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20 NOT USED  
A5.2 1-1/2" = 1'-0"

19 NOT USED  
A5.2 1-1/2" = 1'-0"

18 NOT USED  
A5.2 1-1/2" = 1'-0"

17 NOT USED  
A5.2 1-1/2" = 1'-0"

16 NOT USED  
A5.2 1-1/2" = 1'-0"

15 NOT USED  
A5.2 1-1/2" = 1'-0"

14 NOT USED  
A5.2 1-1/2" = 1'-0"

13 NOT USED  
A5.2 1-1/2" = 1'-0"

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A5.2 1-1/2" = 1'-0"

11 NOT USED  
A5.2 1-1/2" = 1'-0"

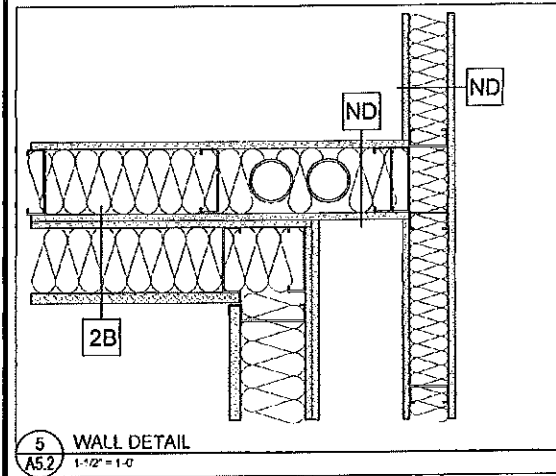
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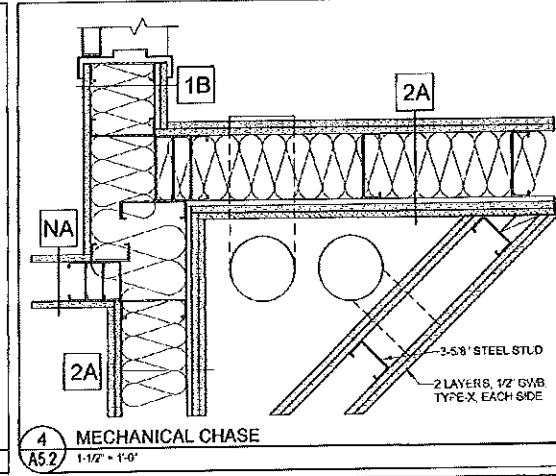
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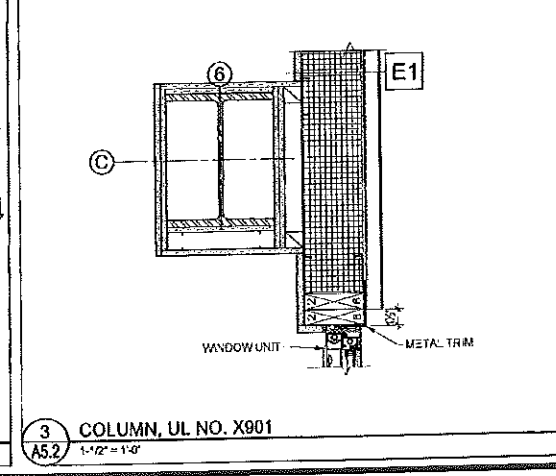
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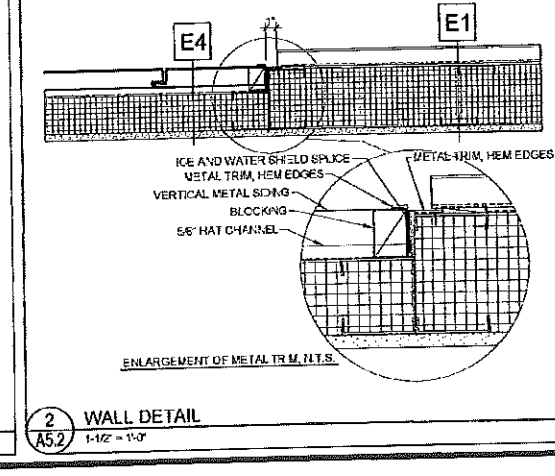
5 WALL DETAIL  
A5.2 1-1/2" = 1'-0"



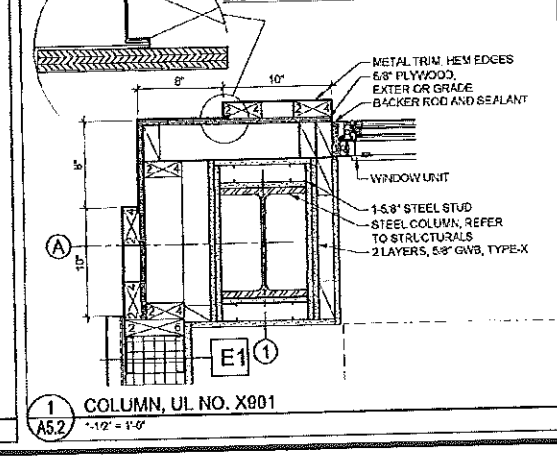
4 MECHANICAL CHASE  
A5.2 1-1/2" = 1'-0"



3 COLUMN, UL NO. X901  
A5.2 1-1/2" = 1'-0"



2 WALL DETAIL  
A5.2 1-1/2" = 1'-0"



1 COLUMN, UL NO. X901  
A5.2 1-1/2" = 1'-0"



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**CHESTNUT STREET LOFTS**  
URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS  
**ENVIRONMENTAL**  
Land Use Consultants  
89 Bowdoin Street  
Portland, ME 04103  
207 479-3333  
**STRUCTURAL**  
Structural Design Consulting  
11 Oakwood Drive  
25 Orchard Street, W. 5084  
207 624-8028  
**METALWORK**  
Metal Engineering  
12 Oakwood Drive  
25 Orchard Street  
207 624-8028  
**ELECTRICAL**  
Electric Systems  
7 Berlin Road  
Portland, ME 04102  
207 625-1415

