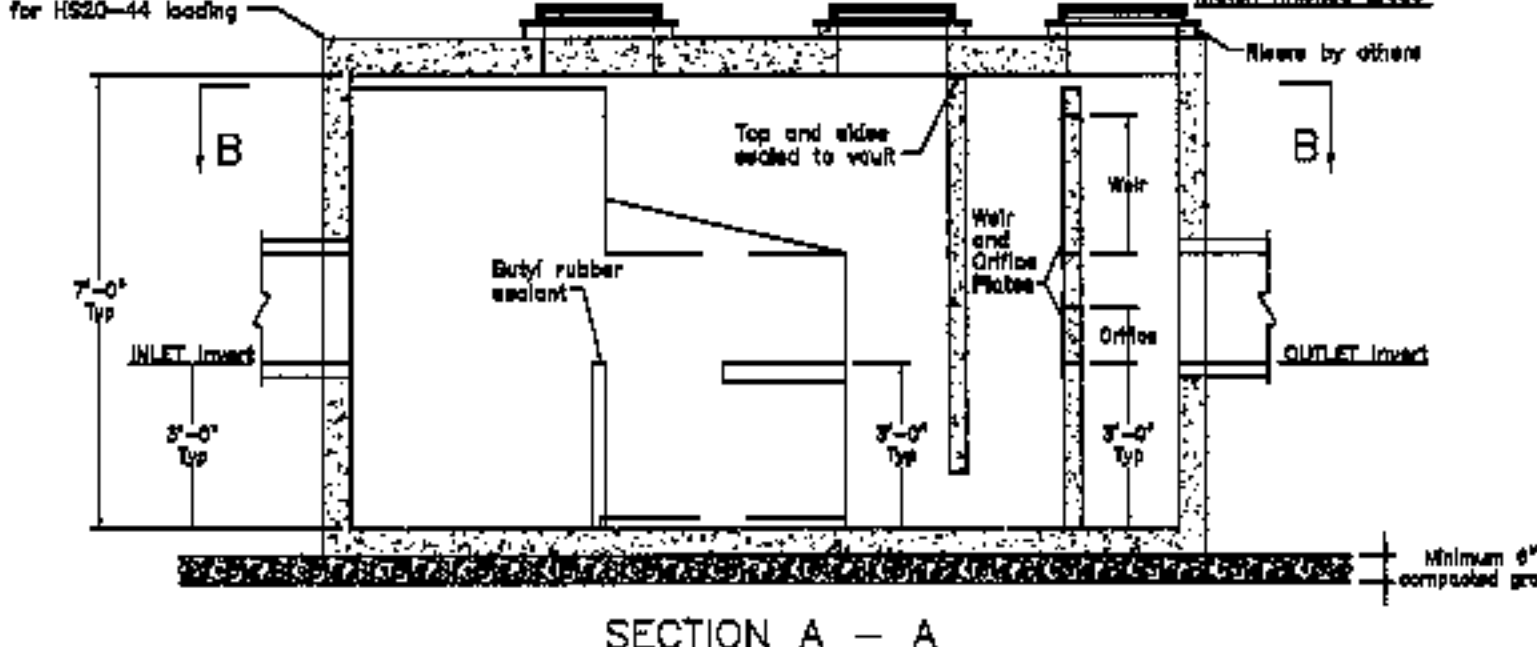
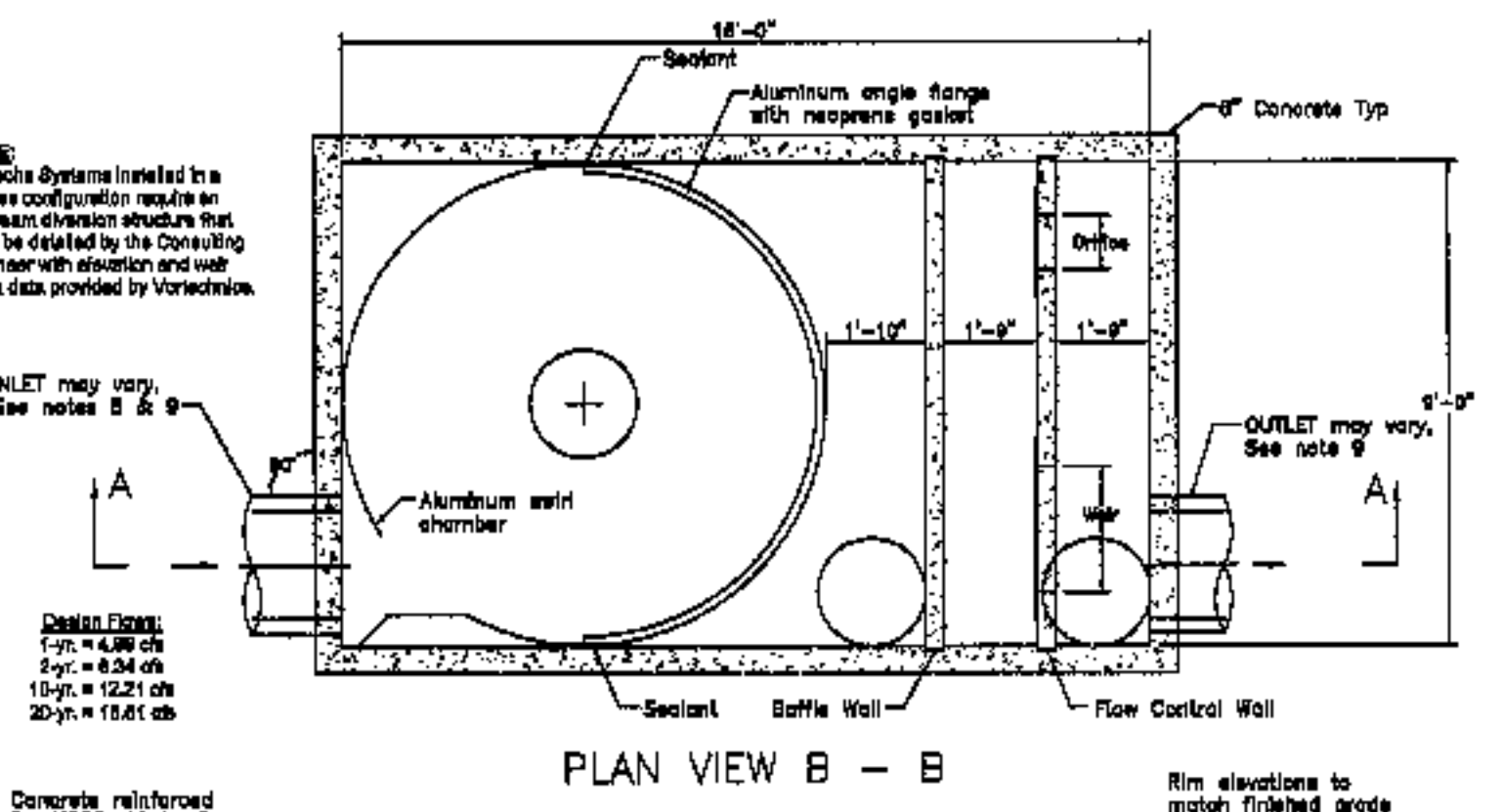


**NOTE:**  
Vortechs systems installed in a typical configuration require an upstream diversion structure that shall be created by the Consulting Engineer with elevation and weir width data provided by Vortechs.

**NOTE:**  
1. Stormwater Treatment System (SPTS) shall have:  
Peak treatment capacity: 8 cfs  
Setback storage: 2.5 cu yd  
Oil storage: 1.4 cu yd  
Setback chamber dia: 9' min  
2. SPTS shall be constructed in one regular structure  
3. SPTS shall be sized for a 10% TSS removal rating per Maine DEP based on a 60 micron particle size  
4. SPTS shall have: backflow and trapped sediment up to and including peak treatment capacity  
5. SPTS invert in and out shall be at the same elevation  
6. SPTS shall not be constructed by means of precast concrete  
7. SPTS shall have no internal components that obstruct maintenance access  
8. Inlet pipe must be perpendicular to the structure  
9. Pipe connection may vary; see plan for size and location  
10. Purchaser shall not be responsible for assembly of unit  
11. Manhole frames and reinforced covers supplied with system, not included  
12. Purchaser to prepare excavation and provide means for shoring & setting at time of delivery  
13. Contact Vortechs @ (207) 886-8630 for ordering information

This CAD file is for the purpose of specifying stormwater treatment equipment to be furnished by Vortechs, Inc. and may only be transferred to other documents as provided by Vortechs. This block information, including the Vortechs logo and the Vortechs Stormwater Treatment System designation and patent number, may be deleted if necessary. However to any part of the CAD file without prior coordination with Vortechs shall be considered unauthorized use of proprietary information.

OCEAN EAST, PORTLAND, ME  
STORMWATER TREATMENT SYSTEM 1  
VORTECHS™ MODEL 4000 U.S. PATENT No. 6,729,418  
PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES  
09/11/02 28871 ROC JAK



**NOTE:**  
Vortechs systems installed in a typical configuration require an upstream diversion structure that shall be created by the Consulting Engineer with elevation and weir width data provided by Vortechs.

**NOTE:**  
1. Stormwater Treatment System (SPTS) shall have:  
Peak treatment capacity: 14 cfs  
Setback storage: 4.7 cu yd  
Oil storage: 2.3 cu yd  
Setback chamber dia: 9' min  
2. SPTS shall be constructed in one regular structure  
3. SPTS shall be sized for a 10% TSS removal rating per Maine DEP based on a 60 micron particle size  
4. SPTS shall have: backflow and trapped sediment up to and including peak treatment capacity  
5. SPTS invert in and out shall be at the same elevation  
6. SPTS shall not be constructed by means of precast concrete  
7. SPTS shall have no internal components that obstruct maintenance access  
8. Inlet pipe must be perpendicular to the structure  
9. Pipe connection may vary; see plan for size and location  
10. Purchaser shall not be responsible for assembly of unit  
11. Manhole frames and reinforced covers supplied with system, not included  
12. Purchaser to prepare excavation and provide means for shoring & setting at time of delivery  
13. Contact Vortechs @ (207) 886-8630 for ordering information

This CAD file is for the purpose of specifying stormwater treatment equipment to be furnished by Vortechs, Inc. and may only be transferred to other documents as provided by Vortechs. This block information, including the Vortechs logo and the Vortechs Stormwater Treatment System designation and patent number, may be deleted if necessary. However to any part of the CAD file without prior coordination with Vortechs shall be considered unauthorized use of proprietary information.

OCEAN EAST, PORTLAND, ME  
STORMWATER TREATMENT SYSTEM 2  
VORTECHS™ MODEL 9000 U.S. PATENT No. 6,758,416  
PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES  
08/11/02 28872 ROC JAK

**SITE DETAILS**

SCALE: AS SHOWN  
DATE: JULY 17, 2002

REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST

LOCATION: OCEAN AVE. & PRESUMSCOT STREET  
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

432 Oung Road  
PO Box 1803  
Arundel, ME 04945  
1-207-244-9475

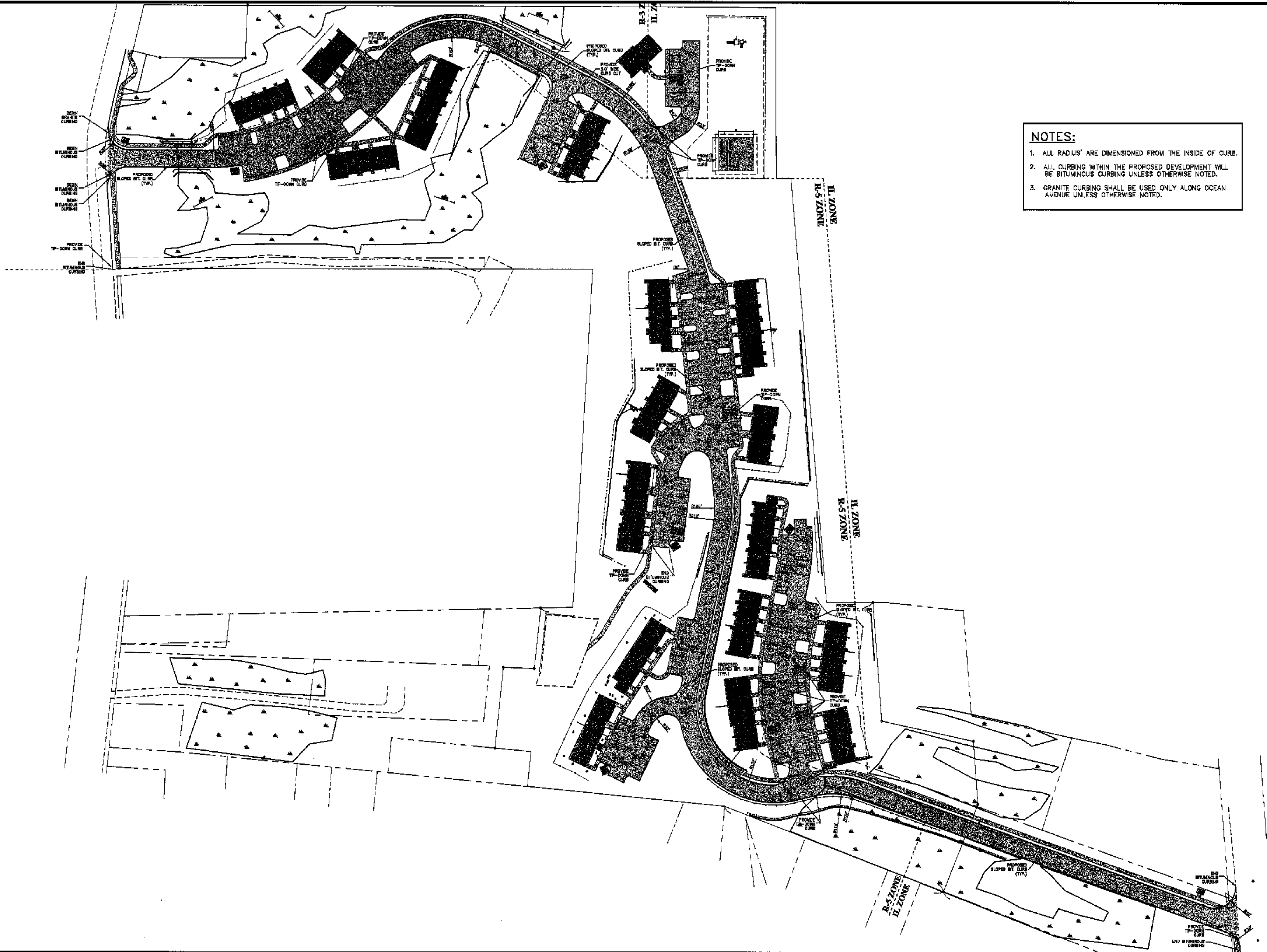
508 Union Street  
PO Box 1803  
Canaan, Me 04945  
1-800-557-6465  
© 2002

**COFFIN**  
ENGINEERING & SURVEYING, INC.  
CURRENT ENGINEERING & SURVEYING, INC.  
SURVEYING

STATE OF MAINE  
ARTHUR J. COLVIN JR.  
No. 6065  
Professional Engineer

PROJ. NO. 01034

**C-17**



**NOTES:**

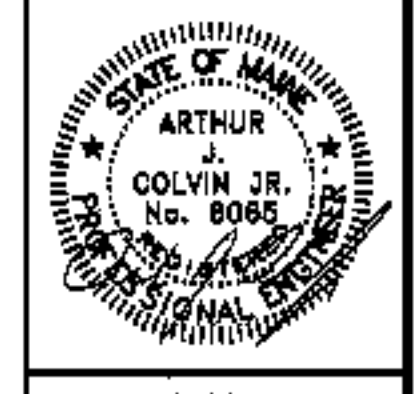
1. ALL RADIUS' ARE DIMENSIONED FROM THE INSIDE OF CURB.
2. ALL CURBING WITHIN THE PROPOSED DEVELOPMENT WILL BE BITUMINOUS CURBING UNLESS OTHERWISE NOTED.
3. GRANITE CURBING SHALL BE USED ONLY ALONG OCEAN AVENUE UNLESS OTHERWISE NOTED.

<p>CLIENT/PROJECT:  <b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b></p>		<p>DATE: JUNE 27, 2003</p>	
<p>LOCATION: OCEAN AVE. &amp; PRESUMSCOTT STREET</p>		<p>SCALE: 1" = 60'</p>	
<p>TOWN: PORTLAND COUNTY, CUMBERLAND STATE, MAINE</p>		<p>NO. 1</p>	
<p>PROJECT NO. 01034</p>		<p>DATE: 10/4/03</p>	
<p>PROJ. NO. 01034</p>		<p>REVISIONS</p>	

435 Cherry Street  
 Portland, ME 04101  
 1-800-254-9475

998 Eastern Street  
 Portland, ME 04103  
 1-800-254-4967

**COFFIN**  
 ENGINEERING & SURVEYING  
 COFFIN ENGINEERING & SURVEYING, INC.  
 © 2002



**C-18**

**NOTES:**

1. ELECTRICAL INSTALLATIONS TO CONFORM WITH CENTRAL MAINE POWERS "HANDBOOK OF STANDARD REQUIREMENTS".
2. PRIMARY VOLTAGE CABLE WILL BE #2 AL 15 KV URD TYPE CABLE.
3. CONDUIT IS REQUIRED UNDER ALL ROADS, DRIVEWAYS AND PAVED AREAS FOR BOTH PRIMARY AND SECONDARY CABLES.
4. AT EACH TRANSFORMER LOCATION A LEVEL 10 FOOT BY 10 FOOT AREA WILL BE PROVIDED AS SHOWN ON ILLUSTRATION #17 IN THE "HANDBOOK OF STANDARD REQUIREMENTS". THE ELEVATION OF THIS AREA SHALL BE SUFFICIENTLY HIGH TO ALWAYS BE ABOVE THE HIGHEST EXPECTED WATER LEVEL AND AT OR ABOVE THE TOP OF ANY NEARBY DITCH SLOPE. THE TRANSFORMER FOUNDATION SHALL BE INSTALLED SO THE TOP OF THE FOUNDATION IS 8 INCHES ABOVE THIS ELEVATION. THE TRANSFORMER FOUNDATION SHALL BE INSTALLED NO MORE THAN 20 FEET FROM A ROAD SURFACE.
5. ANY HOUSE LOCATED MORE THAN 220 FEET FROM A TRANSFORMER WILL REQUIRE THAT THE SERVICE CONDUCTORS BE SIZED IN ACCORDANCE WITH ILLUSTRATION #31 OF THE "HANDBOOK OF STANDARD REQUIREMENTS".
6. THIS PLAN IS BASED ON THE PLAN TITLED "SITE PLAN", TOWNHOMES AT OCEAN EAST, OCEAN AVENUE AND PRESUMSCOT STREET, PORTLAND, MAINE. FOR OCEAN EAST OF PORTLAND, LLC, MAINE, SHT. C-1 AND C-2, REVISIONS DATED JUNE 27, 2003 BY COFFIN ENGINEERING & SURVEYING, INC.
7. THE ROUTE OF ALL BURIED CABLES SHALL BE KEPT FREE OF TREES AND SHRUBS.
8. A MAXIMUM OF 8 SETS OF SECONDARY CONDUCTORS CAN BE CONNECTED TO A SINGLE TRANSFORMER.

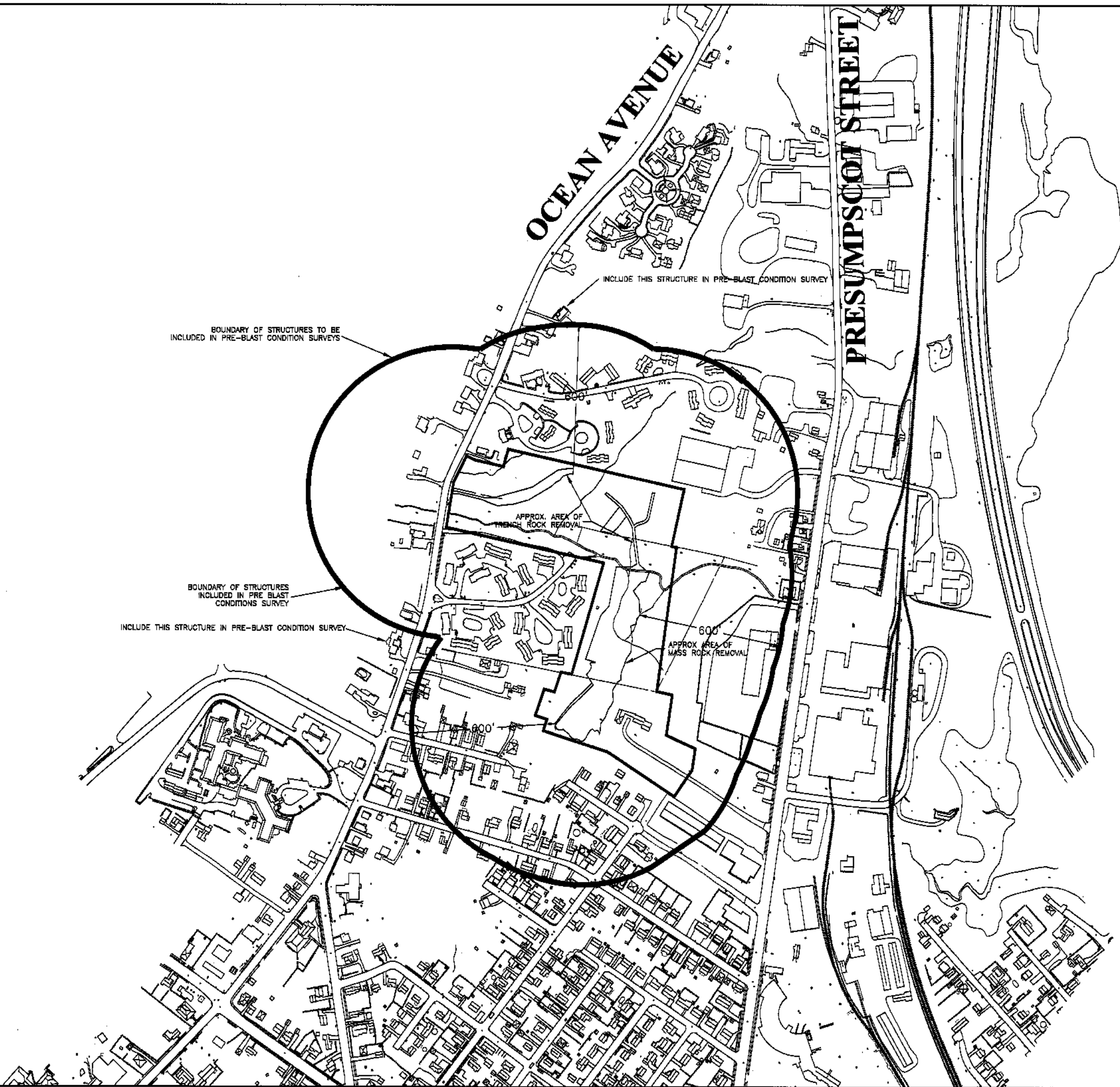
**LEGEND**

- + RISER POLE
- ⊠ PAD TRANSFORMER
- PRIMARY URD
- - - SECONDARY URD
- ROAD

<p>425 Camp Street Portland, Me. 04108 1-800-244-9675</p>	<p>598 Linden Street P.O. Box 1871 Camden, Me. 04846 1-800-252-7466</p>	<p><b>COFFIN</b> ENGINEERING SURVEYING</p>	<p>STATE OF MAINE ARTHUR J. COLVIN JR. No. 8068 PROFESSIONAL ENGINEER</p>	<p>PROJECT NO. 01034</p>
<p>CLIENT/PROJECT: <b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b></p>		<p><b>ELECTRICAL PLAN</b></p>		
<p>LOCATION: OCEAN AVE. &amp; PRESUMSCOT STREET TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE</p>		<p>SCALE: 1" = 60'</p> <p>DATE: JUNE 27, 2003</p>		
<p>10/04/03 1 FINAL DESIGN SET NO. 1 REVISED</p>				

H:\Land Projects 3\01034.dwg\MARCH-2003\C-19.dwg, 10/01/03 03:33:45 PM

H:\Land Projects 3\01034.dwg\MARC H-2003\C-1.dwg, 10/01/03 12:51:27 PM



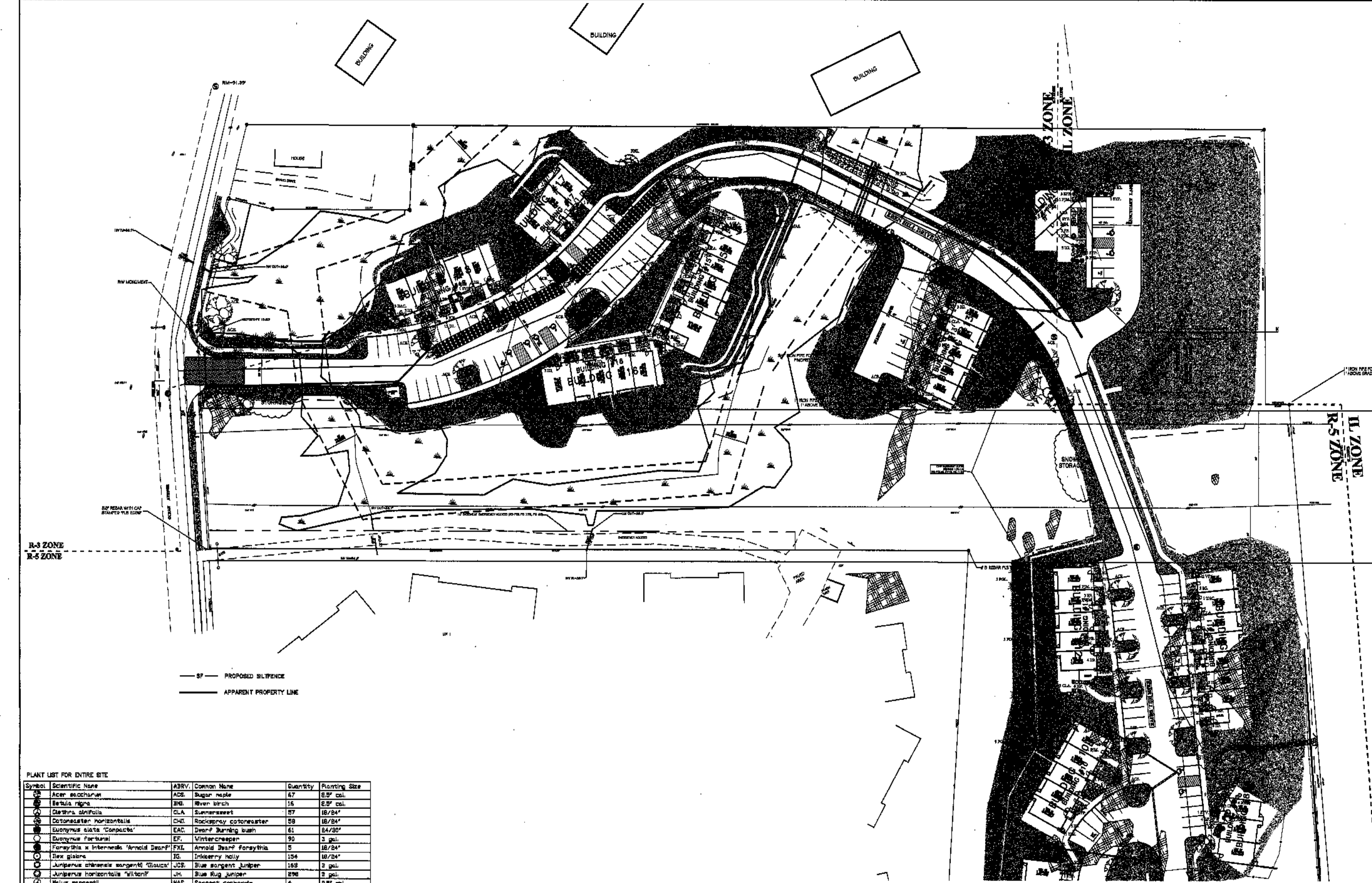
**NOTES:**

1. LIMITS OF ROCK REMOVAL ARE ESTIMATED AND APPROXIMATE. SEE SHEET C-13 "PROPOSED LEDGE CUT" FOR MORE DETAILED DELINEATION OF ESTIMATED ROCK EXCAVATION DEPTHS.
2. SEE SITE GRADING AND UTILITY PLANS (SHEET C-1 THROUGH C-6) FOR ADDITIONAL INFORMATION.
3. LOCATIONS OF EXISTING STRUCTURES IN SITE VICINITY TAKEN FROM CITY OF PORTLAND GIS.

<p>451 Cong Road PO Box 487 Augusta, Me. 04330 1-800-344-9475</p>		<p>595 Union Street PO Box 1831 Canaan, Me. 04914 1-800-344-9475</p>	
<p><b>COFFIN</b> ENGINEERING &amp; SURVEYING SURVEYING</p>		<p>COFFIN ENGINEERING &amp; SURVEYING, INC. C. INC.</p>	
<p>PROJECT NO. 01034</p>		<p>DATE: JULY 17, 2002</p>	
<p>TOWNHOMES AT OCEAN EAST</p>		<p>RADIUS MAP</p>	
<p>LOCATION: OCEAN AVE. &amp; PRESUMPSCOT STREET</p>		<p>SCALE: 1"=200'</p>	
<p>CITY: PORTLAND STATE: MAINE</p>		<p>NO. 1</p>	
<p>COUNTY: CUMBERLAND</p>		<p>REVISIONS</p>	
<p>DATE: 9/30/03</p>		<p>NO. 2</p>	
<p>DATE: 10/4/03</p>		<p>NO. 3</p>	
<p>REVISIONS</p>		<p>NO. 1</p>	
<p>REVISIONS</p>		<p>NO. 2</p>	
<p>REVISIONS</p>		<p>NO. 3</p>	

**G-1**





**LANDSCAPE PLAN**

**TOWNHOMES AT OCEAN EAST**

LOCATION: OCEAN AVE. & PRUSSINS CUT STREET  
 TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SCALE: 1" = 40'  
 DATE: JULY 17, 2002

PROJECT NO: 01034  
 SHEET NO: L-1

**PLANT LIST FOR ENTIRE SITE**

Symbol	Scientific Name	ABRV.	Common Name	Quantity	Planting Size
⊖	<i>Acer saccharum</i>	ACS.	Sugar maple	67	8.5" cal.
⊖	<i>Betula nigra</i>	BND.	River birch	16	8.5" cal.
⊖	<i>Claytonia arifolia</i>	CLA.	Sunscreen	57	16/24"
⊖	<i>Cotoneaster horizontalis</i>	CHI.	Rockspray cotoneaster	59	16/24"
⊖	<i>Euonymus alata 'Compacta'</i>	EAC.	Dwarf Burning bush	61	24/30"
⊖	<i>Euonymus fortunei</i>	EF.	Wintercreeper	90	3 gal.
⊖	<i>Forsythia x intermedia 'Arnold Dwarf'</i>	FXI.	Arnold Dwarf forsythia	5	16/24"
⊖	<i>Ilex glabra</i>	IG.	Inkberry holly	154	16/24"
⊖	<i>Juniperus chinensis sargentii 'Glaucia'</i>	JCS.	Blue sargent juniper	169	3 gal.
⊖	<i>Juniperus horizontalis 'Wilton'</i>	JH.	Blue Rug juniper	296	3 gal.
⊖	<i>Malus sargentii</i>	MAL.	Sargent crabapple	6	2.8" cal.
⊖	<i>Microbiota decussata</i>	MD.	Siberian cypress	36	3 gal.
⊖	<i>Picea glauca</i>	PGL.	White spruce	89	5/6"
⊖	<i>Pinus nigra mugo</i>	PNK.	Dwarf mugo pine	6	3 gal.
⊖	<i>Potentilla fruticosa</i>	PF.	Potentilla	48	16/24"
⊖	<i>Prunus cistena</i>	PC.	Purshia's sand cherry	2	24/30"
⊖	<i>Prunus calleryana 'Bradford'</i>	PRC.	Bradford Callery Pear	19	8.5" cal.
⊖	<i>Rosa rugosa</i>	RUR.	Rosa rugosa	539	16/24"
⊖	<i>Rhododendron 'PUH'</i>	PUH.	P.U.H. rhododendron	47	24/30"
⊖	<i>Spiraea vanutensis 'Anthony Waterer'</i>	SPR.	Anthony Waterer spiraea	46	16/24"
⊖	<i>Syringa patula</i>	SYR.	Miss Ida lilac	30	24/30"
⊖	<i>Syringa vulgaris</i>	SYV.	Common lilac	7	3/4"
⊖	<i>Taxus cuspidata 'Capitata'</i>	TAC.	Cap yew	18	3/4"
⊖	<i>Viburnum trilobum 'Compactum'</i>	VIT.	Dwarf cranberry viburnum	33	24/30"
⊖	<i>Viburnum dentatum</i>	VID.	Arrowwood viburnum	29	24/30"

**GENERAL NOTES**

1. Do the best possible site conditions are to be maintained. Do not plant in areas where water is present or where water is expected to be present.

2. Do not plant in areas where water is present or where water is expected to be present.

3. Do not plant in areas where water is present or where water is expected to be present.

4. Do not plant in areas where water is present or where water is expected to be present.

5. Do not plant in areas where water is present or where water is expected to be present.

6. Do not plant in areas where water is present or where water is expected to be present.

7. Do not plant in areas where water is present or where water is expected to be present.

8. Do not plant in areas where water is present or where water is expected to be present.

9. Do not plant in areas where water is present or where water is expected to be present.

10. Do not plant in areas where water is present or where water is expected to be present.

**NOTES FOR PLANTING**

1. All plants should be planted in the ground and not in containers.

2. All plants should be planted in the ground and not in containers.

3. All plants should be planted in the ground and not in containers.

4. All plants should be planted in the ground and not in containers.

5. All plants should be planted in the ground and not in containers.

6. All plants should be planted in the ground and not in containers.

7. All plants should be planted in the ground and not in containers.

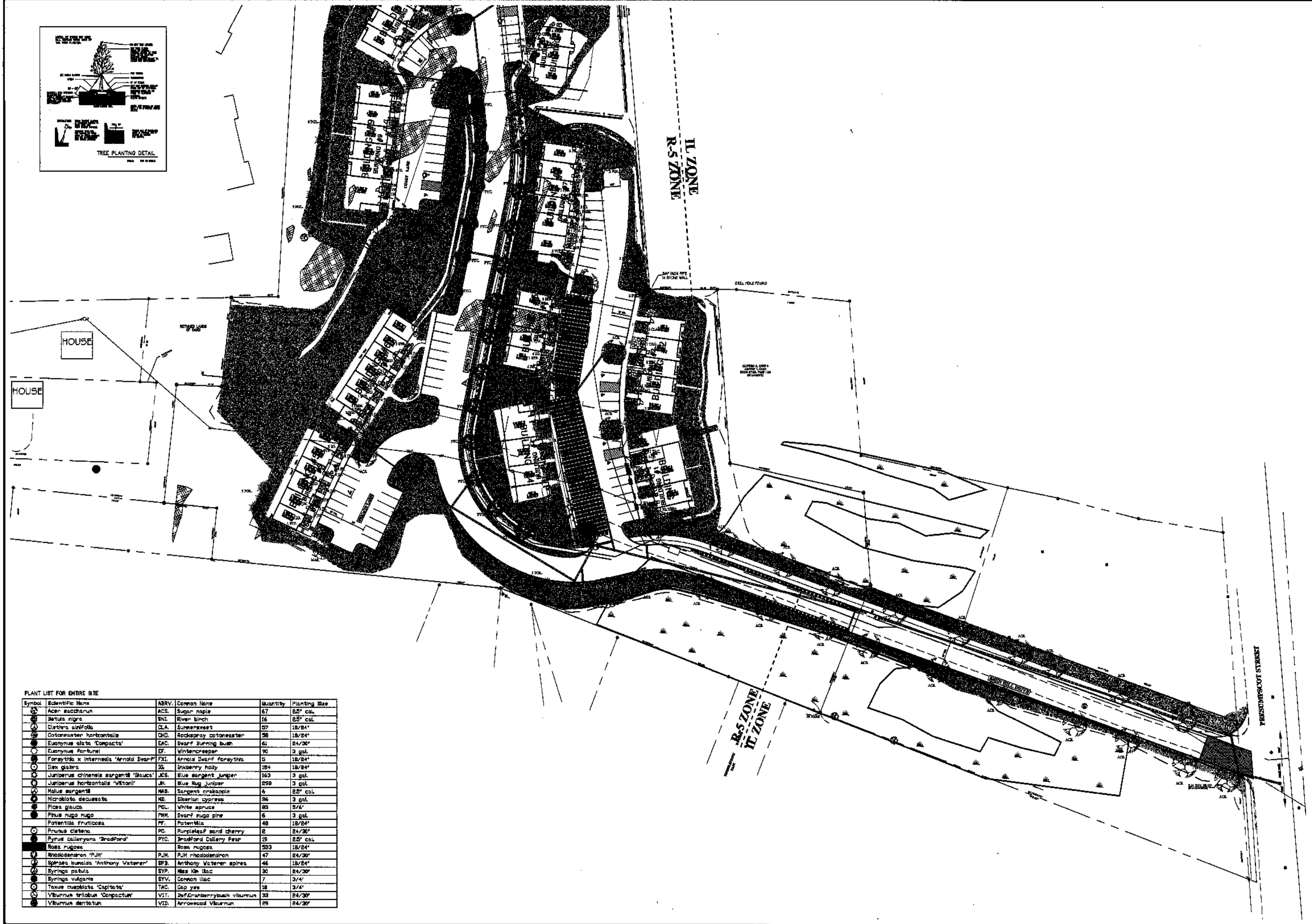
8. All plants should be planted in the ground and not in containers.

9. All plants should be planted in the ground and not in containers.

10. All plants should be planted in the ground and not in containers.

NO.	DESCRIPTION	DATE	BY
2	FINAL DESIGN SET	10/04/03	JAK
1	REVISED PER AUGUST 22, 2002 MEMORANDUM	9/12/02	JAK

PROJECT NO: 01034  
**L-1**



PLANT LIST FOR ENTIRE SITE

Symbol	Scientific Name	ABRV.	Common Name	Quantity	Planting Size
⊙	<i>Acer saccharum</i>	ACS	Sugar maple	67	25" cal.
⊙	<i>Betula nigra</i>	BNI	River birch	16	25" cal.
⊙	<i>Clerodendron alternifolium</i>	CLA	Summersweet	57	18"/24"
⊙	<i>Cotoneaster horizontalis</i>	CHO	Rockspray cotoneaster	98	18"/24"
⊙	<i>Eucryphia alata 'Compacta'</i>	EAC	Dwarf burning bush	61	24"/30"
⊙	<i>Eucryphia Portuensis</i>	EP	Wintercreeper	90	3 gal.
⊙	<i>Foraythia x Intermedia 'Arnold Dwarf'</i>	FXI	Arnold Dwarf Forsythia	5	18"/24"
⊙	<i>Ilex glabra</i>	IG	Inkberry holly	284	18"/24"
⊙	<i>Juniperus chinensis sargentii 'Glauc'</i>	JCS	Blue sargent juniper	163	3 gal.
⊙	<i>Juniperus horizontalis 'Wilton'</i>	JH	Blue Rug Juniper	298	3 gal.
⊙	<i>Malus sargentii</i>	MAS	Sargent's crabapple	6	25" cal.
⊙	<i>Microbiota decussata</i>	MD	Siberian cypress	96	3 gal.
⊙	<i>Picea glauca</i>	PGL	White spruce	83	5/6"
⊙	<i>Pinus nigra nana</i>	PNN	Dwarf nana pine	6	3 gal.
⊙	<i>Potentilla fruticosa</i>	PF	Potentilla	40	18"/24"
⊙	<i>Prunus cistena</i>	PC	Purpleleaf sand cherry	8	24"/30"
⊙	<i>Pyrus calleryana 'Bradford'</i>	PYC	Bradford Callery Pear	19	25" cal.
⊙	<i>Rosa rugosa</i>	RR	Rosa rugosa	533	18"/24"
⊙	<i>Rhododendron 'PJM'</i>	PJM	PJM rhododendron	47	24"/30"
⊙	<i>Spiraea bumalda 'Anthony Waterer'</i>	SPB	Anthony Waterer spirea	46	18"/24"
⊙	<i>Syringa patula</i>	SYP	Miss Ida lilac	30	24"/30"
⊙	<i>Syringa vulgaris</i>	SYV	Common lilac	7	3/4"
⊙	<i>Taxus cuspidata 'Capitata'</i>	TAC	Cap yew	18	3/4"
⊙	<i>Viburnum trilobum 'Compactum'</i>	VCT	Dwarf Cranberrybush viburnum	38	24"/30"
⊙	<i>Viburnum dentatum</i>	VID	Arrowwood Viburnum	29	24"/30"

**FARLEY & SON**  
LANDSCAPE ARCHITECTS

P.O. BOX 157 ROCKFORD, MAINE 04856  
 FAX: (207)234-8435 PHONE: (207)234-4737  
 e-mail: farley@maine.net

PROJECT NO. 01034

**L-2**

**TOWNHOMES AT OCEAN EAST**

OCEAN AVE. & PRESUMPSCOT STREET

FORTLAND COUNTY, CUMBERLAND STATE, MAINE

**LANDSCAPE PLAN**

SCALE: 1" = 40'

DATE: JULY 17, 2002

REVISIONS

NO.	DATE	DESCRIPTION
1	9/12/02	REVISED PER AUGUST 22, 2002 MEMORANDUM
2	10/14/03	FINAL DESIGN SET

DATE: JULY 17, 2002

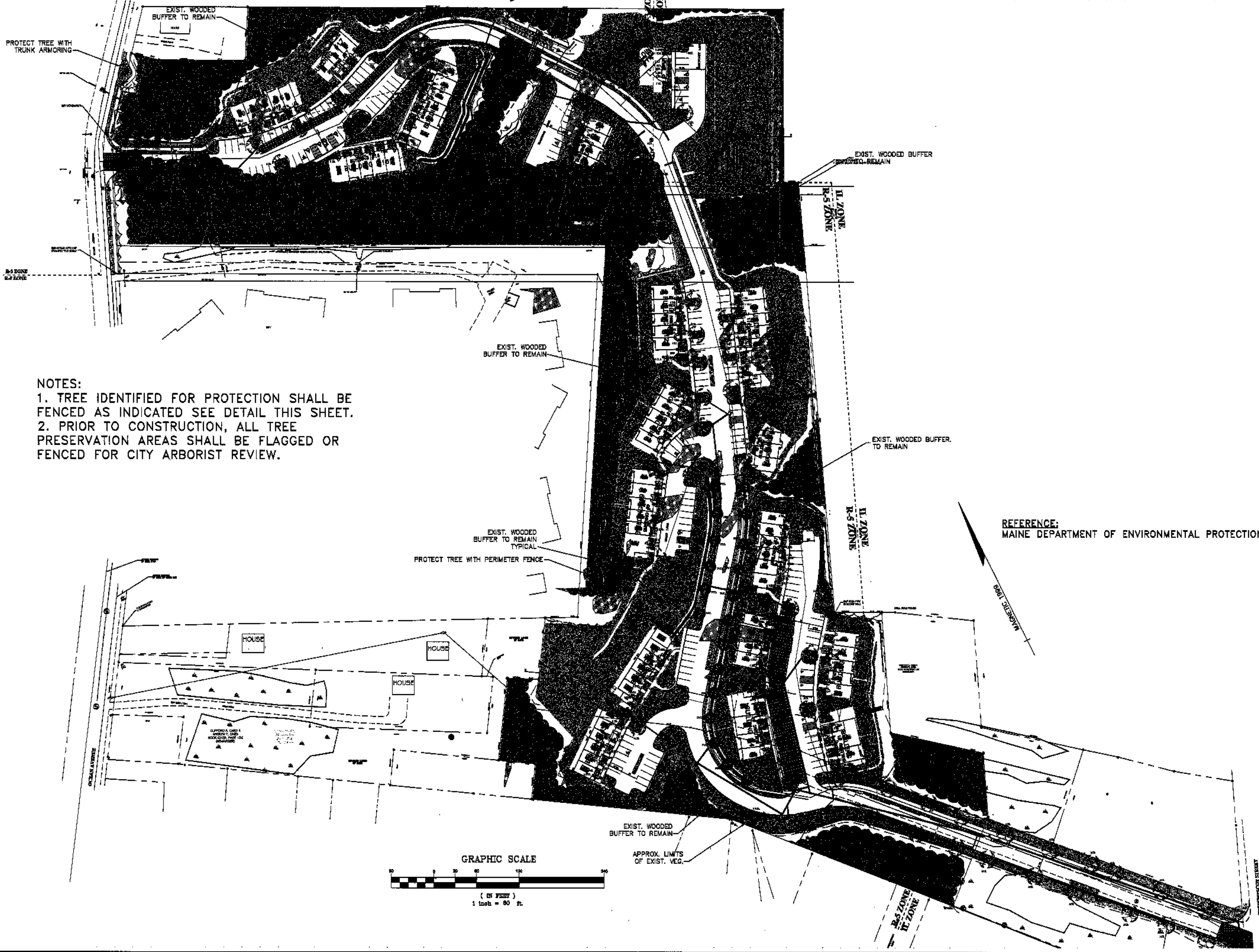
SCALE: 1" = 40'

NO. 1

NO. 2

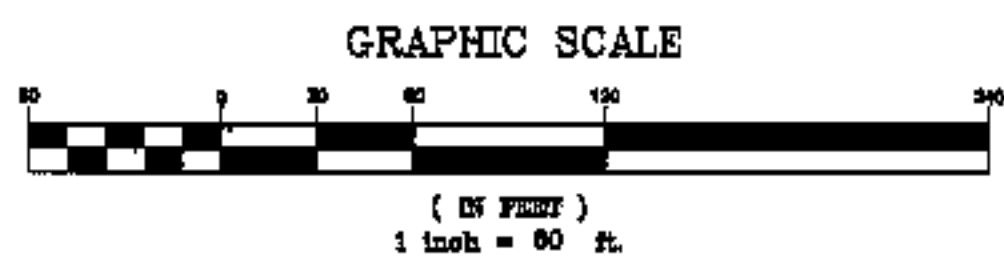
DATE: 9/12/02

DATE: 10/14/03



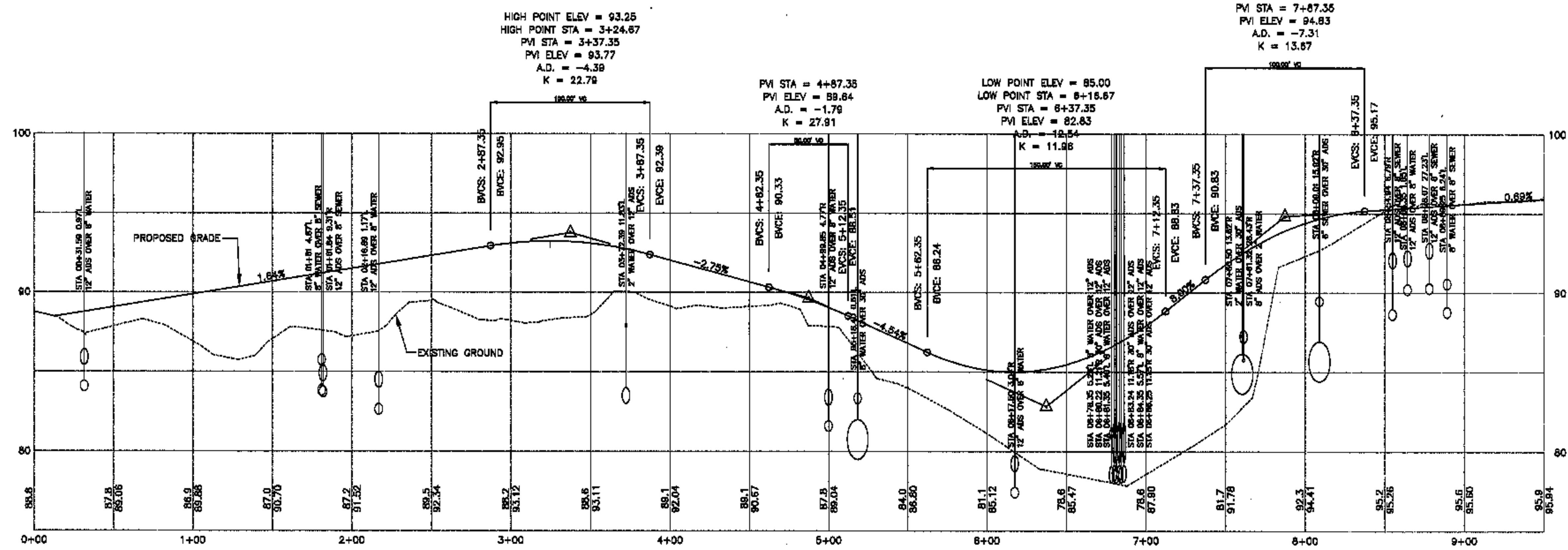
NOTES:  
 1. TREE IDENTIFIED FOR PROTECTION SHALL BE FENCED AS INDICATED SEE DETAIL THIS SHEET.  
 2. PRIOR TO CONSTRUCTION, ALL TREE PRESERVATION AREAS SHALL BE FLAGGED OR FENCED FOR CITY ARBORIST REVIEW.

REFERENCE:  
 MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION



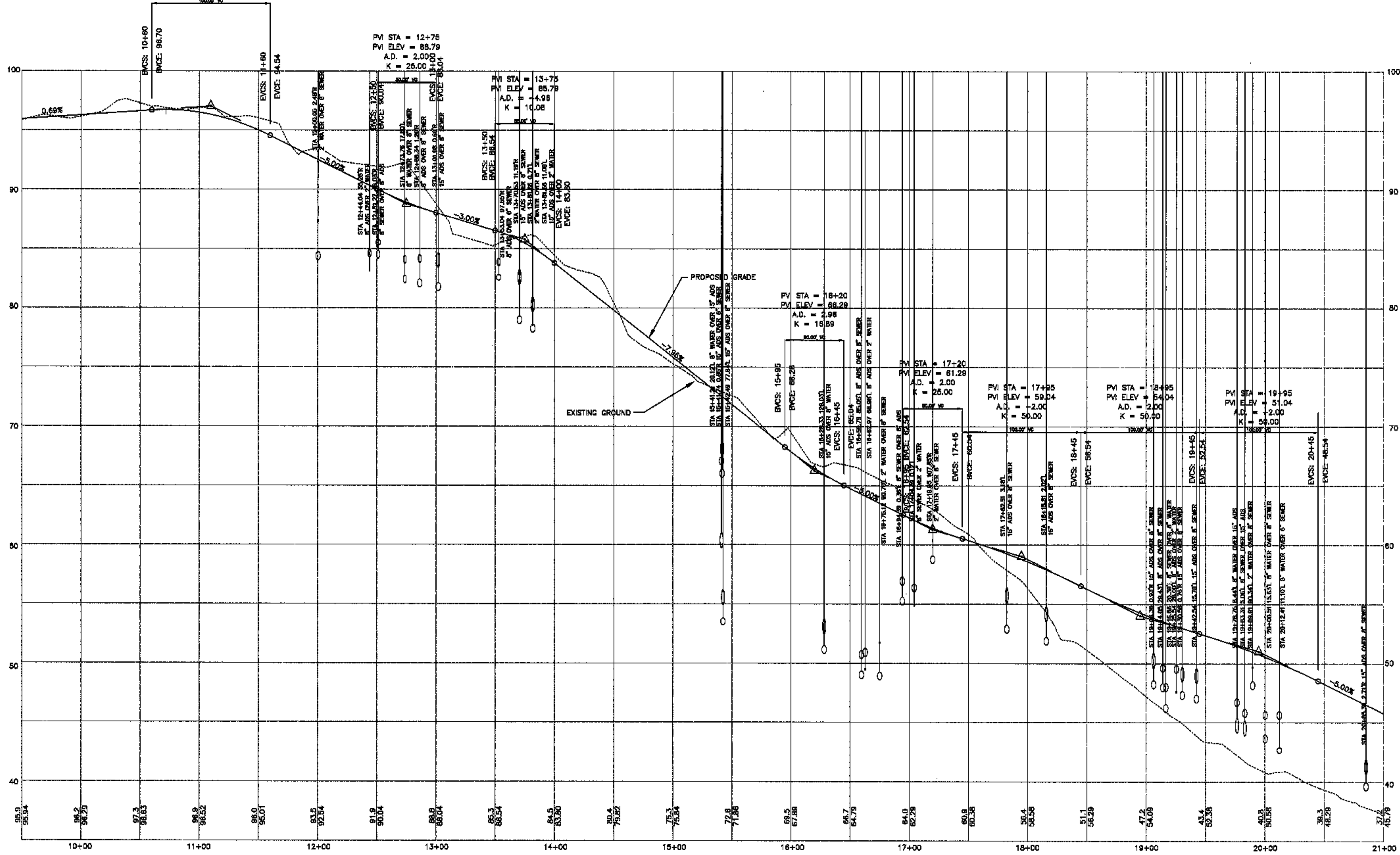
PROJECT NO. 01034	PROJECT TITLE: PRESERVATION PLAN	DATE: JULY 17, 2002	SCALE: 1" = 60'	DATE: 10/14/03	
		DATE: 9/17/02	DATE: 9/17/02	DATE: 9/17/02	
PROJECT NO. 01034	PROJECT TITLE: TOWNHOMES AT OCEAN EAST	LOCATION: OCEAN AVE. & PRESUMSCOTT STREET	CITY: PORTLAND	COUNTY: CUMBERLAND	STATE: MAINE
		452 Clay Street Portland, ME 04103 1-800-254-6475	593 Union Street PO Box 1481 Cumberland, Me. 04146 1-888-252-4585	COFFIN ENGINEERING & SURVEYING, INC. © 2002	DATE: 10/14/03 DATE: 9/17/02

H:\land Projects\3\01034\dwg\MAR03\1-L3.dwg, 10/01/03 04:41:17 PM



<p>424 Cong Road PO Box 487 Amherst, MA 01001 1-800-344-9425</p> <p>598 Union Street PO Box 1801 Amherst, MA 01001 1-800-344-9425</p>	<p><b>COFFIN</b> ENGINEERING SURVEYING</p> <p>COFFIN ENGINEERING &amp; SURVEYING, INC. © 2002</p>	<p>STATE OF MAINE ARTHUR COLVIN JR. No. 8085</p>	<p>PROJECT NO. 01034</p> <p><b>PR-1</b></p>
<p>CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</p>		<p>LOCATION: OCEAN AVE &amp; PRESUMSCOT STREET</p>	
<p>TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE</p>		<p>SCALE: 1" = 40'</p>	
<p>SHEET TITLE: ROAD PROFILE</p>		<p>DATE: JULY 17, 2002</p>	
<p>NO. 1</p>		<p>REVISED PIPE CROSSINGS</p>	
<p>NO. 2</p>		<p>REVISED PER S.I.L. REVIEW LETTER</p>	
<p>NO. 3</p>		<p>FINAL DESIGN SET</p>	
<p>NO.</p>		<p>DATE</p>	

HIGH POINT ELEV = 96.74  
 HIGH POINT STA = 10+72.05  
 PVI STA = 11+10  
 PVI ELEV = 97.04  
 A.D. = -5.69  
 K = 17.59



483 Corp Road  
 PO Box 4837  
 Augusta, ME 04308  
 1-800-243-6475

599 Union Street  
 PO Box 1801  
 Portland, ME 04108  
 1-800-243-6405

**COFFIN**  
 ENGINEERING  
 SURVEYING  
 CONVEY ENGINEERING & SURVEYING, INC.  
 © 2002

STATE OF MAINE  
 ARTHUR  
 COLVIN JR.  
 No. 8085

PROJECT NO. 01034

**PR-2**

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST

LOCATION: OCEAN AVE. & PRESSUMSCOT STREET

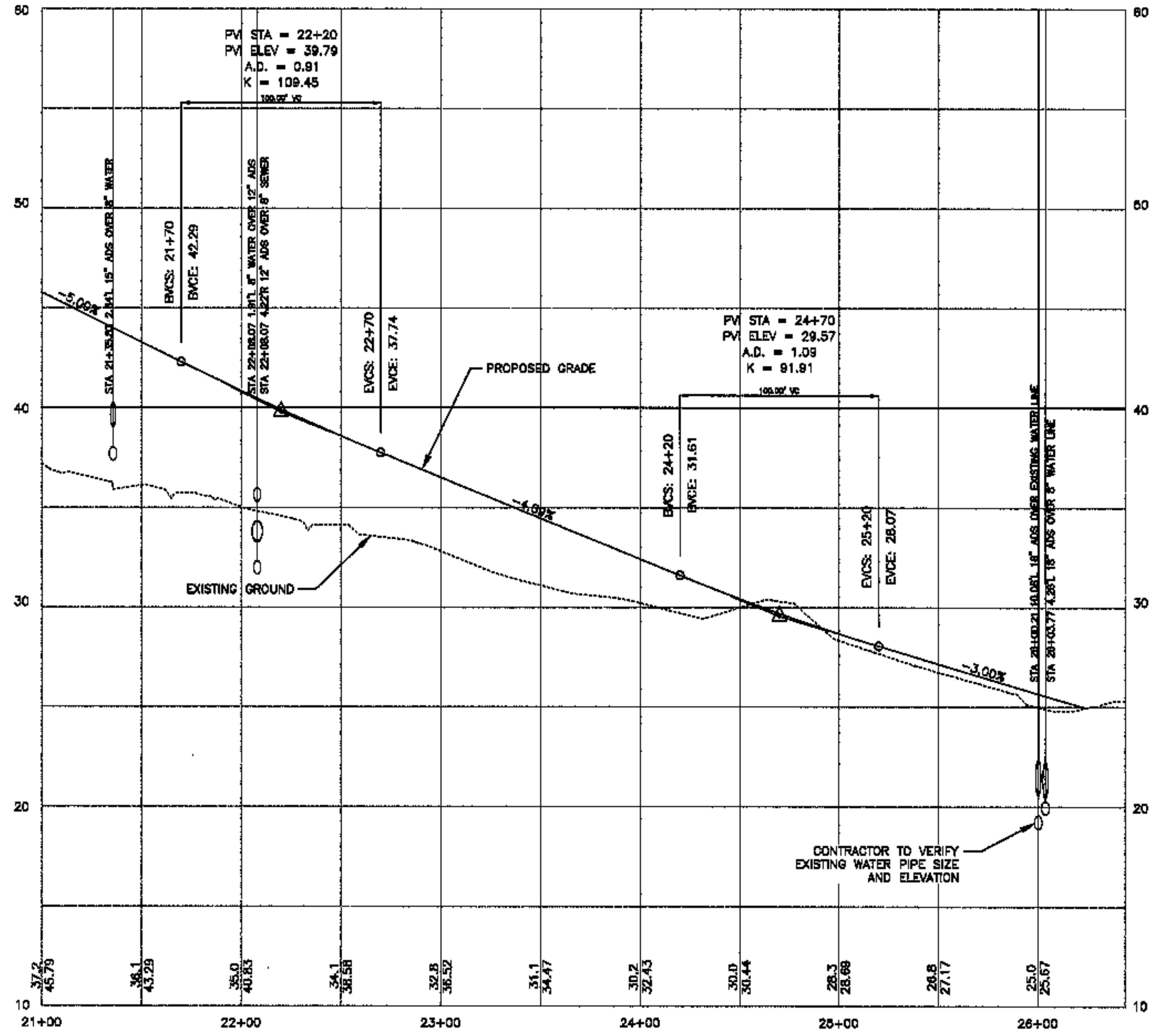
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

DATE: JULY 17, 2002

SCALE: 1" = 40'

SHEET TITLE: ROAD PROFILE

NO.	REVISION	DATE
3	FINAL DESIGN SET	10/4/03
2	REVISED PER S.T.I. REVIEW LETTER	8/27/03
1	REVISED PIPE CROSSINGS	09/12/02



PROJ. NO. 01034  
**PR-3**

**COFFIN**  
 ENGINEERING  
 SURVEYING  
 CONSTRUCTION & SURVEYING, INC.  
 451 Cherry Road  
 PO Box 4897  
 Augusta, Me. 04308  
 1-800-244-9475

598 Tullam Street  
 PO Box 1051  
 Portland, Me. 04104  
 1-800-244-9475

CLIENT/OWNER:  
**REALTY RESOURCES, CHARTERED**  
**TOWNHOMES AT OCEAN EAST**

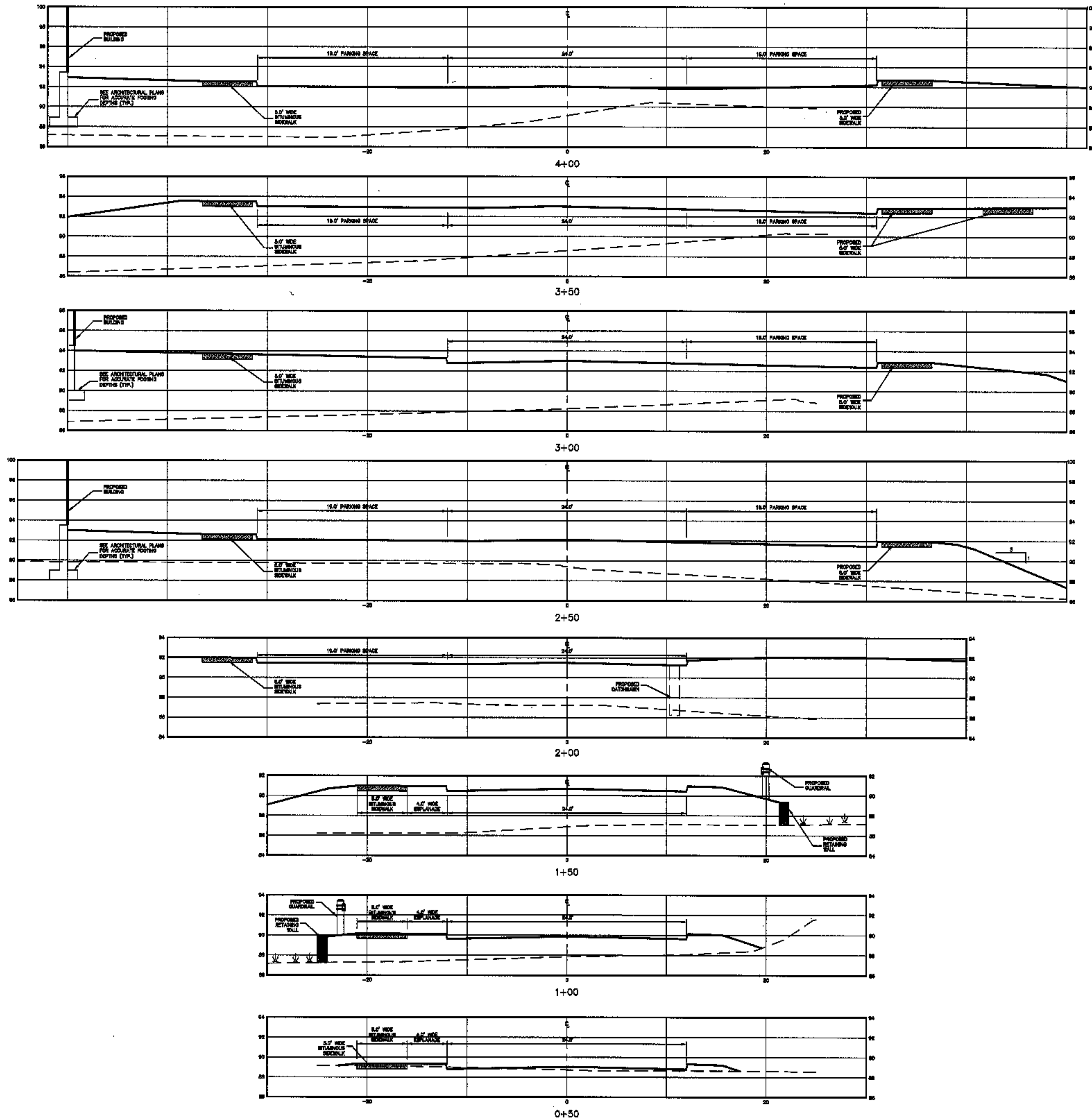
LOCATION:  
 OCEAN AVE. & FREDINSCOT STREET  
 PORTLAND COUNTY, CUMBERLAND STATE, MAINE

PROJECT TITLE:  
**ROAD PROFILE**

SCALE: 1" = 40'

DATE: JULY 17, 2002

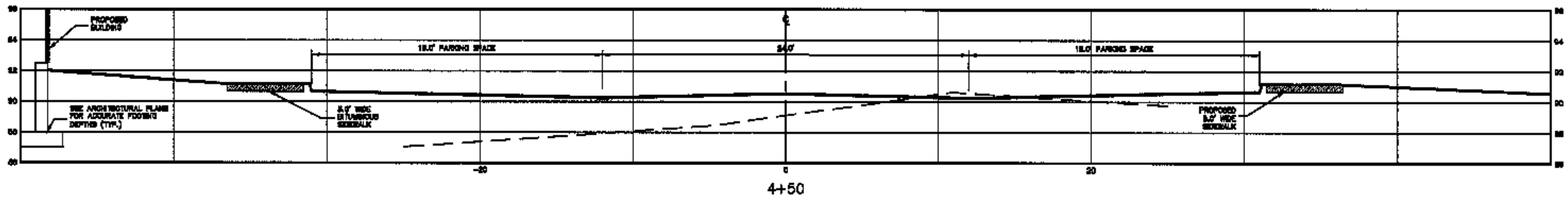
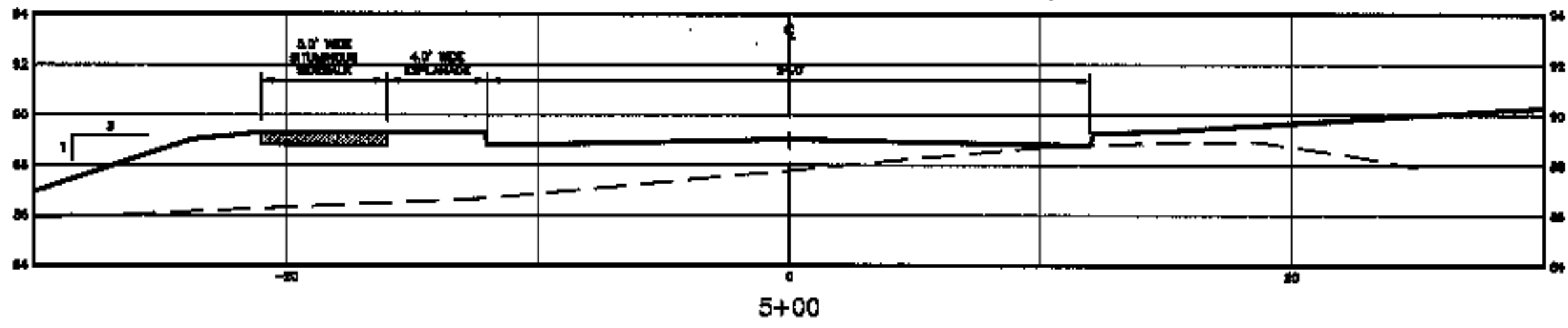
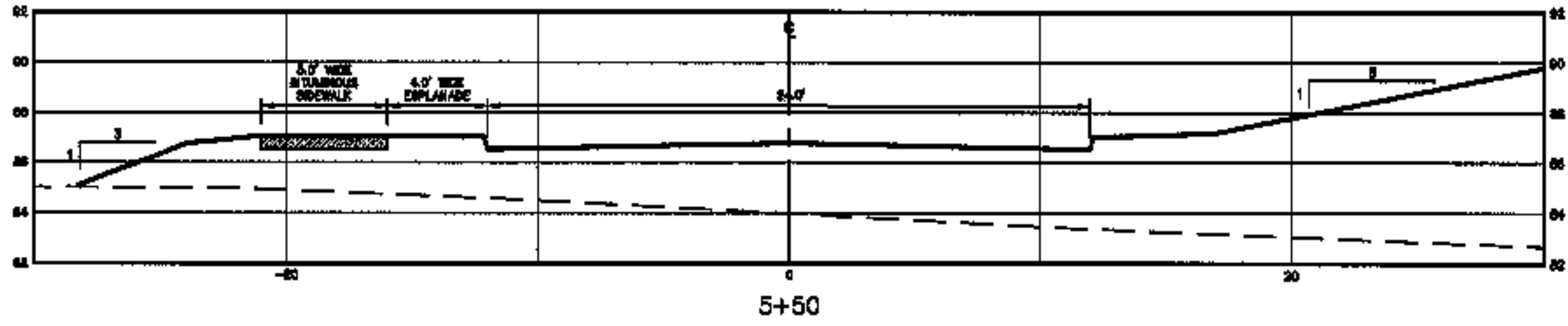
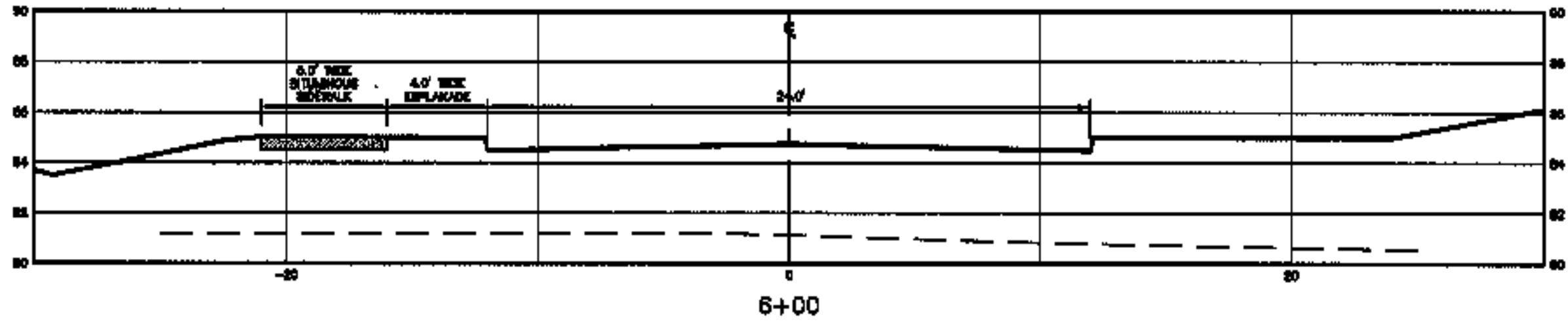
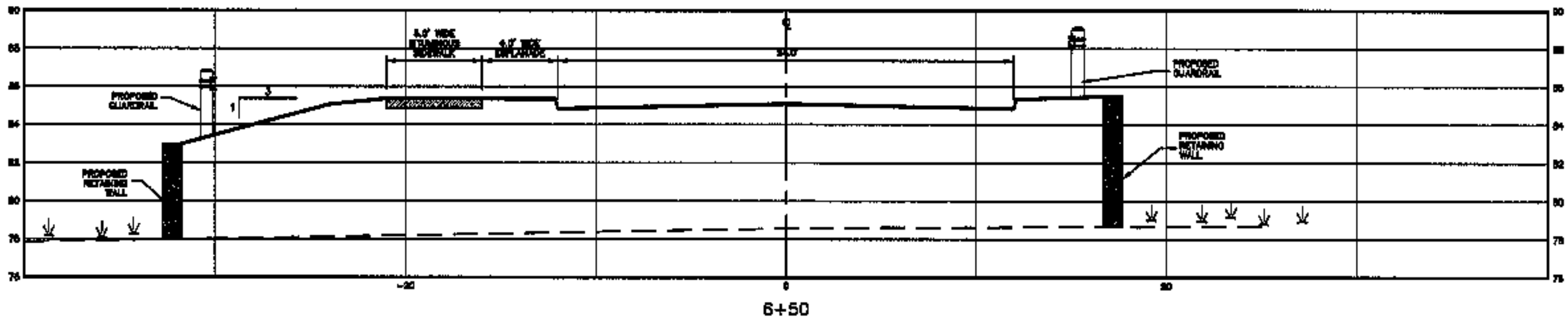
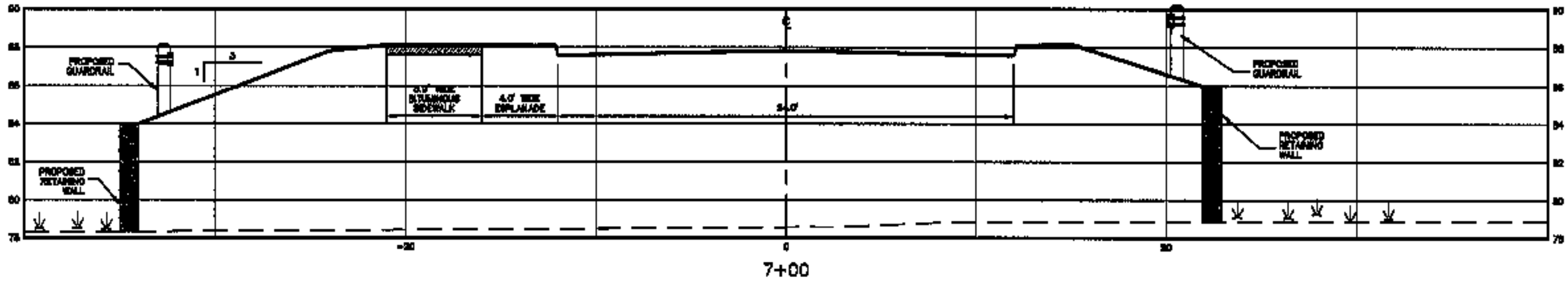
NO.	REVISIONS	DATE
3	FINAL DESIGN SET	10/4/03
2	REVISED PER S.T.L. REVIEW LETTER	8/27/03
1	REVISED PIPE CROSSINGS	09/02/02



**LEGEND**  
 - - - - - EXISTING GRADE  
 \_\_\_\_\_ PROPOSED GRADE

<b>CLIENT/PROJECT:</b> REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		<b>SCALE:</b> HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5' <b>DATE:</b> JUNE 27, 2003
<b>LOCATION:</b> OCEAN AVE. & PRESUMSCOTT STREET PORTLAND, CUMBERLAND COUNTY, MAINE		<b>NO.</b> SHEETS
<b>CLIENT ADDRESS:</b> 450 Congress Street Portland, ME 04103 1-800-244-9475		<b>PROJECT NO.:</b> 01034
<b>ENGINEER ADDRESS:</b> 598 Union Street Portland, ME 04101 1-800-541-4565		<b>DATE:</b>
		<b>PROJECT TITLE:</b>
<b>COFFIN ENGINEERING &amp; SURVEYING, INC.</b> © 2003		<b>DATE:</b>
<b>X-1</b>		

**LEGEND**  
 - - - - - EXISTING GRADE  
 ———— PROPOSED GRADE



CLIENT/PROJECT: REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

DATE: JUNE 27, 2003

483 Congress Road  
 PO Box 487  
 Augusta, ME 04331  
 1-800-244-9475

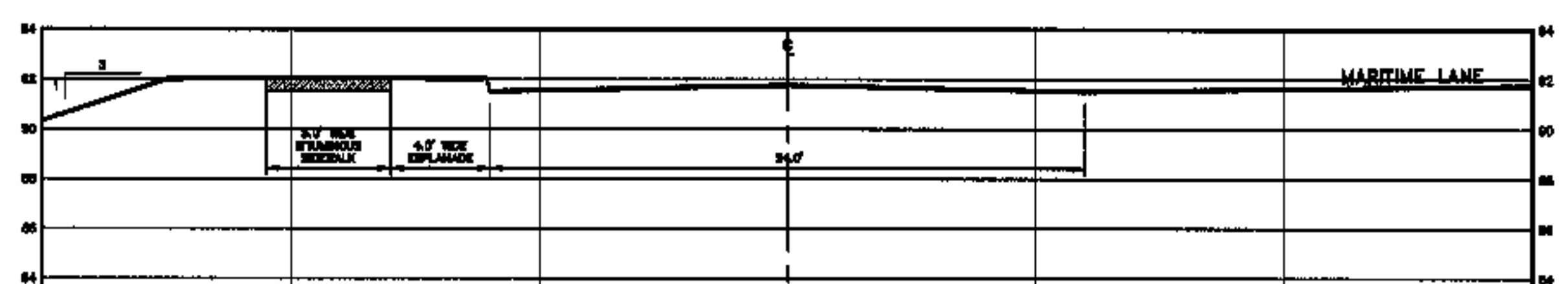
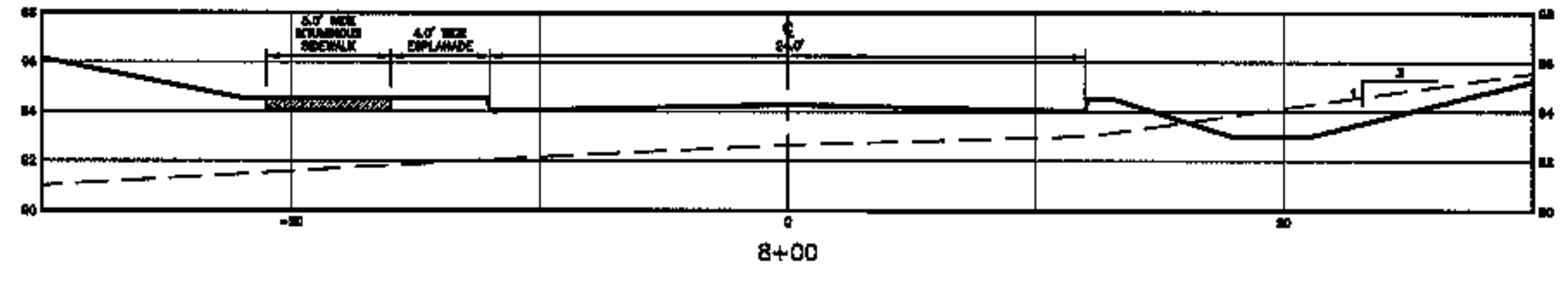
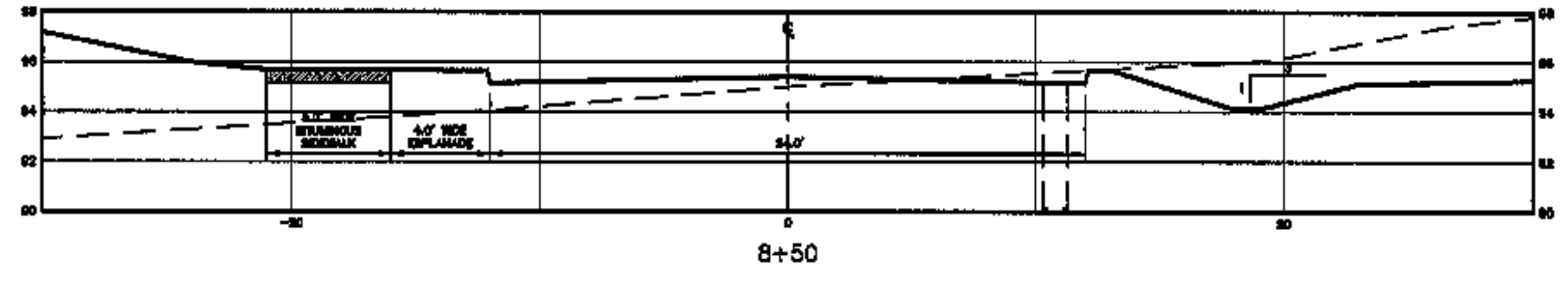
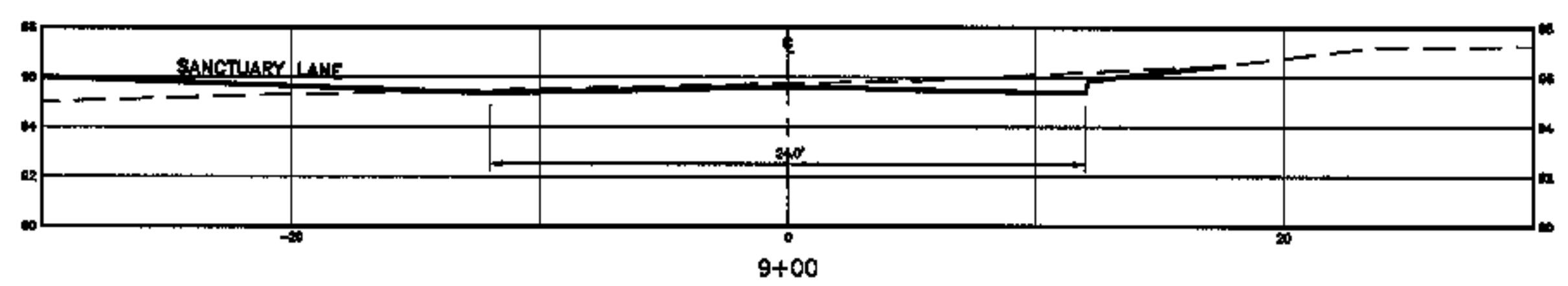
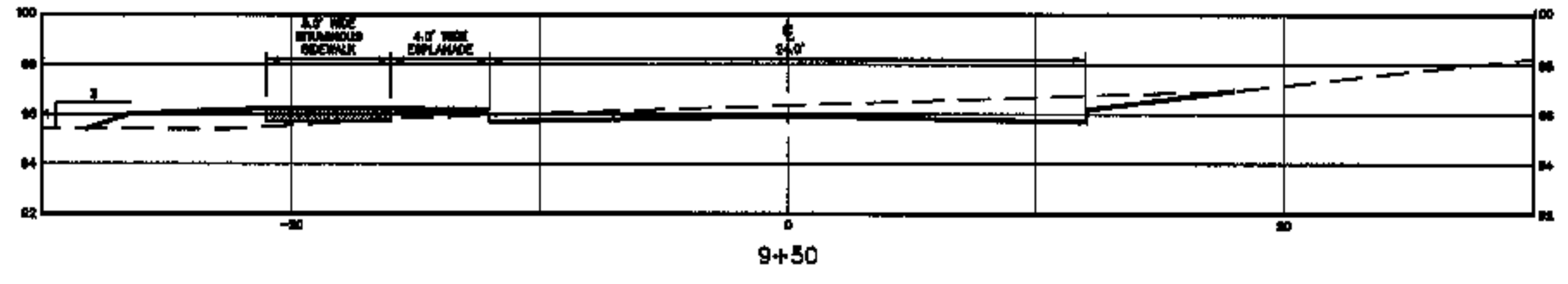
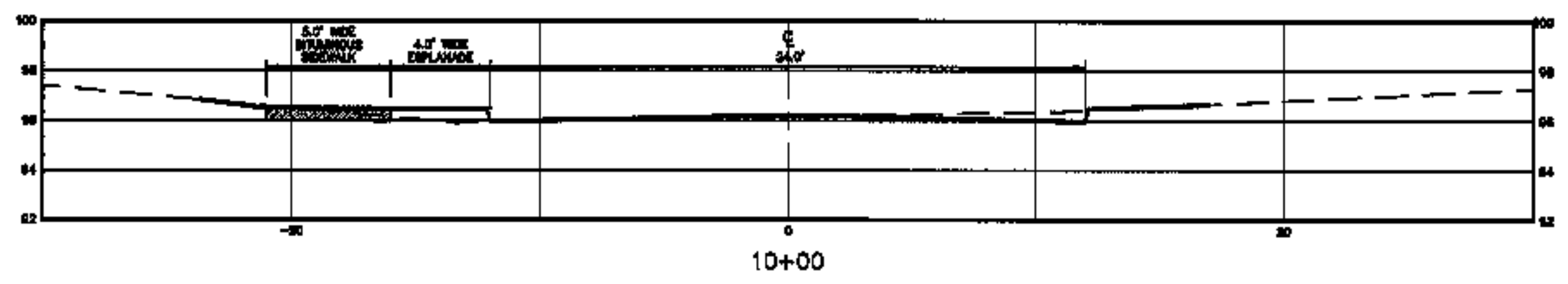
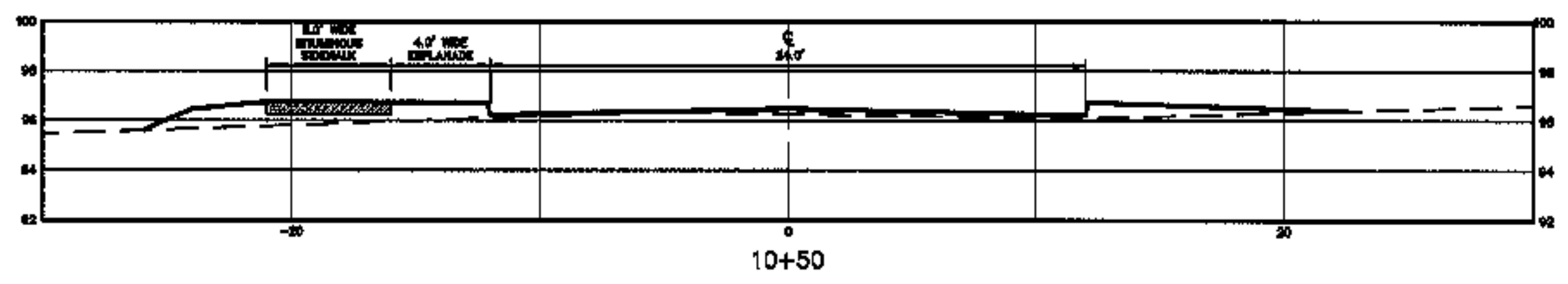
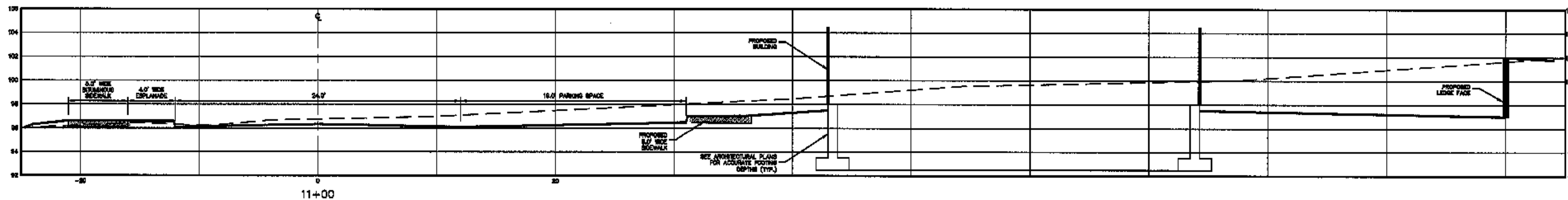


598 Vinton Street  
 PO Box 1031  
 Cumberland Falls, ME 04943  
 1-800-252-4443

PROJ. NO. D1034

**X-2**

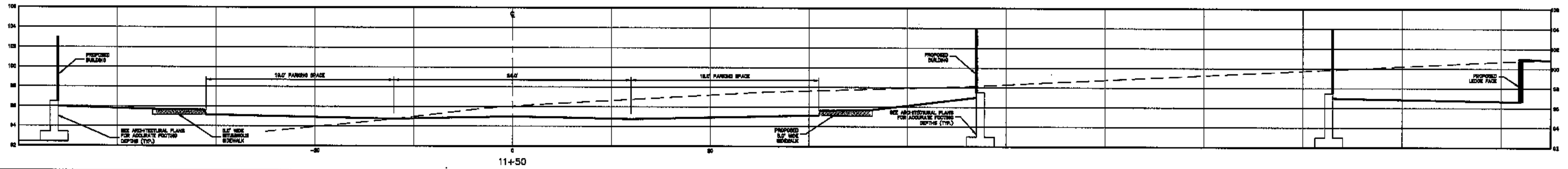
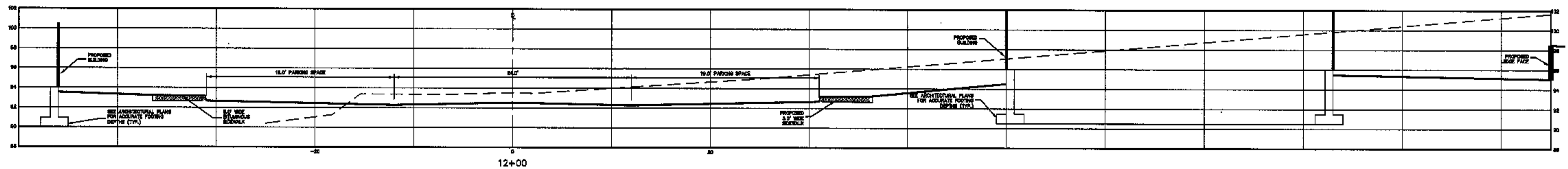
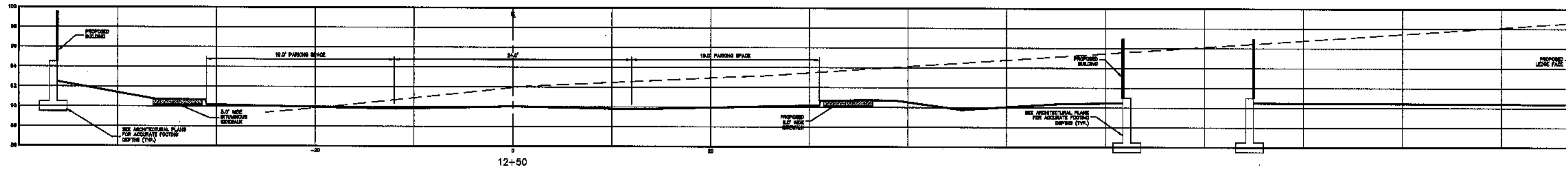
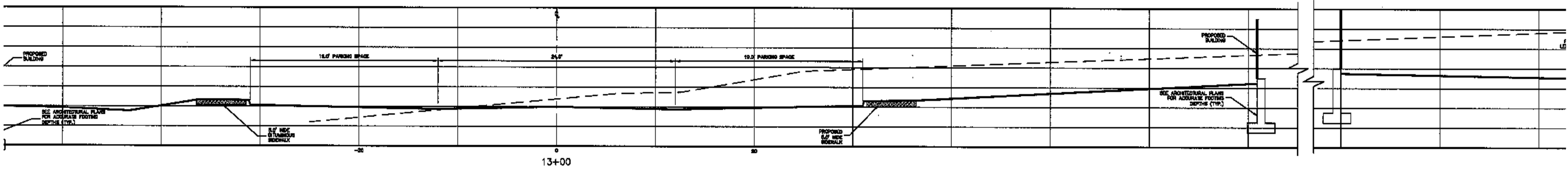
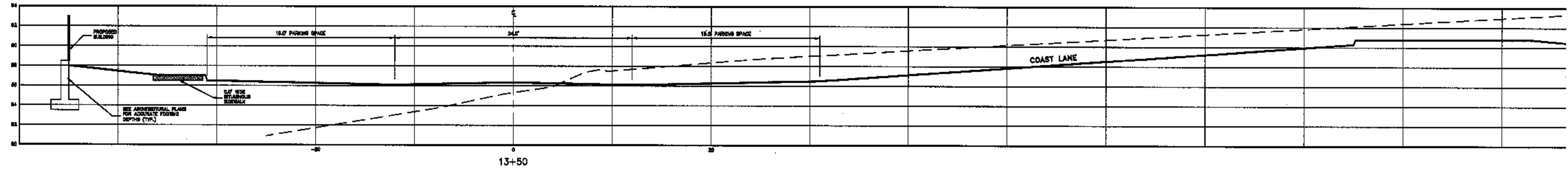




**LEGEND**  
 - - - - - EXISTING GRADE  
 - - - - - PROPOSED GRADE

<p>CLIENT/OWNER:  <b>REALTY RESOURCES, CHARTERED</b>  <b>TOWNHOMES AT OCEAN EAST</b></p>		<p>PROJECT TITLE:  <b>ROAD CROSS SECTIONS</b></p>	
<p>LOCATION: OCEAN AVE. &amp; PRESTIMSCOT STREET          COUNTY: CUMBERLAND STATE: MAINE</p>		<p>SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5'          DATE: JUNE 27, 2003</p>	
<p>423 Camp Road          PO Box 4287          Augusta, ME 04331          1-800-244-9475</p>		<p>599 Indian Street          PO Box 1881          Portland, ME 04106          1-800-562-6565</p>	
<p>PROJ. NO. 01034</p>			
<p><b>X-3</b></p>			

**LEGEND**  
 - - - - - EXISTING GRADE  
 ————— PROPOSED GRADE



NO.	REVISIONS	DATE

**ROAD CROSS SECTIONS**  
 SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5'  
 DATE: JUNE 27, 2005

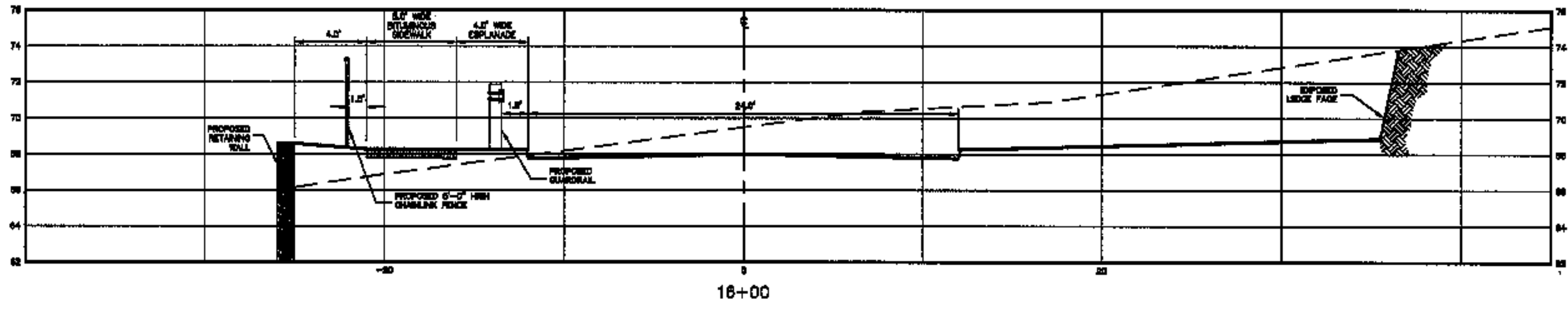
**REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST**  
 LOCATION: OCEAN AVE. & PRESUMSCOTT STREET  
 TOWNE: FORTLAND COUNTY: CUMBERLAND STATE: MAINE

453 Camp Street  
 Portland, ME 04108  
 1-800-234-9475

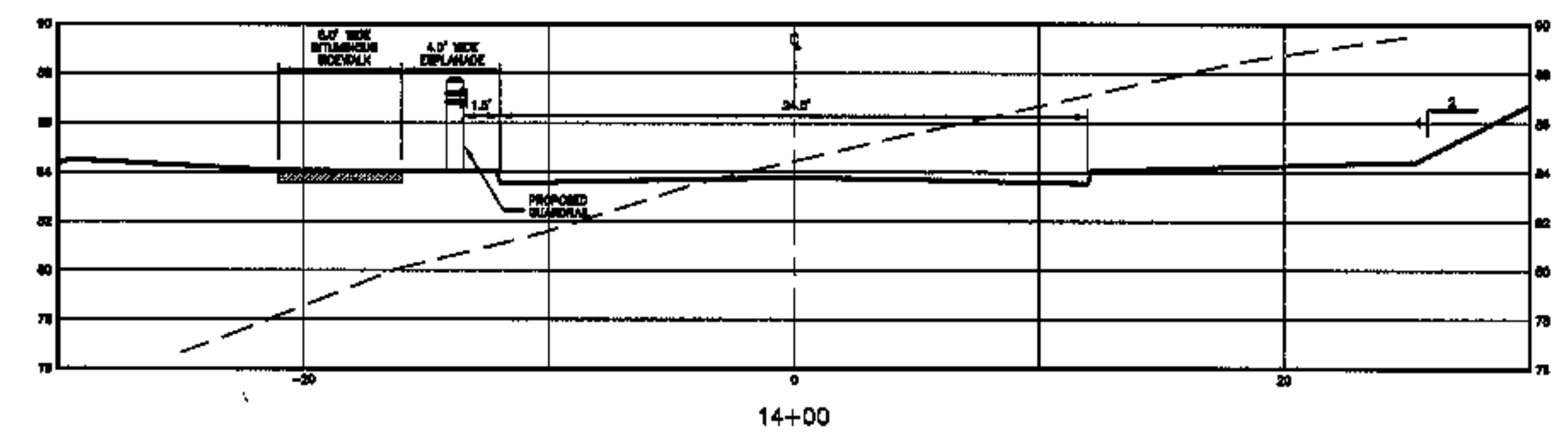
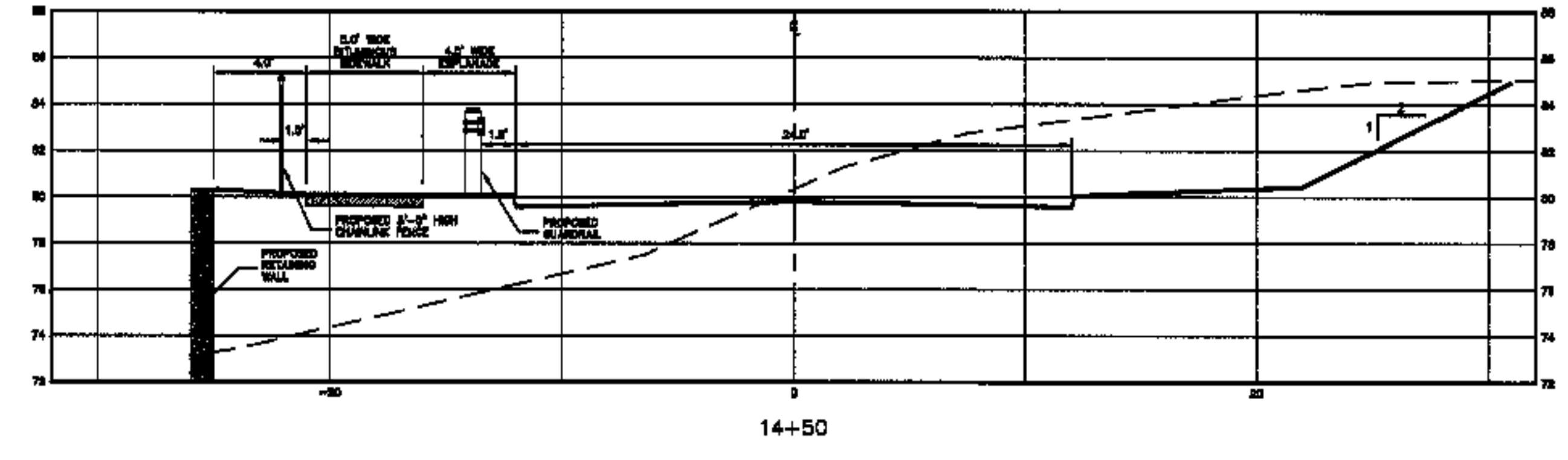
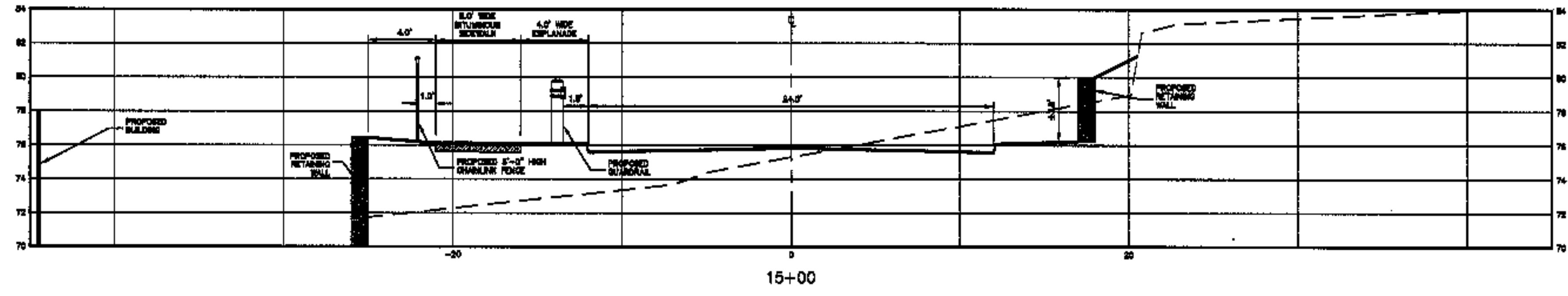
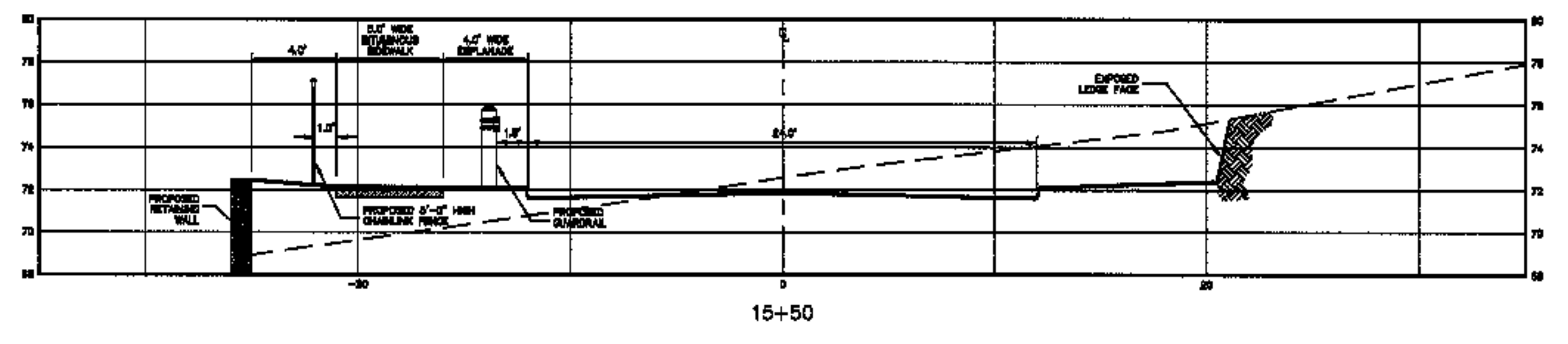


PROJ. NO. 01034

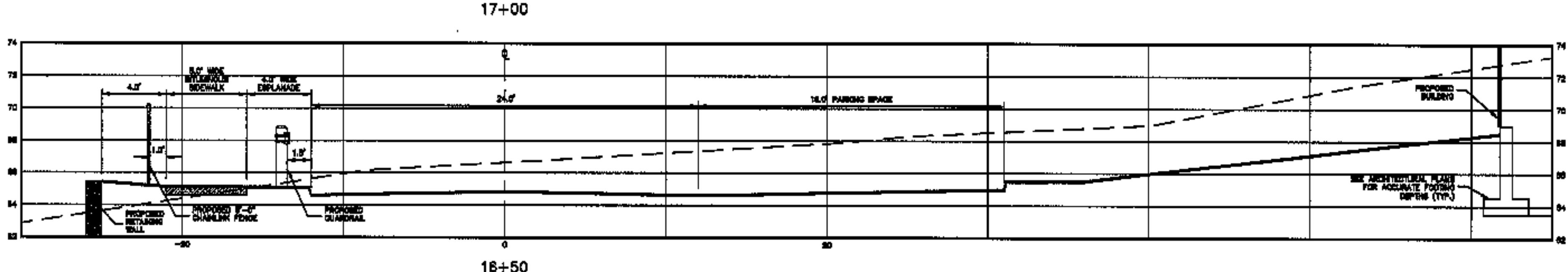
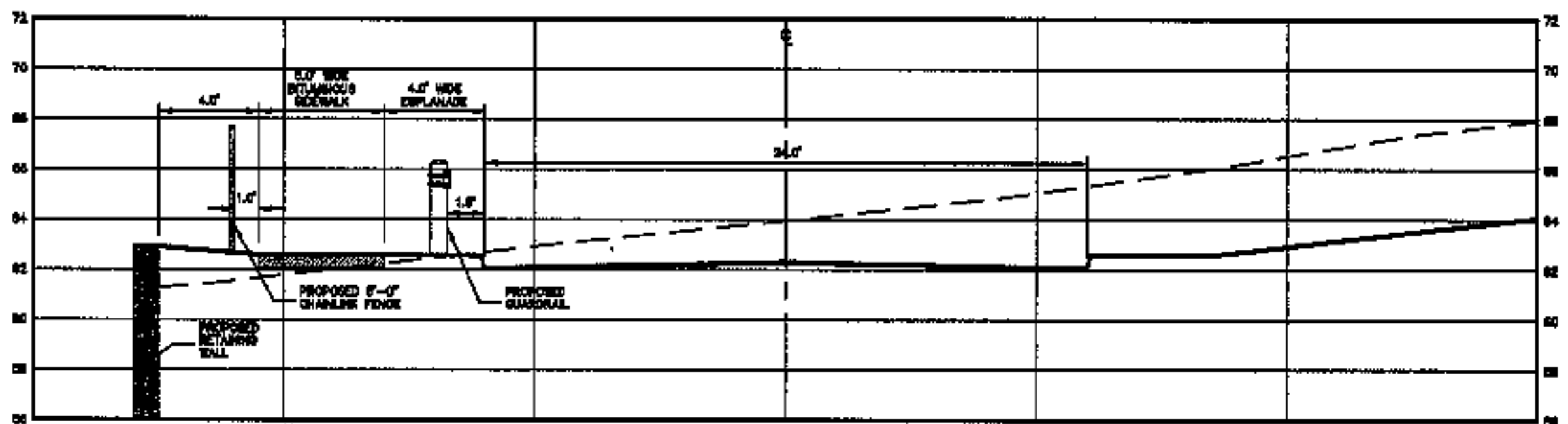
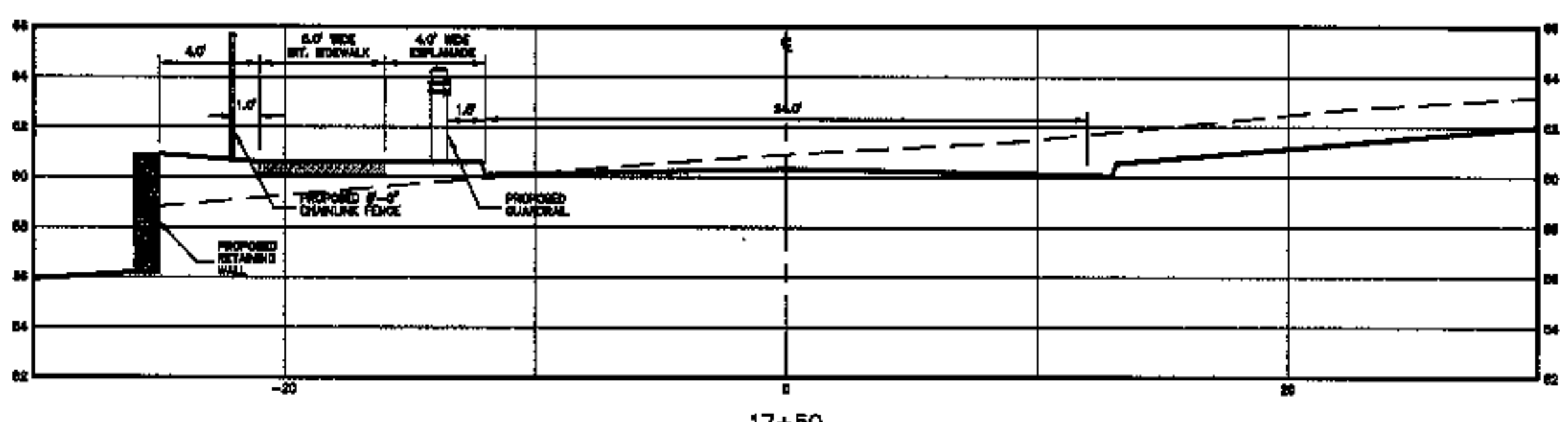
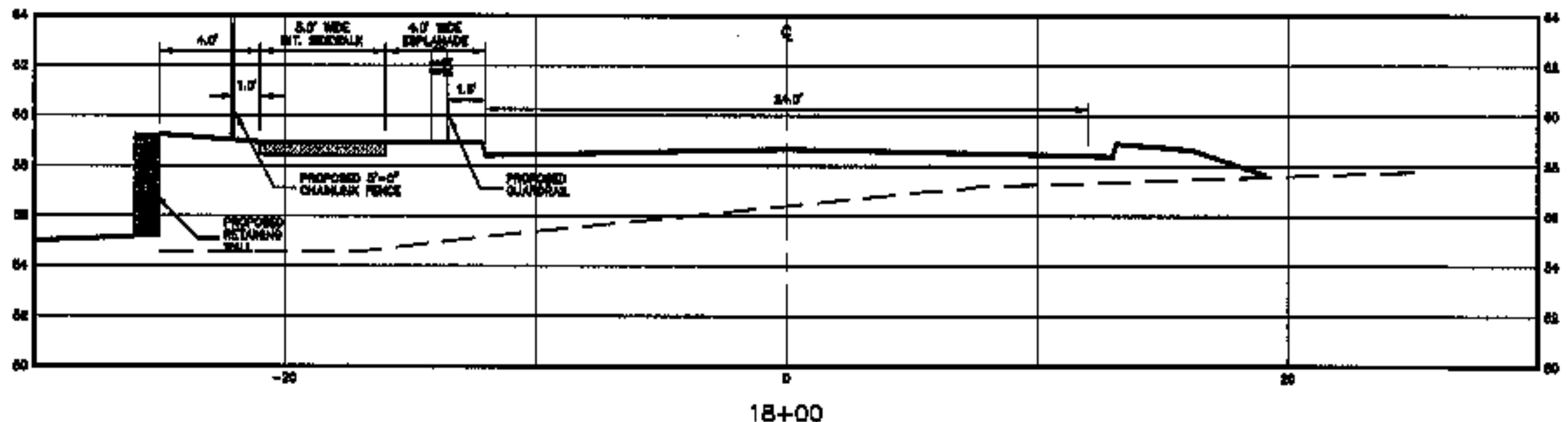
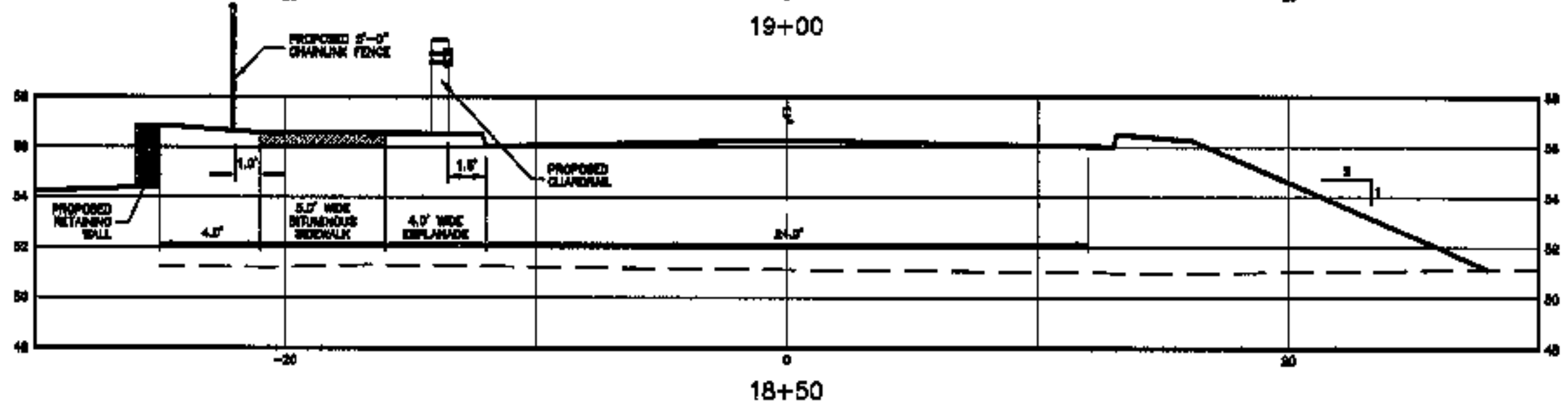
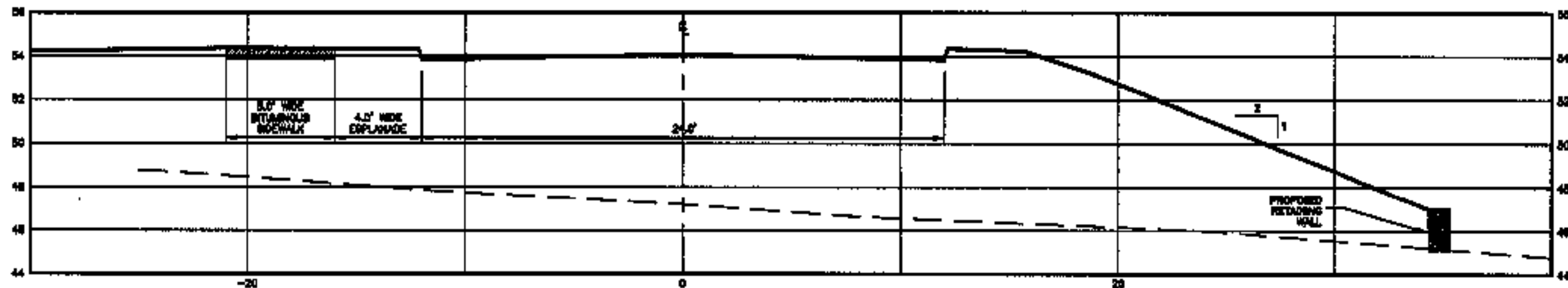
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**LEGEND**  
 - - - - - EXISTING GRADE  
 \_\_\_\_\_ PROPOSED GRADE



<b>CLIENT/PROJECT:</b> REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST		<b>LOCATION:</b> OCEAN AVE. & PRESUMSCOT STREET PORTLAND COUNTY, CUMBERLAND STATE, MAINE	
<b>CLIENT ADDRESS:</b> 483 Chesnut Street PO Box 4887 Portland, ME 04108 1-800-234-8475		<b>PROJECT ADDRESS:</b> 588 Oakton Street PO Box 1081 Cumberland County, ME 1-207-852-5438	
<b>DATE:</b> JUNE 27, 2003		<b>SCALE:</b> HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5' <b>NO.</b>	
<b>ROAD CROSS SECTIONS</b>			
PROJ. NO. 01034			
<b>X-5</b>			



**LEGEND**  
 - - - - - EXISTING GRADE  
 ————— PROPOSED GRADE

DATE	NO.	REVISIONS

**ROAD CROSS SECTIONS**  
 SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5'  
 DATE: JUNE 27, 2003

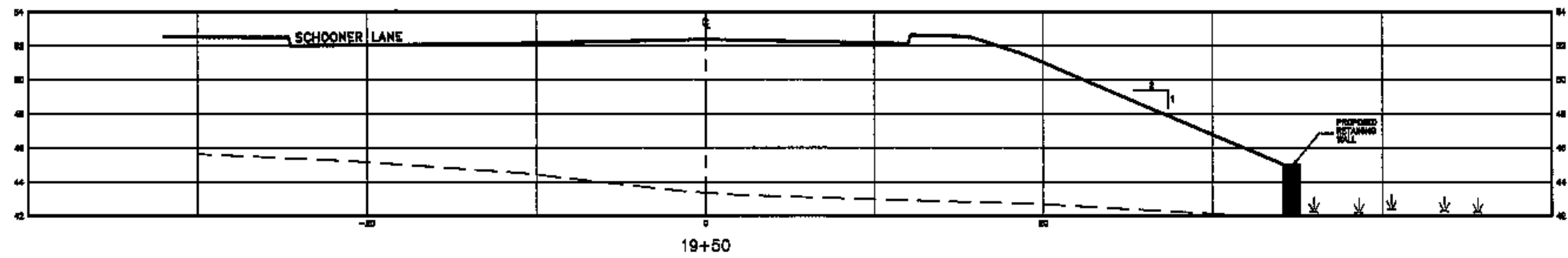
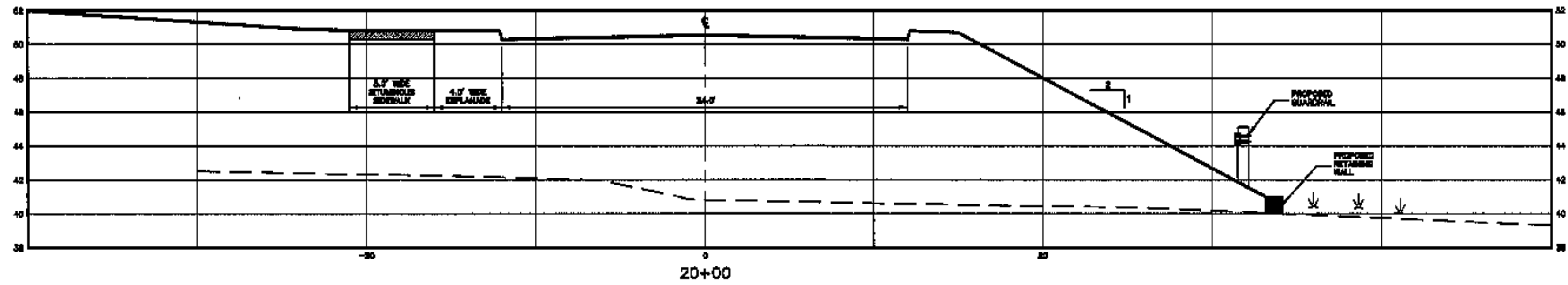
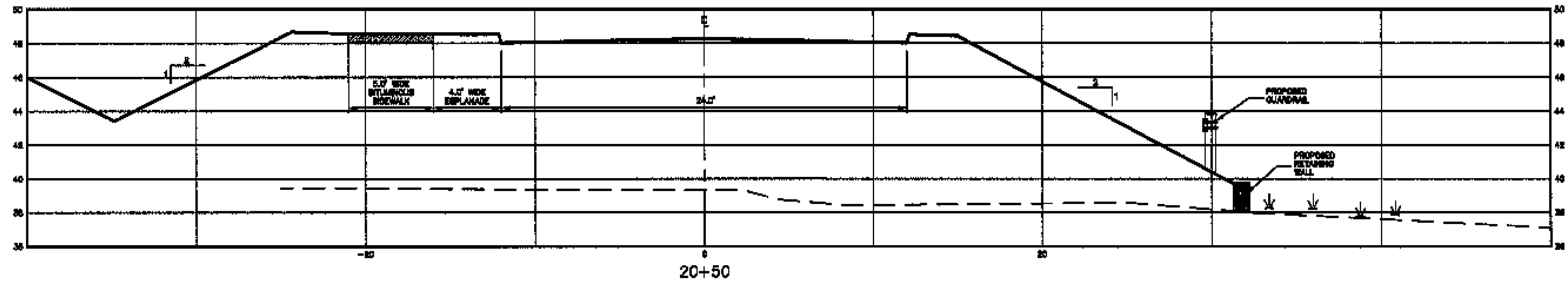
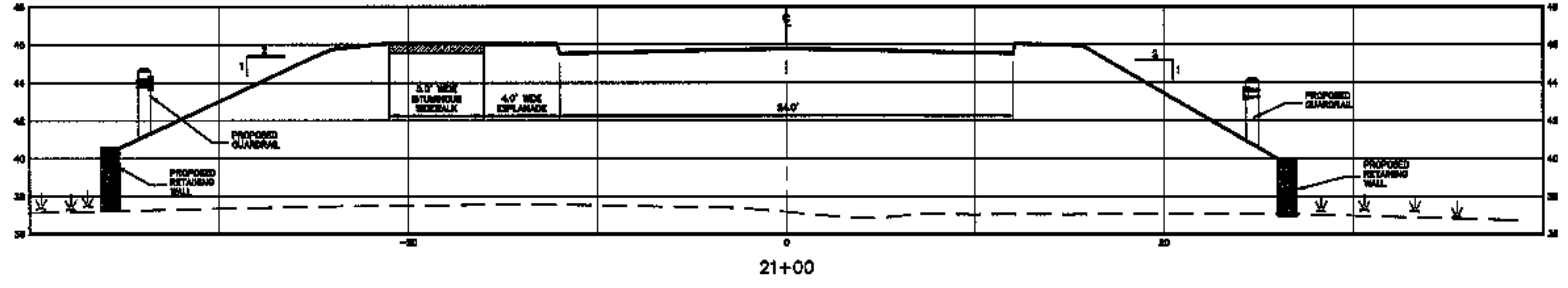
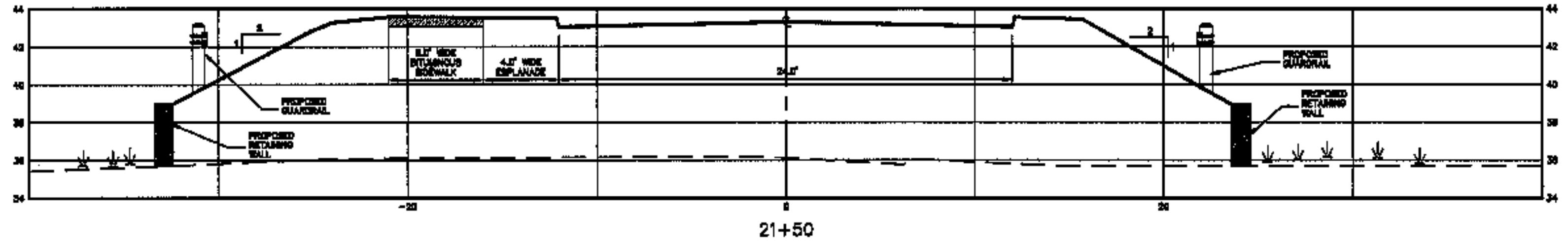
CLIENT/PROJECT:  
**REALTY RESOURCES, CHARTERED**  
**TOWNHOMES AT OCEAN EAST**  
 LOCATION: OCEAN AVE. & PRESUMSCOT STREET  
 TOWN: FORTLAND COUNTY: CUMBERLAND STATE: MAINE

451 Camp Road  
 PO Box 487  
 Augusta, ME 04331  
 1-800-244-9475




590 Union Street  
 PO Box 1051  
 Portland, ME 04102  
 1-800-244-9475

PROJ. NO. 01034  
**X-6**



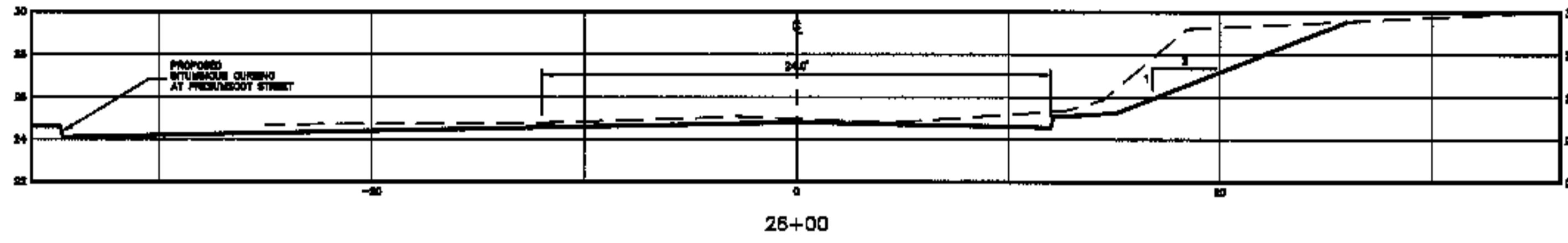
**LEGEND**  
 - - - - - EXISTING GRADE  
 \_\_\_\_\_ PROPOSED GRADE

<b>ROAD CROSS SECTIONS</b> SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5' DATE: JUNE 27, 2003	
<b>REALTY RESOURCES, CHARTERED TOWNHOMES AT OCEAN EAST</b> LOCATION: OCEAN AVE. & PRESUMSCOT STREET PORTLAND, CUMBERLAND COUNTY, MAINE	
621 Camp Road Portland, ME 04107 1-888-244-3475	508 Union Street Portland, ME 04101 1-888-244-3475
	
PROJ. NO. 01034	
<b>X-7</b>	

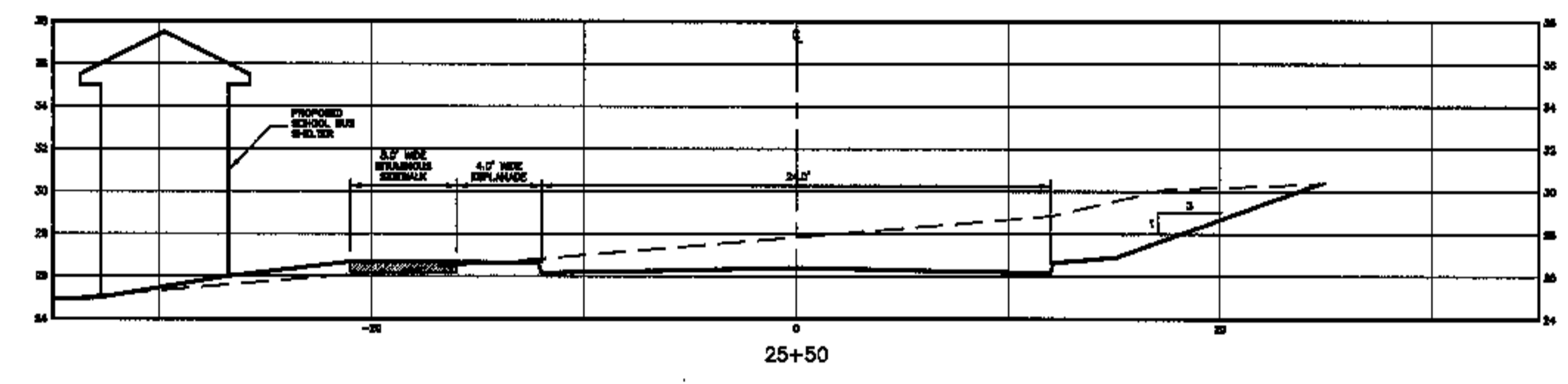


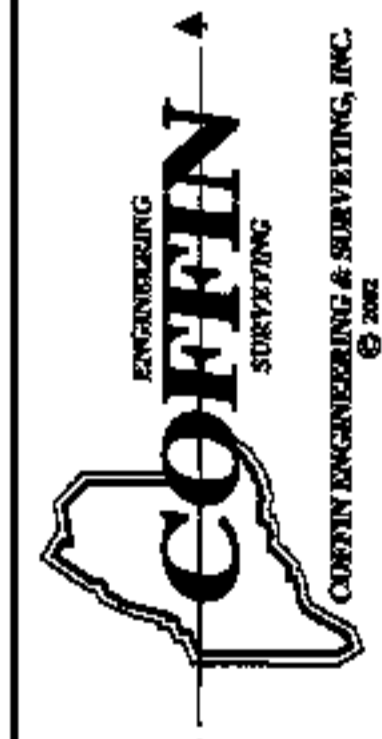
**LEGEND**  
 - - - - - EXISTING GRADE  
 \_\_\_\_\_ PROPOSED GRADE

<p>60 Camp Road          PO Box 442          Augusta, ME 04330          1-800-344-9475</p> <p>288 Linden Street          PO Box 1831          Camden, ME 04846          1-800-542-5821</p>		<p>PROJECT NO. 01034</p> <p><b>X-8</b></p>
<p><b>COFFIN</b>          ENGINEERING &amp; SURVEYING, INC.          © 2003</p>		<p>DATE: JUNE 27, 2003</p>
<p>CLIENT/OWNER:  <b>REALTY RESOURCES, CHARTERED          TOWNHOMES AT OCEAN EAST</b></p>		<p>NO.</p>
<p>LOCATION: OCEAN AVE. &amp; PRESUMSCOT STREET          PORTLAND COUNTY, LUBBERLAND STATE, MAINE</p>		<p>REVISIONS</p>
<p>DATE: JUNE 27, 2003</p>		<p>DATE</p>
<p>SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5'</p>		<p>DATE</p>
<p>PROJECT TITLE:  <b>ROAD CROSS SECTIONS</b></p>		<p>DATE</p>

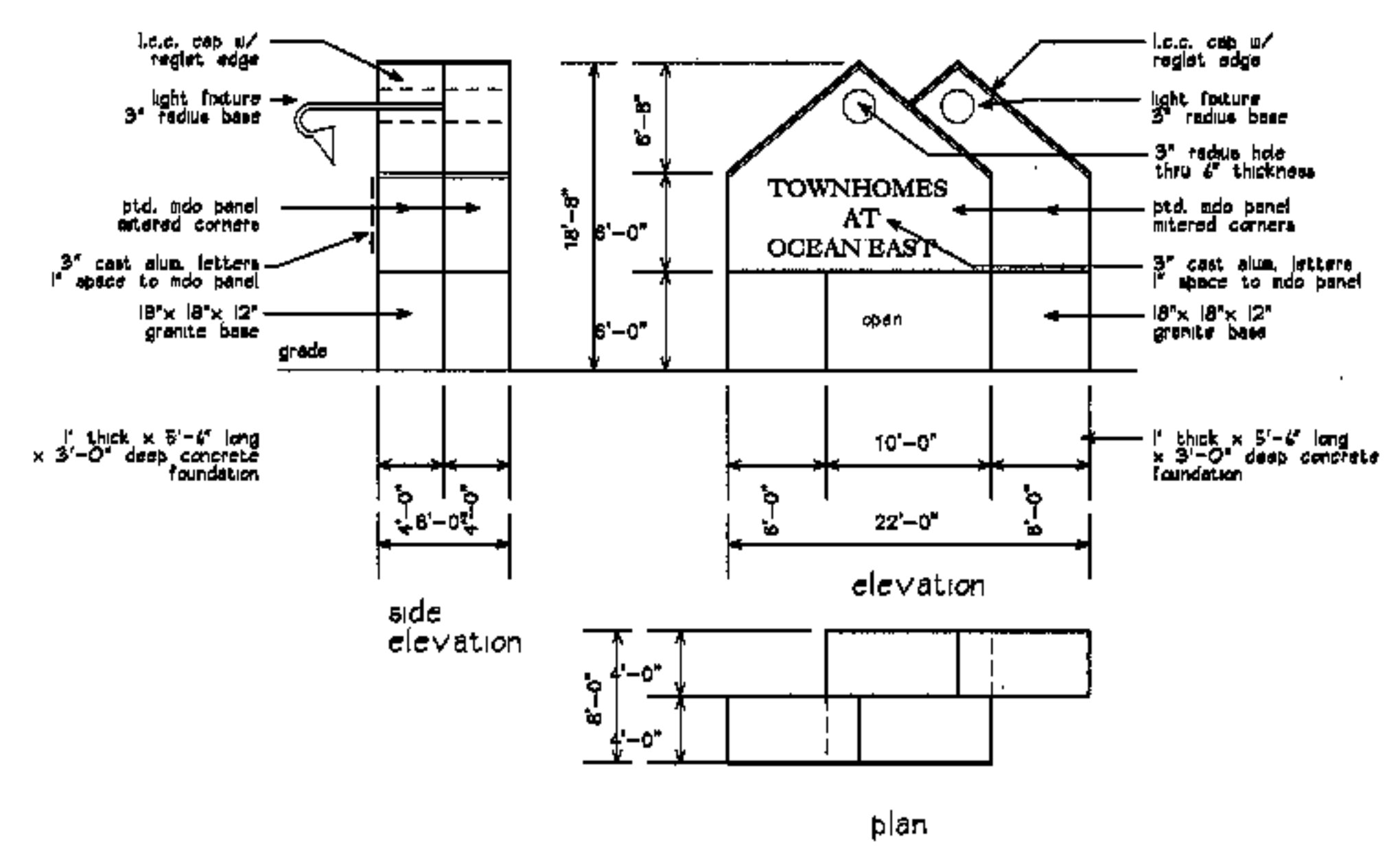
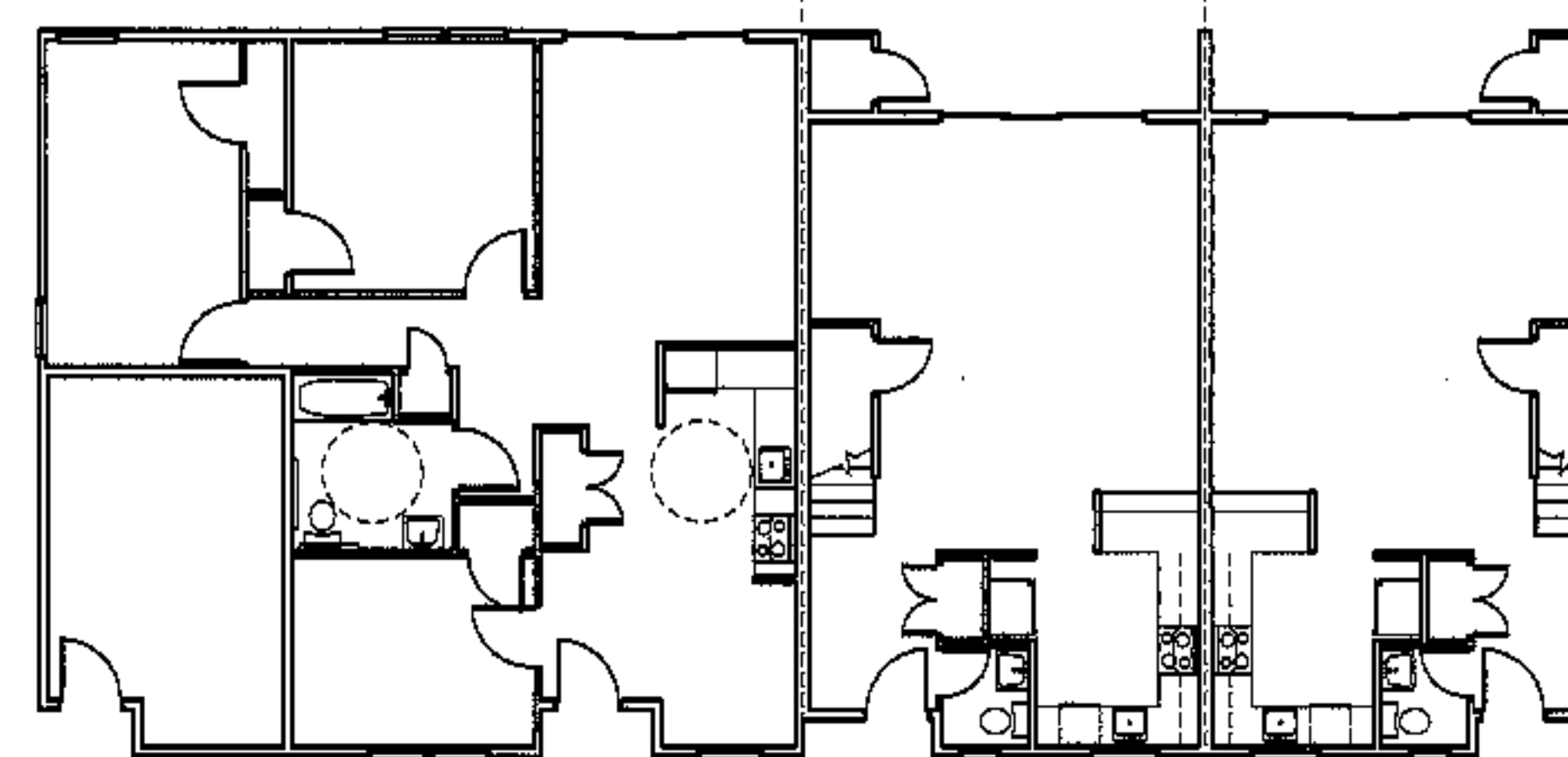
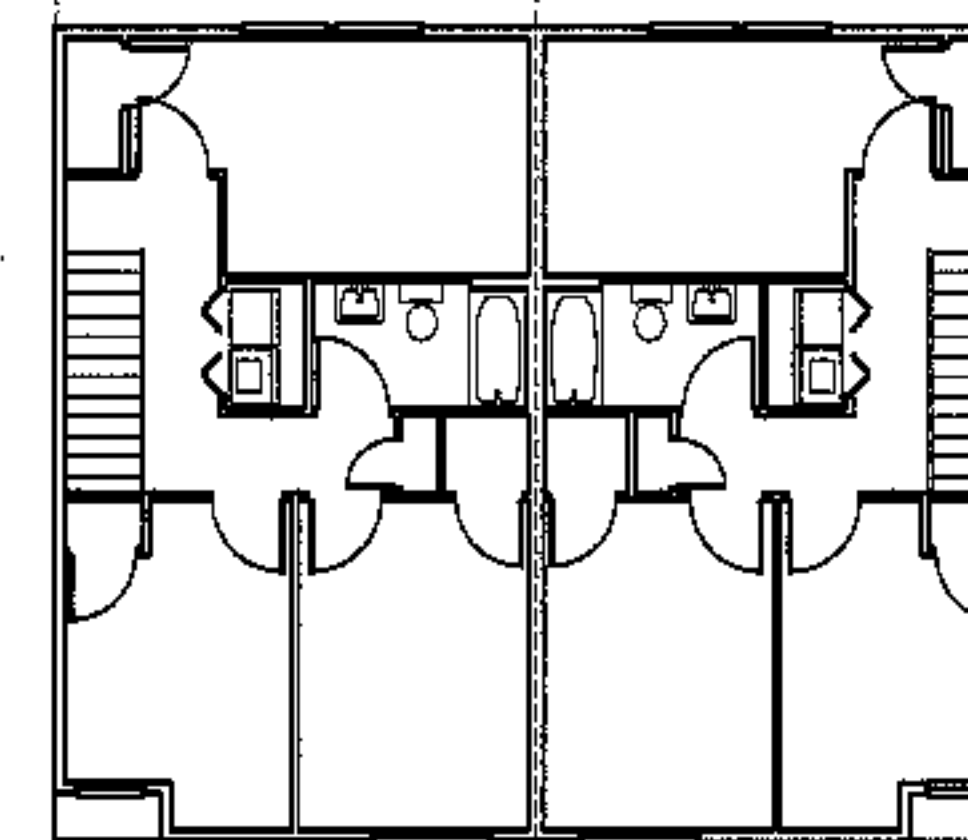
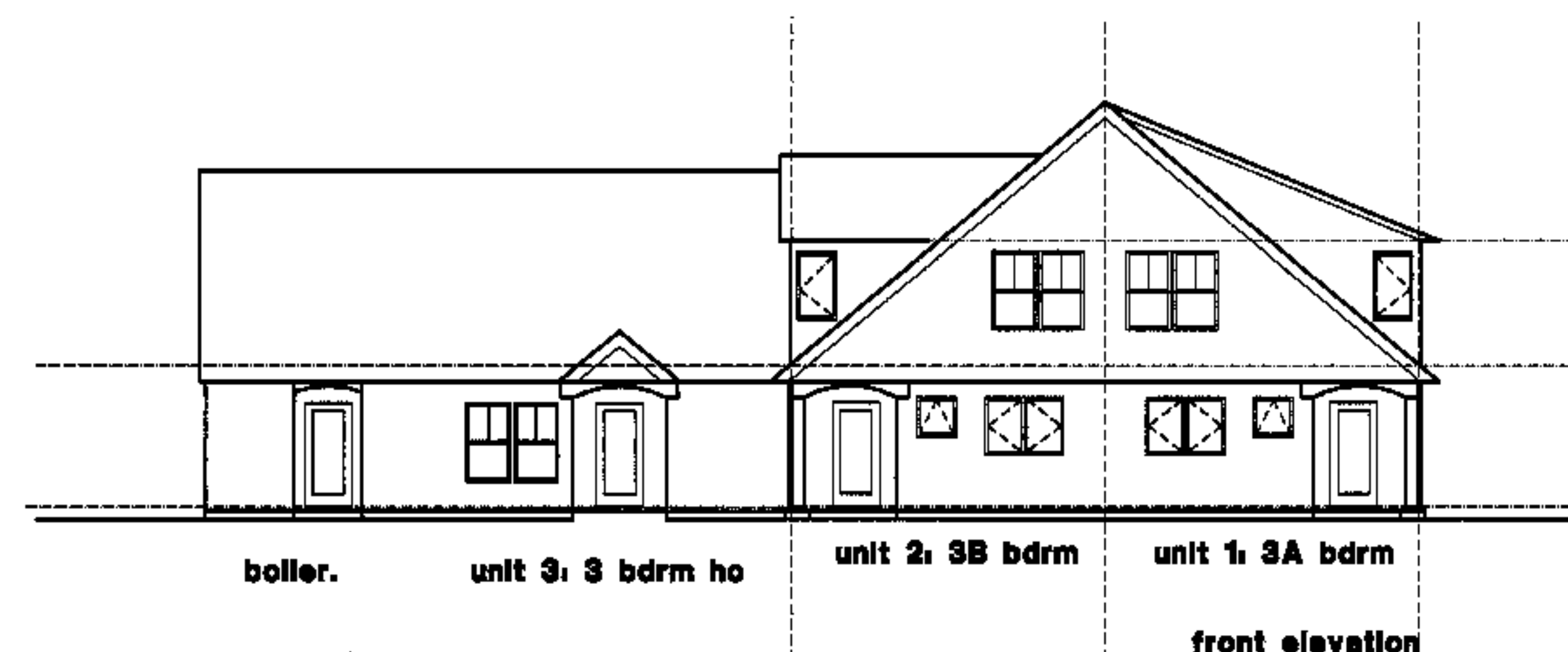
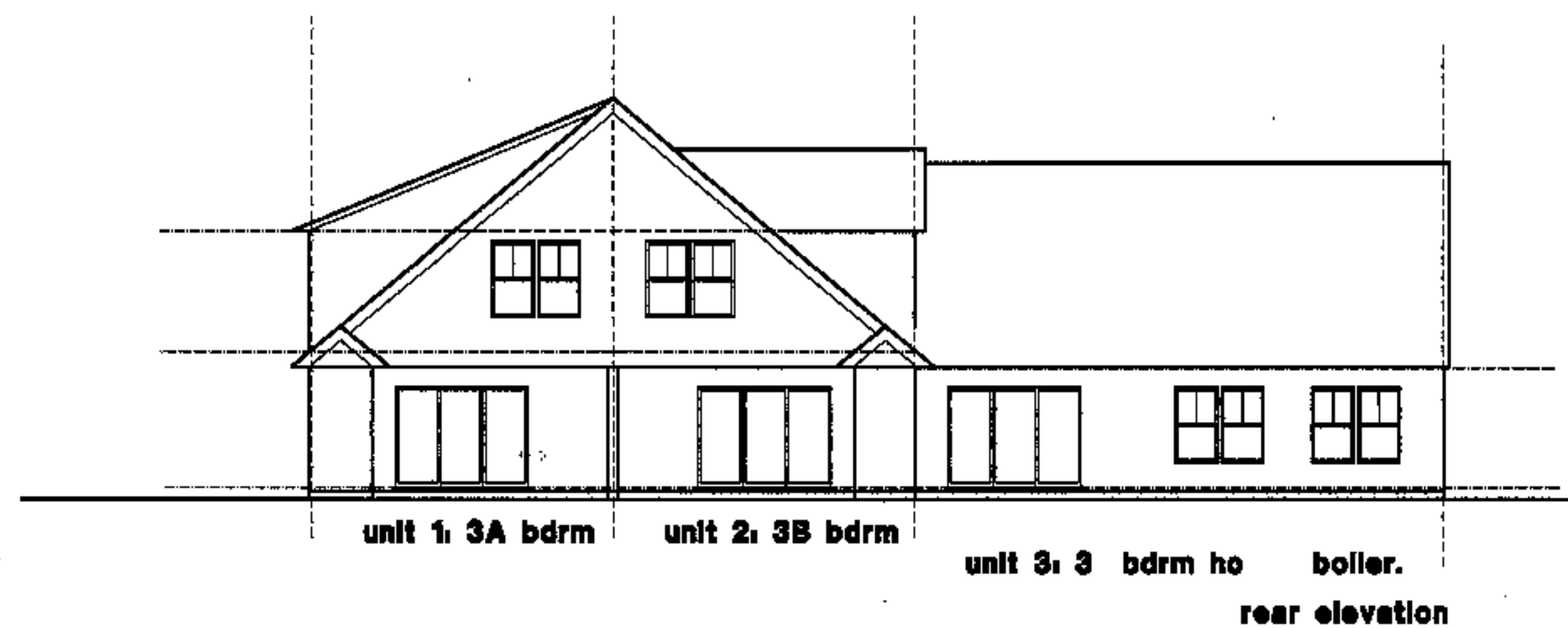


**LEGEND**  
 - - - - - EXISTING GRADE  
 \_\_\_\_\_ PROPOSED GRADE



CLIENT/PROJECT: <b>REALTY RESOURCES, CHARTERED          TOWNHOMES AT OCEAN EAST</b>		<b>ROAD CROSS SECTIONS</b>	
LOCATION: OCEAN AVE. & PRESUMSCOT STREET		SCALE: HORIZ. SCALE 1"=50' / VERT. SCALE 1"=5'	
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE		DATE: JUNE 27, 2003	
480 Chesapeake PO Box 4687 Augusta, ME 04338 1-800-344-9475		598 Union Street PO Box 1031 Camden, ME 04843 1-800-742-0262	
		COFFIN ENGINEERING & SURVEYING, INC. © 2002	
PROJ. NO. 01034		SHEET NO.	
<b>X-9</b>		REVISIONS	
DATE		DRAWN BY	

at the time of the survey



project name  
**townhomes @ ocean east**

**presumpacot st. portland, me.**

**ocean east of portland, I.I.O**

goduti/thomas architects  
44 oak st.  
portland, maine 04101  
ph. 207-775-3184  
fax 207-774-0846

NOTES:  
these plans / elevations are for reference, orientation and general information, see 1/4 scale plans sht. A7.1 - A7.7



revisions

date  
oct. 4, 2003

sheet title  
**building #1 plans/ elevations**

scale  
1/8"=1'-0"

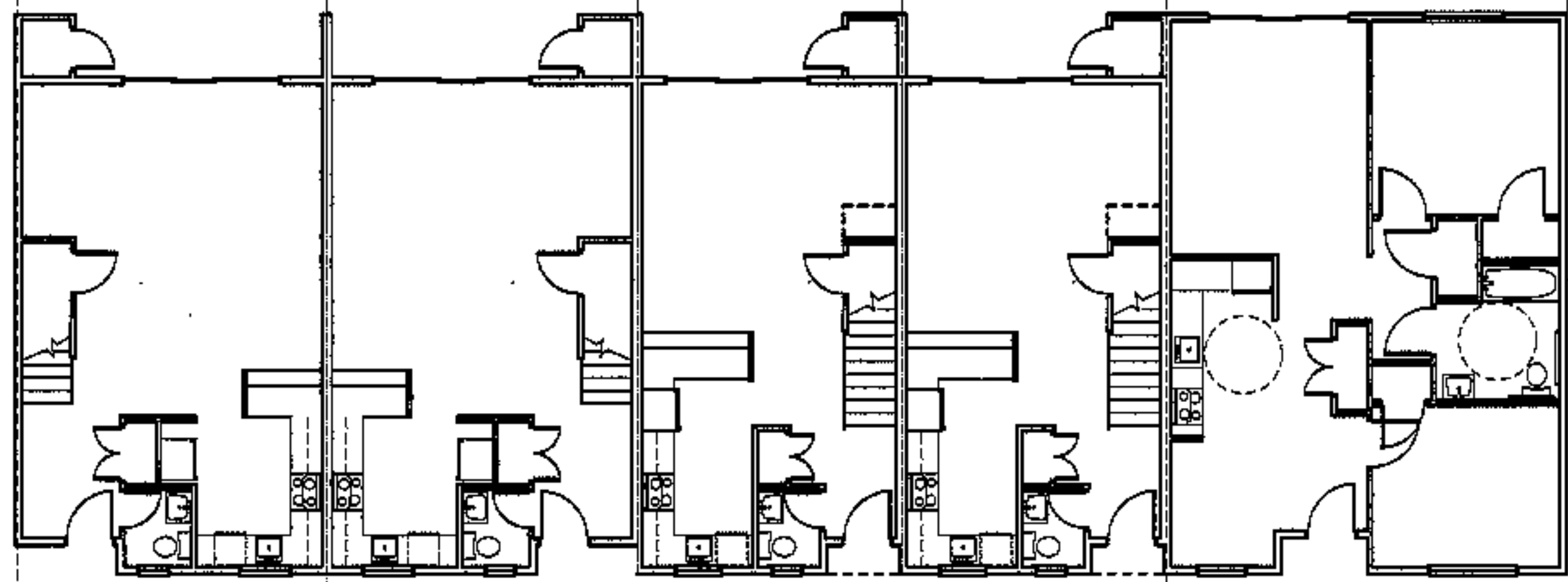
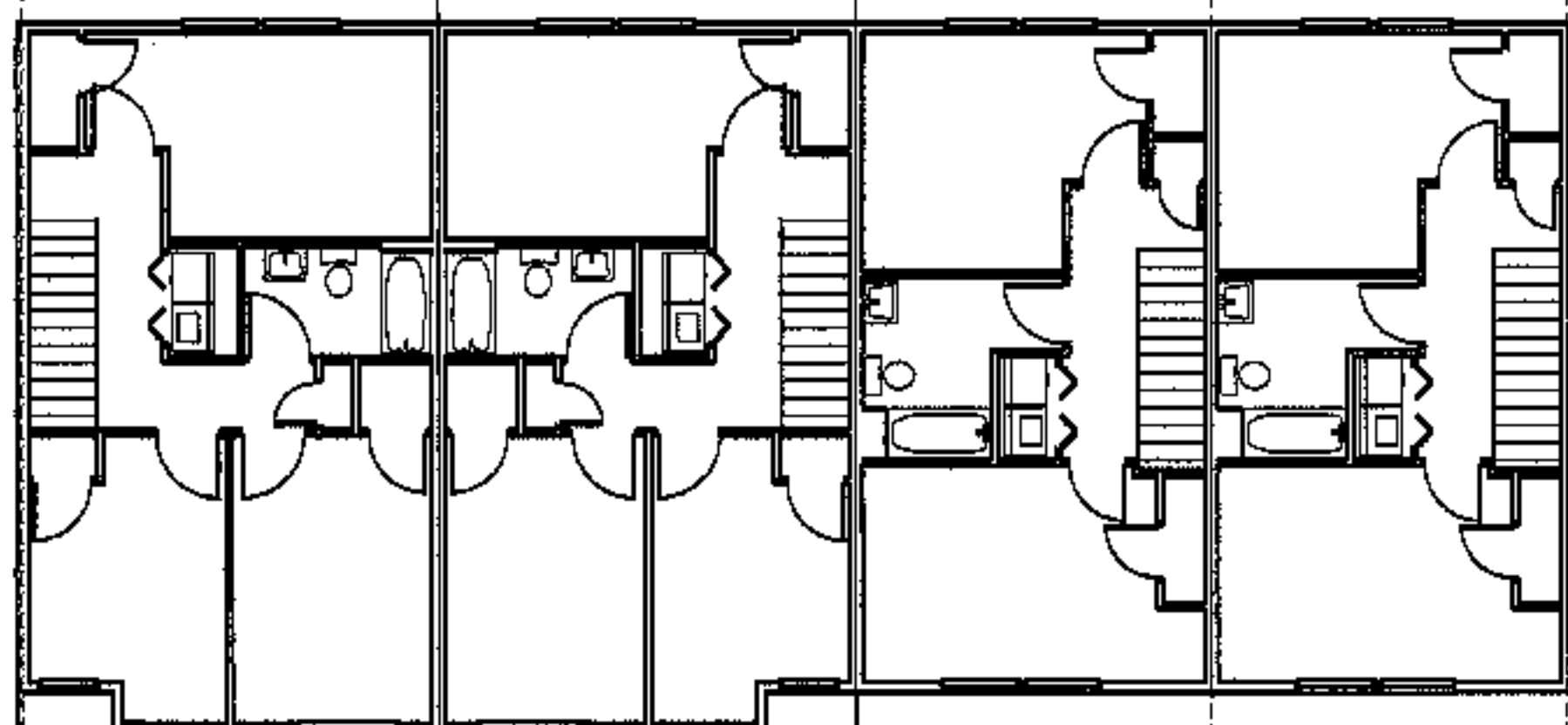
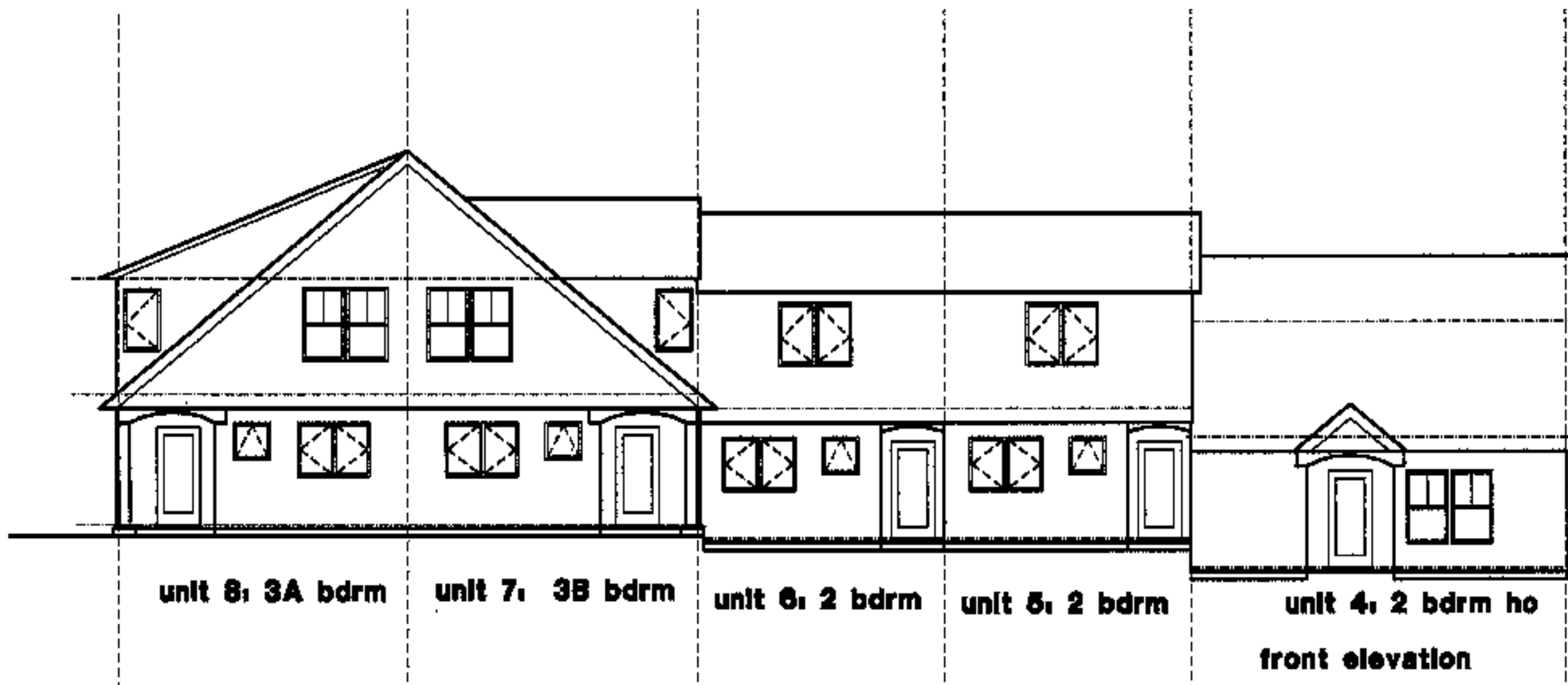
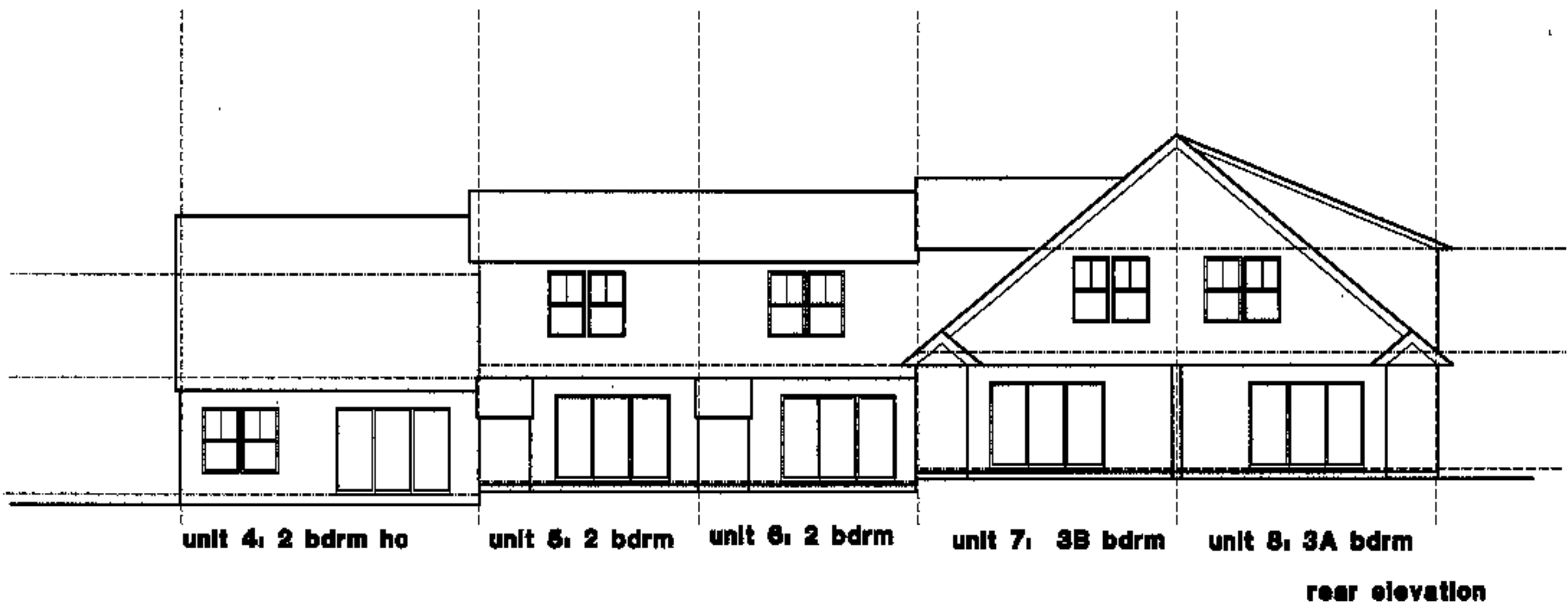
drawn by  
RG

project number  
9916

sheet number

**A1.1**





unit 8: 3A bdrm    unit 7: 3B bdrm    unit 6: 2 bdrm    unit 5: 2 bdrm    unit 4: 2 bdrm ho  
 f.f. elev. 40'    f.f. elev. 40'    f.f. elev. 54'    f.f. elev. 54'    f.f. elev. 51'

project name  
**townhomes @ ocean east**  
 presumpscot st. portland, me.  
 ocean east of portland, I.L.O.  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0848

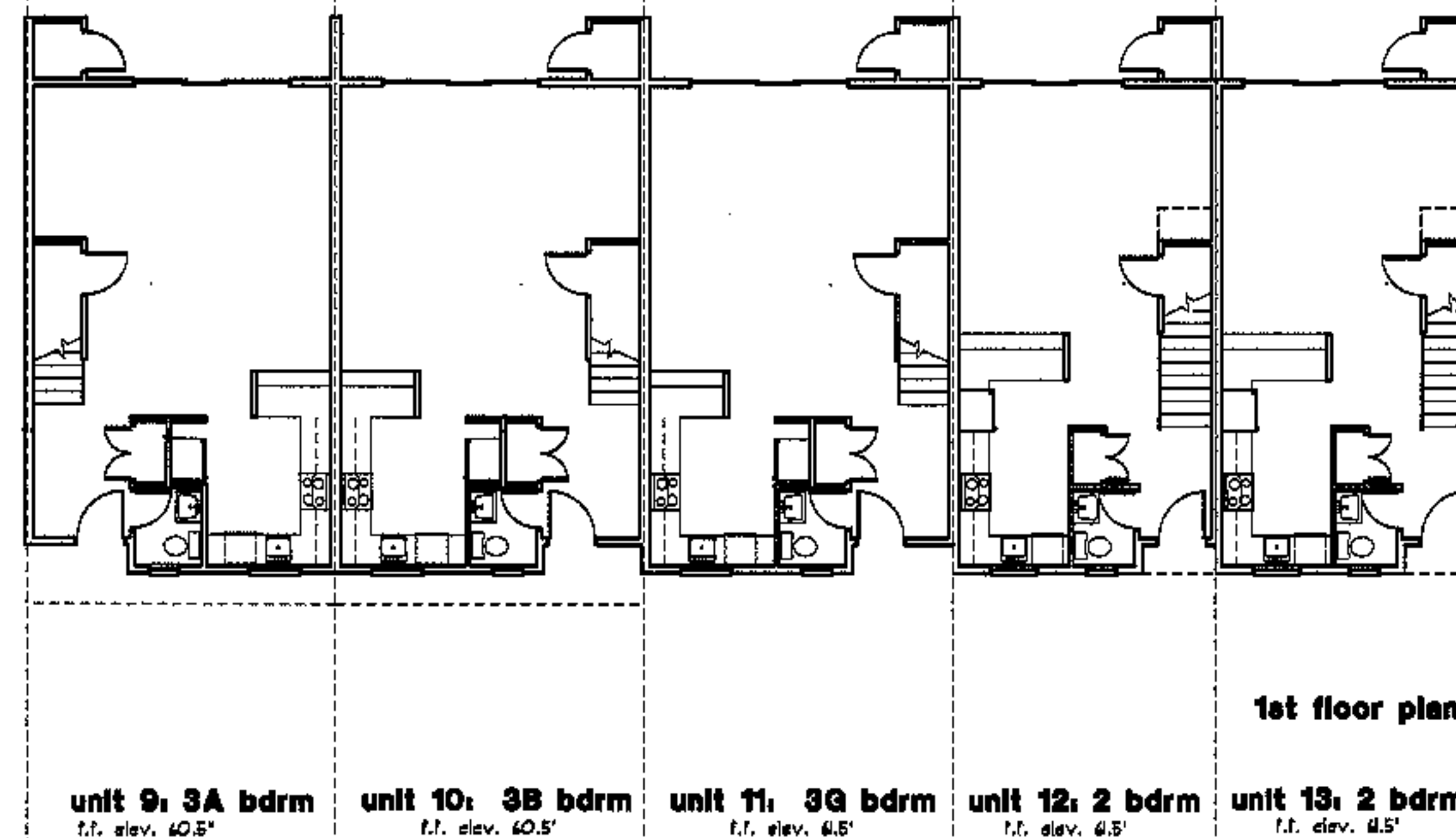
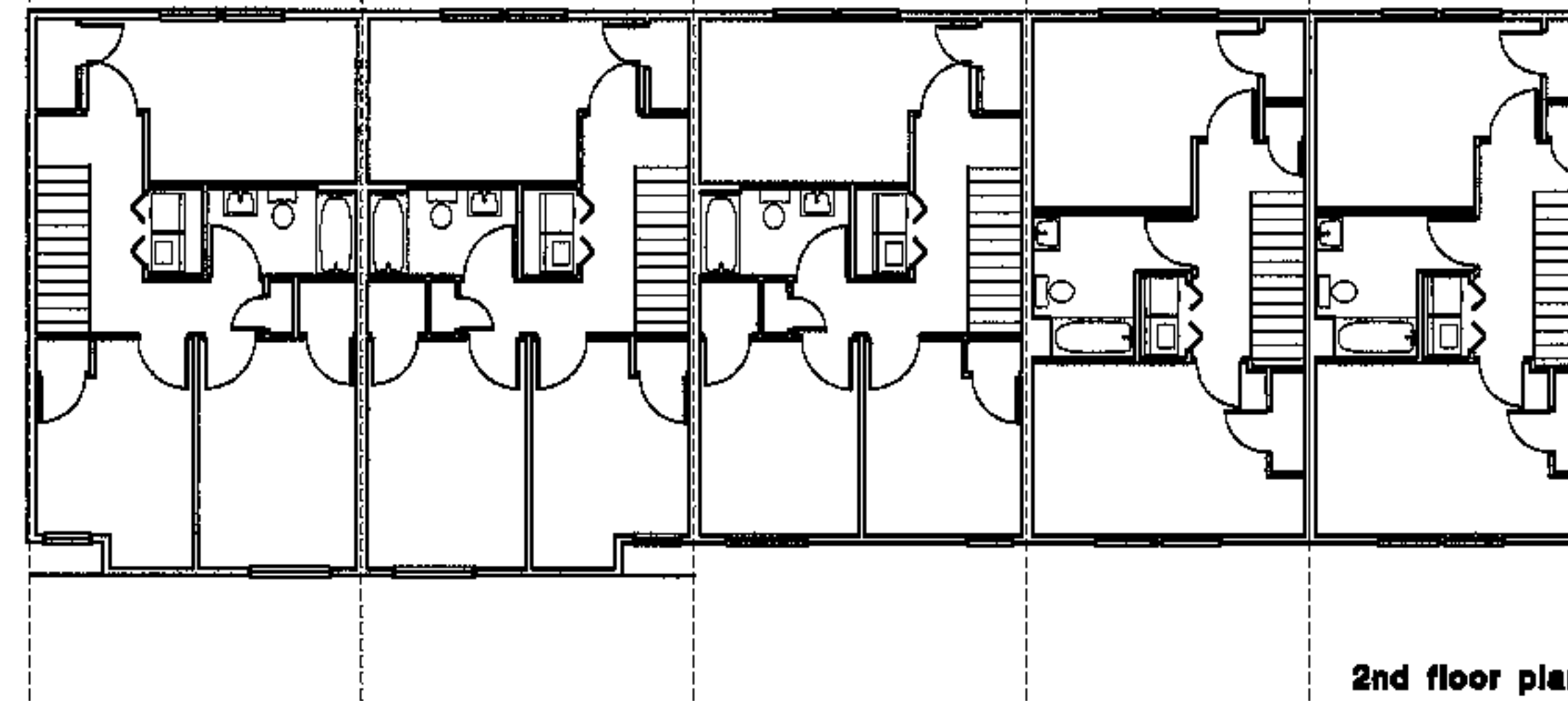
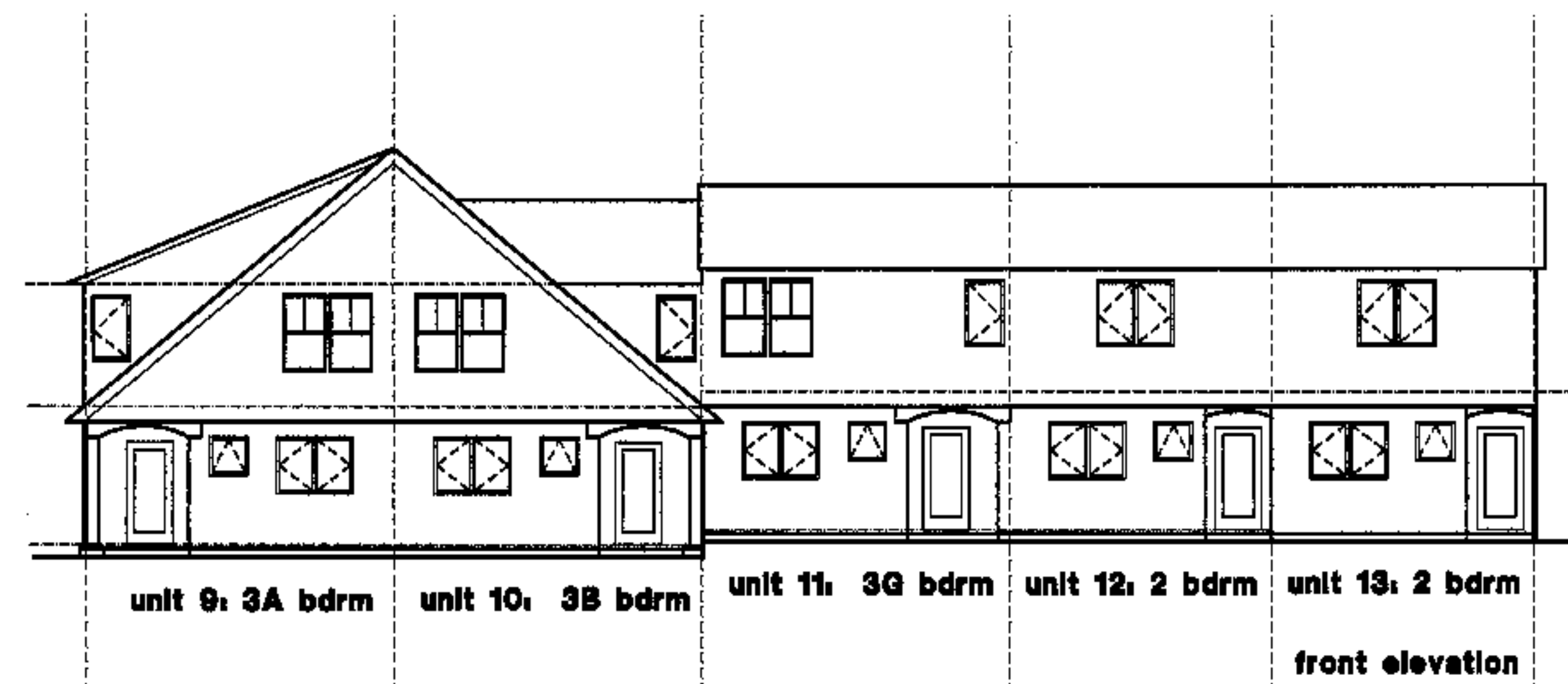
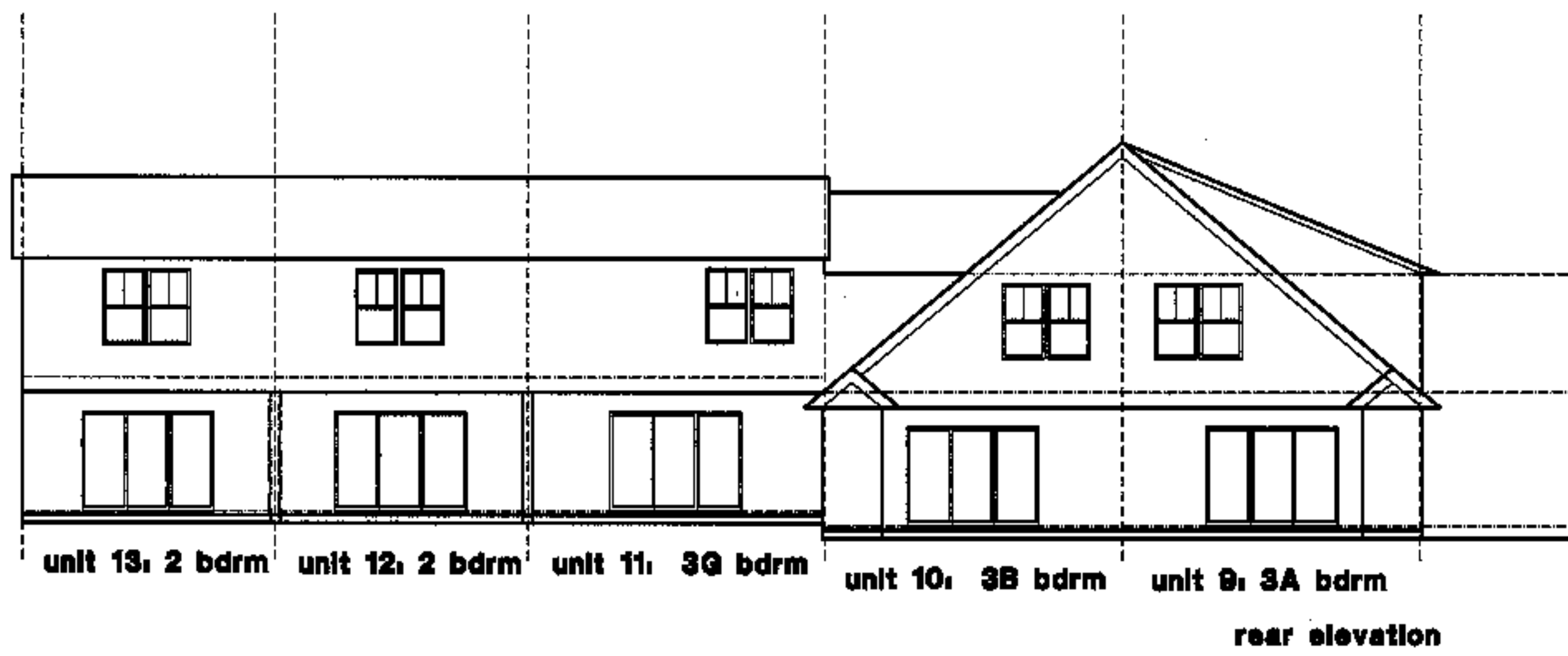
NOTES:  
 these plans / elevations are for reference, orientation and general information, see 1/4 scale plans she. A7.1- A7.7



revisions  
 date  
 oct. 4, 2003  
 sheet title  
**building #2  
 plans/ elevations**

scale  
 1/8"=1'-0"  
 drawn by  
 RG  
 project number  
 99143  
 sheet number

**A1.2**



project name

**townhomes @ ocean east**

**presumpscot st. portland, me.**

**ocean east of portland, l.l.c**

goduti/thomae architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0848**

NOTES:  
these plans / elevations are for reference, orientation and general information, see 1/4 scale plans sh. A7.1- A7.7



revisions

date  
oct. 4, 2003

sheet title  
**building #3  
plans/ elevations**

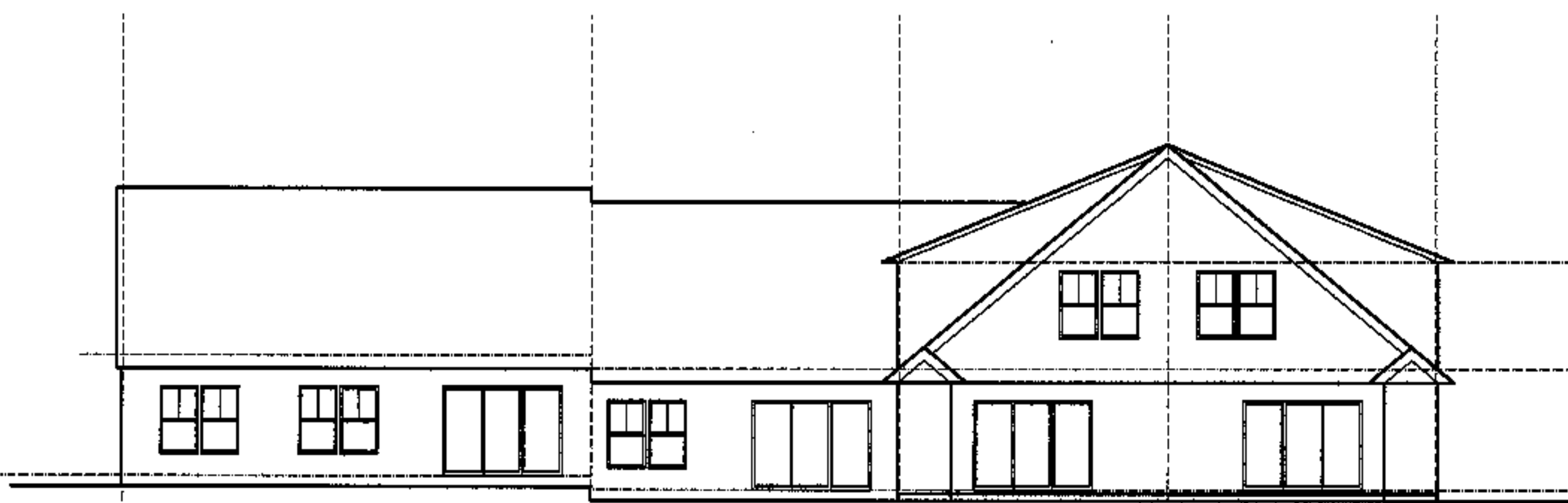
**scale**  
1/8"=1'-0"

**drawn by**  
RG

**project number**  
9916

sheet number

**A1.3**



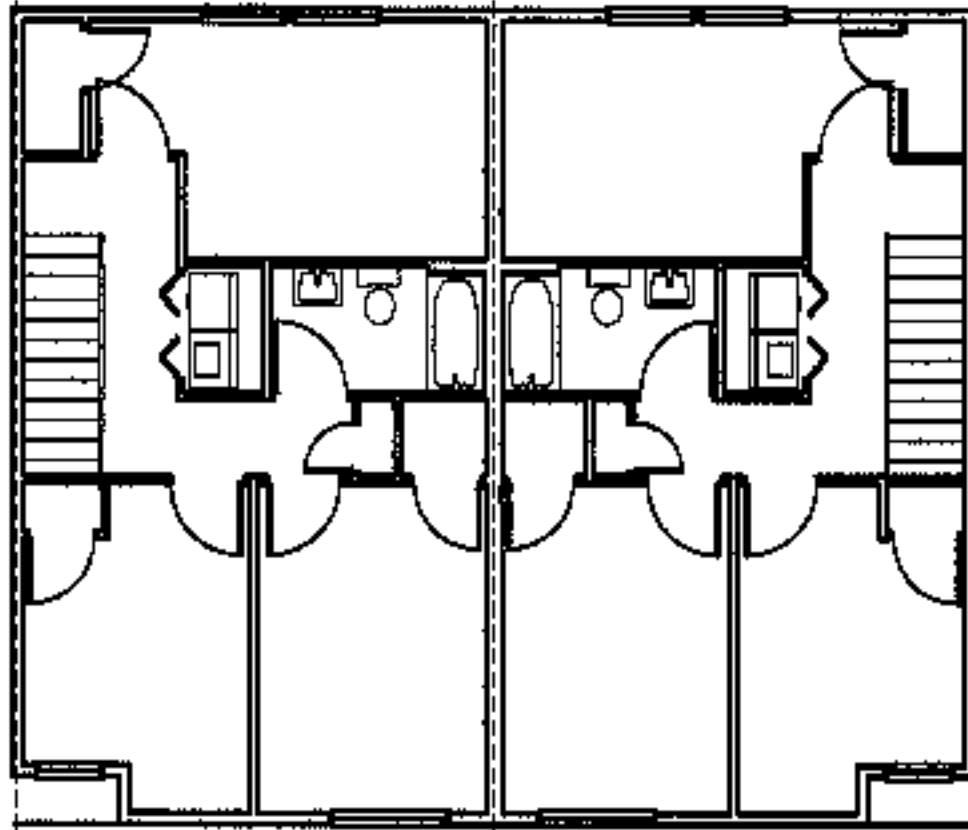
unit 17: 3 bdrm ho    unit 16 : 2 bdrm ho    unit 15: 3B bdrm    unit 14: 3A bdrm

rear elevation

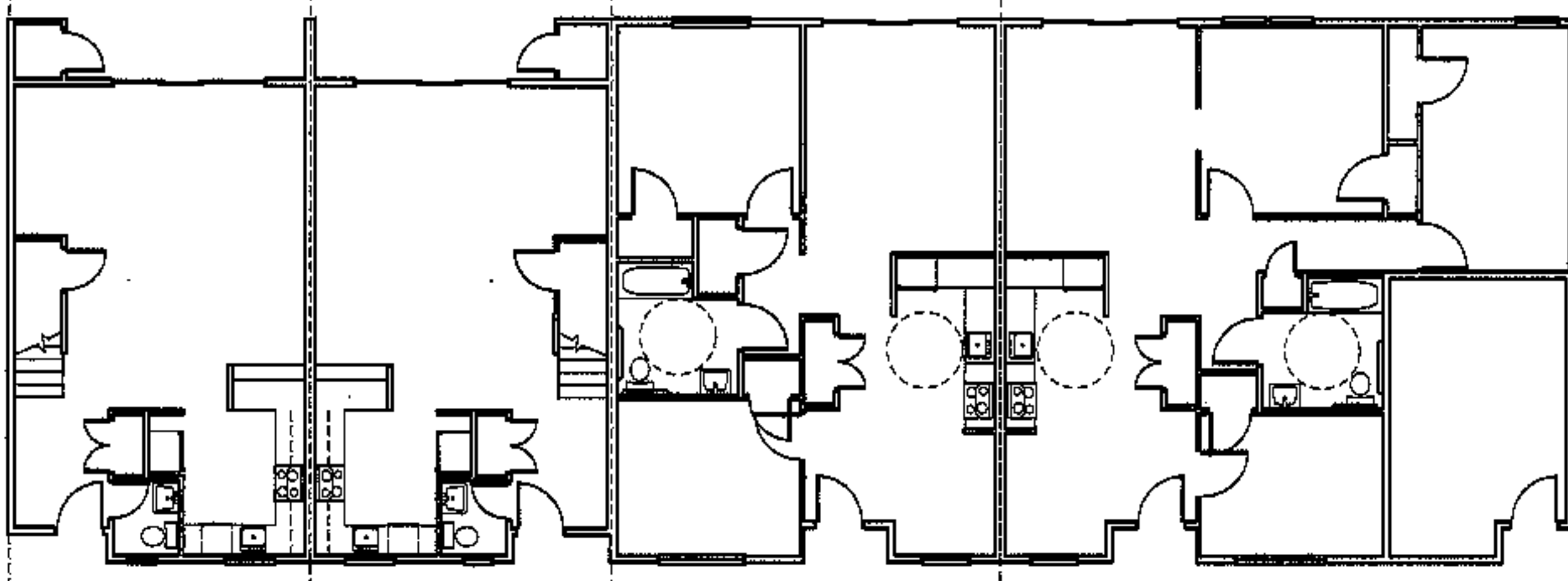


unit 14: 3A bdrm    unit 15: 3B bdrm    unit 16 : 2 bdrm ho    unit 17: 3 bdrm ho

front elevation



2nd floor plan



unit 14: 3A bdrm    unit 15: 3B bdrm    unit 16 : 2 bdrm ho    unit 17: 3 bdrm ho    boiler.