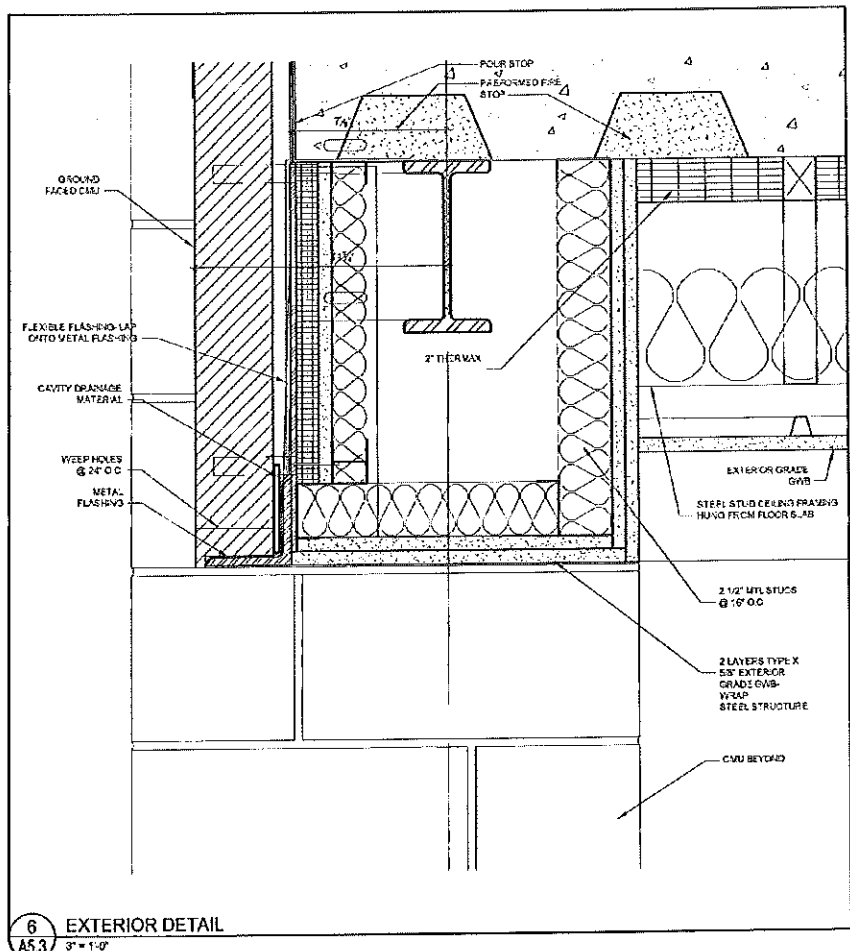
REVISIONS:  
1 100% CONSTRUCTION DOCUMENTS  
2 10/27/11