1st floor plan

project name

**townhomes @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomae architects

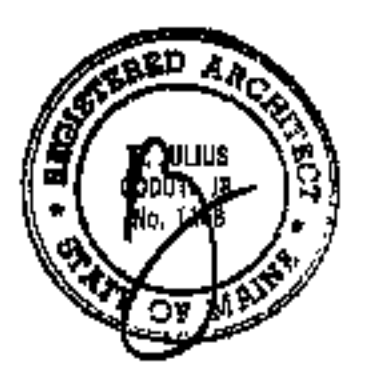
44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0646

NOTES:  
these plans / elevations are for  
reference, orientation and  
general information. see 1/4 scale  
plans shs. A7.1- A7.7



revisions

date

oct. 4, 2003

sheet title

**building #4  
plans/ elevations**

scale

1/8"=1'-0"

drawn by

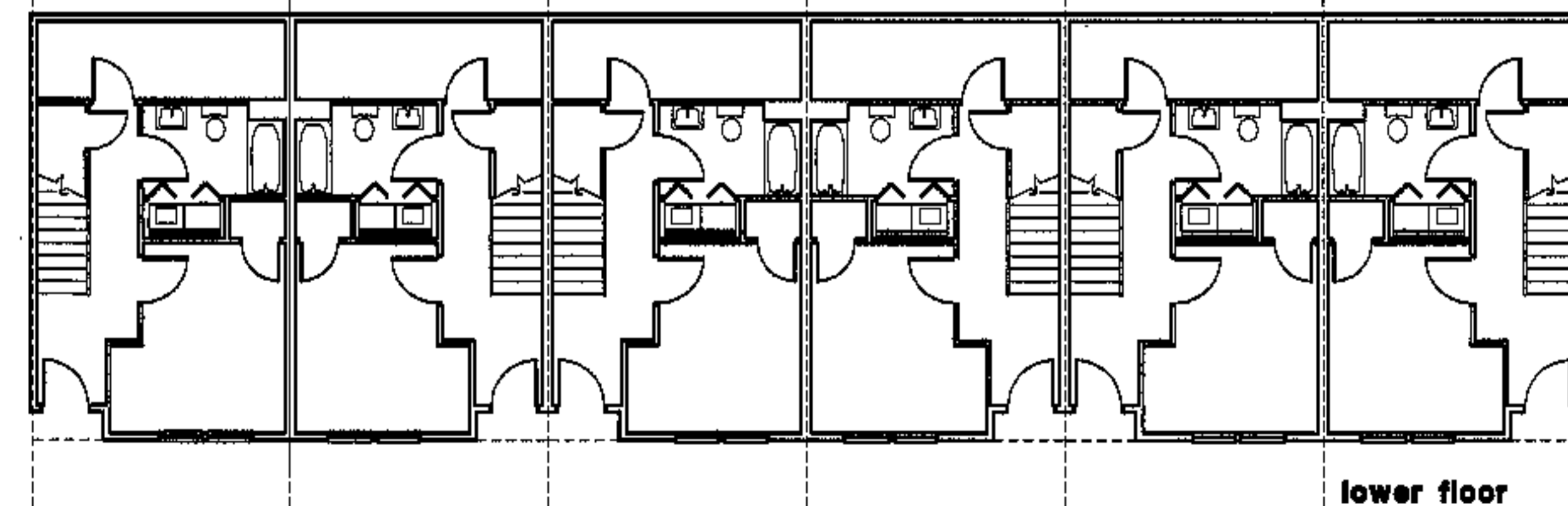
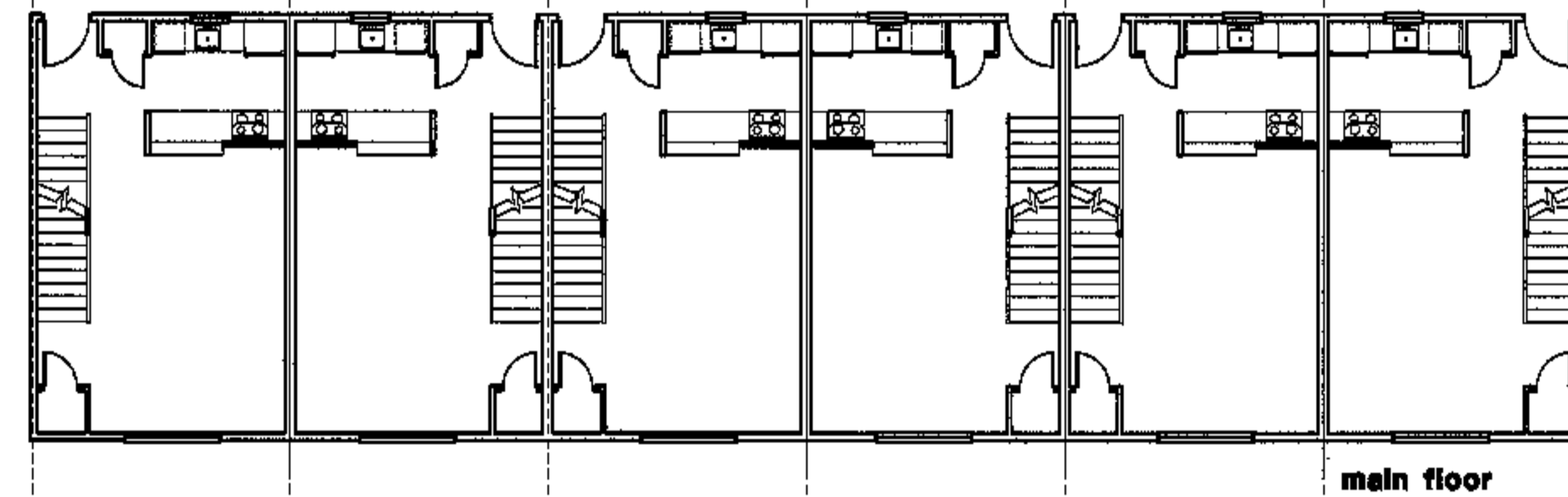
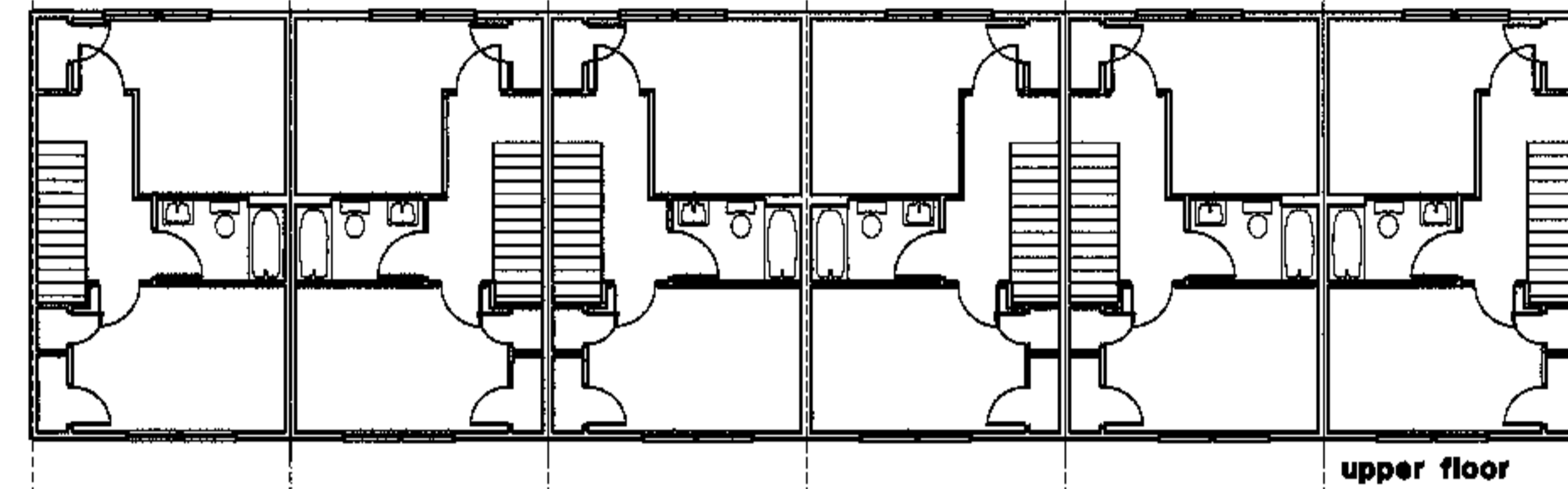
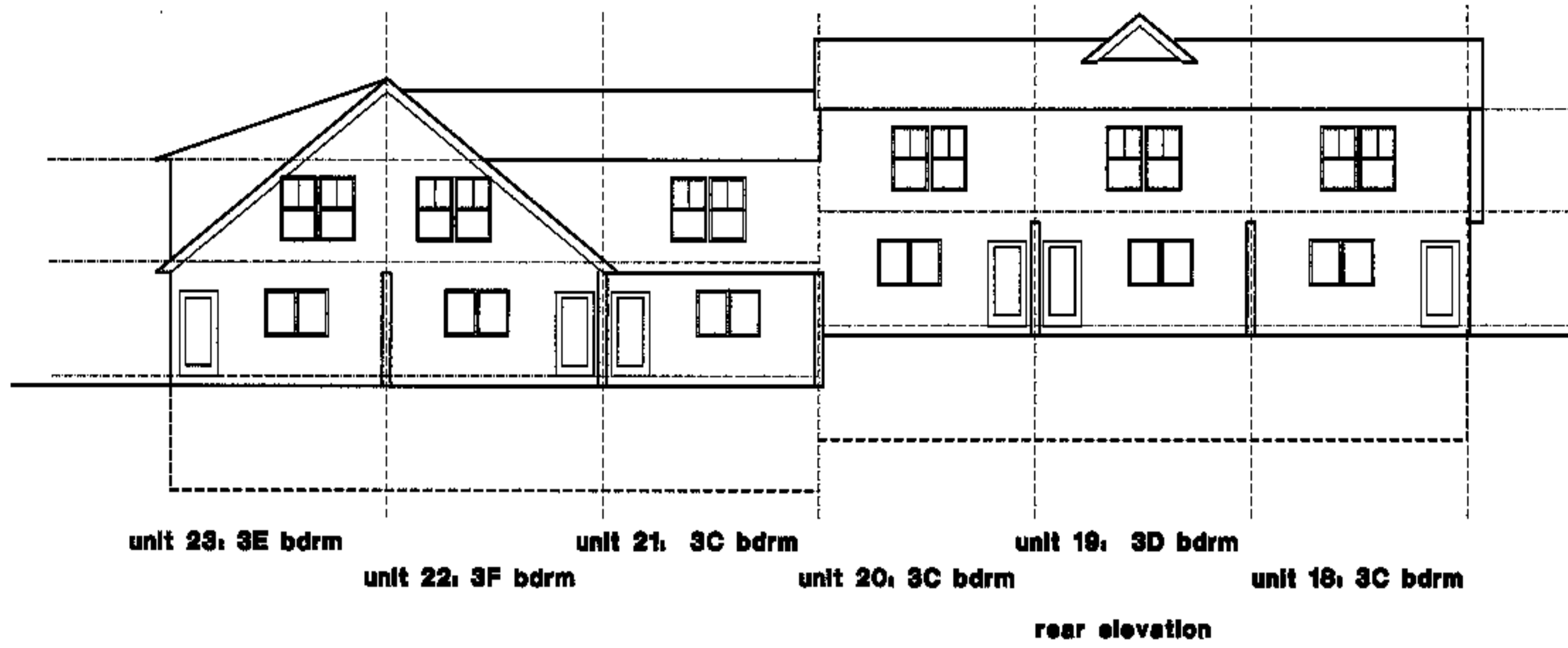
RG

project number

9916

sheet number

**A1.4**



unit 18: 3C bdrm f.f. elev. 7'1"  
unit 19: 3D bdrm f.f. elev. 7'1"  
unit 20: 3C bdrm f.f. elev. 6'7"  
unit 21: 3C bdrm f.f. elev. 6'7"  
unit 22: 3F bdrm f.f. elev. 6'7"  
unit 23: 3E bdrm f.f. elev. 6'7"

project name  
**townhomes @ ocean east**  
presumpscot st. portland, me.  
ocean east of portland, l.l.c.  
 goduti/thomas architects  
44 oak st.  
portland, maine 04101  
ph. 207-776-3184  
fax 207-774-0848

NOTES:  
these plans / elevations are for reference, orientation and general information. see 1/4 scale plans she. A7.1- A7.7



revisions  
 date oct. 4, 2003  
 sheet title building #5 plans/ elevations  
 scale 1/8"=1'-0"  
 drawn by RC  
 project number 9916  
 sheet number

**A1.5**

project name

**townhomes @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

NOTES:

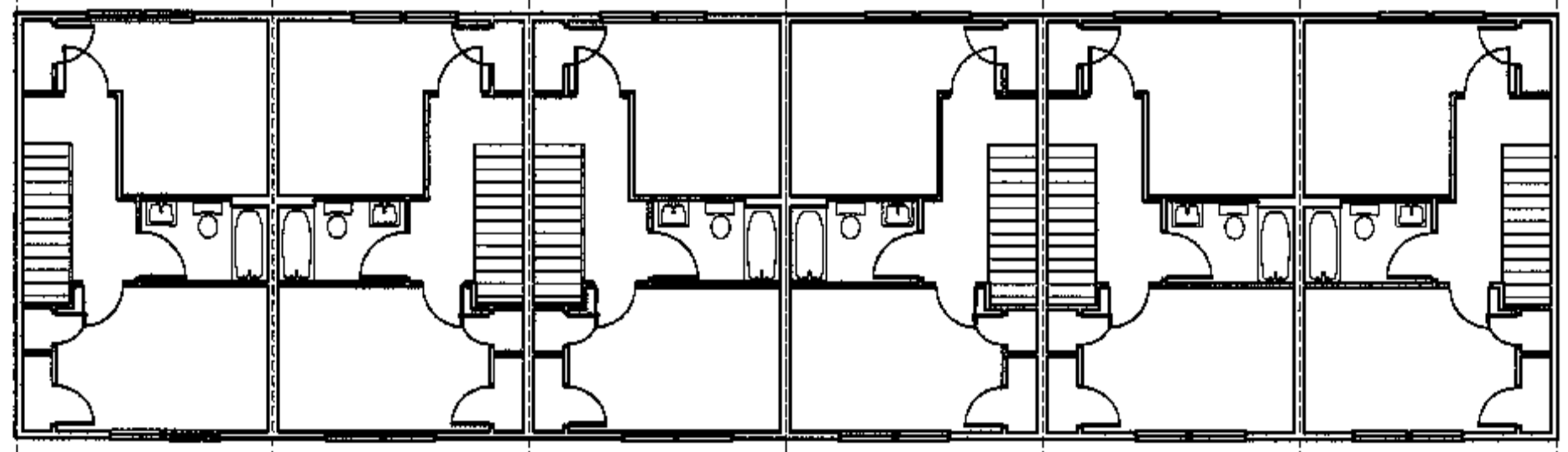
these plans / elevations are for  
reference, orientation and  
general information. see 1/4 scale  
plans she. A7.1- A7.7



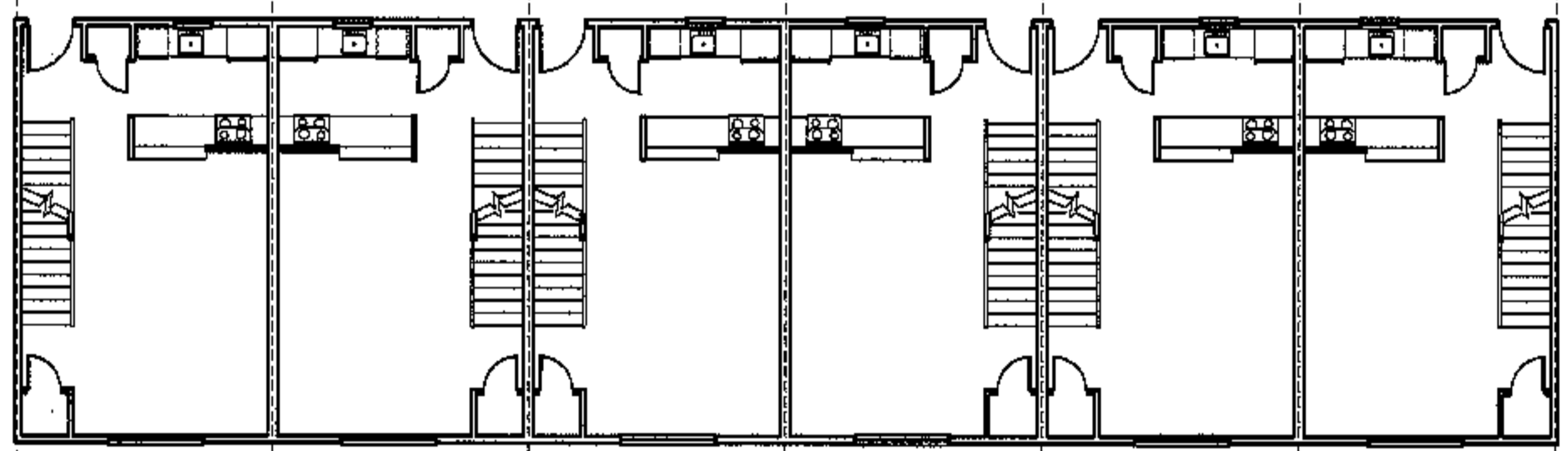
boiler unit 24, 3E bdrm unit 25, 3F bdrm unit 26, 3C bdrm unit 27, 3D bdrm unit 28, 3C bdrm unit 29, 3C bdrm  
front elevation



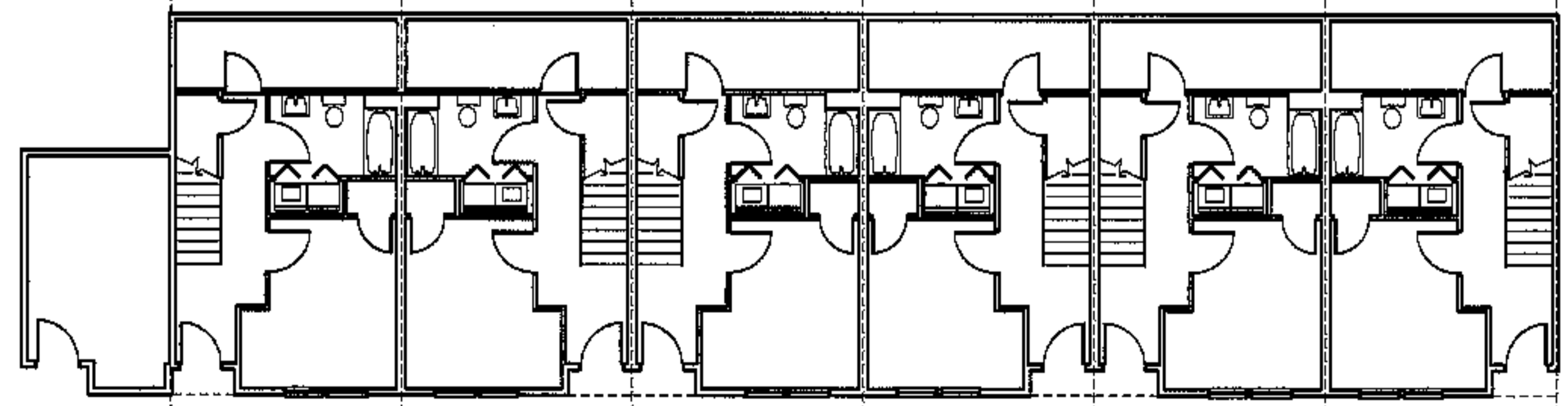
unit 29, 3C bdrm unit 28, 3C bdrm unit 27, 3D bdrm unit 26, 3C bdrm unit 25, 3F bdrm unit 24, 3E bdrm  
rear elevation



upper floor



main floor



lower floor

boiler unit 24, 3E bdrm f.f. elev. 61' unit 25, 3F bdrm f.f. elev. 61' unit 26, 3C bdrm f.f. elev. 61' unit 27, 3D bdrm f.f. elev. 61' unit 28, 3C bdrm f.f. elev. 61' unit 29, 3C bdrm f.f. elev. 61'



revisions

date

oct. 4, 2003

sheet title

building #6  
plans/ elevations

scale

1/8"=1'-0"

drawn by

RG

project number

9916

sheet number

project name

**townhomes @  
ocean east**



rear elevation  
**bdg. #7**

front elevation

**presumpt st.  
portland, me.  
ocean east  
of portland, i.i.c**

**goduti/thomas architects**

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3154**

**fax 207-774-0948**

**revisions**

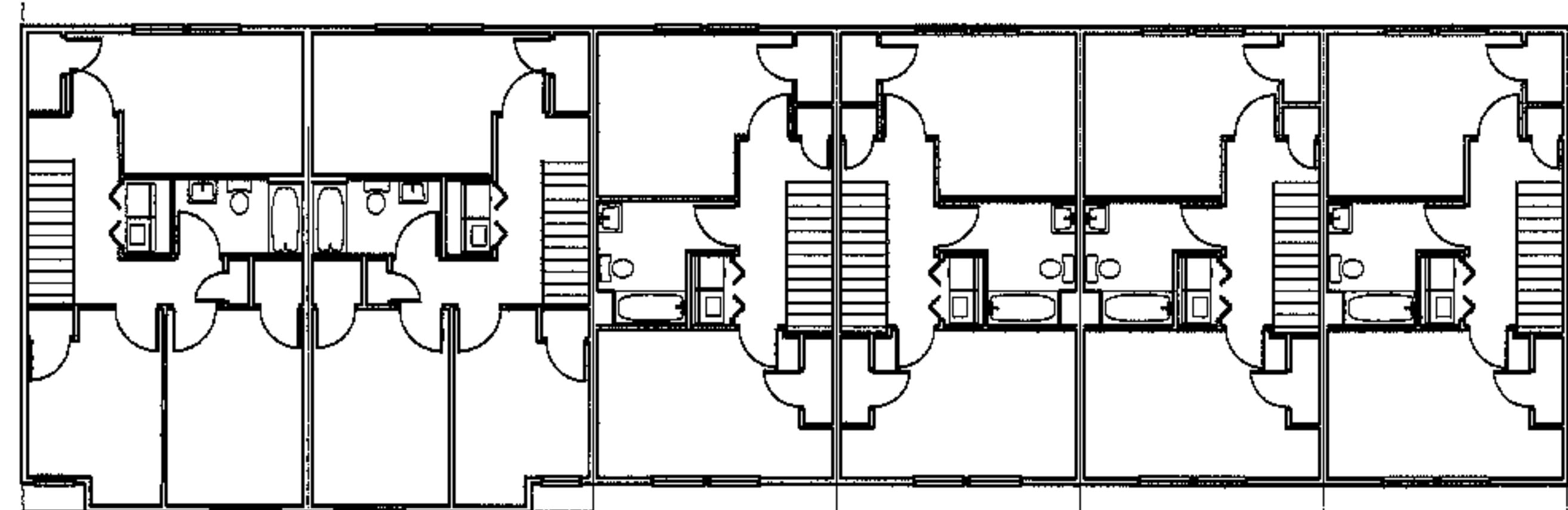
**date**

**oct. 4, 2003**

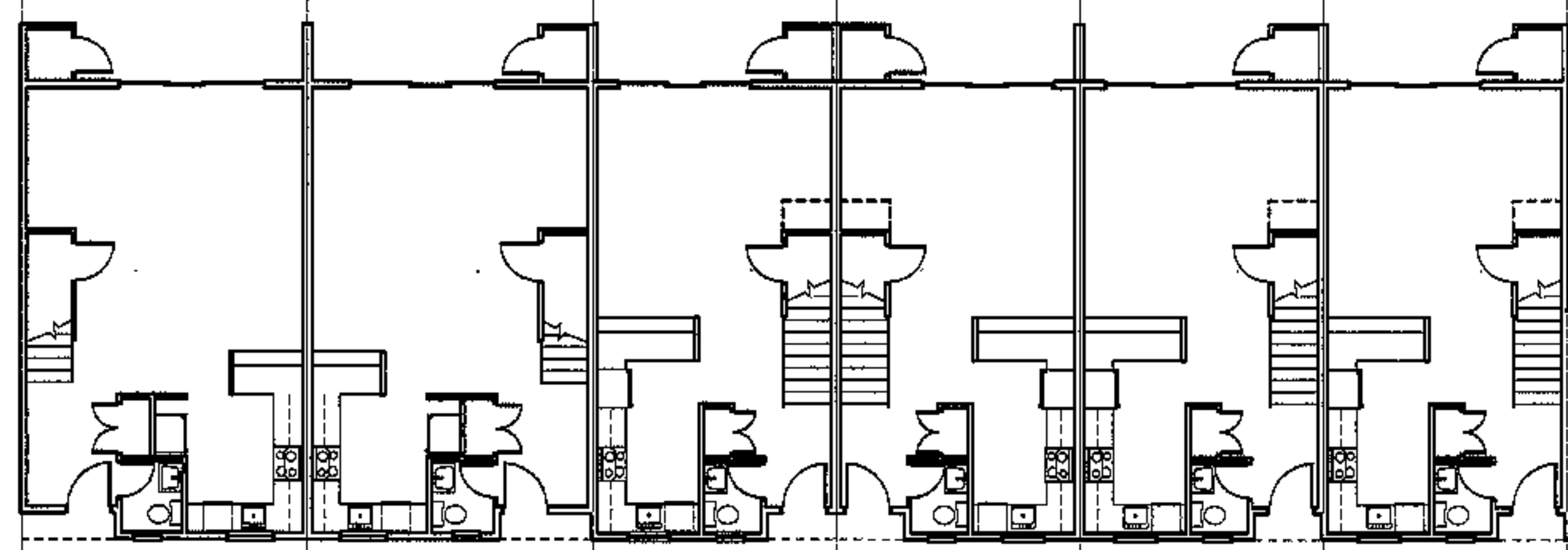
**sheet title**

**building #7  
plans/ elevations**

NOTES:  
these plans / elevations are for  
reference, orientation and  
general information. see 1/4 scale  
plans she. A7.1- A7.7



2nd floor plan



1st floor plan

unit 30, 3A bdrm f.f. elev. 43'    unit 31, 3B bdrm f.f. elev. 43'    unit 32, 2 bdrm f.f. elev. 45'    unit 33, 2 bdrm f.f. elev. 45'    unit 34, 2 bdrm f.f. elev. 47'    unit 35, 2 bdrm f.f. elev. 47'

**scale**

**1/8"=1'-0"**

**drawn by**

**RG**

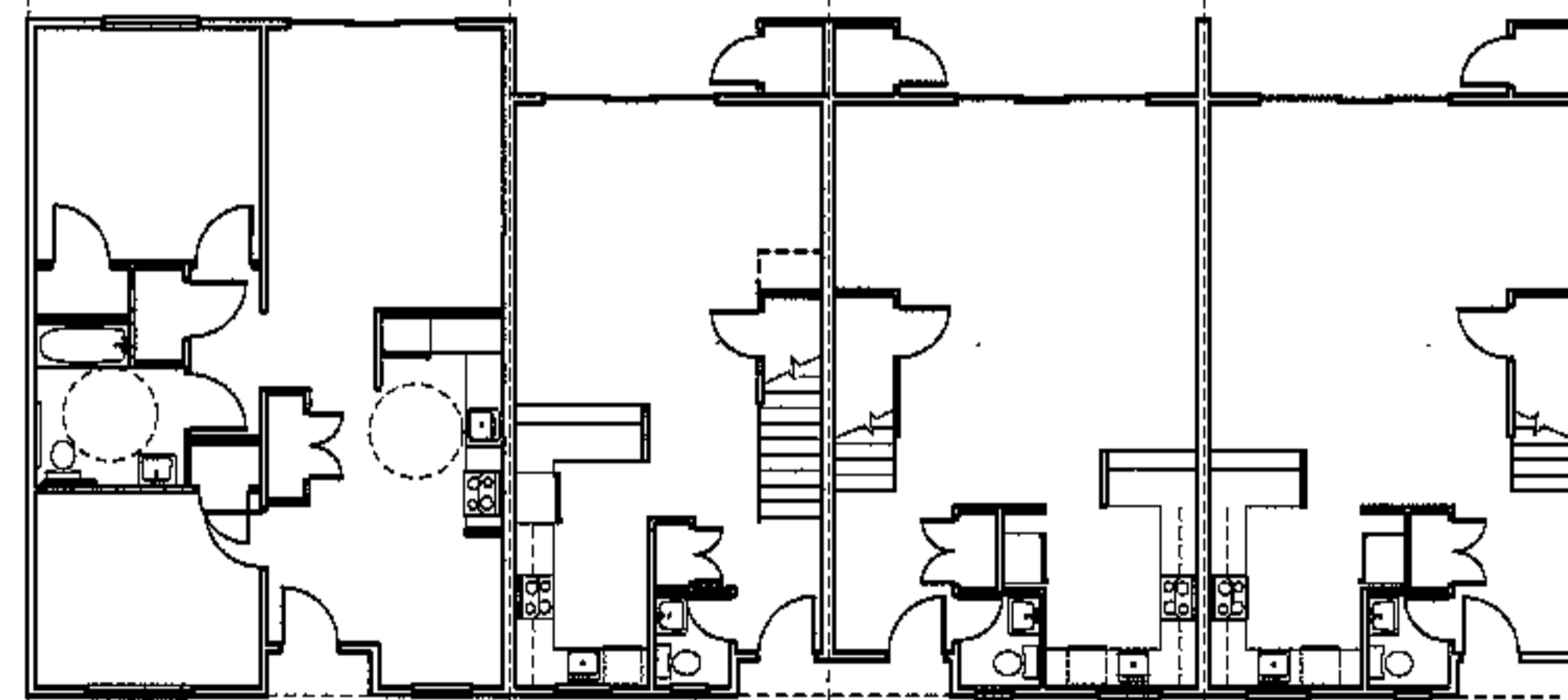
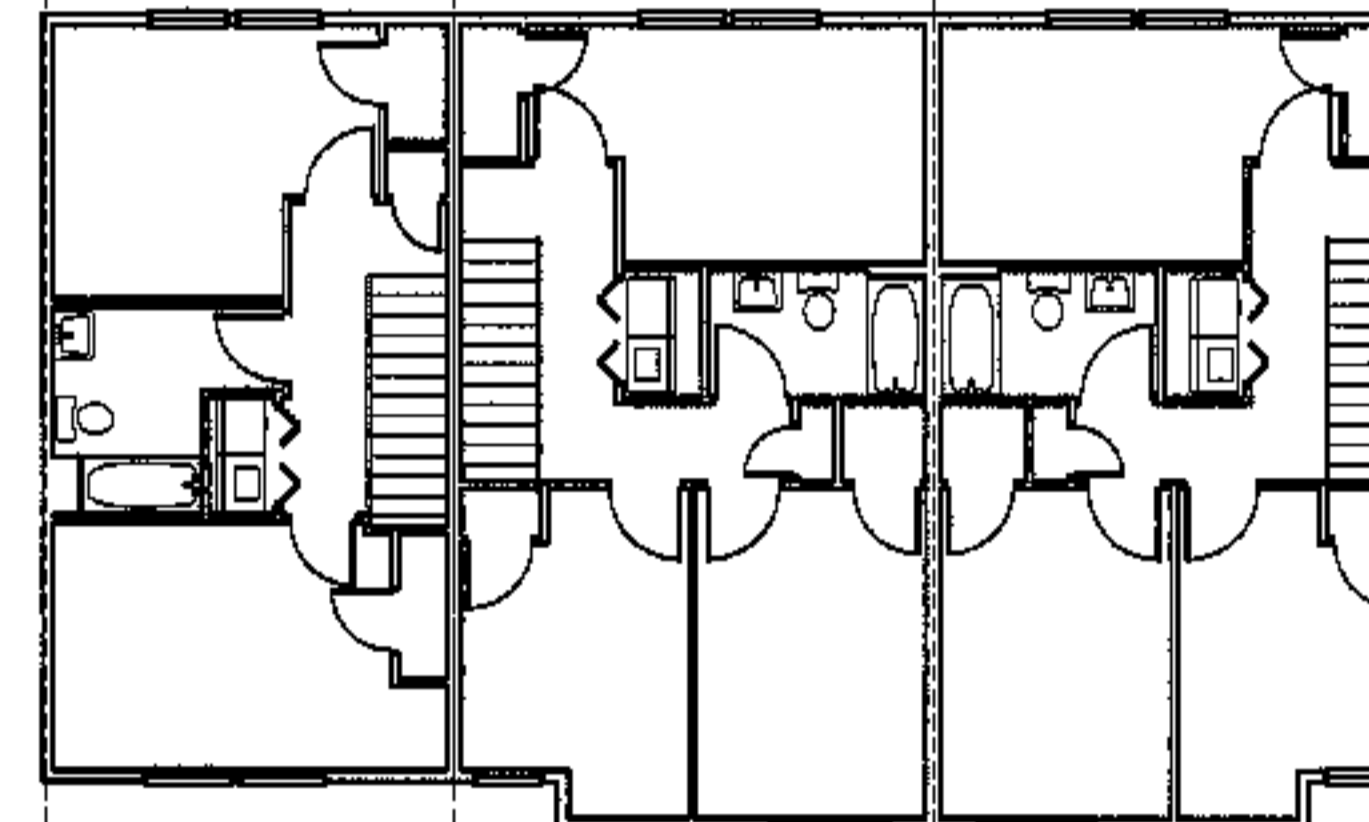
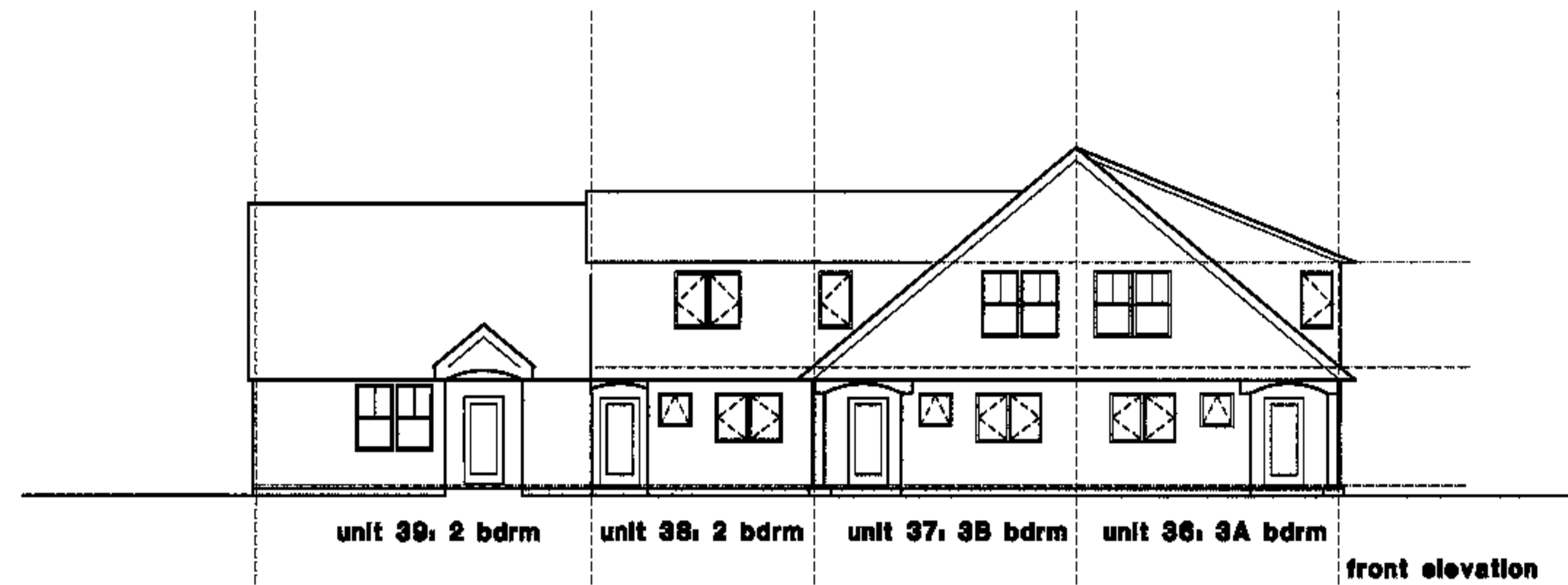
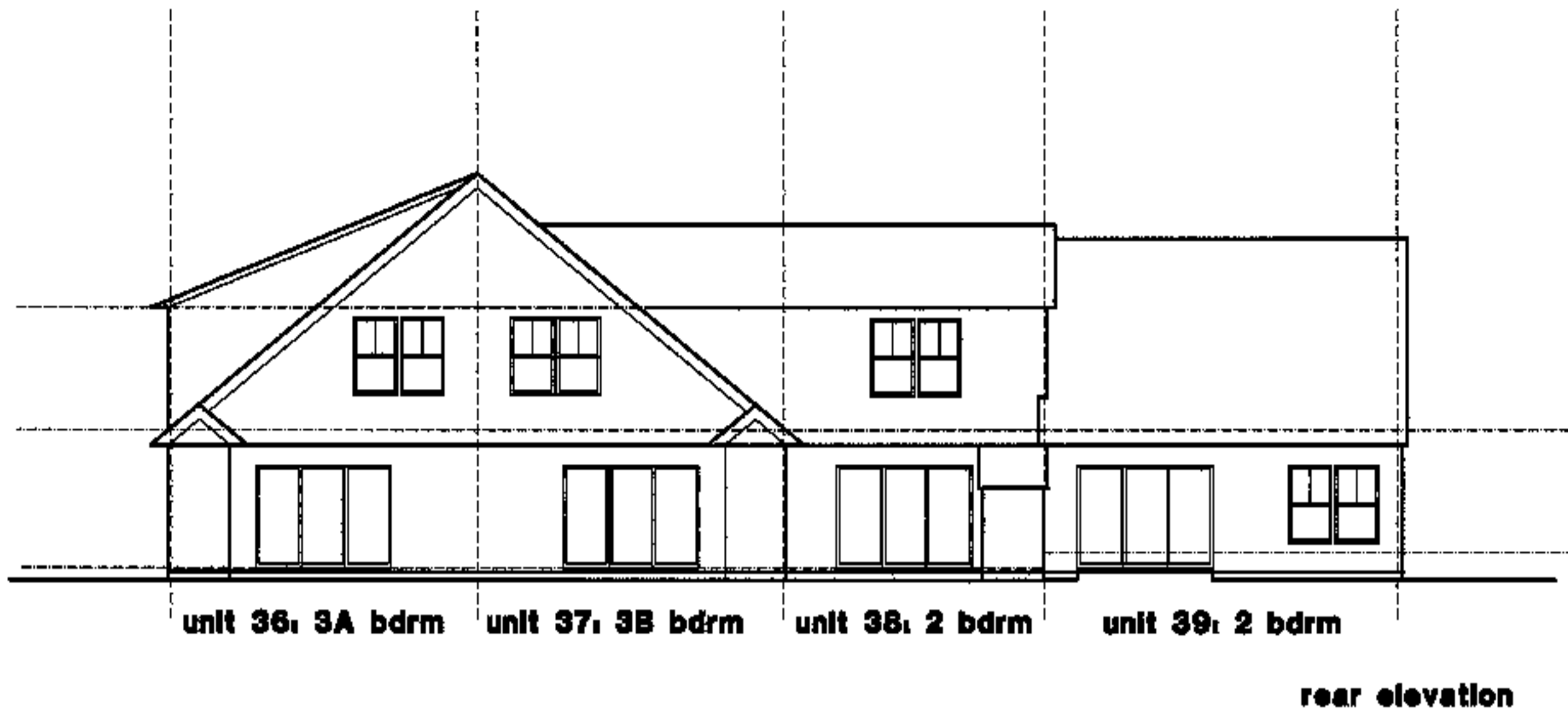
**project number**

**996**

**sheet number**

**A1.7**





unit 39, 2 bdrm    unit 38, 2 bdrm    unit 37, 3B bdrm    unit 36, 3A bdrm

f.f. elev. 88.5'    f.f. elev. 88.5'    f.f. elev. 88.5'    f.f. elev. 88.5'

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, maine**

**ocean east  
of portland, l.l.o**

goduli/thomas architects

44 oak st.

portland, maine 04101

ph. 207-776-3184

fax 207-774-0846

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4 scale plans sh. A1.1- A1.1



revisions

date

oct. 4, 2003

sheet title

**building #8  
plans/ elevations**

scale

1/8"=1'-0"

drawn by

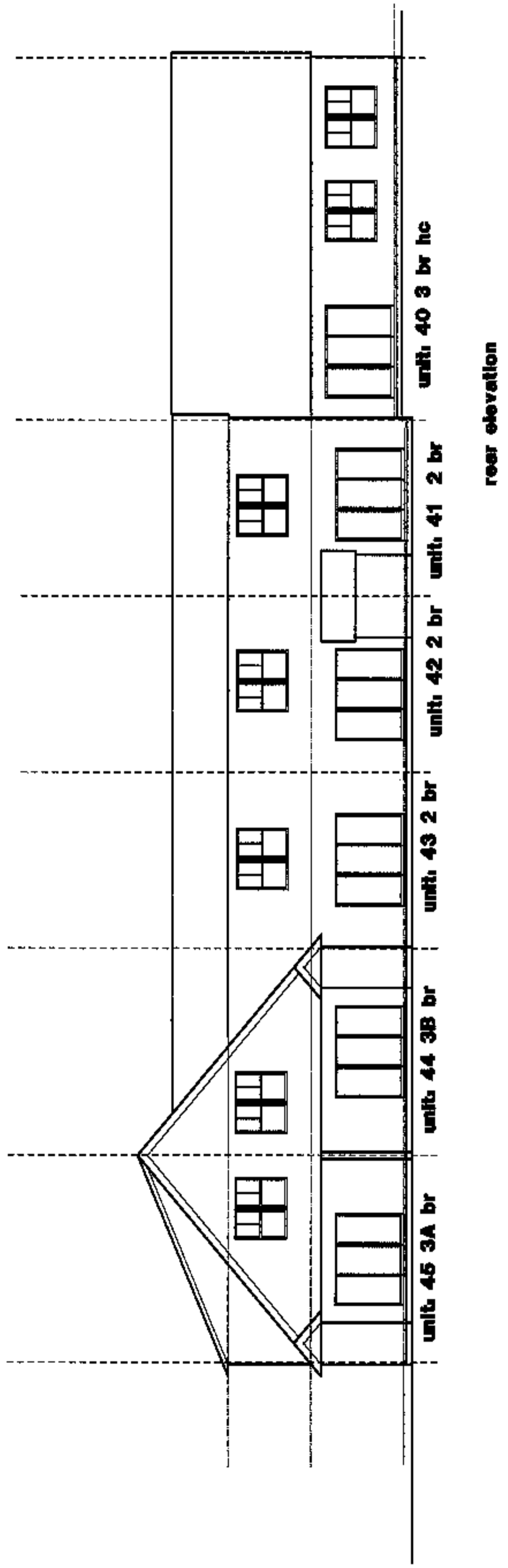
RG

project number

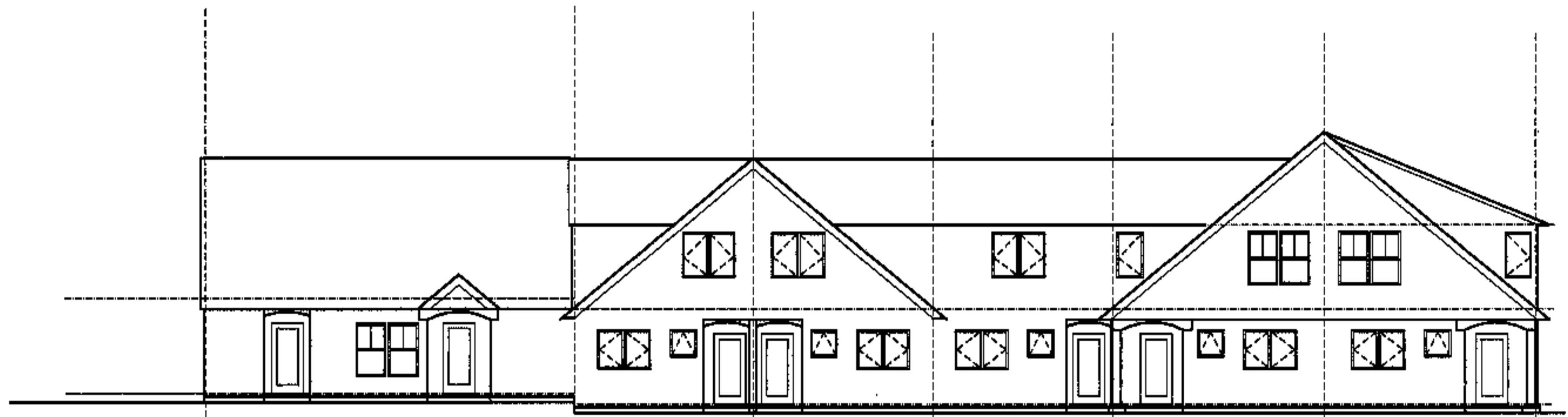
1116

sheet number

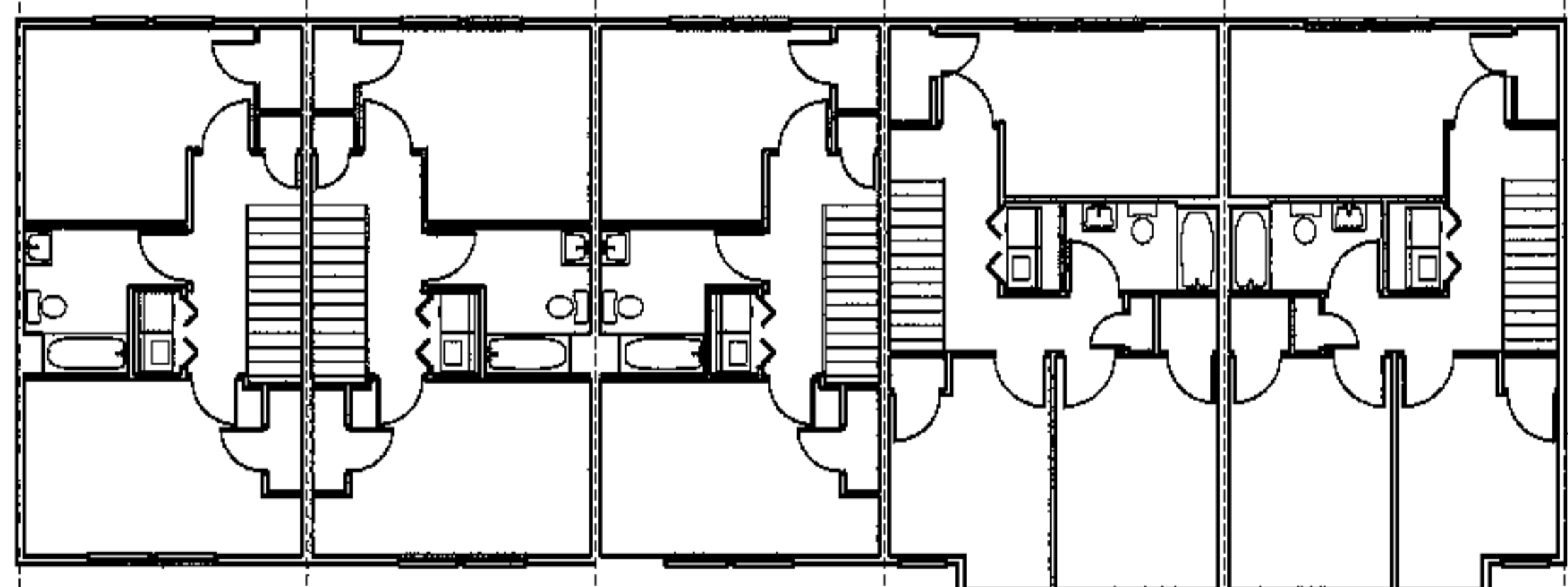
**A1.8**



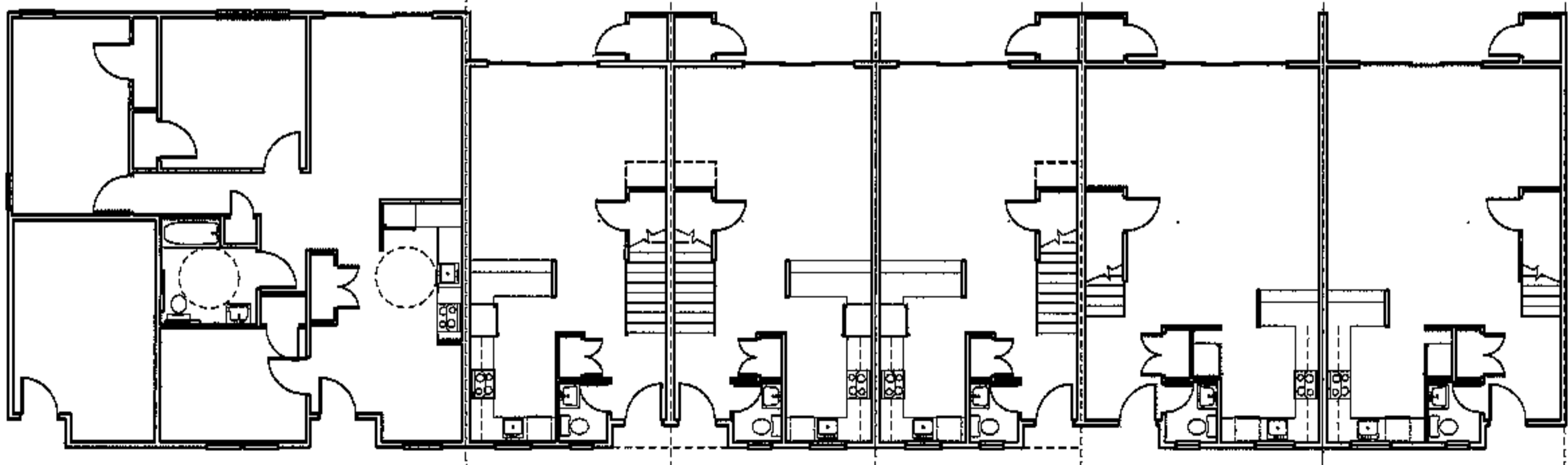
rear elevation



front elevation



2nd floor plan



boiler.      unit 40 3 br hc      unit 41 2 br      unit 42 2 br      unit 43 2 br      unit 44 3B br      unit 45 3A br  
 f.f. elev. 94.10'      f.f. elev. 95.10'      f.f. elev. 95.10'      f.f. elev. 95.10'      f.f. elev. 95.10'      f.f. elev. 95.10'

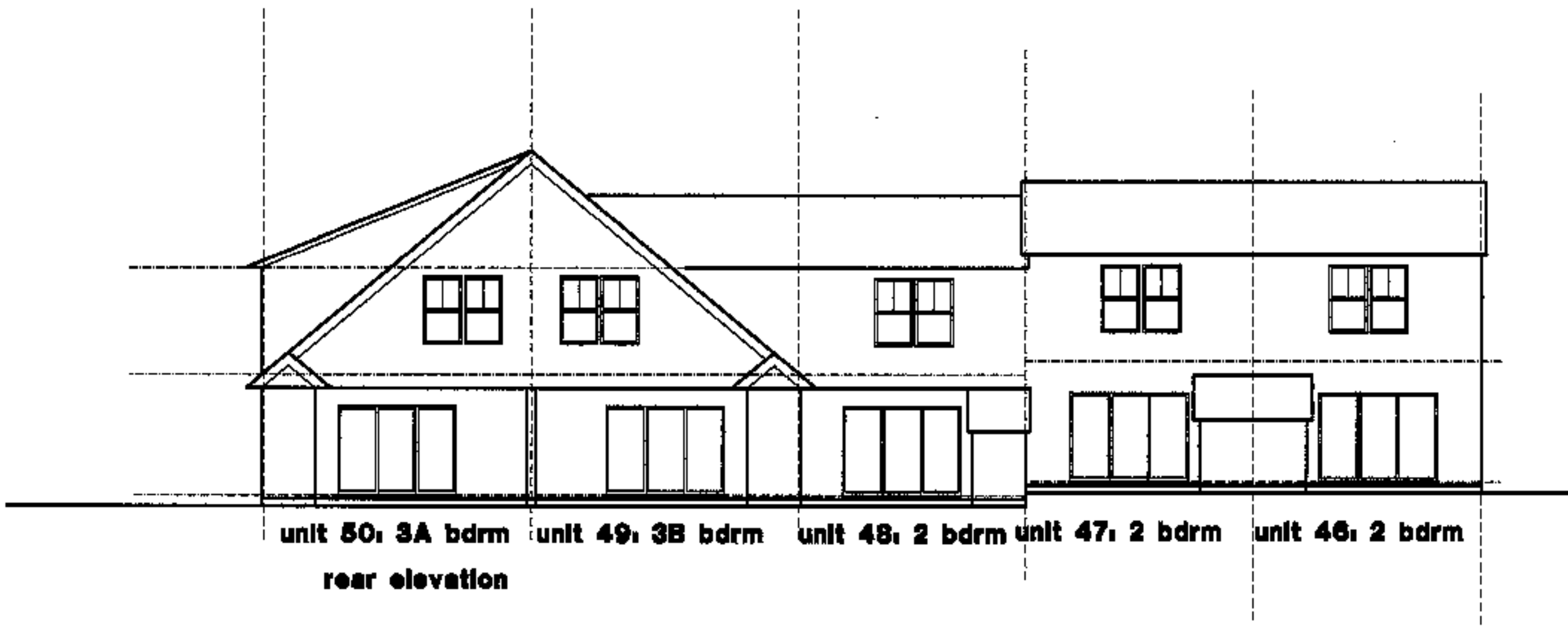
project name  
**townhomes @ ocean east**  
 presumpscot st. portland, me.  
 ocean east of portland, l.l.c.  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-8184  
 fax 207-774-0846

NOTE:  
 these plans / elevations are for reference, orientation and general information. see 1/4 scale plans sht. A1.1- A1.7

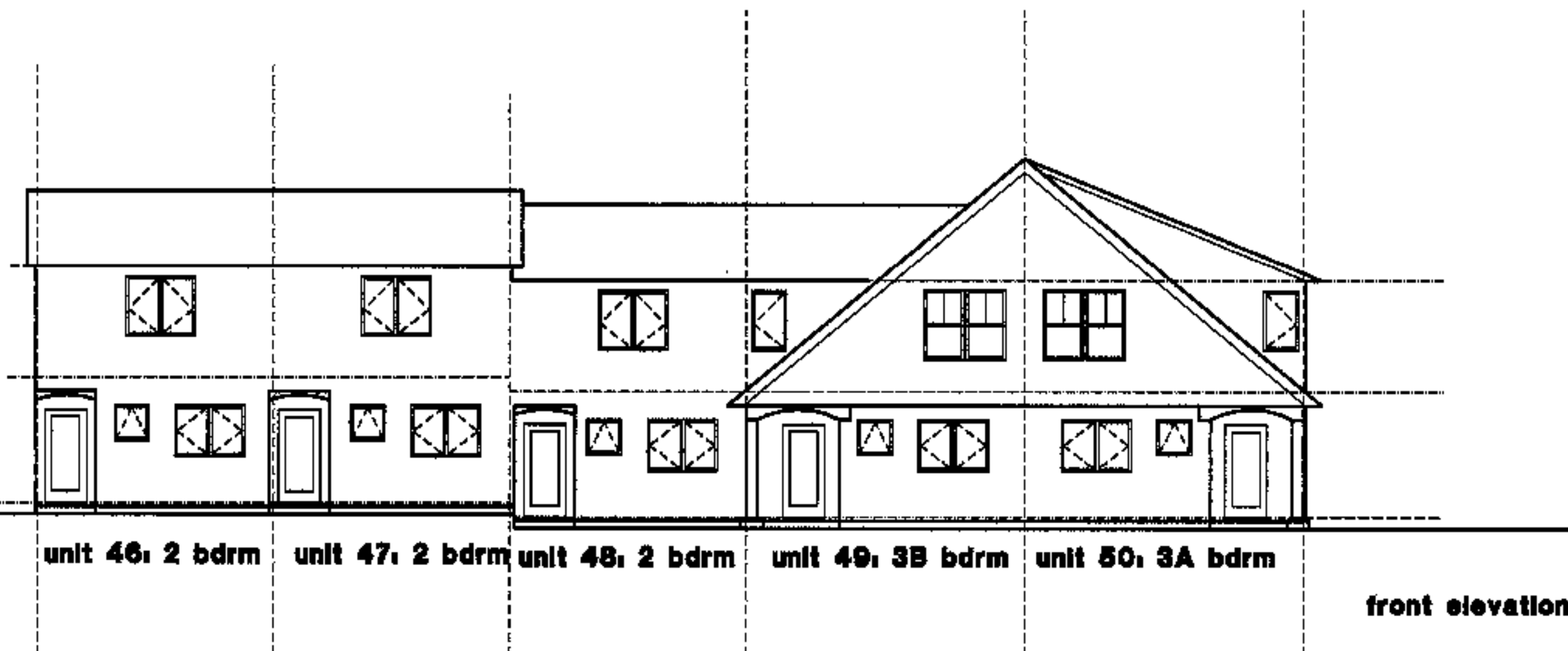


revisions  
 date  
 oct. 4, 2009  
 sheet title  
**building #9 plans/ elevations**  
 scale  
 1/8"=1'-0"  
 drawn by  
 RG  
 project number  
 9916  
 sheet number

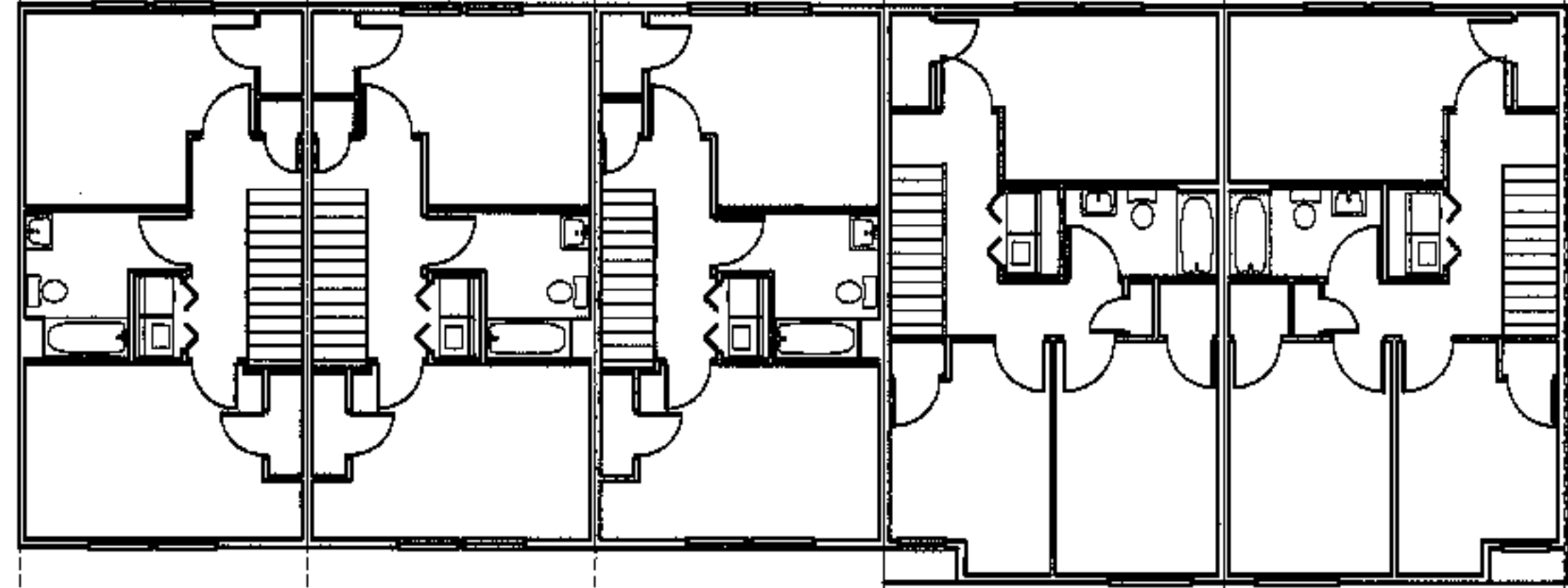




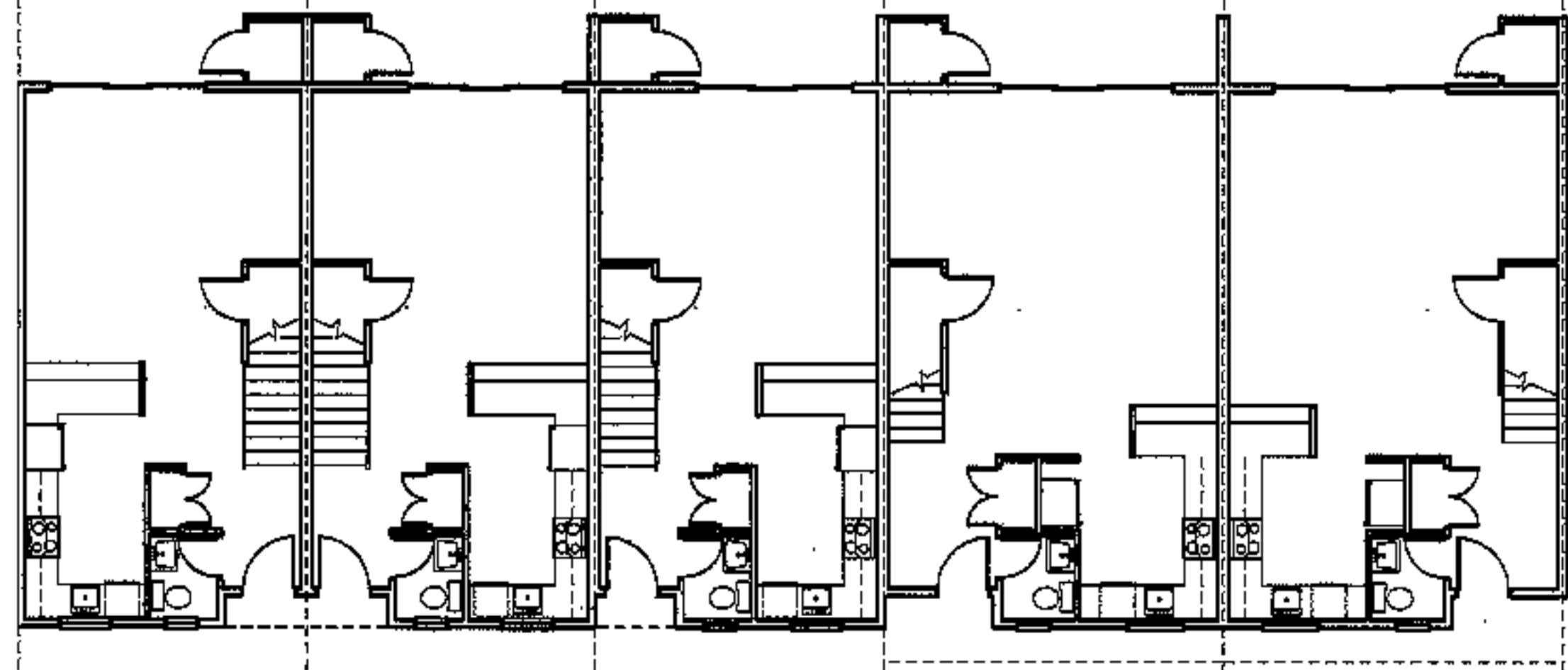
unit 50, 3A bdrm unit 49, 3B bdrm unit 48, 2 bdrm unit 47, 2 bdrm unit 46, 2 bdrm  
rear elevation



unit 46, 2 bdrm unit 47, 2 bdrm unit 48, 2 bdrm unit 49, 3B bdrm unit 50, 3A bdrm  
front elevation



2nd floor plan



unit 46, 2 bdrm unit 47, 2 bdrm unit 48, 2 bdrm unit 49, 3B bdrm unit 50, 3A bdrm  
f.f. elev. 92' f.f. elev. 92' f.f. elev. 91' f.f. elev. 91' f.f. elev. 91'

1st floor plan

project name  
**townhomes @ ocean east**  
 presumpscot st. portland, me.  
 ocean east of portland, llc  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0846

NOTE:  
 these plans / elevations are for reference, orientation and general information. see 1/4 scale plans aka A1.1- A1.7



revisions  
 date oct. 4, 2003  
 sheet title  
**building #10 plans/ elevations**  
 scale 1/8"=1'-0"  
 drawn by RG  
 project number 9916  
 sheet number

**A1.10**

project name

**townhomes @  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4" scale plans etc. A.U. - A1.1



revisions

date

oct. 4, 2003

sheet title

**building #11  
plans/ elevations**

scale

1/8"=1'-0"

drawn by

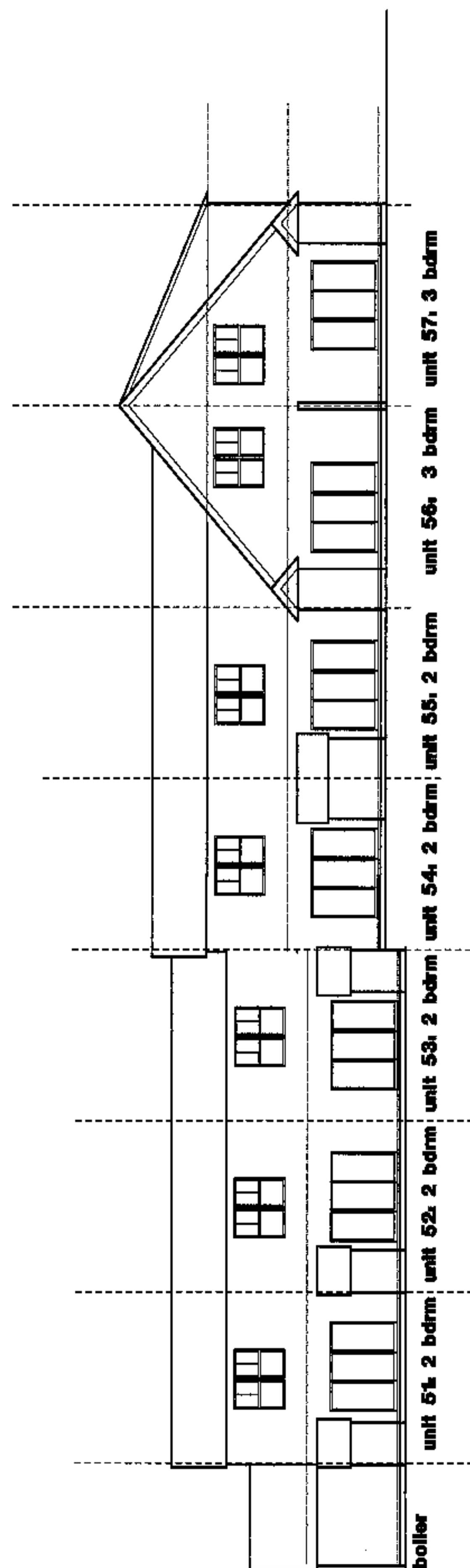
RG

project number

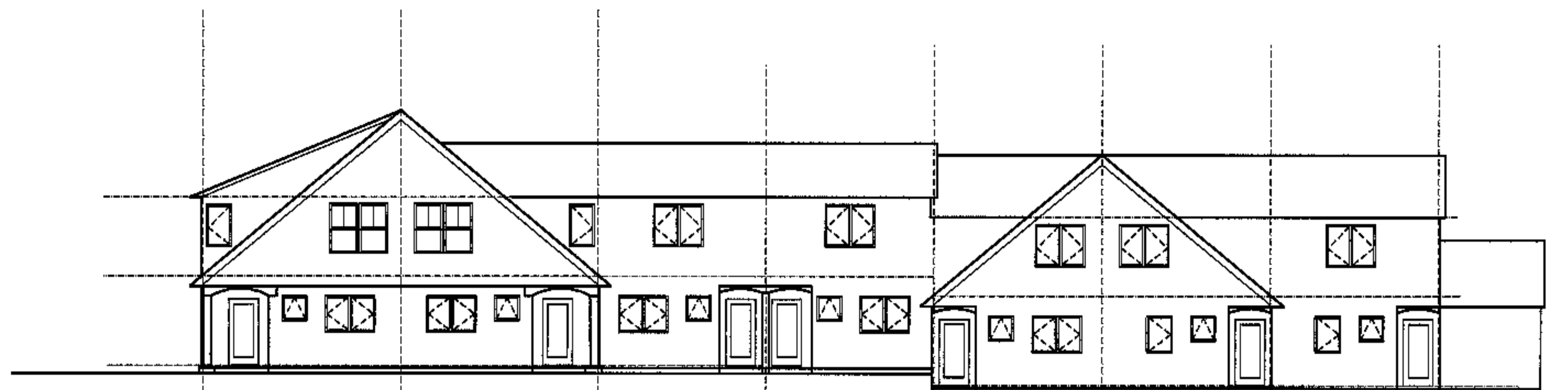
9914

sheet number

**A1.11**

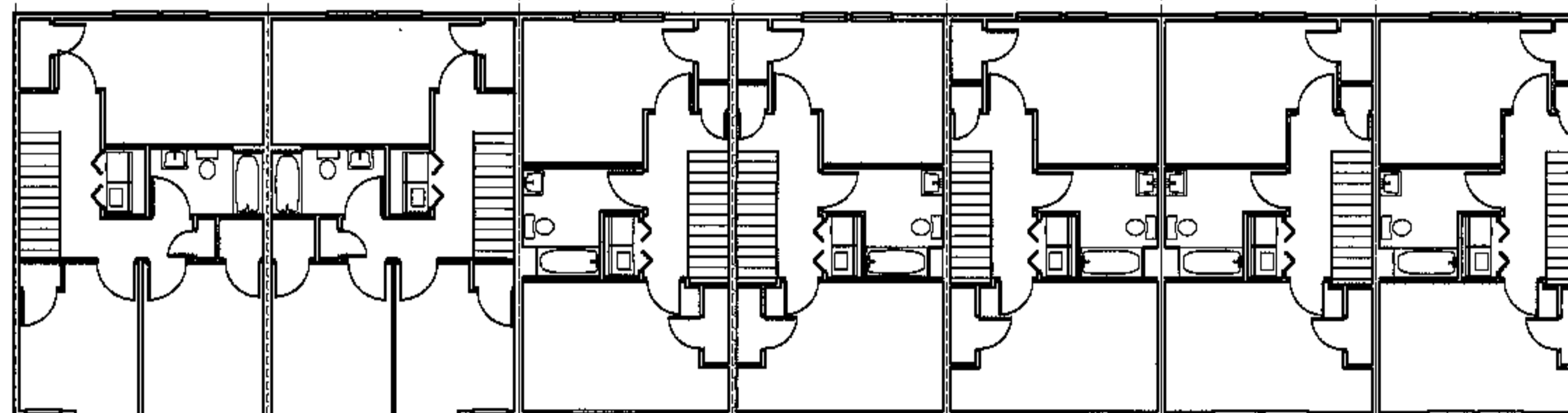


rear elevation

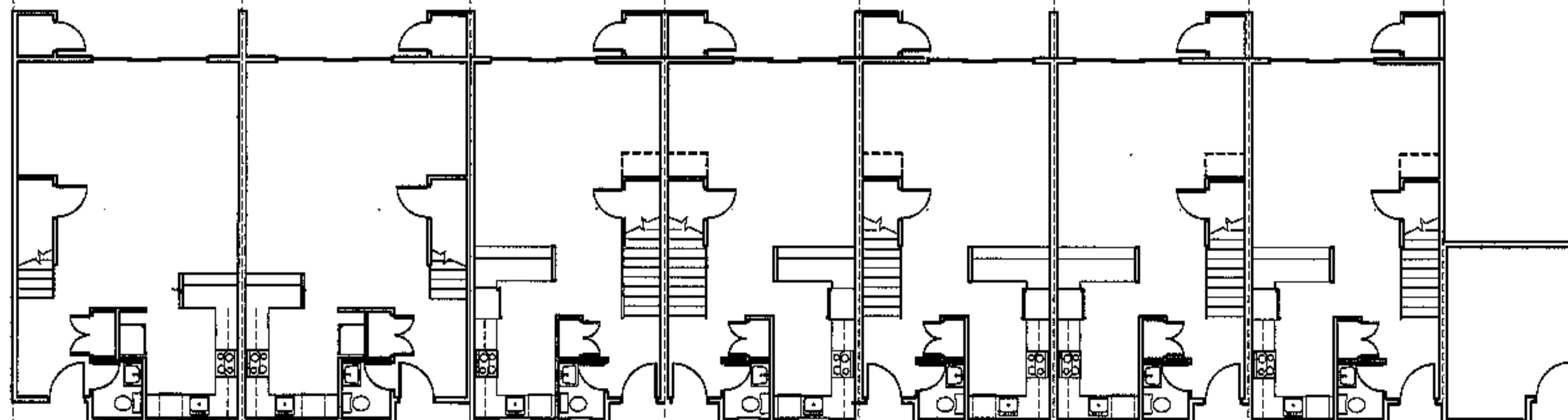


front elevation

unit 57, 3 bdrm unit 56, 3 bdrm unit 55, 2 bdrm unit 54, 2 bdrm unit 53, 2 bdrm unit 52, 2 bdrm unit 51, 2 bdrm boiler



2nd floor plan



1st floor plan

unit 57, 3 bdrm unit 56, 3 bdrm unit 55, 2 bdrm unit 54, 2 bdrm unit 53, 2 bdrm unit 52, 2 bdrm unit 51, 2 bdrm boiler

f.f. elev. 91.0'

f.f. elev. 91.0'

f.f. elev. 91.0'

f.f. elev. 91.0'

f.f. elev. 95.0'

f.f. elev. 95.0'

f.f. elev. 95.0'

boiler

project name

**townhomes @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

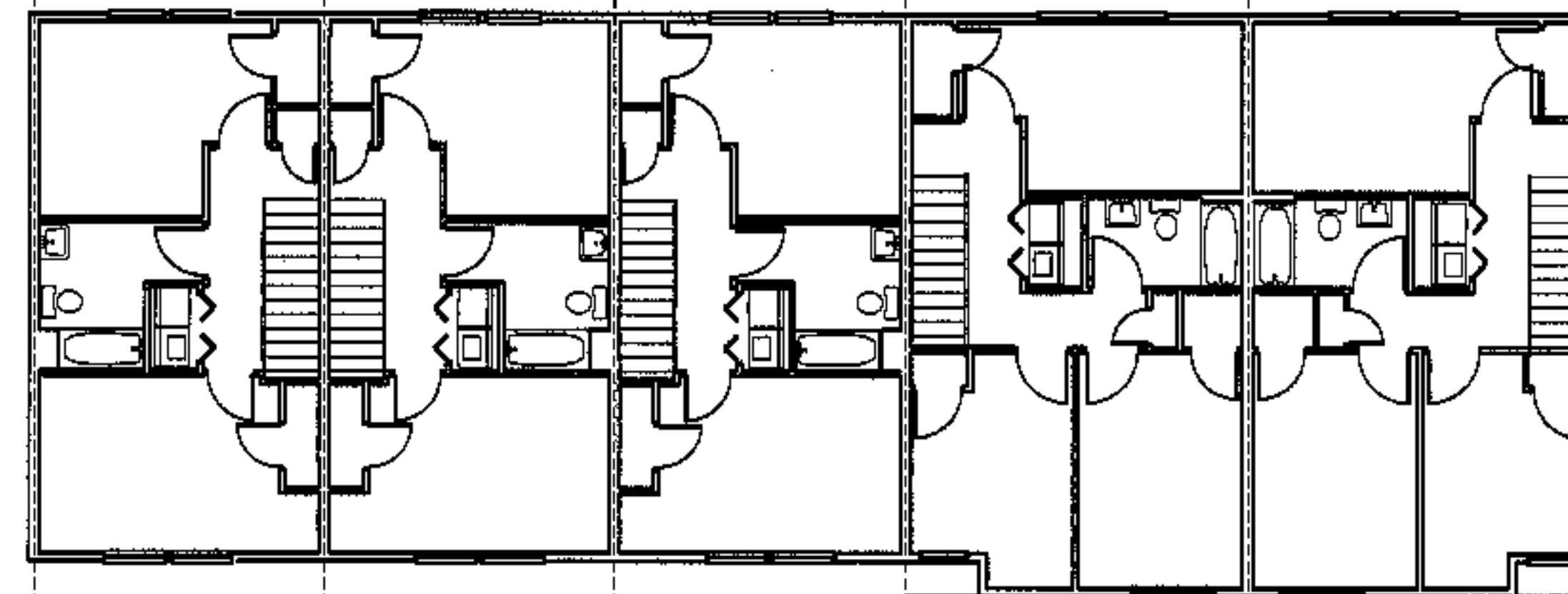
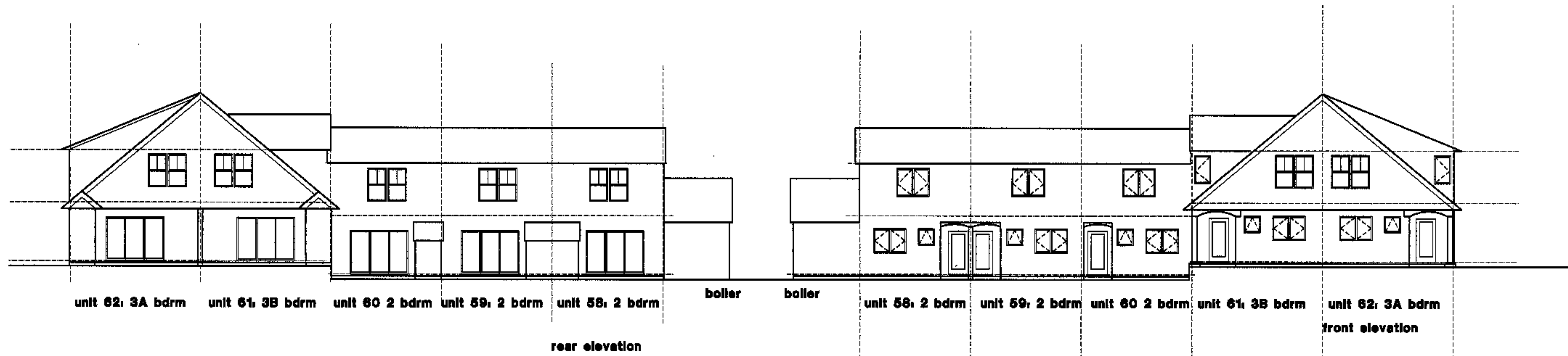
portland, maine 04101

ph. 207-775-3184

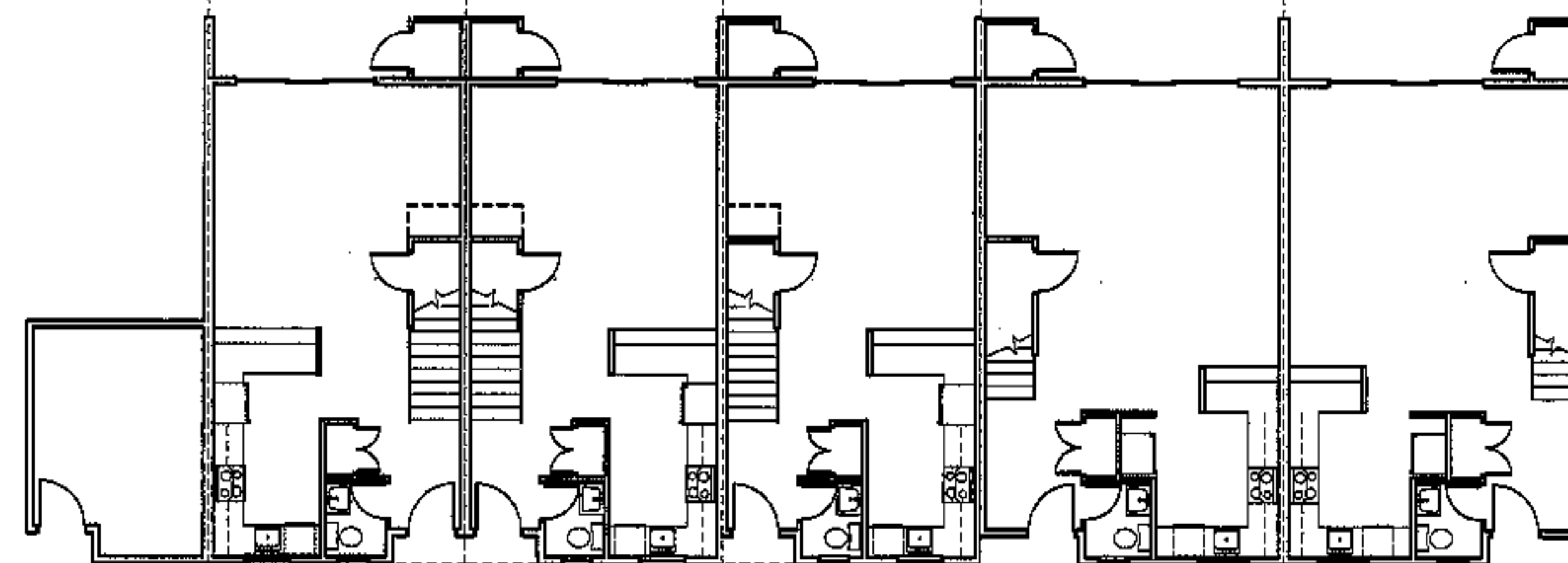
fax 207-774-0848

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4 scale plans sh. A11- A11



2nd floor plan



boiler

unit 58, 2 bdrm f.f. elev. 96.5'    unit 59, 2 bdrm f.f. elev. 96.5'    unit 60, 2 bdrm f.f. elev. 96.5'    unit 61, 3B bdrm f.f. elev. 98.5'    unit 62, 3A bdrm f.f. elev. 98.5'

1st floor plan



revisions

date

oct. 4, 2003

sheet title

building #12  
plans/ elevations

scale

1/8"=1'-0"

drawn by

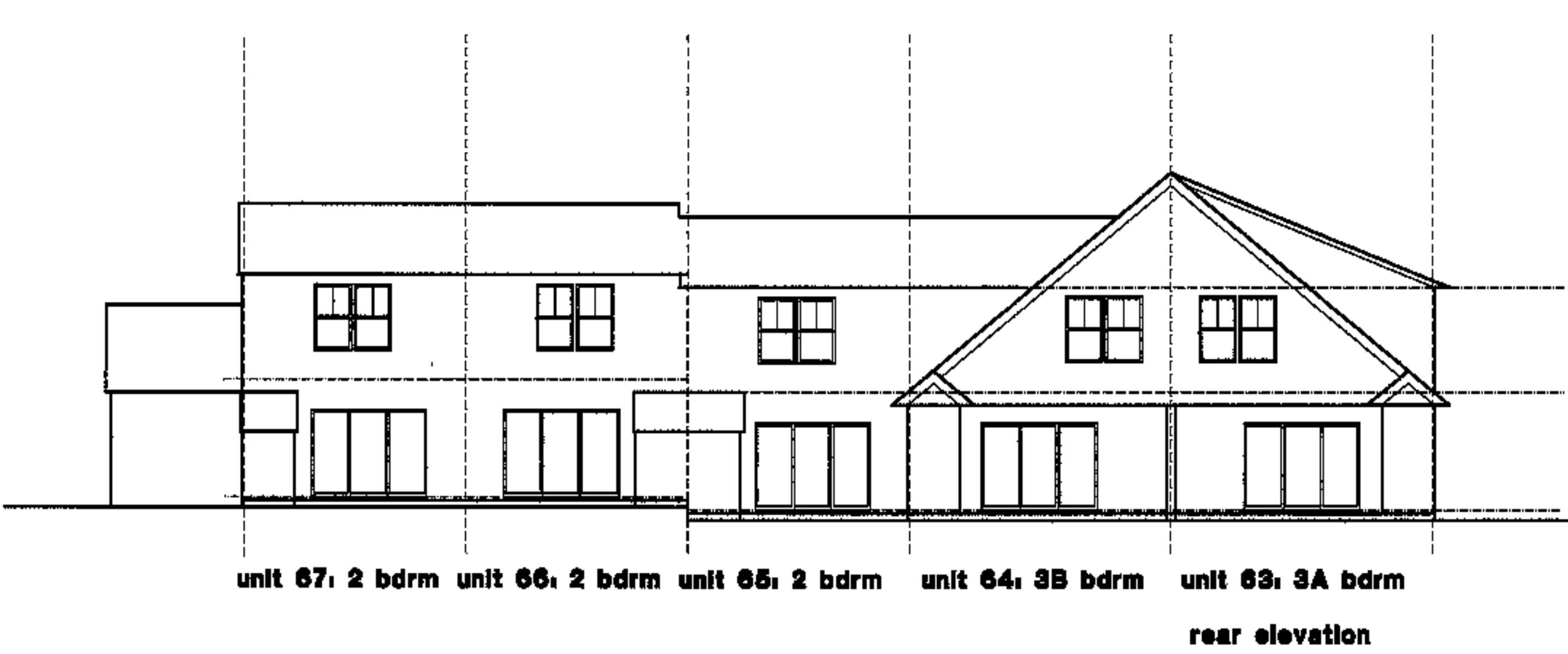
RG

project number

996

sheet number

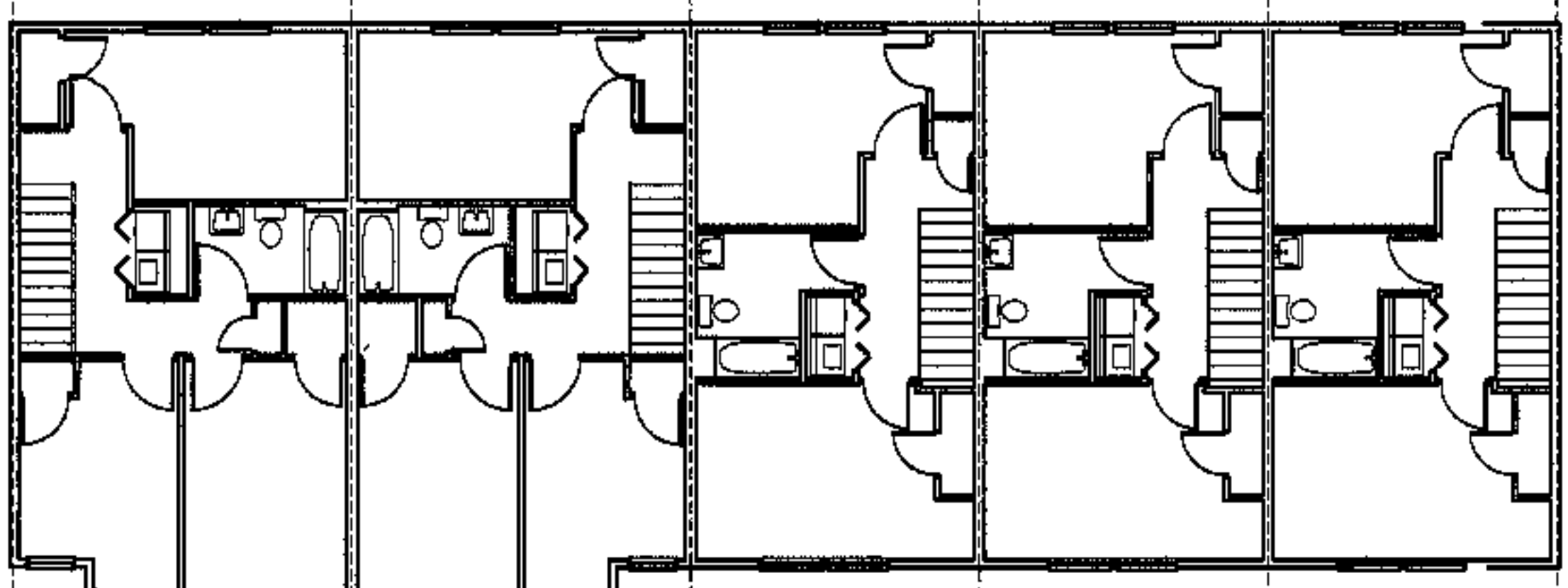
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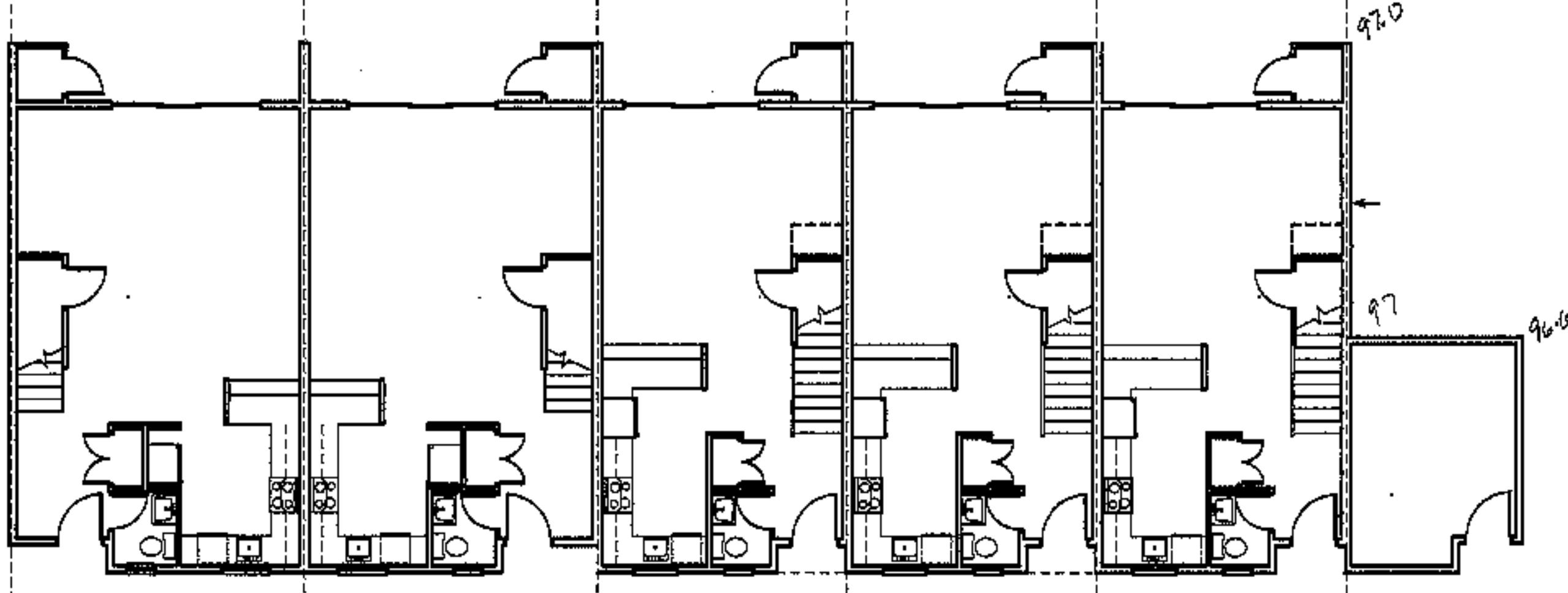
unit 67, 2 bdrm unit 66, 2 bdrm unit 65, 2 bdrm unit 64, 3B bdrm unit 63, 3A bdrm  
rear elevation



unit 63, 3A bdrm unit 64, 3B bdrm unit 65, 2 bdrm unit 66, 2 bdrm unit 67, 2 bdrm  
front elevation



2nd floor plan



unit 63, 3A bdrm f.f. elev. 96.10' unit 64, 3B bdrm f.f. elev. 96.10' unit 65, 2 bdrm f.f. elev. 96.10' unit 66, 2 bdrm f.f. elev. 97.10' unit 67, 2 bdrm f.f. elev. 97.10'

boiler

1st floor plan

project name  
**townhomes @ ocean east**  
presumpscot st.  
portland, me.

ocean east of portland, l.l.c

goduti/thomas architects  
44 oak st.  
portland, maine 04101  
ph. 207-775-3184  
fax 207-774-0846

NOTE:  
these plans / elevations are for reference, orientation and general information.  
see 1/4 scale plans sho. A1.1 - A1.7



revisions

date  
oct. 4, 2003

sheet title  
building #13  
plans/ elevations

scale  
1/8"=1'-0"

drawn by  
RG

project number  
9716

sheet number

project name

# townhomes @ ocean east

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4 scale plans sha. A1.1 - A1.11



revisions

date

oct. 4, 2003

sheet title

building #15  
plans/ elevations

scale

1/8"=1'-0"

drawn by

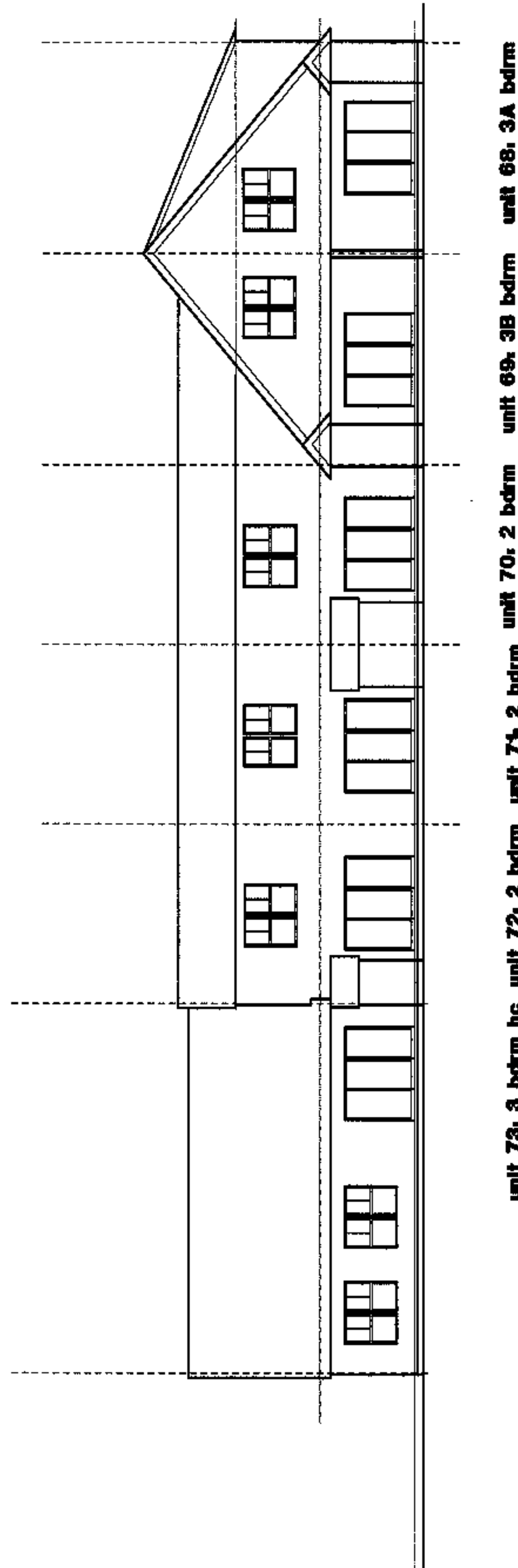
RG

project number

916

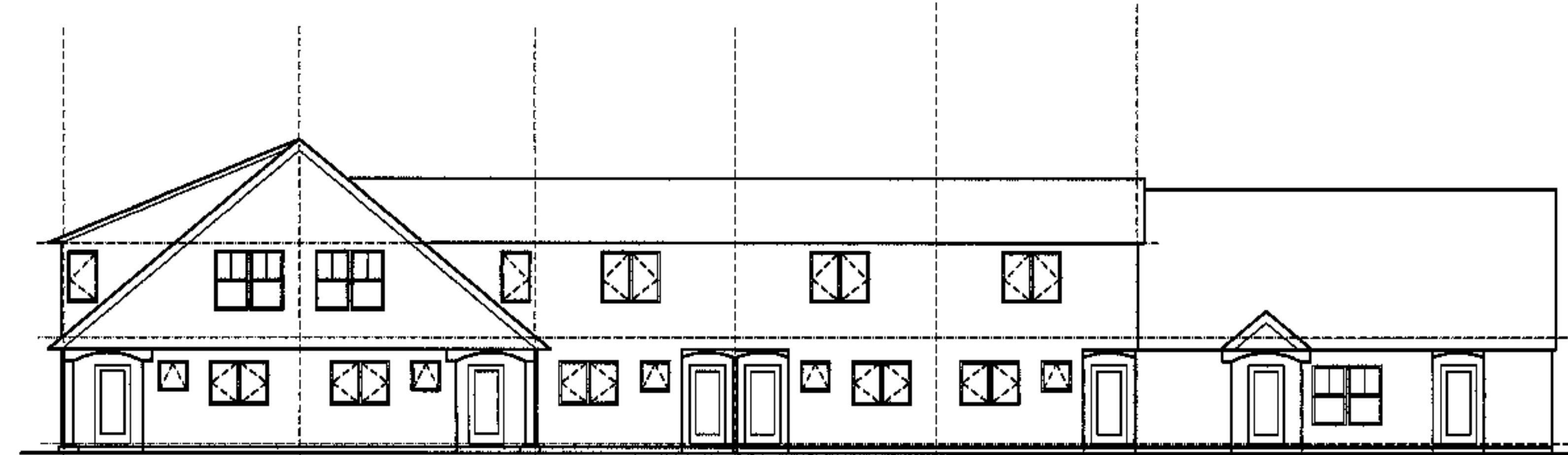
sheet number

# A1.15

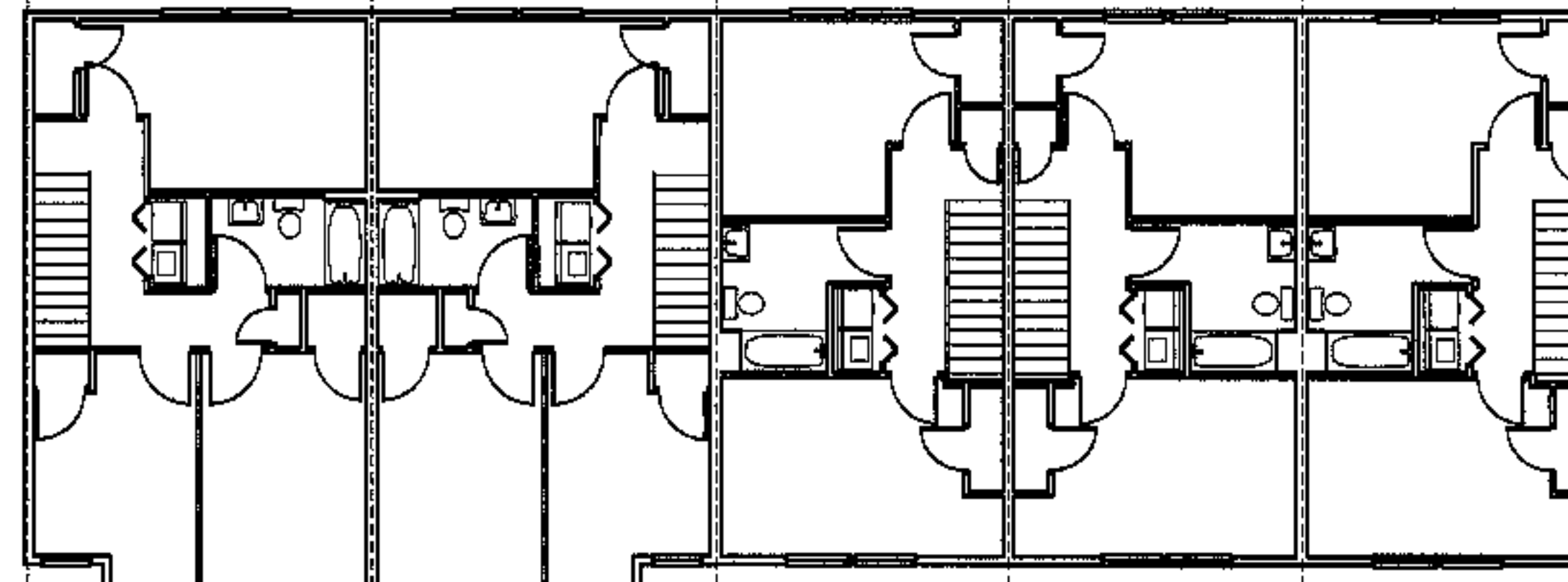


unit 73: 3 bdrm hc unit 72: 2 bdrm unit 71: 2 bdrm unit 70: 2 bdrm unit 69: 3B bdrm unit 68: 3A bdrm

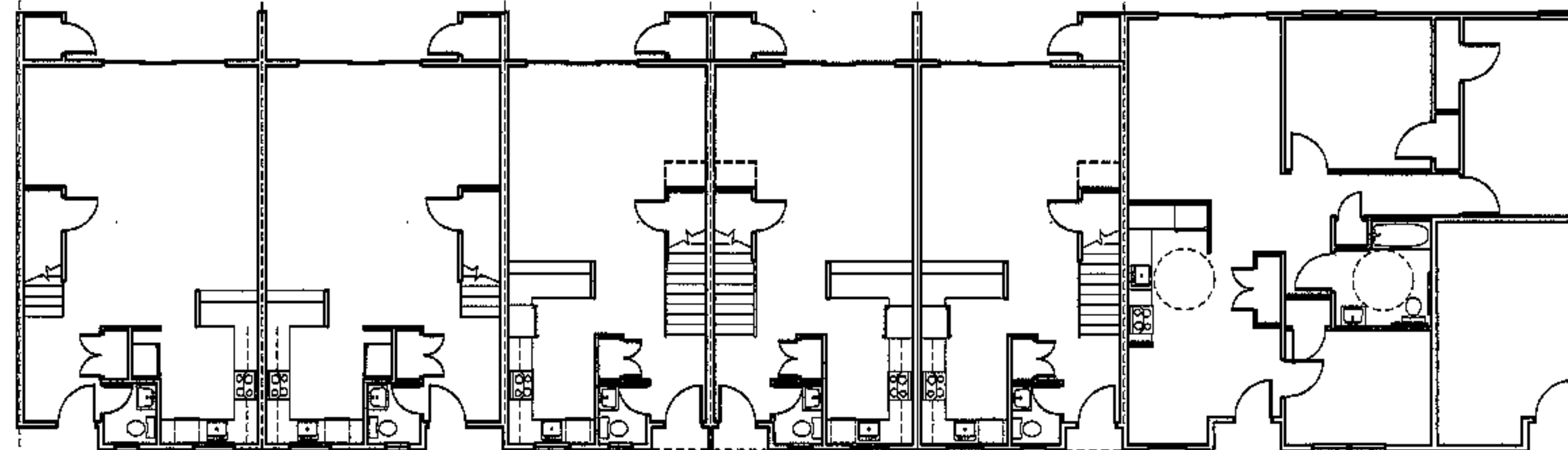
rear elevation



unit 68: 3A bdrm unit 69: 3B bdrm unit 70: 2 bdrm unit 71: 2 bdrm unit 72: 2 bdrm unit 73: 3 bdrm hc  
front elevation



2nd floor plan

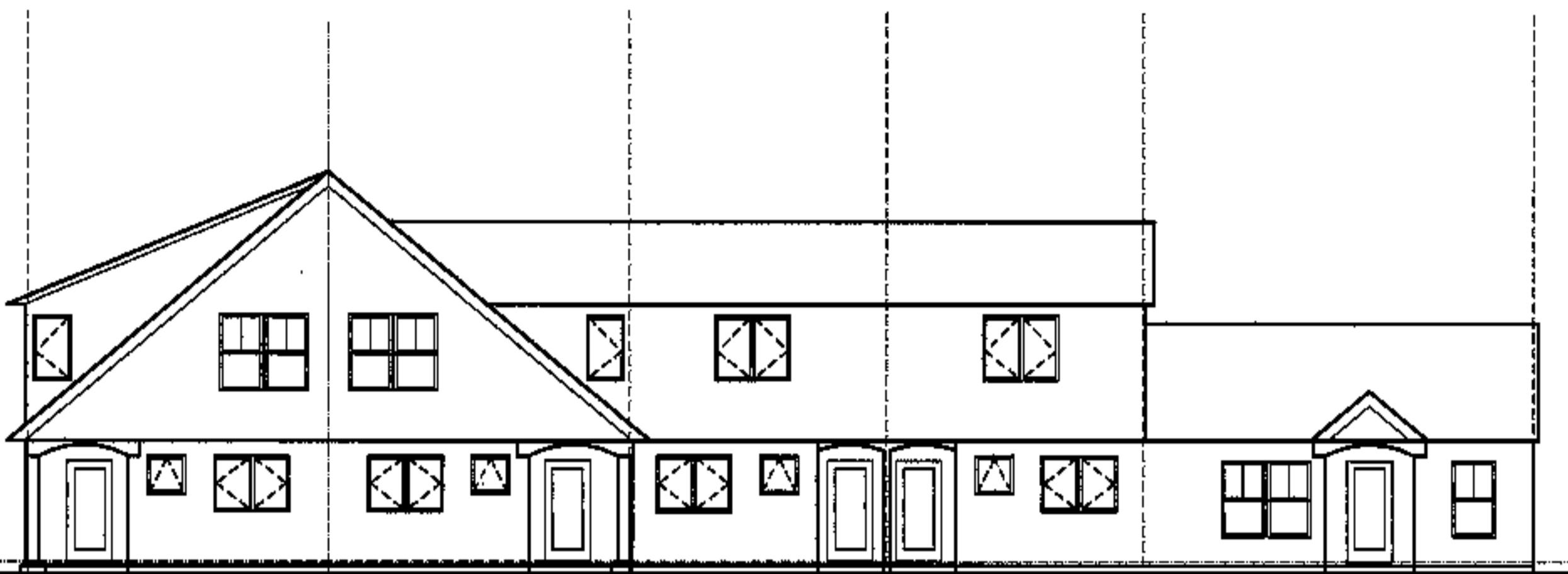


unit 68: 3A bdrm f.f. elev. 94.30' unit 69: 3B bdrm f.f. elev. 94.30' unit 70: 2 bdrm f.f. elev. 94.30' unit 71: 2 bdrm f.f. elev. 94.30' unit 72: 2 bdrm f.f. elev. 94.30' unit 73: 3 bdrm hc f.f. elev. 94.30' boiler.

1st floor plan

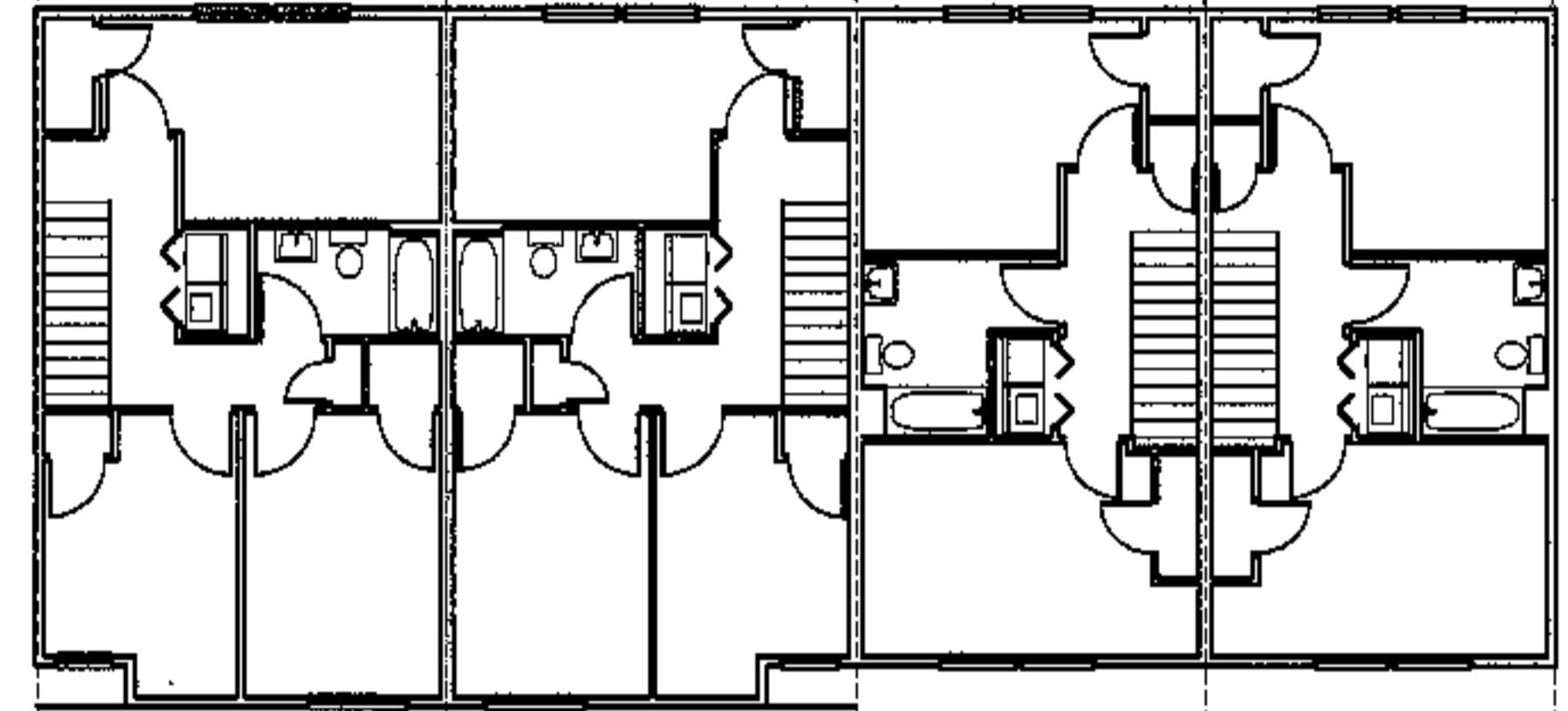


unit 78: 2 bdrm hc    unit 77: 2 bdrm    unit 76: 2 bdrm    unit 75: 3B bdrm    unit 74: 3A bdrm  
**rear elevation**

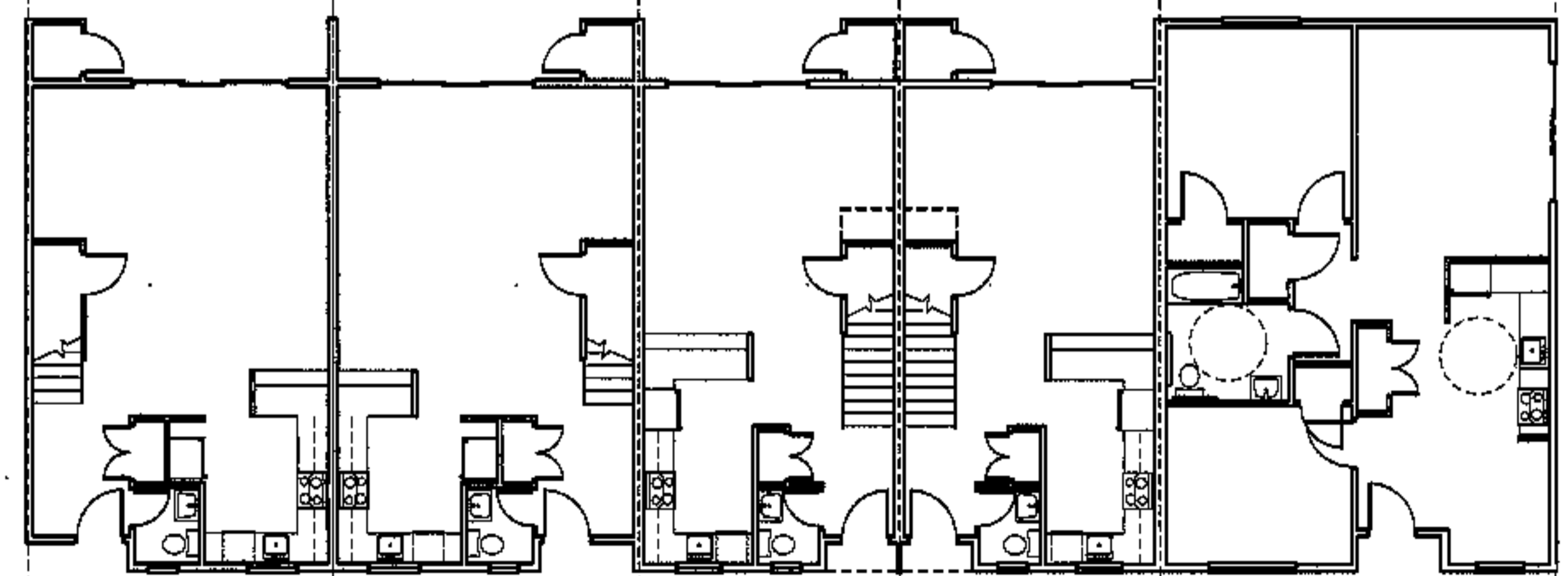


unit 74: 3A bdrm    unit 75: 3B bdrm    unit 76: 2 bdrm    unit 77: 2 bdrm    unit 78: 2 bdrm hc

**front elevation**



**2nd floor plan**



note: sliding door location

unit 74: 3A bdrm    unit 75: 3B bdrm    unit 76: 2 bdrm    unit 77: 2 bdrm    unit 78: 2 bdrm hc  
 f.f. elev. 94.30'    f.f. elev. 94.30'    f.f. elev. 94.30'    f.f. elev. 94.30'    f.f. elev. 94.30'

this unit flipped from typical 2 bdrm hc unit

**1st floor plan**

project name  
**townhomes @ ocean east**  
 presumpscot st.  
 portland, me.  
 ocean east  
 of portland, l.i.o.  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0848

NOTE:  
 these plans / elevations are for reference, orientation and general information. see 1/4 scale plans etc. A1.1 - A1.1

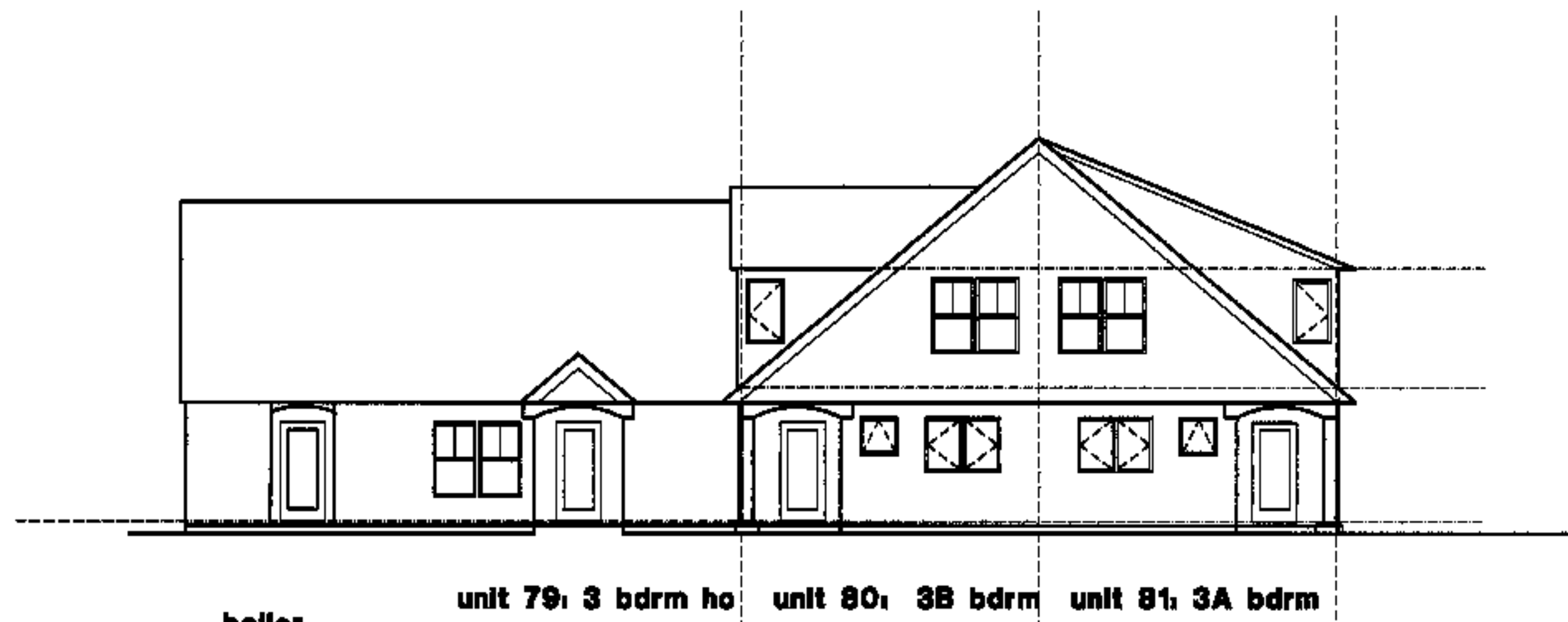


revisions  
 date  
 oct. 4, 2003  
 sheet title  
**building #16  
 plans/ elevations**  
 scale  
 1/8"=1'-0"  
 drawn by  
 RC  
 project number  
 994  
 sheet number



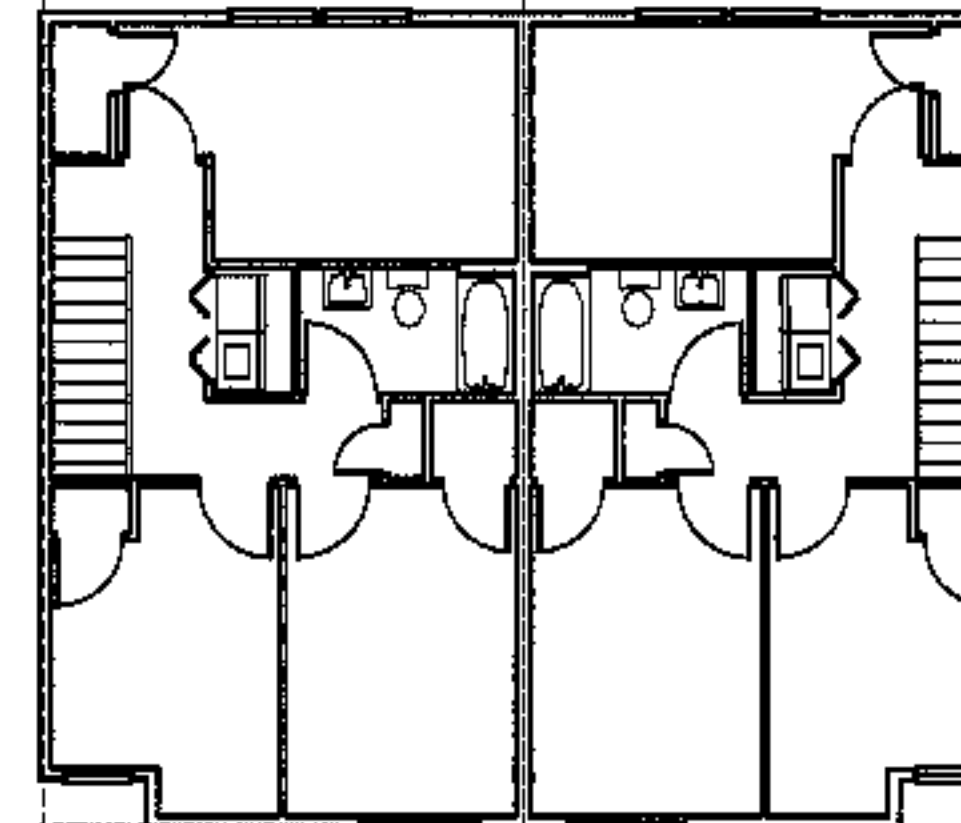
unit 81, 3A bdrm unit 80, 3B bdrm unit 79, 3 bdrm ho

rear elevation

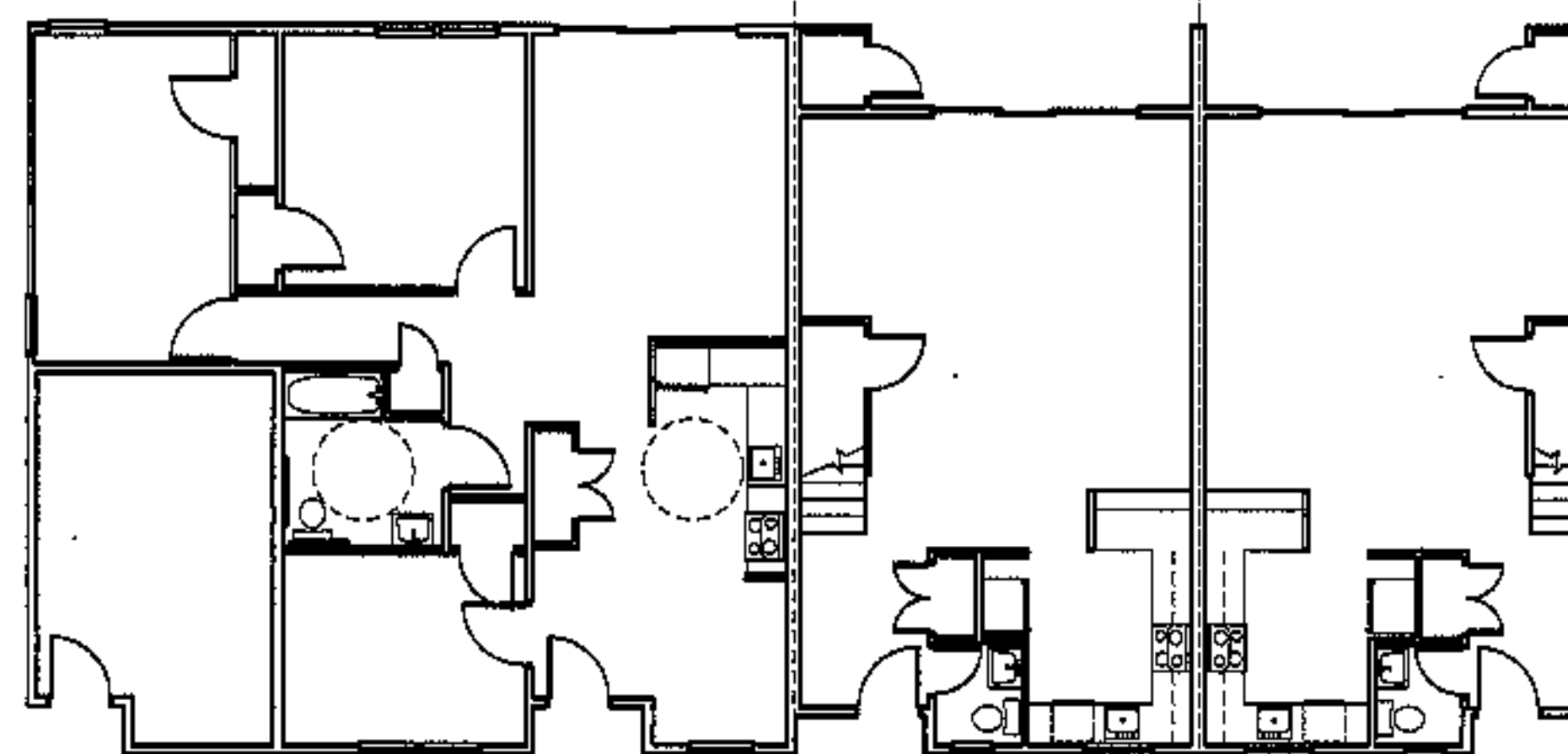


boiler. unit 79, 3 bdrm ho unit 80, 3B bdrm unit 81, 3A bdrm

front elevation



2nd floor plan



boiler. unit 79, 3 bdrm ho unit 80, 3B bdrm unit 81, 3A bdrm  
 f.f. elev. 13.20' f.f. elev. 13.20' f.f. elev. 13.20'

1st floor plan

project name

**townhomes @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4 scale plans sh. A1.1 - A1.7



revisions

date

oct. 4, 2003

sheet title

building #17  
plans/ elevations

scale

1/8"=1'-0"

drawn by

RG

project number

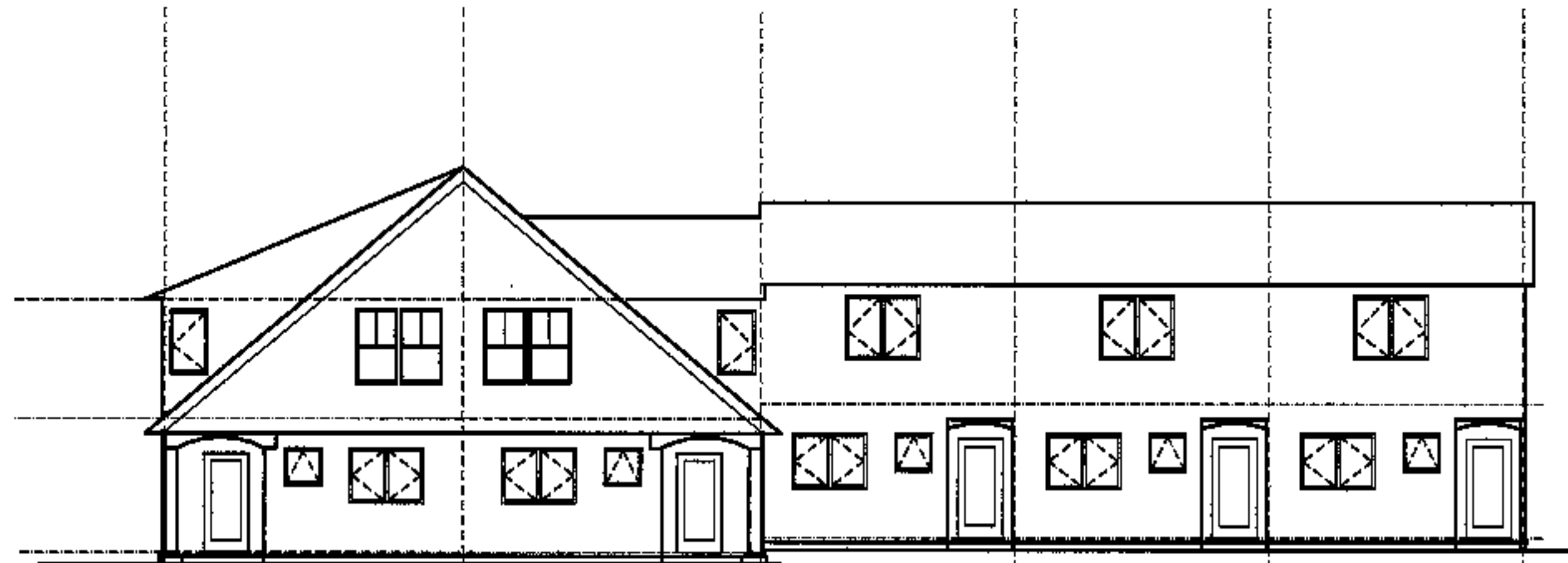
9916

sheet number

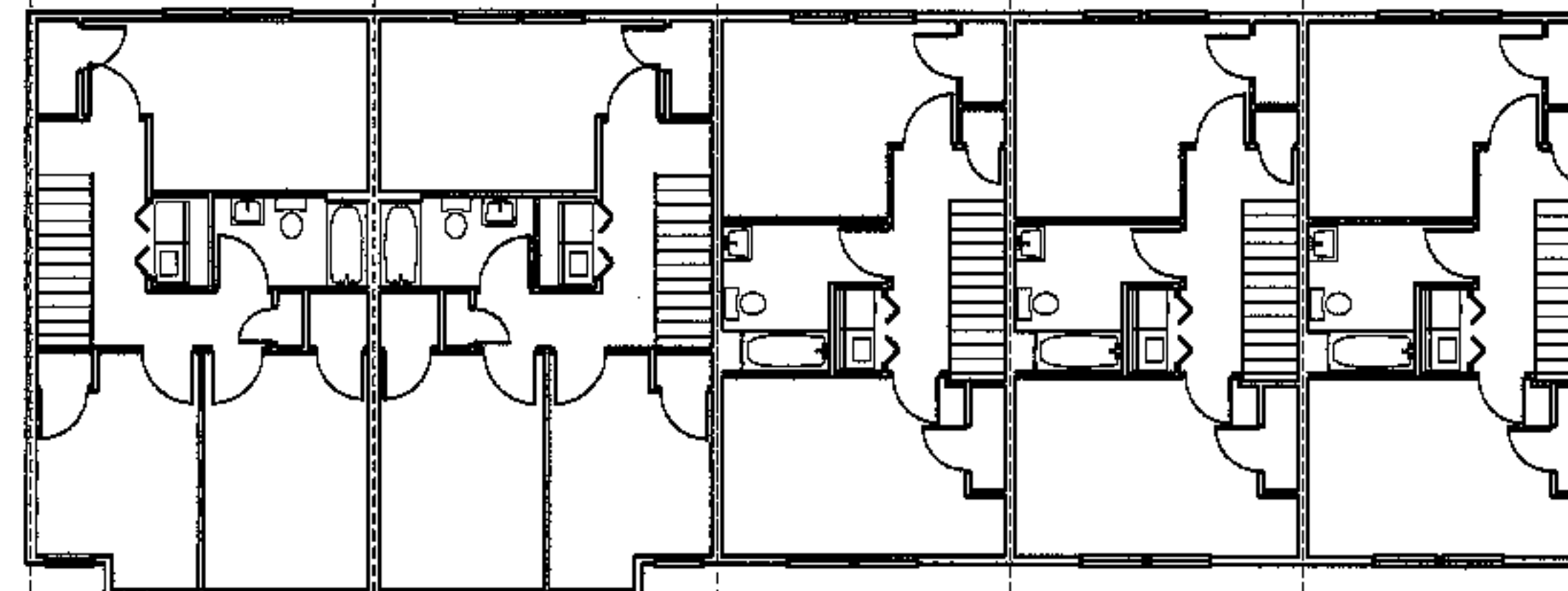
**A1.17**



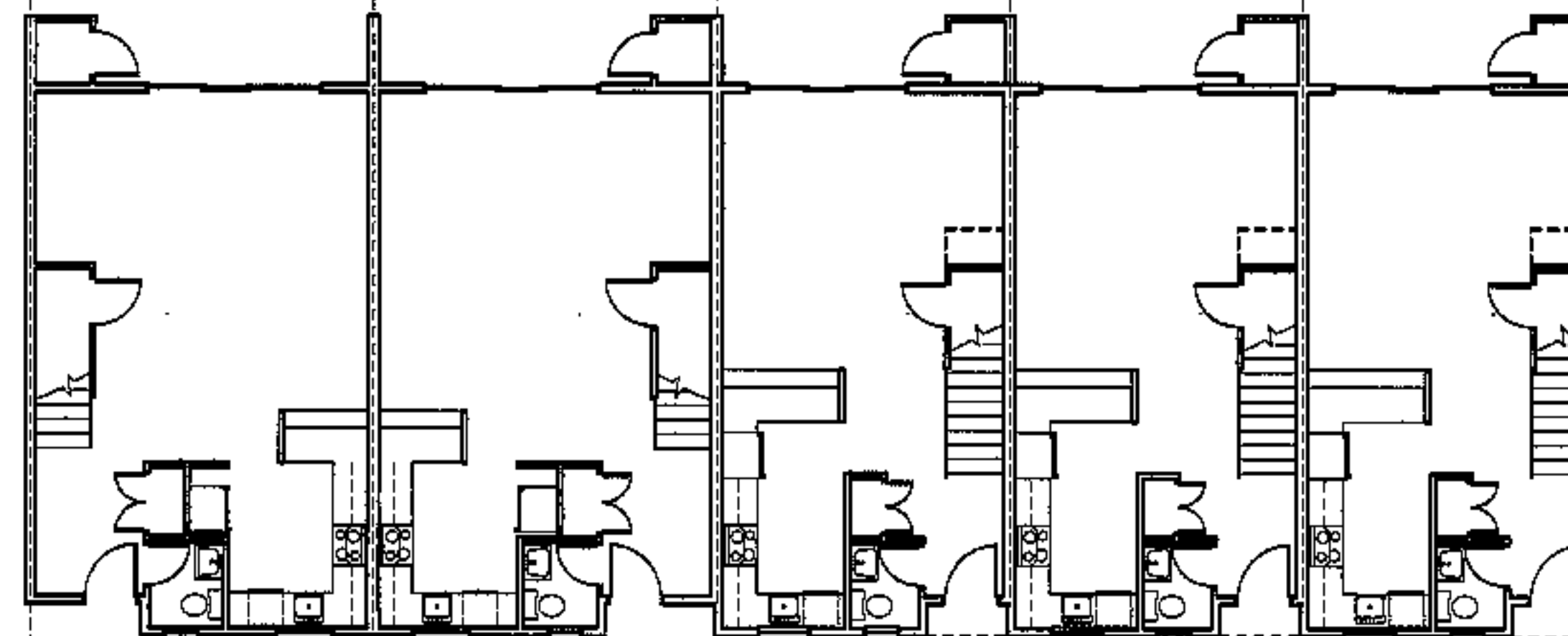
unit 82, 2 bdrm unit 83, 2 bdrm unit 84, 2 bdrm unit 85, 3B bdrm unit 86, 3A bdrm  
rear elevation



unit 86, 3A bdrm unit 85, 3B bdrm unit 84, 2 bdrm unit 83, 2 bdrm unit 82, 2 bdrm front elevation



2nd floor plan



unit 86, 3A bdrm unit 85, 3B bdrm unit 84, 2 bdrm unit 83, 2 bdrm unit 82, 2 bdrm  
f.f. elev. 93.70' f.f. elev. 93.70' f.f. elev. 94.10' f.f. elev. 94.10' f.f. elev. 94.10'

1st floor plan

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.o**

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0848

NOTE:

these plans / elevations are for  
reference, orientation and general information.  
see 1/4 scale plans sh. A1.1 - A1.1



revisions

date

oct. 4, 2003

sheet title

**building #18  
plans/ elevations**

scale

1/8"=1'-0"

drawn by

RG

project number

996

sheet number

**A1.18**



project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.i.o.**

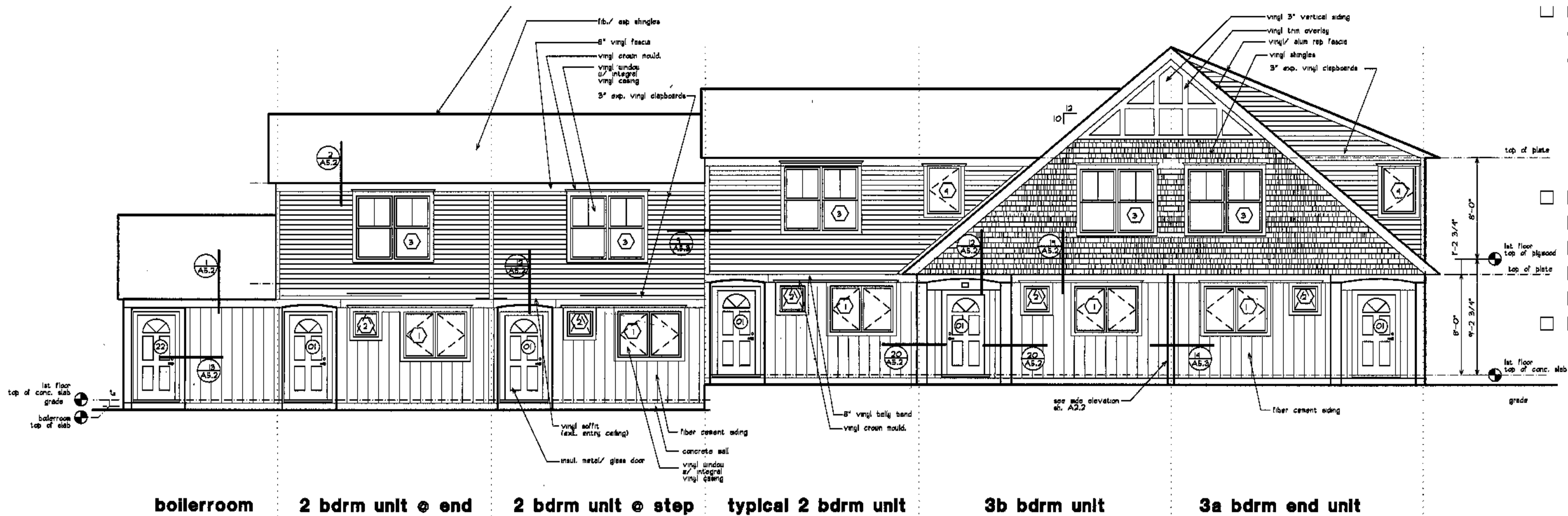
goduti/thomas architects

44 oak st.

portland, maine 04101

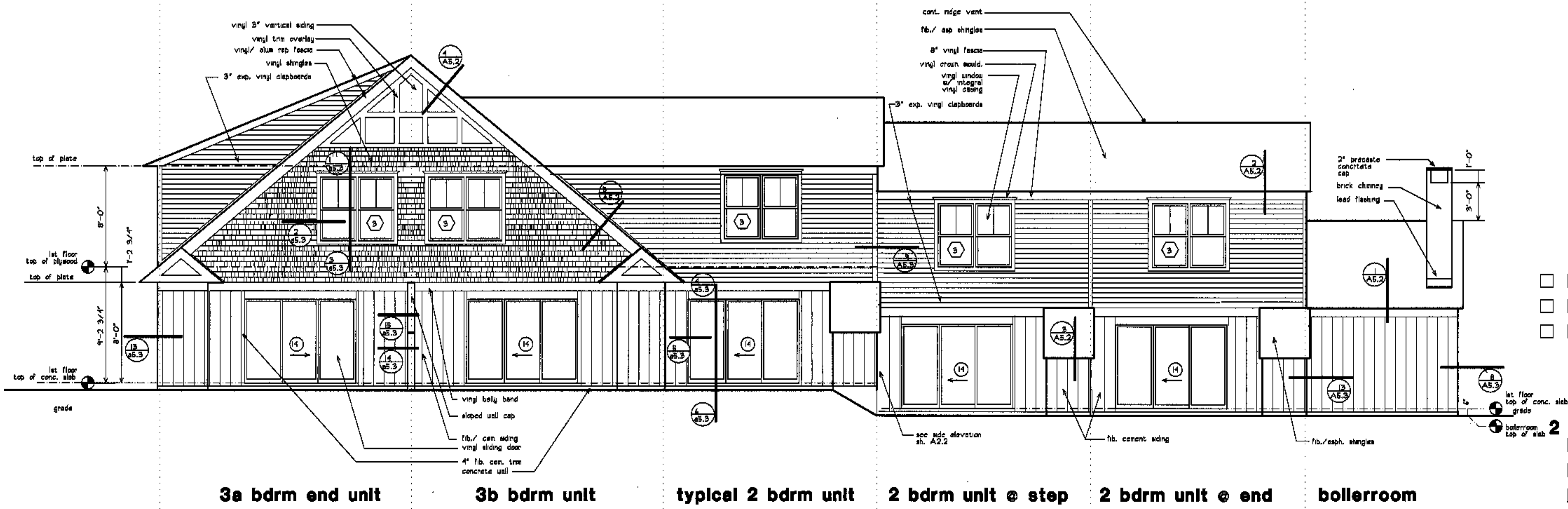
ph. 207-775-3184

fax 207-774-0846



**boilerroom    2 bdrm unit @ end    2 bdrm unit @ step    typical 2 bdrm unit    3b bdrm unit    3a bdrm end unit**

**front/ entry elevation**



**3a bdrm end unit    3b bdrm unit    typical 2 bdrm unit    2 bdrm unit @ step    2 bdrm unit @ end    boilerroom**

**rear elevation**



revisions

date

oct. 4, 2003

sheet title

**type 2, 3A, 3B**

**front/ rear elevations**

2 bdrm unit @ end

scale

1/4"=1'-0"

drawn by

RC

project number

9914

sheet number

**A2.1**

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.c.**

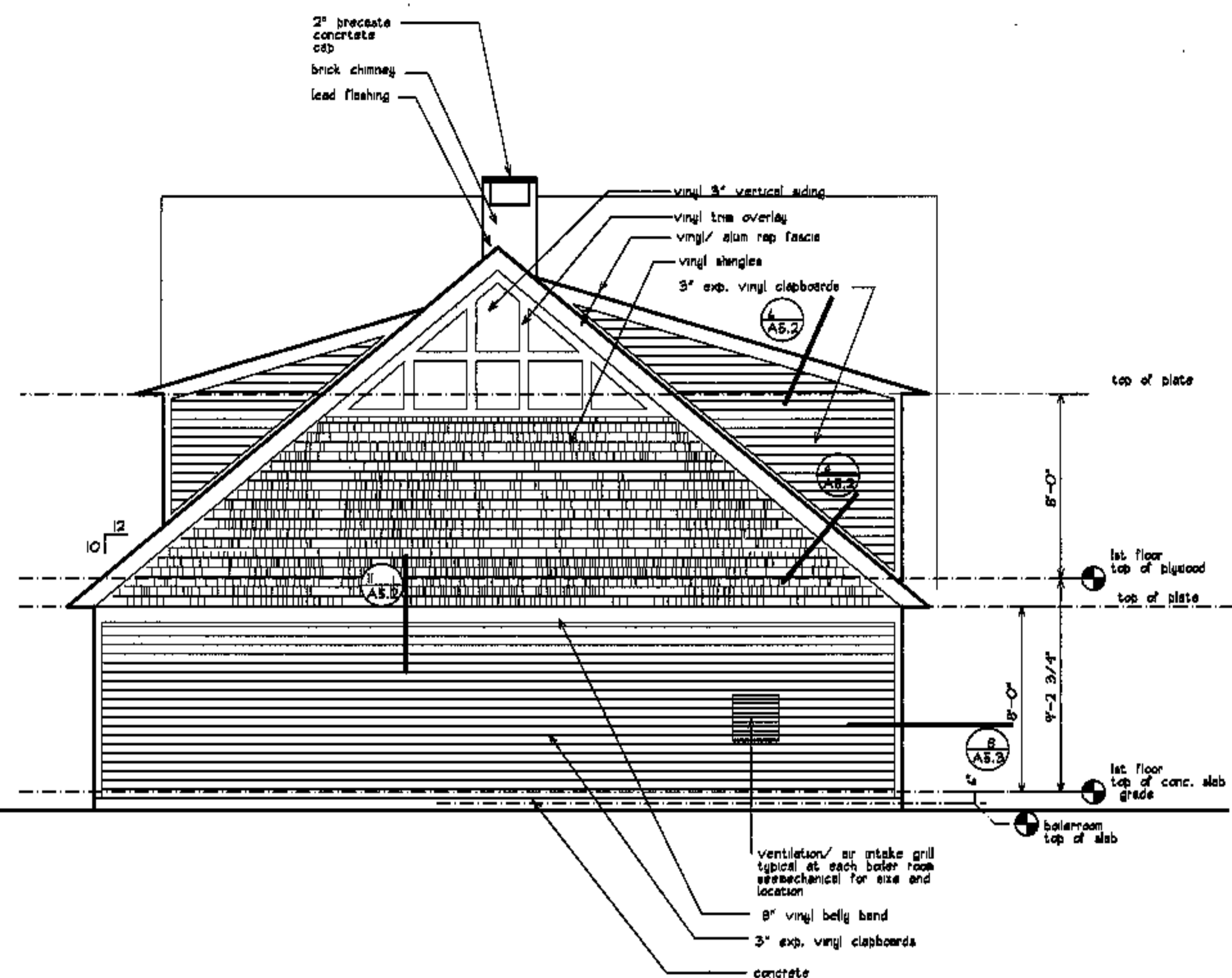
goduti/thomas architects

**44 oak st.**

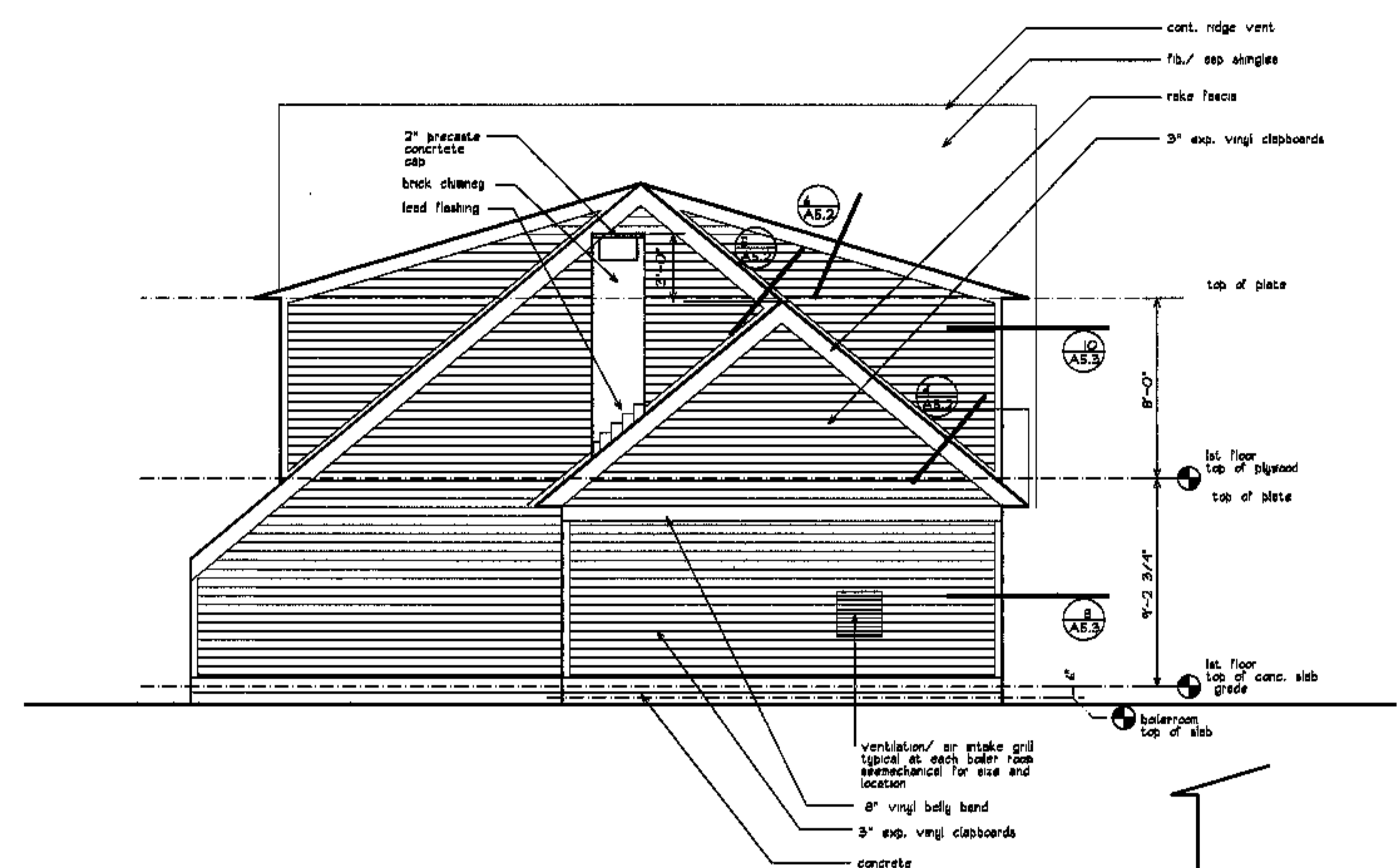
**portland, maine 04101**

**ph. 207-775-3184**

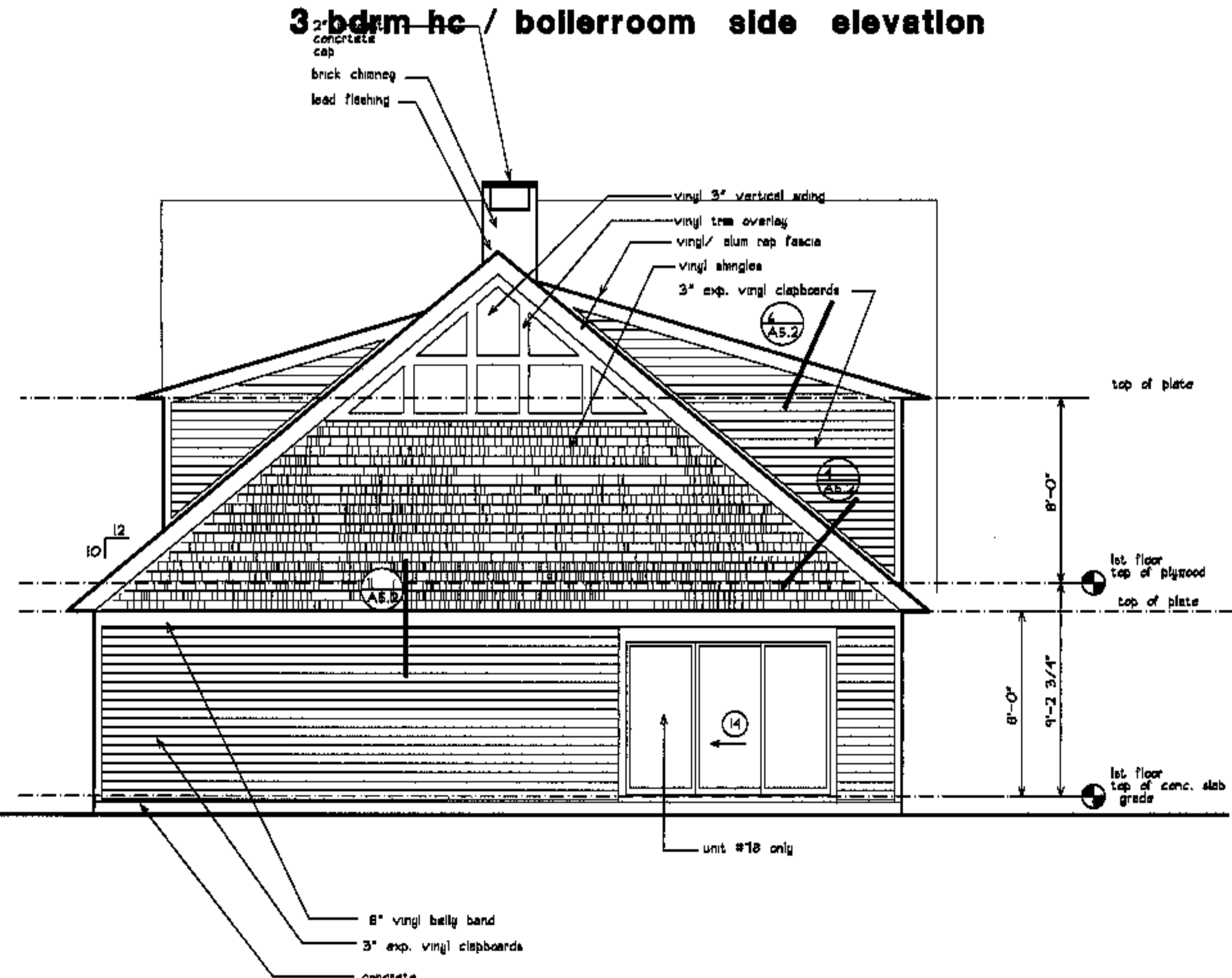
**fax 207-774-0846**



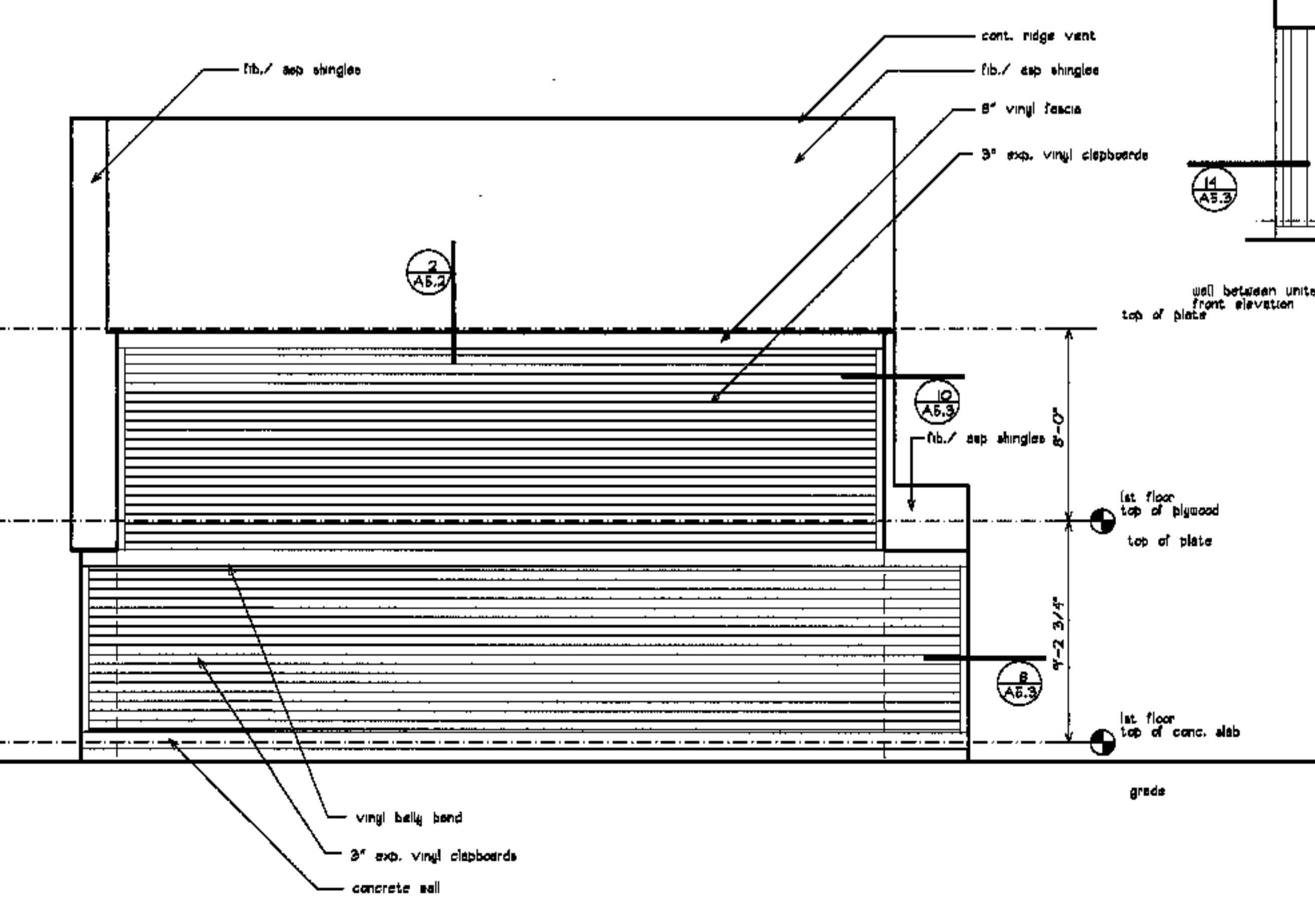
**3 bdrm hc / boiler room side elevation**



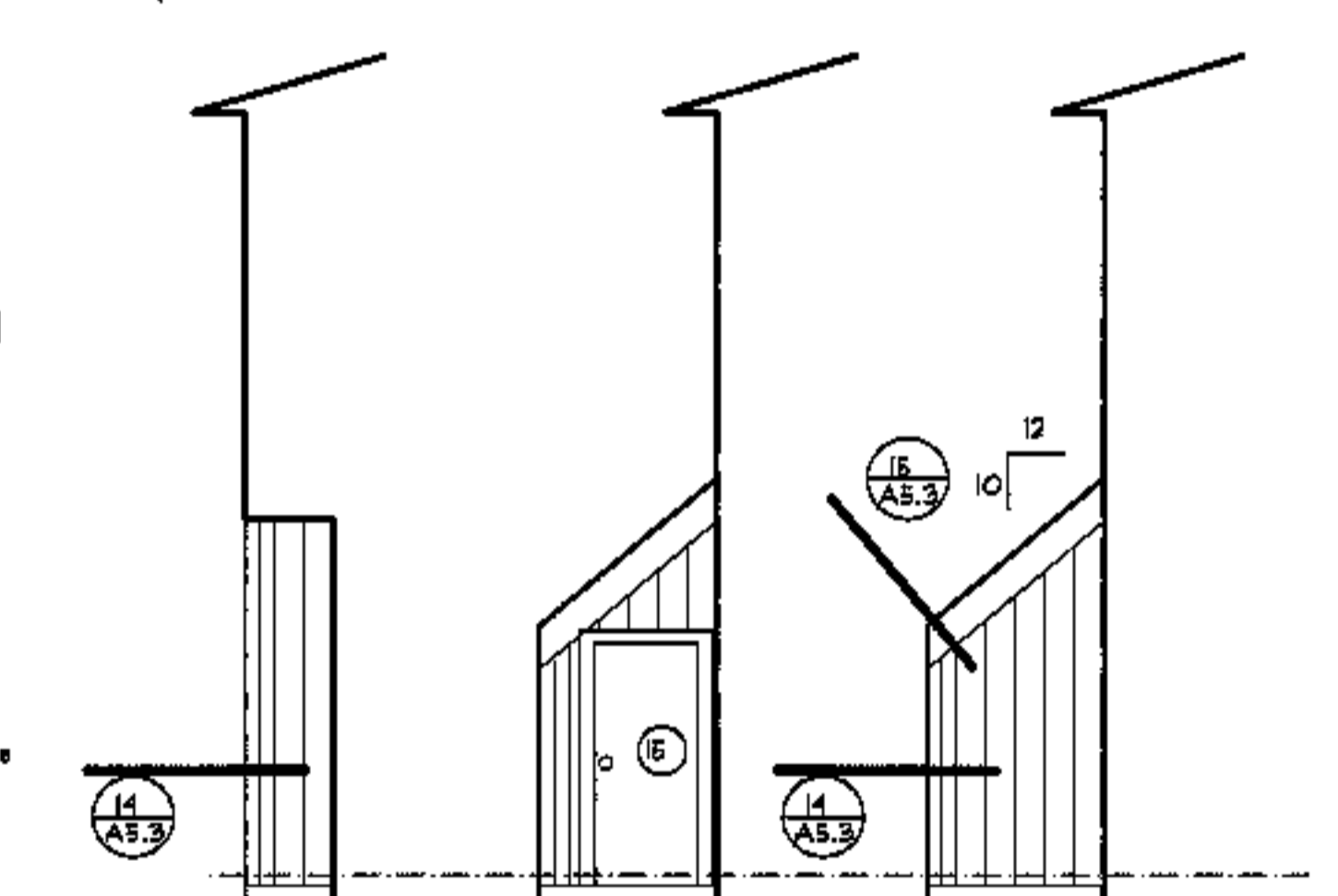
**2 bdrm/ boiler room side elevation**



**2 bdrm hc side elevation**



**3a bdrm side elevation**



**partial elevations**

revisions

date

oct. 4, 2003

sheet title

**type 3A, 2HC, 3HC  
side elevations**

scale

1/4"=1'-0"

drawn by

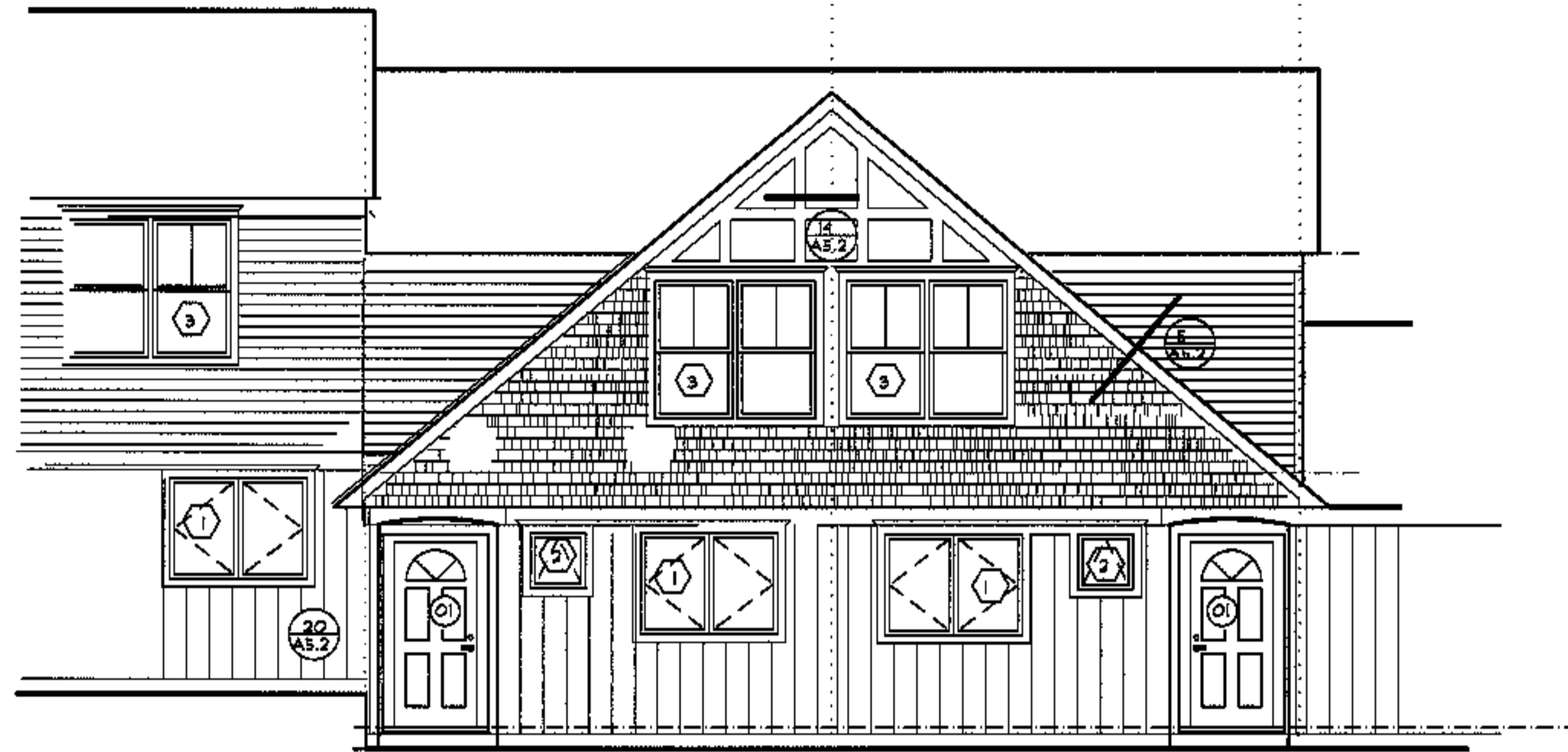
RC

project number

996

sheet number

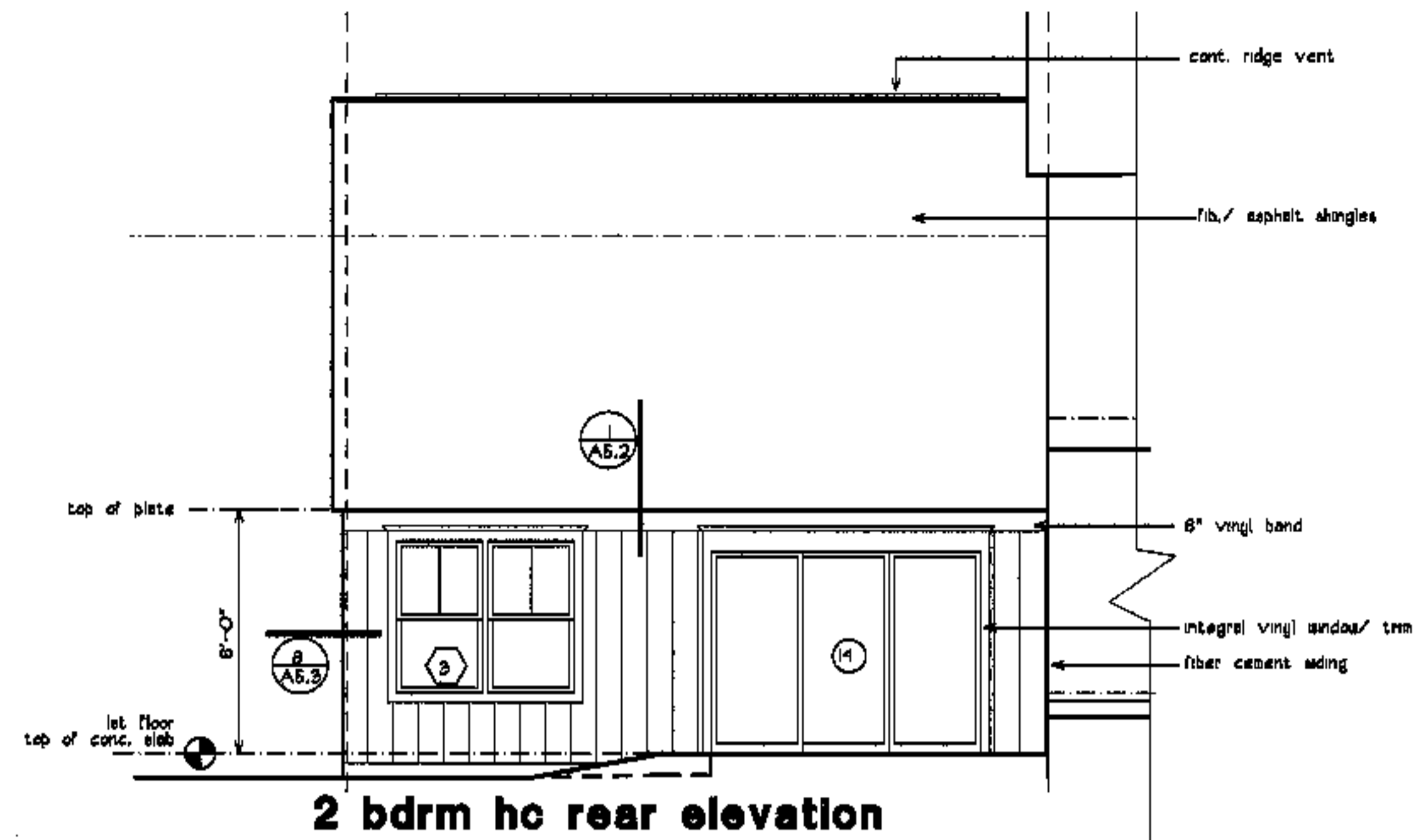
**A2.2**



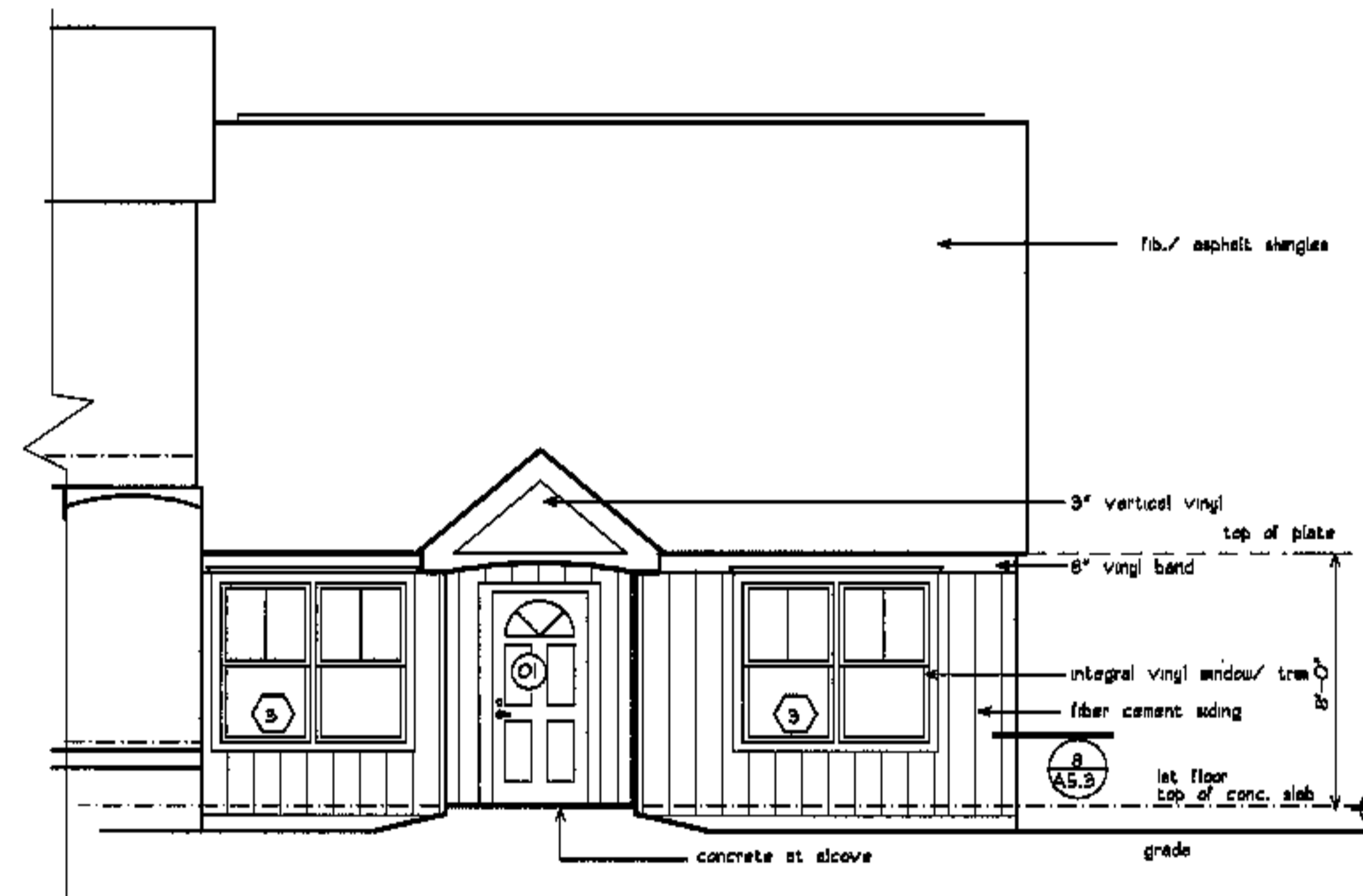
unit #53/ 41

unit #52/42

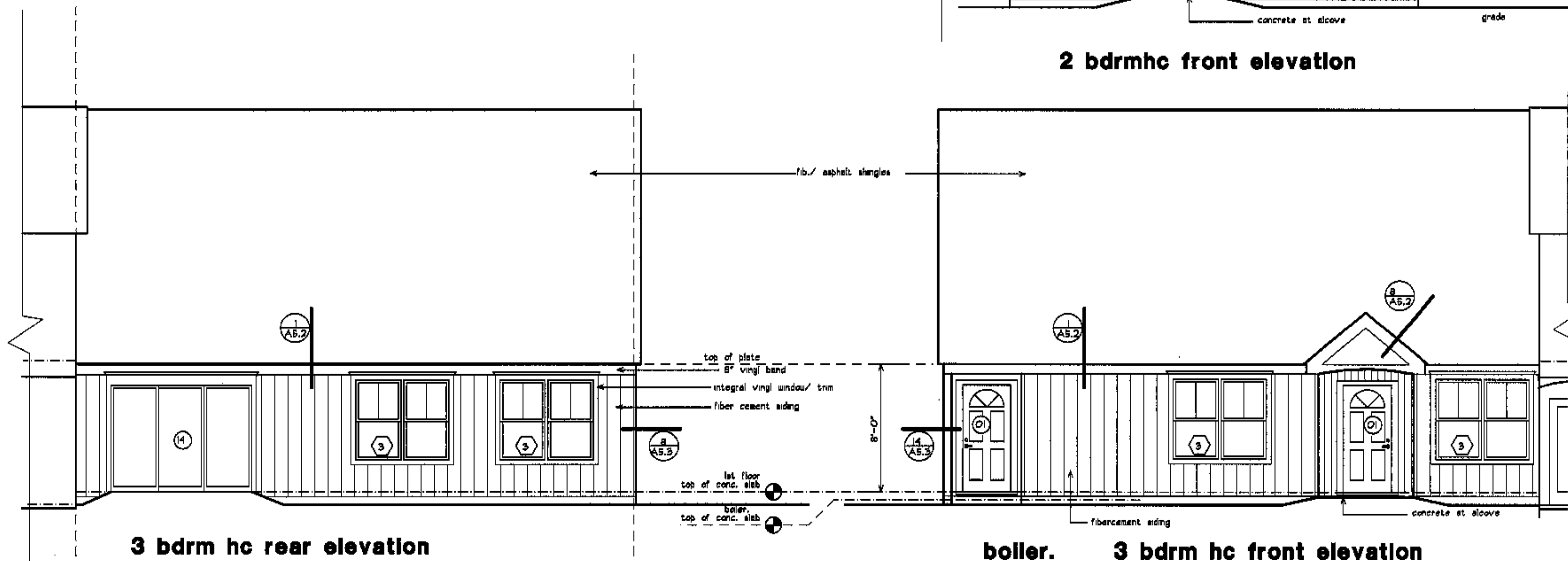
partial elevation bldg. 9, 11



2 bdrm hc rear elevation



2 bdrmhc front elevation



3 bdrm hc rear elevation

boiler. 3 bdrm hc front elevation

project name

**townhomes @  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, l.l.c.

goduti/thomae architects

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portland, maine 04101

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fax 207-774-0846



revisions

date

oct. 4, 2003

sheet title

**type 3 HC, 2HC  
front/ rear elevations**

scale

1/4"=1'-0"

drawn by

RG

project number

9916

sheet number

**A2.3**

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.i.c.**

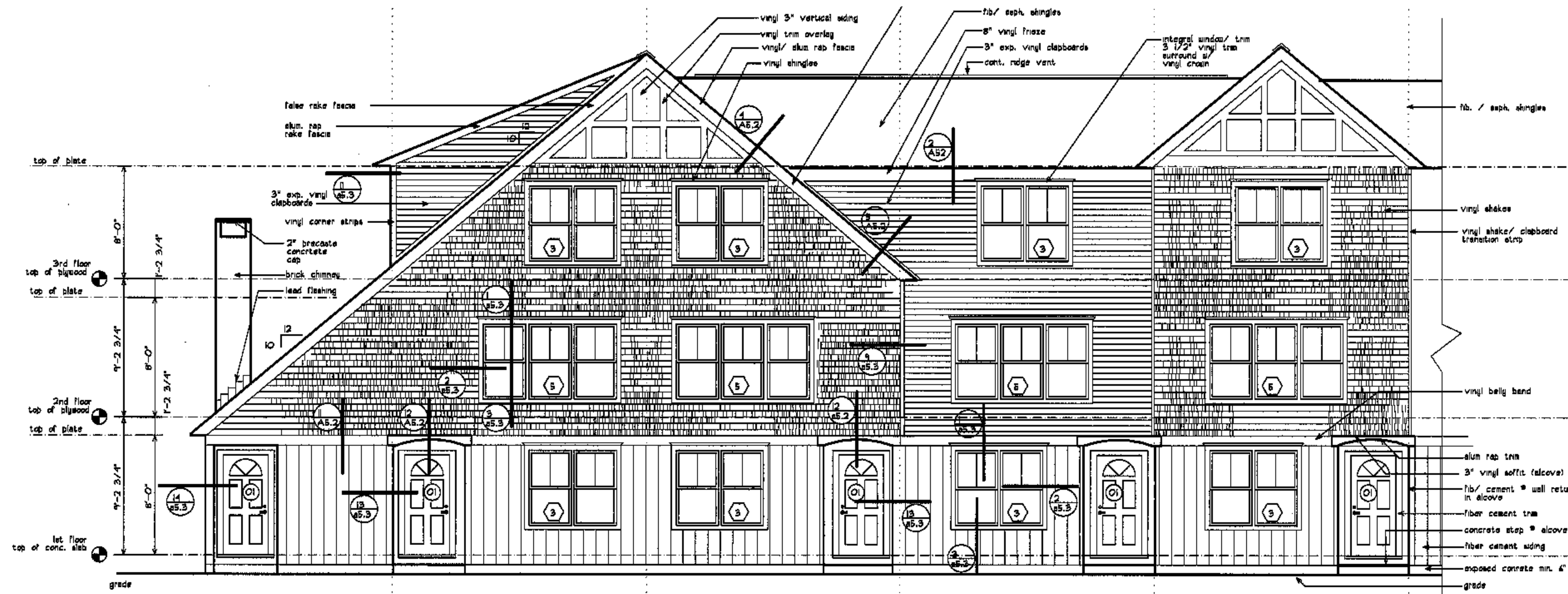
goduti/thomas architects

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portland, maine 04101

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fax 207-774-0846



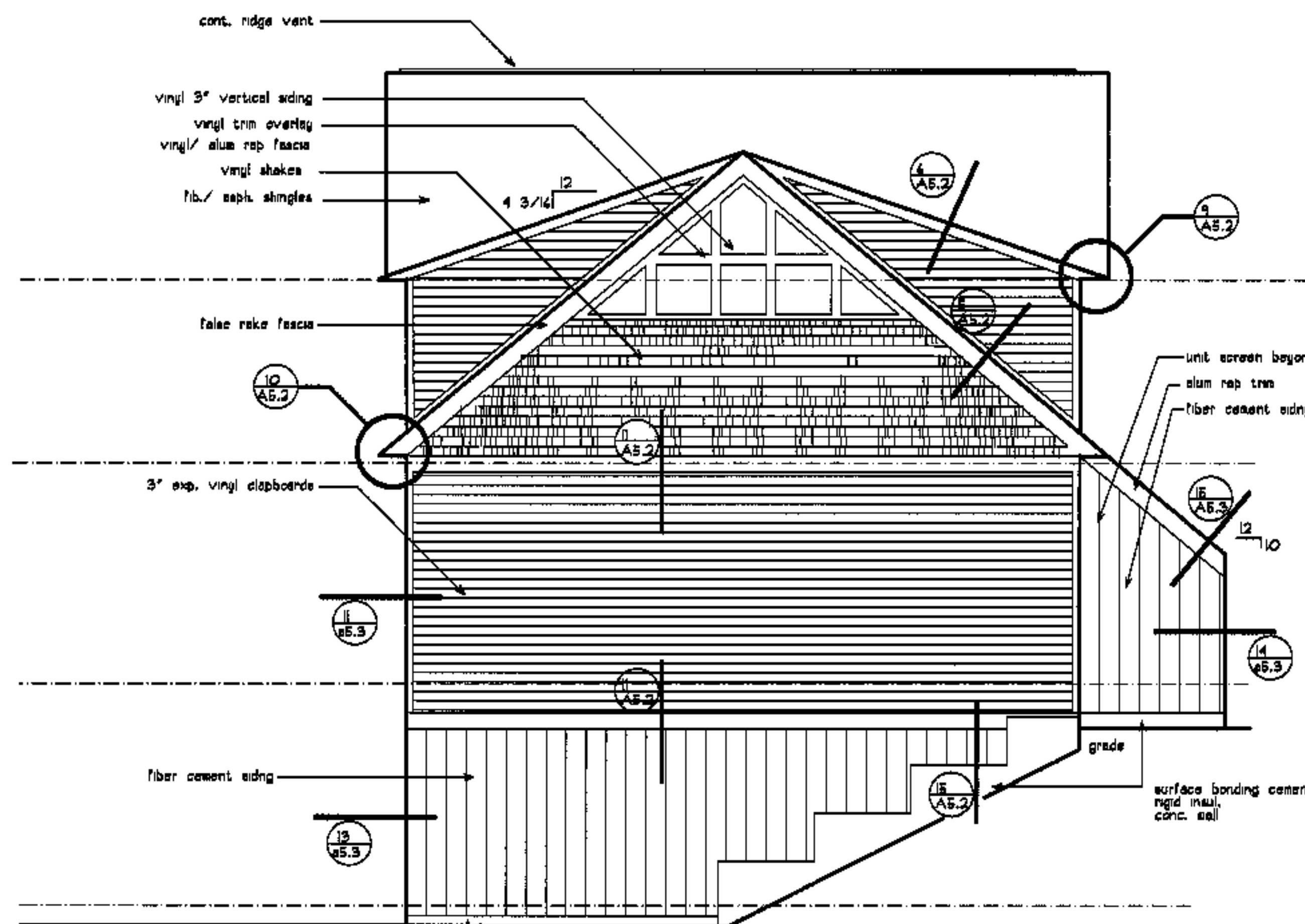
**boller**

**type 3E front**

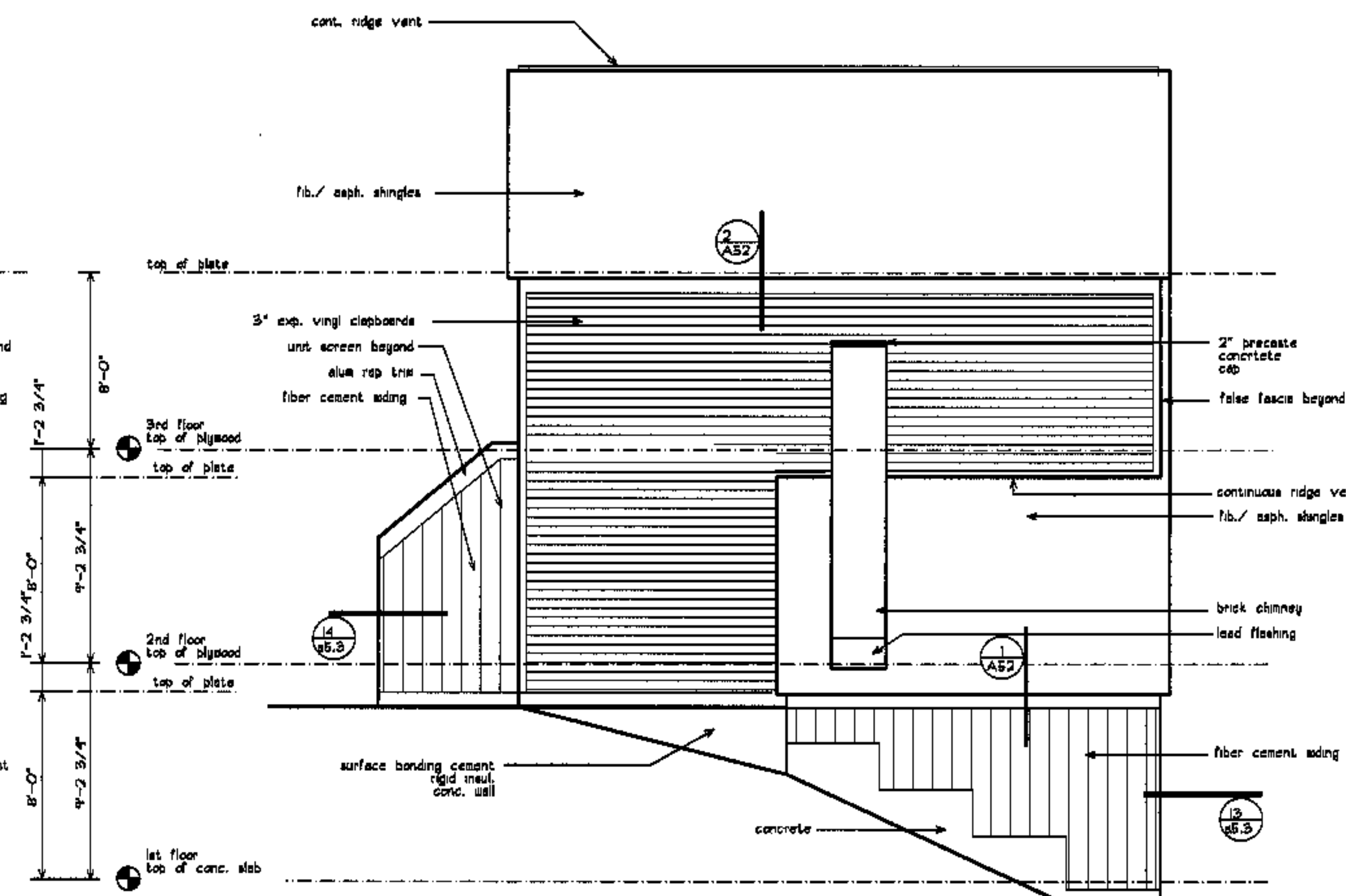
**type 3F front**

**type 3C front**

**type 3D front**



**type 3C side elevation**



**type 3E/ boll. side elevation**

revisions

date

oct. 4, 2003

sheet title

**type 3C, 3D, 3E,3F**

**front, side elevations**

scale

1/4"=1'-0"

drawn by

RG

project number

9916

sheet number

**A2.4**

project name

**townhomes@  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, l.i.o.

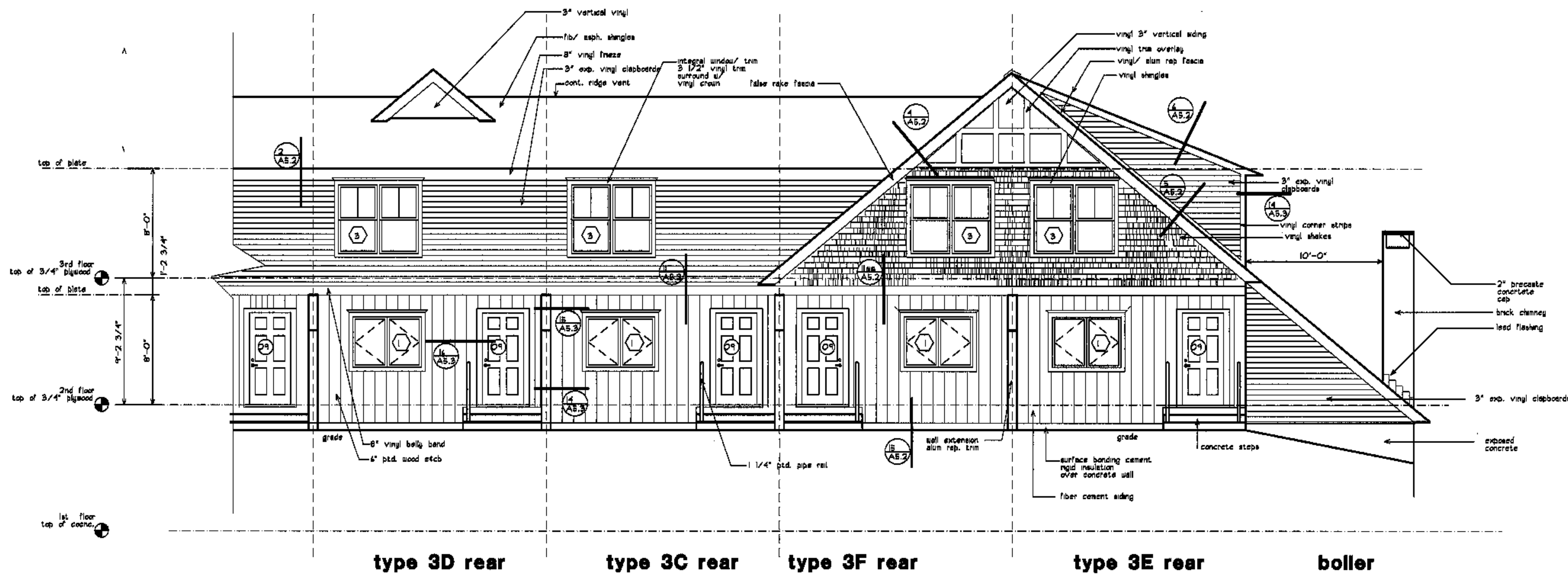
goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846



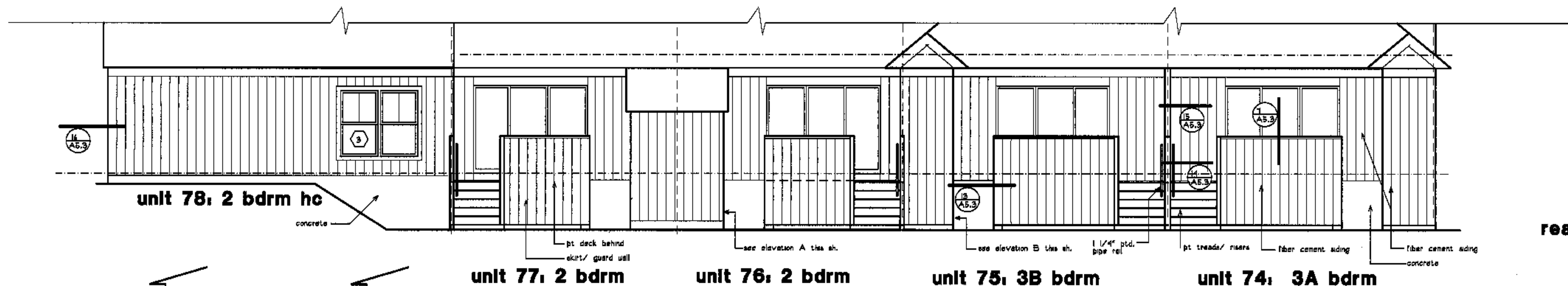
type 3D rear

type 3C rear

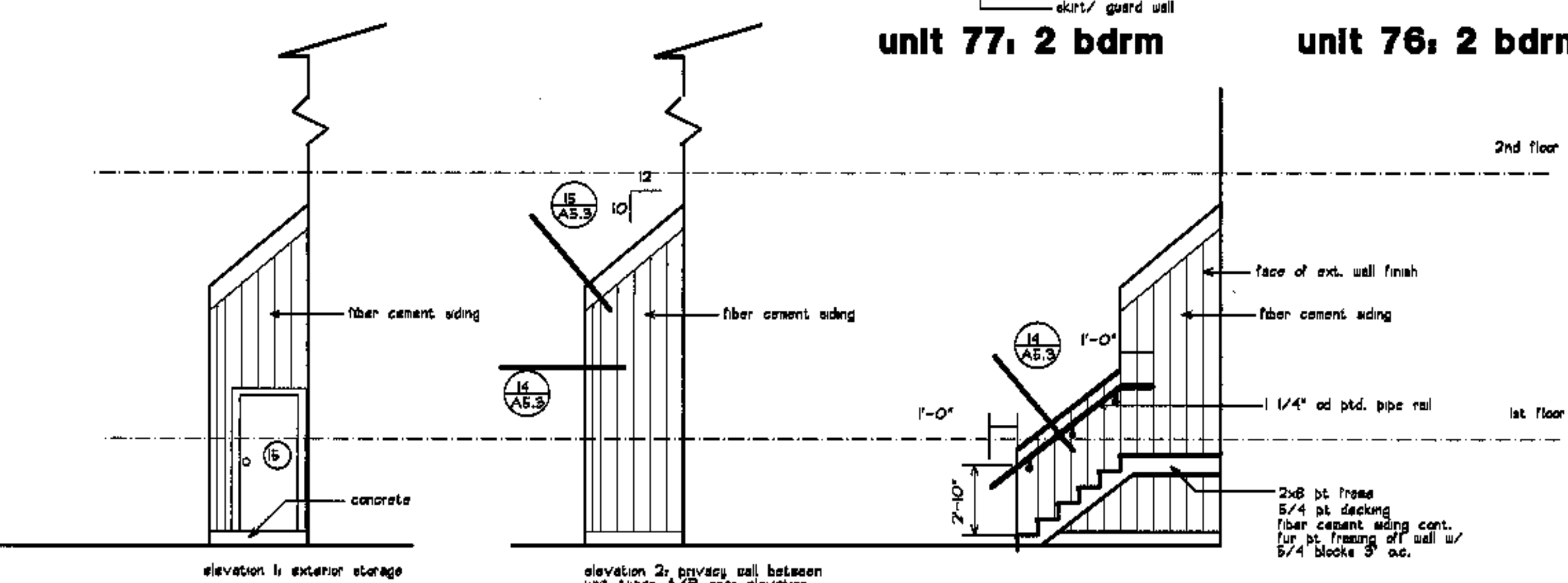
type 3F rear

type 3E rear

boiler



rear elevation



partial elevations

revisions

date

oct. 4, 2003

sheet title

**type 3C, 3D, 3E, 3F  
rear elevations**

scale

1/4"=1'-0"

drawn by

RC

project number

9914

sheet number

**A2.5**

project name

**townhomes @ ocean east**

presumpscot st. portland, me.

ocean east of portland, l.l.c.

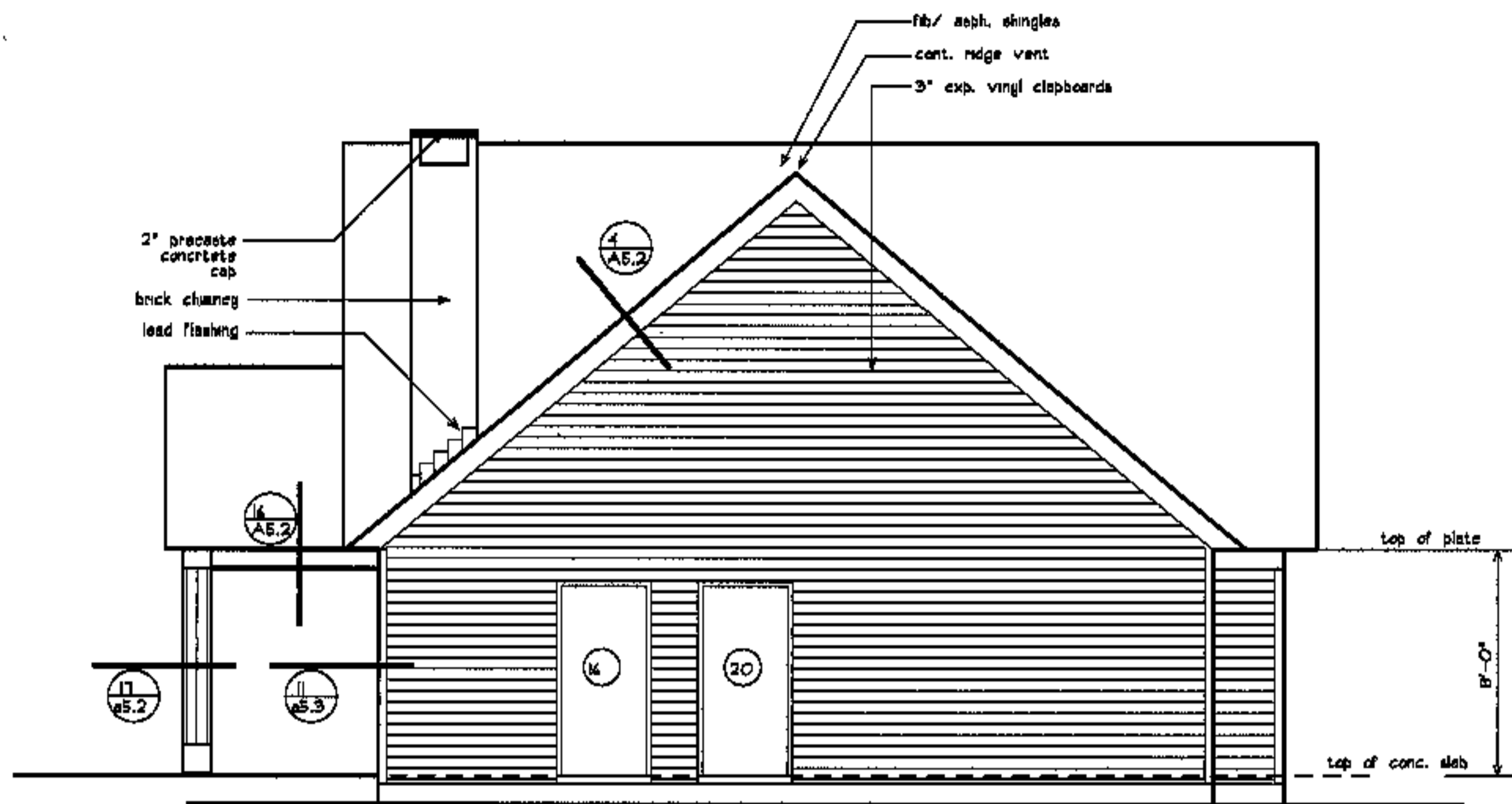
goduti/thomae architects

44 oak st.