DATE  
PROJECT No. 0422  
DRAWN BY: CSC  
CHECKED BY: TSI  
SCALE: AS NOTED

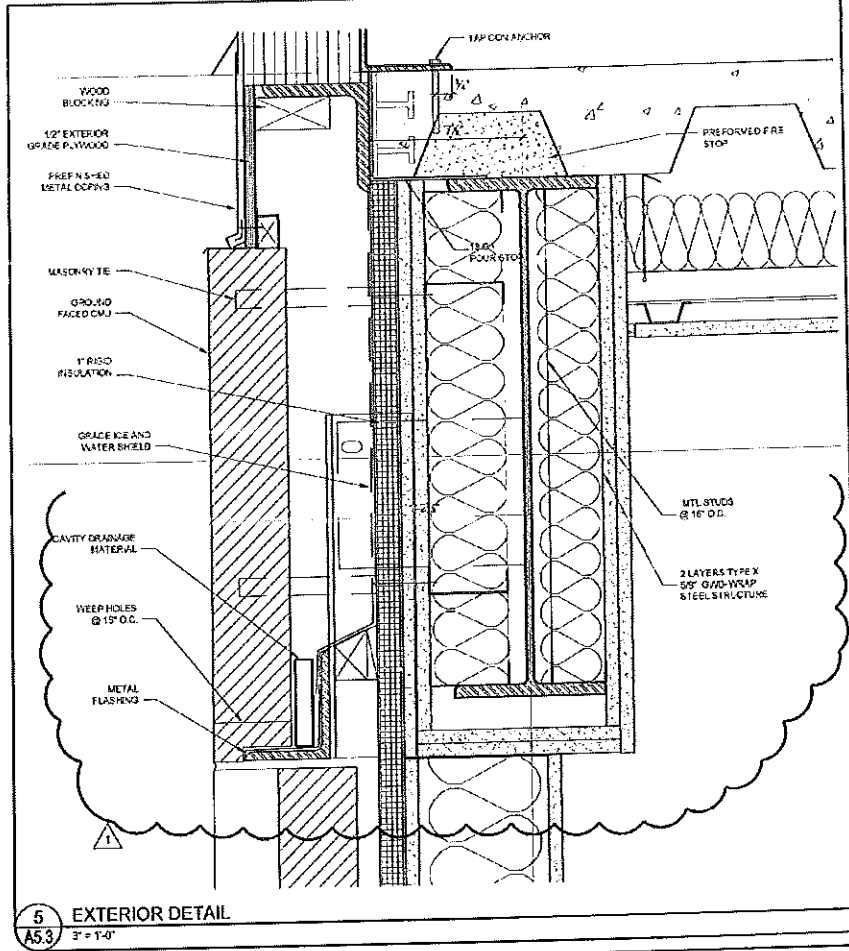
SHEET TITLE:  
PLAN DETAILS

A5.2

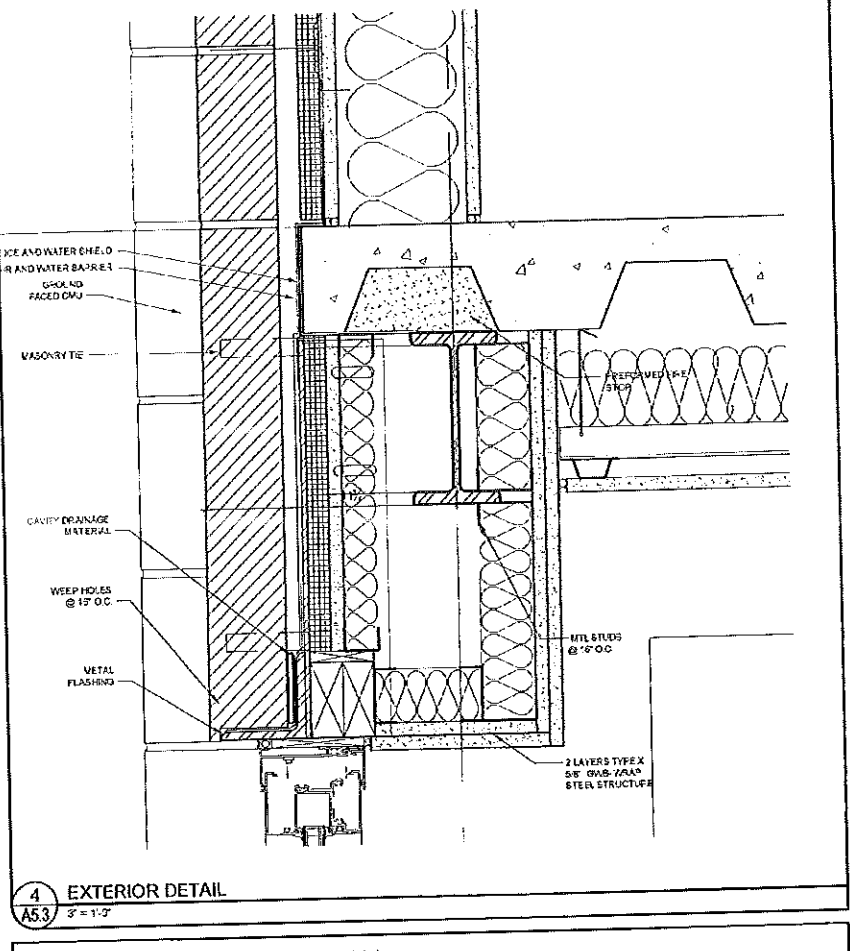
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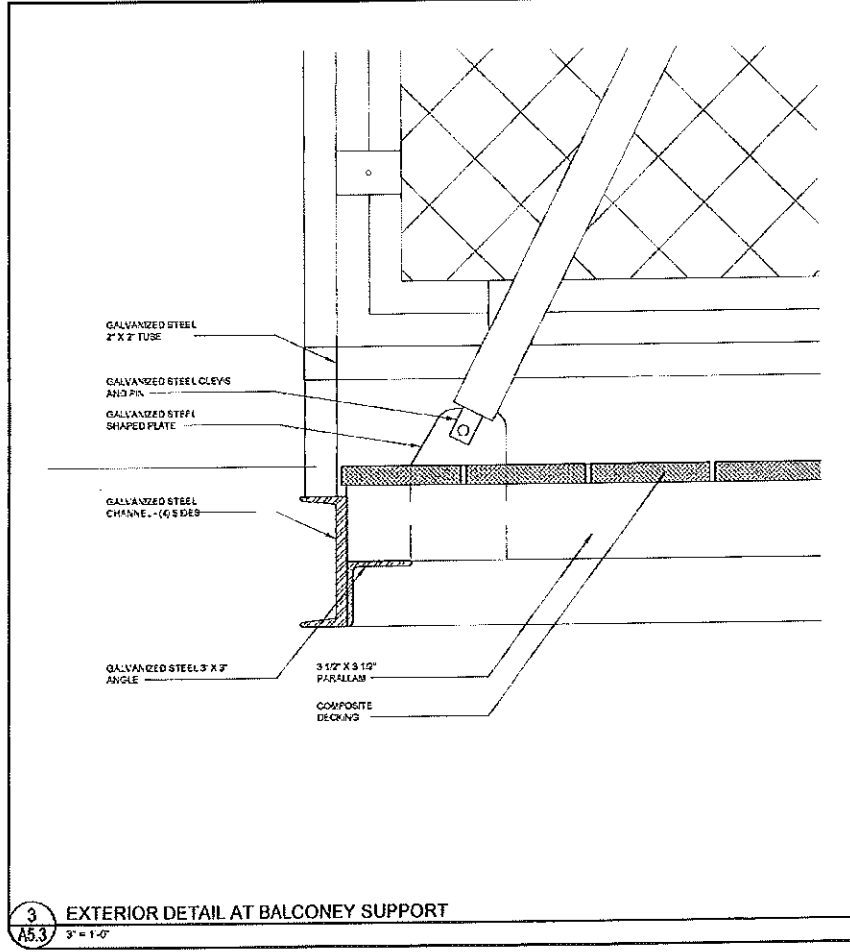
6 EXTERIOR DETAIL  
A5.3 3" = 1'-0"



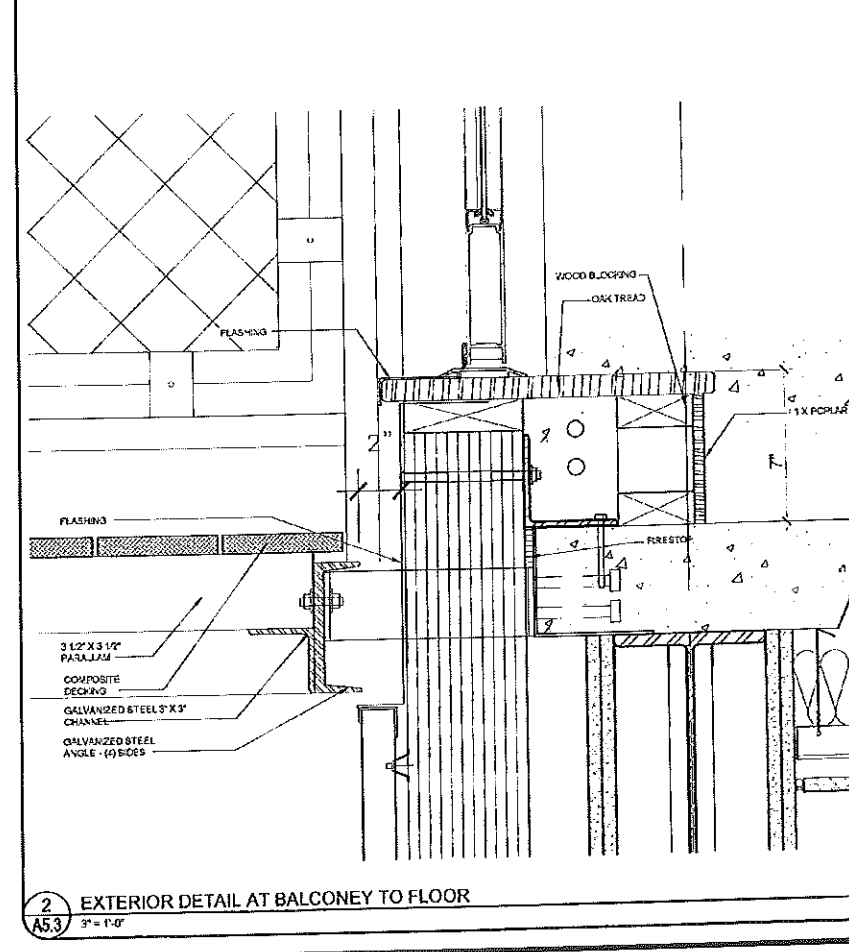
5 EXTERIOR DETAIL  
A5.3 3" = 1'-0"



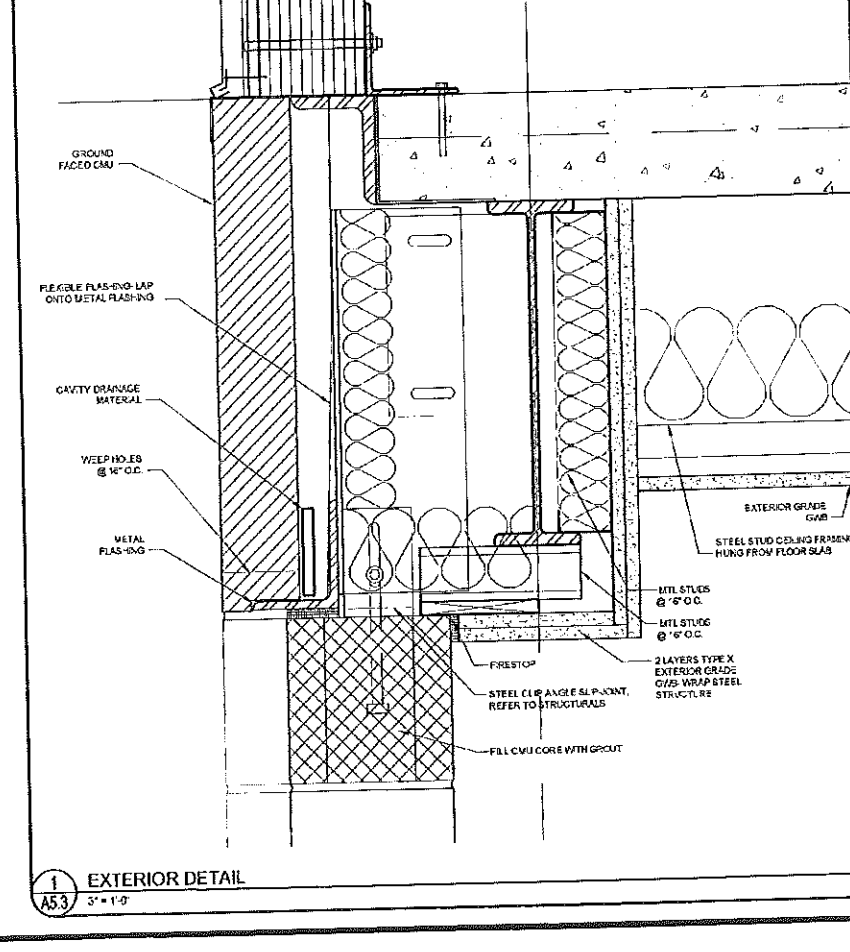
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A5.3 3" = 1'-0"



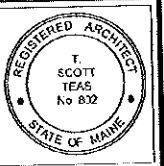
3 EXTERIOR DETAIL AT BALCONY SUPPORT  
A5.3 3" = 1'-0"



2 EXTERIOR DETAIL AT BALCONY TO FLOOR  
A5.3 3" = 1'-0"



1 EXTERIOR DETAIL  
A5.3 3" = 1'-0"



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**TFH ARCHITECTS**  
 100 COMMERCIAL STREET  
 PORTLAND, MAINE 04101  
 TELEPHONE: 207 775 6141  
 ARCHITECTURE PLANNING