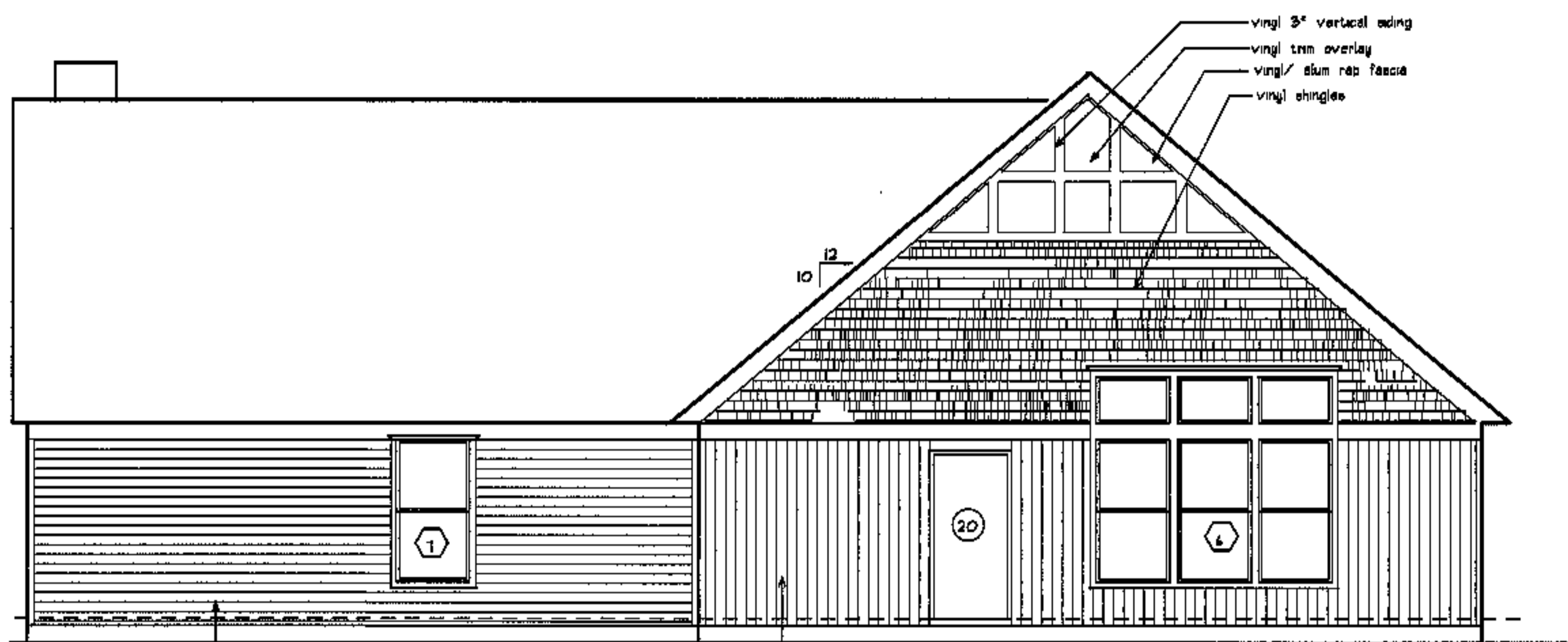
portland, maine 04101

ph. 207-775-3184

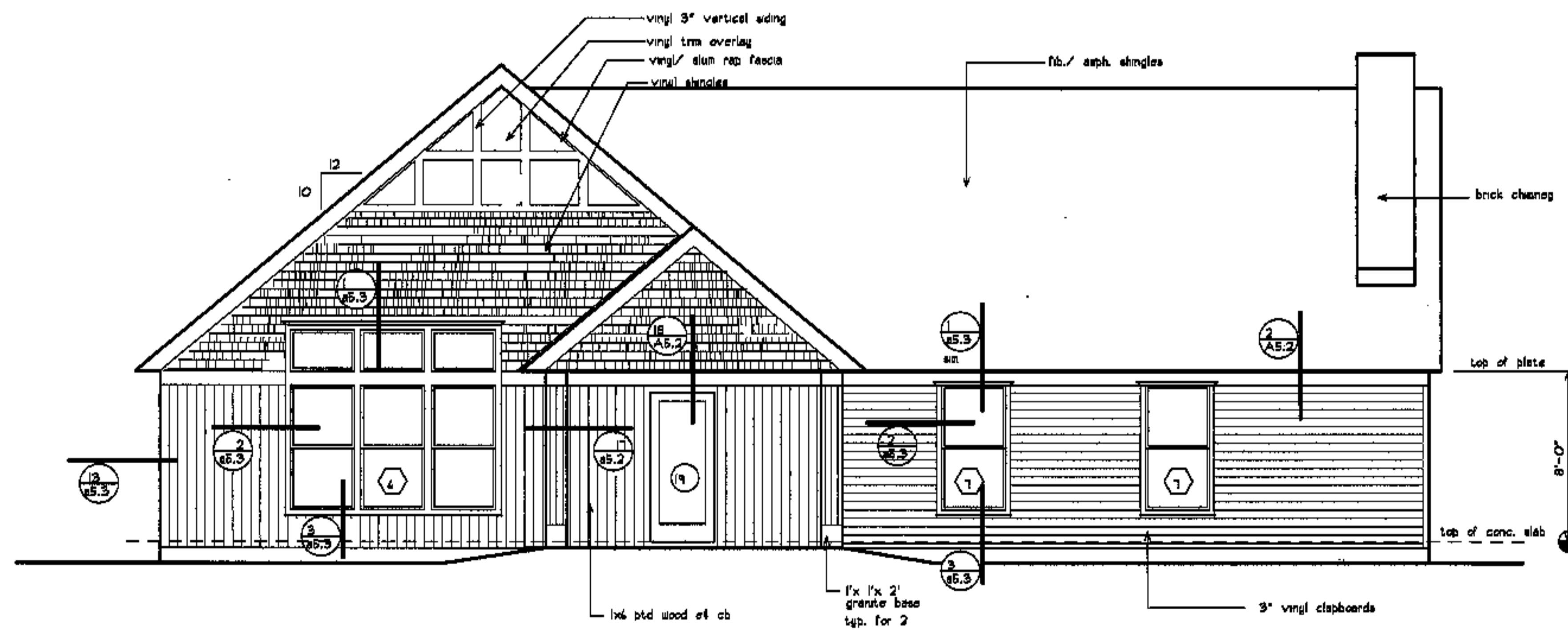
fax 207-774-0848



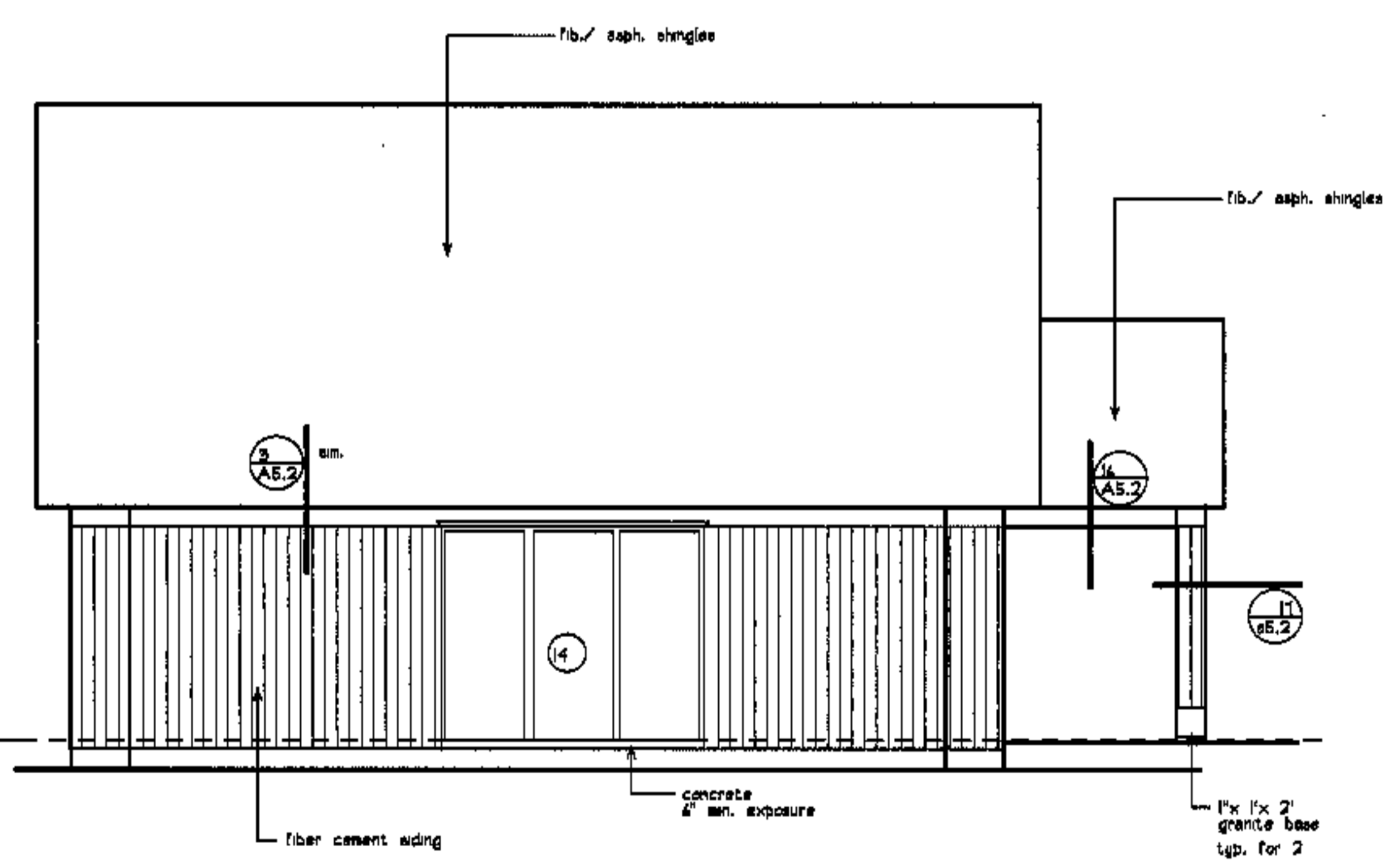
north/ side elevation



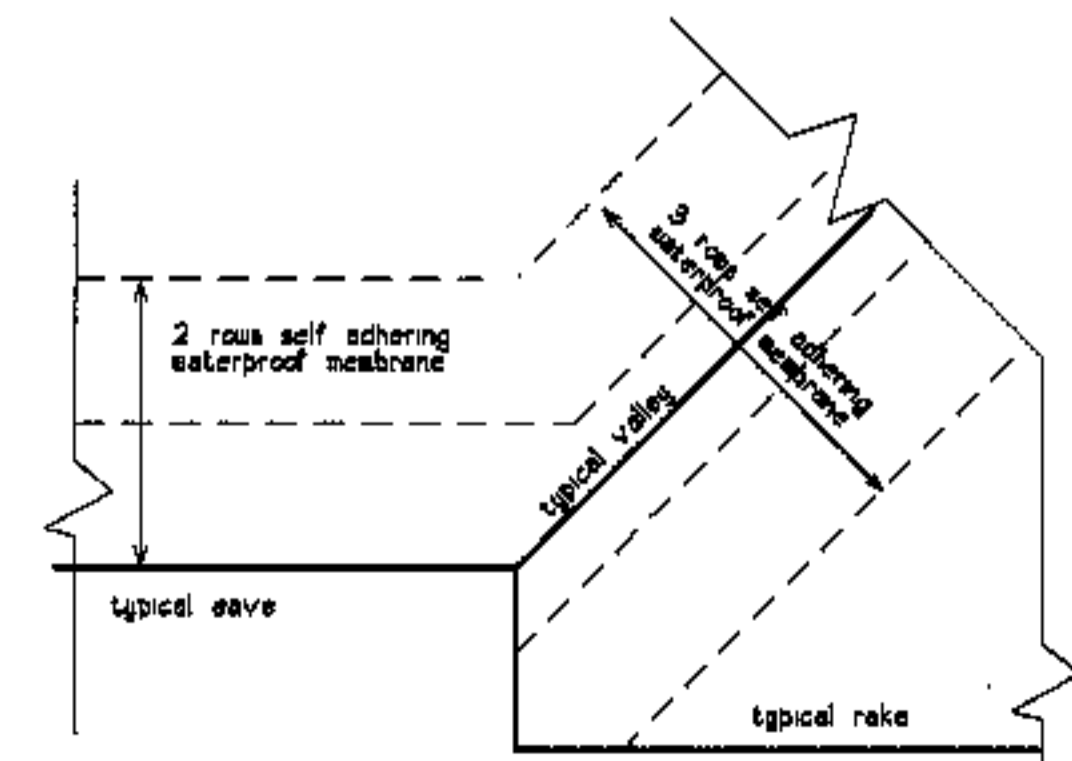
west/ rear elevation



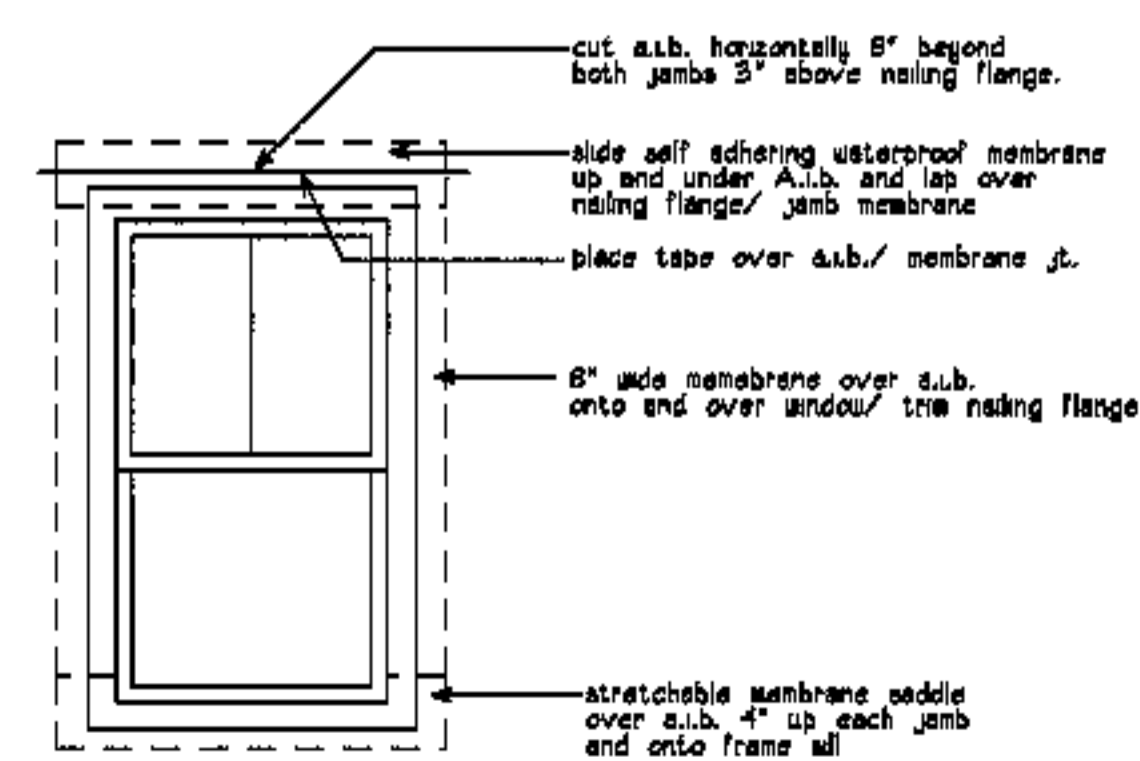
east/ front elevation



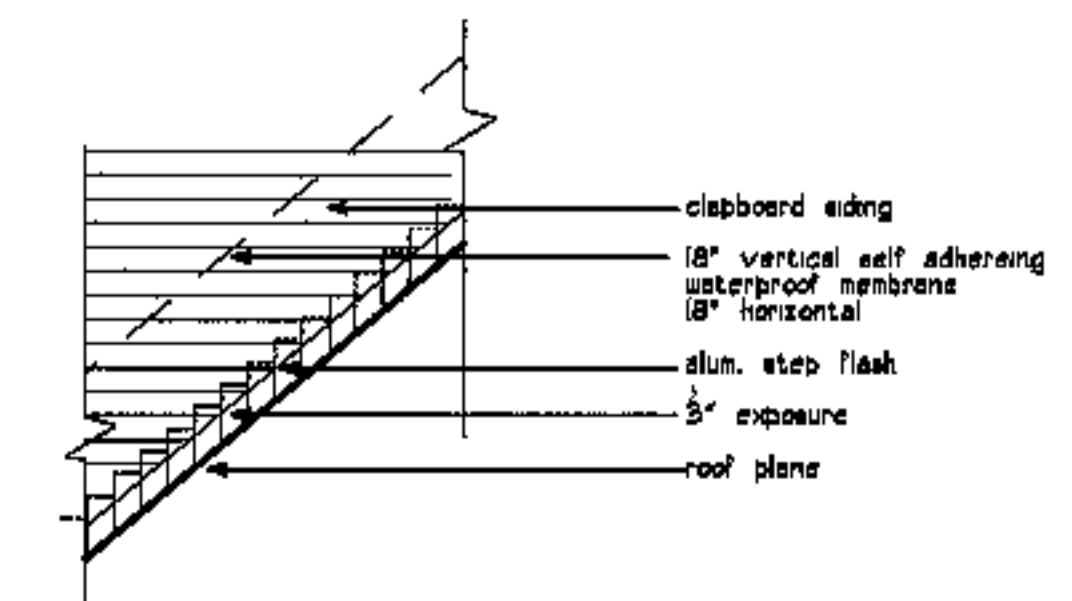
south/ side elevation



roof flashing



window flash schematic



typ. side wall step flash



revisions

date

oct. 4, 2003

sheet title

**community bldg. elevations**

scale

1/4"=1'-0"

drawn by

RG

project number

9916

sheet number

**A2.6**

project name

**townhomes @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c.

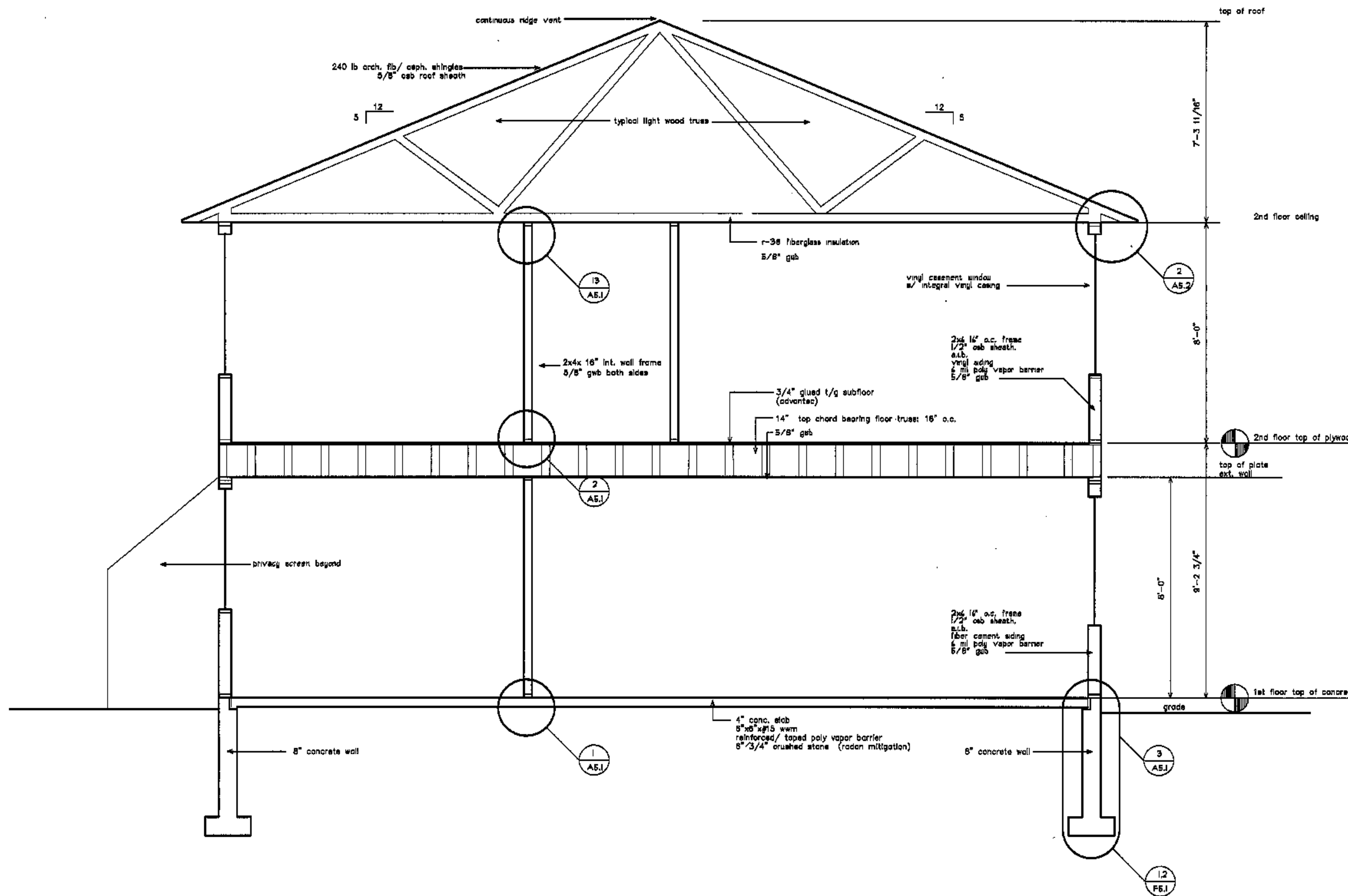
goduli/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-8184

fax 207-774-0846



revisions

date

oct. 4, 2003

sheet title

**type 2, 3G**

**building section**

scale

1/2"=1'-0"

drawn by

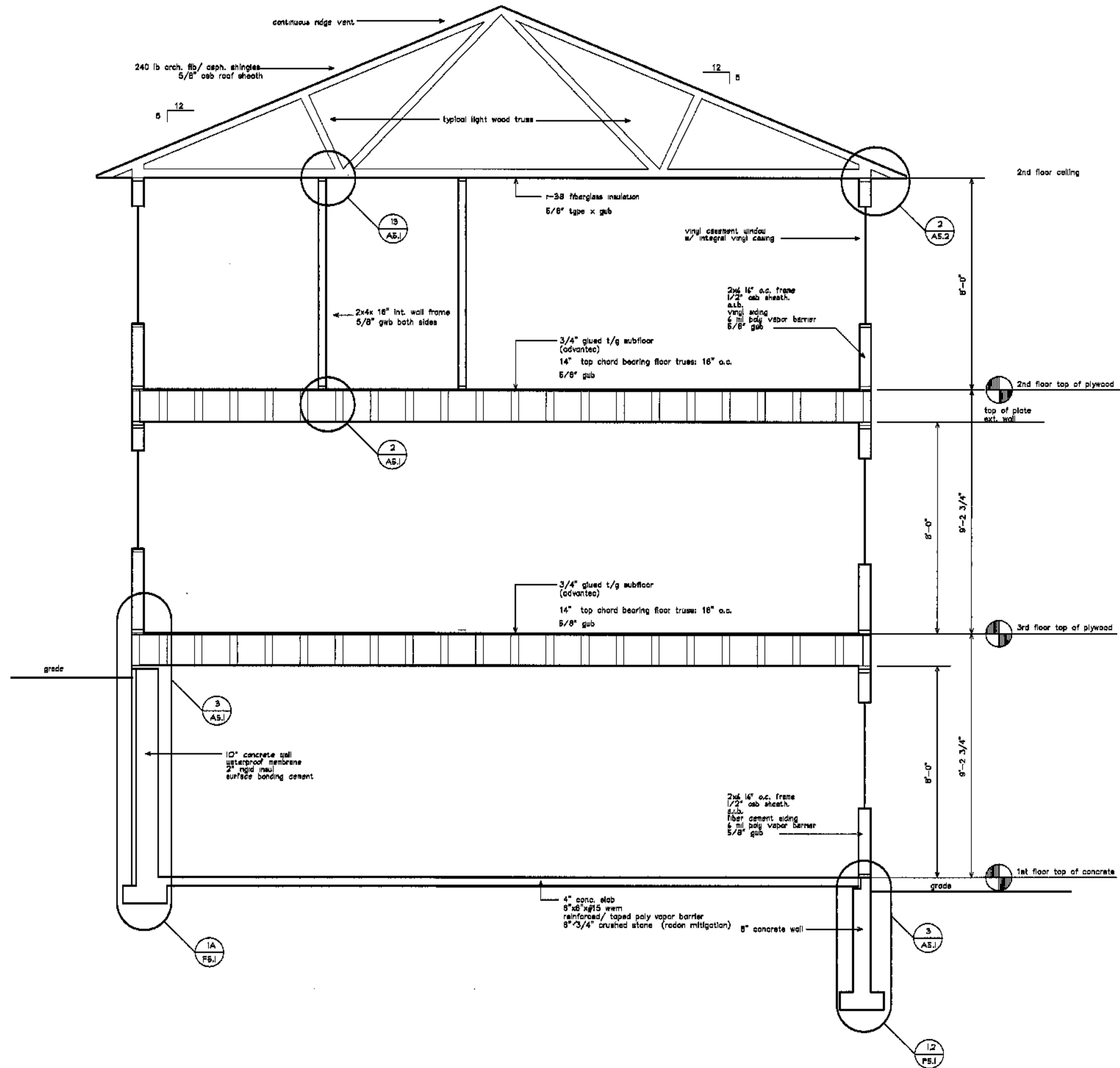
RG

project number

996

sheet number

**A3.1**



project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.l.c.**

**goduti/thomes architects**

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0646**



revisions

date

oct. 4, 2003

sheet title

**type 3C, 3D, 3E, 3F  
building section**

**scale**

1/2"=1'-0"

**drawn by**

RG

**project number**

4916

sheet number

**A3.2**



project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, I.L.C.**

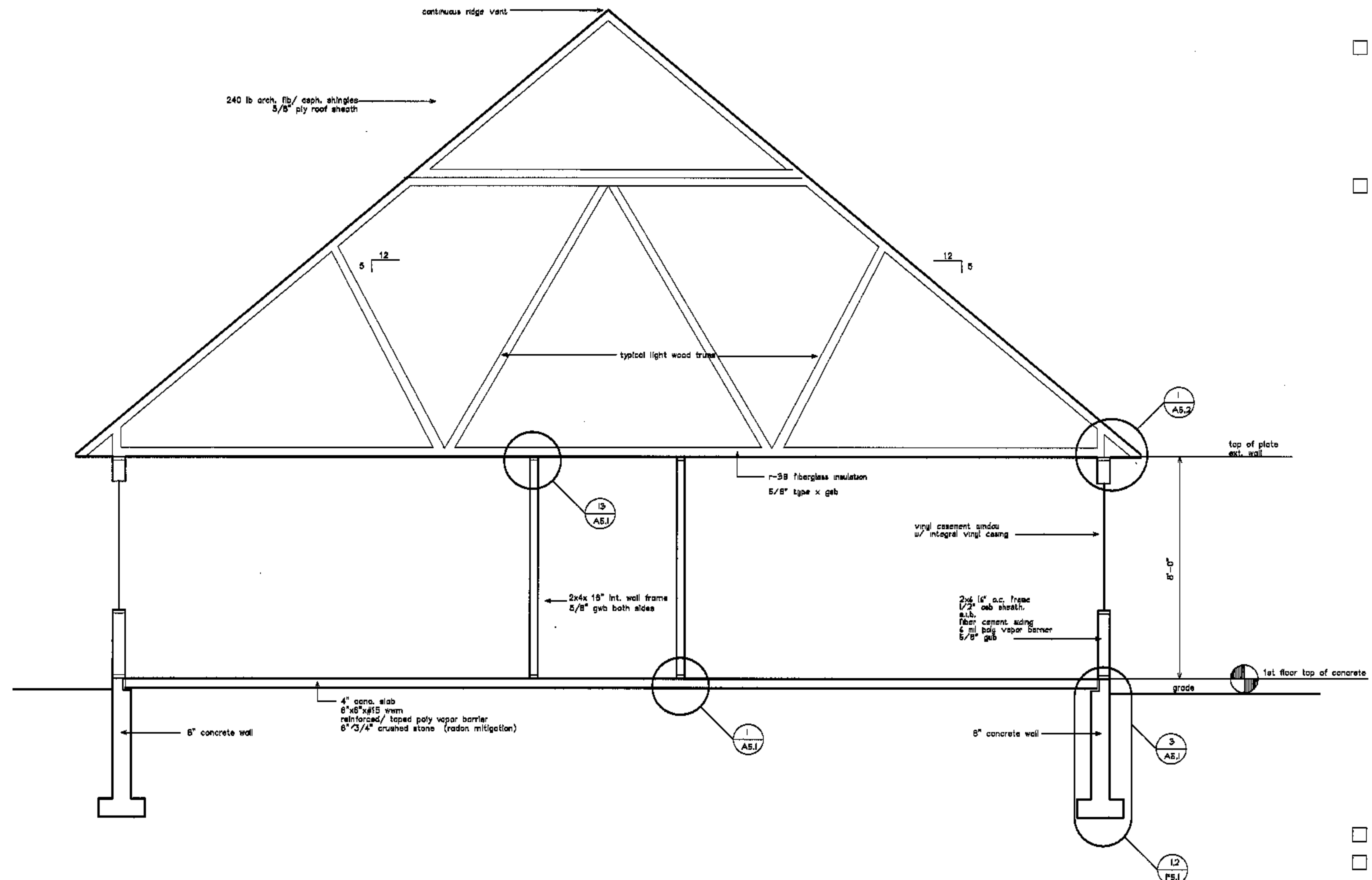
goduti/thomas architects

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portland, maine 04101

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fax 207-774-0846



revisions

date

oct. 4, 2003

sheet title

**type 2hc, 3 hc  
building section**

scale

1/2"=1'-0"

drawn by

RG

project number

996

sheet number

**A3.3**

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.i.o.**

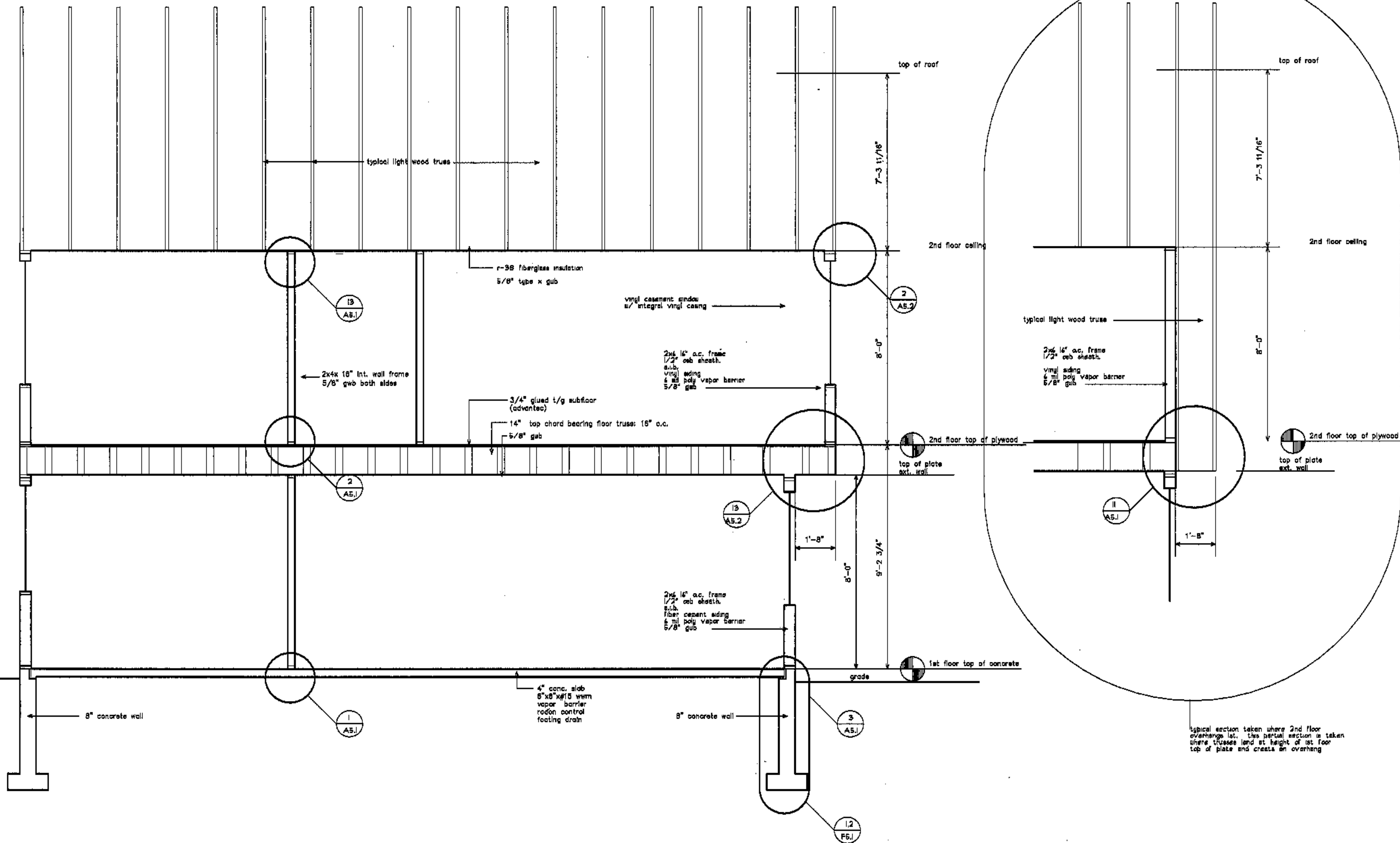
goduli/thomas architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0846**



revisions

date

oct. 4, 2003

sheet title

**type 3A, 3B  
building section**

scale

1/2"=1'-0"

drawn by

RG

project number

496

sheet number

**A3.4**

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.l.c.**

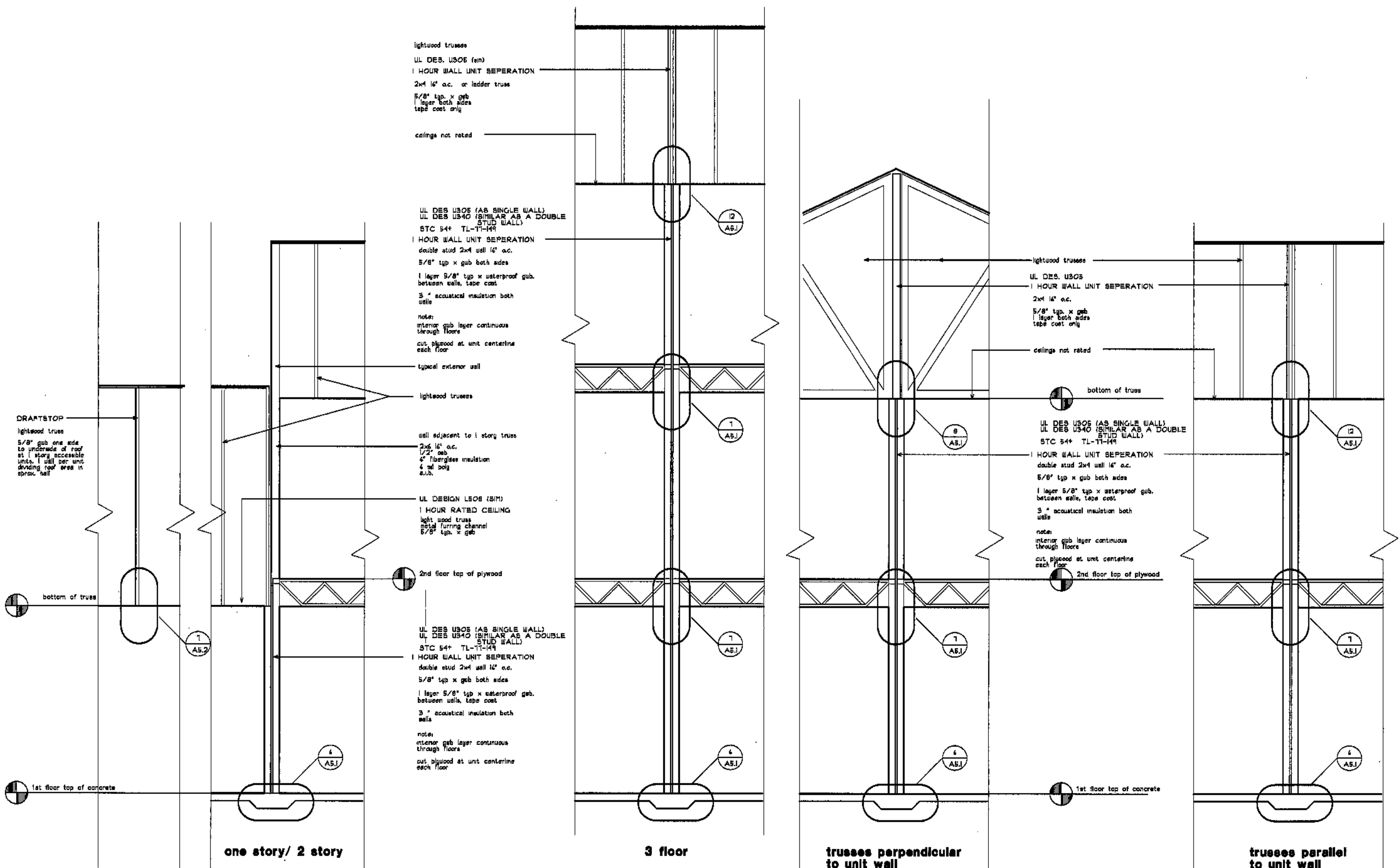
goduti/thomas architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0848**



revisions

date

sheet title

**unit wall separation**

scale

1/2"=1'-0"

drawn by

RG

project number

9916

sheet number

**A3.5**

project name

**townhomes @ ocean east**

**presumpcot st. portland, me.**

**ocean east of portland, i.i.o.**

godut/thomas architects

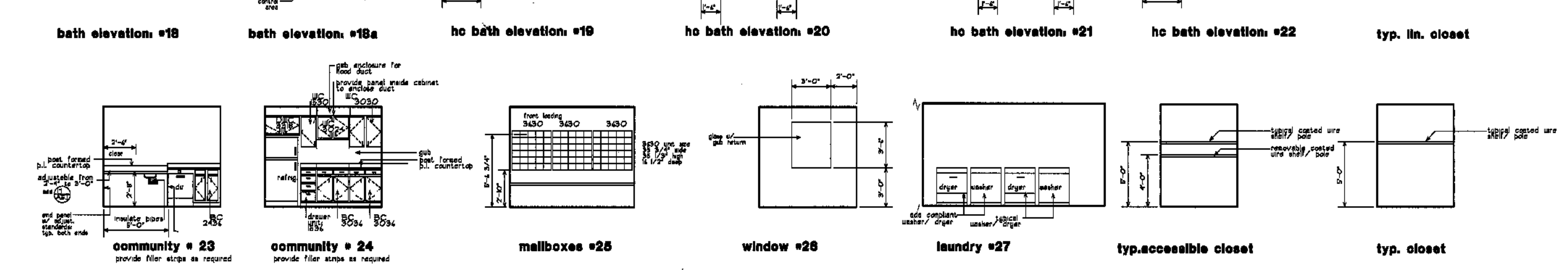
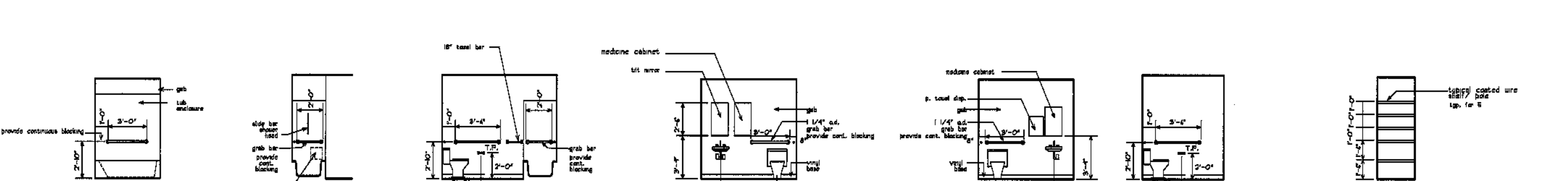
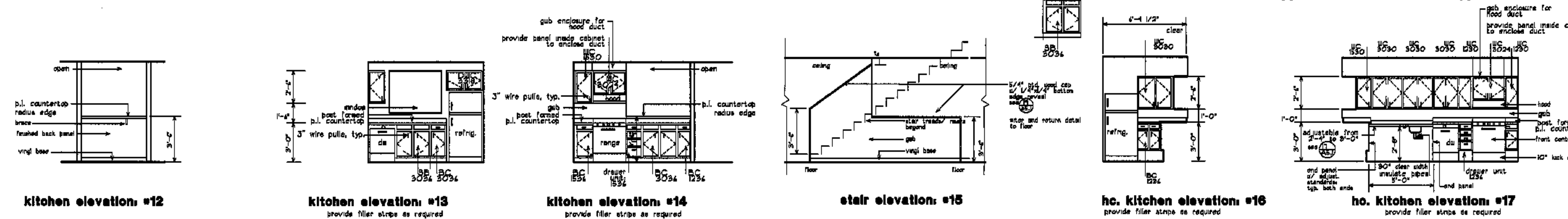
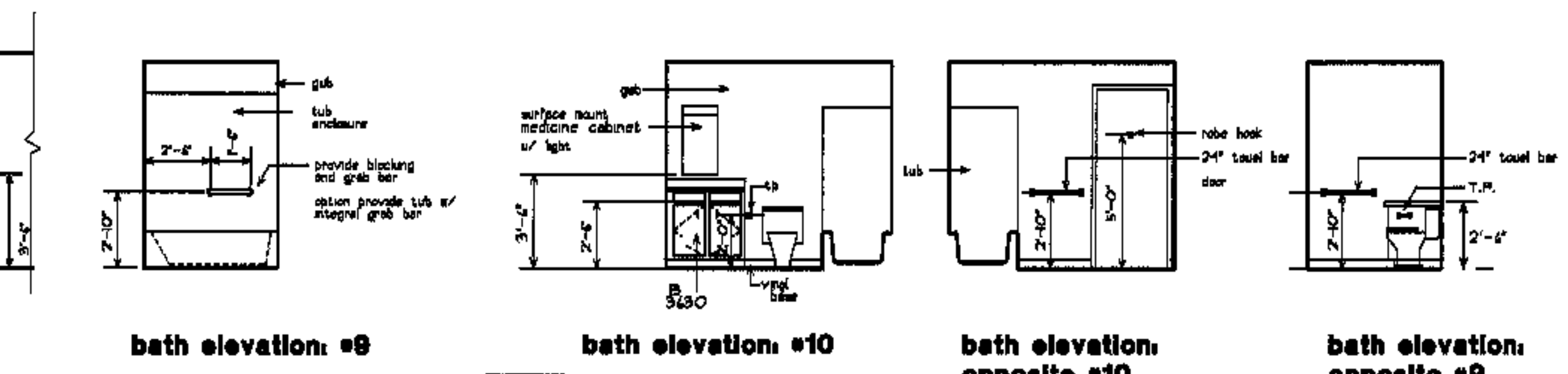
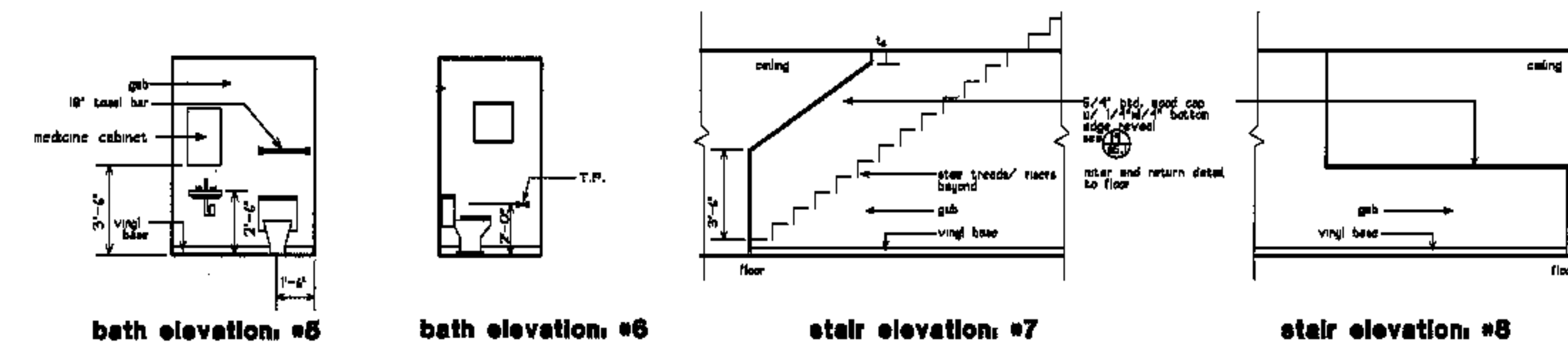
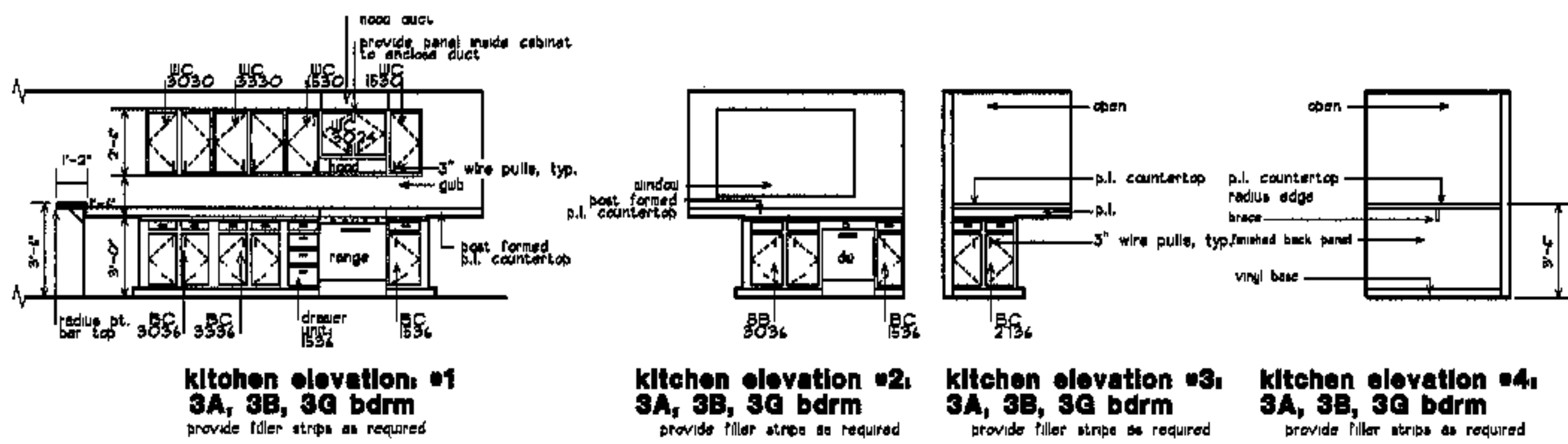
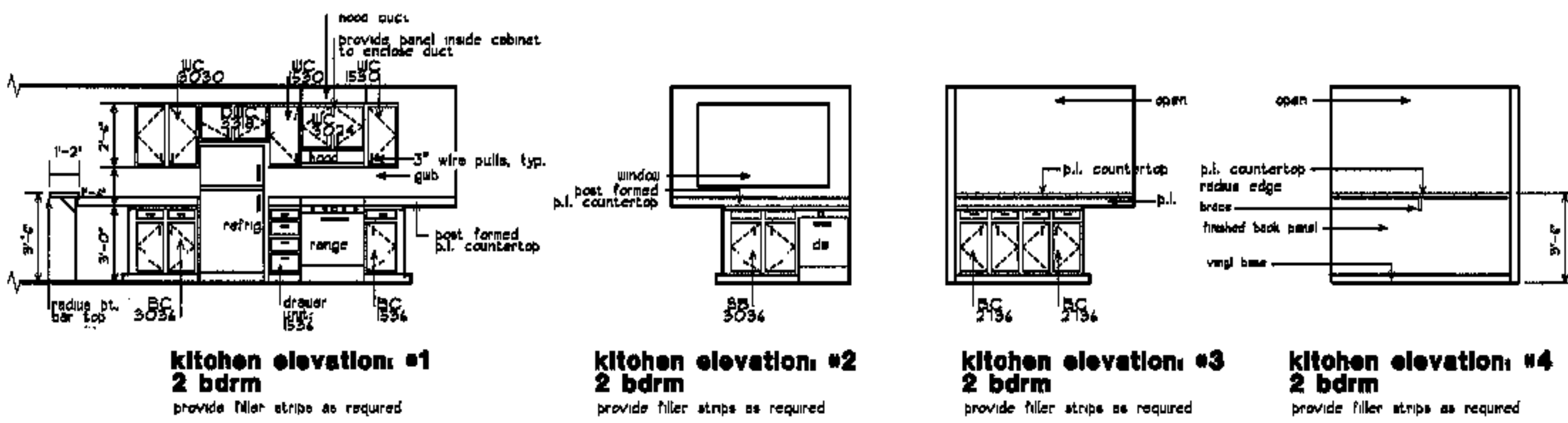
44 oak st.

portland, maine 04101

ph. 207-776-3184

fax 207-774-0848

NOTES:  
1. PROVIDE CONT. SOLID WOOD BLOCKING FOR ALL GRAB BARS, CABINETS, AND HOLDERS.



revisions

date

oct. 4, 2003

sheet title

interior elevations

elevations

scale

1/4"=1'-0"

drawn by

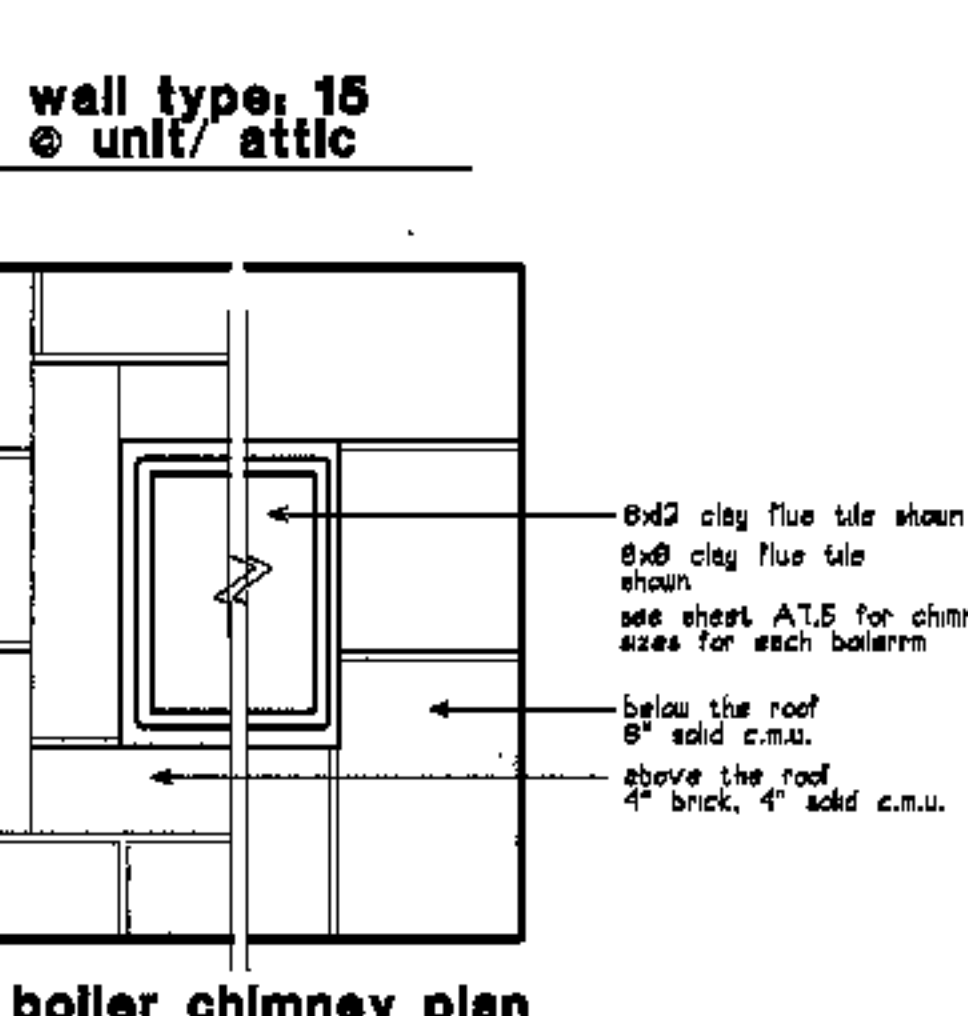
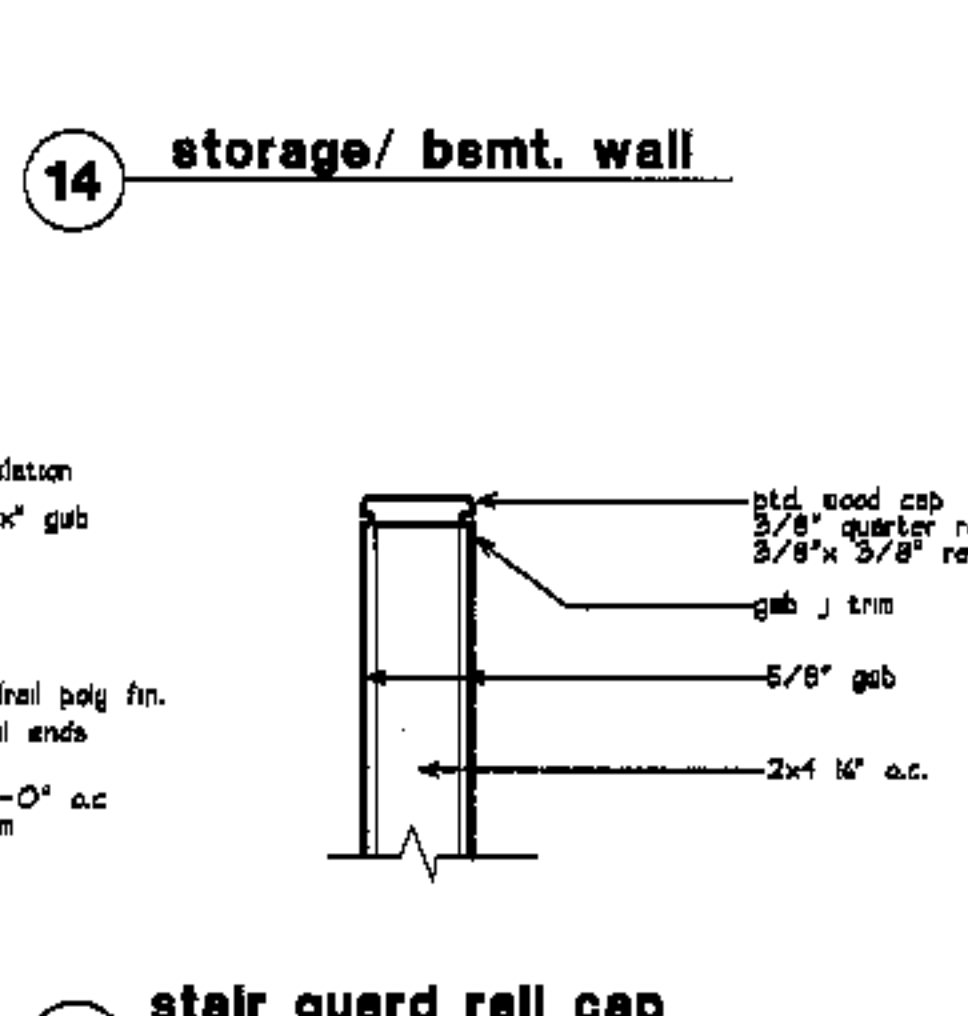
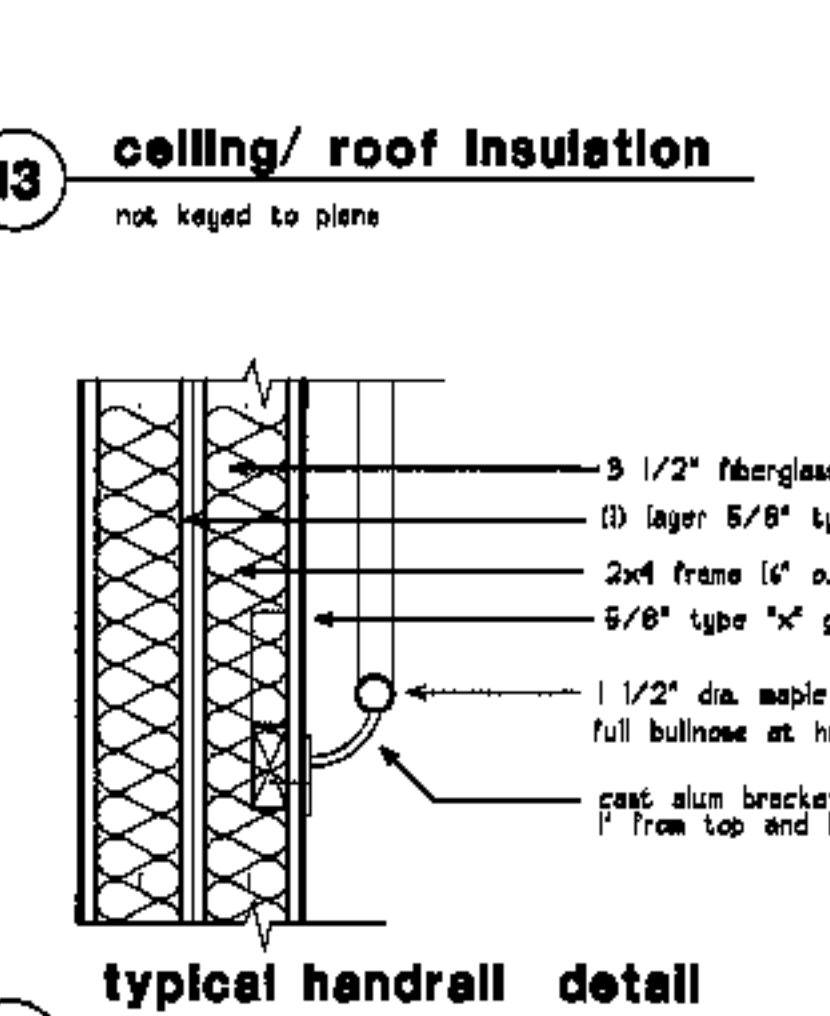
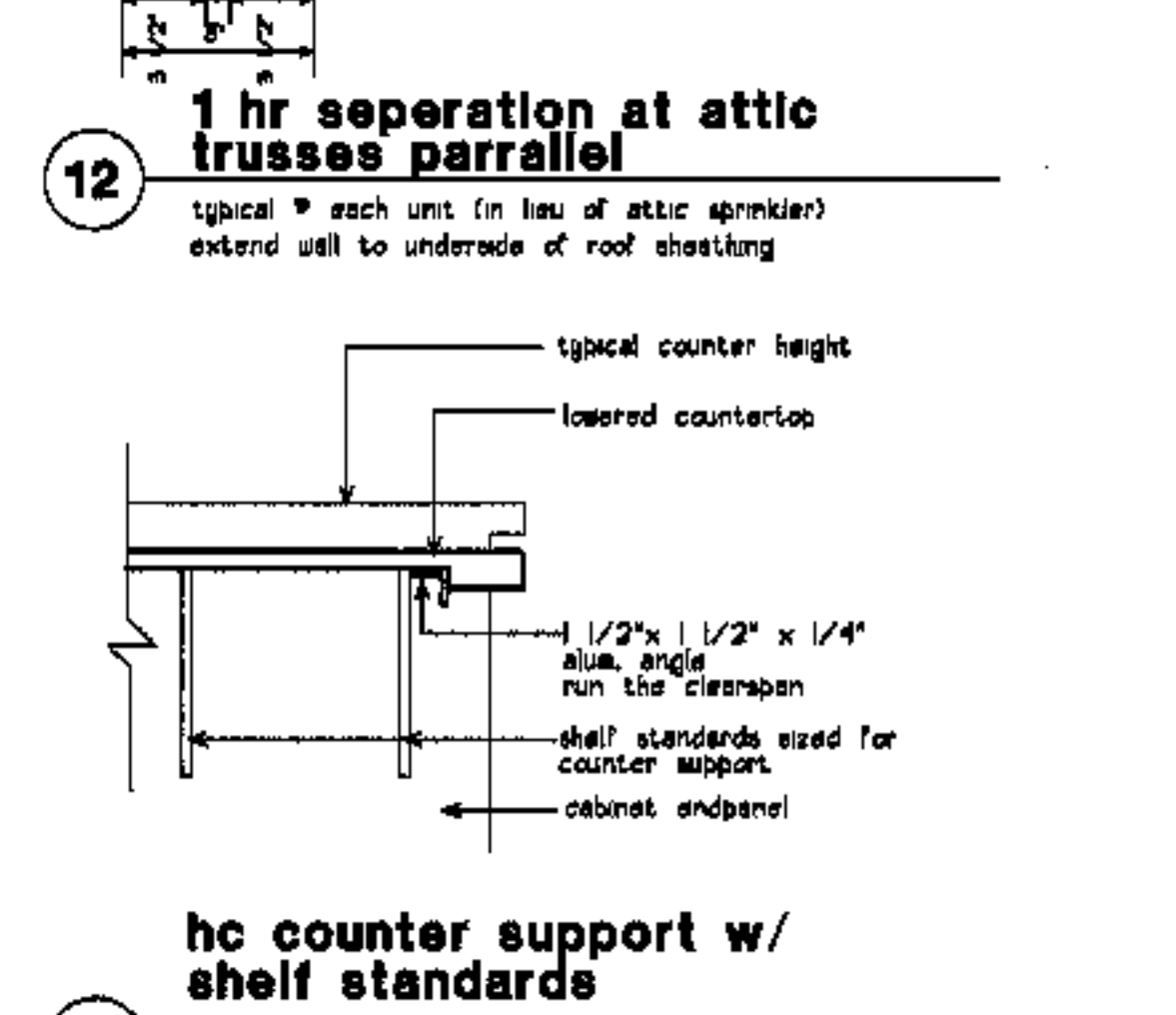
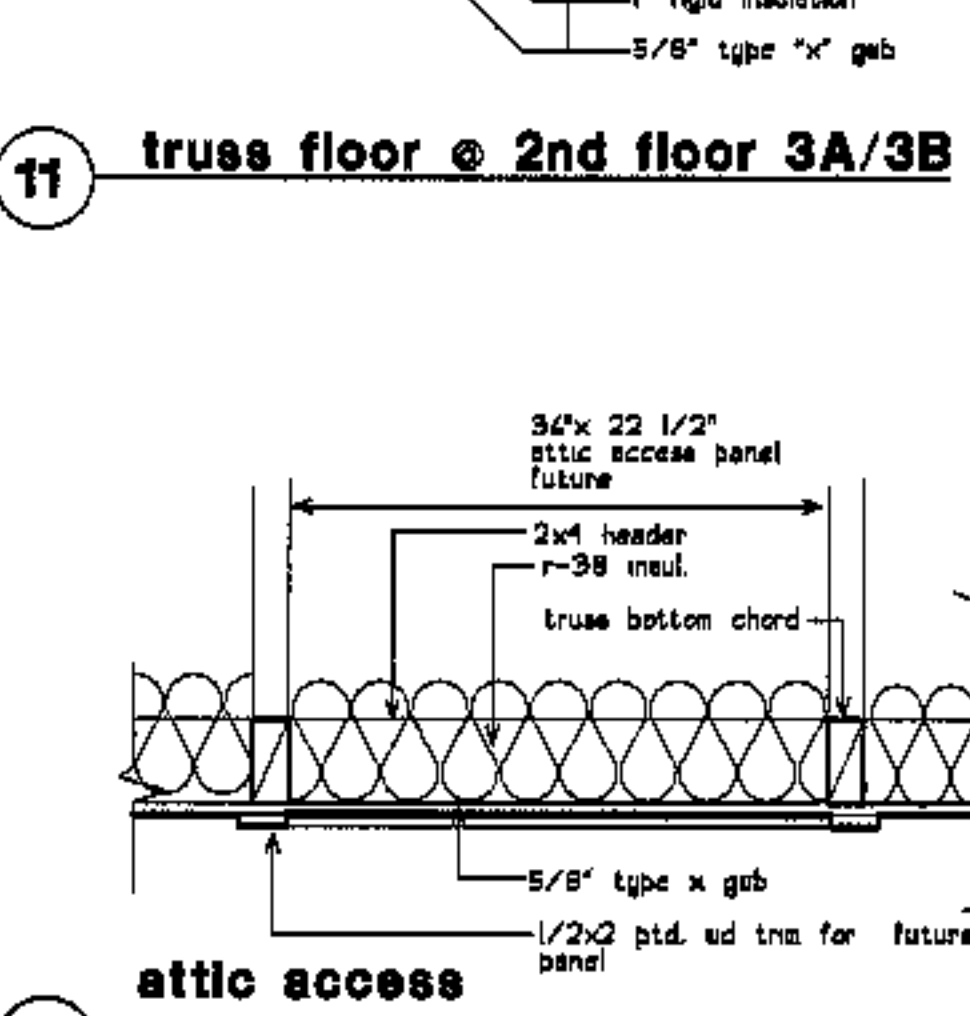
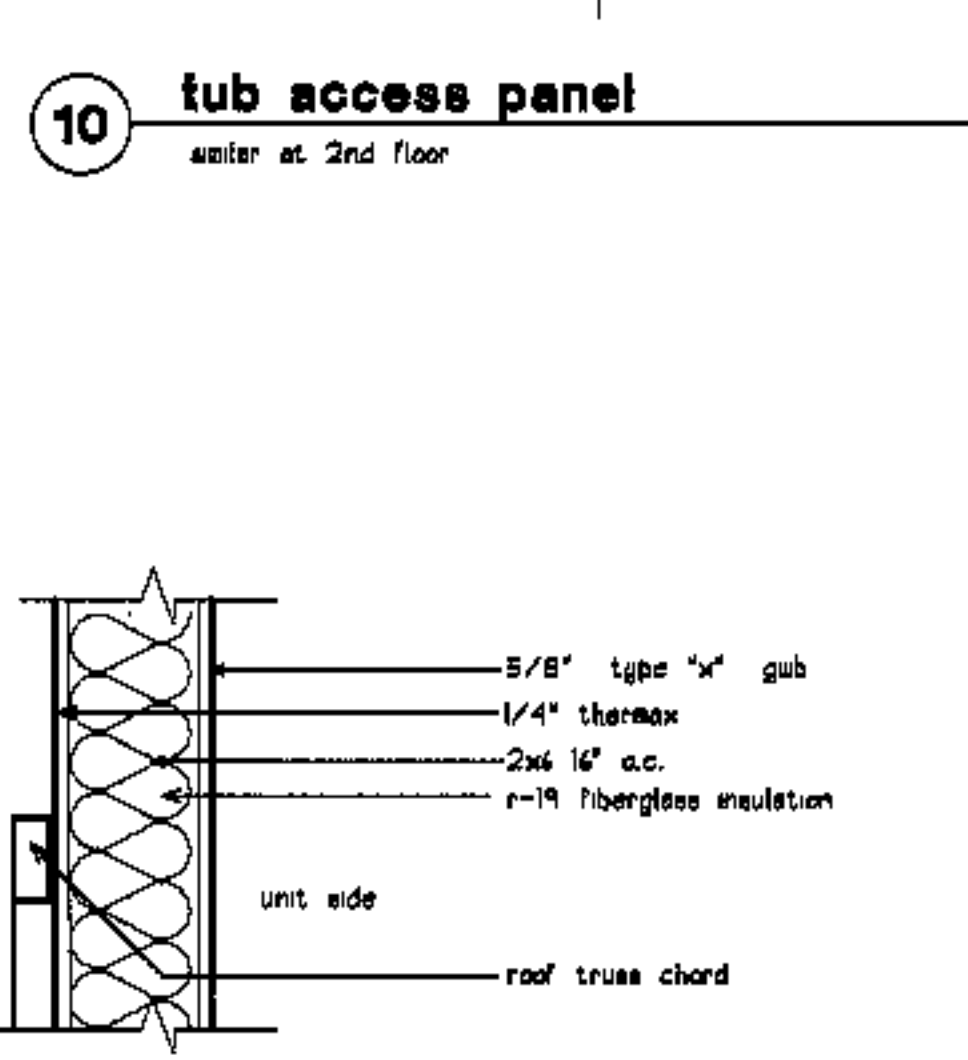
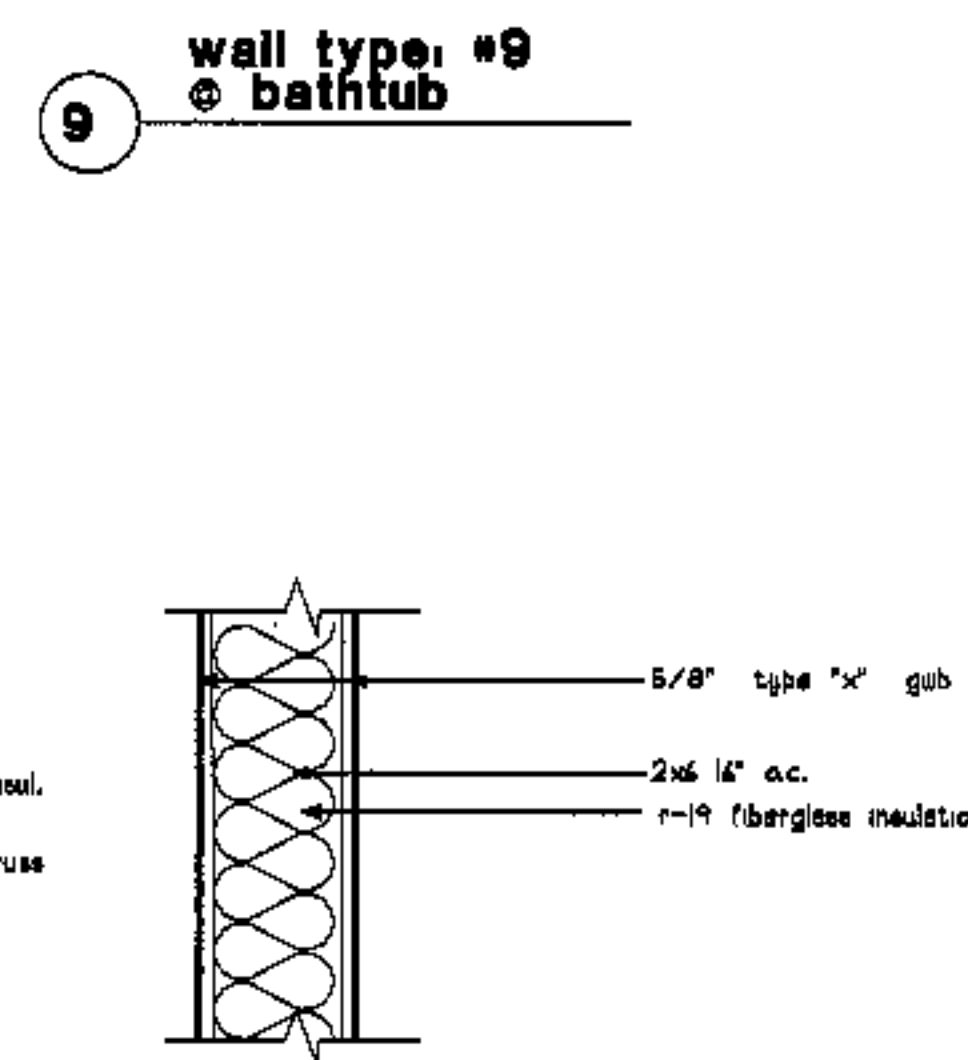
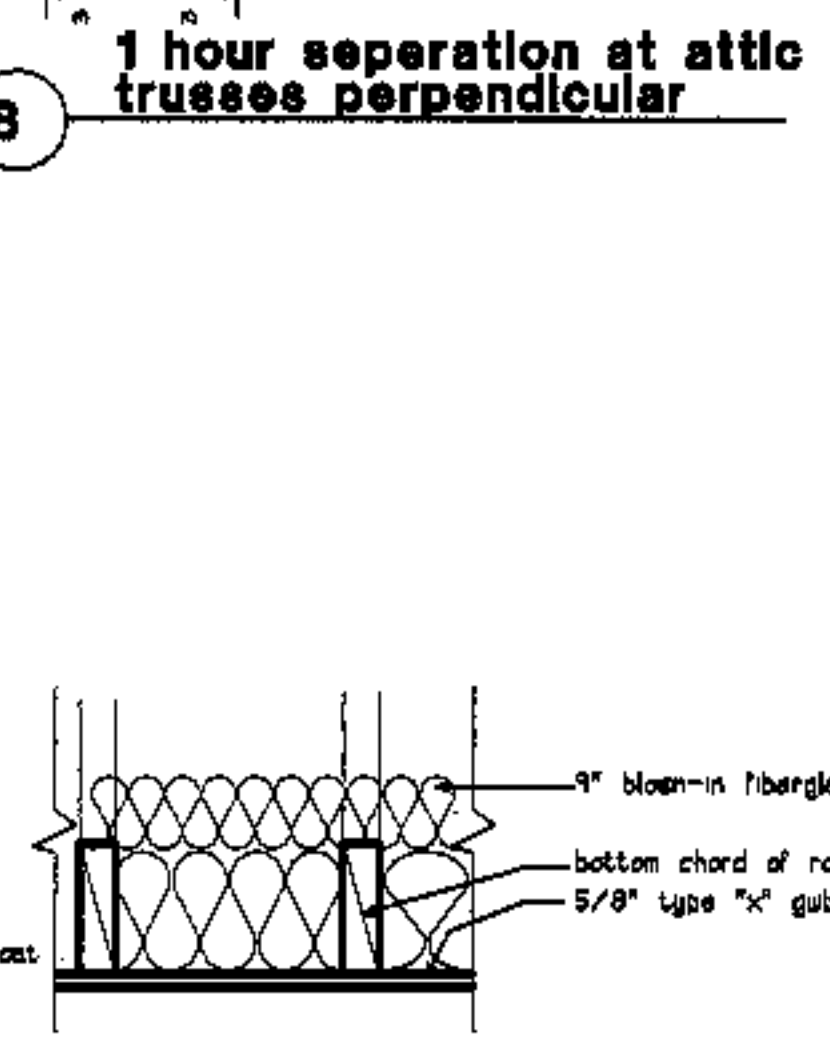
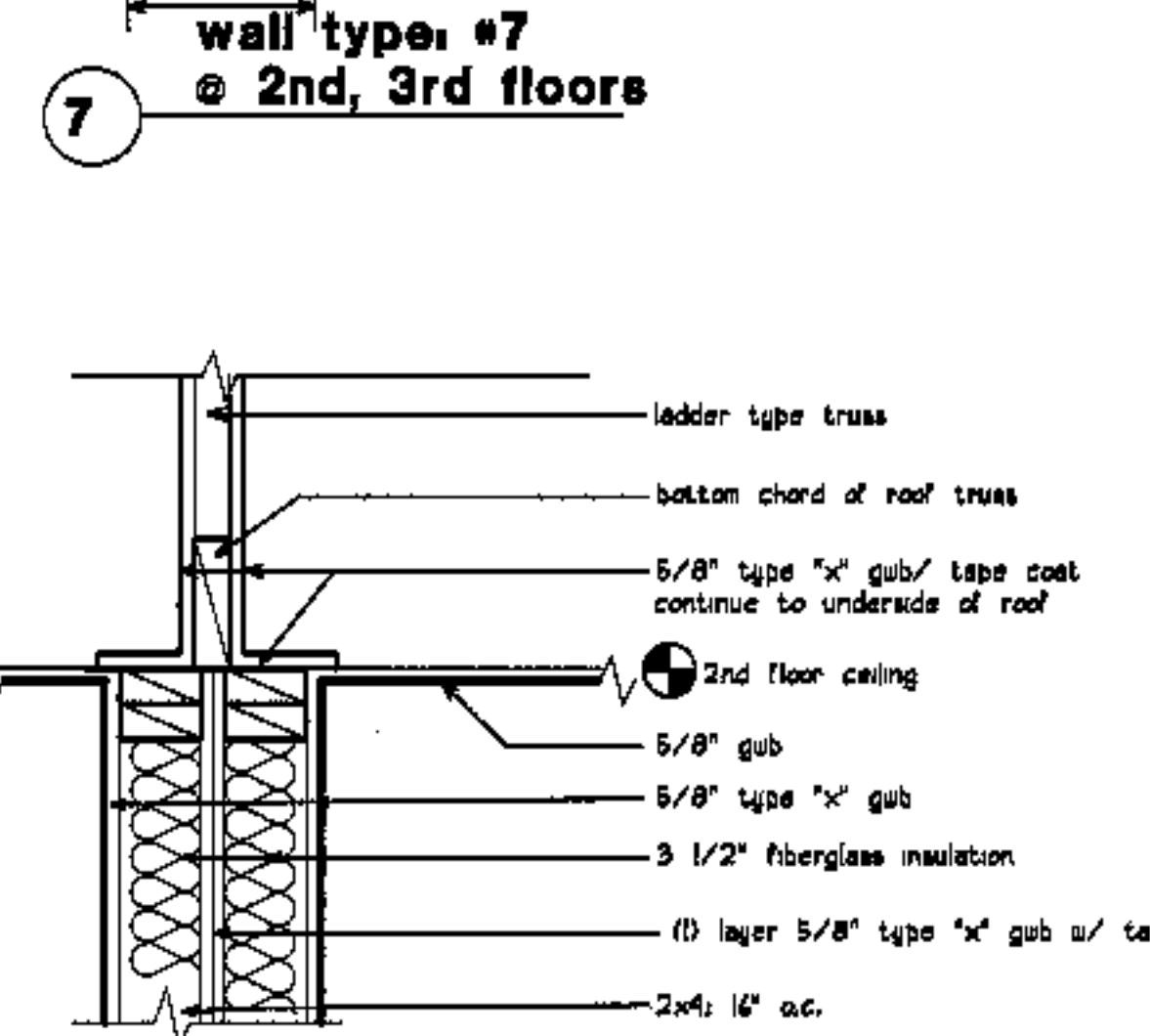
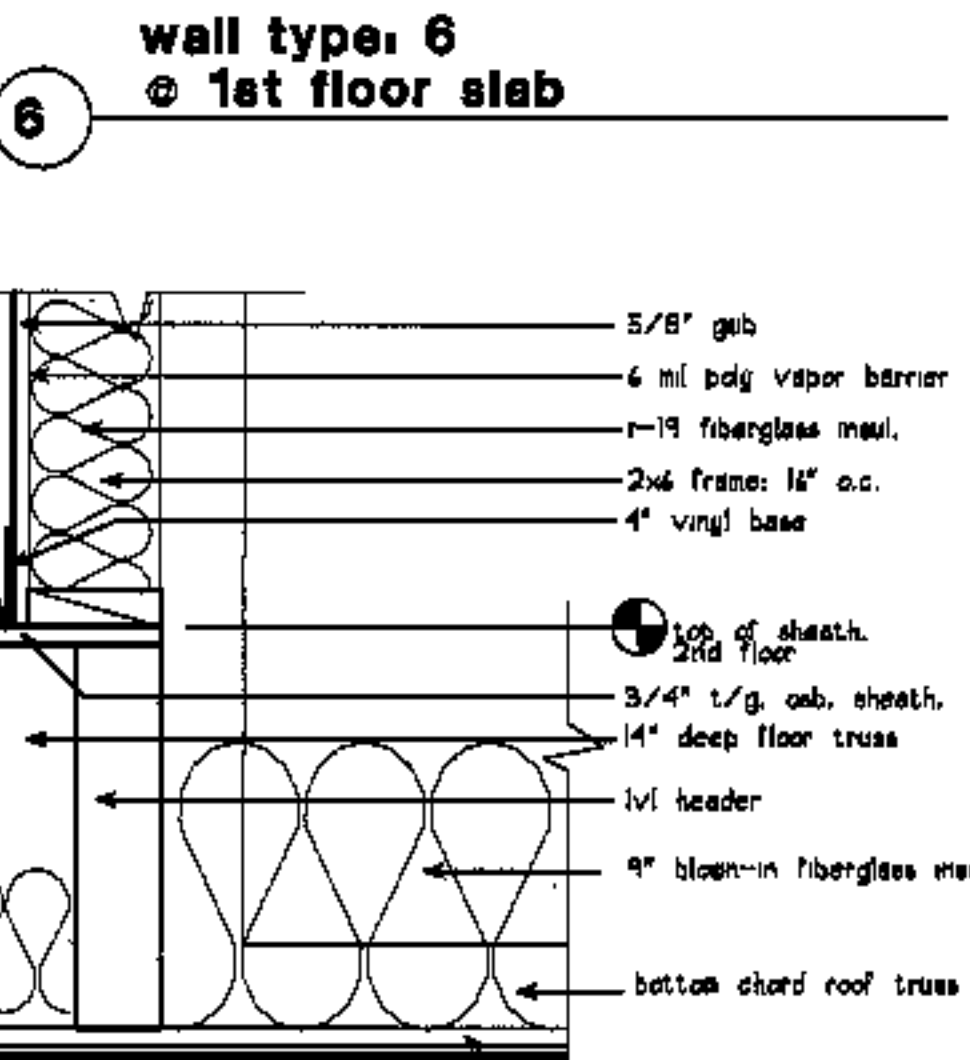
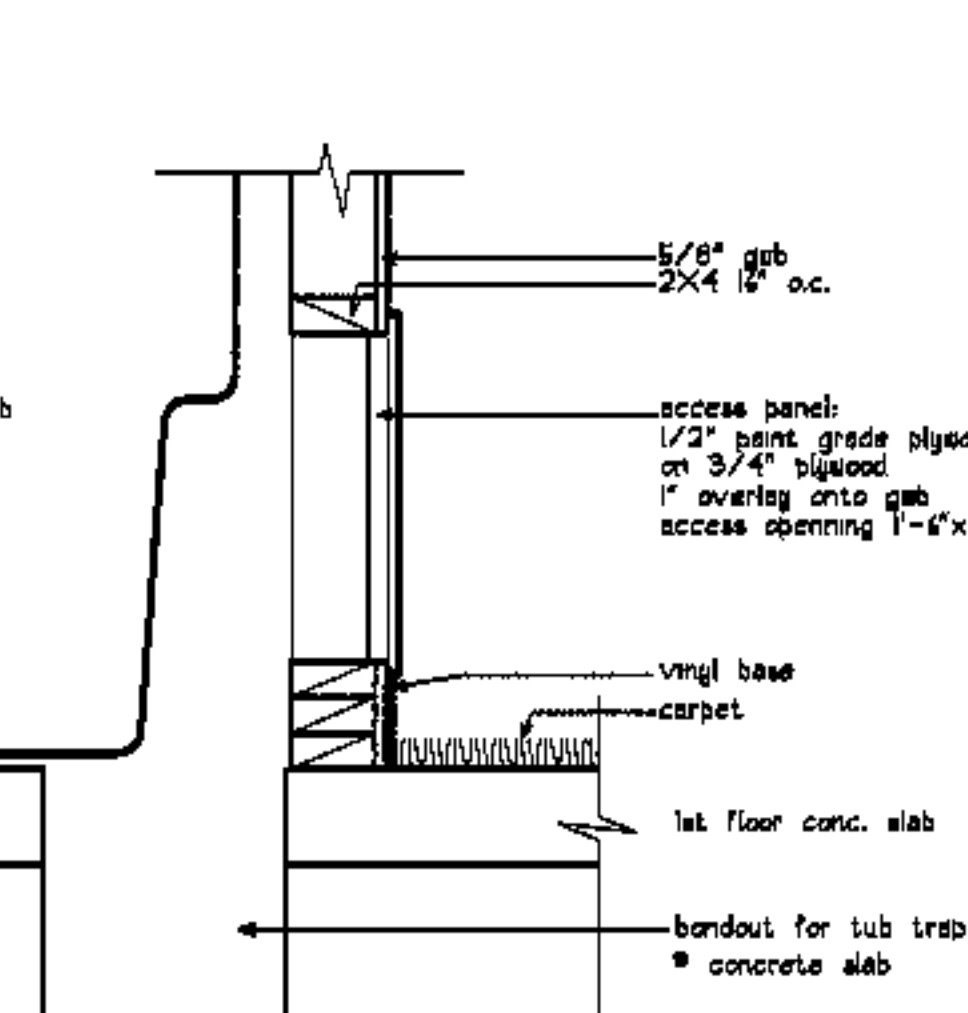
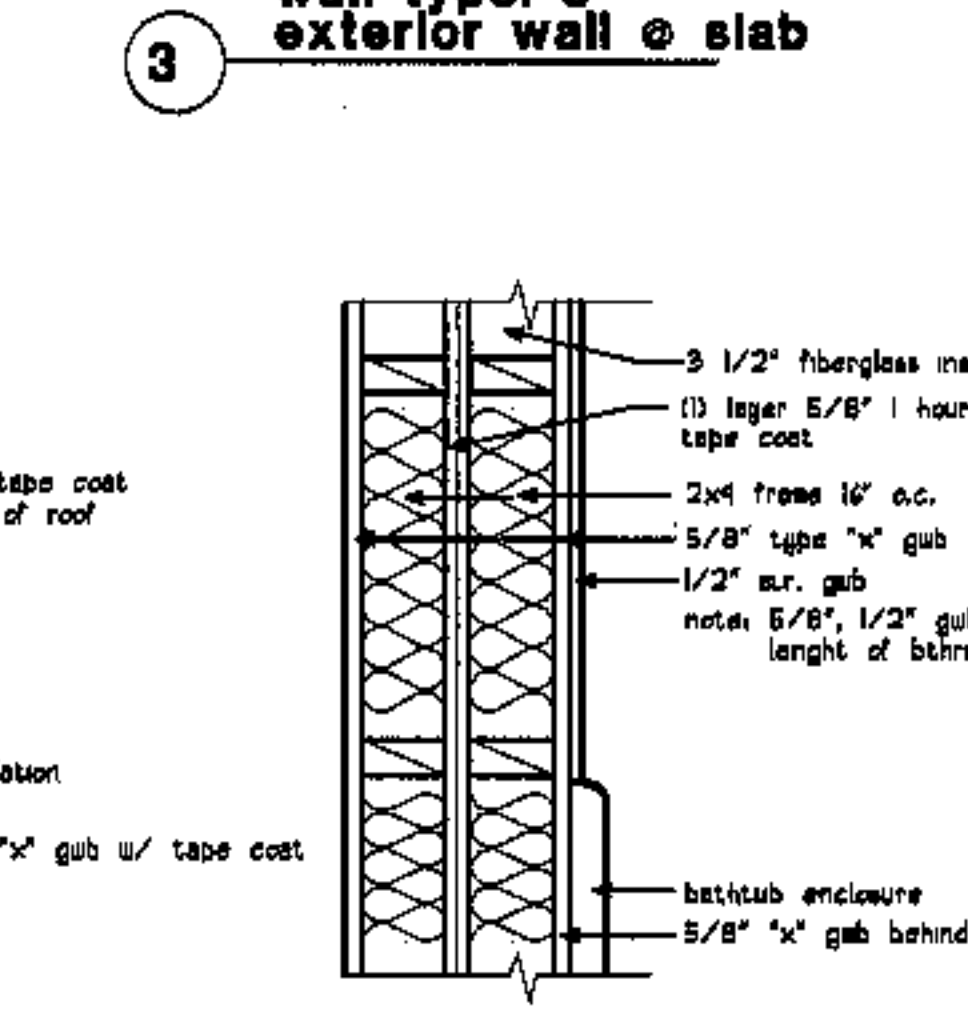
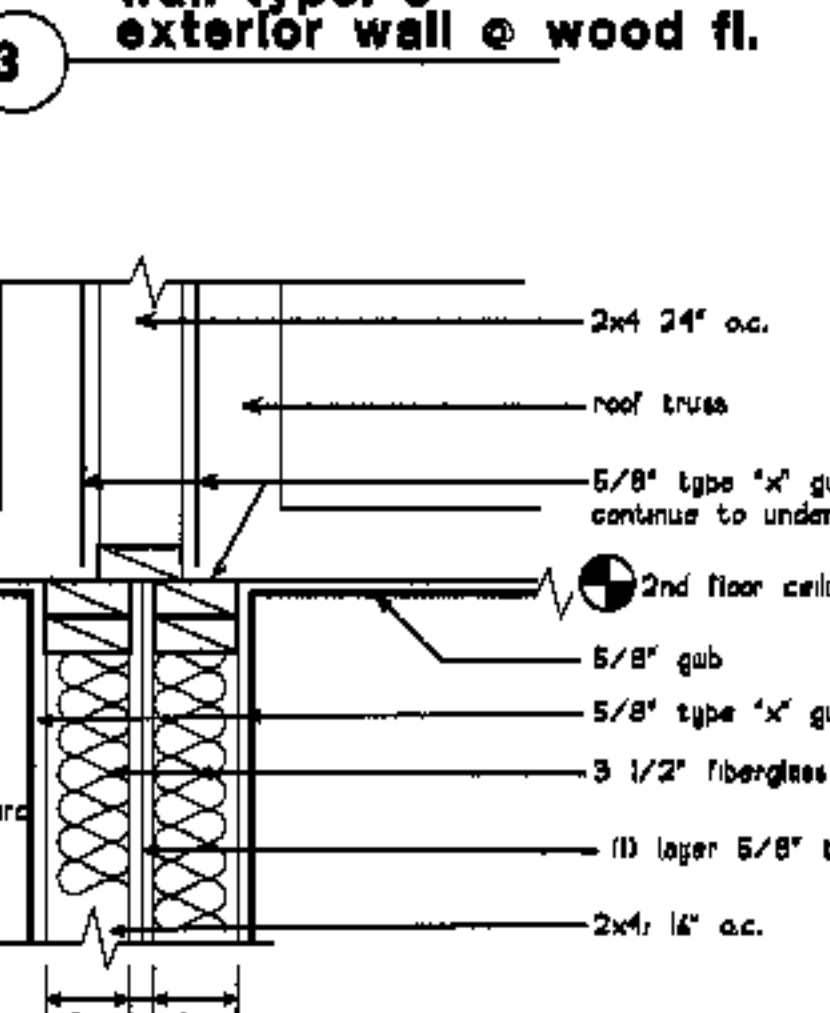
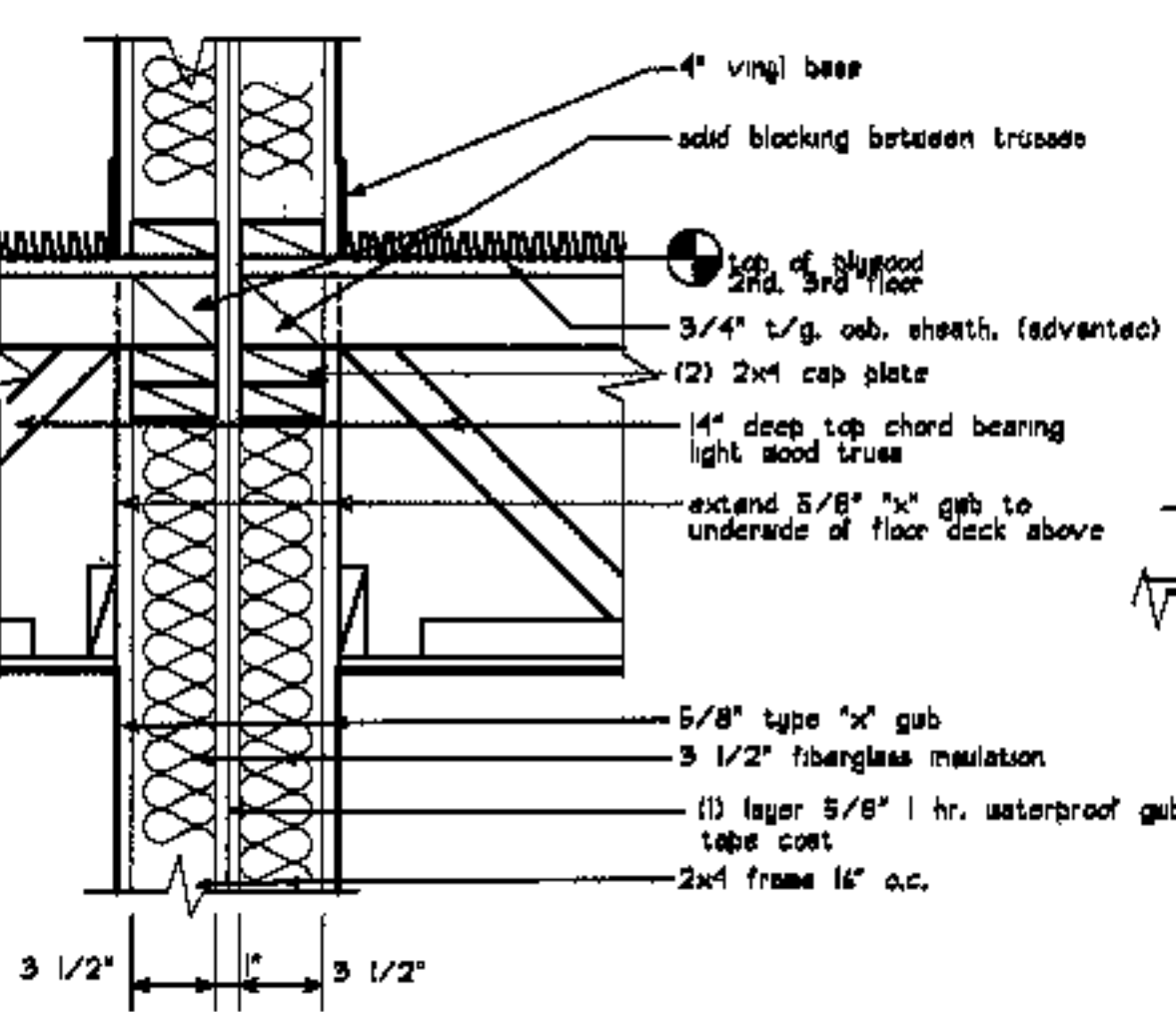
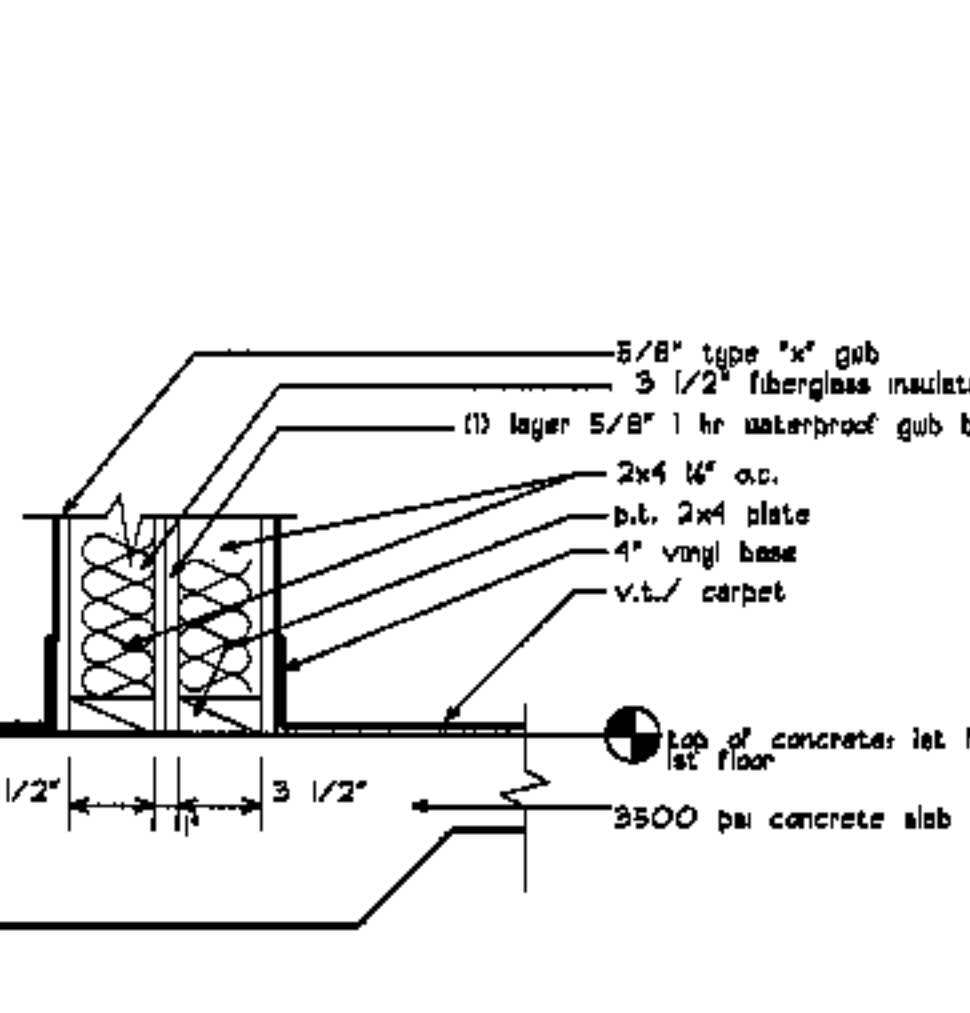
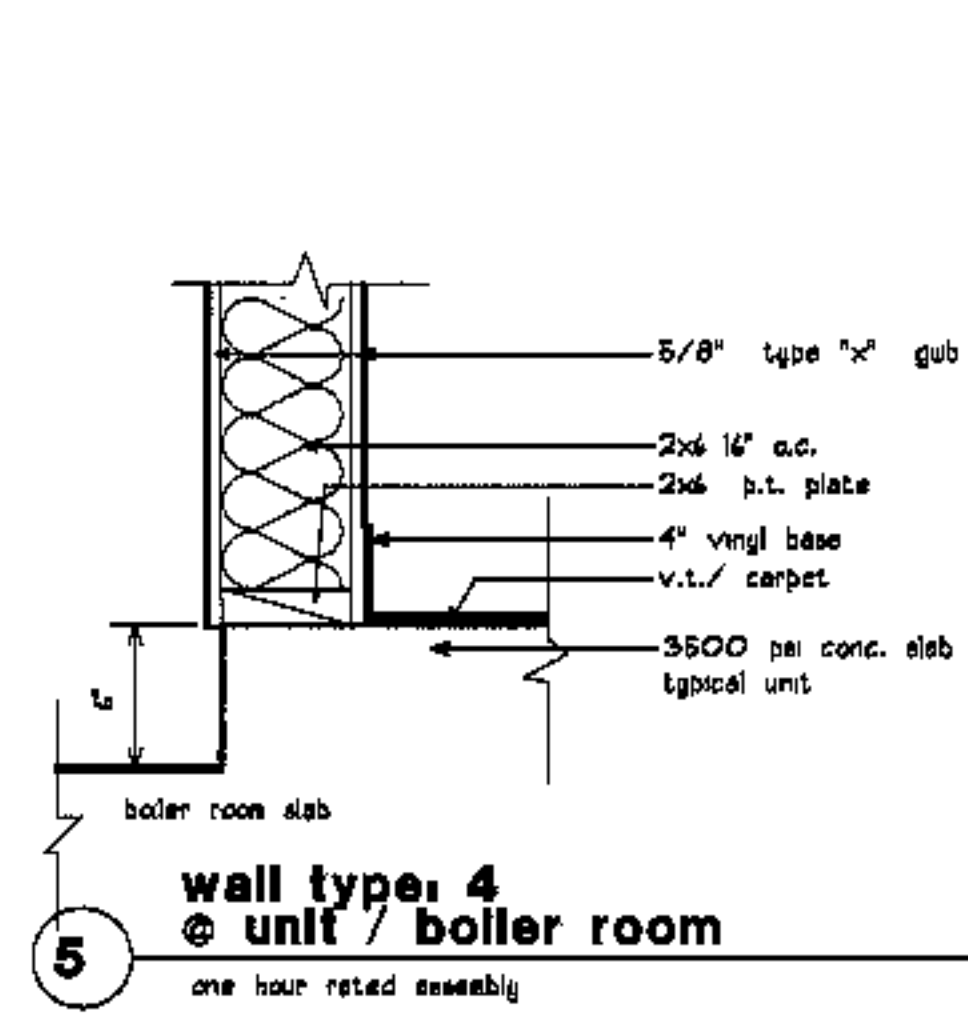
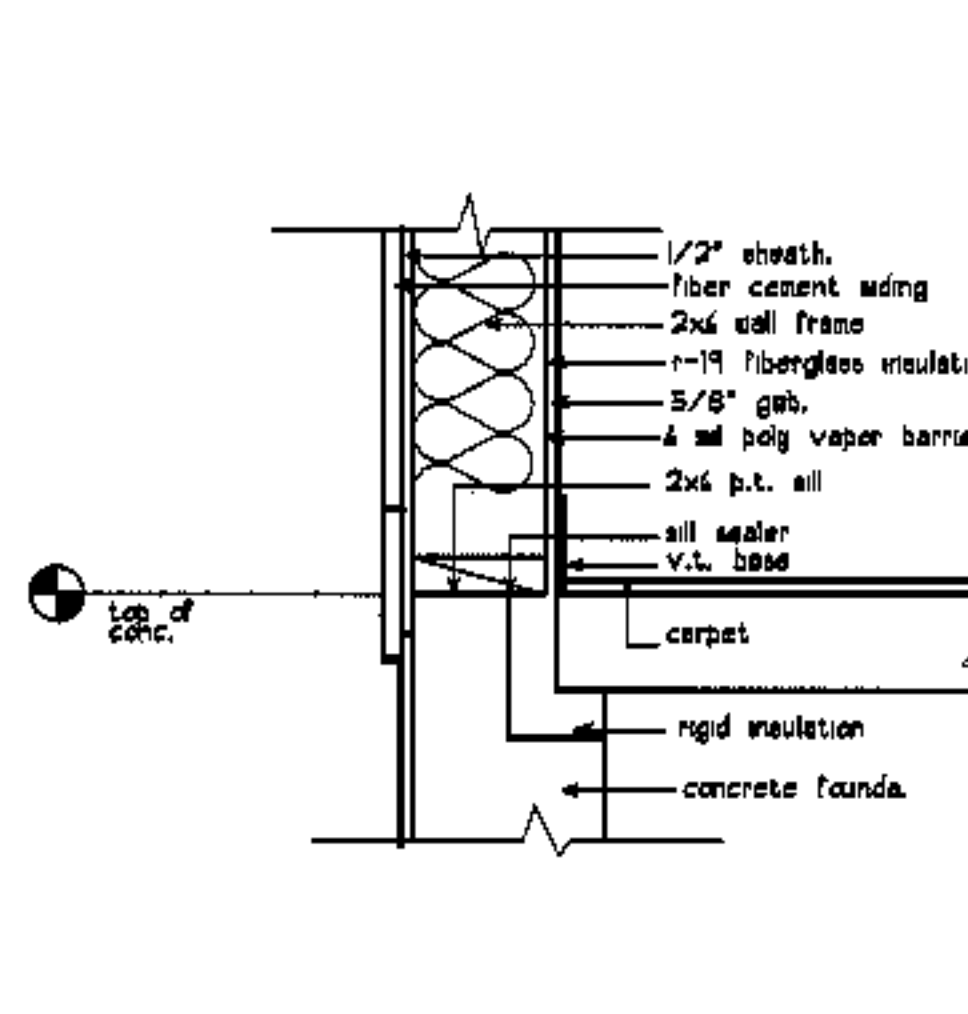
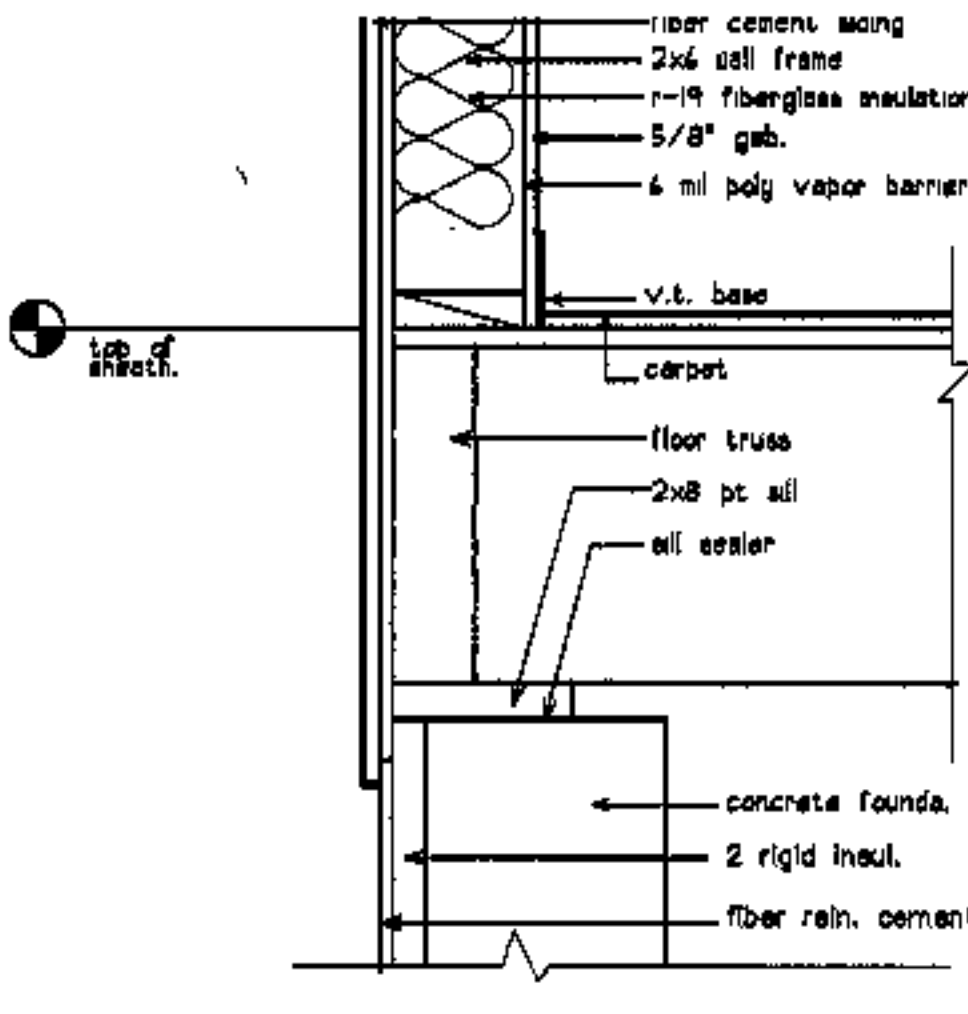
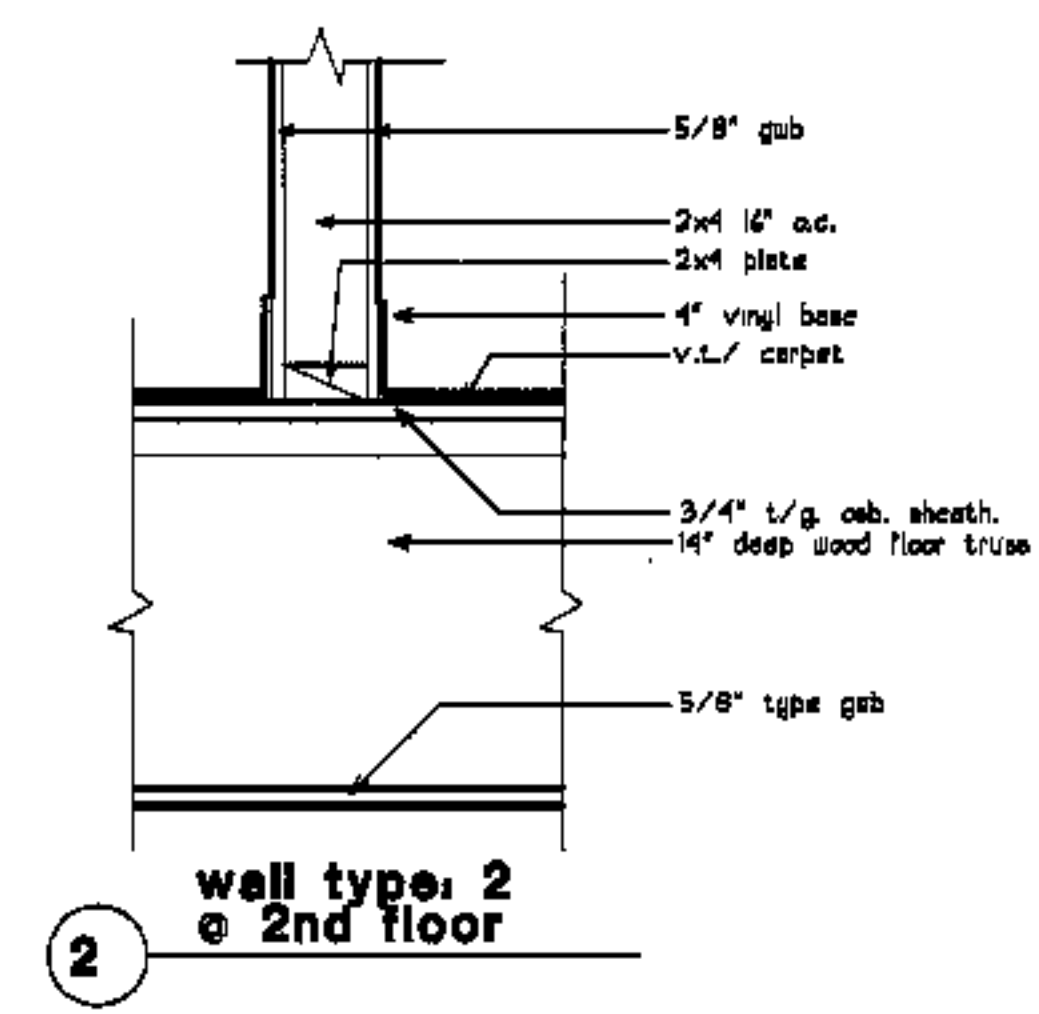
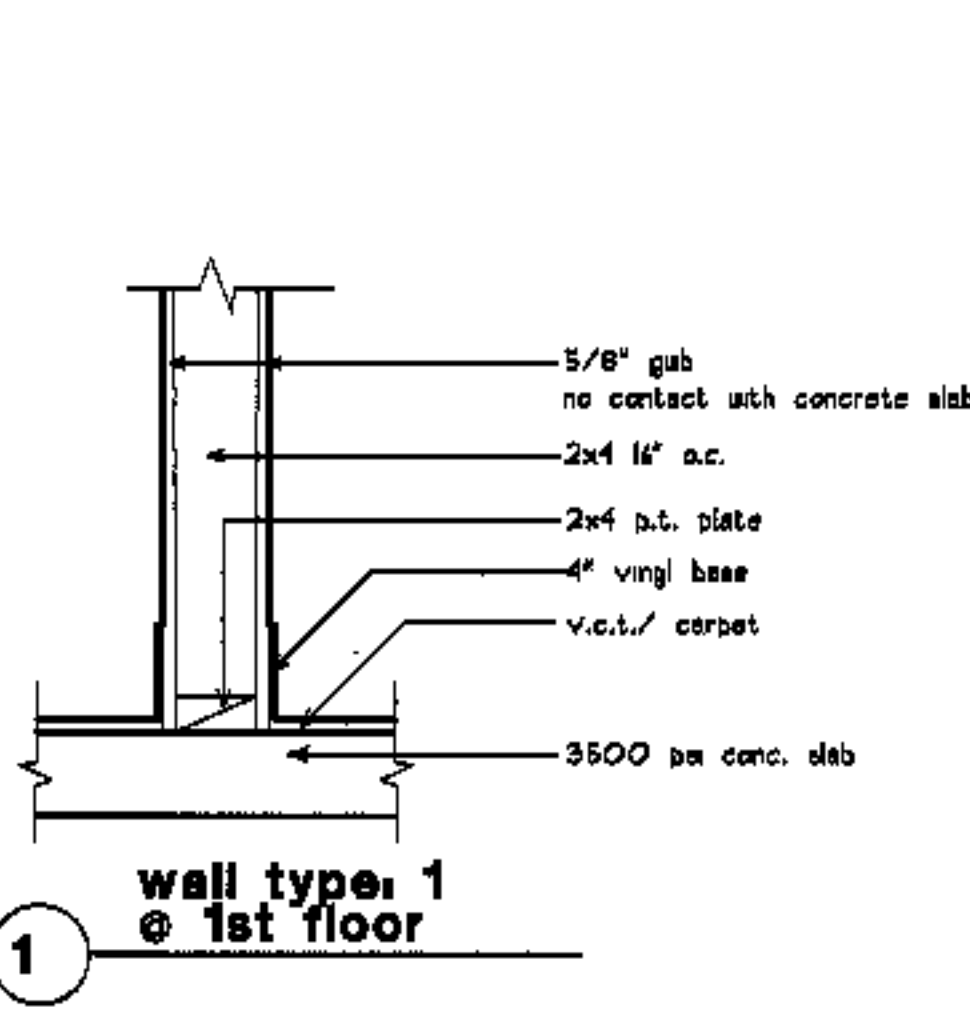
RG

project number

020

sheet number

A4.1



project name  
**townhomes @ ocean east**  
presumpcot st. portland, maine  
ocean east of portland, i.l.c.  
goduli/thomas architects  
44 oak st. portland, maine 04101  
ph. 207-775-3164  
fax 207-774-0846

notes:  
see sheets a1.1 thru a1.5 for wall type symbols

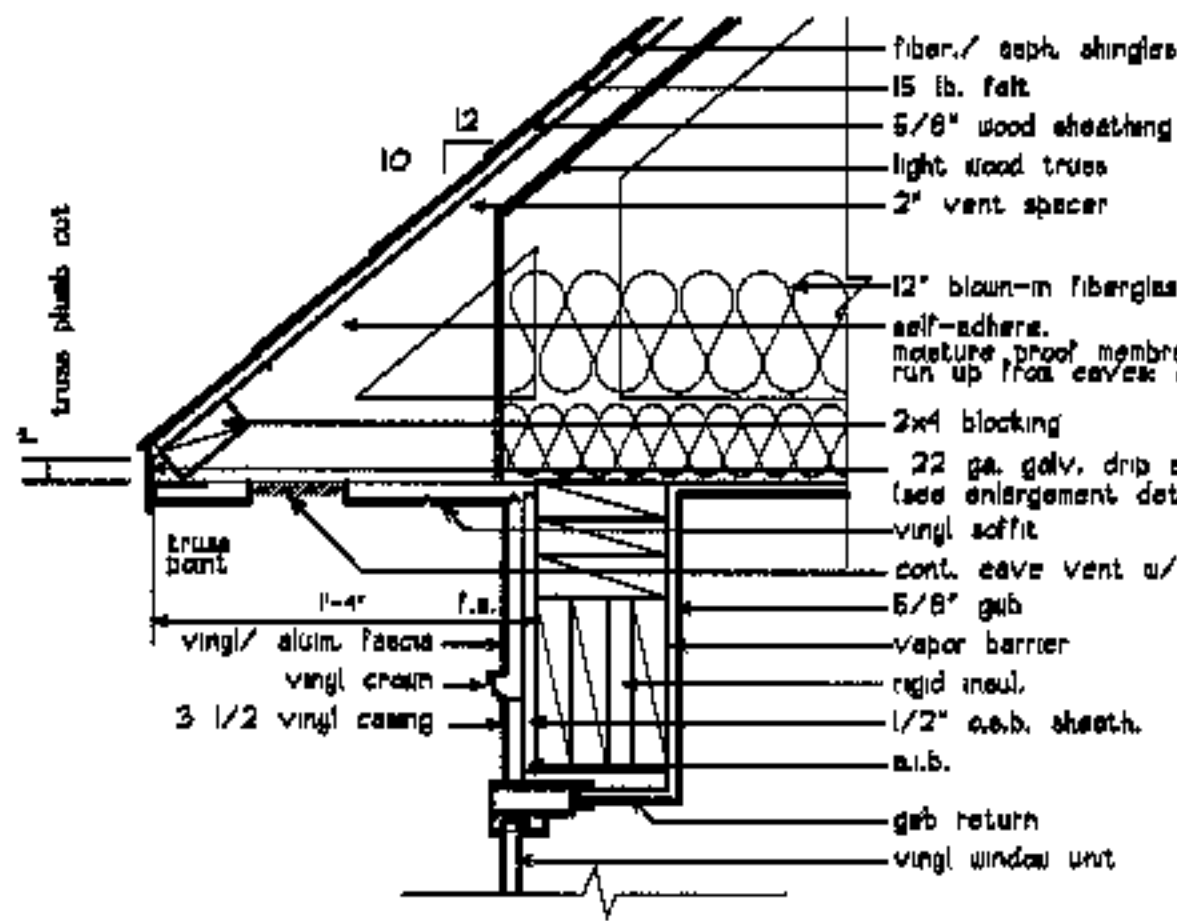


revisions  
date oct. 4, 2003  
sheet title

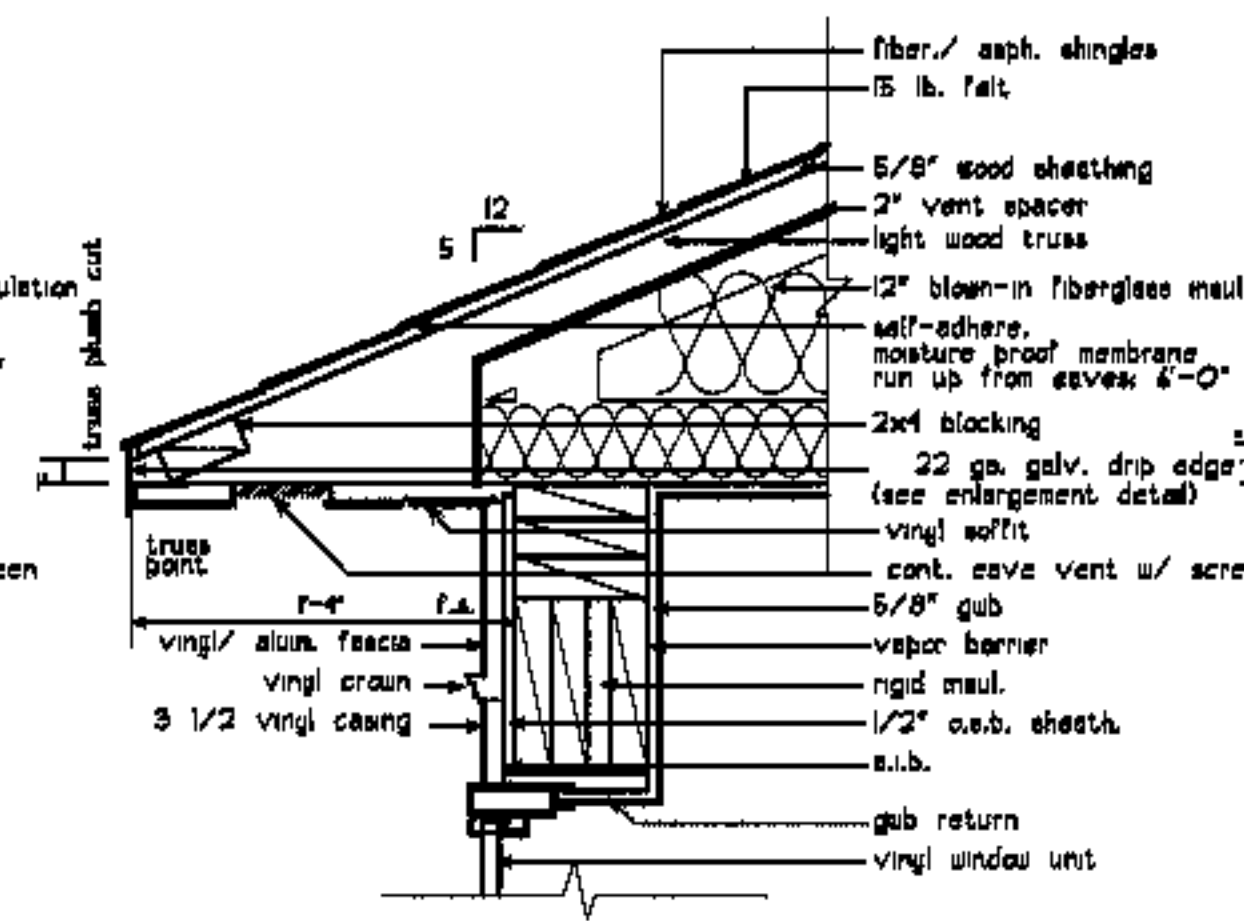
wall construction types

scale 1 1/2" = 1'-0"  
drawn by RC  
project number 9916  
sheet number

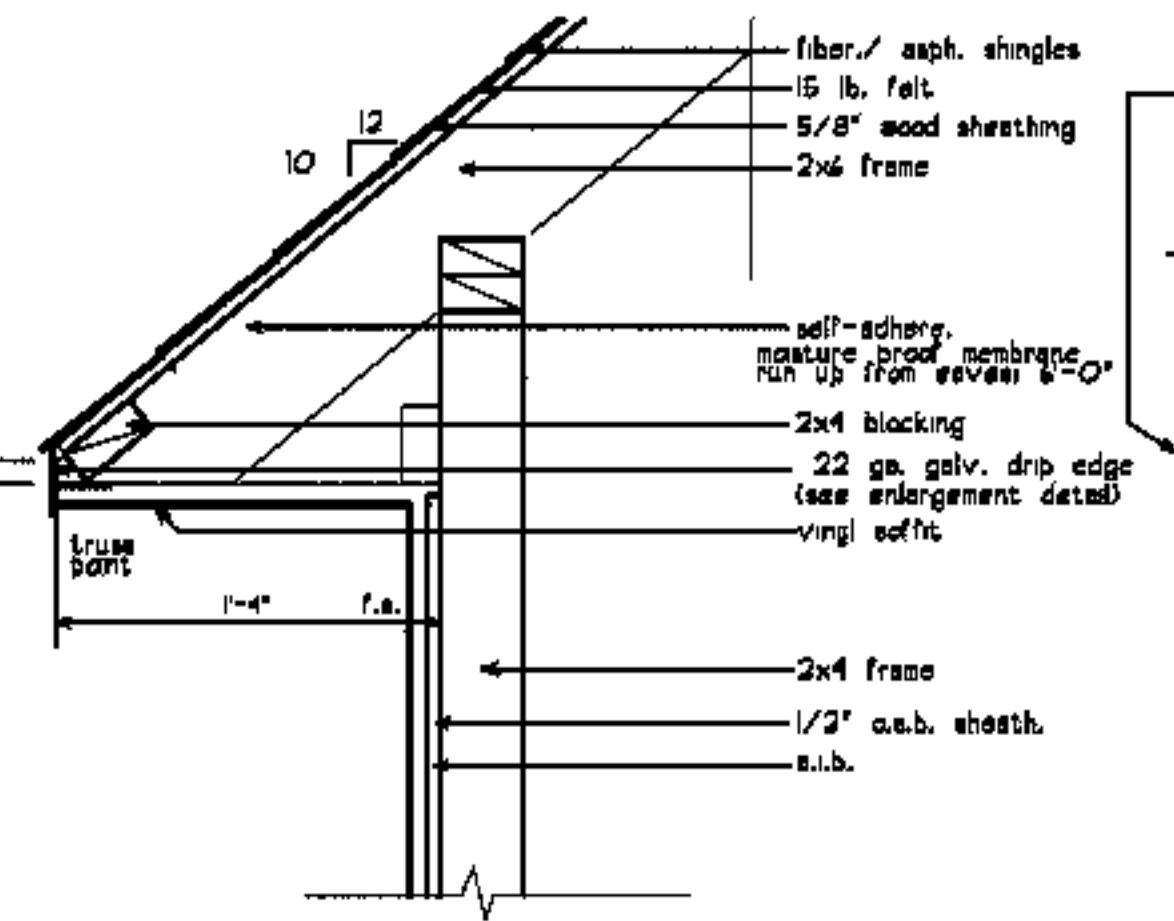
**A5.1**



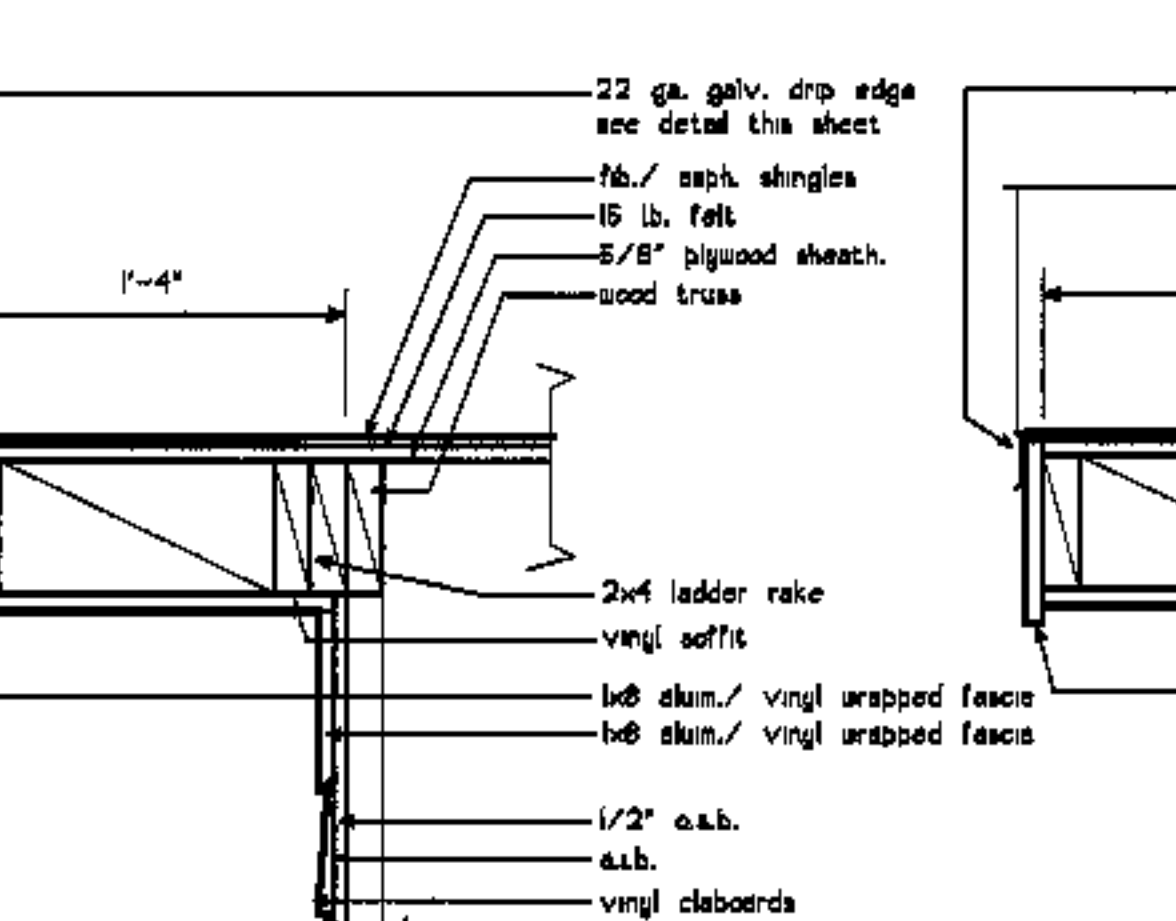
1 typical 10 in 12 slope eave



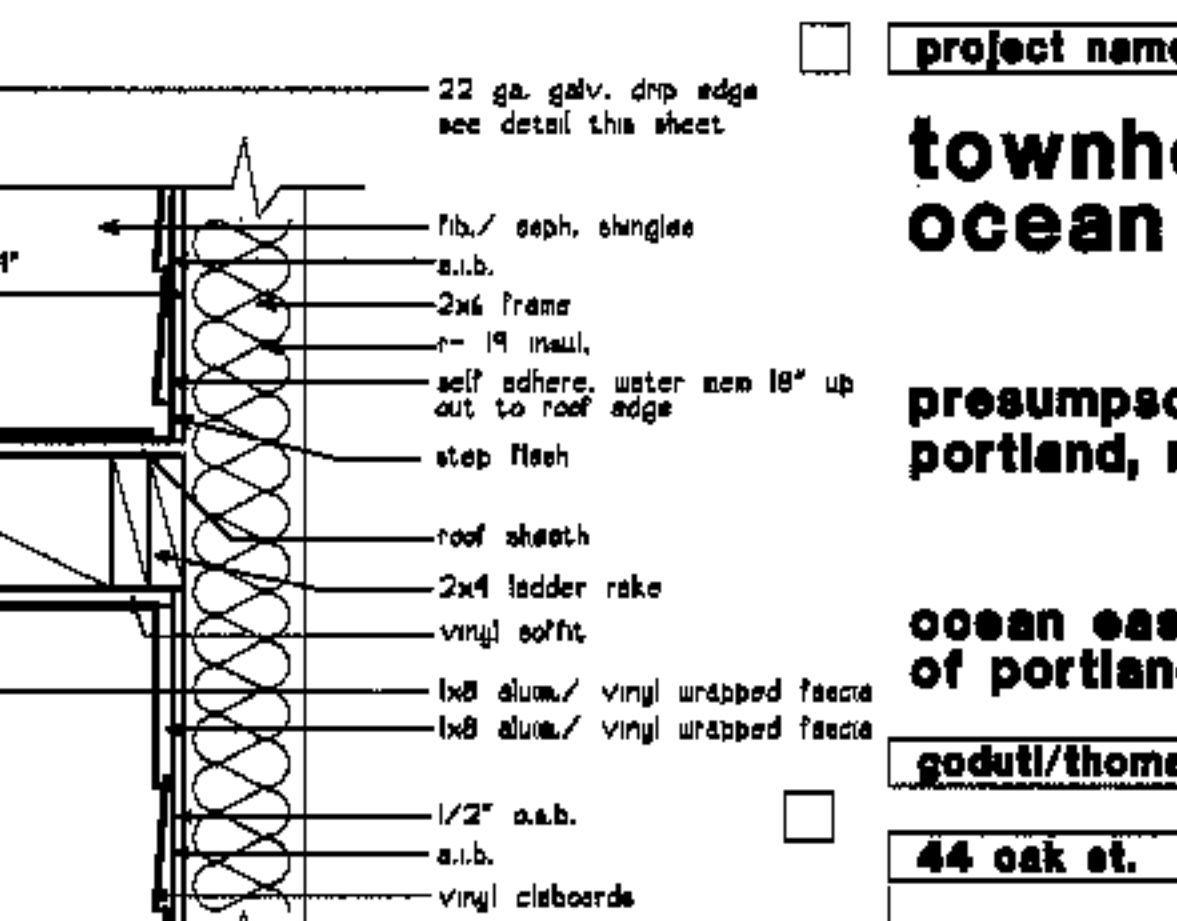
2 typical 4 3/16 in 12 slope eave



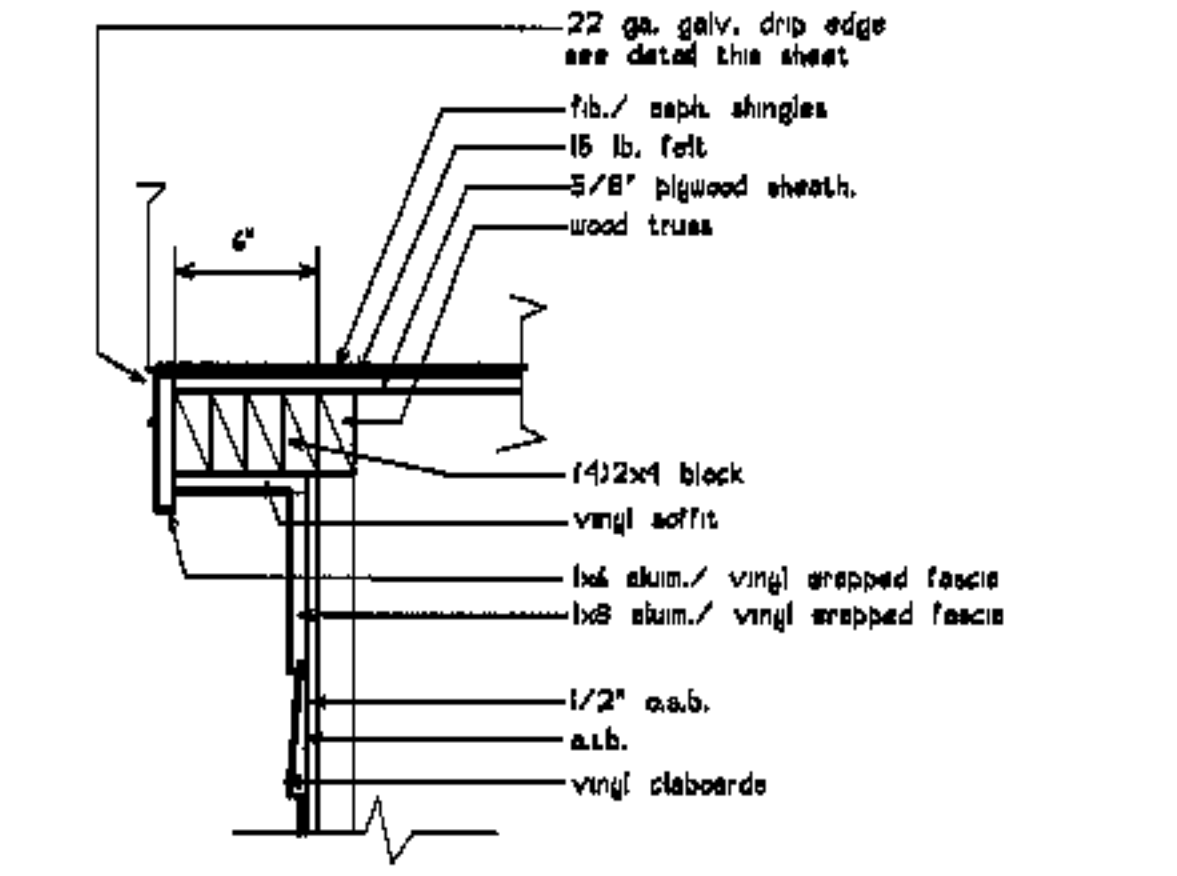
3 10 in 12 slope rake



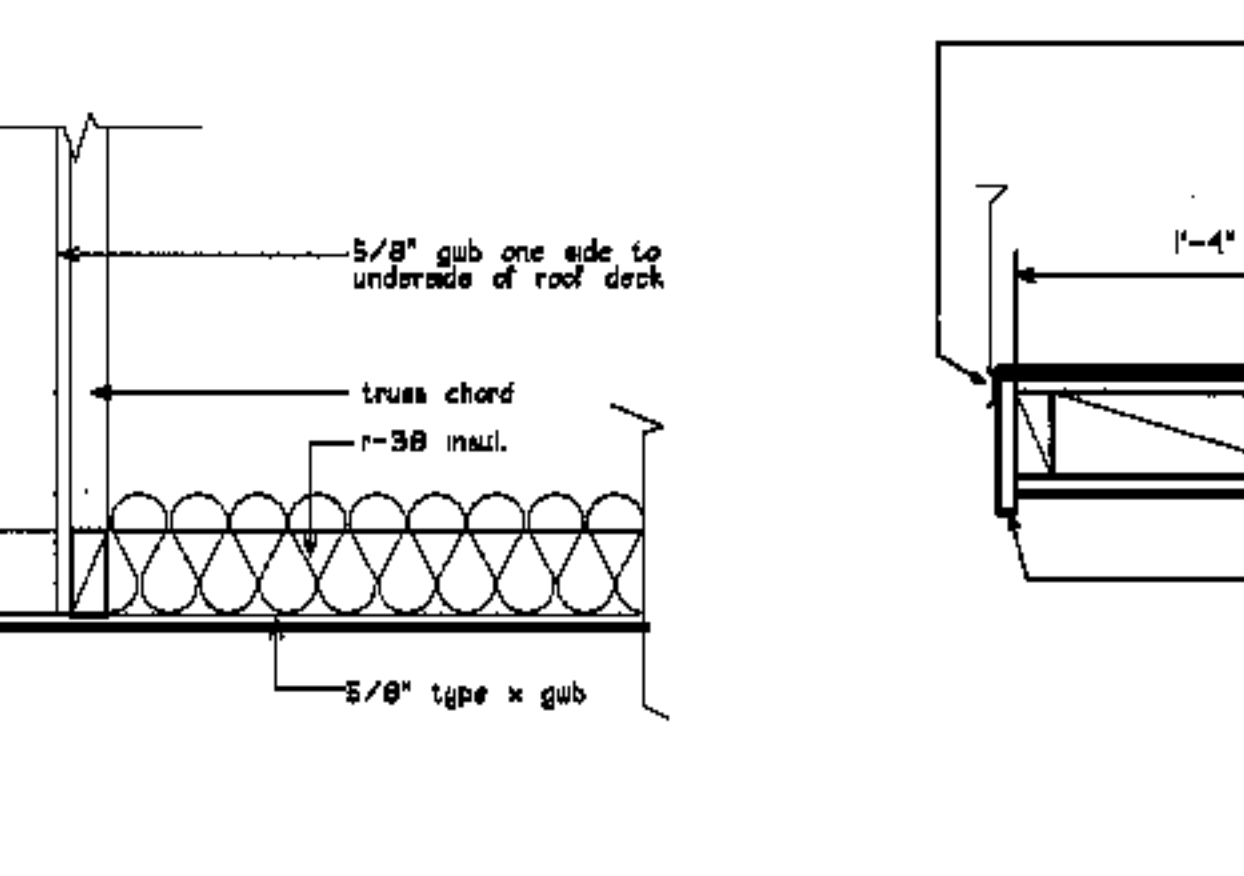
4 10 in 12 slope rake



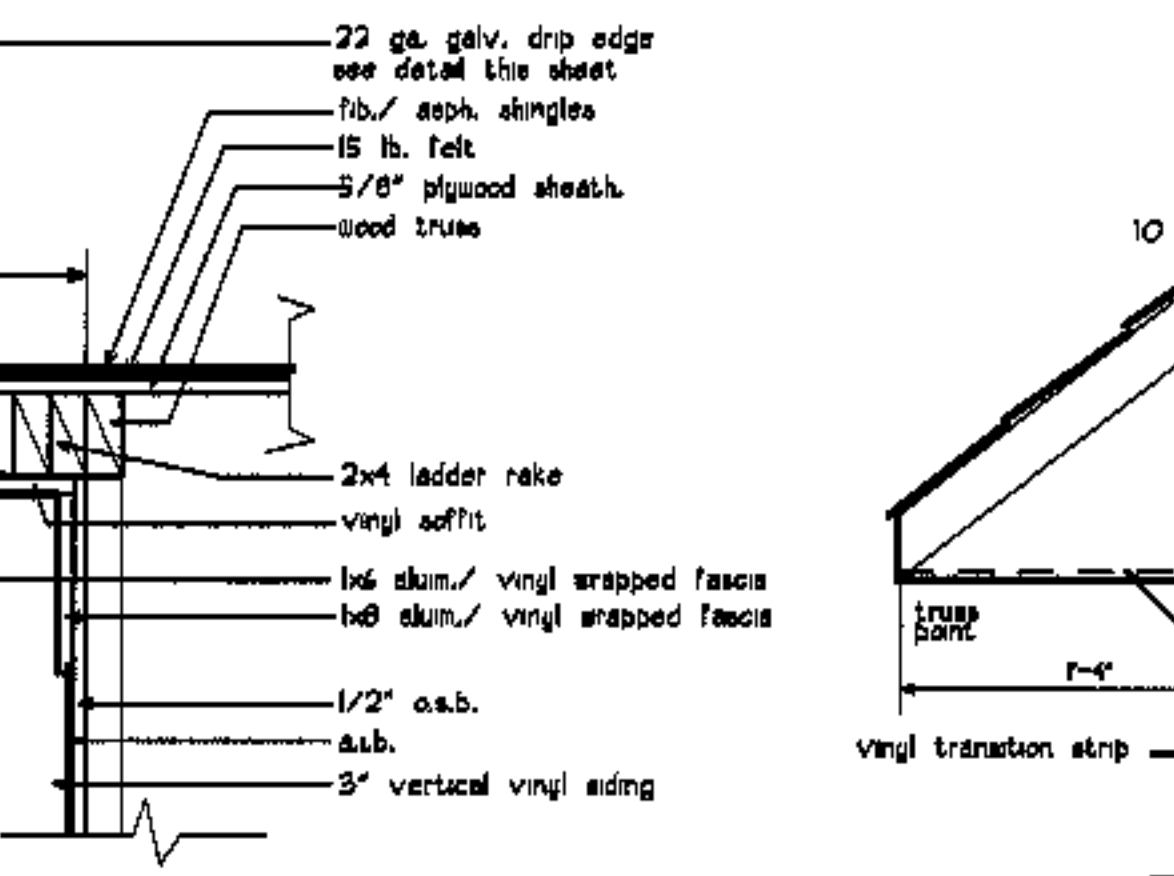
5 10 in 12 slope false rake



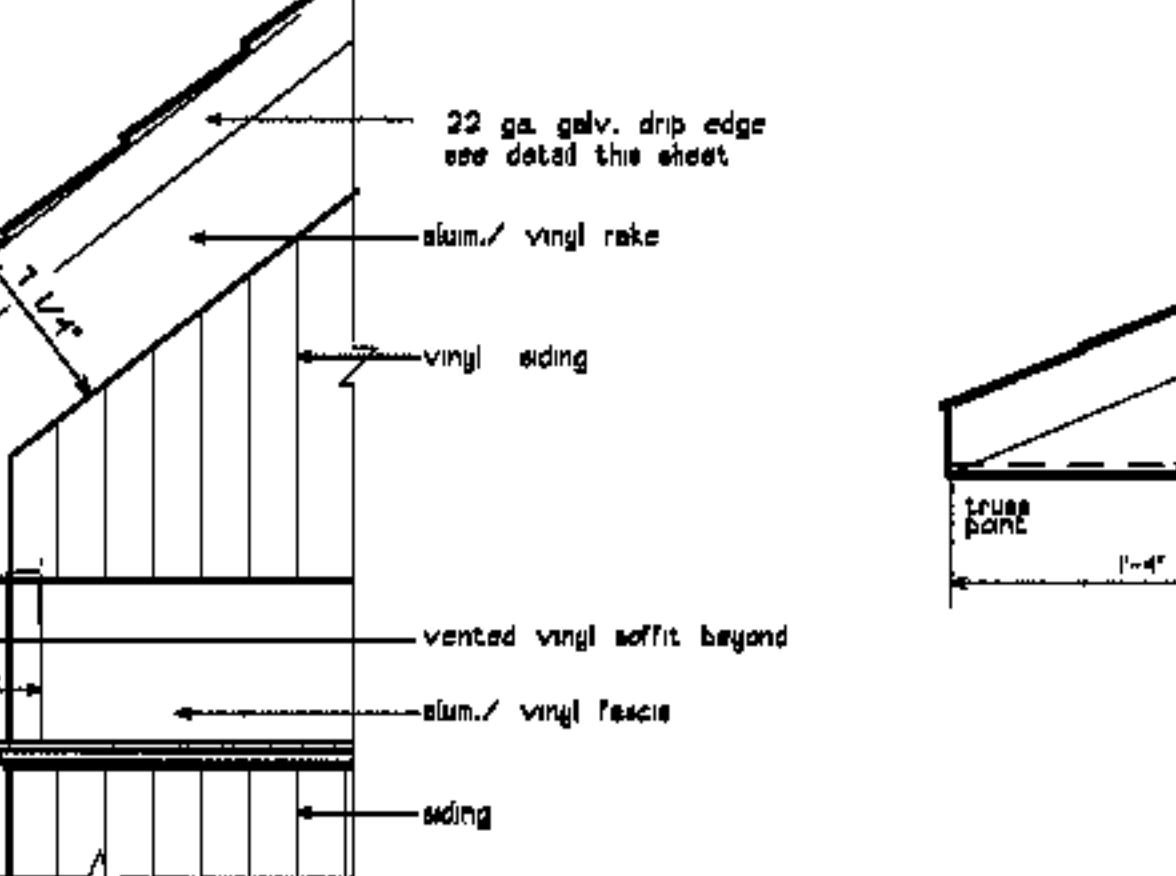
6 4 3/16 in 12 slope rake



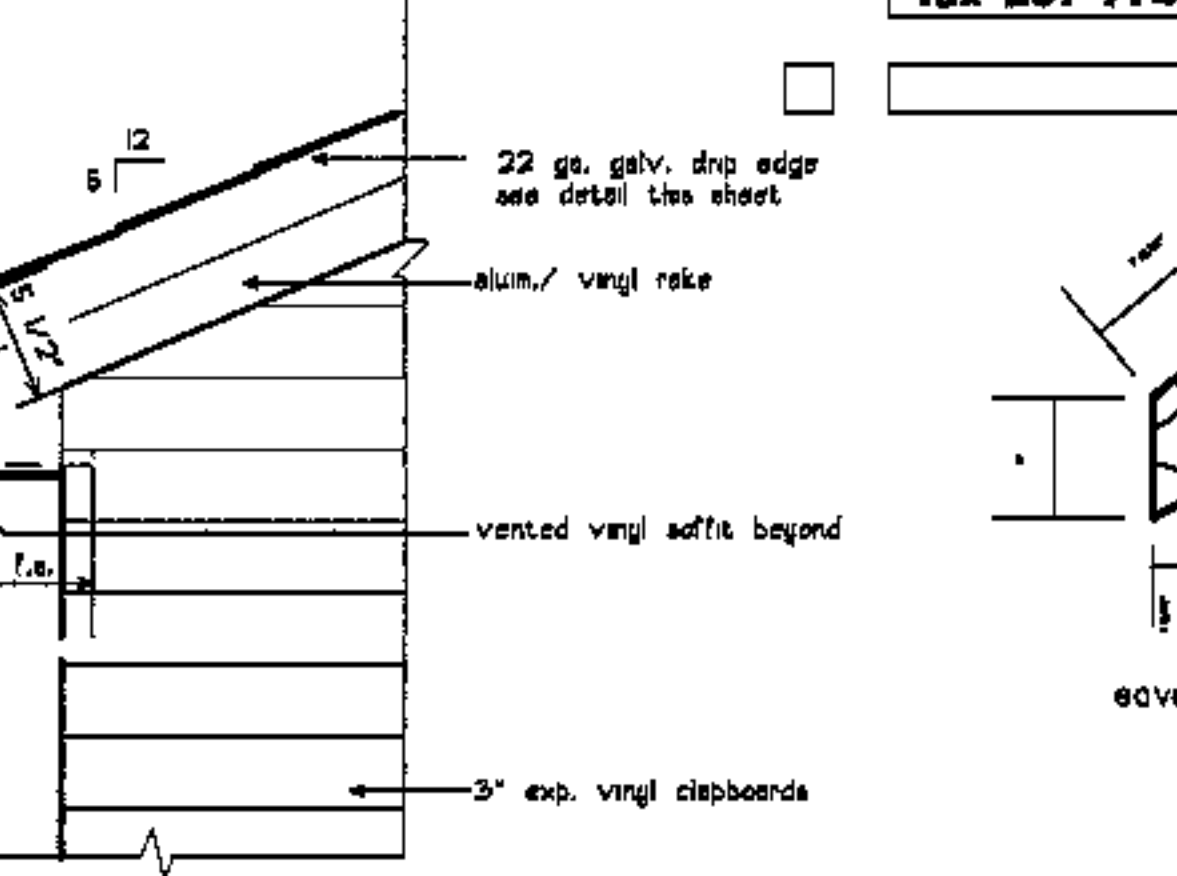
7 attic draftstop



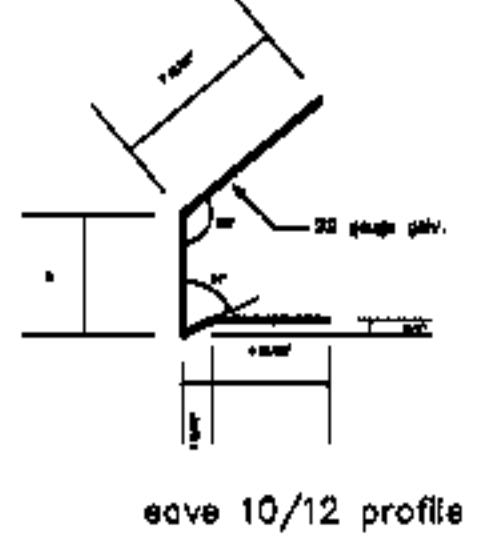
8 rake @ hc entry gable



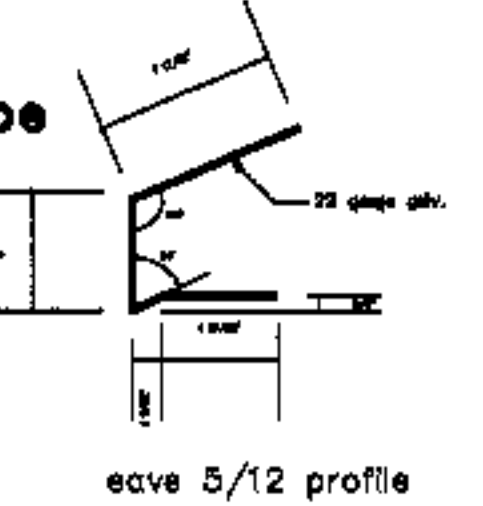
9 rake/ eave corner elev. at 10 in 12 slope



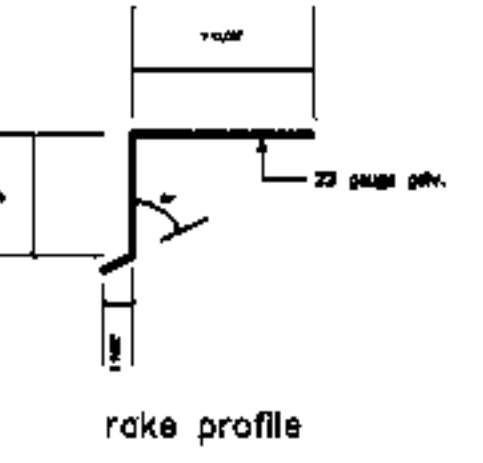
10 rake/ eave elev. at 4 3/16 in 12 slope



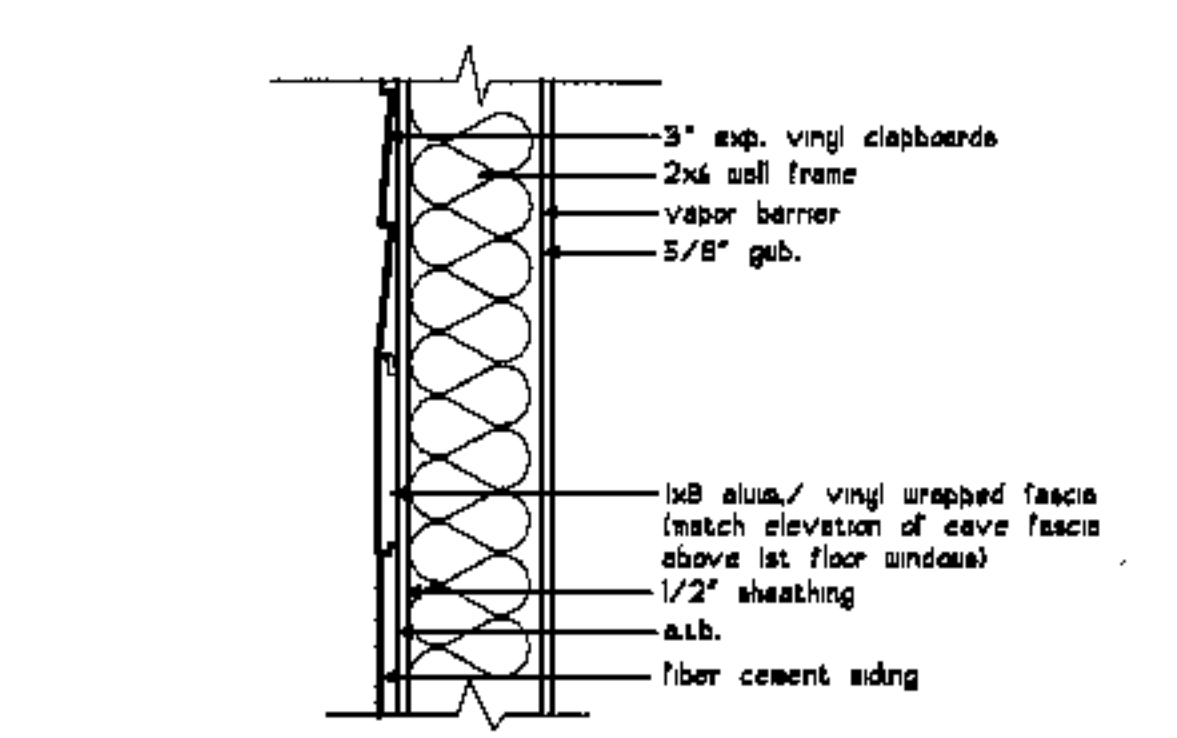
eave 10/12 profile



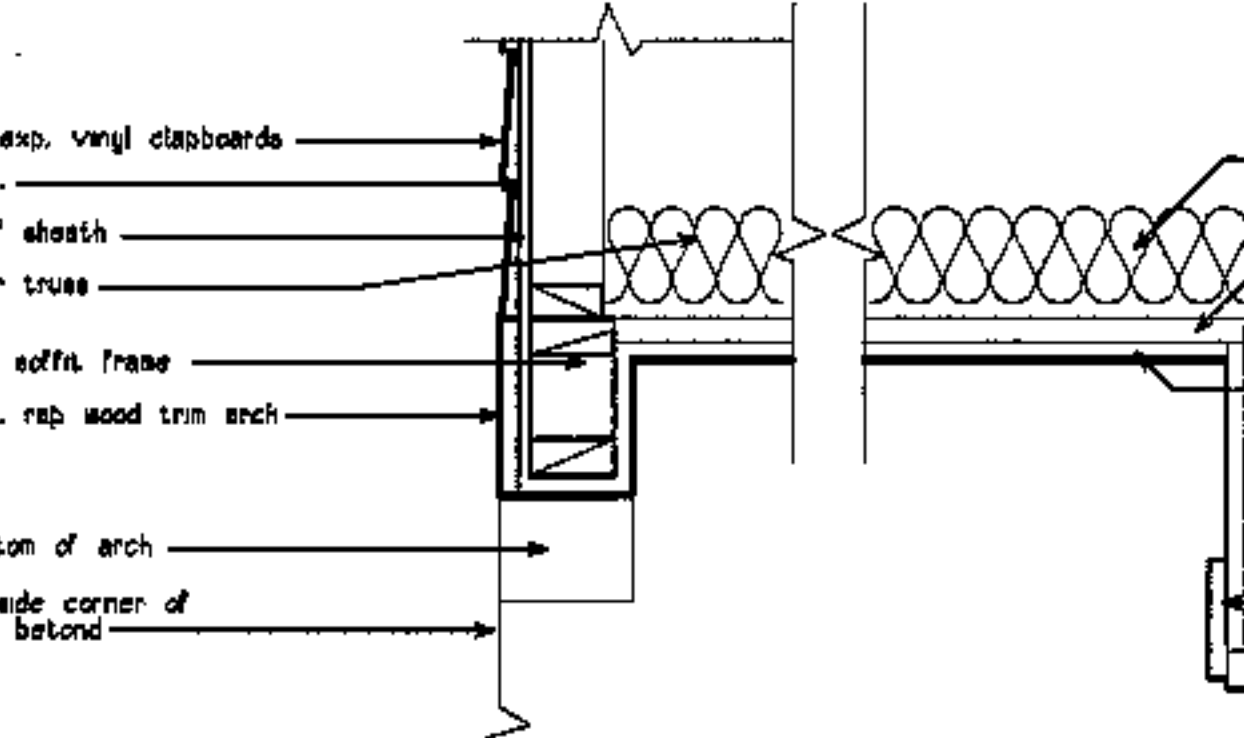
eave 5/12 profile



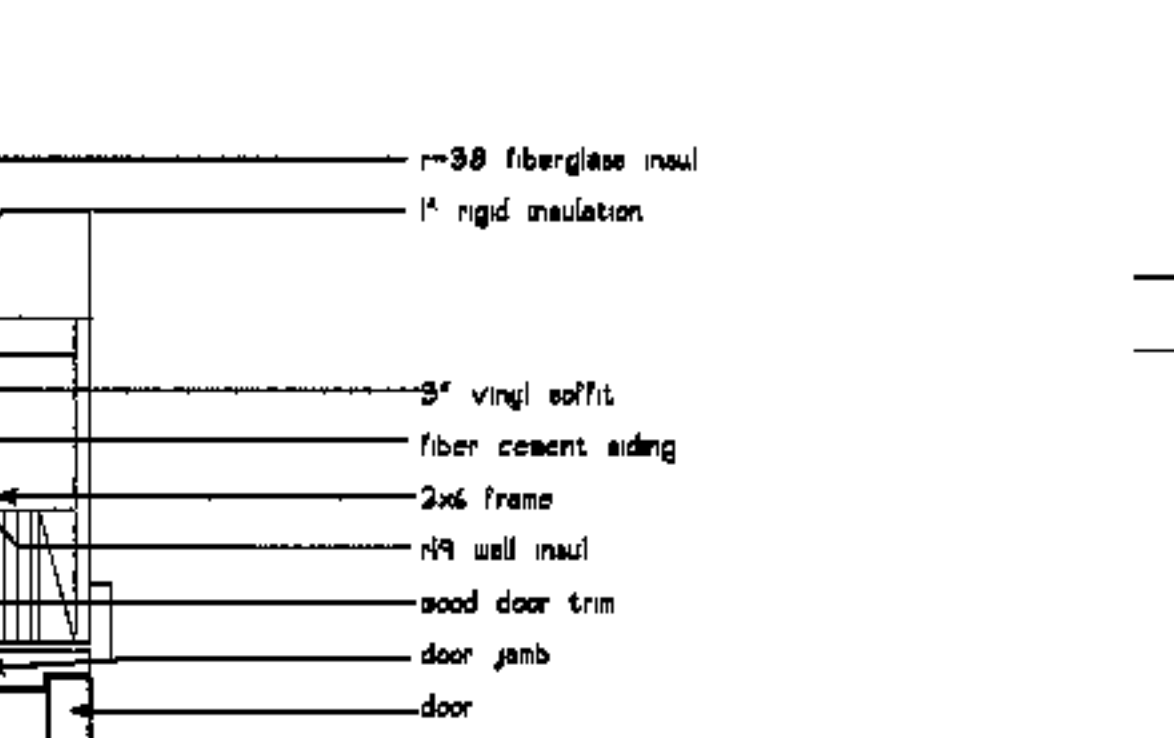
rake profile



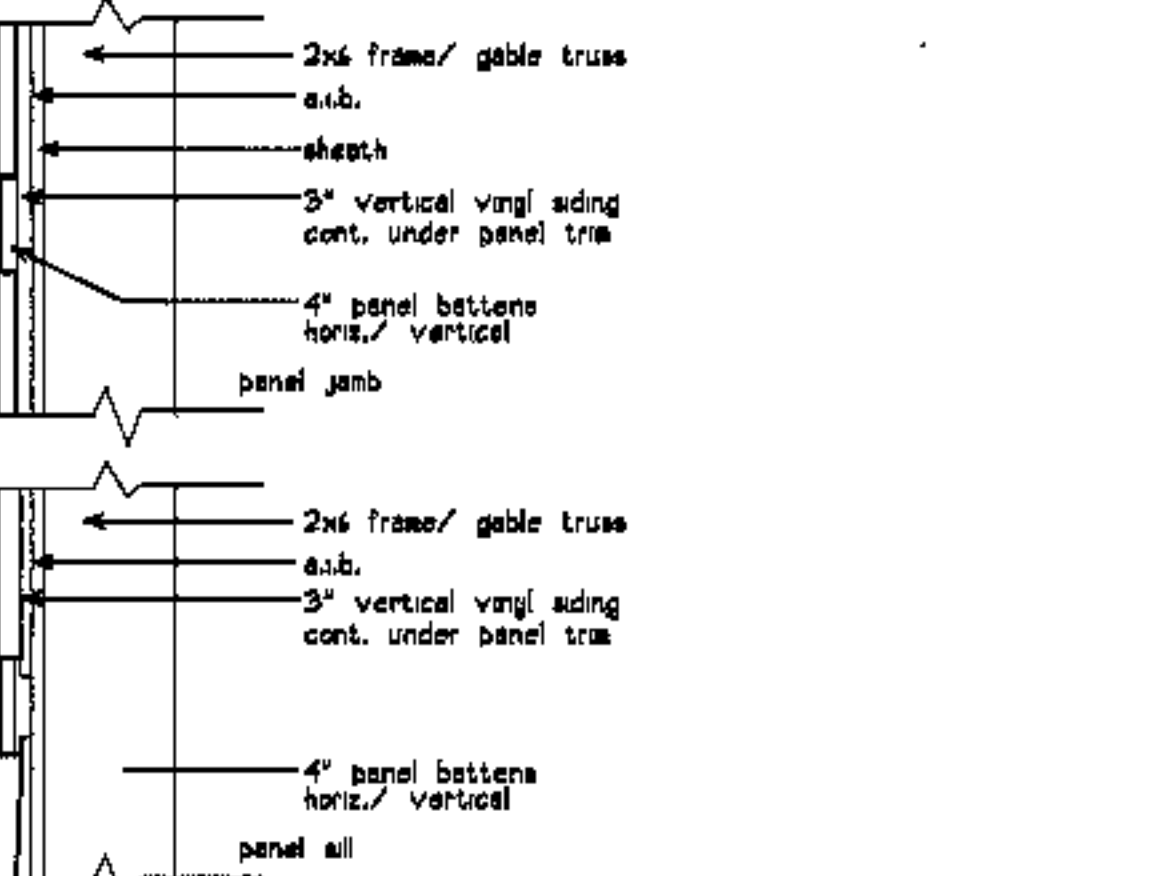
11 bellyband siding section



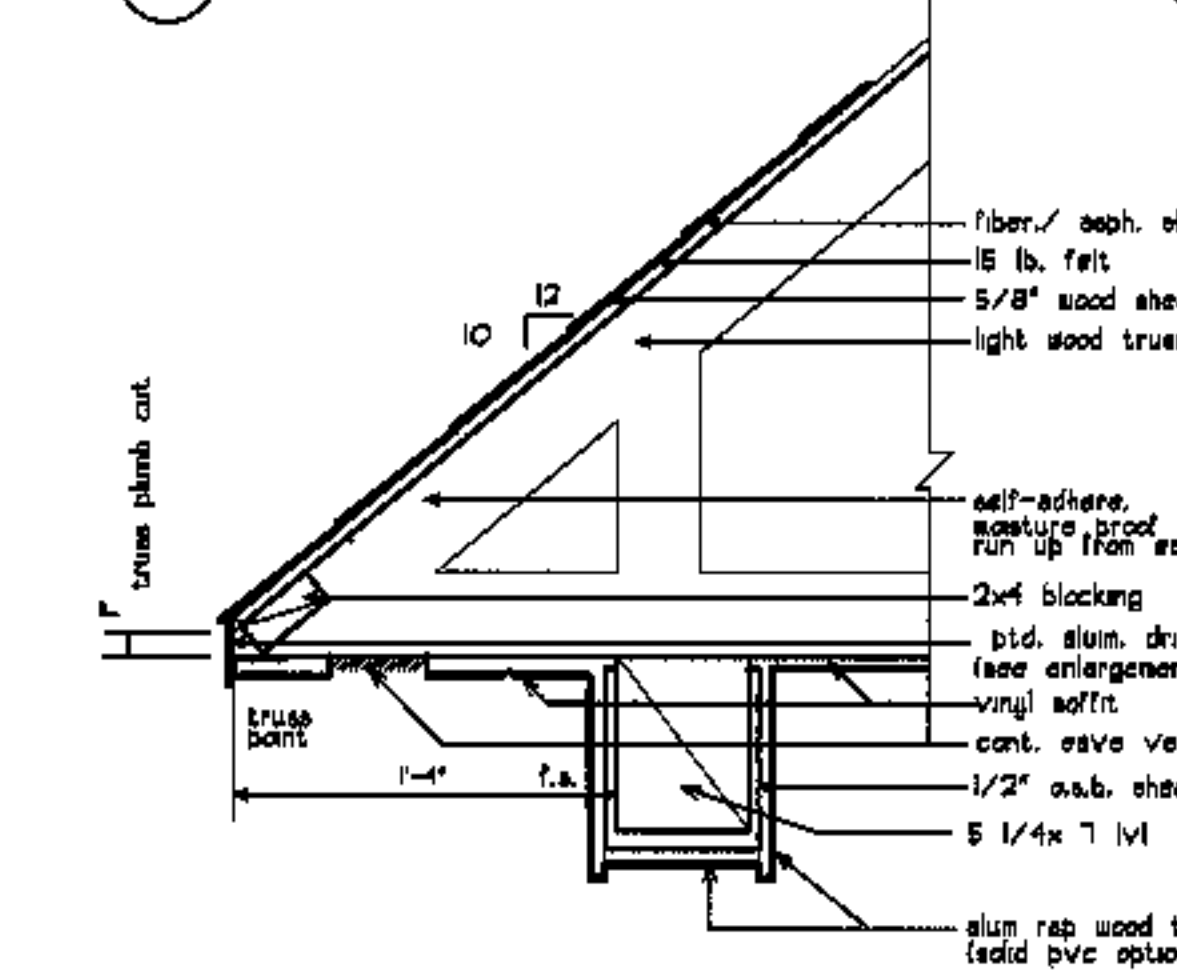
12 arched trim @ entry



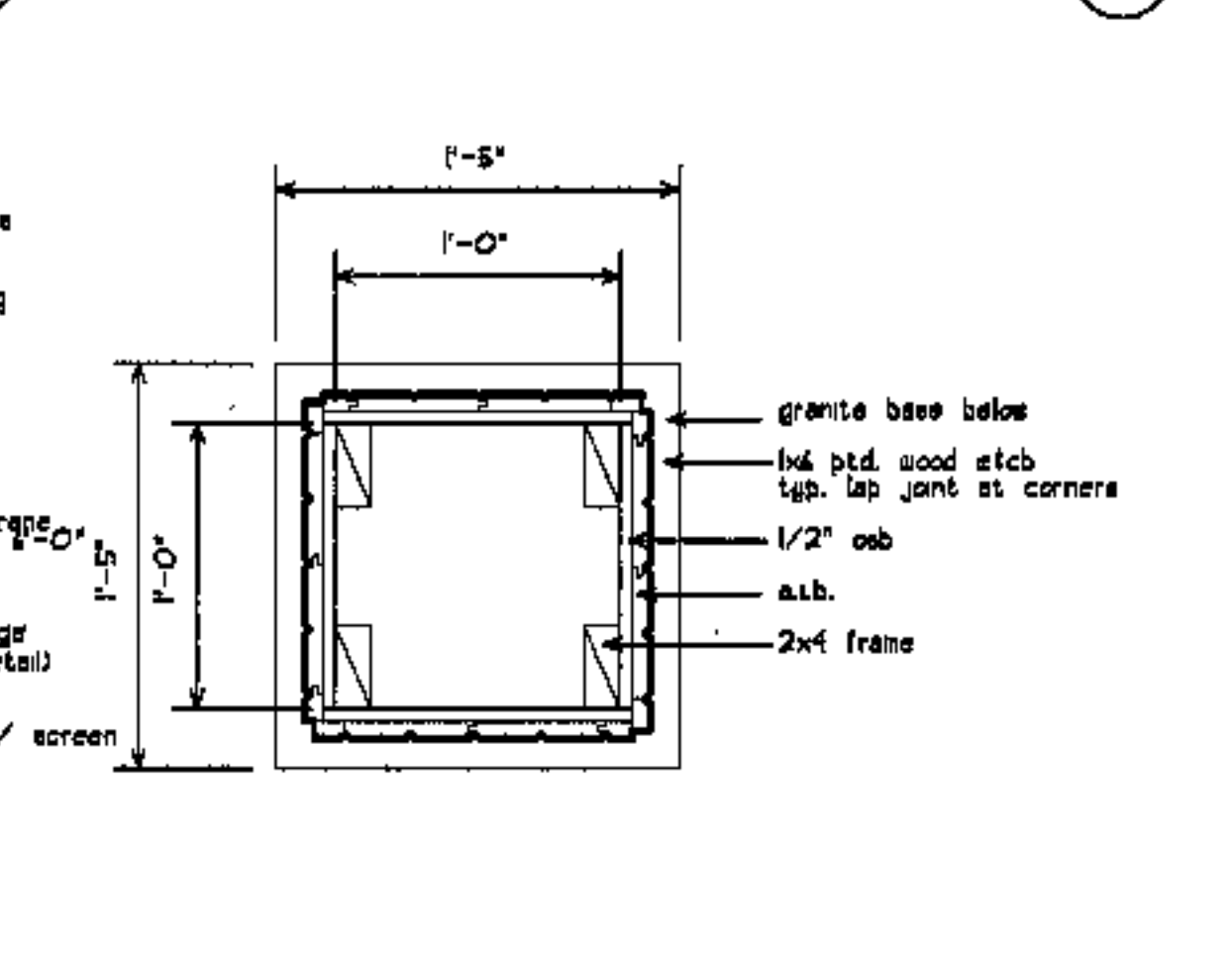
13 entry alcove ceiling



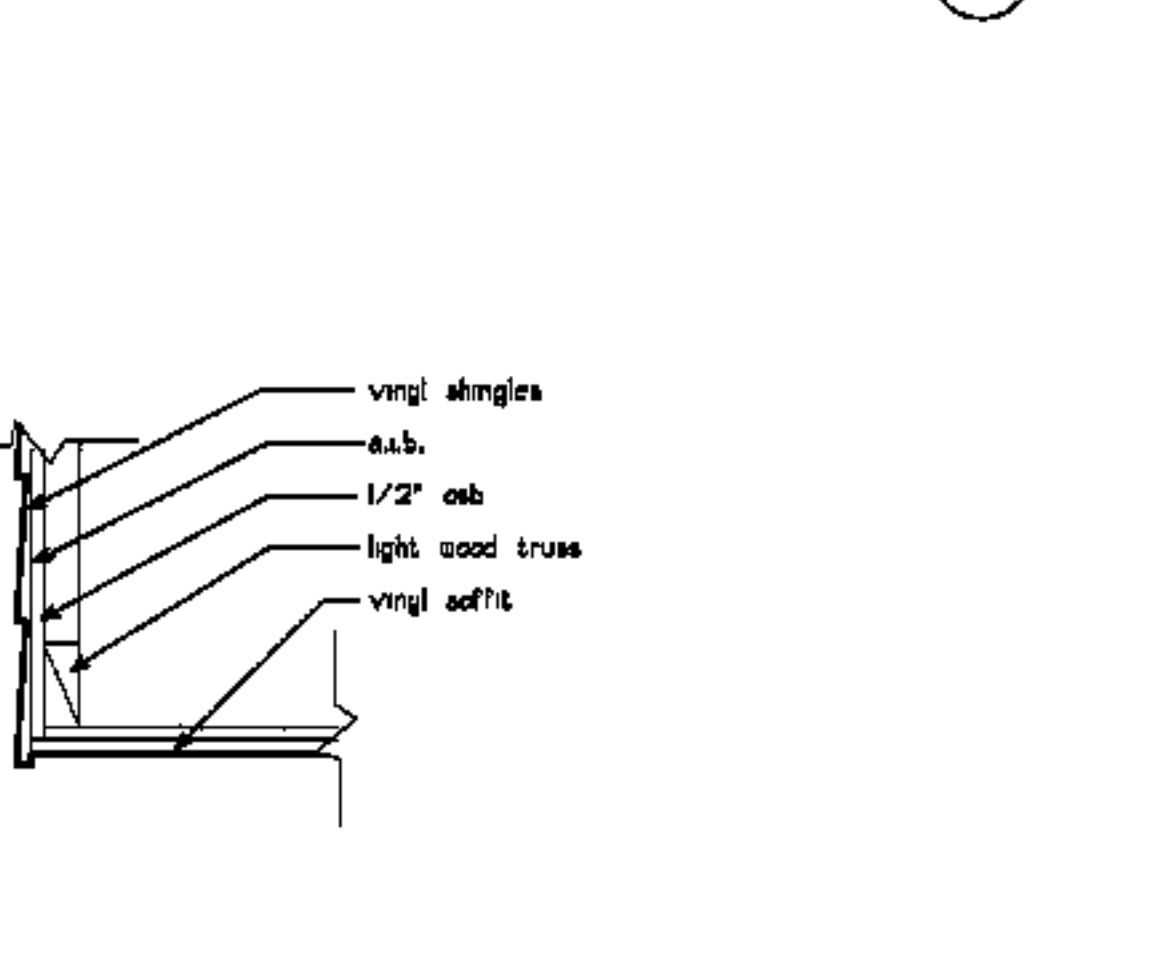
14 gable panel details



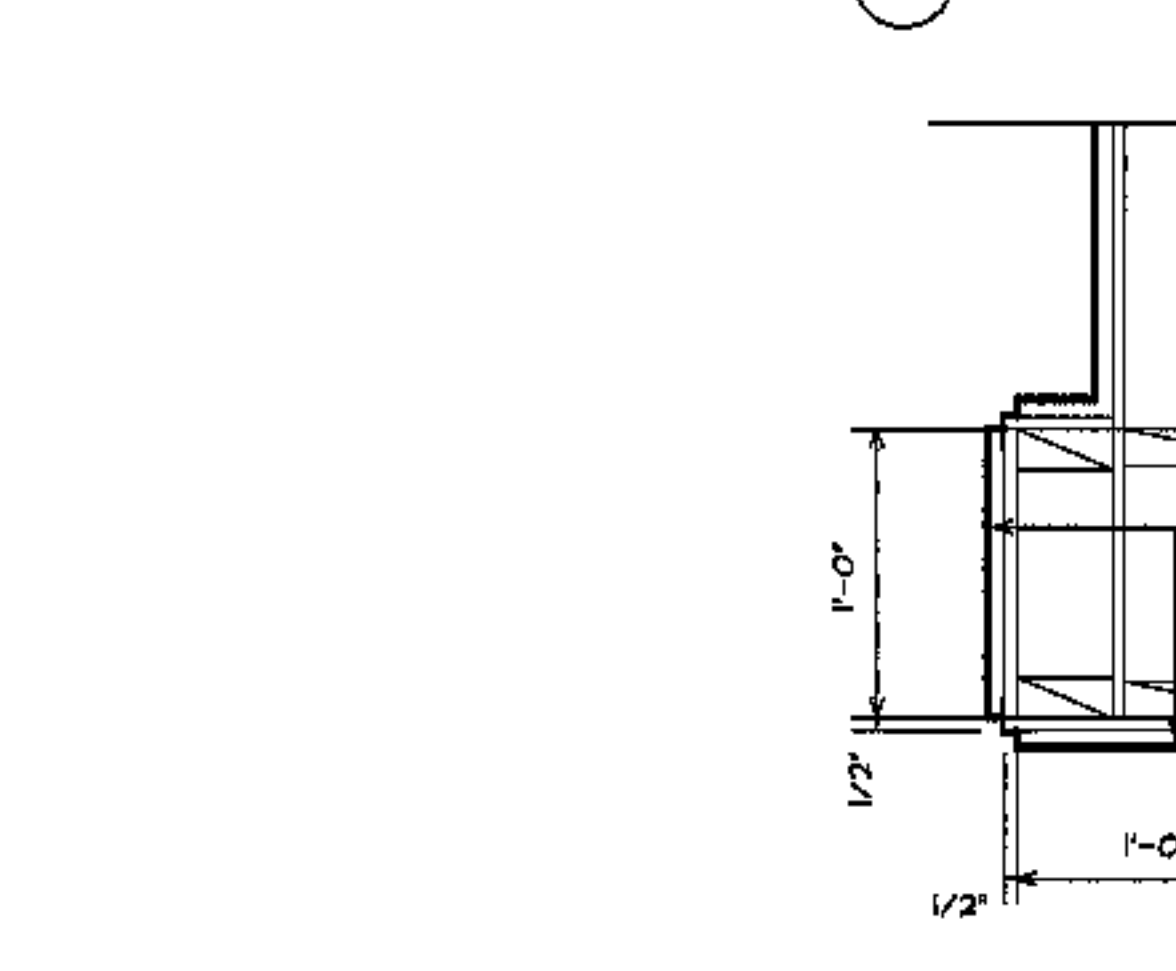
16 eave @ community entry



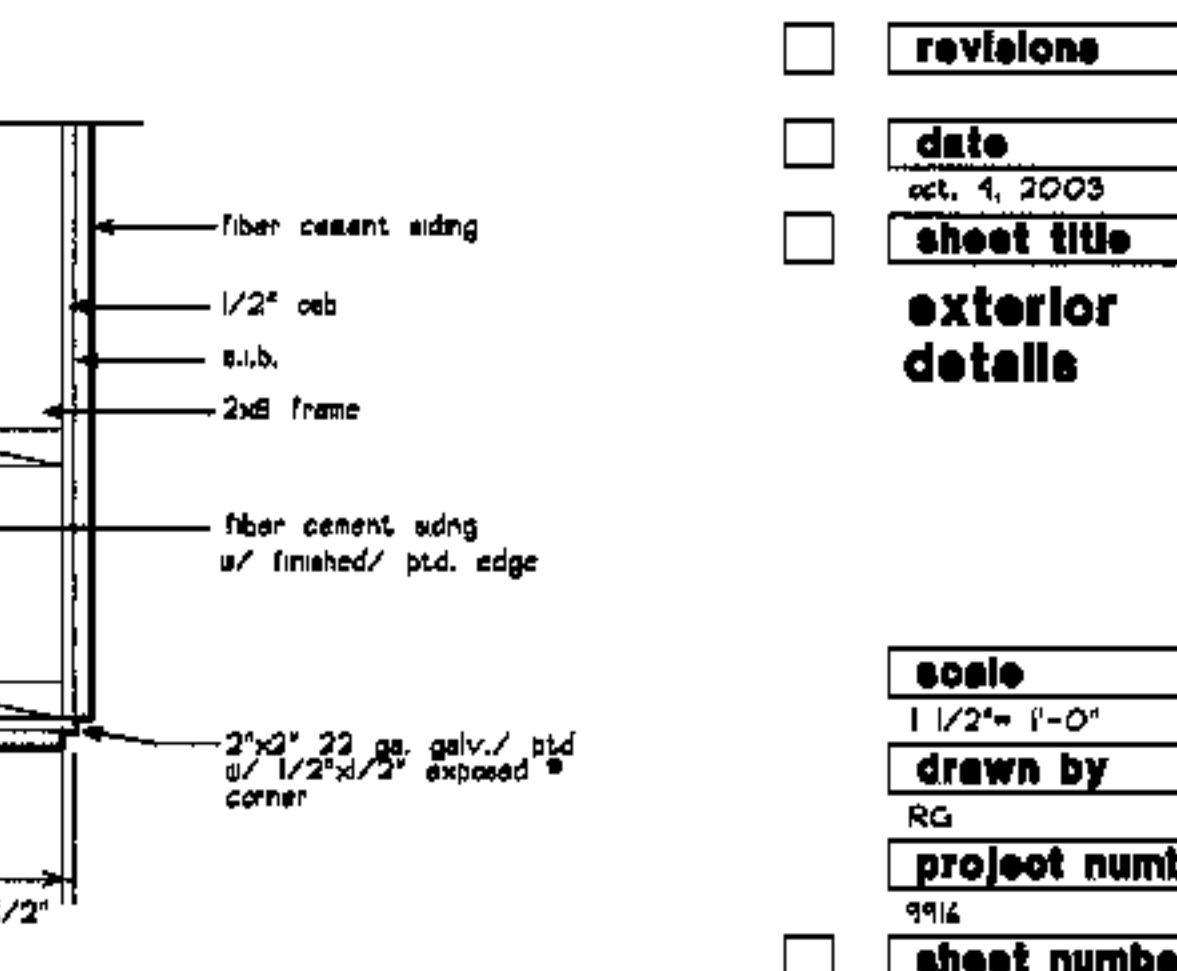
17 community entry column



18 gable/ soffit @ community entry



19 gable/ soffit @ community entry



20 gable/ soffit @ community entry

project name

**townhomes @ ocean east**

presumpcot st. portland, me.

ocean east of portland, i.l.c.

goduti/thomas architects

44 oak st.

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revisions

date oct. 4, 2003

sheet title

exterior details



scale 1/2" = 1'-0"

drawn by RG

project number 9916

sheet number

**A5.2**

project name

**townhomes @  
ocean east**

**presumptcot st.  
portland, maine**

**ocean east  
of portland, i.i.c.**

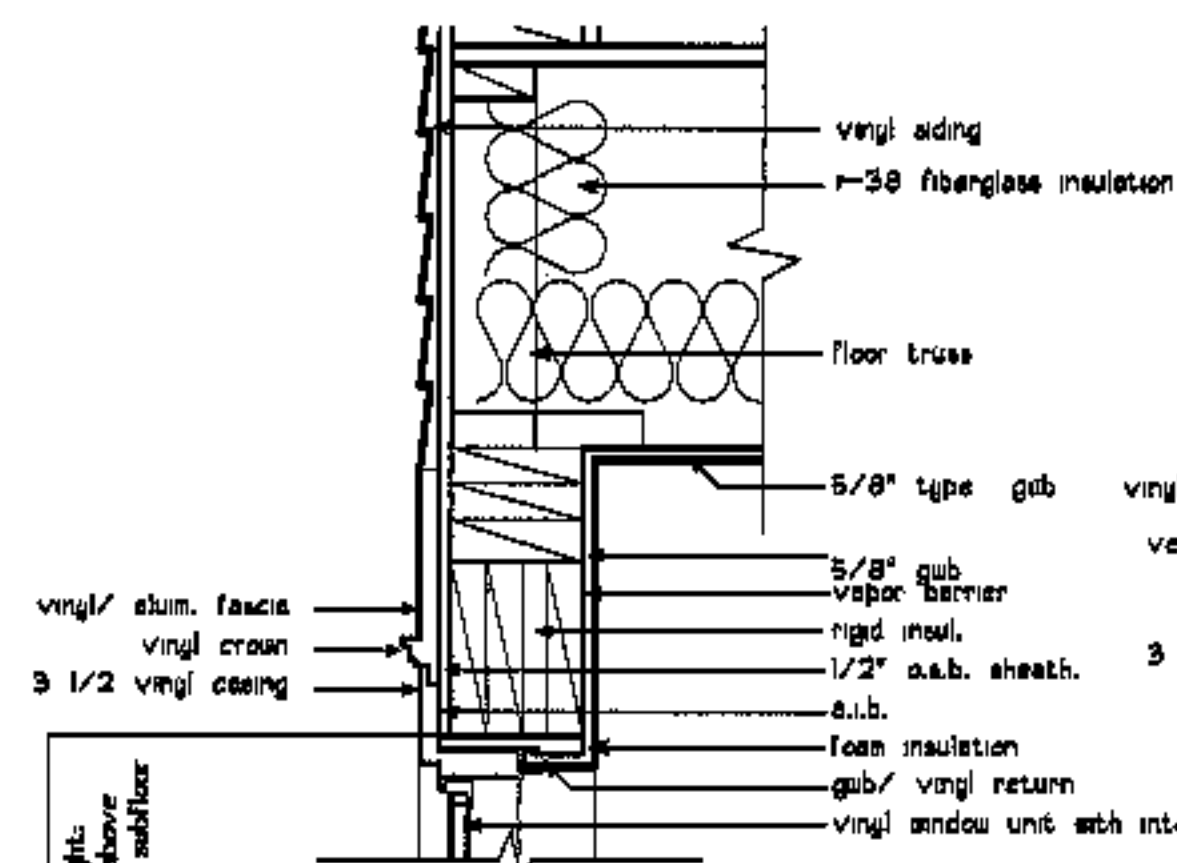
goduti/thomas architects

44 oak st.

portland, maine 04101

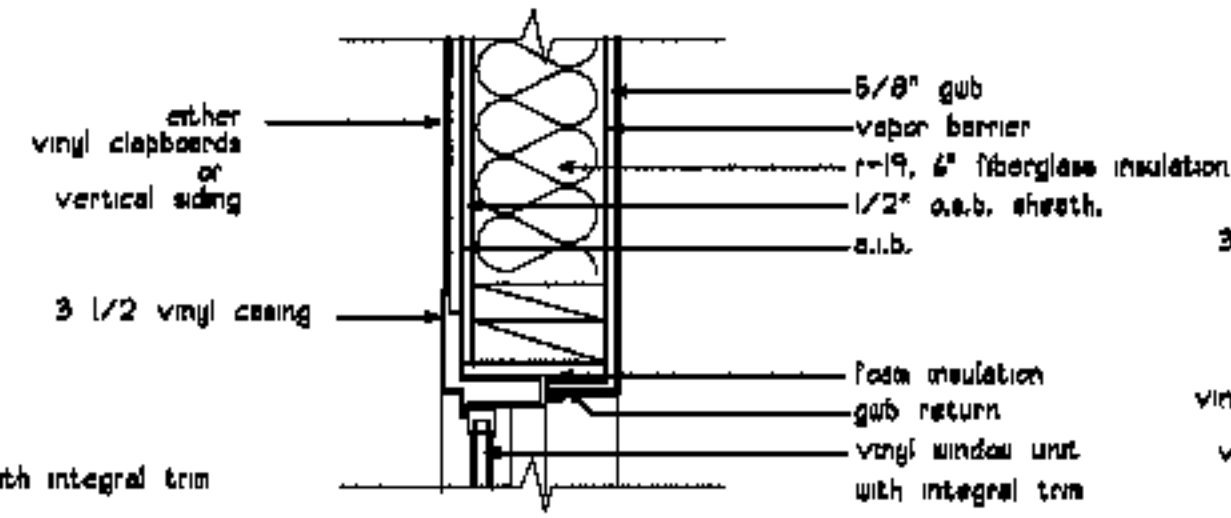
ph. 207-775-3184

fax 207-774-0846



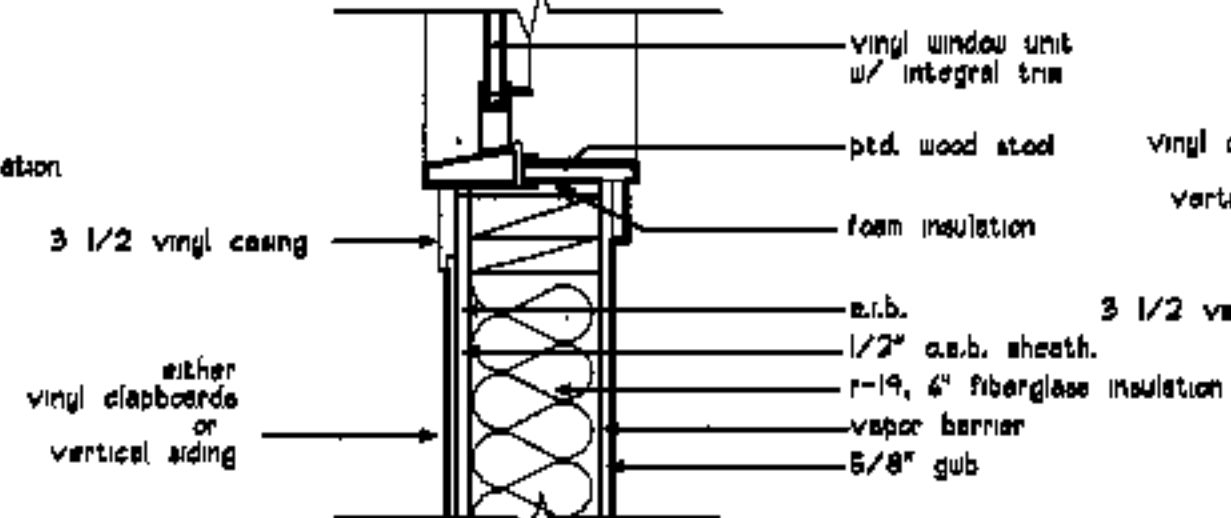
**1 window head**

see sh. A2.4 window flashing detail.



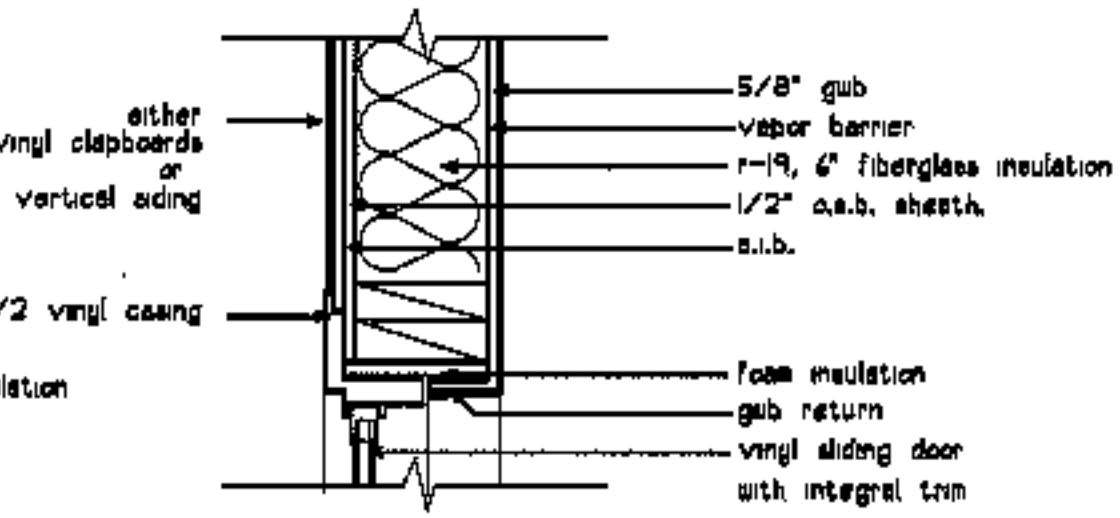
**2 window jamb**

see sh. A2.4 window flashing detail.



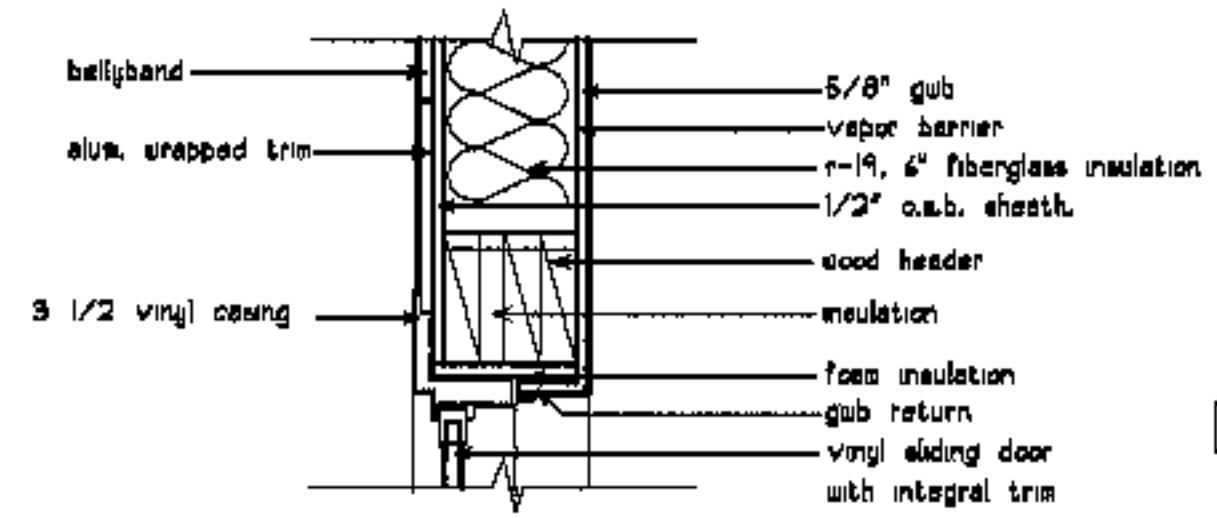
**3 window sill**

see sh. A2.4 window flashing detail.



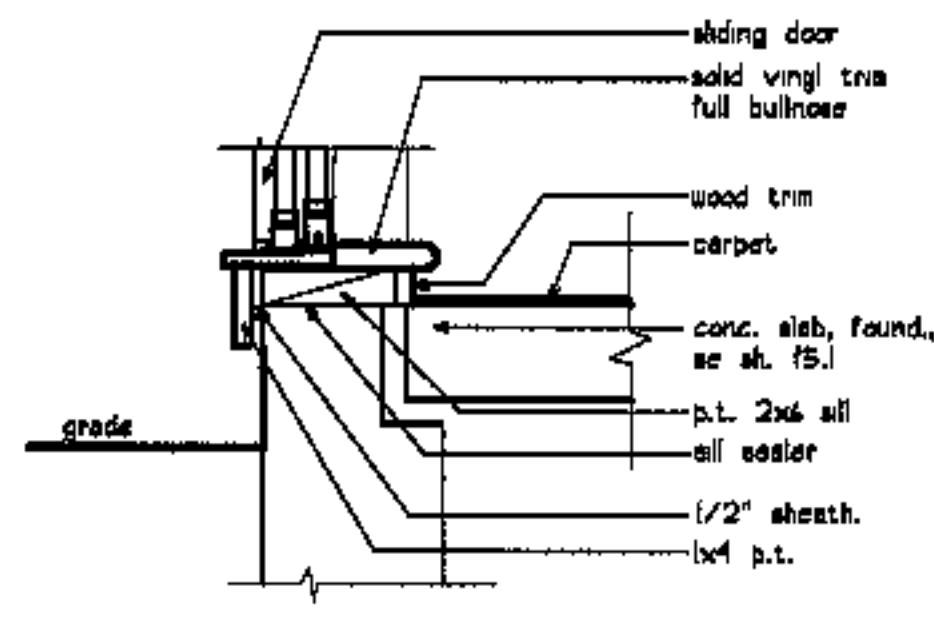
**4 slider jamb**

see sh. A2.4 window flashing detail.

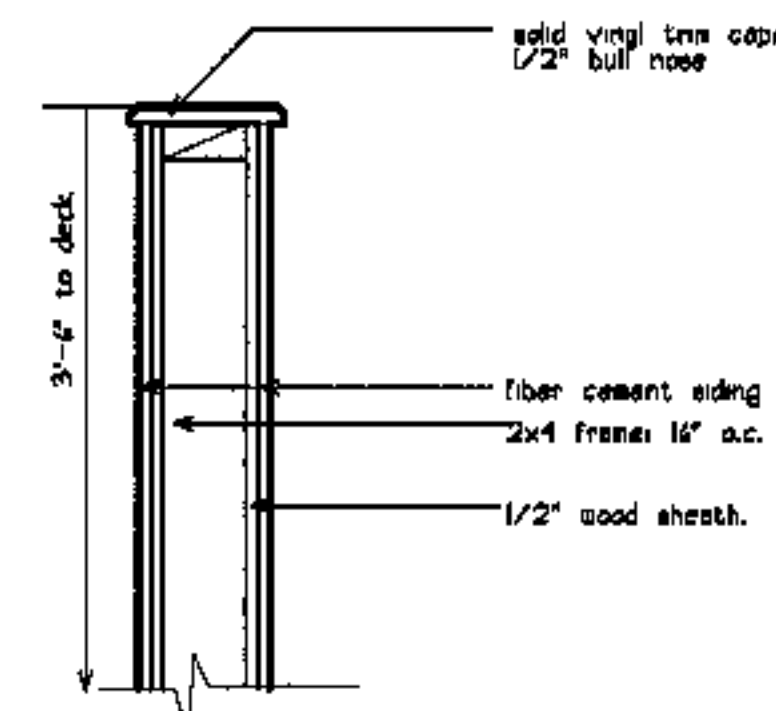


**5 slider head**

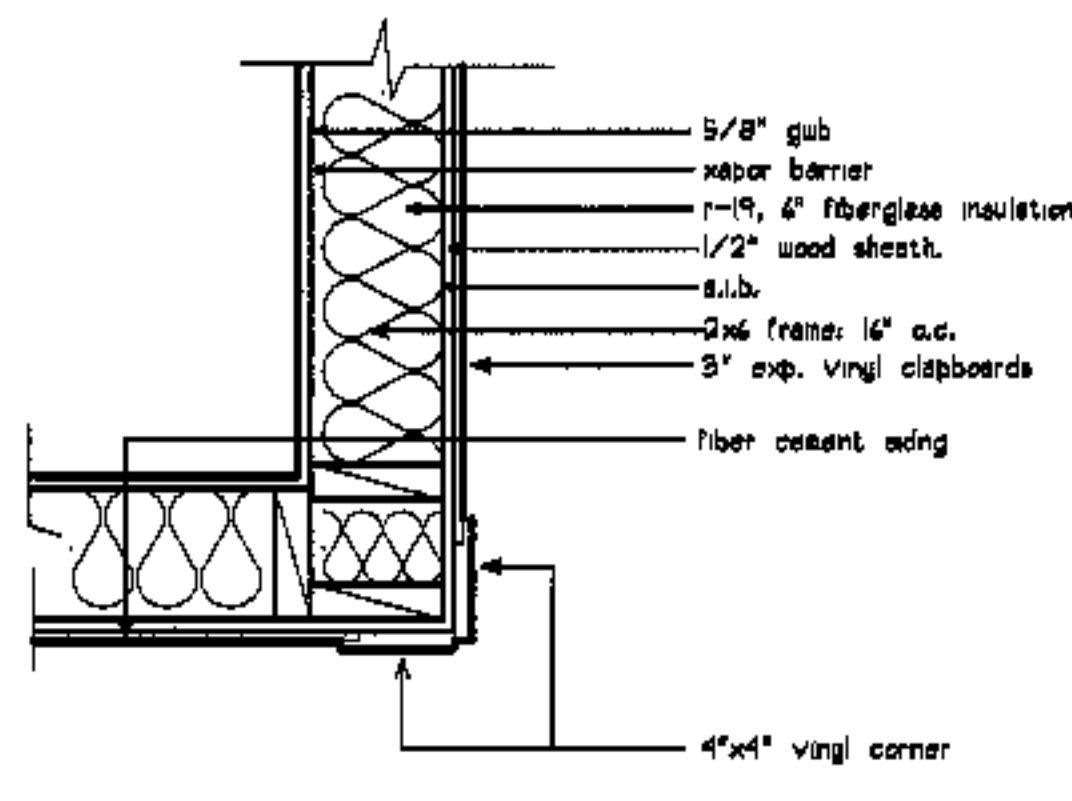
see sh. A2.4 window flashing detail.