**CONSULTANTS:**  
**Civil Engineering**  
 100 The Consultants  
 100 The Consultants  
 100 The Consultants  
 207 775 6141  
**Structural**  
 Structural Design Company  
 21 Colonial Drive  
 21 Colonial Drive  
 207 524 4426  
**Mechanical**  
 Mechanical Engineering  
 17 Central Street  
 17 Central Street  
 207 775 6141  
**Electrical**  
 Electrical Engineering  
 17 Central Street  
 17 Central Street  
 207 775 6141

**REVISIONS:**  
 REVISIONED BY: RUC/MLD 11.1.05  
 100% DOCUMENT SUBMITTALS  
 12.1.05

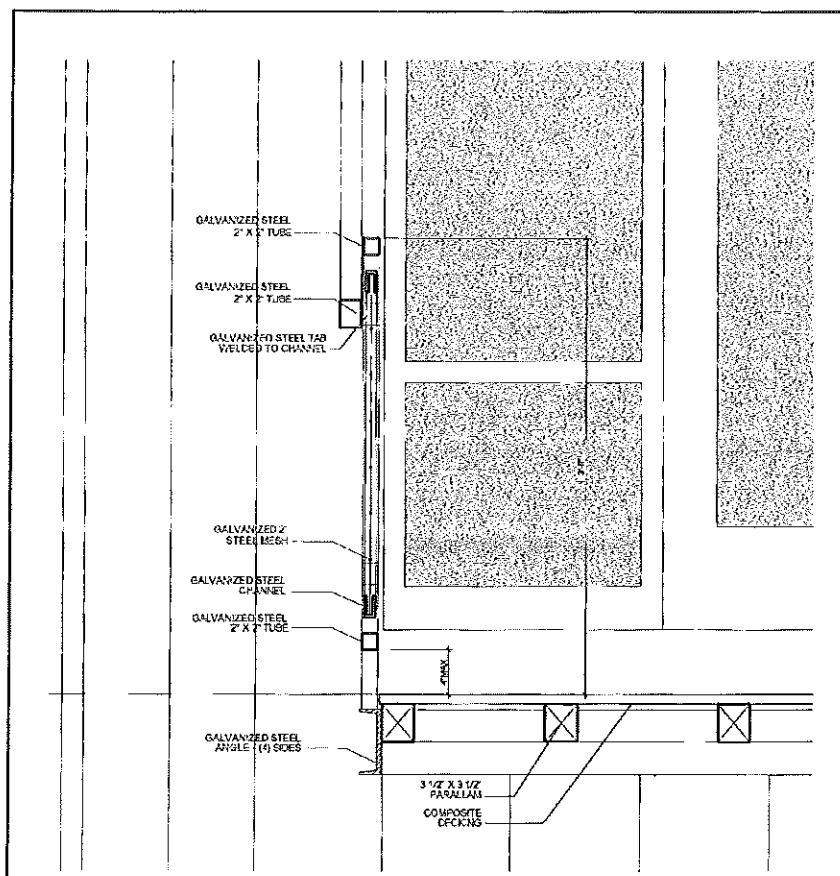
DATE: 12.7.05  
 PROJECT No: 0422  
 DRAWN BY: WFA  
 CHECKED BY: TST  
 SCALE: AS NOTED

SHEET TITLE:

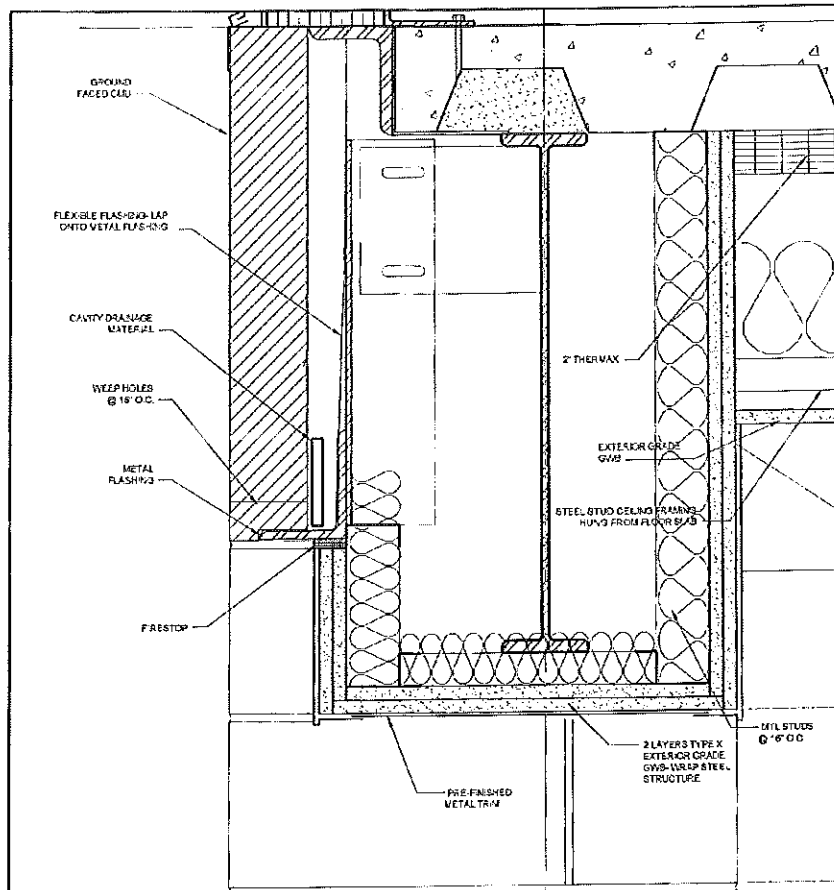
SECTION DETAILS

A5.3

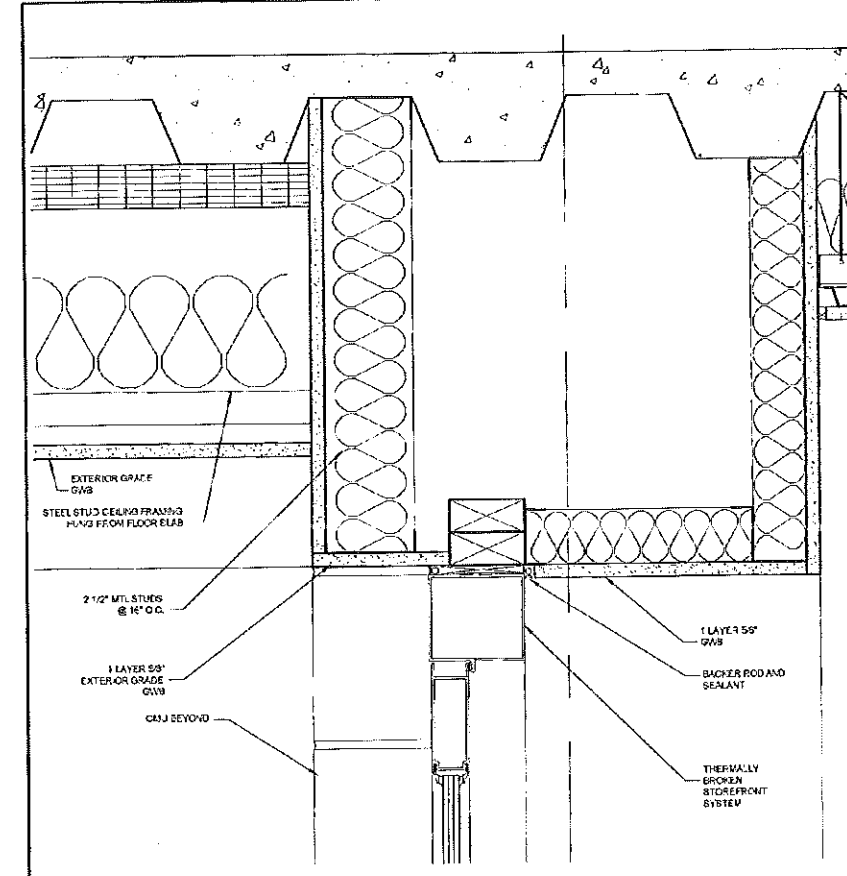
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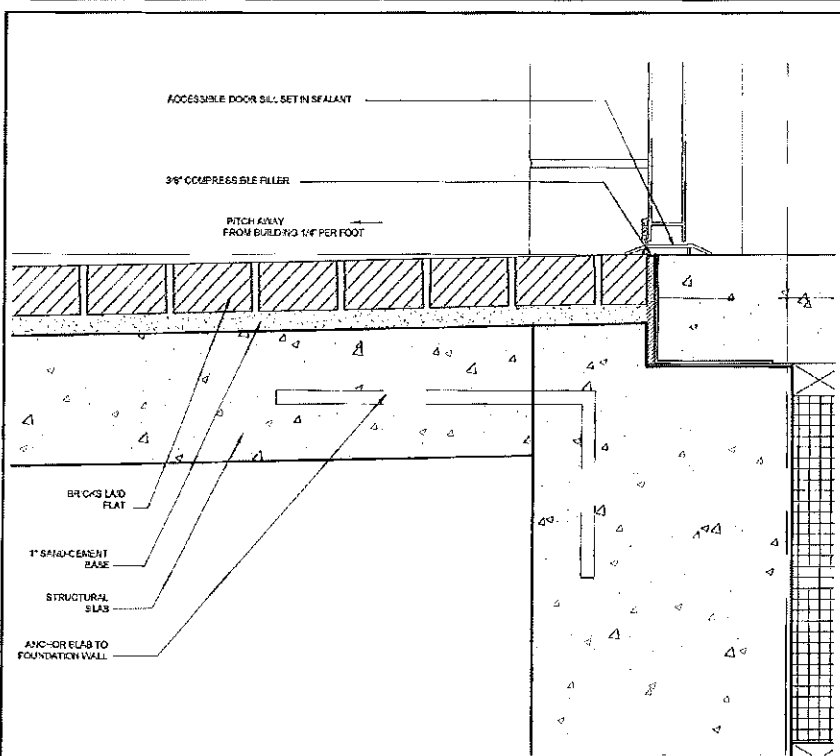
6 EXTERIOR DETAIL  
A5.4 1/2" = 1'-0"