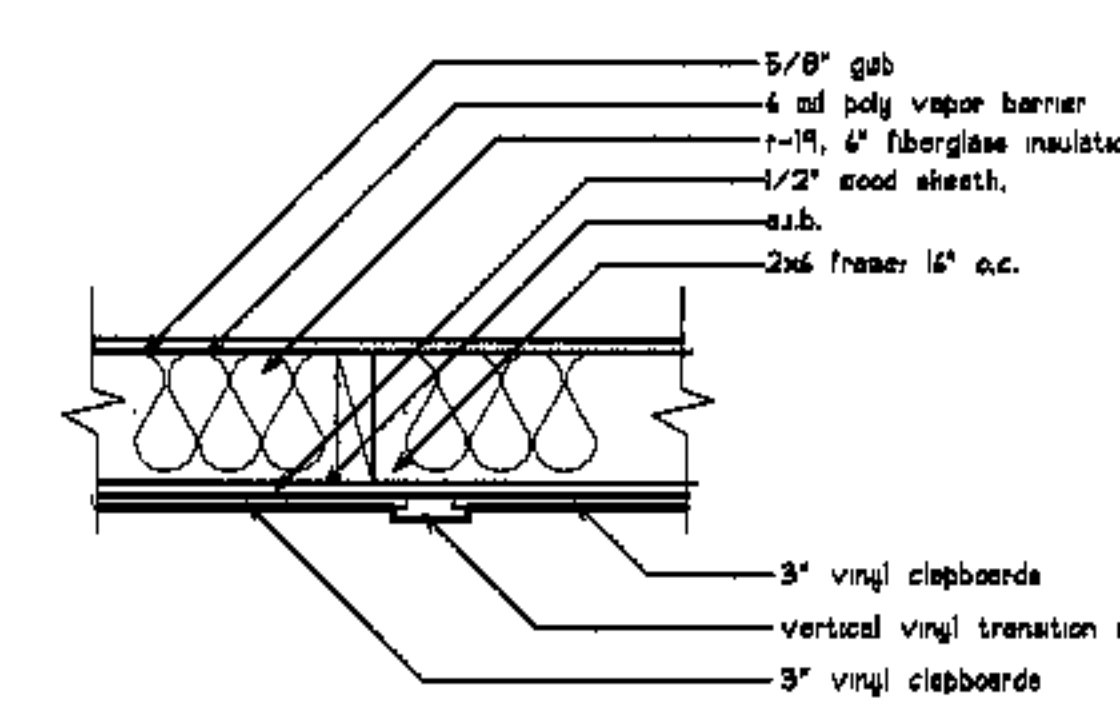
**6 slider sill**



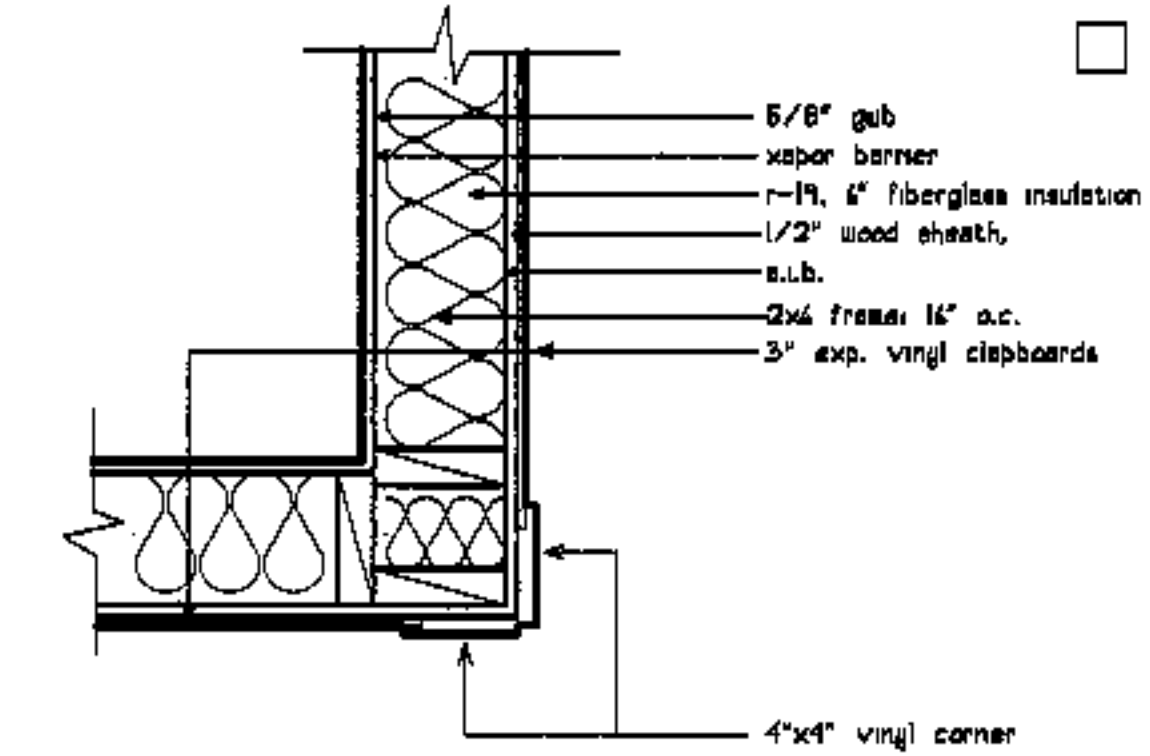
**7 exterior guard wall**



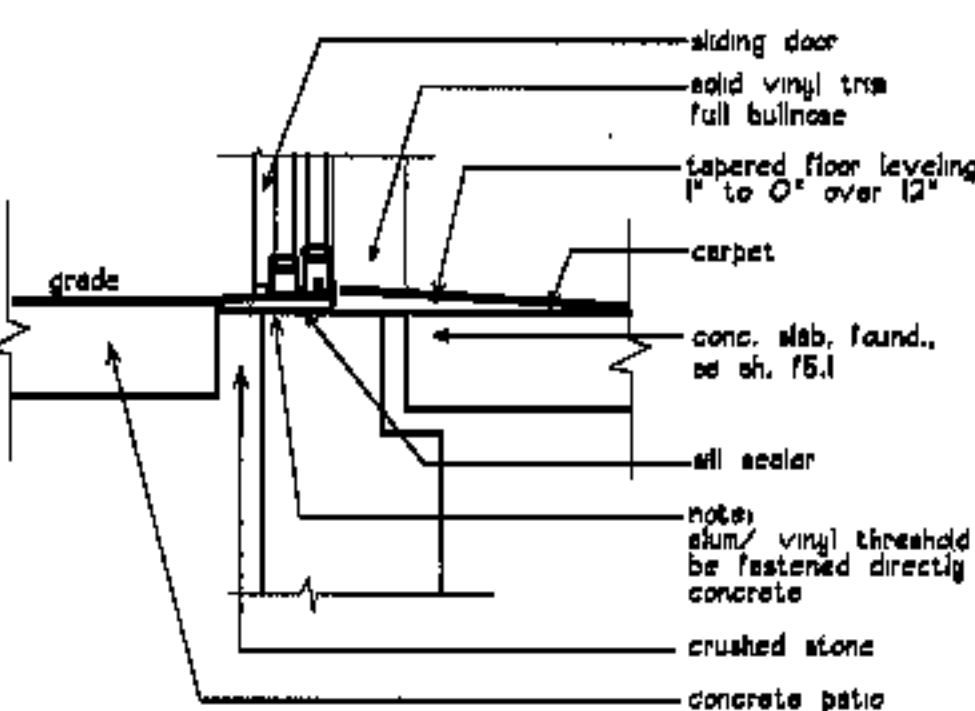
**8 outside corner: vinyl/ fiber cement**



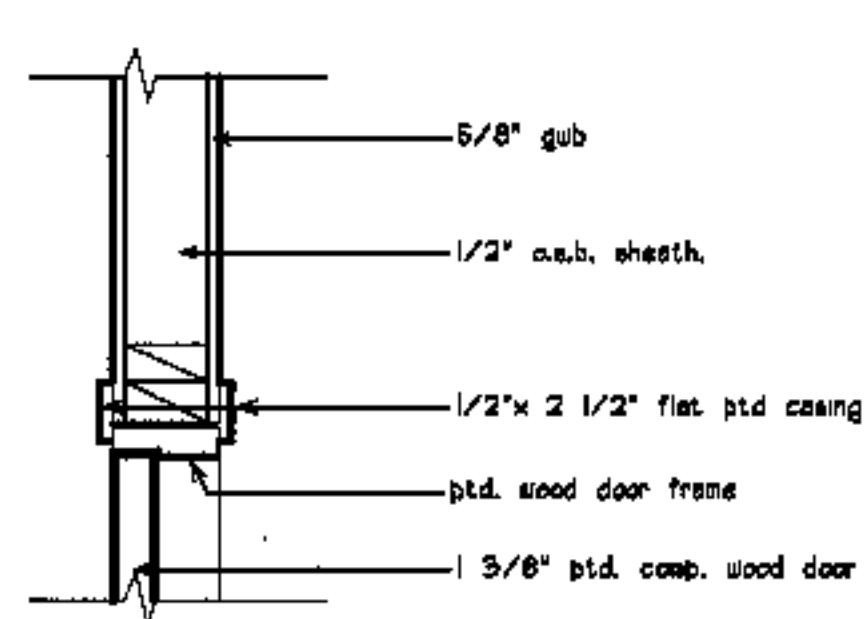
**9 vertical transition: vinyl clabboards**



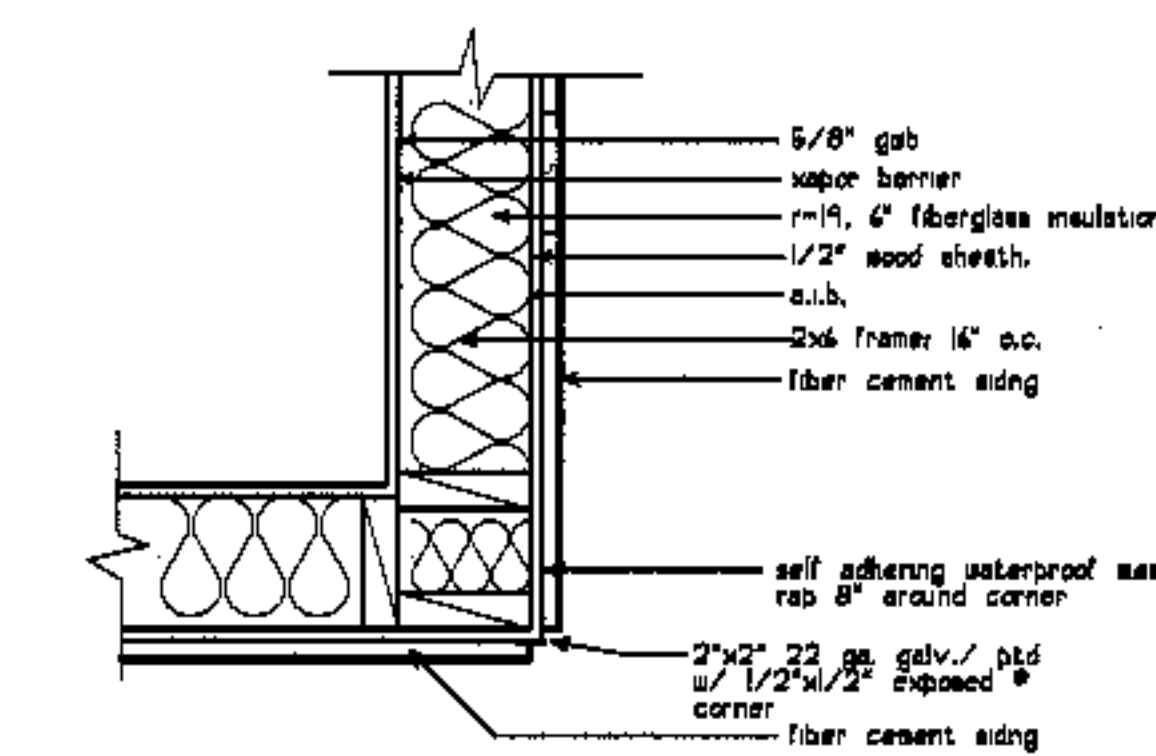
**10 outside corner: vinyl clabboards**



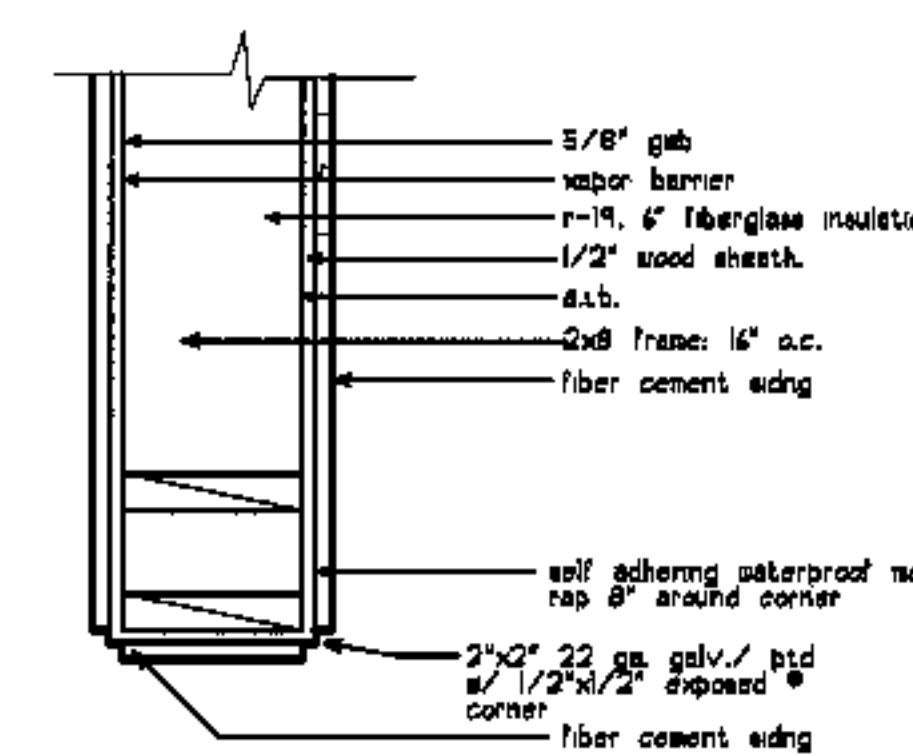
**11 hc slider sill**



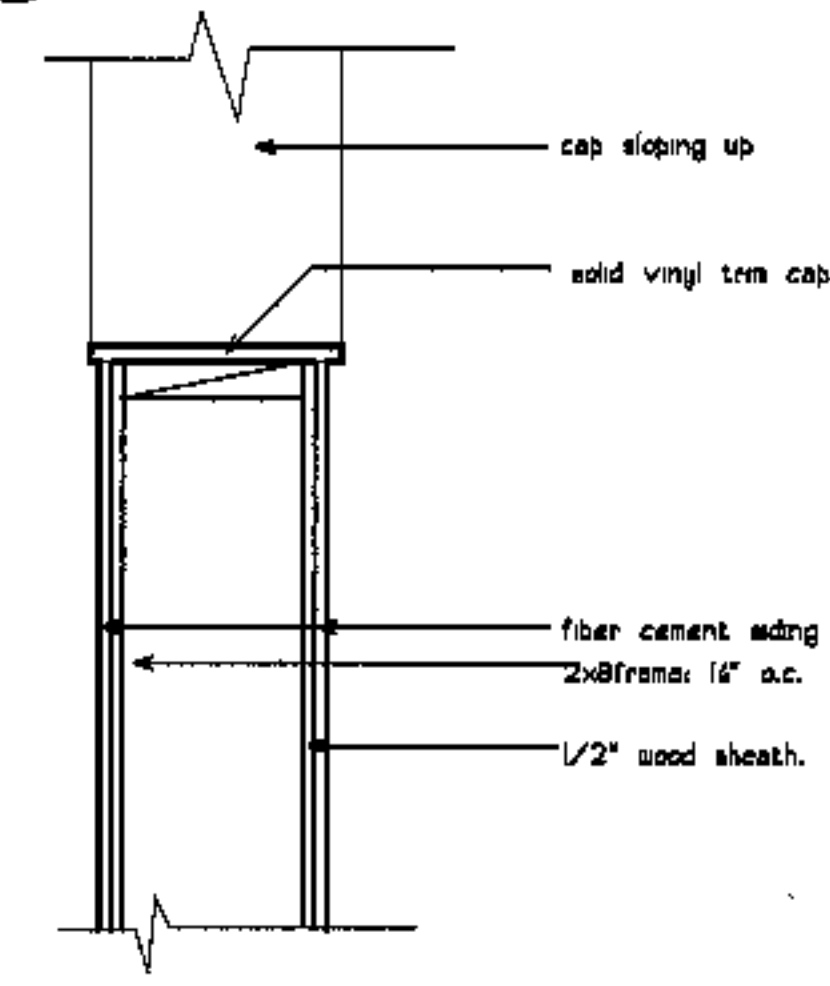
**12 interior door jamb/ trim**



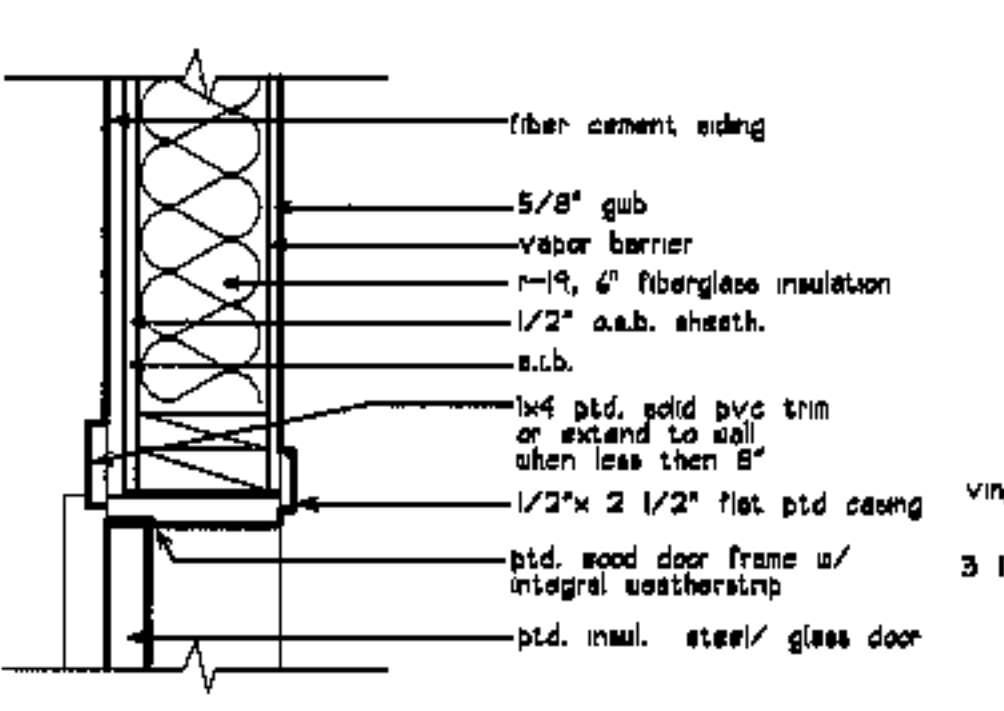
**13 outside corner: vertical siding**



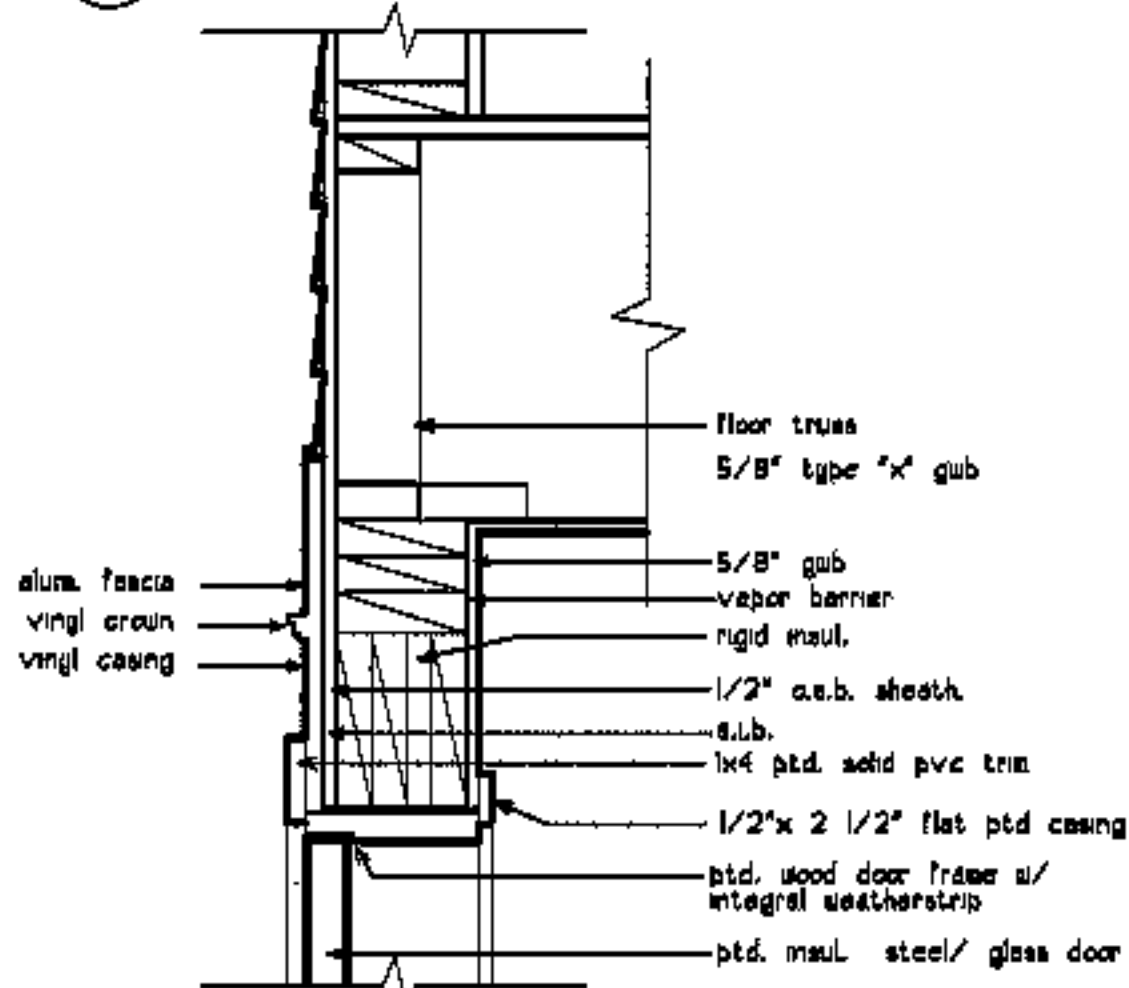
**14 wall extension end**



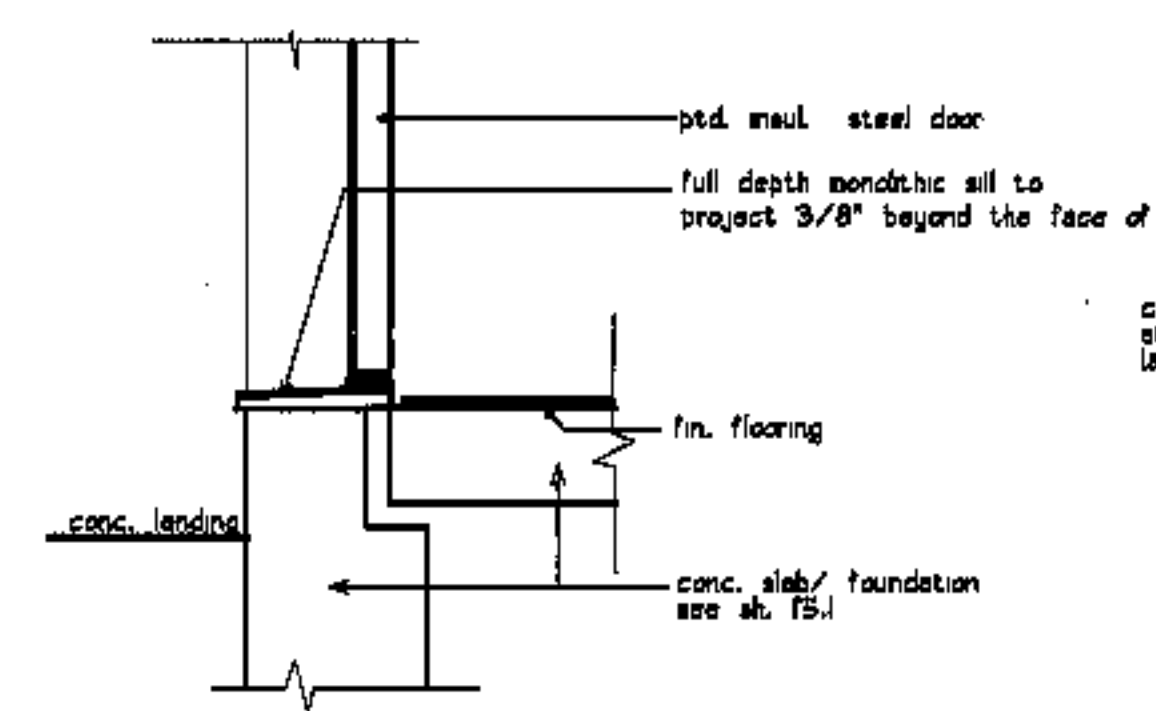
**15 wall extension: sloped cap**



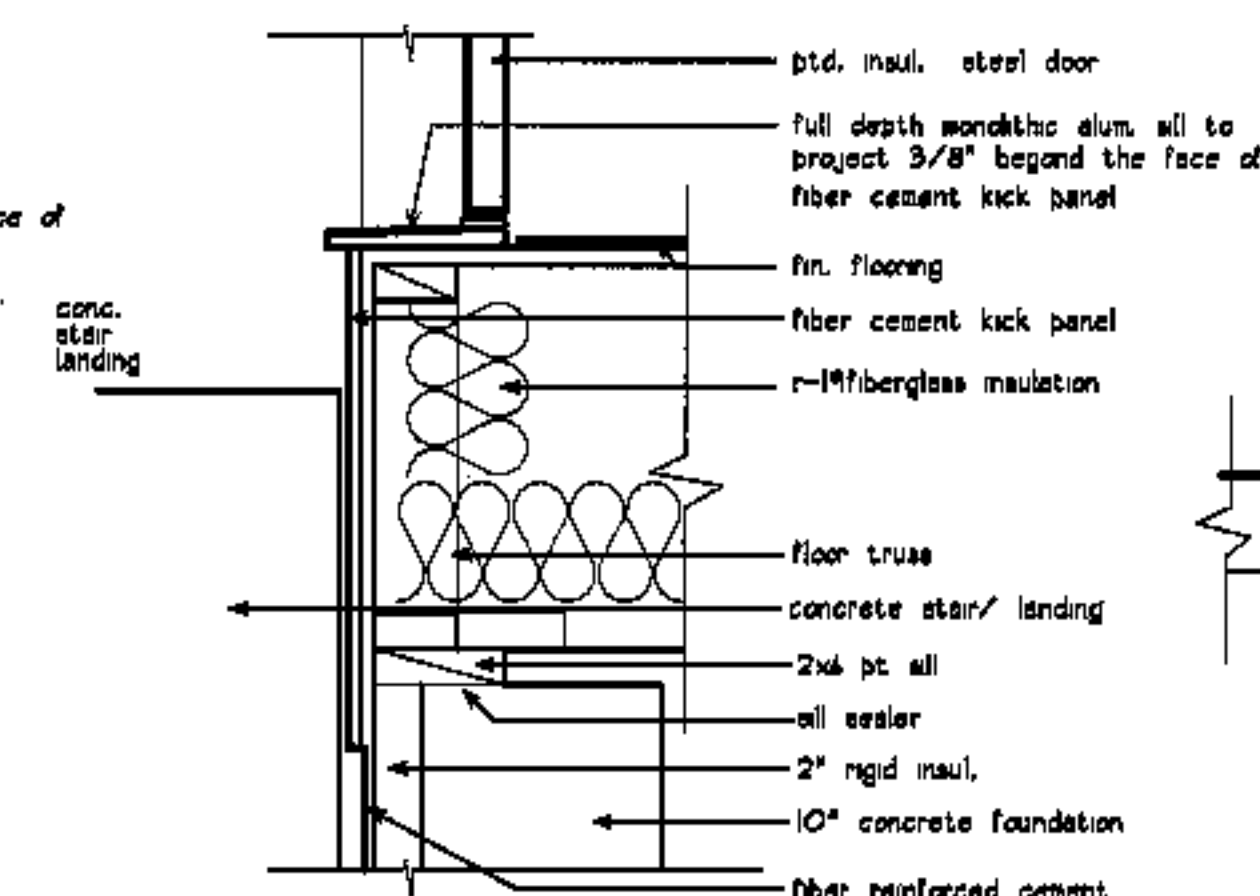
**16 ext. door jamb**



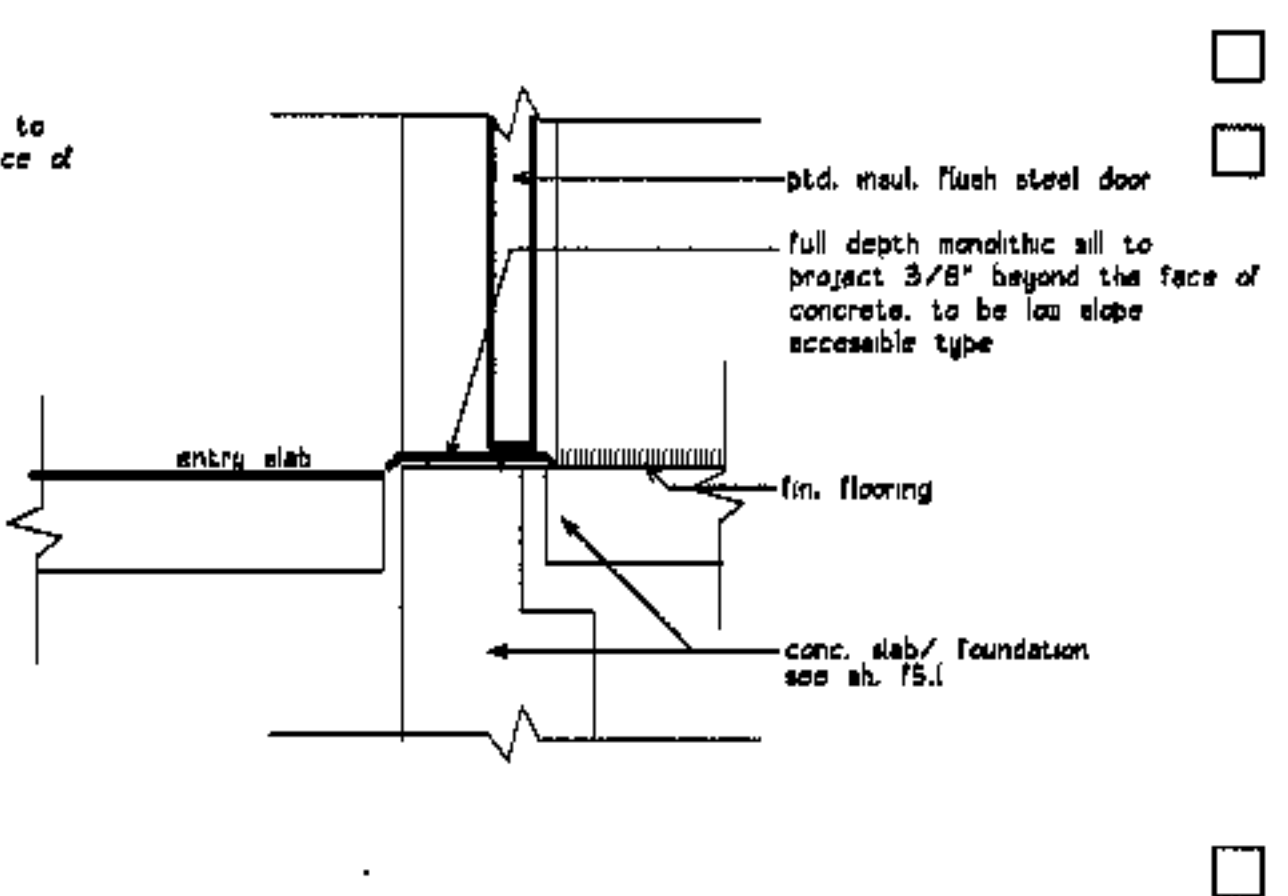
**17 ext. door head**



**18 exterior door sill @ slab**



**19 exterior door sill @ wood**



**20 exterior hc door sill @ slab**

revisions

date

oct. 4, 2003

sheet title

**door/ windows**

**exterior details**

scale

1/2" = 1'-0"

drawn by

RG

project number

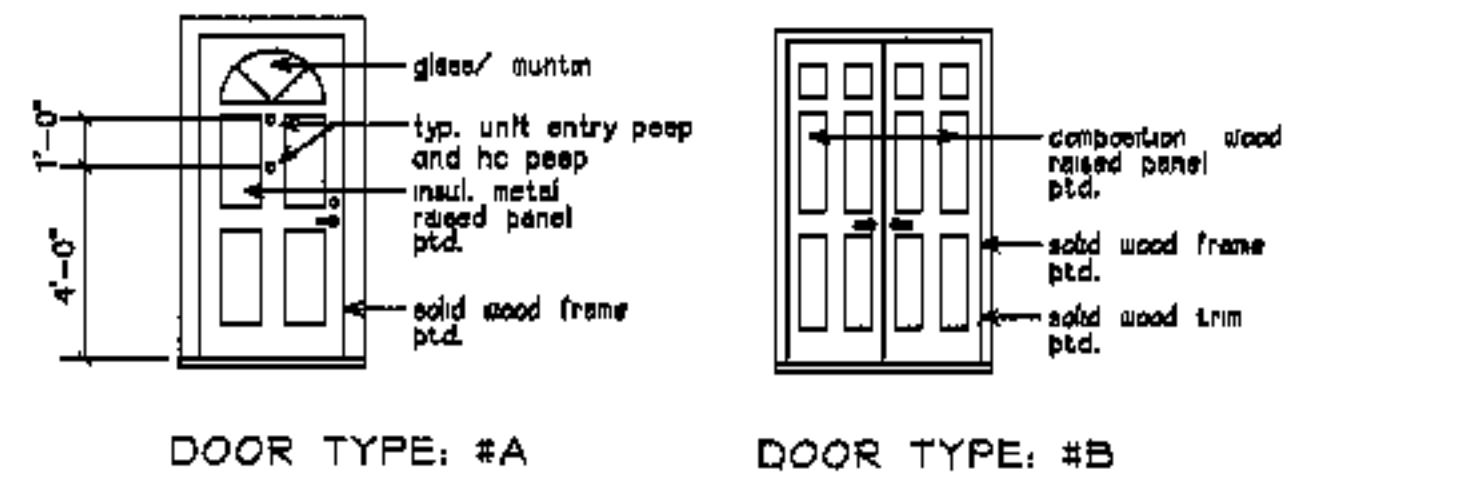
4916

sheet number

**A5.3**

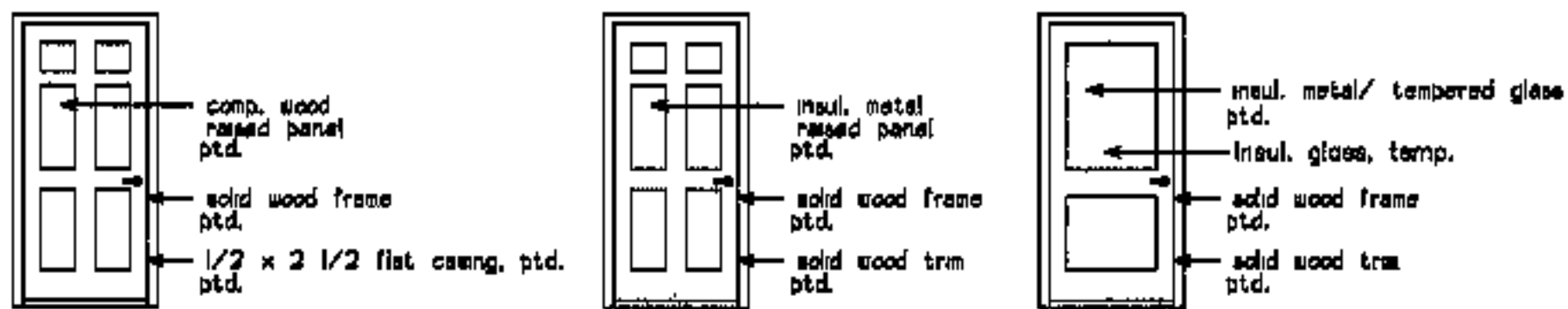


door elevations



DOOR TYPE: #A

DOOR TYPE: #B



DOOR TYPE: #C

DOOR TYPE: #D

DOOR TYPE: #E

hardware schedule

- SET #1: apartment entry  
 lockset: Sargent 10805 US10  
 hinges: as provided by manuf.  
 door stop: ives 438 US10
- SET #2: unit closet  
 pulls: dummy match lever/ finish  
 hinges: (3) 3 1/2" pin US10  
 door stop: ives 438 US10
- SET #3: unit bathroom  
 privacy set: Sargent 85U85 US10  
 hinges: (3) 3 1/2" pin US10  
 door stop: ives 438 US10
- SET #4: interior unit  
 passage: Sargent 65U15 US10  
 hinges: (3) 3 1/2" pin US10  
 door stop: ives 438 US10
- SET #5: boiler room  
 lockset: Sargent 10805 US10  
 hinges: (3) 3 1/2" pin US10  
 door stop: ives 438 US10
- SET #6: classroom  
 pulls: dummy match lever/ finish  
 hinges: (3) 3 1/2" pin US10  
 door stop: ives 438 US10
- SET #7: interior vestibule community bldg  
 push/pull: Burns Manuf. 260 pull/ 422 push US10  
 hinges: (3) 3 1/2" ball bearing US10  
 door stop: ives 438 US10  
 closer: LCN 351 paint to match
- SET #8: exterior vestibule community bldg.  
 panic bar/ lock: Sargent 8804 ETL  
 hinges: (3) 3 1/2" ball bearing US10  
 door stop: ives 438 US10  
 closer: LCN 351 paint to match

NO.	SIZE	R.O.		TYPE	MATERIAL	FINISH	LABEL	THRESHOLD	HAND	HARDWARE	JAMB				REMARKS
		W	H								TYPE	MATERIAL	FINISH	THURST	
01	3048	3'-3 1/2"	6'-10 1/2"	A	insul. metal/ glass	ptd.		alum.	left/ right	sch. 1	wood	ptd.	4 5/8"		
02	3048	3'-2 1/2"	6'-10 1/2"	B	comp. wood	ptd.		par.		sch. 2	wood	ptd.	4 3/4"		
03	2448	2'-6 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 3	wood	ptd.	4 3/4"		
04	2848	2'-10 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
05	2448	2'-6 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 3	wood	ptd.	4 3/4"		
06	2448	2'-8 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
07	1848	1'-10 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
08	4448	4'-4 1/2"	6'-10 1/2"	B	comp. wood	ptd.			par.	sch. 2	wood	ptd.	4 3/4"		
09	3048	3'-2 1/2"	6'-10 1/2"	D	insul. metal	ptd.			left/ right	sch. 1	wood	ptd.	4 5/8"		
10	2848	2'-10 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
11	3048	3'-2 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
12	3048	3'-2 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 3	wood	ptd.	4 3/4"		
13	3048	3'-2 1/2"	6'-10 1/2"	A	insul. metal/ glass	ptd.			left/ right	sch. 3	wood	ptd.	4 5/8"		
14	9048	9'-3 1/2"	6'-10 1/2"		vinyl/ glass	ptd.			sliding		vinyl	ptd.	4 5/8"		
15	2050	2'-2 1/2"	5'-2 1/2"		metal	ptd.			left/ right	sch. 5	wood	ptd.	4"		
16	3048	3'-2 1/2"	6'-10 1/2"	D		ptd.			left	sch. 5	wood	ptd.	4 5/8"		
17	3048	3'-2 1/2"	6'-10 1/2"	C	comp. wood	ptd.			left/ right	sch. 4	wood	ptd.	4 3/4"		
18	3048	3'-2 1/2"	6'-10 1/2"	E	insul. metal/ glass	ptd.			right	sch. 7	wood	ptd.	4 3/4"		
19	3048	3'-2 1/2"	6'-10 1/2"	E	insul. metal/ glass	ptd.			right	sch. 8	wood	ptd.	4 5/8"		
20	3048	3'-2 1/2"	6'-10 1/2"	D	insul. metal	ptd.			right/ left	sch. 8	wood	ptd.	4 5/8"		

NO.	NAME	FLOOR												WALLS												CEILING				REMARKS						
		WALL	ENTRY MAT	CORNER	BASEWOOD	STRET. WTL.	DOOR	WTL. SHT	SK.	EXTR.	MURK. PANEL	WOOD	M/A	5/8" ON	5/8" FREESIDE	RELINATED SK.	CEILING SK.	1/2" AIR ON	VERTICAL SBR	5/8" ON	5/8" FREESIDE	RELINATED SK.	CEILING SK.	1/2" AIR ON	VERTICAL SBR	5/8" ON	5/8" FREESIDE	RELINATED SK.	1 IN. A.C.		1/2" AIR ON	WTL. SHT				
typical unit	entry																																			
	1/2 bath																																			
	closet																																			
	kitchen																																			
	storage																																			
	living/ dining																																			
	stairs																																			
	closet																																			
hc unit	bathroom																																			
	living																																			
	laundry																																			
	bedroom																																			
	entry																																			
	kitchen																																			
community	rest.																																			
	entry																																			
	garaging																																			
	rest																																			
	kitchen																																			
	office																																			
	conference																																			
	storage																																			
mechans.																																				
laundry																																				
bedroom																																				

window number	operation	milled units	unit number	glass	r.o. w x h	total	egress	frame material	ash material	muntins	screens	remarks
1	casement	2	wide	insul. low E	48" w x 42" h			pvc: welded corners	pvc: welded corners		gas	sizes from paradigm window
2	awning			insul. low E	20" w x 20" h			pvc: welded corners	pvc: welded corners		gas	
3	single hung	2	wide	insul. low E	12" w x 54" h		gas	pvc: welded corners	pvc: welded corners		gas	tempered glass, case 24x36
4	casement			insul. low E	28" w x 40" h		gas	pvc: welded corners	pvc: welded corners		gas	tempered glass
5	single hung	3	wide	insul. low E	108" w x 54" h		gas	pvc: welded corners	pvc: welded corners		gas	
6	single hung/transom	3	wide, 2 high	insul. low E	108" w x 10" h		gas	pvc: welded corners	pvc: welded corners		gas	8" mull pocket
7	single hung			insul. low E	34" w x 54" h		gas	pvc: welded corners	pvc: welded corners		gas	tempered glass

project name

**townhomes @ ocean east**

presumpcot st. portland, maine

ocean east of portland, l.l.c.

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846



revisions

date oct. 4, 2003

sheet title

**SCHEDULES**

scale 1/4"=1'-0"

drawn by RG

project number 9916

sheet number



project name

**townhomes@  
ocean east**

presumptoot st.  
portland, me.

ocean east  
of portland, i.i.c.

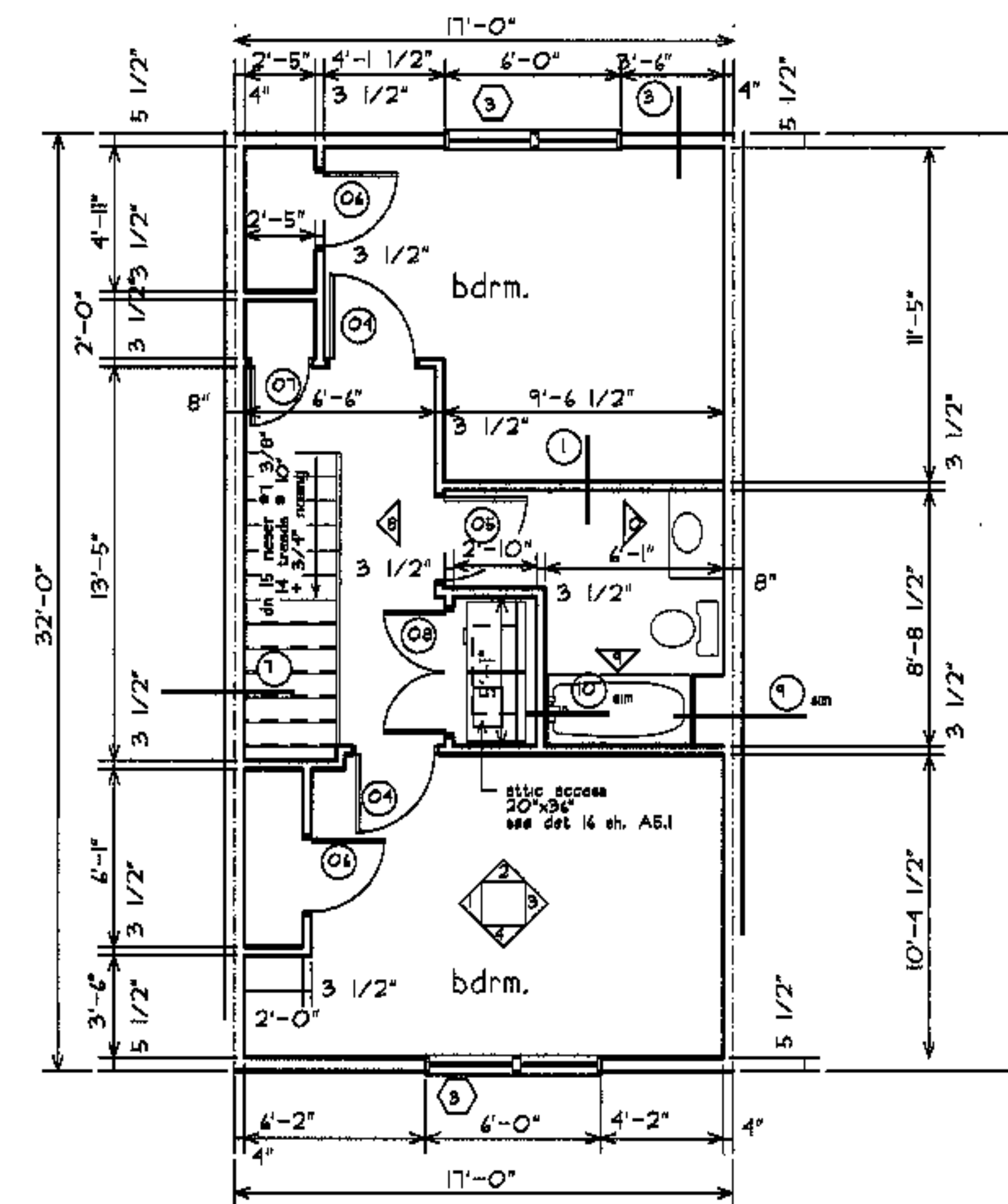
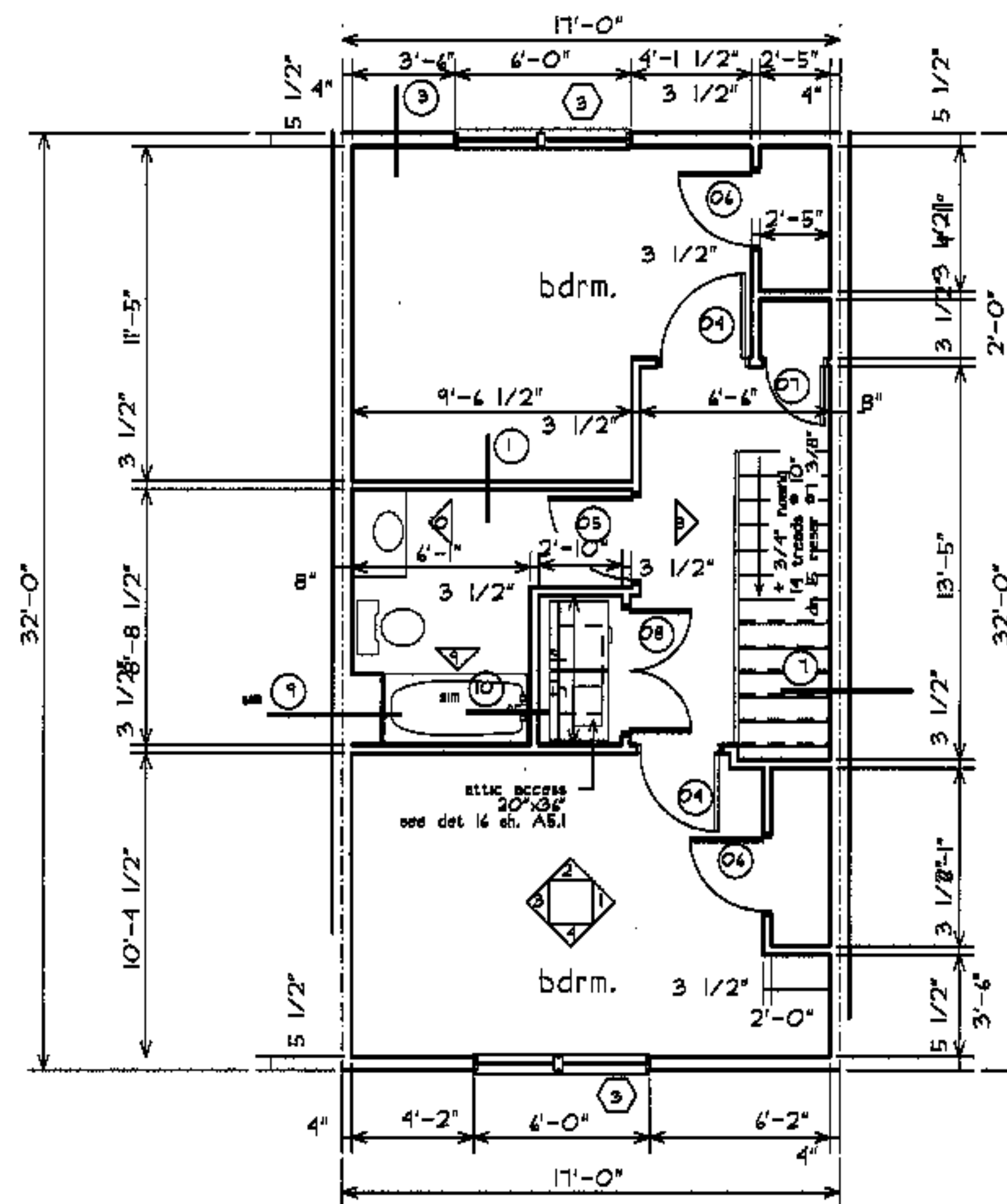
goduti/thomas architects

44 oak st.

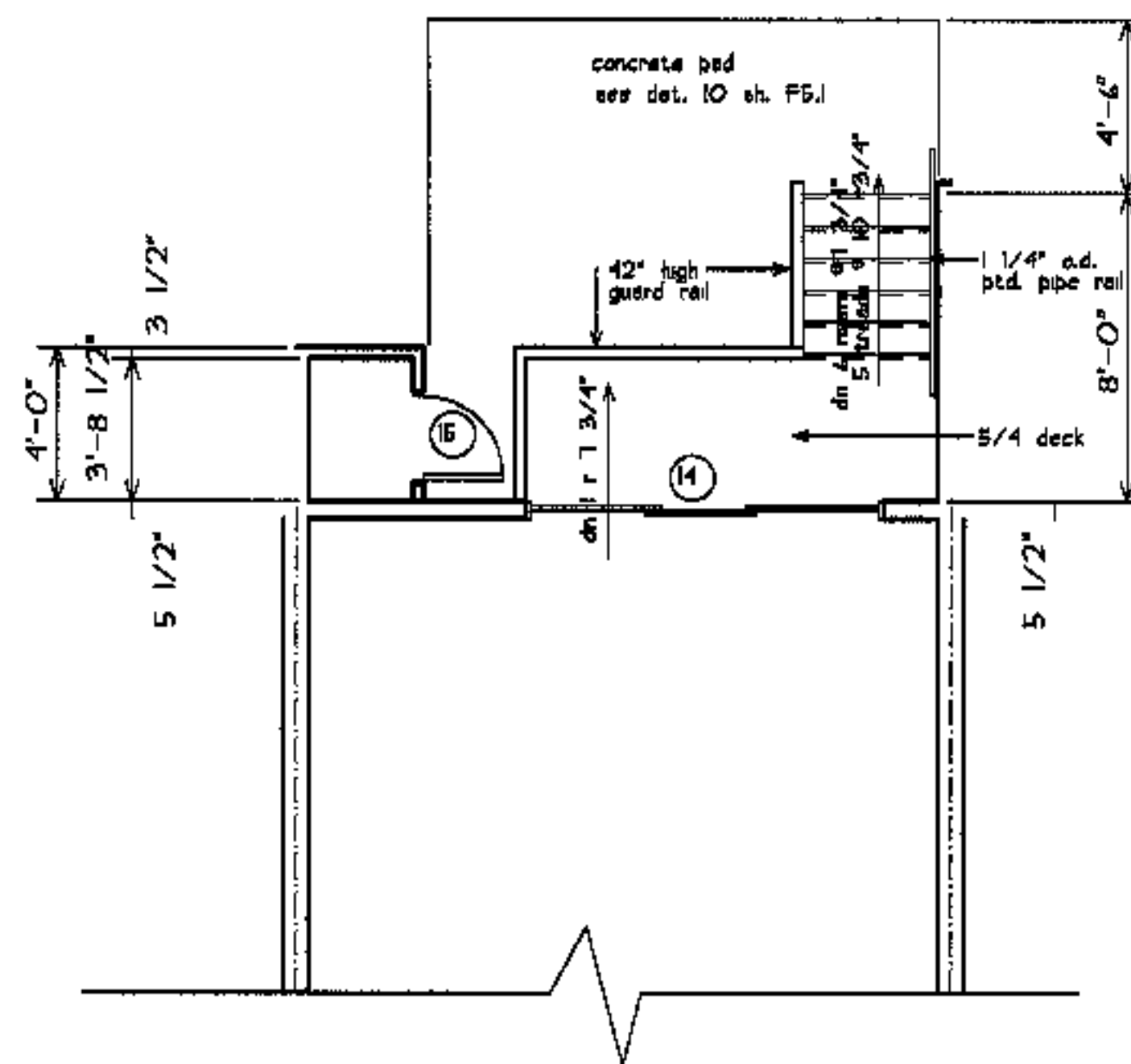
portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

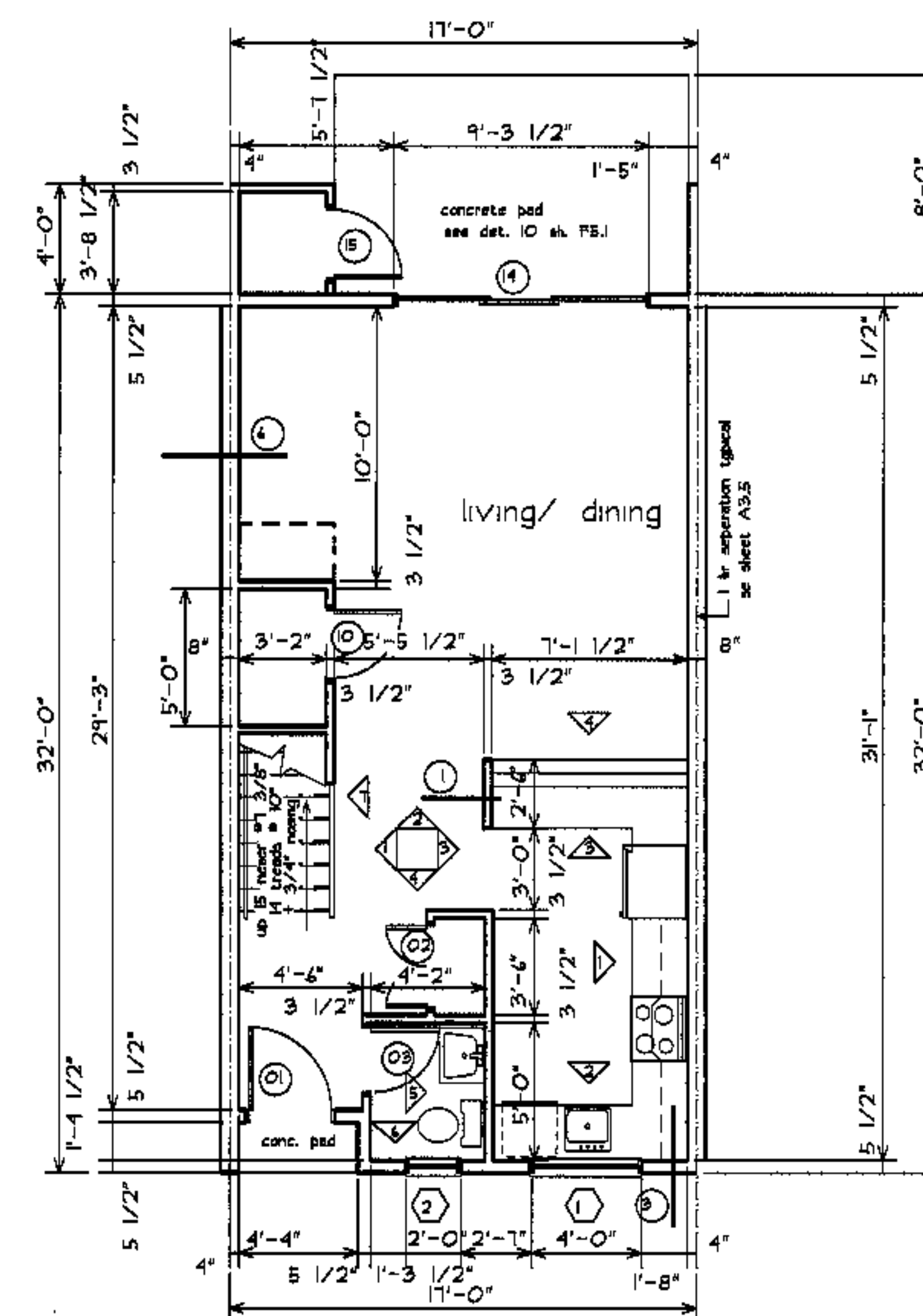
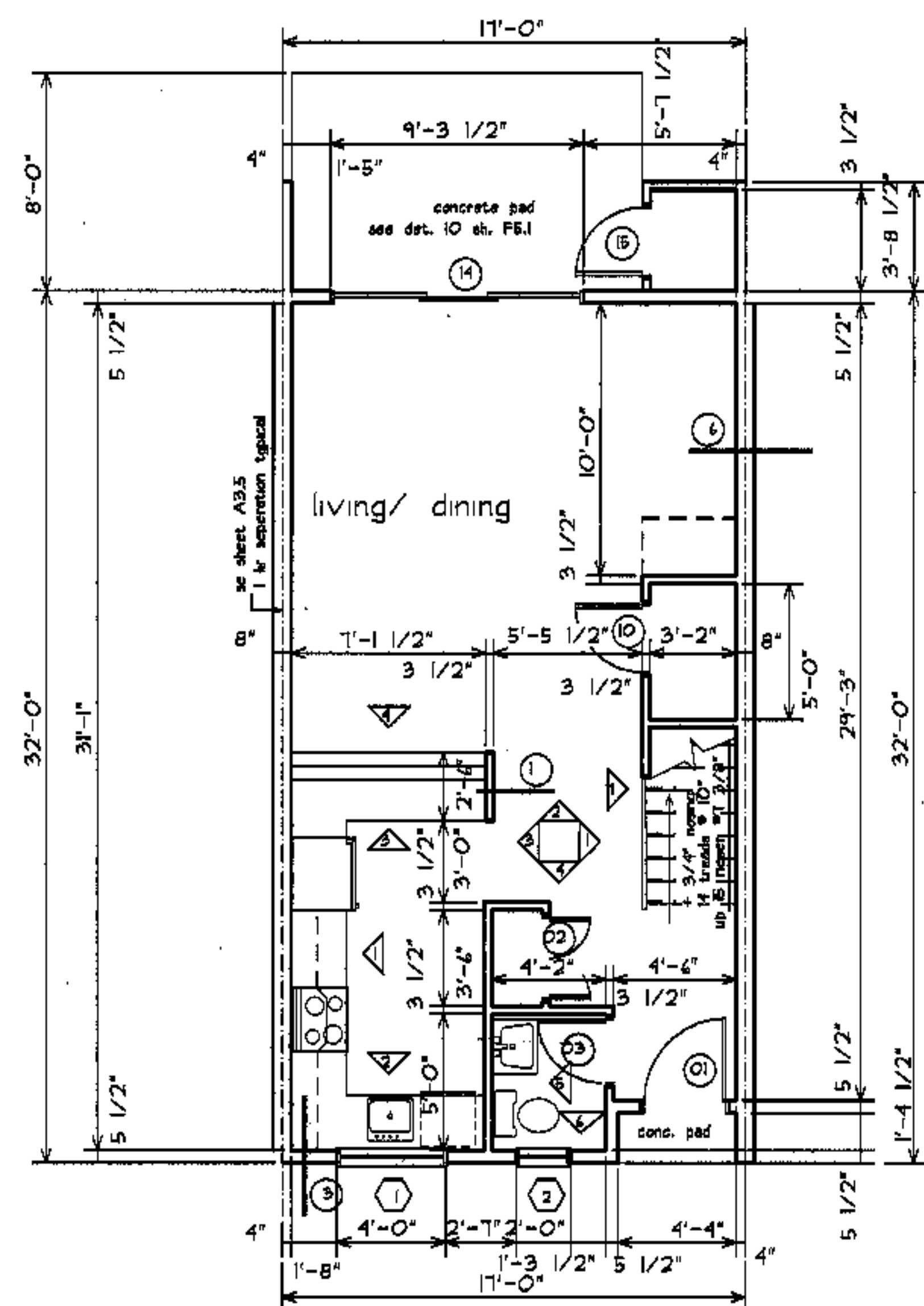


2nd floor:



**deck plan**

unit 74, 77, type 2 unit w/ lowered deck



1st floor



- ① see A5.1
- ② see room finish schedule A&I
- ▲ see A4.1

revisions

date

oct. 4, 2003

sheet title

**2 bdrm  
unit plans**

scale

1/4"=1'-0"

drawn by

RC

project number

1916

sheet number

**A7.1**

project name

**townhomes@  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, i.l.c.

goduti/thomas architects

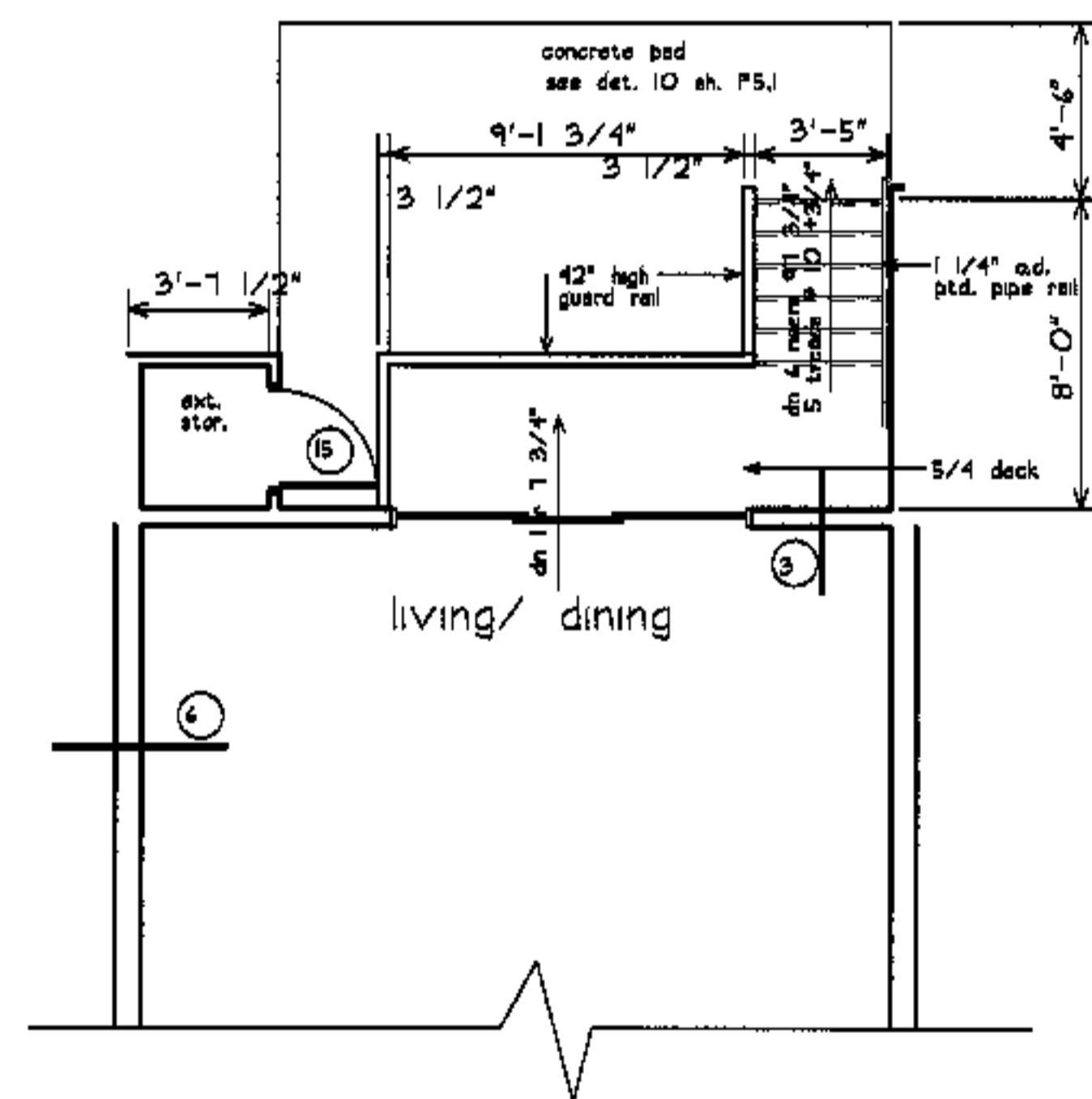
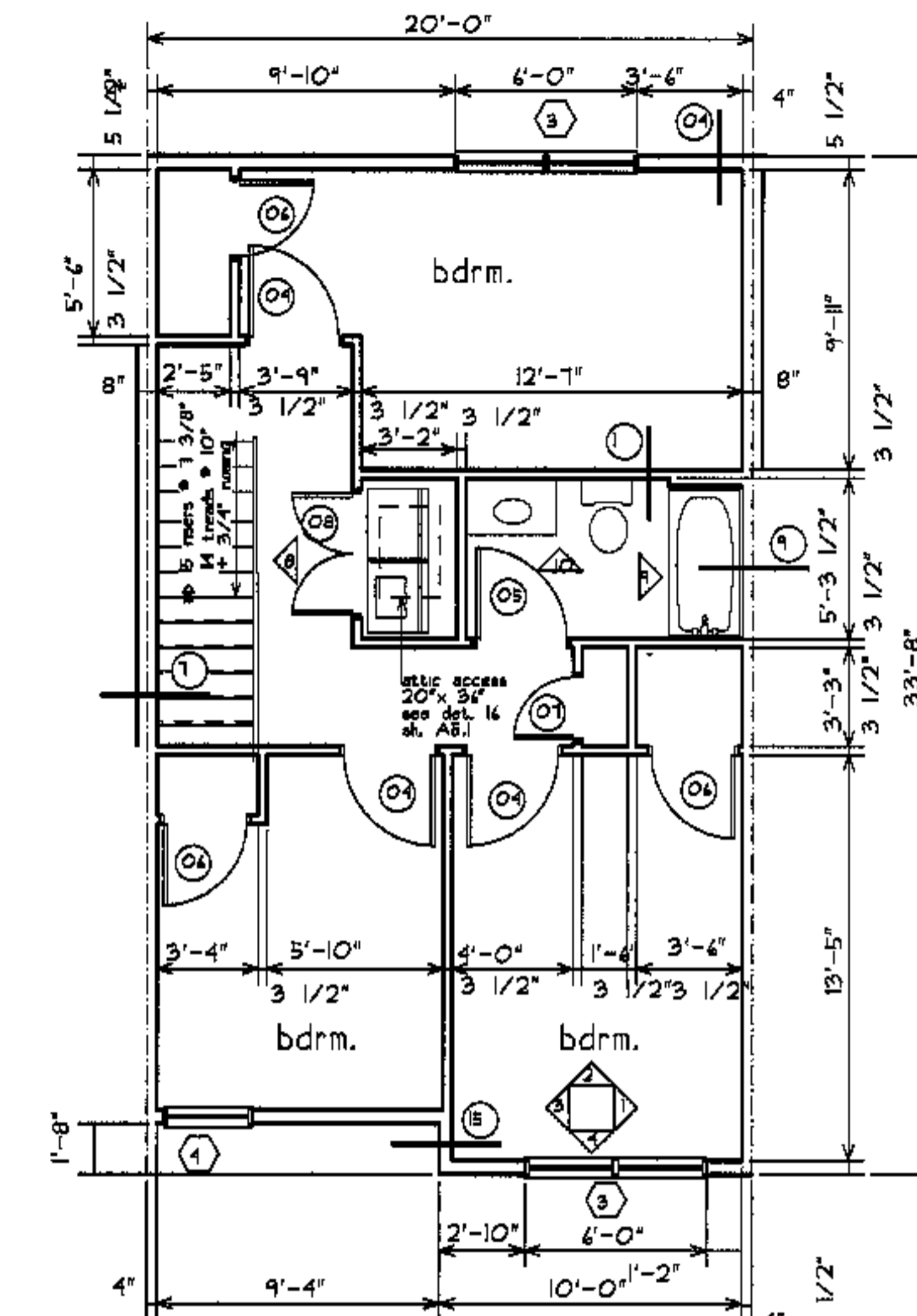
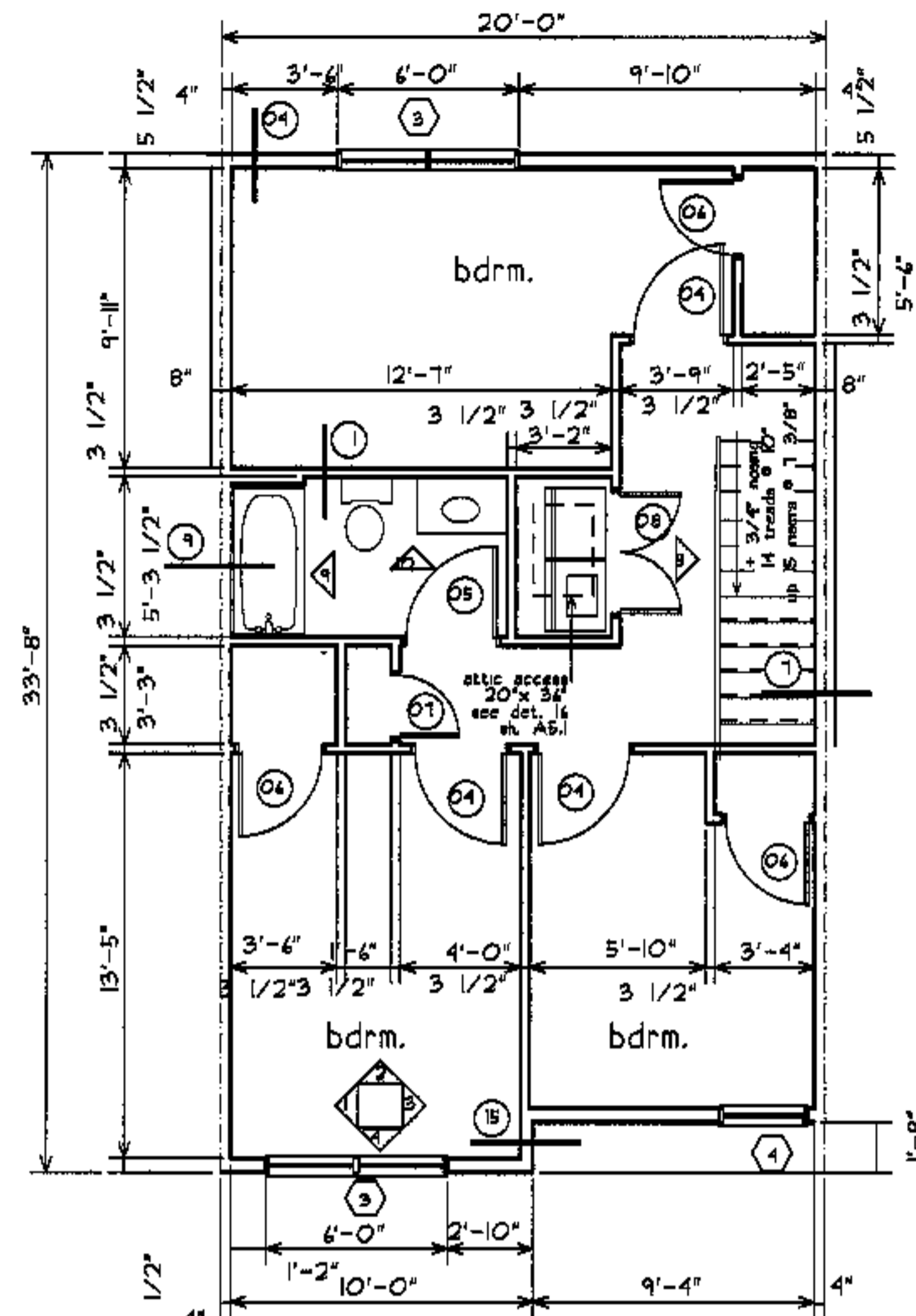
44 oak st.

portland, maine 04101

ph. 207-775-3184

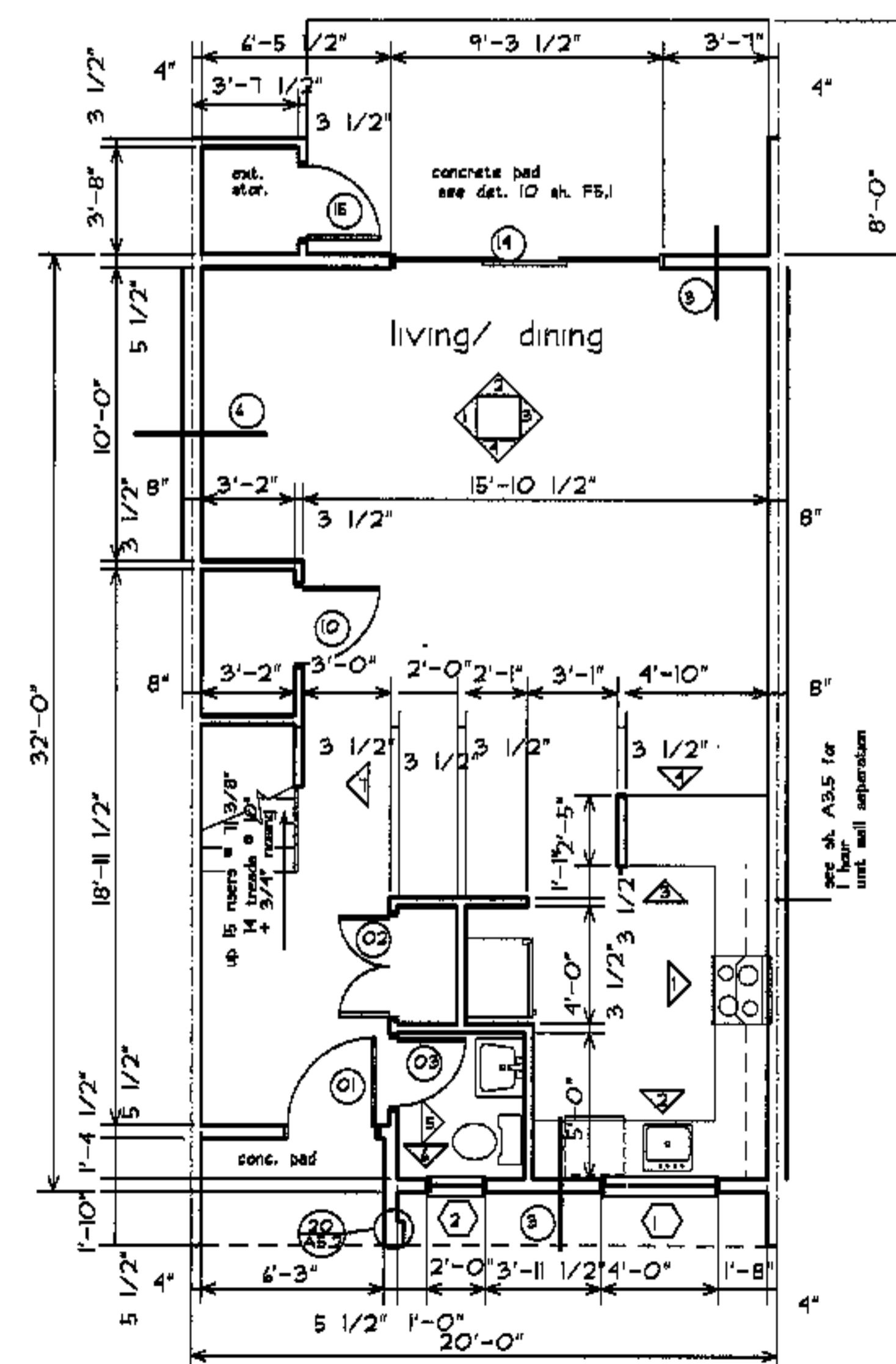
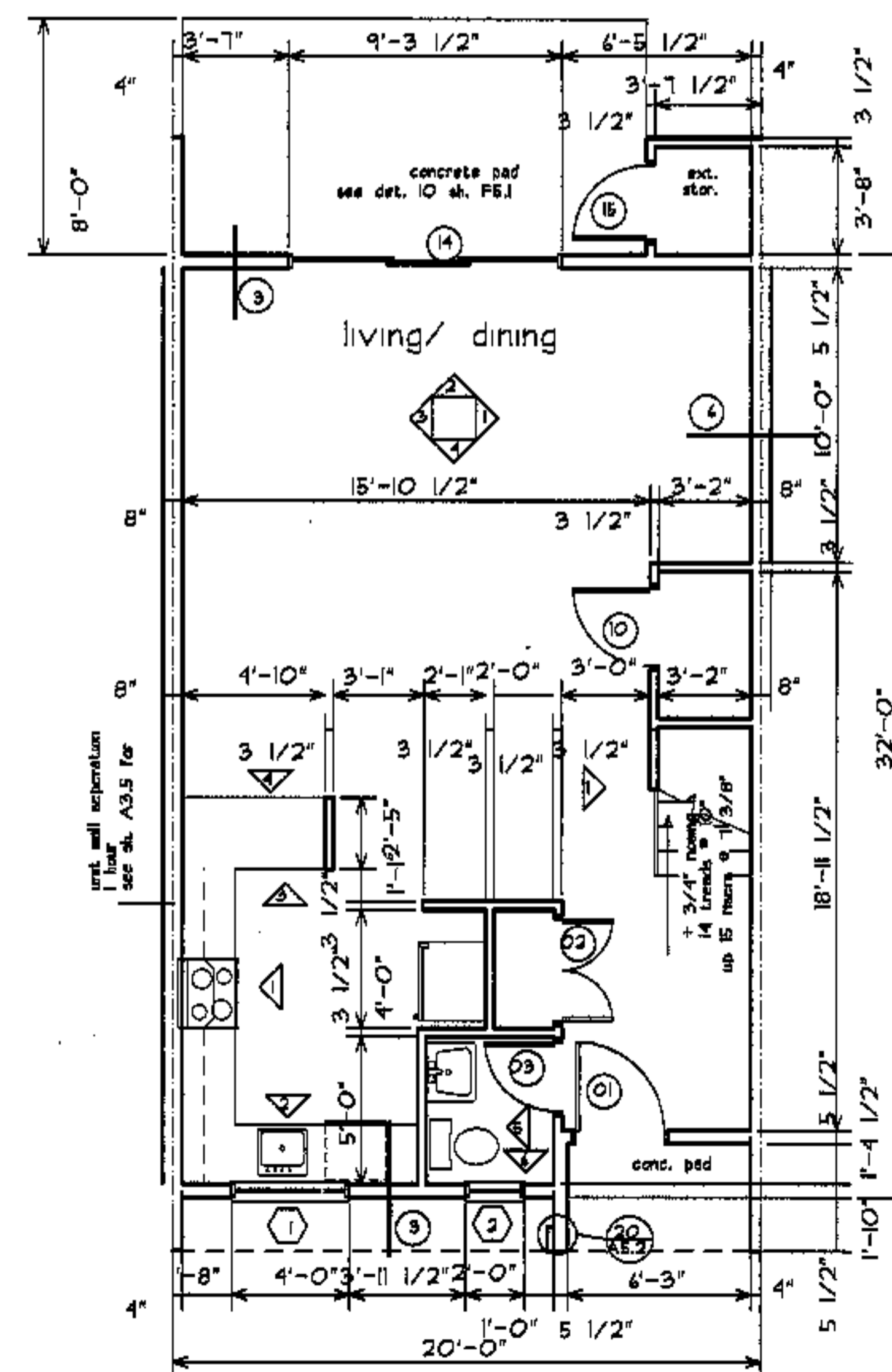
fax 207-774-0846

2nd floor:



**deck plan**

unit 74, 75, type 3A, 3B unit w/ lowered deck



1st floor:



6 see A5.1

see room finish schedule A4.1

see A4.1

revisions

date

oct. 4, 2003

sheet title

**3A, 3B bdrm  
unit plans**

scale

1/4"=1'-0"

drawn by

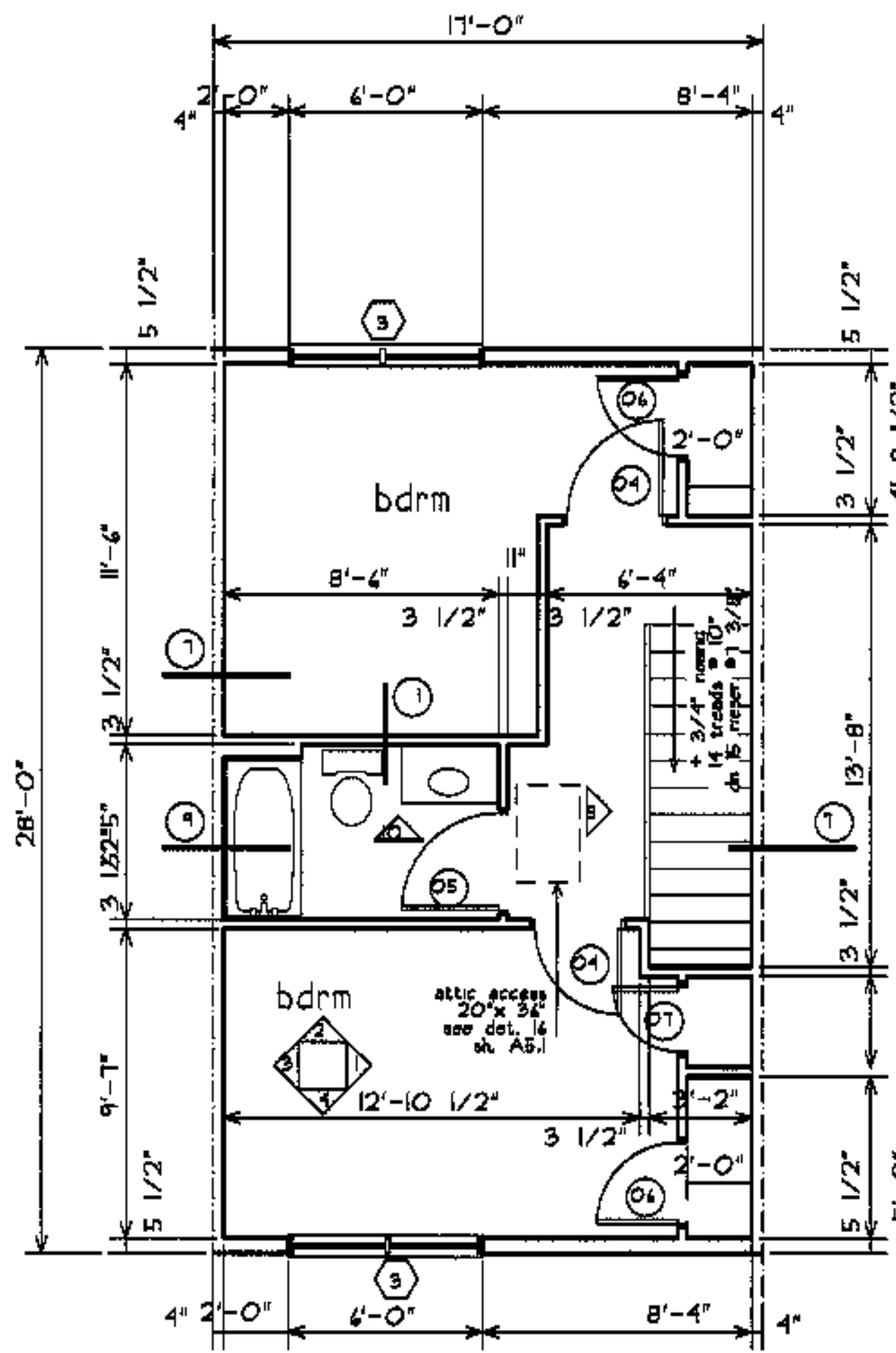
RG

project number

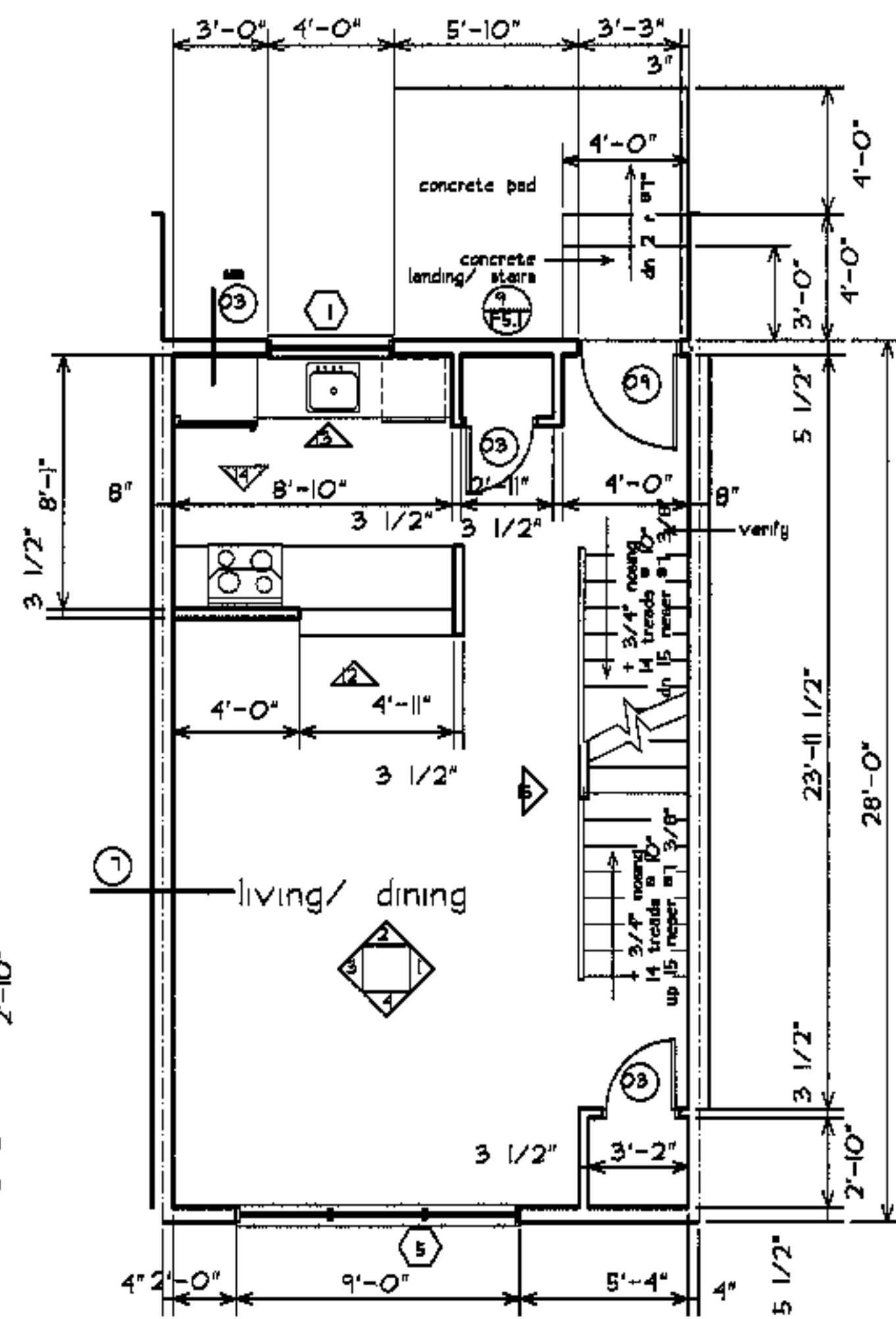
9916

sheet number

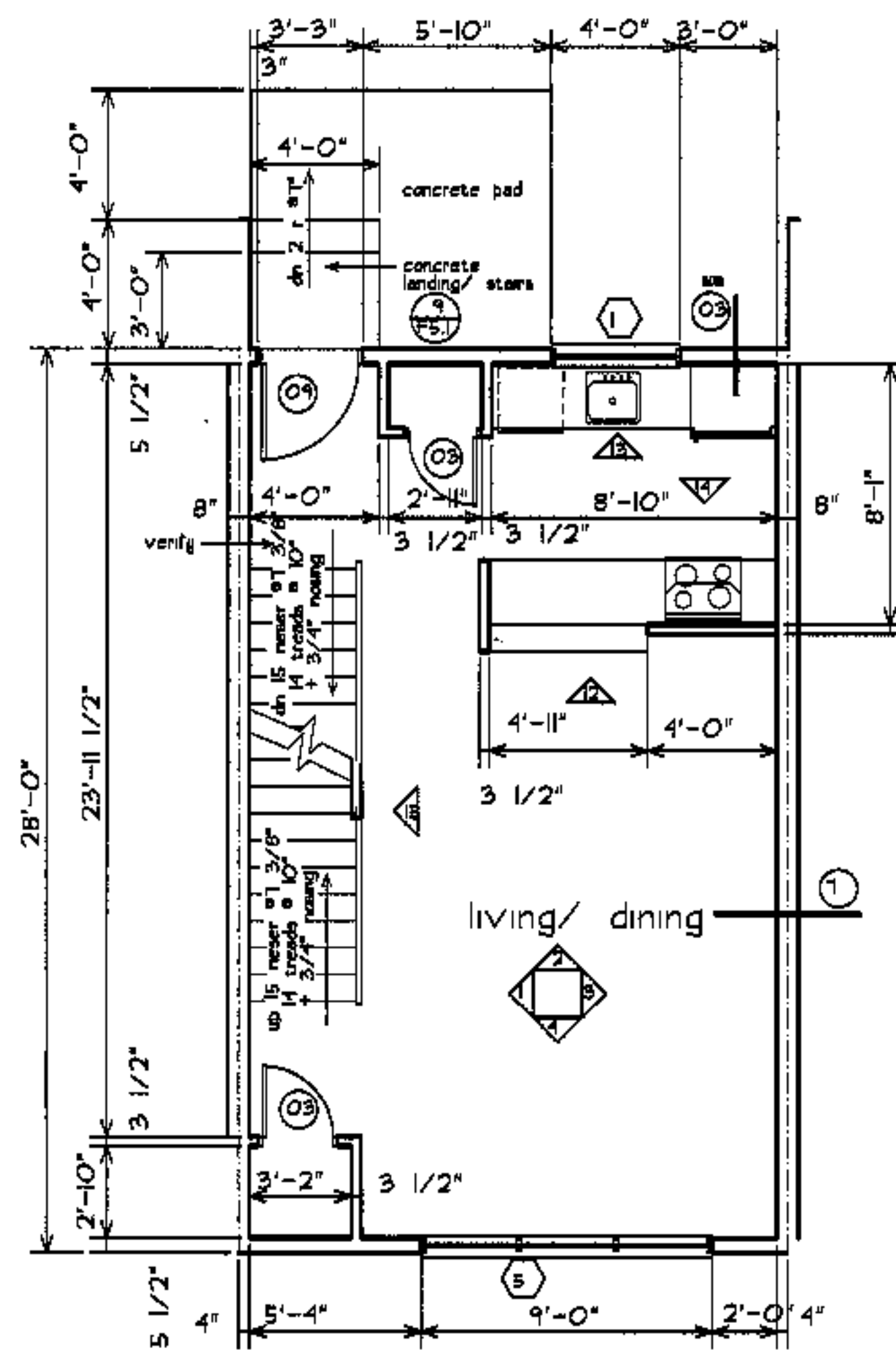
**A7.2**



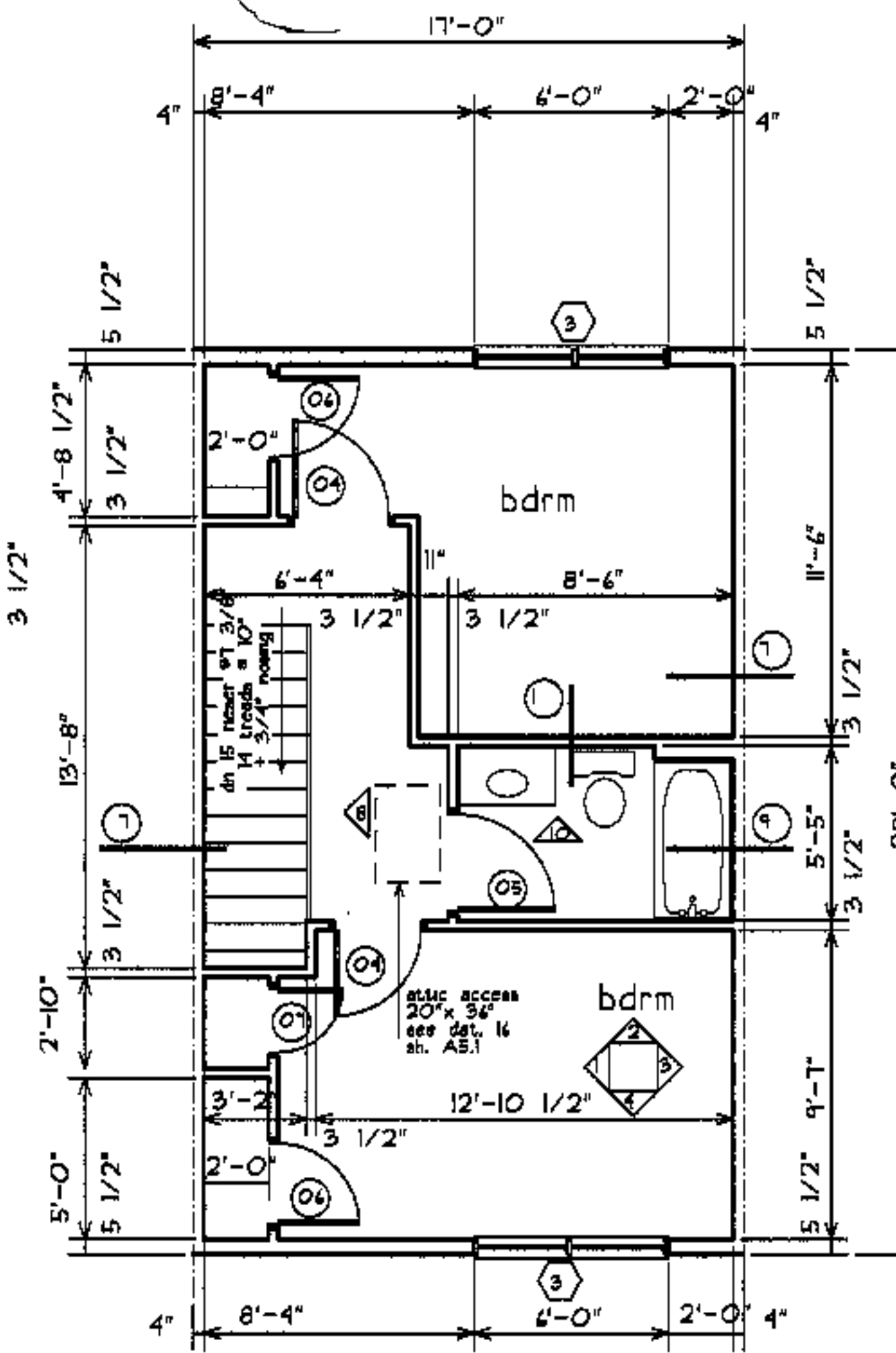
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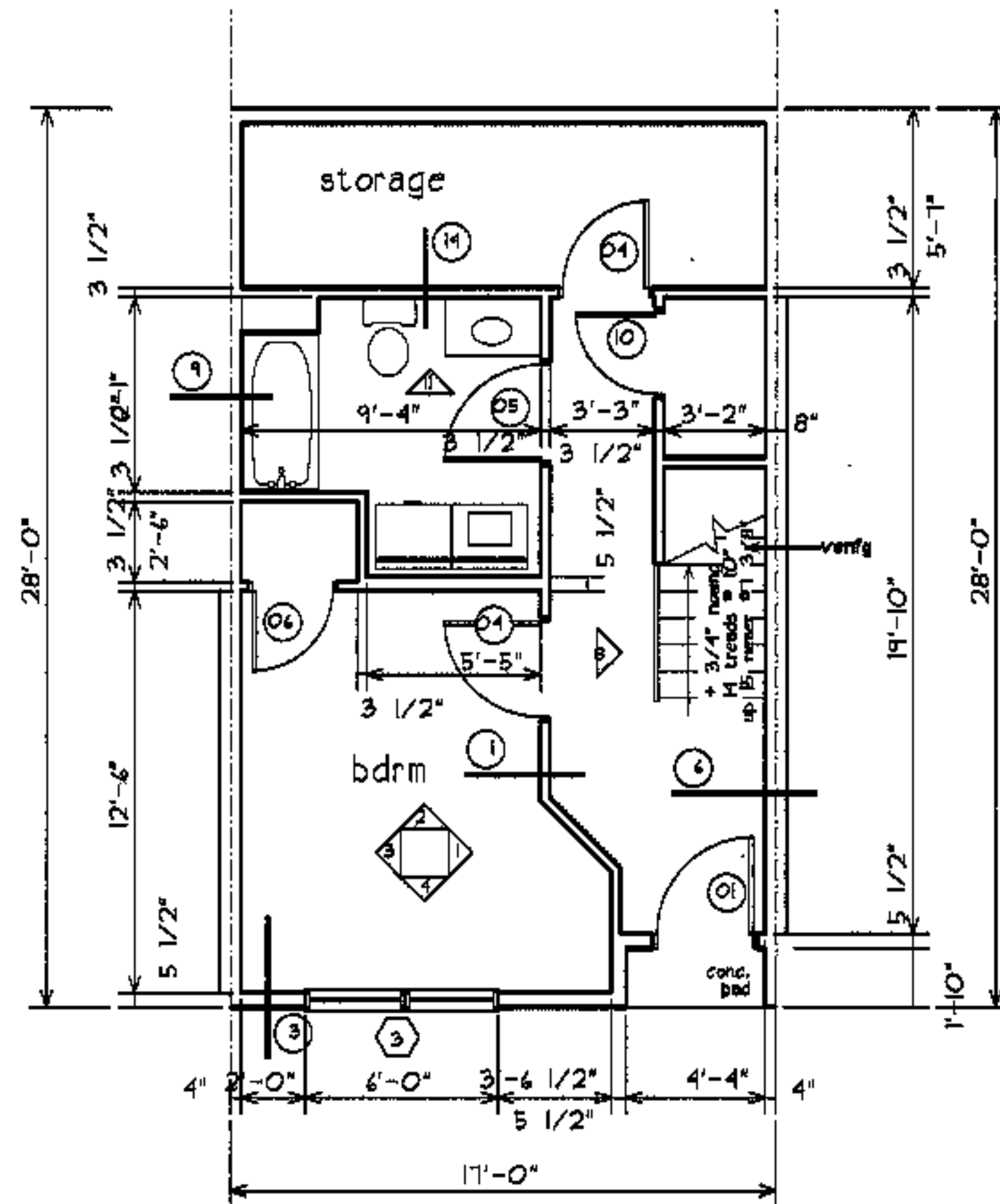
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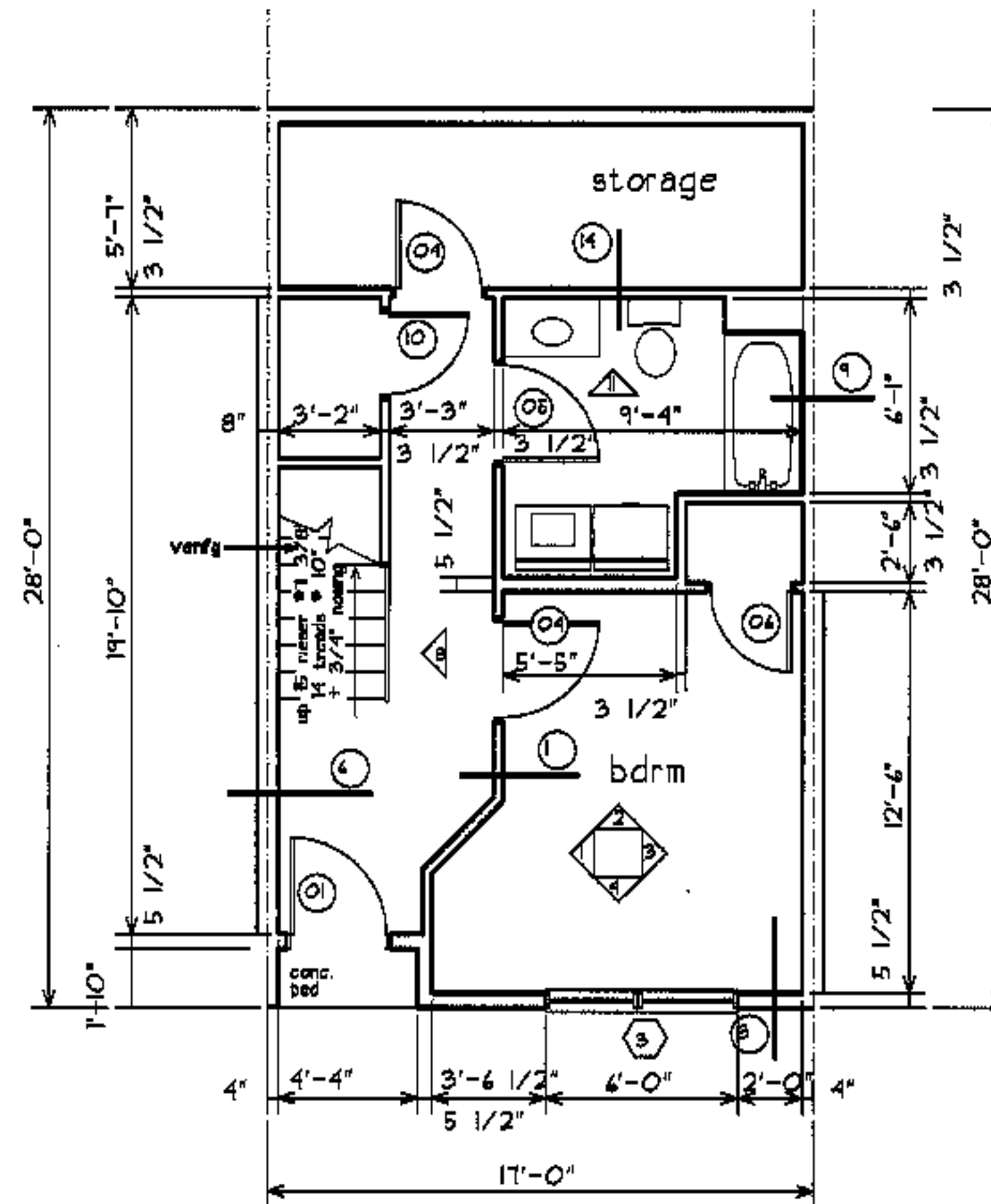
2nd floor:



3rd floor:



1st floor:



1st floor:

project name

**townhomes@  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.o.

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846



see A5.1

see room finish schedule  
A6.1

see A4.1

revisions

date  
oct. 4, 2003

sheet title

**3C, 3D, 3E, 3F bdrm  
unit plans**

scale

1/4"=1'-0"

drawn by

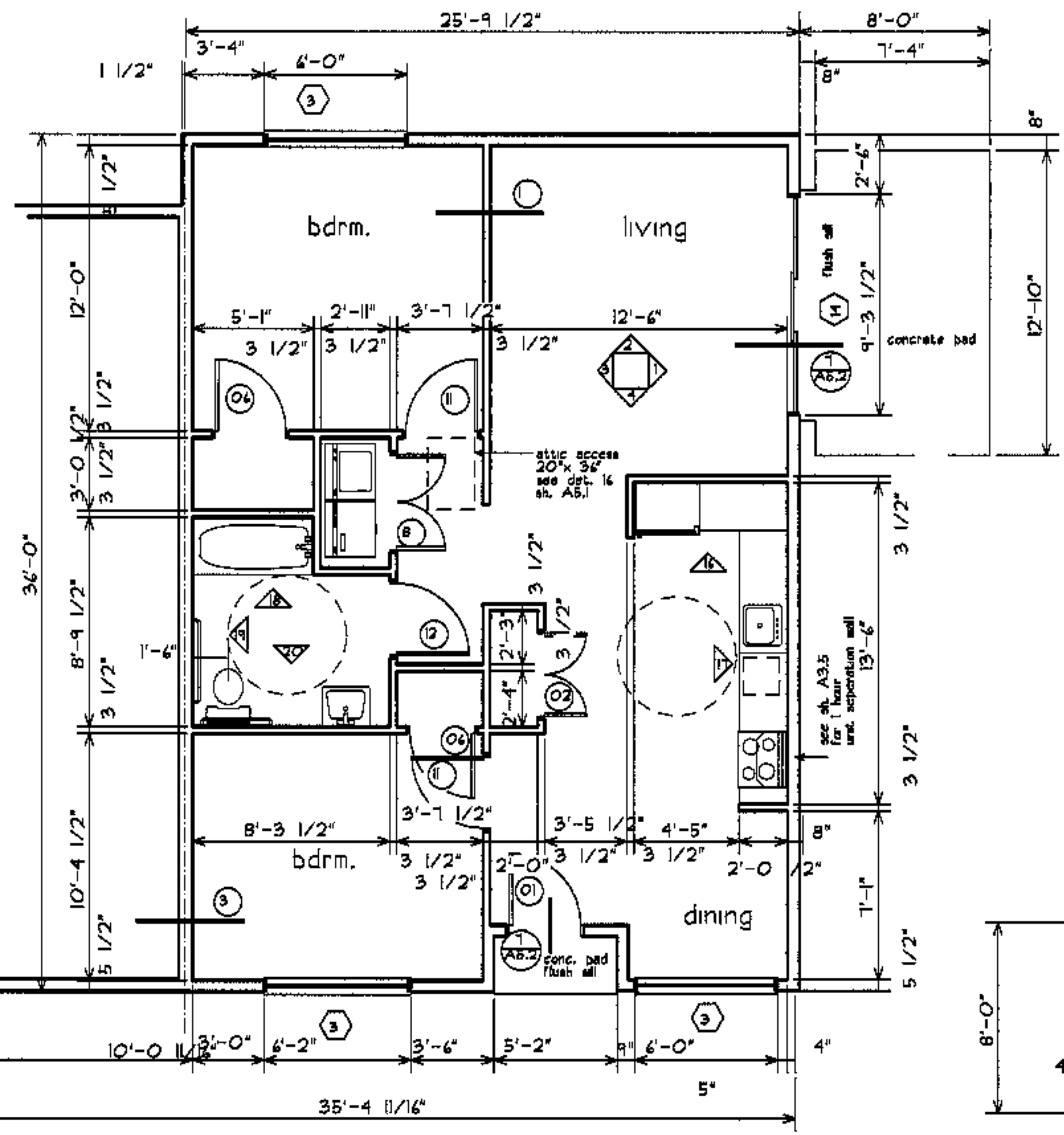
RC

project number

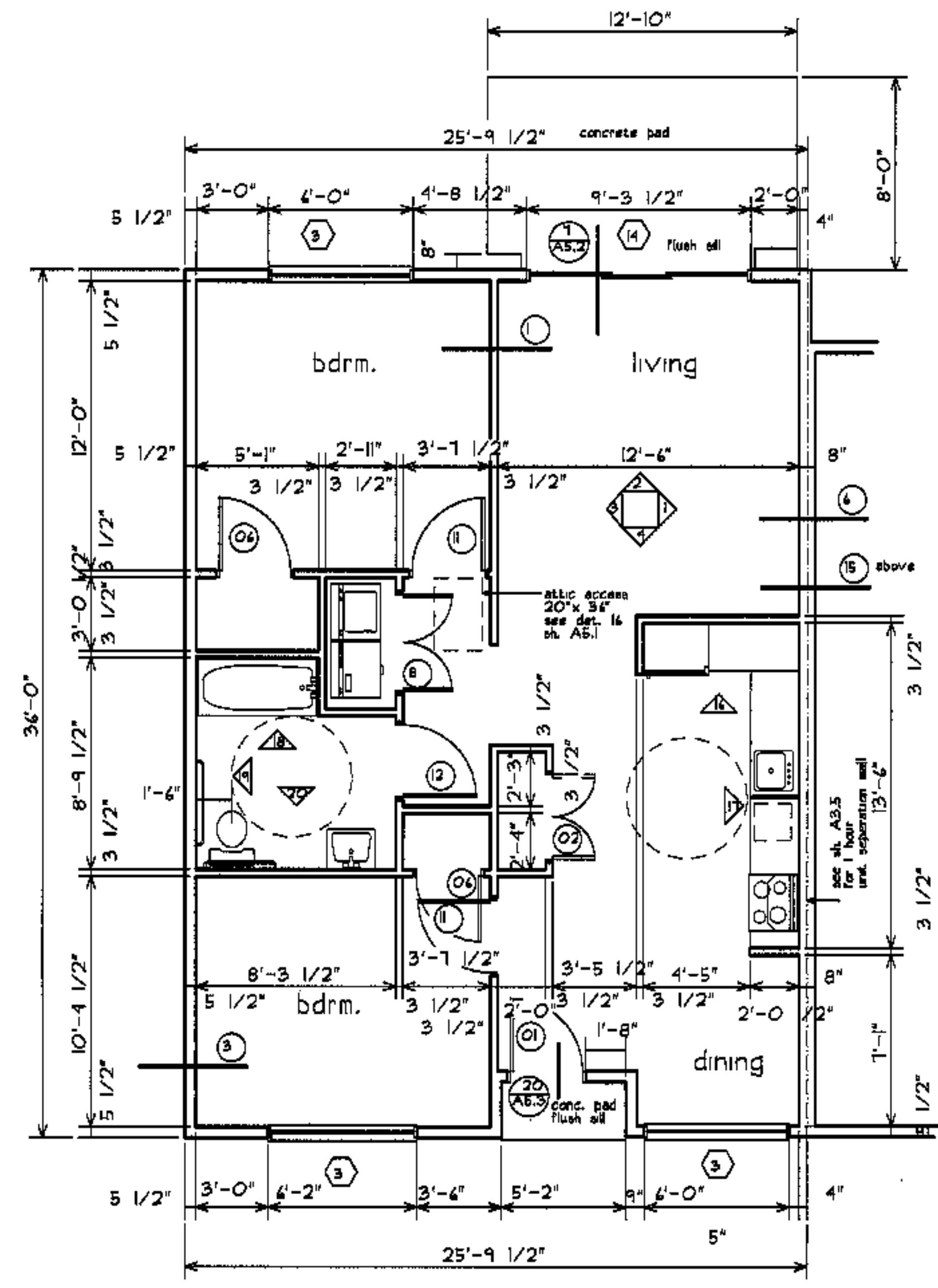
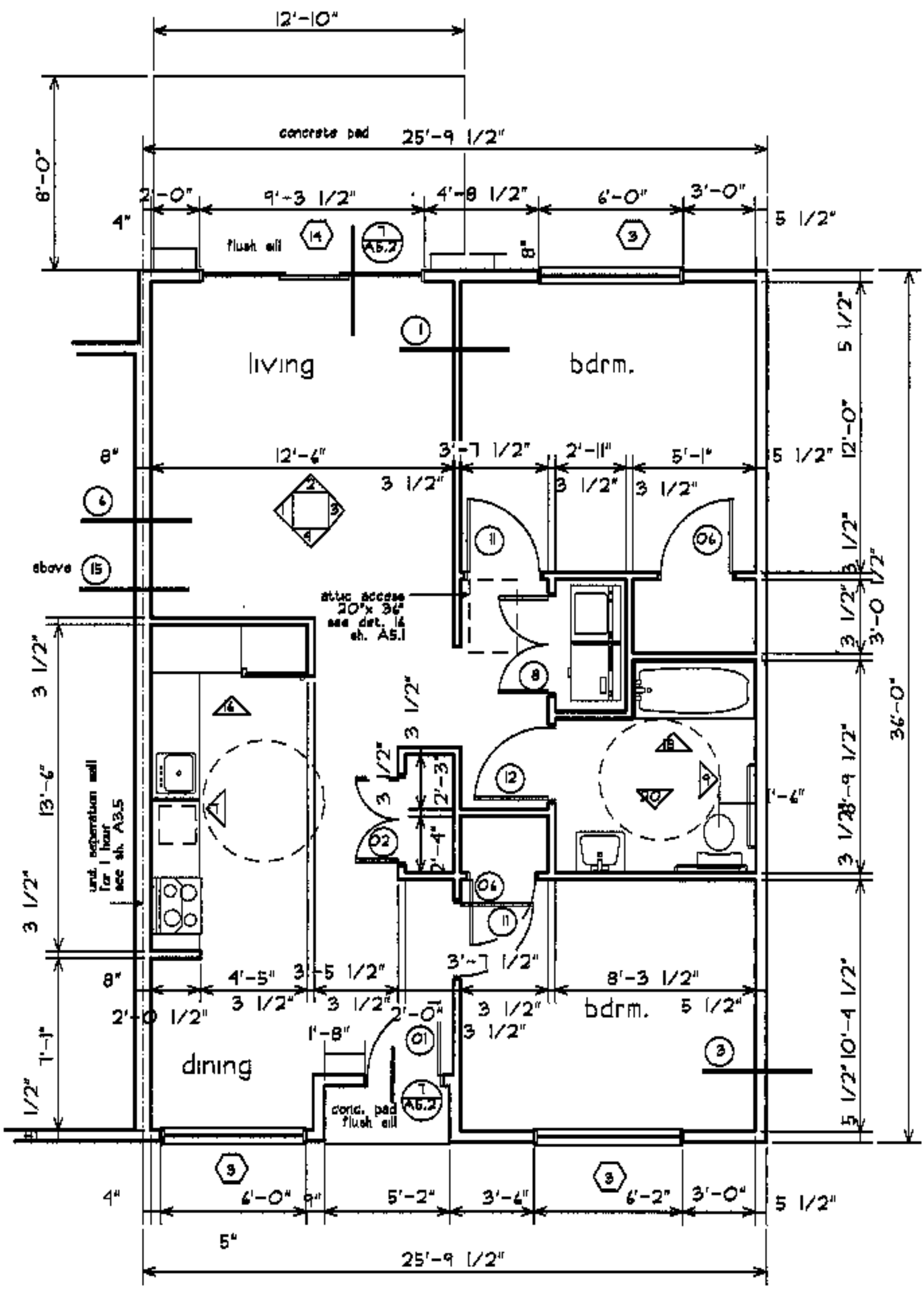
996

sheet number

**A7.3**



**2 bdrm hc unit 78**  
flipped from typical slider on exterior



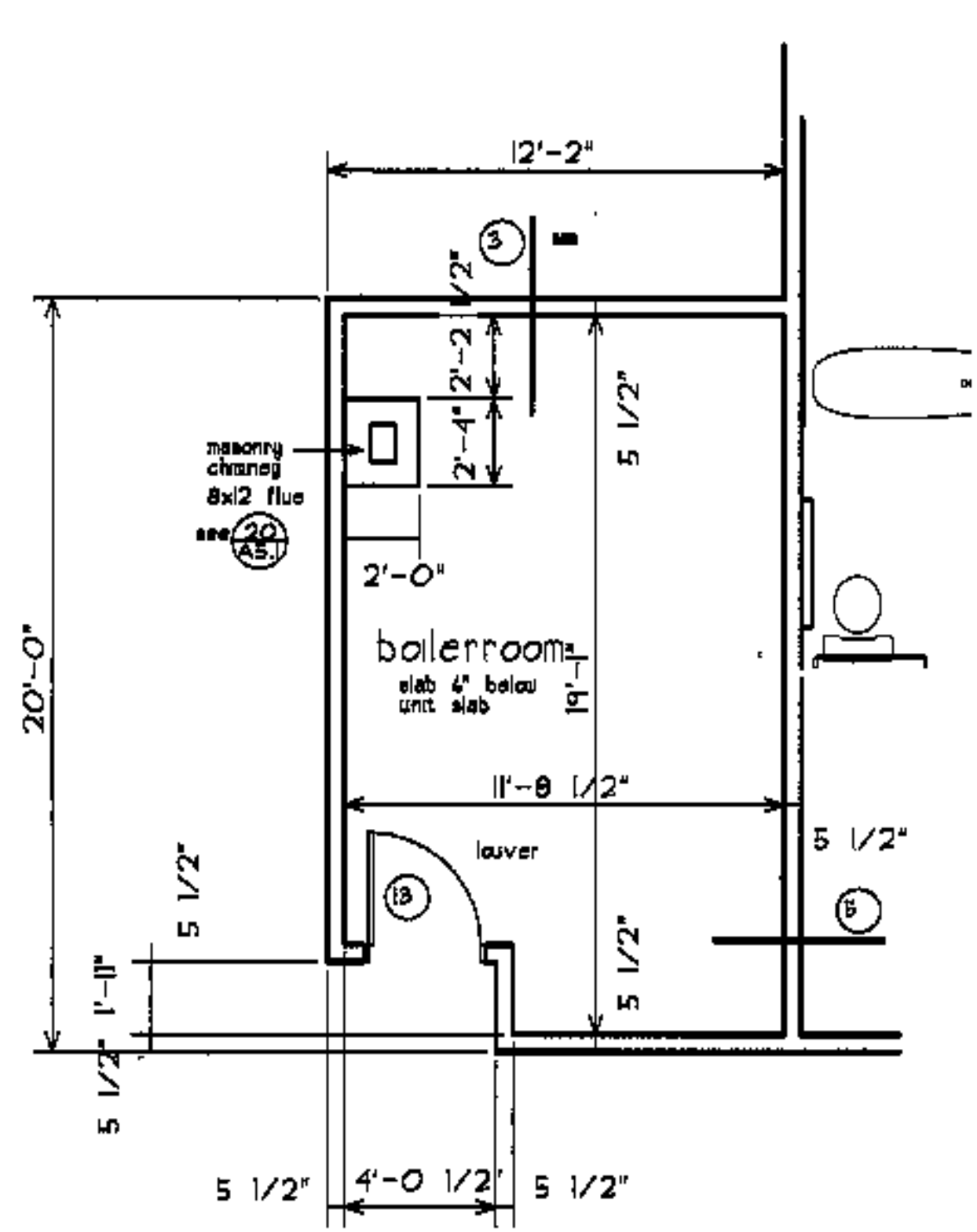
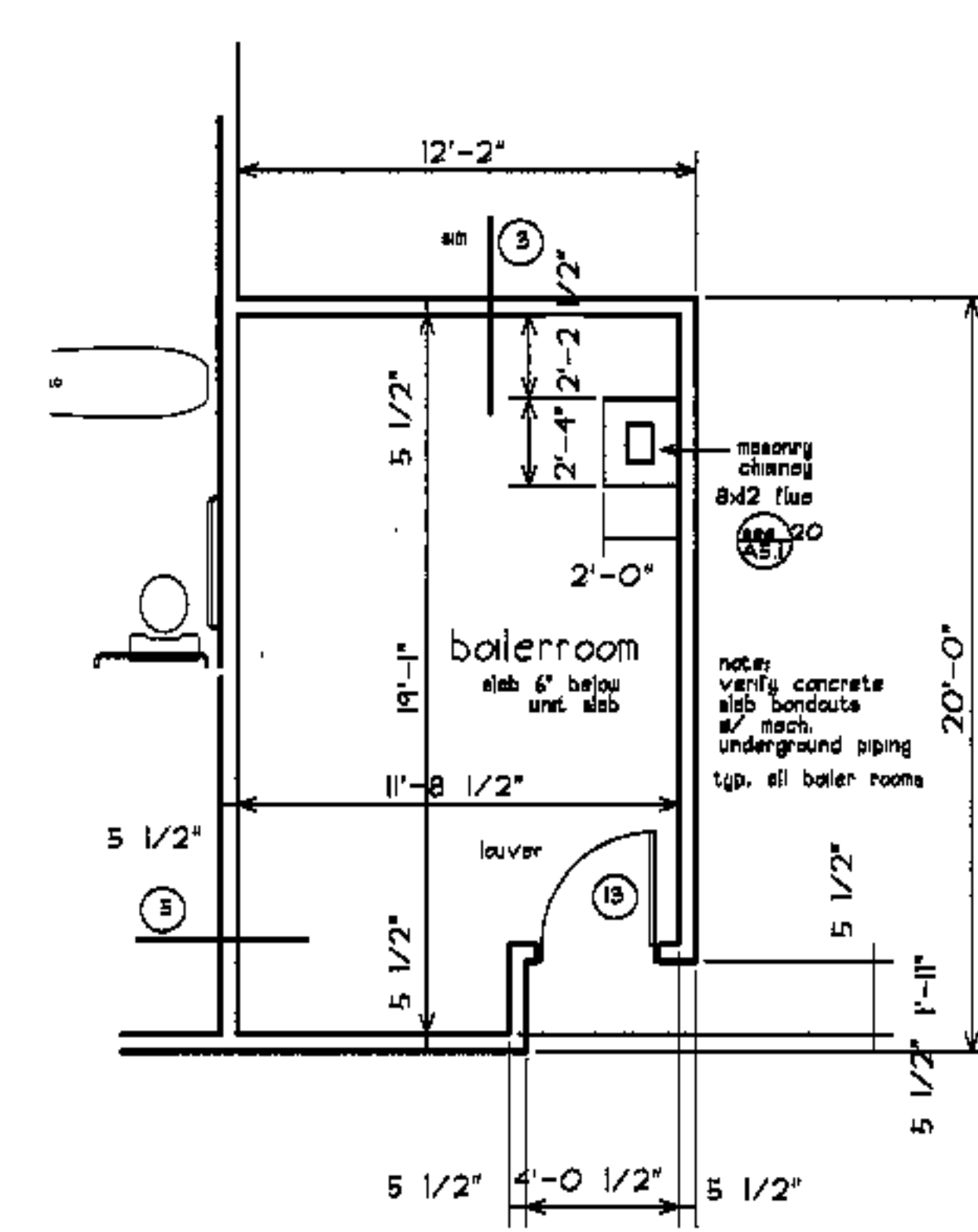
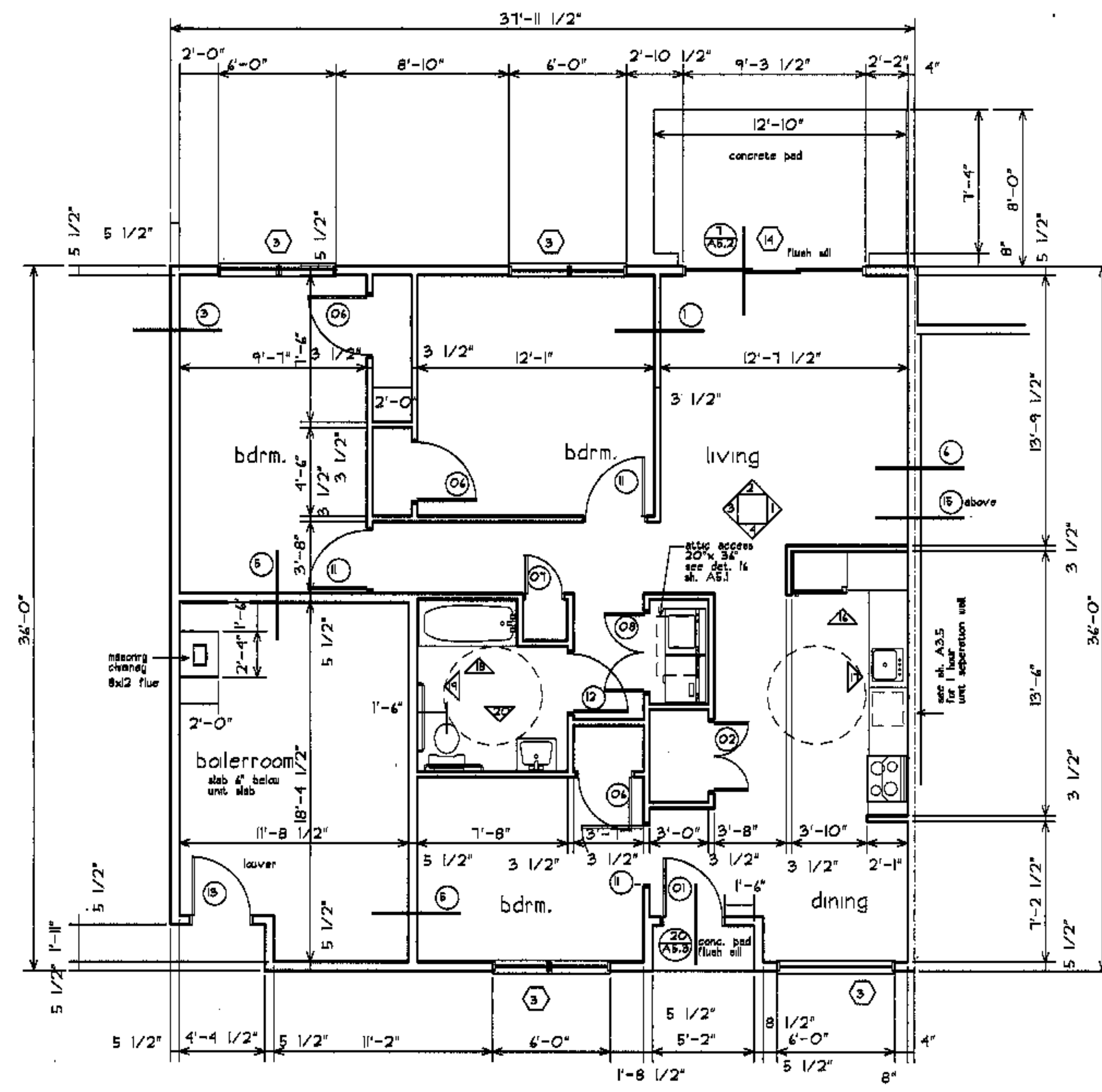
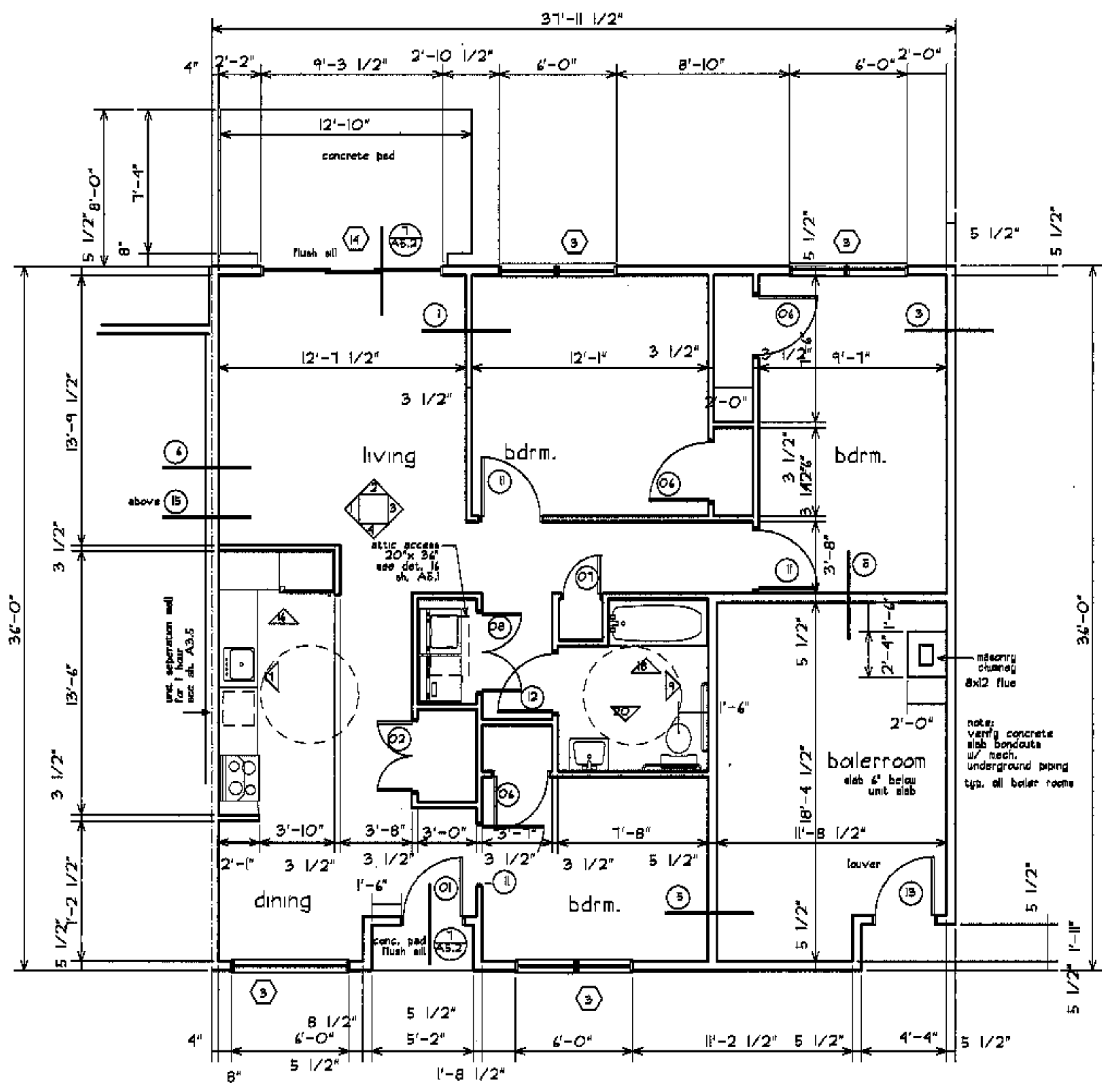
- project name
- townhomes@ ocean east**
- presumpscot st. portland, me.**
- ocean east of portland, l.l.c.**
- goduti/thomas architects
- 44 oak st.**
- portland, maine 04101**
- ph. 207-778-3184**
- fax 207-774-0848**
- 



- (6) see A5.1
- (diamond symbol) see room finish schedule A&I
- (triangle symbol) see A4.1

- revisions
- date
- oct. 4, 2003
- sheet title
- 2 bdrm hc unit plans**
- scale
- 1/4"=1'-0"
- drawn by
- RG
- project number
- 9914
- sheet number

**A7.4**



chmney flue size per bldg.	flue size
bldg. #1	12x12
bldg. #4	12x12
bldg. #6	12x12
bldg. #7	8x8
bldg. #11	12x14
bldg. #9	8x12
bldg. #12	12x12
bldg. #13	8x8
bldg. #14	8x8
bldg. #15	12x14
bldg. #17	12x12

project name  
**townhomes@ocean east**  
 presumpscot st.  
 portland, me.  
 ocean east  
 of portland, l.l.c.  
 goduli/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0848



see AS.1

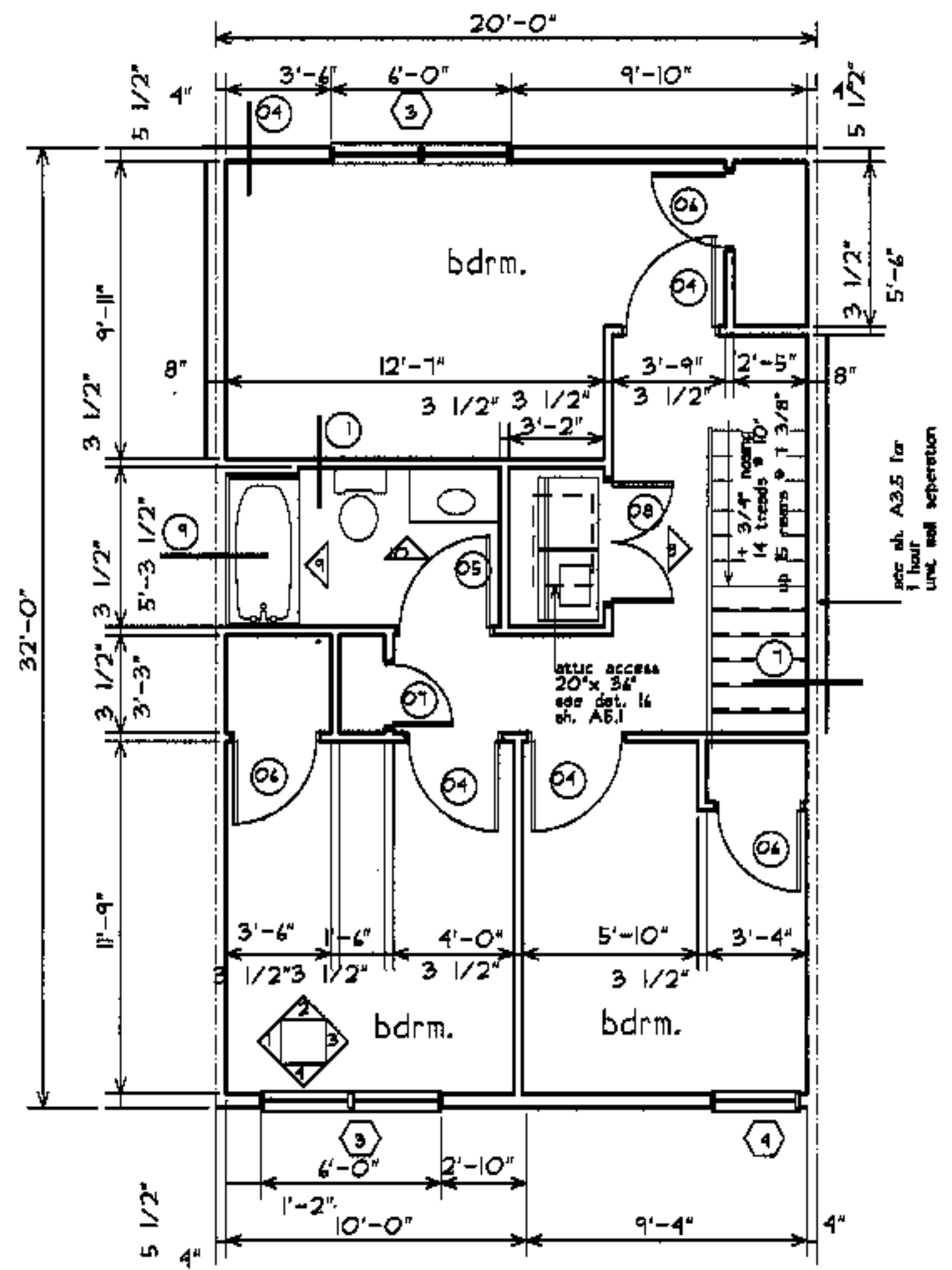
see room finish schedule A4.1

see A4.1

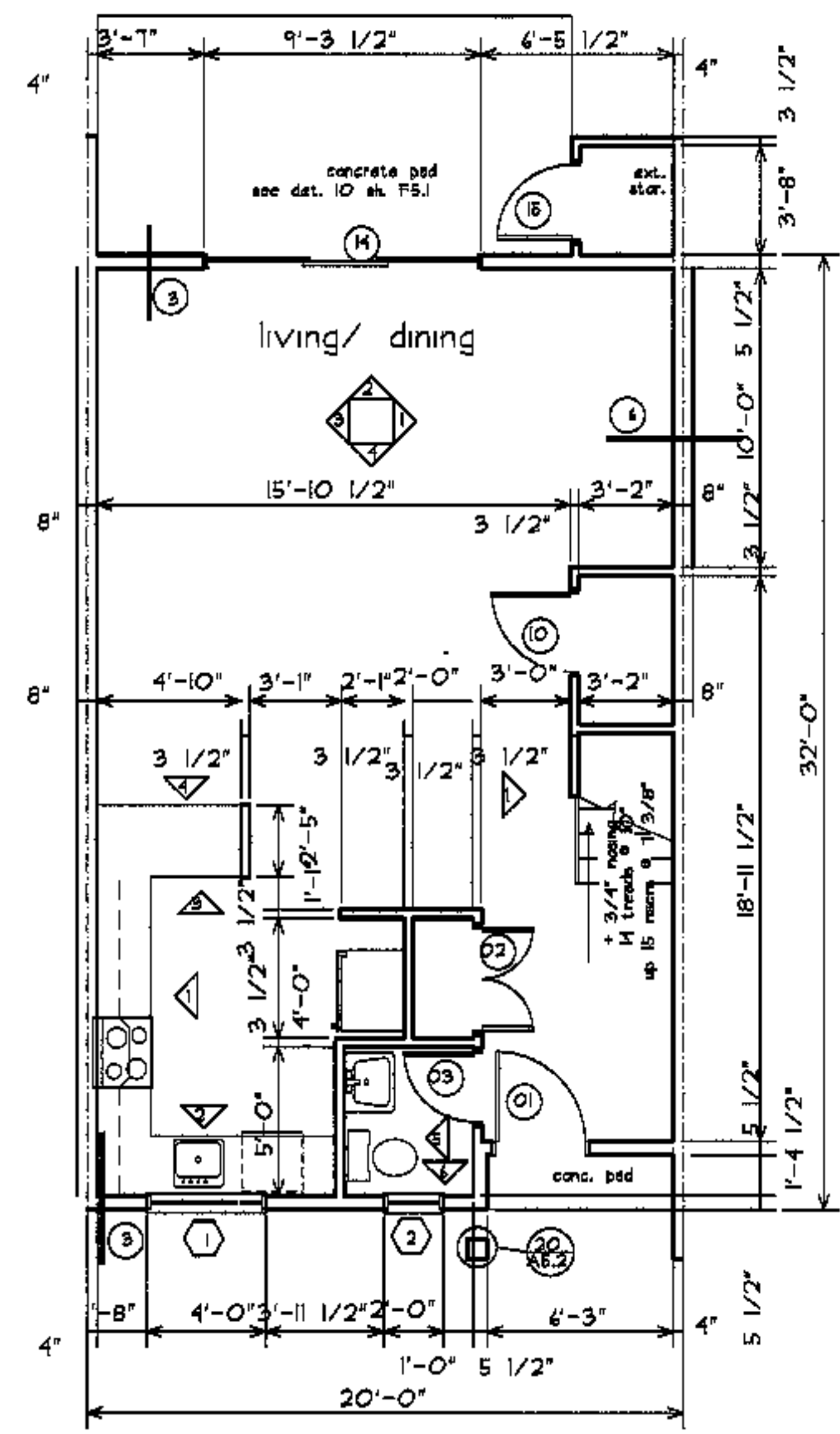
revisions  
 date oct. 1, 2003  
 sheet title  
**3 bdrm hc unit plan mech. rm plan**

scale 1/4"=1'-0"  
 drawn by RG  
 project number 9914  
 sheet number

**A7.5**



2nd floor:



1st floor:

project name  
**townhomes@ ocean east**  
 presumpscot st.  
 portland, me.  
 ocean east  
 of portland, l.i.c.  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0846



- see A5.1
- see room finish schedule A2.1
- see A4.1

revisions  
 date  
 oct. 1, 2003  
 sheet title  
**3G bdrm  
 unit plans**  
 scale  
 1/4"=1'-0"  
 drawn by  
 RG  
 project number  
 9916  
 sheet number

**A7.6**

project name

**townhomes@  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, i.i.o.

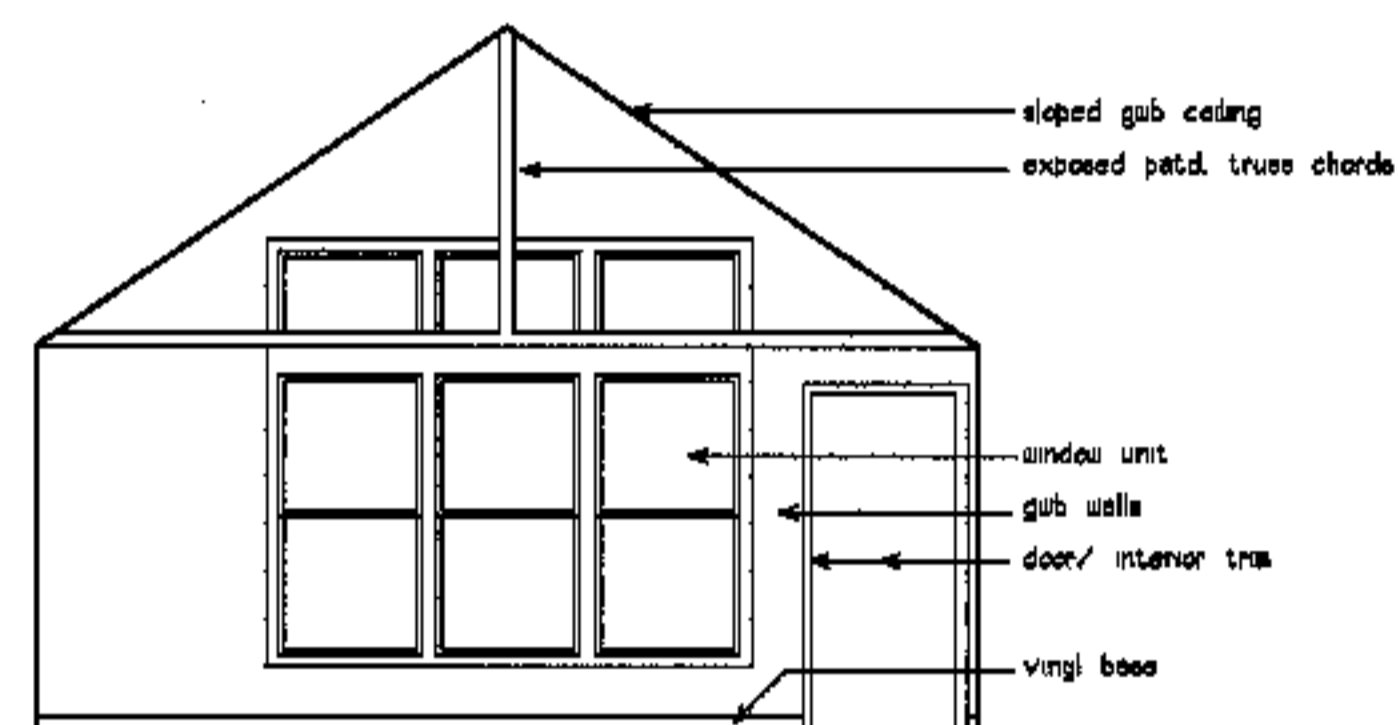
goduti/thomas architects

44 oak st.

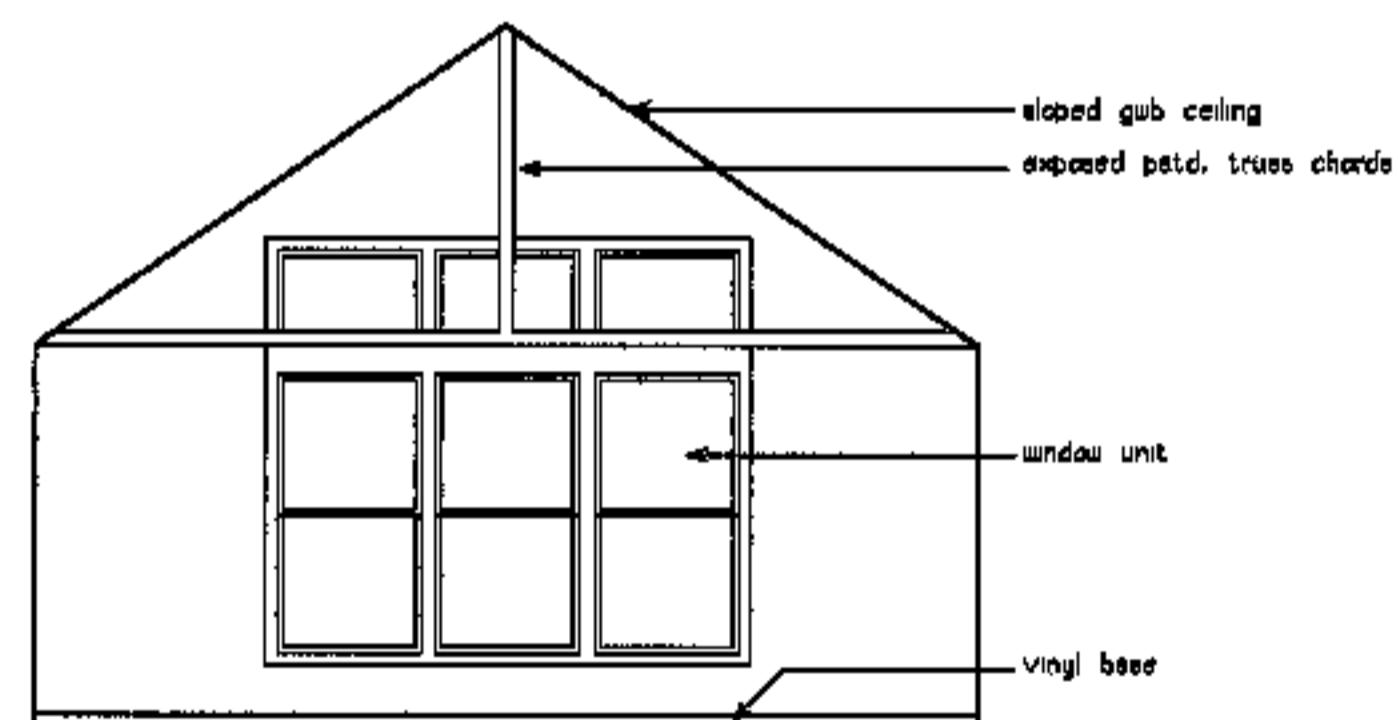
portland, maine 04101

ph. 207-778-3184

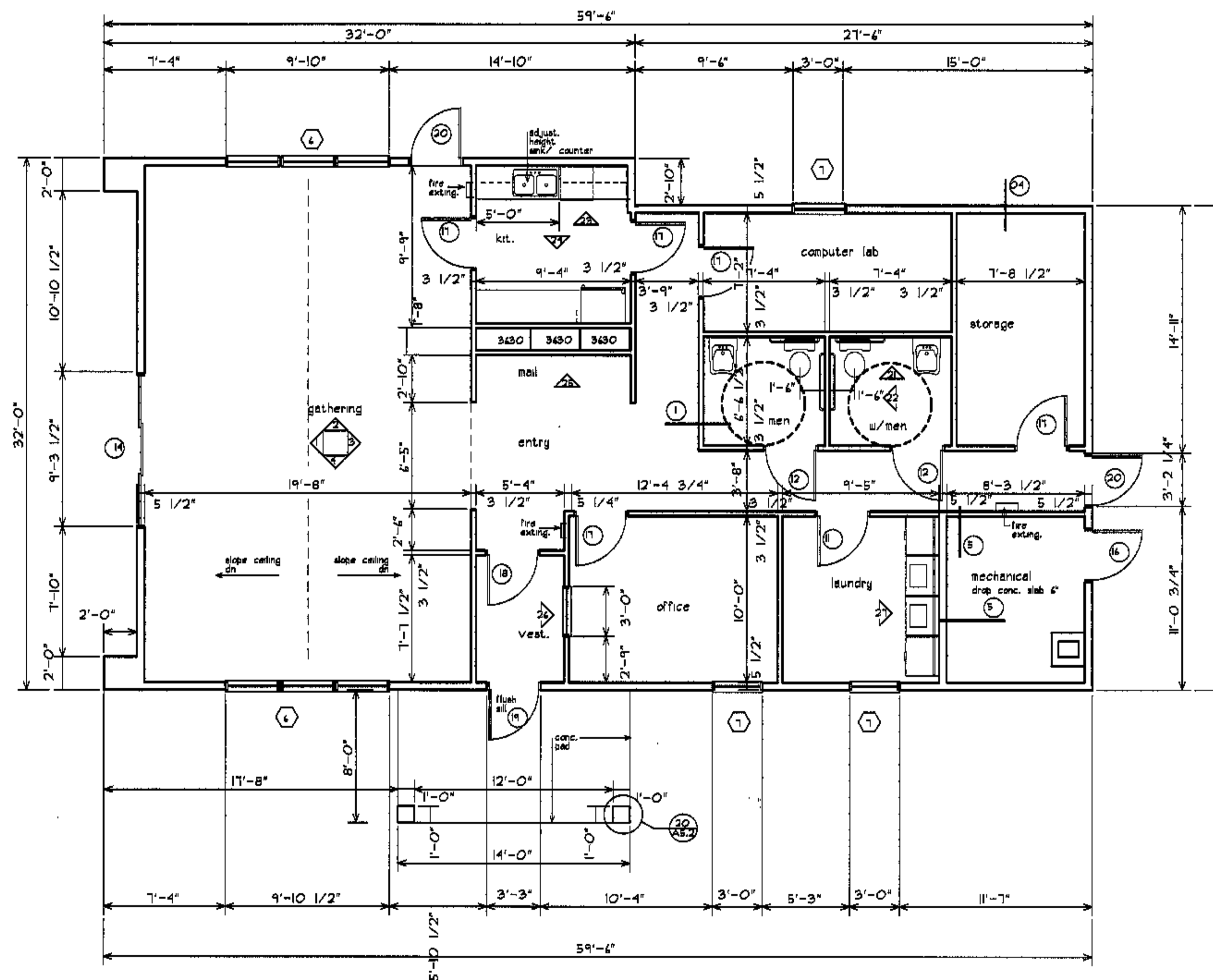
fax 207-774-0846



interior elevation: 2



interior elevation: 4



see A5.1

see room finish schedule  
A6.1

see A4.1

revisions

date

oct. 4, 2003

sheet title

**community bldg #14  
floor plan**

scale

1/4"=1'-0"

drawn by

RG

project number

9914

sheet number

**A7.7**

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.c**

goduti/thomas architects

44 oak st.

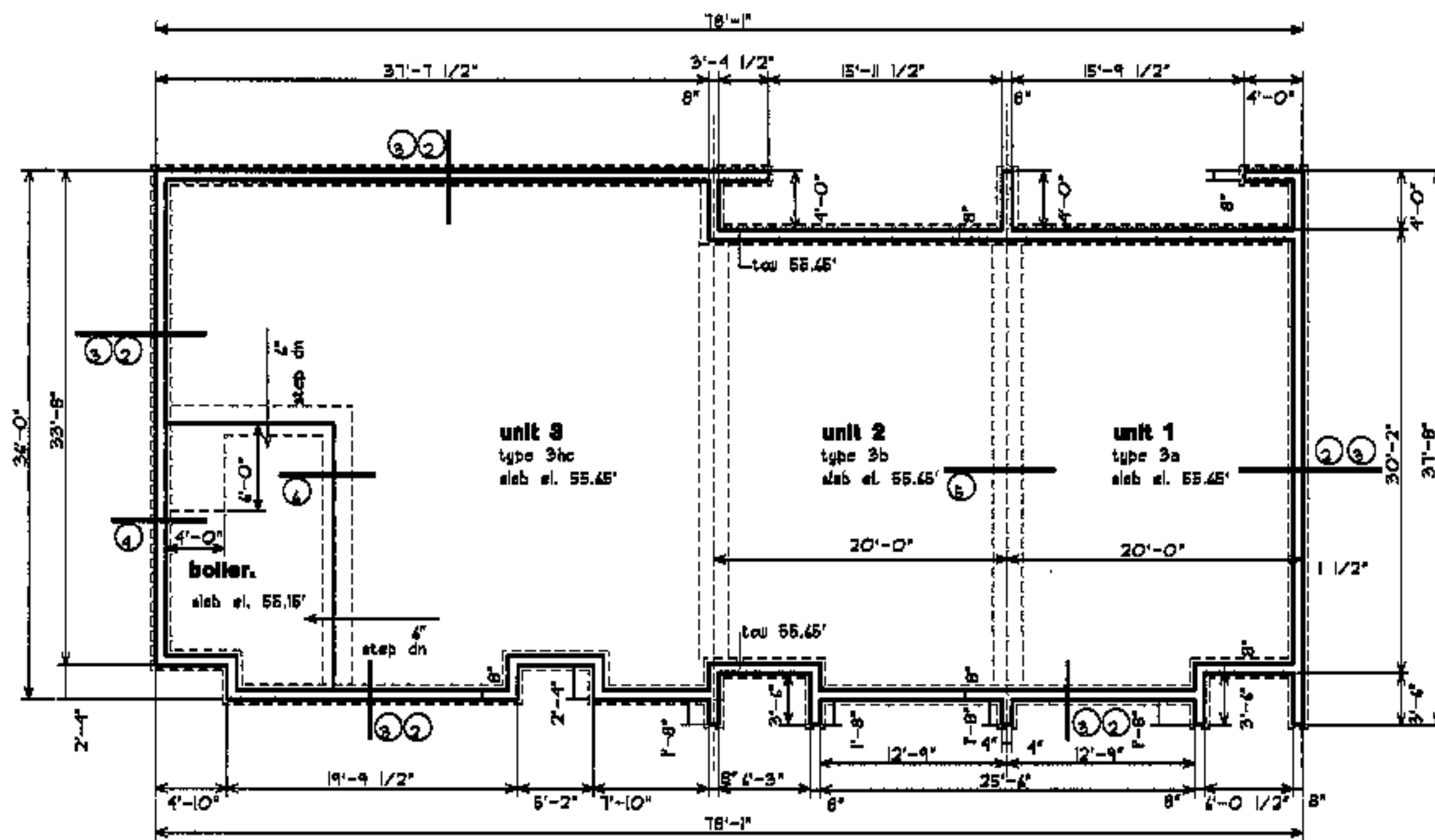
portland, maine 04101

ph. 207-775-3184

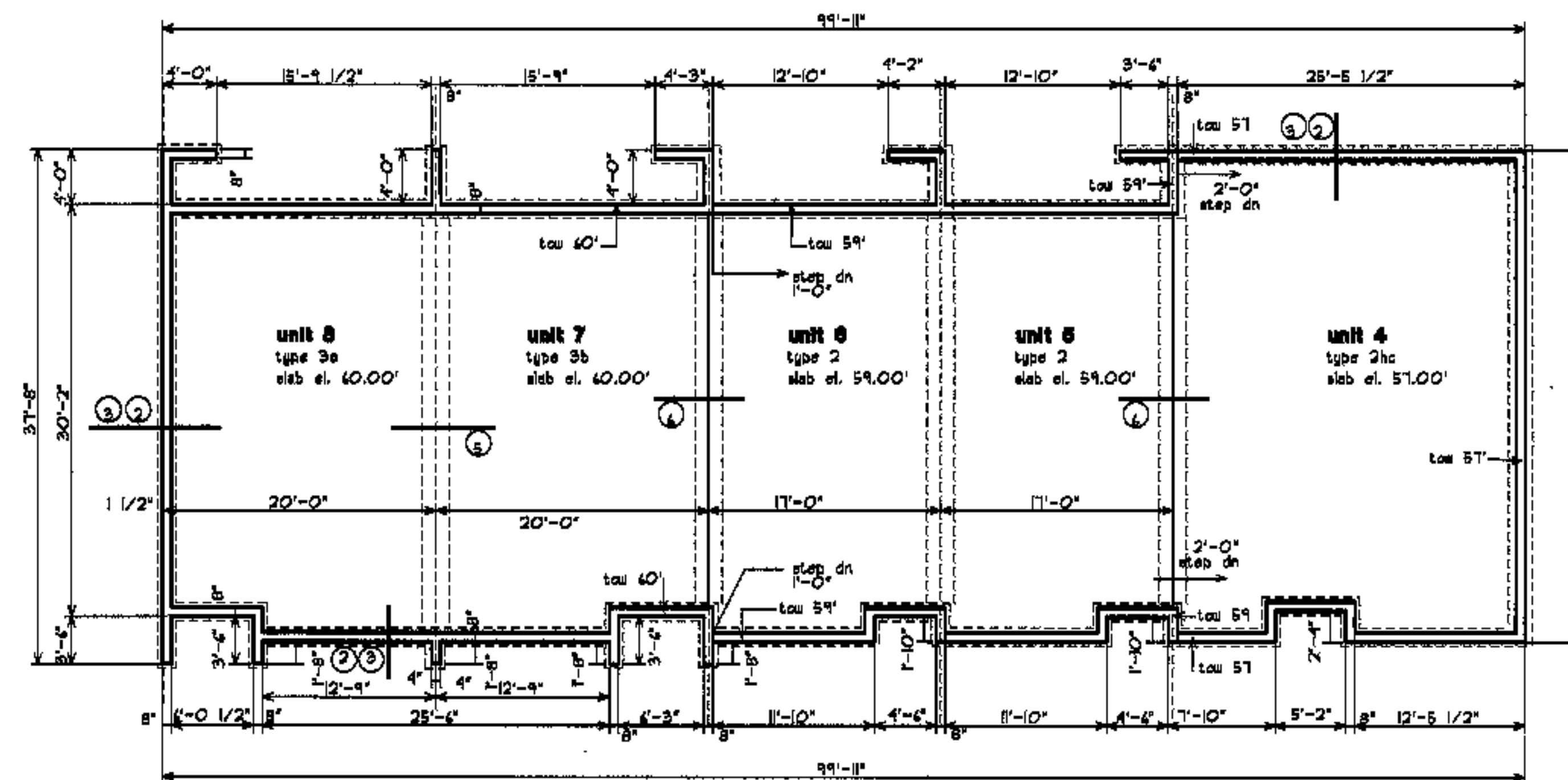
fax 207-774-0846

**notes**

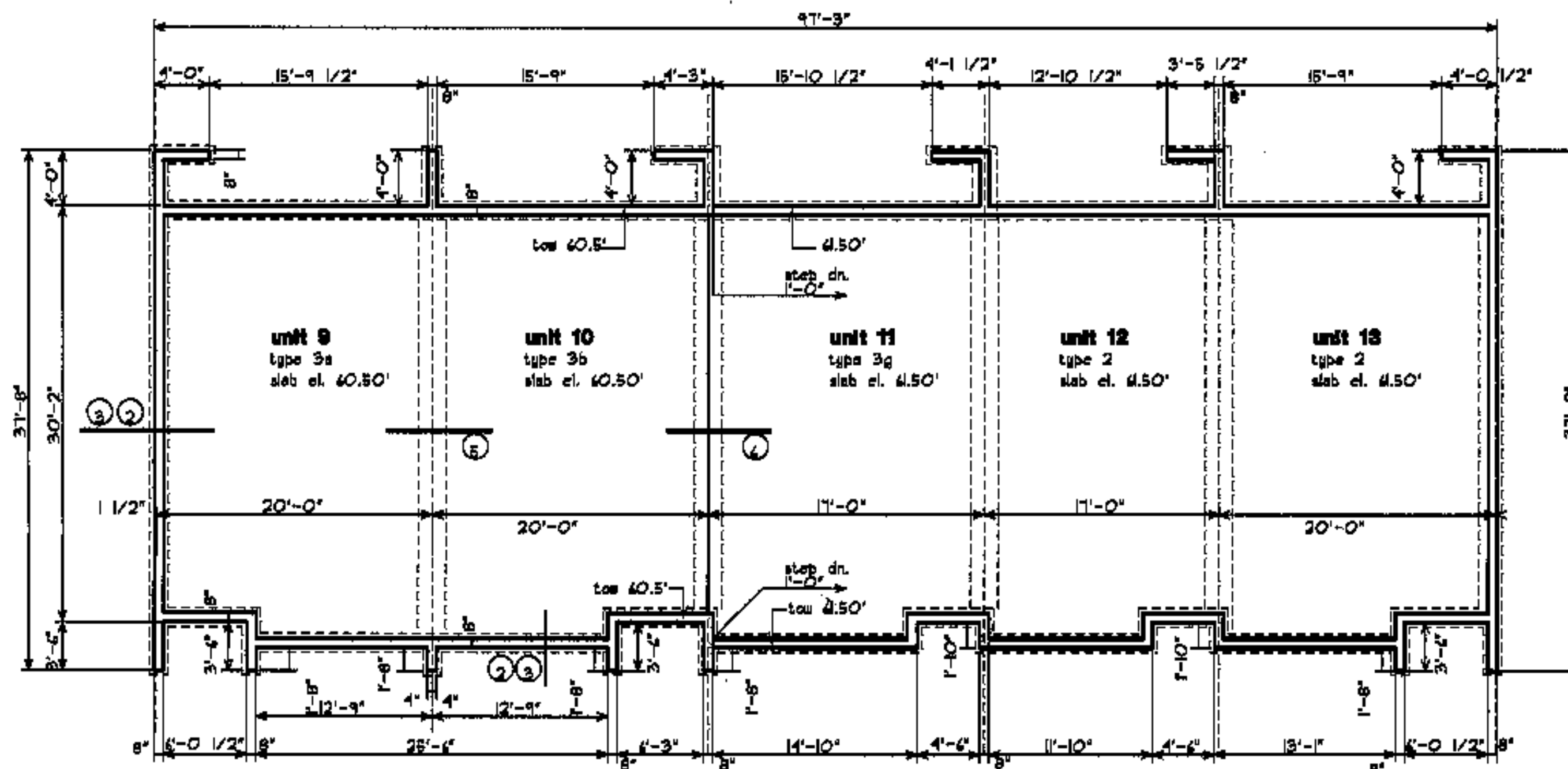
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2. see F5.1, F5.2 for foundation details.



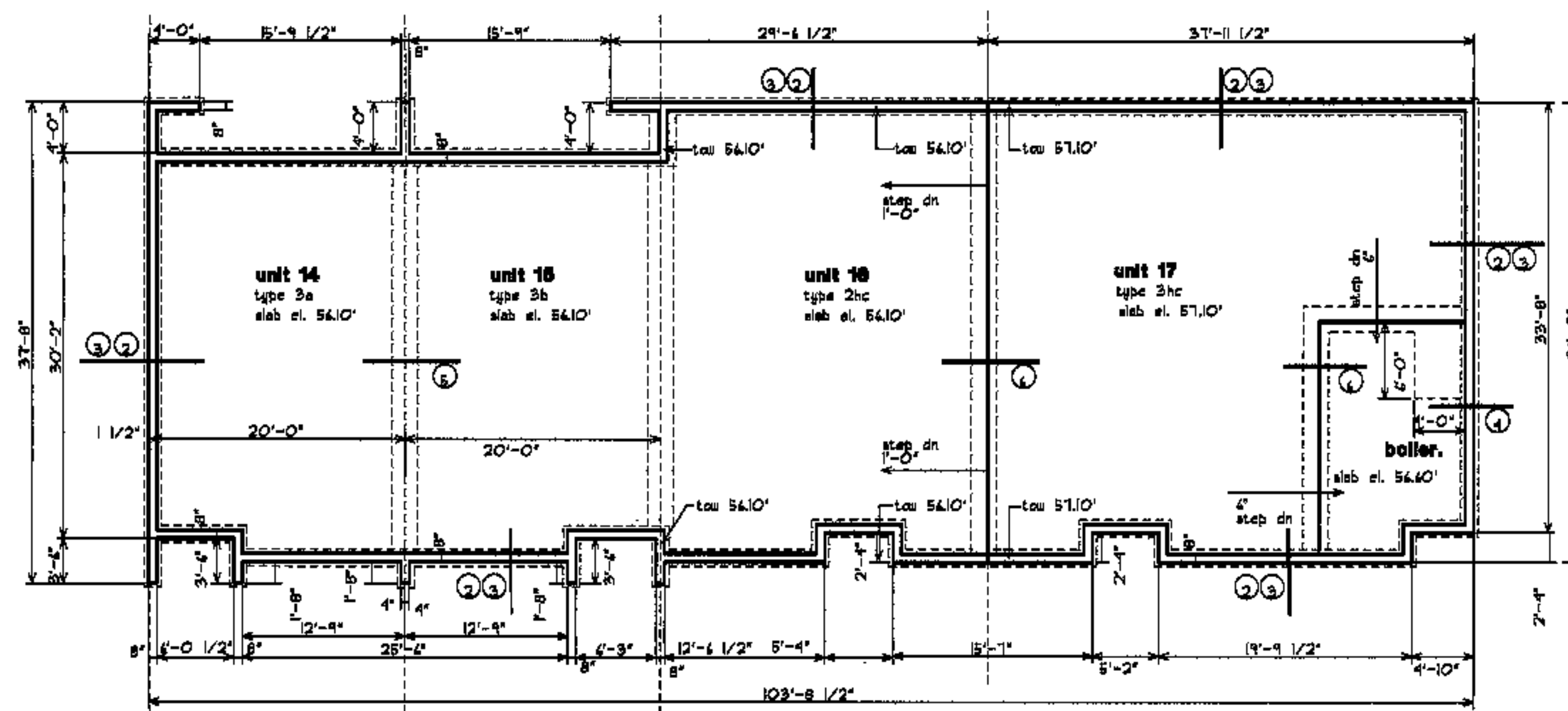
**building #1**



**building #2**



**building #3**



**building #4**



revisions

date

oct. 4, 2003

sheet title

**building  
foundation  
plans**

scale

1/8"=1'-0"

drawn by

RG

project number

9910

sheet number

**F1.1**



project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.c**

goduti/thomas architects

44 oak st.

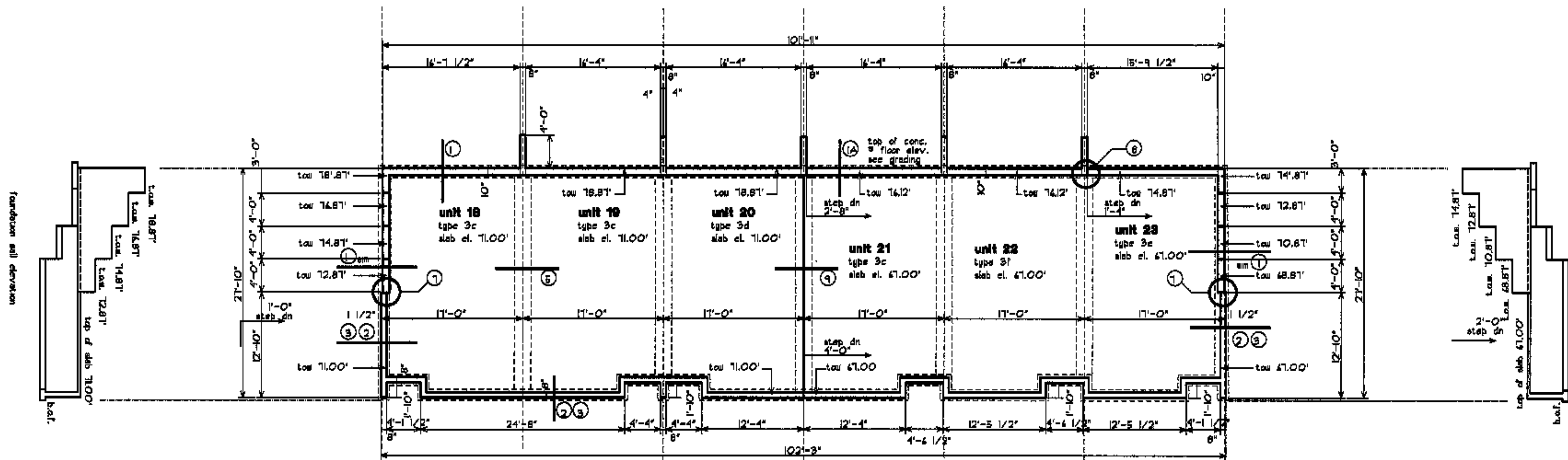
portland, maine 04101

ph. 207-775-3184

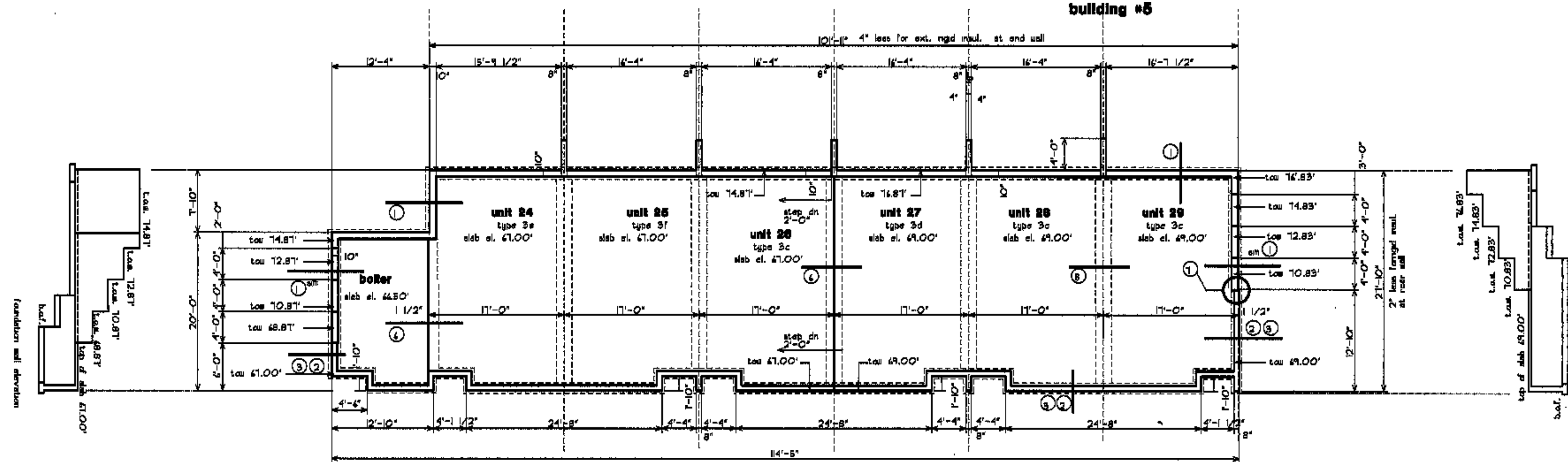
fax 207-774-0846

**notes**

- all foundations to be reviewed and adjusted after clearing and blasting. building elevations, foundation steps and wall types may vary
- see F5.1, F5.2 for foundation details



**building #5**



**building #6**



revisions

date  
may 1, 2003

sheet title

**building  
foundation  
plans**

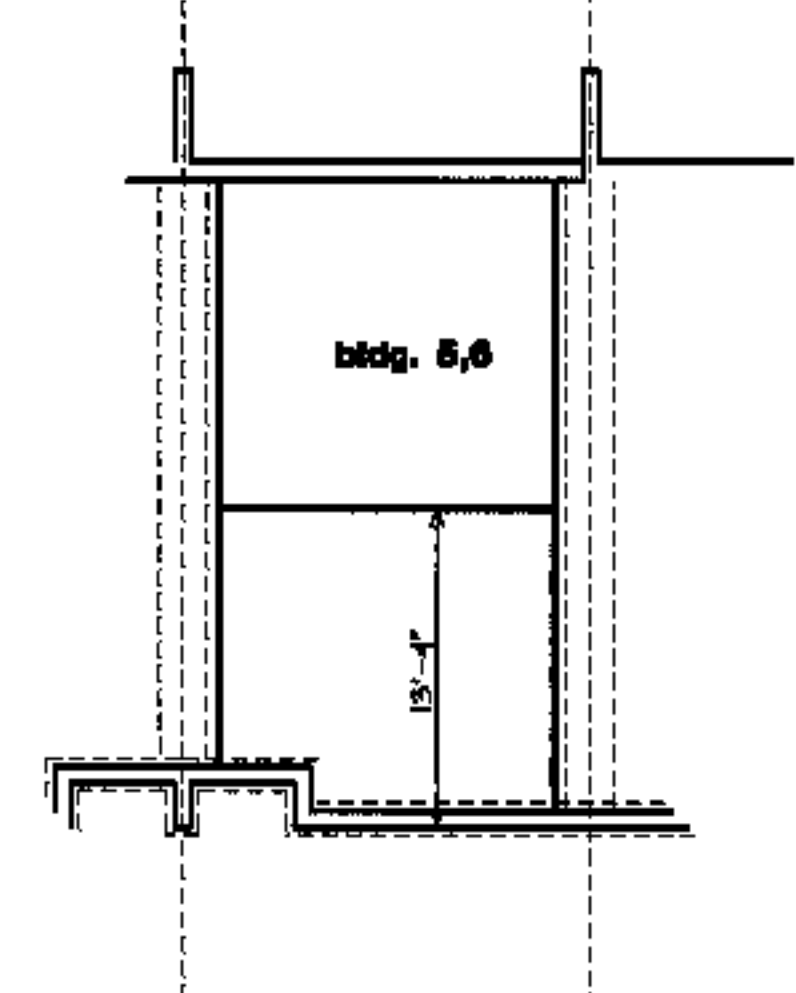
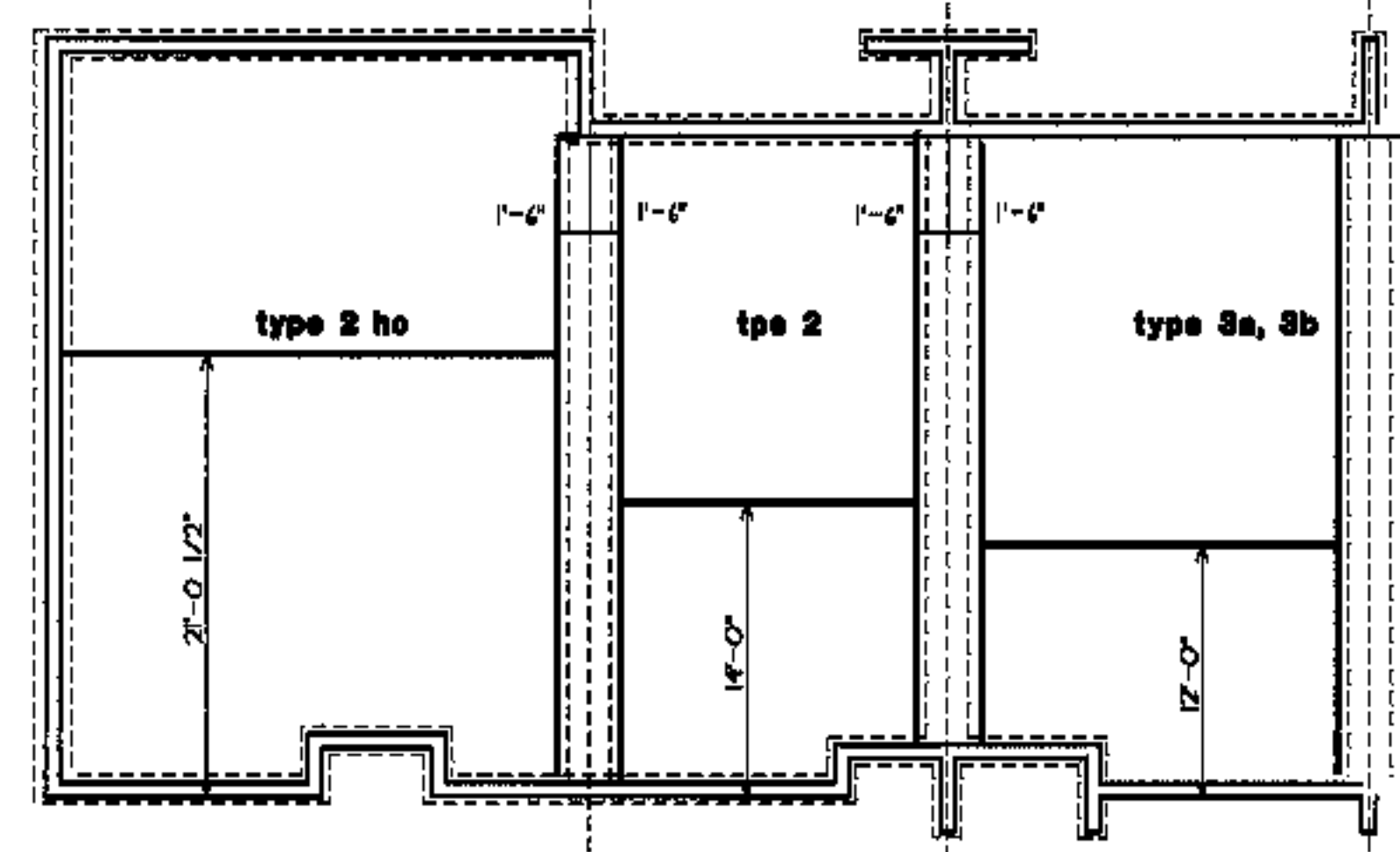
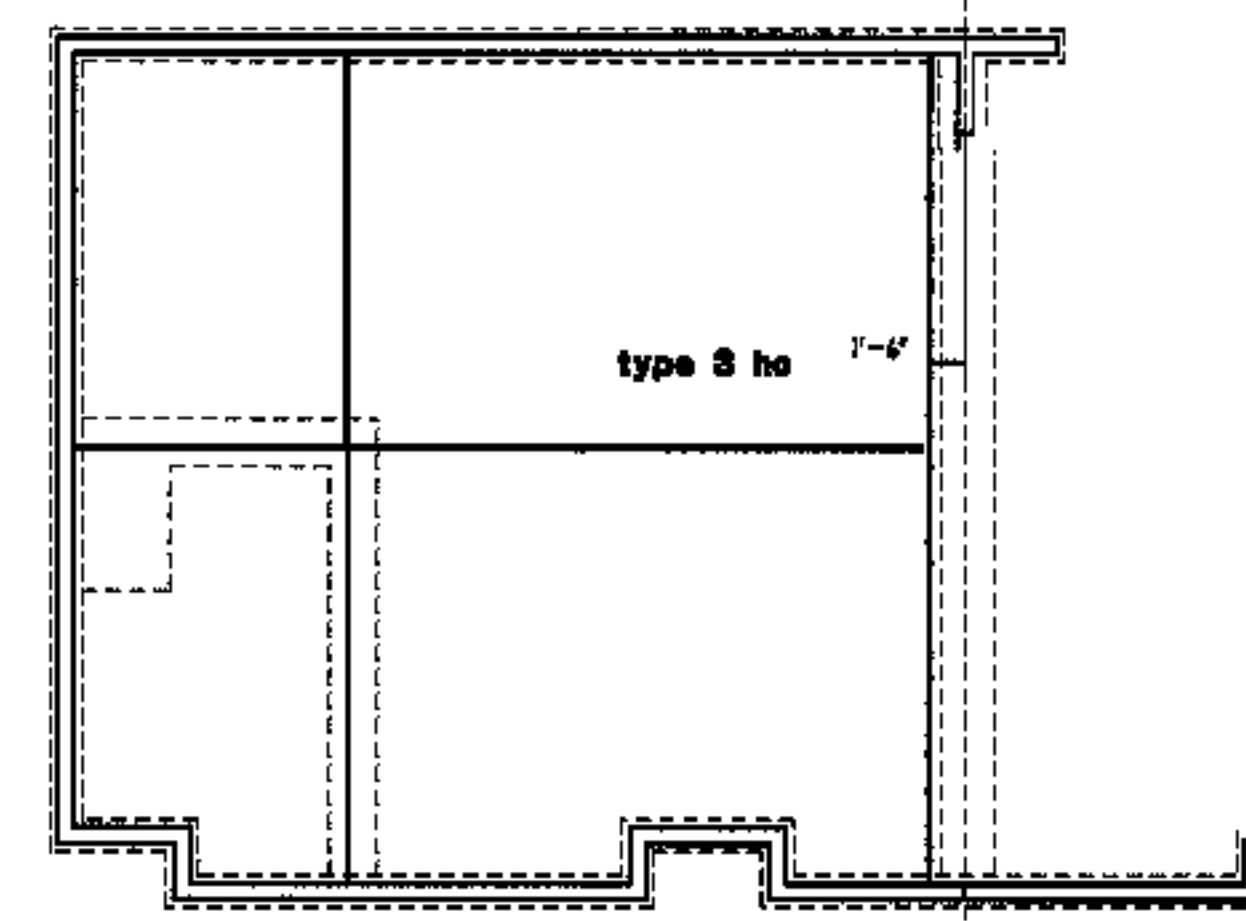
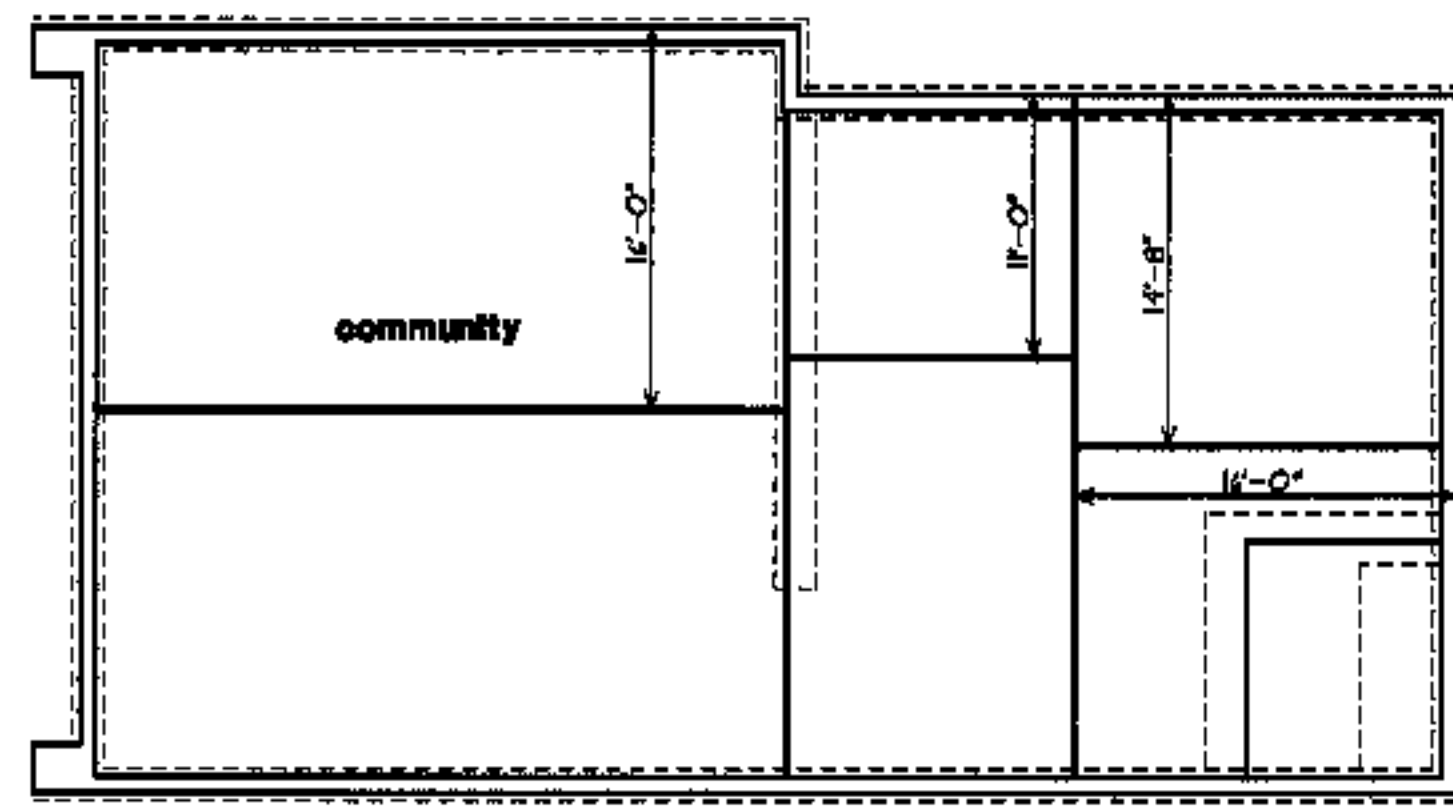
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1/8"=1'-0"

drawn by  
RG

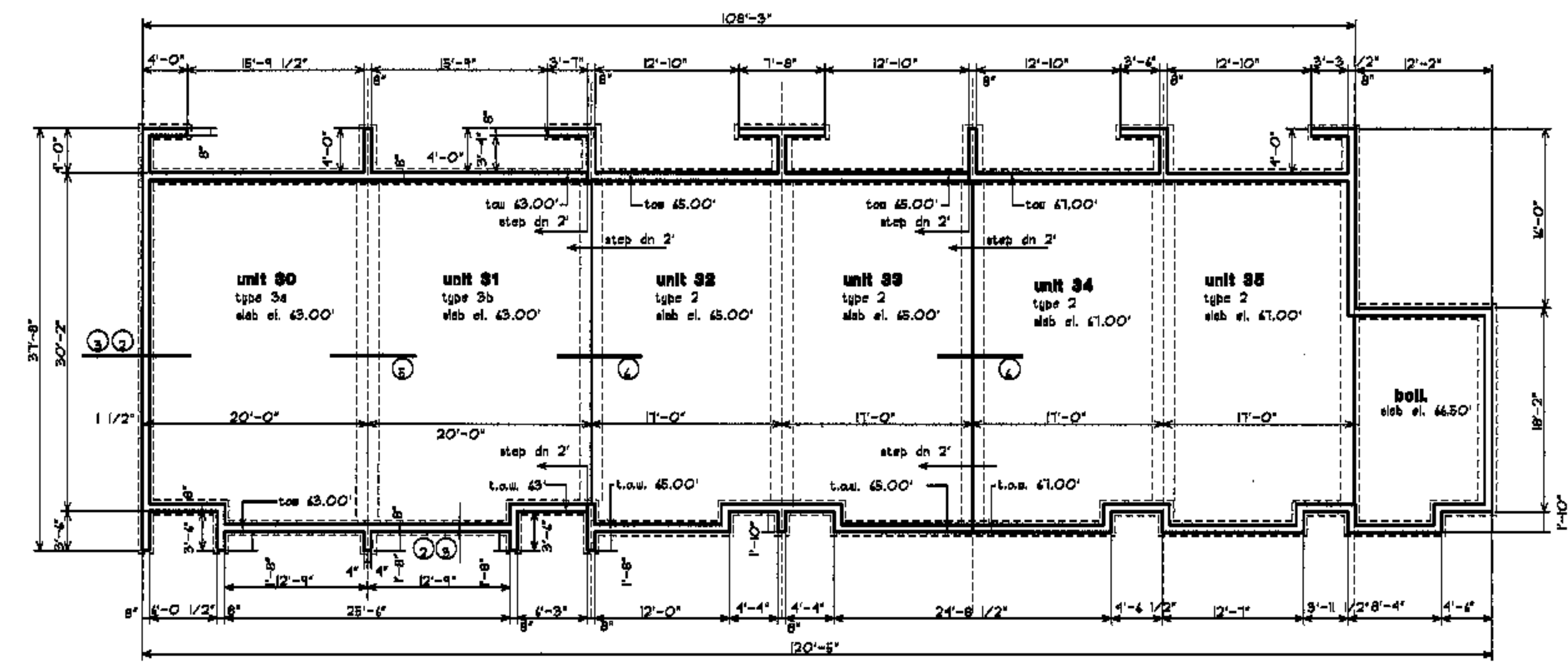
project number  
9910

sheet number

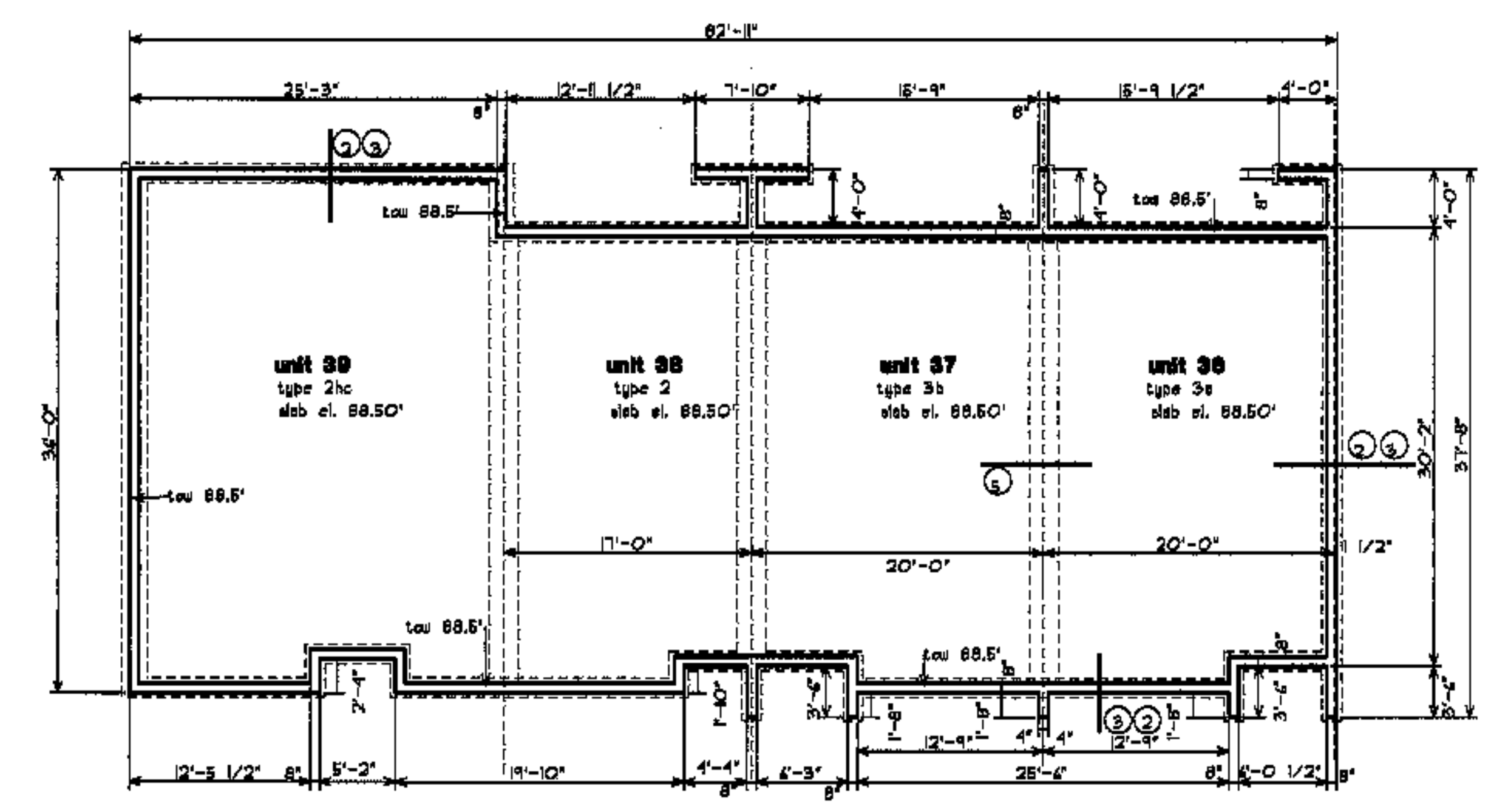
**F1.2**



concrete slab joint plans



building #7



building #8

project name  
**townhomes @ ocean east**  
 presumpscot st.  
 portland, me.  
 ocean east of portland, l.l.c  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0846

notes  
 1. all foundations to be reviewed and adjusted after clearing and blasting. building elevations, foundation steps and wall types may vary  
 2. see P5.1, P5.2 for foundation details



revisions  
 date oct. 4, 2003  
 sheet title building foundation plans  
 concrete joints  
 scale 1/8"=1'-0"  
 drawn by RG  
 project number 9910  
 sheet number

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, I.L.C**

goduli/thomas architects

**44 oak st.**

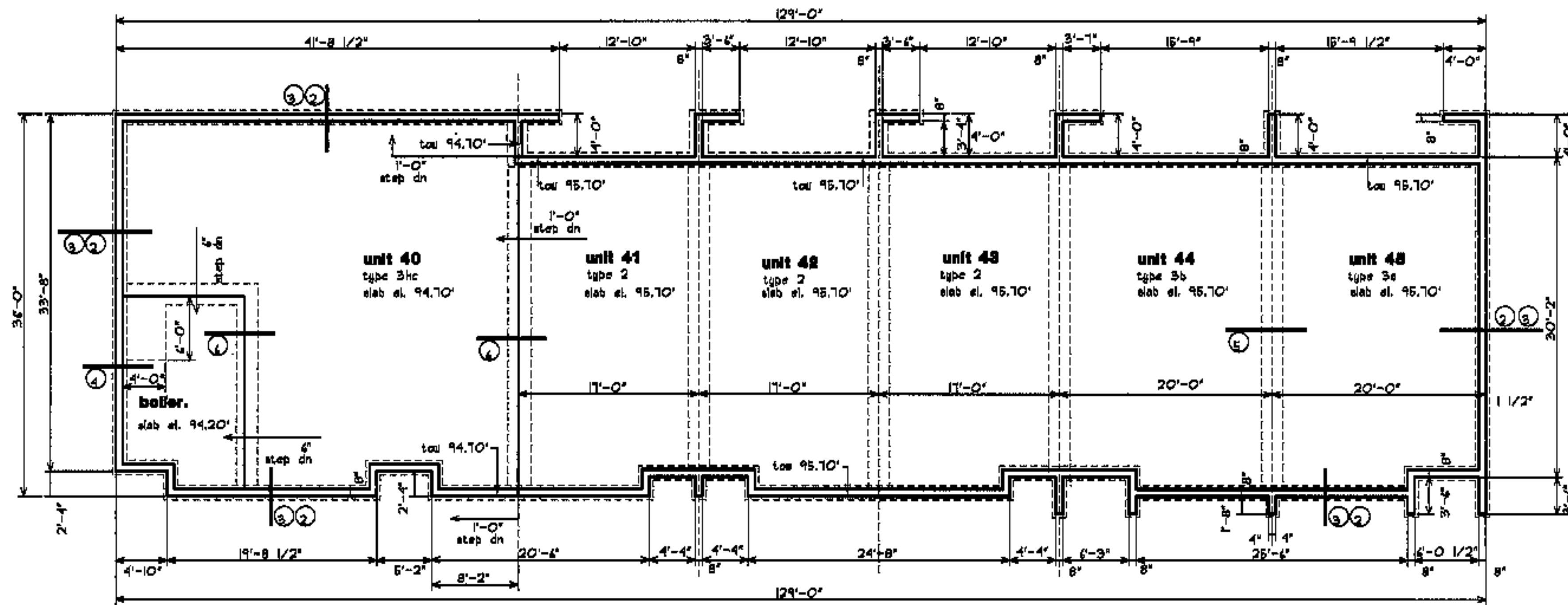
**portland, maine 04101**

**ph. 207-775-3184**

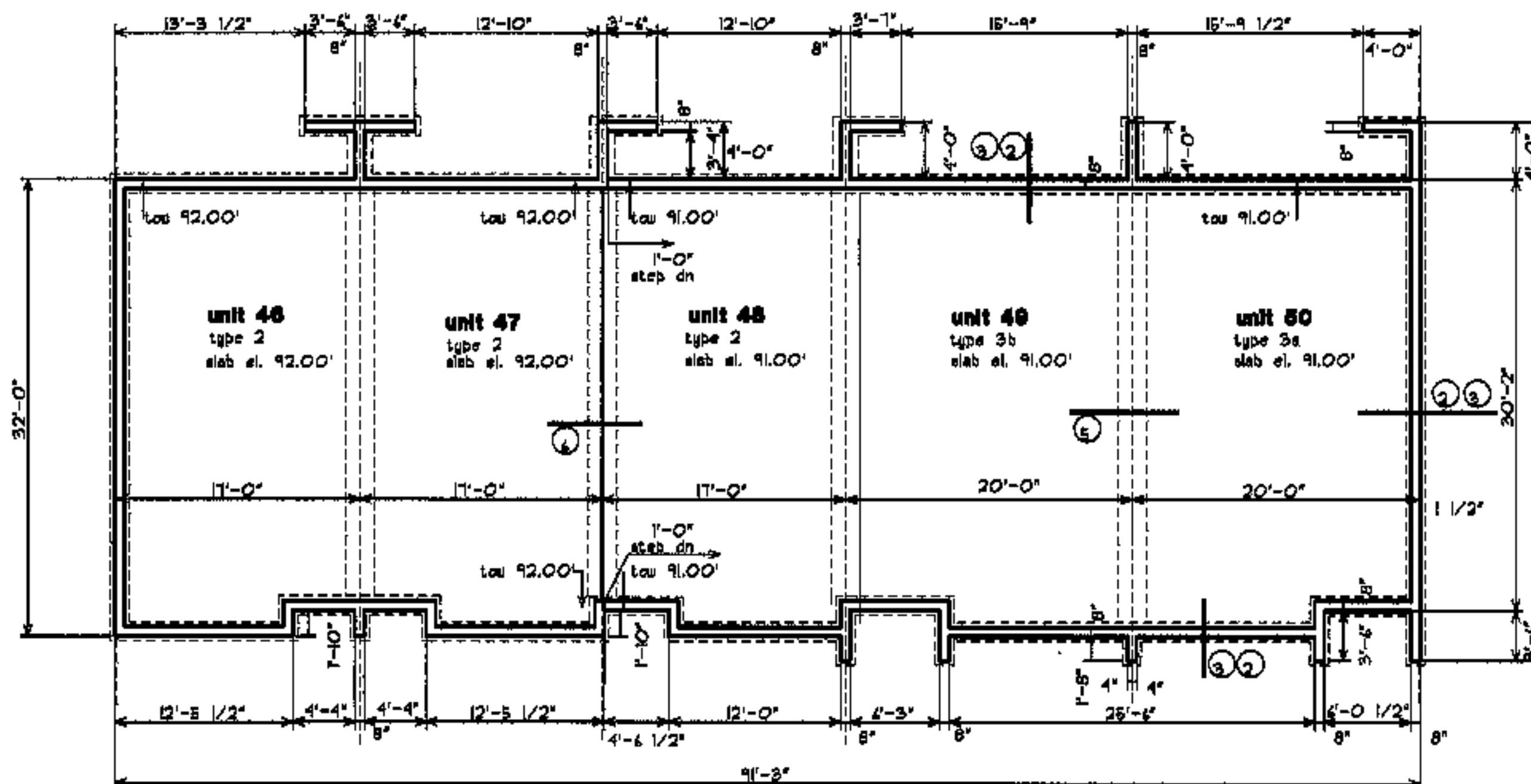
**fax 207-774-0846**

**notes**

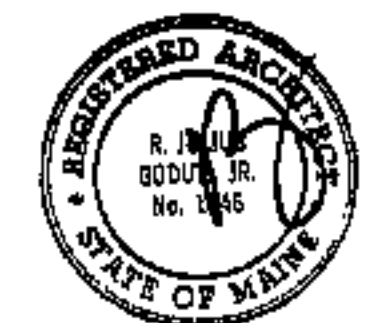
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2. see P5.1, P5.2 for foundation details.



**building #9**



**building #10**



revisions

date

oct. 4, 2003

sheet title

**building  
foundation  
plans**

scale

1/8"=1'-0"

drawn by

RG

project number

4410

sheet number

**F1.4**

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.l.c.**

goduti/thomas architects

44 oak st.

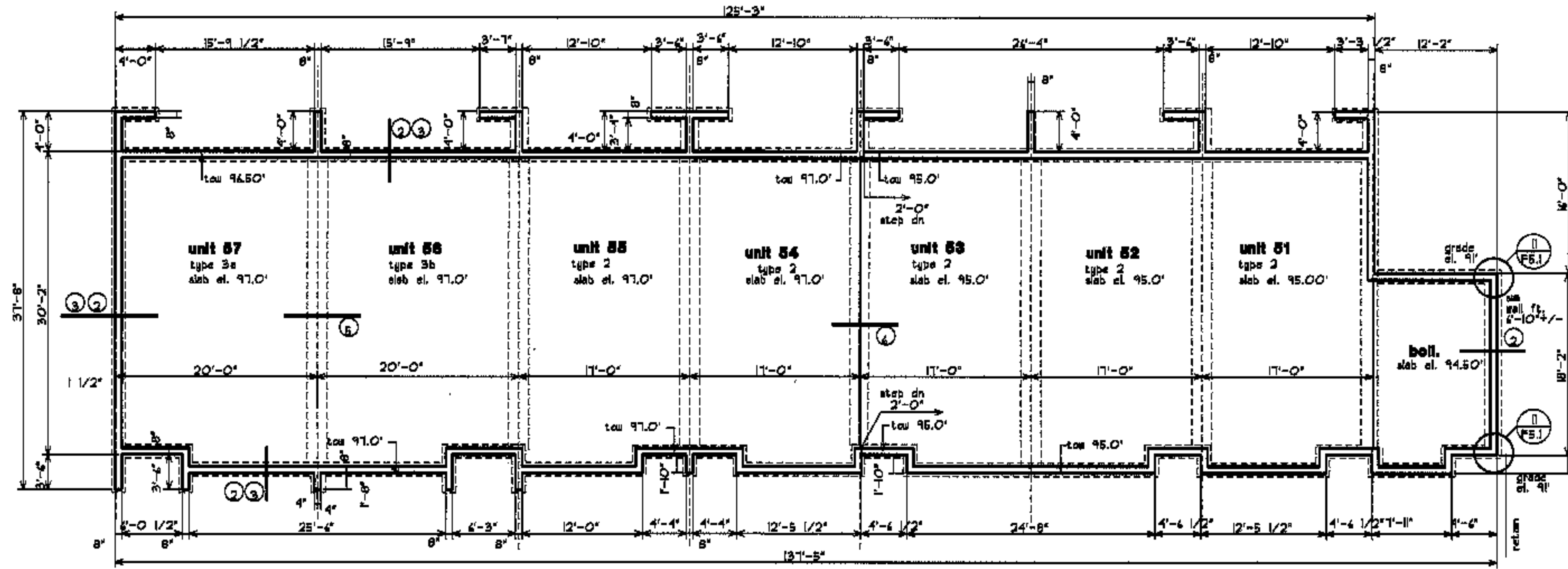
portland, maine 04101

ph. 207-775-3184

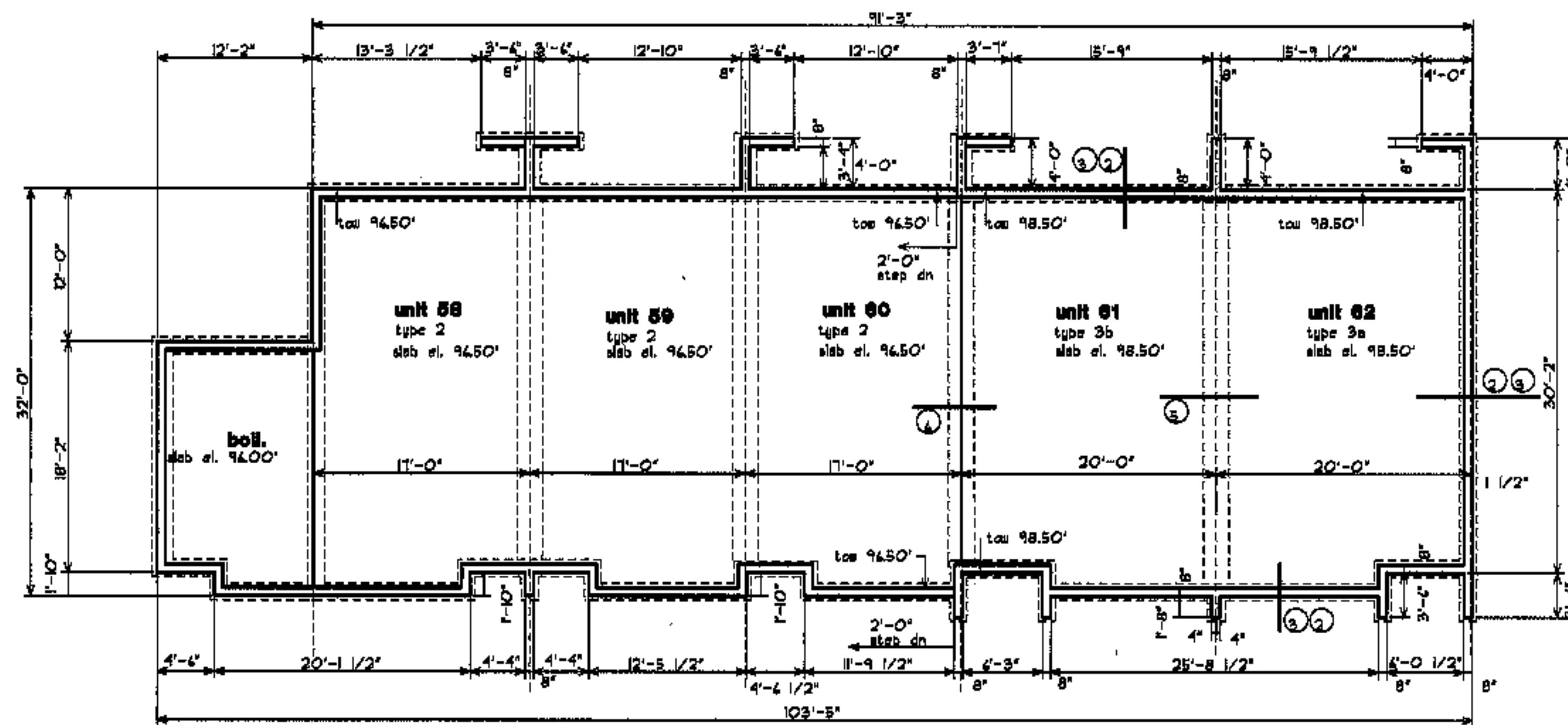
fax 207-774-0846

**notes**

1. all foundations to be reviewed and adjusted after clearing and blasting. building elevations, foundation steps and soil types may vary
2. see FS.1, FS.2 for foundation details



**building #11**



**building #12**



revisions

date

oct. 4, 2003

sheet title

**building  
foundation  
plans**

scale

1/8"=1'-0"

drawn by

RG

project number

9910

sheet number

**F1.5**

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.c**

goduti/thoms architects

44 oak st.

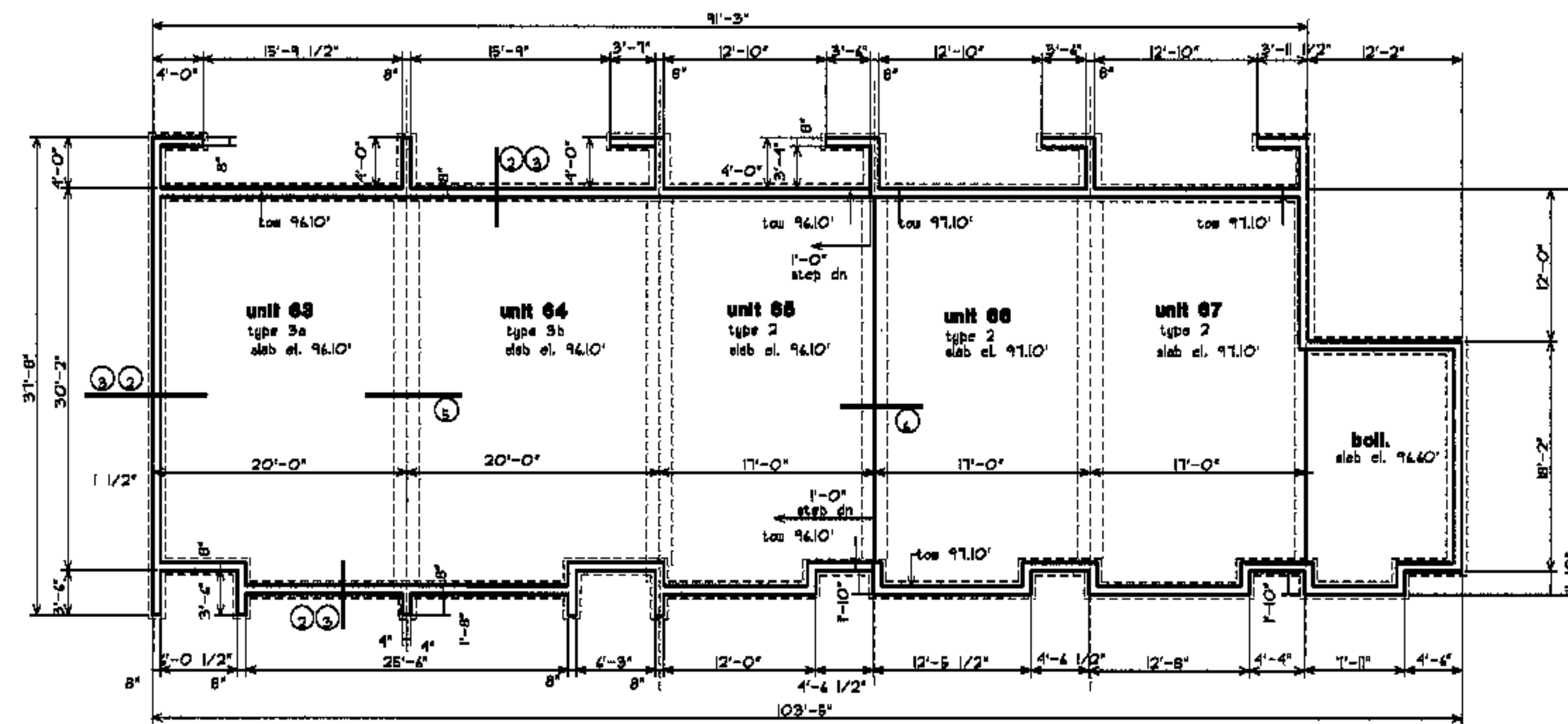
portland, maine 04101

ph. 207-775-3184

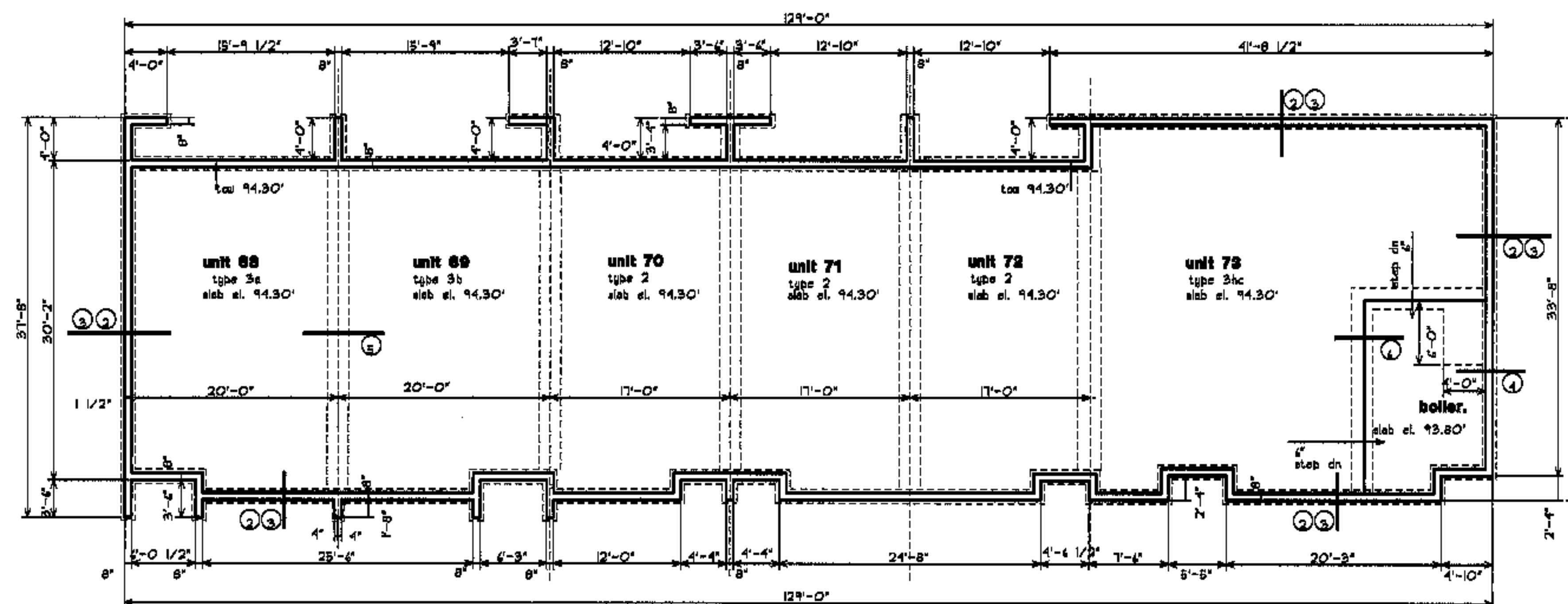
fax 207-774-0846

**notes**

1. all foundations to be reviewed and adjusted after clearing and blasting. building elevations, foundation steps and sill types may vary
2. see F5.1, F5.2 for foundation details



**building #13**



**building #15**



revisions

date

oct. 4, 2003

sheet title

**building  
foundation  
plans**

scale

1/8"=1'-0"

drawn by

RG

project number

9910

sheet number

**F1.6**

project name

# townhomes @ ocean east

presumpscot st.  
portland, me.

ocean east  
of portland, llc

goduti/thomas architects

44 oak st.

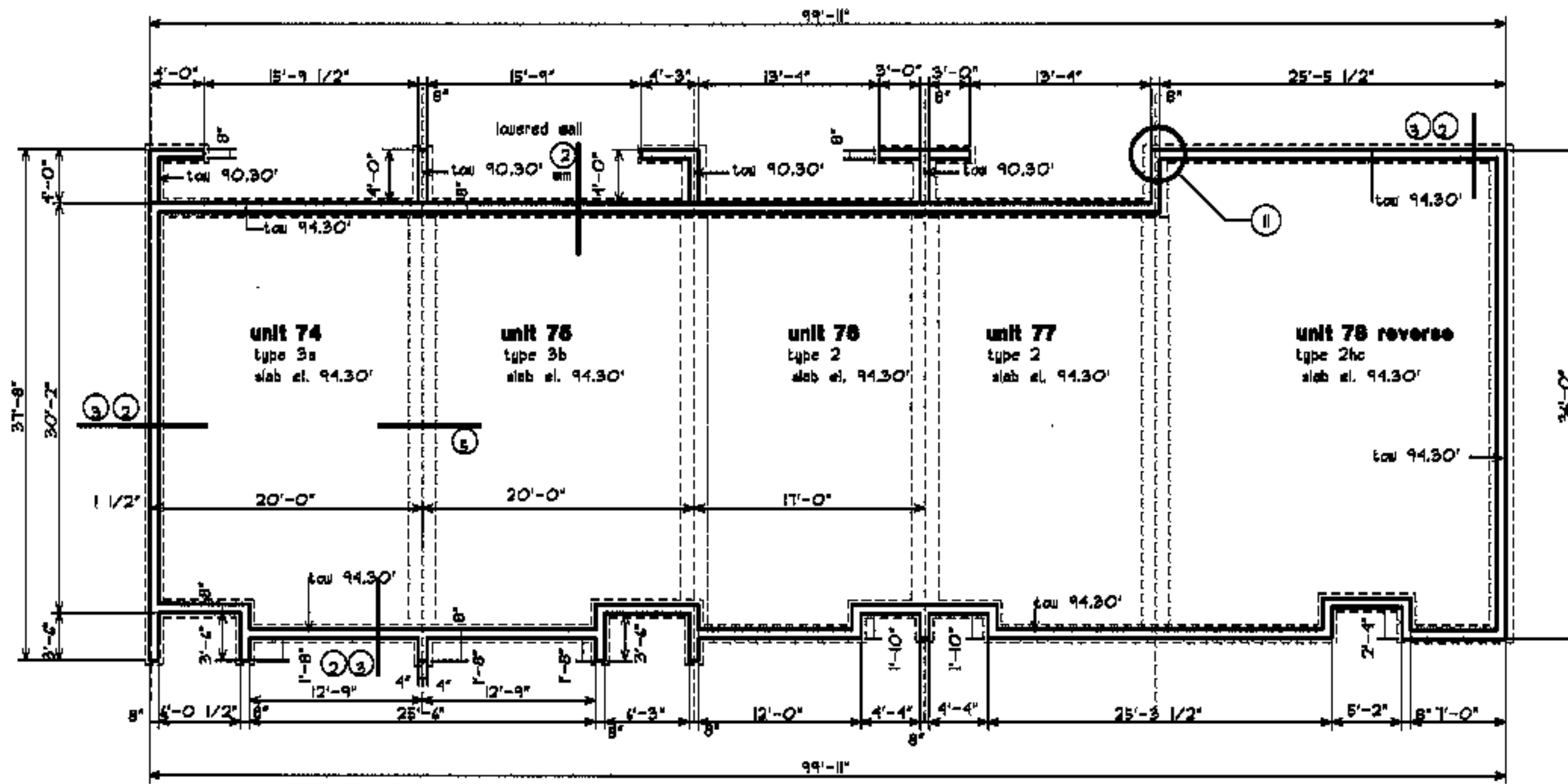
portland, maine 04101

ph. 207-775-3184

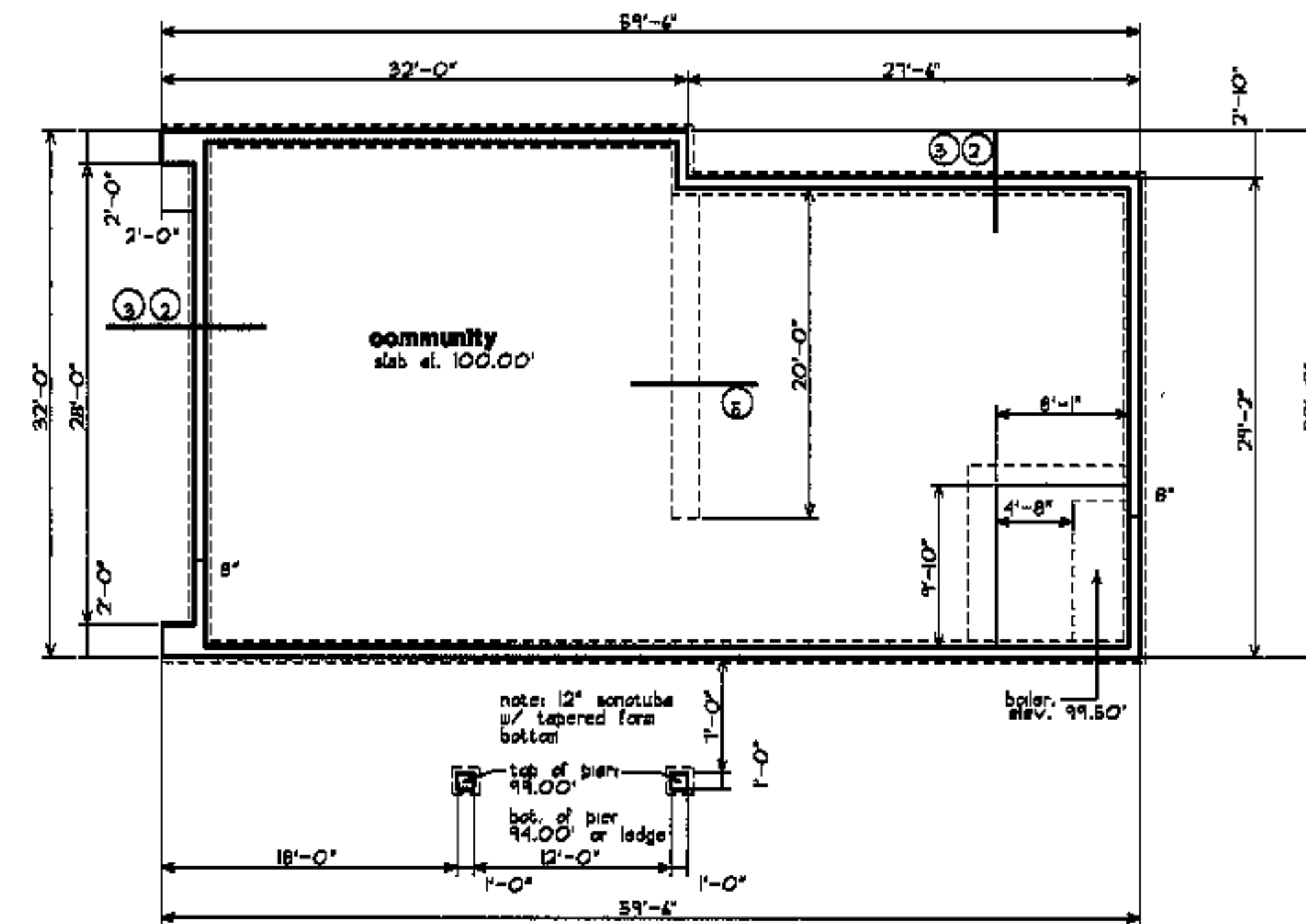
fax 207-774-0846

### notes

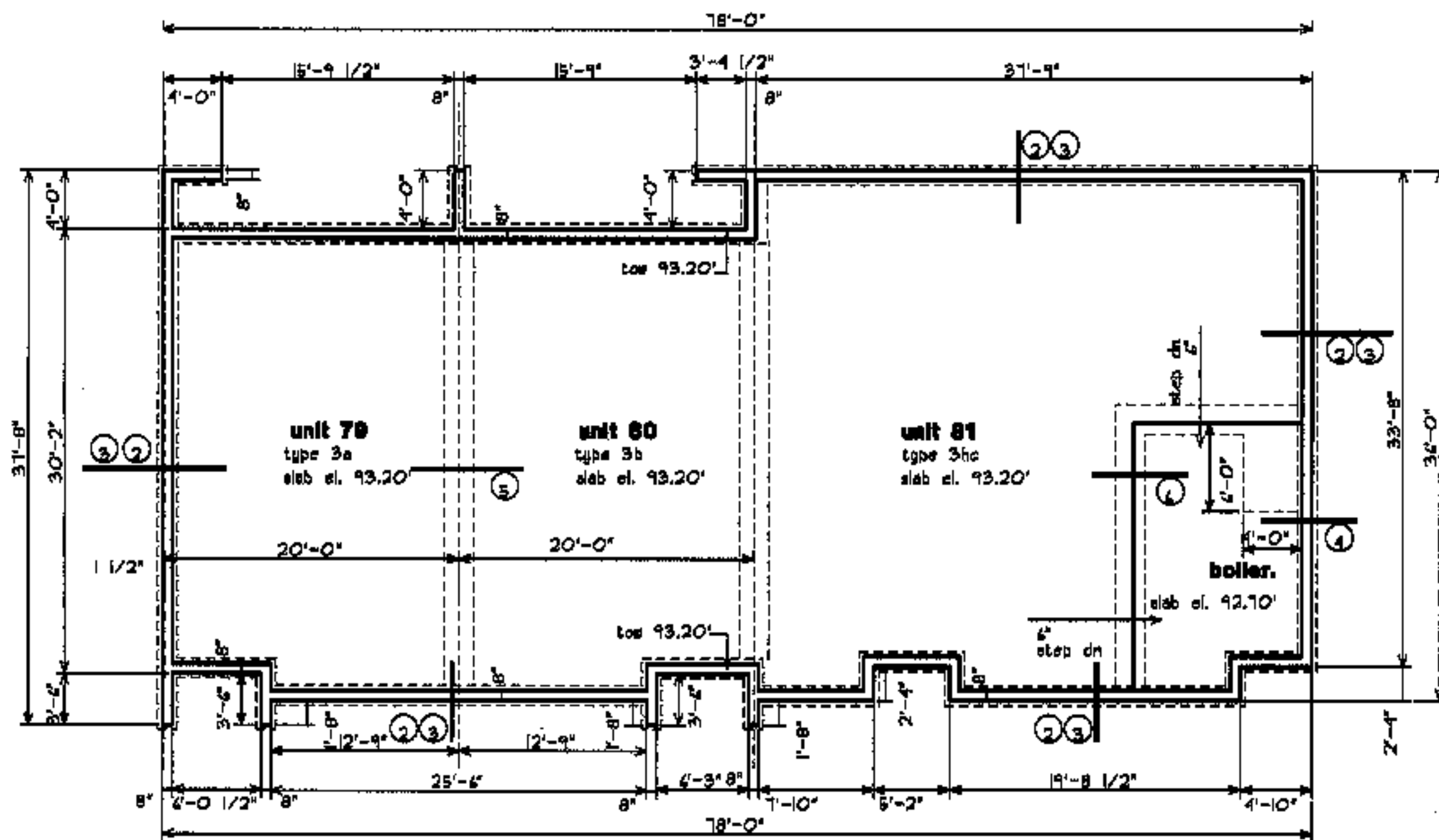
- all foundations to be revised and adjusted after clearing and blasting. building elevations, foundation steps and wall types may vary
- see FS.1, FS.2 for foundation details



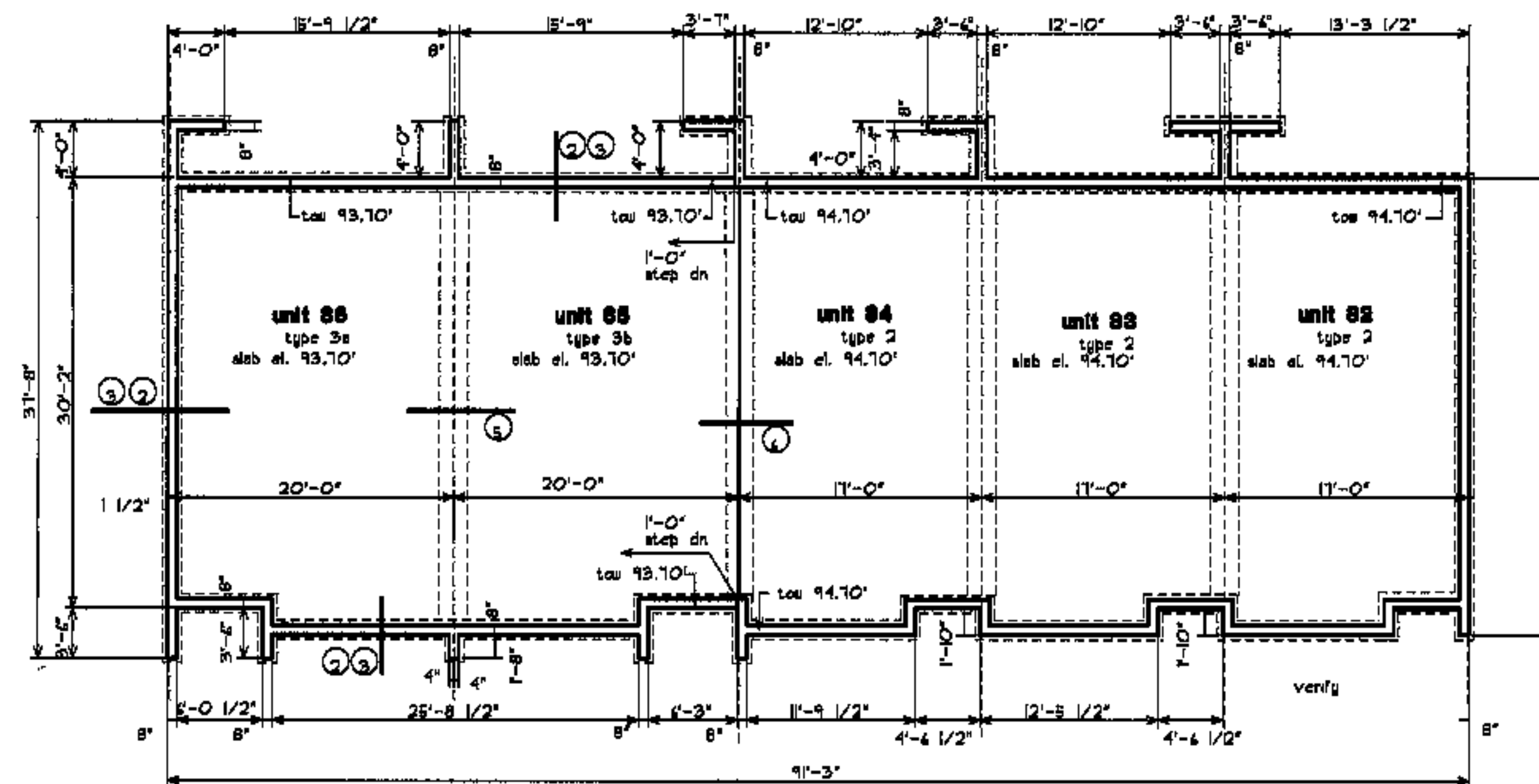
bdg #16



community bldg  
bdg. #14



building #17



building #18



revisions

date  
oct. 4, 2003

sheet title

building  
foundation  
plans

scale

1/8"=1'-0"

drawn by

RG

project number

9910

sheet number

# F1.7

project name

**townhomes @ ocean east**

**presumpscot st. portland, maine**

**ocean east of portland, I.I.C.**

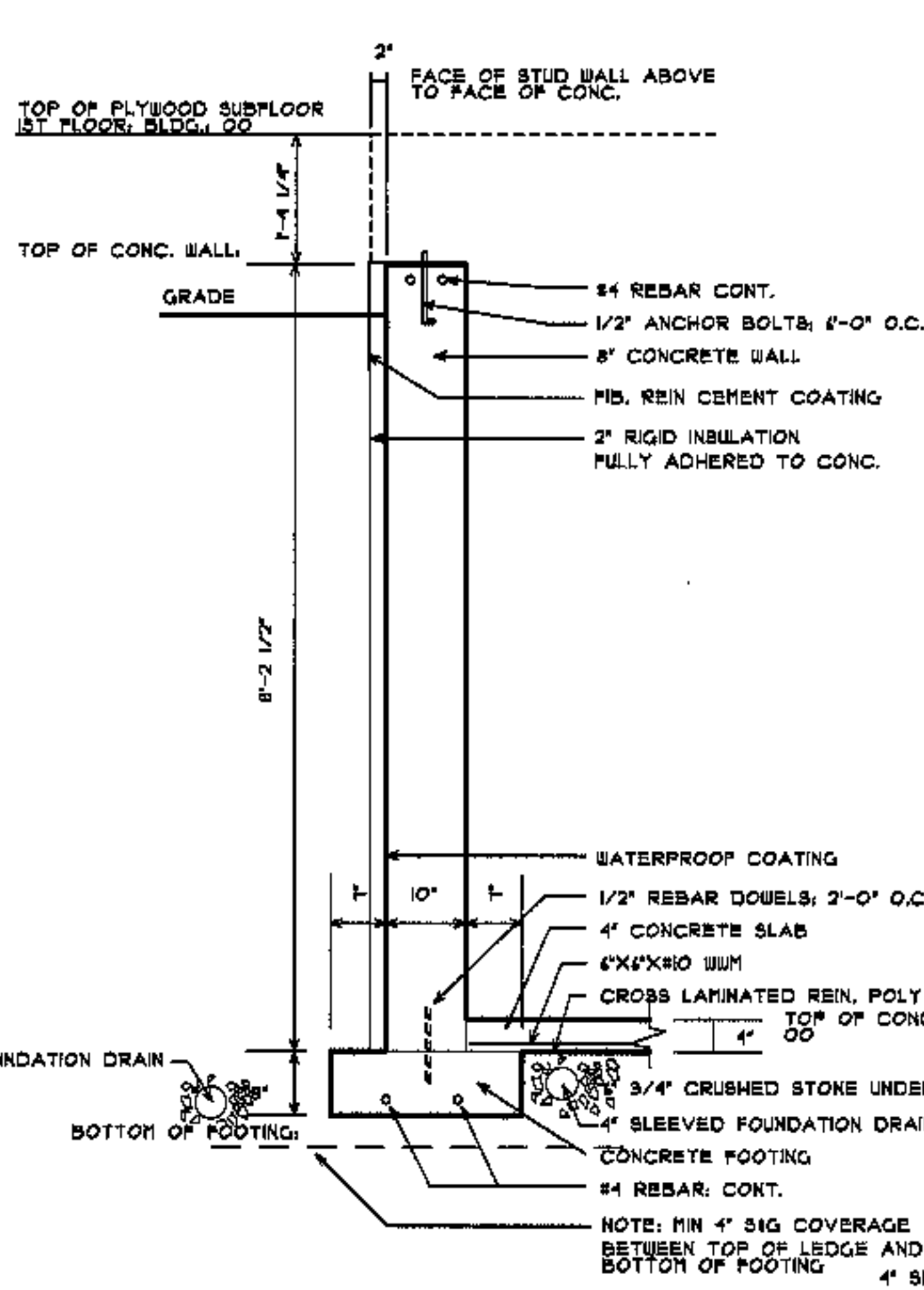
goduti/thomas architects

44 oak st.

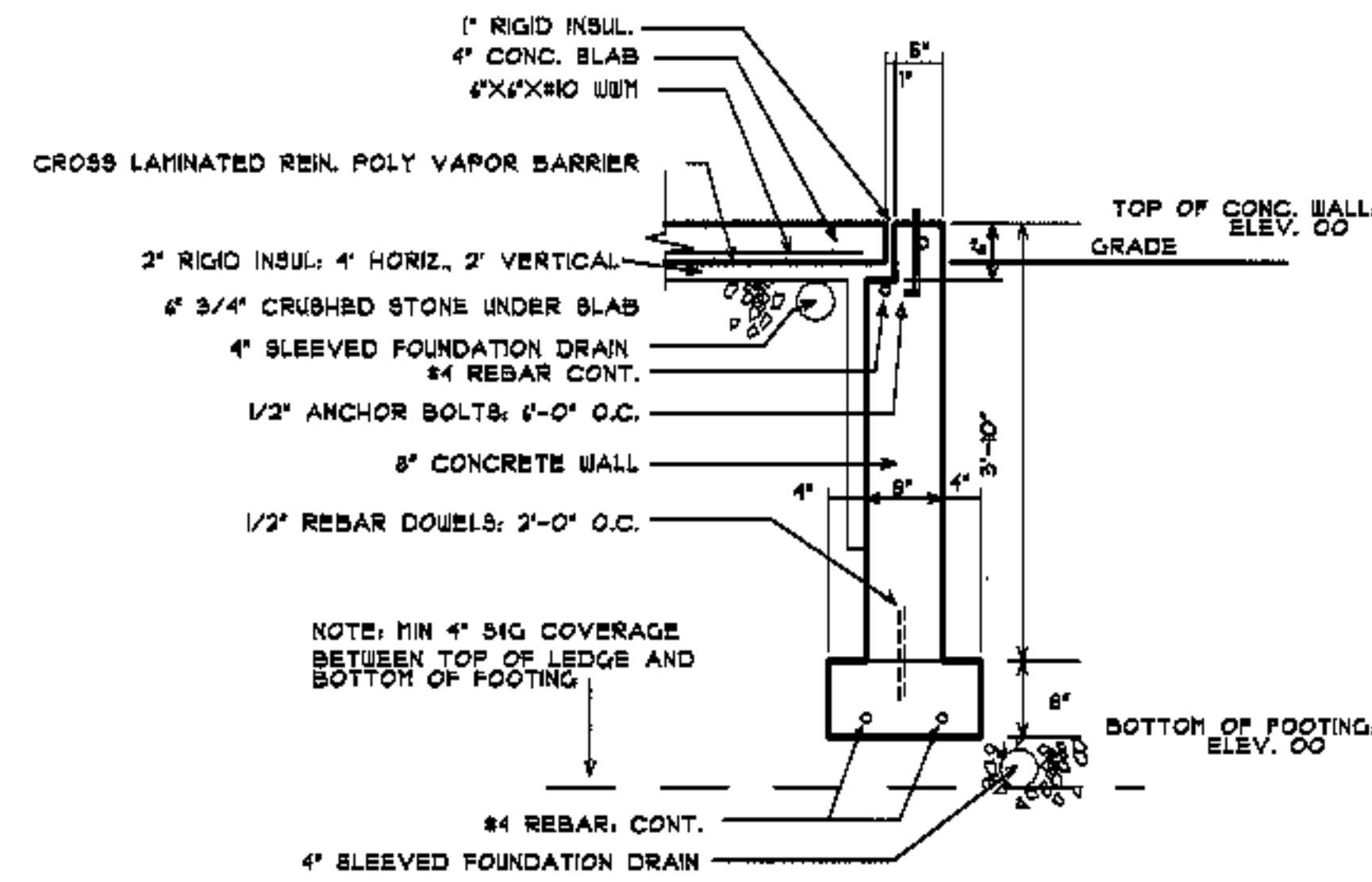
portland, maine 04101

ph. 207-775-8184

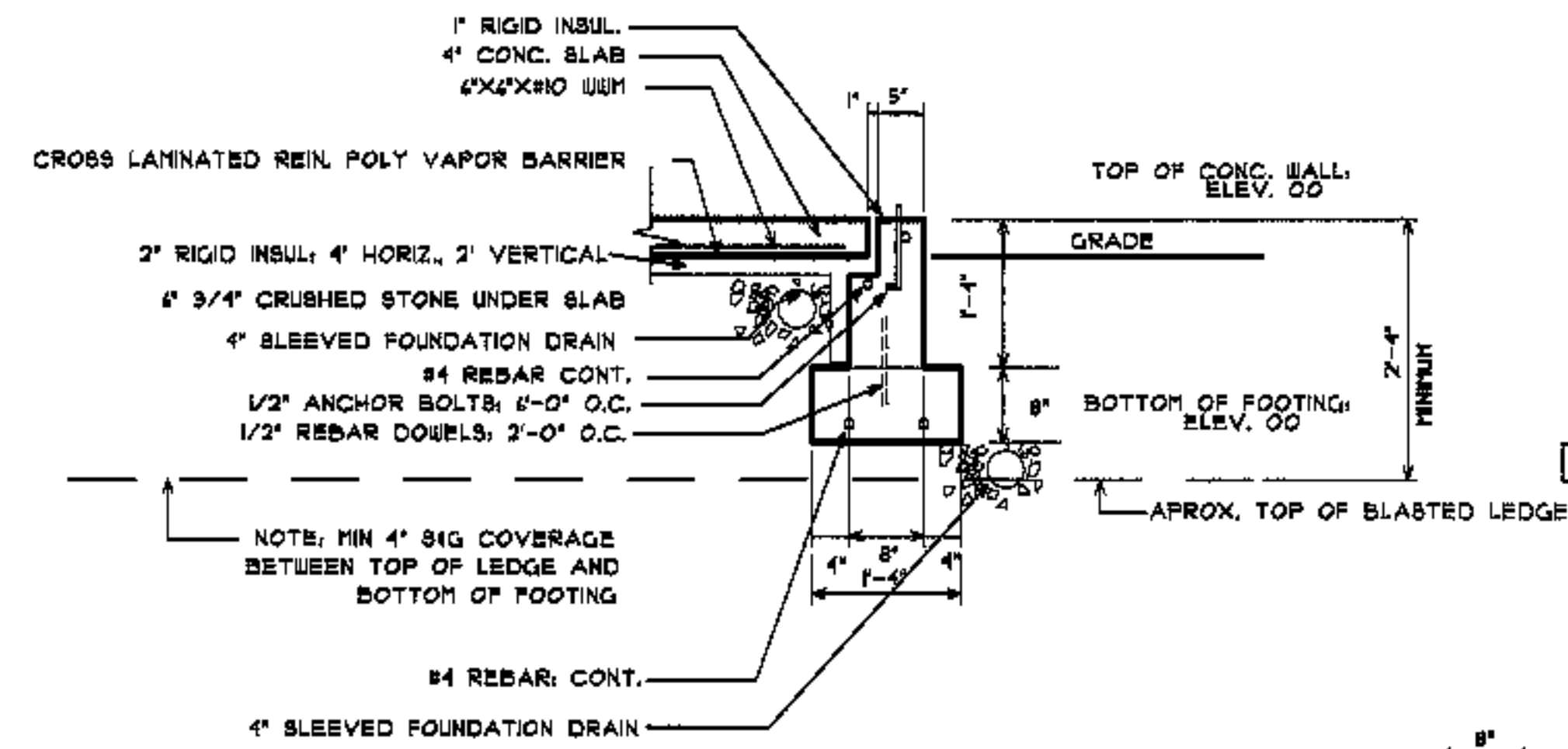
fax 207-774-0846



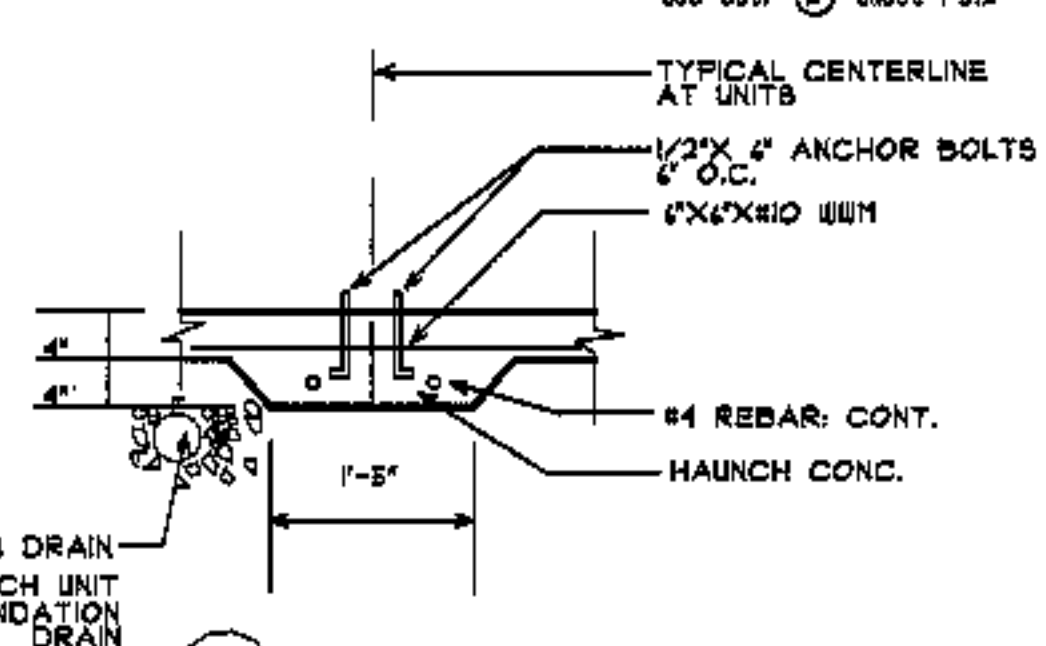
1 rear wall bldg. 5,8



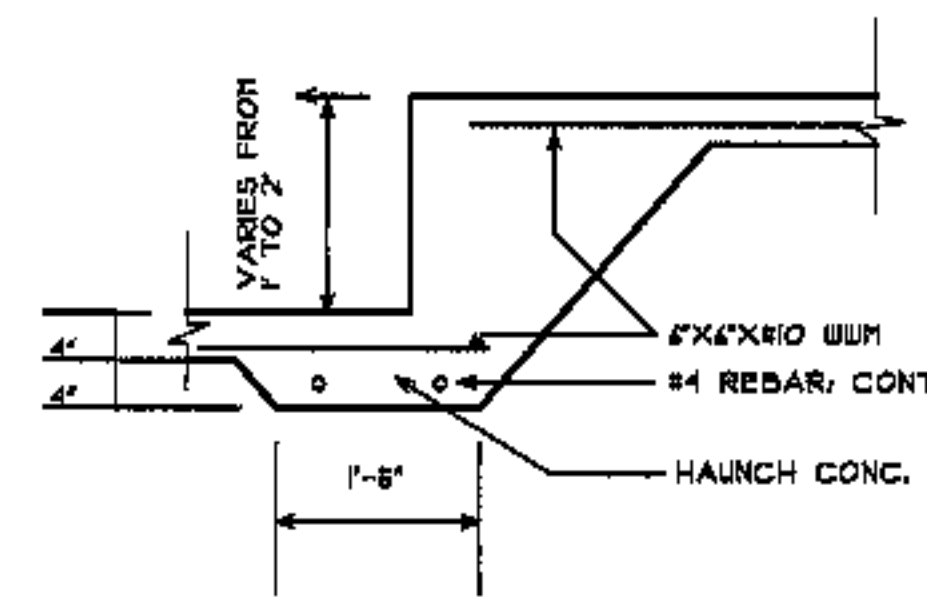
2 typical frost wall



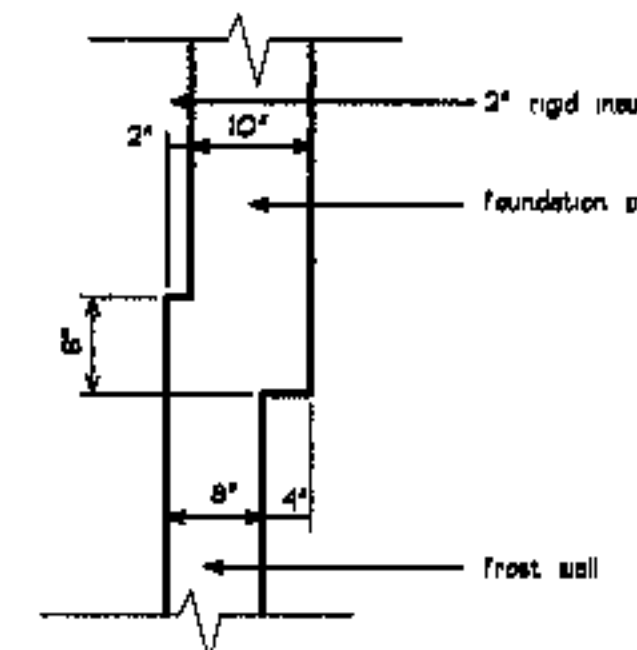
3 frost wall @ blasted ledge



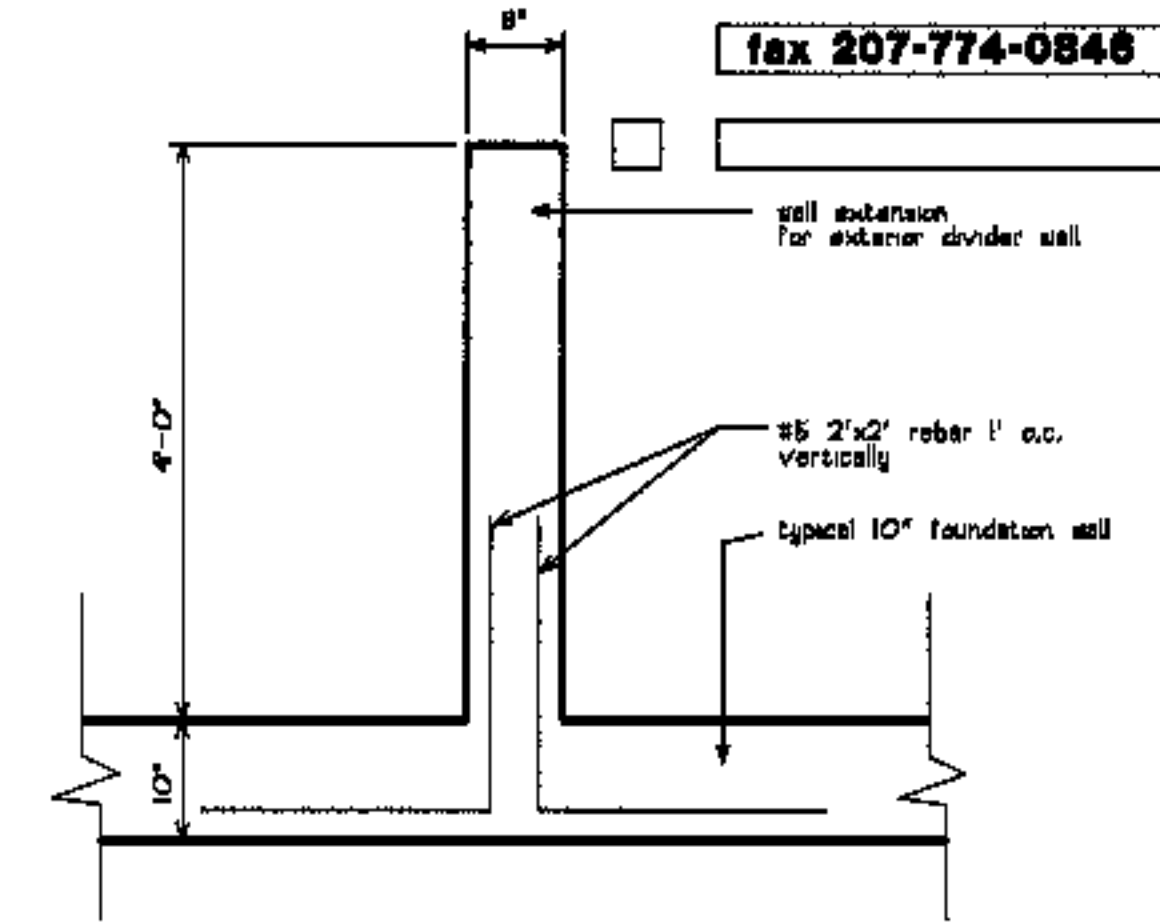
5 haunch @ slab



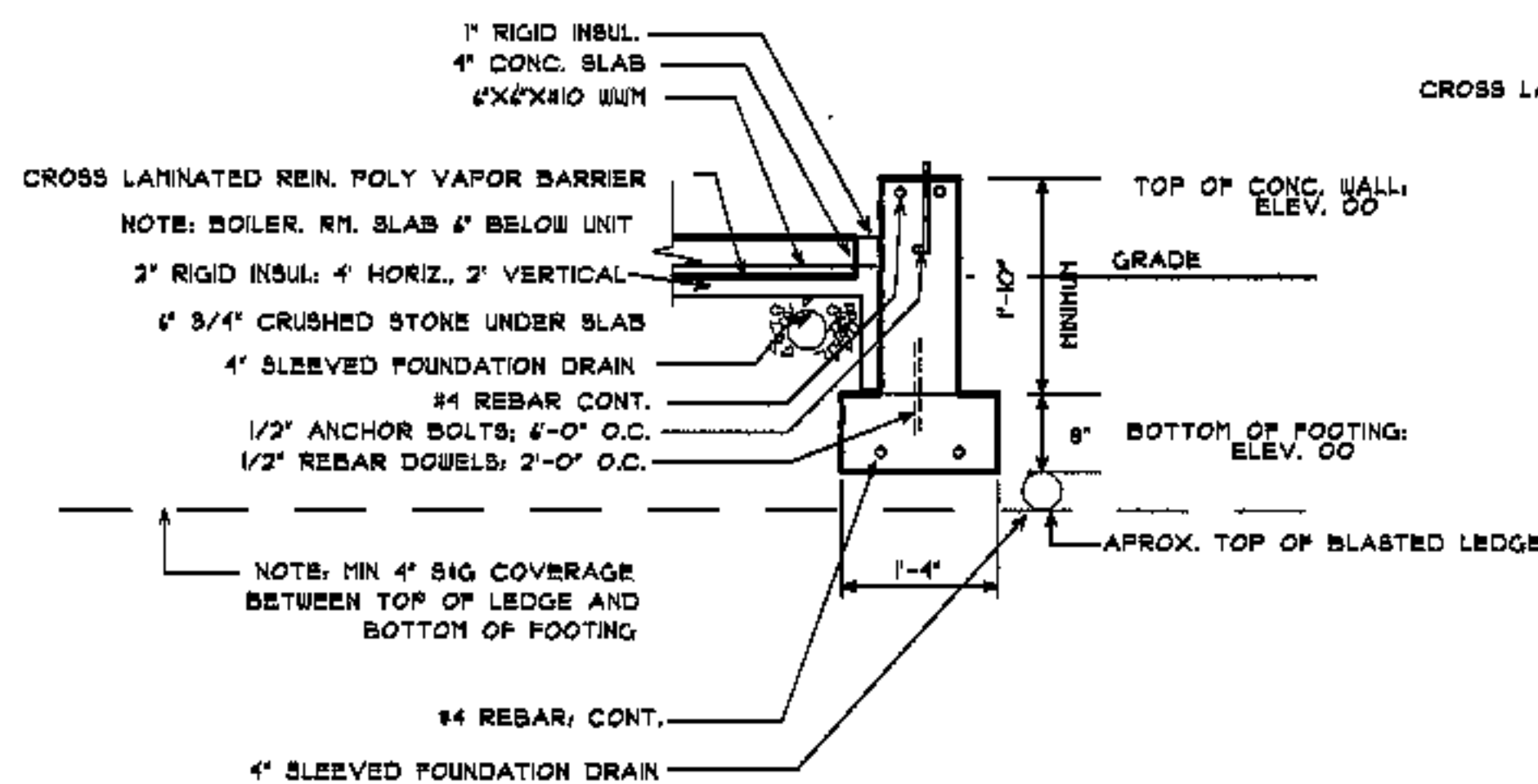
6 haunch @ stepped slabs



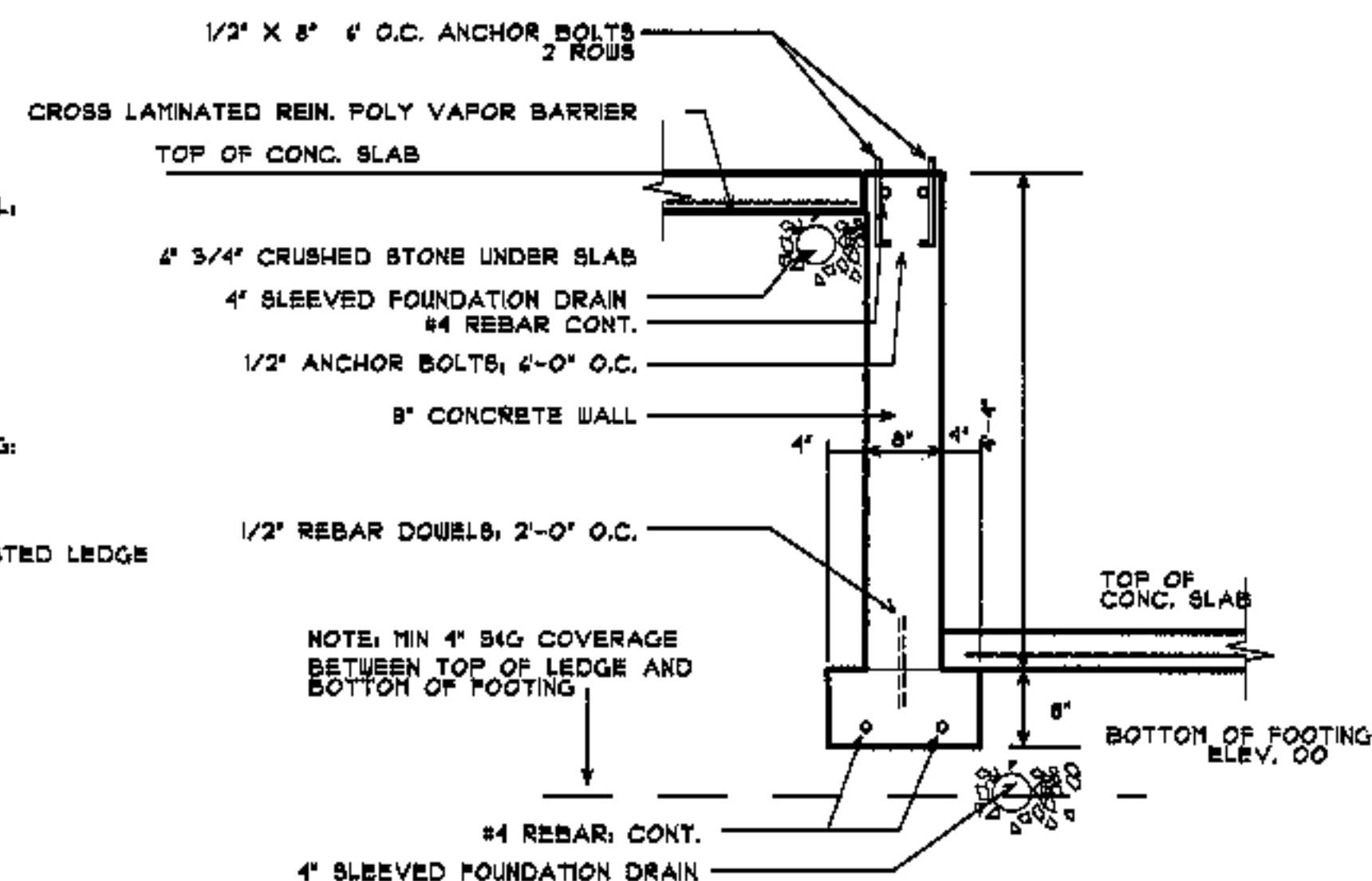
7 bldg. 5,8 wall log



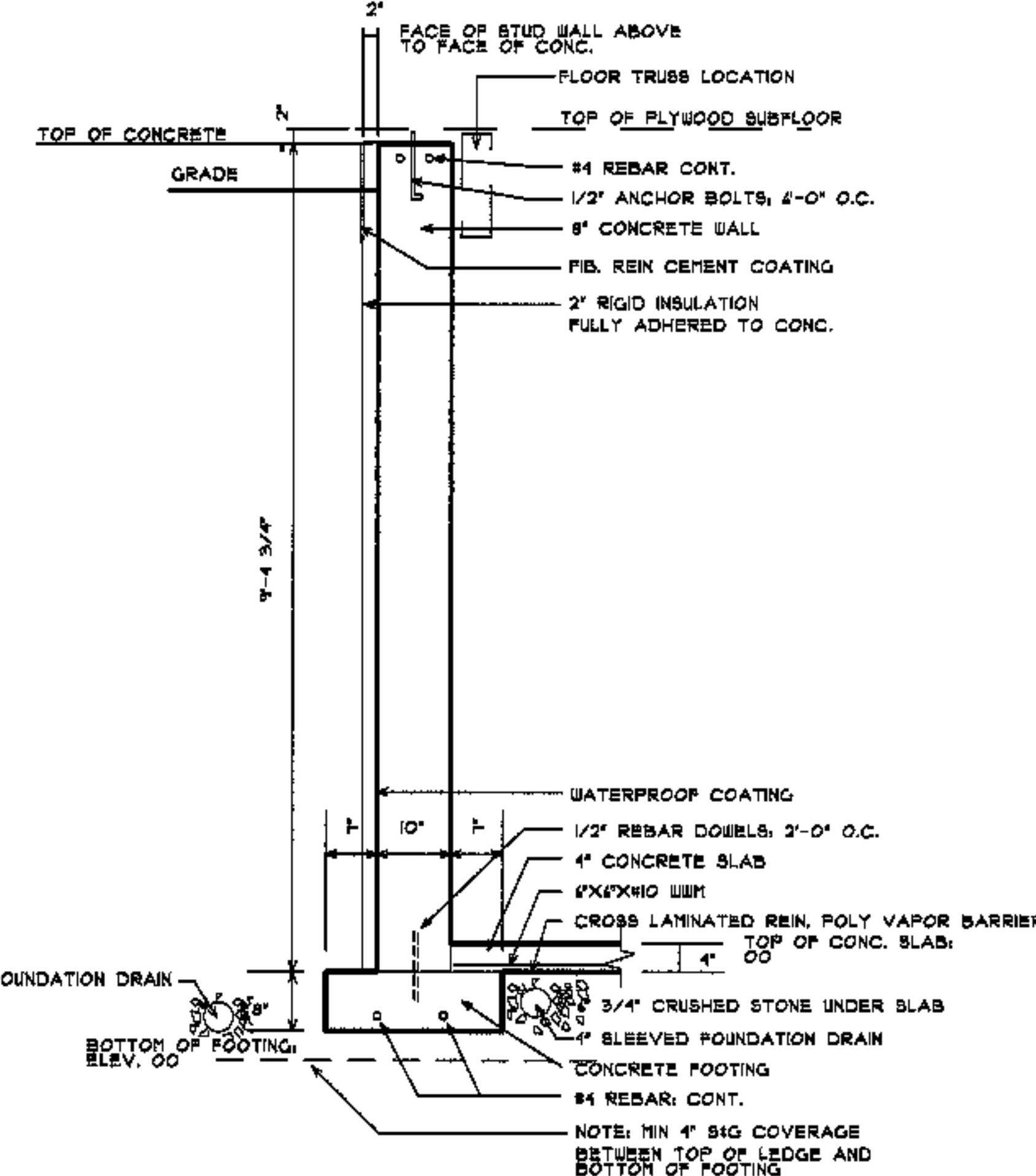
8 buttress wall



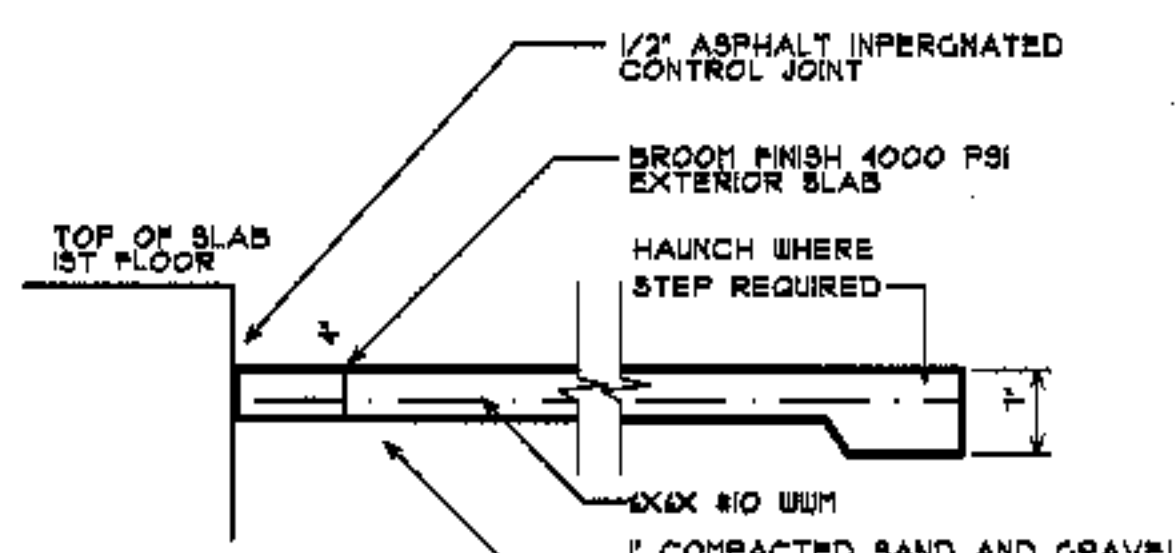
4 frost wall @ boilerrooms



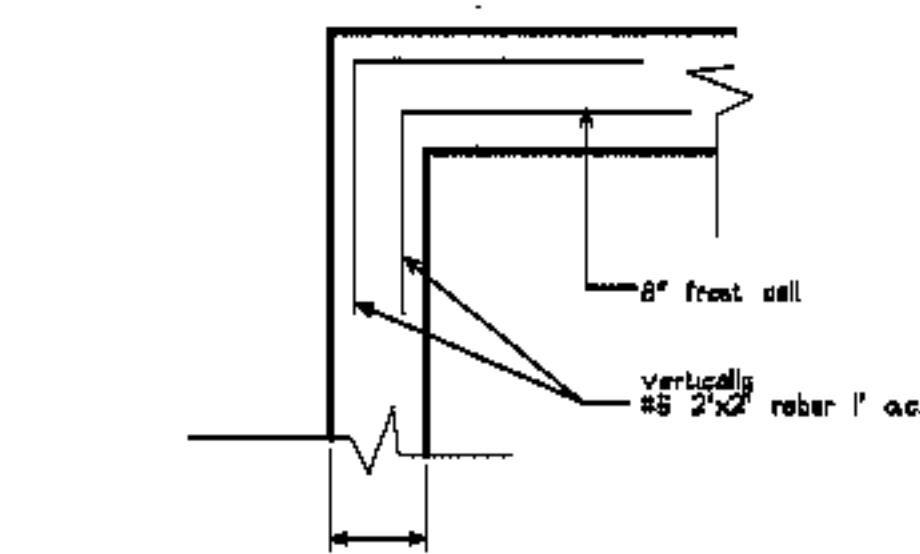
9 4' step unit to unit



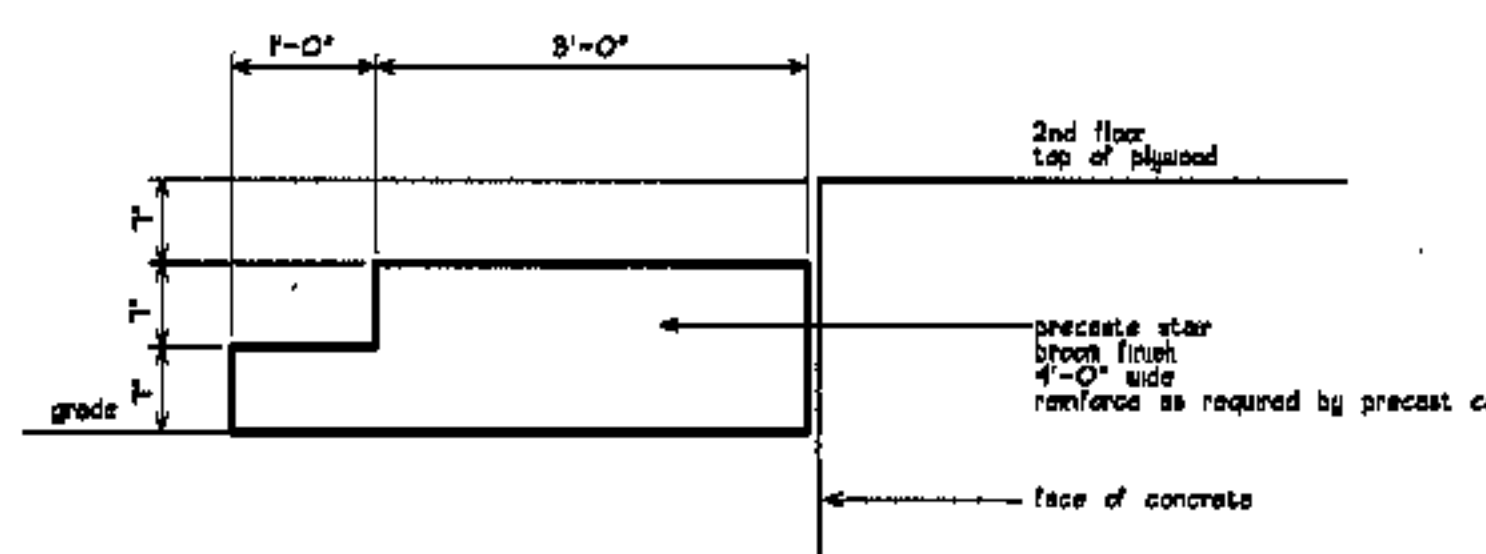
1A rear wall bldg. 5,8 units 21,22



10 exterior slab



11 outside corner bldg 11, 16



12 concrete stairs



revisions

date

oct. 4, 2003

sheet title

foundation details

scale

3/4" = 1'-0"

drawn by

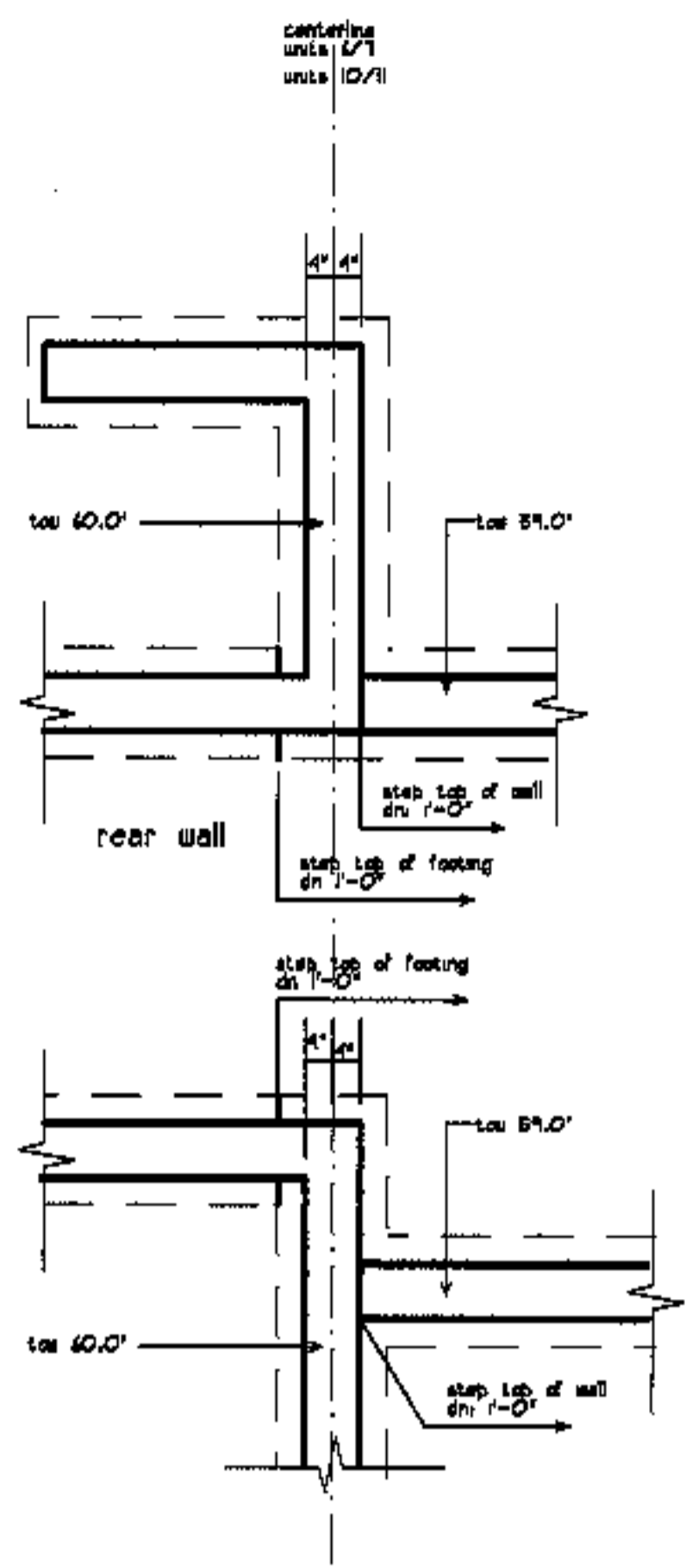
RG

project number

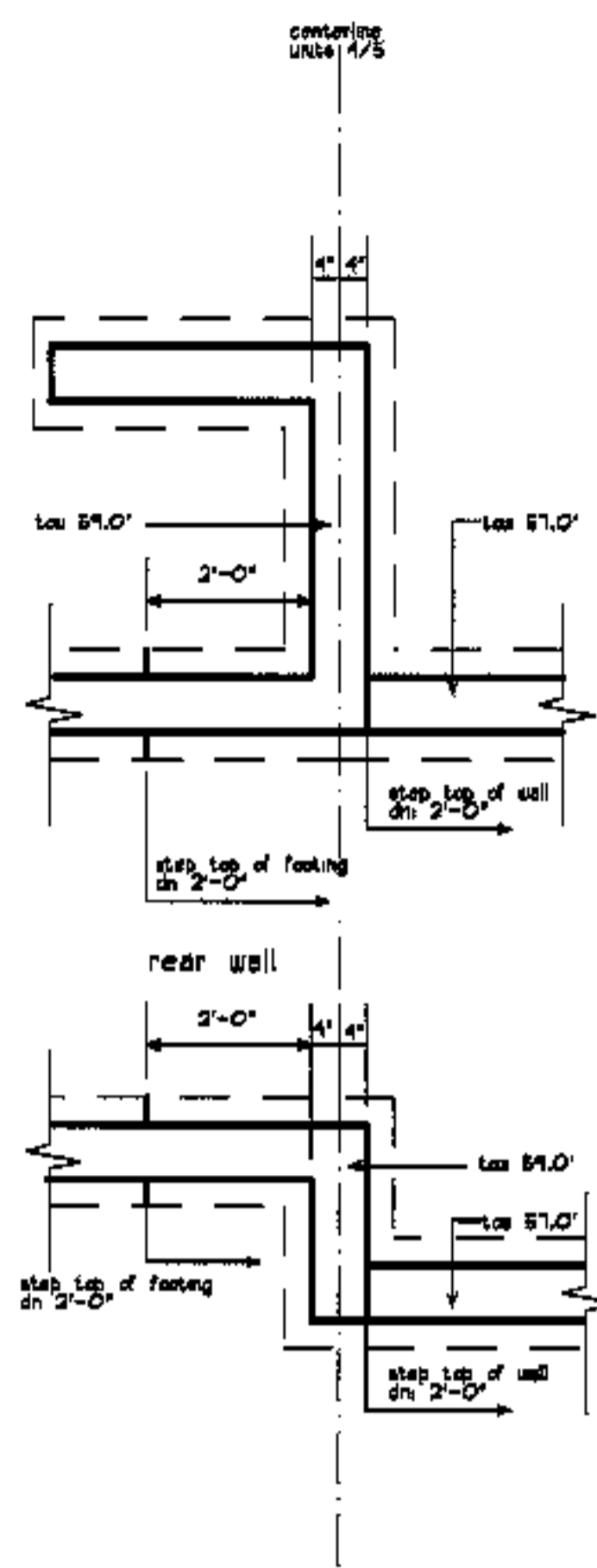
9916

sheet number

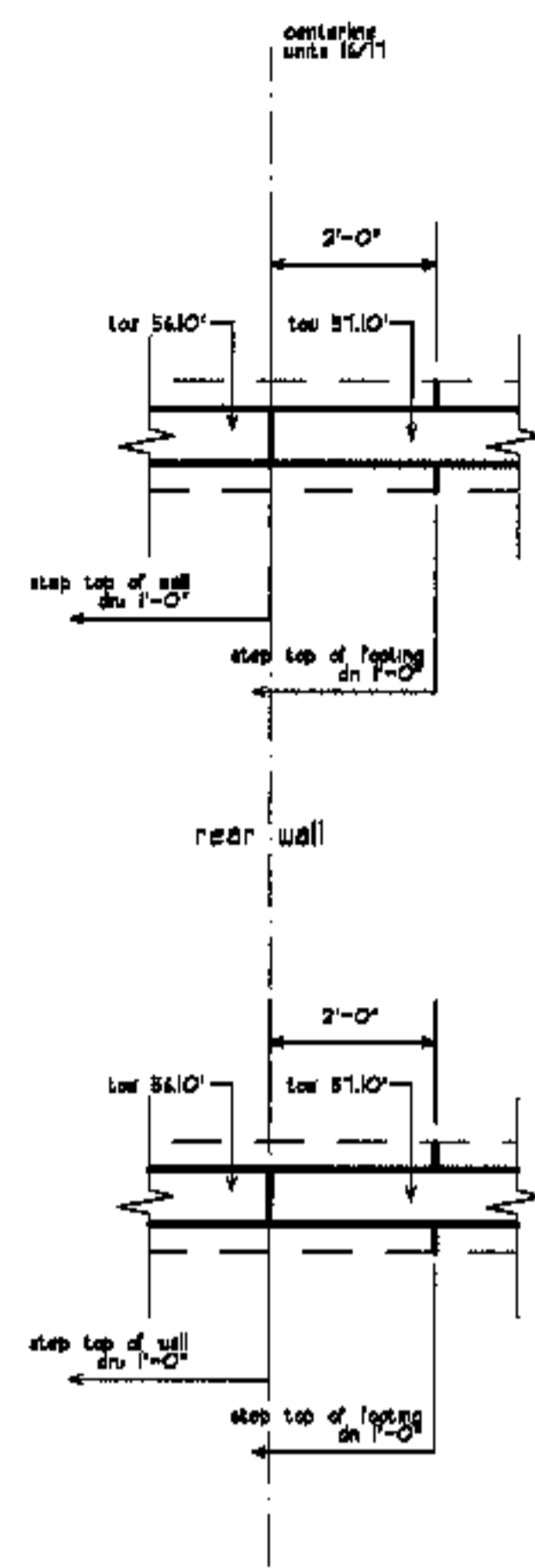
**F5.1**



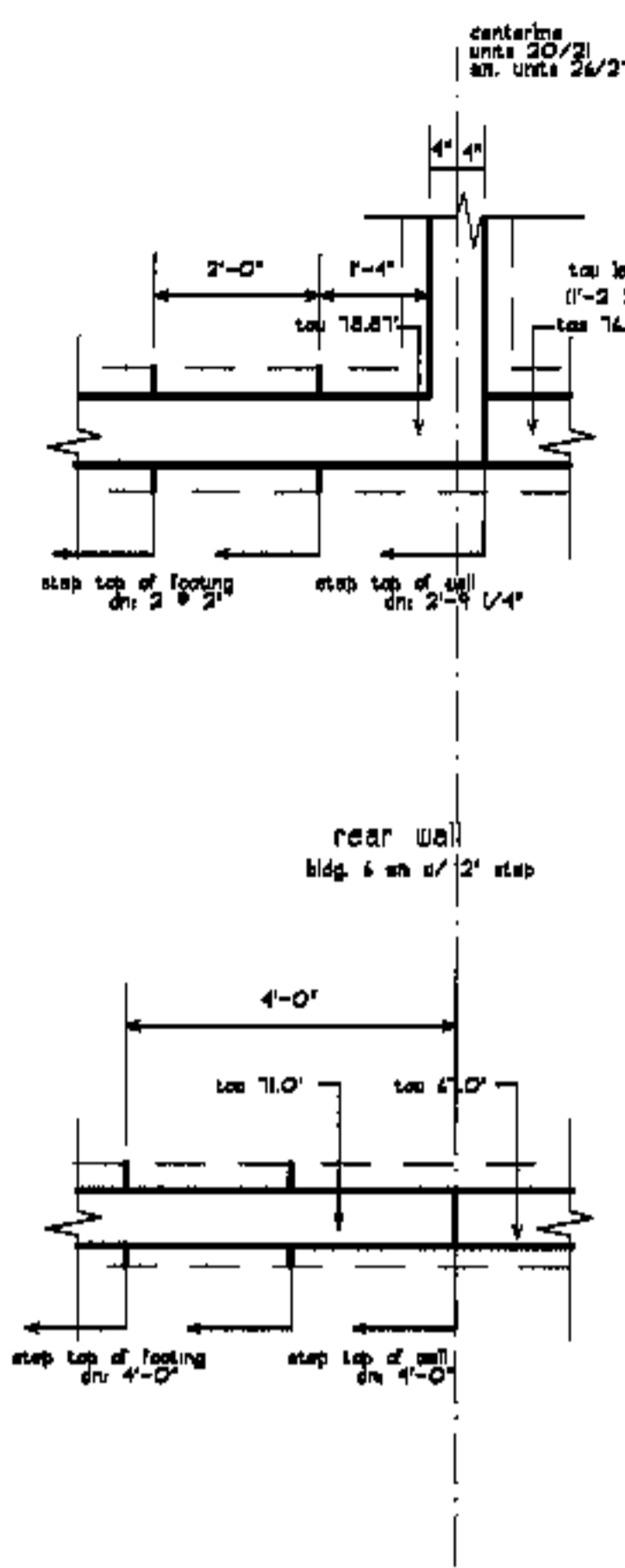
front wall  
**bdg. 2,3**  
see elevations for bldg 2



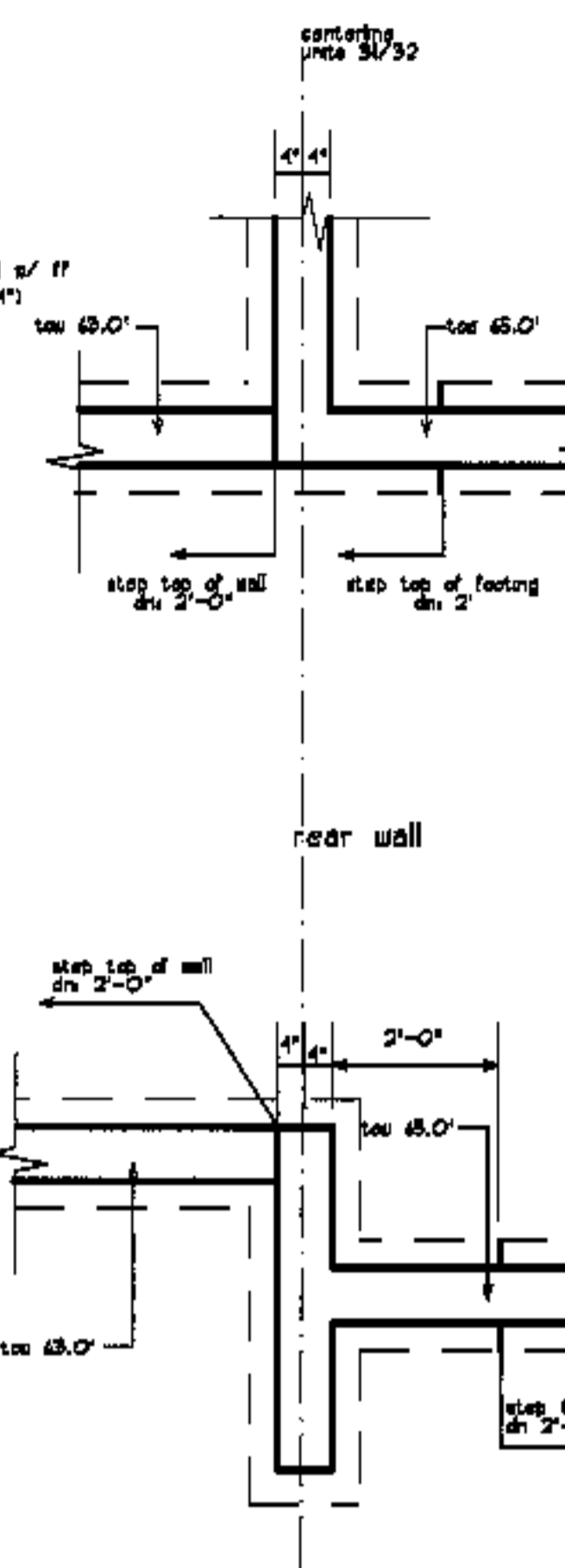
front wall  
**bdg. 2**



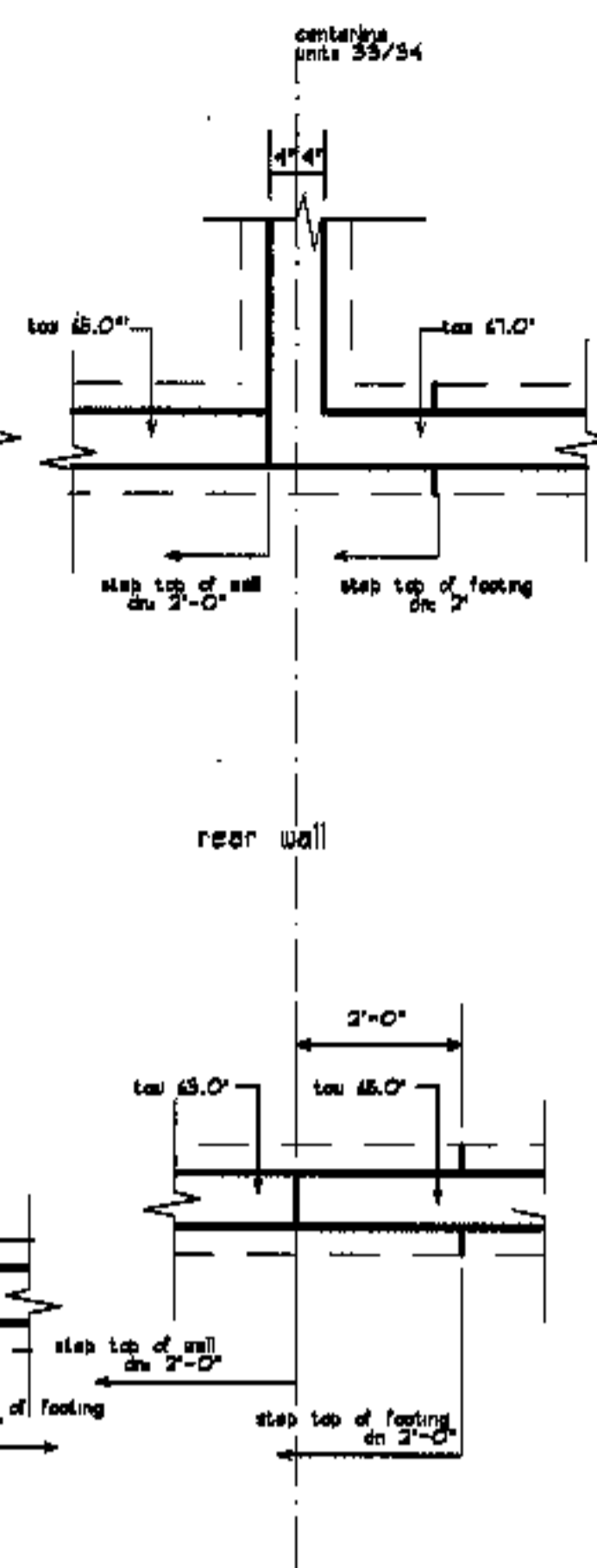
front wall  
**bdg. 4**



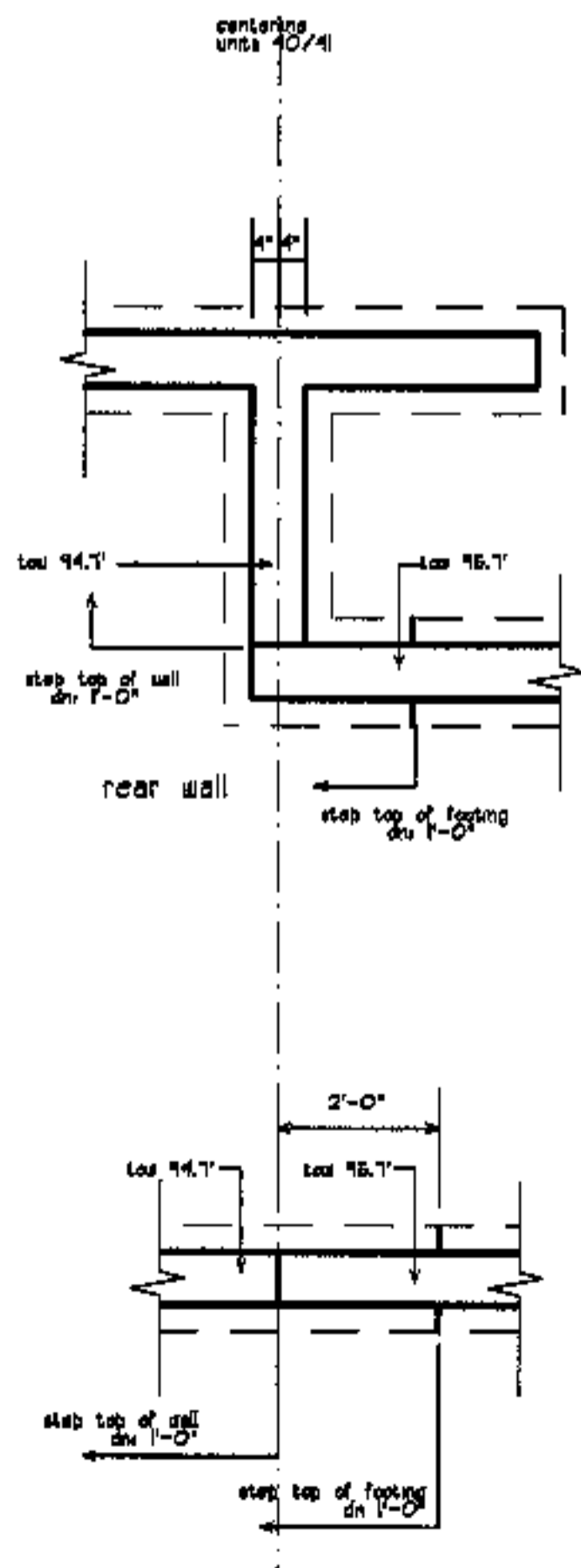
front wall  
**bdg. 5**  
sim bldg 6



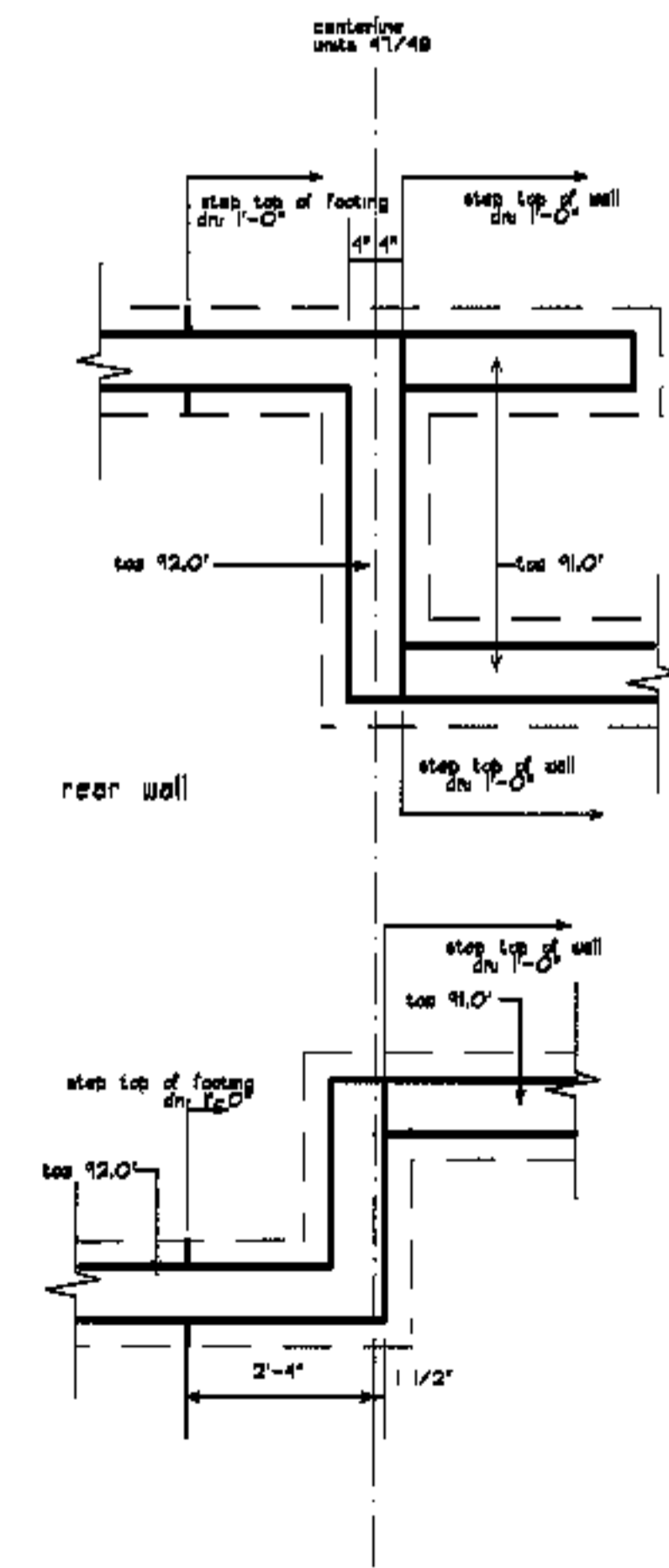
front wall  
**bdg. 7**



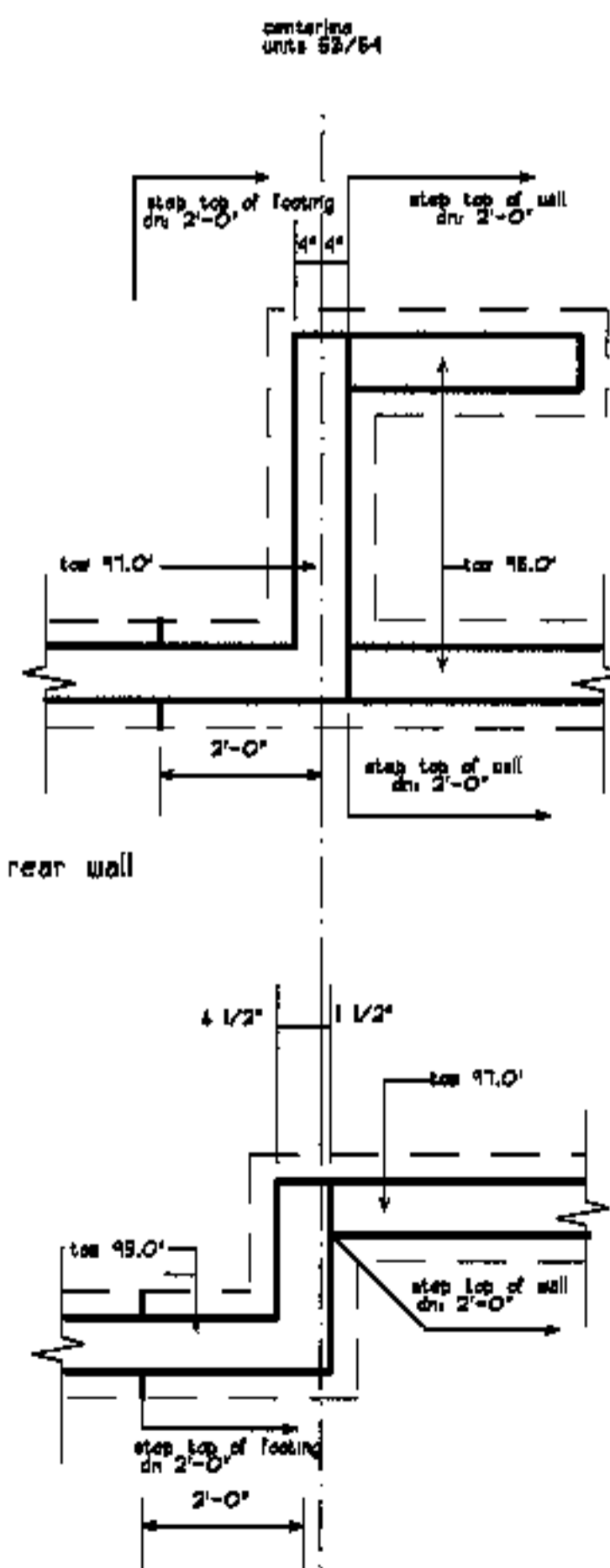
front wall  
**bdg. 7**



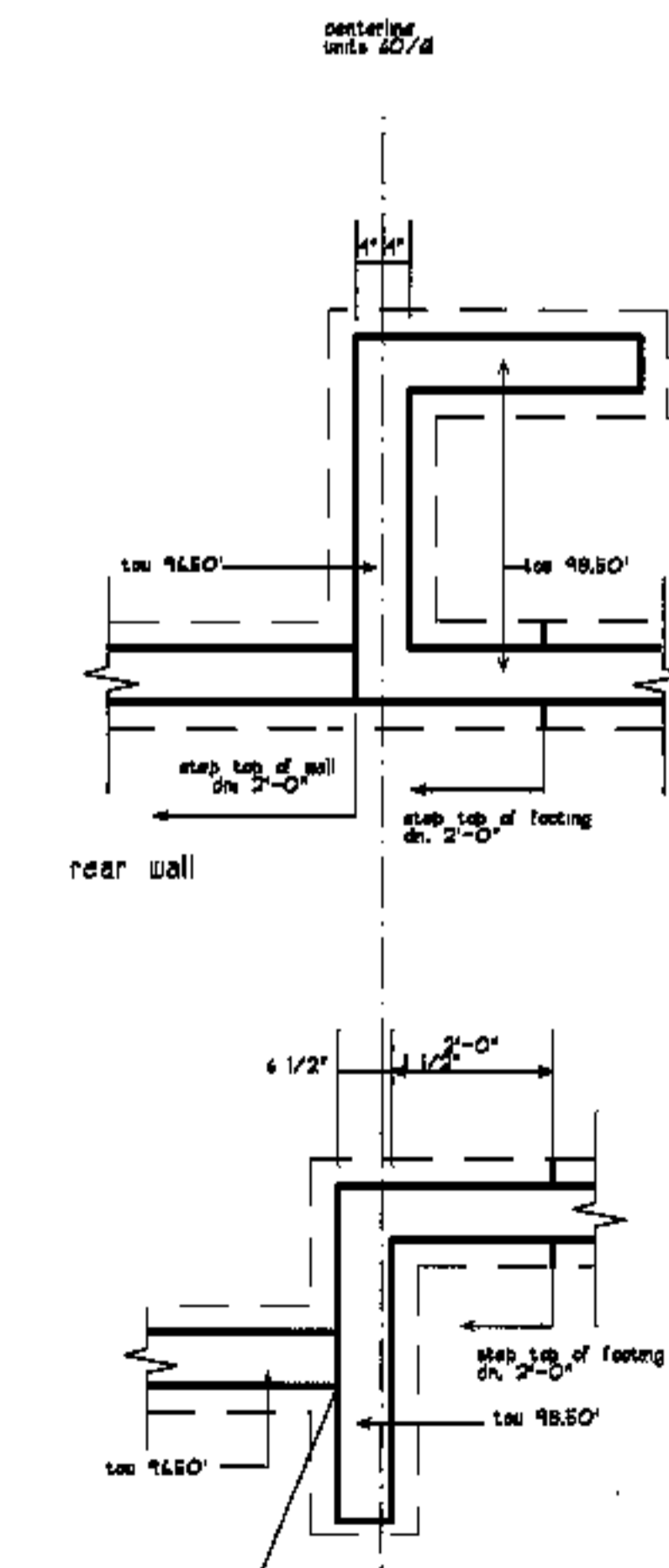
front wall  
**bdg. 9**



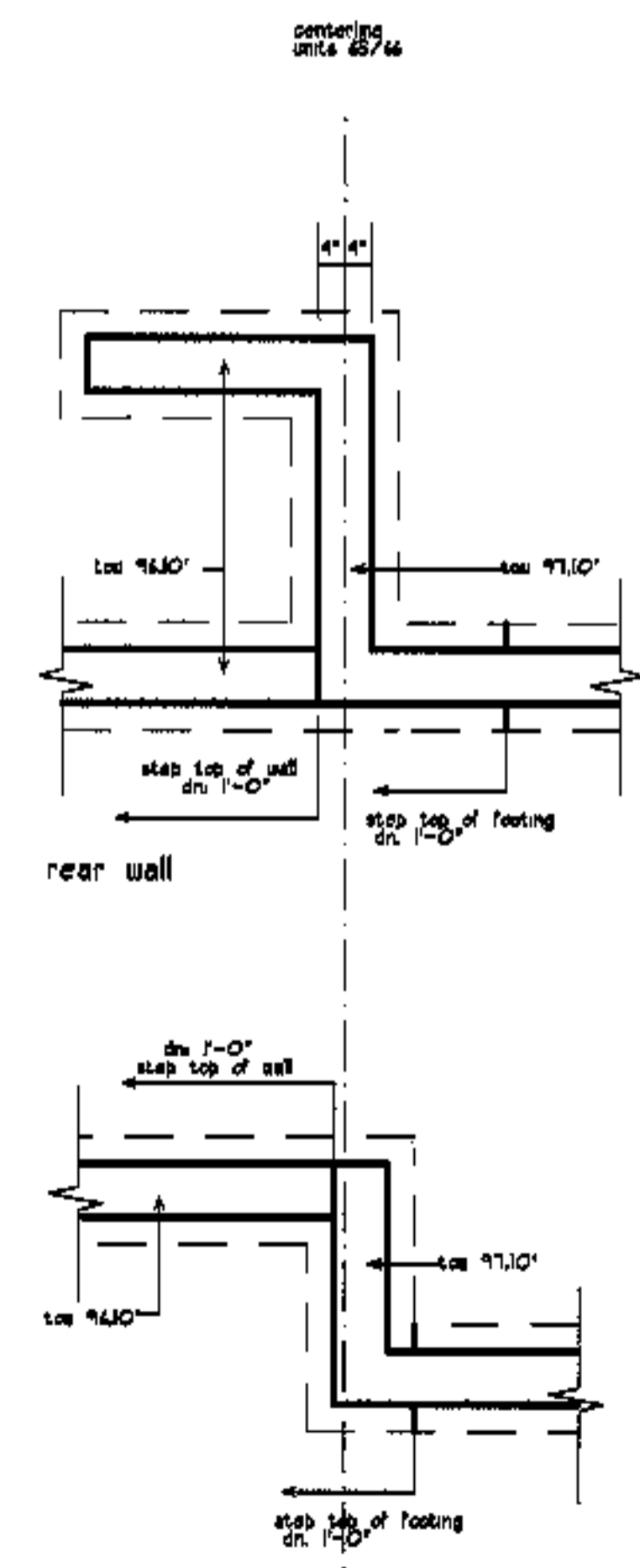
front wall  
**bdg. 10**



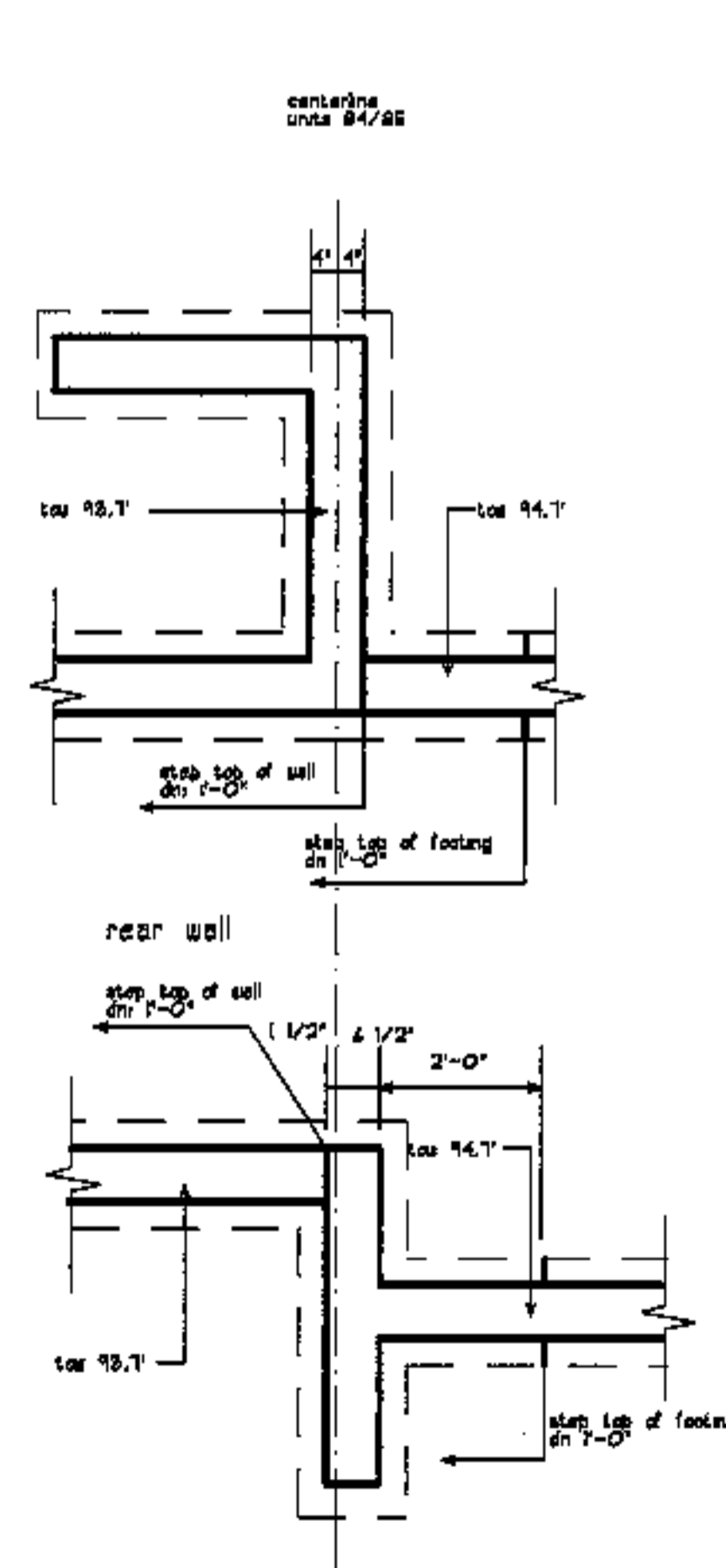
front wall  
**bdg. 11**



front wall  
**bdg. 12**



front wall  
**bdg. 13**



front wall  
**bdg. 16**

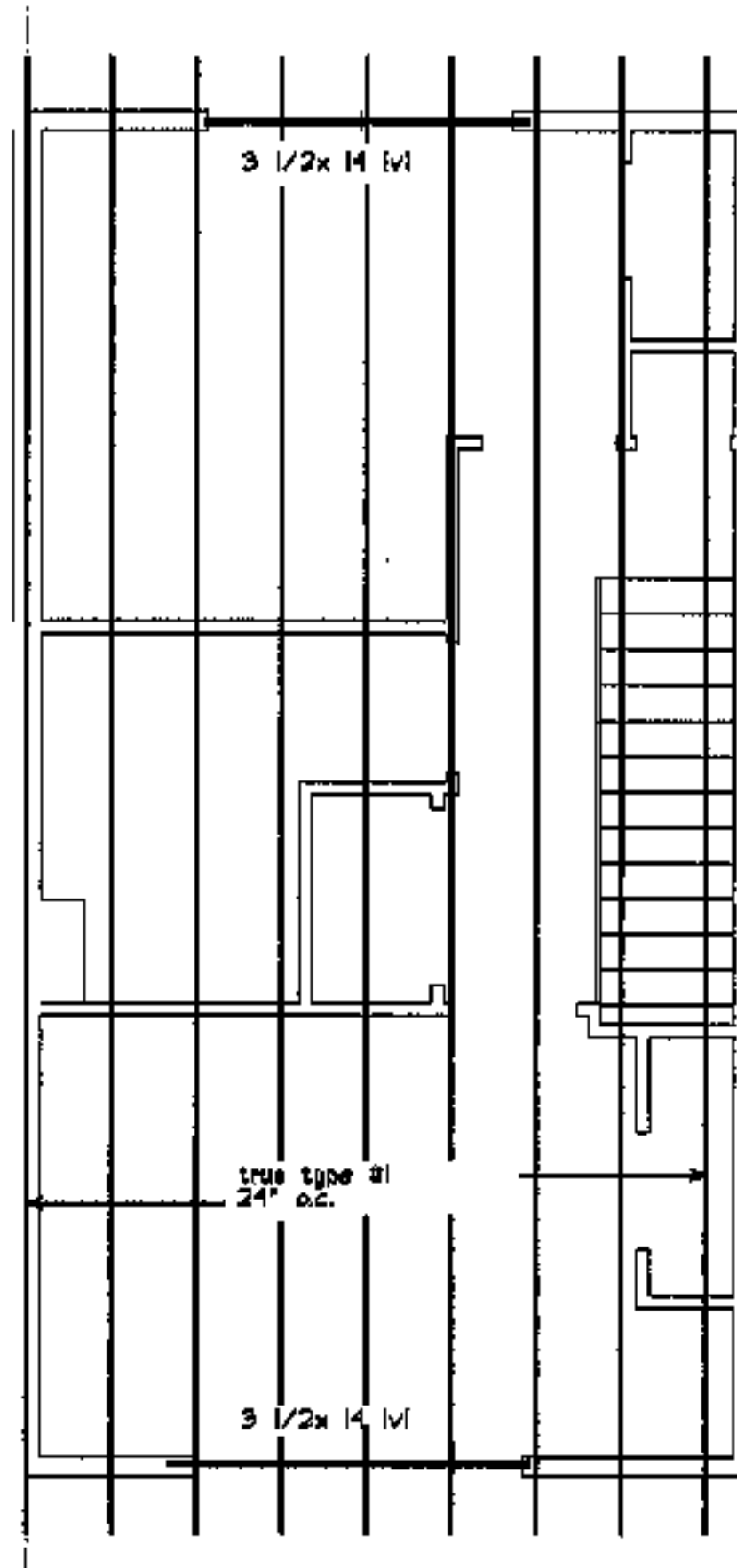
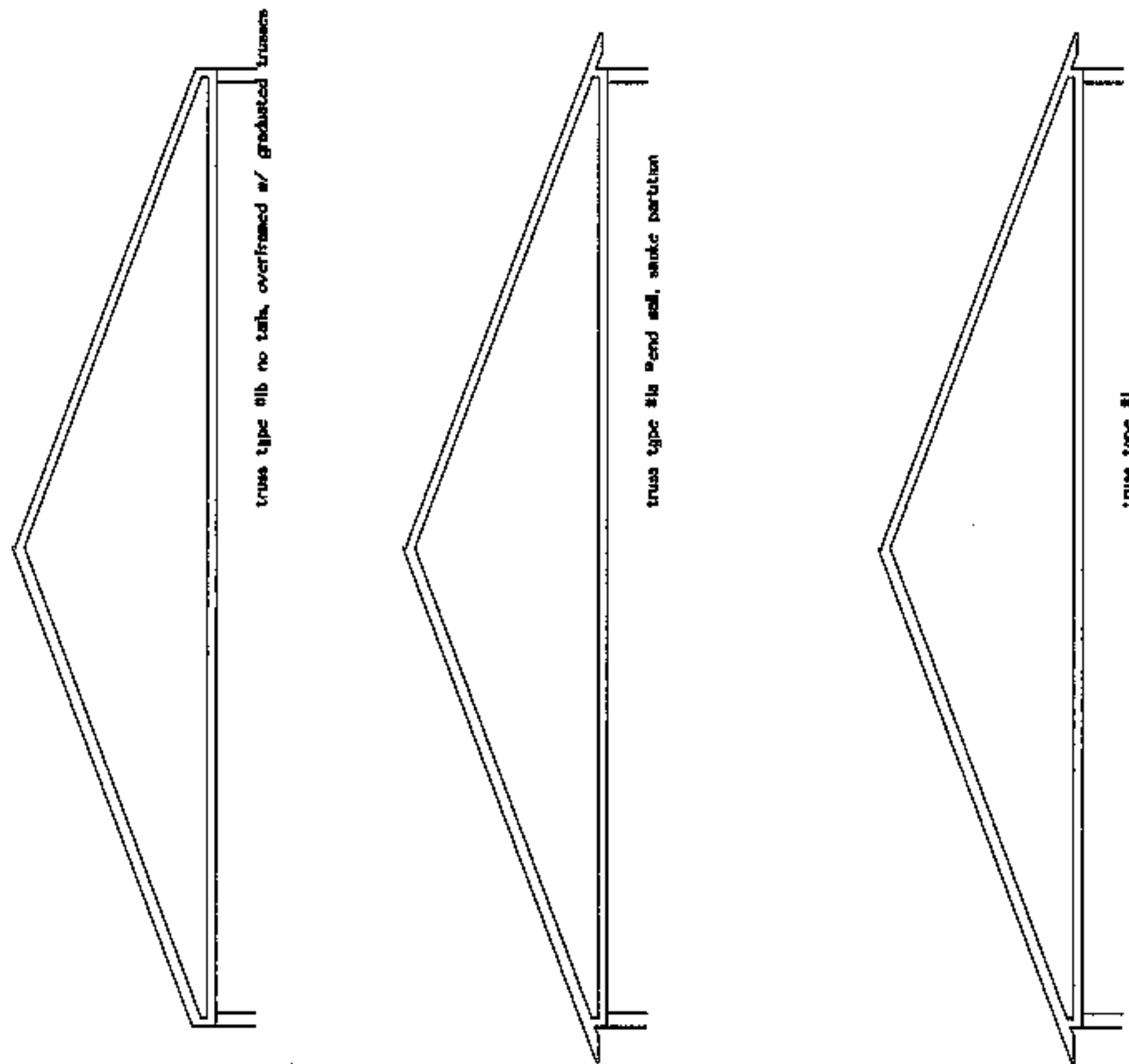
- project name
- townhomes @ ocean east**
- presumpscot st. portland, me.**
- ocean east of portland, l.l.c.**
- goduli/thomas architects
- 44 oak st.**
- portland, maine 04101**
- ph. 207-775-8184**
- fax 207-774-0846**
- 

- revisions
- date
- oct. 4, 2003
- sheet title
- foundation steps**
- scale
- 1/2"=1'-0"
- drawn by
- RG
- project number
- 9916
- sheet number

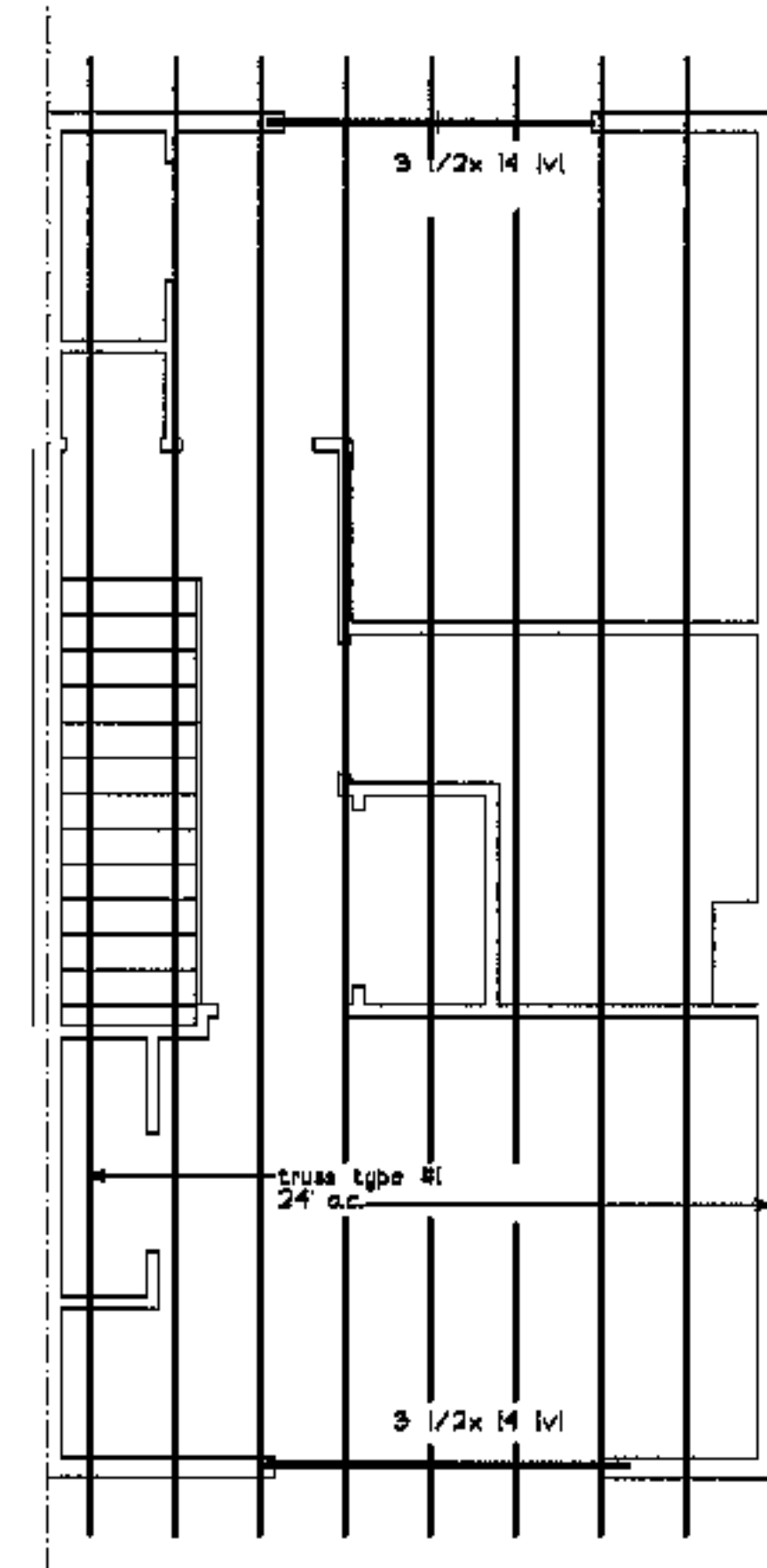


**F5.2**

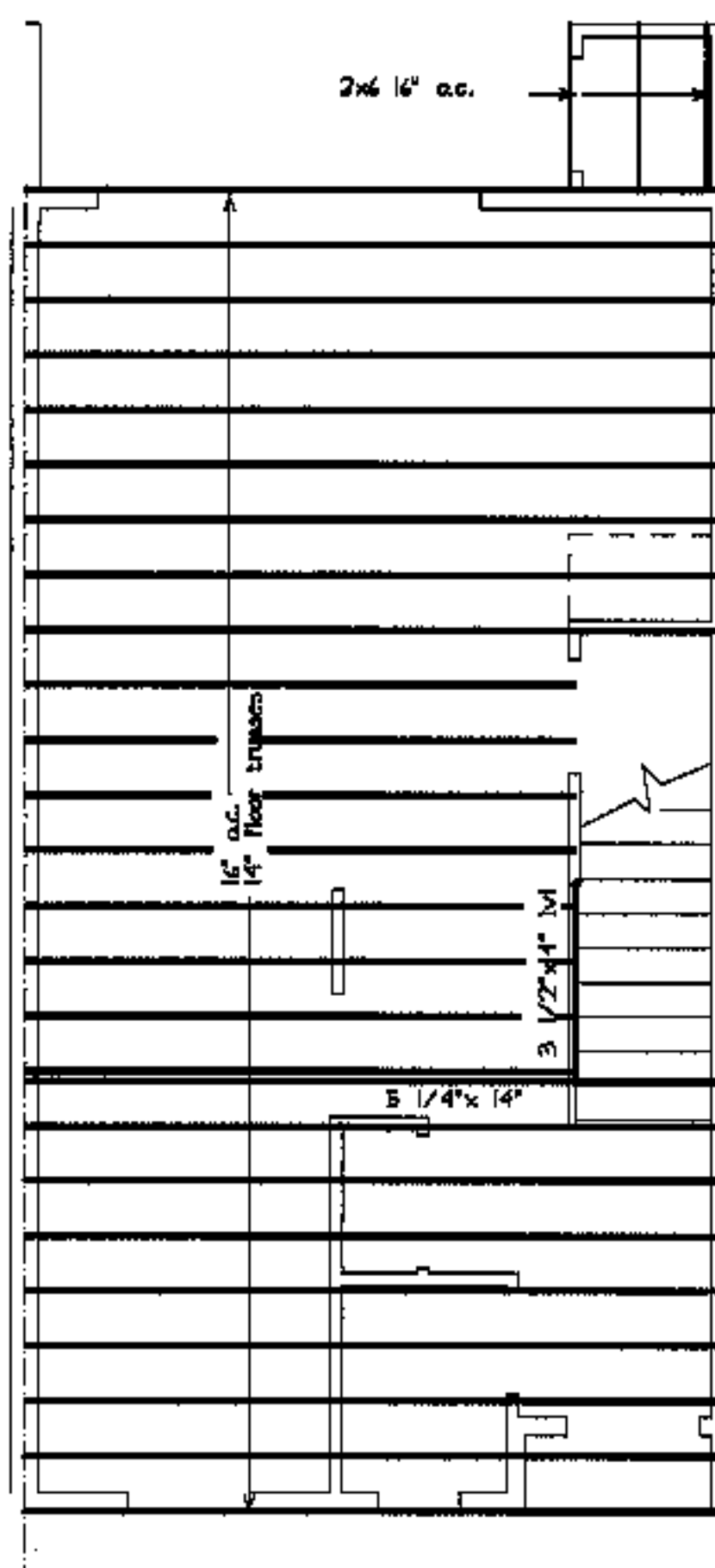




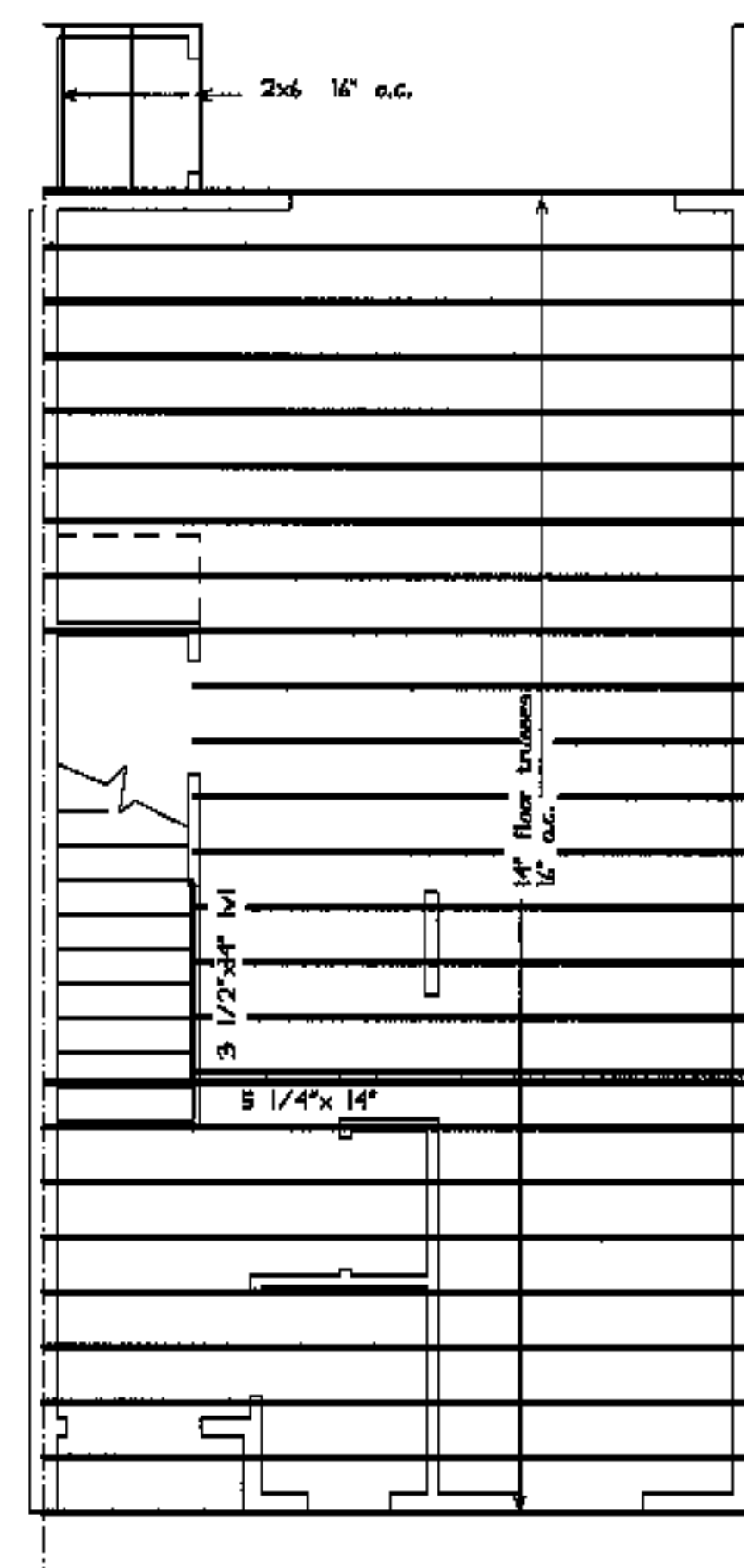
2 bdrm  
roof frame



2 bdrm  
roof frame



2 bdrm  
2nd floor frame



2 bdrm  
2nd floor frame

project name

**townhomes @  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.i.o.**

goduli/thomas architects

44 oak st.

portland, maine 04101

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fax 207-774-0846

**notes**

1. truss to top plate connector:  
simpson h-2.5
2. floor truss connector:  
as per manufacturer



revisions

date  
oct. 4, 2003

sheet title

**2 bdrm  
structural plans**

total qty: 34 type 2 units

scale  
1/4"=1'-0"

drawn by  
RG

project number  
9916

sheet number

**ST1.1**

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.i.o.**

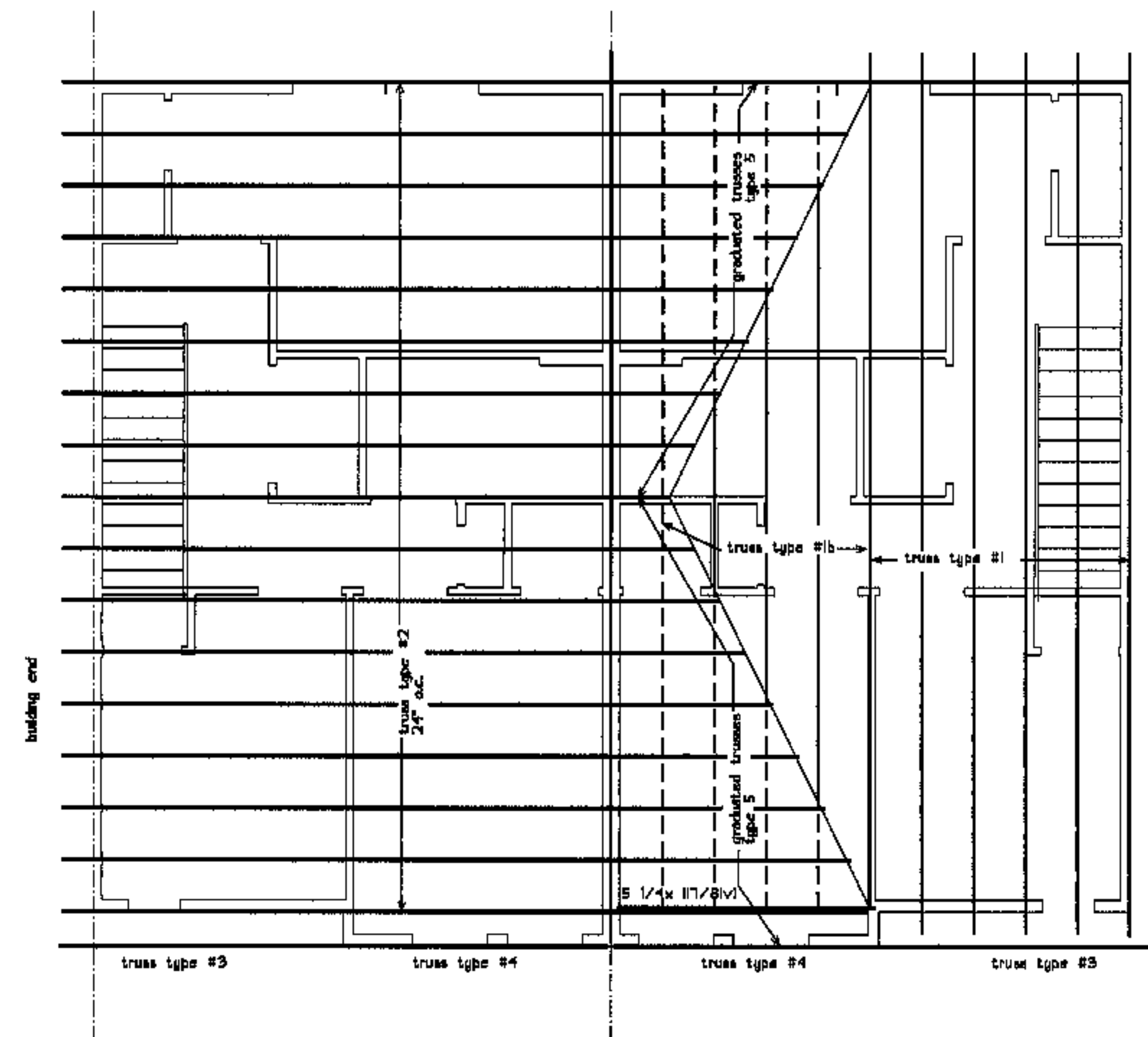
goduti/thomas architects

**44 oak st.**

**portland, maine 04101**

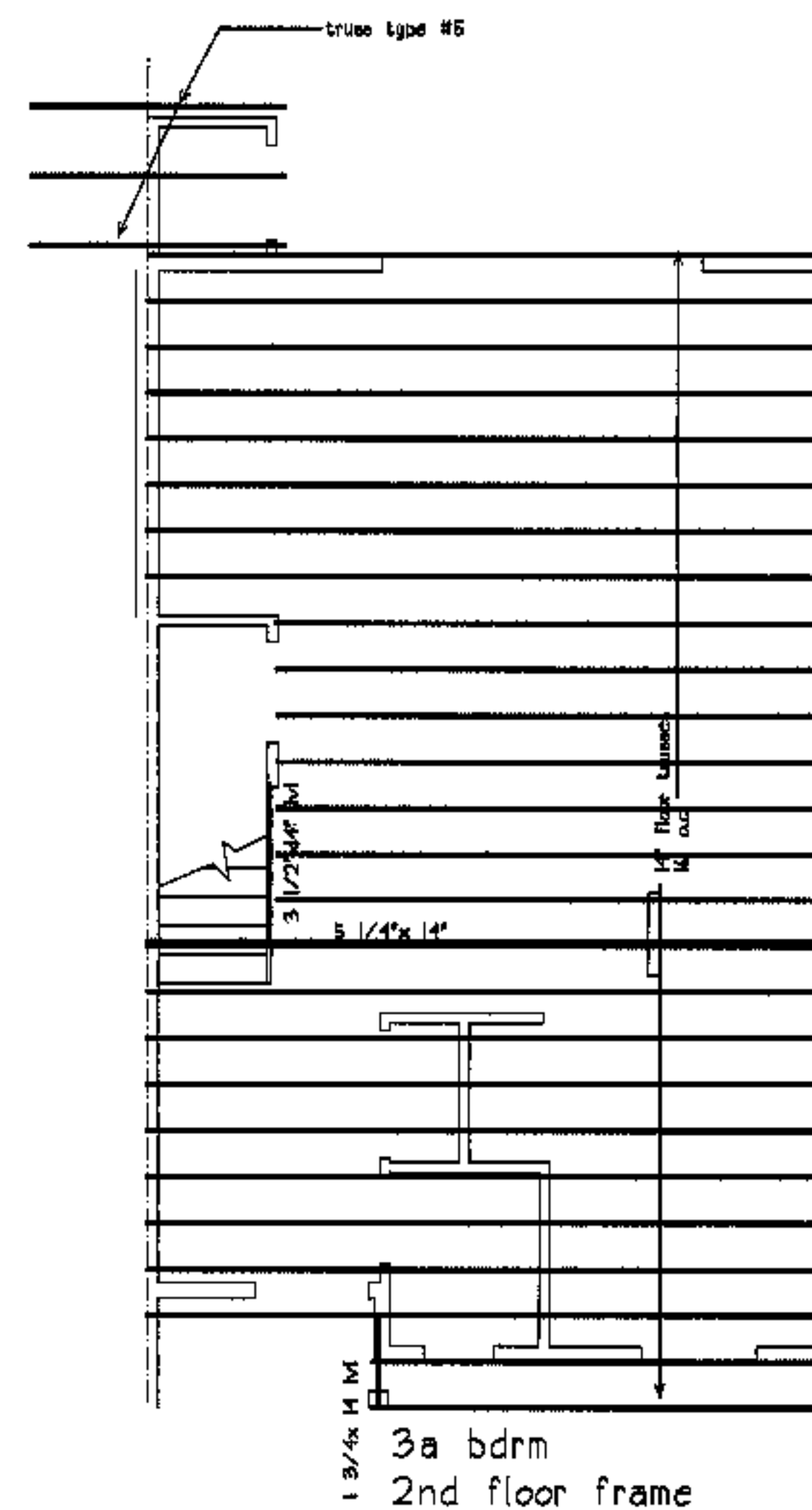
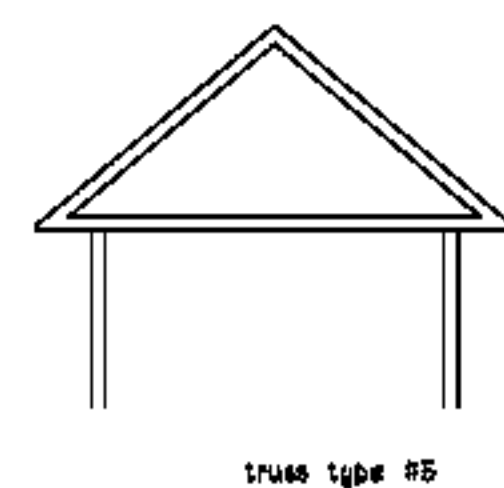
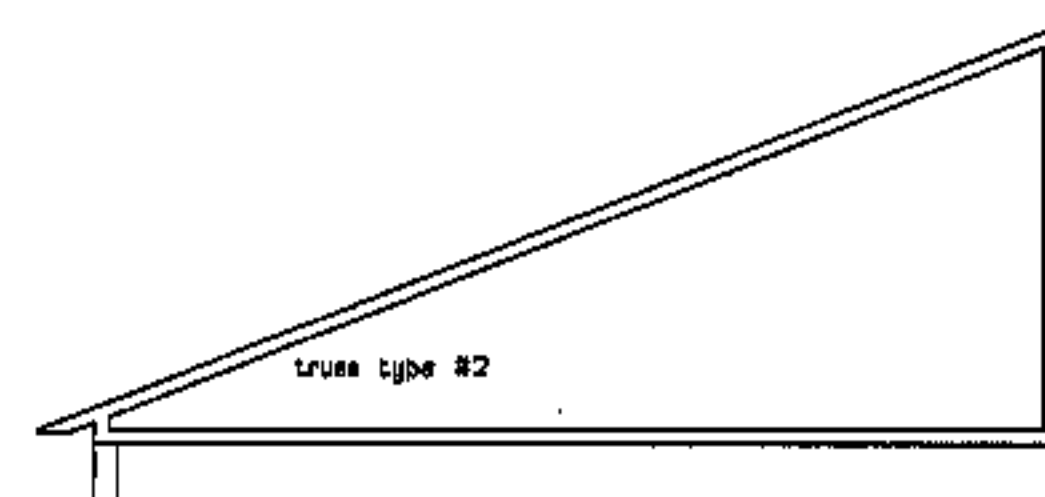
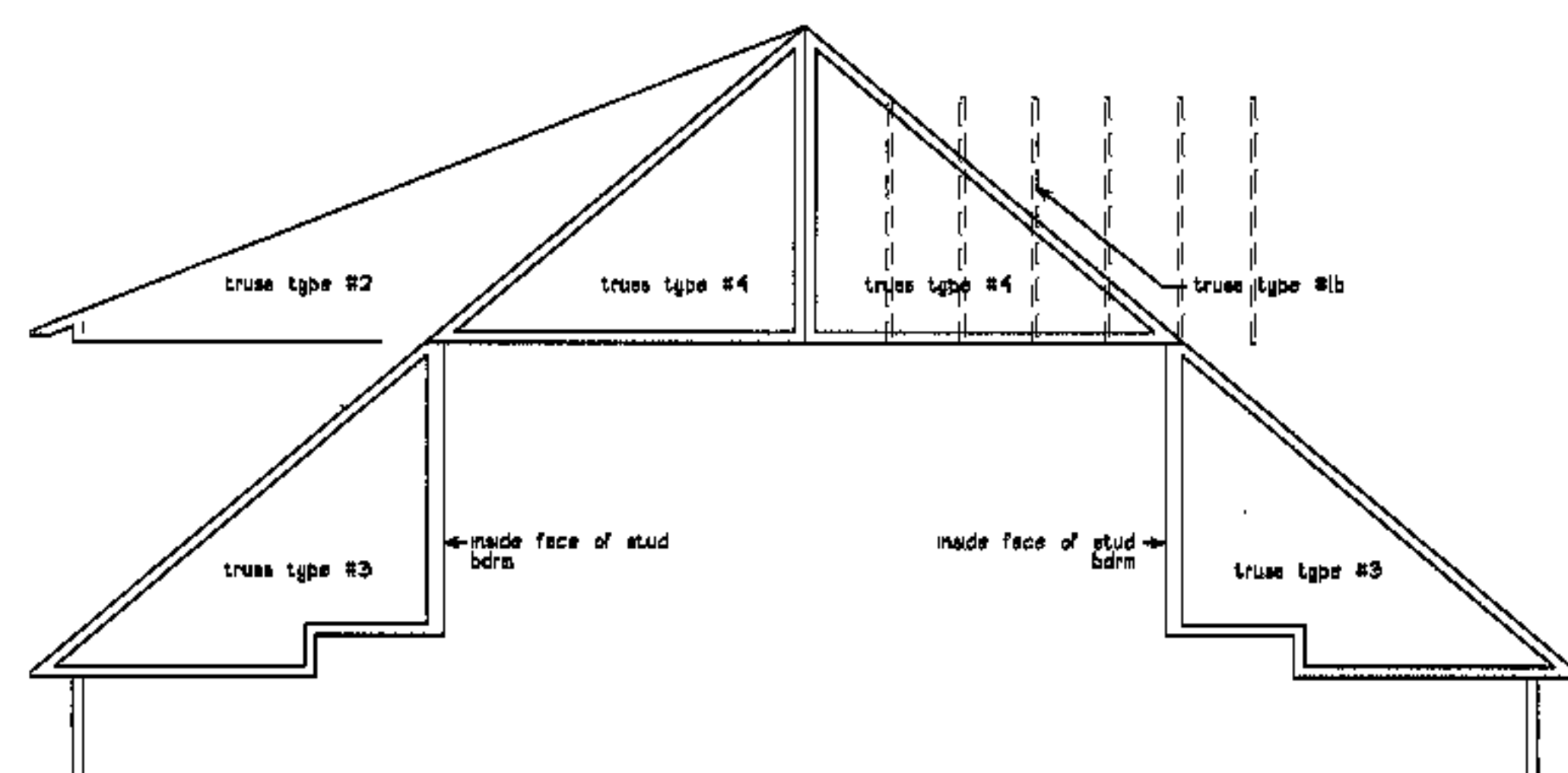
**ph. 207-775-3184**

**fax 207-774-0846**



3a bdrm  
roof frame

3b bdrm  
roof frame



3a bdrm  
2nd floor frame



revisions

date

oct. 4, 2003

sheet title

**3a, 3b bdrm  
structural plane**

qty: 15 type 3A  
qty: 15 type 3B

scale

1/4"=1'-0"

drawn by

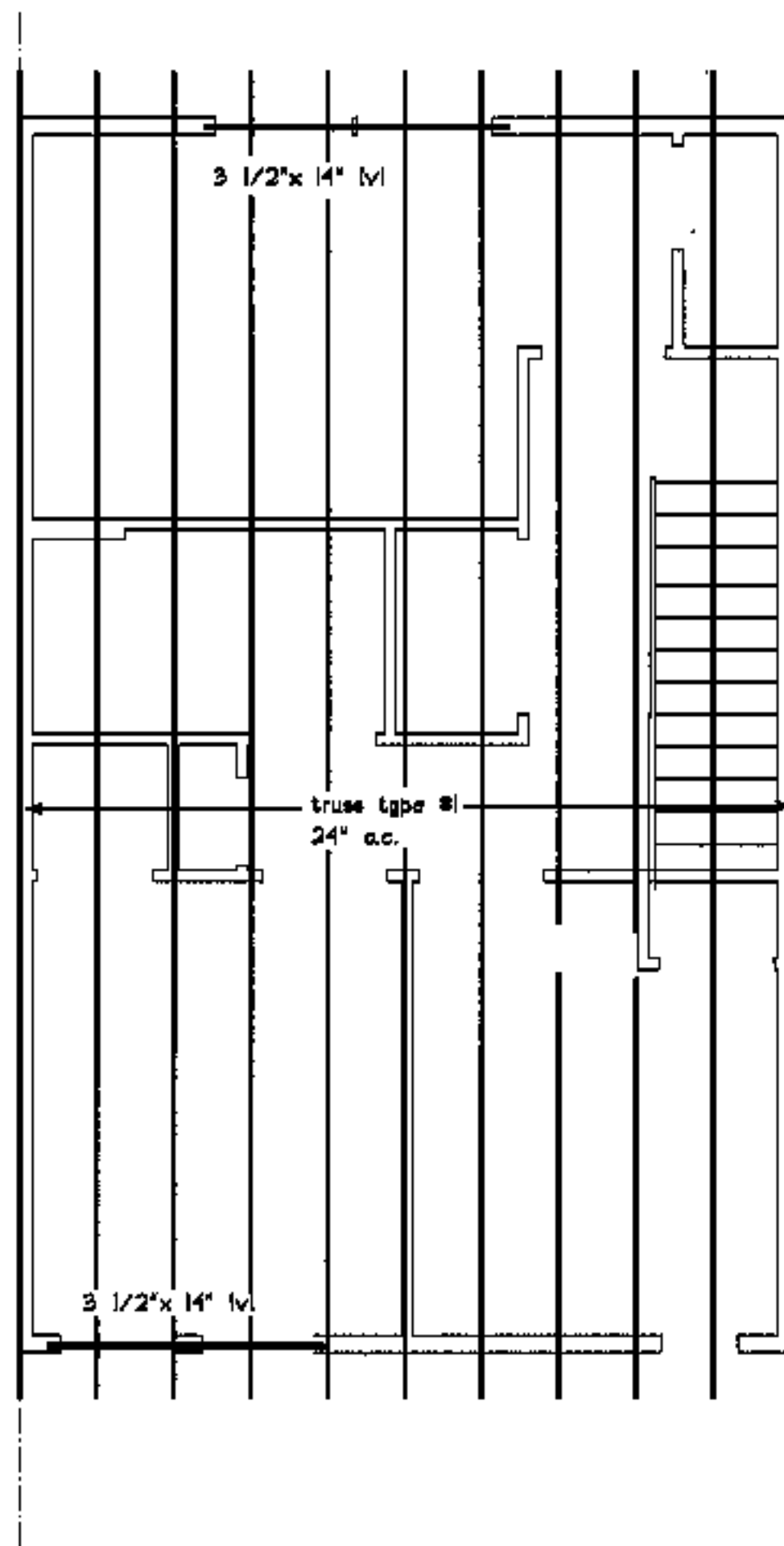
RG

project number

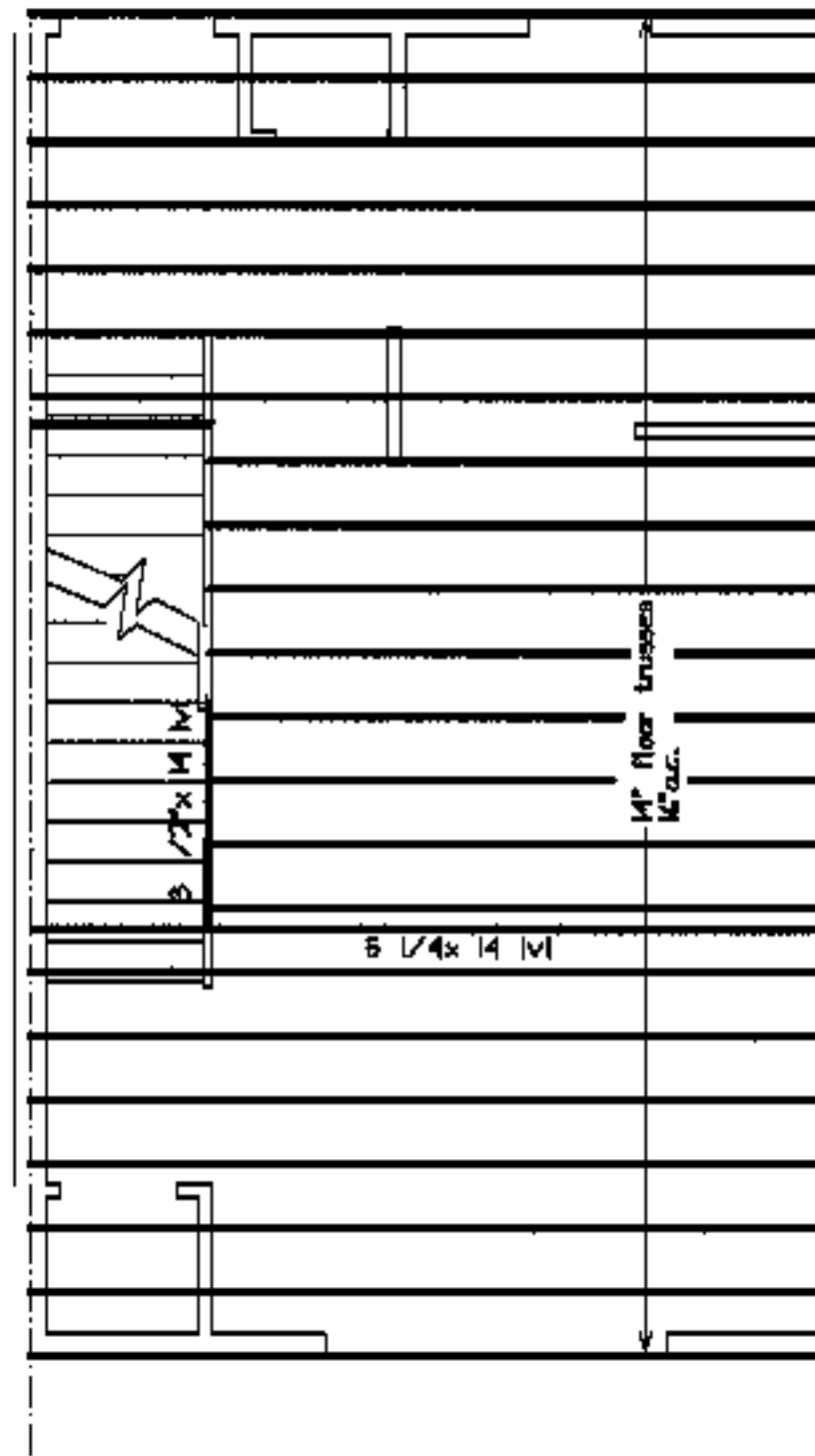
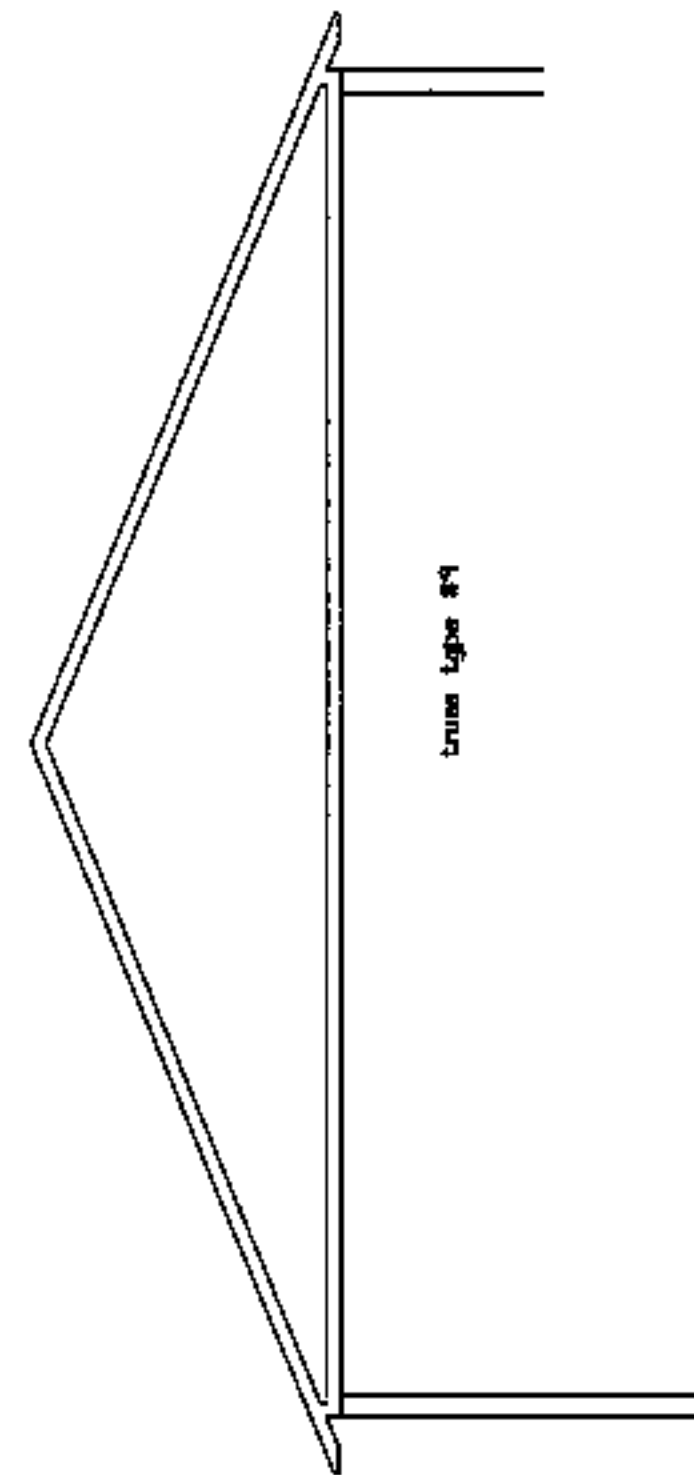
496

sheet number

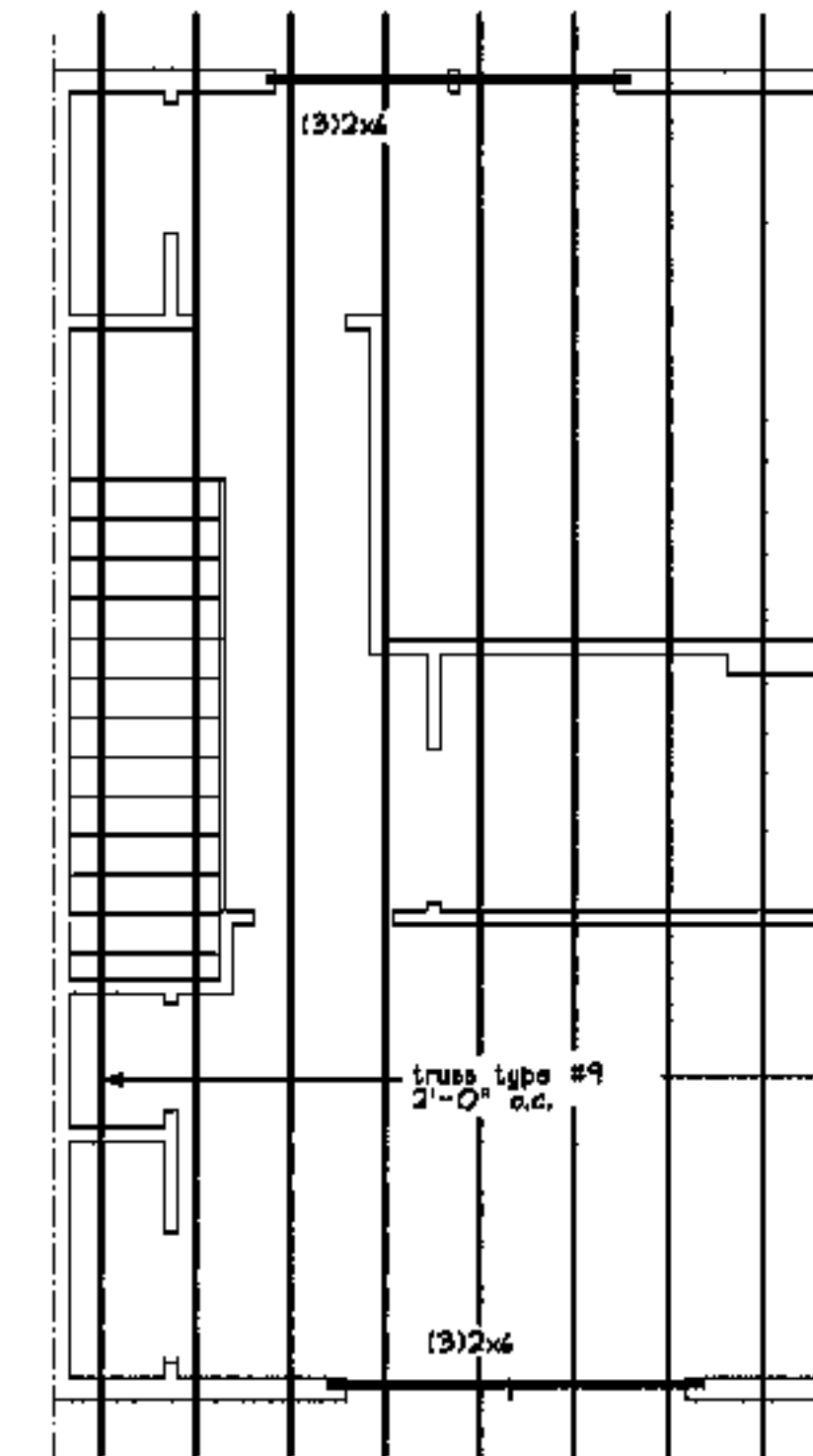
**ST1.2**



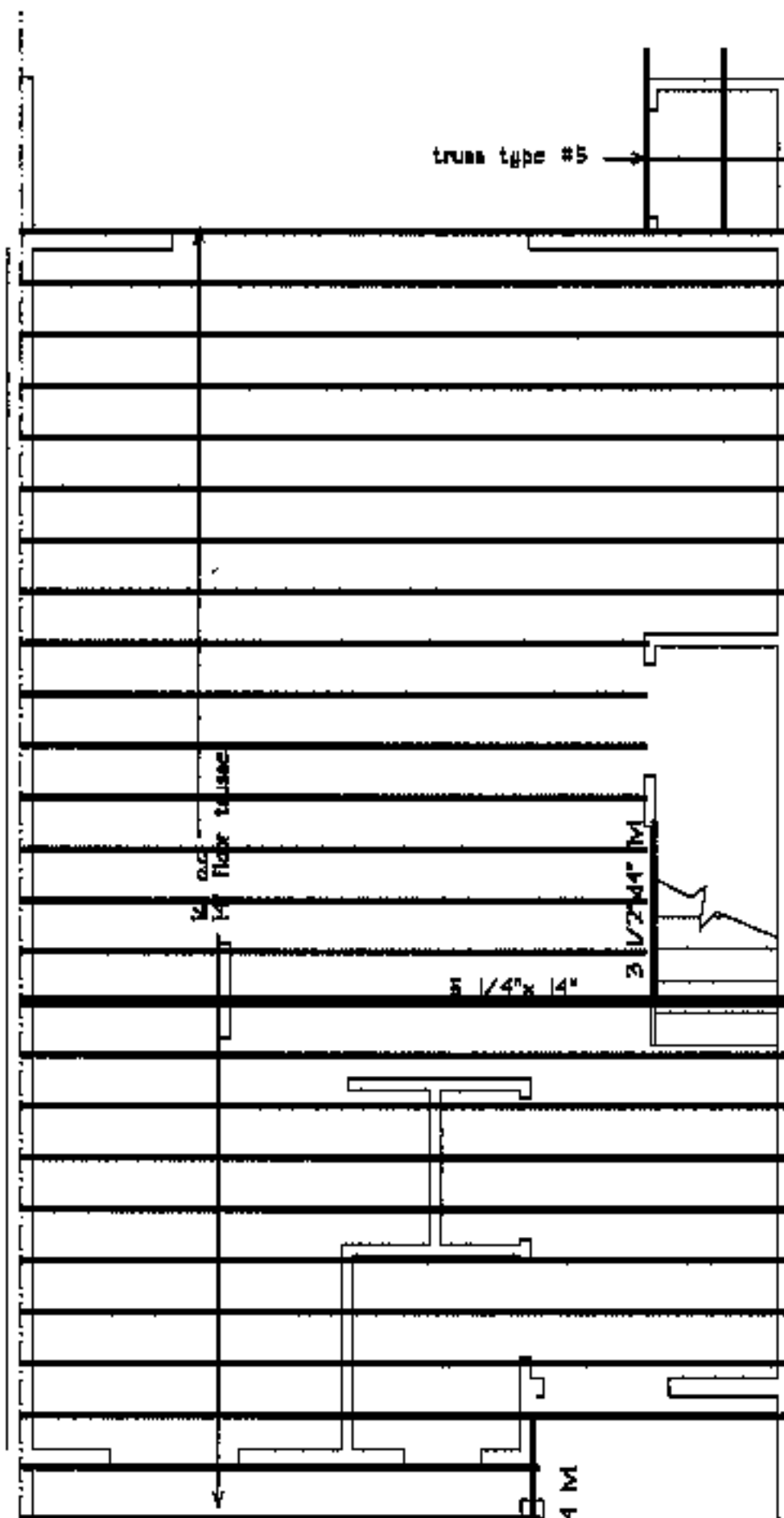
3g bdrm  
roof frame



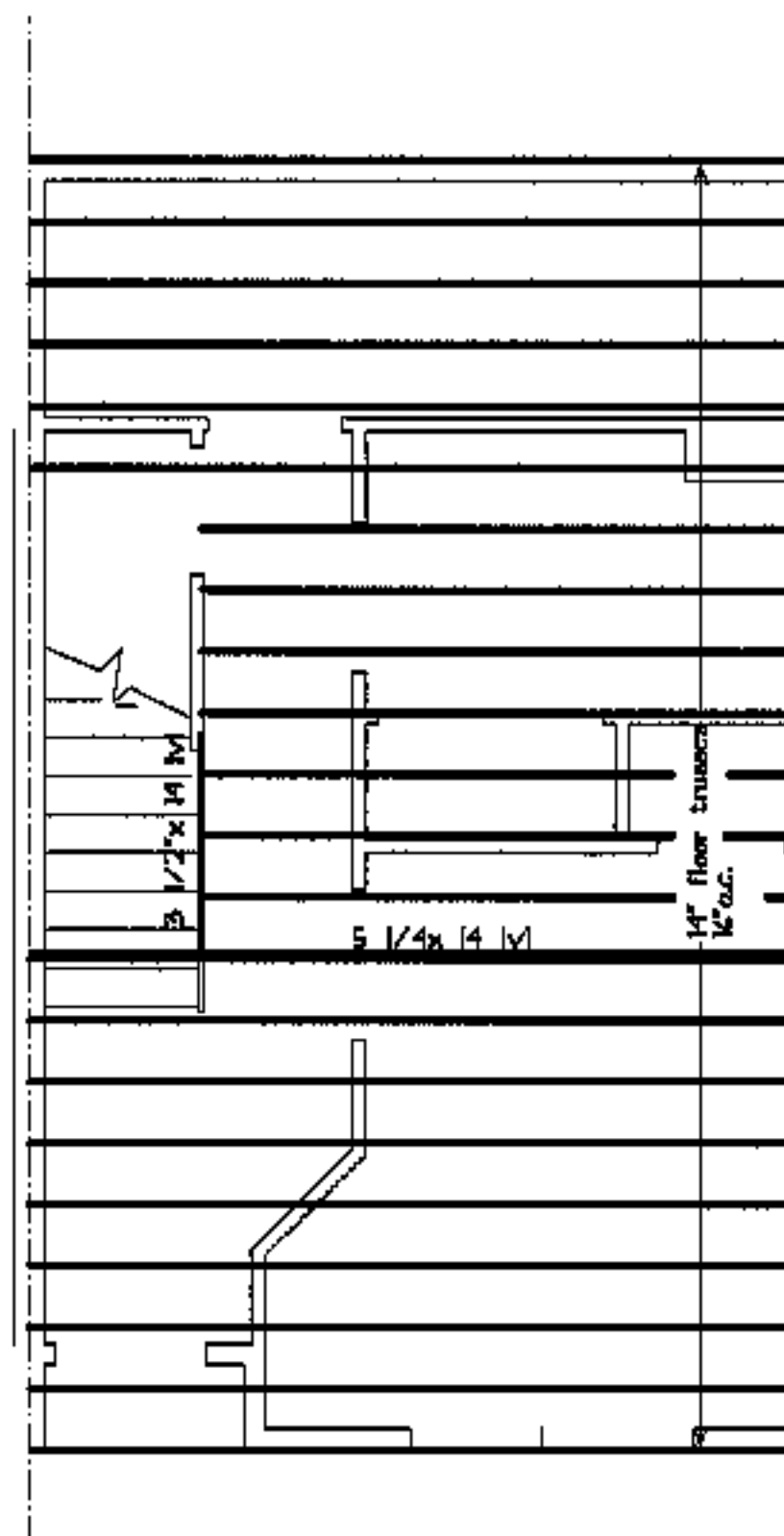
3c bdrm  
3rd floor frame



3c bdrm  
roof frame plan



3g bdrm  
2nd floor frame



3c bdrm  
2nd floor frame

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, l.l.c.**

goduli/thomas architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0846**

**notes**

1. truss to top plate connector:  
ancho: H-2.5
2. floor truss connector:  
as per manufacturer



revisions

date

oct. 4, 2003

sheet title

**3C, 3G bdrm  
structural plans**

qty: 6 type 3C  
qty: 1 3 G

**scale**

1/4"=1'-0"

**drawn by**

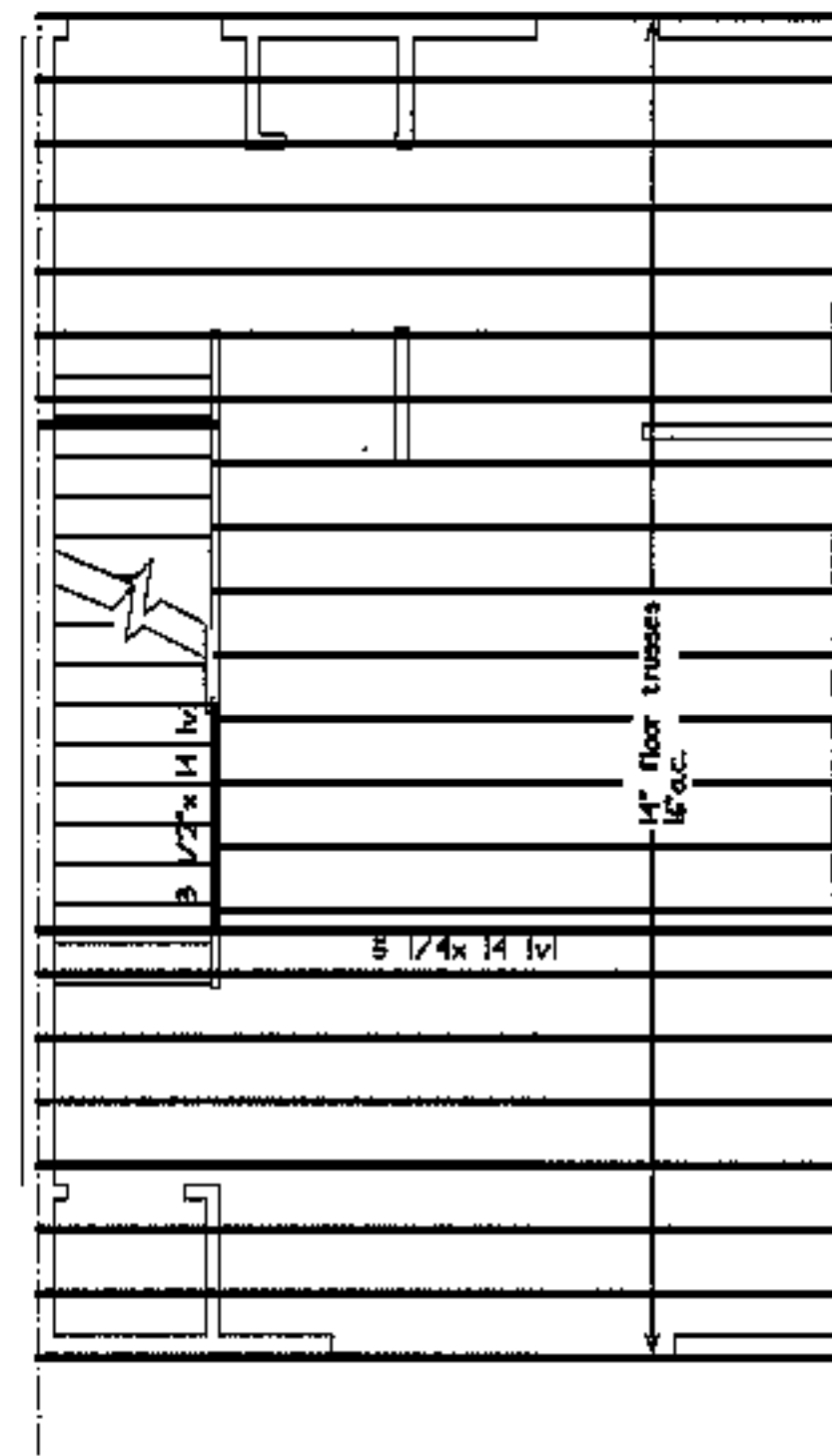
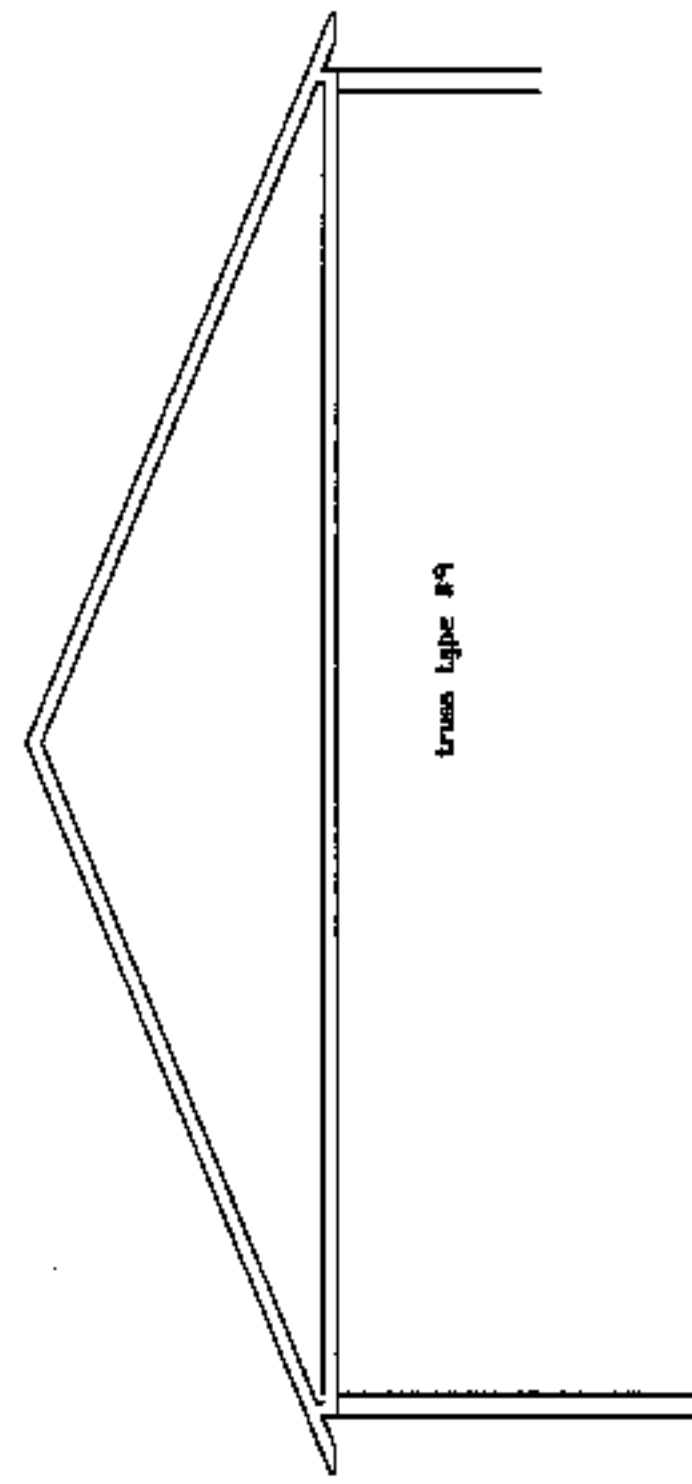
RC

**project number**

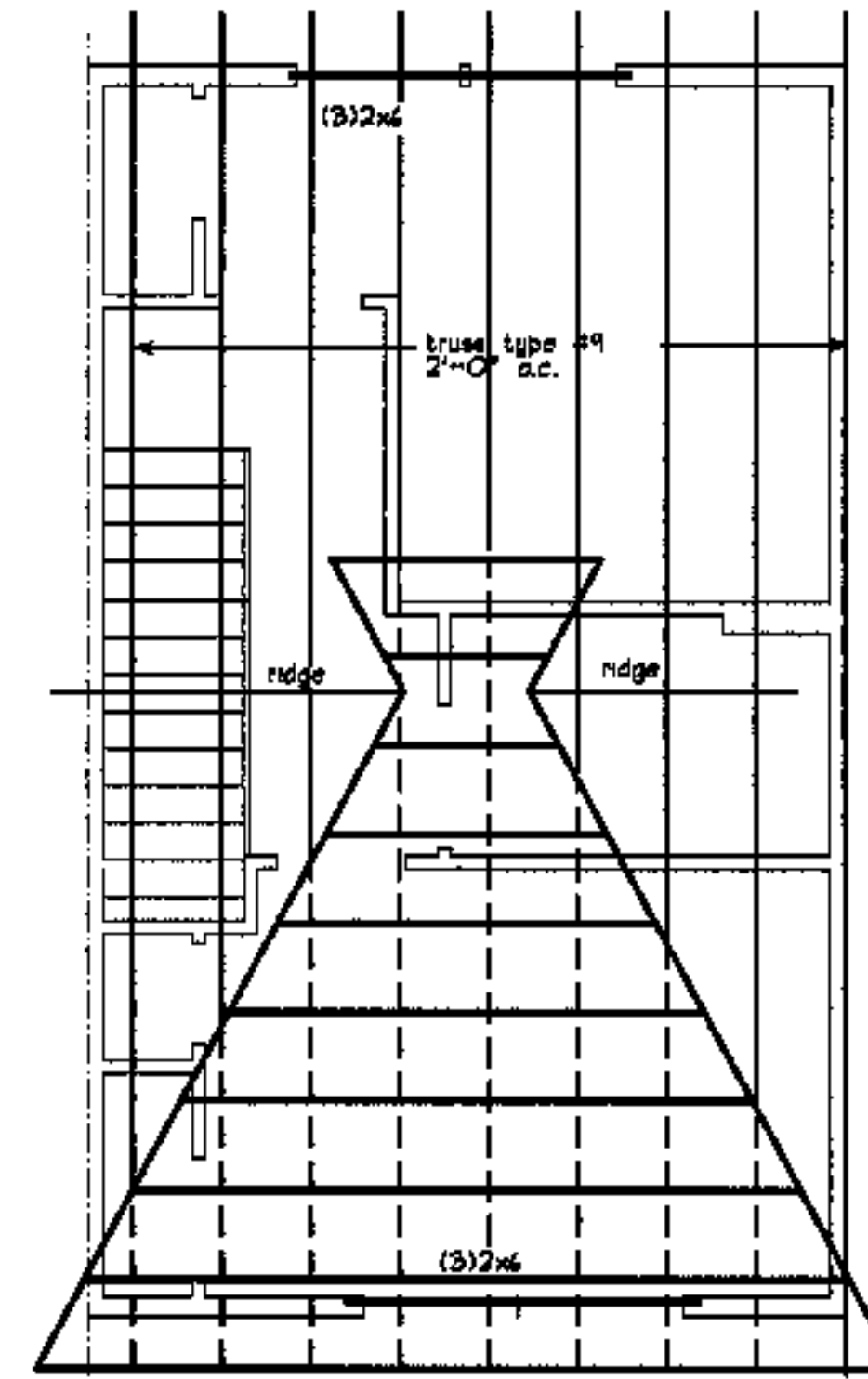
9916

sheet number

**ST1.3**

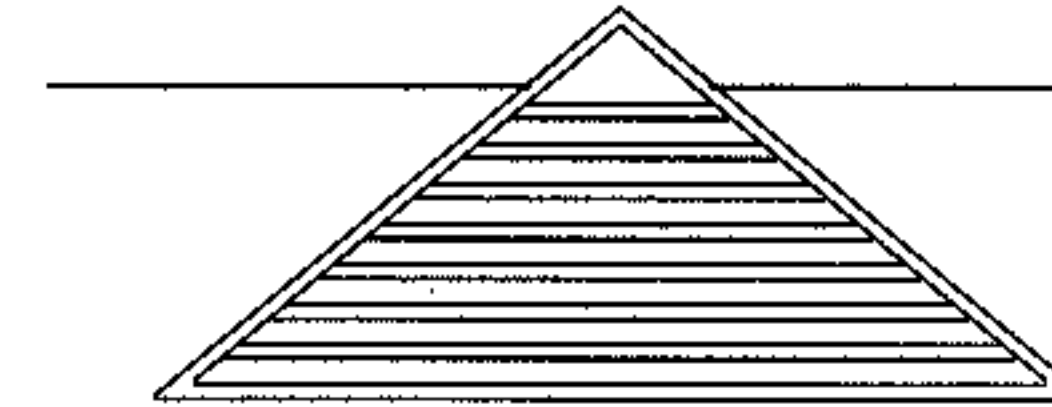


3d bdrm  
3rd floor frame

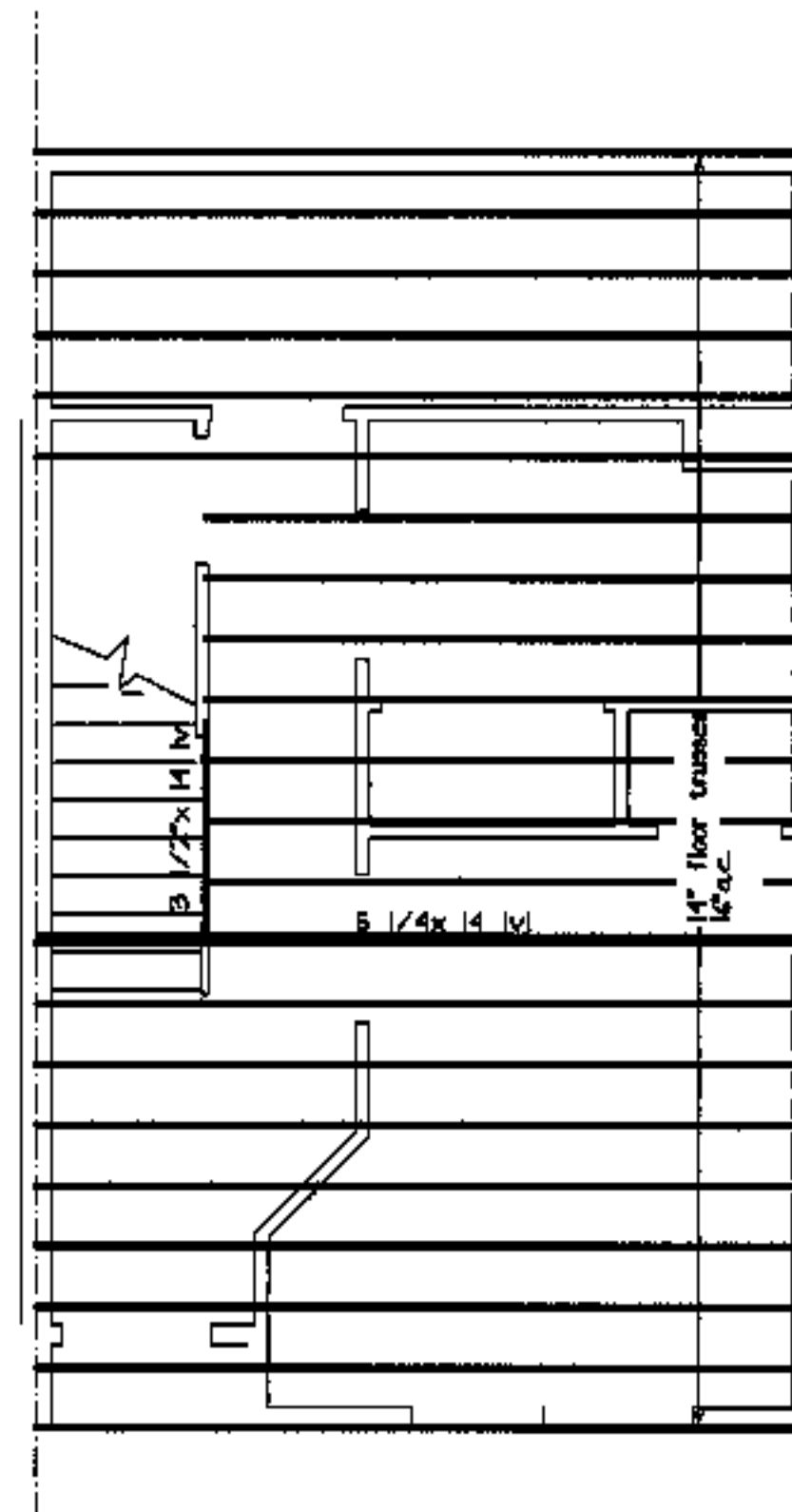


graduated truss type #10

3d bdrm  
roof frame plan



graduated truss type #10



3d bdrm  
2nd floor frame

project name

**townhomes@  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, l.l.c.

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

**notes**

1. truss to top plate connector:  
wipac- H2.5
2. floor truss connector:  
as per manufacturer



revisions

date

oct. 4, 2009

sheet title

**3D bdrm  
structural plans**

qtty: 2 type 3D

scale

1/4"=1'-0"

drawn by

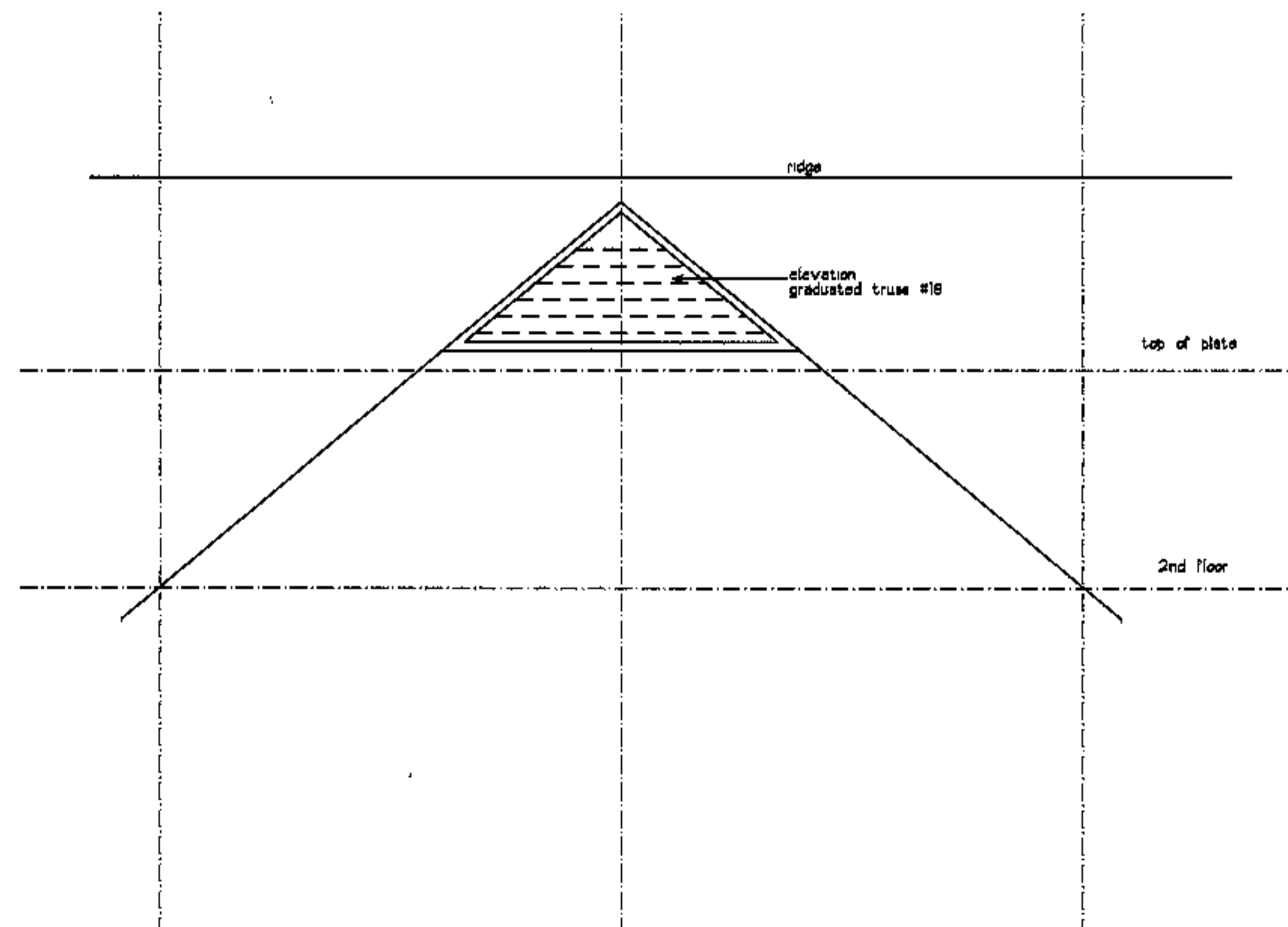
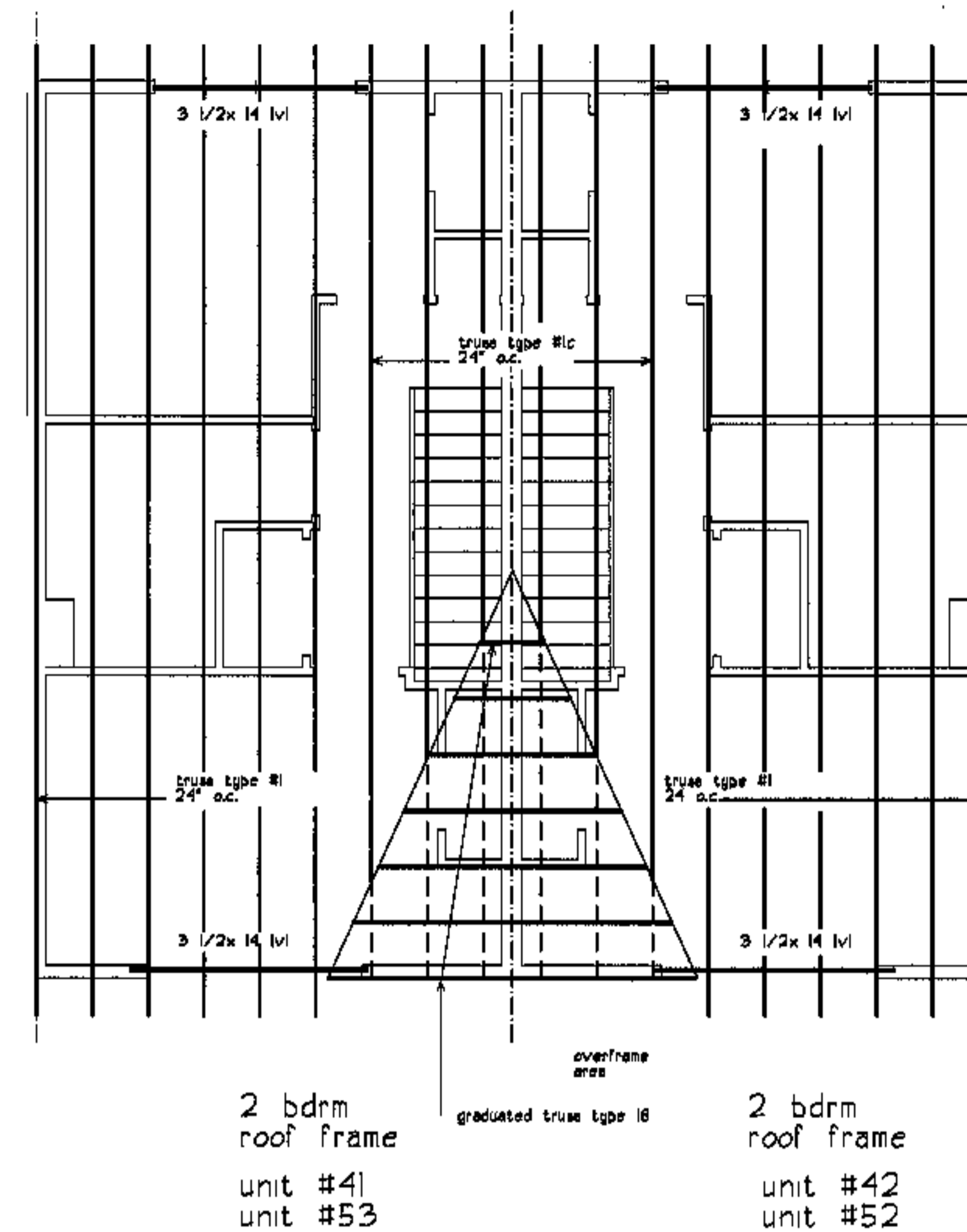
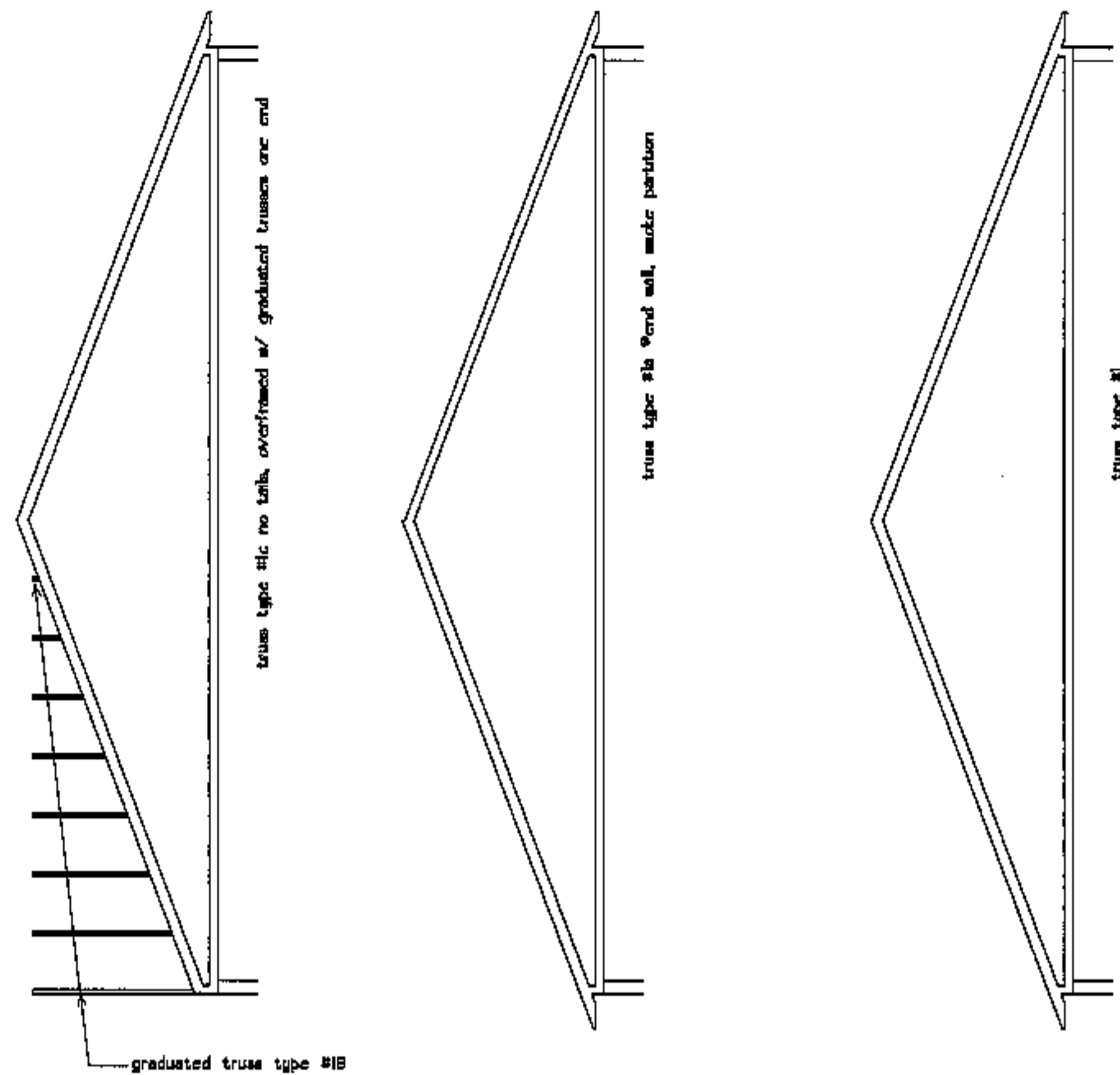
RG

project number

994

sheet number

**ST1.4**



project name

**townhomes @ ocean east**

presumpcot st. portland, me.

ocean east of portland, i.l.c.