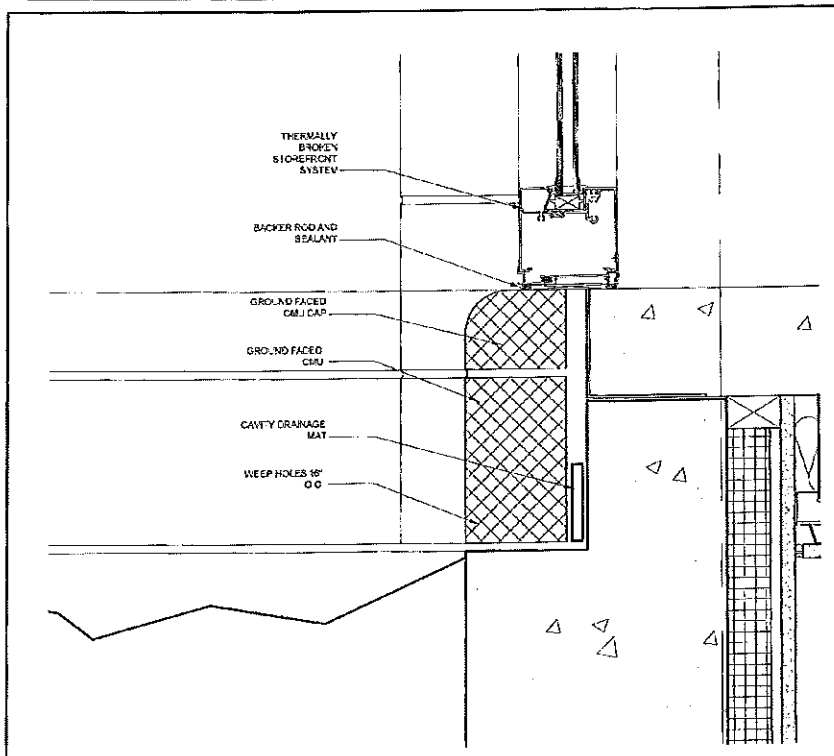
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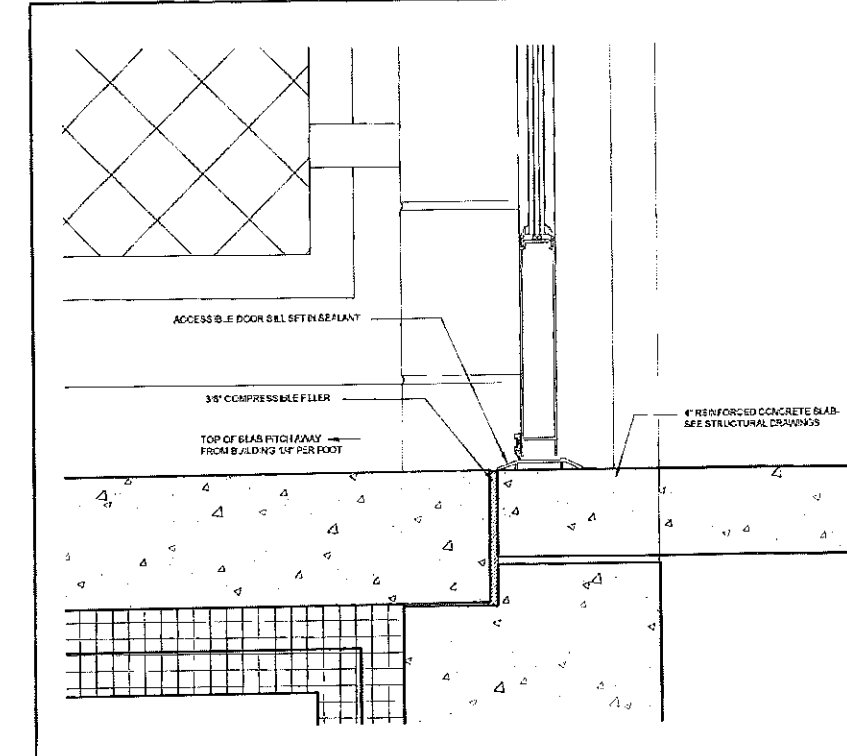
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A5.4 3" = 1'-0"



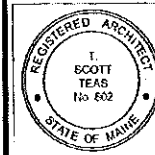
3 EXTERIOR DETAIL  
A5.4 3" = 1'-0"



2 EXTERIOR DETAIL  
A5.4 1" = 1'-0"



1 EXTERIOR DETAIL  
A5.4 3" = 1'-0"



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# CHESTNUT STREET LOFTS

URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE



TFM ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

### CONSULTANTS:

- City Use Consultants**  
58 Riverside Blvd.  
Portland ME 04103  
207-673-3333
- Structural Steel Design Consulting**  
23 Commercial Street  
Old Orchard Beach, ME 04054  
207-834-8200
- Mechanical**  
**Electric Engineering**  
12 Commercial Street  
Portland ME 04103  
207-874-1445
- Architectural**  
**Interior Engineering**  
7 Bennett Road  
Portland ME 04103  
207-852-8476