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

**notes**

1. truss to top plate connector: Simpson H-2.5
2. floor truss connector: as per manufacturer



revisions

date

oct. 4, 2003

sheet title

**2 bdrm with gable structural plans**

bdg #9: units#41/ #42  
bdg #11: units#52/ #52

2nd window location/ false gables

scale

1/4"=1'-0"

drawn by

RC

project number

9916

sheet number

**ST1.5**

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.i.o.**

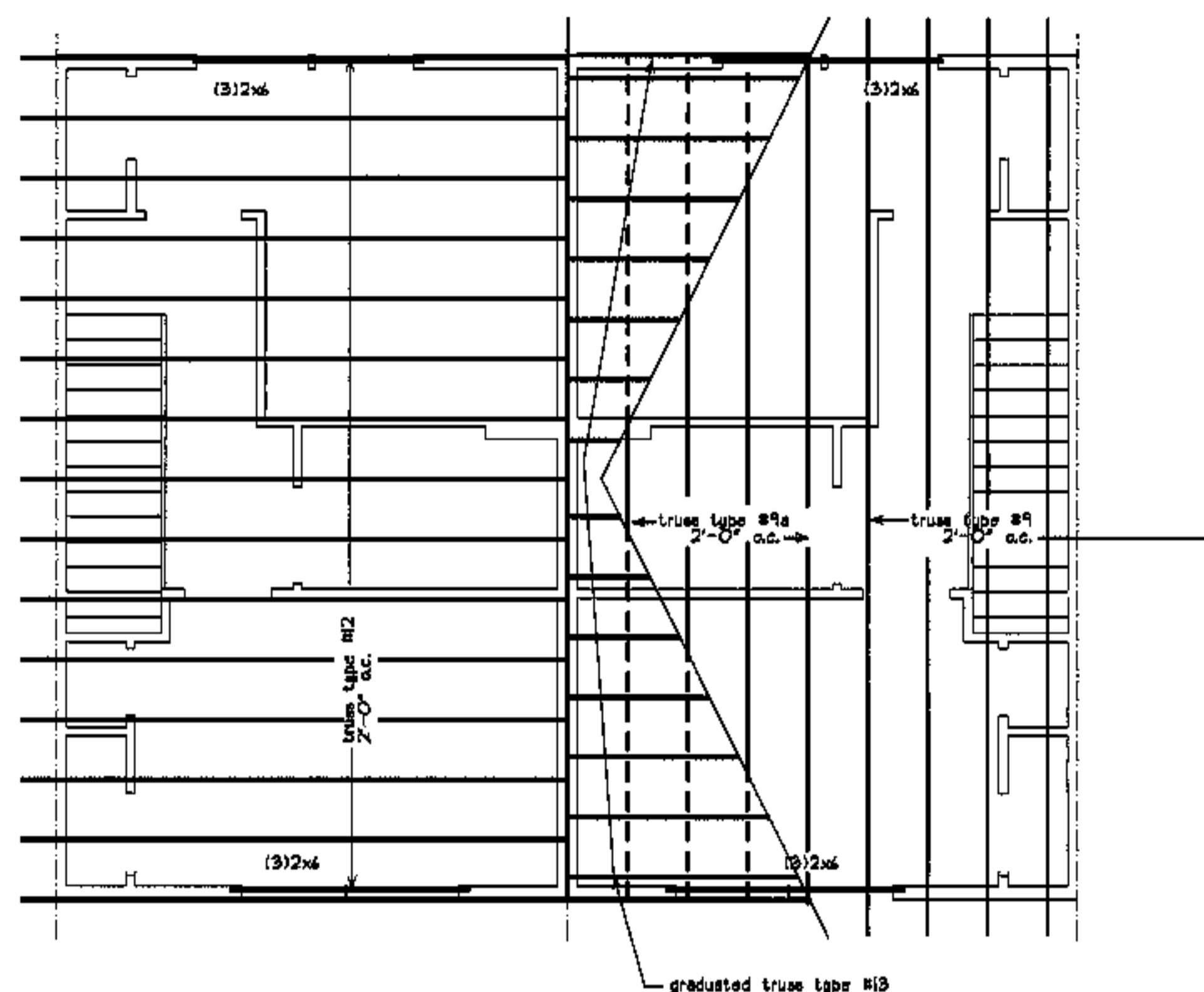
goduti/thomas architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

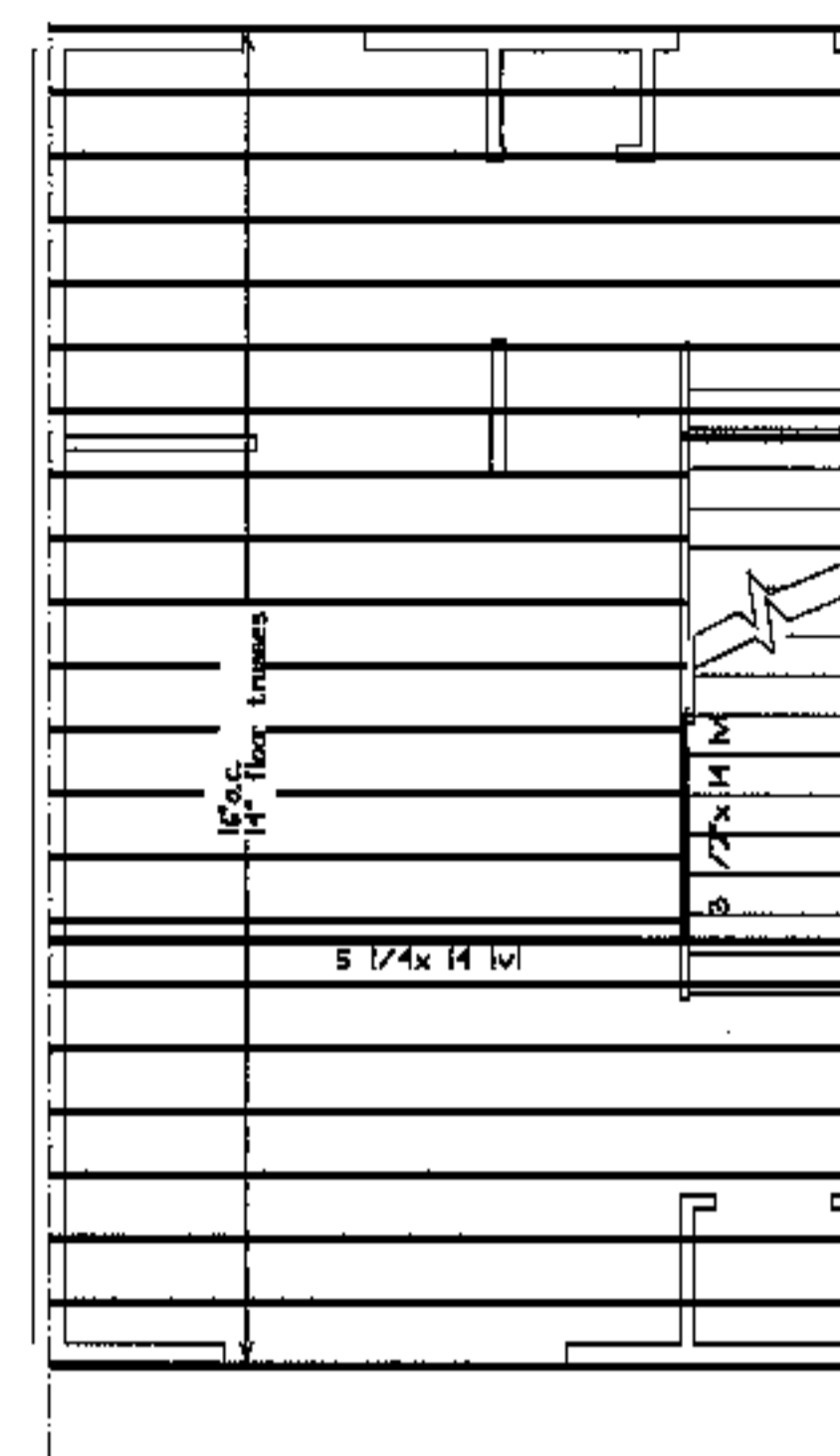
**fax 207-774-0846**



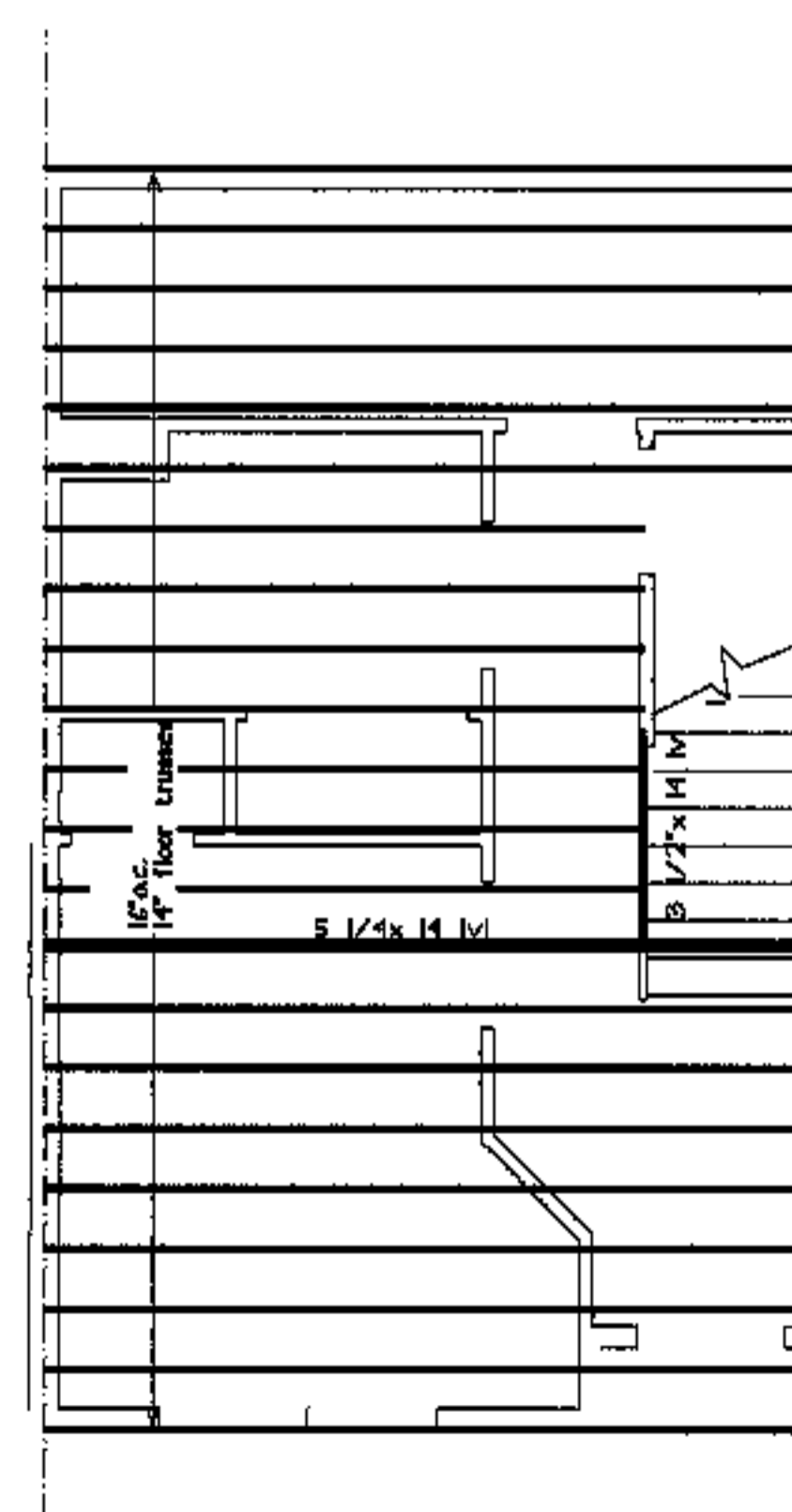
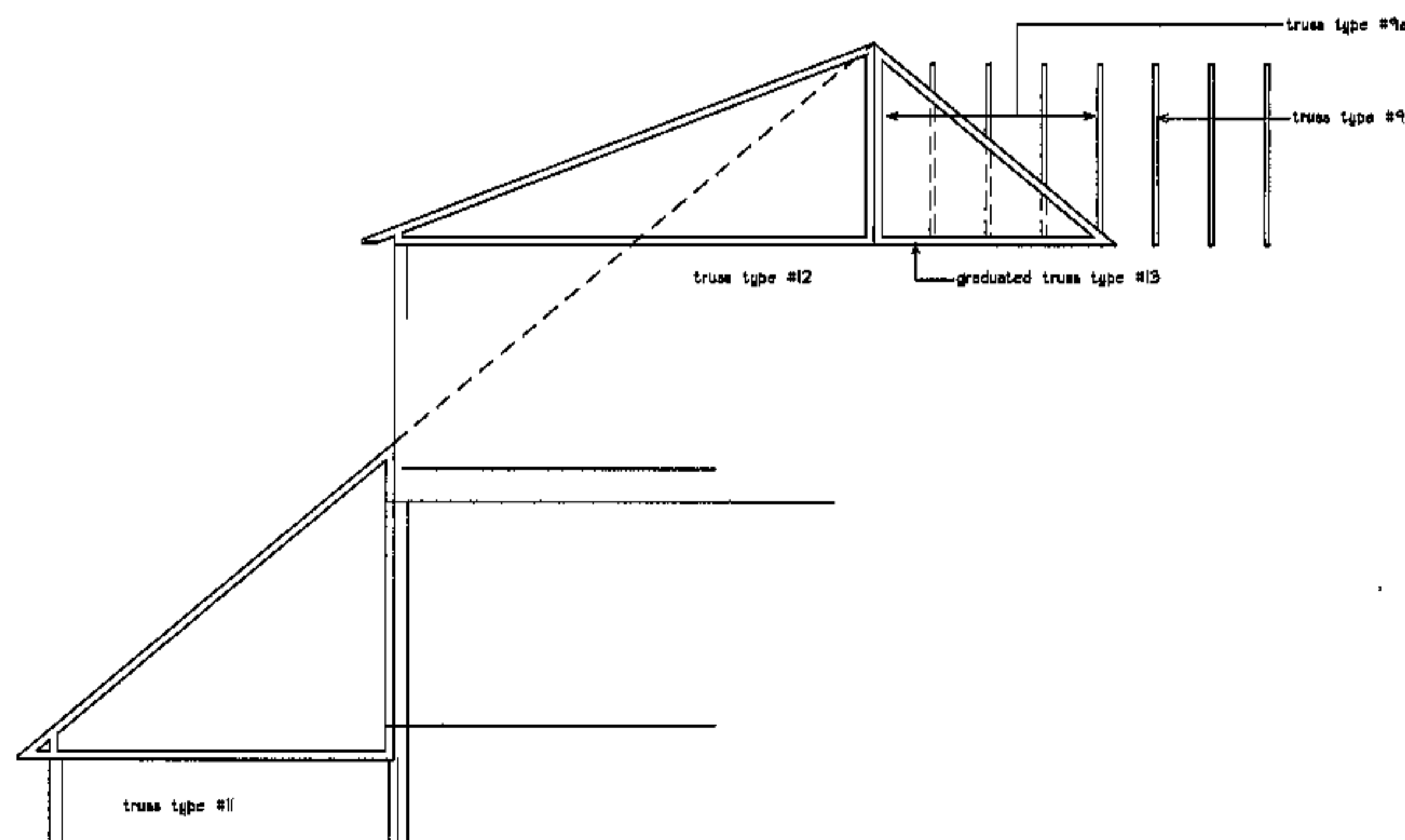
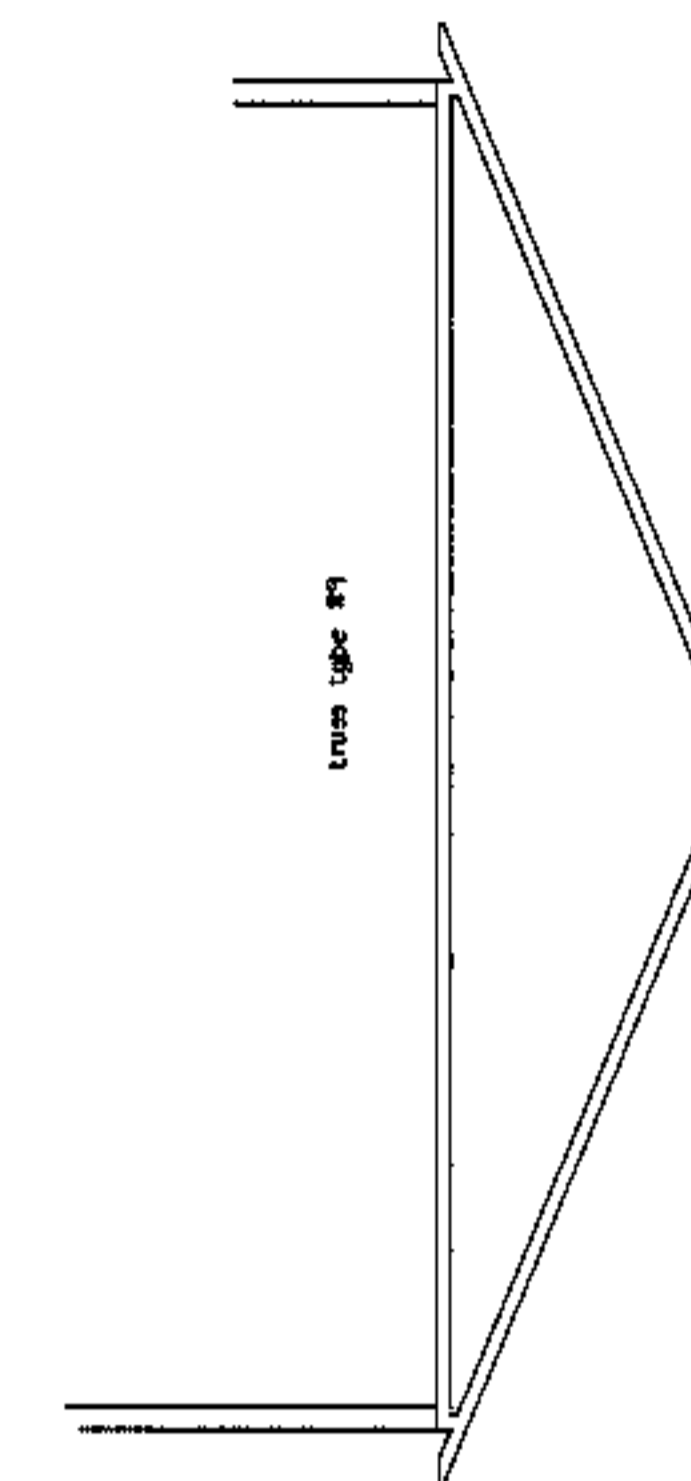
3e bdrm  
roof frame

shown as e/f are always adjacent

3f bdrm  
roof frame



3f bdrm  
3rd floor frame



3f bdrm  
2nd floor frame



revisions

date

oct. 4, 2003

sheet title

**3F bdrm  
structural plans**

qty: 3E

scale

1/4"=1'-0"

drawn by

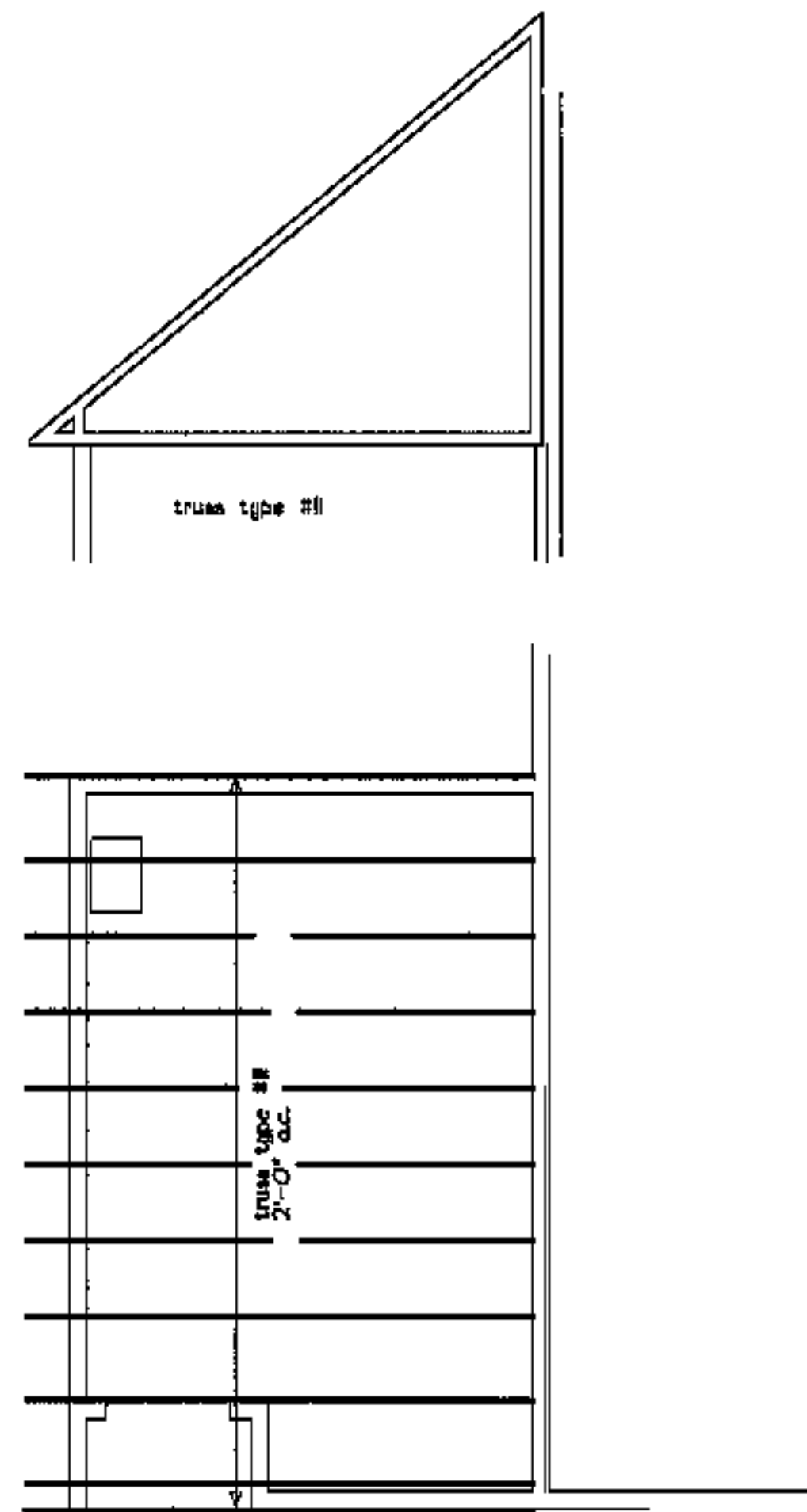
RG

project number

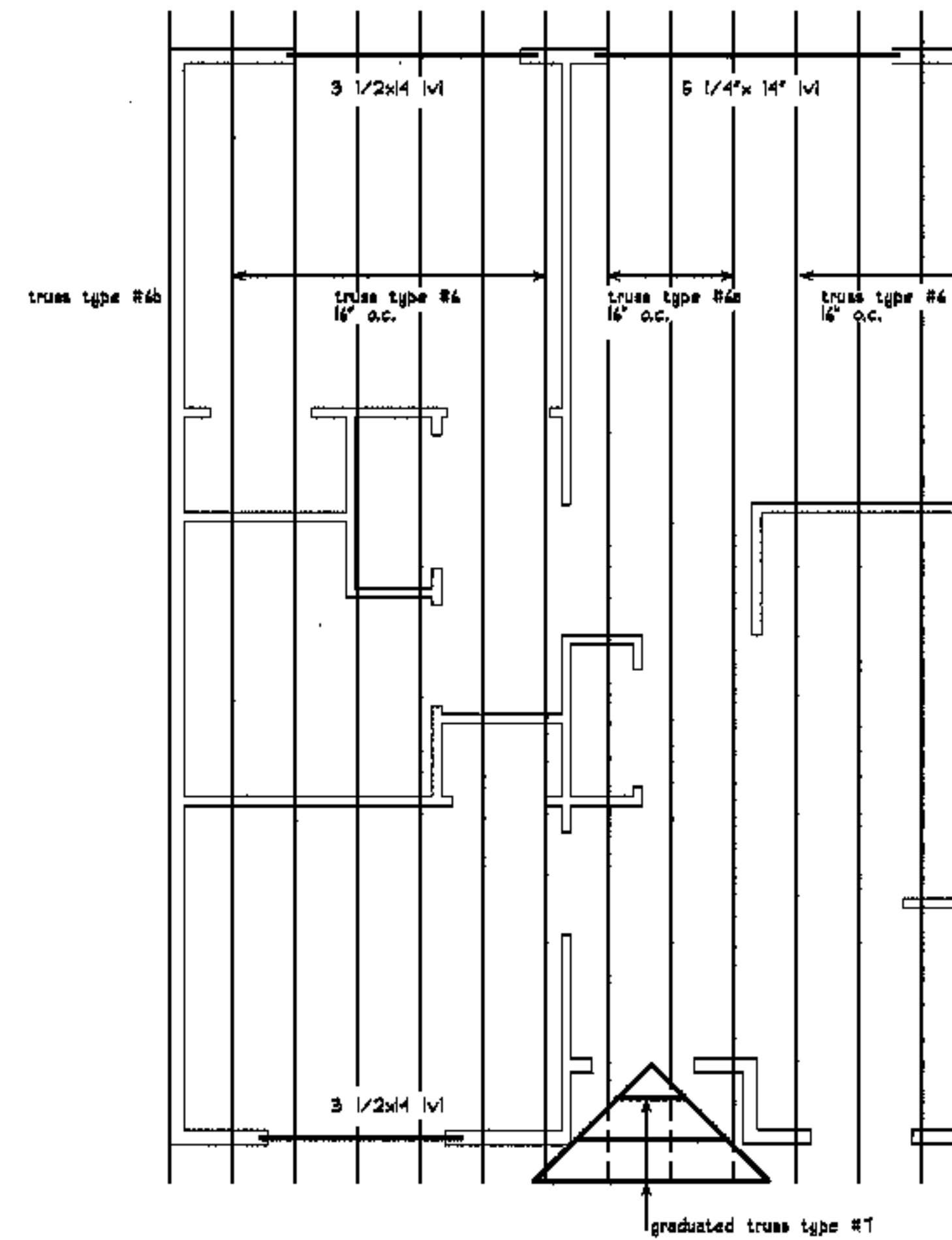
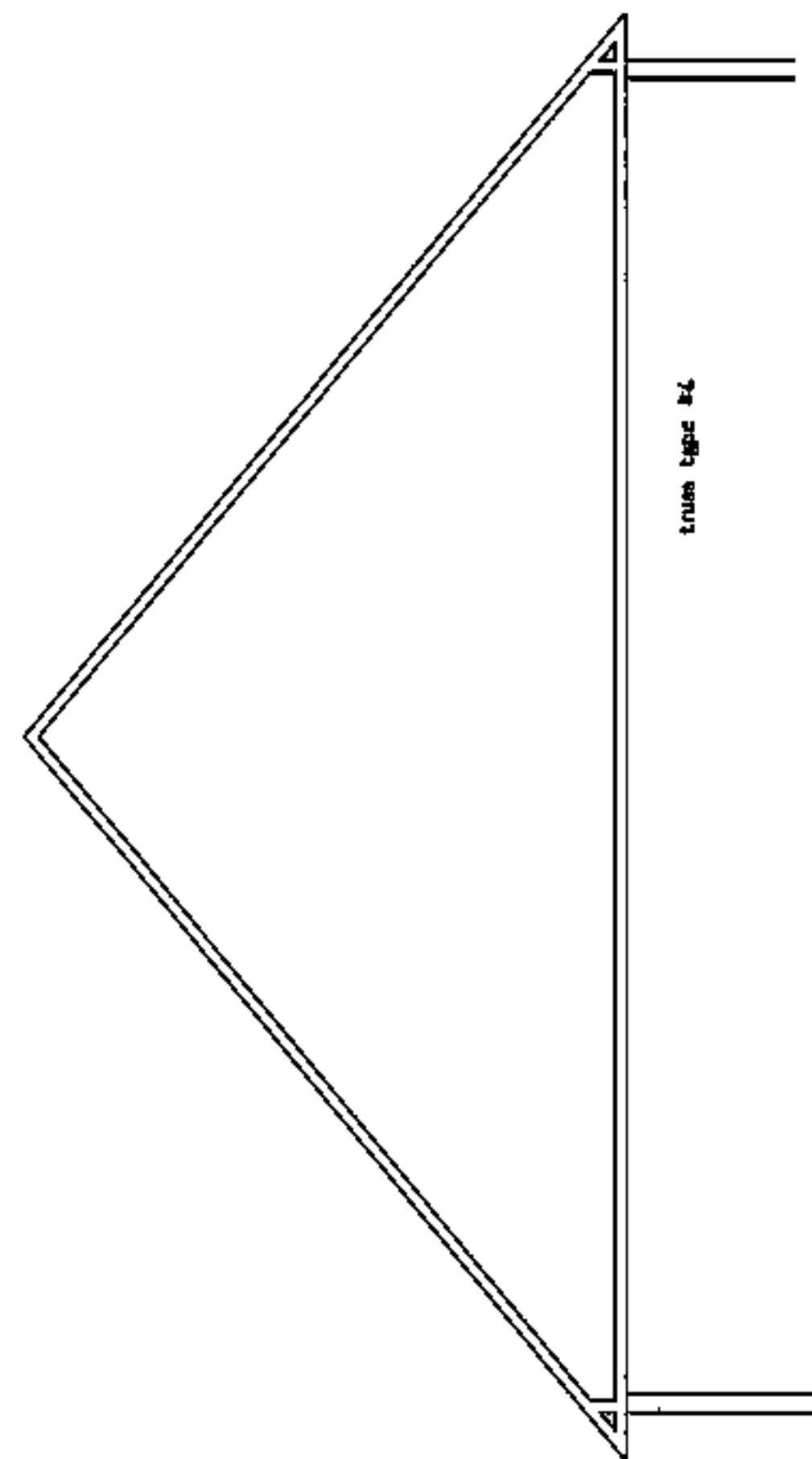
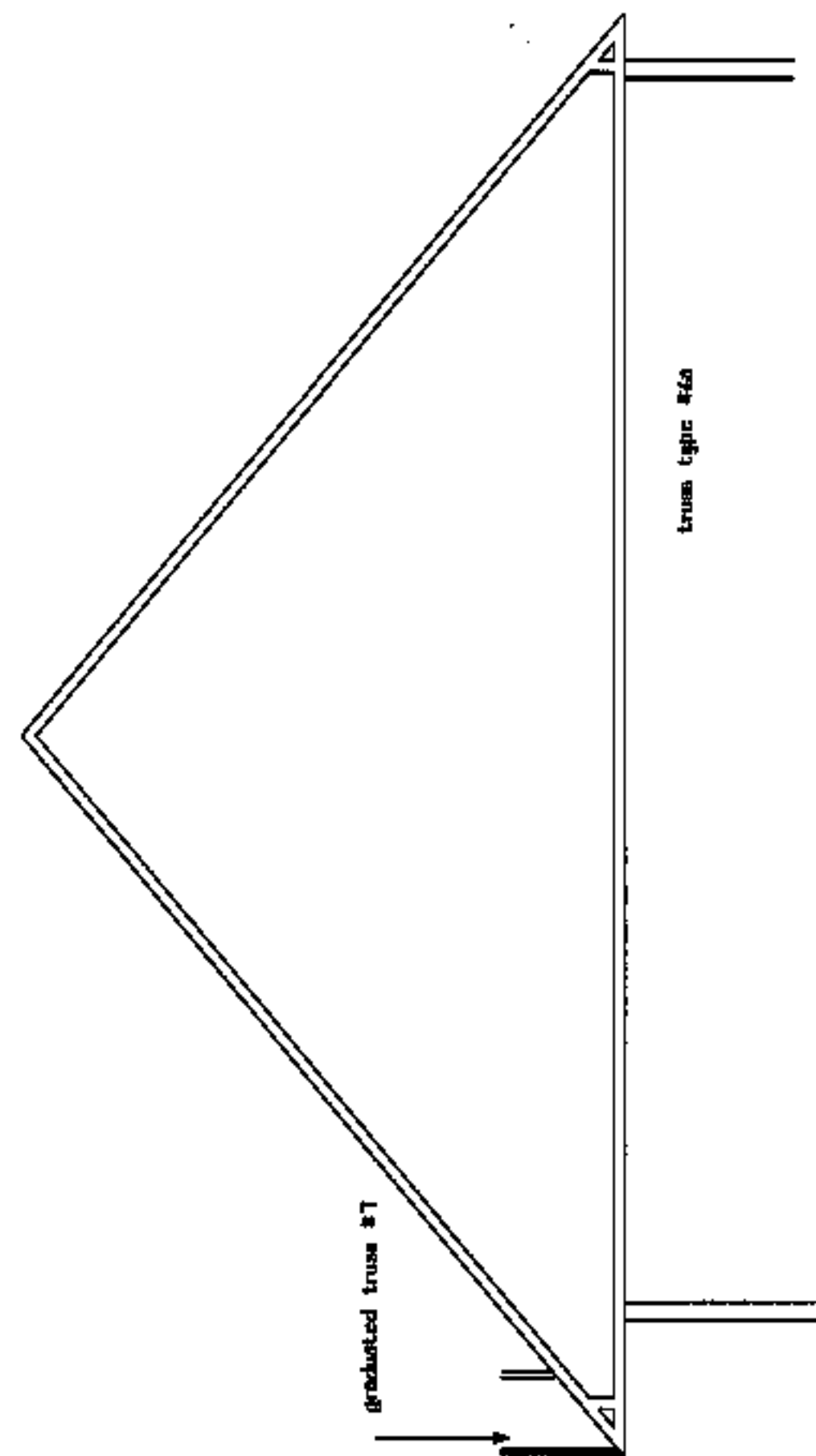
9914

sheet number

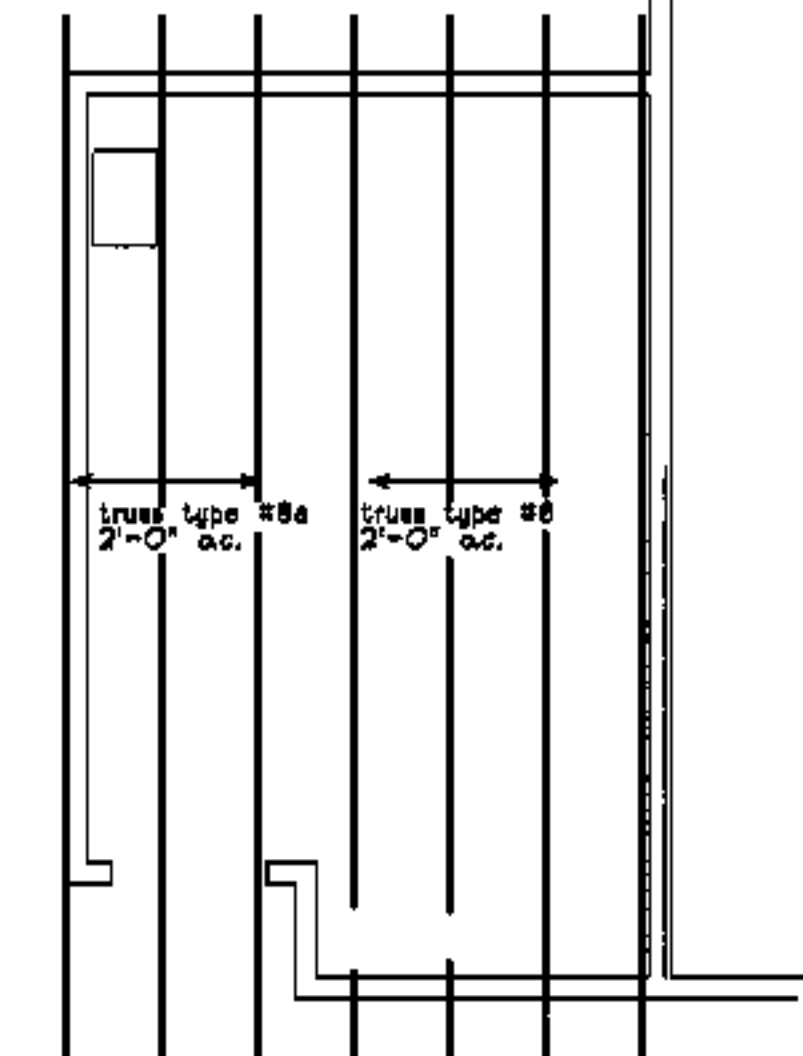
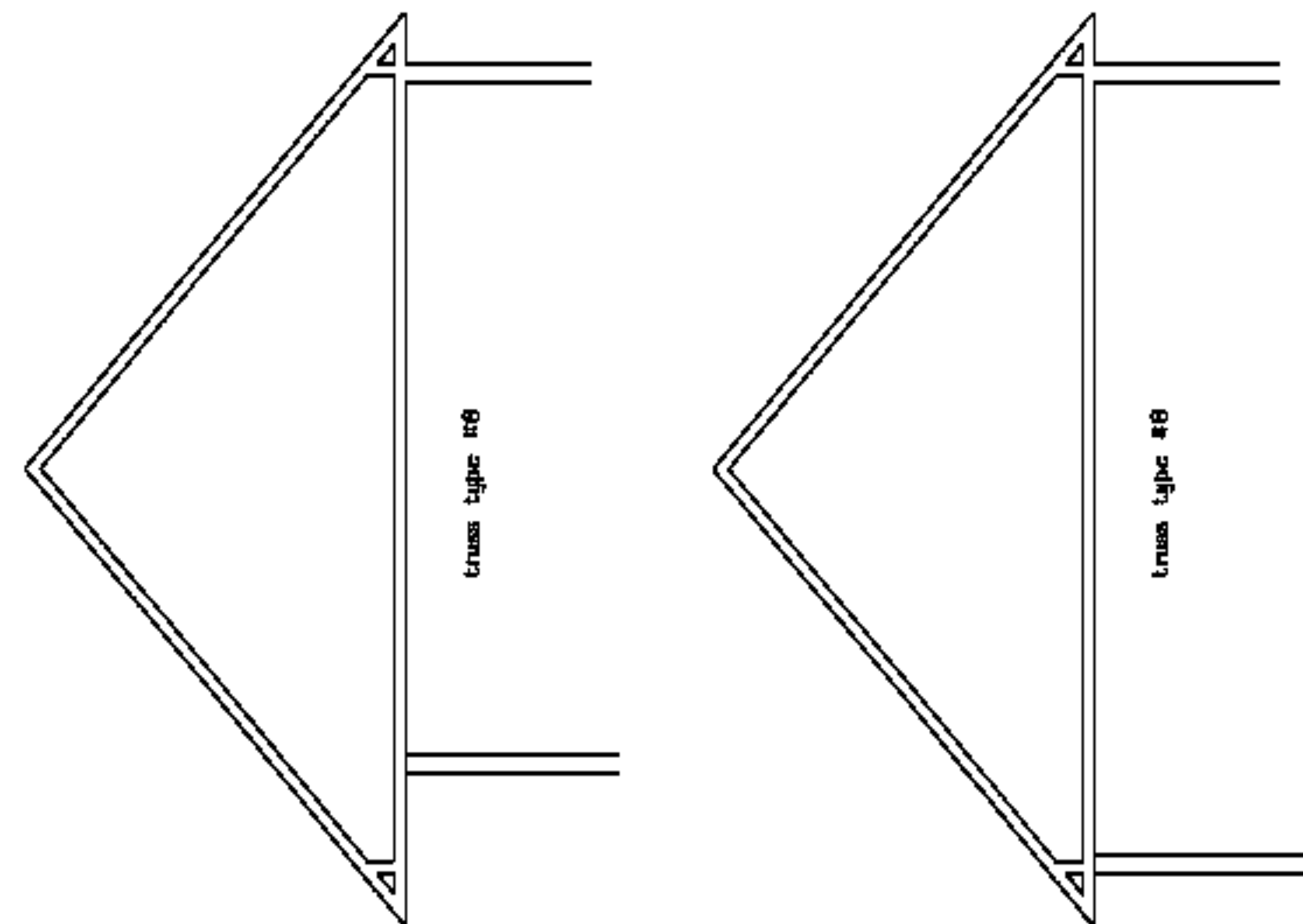
**ST1.6**



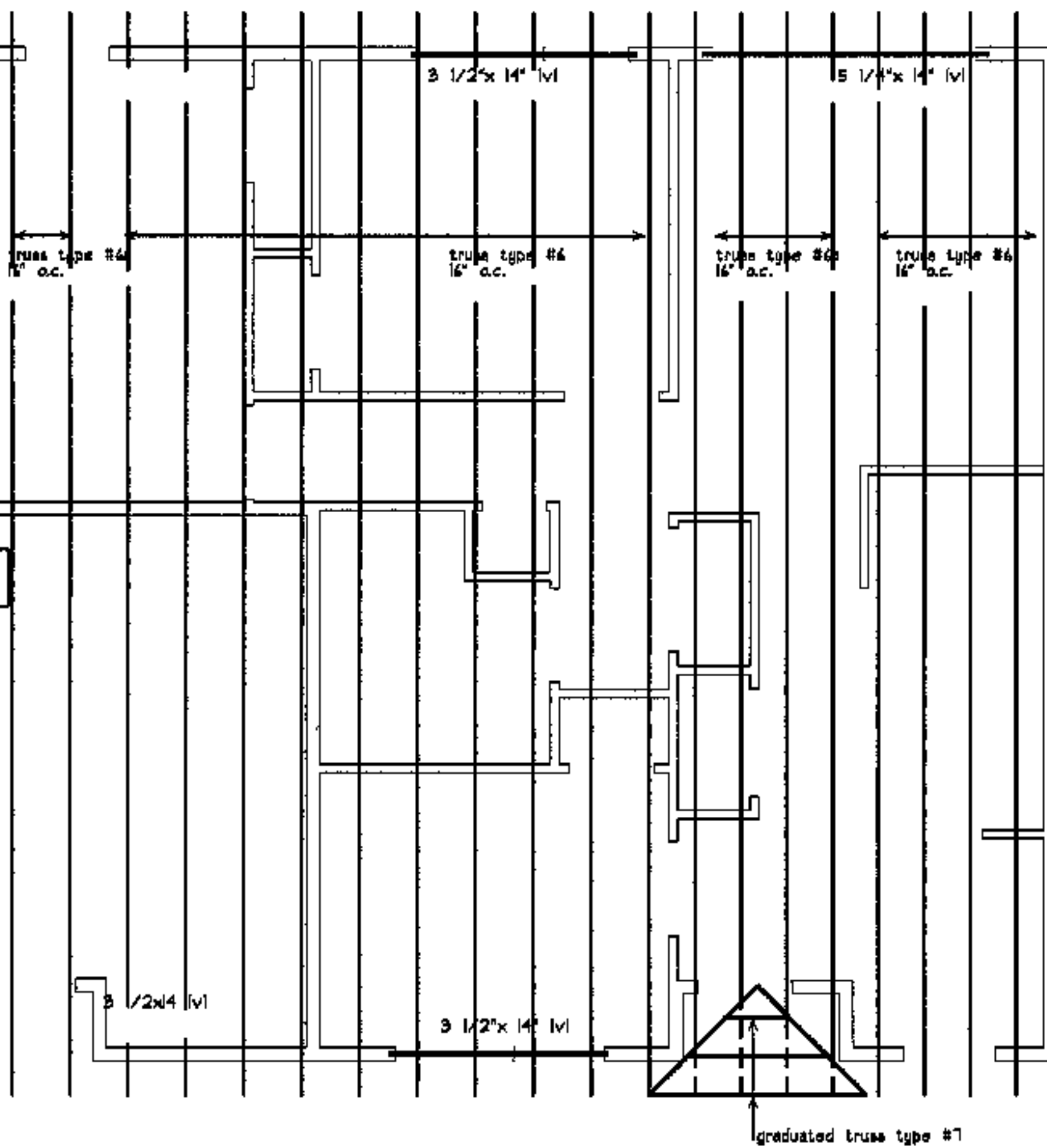
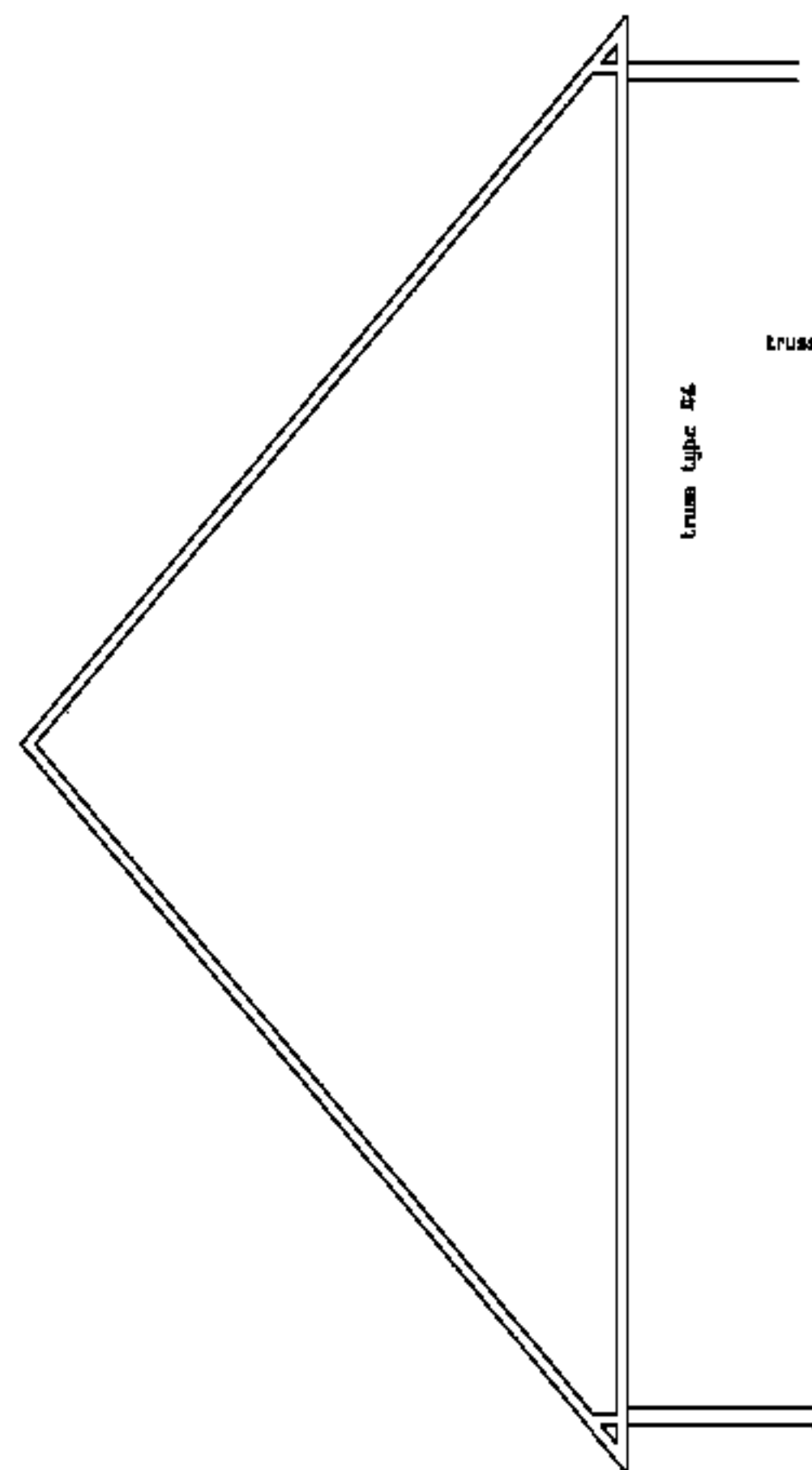
balrm #3  
roof frame plan



2 bdrm hc  
roof frame plan



balerm. #2  
roof frame plan



balerm. #1  
roof frame plan      3 bdrnhc  
roof frame plan

project name

**townhomes@  
ocean east**

**presumpscot st.  
portland, me.**

**ocean east  
of portland, i.i.o.**

goduti/thomas architects

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revisions

date

oct. 4, 2003

sheet title

**2, 3 bdrm hc, balrm.  
structural plan**

qty: 4 2 bdrm hc  
qty: 6 3 bdrm hc  
qty: 5 balerm. #1  
qty: 4 balerm. #2  
qty: 1 balerm. #3

scale

1/4"=1'-0"

drawn by

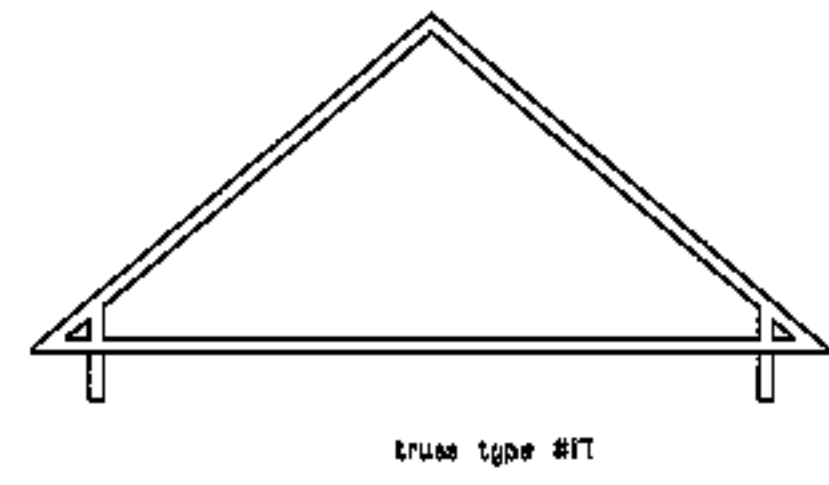
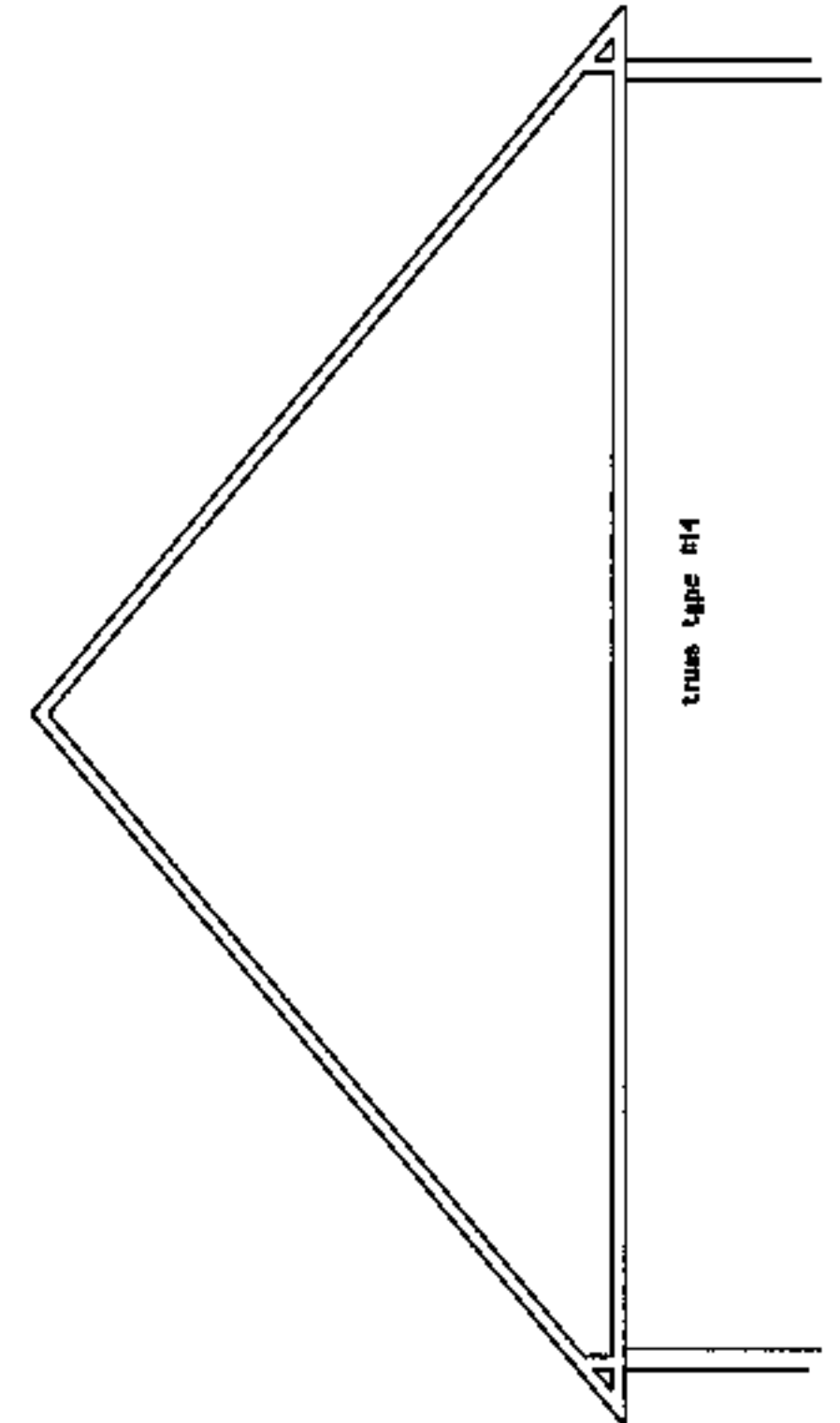
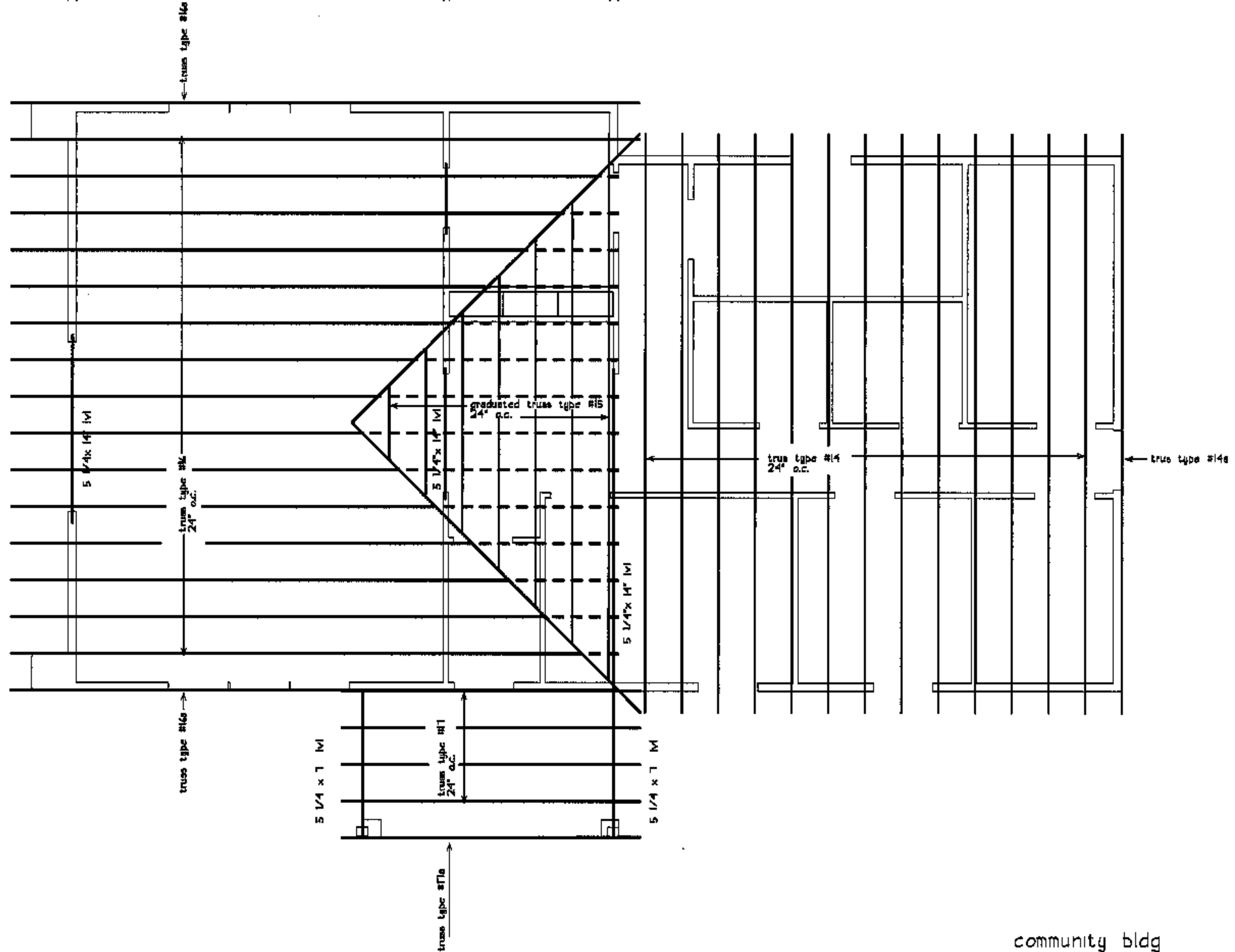
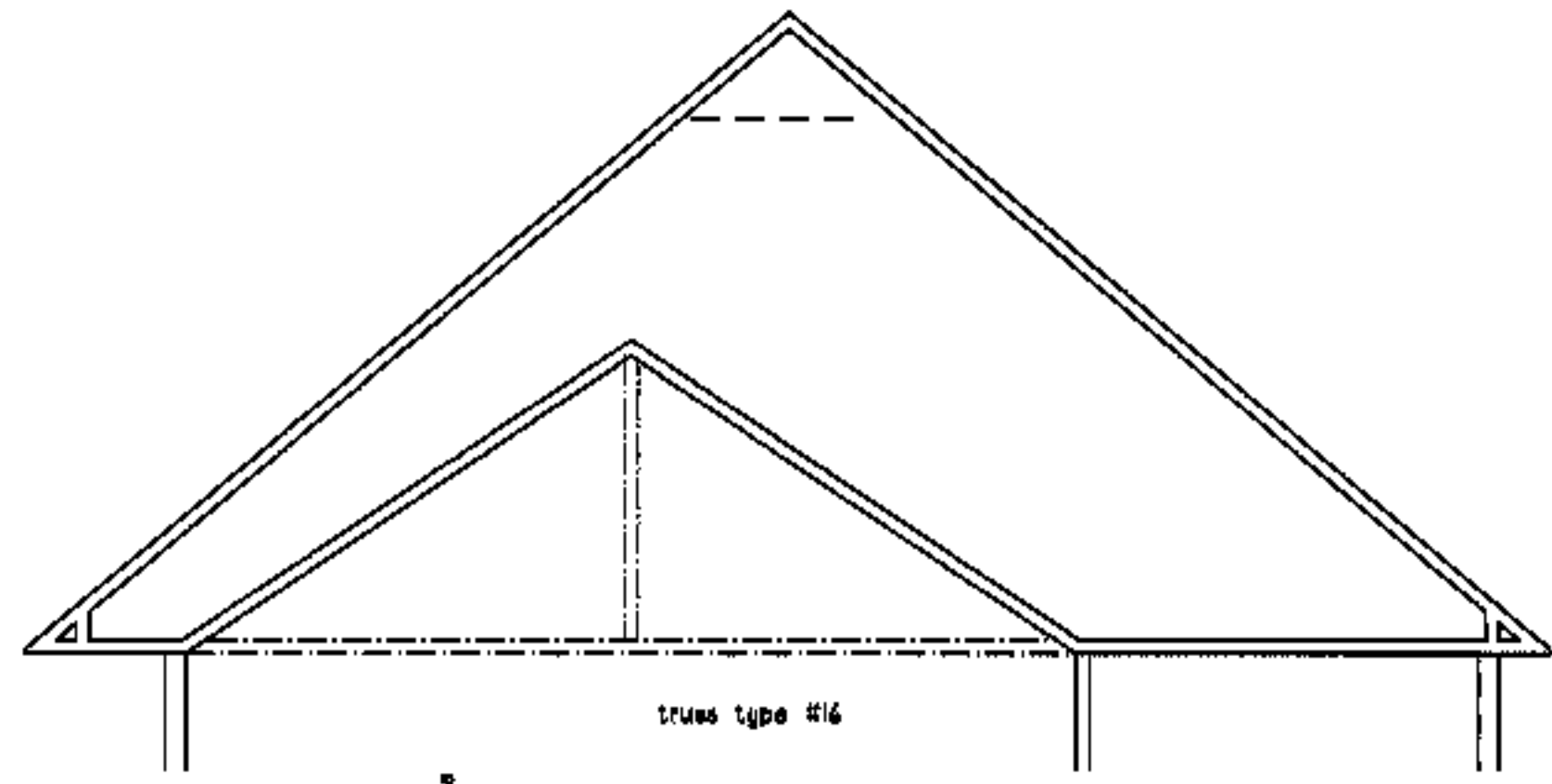
RG

project number

9916

sheet number

**ST1.7**



community bldg  
roof frame plan

project name  
**townhomes@  
ocean east**  
presumpcot st.  
portland, me.  
ocean east  
of portland, l.l.c.  
 goduti/thomas architects  
44 oak st.  
portland, maine 04101  
ph. 207-775-3184  
fax 207-774-0848

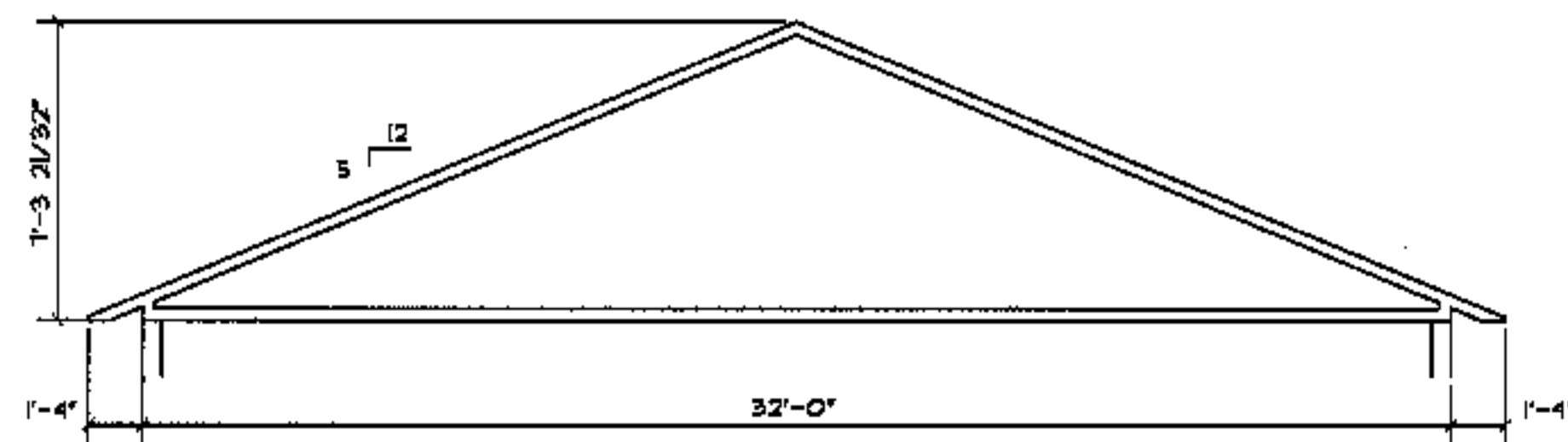


revisions  
 date  
oct. 4, 2009  
 sheet title  
**community bldg #14  
structural plan**

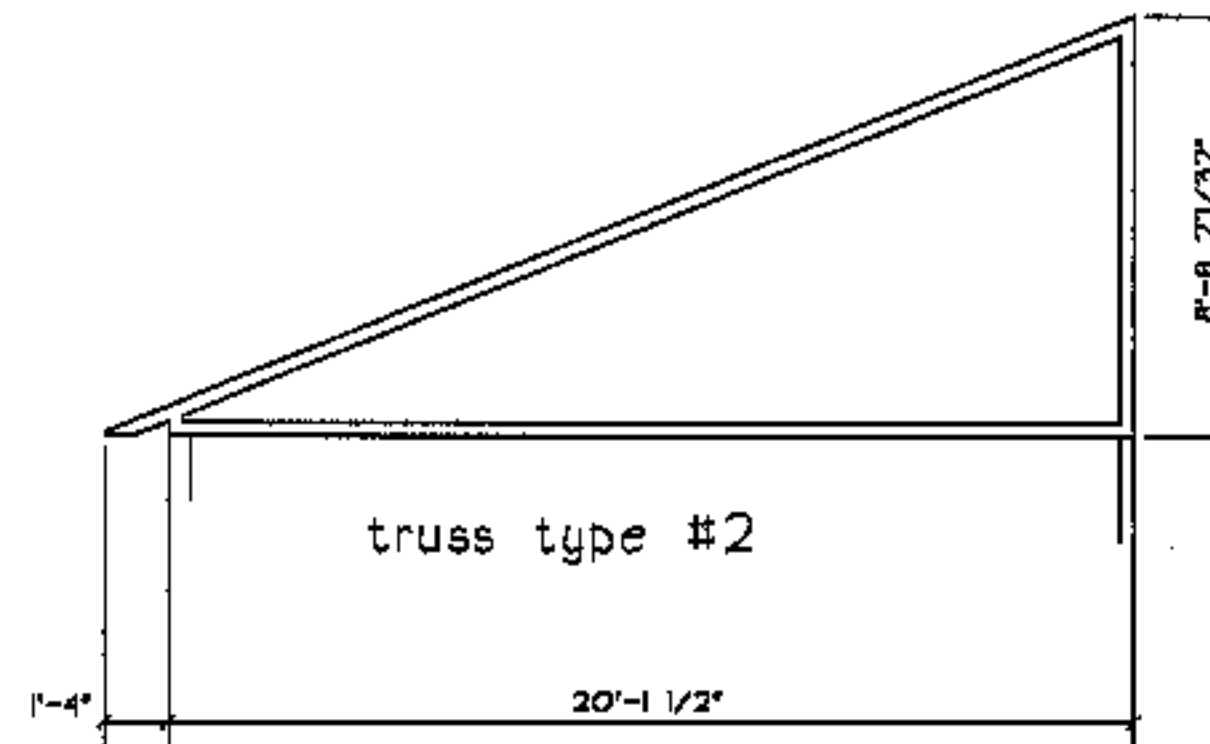
scale  
1/4" = 1'-0"  
 drawn by  
RG  
 project number  
9914  
 sheet number

**ST1.8**

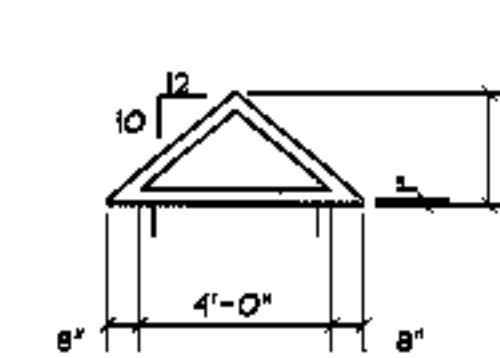




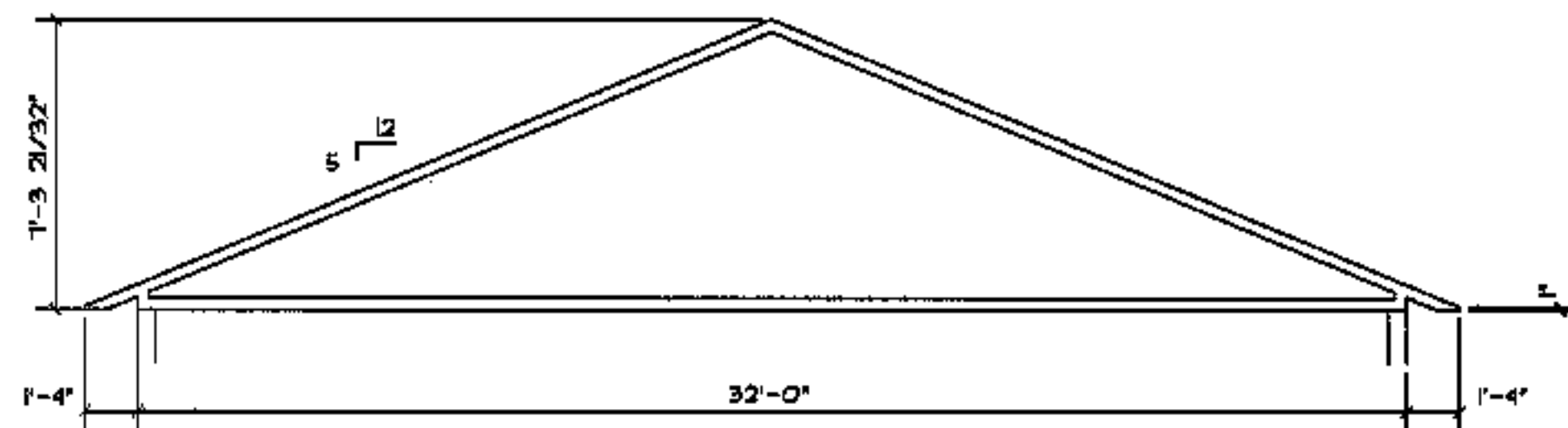
truss type #1



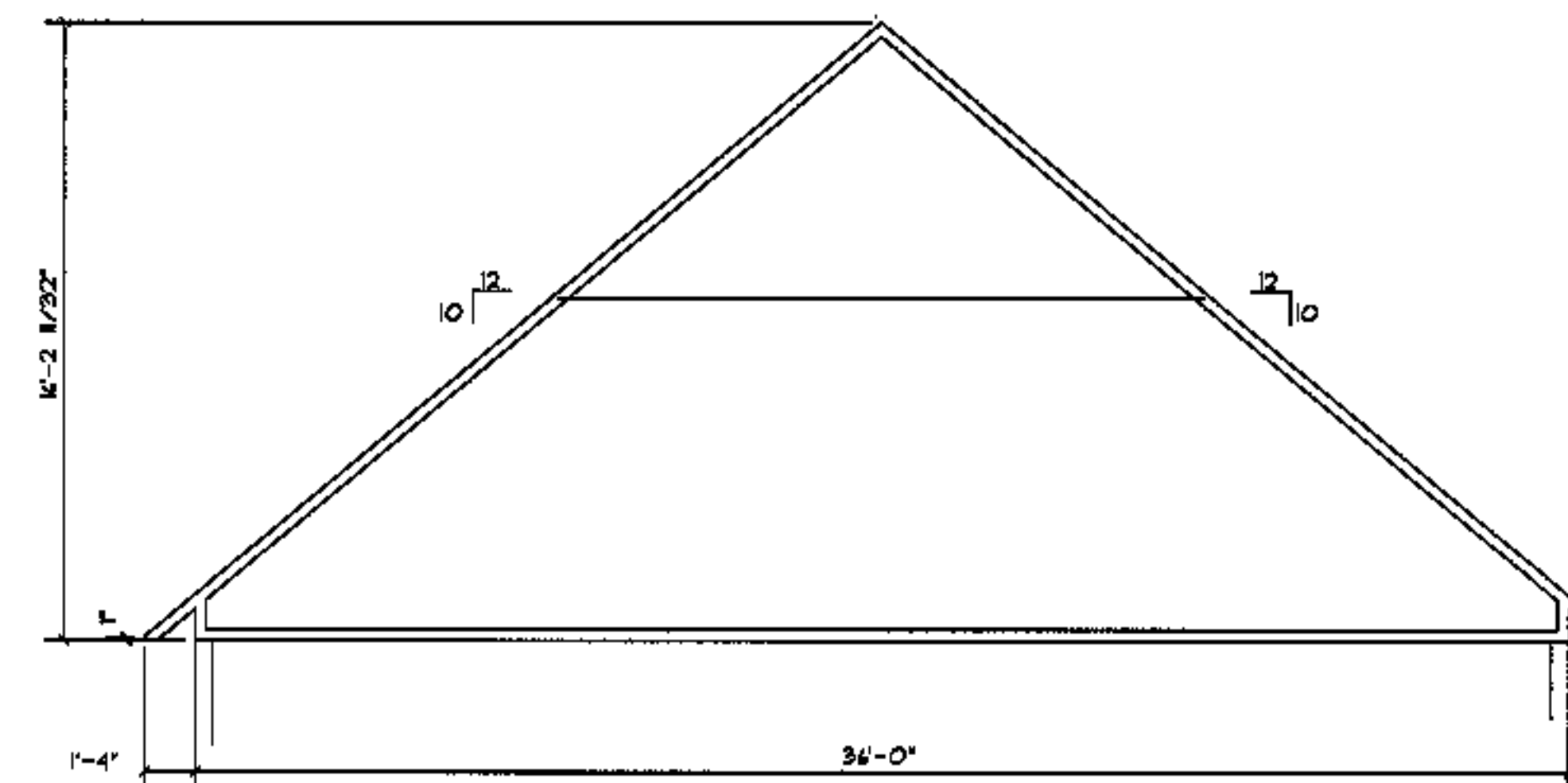
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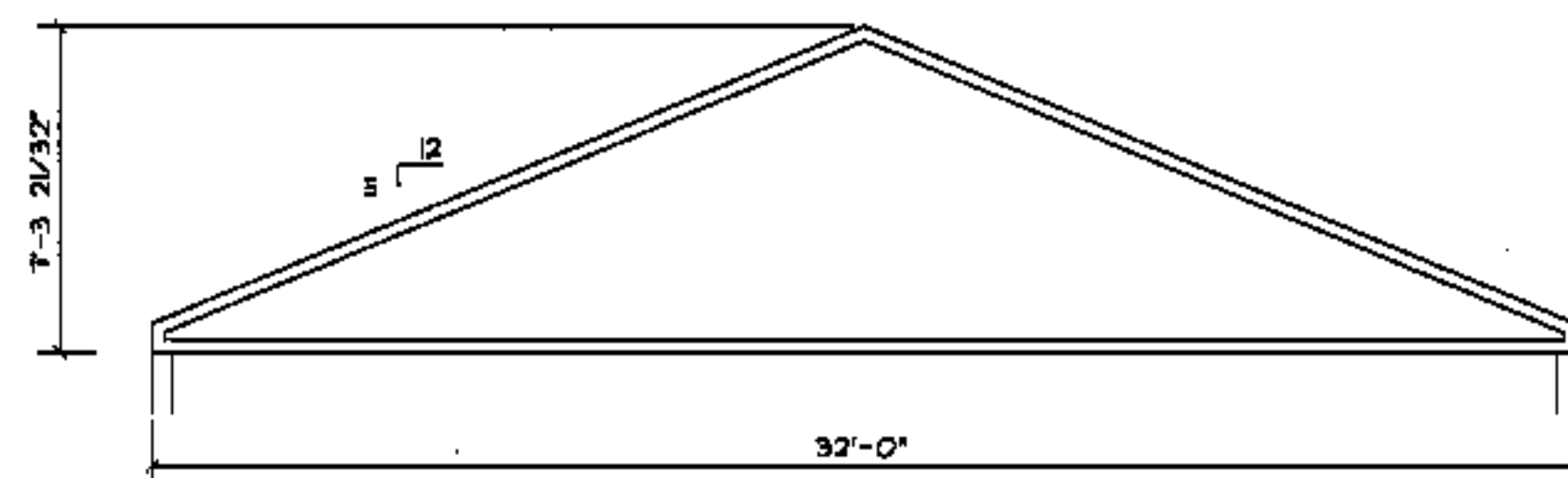
truss type #5  
verify conditions



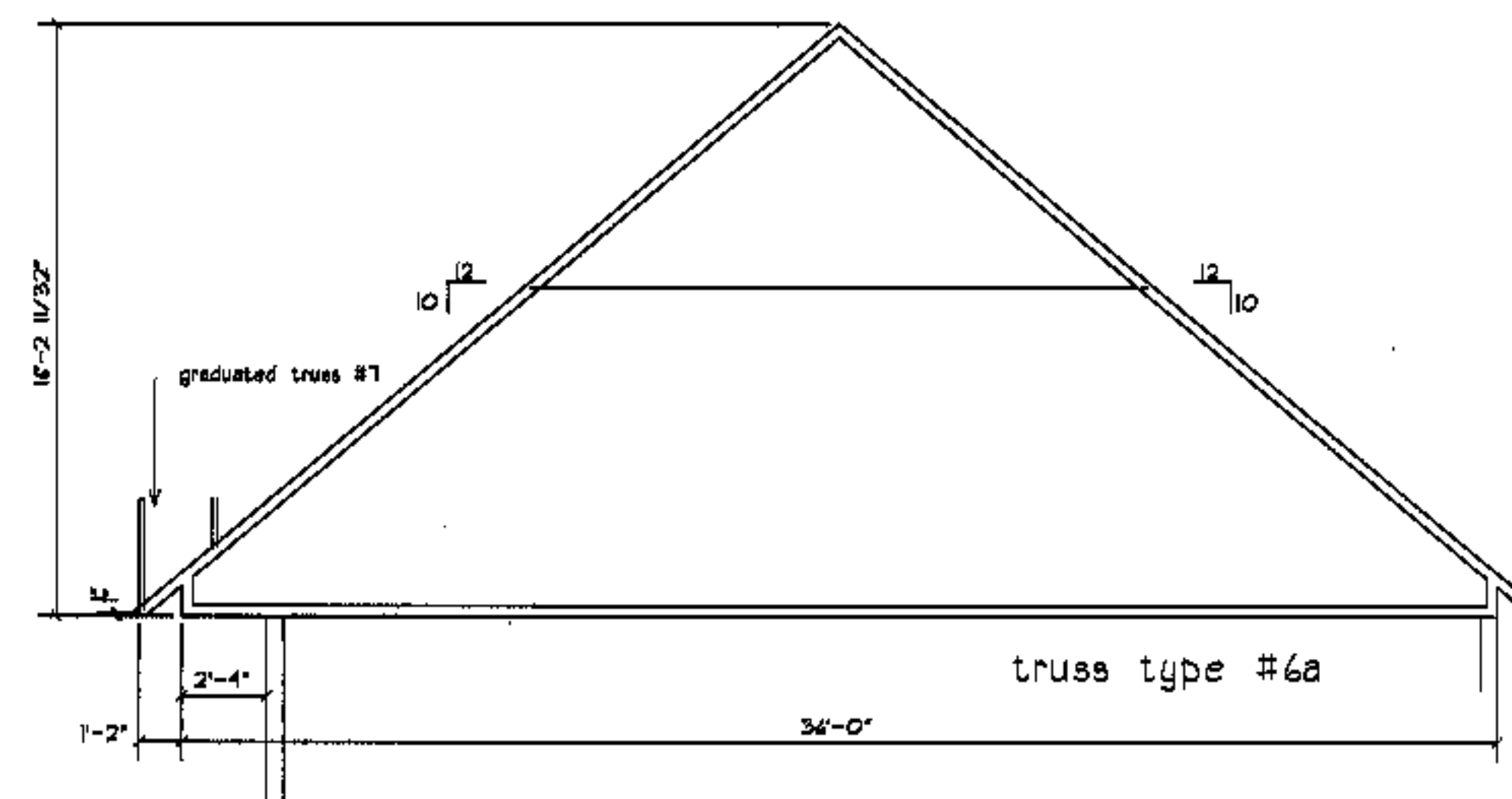
truss type #1a @end wall, smoke partition



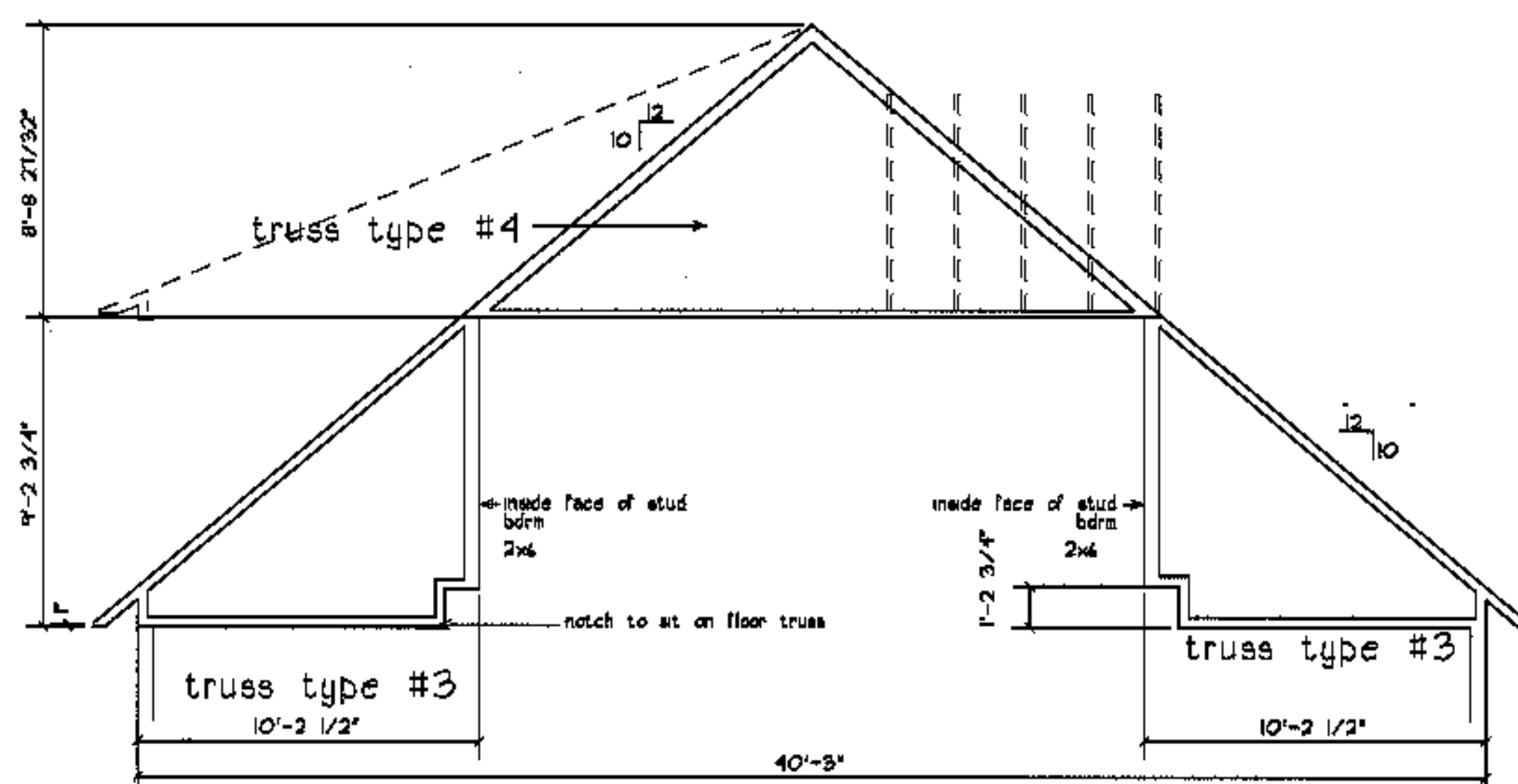
truss type #6



truss type #1b no tails, overframed w/ graduated trusses



truss type #6a



truss type #3

truss type #3

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date

oct. 4, 2003

sheet title

**roof truss  
elevations**

scale

1/4"=1'-0"

drawn by

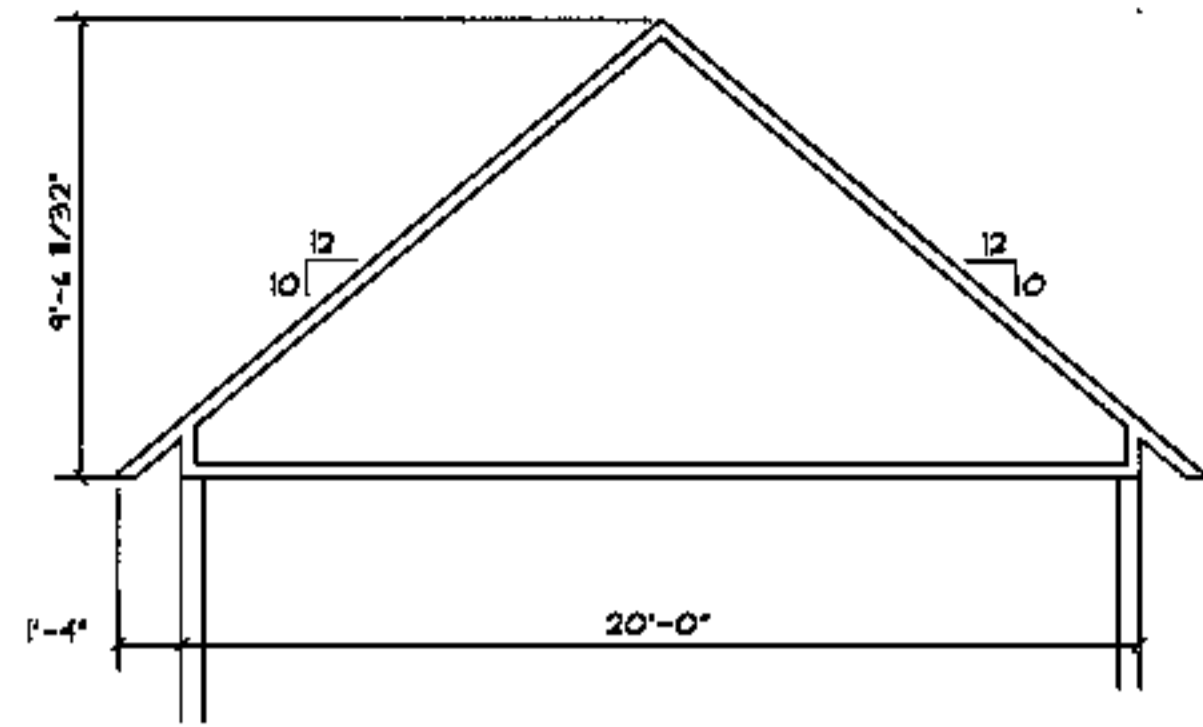
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project number

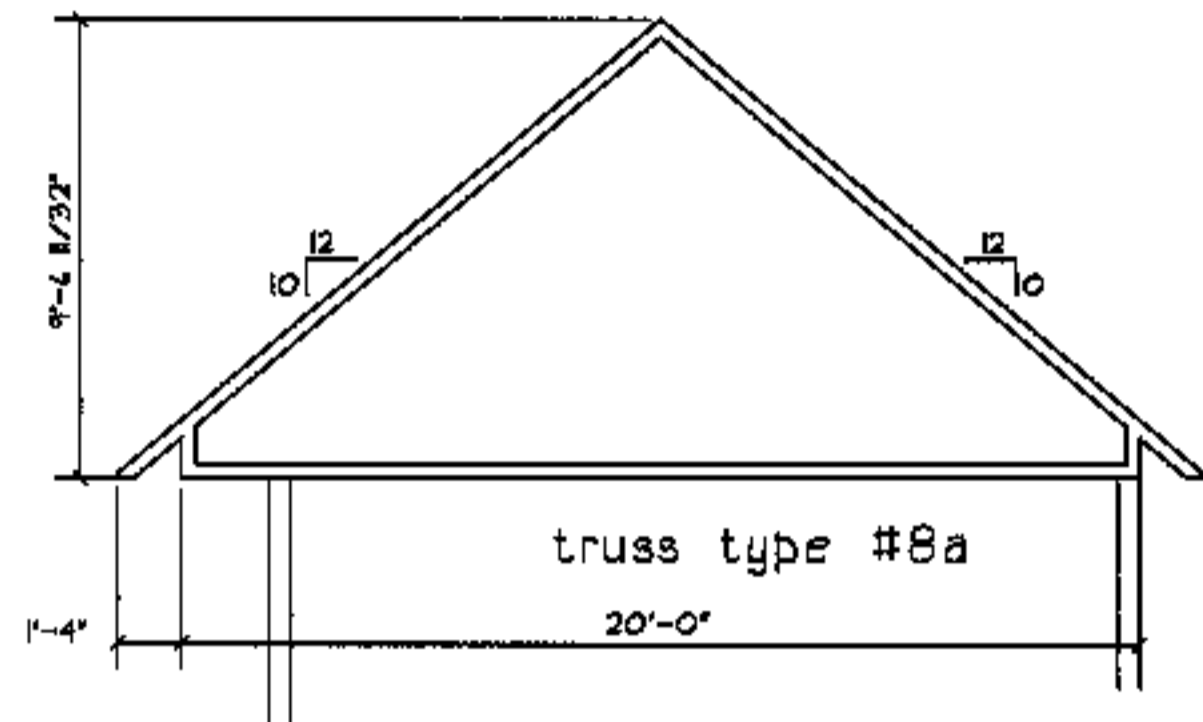
9916

sheet number

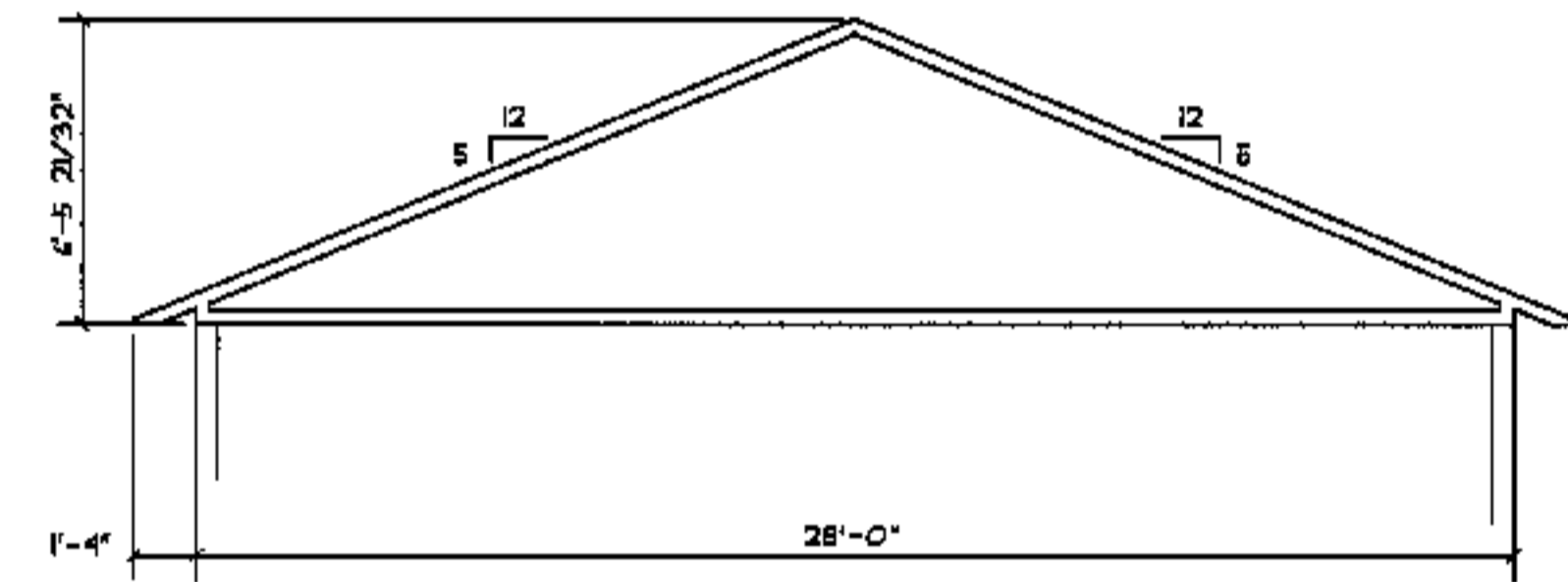
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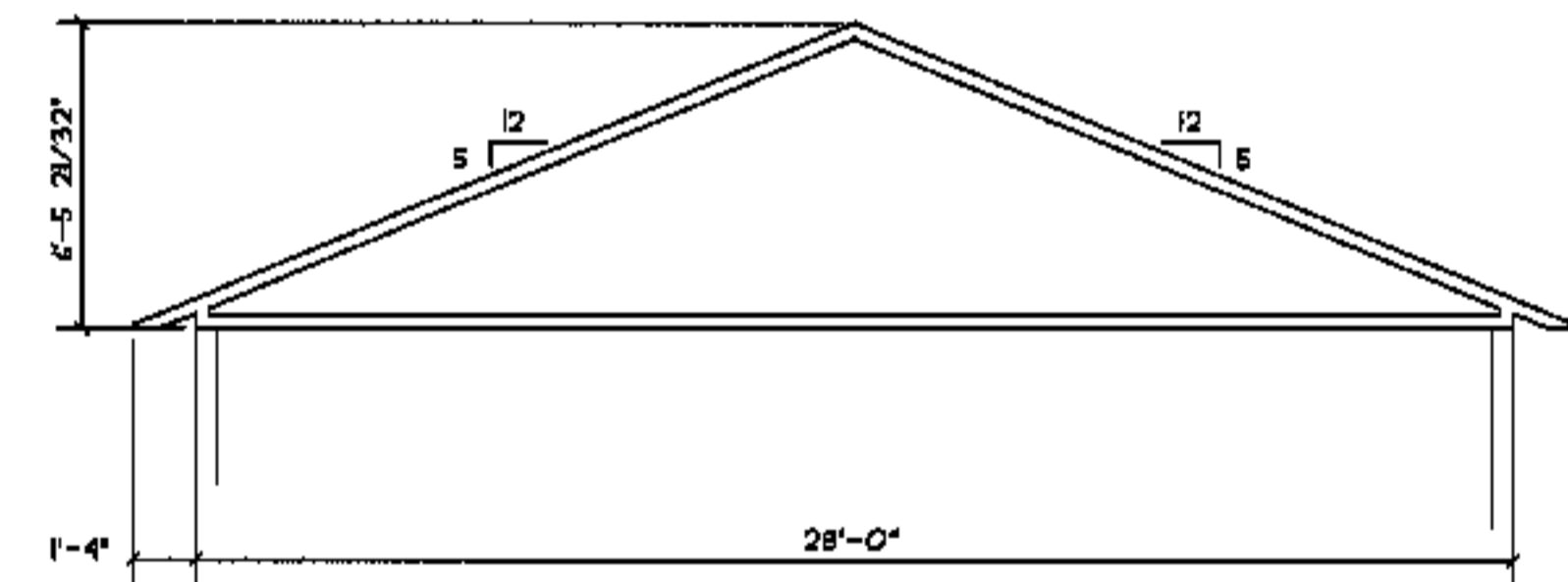
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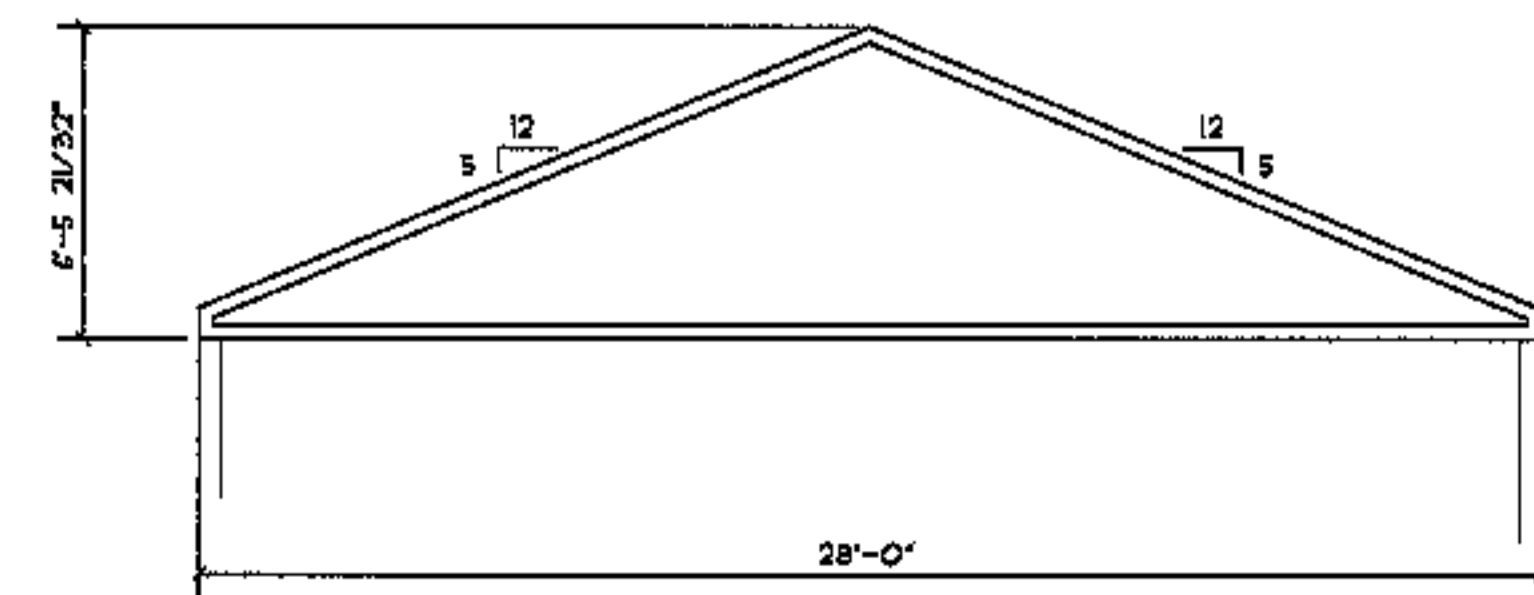
truss type #8a



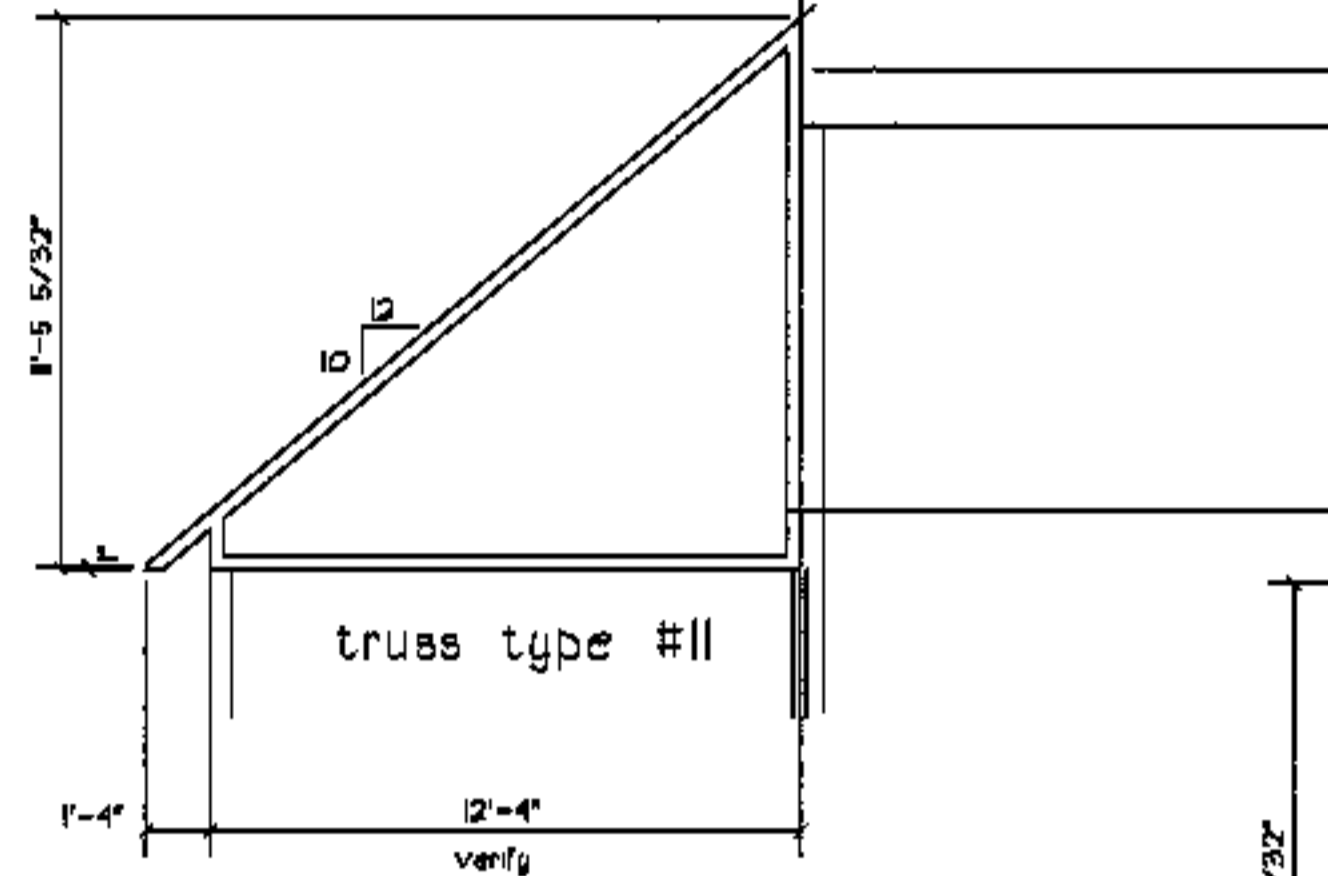
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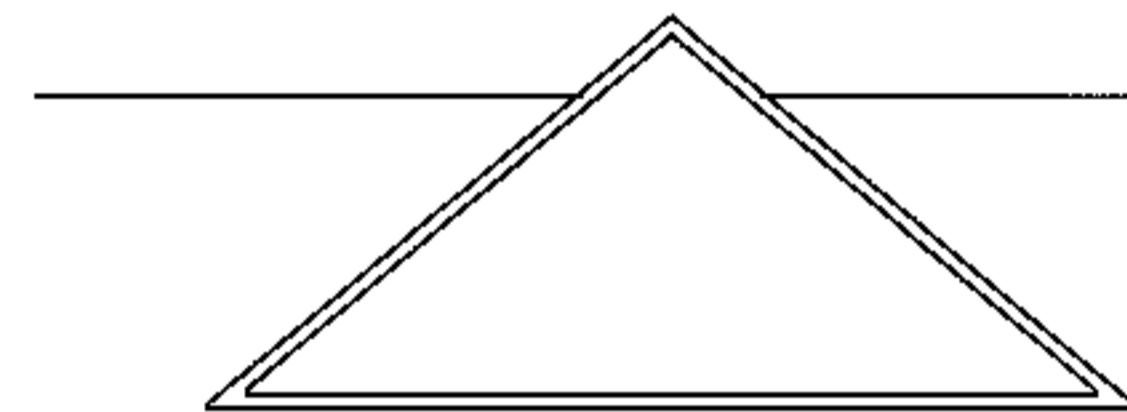
truss type #9 @ end walls smoke partitions



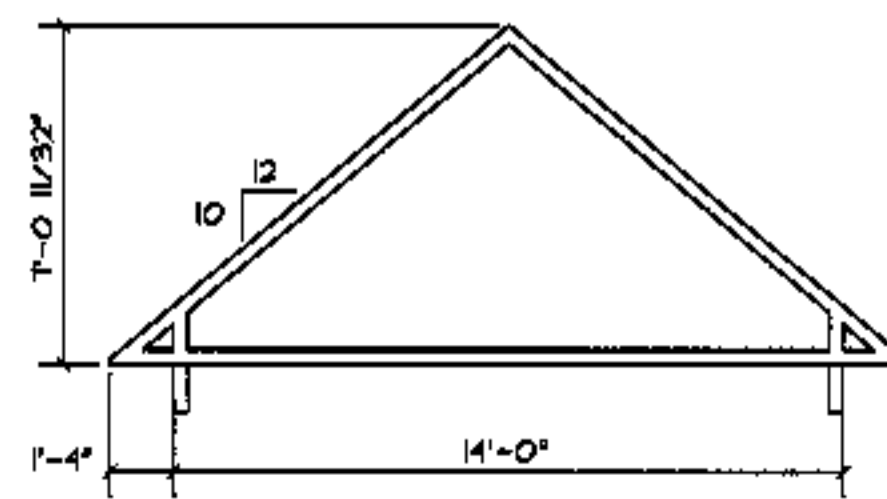
truss type #9A



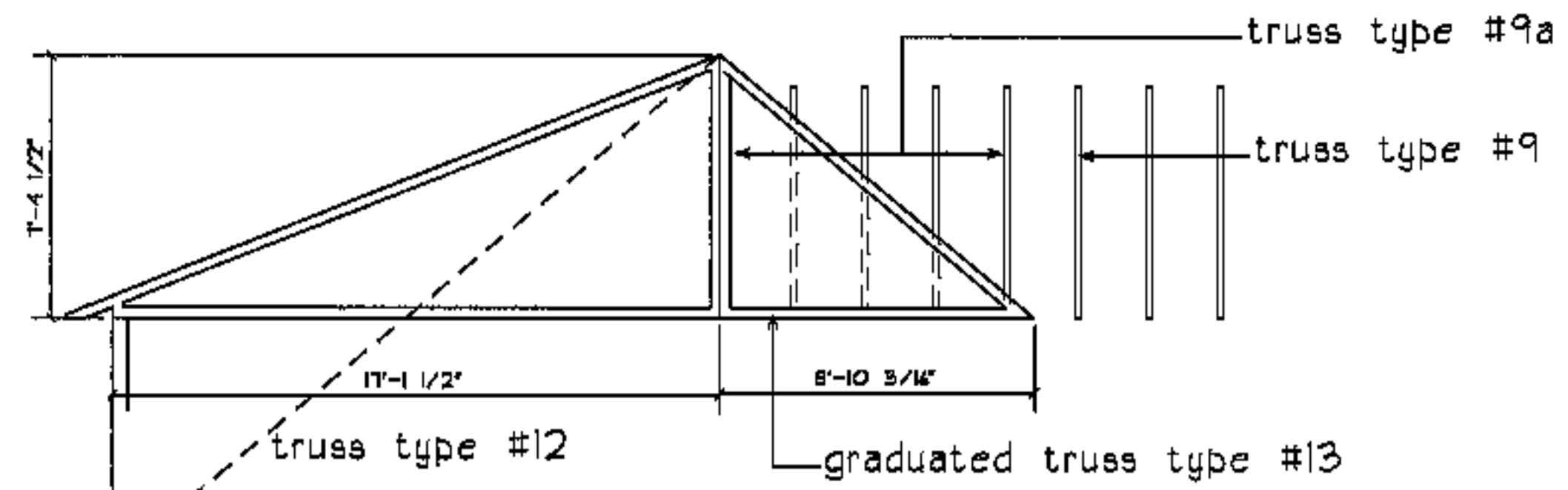
truss type #11



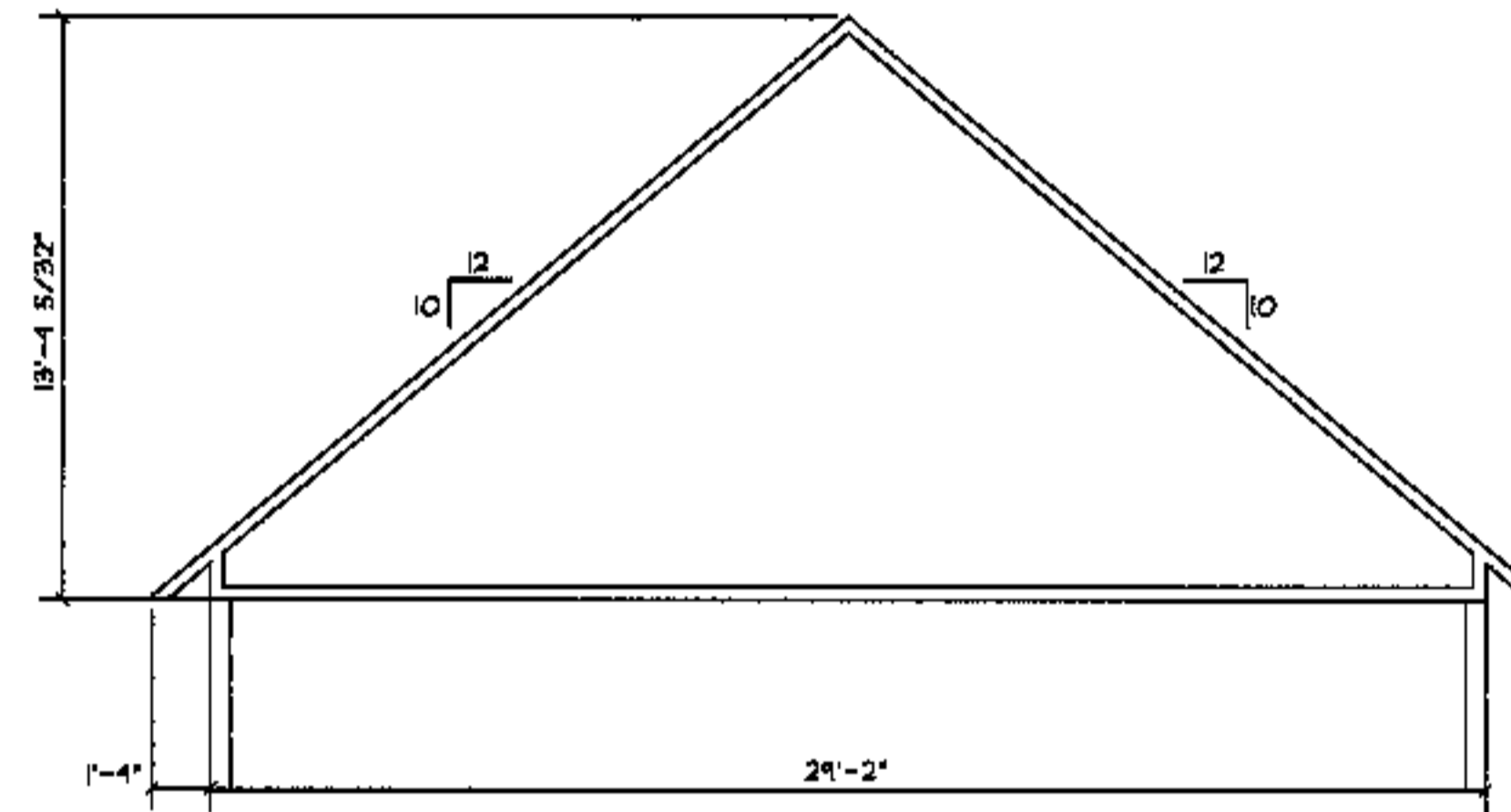
graduated truss type #10



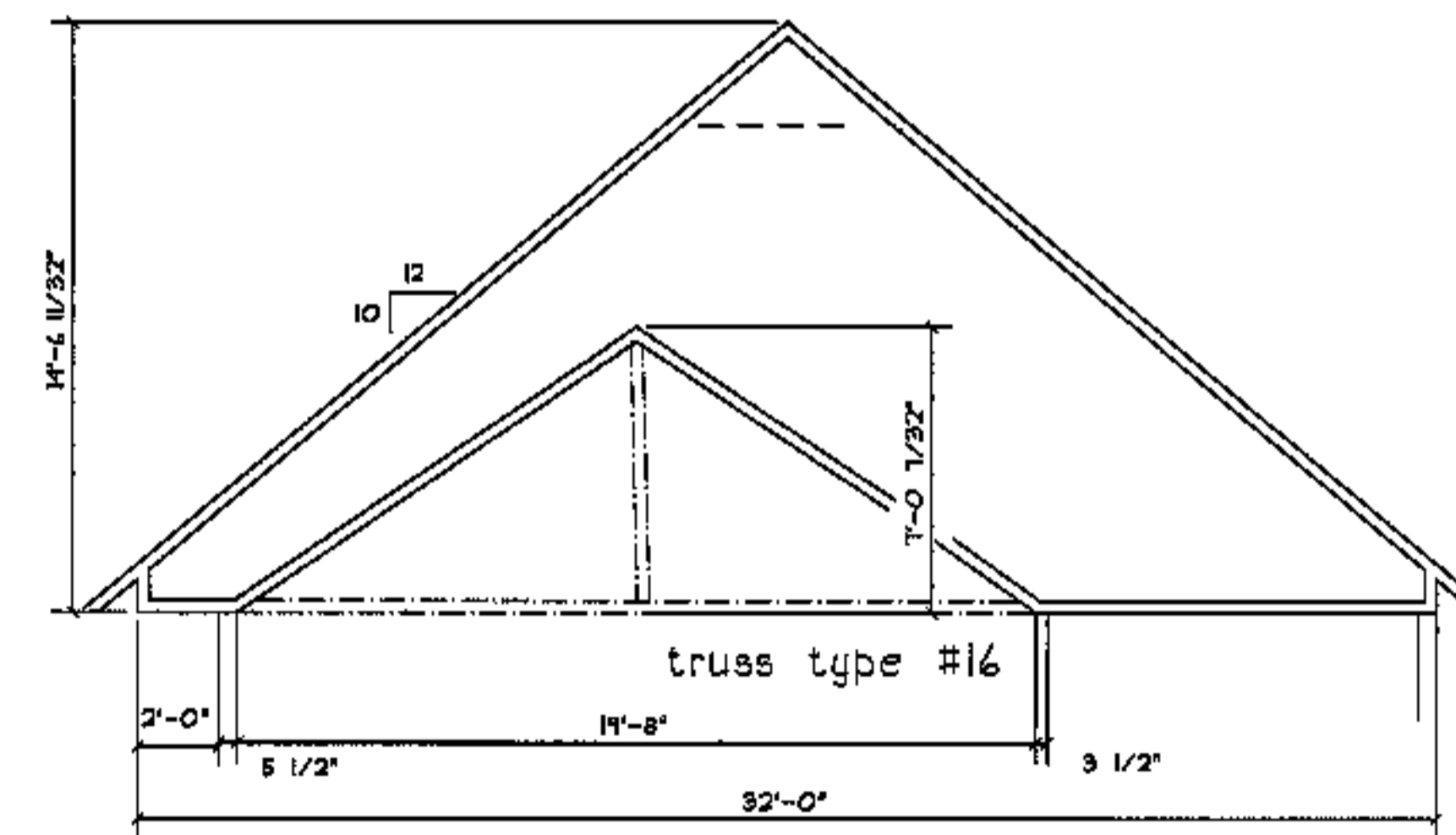
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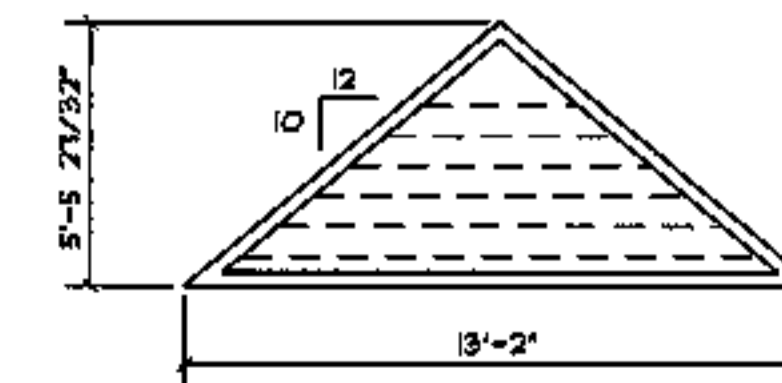
truss type #12



truss type #14



truss type #16



graduated truss type #18

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roof truss  
elevations

scale

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drawn by

RG

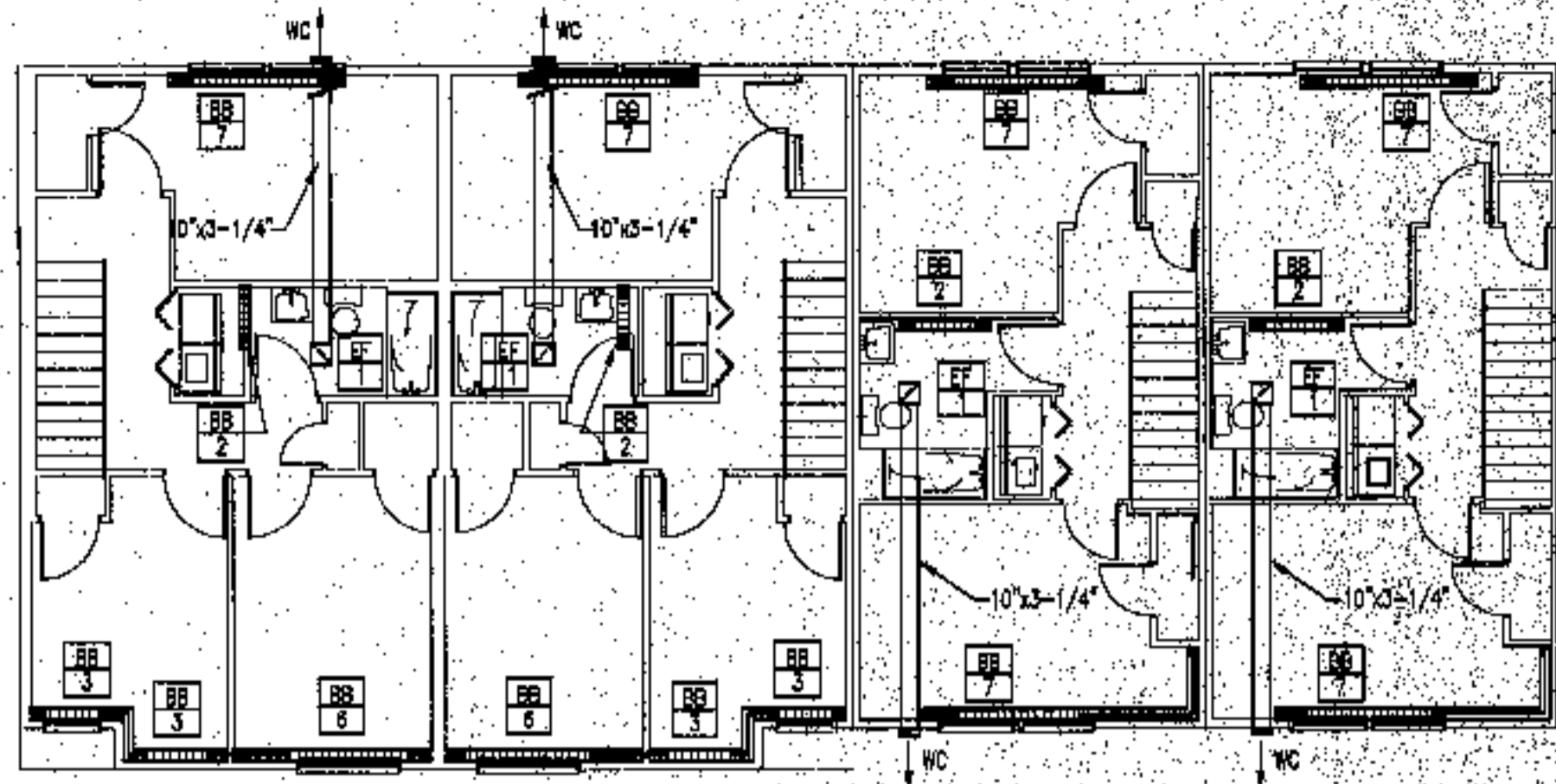
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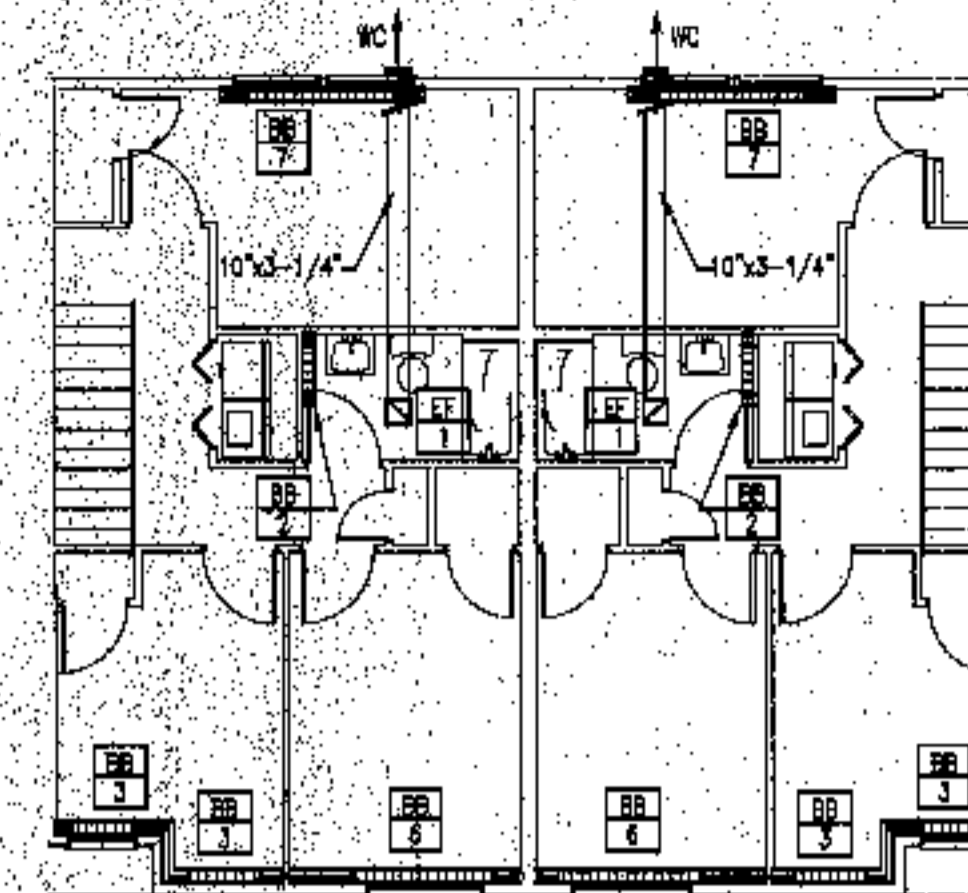
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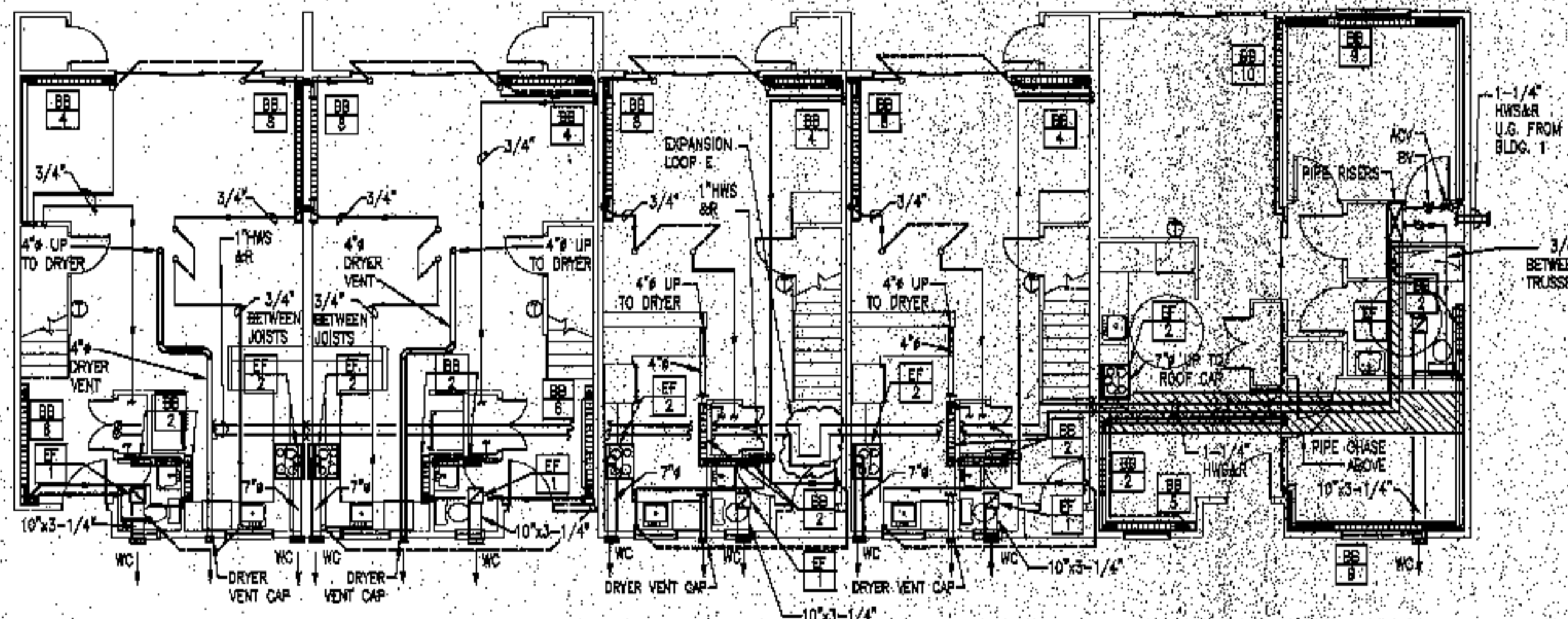
**BUILDING 2 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



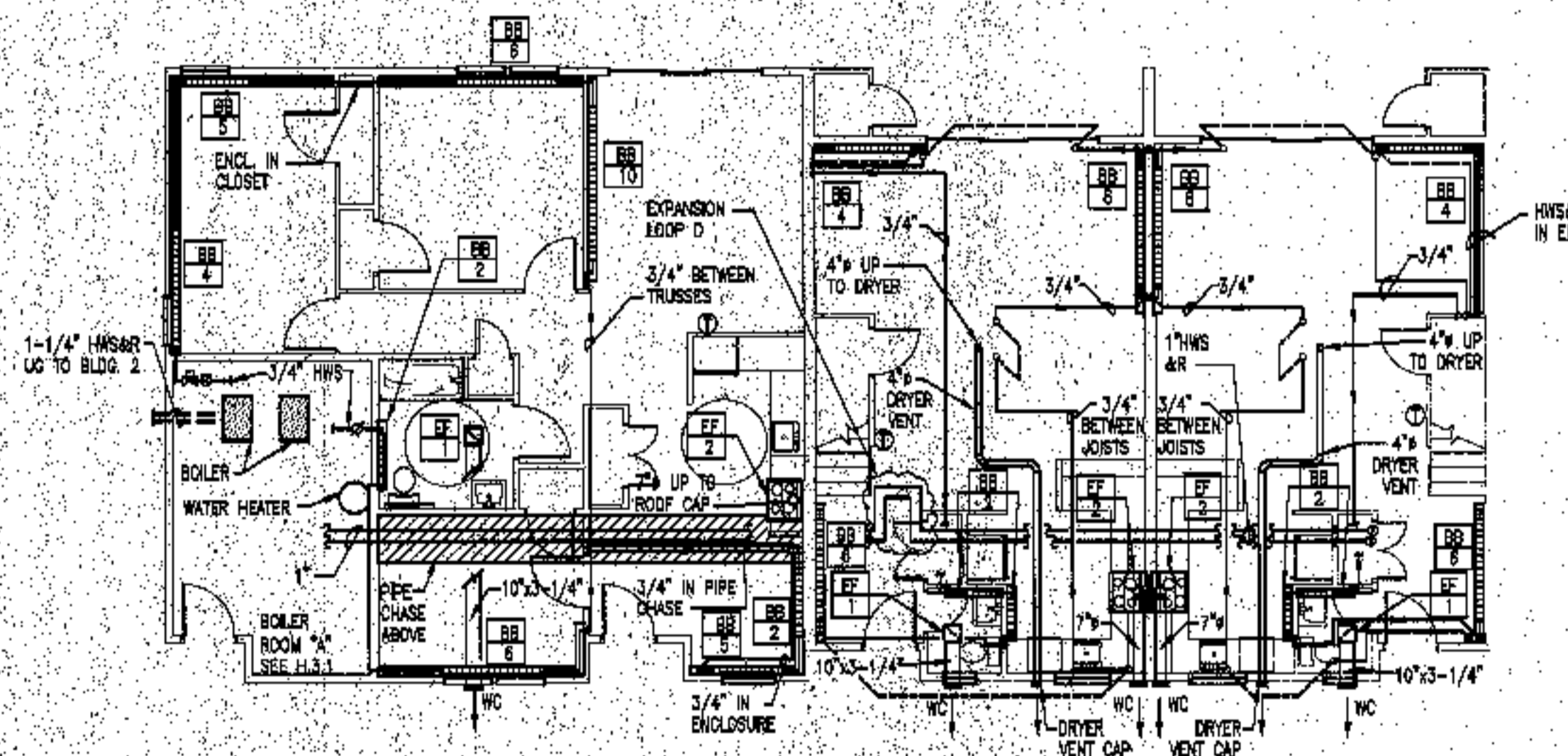
**BUILDING 1 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



**BUILDING 2 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



**BUILDING 1 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"

**LEGEND**

- ACV AUTOMATIC CONTROL VALVE
- BOILER
- BASEBOARD RADIATION (OUTPUT IN MEN)
- BACKFLOW PREVENTER
- CABINET UNIT HEATER
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- REGULATED DOMESTIC HOT WATER
- HOT WATER RETURN
- HOT WATER SUPPLY
- INDOOR WATER HEATER TANK
- 1/2" BLS/W
- MOTORIZED DAMPER
- NORMALLY CLOSED
- NORMALLY OPEN
- PUMP
- PRESSURE RELIEF VALVE
- UNIT HEATER
- WALL CAP
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- REGULATED DOMESTIC HOT WATER
- HOT WATER SUPPLY PIPING
- HOT WATER RETURN PIPING
- AIR VENT, AUTOMATIC
- AIR VENT, MANUAL
- BALL VALVE
- CHECK VALVE
- CIRCUIT SETTER
- CONTROL VALVE
- FLOW MEASURING/SHUT OFF VALVE
- GAGE COCK
- HOSE END CONNECTION, WITH SHUT-OFF
- PIPE REDUCER
- PLUG VALVE
- PRESSURE REDUCING VALVE
- STRAINER
- THERMOMETER
- TIMER SWITCH
- THERMOSTAT
- UNKNOWN
- PRESSURE GAGE
- SHUT OFF VALVE

**GENERAL NOTES**

**PIPING**

1. PITCH PIPE MAINS UP AWAY FROM BOILER. TAKEOFF BOTTOM OR SIDE OF MAINS.
2. PROVIDE DRAINS AT ALL ACCESSIBLE LOW POINTS. PROVIDE MANUAL AIR VENTS AT ALL HIGH POINTS. PROVIDE DRAINS WITH HOSE-END CONNECTIONS IN BOILER ROOM. BASEBOARD TEES ARE PERMISSIBLE OUTSIDE BOILER ROOM.
3. PIPING SHOWN IS DIAGRAMMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED ON SITE. NO WATER PIPES SHALL BE RUN IN EXTERIOR WALLS OR SOFFITS.
4. PROVIDE PIPE ANCHORS AND GUIDES, AS NECESSARY, TO CONTROL PIPE EXPANSION.
5. ALL HEATING PIPES RUN OUTSIDE OF BASEBOARD ENCLOSURES SHALL BE INSULATED PER SPECIFICATIONS.
6. ALL HEATING PIPES SHALL BE 3/4" UNLESS INDICATED OTHERWISE.

**TEMPERATURE CONTROLS**

1. BOILERS SHALL CYCLE OFF BOILER CONTROLLER. BOILER WATER TEMPERATURE SHALL MODULATE AS DETERMINED BY OUTDOOR AIR TEMPERATURE, HEATING LOAD, AND DOMESTIC HOT WATER DEMAND. BOILERS SHALL HAVE HIGH LIMIT SAFETY CONTROLS.
2. HEATING PUMP SHALL RUN WHEN OUTDOOR AIR TEMPERATURE IS BELOW 65° F.
3. DHW PUMP SHALL RUN ON A CALL FOR DHW AS DETERMINED BY DHW AQUASTAT (140° F).
4. DHW REDUC. PUMP SHALL RUN AS DETERMINED BY THE ASSOCIATED TIME CLOCK / AQUASTAT.
5. UNIT THERMOSTAT SHALL OPEN ASSOCIATED ZONE VALVE ON A CALL FOR HEAT.

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date

oct. 4, 2009

sheet title

**heating plans bldg 1&2**

**legend & gen. notes**

scale

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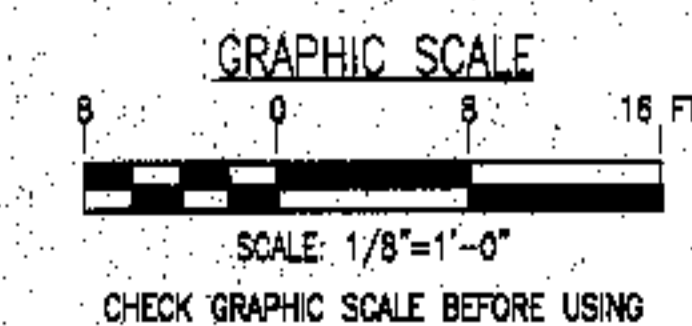
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sheet title

heating plans

blgd 3&4

scale

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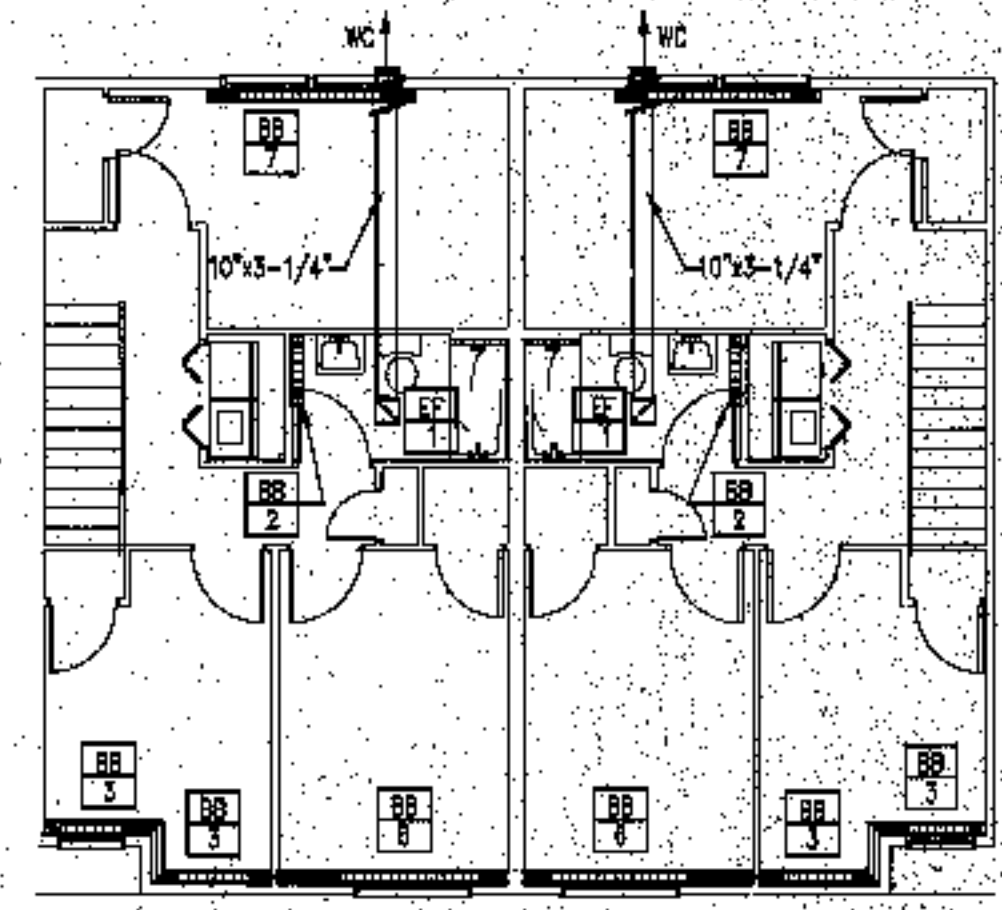
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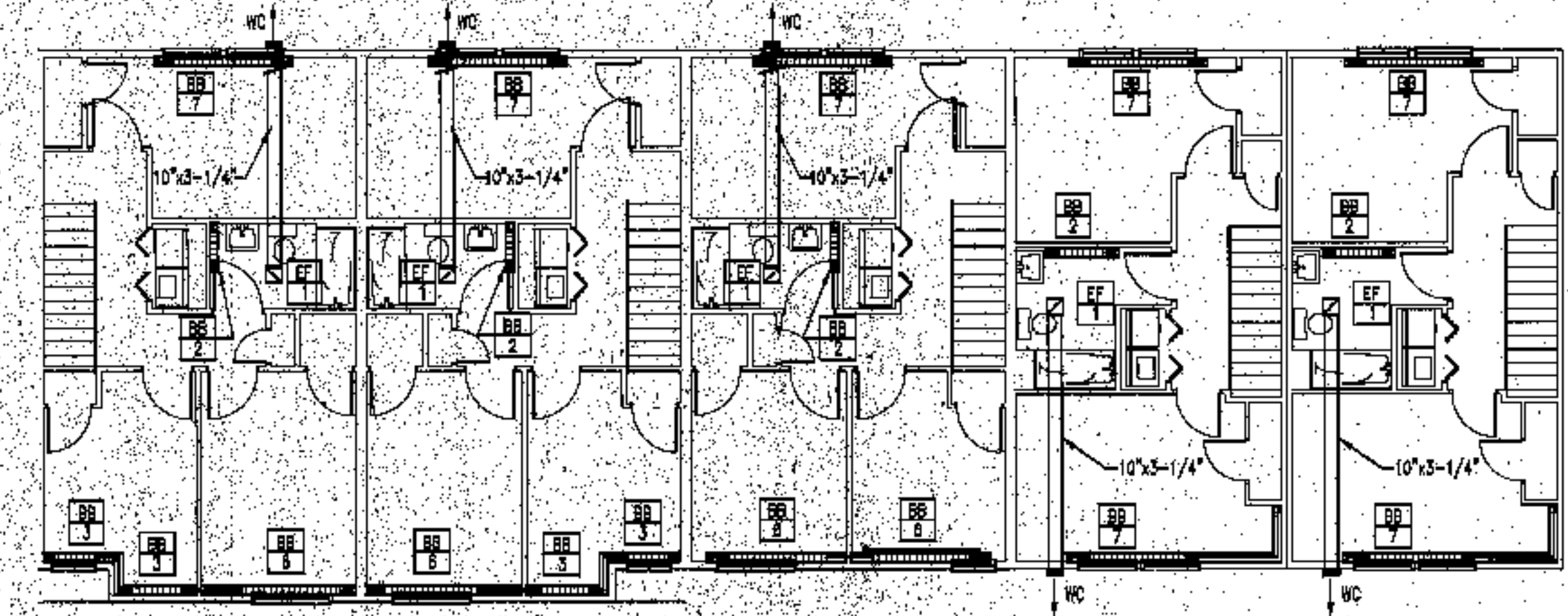
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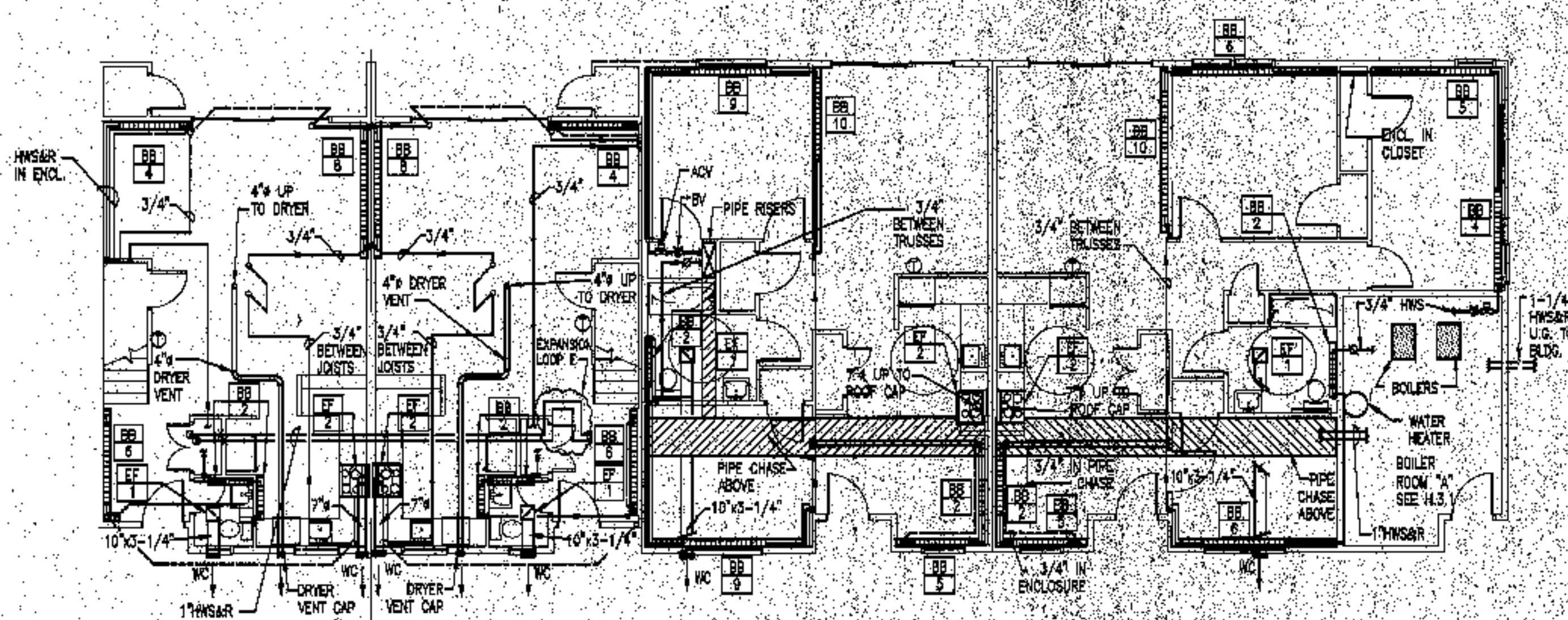
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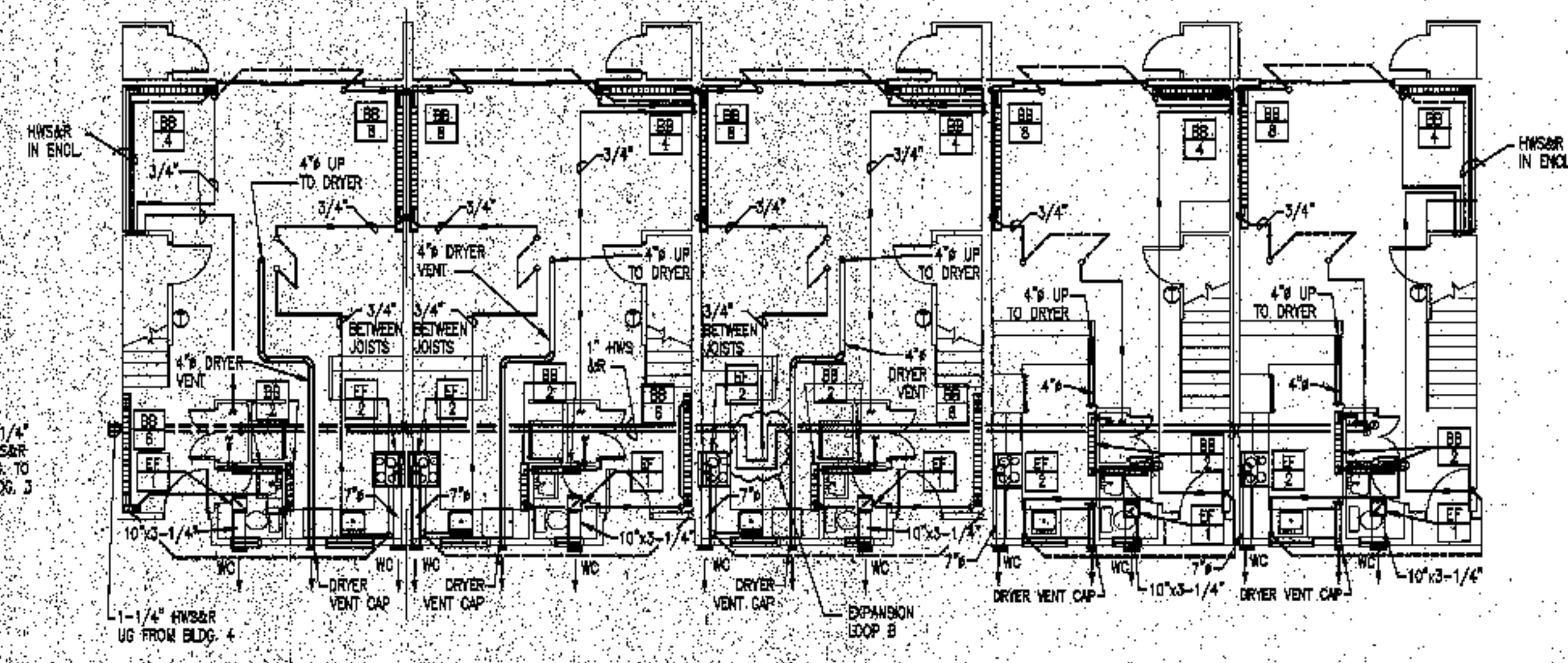
**BUILDING 4 - SECOND FLOOR**  
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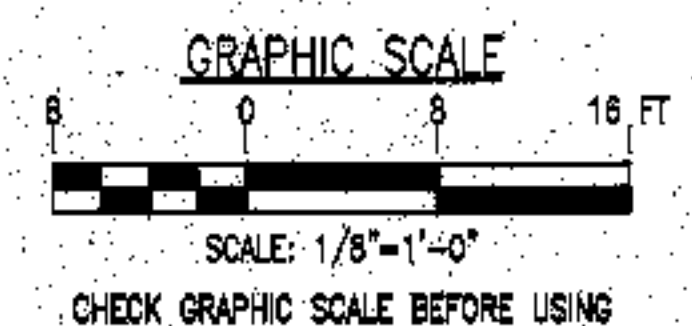
**BUILDING 3 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 4 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



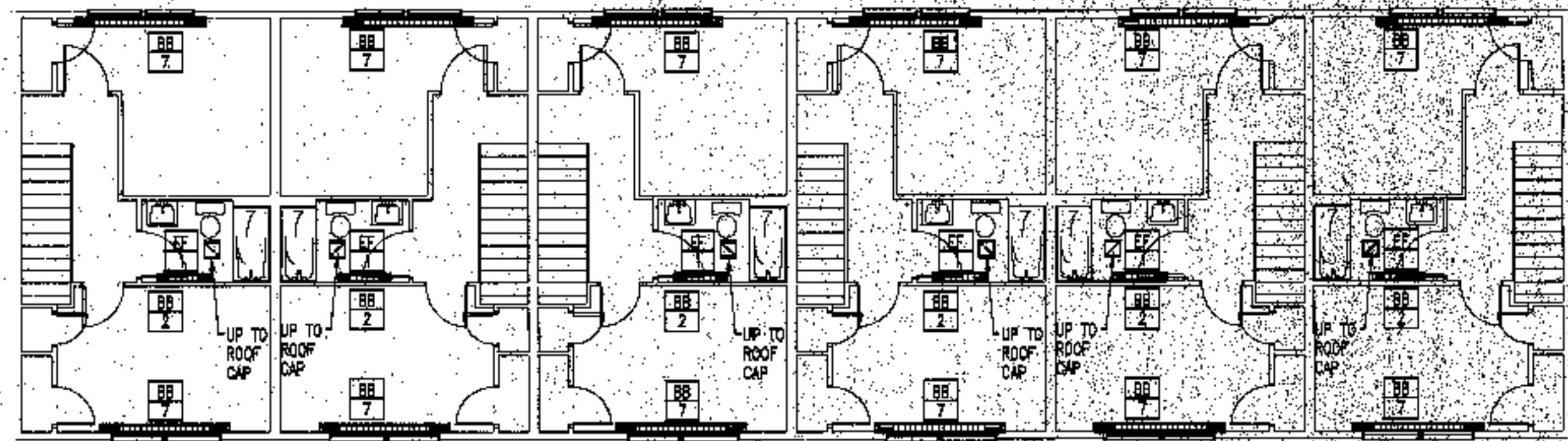
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SCALE: 1/8"=1'-0"



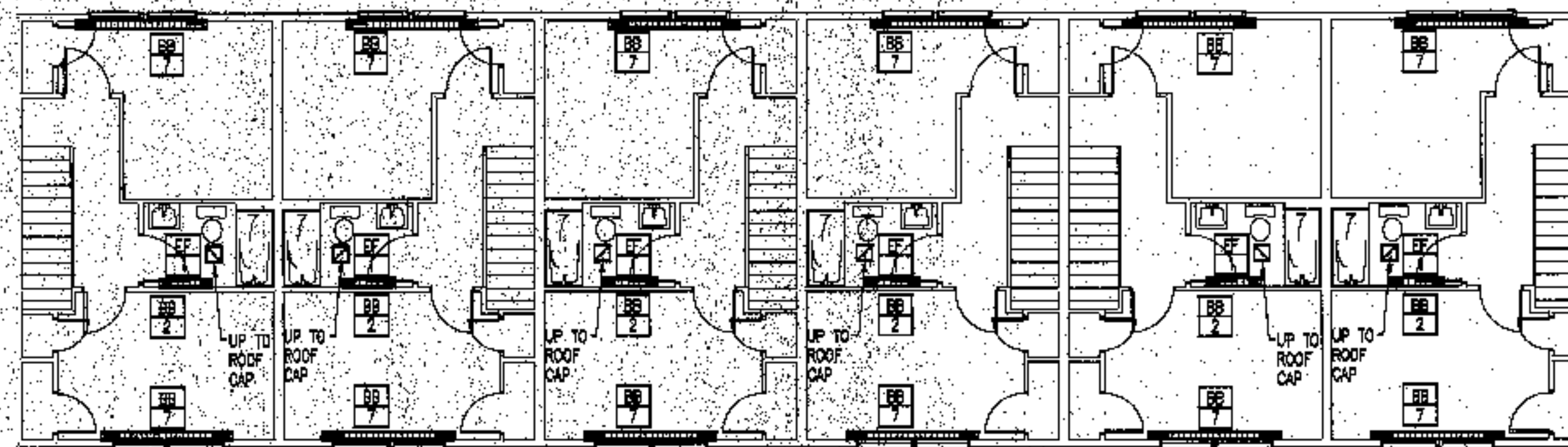
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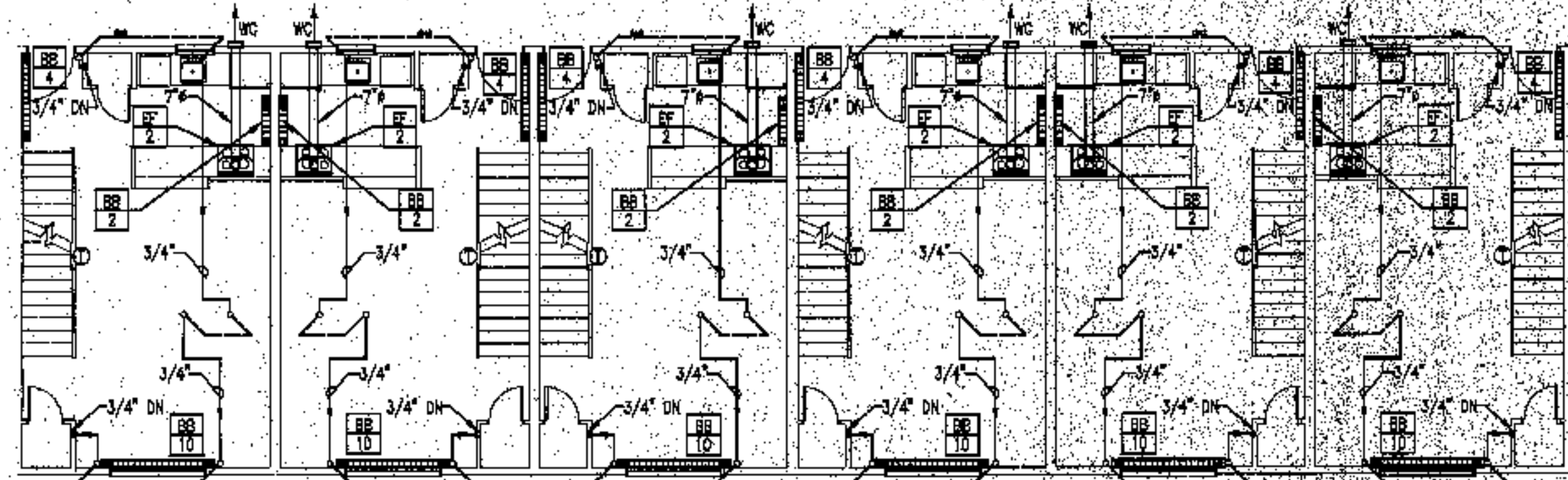
**H.1.2**



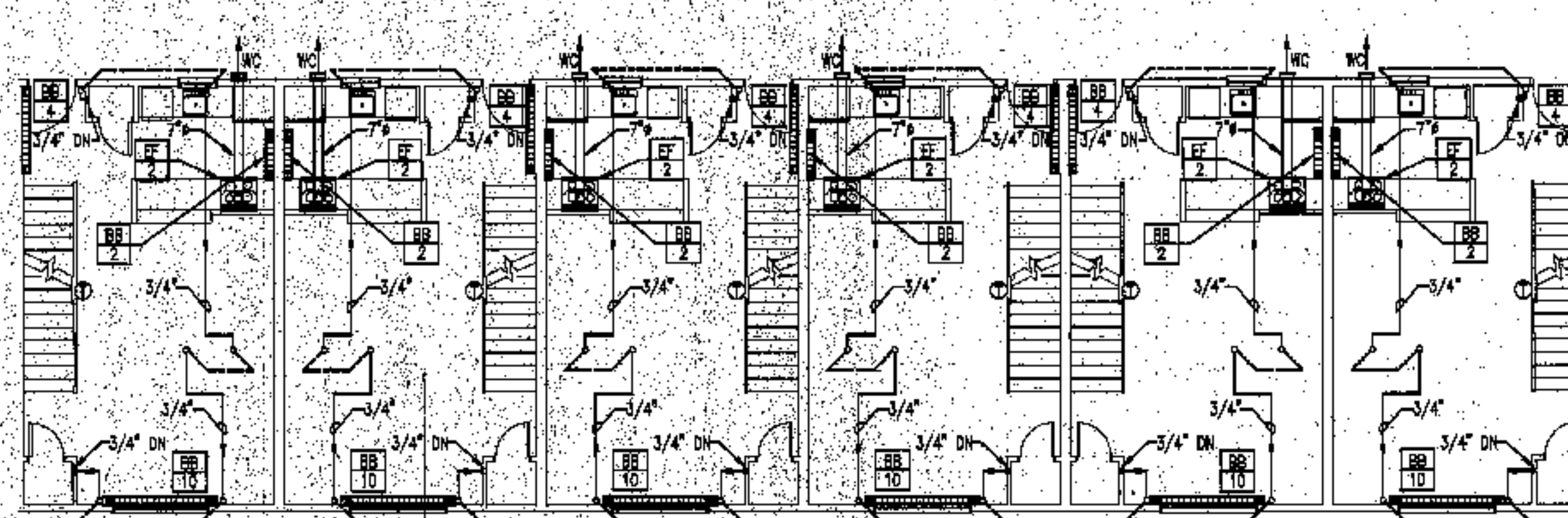
**BUILDING 5 - THIRD FLOOR**  
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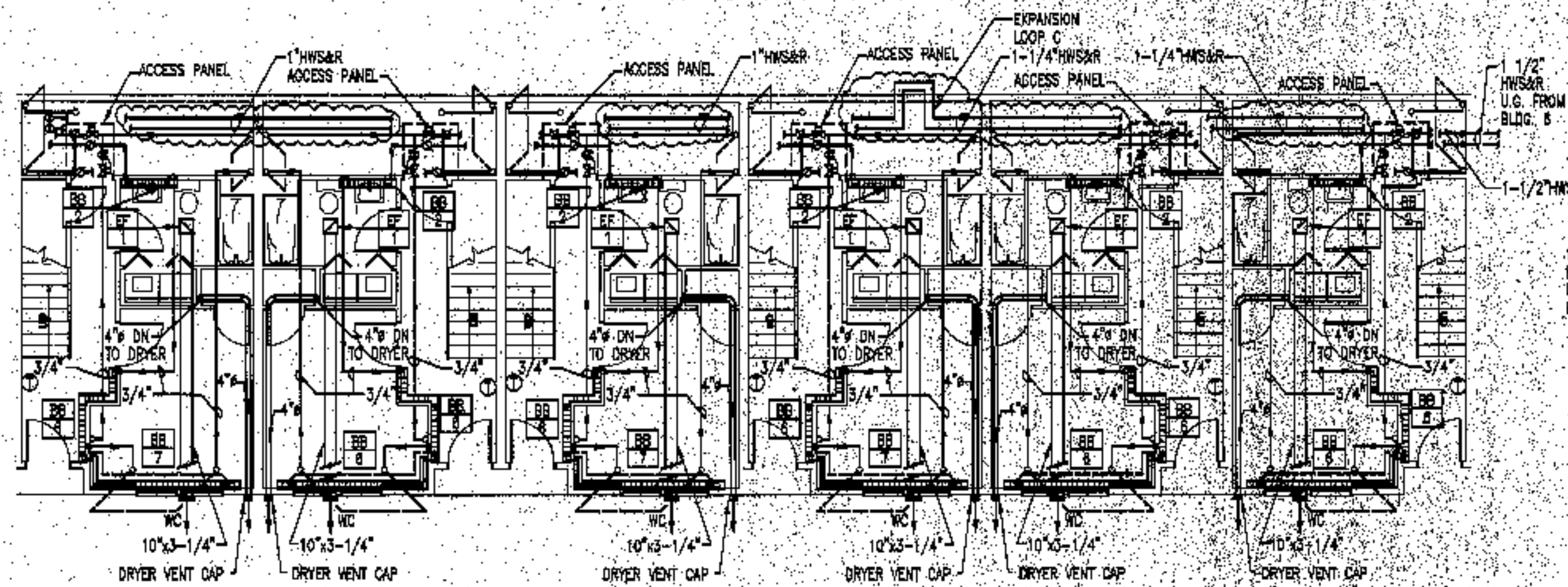
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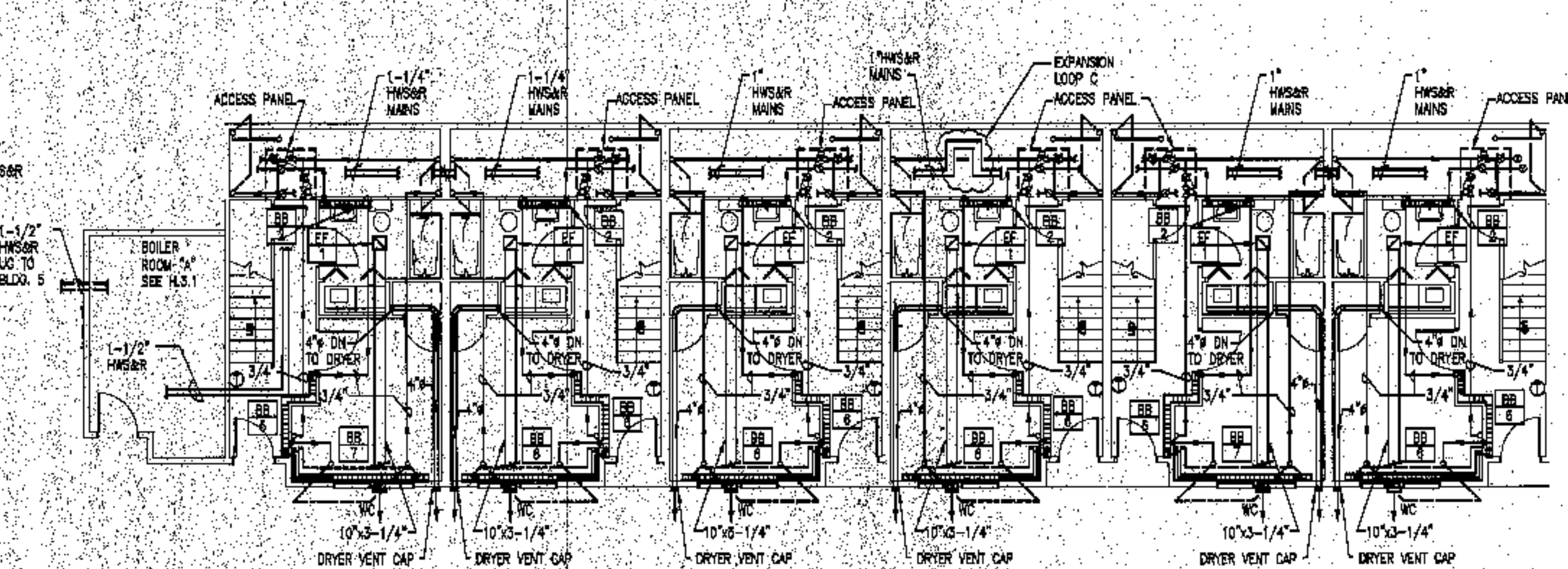
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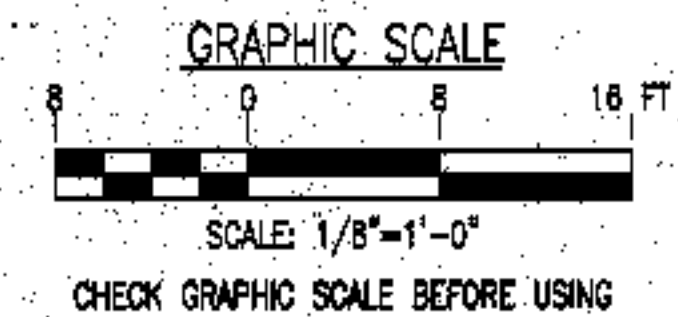
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SCALE: 1/8"=1'-0"



**BUILDING 5 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 6 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



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sheet title

**heating plans  
bldg 5&6**

scale

1/8"=1'-0"

drawn by

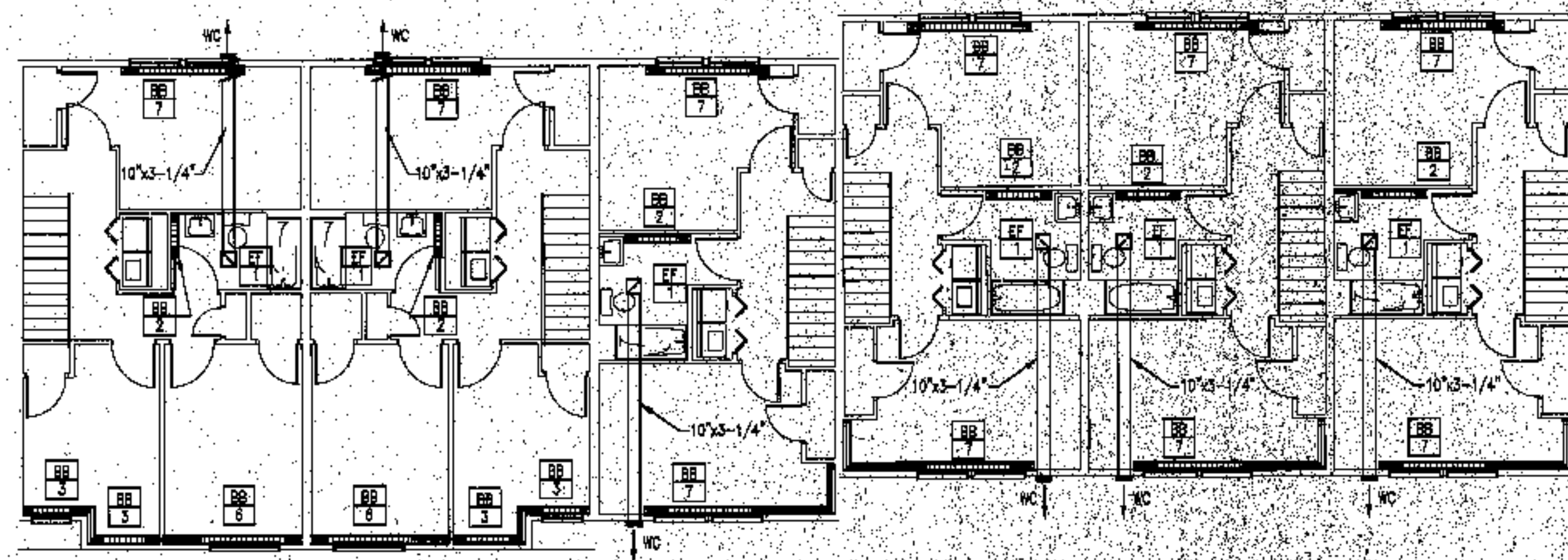
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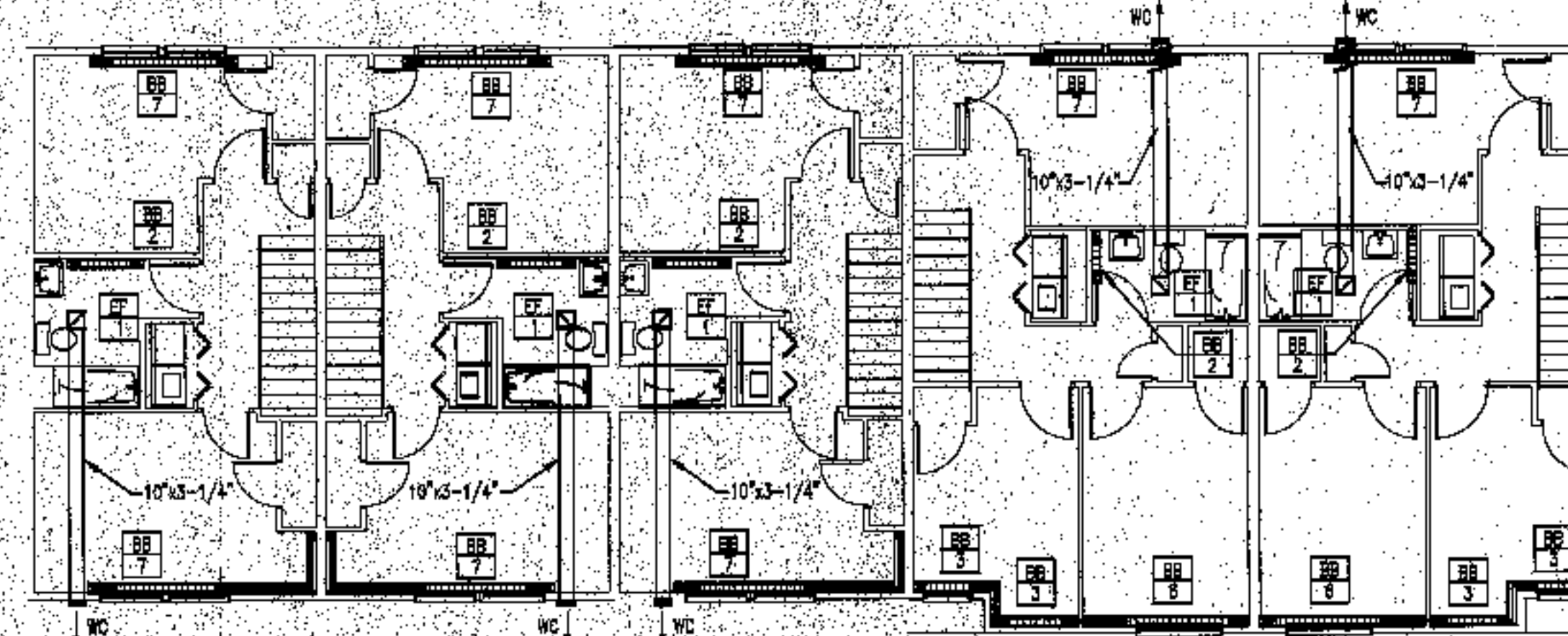
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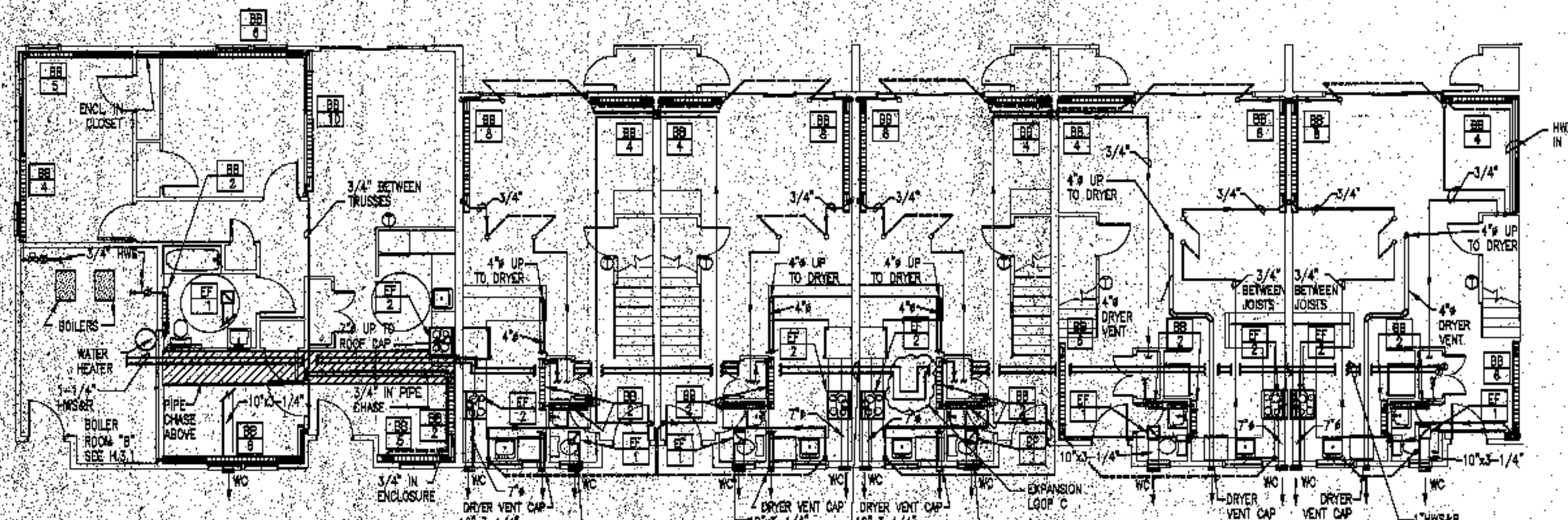
**BUILDING 7 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



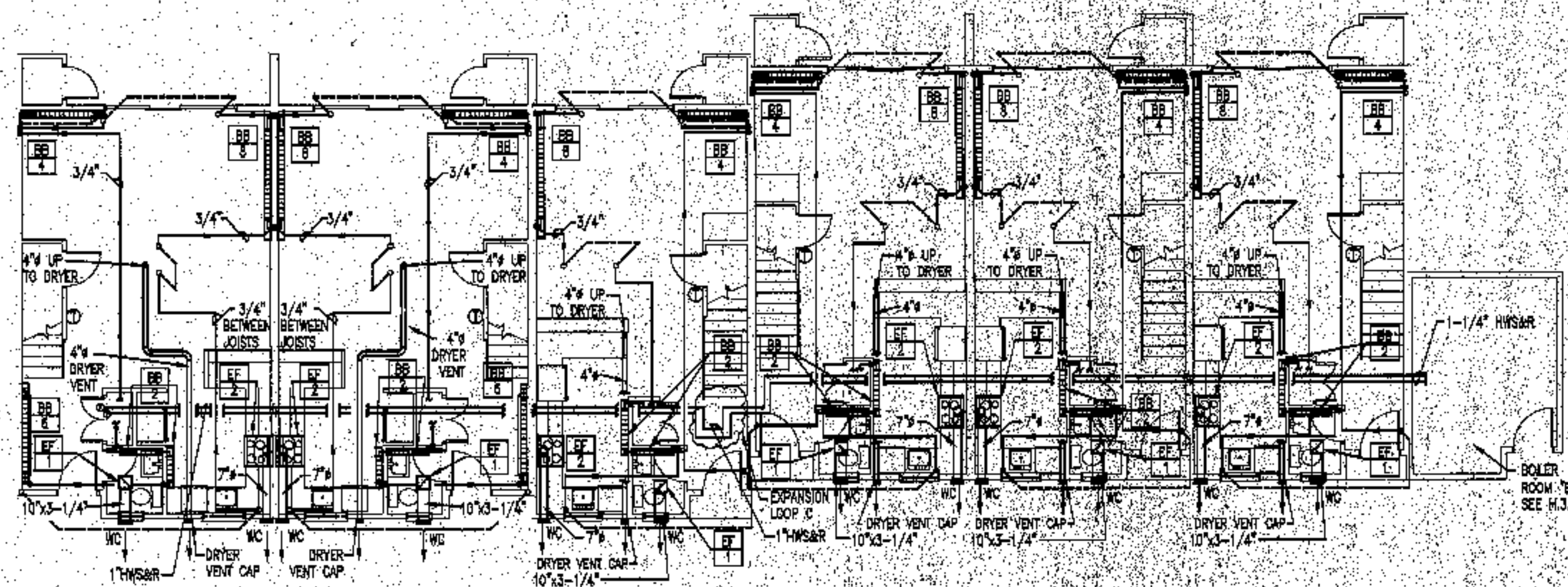
**BUILDING 9 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



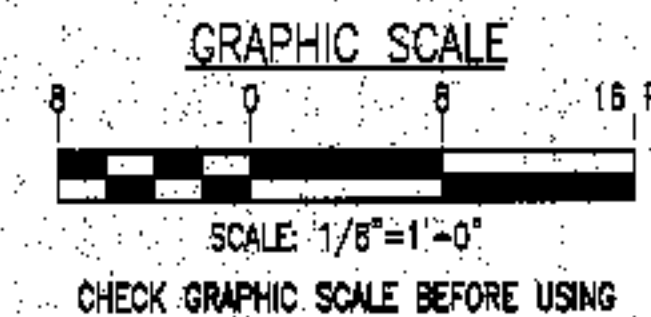
**BUILDING 9 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



**BUILDING 7 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



CHECK GRAPHIC SCALE BEFORE USING

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heating plans  
bldg 7&8

scale

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**H.1.4**

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sheet title

heating plans  
bldg 8&11

scale

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drawn by

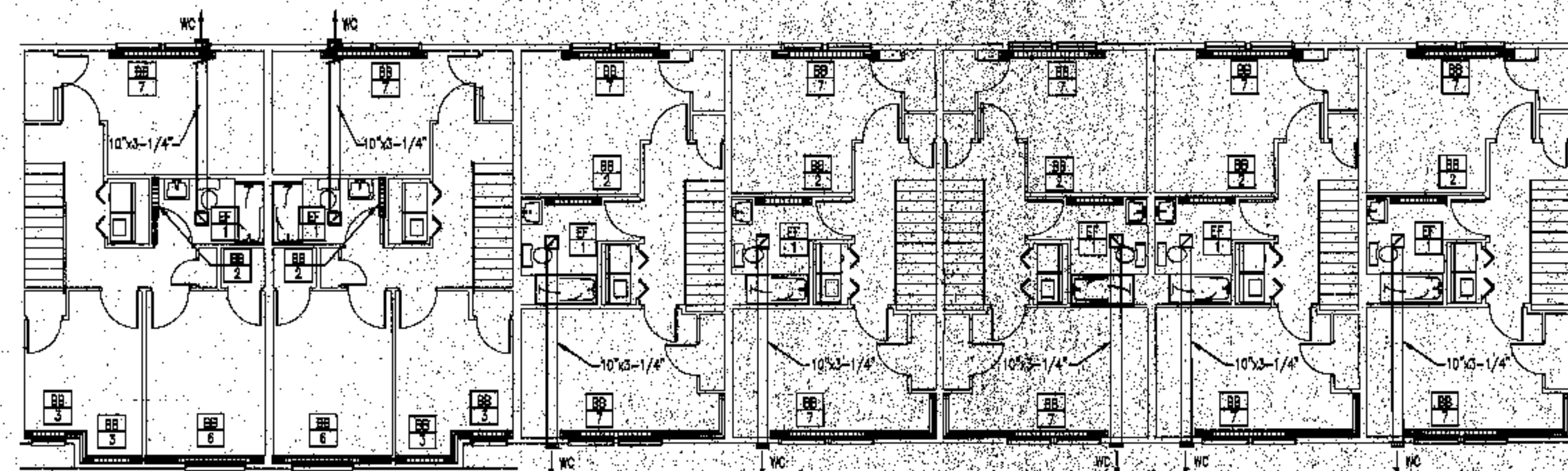
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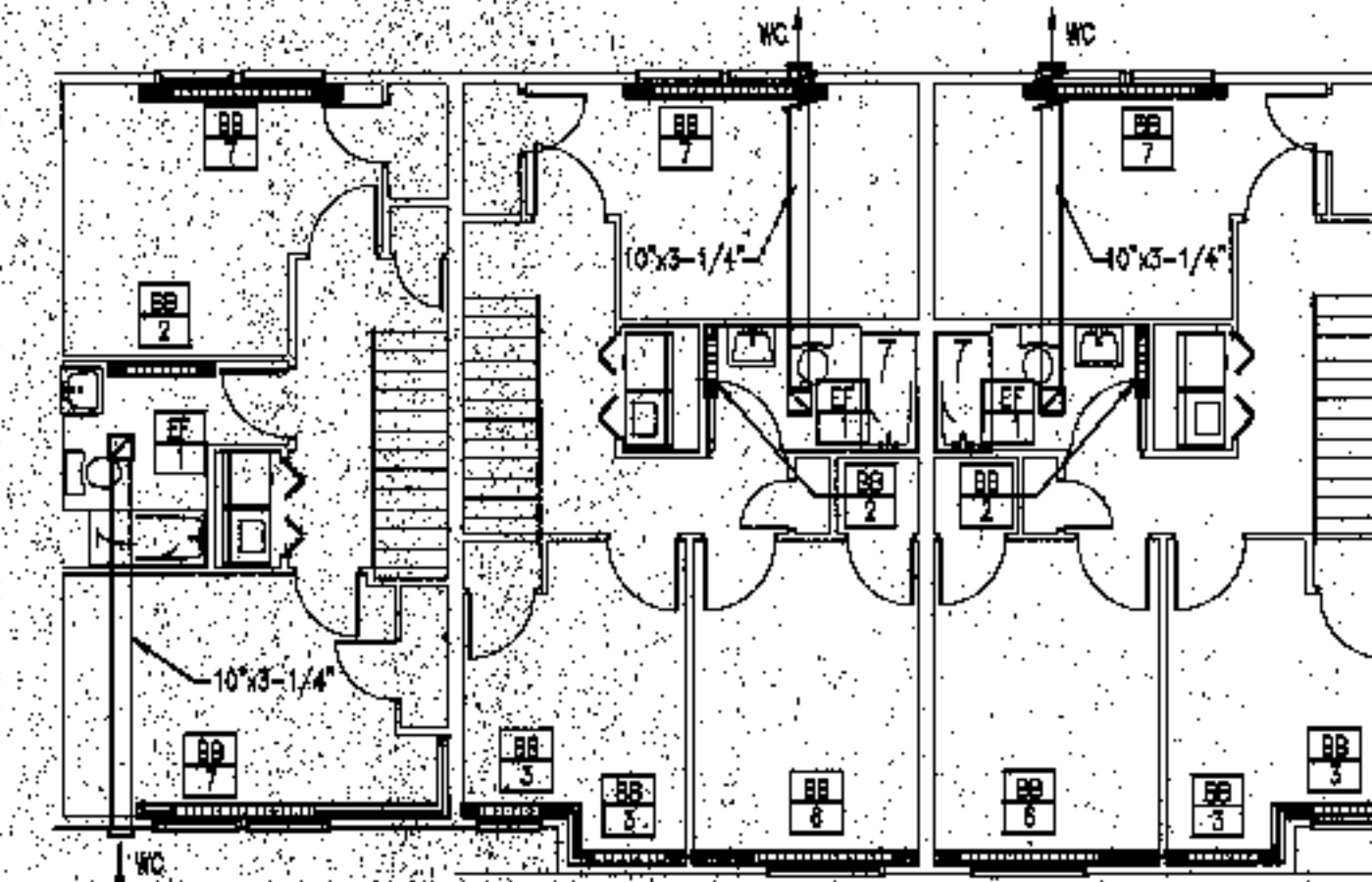
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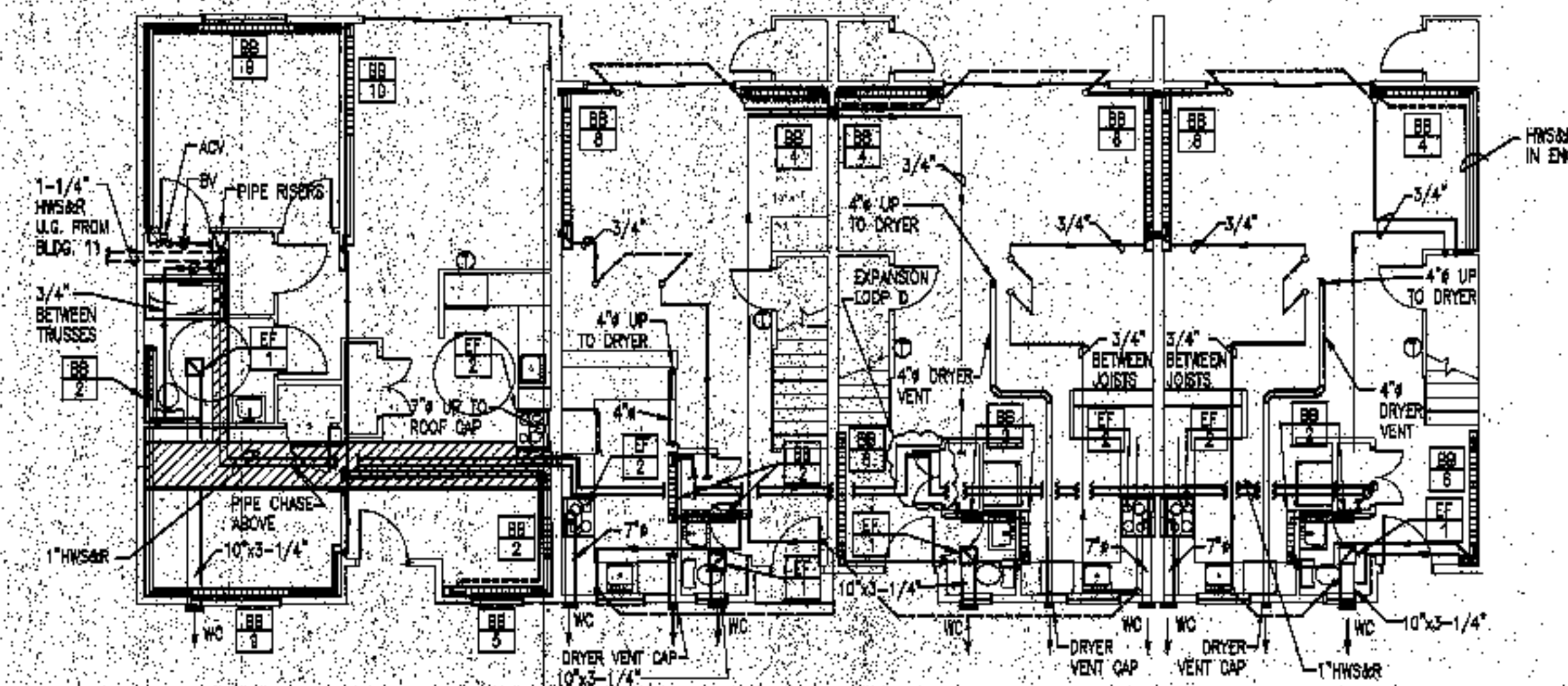
**BUILDING 11 - SECOND FLOOR**

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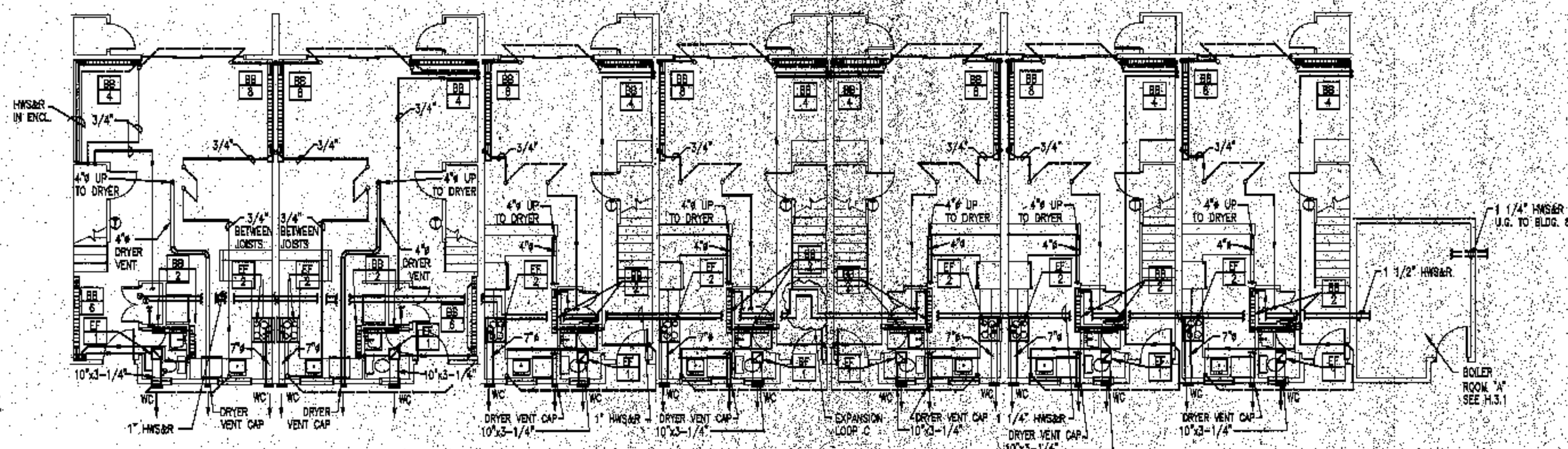
**BUILDING 8 - SECOND FLOOR**

SCALE: 1/8"=1'-0"



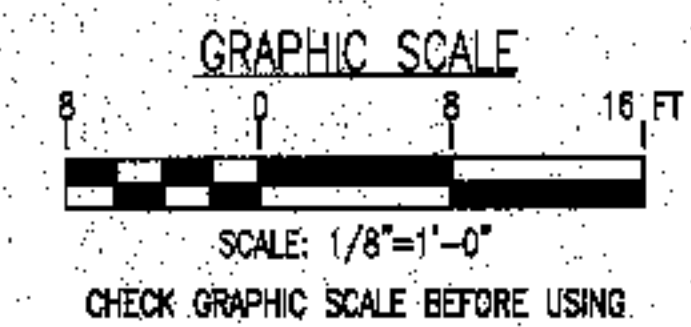
**BUILDING 8 - FIRST FLOOR**

SCALE: 1/8"=1'-0"



**BUILDING 11 - FIRST FLOOR**

SCALE: 1/8"=1'-0"



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date

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sheet title

heating plans  
bldg 10&12

scale

1/8"=1'-0"

drawn by

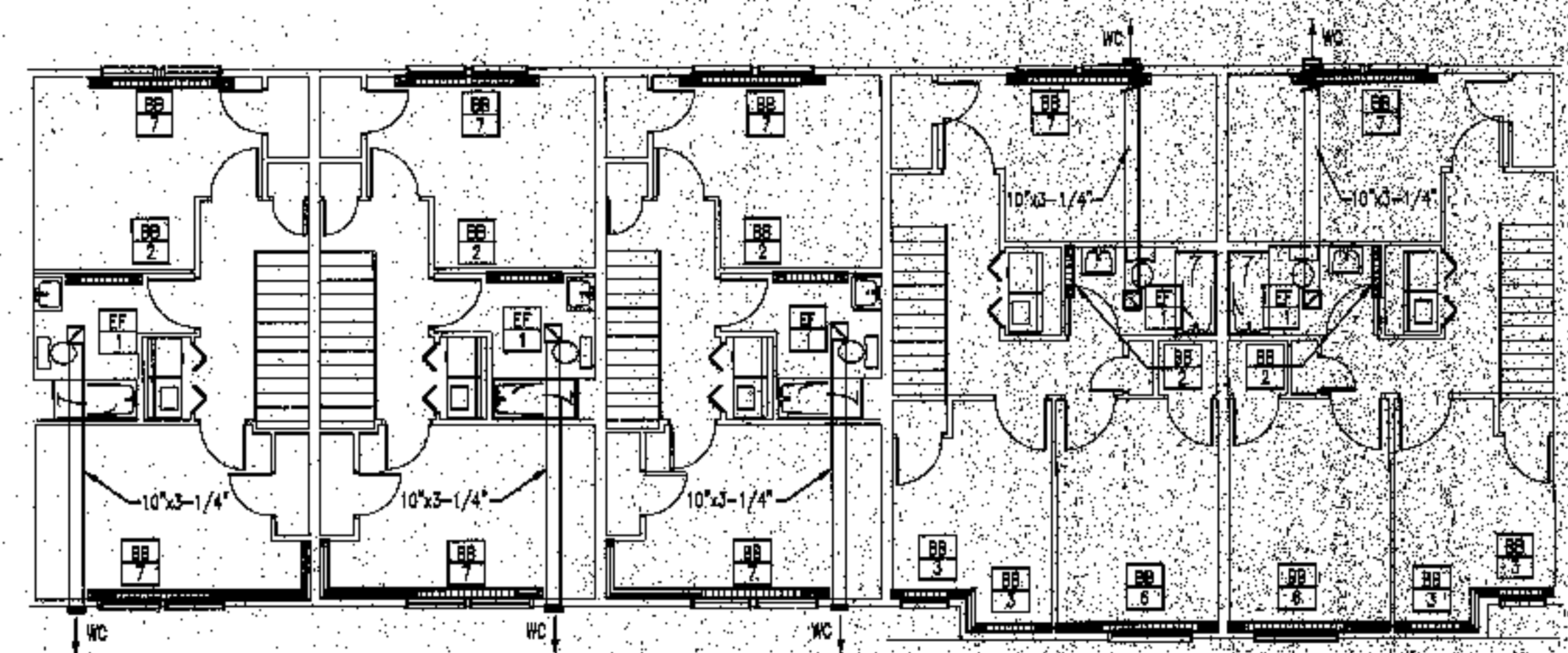
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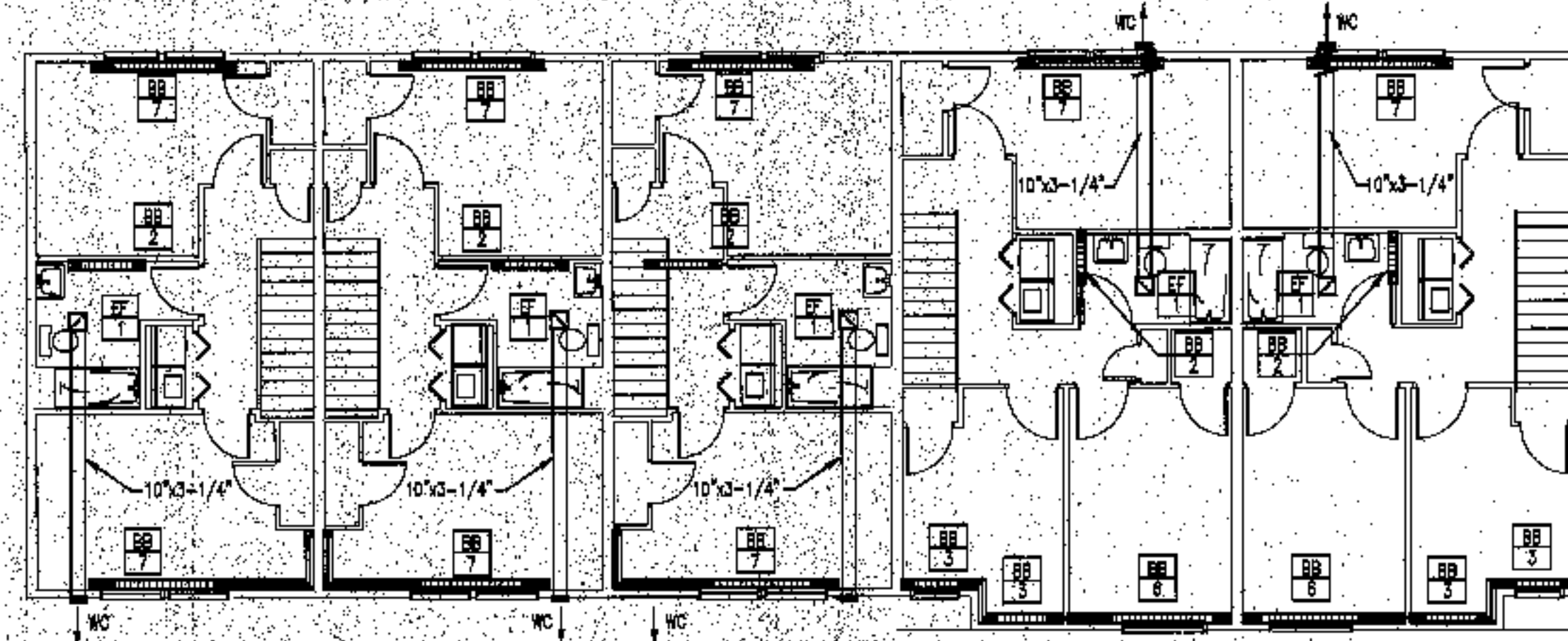
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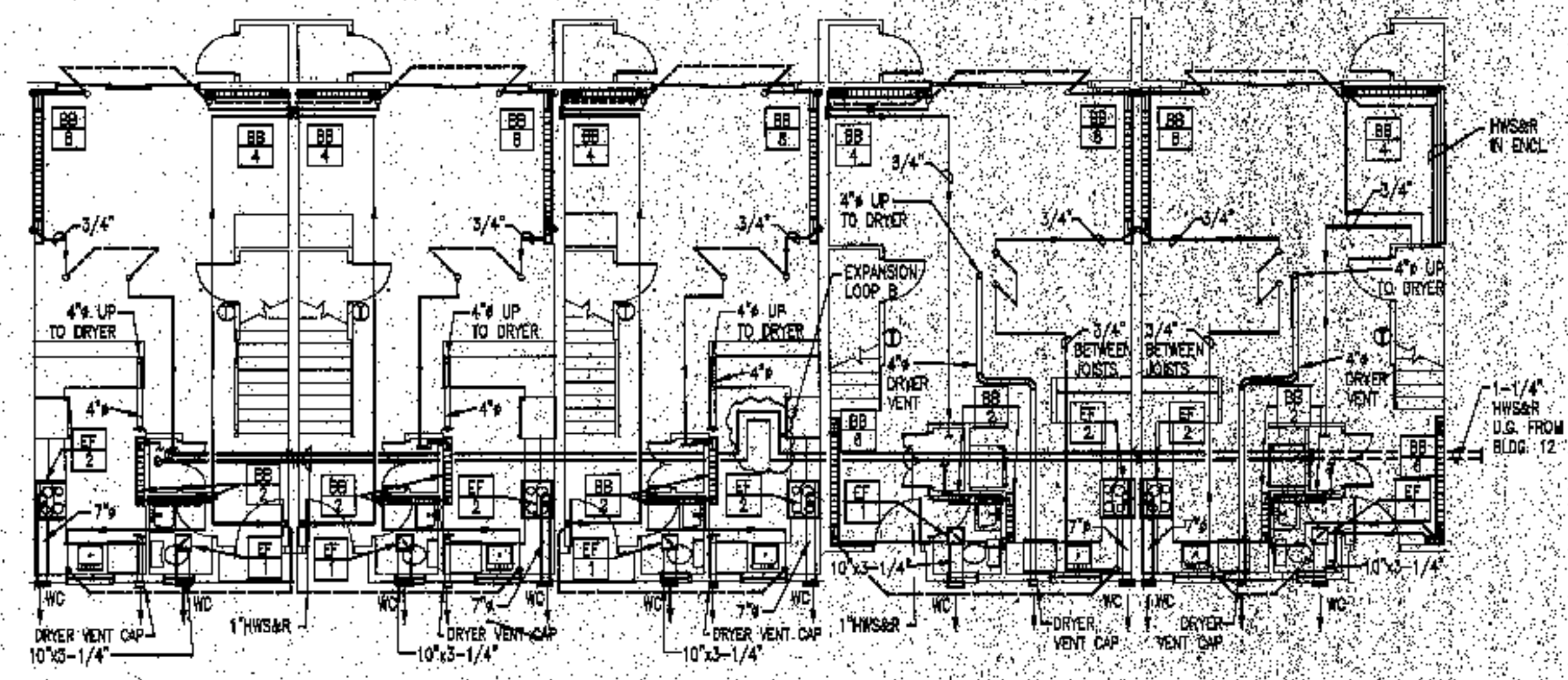
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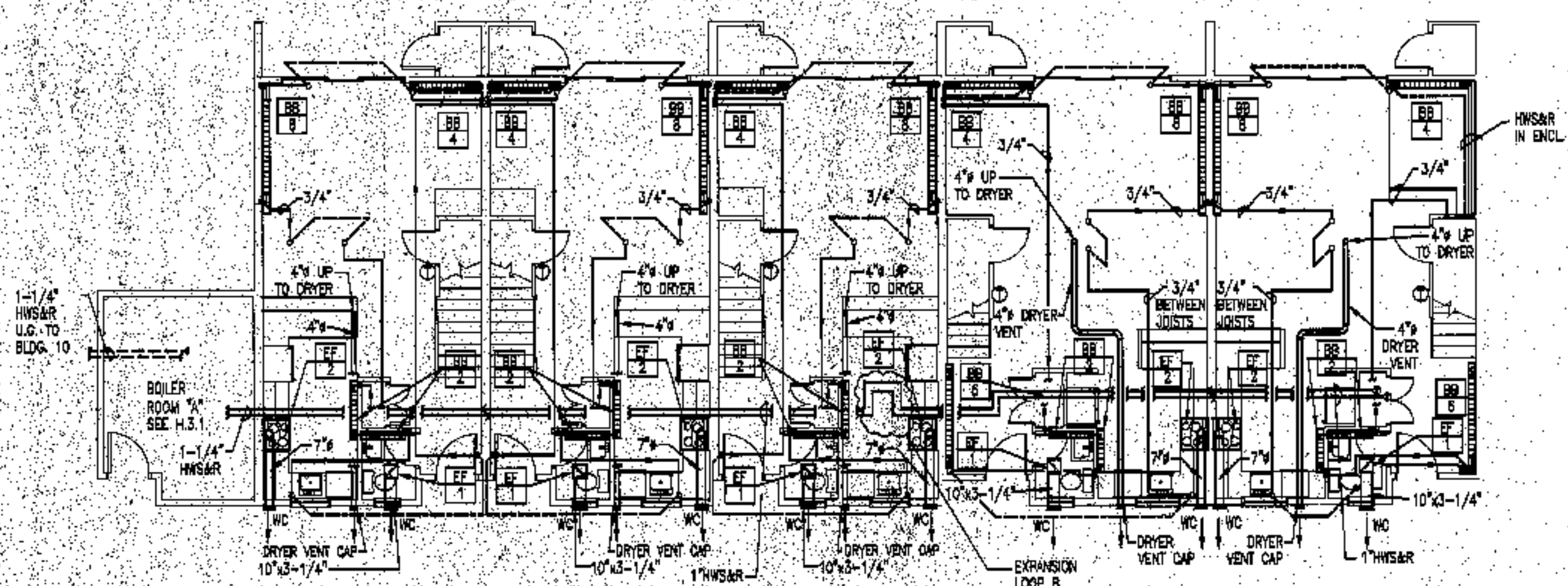
**BUILDING 10 - SECOND FLOOR**  
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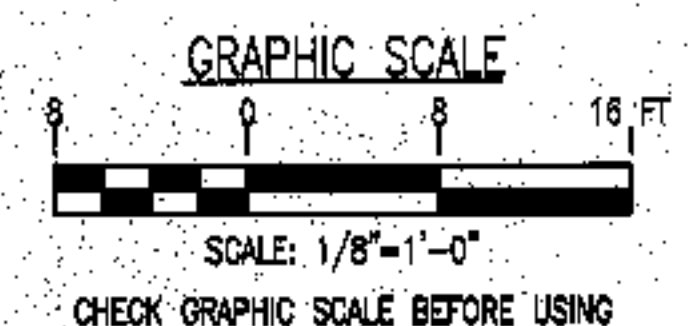
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**BUILDING 10 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

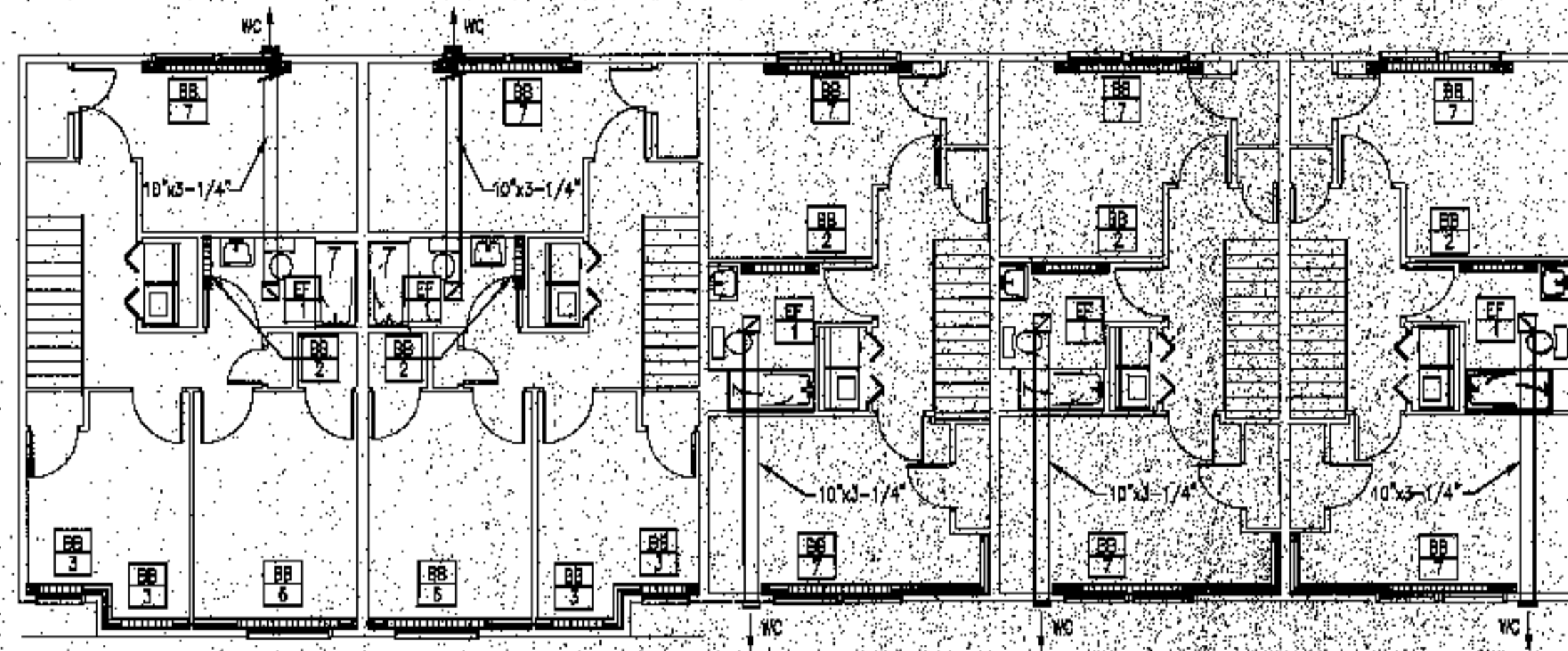


**BUILDING 12 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



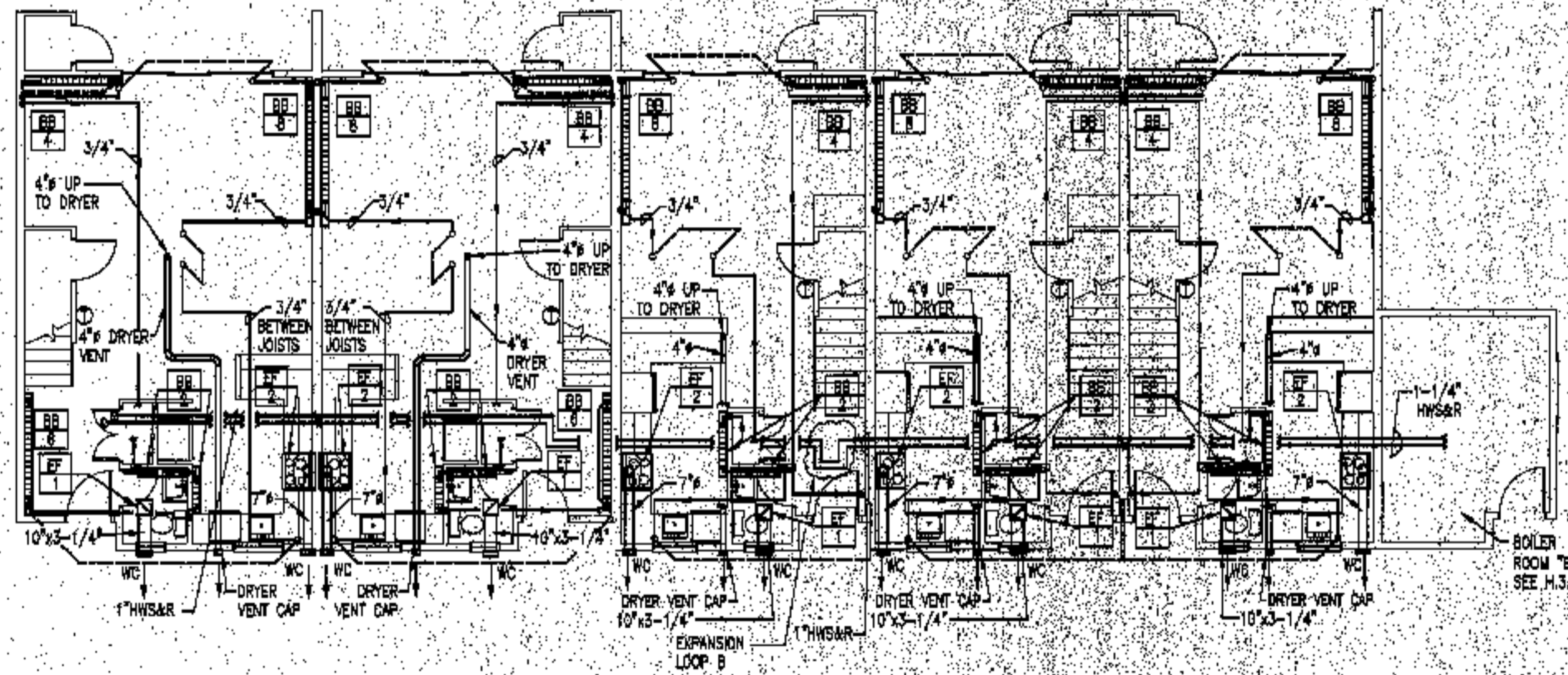
1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE





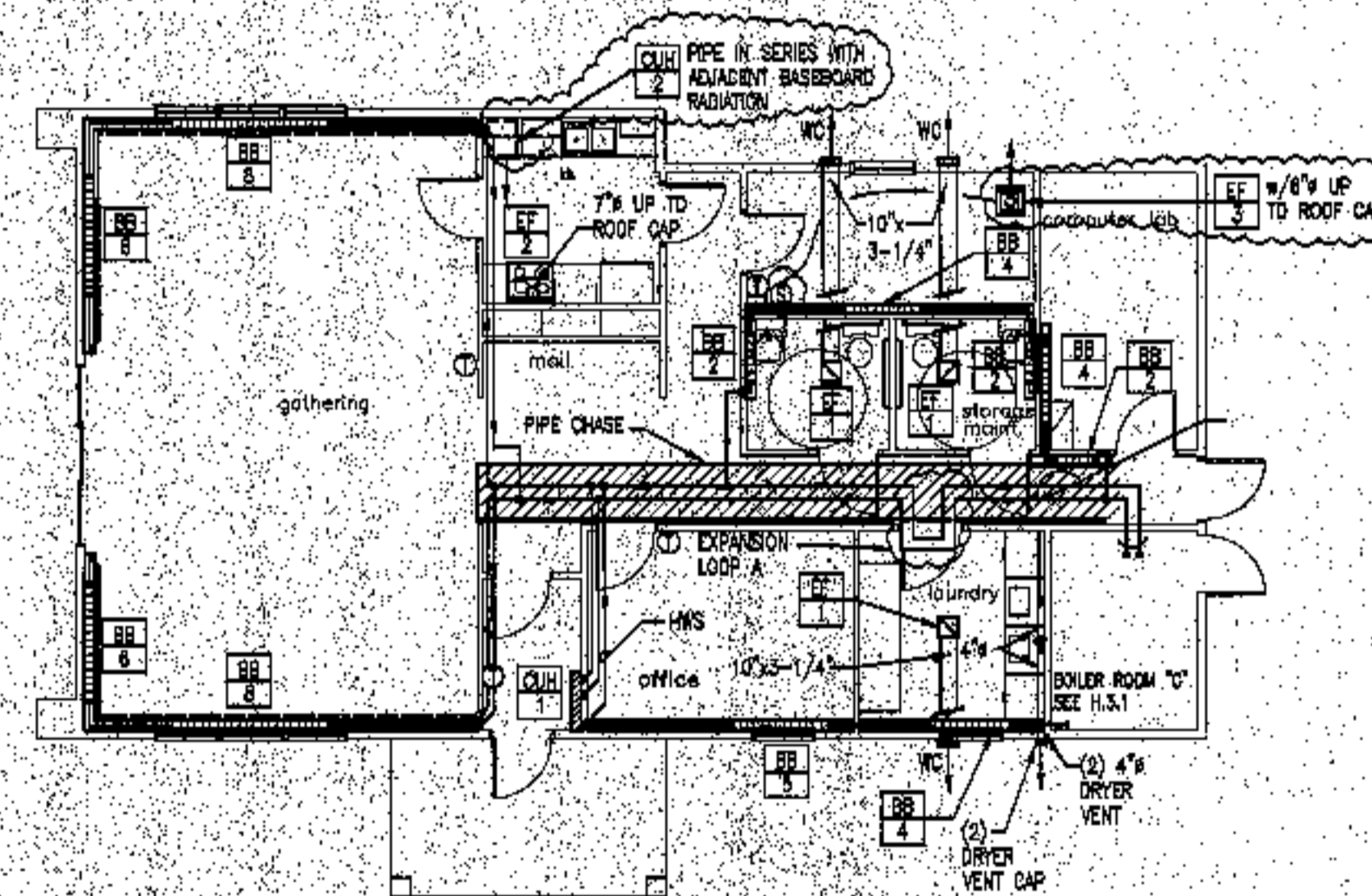
**BUILDING 13 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



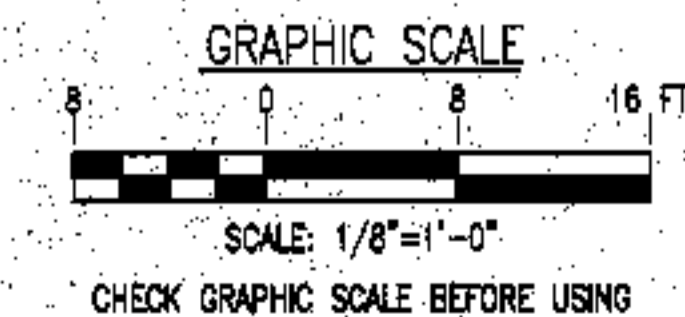
**BUILDING 13 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



**BUILDING 14 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

**townhouses @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.i.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

russell a martin, pe, pa

mechanical engineer

6 whispering pines

freeport, maine 04032

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a2z cadd drafting services

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north yarmouth, me 04097

ph. 207-846-4528

fax 207-846-5283



revisions

date

oct. 4, 2003

sheet title

heating plans  
bldg 13&14

scale

1/8" = 1'-0"

drawn by

AZZ CAD

project number

9610

sheet number

**H.1.7**

project name

**townhouses @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

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fax 207-846-5283

revisions

date  
oct. 4, 2003

sheet title

heating plans  
bldg 15&16

scale

1/8" = 1'-0"

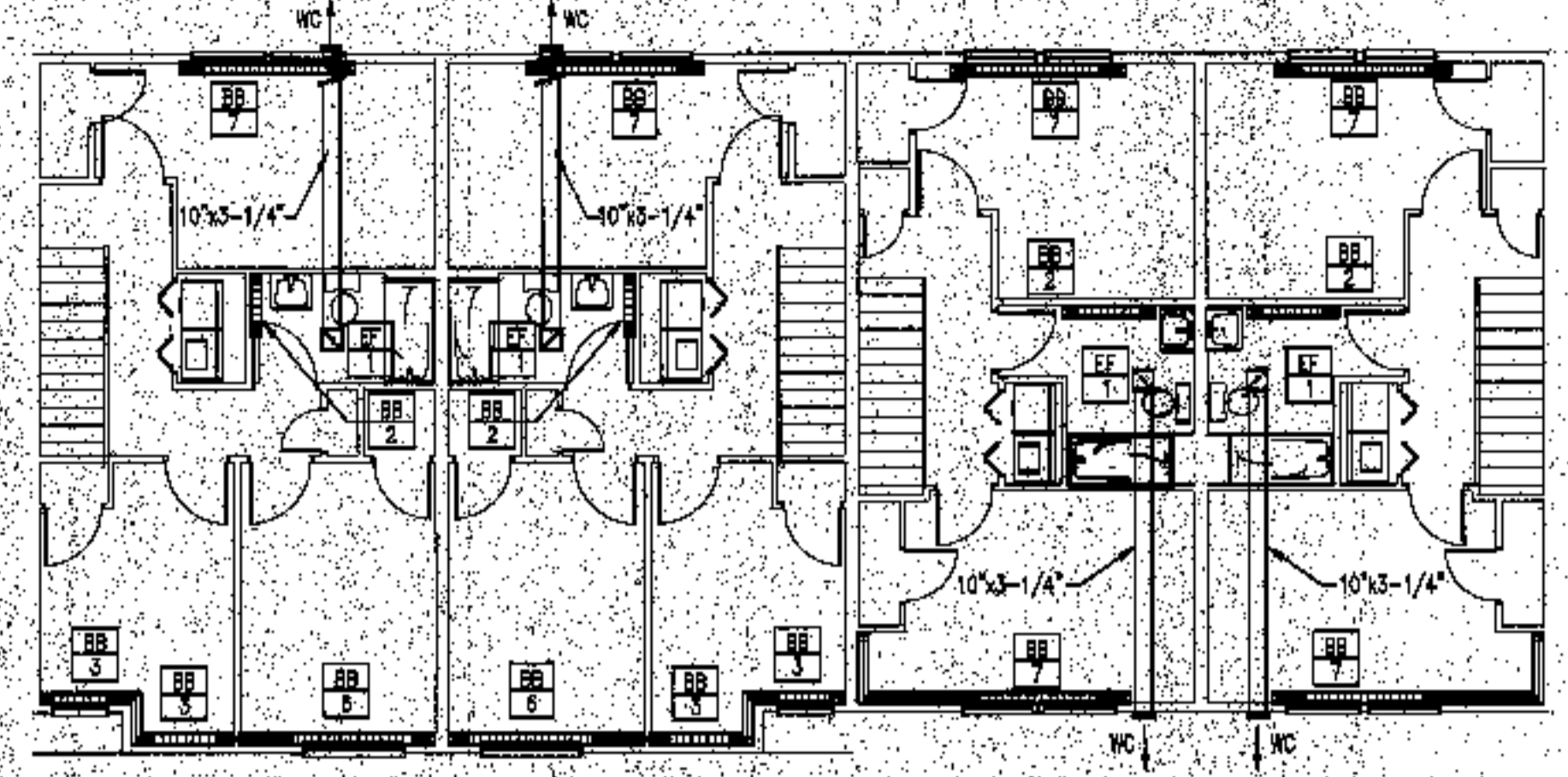
drawn by

AKZ GADP

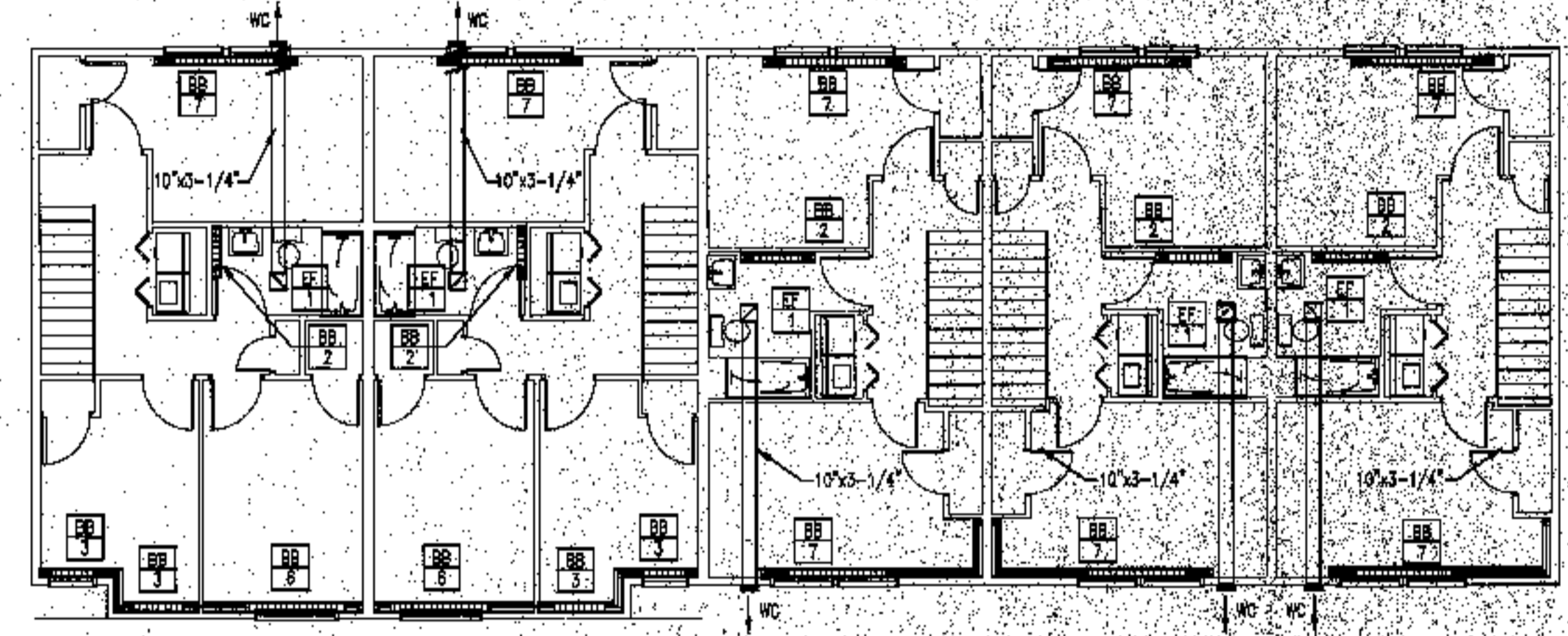
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9910

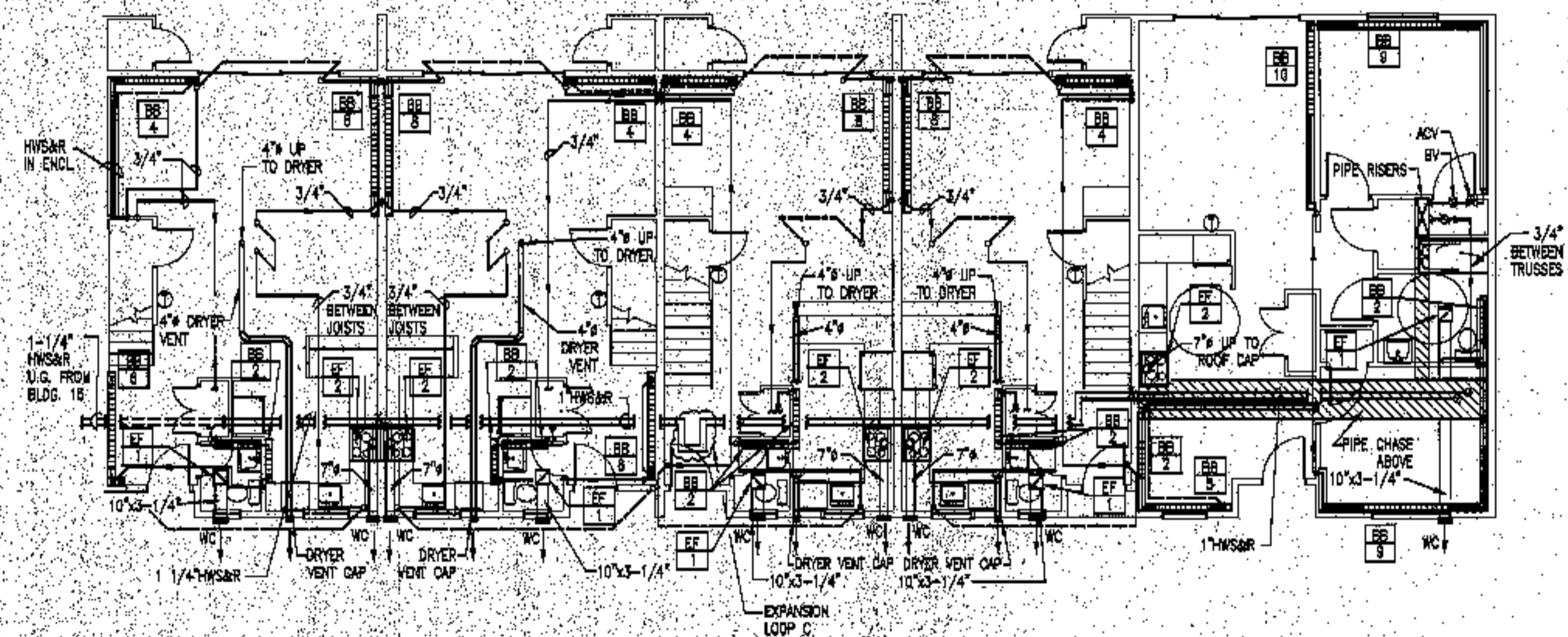
sheet number



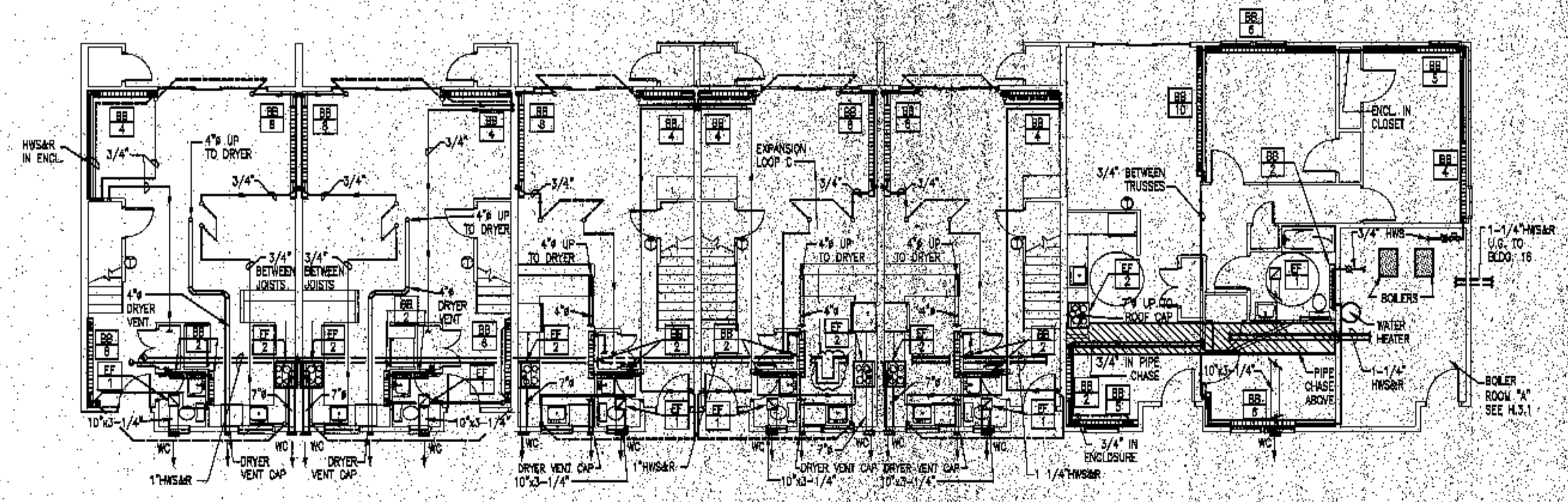
**BUILDING 16 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



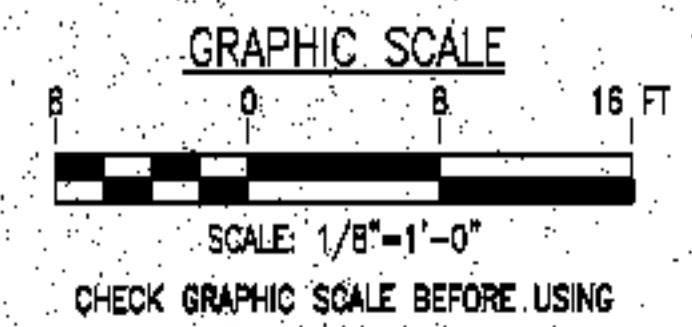
**BUILDING 15 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 16 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

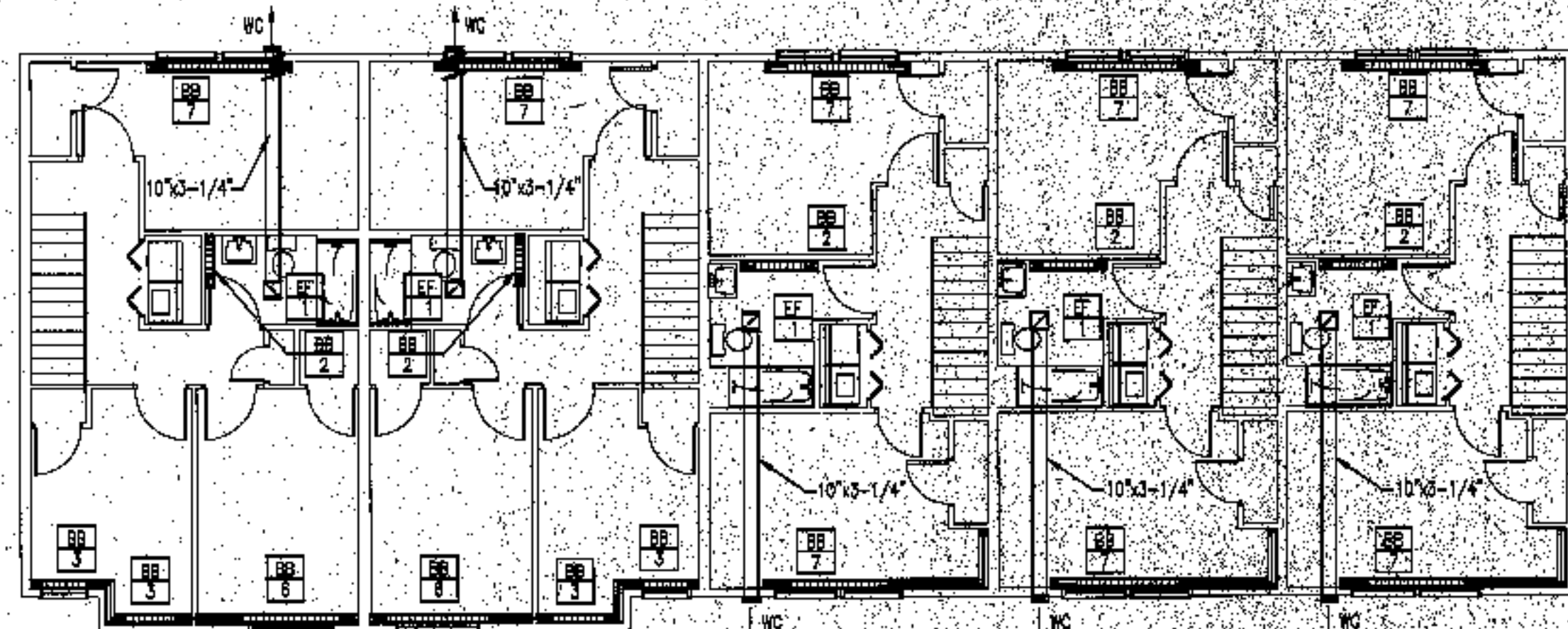


**BUILDING 15 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

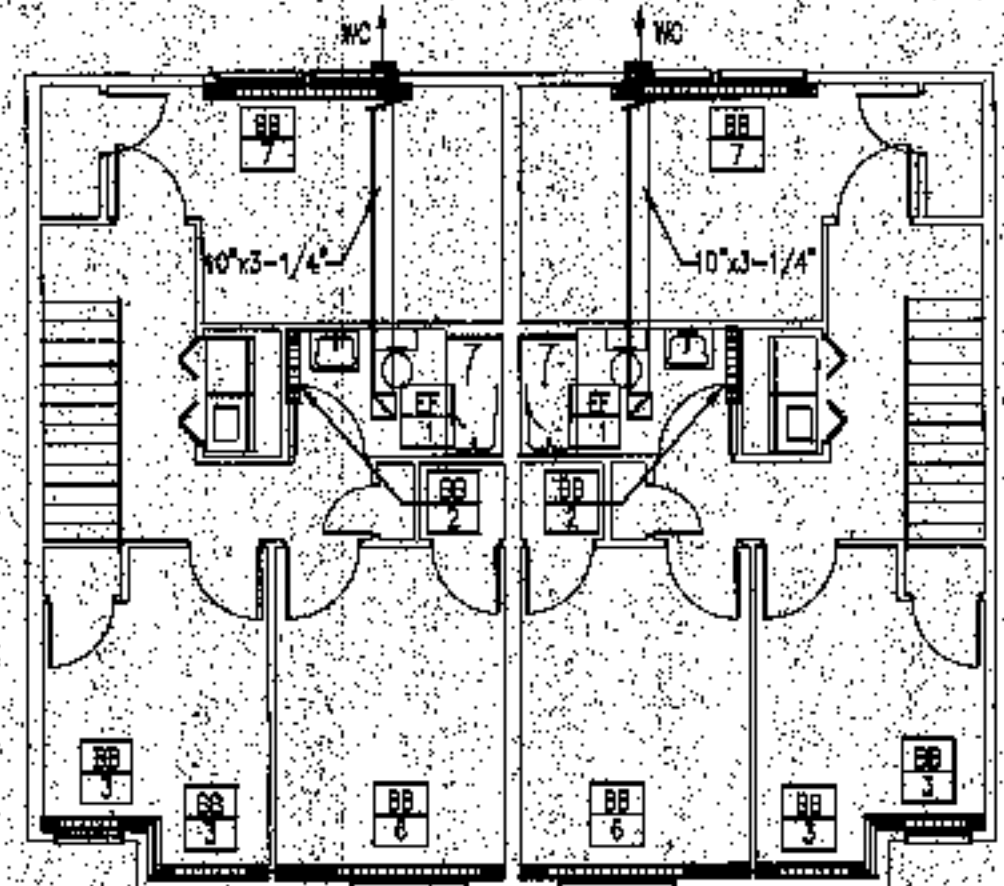


1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

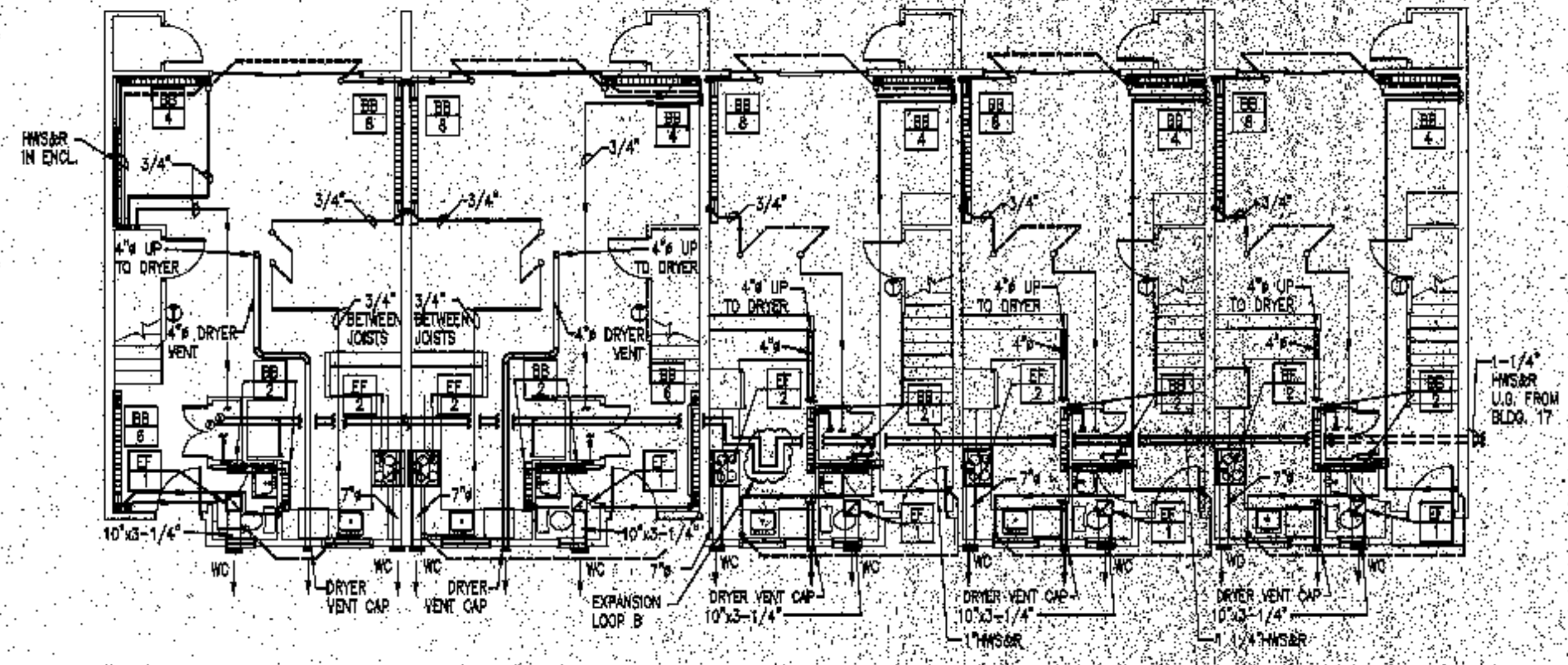
**H.1.8**



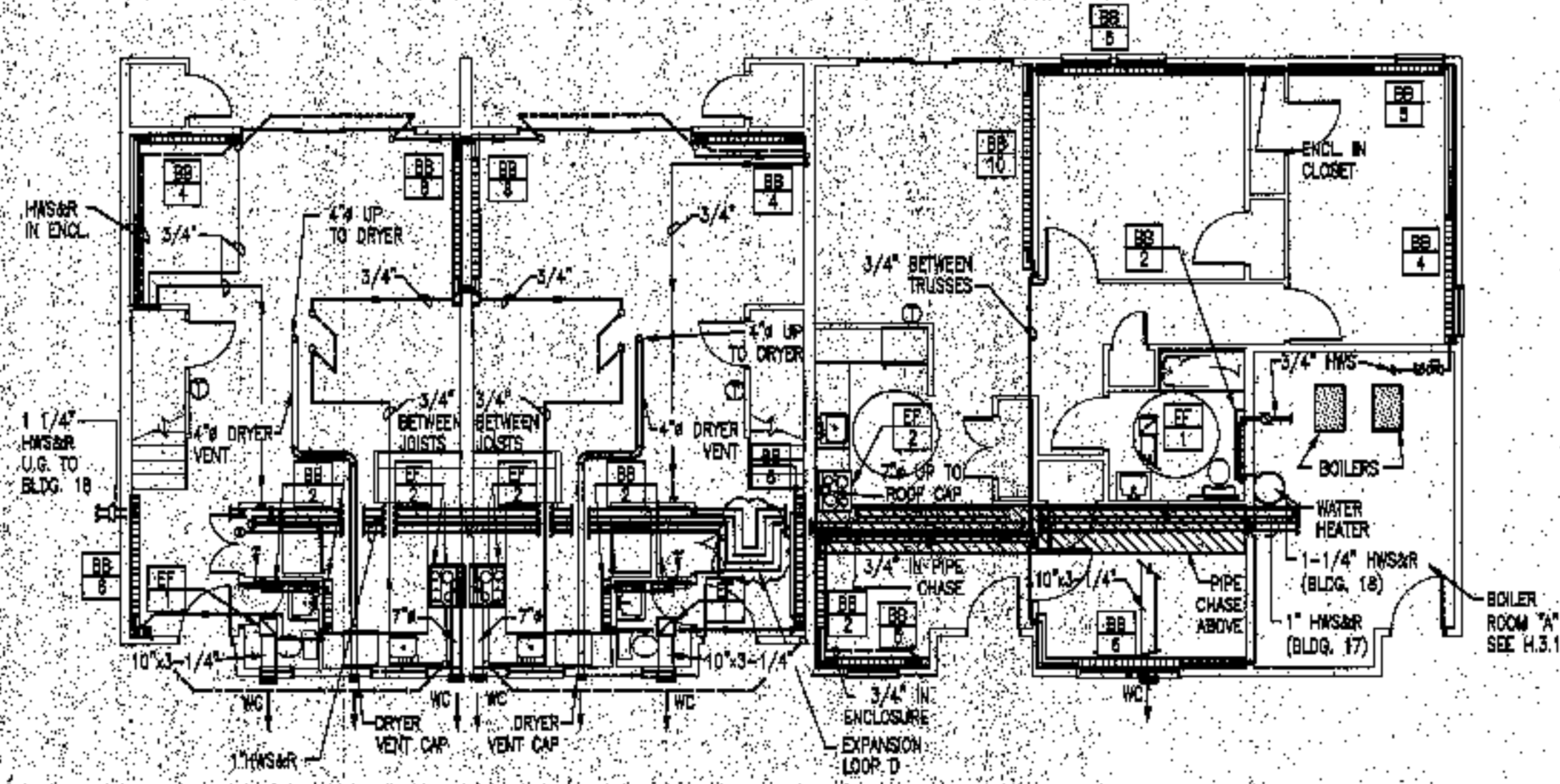
**BUILDING 18 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



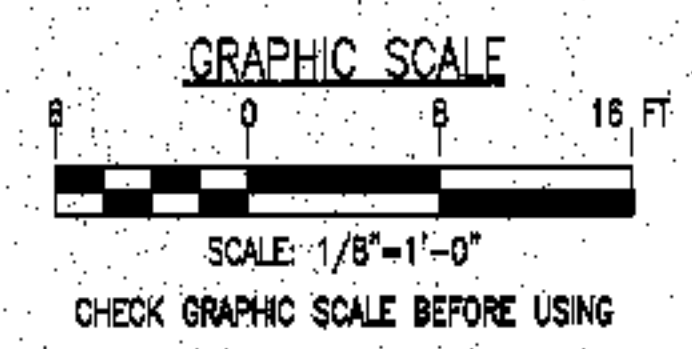
**BUILDING 17 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 18 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 17 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

- project name
- townhouses @ ocean east**
- presumpscot st.  
portland, me.
- ocean east  
of portland, l.l.c
- goduti/thomas architects
- 44 oak st.
- portland, maine 04101
- ph. 207-775-3184
- fax 207-774-0846
- 
- 
- russell a martin, pc, pe
- mechanical engineer
- 6 whispering pines
- freeport, maine 04032
- ph. 207-865-0753
- fax 207-865-0753
- 
- a2z cadd drafting services
- 65 pine ridge road
- north yarmouth, me 04097
- ph. 207-846-4528
- fax 207-846-5283
- 



- revisions
- date
- oct. 4, 2003
- sheet title
- heating plans**
- bdg 17&18**

- scale
- 1/8" = 1'-0"
- drawn by
- A2Z CADD
- project number
- 9910
- sheet number

**H.1.9**

project name

**townhouses @  
ocean east**

presumpcot st.  
portland, me.

ocean east  
of portland, l.l.c

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fax 207-865-0753

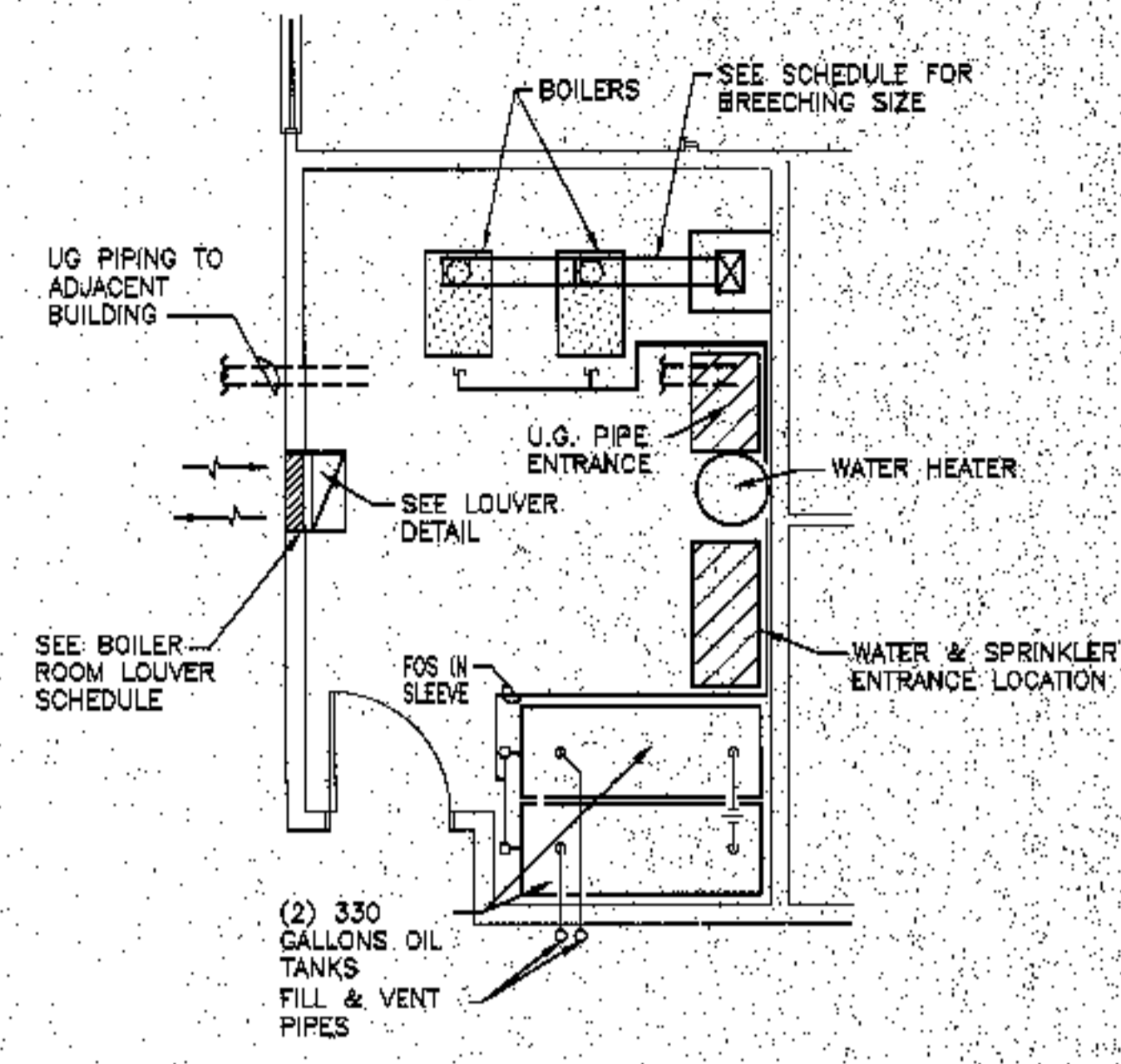
a2z cadd drafting services

65 pine ridge road

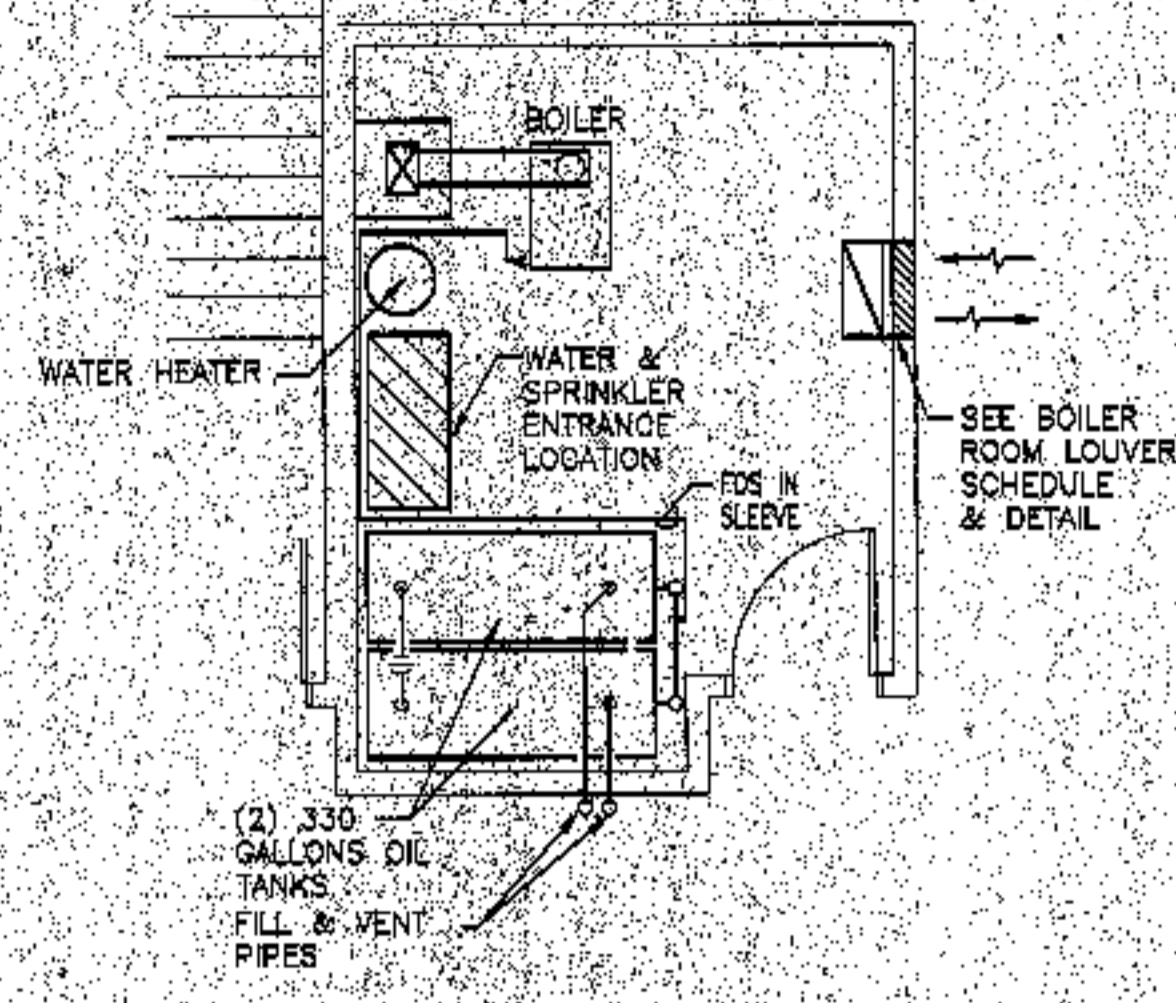
north yarmouth, me 04097

ph. 207-846-4528

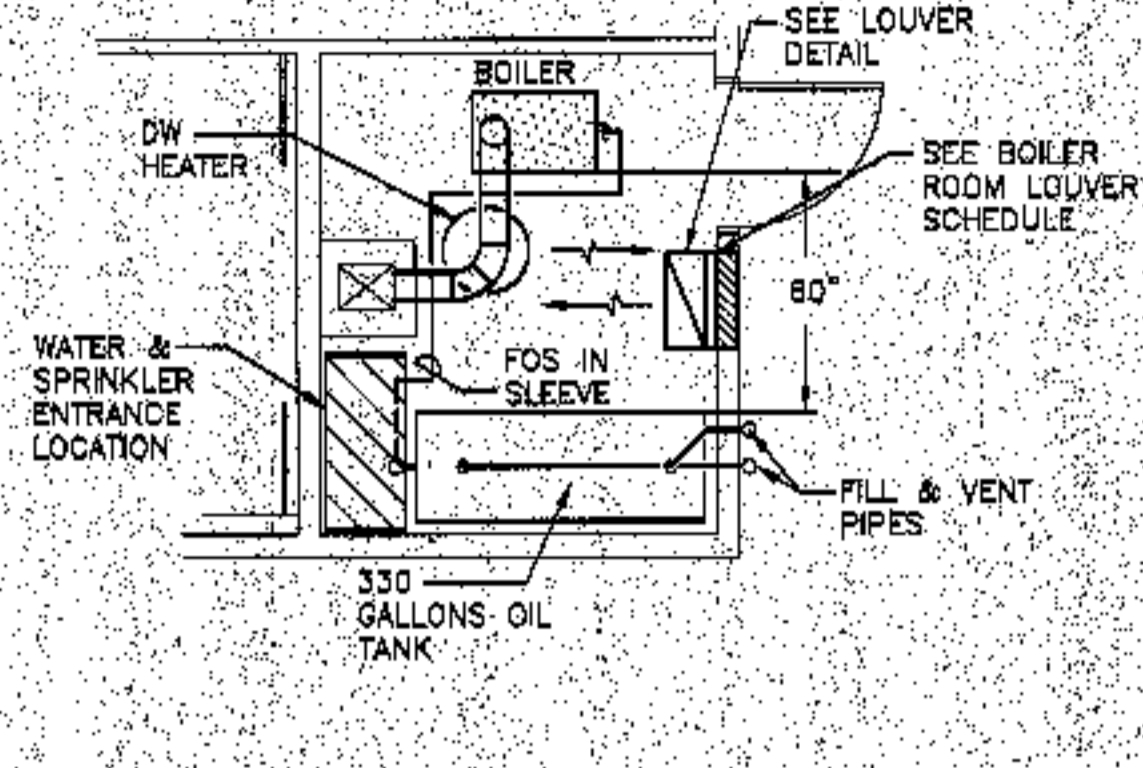
fax 207-846-5283



**BOILER ROOM "A" PLAN**  
SCALE: 1/4"=1'-0"



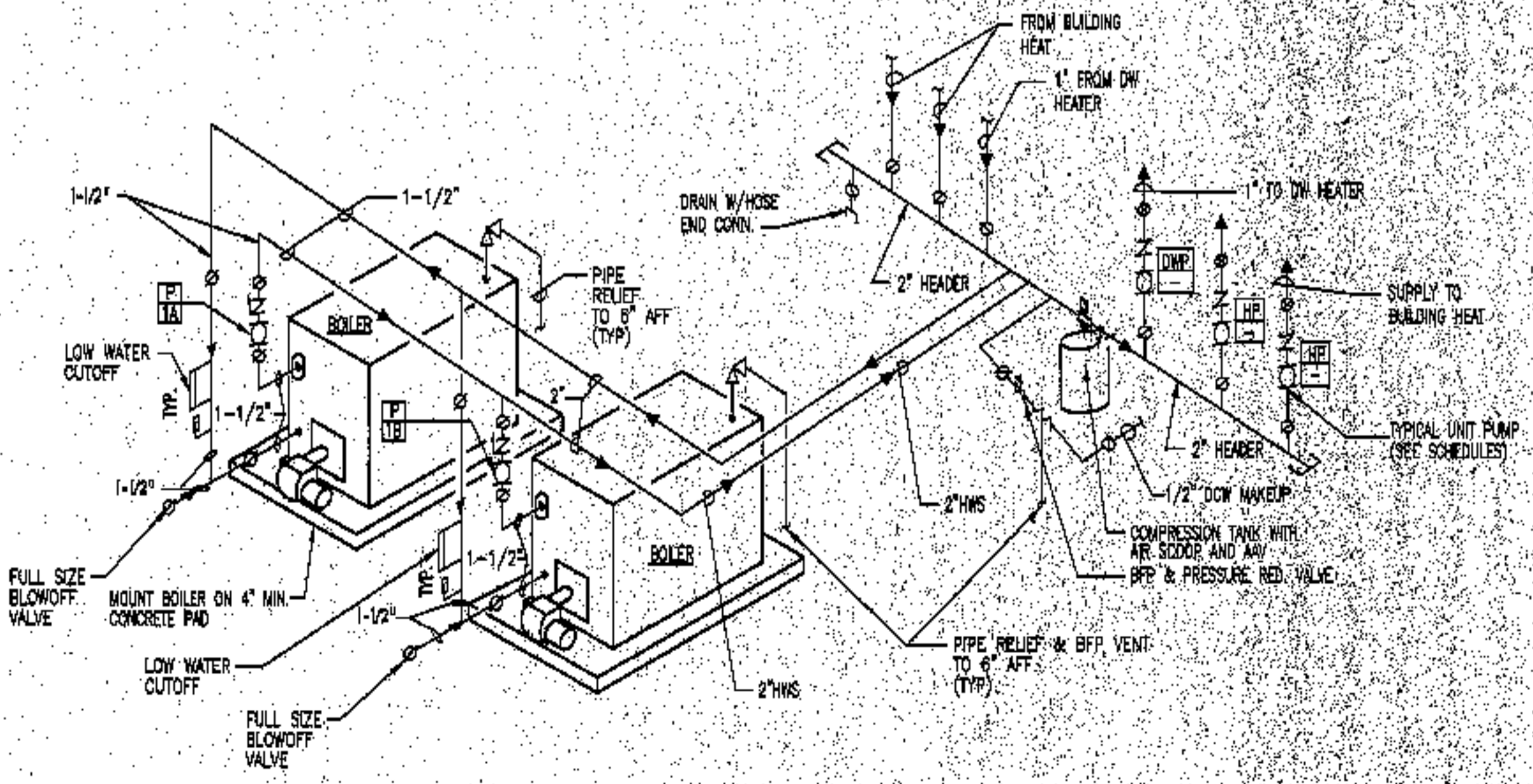
**BOILER ROOM "B" PLAN**  
SCALE: 1/4"=1'-0"



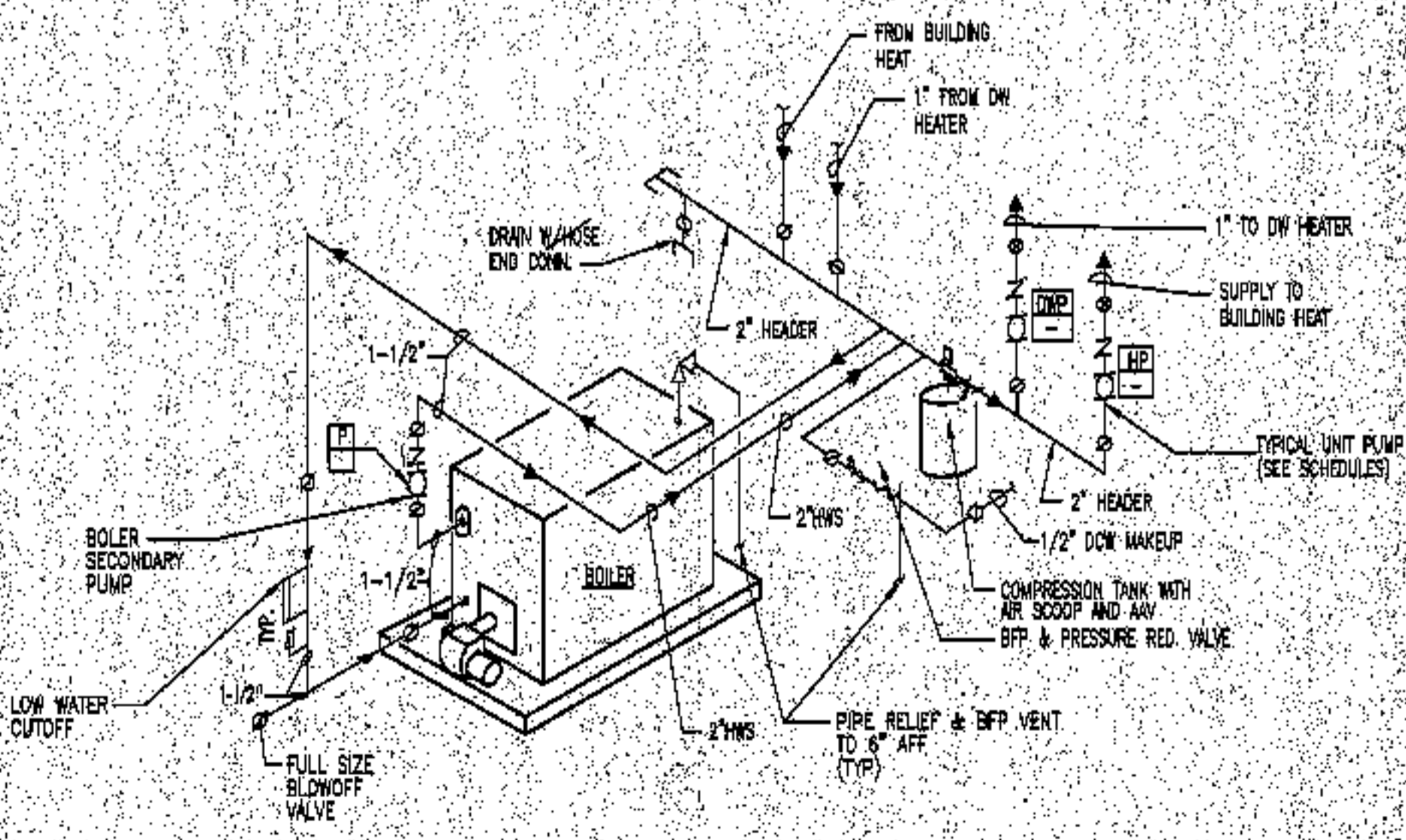
**BOILER ROOM "C" PLAN**  
SCALE: 1/4"=1'-0"

BLOG	SERVES BLOBS	TYPE	COMB / VENT AIR LOUVER		NO. BOILERS	BOILER(S) MODEL	GPH PER BURNER	ELEC. PER BURNER VOLTS/PH/ZA	BOILER BREACHING	COMBINED BREACHING	MINIMUM CHIMNEY	WATER HEATER SIZE	EXPANSION TANK SIZE
			MINIMUM FREE AREA (SF)	MIN. SIZE									
1	1&2	A	1.4	24x24	2	8	1.75	115/1/6	7.9	10.9	12x12	120	CX-42
4	5&6	A	1.7	24x24	2	7	2.1	115/1/6	7.9	10.9	12x12	120	CX-42
6	5&6	A	2.28	24x30	2	8	2.55	115/1/6	7.9	10.9	12x12	120	CX-42
7	7	B	0.81	18x18	1	7	2.1	115/1/6	7.9	7.9	8x8	100	CX-30
11	8&11	A	1.9	24x30	2	9	2.55	115/1/6	7.9	10.9	12x12	120	CX-42
8	8	B	1.1	24x24	1	8	2.3	115/1/6	7.9	7.9	8x8	100	CX-42
12	10&12	A	1.8	24x30	2	8	2.3	115/1/6	7.9	10.9	12x12	120	CX-42
13	13	B	0.74	18x18	1	7	2	115/1/6	7.9	7.9	8x8	100	CX-30
14	14	C	0.45	12x18	1	4	1.2	115/1/6	7.9	7.9	8x8	60	CX-30
15	15&16	A	1.9	24x30	2	8	2.3	115/1/6	7.9	10.9	12x12	120	CX-42
17	17&18	A	1.42	24x24	2	8	1.75	115/1/6	7.9	10.9	12x12	120	CX-42

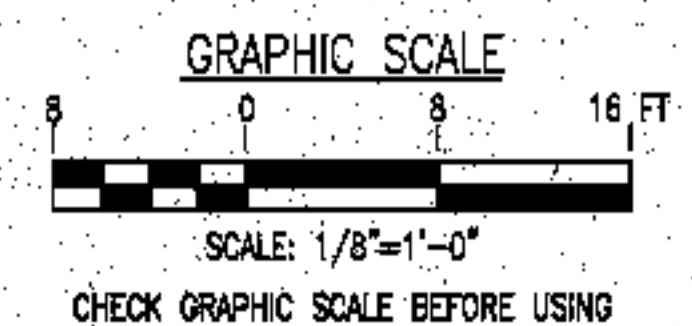
BOILERS ARE BASED ON WEIL-MCLAIN WGD  
INDIRECT WATER HEATERS ARE BASED ON WEIL-MCLAIN PLUS



**BOILER PIPING DETAIL (BOILER ROOM "A")**  
NO SCALE



**BOILER PIPING DETAIL (BOILER ROOM "B" & "C")**  
NO SCALE



revisions

date  
oct. 4, 2008

sheet title

**boiler room plans &  
schedule**

scale

1/8"=1'-0"

drawn by

A2Z CAD

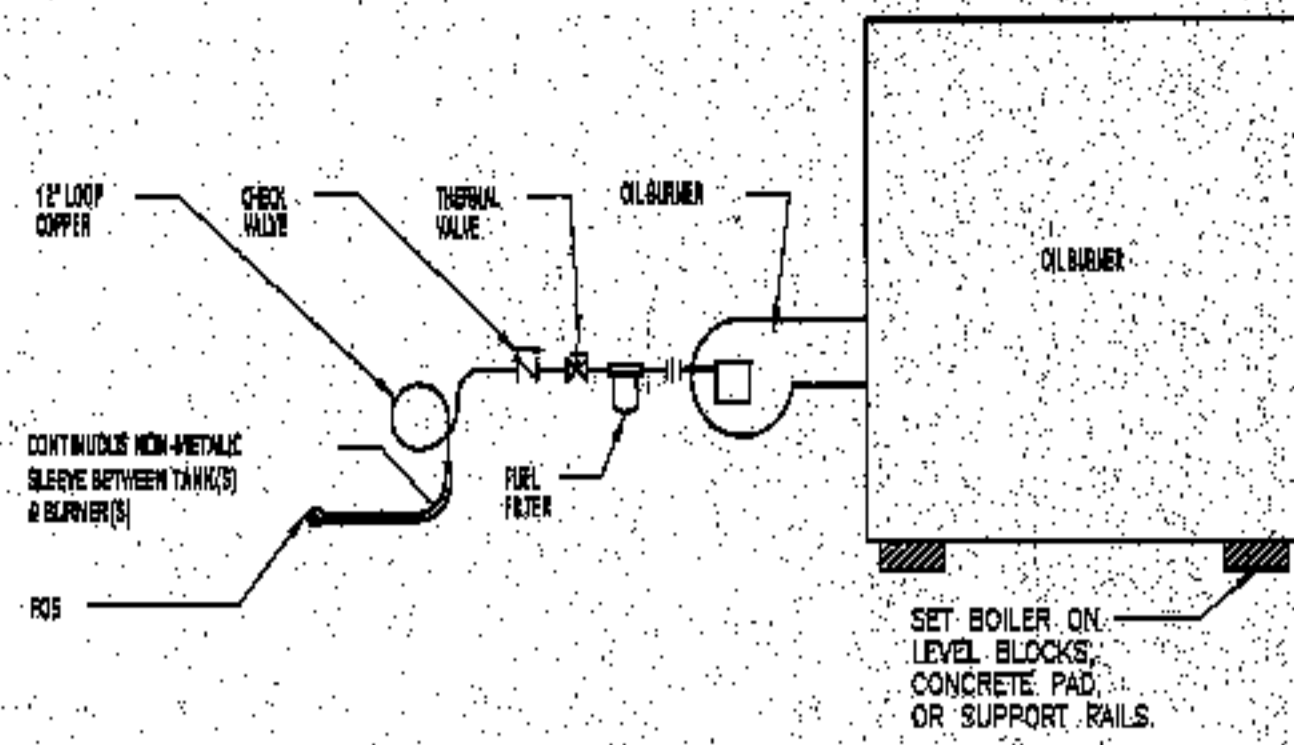
project number

8910

sheet number

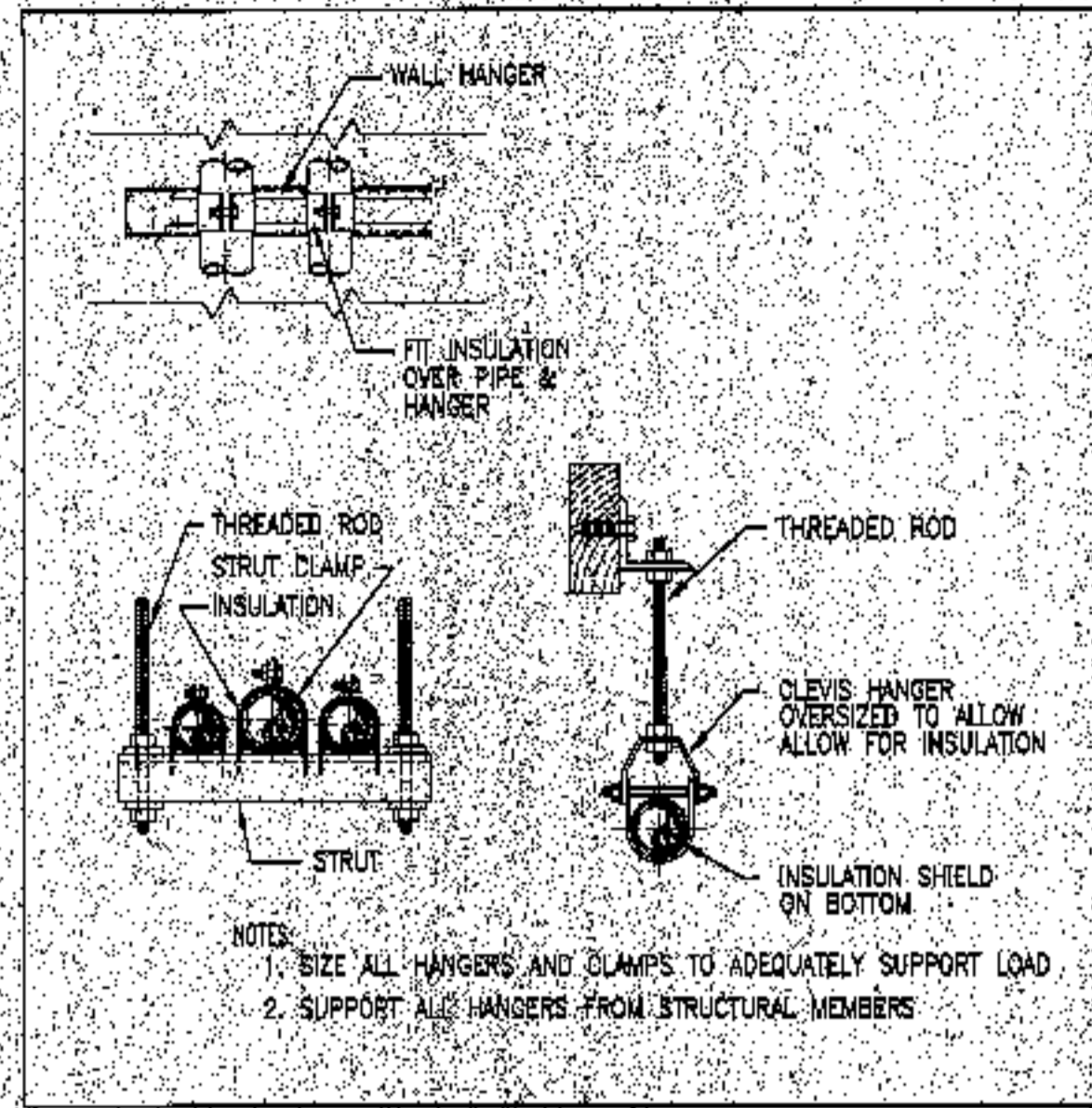
1	FDR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

**H.3.1**



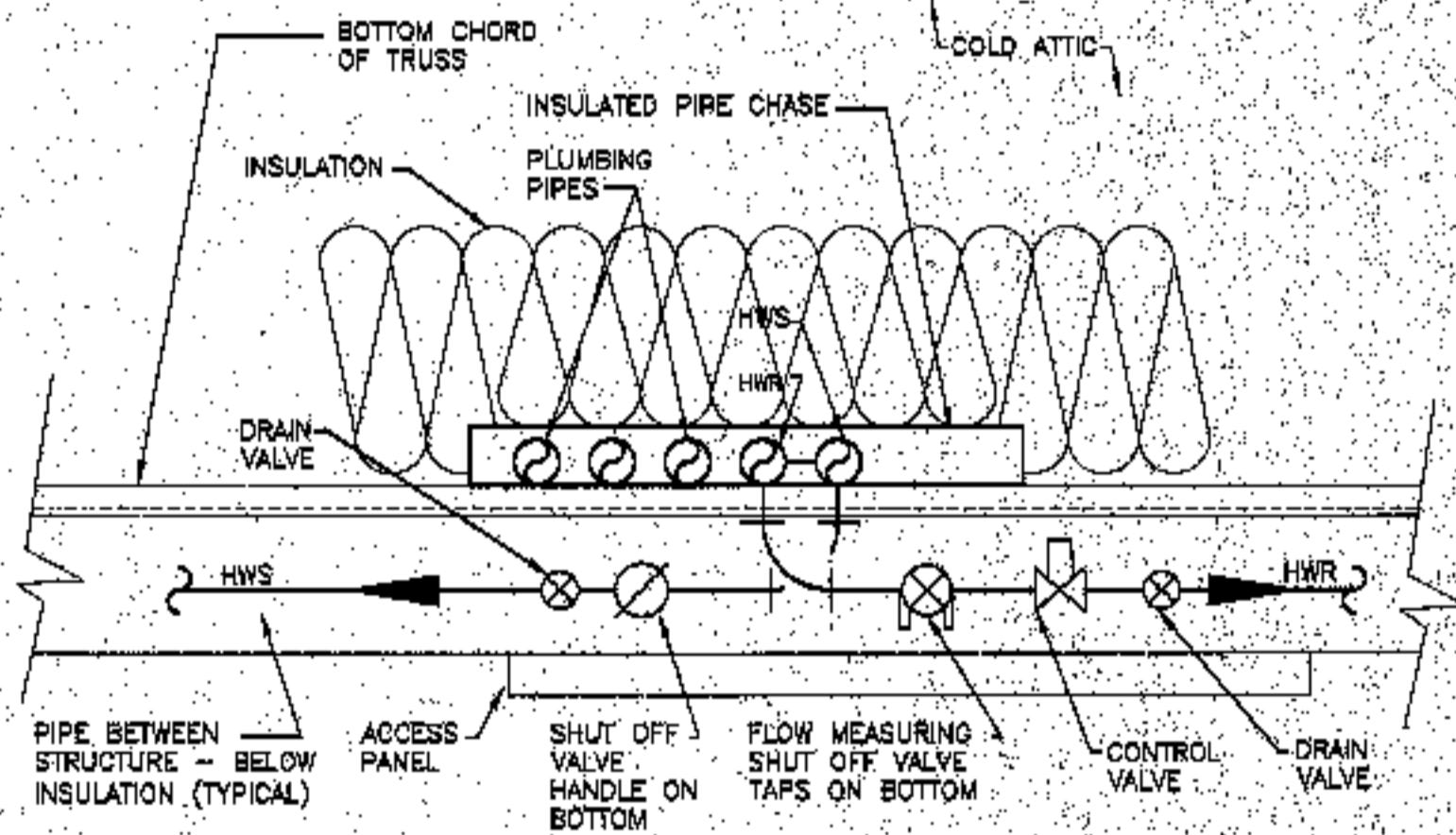
**OIL BURNER PIPING DETAIL**

NO SCALE



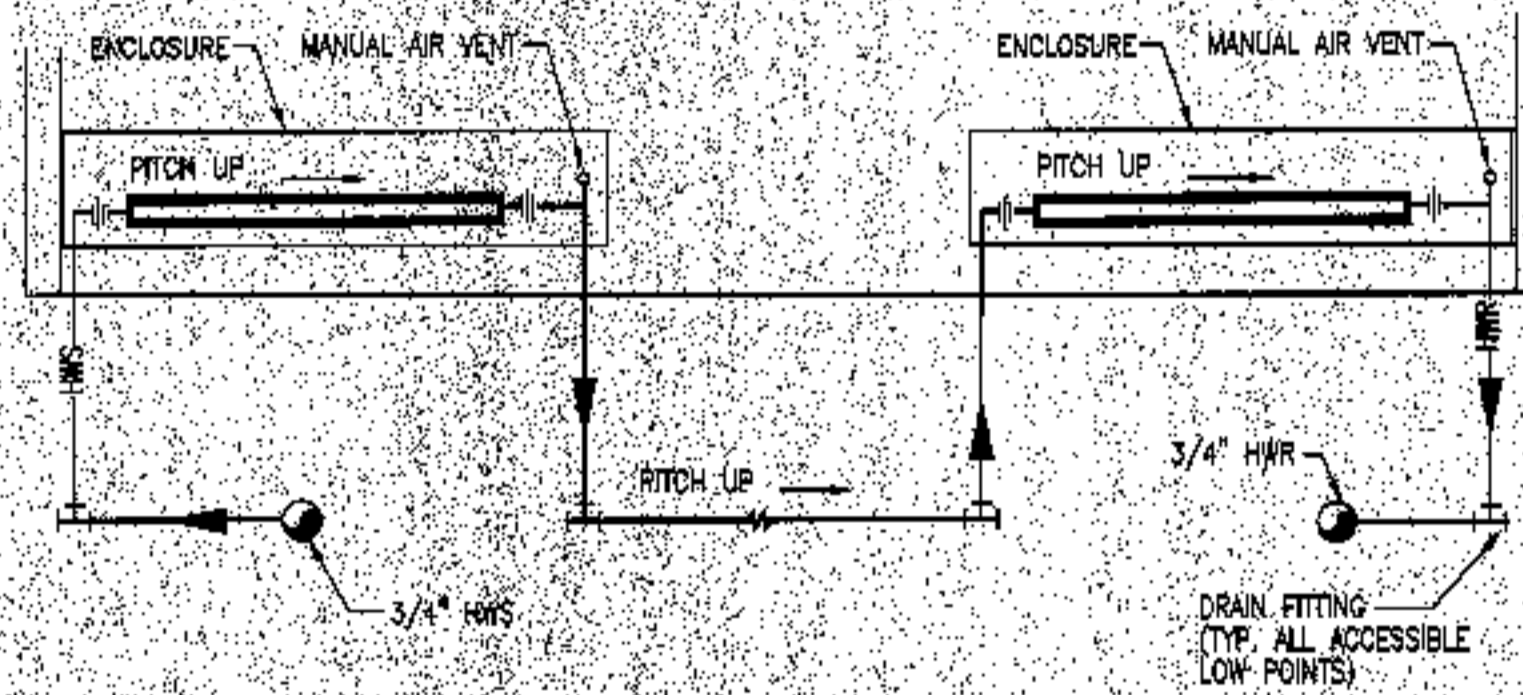
**TYPICAL PIPE HANGER DETAIL**

NO SCALE



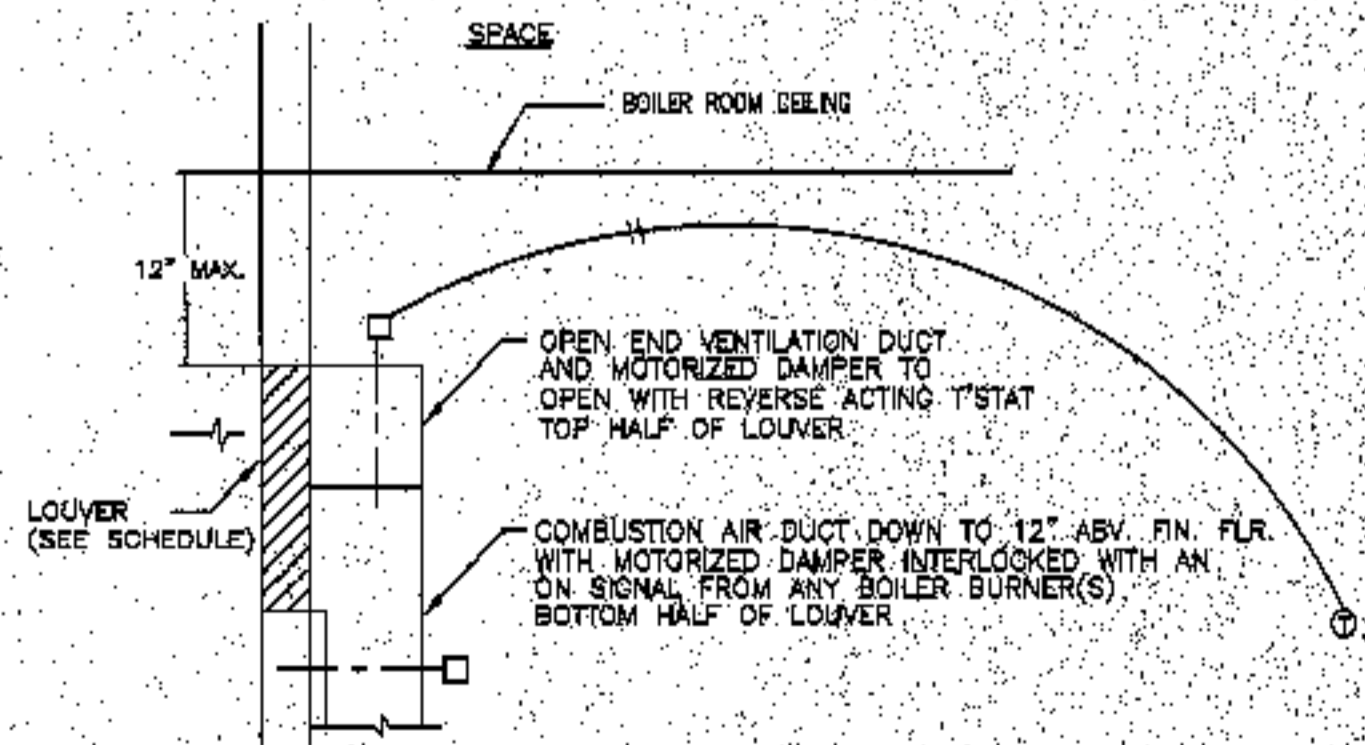
**HORIZONTAL PIPE CHASE DETAIL**

NO SCALE



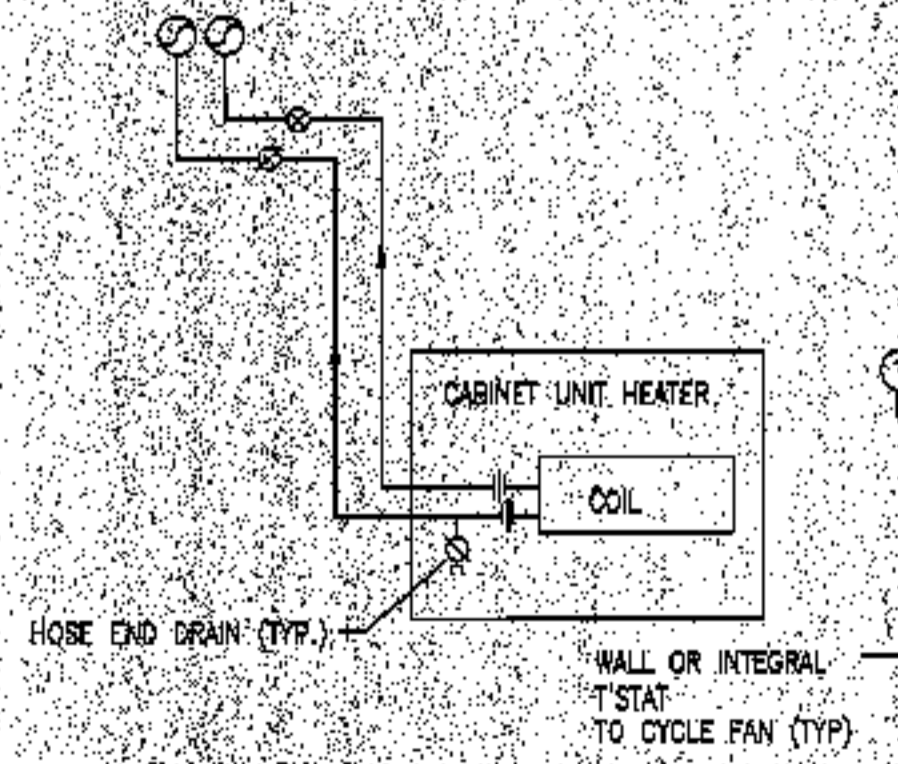
**TYPICAL RADIATION PIPING DETAIL**

NO SCALE



**COMBUSTION/VENTILATION AIR LOUVER DETAIL**

NO SCALE



**CABINET UNIT HEATER PIPING DETAIL**

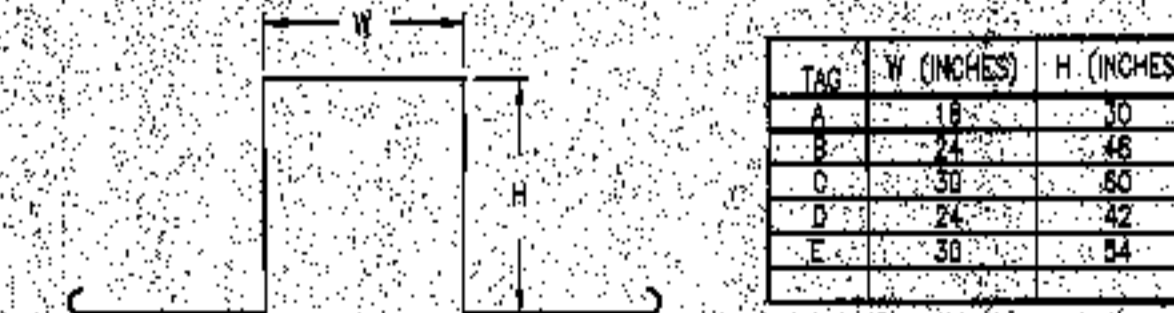
NO SCALE

EXHAUST FAN SCHEDULE												
TAG	SERVES	TYPE	CFM	SP	V/PH	AMPS	SOLES	LSWH	DUCT	MANUF.	MODEL NO.	COMMENTS
EF-1	TOILETS	CEILING	100	0.1	120/1	0.22	1.5	34x12x8	4" diam.	NUTONE	LS100L	FAN / LIGHT, WALL OR ROOF CAP WITH DAMPER, VS-BSEN FAN / LIGHT SWITCH
EF-2	KITCHEN	HOOD	230	X	120/1	2.5 amps	7.0	36x17x8	7" diam.	BROAN	48000	WALL CAP, DAMPER, BIRD SCREEN, 75 WATT LIGHT, GREASE FILTER, WHITE
EF-3	BLDG 14 COMP LAB	CEILING	300	X	120/1	0.25	4.5	36x17x8	6" diam.	BROAN	QT300	FAN WITH DAMPER, 845 ROOF CAP, QV35-1N SPEED SWITCH

PUMP SCHEDULE												
TAG	SERVES	MODEL	GPM	FT. HEAD	ELEC.	HP	FLANGES					
HP-1	HEAT - BUILDING 1	0011	8.3	20	115/1PH/2 AMP	1/2	1-1/4					
HP-2	HEAT - BUILDING 2	0011	10.4	22	115/1PH/2 AMP	1/2	1-1/4					
HP-3	HEAT - BUILDING 3	0011	10.8	22	115/1PH/2 AMP	1/2	1-1/4					
HP-4	HEAT - BUILDING 4	0011	8.2	20	115/1PH/2 AMP	1/2	1-1/4					
HP-5	HEAT - BUILDING 5	0011	13.2	25	115/1PH/2 AMP	1/2	1-1/4					
HP-6	HEAT - BUILDING 6	0011	13.2	25	115/1PH/2 AMP	1/2	1-1/4					
HP-7	HEAT - BUILDING 7	0011	8.4	20	115/1PH/2 AMP	1/2	1-1/4					
HP-8	HEAT - BUILDING 8	0011	12.5	23	115/1PH/2 AMP	1/2	1-1/4					
HP-9	HEAT - BUILDING 9	0011	12.3	20	115/1PH/2 AMP	1/2	1-1/4					
HP-10	HEAT - BUILDING 10	0011	10.8	22	115/1PH/2 AMP	1/2	1-1/4					
HP-11	HEAT - BUILDING 11	0011	13.2	25	115/1PH/2 AMP	1/2	1-1/4					
HP-12	HEAT - BUILDING 12	0011	10.5	20	115/1PH/2 AMP	1/2	1-1/4					
HP-13	HEAT - BUILDING 13	0011	10.5	20	115/1PH/2 AMP	1/2	1-1/4					
HP-14	HEAT - BUILDING 14	007	8.4	10	115/1PH/2 AMP	1/2	1					
HP-15	HEAT - BUILDING 15	0011	12.3	20	115/1PH/2 AMP	1/2	1-1/4					
HP-16	HEAT - BUILDING 16	0011	10.4	22	115/1PH/2 AMP	1/2	1-1/4					
HP-17	HEAT - BUILDING 17	0011	8.3	20	115/1PH/2 AMP	1/2	1-1/4					
HP-18	HEAT - BUILDING 18	0011	10.5	22	115/1PH/2 AMP	1/2	1-1/4					
DWP-1	DHW - BUILDINGS 1&2	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-4	DHW - BUILDINGS 3&4	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-6	DHW - BUILDINGS 5&6	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-7	DHW - BUILDING 7	0010	10	10	115/1PH/2 AMP	1/2	1					
DWP-9	DHW - BUILDING 9	0010	10	10	115/1PH/2 AMP	1/2	1					
DWP-11	DHW - BUILDINGS 8&11	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-12	DHW - BUILDINGS 10&12	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-13	DHW - BUILDING 13	0010	10	10	115/1PH/2 AMP	1/2	1					
DWP-14	DHW - BUILDING 14	0010	10	10	115/1PH/2 AMP	1/2	1					
DWP-15	DHW - BUILDINGS 15&16	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
DWP-17	DHW - BUILDINGS 17&18	0011	20	11	115/1PH/2 AMP	1/2	1-1/4					
P-1A	BOILER - BUILDINGS 1&2	007	13.5	5	115/1PH/2 AMP	1/2	2					
P-1B	BOILER - BUILDINGS 1&2	007	13.5	5	115/1PH/2 AMP	1/2	2					
P-4A	BOILER - BUILDINGS 3&4	0010	18.5	5	115/1PH/2 AMP	1/2	2					
P-4B	BOILER - BUILDINGS 3&4	0010	18.5	5	115/1PH/2 AMP	1/2	2					
P-6A	BOILER - BUILDINGS 5&6	0010	21.9	5	115/1PH/2 AMP	1/2	2					
P-6B	BOILER - BUILDINGS 5&6	0010	21.9	5	115/1PH/2 AMP	1/2	2					
P-7	BOILER - BUILDING 7	0010	18.9	5	115/1PH/2 AMP	1/2	2					
P-9	BOILER - BUILDING 9	0010	18.2	5	115/1PH/2 AMP	1/2	2					
P-11A	BOILER - BUILDINGS 8&11	0010	20.9	5	115/1PH/2 AMP	1/2	2					
P-11B	BOILER - BUILDINGS 8&11	0010	20.9	5	115/1PH/2 AMP	1/2	2					
P-12A	BOILER - BUILDINGS 10&12	0010	17.4	5	115/1PH/2 AMP	1/2	2					
P-12B	BOILER - BUILDINGS 10&12	0010	17.4	5	115/1PH/2 AMP	1/2	2					
P-13	BOILER - BUILDING 13	0010	12.3	5	115/1PH/2 AMP	1/2	2					
P-14	BOILER - BUILDING 14	007	8.0	5	115/1PH/2 AMP	1/2	1-1/2					
P-15A	BOILER - BUILDINGS 15&16	0010	18.1	5	115/1PH/2 AMP	1/2	2					
P-15B	BOILER - BUILDINGS 15&16	0010	18.1	5	115/1PH/2 AMP	1/2	2					
P-17A	BOILER - BUILDINGS 17&18	007	13.6	5	115/1PH/2 AMP	1/2	2					
P-17B	BOILER - BUILDINGS 17&18	007	13.6	5	115/1PH/2 AMP	1/2	2					

BASEBOARD RADIATION / CUH SCHEDULE									
TAG	MFG & MODEL	BTU/HR	TUBE	AL FIN	HEIGHT	WIDTH	DEPTH	REMARKS	
BR	STERLING PETITE 9	710/2P	3/4 CU	3/8 X 3"	8-1/8"	NA	3-1/2"	WITH DAMPER	
CUH-1	TRANE M02	12000	NA	NA	29"	34"	10-3/8"	SURFACE MOUNT, INVERTED VERTICAL INTEGRAL T-STAT	
CUH-2	BEACON MORRIS F42	3995	NA	NA	24"	18"	4-3/8"	INSTALL TOE SPACE	

BASED ON AMT= 170 DEG F AND EAT=80 DEG F  
OUTPUT BASED ON 1 GPM



**PIPE EXPANSION LOOP SCHEDULE**

NO SCALE

project name

**townhouses @ ocean east**

presumpscot st. portland, me.

ocean east of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

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russell a martin, pe, pa

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revisions

date oct. 4, 2005

sheet title heating schedules & details

scale 1/8"=1'-0"

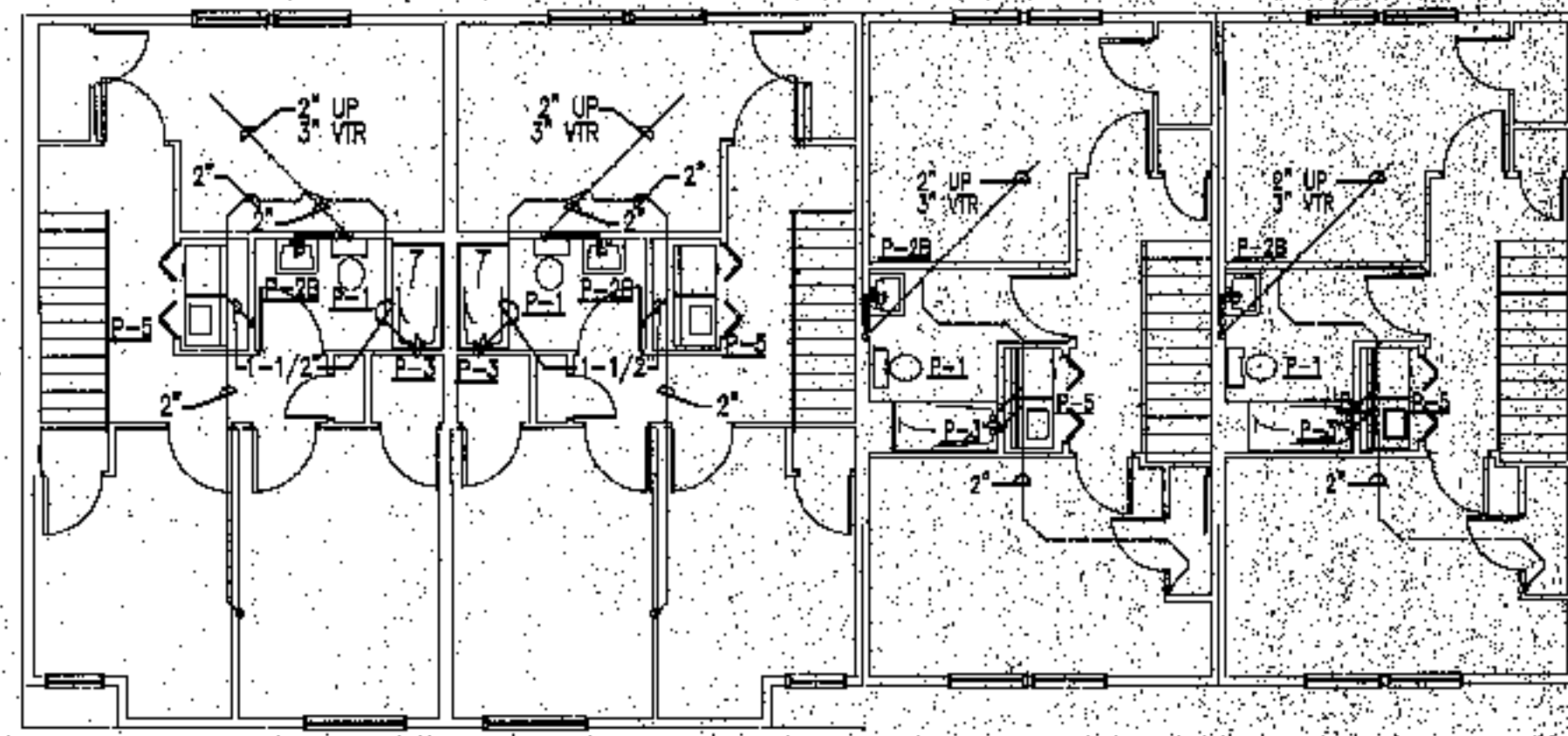
drawn by AZZ CAD

project number 8810

sheet number

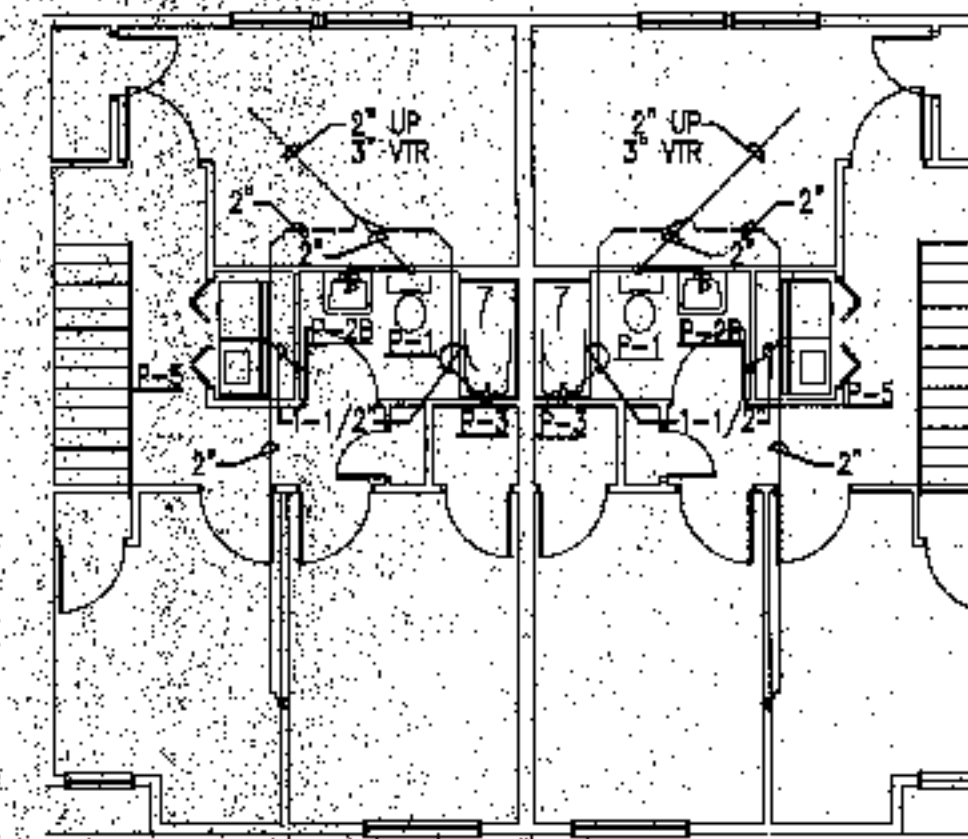
ISSUE	REVISION	BY	DATE
1	FOR CONSTRUCTION	RAM	10-4-03

**H.5.1**



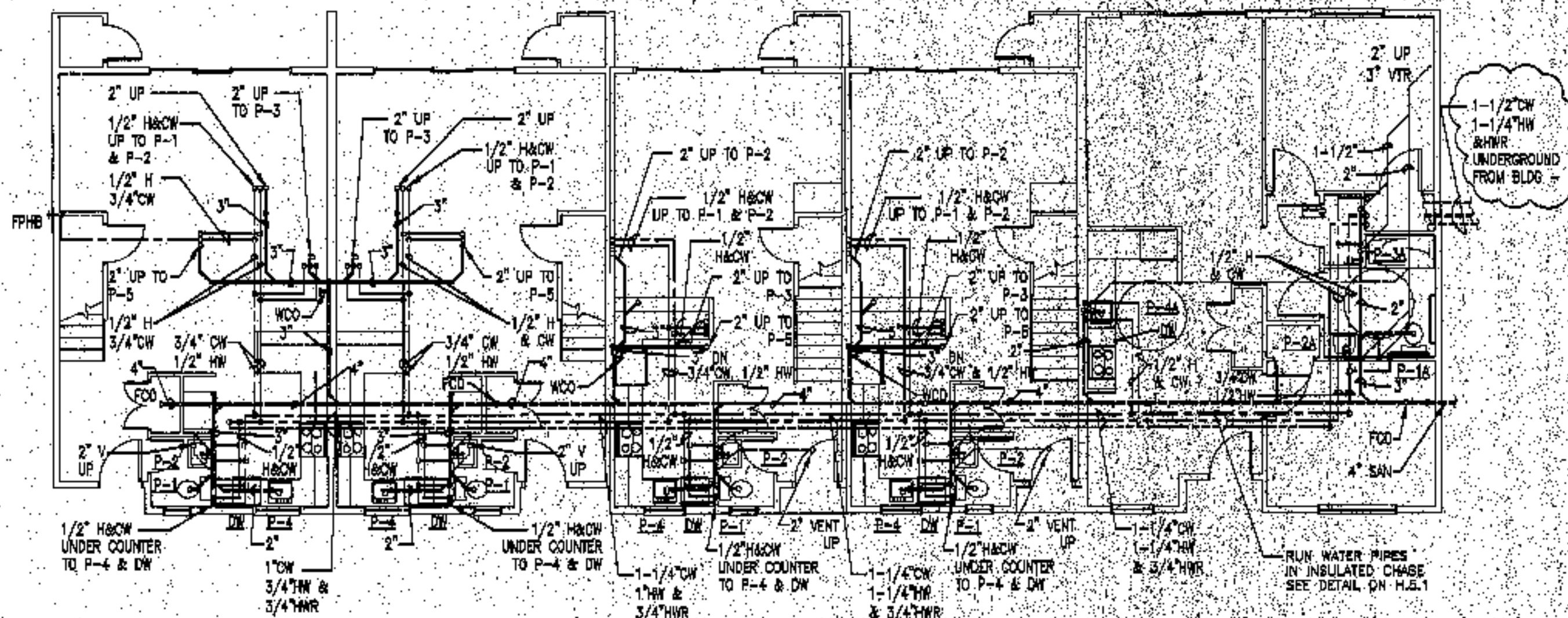
**BUILDING 2 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



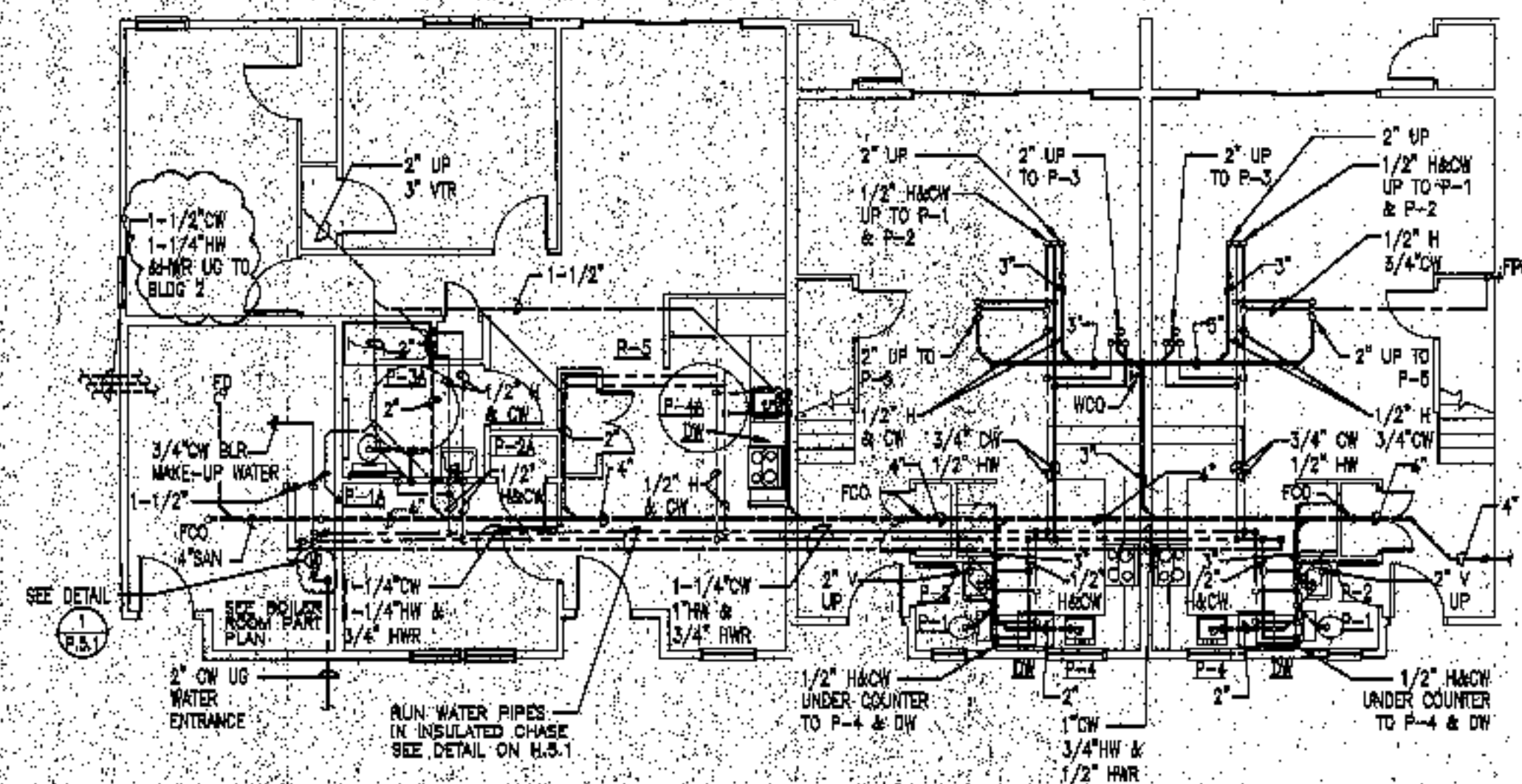
**BUILDING 1 - SECOND FLOOR**

SCALE: 1/8" = 1'-0"



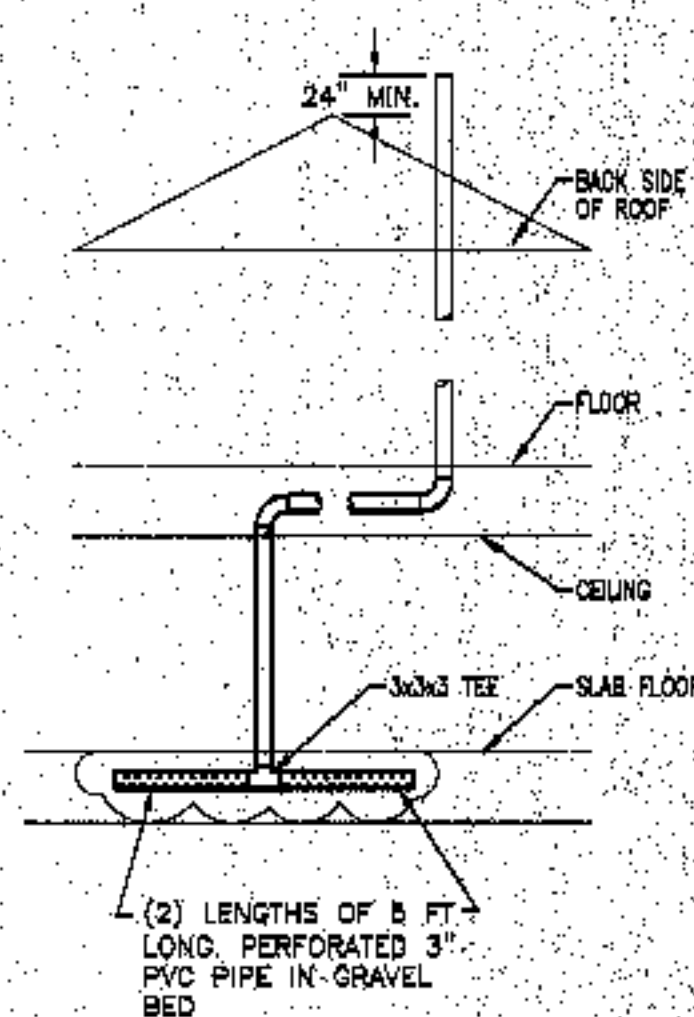
**BUILDING 2 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



**BUILDING 1 - FIRST FLOOR**

SCALE: 1/8" = 1'-0"



**RADON VENT SCHEMATIC DIAGRAM**

NO SCALE - TYPICAL ALL APARTMENTS

**NOTES:**

1. PROVIDE & INSTALL 3" SCHED. 40 PVC PIPE.
2. RUN PIPE CONCEALED IN WALLS & ABOVE CLG.
3. COORDINATE LOCATION WITH G.C.

**Plumbing general notes:**

1. Pitch all sanitary piping below slab at 1/4" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10-foot separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinklers and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.

**PLUMBING LEGEND**

--- SANITARY PIPING, ABOVE GRADE	Q	REDUCER
--- SANITARY PIPING, BELOW GRADE	CW	DOMESTIC COLD WATER
--- DOMESTIC COLD WATER PIPING (CW)	HW	DOMESTIC HOT WATER
--- DOMESTIC HOT WATER PIPING (HW)	VTR	VENT THRU ROOF
--- VENT PIPING	FD	FLOOR DRAIN
--- REGRATED DOMESTIC HOT WATER PIPING (HWR)	FCD	FLOOR CLEANOUT
--- BALL VALVE	WCO	WALL CLEANOUT
--- DATE VALVE	FPHB	FREEZE PROOF HOSE BIBB
--- PRESSURE REDUCING VALVE	U.G.	UNDERGROUND
--- CIRCUIT SETTER	CO	CLEANOUT
--- CHECK VALVE	IDW	INDIRECT WASTE
--- UNION	RD	ROOF DRAIN
--- STRAINER	RL	ROOF LEADER
--- STRAINER W/ BLOWDOWN HOSE CONNECTION	S	SANITARY PIPE
--- CONNECT TO EXISTING	V	VENT PIPE
	HB	HOSE BIBB

**GRAPHIC SCALE**



SCALE: 1/8" = 1'-0"

CHECK GRAPHIC SCALE BEFORE USING

project name

**townhouses @ ocean east**

presumpscot st. portland, me.

ocean east of portland, l.l.c

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44 oak st.

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revisions

date

oct. 4, 2008

sheet title

plumbing plans  
bldg 1&2  
legend & notes

scale

1/8" = 1'-0"

drawn by

A2Z CAD

project number

8810

sheet number

1	FOR CONSTRUCTION	RAM	10-4-08
ISSUE	REVISION	BY	DATE

**P.1.1**



project name

**townhouses @ ocean east**

presumpscot st.  
portland, me.

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revisions

date  
oct. 4, 2003

sheet title  
**plumbing plan  
bldg 3 & 4**

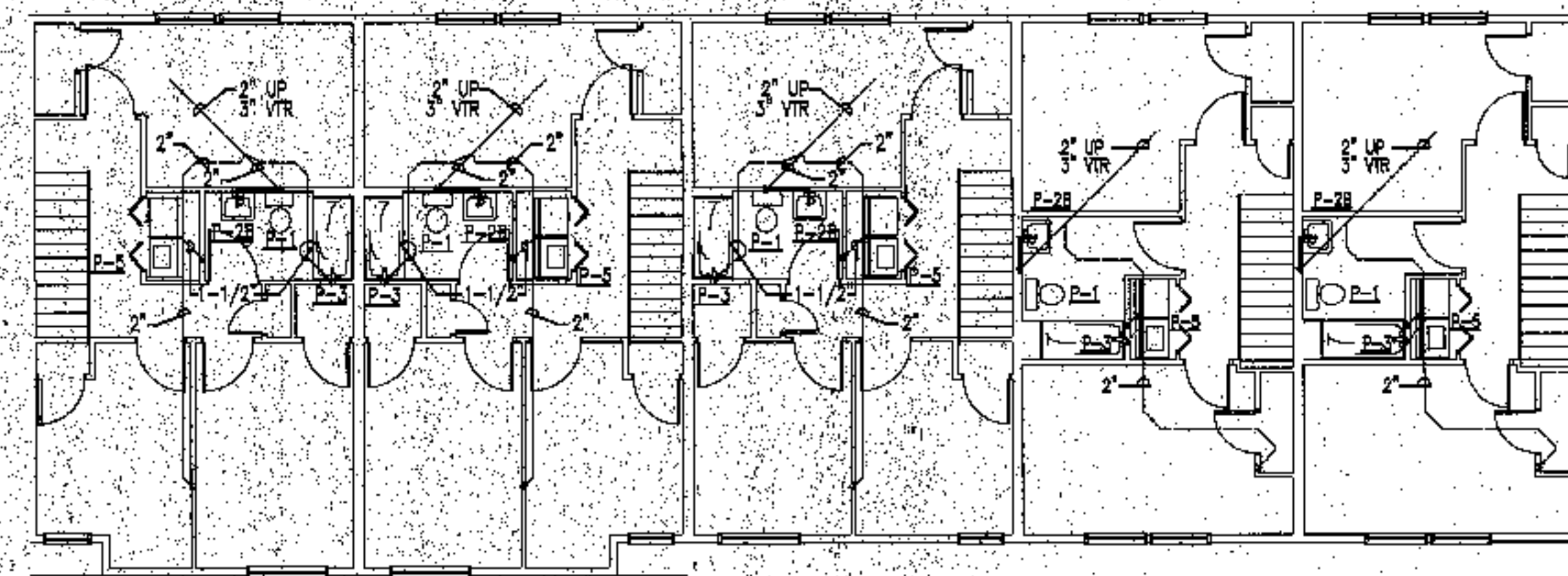
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drawn by  
AZZ CAD

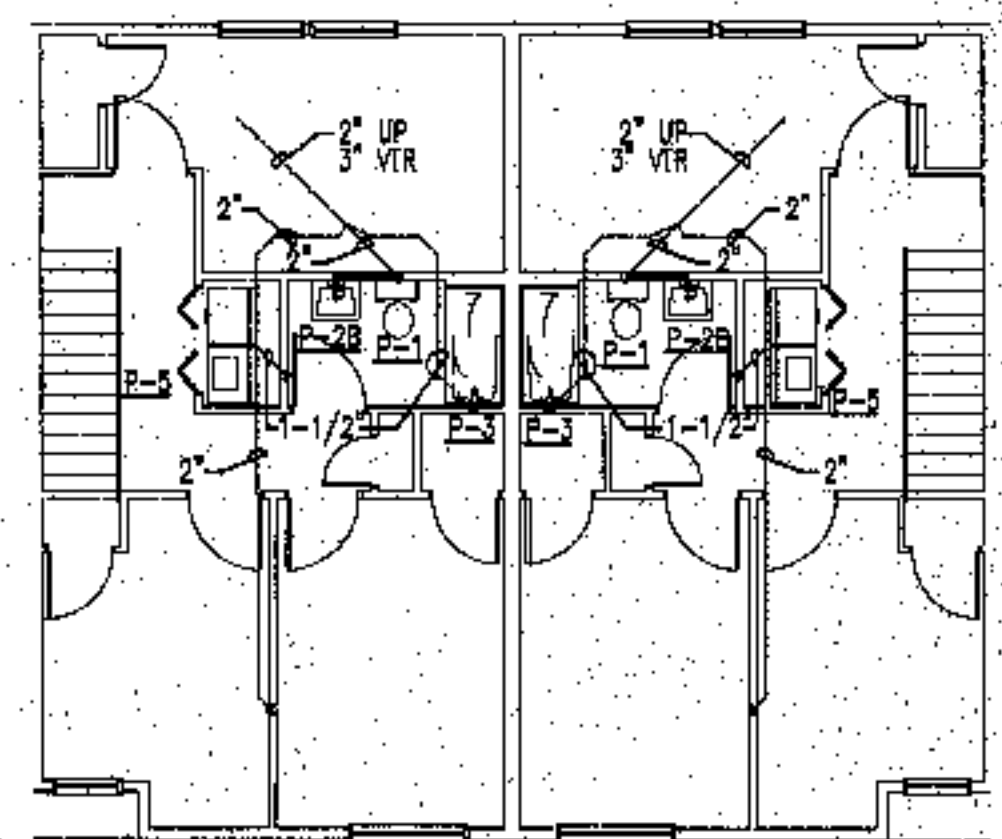
project number  
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sheet number

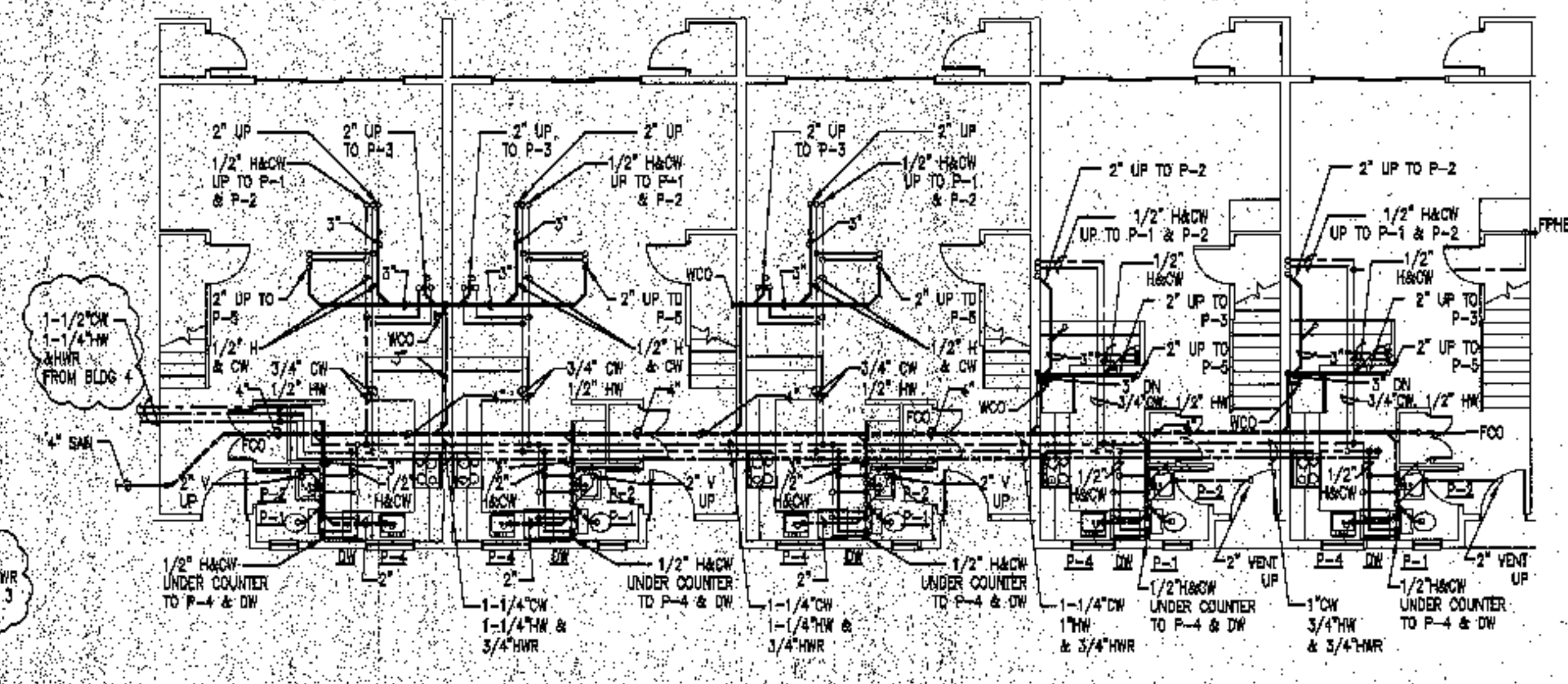
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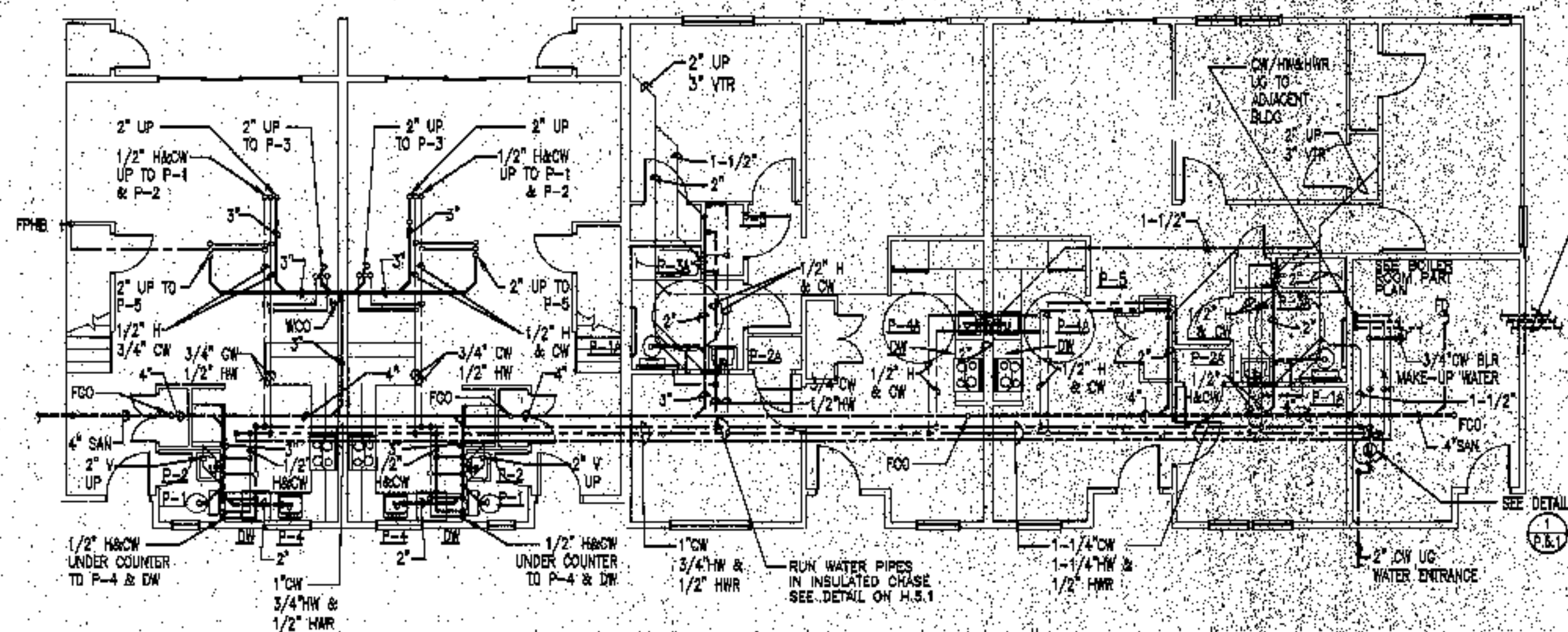
**BUILDING 3 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 4 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



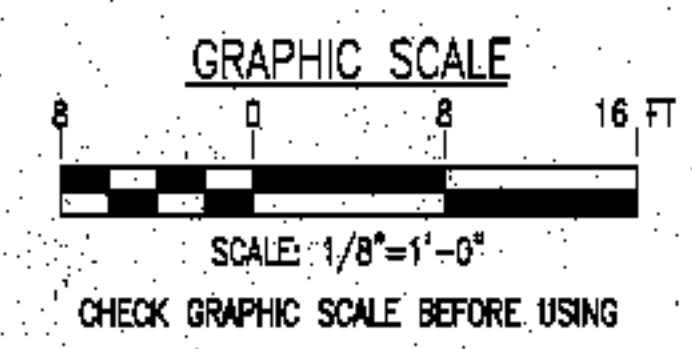
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SCALE: 1/8"=1'-0"



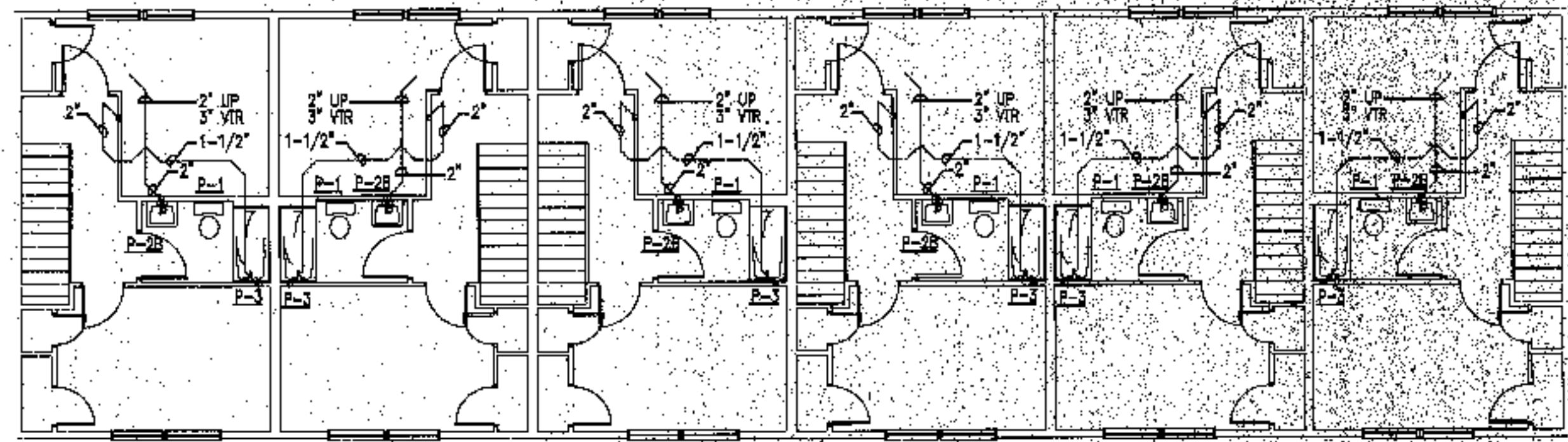
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**Plumbing general notes:**

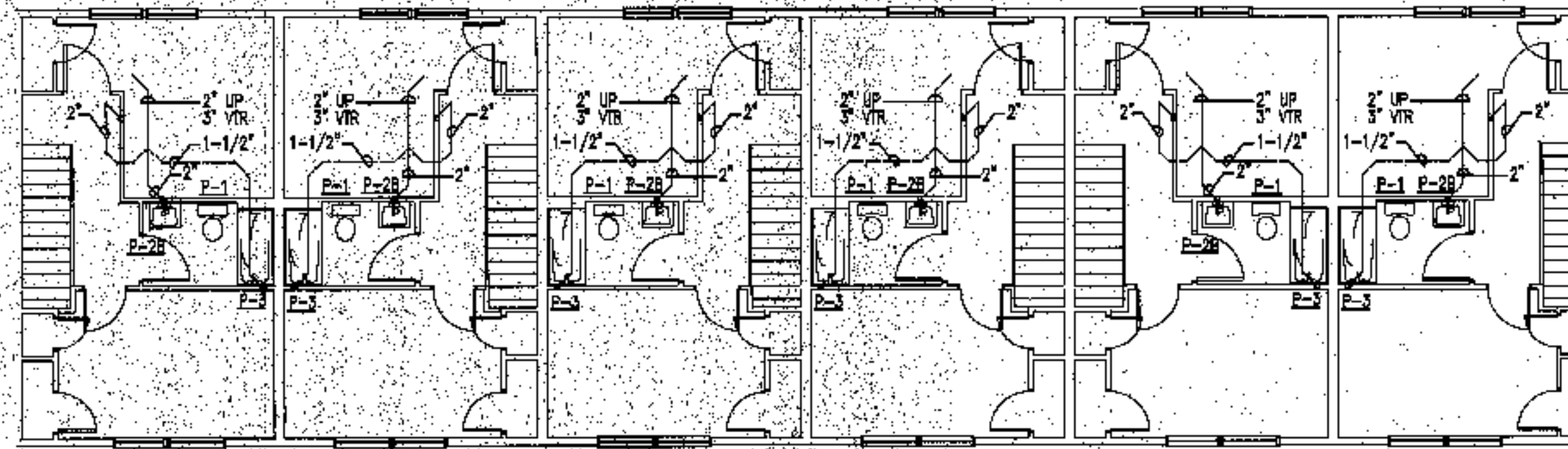
1. Pitch all sanitary piping below slab at 1/4" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water transit between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



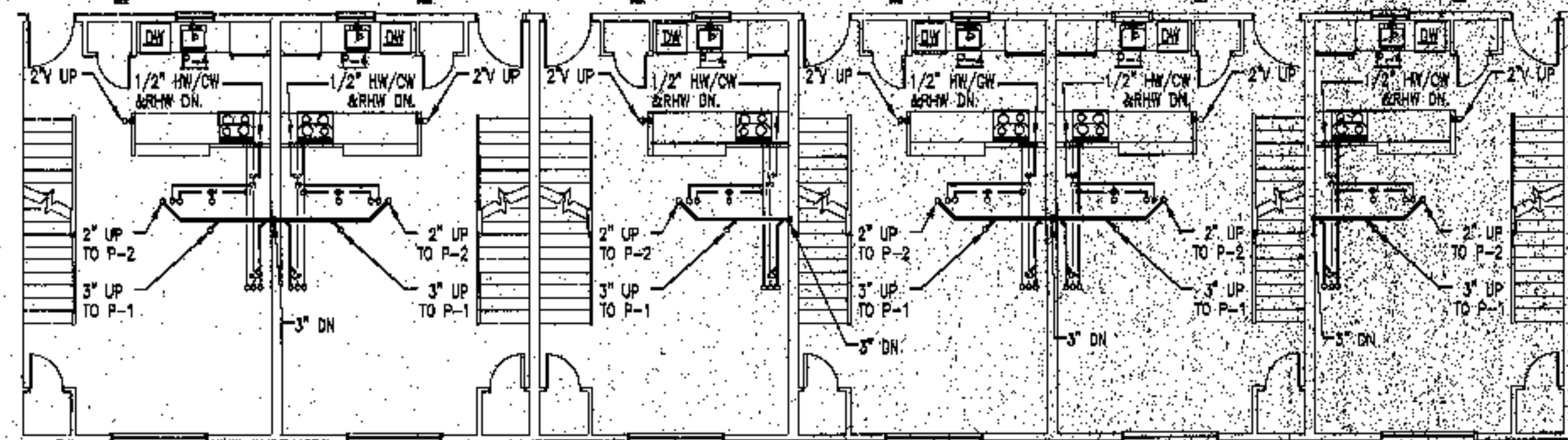
1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE



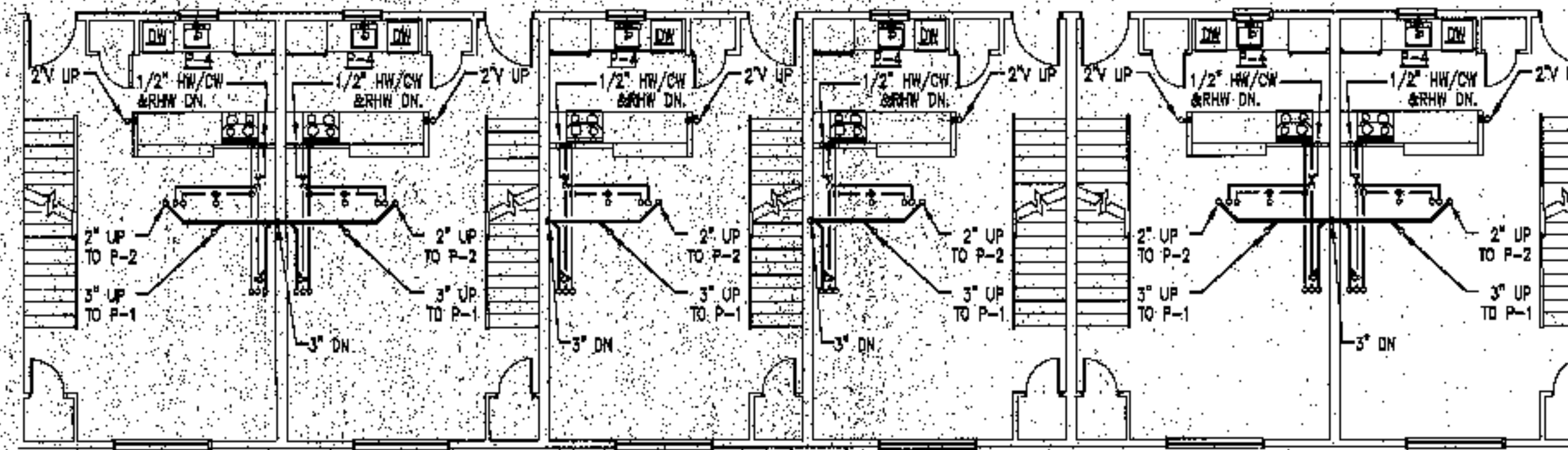
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SCALE: 1/8"=1'-0"



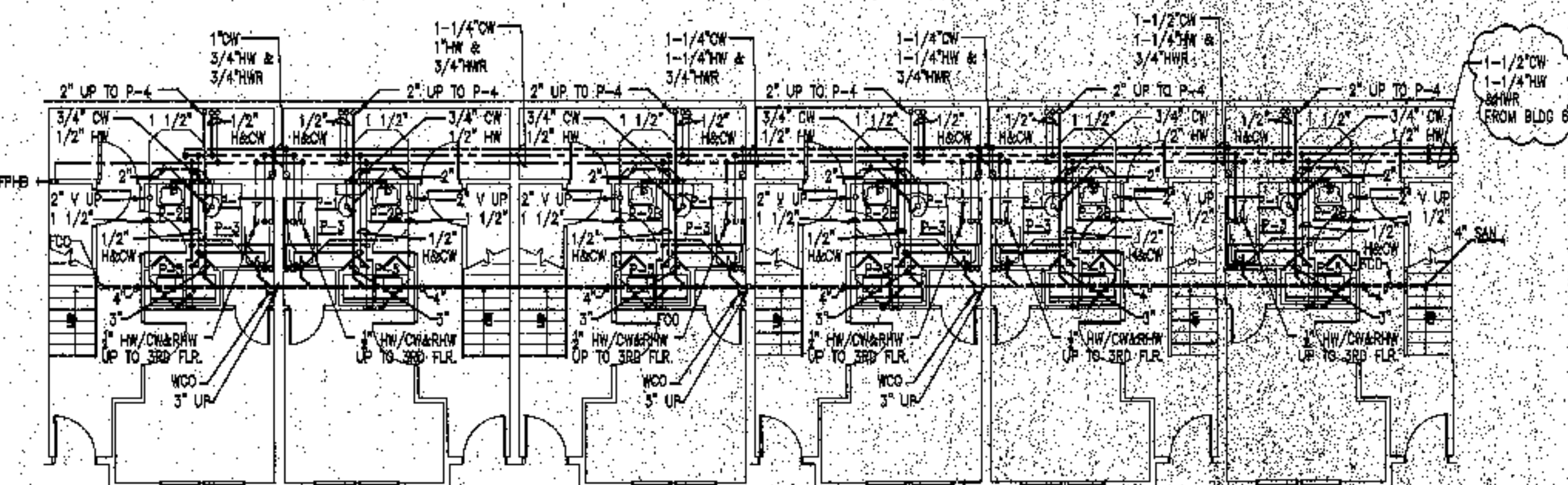
**BUILDING 6 - THIRD FLOOR**  
SCALE: 1/8"=1'-0"



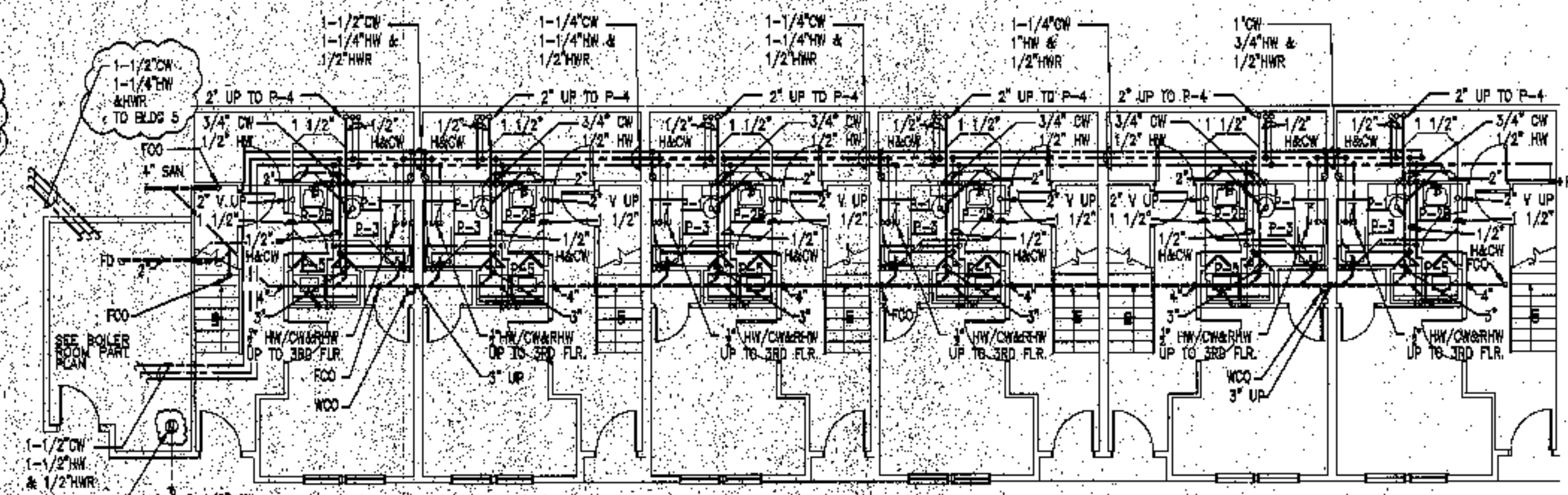
**BUILDING 5 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 6 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



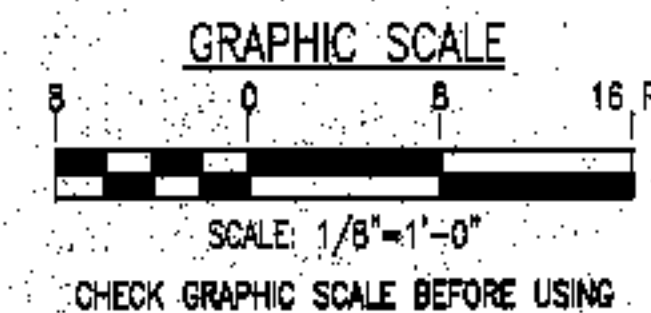
**BUILDING 5 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 6 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

**Plumbing general notes:**

1. Pitch all sanitary piping below slab at "X" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate floor and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

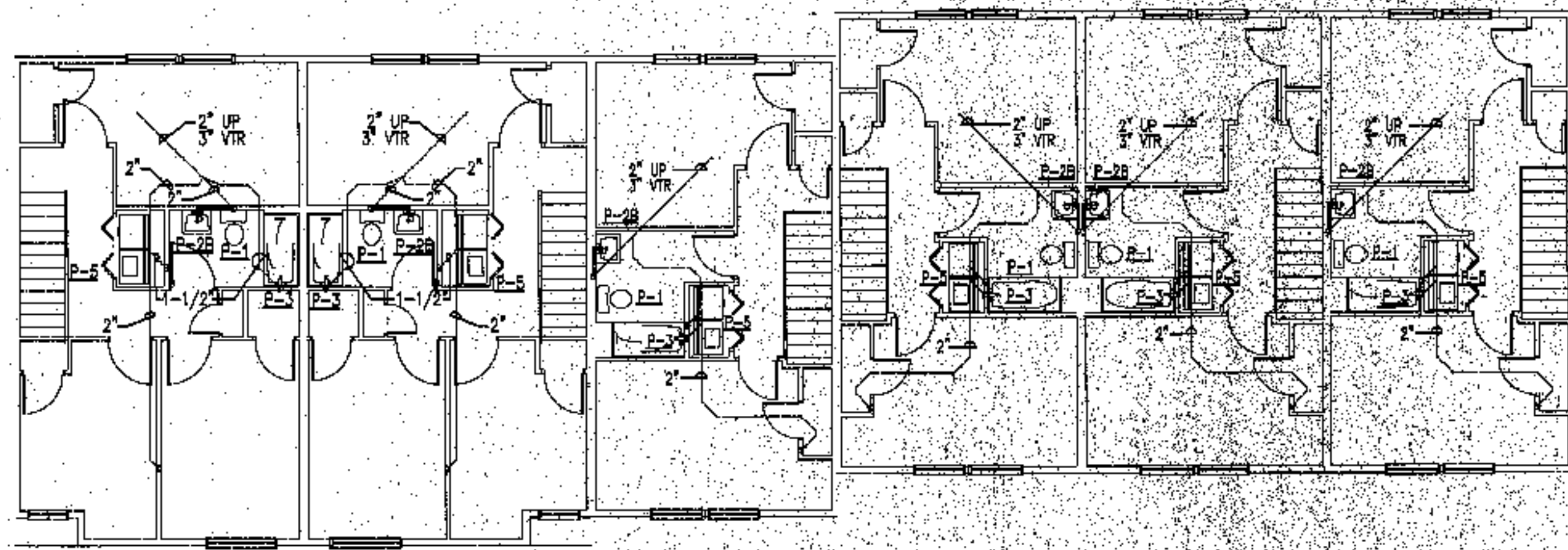
- project name
- townhouses @ ocean east**
- presumpscot st.  
portland, me.
- ocean east  
of portland, l.l.c
- goduli/thomas architects
- 44 oak st.
- portland, maine 04101
- ph. 207-775-3184
- fax 207-774-0846
- 
- 
- russell a martin, pe, pa
- mechanical engineer
- 6 whispering pines
- freeport, maine D4032
- ph. 207-865-0753
- fax 207-865-0753
- 
- a2z cadd drafting services
- 65 pine ridge road
- north yarmouth, me 04097
- ph. 207-846-4528
- fax 207-846-5283
- 
- 



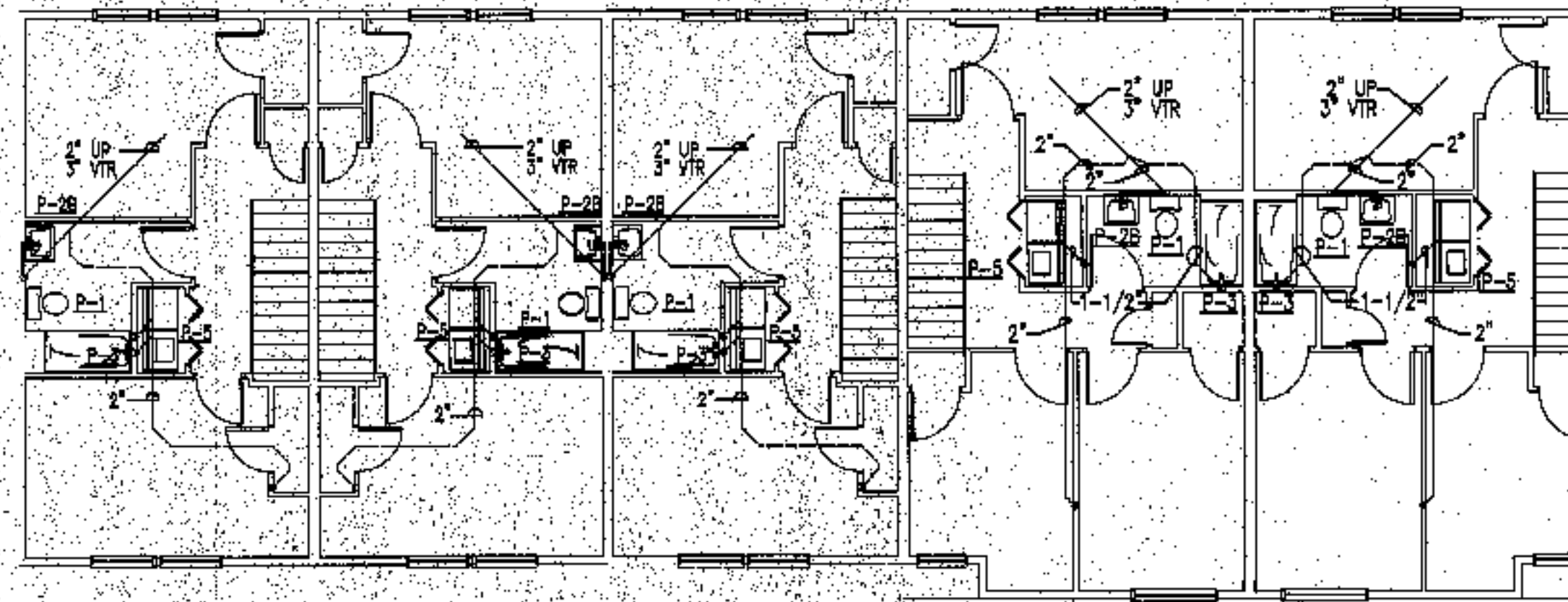
- revisions
- date
- oct. 4, 2003
- sheet title
- plumbing plan**
- blg 5 & 6**
- 
- scale
- 1/8"=1'-0"
- drawn by
- A2Z CADD
- project number
- 9810
- sheet number

**P.1.3**

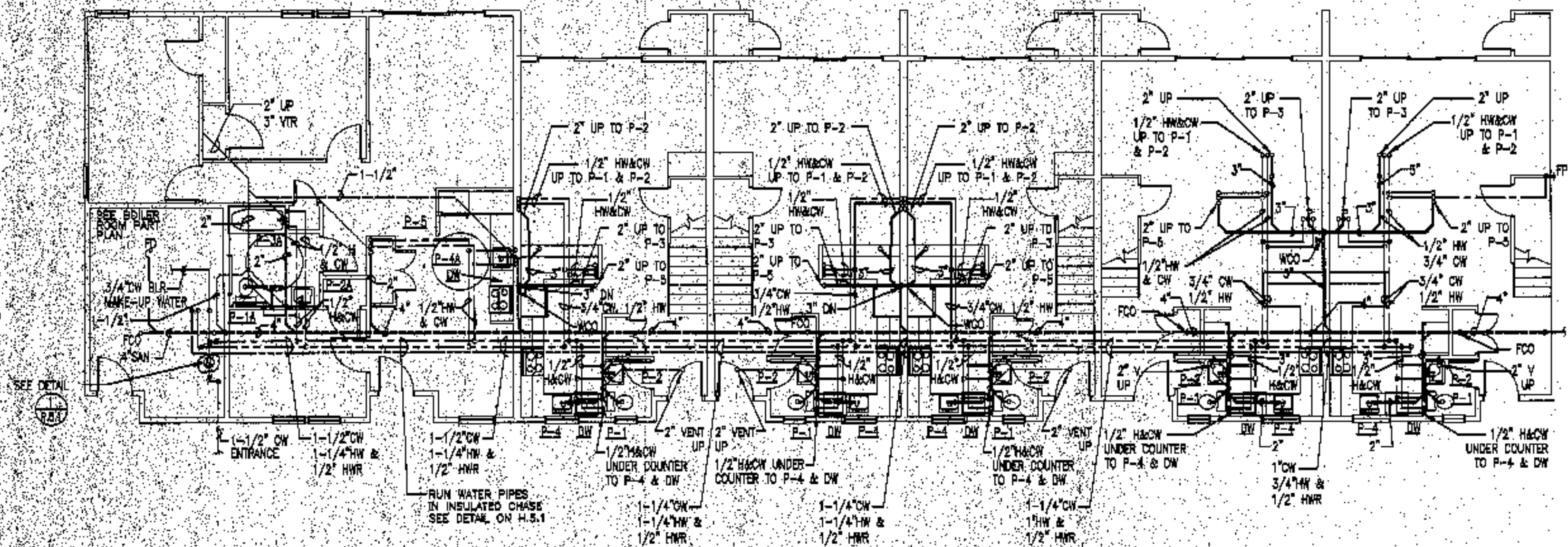




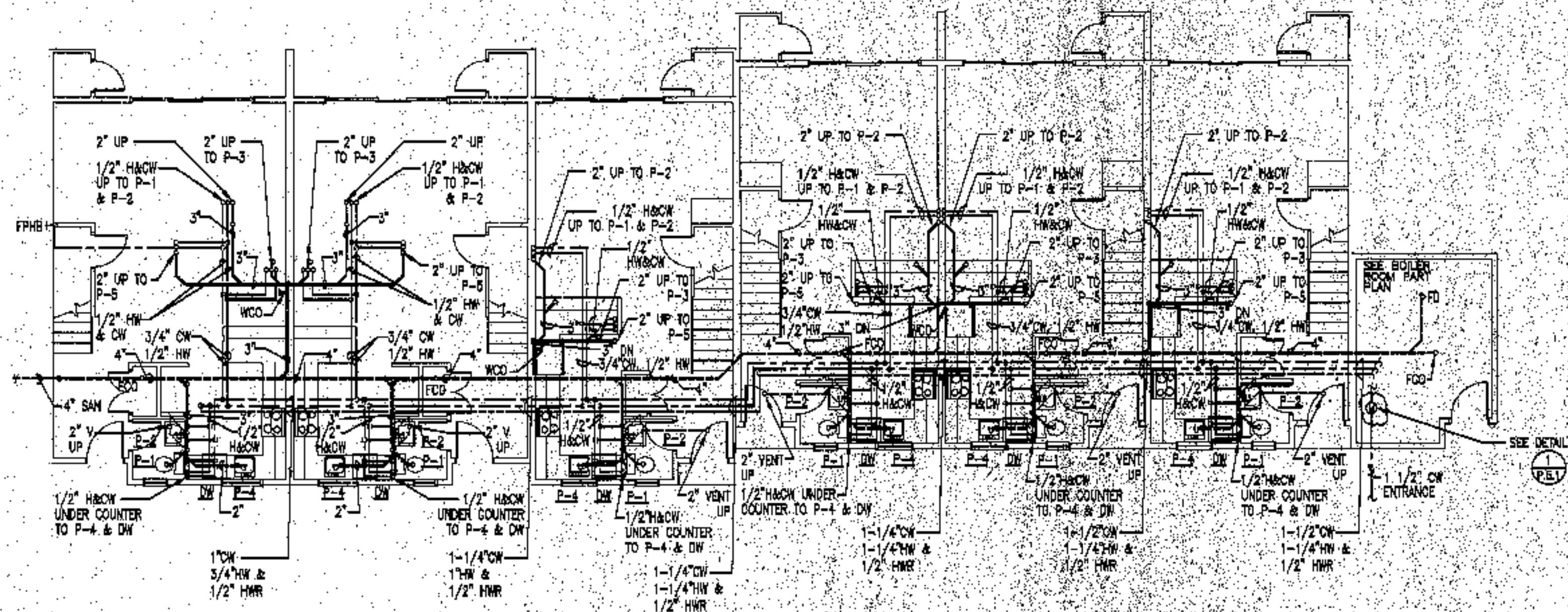
**BUILDING 7 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 9 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



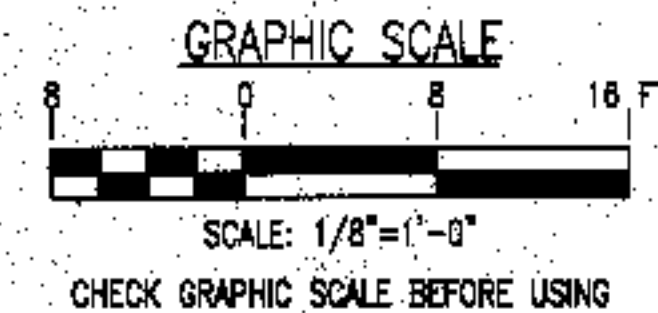
**BUILDING 9 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 7 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

**Plumbing general notes:**

1. Pitch all sanitary piping below slab at 1/8" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

**townhouses @  
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presumpscot st.  
portland, me.

ocean east  
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revisions

date

oct. 4, 2003

sheet title

plumbing plan  
bldg 7 & 9

scale

1/8"=1'-0"

drawn by

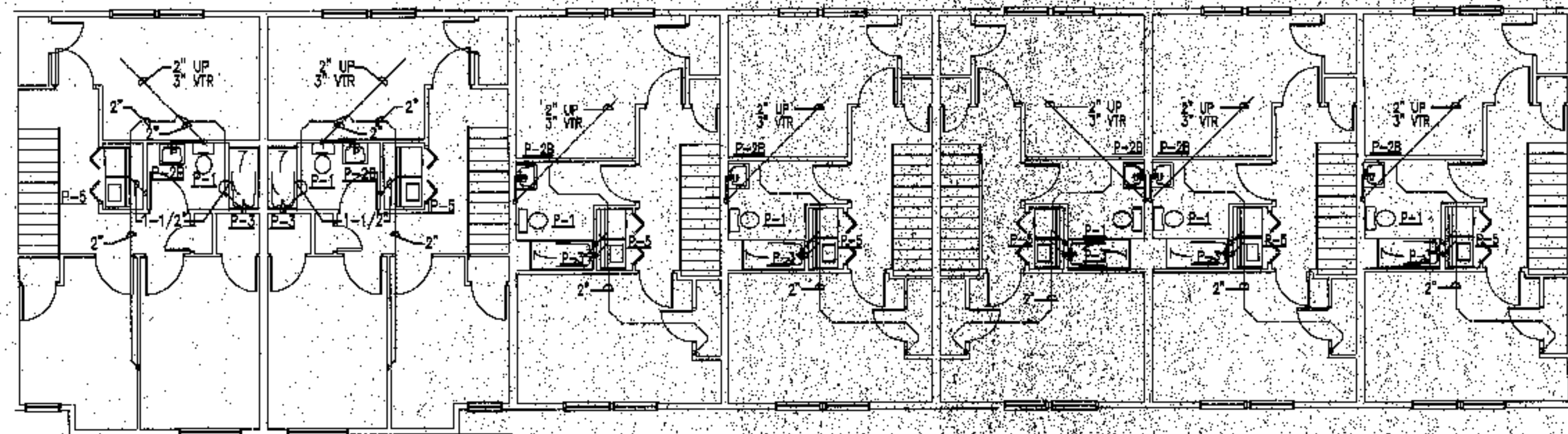
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project number

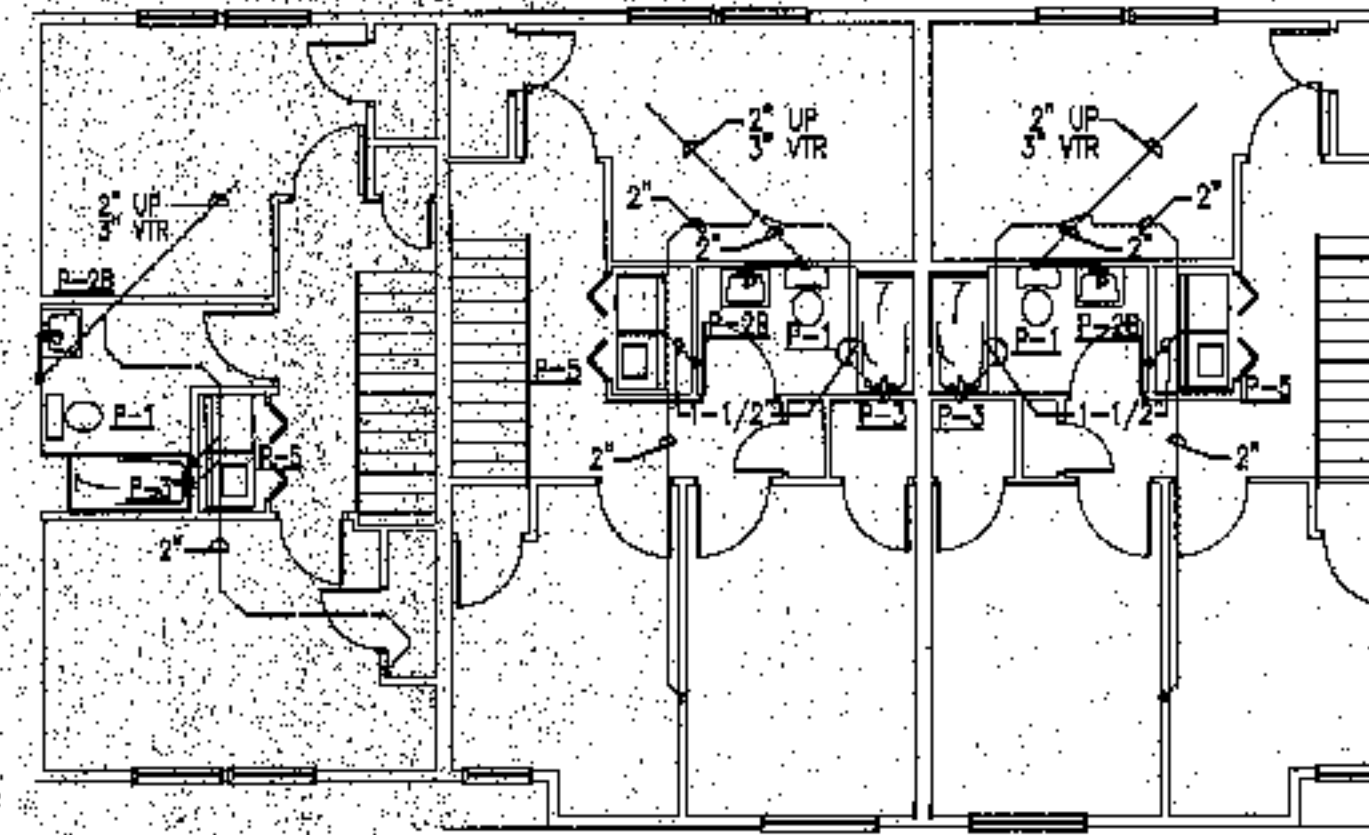
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sheet number

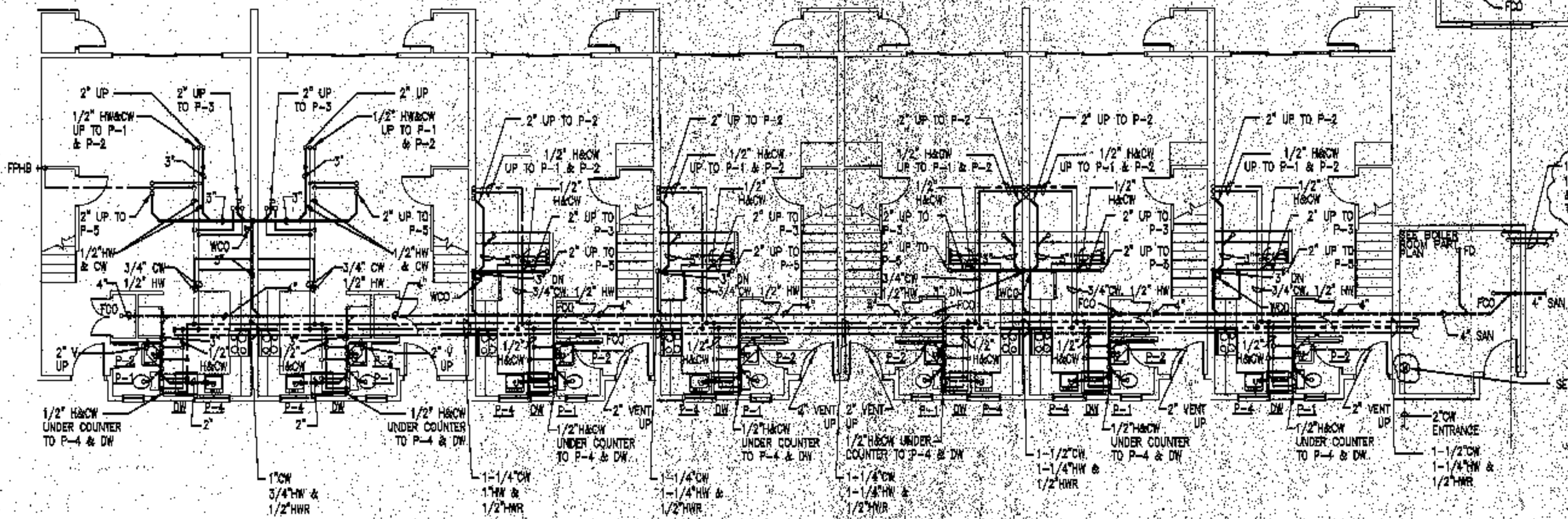
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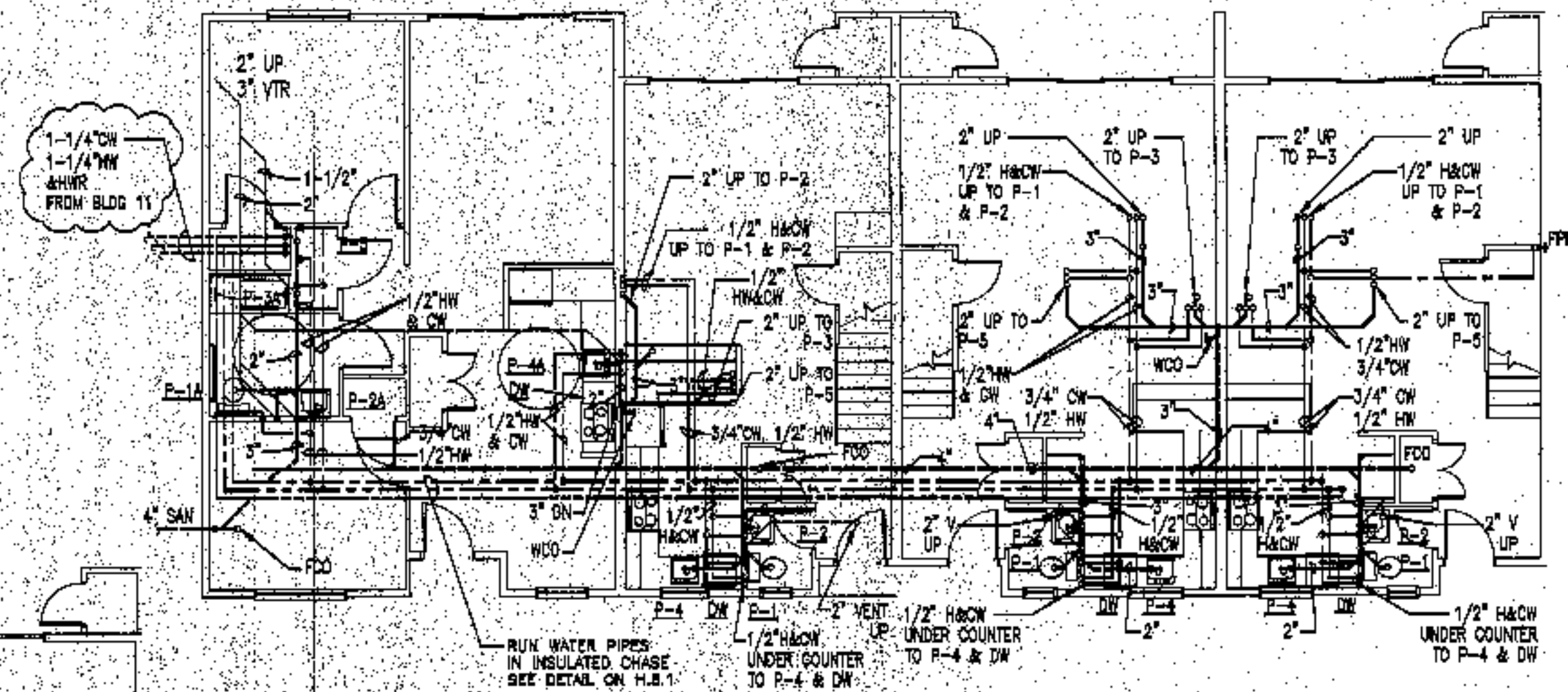
**BUILDING 11 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 8 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



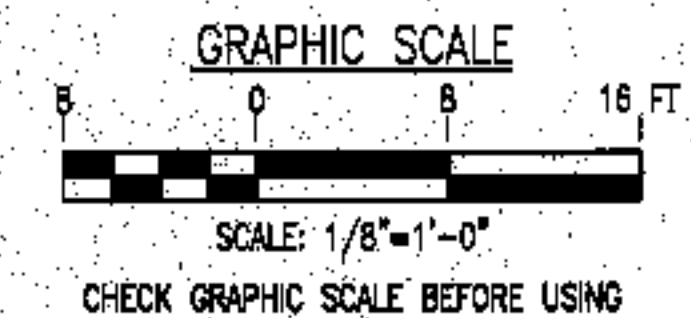
**BUILDING 11 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 8 - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

**Plumbing general notes:**

1. Pick all sanitary piping below slab at 4" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 foot separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

**townhouses @ ocean east**

**presumpscot st. portland, me.**

**ocean east of portland, i.l.c**

goduli/thomas architects

**44 oak st.**

**portland, maine 04101**

**ph. 207-775-3184**

**fax 207-774-0846**

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revisions

date

oct. 4, 2003

sheet title

**plumbing plan bldg 8 & 11**

scale

1/8" = 1'-0"

drawn by

A2Z CADD

project number

9910

sheet number

**P.1.5**

project name

**townhouses @  
ocean east**

presumpscot st.  
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revisions

date  
oct. 4, 2008

sheet title

**plumbing plan  
bldg 10 & 12**

scale

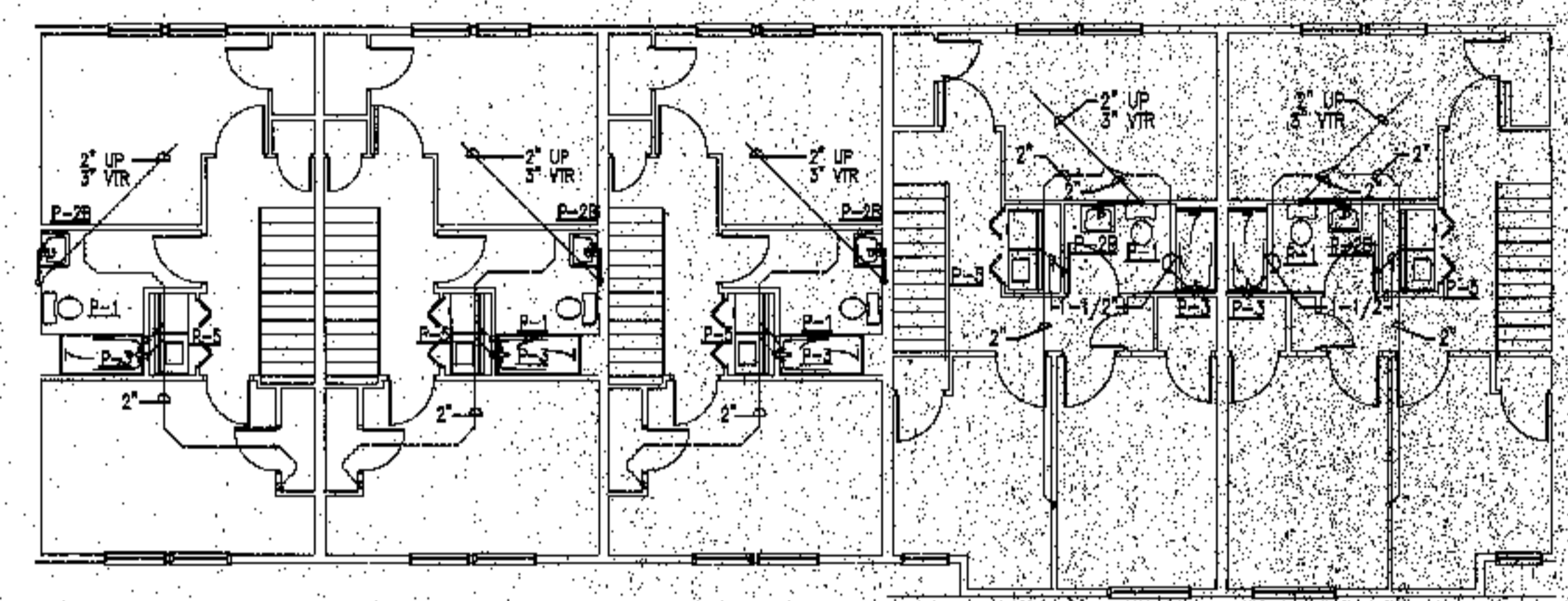
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drawn by  
A2Z CADD

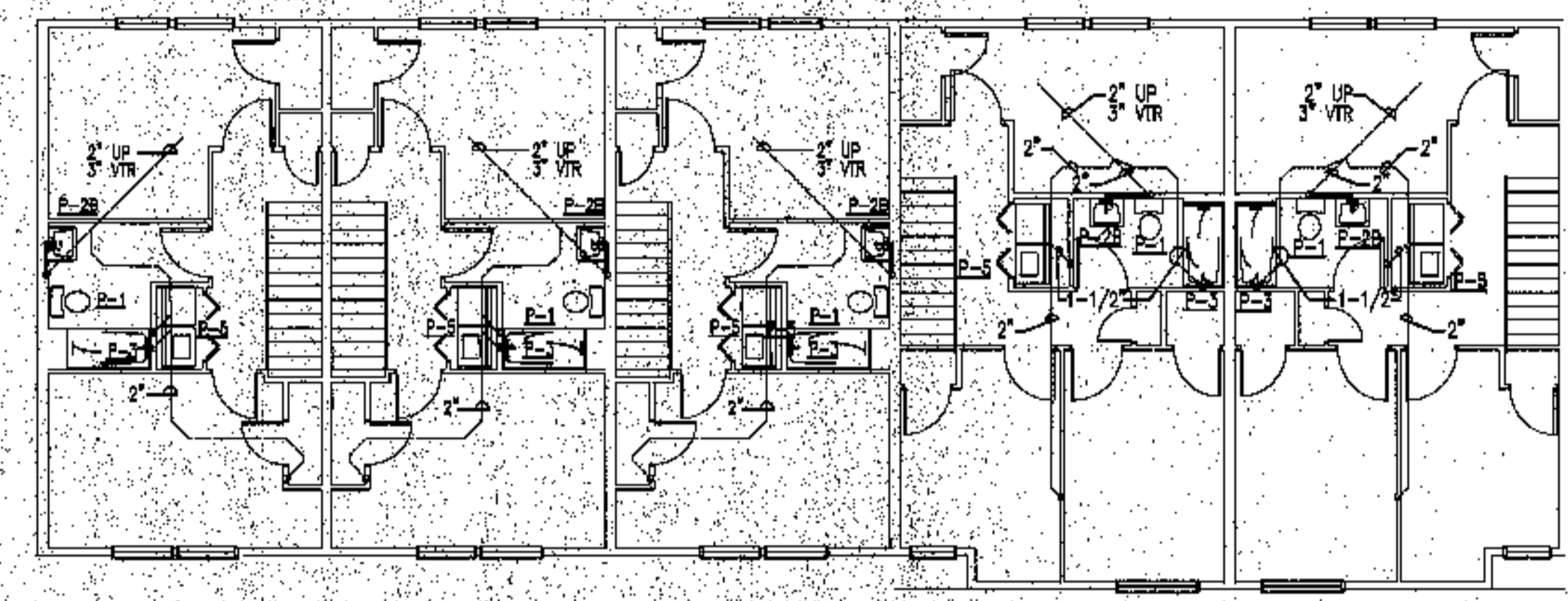
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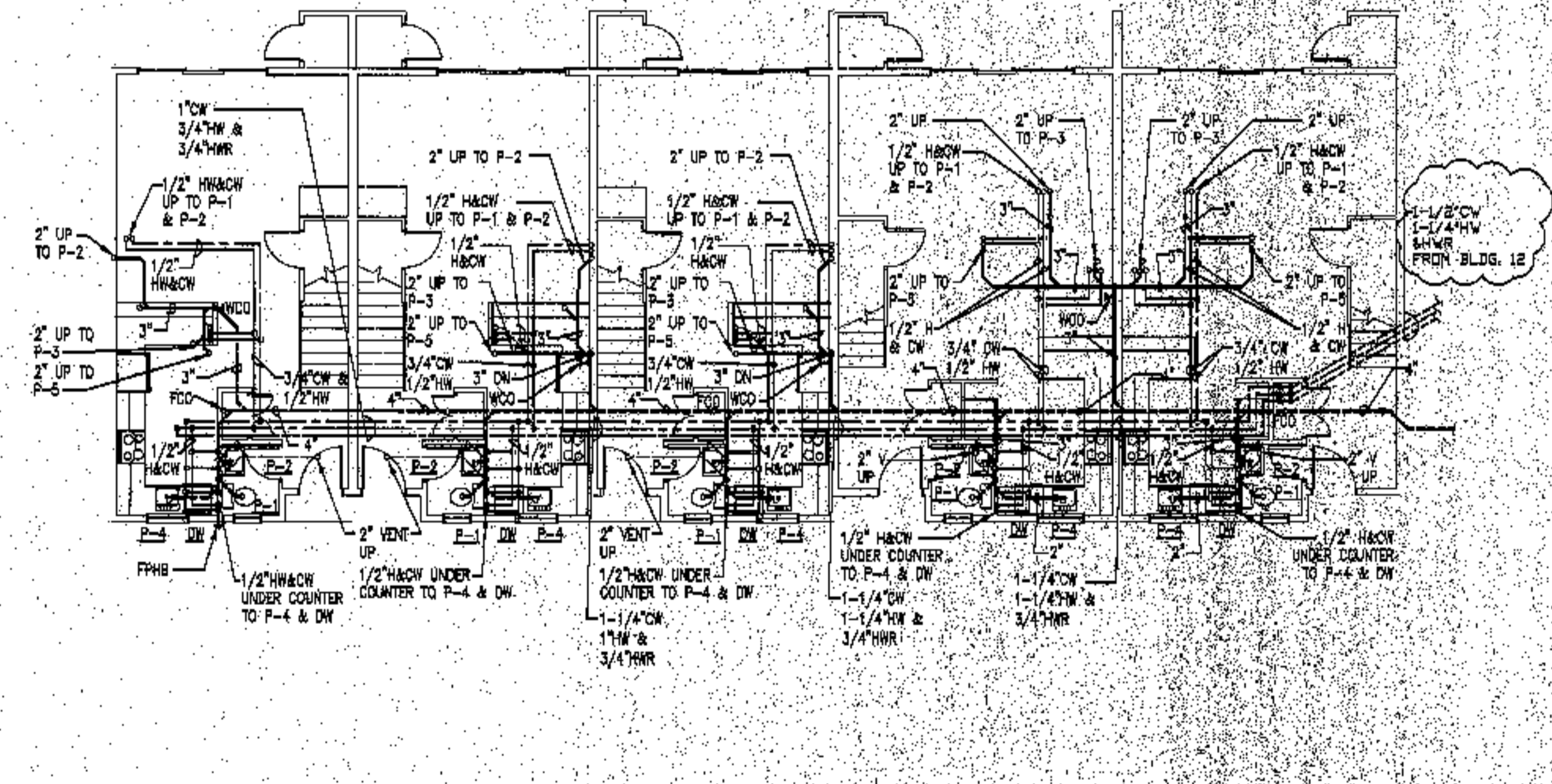
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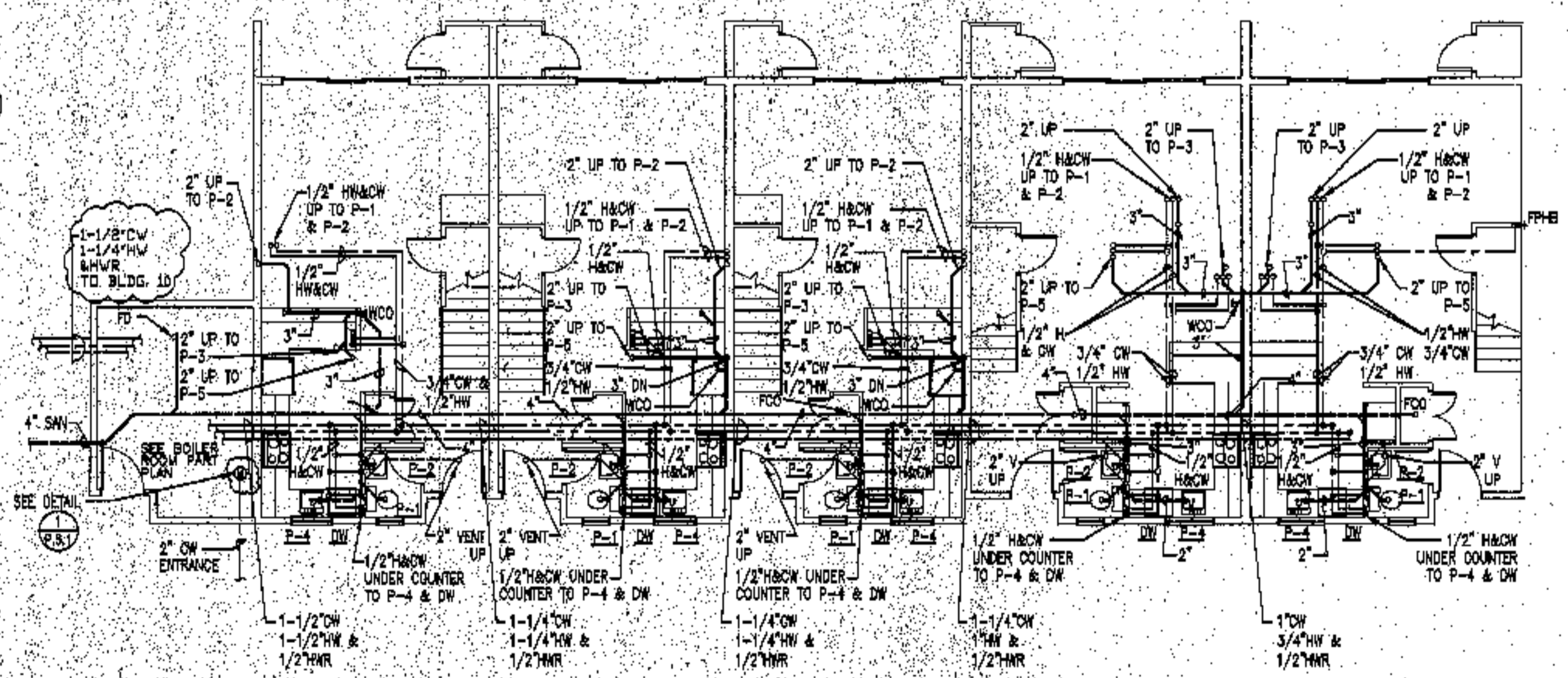
**BUILDING 10 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 12 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"

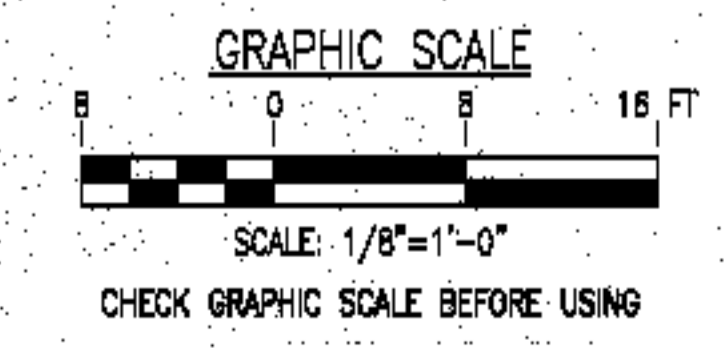


**BUILDING 10 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 12 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

- Plumbing general notes:
1. Pitch all sanitary piping below slab at 1/8" per foot.
  2. Offset sanitary piping down near foundation wall exit to exterior.
  3. Coordinate sanitary main and foundation bound-out with site sewer locations.
  4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
  5. Allow for sprinkler pipe in water branch between buildings when one water/sprinkler entrance serves two buildings.
  6. See site utility plans for actual building orientations and distances.
  7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
  8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

**townhouses @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

godu/thomas architects

44 oak st.

portland, maine 04101

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65 pine ridge road

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fax 207-846-5283



revisions

date  
jul. 4, 2003

sheet title

plumbing plan  
bldg 13 & 14

scale

1/8"=1'-0"

drawn by

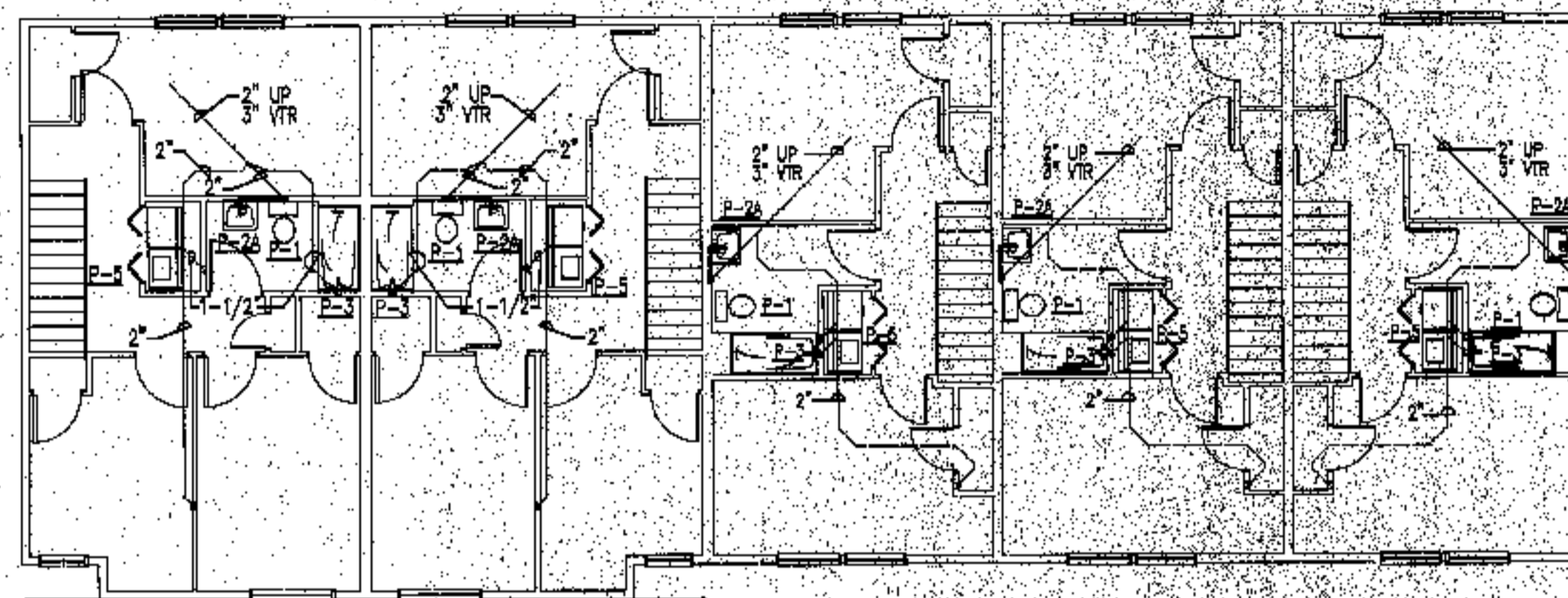
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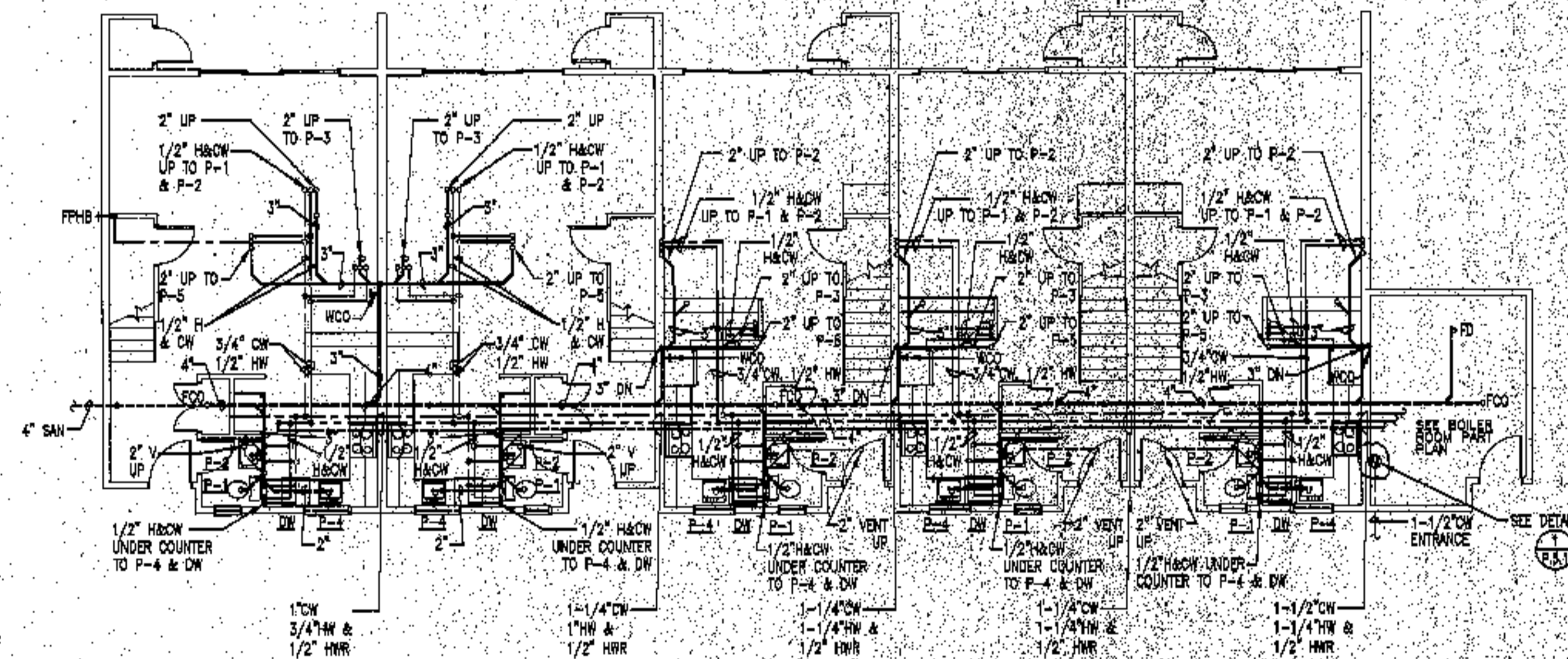
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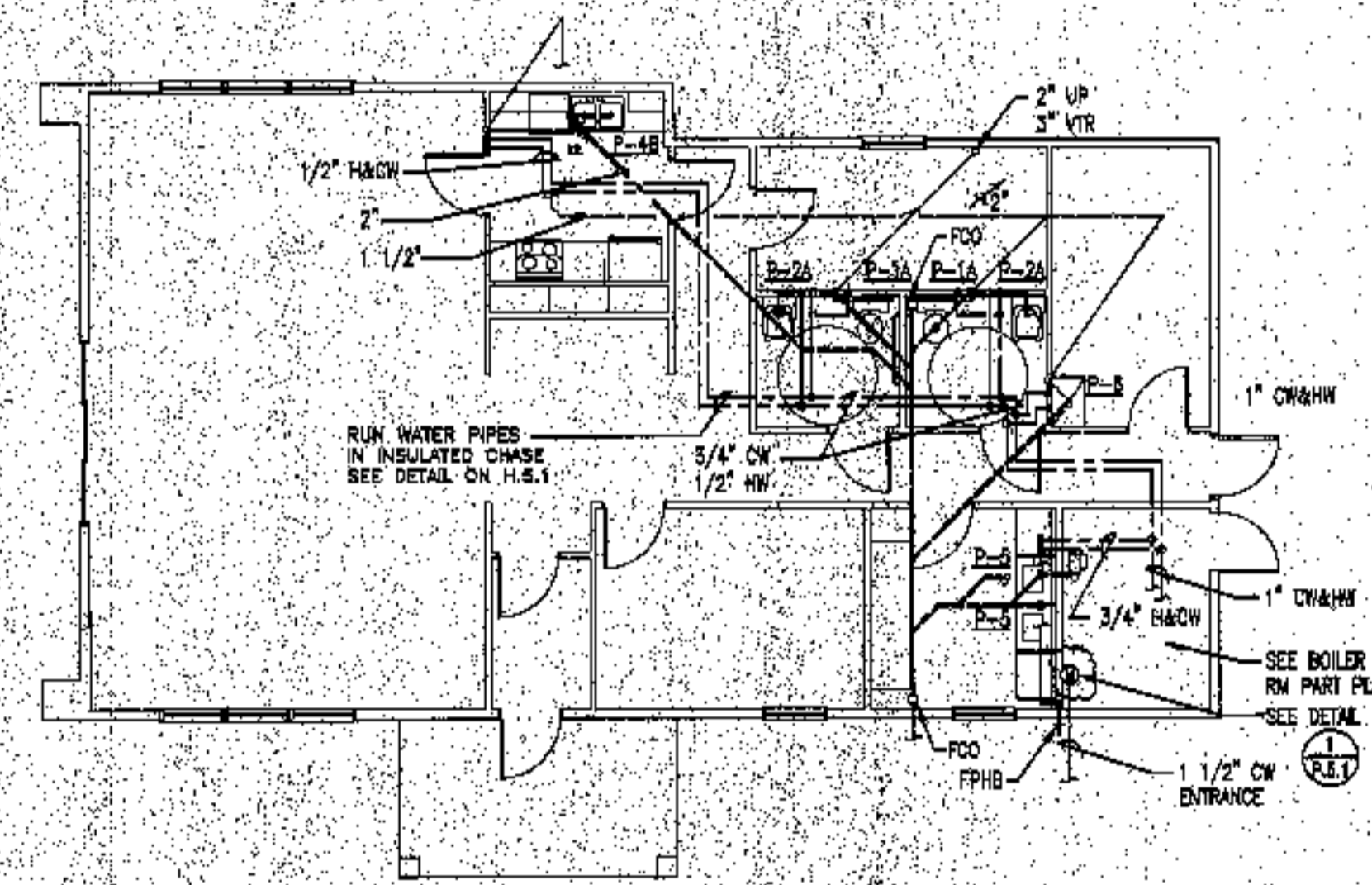
**BUILDING 13 - SECOND FLOOR**

SCALE: 1/8"=1'-0"



**BUILDING 13 - FIRST FLOOR**

SCALE: 1/8"=1'-0"

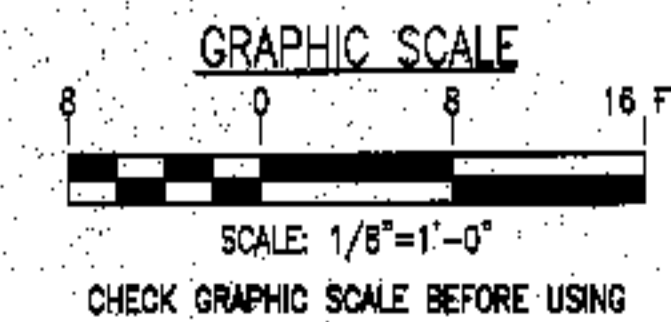


**BUILDING 14 - FIRST FLOOR**

SCALE: 1/8"=1'-0"

Plumbing general notes:

1. Pitch all sanitary piping below slab at 1/4" per foot.
2. Offset sanitary piping down near foundation wall, exit to exterior.
3. Coordinate sanitary main and foundation hand-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate clear and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the north side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

**townhouses @  
ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, l.l.c

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

russell a martin, pe, pa

mechanical engineer

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ph. 207-865-0753

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a2z cadd drafting services

65 pine ridge road

north yarmouth, me 04097

ph. 207-846-4528

fax 207-846-5283

revisions

date

oct. 4, 2003

sheet title

plumbing plan  
bldg 15 & 16

scale

1/8"=1'-0"

drawn by

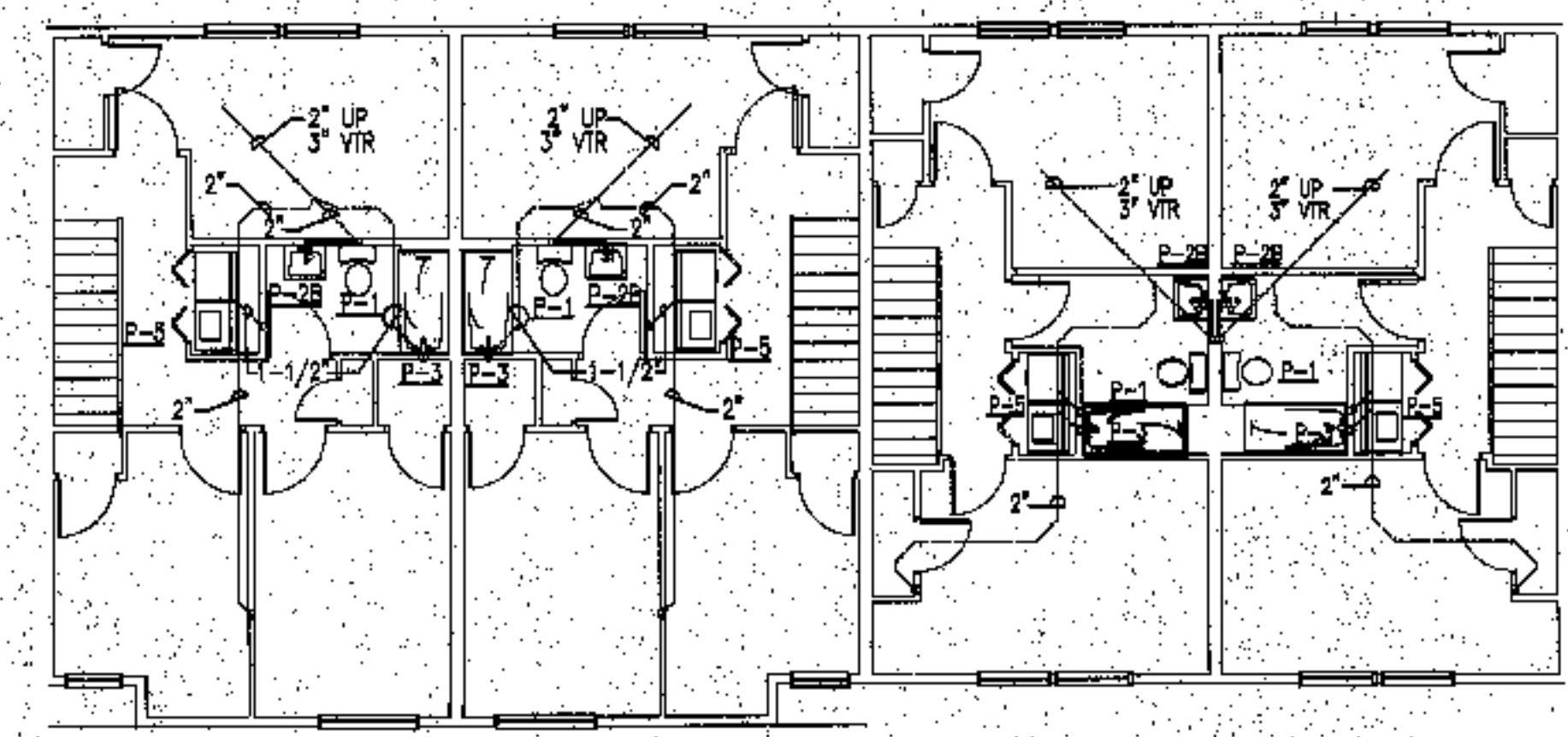
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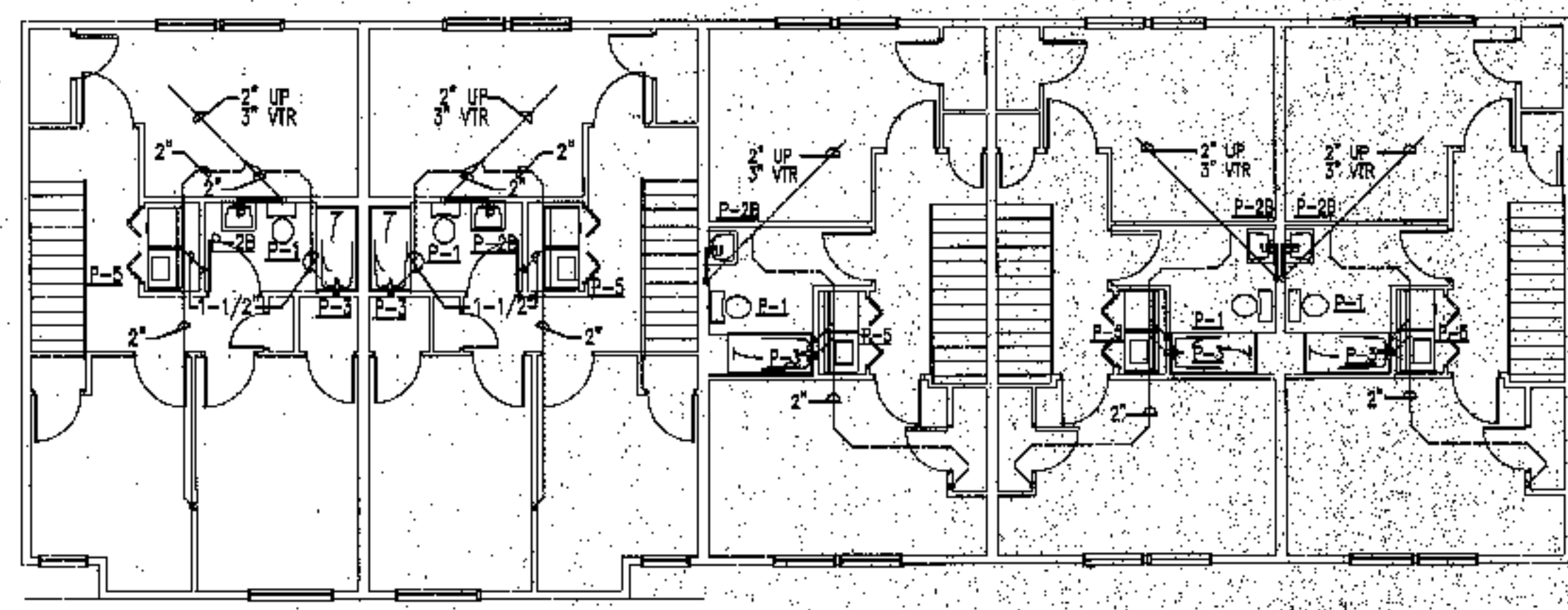
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sheet number

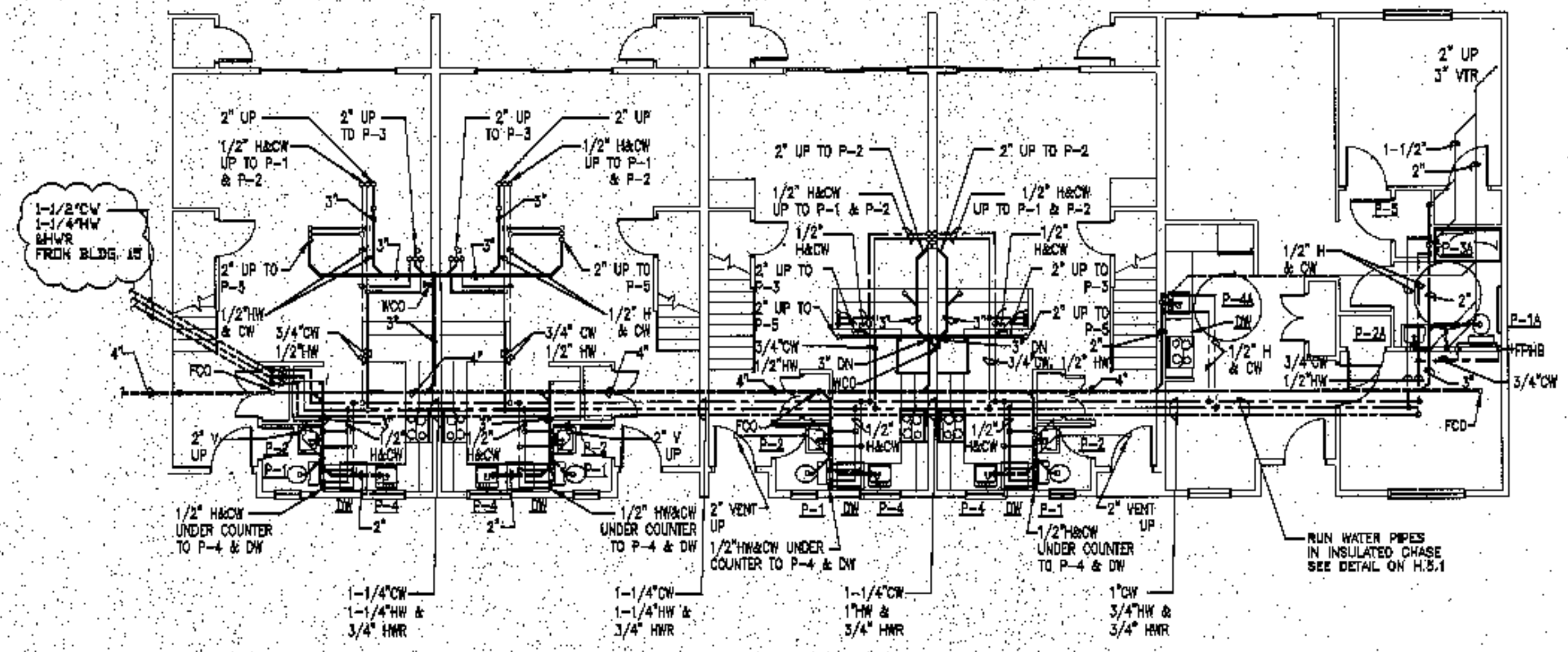
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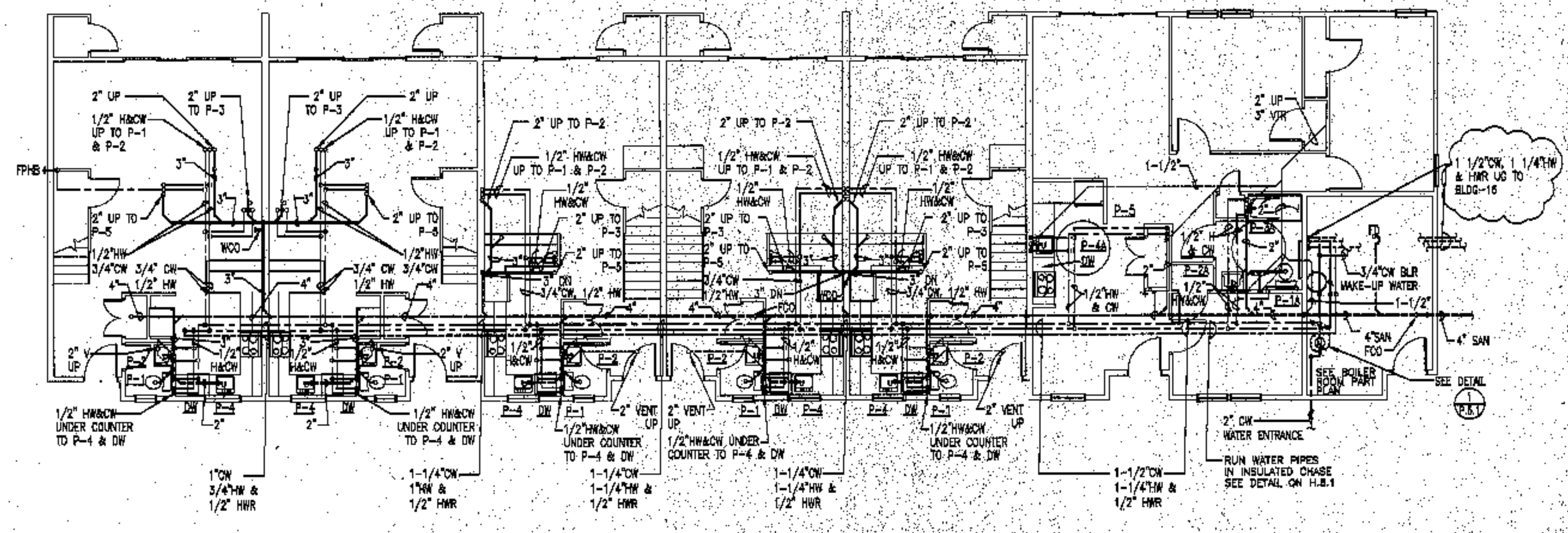
**BUILDING 16 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 15 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



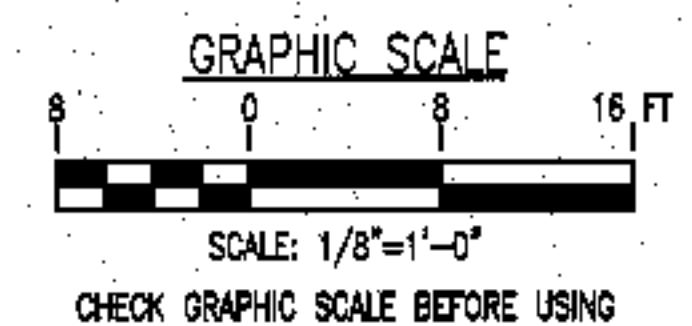
**BUILDING 16 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 15 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

Plumbing general notes:

1. Pitch all sanitary piping below slab at 1/4" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sanitizer and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE



project name

**townhouses @ ocean east**

presumpscot st.  
portland, me.

ocean east  
of portland, i.i.c

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revisions

date

oct. 4, 2008

sheet title

plumbing plan  
bldg 17 & 18

scale

1/8"=1'-0"

drawn by

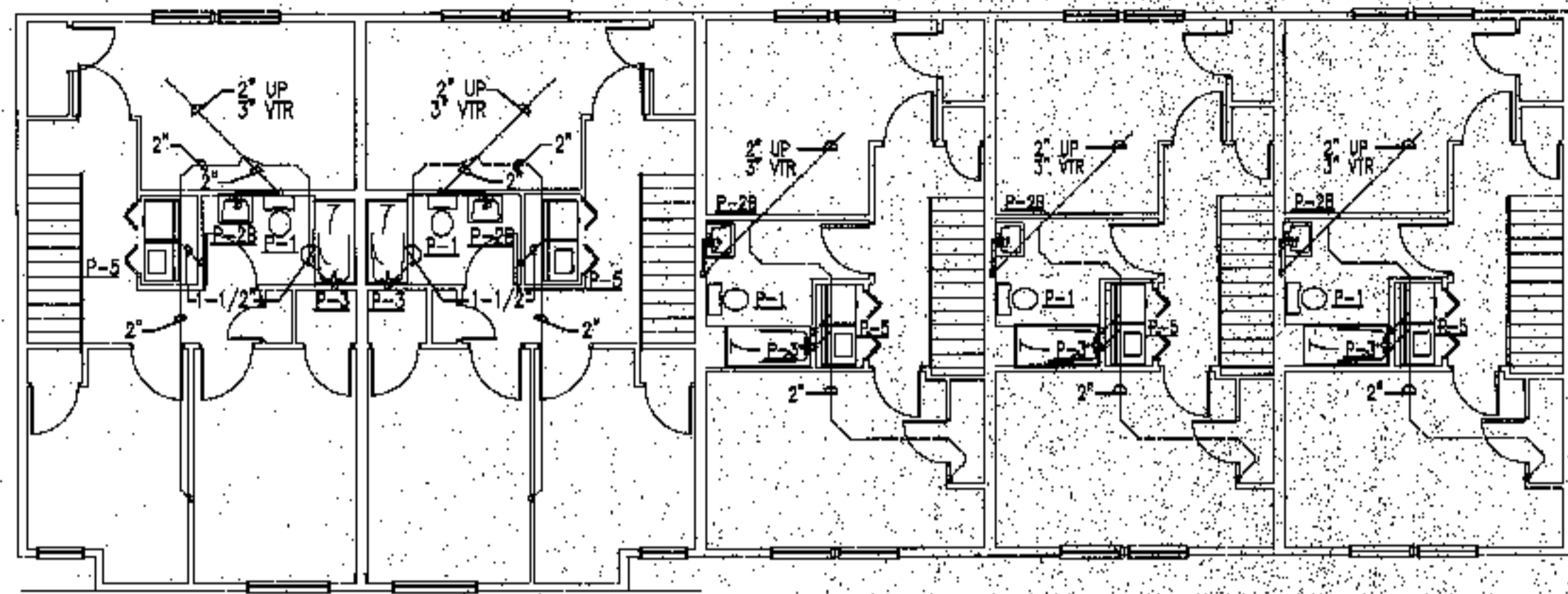
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project number

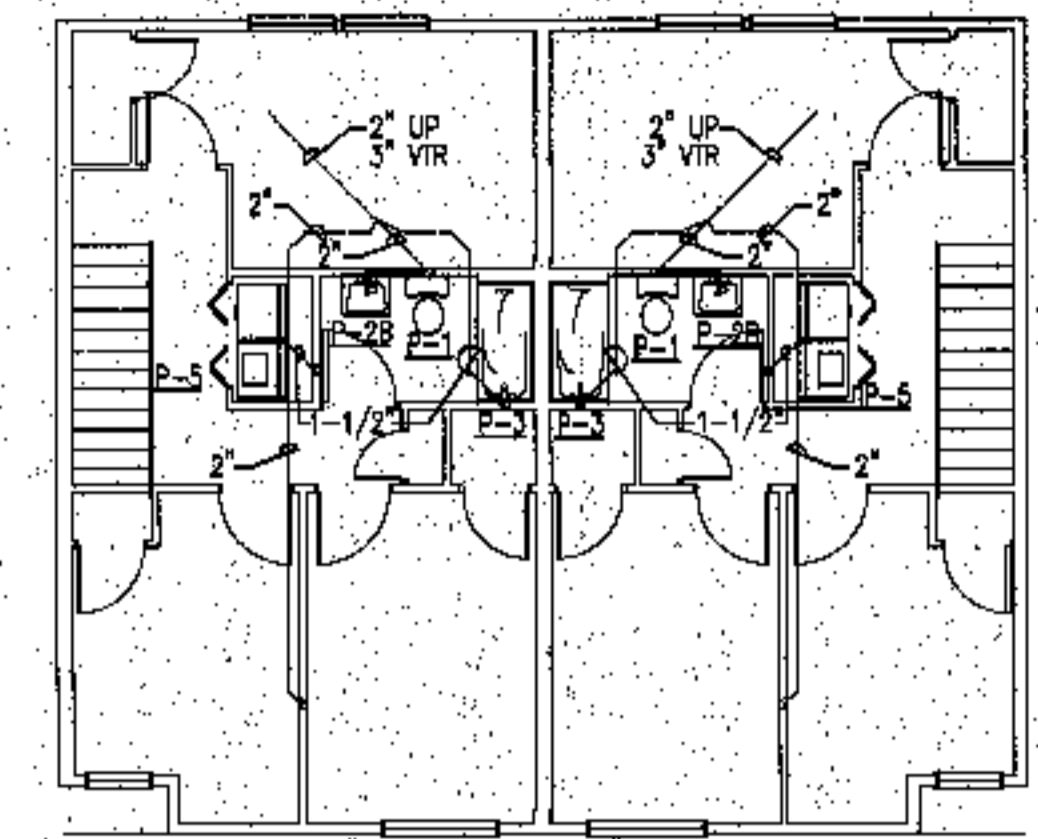
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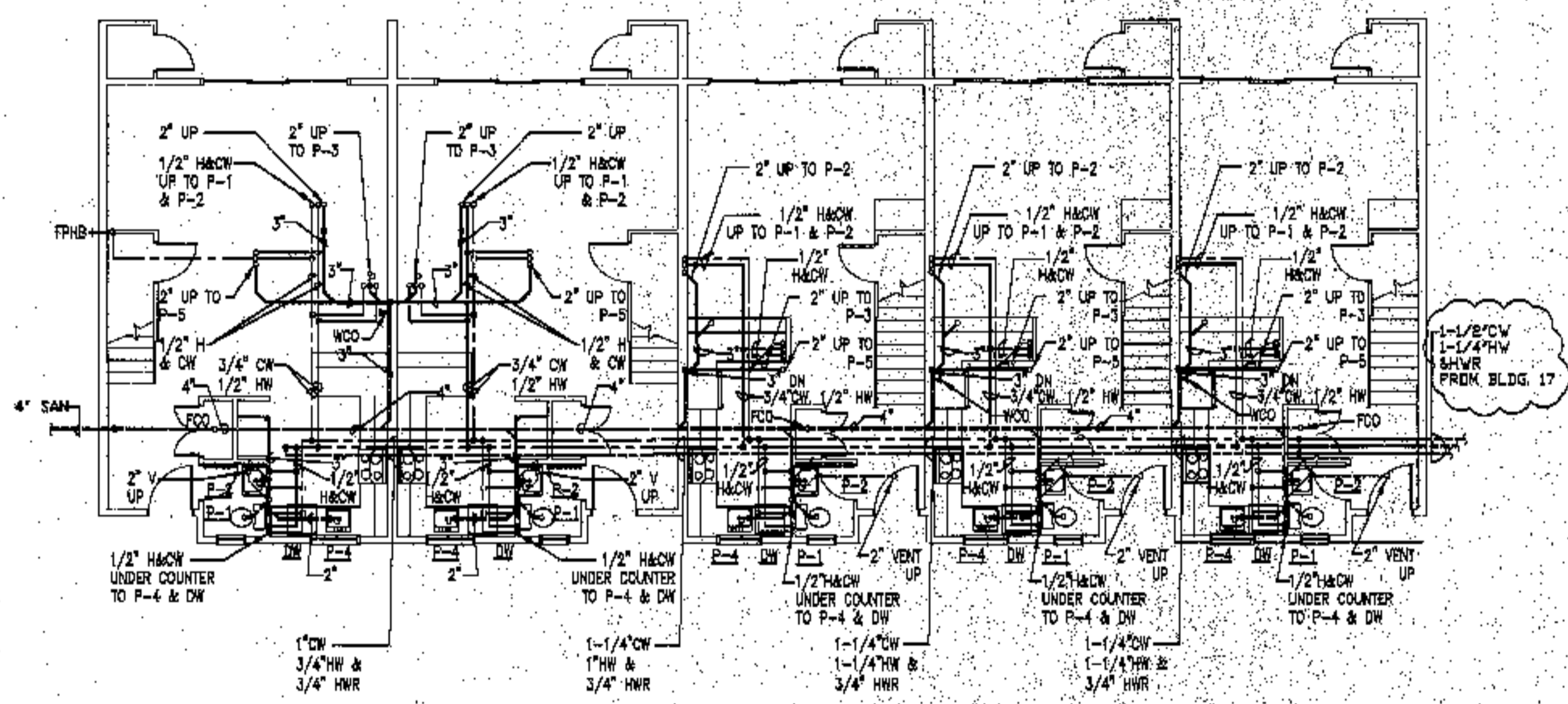
**P.1.9**



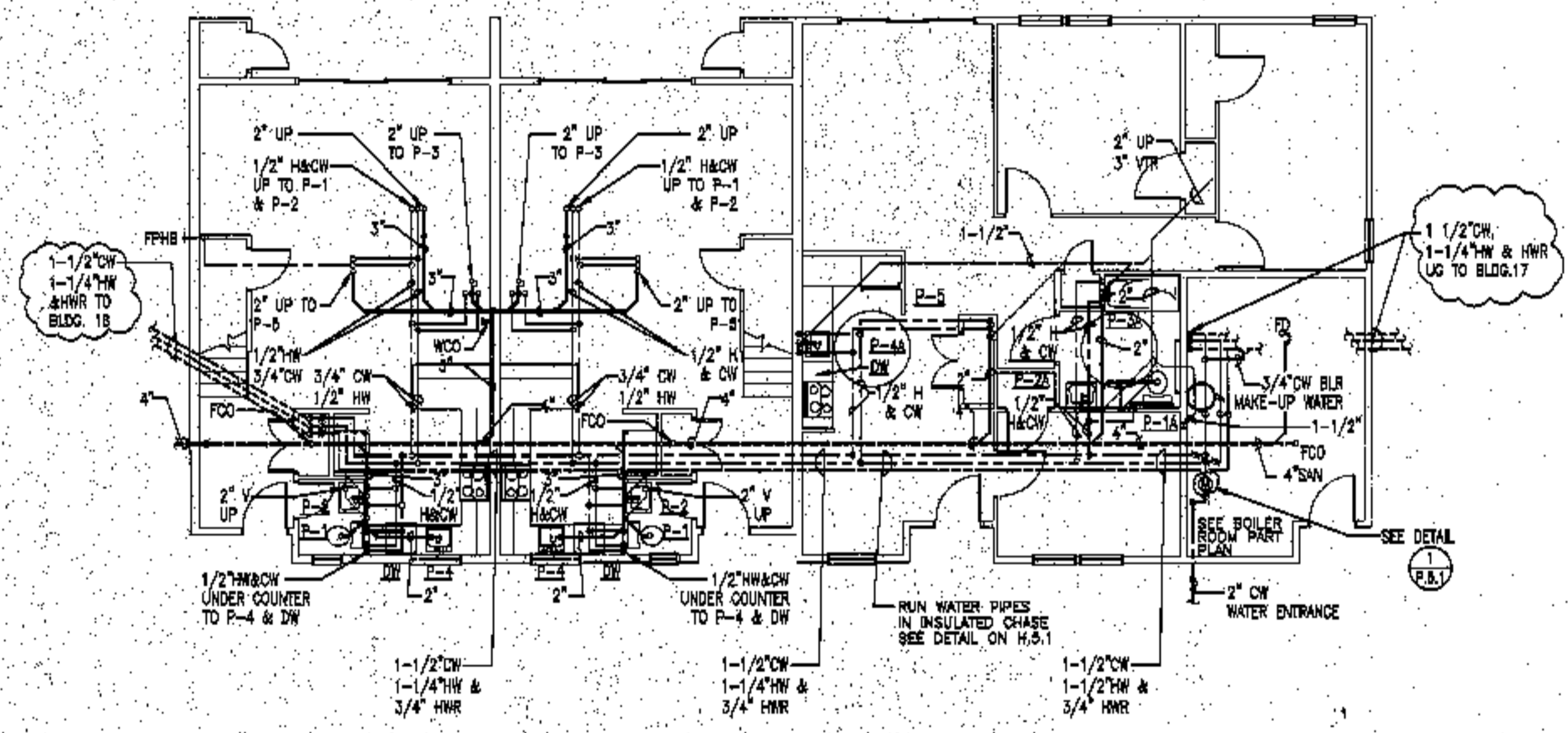
**BUILDING 18 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING 17 - SECOND FLOOR**  
SCALE: 1/8"=1'-0"



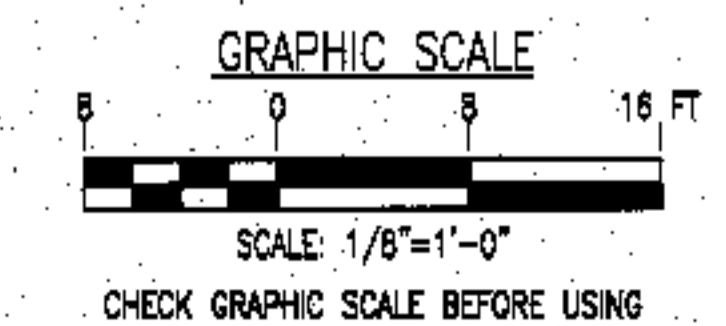
**BUILDING 18 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



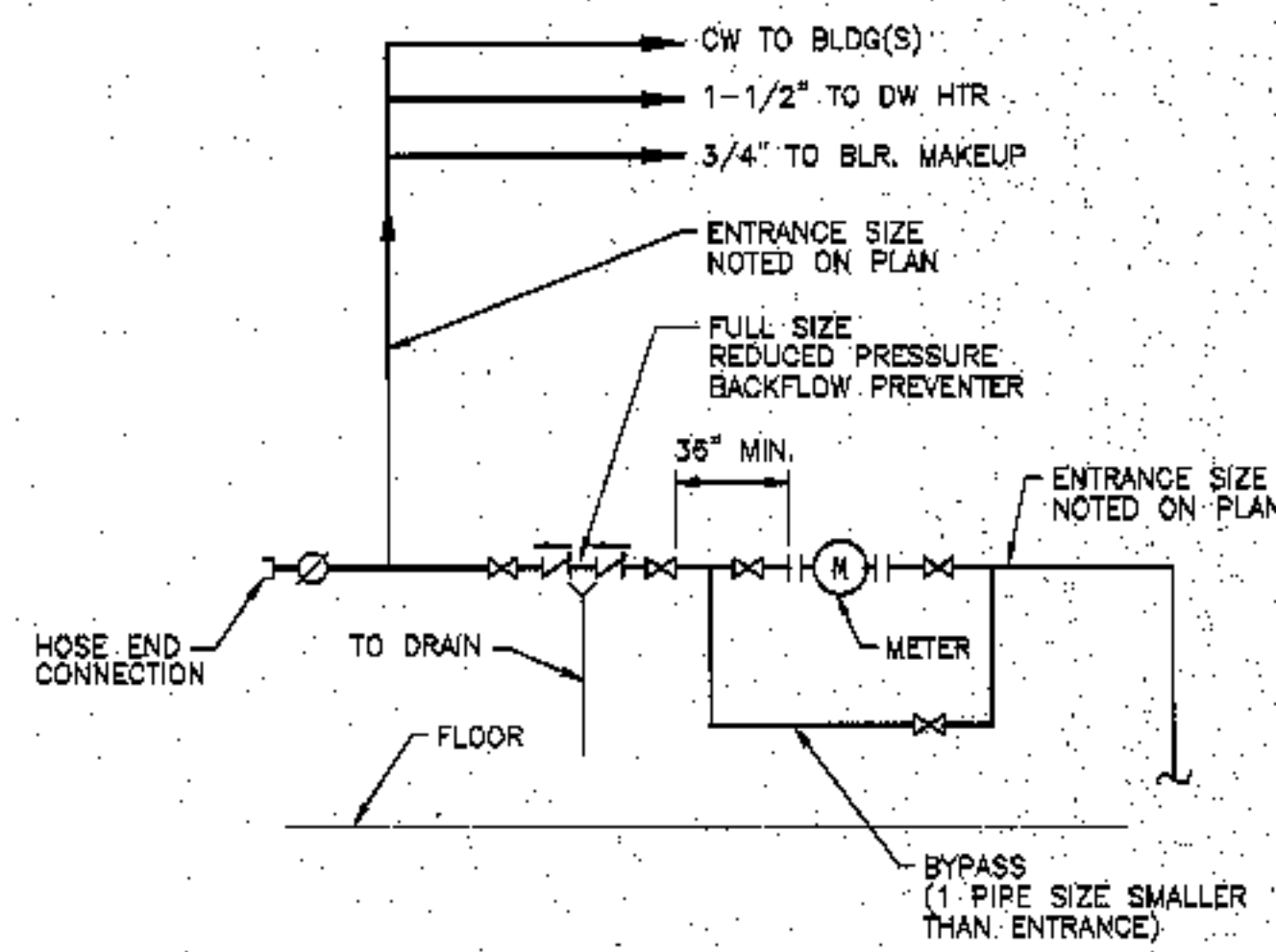
**BUILDING 17 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

Plumbing general notes:

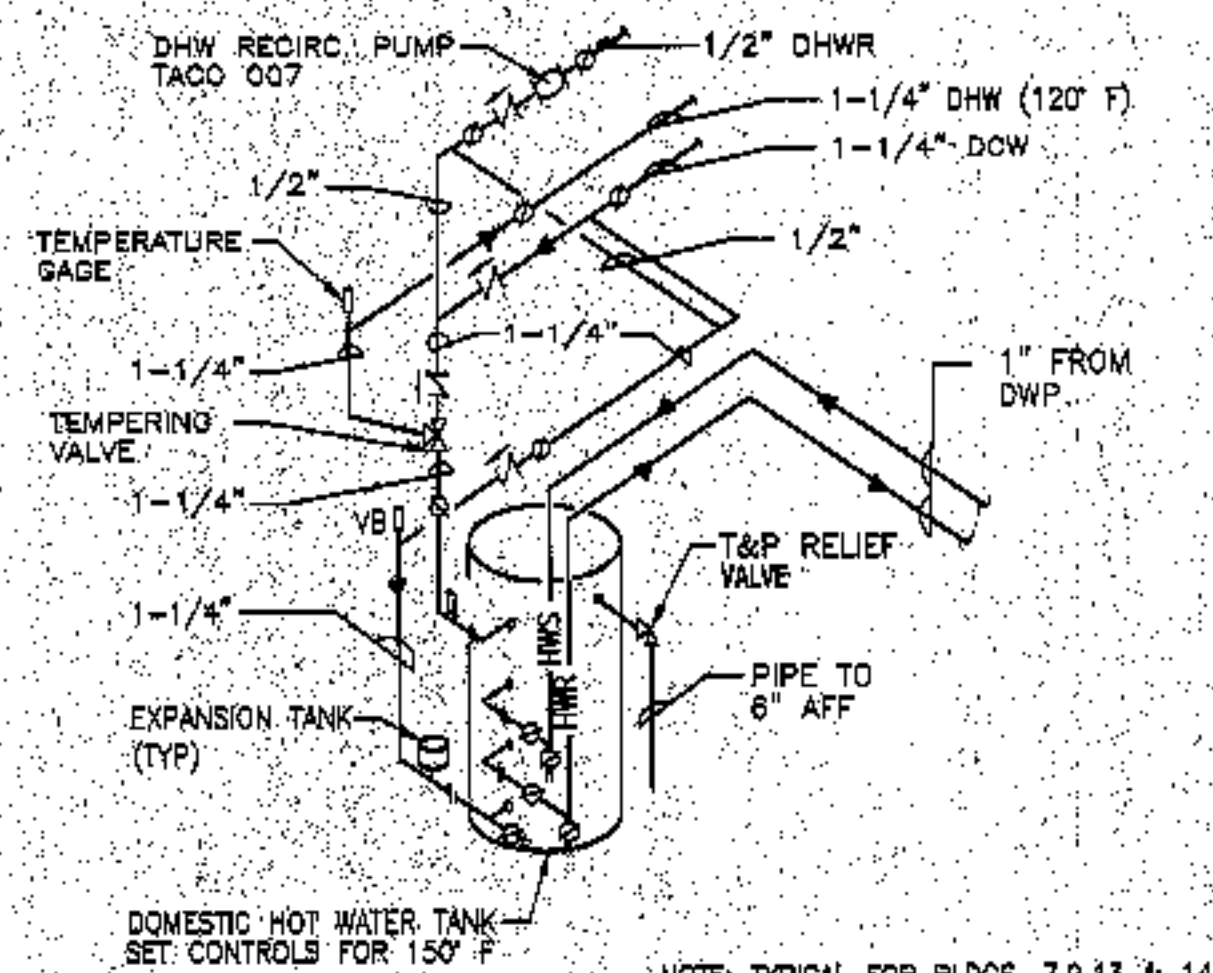
1. Pitch all sanitary piping below slab at 1/4" per foot.
2. Offset sanitary piping down near foundation wall exit to exterior.
3. Coordinate sanitary main and foundation bound-out with site sewer locations.
4. Obtain 10 feet separation between underground water and sanitary piping wherever possible.
5. Allow for sprinkler pipe in water trench between buildings when one water/sprinkler entrance serves two buildings.
6. See site utility plans for actual building orientations and distances.
7. Sprinkler and domestic water shall enter the Boiler Room separately in the locations indicated. Coordinate riser and space requirements.
8. All water pipes shall be run in interior partitions. Pipes shall not be run in exterior walls. Where pipes are run in a designated ceiling chase, they shall be run on the warm side of the insulation per the appropriate detail.



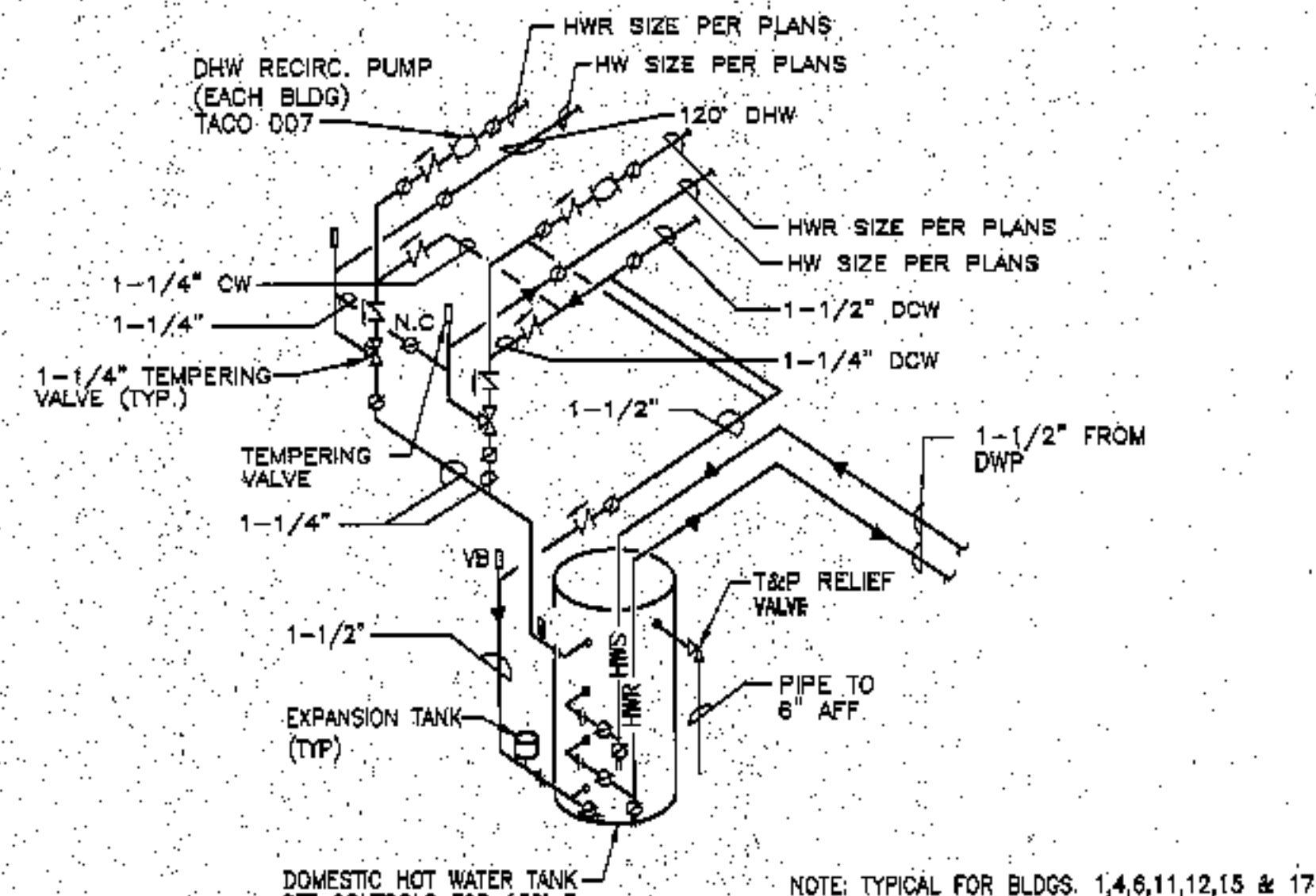
1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE



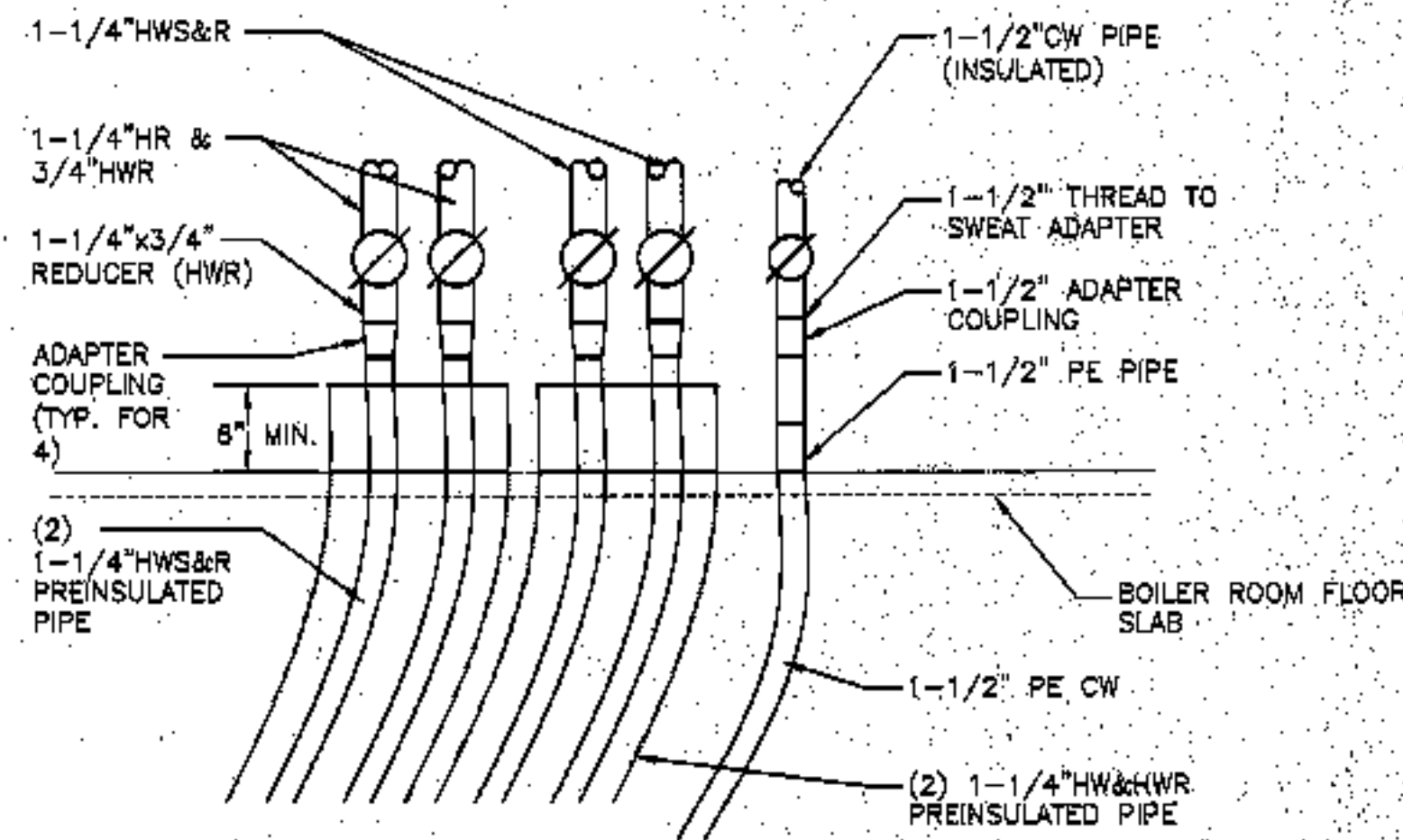
**WATER ENTRANCE DETAIL**  
NOT TO SCALE



**DOMESTIC HOT WATER STORAGE TANK PIPING DETAIL**  
NOT TO SCALE

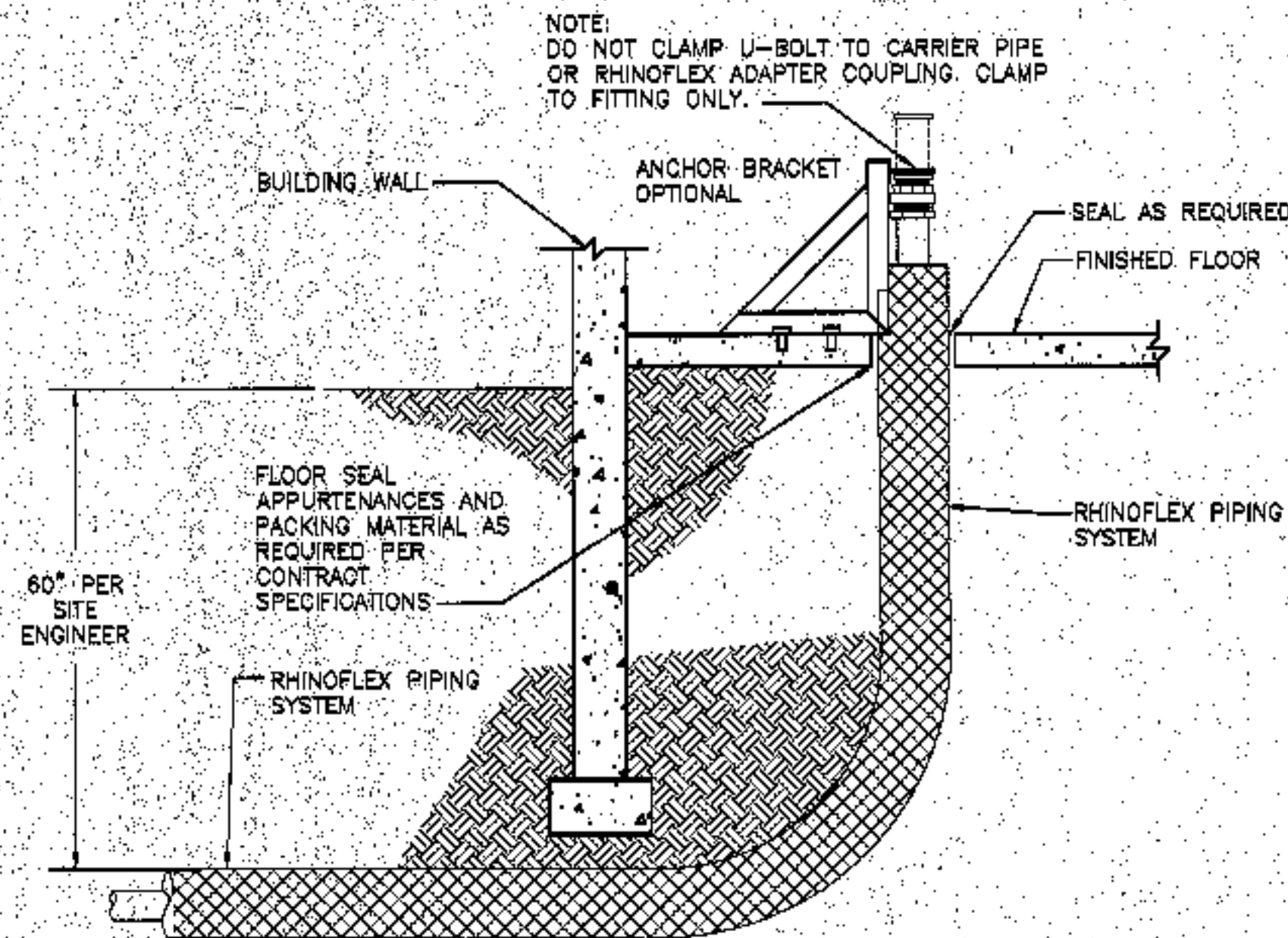


**DOMESTIC HOT WATER STORAGE TANK PIPING DETAIL**  
NOT TO SCALE

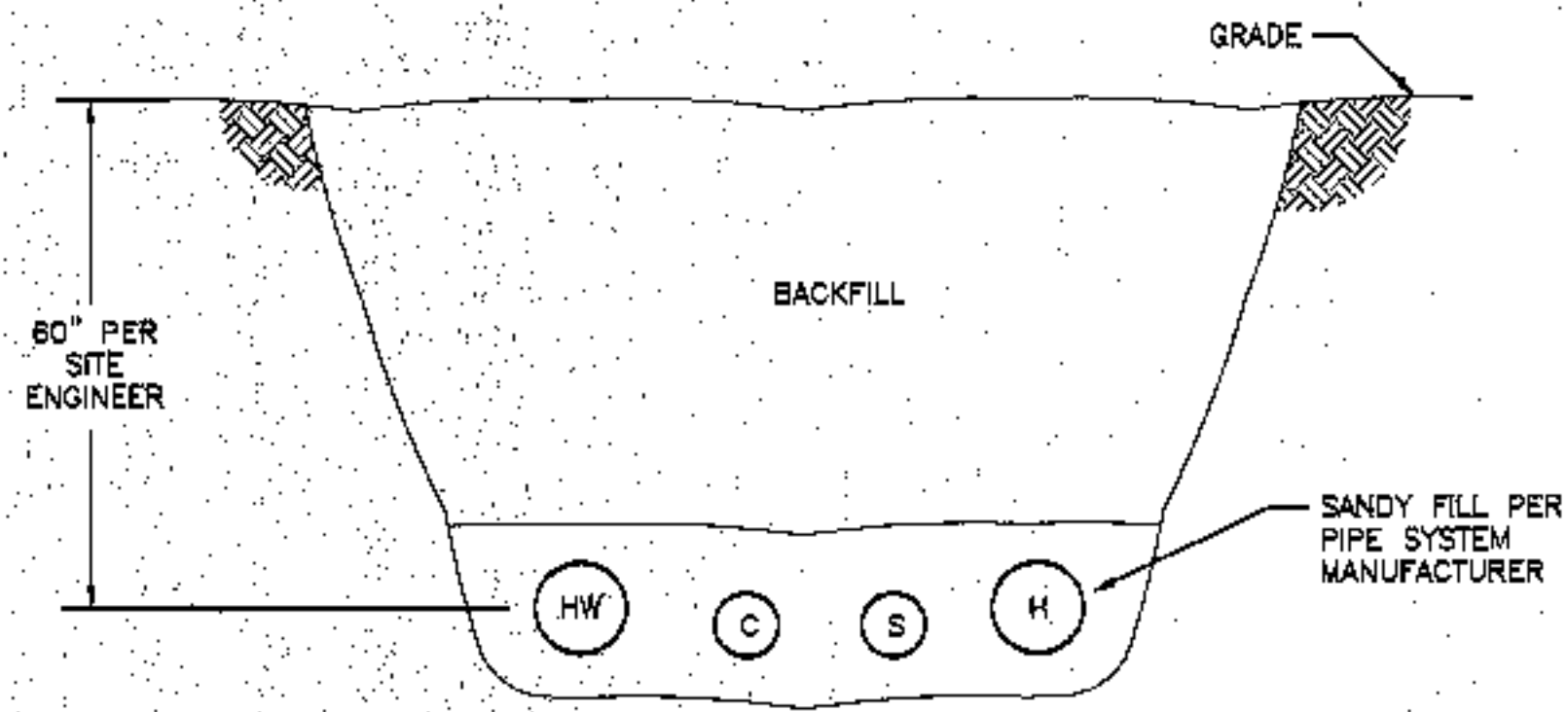


**TYPICAL BOILER ROOM PIPE ENTRANCE DETAIL**  
NO SCALE

NOTE:  
ACTUAL PIPE SIZES ARE INDICATED ON THE PLANS

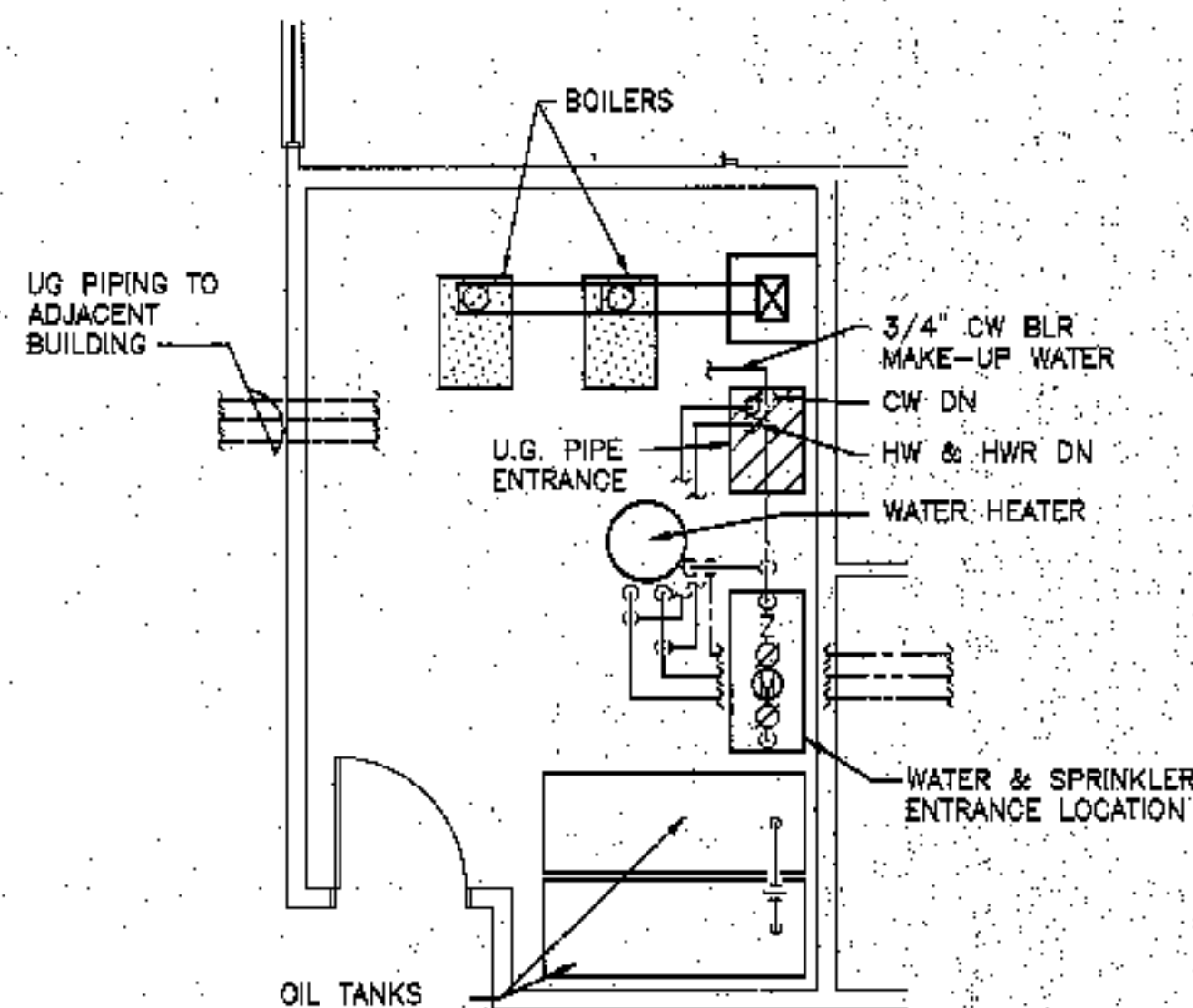


**PREINSULATED PIPE ENTRANCE DETAIL**  
NO SCALE

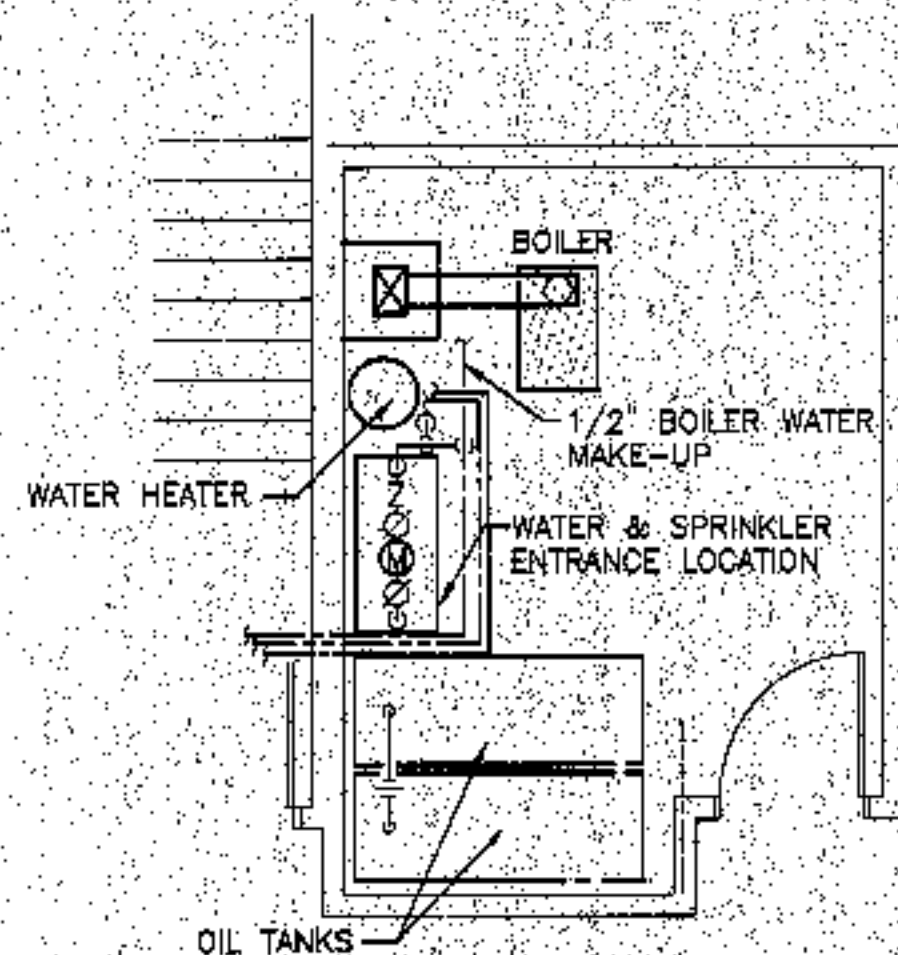


**MECHANICAL PIPE TRENCH DETAIL**  
NO SCALE

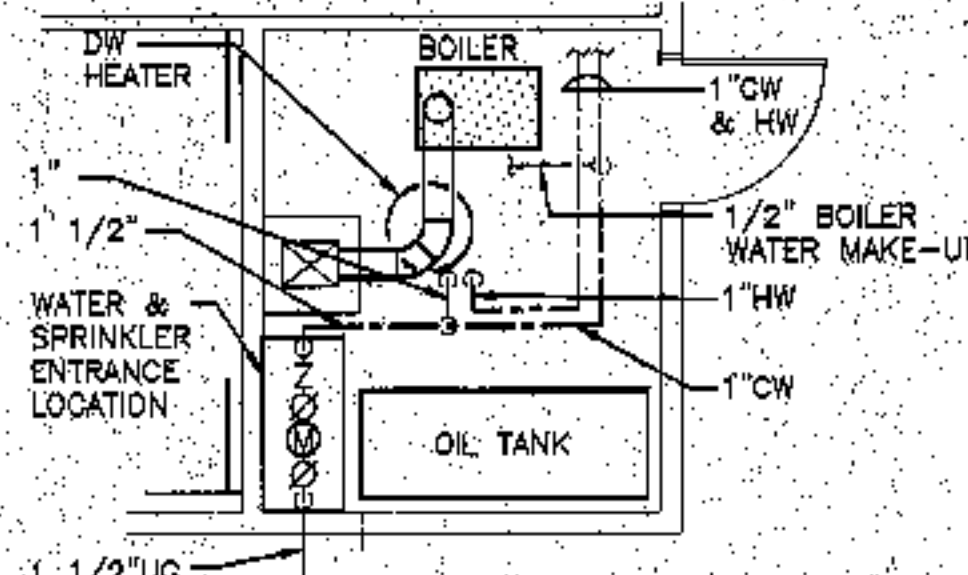
KEY: C - COLD WATER 1 1/2"  
S - SPRINKLER 2"  
HW - DOMESTIC HW 5" OD  
H - DOMESTIC 6 1/2" OD



**BOILER ROOM "A" PLAN**  
SCALE: 1/4"=1'-0"



**BOILER ROOM "B" PLAN**  
SCALE: 1/4"=1'-0"



**BOILER ROOM "C" PLAN**  
SCALE: 1/4"=1'-0"

PLUMBING FIXTURE CONNECTION SCHEDULE					
TAG	SAN	VENT	CW	HW	REMARKS
P-1	3"	2"	1/2"	-	WATER CLOSET, FLOOR MOUNTED TANK TYPE
P-1A	3"	2"	1/2"	-	WATER CLOSET, FLOOR MOUNTED TANK TYPE, ADA COMPLIANT
P-1B	3"	2"	1/2"	-	WATER CLOSET, FLOOR MOUNTED, TANK TYPE
P-2	1-1/2"	1 1/2"	1/2"	1/2"	LAVATORY, WALL HUNG
P-2A	1-1/2"	1 1/2"	1/2"	1/2"	LAVATORY, WALL HUNG, ADA COMPLIANT
P-2B	1-1/2"	1 1/2"	1/2"	1/2"	LAVATORY, DROP IN
P-3	2"	1 1/2"	1/2"	1/2"	TUB/SHOWER
P-3A	2"	1 1/2"	1/2"	1/2"	SHOWER, ADA COMPLIANT
P-4	2"	1 1/2"	1/2"	1/2"	KITCHEN SINK-SINGLE BOWL
P-4A	2"	1 1/2"	1/2"	1/2"	KITCHEN SINK-SINGLE BOWL ADA COMPLIANT
P-4B	2"	1 1/2"	1/2"	1/2"	KITCHEN SINK-DOUBLE BOWL ADA COMPLIANT
P-5	2"	1 1/2"	1/2"	1/2"	CLOTHES WASHER SUPPLY/DRAIN FITTINGS
P-6	3"	1 1/2"	3/4"	3/4"	SERVICE SINK
FPHB	-	-	3/4"	-	FREEZE PROOF HOSE BIBB

1	FOR CONSTRUCTION	RAM	10-4-03
ISSUE	REVISION	BY	DATE

project name

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az2 cad

project number

sheet number



FIXTURE SCHEDULE				
TYPE	MANUFACTURER	CATALOG NO.	LAMPS	MTG. & DESCRIPTION
A	METALLUX	WTS217DWB88	2-F017/TB	SURFACE
B	PROGRESS	P3562-13EB	2-13W/Q	SURFACE
C	HUBBELL LIGHTOLIER METALLUX	RD30NAD3-B1E-9A SP22PFRK43408D 20C-47A19.156-EB8X	SYL OCTRON	0.156 FLAT LENS
C1	COLUMBIA METALLUX HUBBELL	P424-3320-LD3AS-EBB 2EP30X-332S381-EB8X RD30G2AF-B1E-9A	3-F032/TB SYL OCTRON	RECESSED-2x4 PARABOLIC 18 CELL
D	TERON	H01260E	1-F025H/Q	SURFACE
E	PROGRESS	P3564-13EB	2-13W/PL/1	SURFACE
F	COLUMBIA METALLUX HUBBELL LIGHTOLIER METALLUX	4P822417G-PSA19EB8 RAB0A03-B1E-9A SP22PFRK44208D 20C-47A19.156-EB8X	4-F017/TB SYL OCTRON	RECESSED-2x2 0.156 FLAT LENS
G	QUOIZEL	WL182W	1-80W/A19	SURFACE
H	PROGRESS	P5705-30	1-80W/A19	SURFACE (SEE DETAIL) WITH P. CELL
I	OMITTED			
J	-----	-----	2-F032/TB SYL OCTRON	SURFACE - 4 STRIP (SEE DETAIL) WITH P. CELL
J1	-----	-----	4-F032/TB SYL OCTRON	SURFACE - 8 STRIP
K	PORTFOLIO	C9242E-B250L1	2-F042W/T	RECESSED
L	FURNISHED AND INSTALLED UNDER MECH. WROD BY ELECTRIC			FAN/LIGHT
M	MCGRAW EDISON	GSA-175MH-2MT-2D/ SS15-PC	1-175W/MH	POLE LIGHT FIXTURE MTD ATOP CONCRETE BASE
N	MCGRAW EDISON	GAL-175MH-MT-3D/ SS15-PC	1-175W/MH	POLE LIGHT FIXTURE MTD ATOP CONCRETE BASE
O	OMITTED			
P	SIGN LIGHTING FIXTURE - TO BE DETERMINED			

PANEL NAME		PANEL H1			
MAIN/LUGS	200A				
FEEDER	3#3/0				
VOLTAGE/PHASE	120/240V, 1 PHASE				
C.B. RATING	10,000A				
SUBFEED LUGS	NO				
FED FROM	METER				
MOUNTING	RECESSED				
NO.	DESCRIPTION	C.B.	NO. DESCRIPTION	C.B.	
1	LTG	20A/1	2	LTG	20A/1
3	LTG	20A/1	4	EXIT LTS	20A/1
5	LTG	20A/1	8	SPARE	20A/1
7	SPARE	20A/1	8	SPARE	20A/1
9	SPARE	20A/1	10	SPARE	20A/1
11	SPARE	20A/1	12	RECP	20A/1
13	RECP	20A/1	14	RECP	20A/1
15	RECP	20A/1	16	RECP	20A/1
17	RECP	20A/1	18	RECP	20A/1
19	RECP	20A/1	20	RECP	20A/1
21	DW	20A/1	22	WASHER	20A/1
23	WASHER	20A/1	24	RANGE	50A/2
25	DRYER	30A/2	26		
27			28	DRYER	30A/2
29	SPACE		30		
31	SPACE		32	SPACE	
33	SPACE		34	SPACE	
35	SPACE		36	SPACE	
37	SPACE		38	SPACE	
39	SPACE		40	SPACE	

PANEL NAME		PANEL R			
LUGS	100A				
FEEDER	3#3.1#8GND				
VOLTAGE/PHASE	120/240V, 1 PHASE				
C.B. RATING	10,000A				
SUBFEED LUGS	NO				
FED FROM	METER CENTER				
MOUNTING	RECESSED				
NO.	DESCRIPTION	C.B.	NO. DESCRIPTION	C.B.	
1	RANGE	50A/2	2	DRYER	30A/2
3			4		
5	LTG	20A/1	6	BED ROOM	20A/1
7	BED ROOM	20A/1	8	RECP	
9	RECP	20A/1	10	RECP	20A/1
11	RECP	20A/1	12	WASHER	20A/1
13	DISH WASHER	20A/1	14	SPARE	20A/1
15	SPACE		16	SPACE	

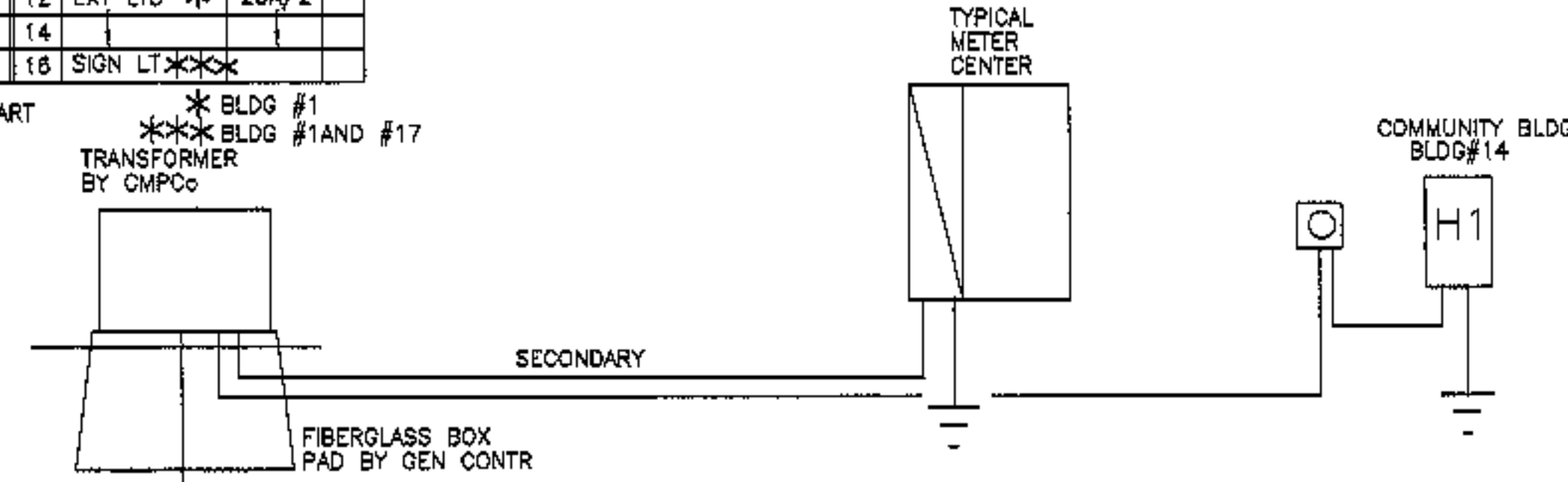
PANEL NAME		PANEL R1			
LUGS	100A				
FEEDER	3#3.1#8GND				
VOLTAGE/PHASE	120/240V, 1 PHASE				
C.B. RATING	10,000A				
SUBFEED LUGS	NO				
FED FROM	METER CENTER				
MOUNTING	RECESSED				
NO.	DESCRIPTION	C.B.	NO. DESCRIPTION	C.B.	
1	RANGE	50A/2	2	DRYER	30A/2
3			4		
5	LTG	20A/1	6	LTG	20A/1
7	BED ROOM	20A/1	8	BED ROOM	20A/1
9	RECP	20A/1	10	RECP	20A/1
11	RECP	20A/1	12	RECP	20A/1
13	WASHER	20A/1	14	DISH WASHER	20A/1
15	SPACE		16	SPARE	20A/1

PANEL NAME		PANEL H			
LUGS	60A				
FEEDER	3#6.1#10GND				
VOLTAGE/PHASE	120/240V, 1 PHASE				
C.B. RATING	10,000A				
SUBFEED LUGS	NO				
FED FROM	METER CENTER				
MOUNTING	RECESSED				
NO.	DESCRIPTION	C.B.	NO. DESCRIPTION	C.B.	
1	LTG	20A/1	2	RECP	20A/1
3	BOILER**	20A/1	4	CIRC PUMPS	20A/1
5	DOM WTR	20A/1	6	RECIRC PUMP	20A/1
7	BED ROOM	20A/1	8	EXT LTS	20A/2
9	RECP	20A/1	10		
11	2ND BLR**	20A/1	12	EXT LTS *	20A/2
13	SPARE		14		
15	SPACE		16	SIGN LTS**	

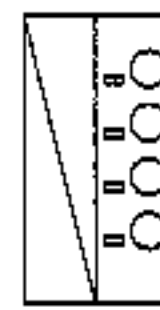
\*\* MECH CONTR SHALL START WORK AT THESE C.B.'S

\* BLDG #1  
\*\*\* BLDG #1 AND #17  
TRANSFORMER BY CMPCO

NOTES:  
2ND BLR IN BLDG'S 1,4,6,11,12,15,17



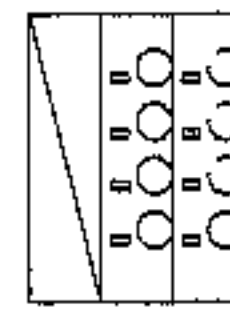
TYPICAL METER CENTER  
NOT TO SCALE



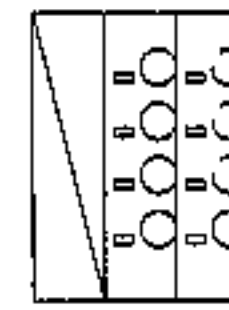
3 UNIT BLDG WITH BLR ROOM  
300A/2P MAIN  
FEEDER 3#350MCM  
3-100A CB'S  
1-60A CB  
BLDG#1  
BLDG#17



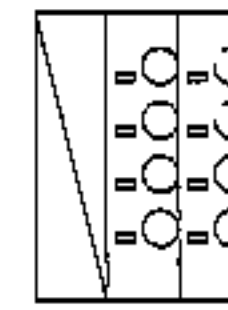
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300A/2P MAIN  
FEEDER 3#350MCM  
4-100A CB'S  
BLDG#8



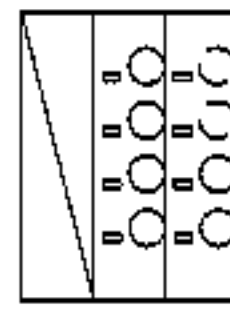
4 UNIT BLDG WITH BLR ROOM  
300A/2P MAIN  
FEEDER 3#350MCM  
4-100A CB'S  
1-60A CB  
BLDG#4



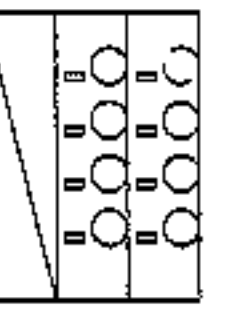
5 UNIT BLDG  
300A/2P MAIN  
FEEDER 3#350MCM  
5-100A CB'S  
BLDG#2  
BLDG#3  
BLDG#10  
BLDG#18  
BLDG#18



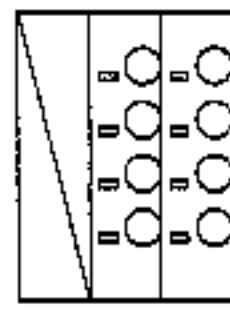
5 UNIT BLDG WITH BLR ROOM  
300A/2P MAIN  
FEEDER 3#350MCM  
5-100A CB'S  
1-60A CB  
BLDG#9  
BLDG#12  
BLDG#13



6 UNIT BLDG  
300A/2P MAIN  
FEEDER 3#350MCM  
6-100A CB'S  
BLDG#5



6 UNIT BLDG WITH BLR ROOM  
300A/2P MAIN  
FEEDER 3#350MCM  
6-100A CB'S  
1-60A CB  
BLDG#6  
BLDG#15



7 UNIT BLDG WITH BLR ROOM  
400A/2P MAIN  
FEEDER 3#400MCM  
7-100A CB'S  
1-60A CB  
BLDG#7  
BLDG#11

NOTE:  
REFER TO ELECTRICAL SITE PLAN (DWG ES-1)  
FOR BLDG LOCATIONS

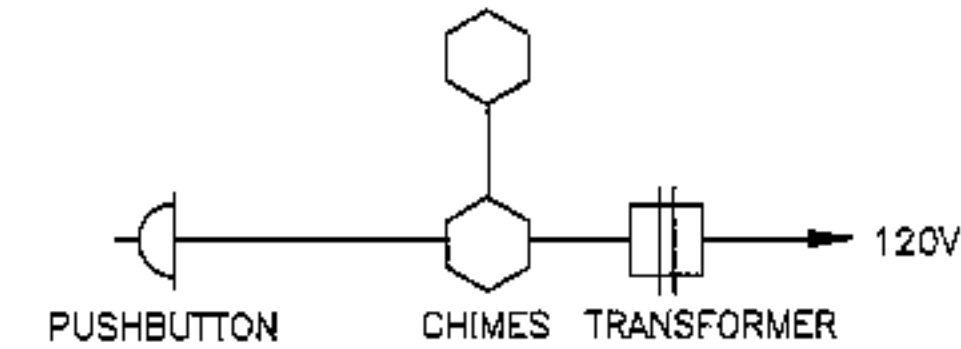
METER CENTERS  
NOT TO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES AND THE N.E.C.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE LOAD ON THE PANELS.
- SWITCHES SHALL BE MOUNTED 4'-0" TO TOP OF PLATE. SWITCHES SHOWN IN SAME AREA SHALL BE GANGED UNDER A COMMON PLATE. LOCATE SWITCHES AS CLOSE AS POSSIBLE TO EDGE OF DOOR FRAME ON LOCK SIDE.
- MINIMUM WIRE SIZE SHALL BE #12AWG COPPER. ALL REFERENCE TO WIRE SIZE IS INTENDED AS COPPER. CIRCUIT BREAKER SIZE (AS PER PANEL SCHEDULE) SHALL DICTATE WIRE SIZE OF ALL CONDUCTORS.
- THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED BY MEANS OF A SEPARATE GROUND CONDUCTOR. CONDUIT SHALL NOT BE CONSIDERED A GROUND CONDUCTOR, BUT SHALL BE GROUNDED. (USE TABLE 250-95 IN N.E.C.)
- THIS CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WHERE EQUIPMENT AND/OR DEVICES ARE FURNISHED BY OTHER TRADES AND WIRED WHOLLY OR IN PART BY THIS CONTRACTOR SO AS TO ACHIEVE A COMPLETE AND OPERATING SYSTEM.
- OUTLETS OR JUNCTION BOXES MOUNTED BACK TO BACK SHALL BE PROHIBITED.
- OUTLETS BACK TO BACK WITHIN 24 INCHES OF EACH OTHER IN FIRE RATED WALLS, SHALL BE ENCASED WITH FIRE RATED BACKER.
- THIS CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF FIRE RATED WALLS BY SEALING ALL WIRING, CONDUIT, ETC., WHICH PASSES THROUGH SUCH WALLS WITH AN APPROVED FIRE RATED SEALANT.
- THIS CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS FOR ALL OUTLETS. COORDINATE RECEPTACLES CAREFULLY PRIOR TO INSTALLATION.
- ALL H&V SCHEMATICS SHOWN ARE DIAGRAMMATICAL ONLY. REFER TO EQUIPMENT AND CONTROL MANUFACTURER'S SHOP DRAWINGS FOR EXACT WIRING.
- ALUMINUM CABLES SHALL BE THREADED WITH COMPRESSION FITTINGS; USE ANTI-OXIDE PASTE.
- DIAGRAMS DO NOT NECESSARILY SHOW ALL ITEMS INCLUDED IN THE SYSTEM. REFER TO FLOOR PLANS, ETC., FOR COMPLETE SYSTEM.
- LOCATION OF ALL LIGHTING FIXTURES, RECEPTACLES, TELEPHONE OUTLETS, ETC. SHALL BE CONFIRMED AND VERIFIED FROM ARCHITECTURAL DRAWINGS, I.E. ELEVATIONS, SECTIONS, REFLECTED CEILINGS, ETC.
- APARTMENT SMOKE DETECTORS SHALL BE CIRCUITED FROM LIGHTING CIRCUITS.
- THE LIGHTING FIXTURE SCHEDULE SHALL NOT BE THE SOLE LIGHTING REFERENCE. REFER TO THE DRAWINGS TO VERIFY QUANTITIES, BALLAST CONFIGURATIONS, AND DIMENSIONS OF FIXTURES PRIOR TO BIDDING.
- ALL EXTERIOR BRANCH CIRCUIT WIRING, INCLUDING TO EXTERIOR POLE LIGHTS AND SIGNS SHALL BE RUN IN #10 AWG MINIMUM.
- ALL EXTERIOR BRANCH CIRCUITS, INCLUDING TO EXTERIOR POLE LIGHTS AND SIGNS, SHALL BE RUN IN CONDUIT, 3/4" MINIMUM.
- DO NOT DIMENSION THE ELECTRICAL SITE PLAN. REFER TO PROJECT SITE PLAN FOR ALL DIMENSIONING.
- FURNISH AND INSTALL A JUNCTION BOX WITH 120 VOLT CKT IN ATTIC OF EACH UNIT FOR FUTURE RADON FAN. CONNECT TO LTG CKT IN RESPECTIVE UNIT.

LEGEND

- CONDUIT AND/OR WIRING RUN CONCEALED - ARROW DENOTES HOMERUN TO PANEL - HASHMARKS DENOTE NUMBER OF WIRES OTHER THAN TWO
- CONDUIT AND WIRING RUN CONCEALED IN OR UNDER SLAB OR BELOW GRADE
- LIGHTING AND POWER PANEL
- FLUORESCENT FIXTURE
- LIGHTING FIXTURE - WALL OUTLET
- LIGHTING FIXTURE - CEILING OUTLET
- RECESSED FIXTURE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- THERMAL OVERLOAD SWITCH
- SWITCH FOR FAN/LIGHT- FURNISHED UNDER MECH-INSTALLED UNDER ELECTRICAL
- DUPLEX CONVENIENCE OUTLET 18" AFF EXCEPT AS NOTED
- DUPLEX CONVENIENCE OUTLET 44" AFF
- RANGE OUTLET - 50A-250V
- VOICE/DATA OUTLET - WALL TYPE MOUNTED 18" AFF EXCEPT AS NOTED - RUN 3/4" CONDUIT FROM BOX TO ACCESSIBLE CEILING.
- TELEVISION OUTLET - WALL TYPE MOUNTED 18" AFF EXCEPT AS NOTED - JUNCTION BOX - SIZED AS REQUIRED
- ELECTRIC MOTOR - NUMBER INDICATED H.P.
- DISCONNECT SWITCH - FUSED AS REQUIRED
- SMOKE DETECTOR - SINGLE STATION SYSTEM
- SMOKE DETECTOR - SINGLE STATION SYSTEM WITH STROBE
- FIRE ALARM VISUAL UNIT - SINGLE STATION SYSTEM
- AFF ABOVE FINISH FLOOR
- AFG ABOVE FINISH GRADE
- DD DOUBLE DUPLEX
- GFI GROUND FAULT INTERRUPTER
- EF EXHAUST FAN
- WP WEATHERPROOF
- PC PARTIAL CIRCUIT
- CP CIRCULATING PUMP
- SPECIAL PURPOSE OUTLET - SIZED AS REQUIRED
- DOORBELL CHIME
- DOORBELL PUSHBUTTON



DOOR CHIME WIRING DIAGRAM  
(TYPICAL FOR EACH APARTMENT)  
NOT TO SCALE

project name

townhouses@  
ocean east

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portland, me.

ocean east  
of portland, i.l.c.

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revisions

date

oct 4, 2003

sheet title

electrical details  
and schedules

scale

1/4"=1'-0"

drawn by

RG

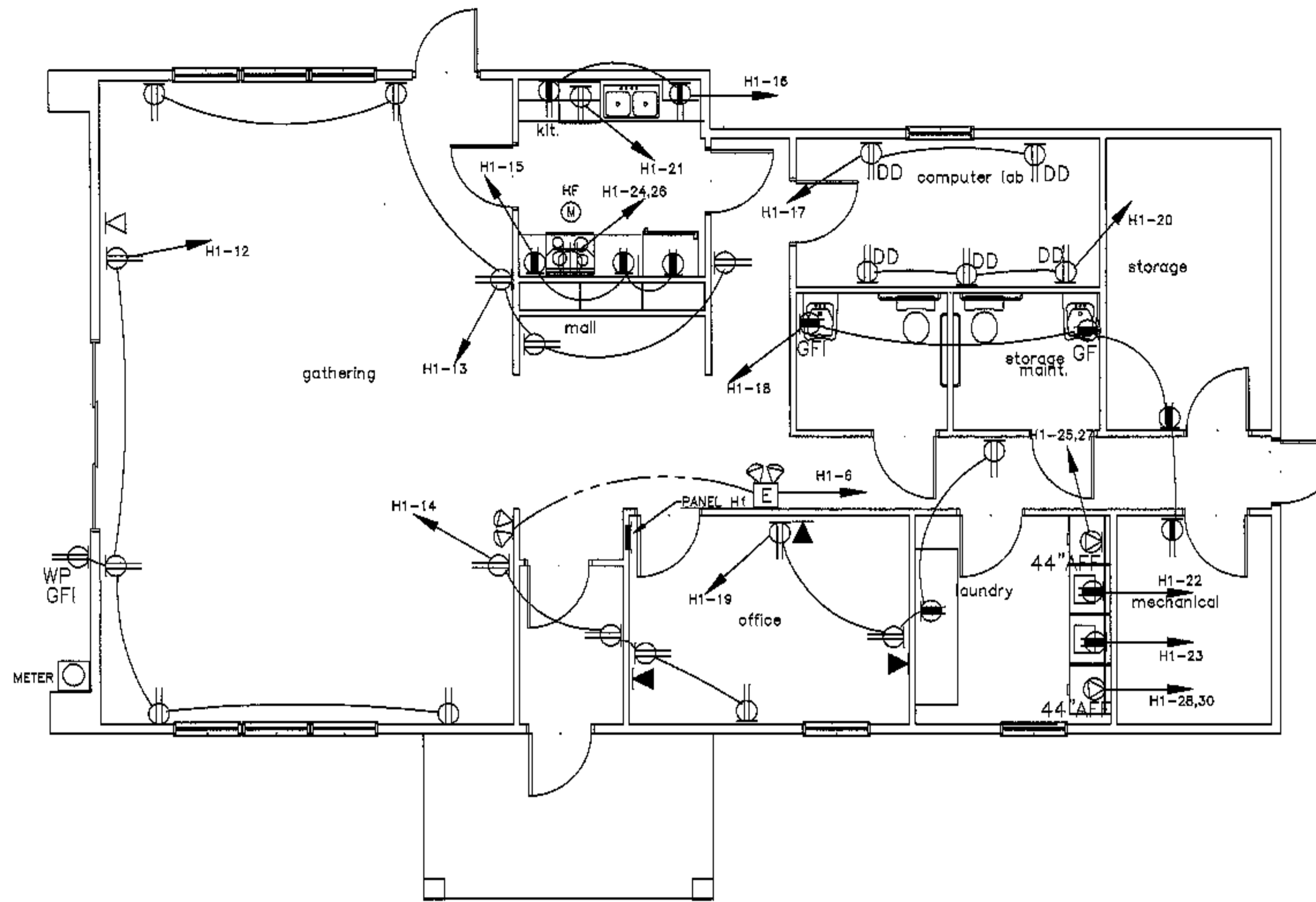
project number

9215

sheet number

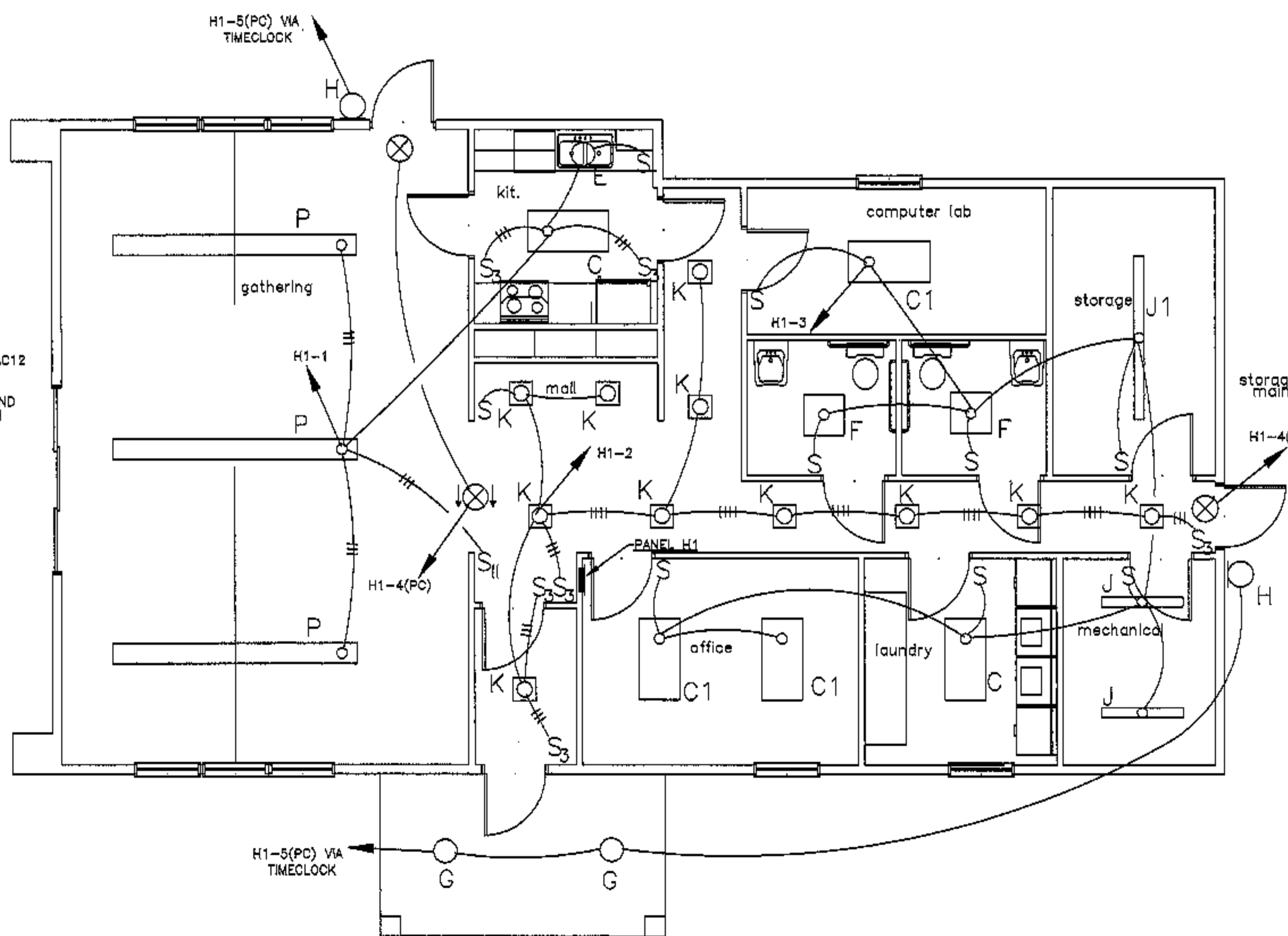
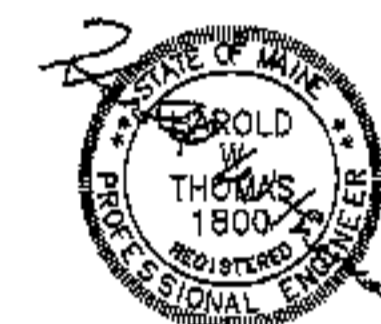
E1



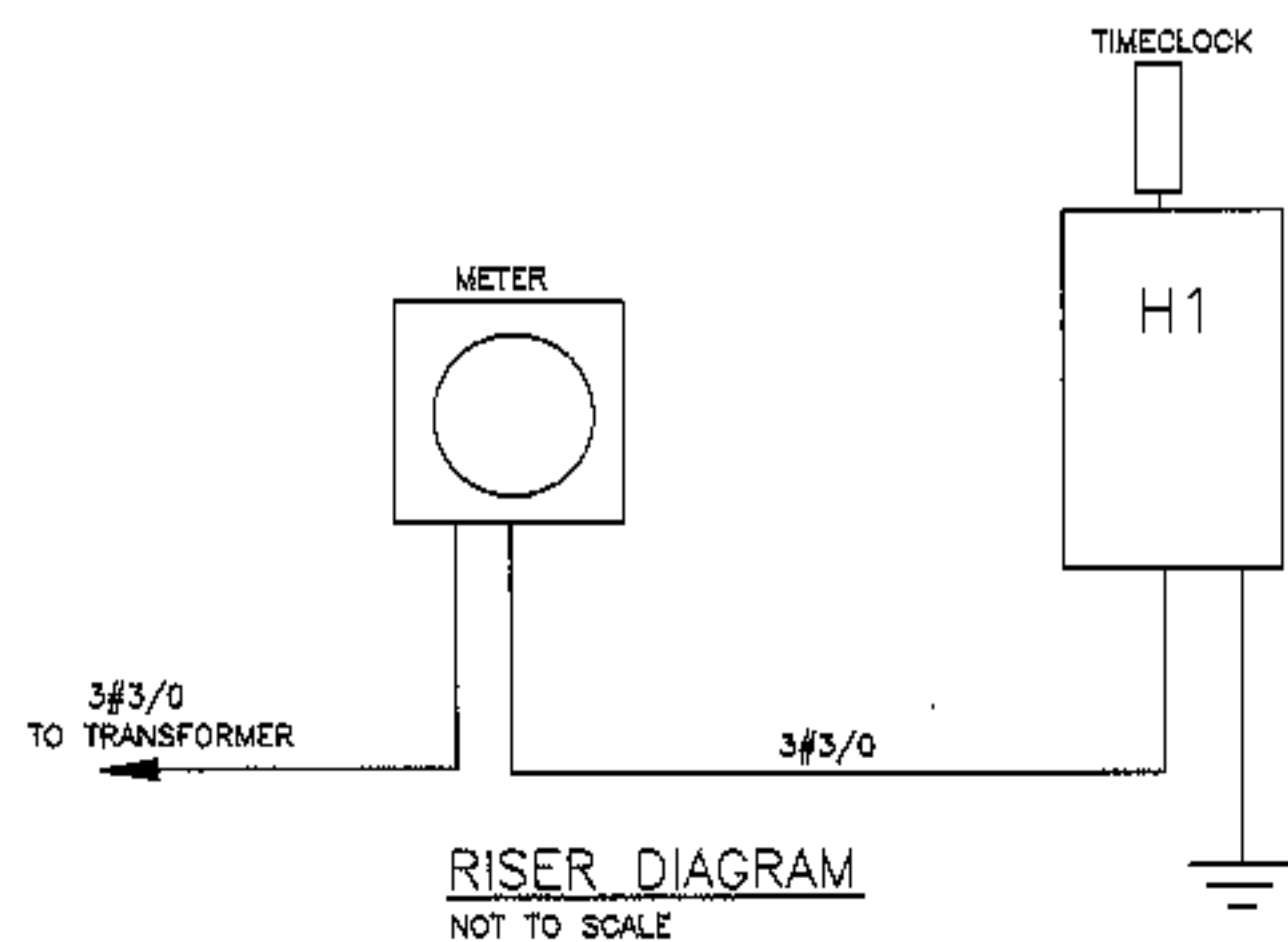


project name  
 townhouses @  
 ocean east  
 presumpscot st.  
 portland, me.  
 ocean east  
 of portland, i.l.c.

goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0846



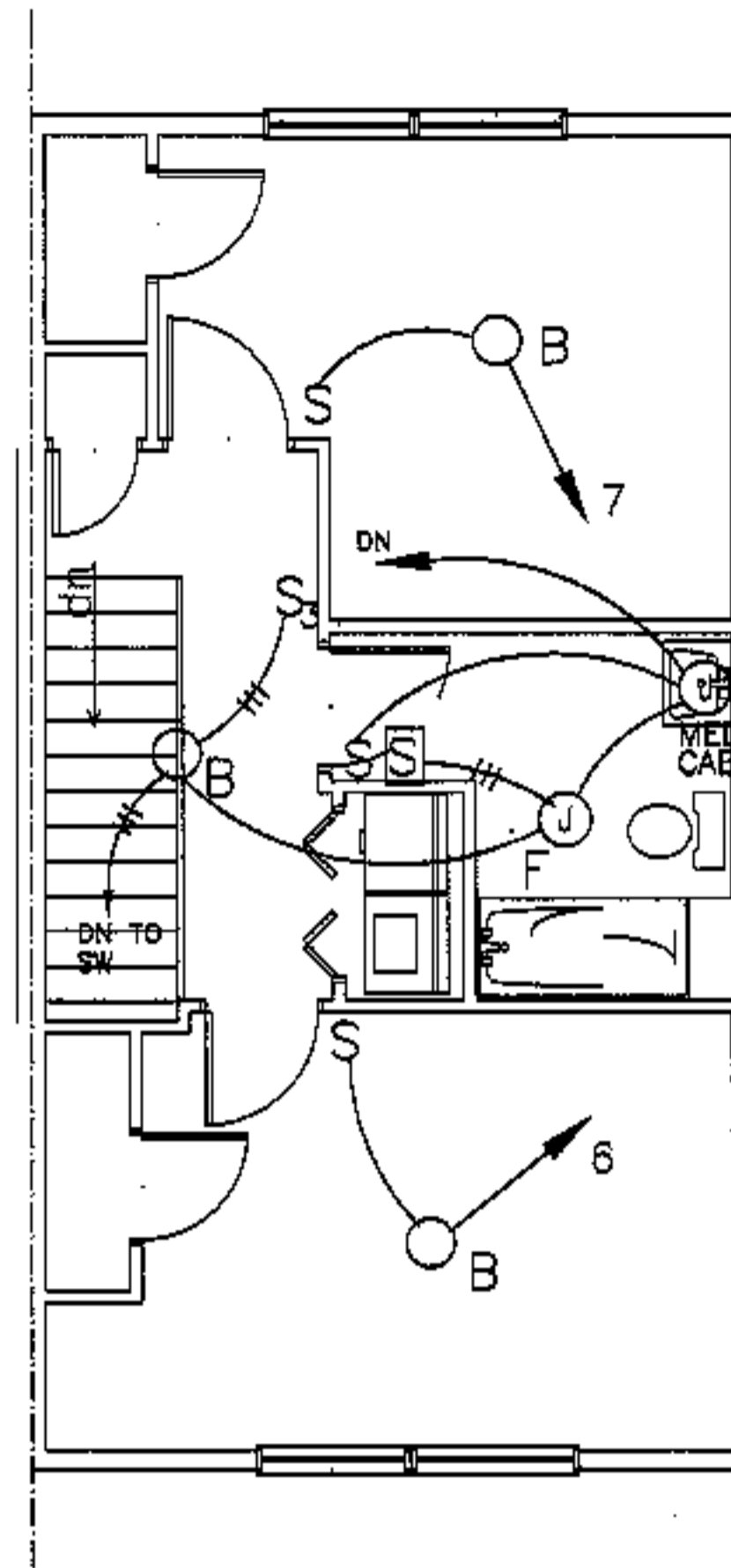
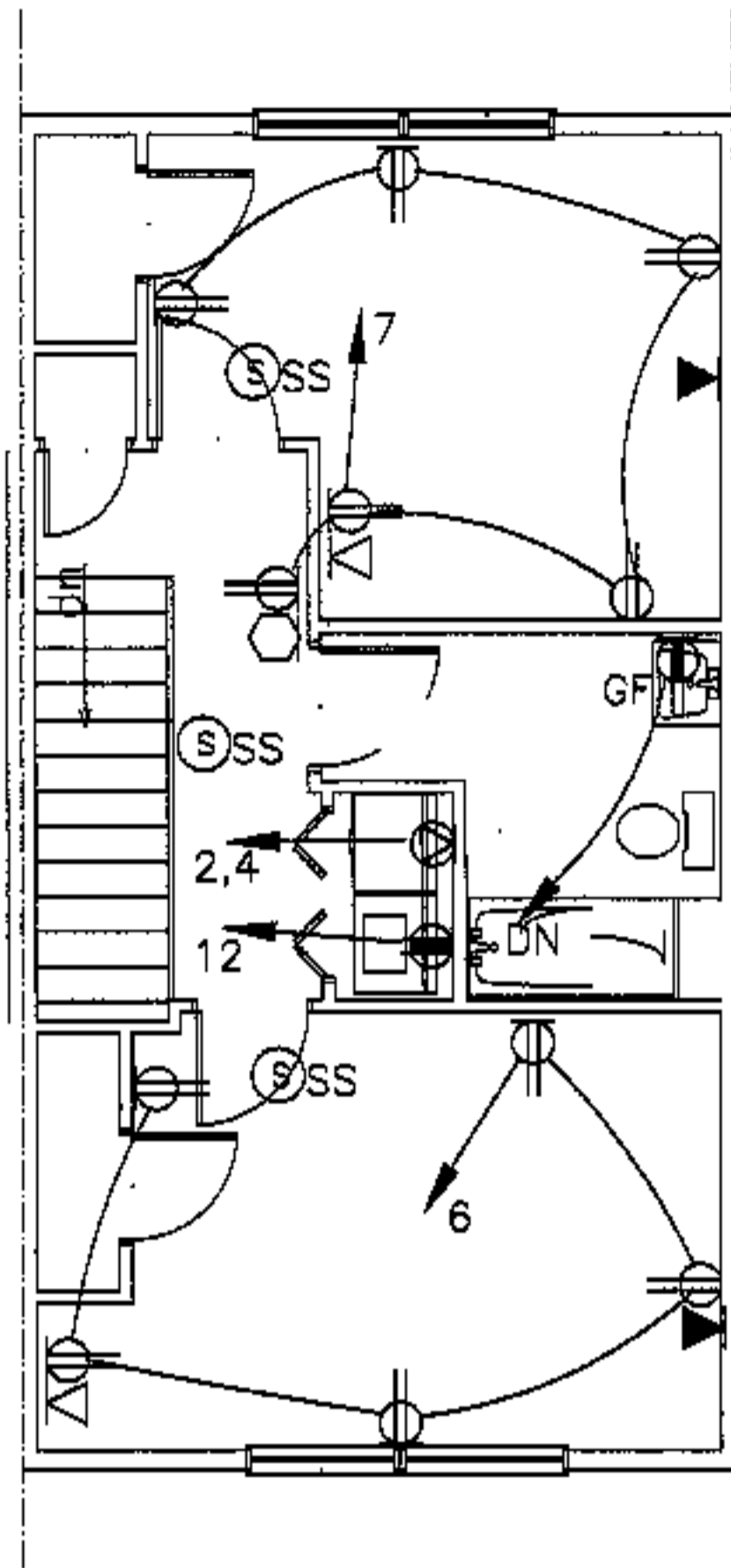
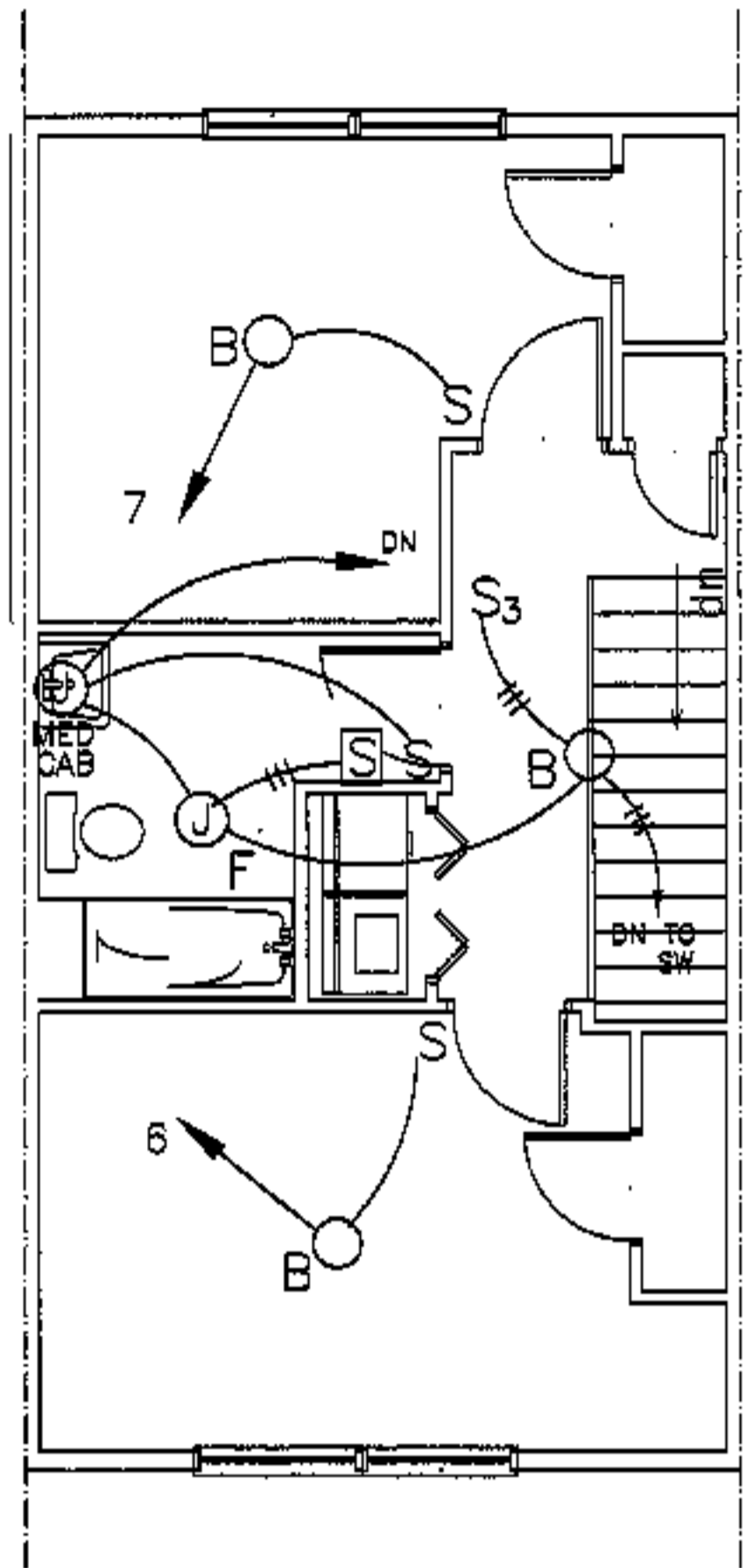
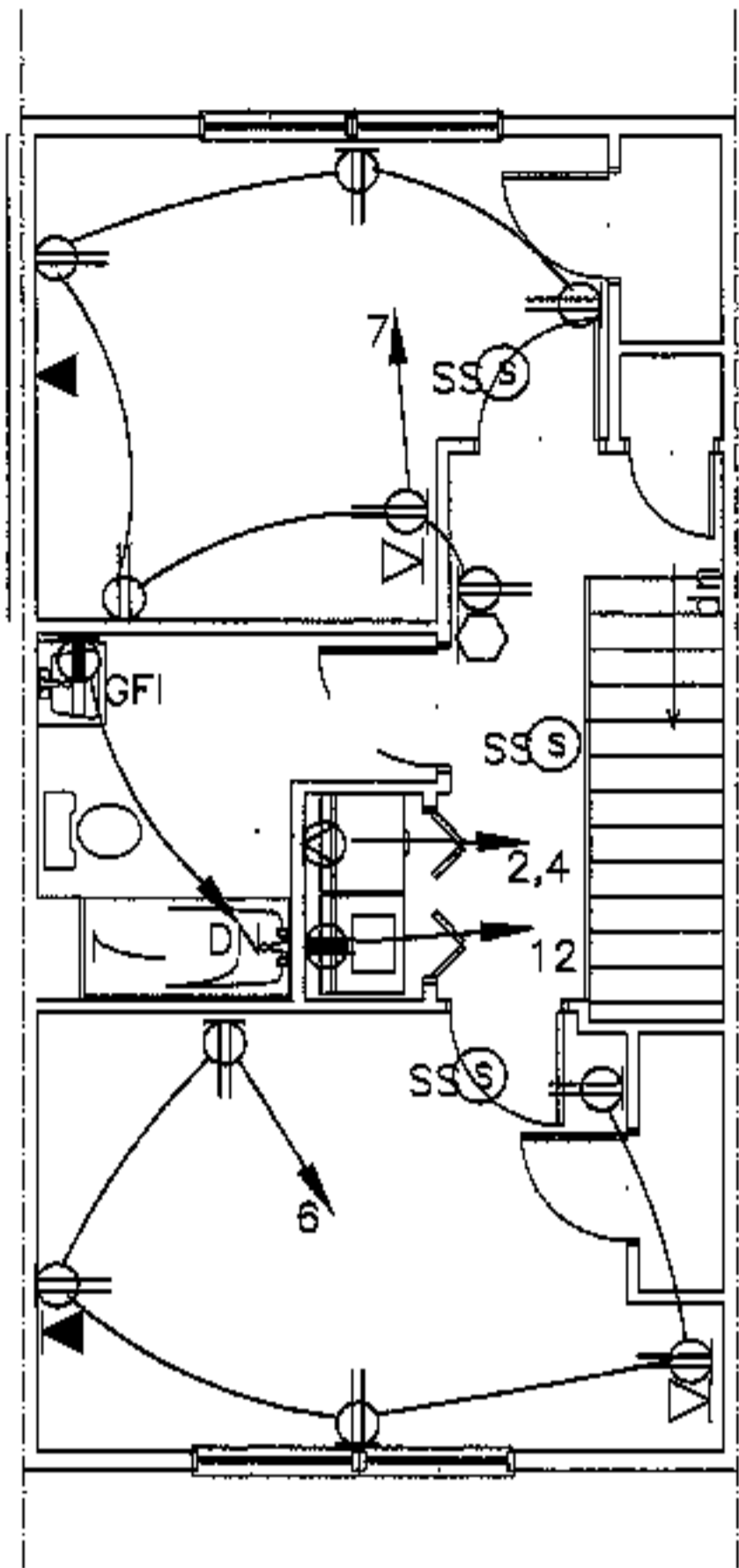
TYPE P FIXTURE  
 CORELITE #APW4-2C120-AC12  
 12-F32/T8 LAMPS  
 PENDENT 8 FT AFF  
 SWITCH INSIDE 2 LAMPS AND  
 OUTSIDE 2 LAMPS IN EACH  
 FIXTURE.



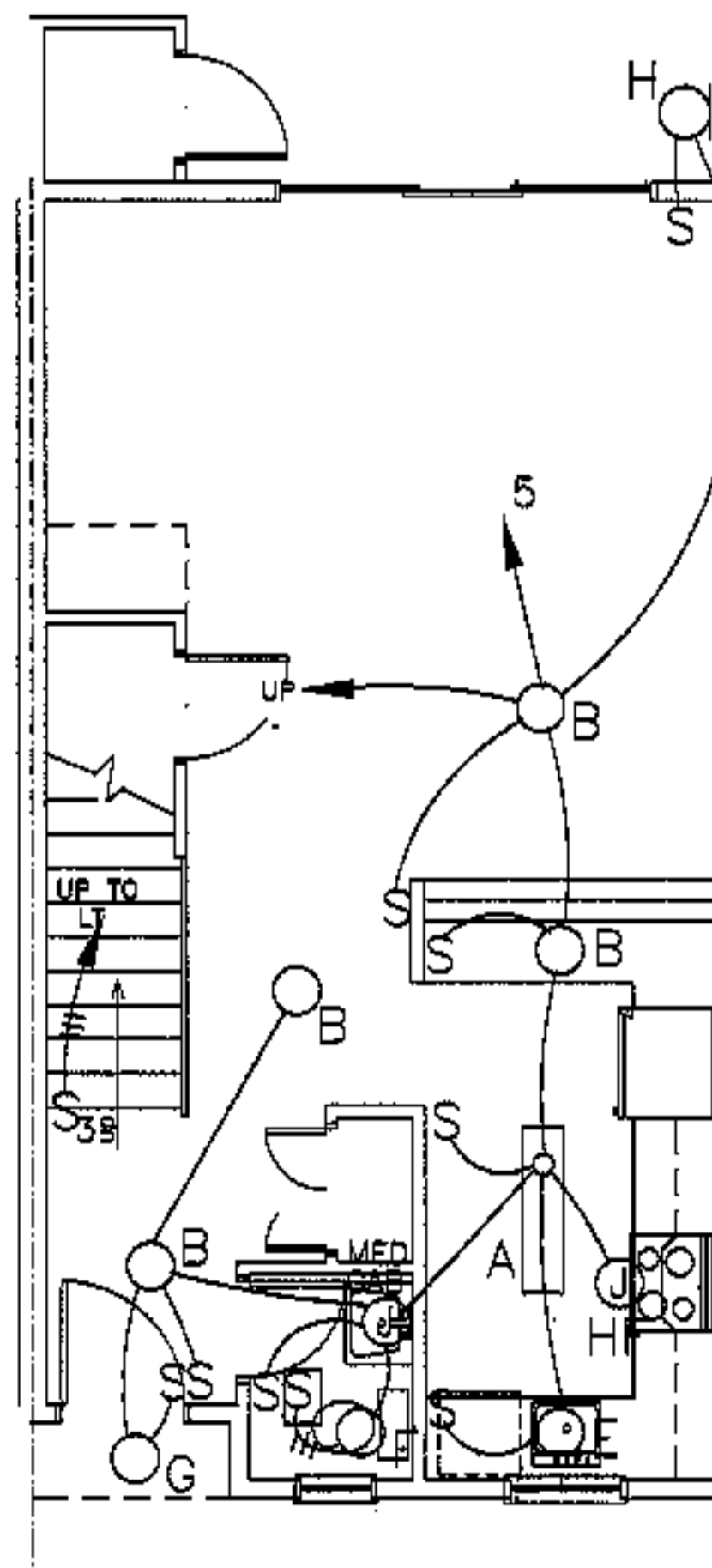
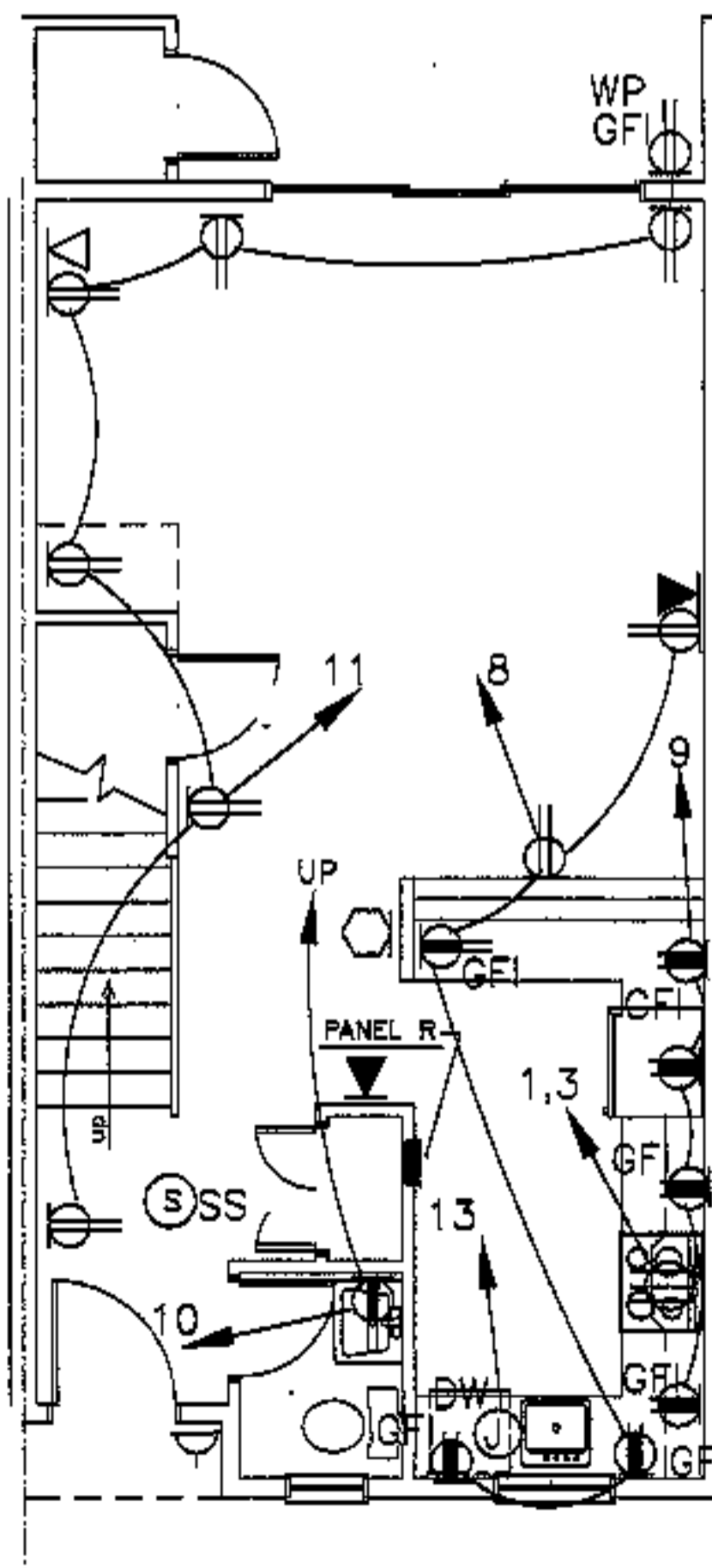
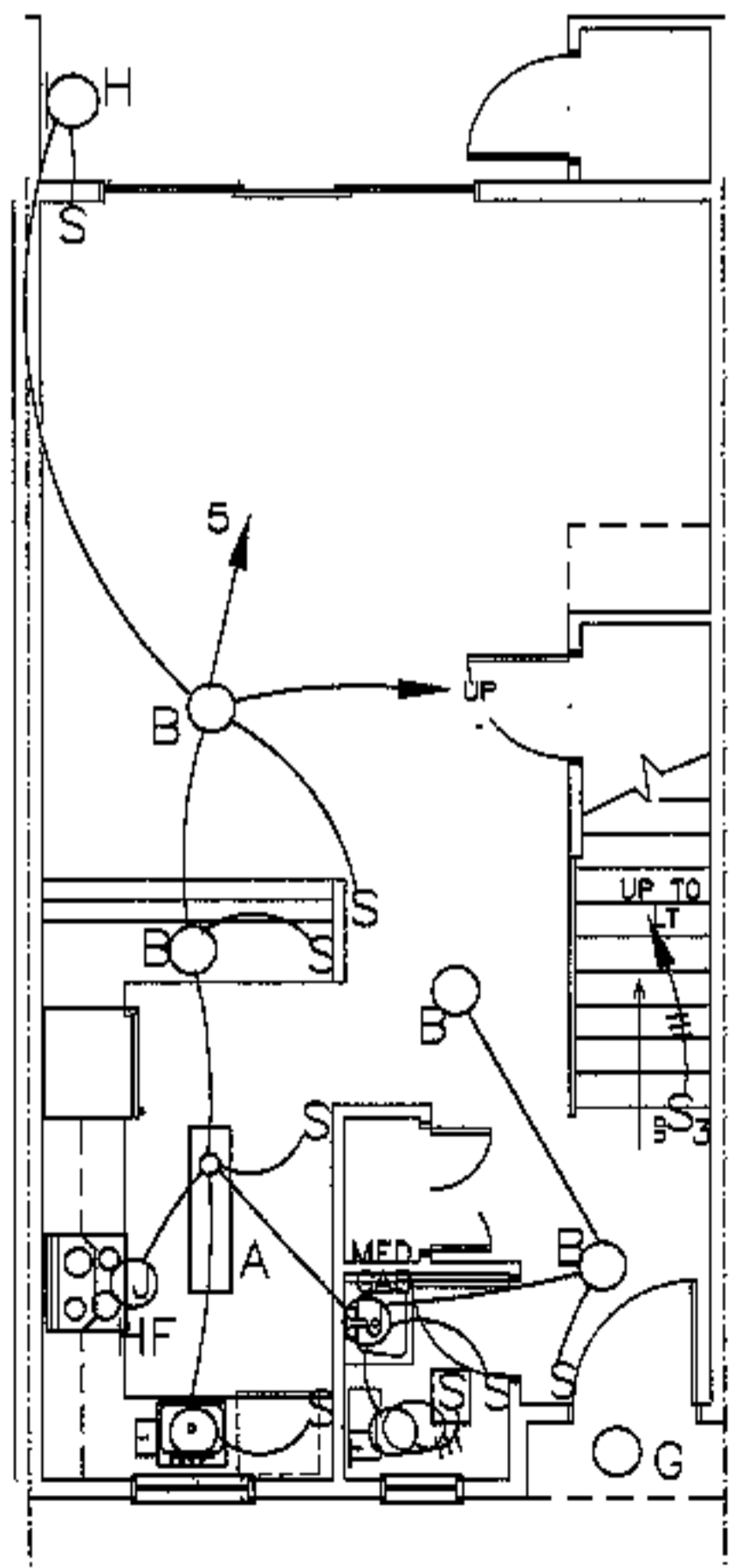
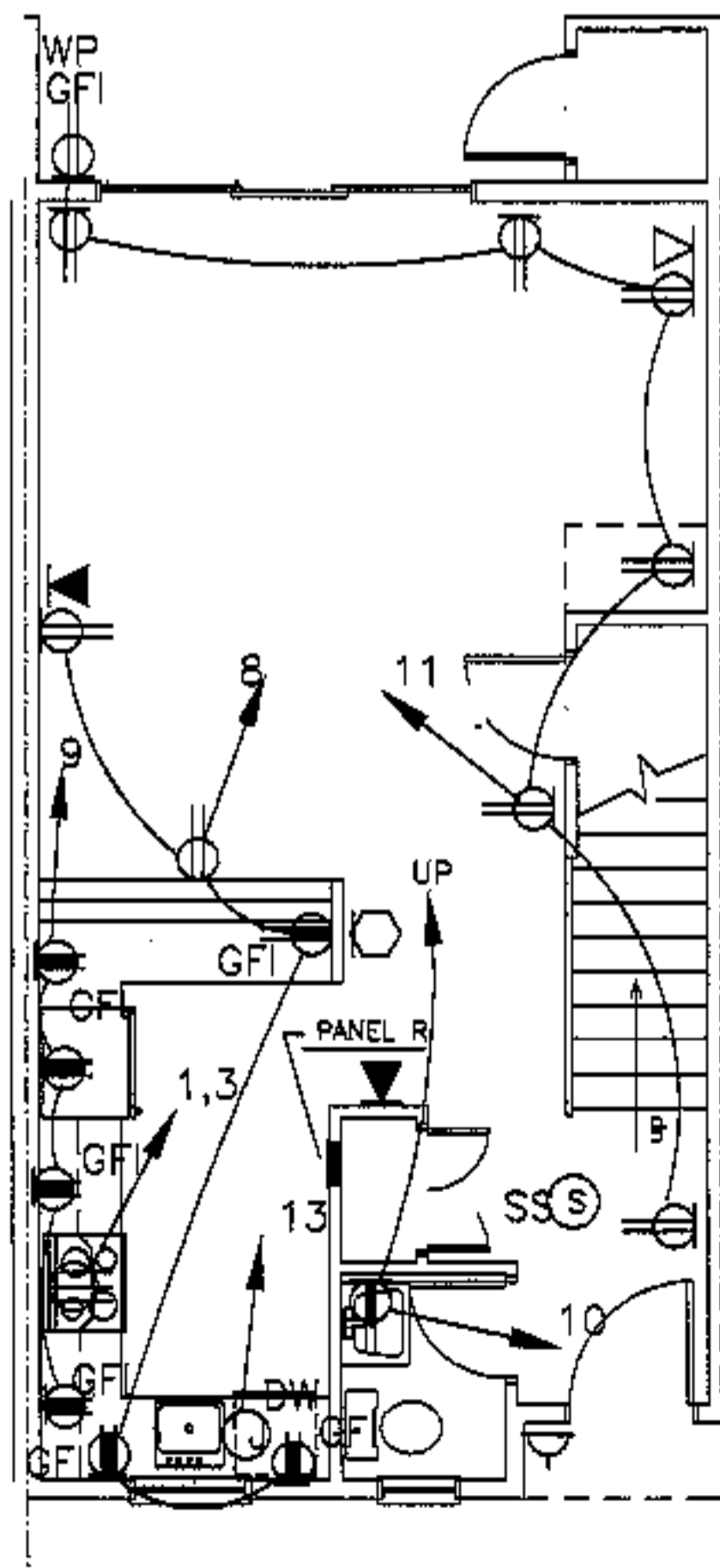
RISER DIAGRAM  
 NOT TO SCALE

revisions  
 date  
 oct 4, 2003  
 sheet title  
 community bldg.  
 electrical plan

scale  
 1/4"=1'-0"  
 drawn by  
 RG  
 project number  
 9915  
 sheet number



2nd floor



1st floor

2br: power reverse

2br: lighting reverse

2br: power

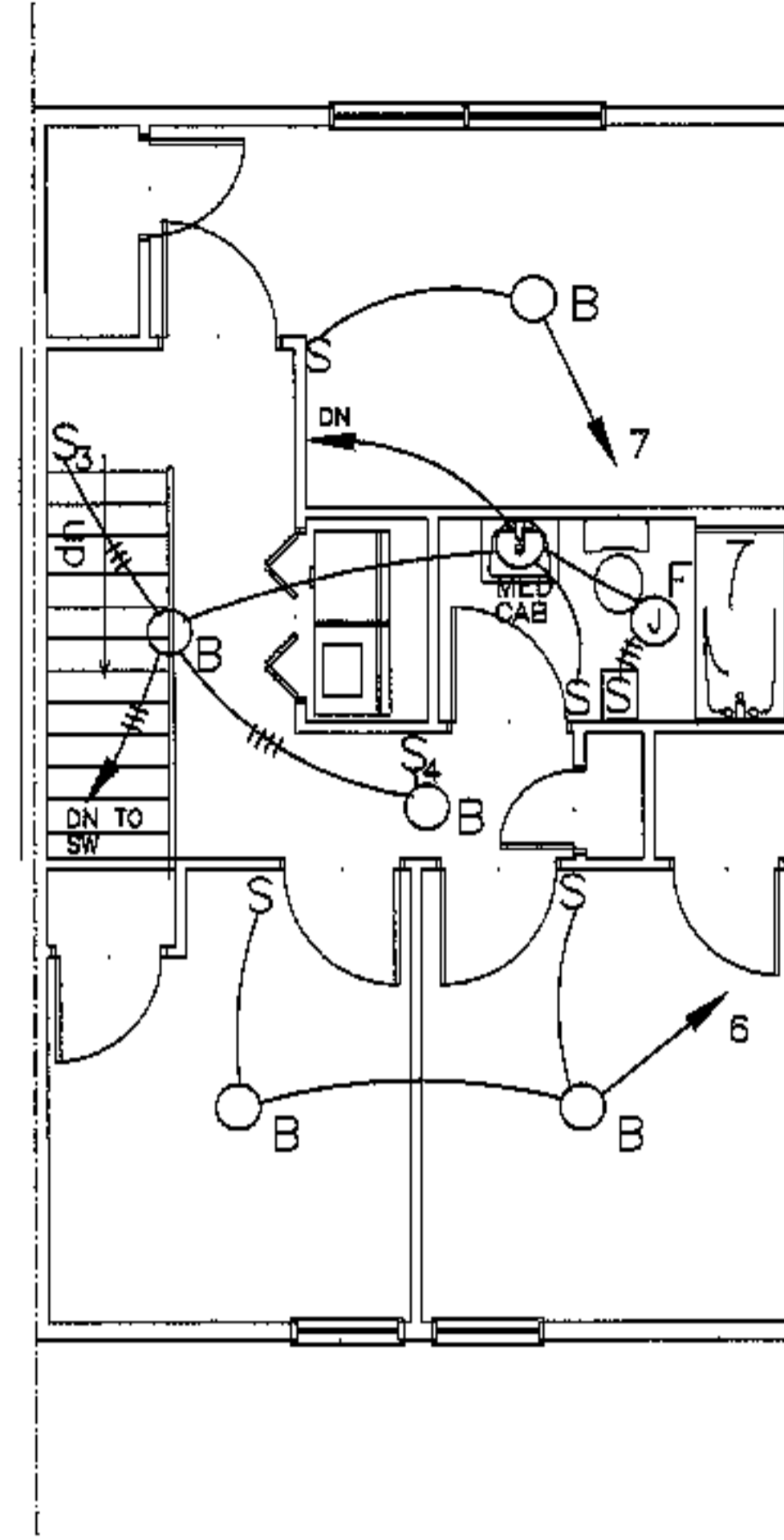
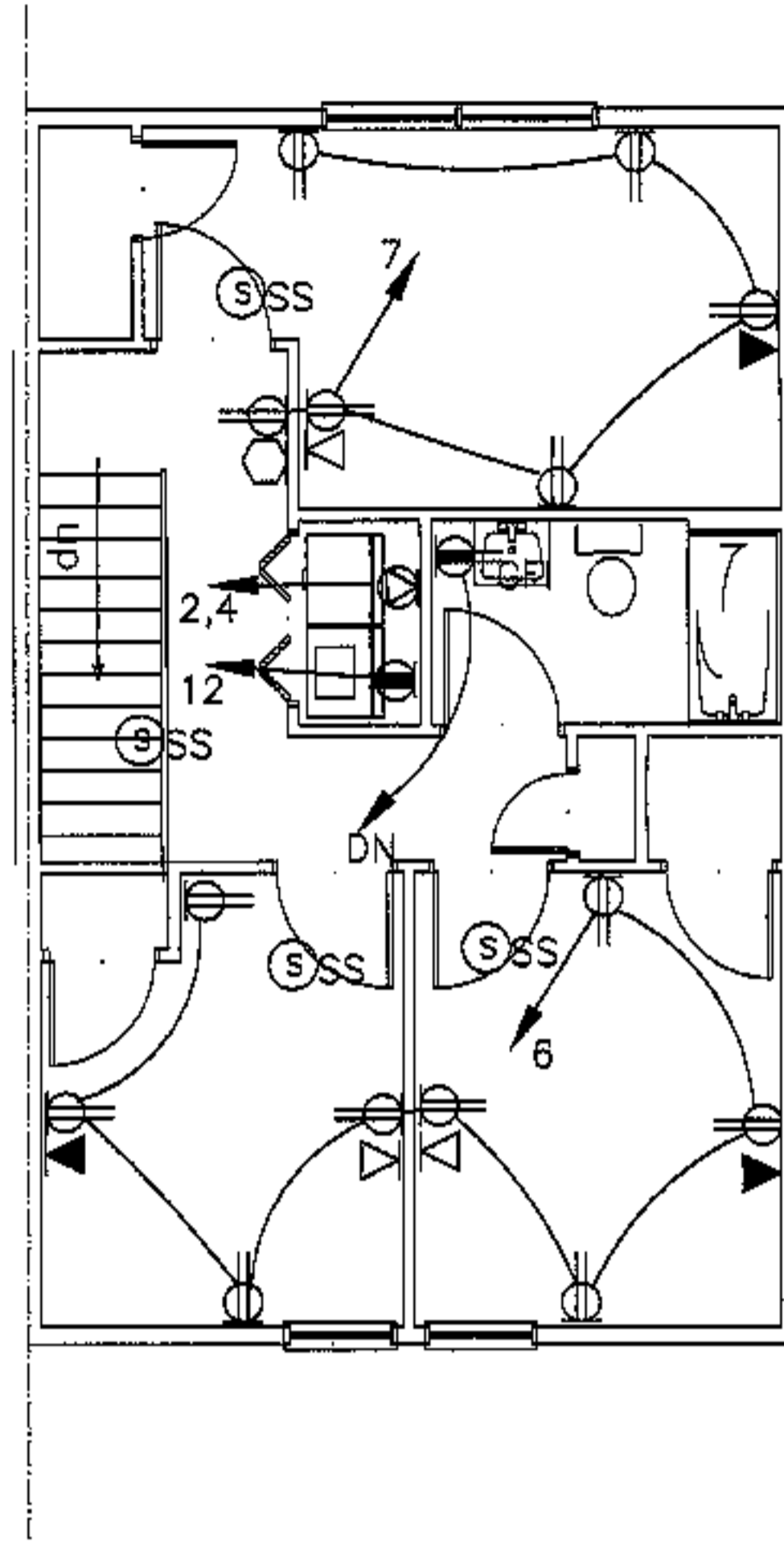
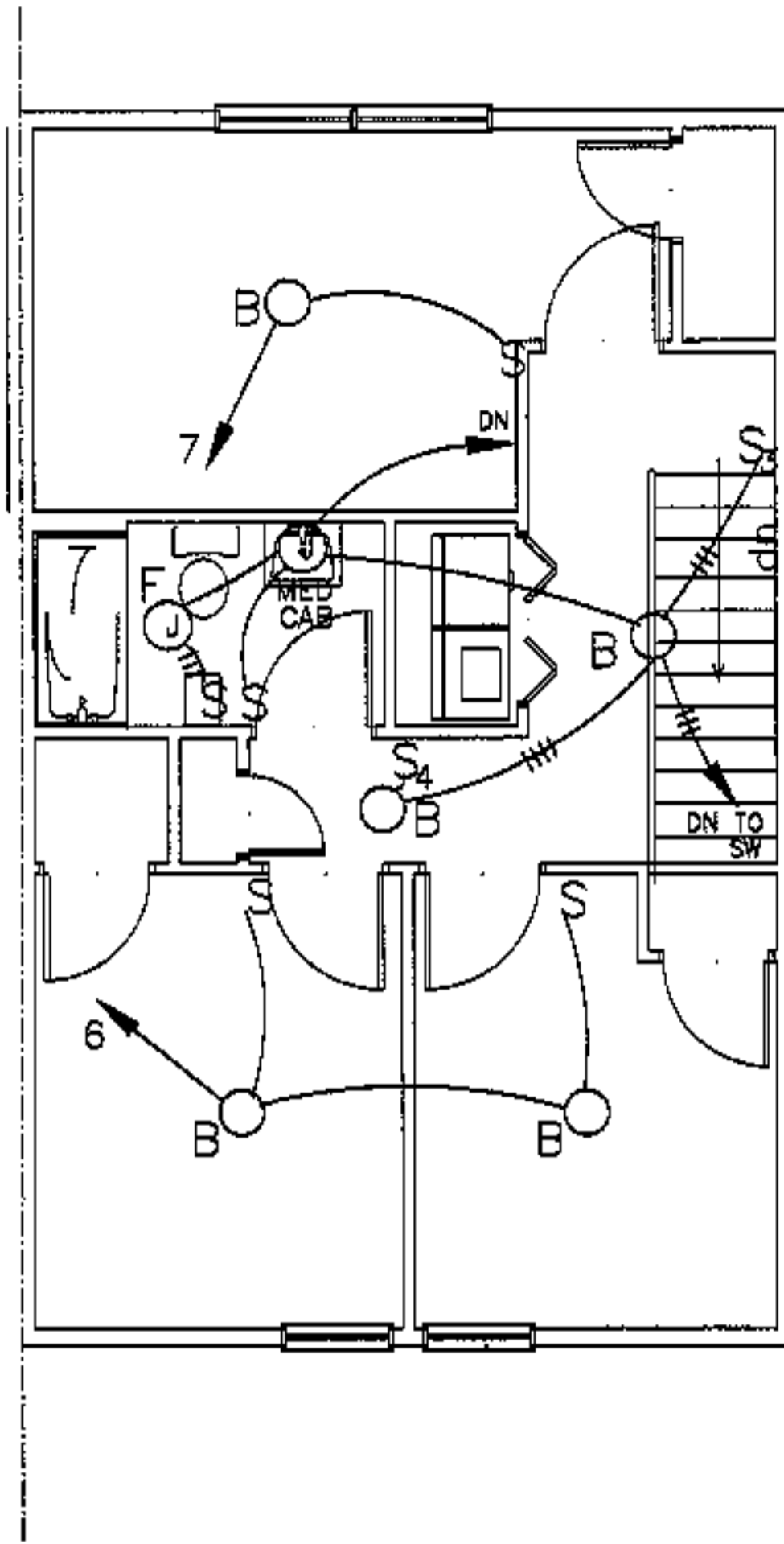
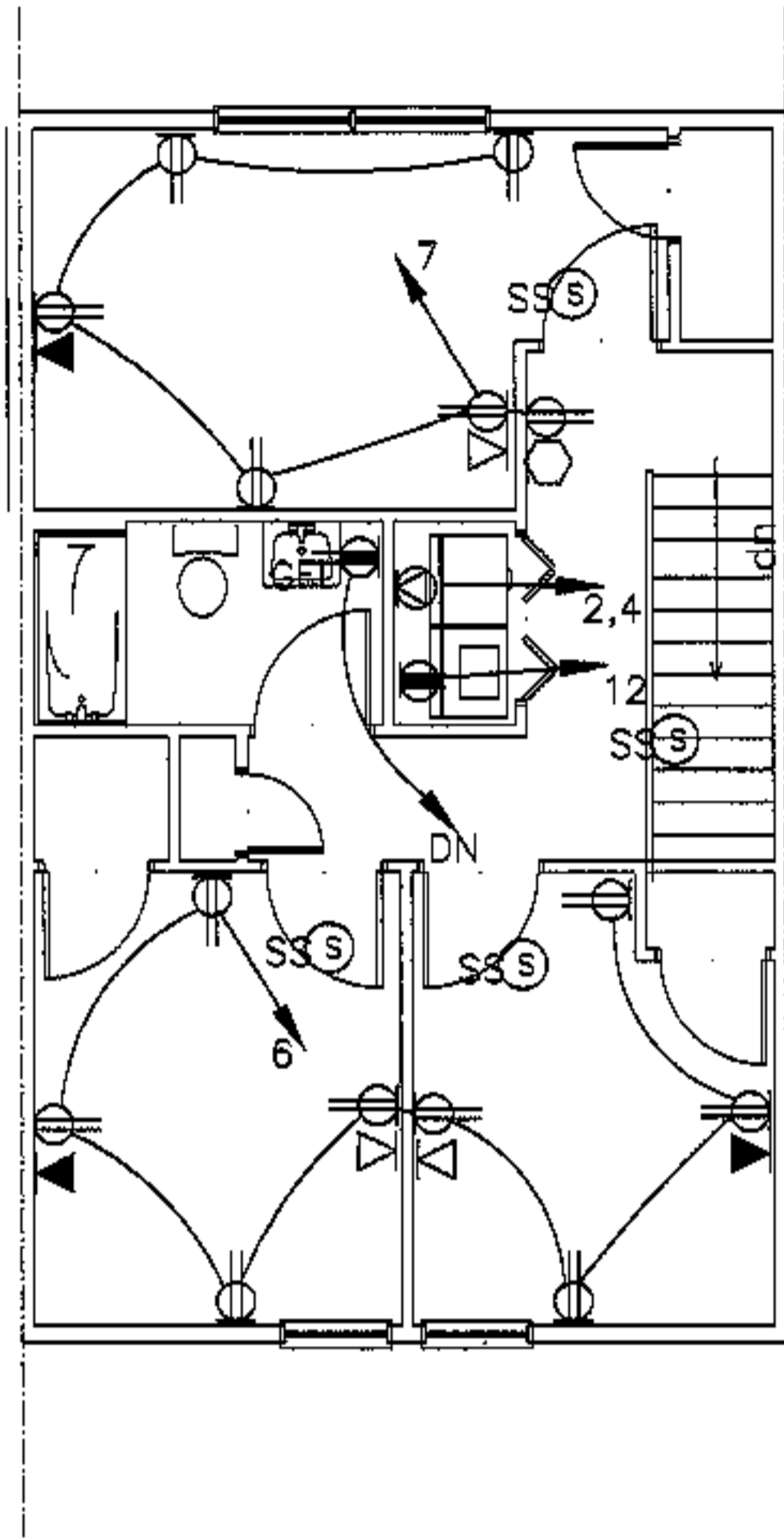
2br: lighting

- project name
- townhouses@ocean east
- presumpscot st. portland, me.
- ocean east of portland, l.l.c.
- goduti/thomas architects
- 44 oak st.
- portland, maine 04101
- ph. 207-775-3184
- fax 207-774-0846
- 

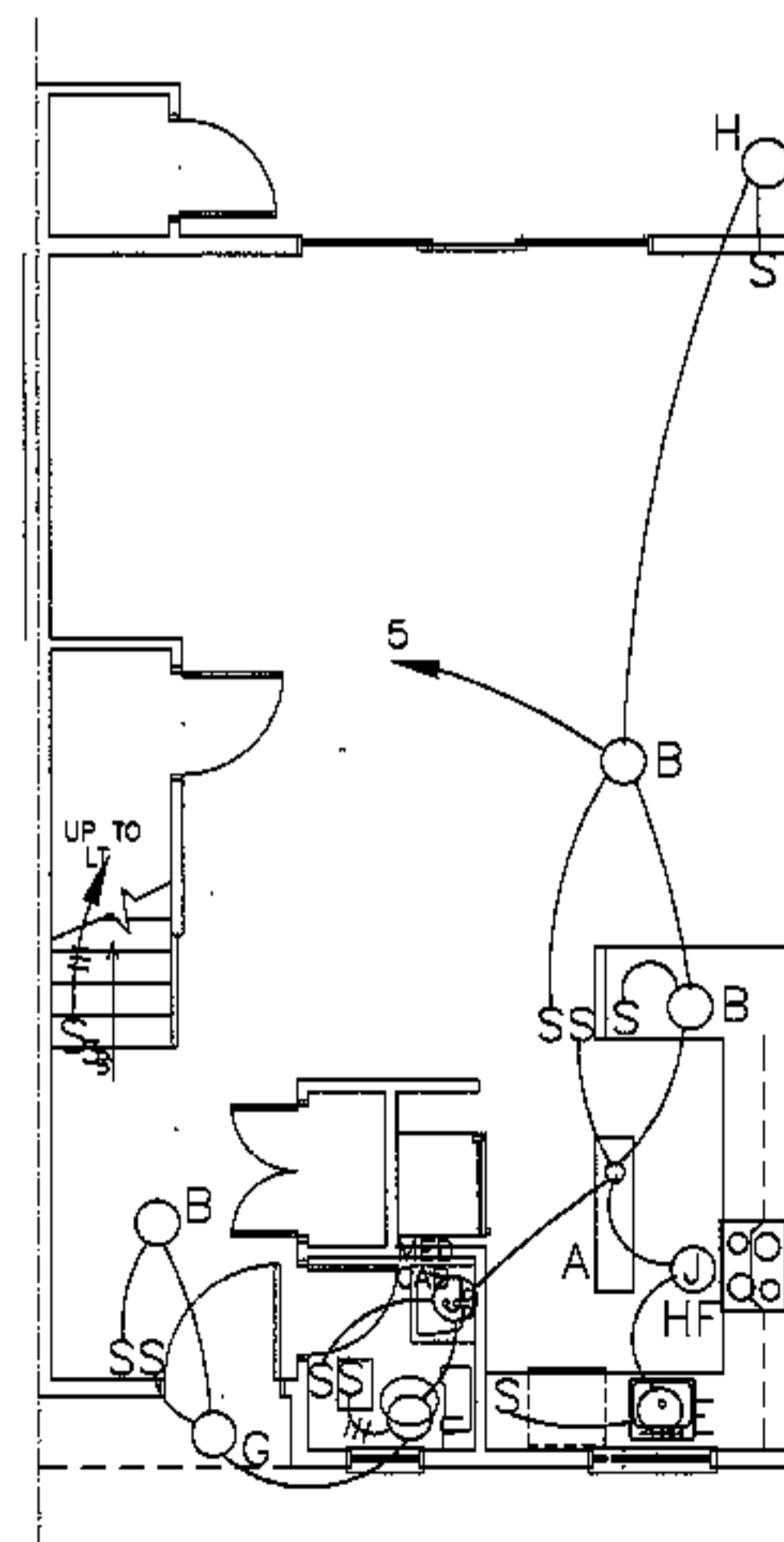
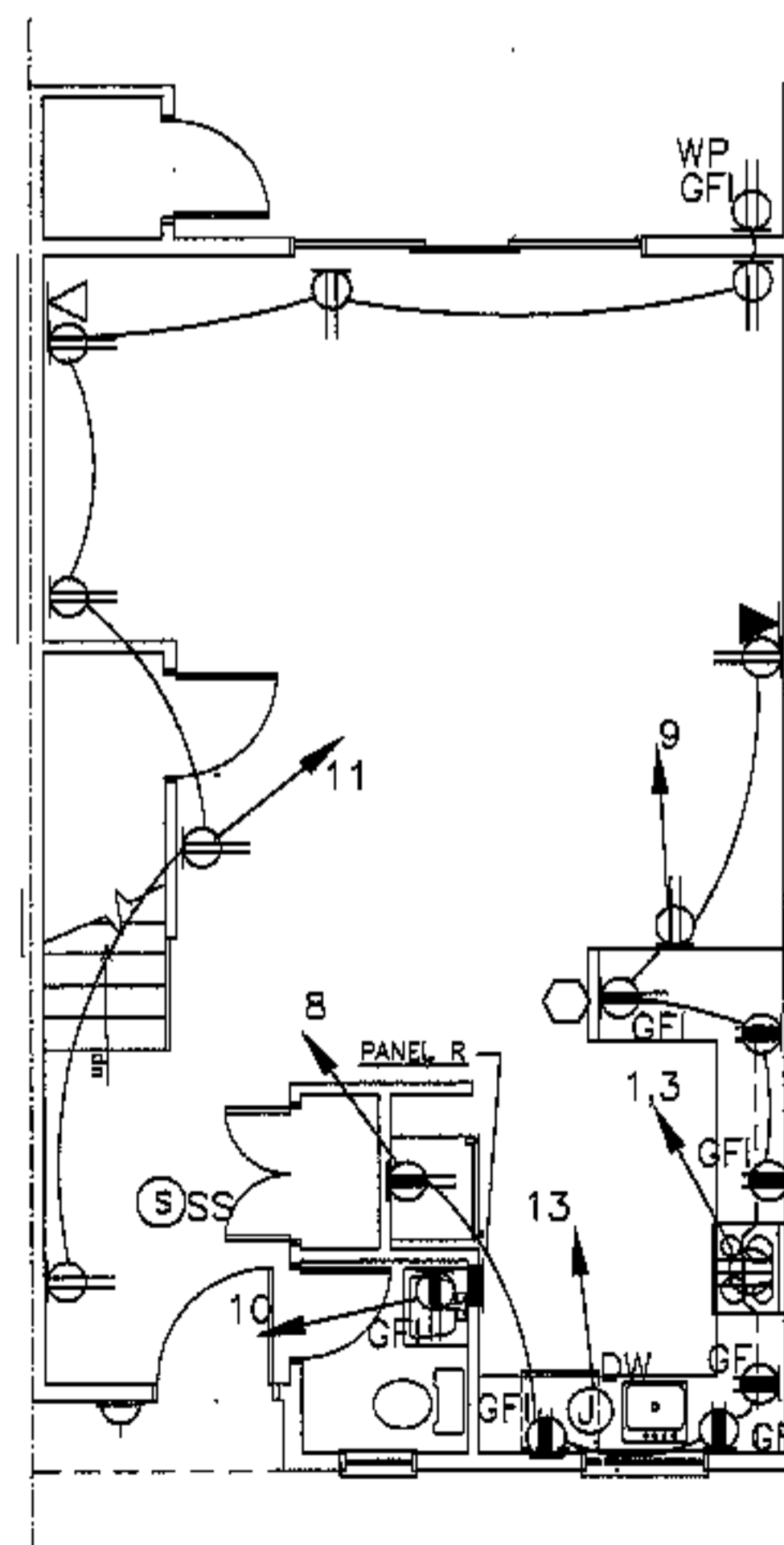
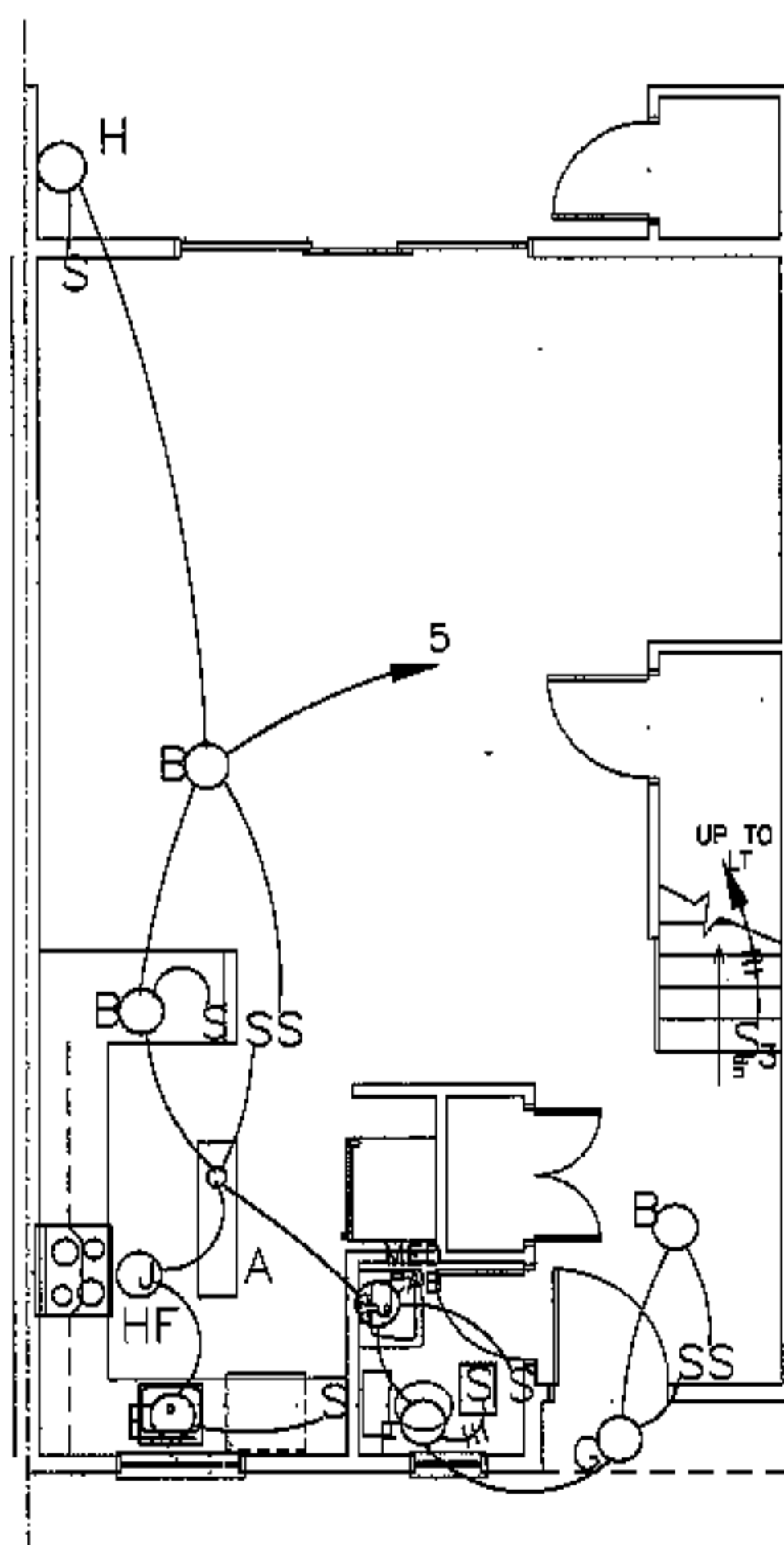
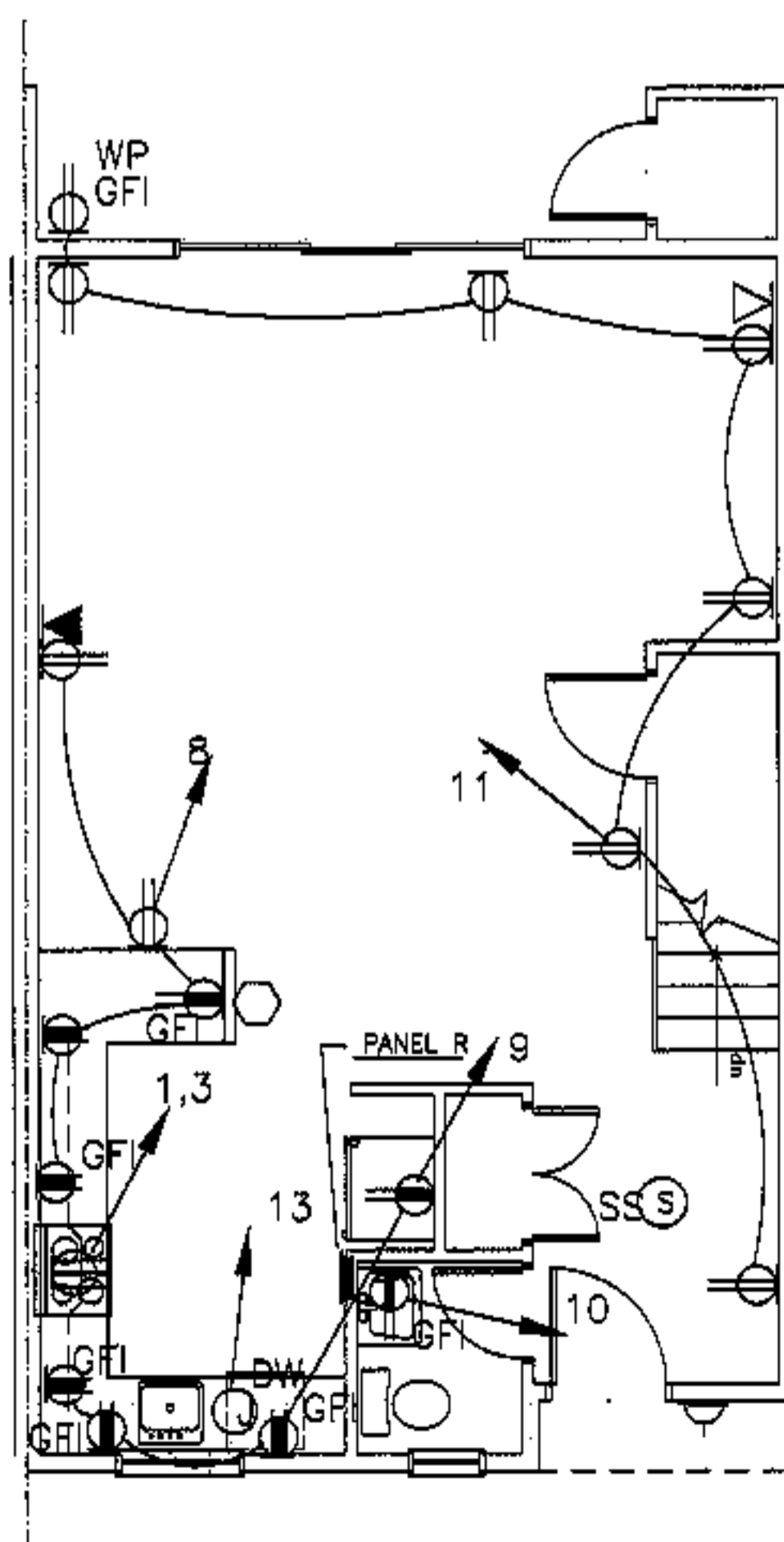


- revisions
- date
- oct 4, 2003
- sheet title
- 2 bdrm unit electrical plans
- 
- 
- scale
- 1/4"=1'-0"
- drawn by
- j/ht
- project number
- 8918
- sheet number

E7.1



2nd floor



1st floor

3br: power reverse

3br: lighting reverse

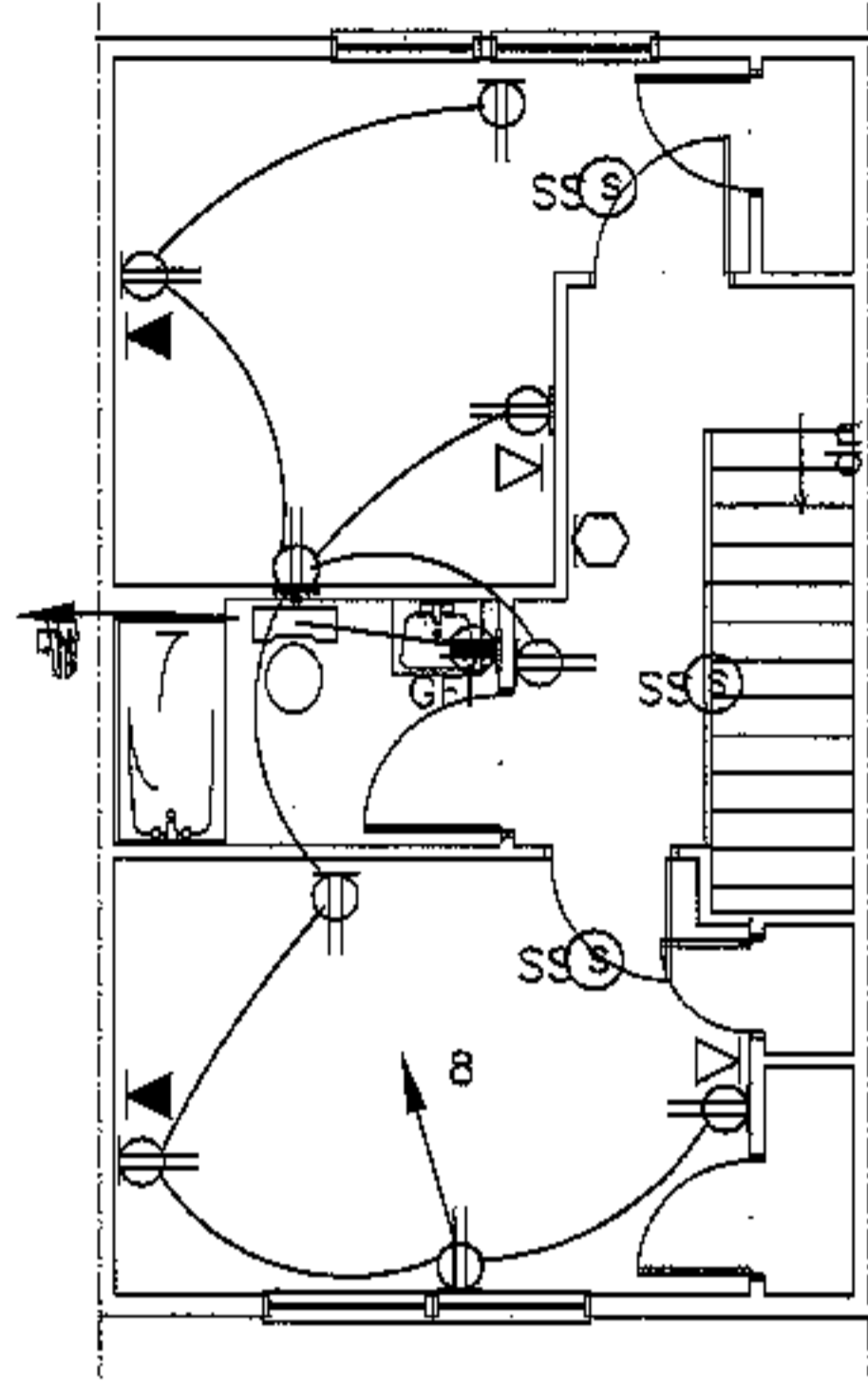
3br: power

3br: lighting

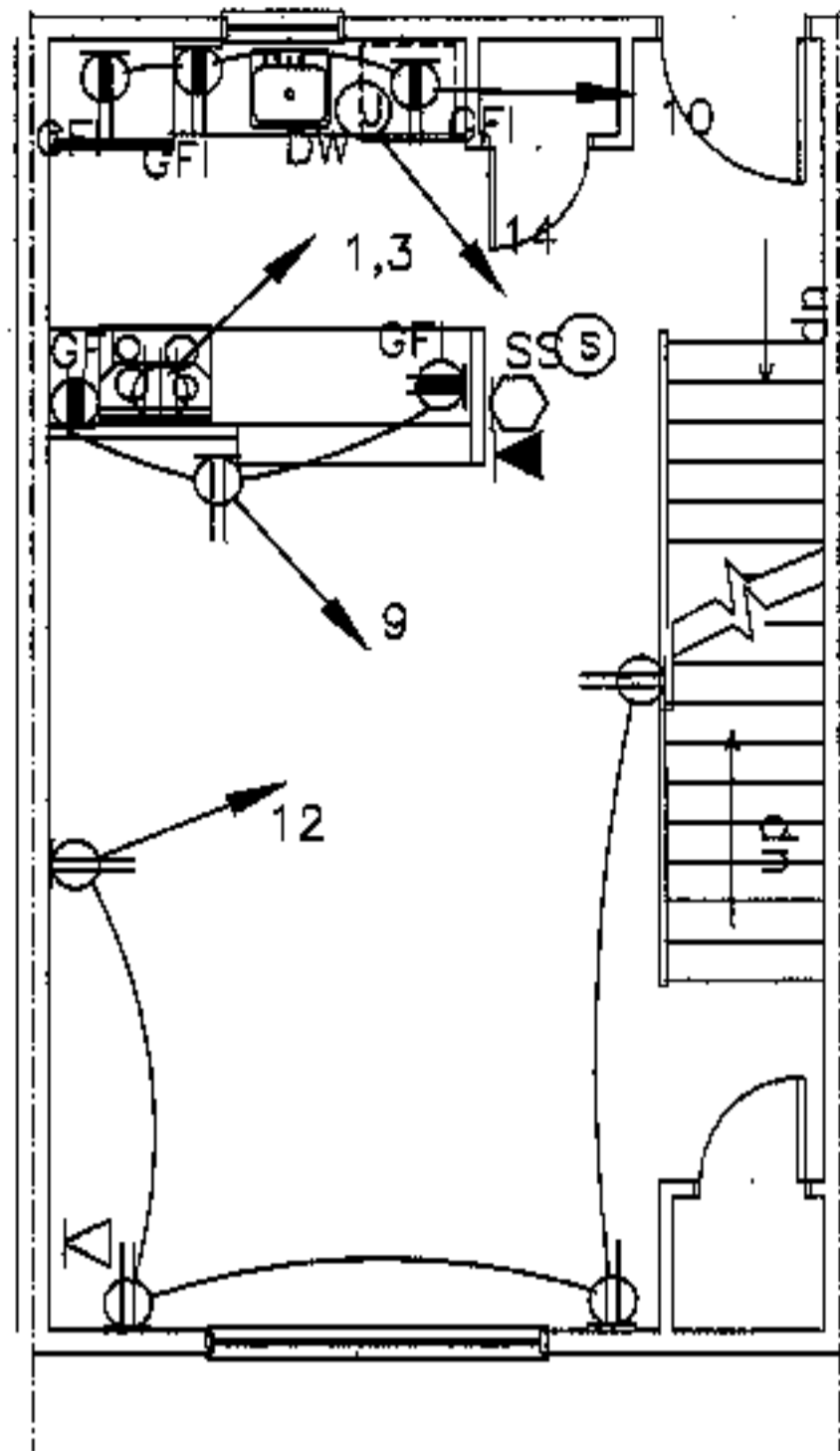
project name  
 townhouses@  
 ocean east  
 presumpscot st.  
 portland, me.  
 ocean east  
 of portland, l.l.c.  
 goduti/thomas architects  
 44 oak st.  
 portland, maine 04101  
 ph. 207-775-3184  
 fax 207-774-0846



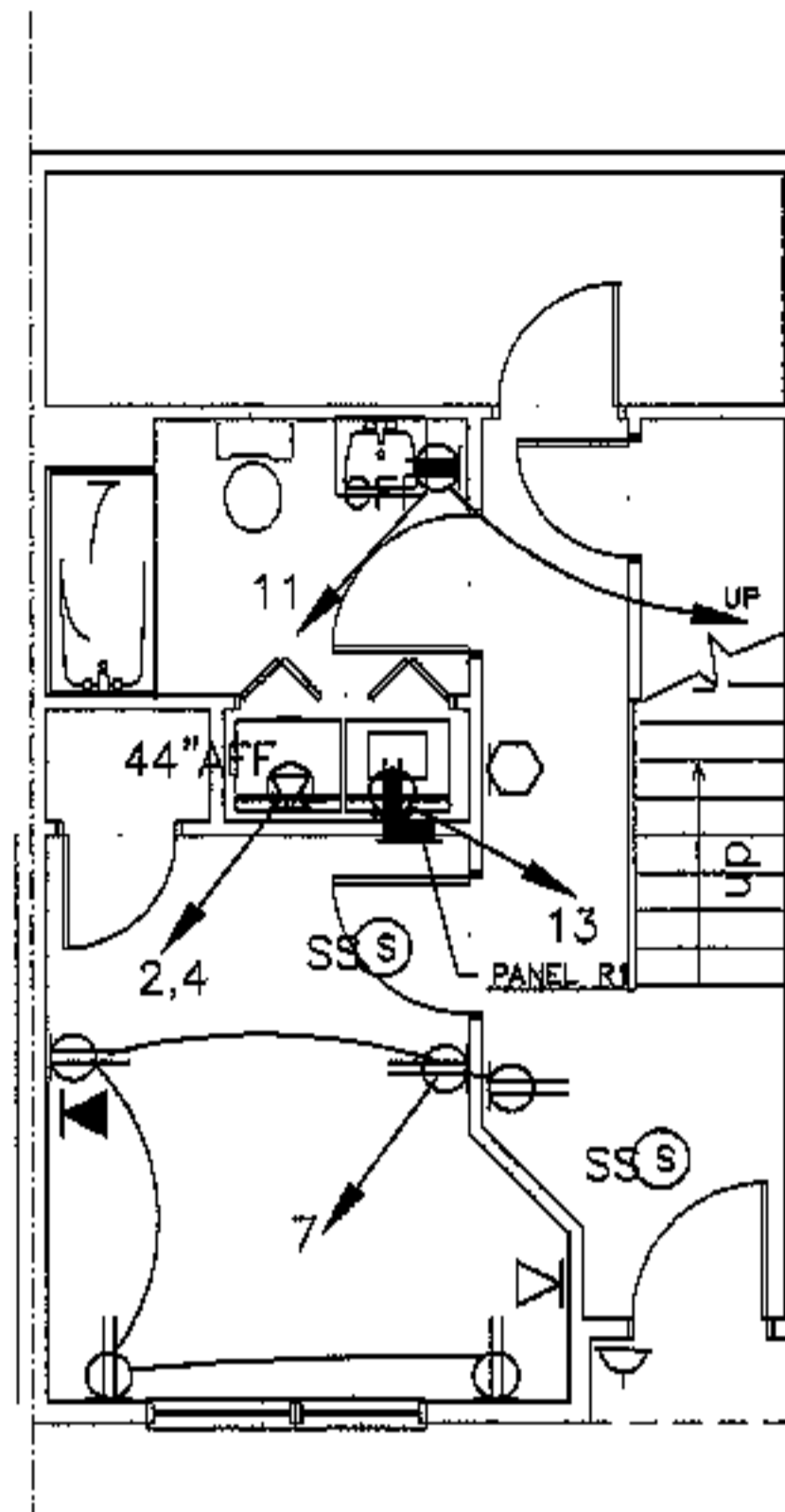
revisions  
 date  
 oct 4, 2003  
 sheet title  
 3 bdrm  
 unit electrical plans  
 scale  
 1/4"=1'-0"  
 drawn by  
 J/ht  
 project number  
 9918  
 sheet number



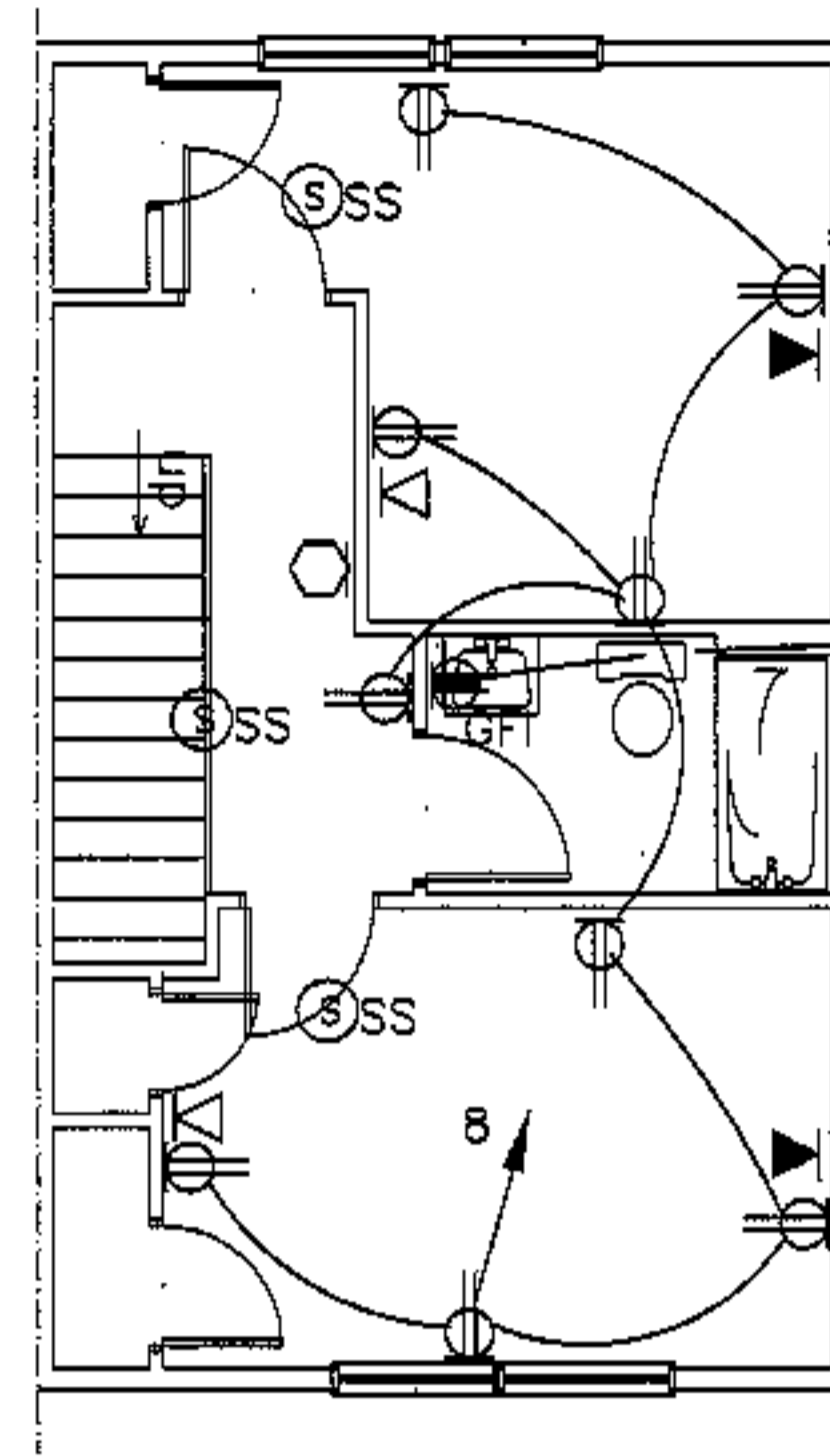
3rd floor: reverse power



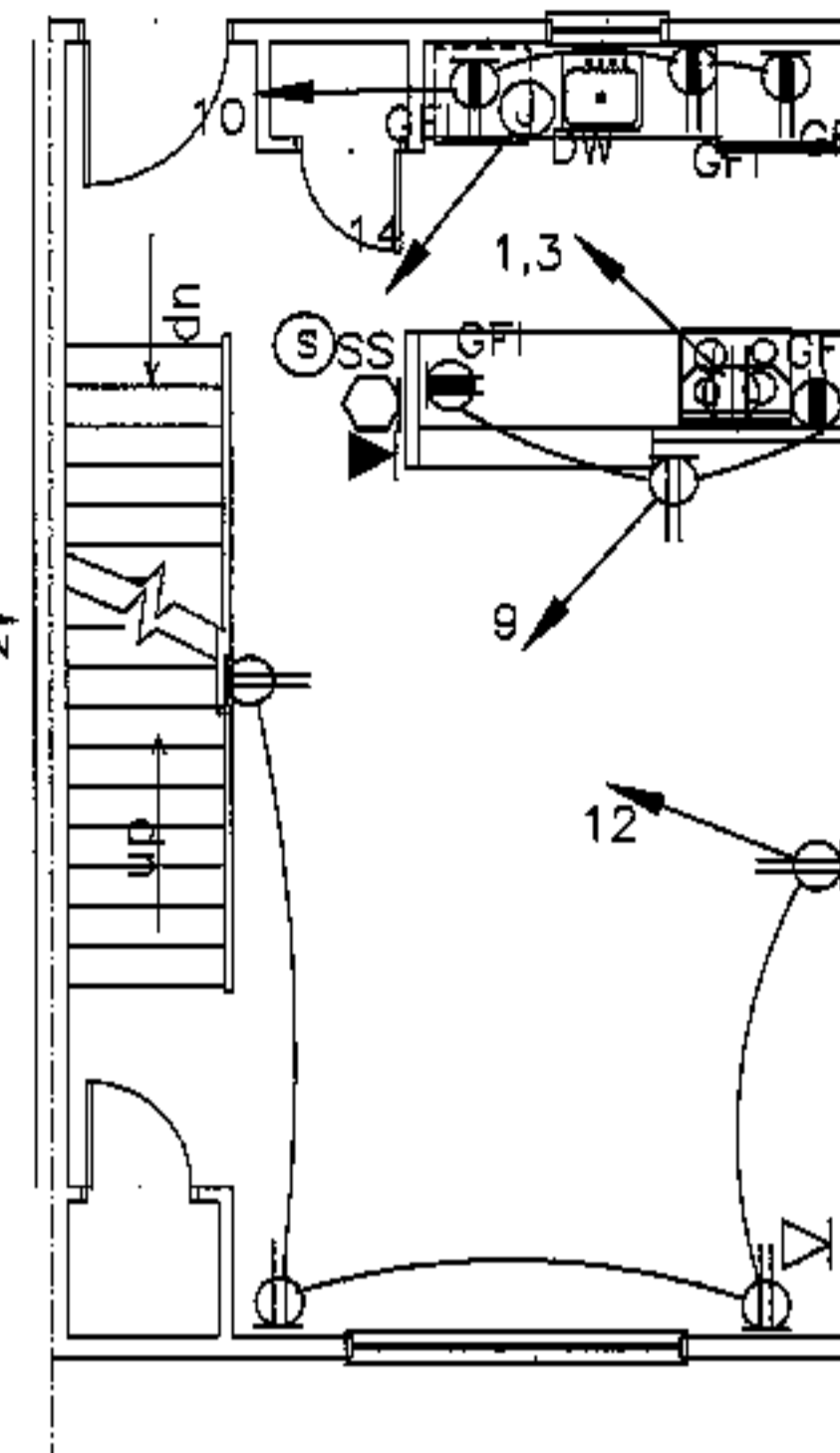
2nd floor: reverse power



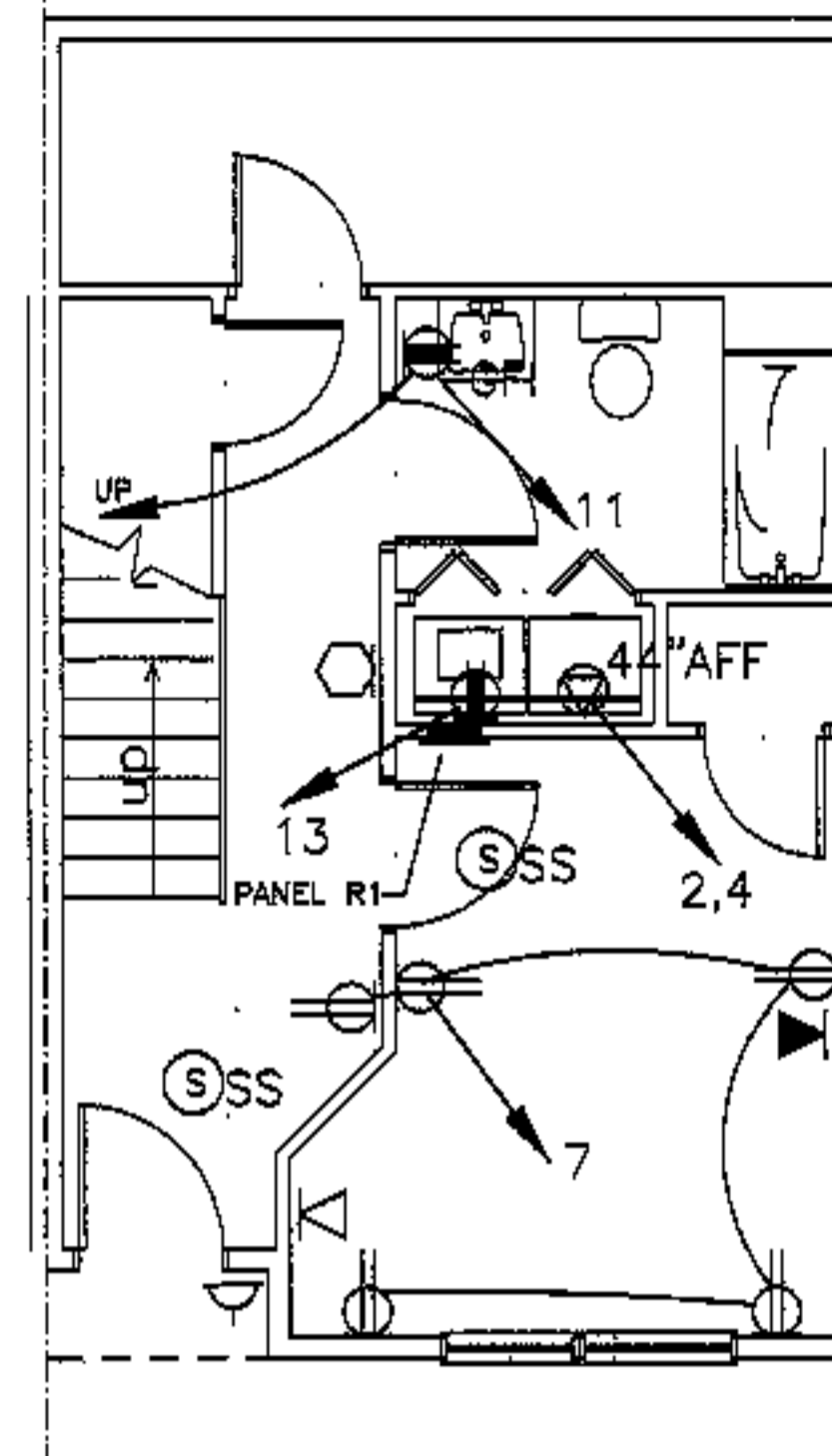
1st floor: reverse power



3rd floor: power



2nd floor: power



1st floor: power

project name

townhouses@  
ocean east

presumpcot st.  
portland, me.

ocean east  
of portland, l.l.c.

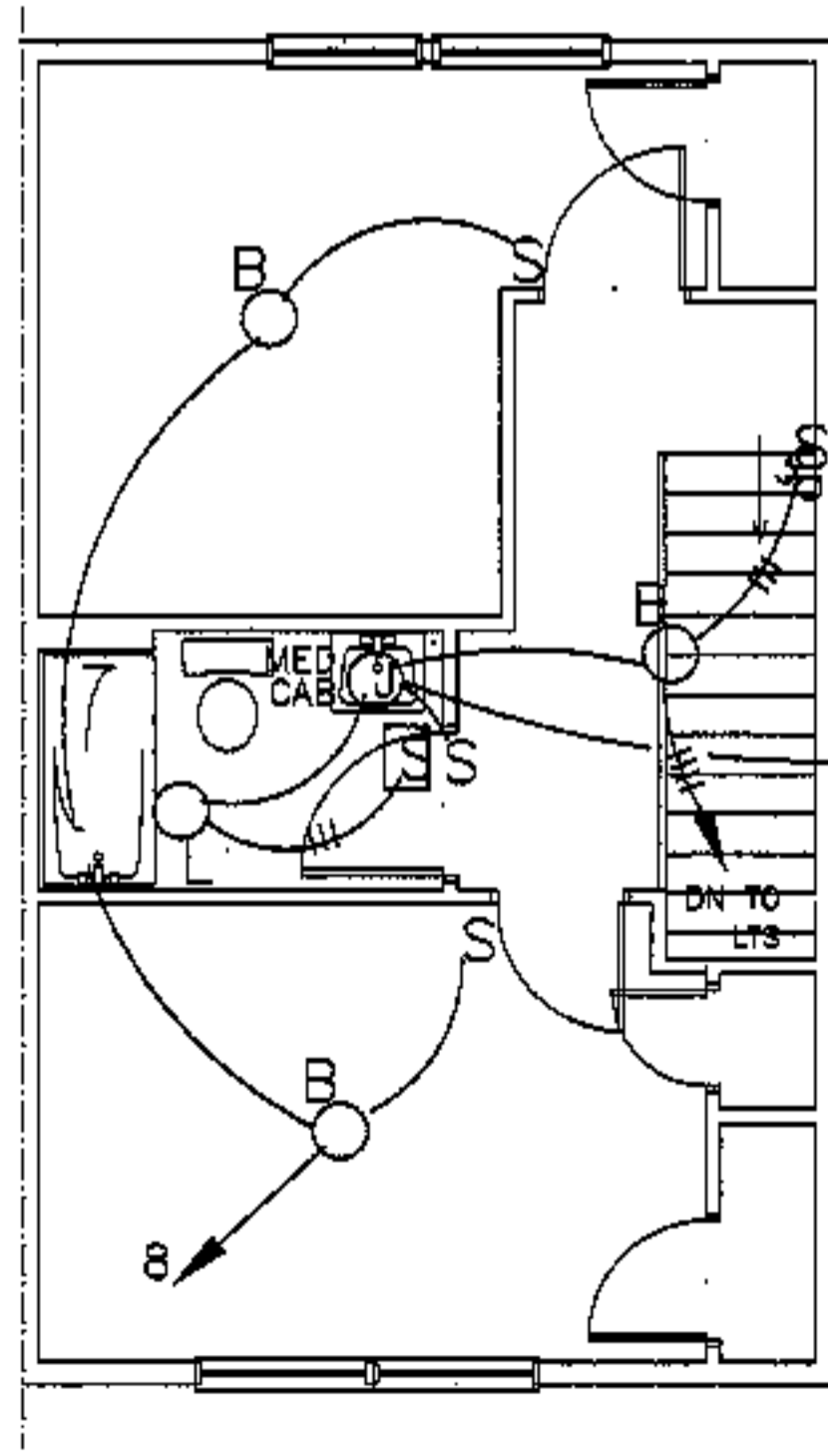
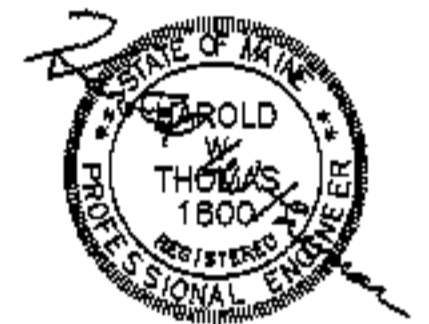
goduti/thomas architects

44 oak st.

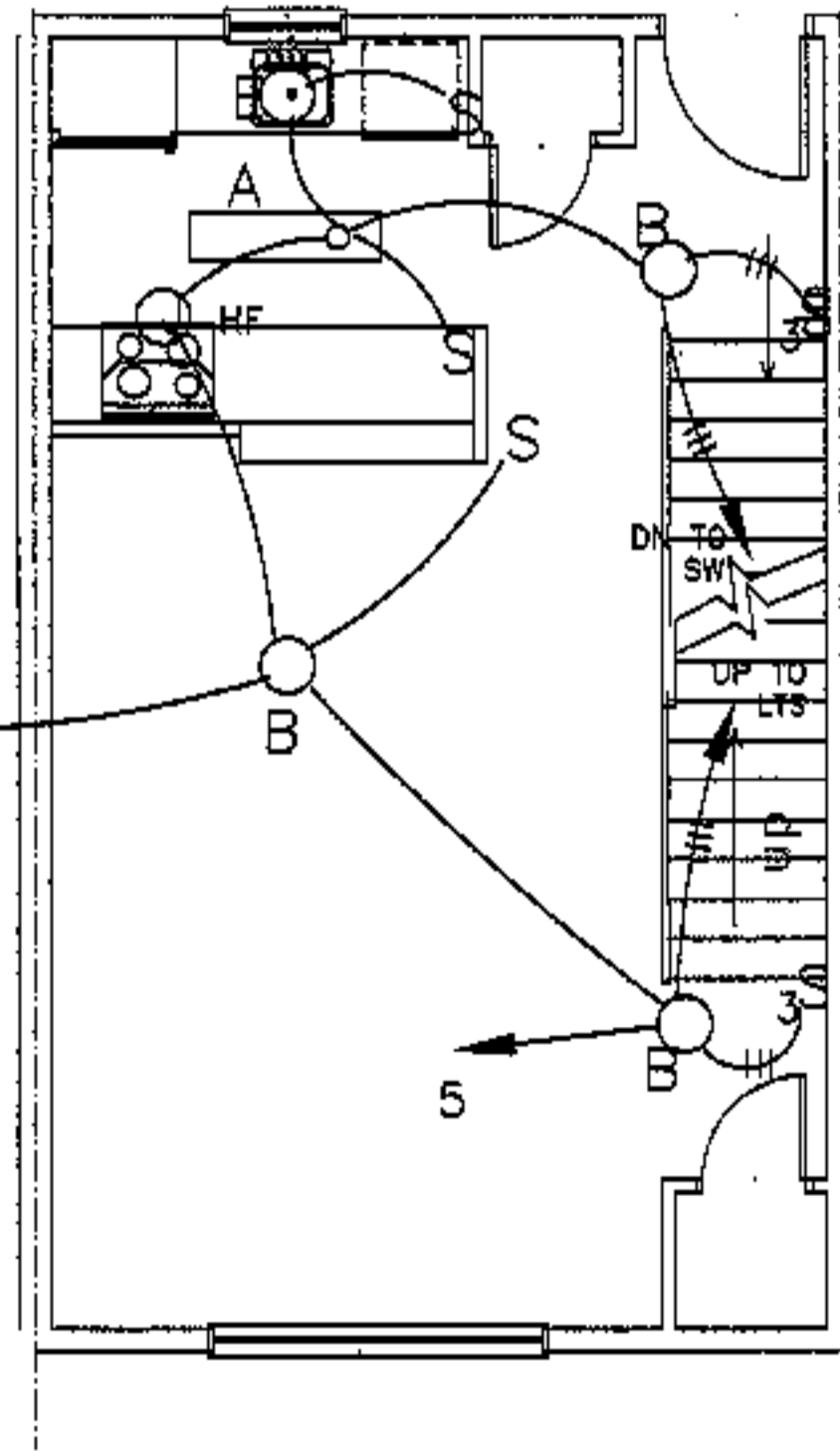
portland, maine 04101

ph. 207-775-3184

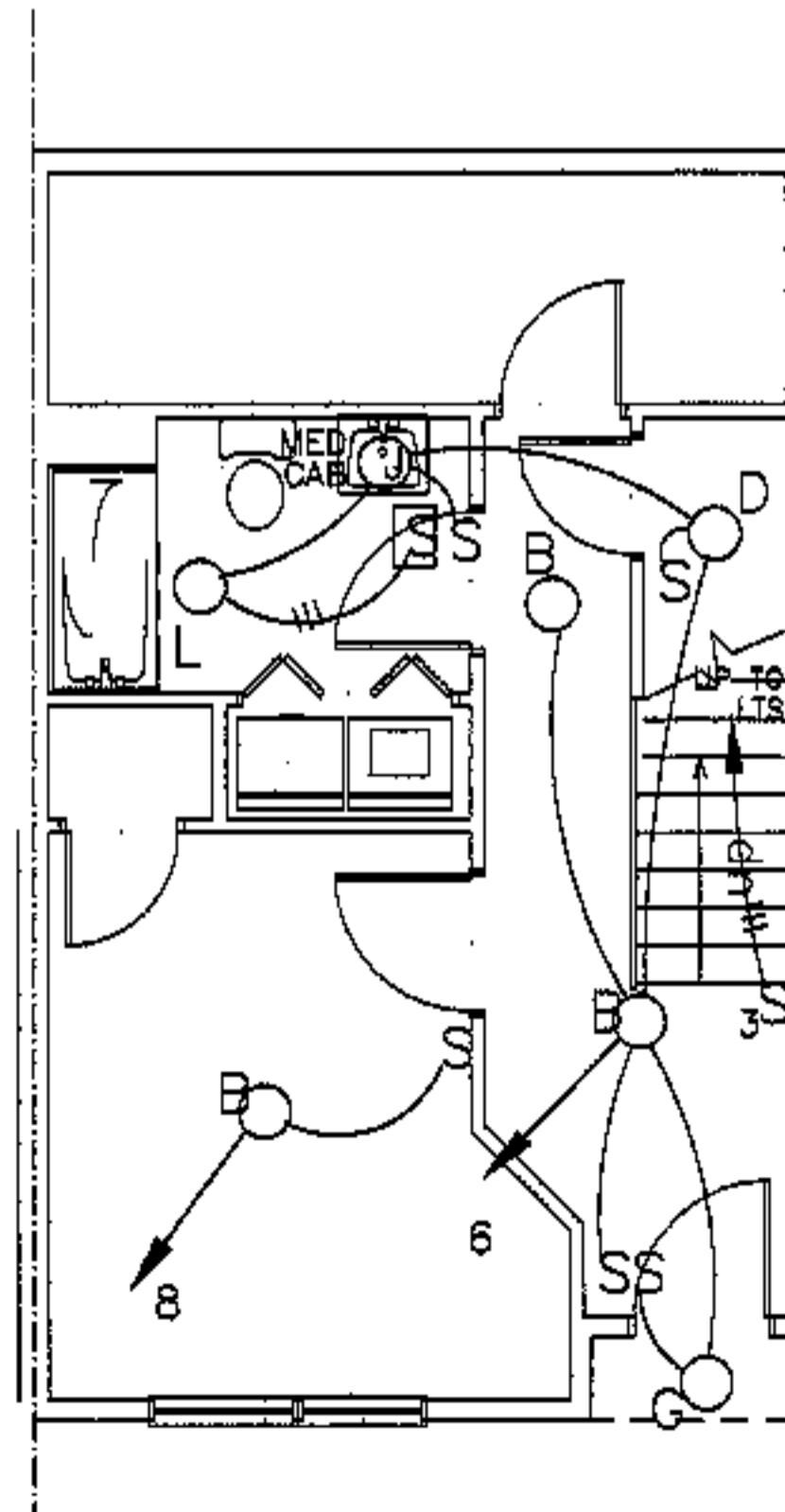
fax 207-774-0846



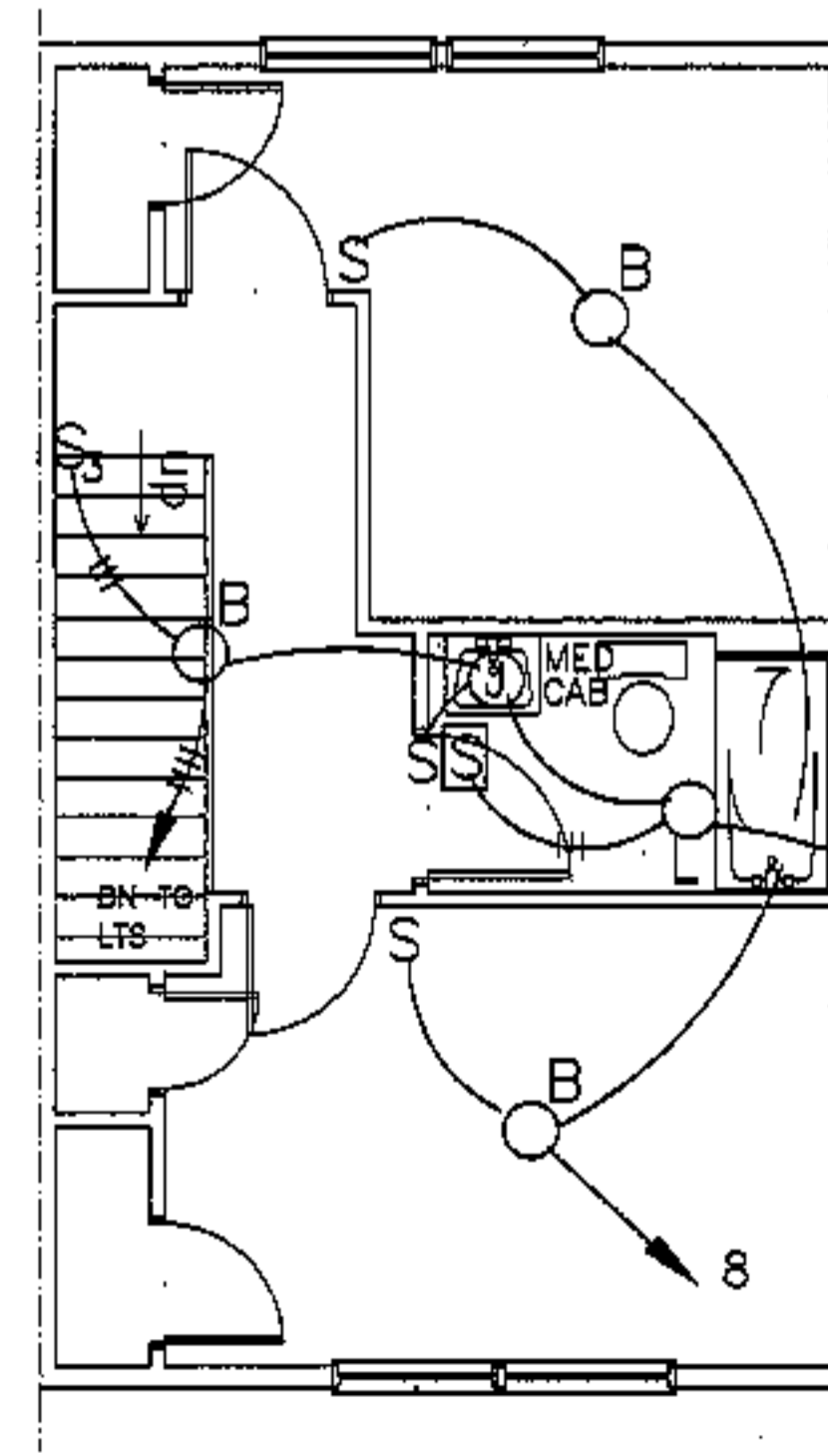
3rd floor: reverse lighting



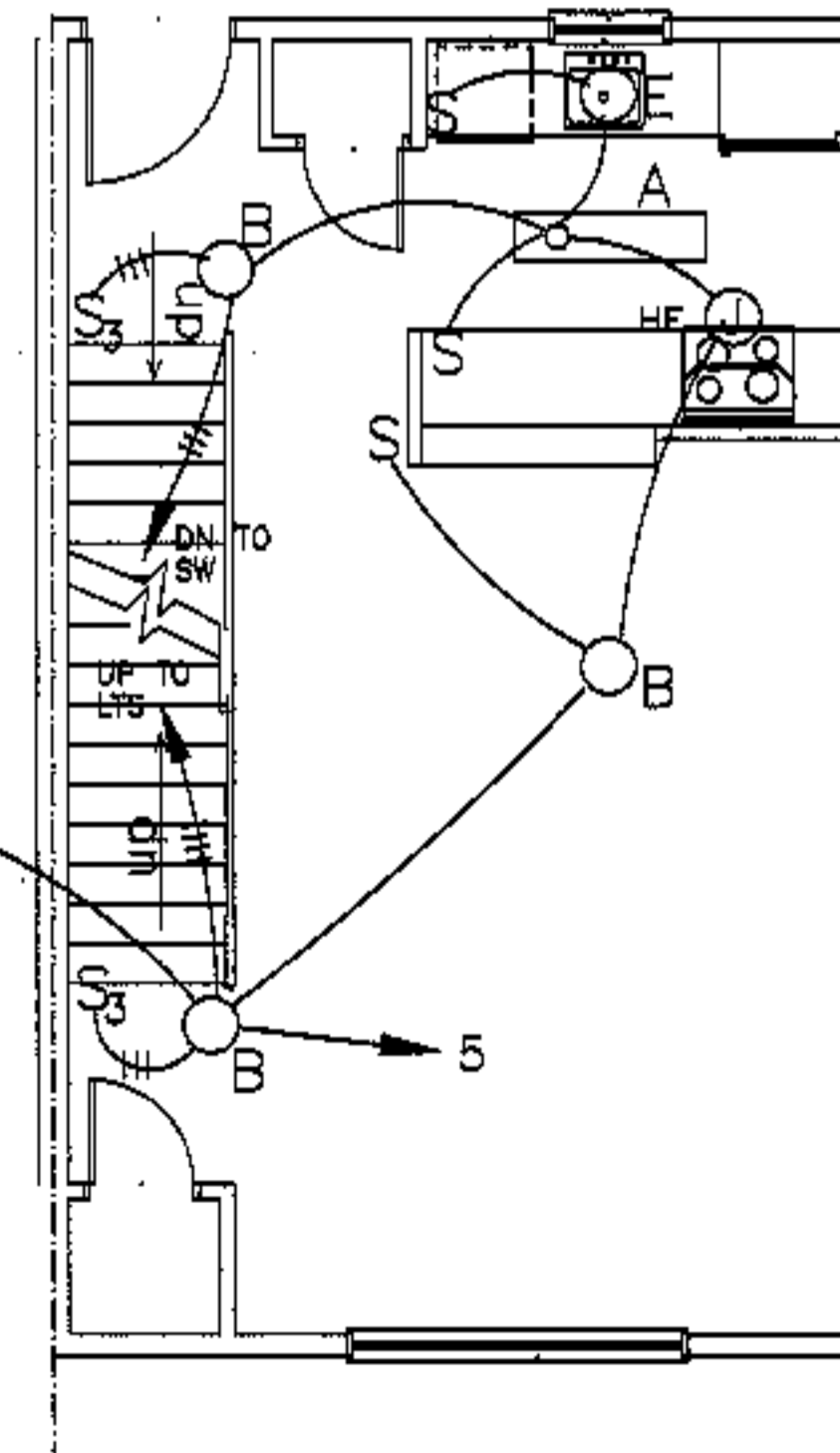
2nd floor: reverse lighting



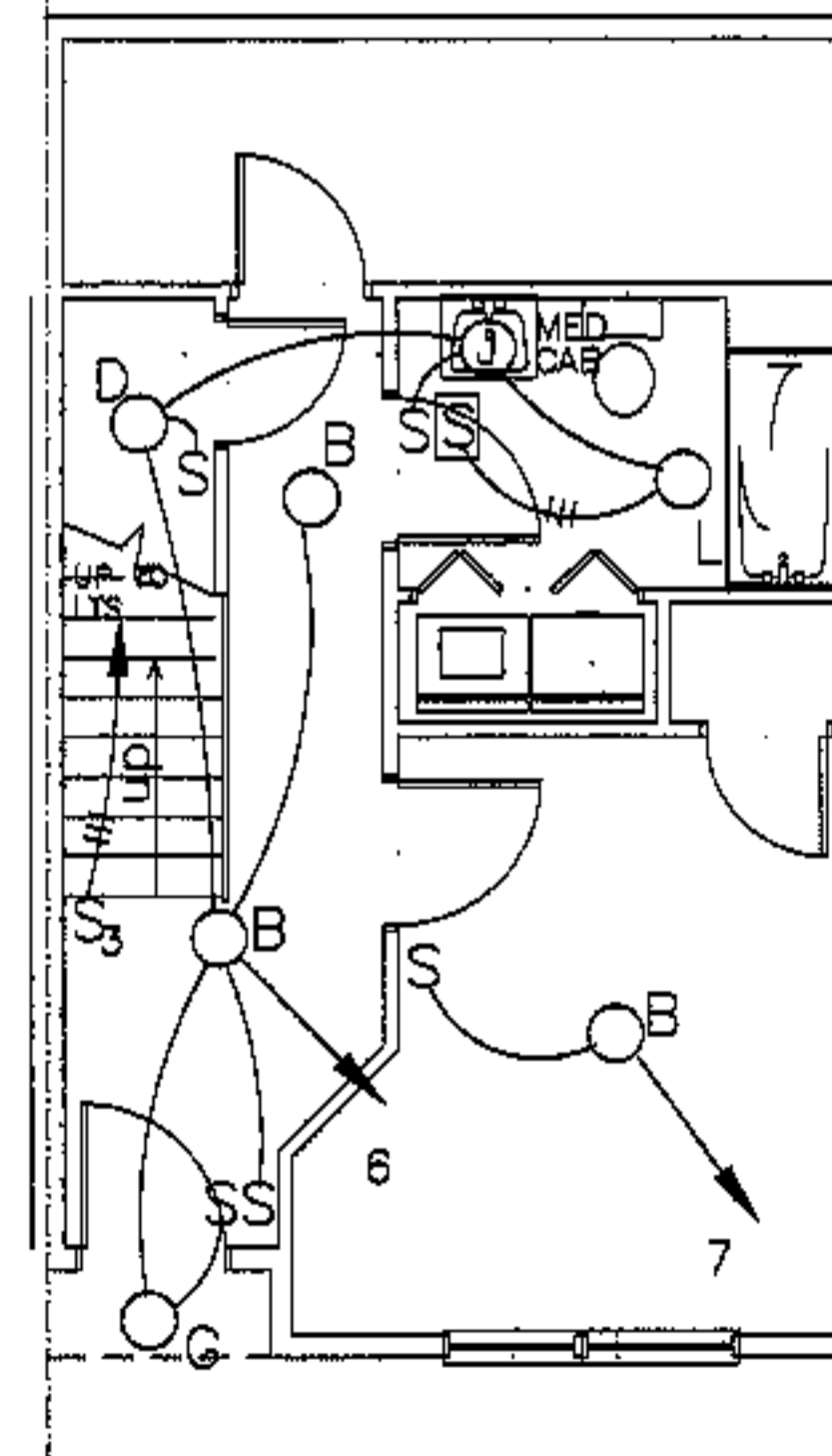
1st floor: reverse lighting



3rd floor: lighting



2nd floor: lighting



1st floor: lighting

revisions

date

oct 4, 2003

sheet title

3A bdrm  
unit electrical plans

scale

1/4"=1'-0"

drawn by

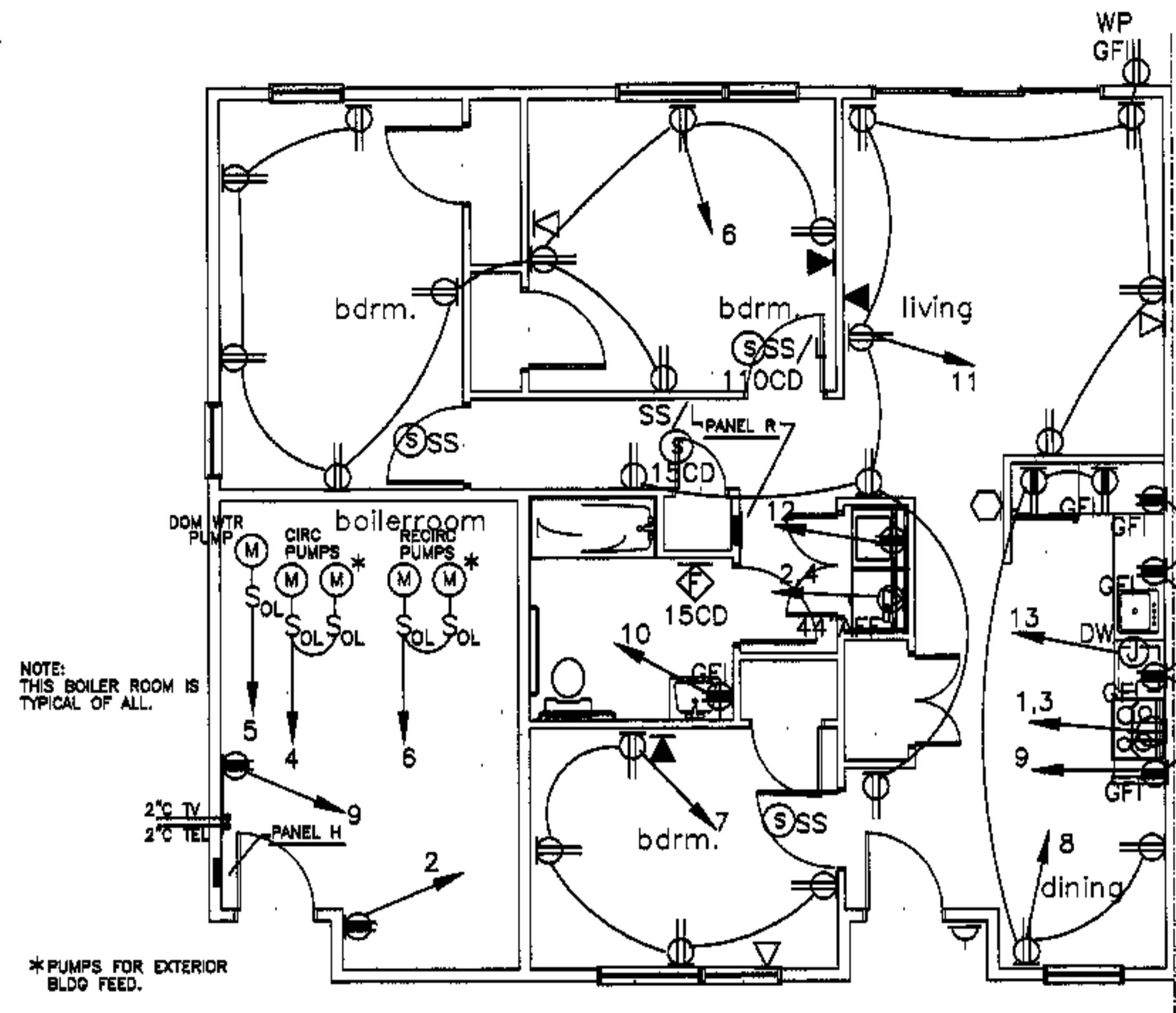
JT/HT

project number

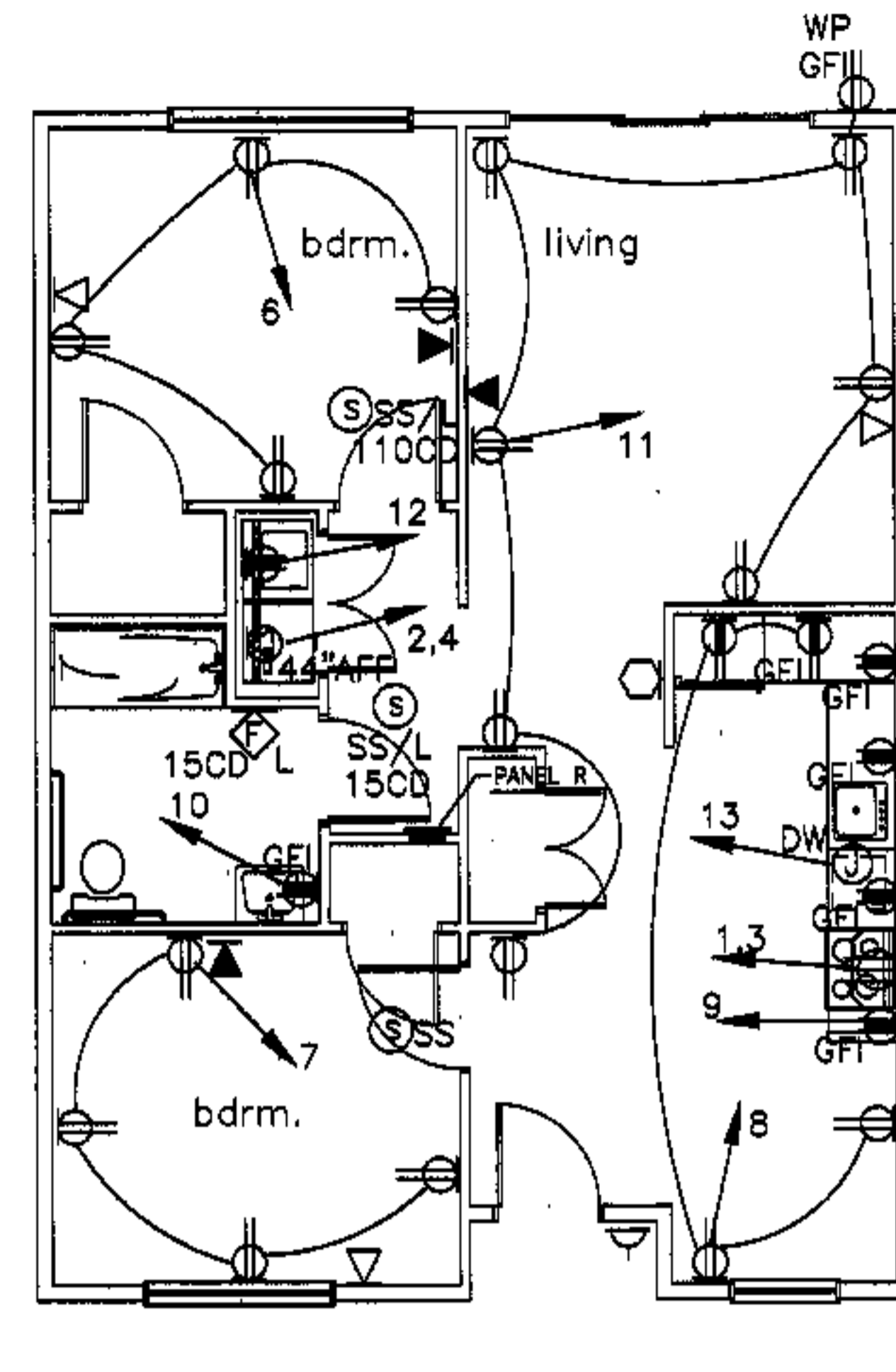
9918

sheet number

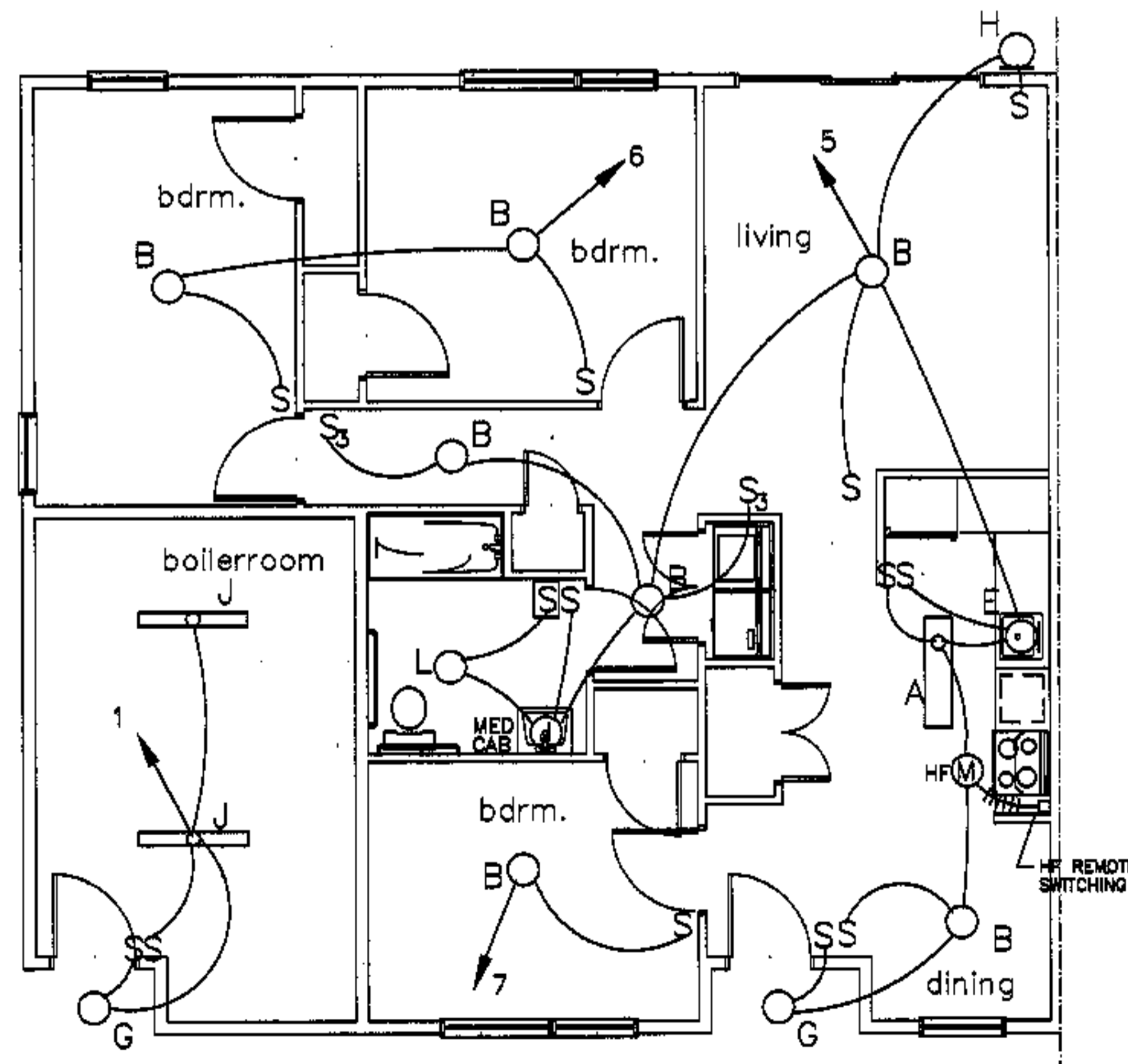
E7.3



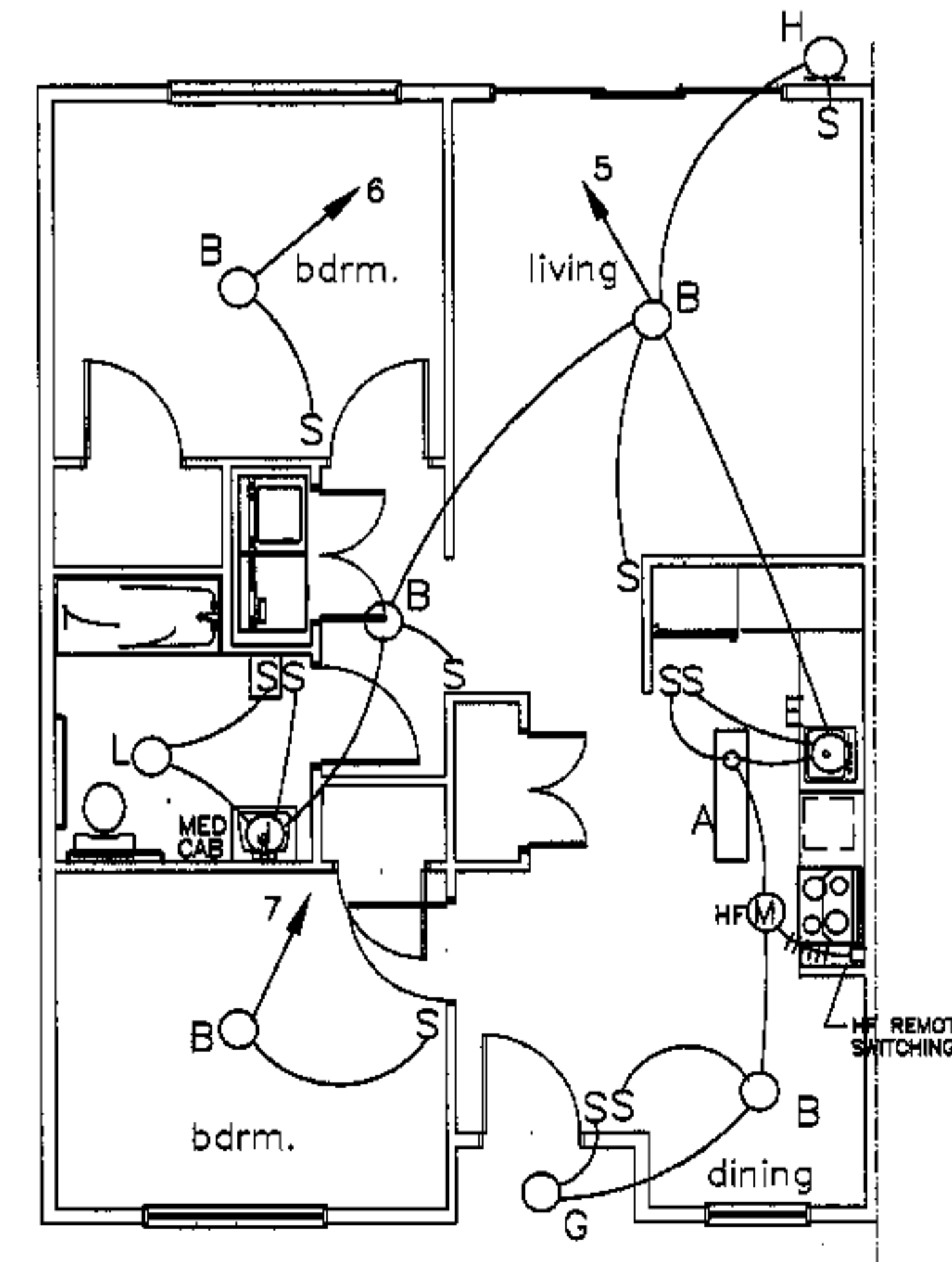
3 bdrm hc power



2 bdrm hc power



3 bdrm hc lighting



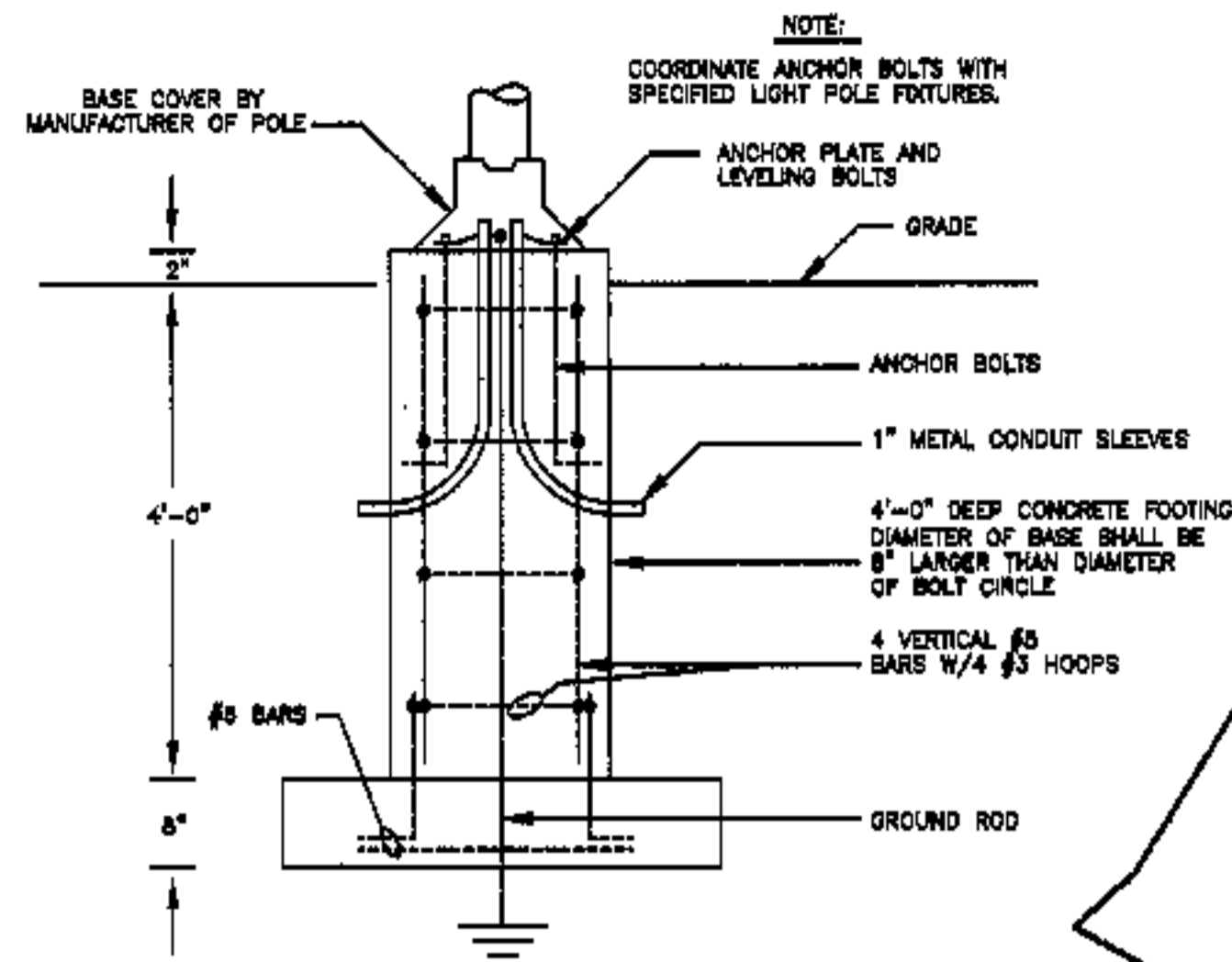
2 bdrm hc lighting

- project name  
townhouses@ocean east  
presumpscot st.  
portland, me.  
ocean east  
of portland, i.l.c.
- gaduti/thomas architects  
44 oak st.  
portland, maine 04101  
ph. 207-775-3184  
fax 207-774-0846

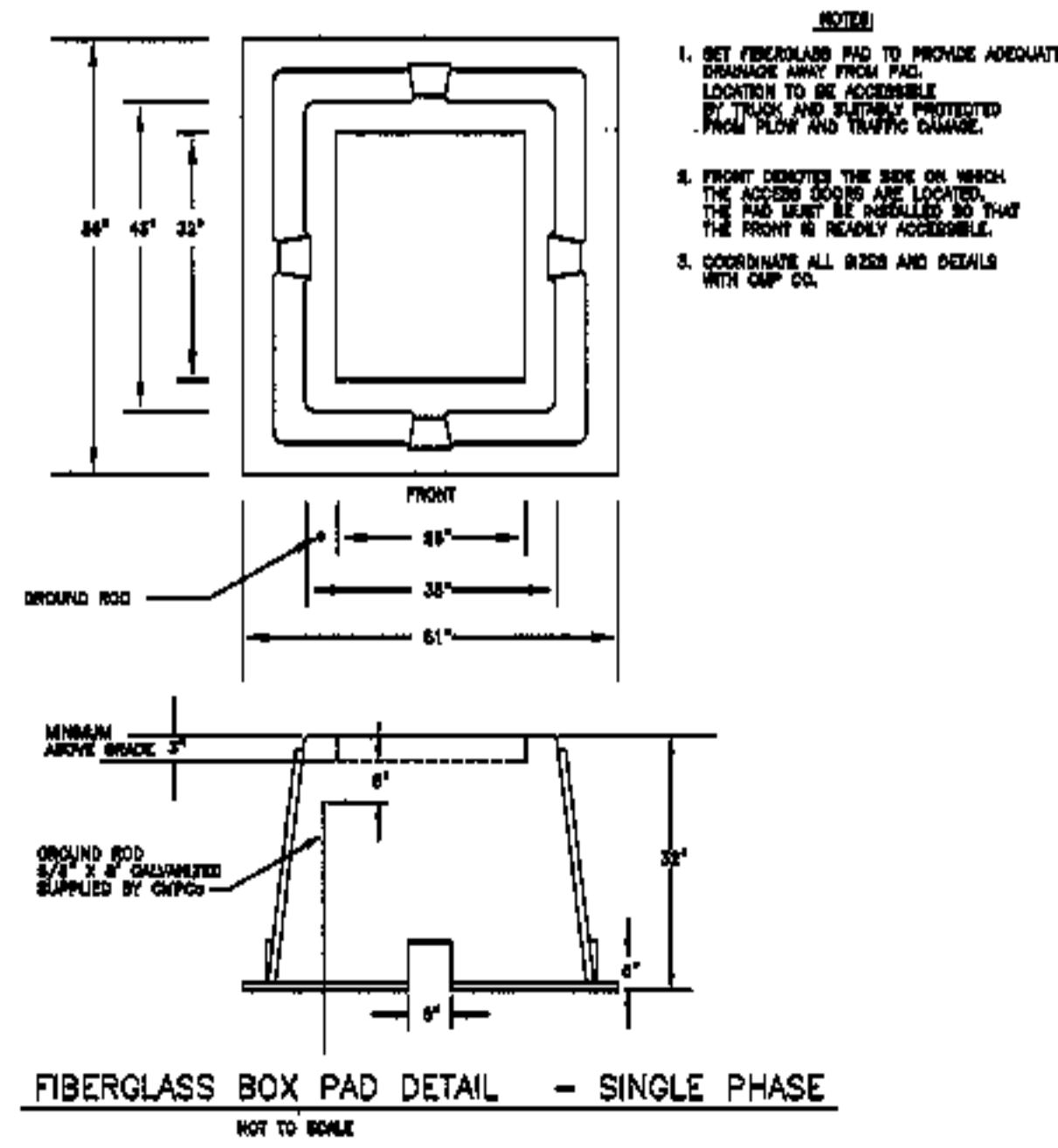
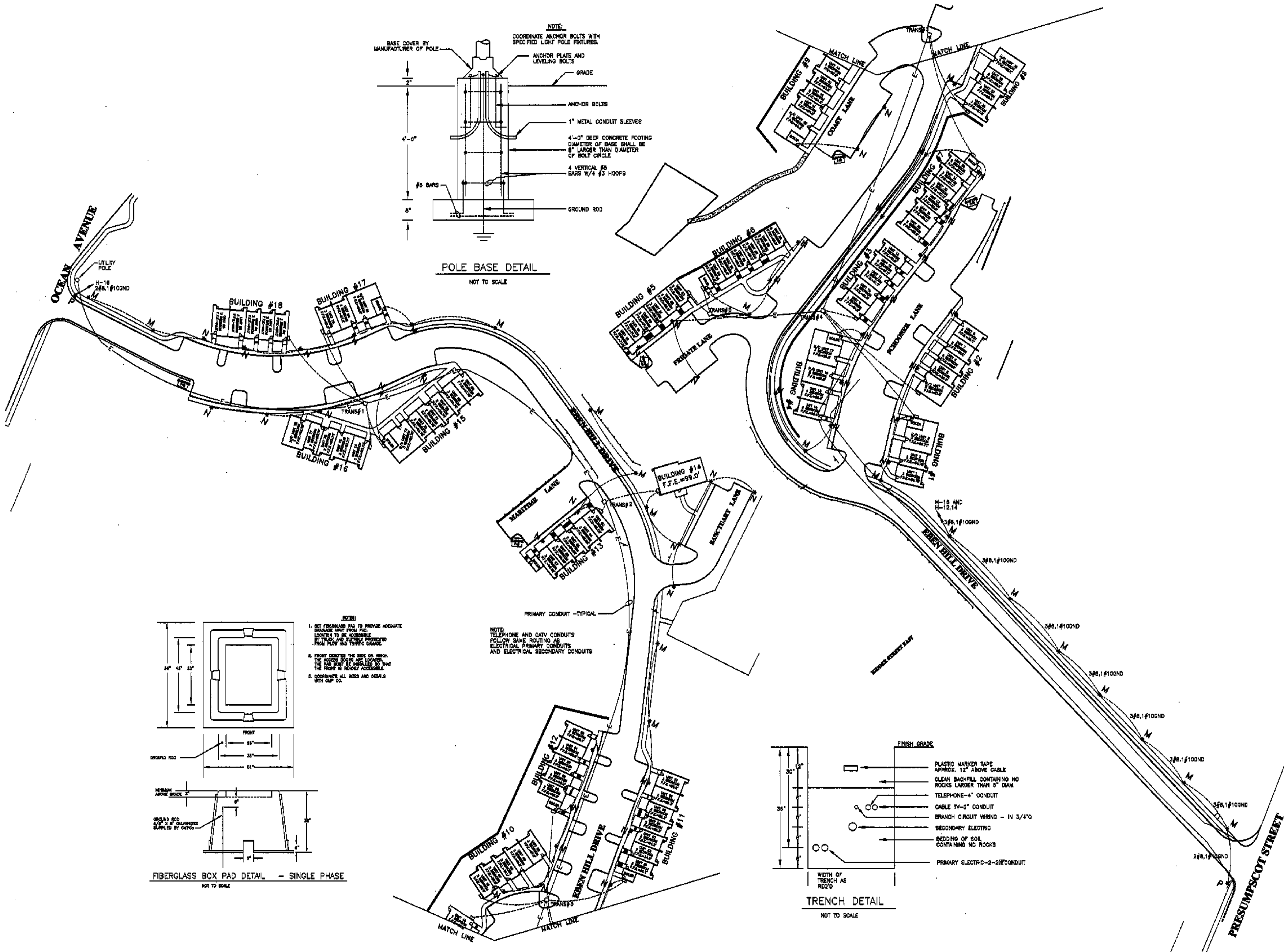


- revisions
- date  
oct 4, 2003
- sheet title  
2 and 3 bdrm hc  
unit electrical plans
- scale  
1/4"=1'-0"
- drawn by  
RG
- project number  
0918
- sheet number

E7.4



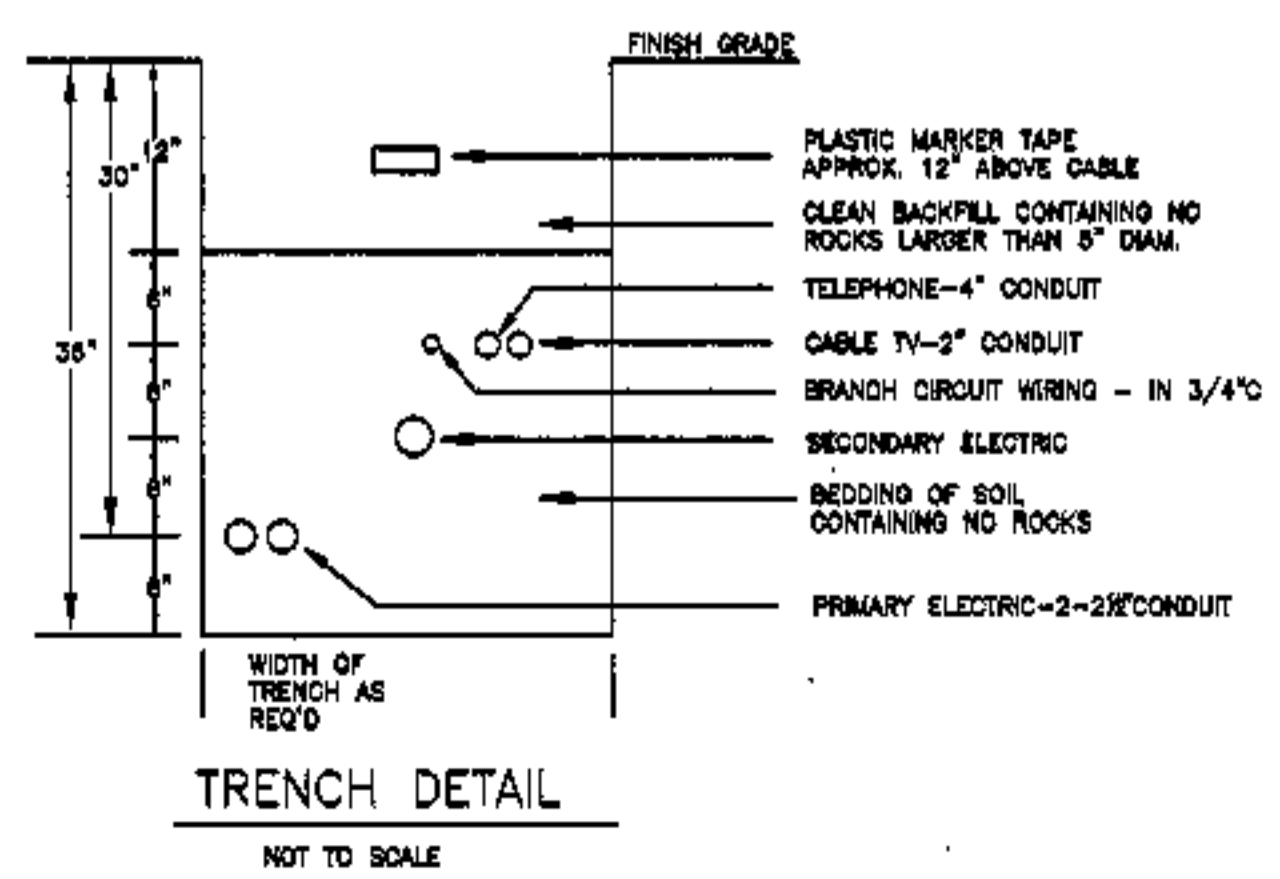
POLE BASE DETAIL  
NOT TO SCALE



FIBERGLASS BOX PAD DETAIL - SINGLE PHASE  
NOT TO SCALE

- NOTE:
1. SET FIBERGLASS PAD TO PROVIDE ADEQUATE DRAINAGE AWAY FROM PAD. LOCATED TO BE ACCESSIBLE, PROTECTED FROM PLUVIAL AND THAWING CHANGE.
  2. FRONT DESIGNATED THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE PAD MUST BE ASSEMBLED SO THAT THE FRONT IS READILY ACCESSIBLE.
  3. COORDINATE ALL SIZES AND DETAILS WITH CUP CO.

NOTE:  
TELEPHONE AND CATV CONDUITS FOLLOW SAME ROUTING AS ELECTRICAL PRIMARY CONDUITS AND ELECTRICAL SECONDARY CONDUITS



TRENCH DETAIL  
NOT TO SCALE

project name  
townhouses  
ocean east  
presumpscot st.  
portland, me.  
ocean east  
of portland, l.i.c.

goduti/thomas archite  
44 oak st.  
portland, maine 04101  
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fax 207-774-0846



revisions

date  
oct 4 2003

sheet title  
electrical site  
and details

scale  
1/4"=1'-0"

drawn by  
RG

project number  
9916

sheet number