### REVISIONS:

1. ASH CONSTRUCTION OCCASIONS  
2/24/06

DATE: 12.7.05

PROJECT No. 0422

DRAWN BY: WFA

CHECKED BY: TBT

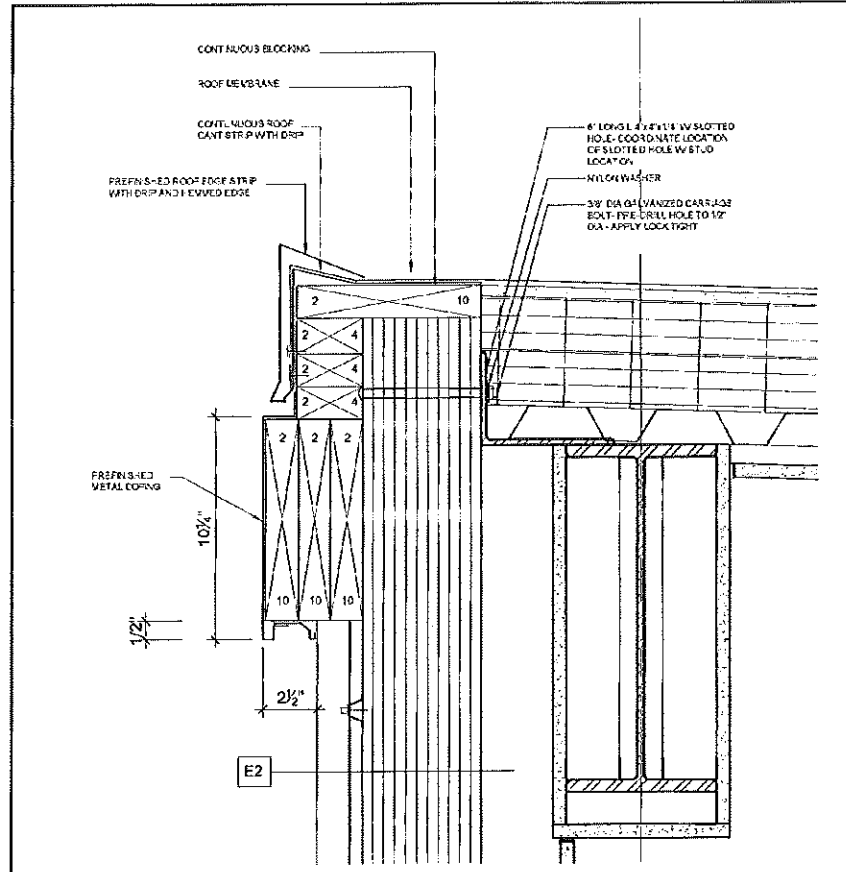
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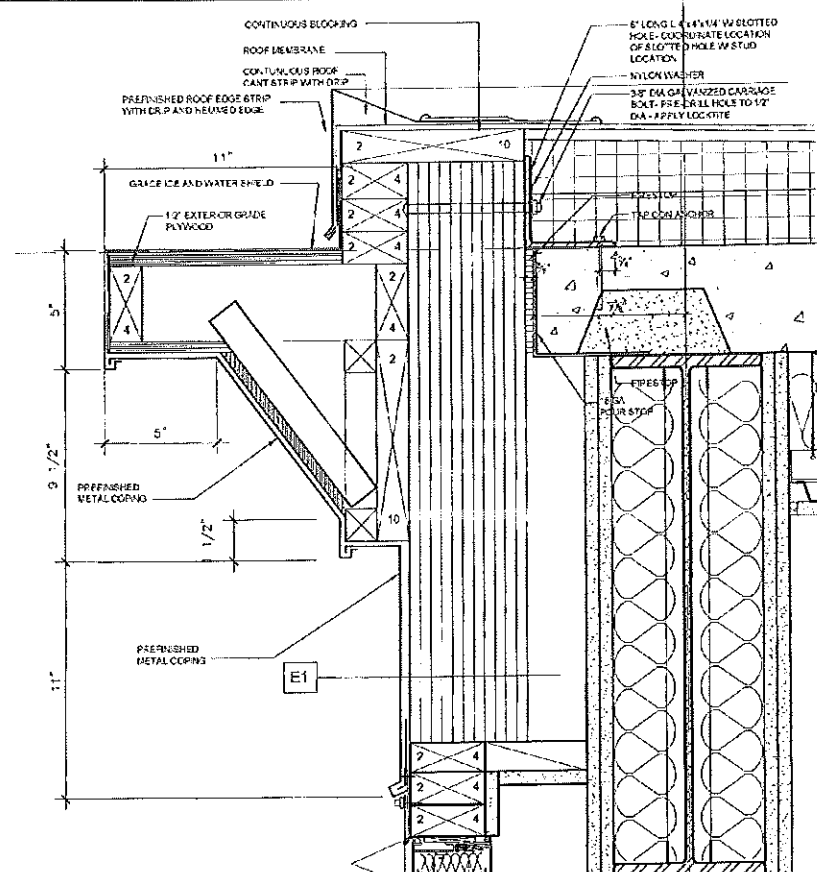
SECTION DETAILS

# A5.4

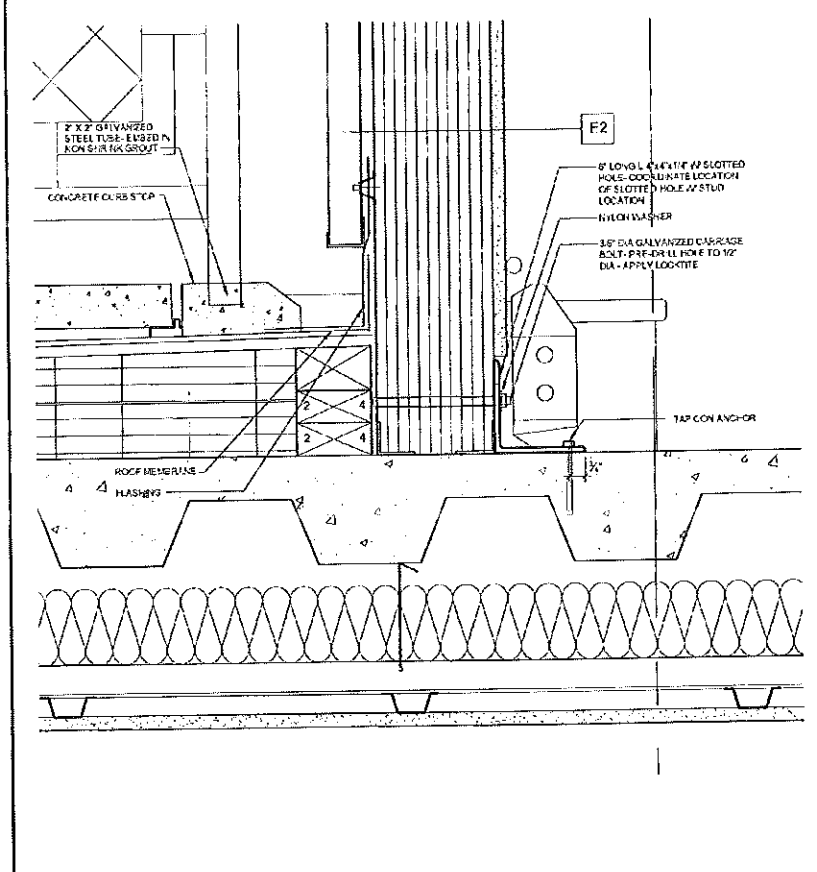
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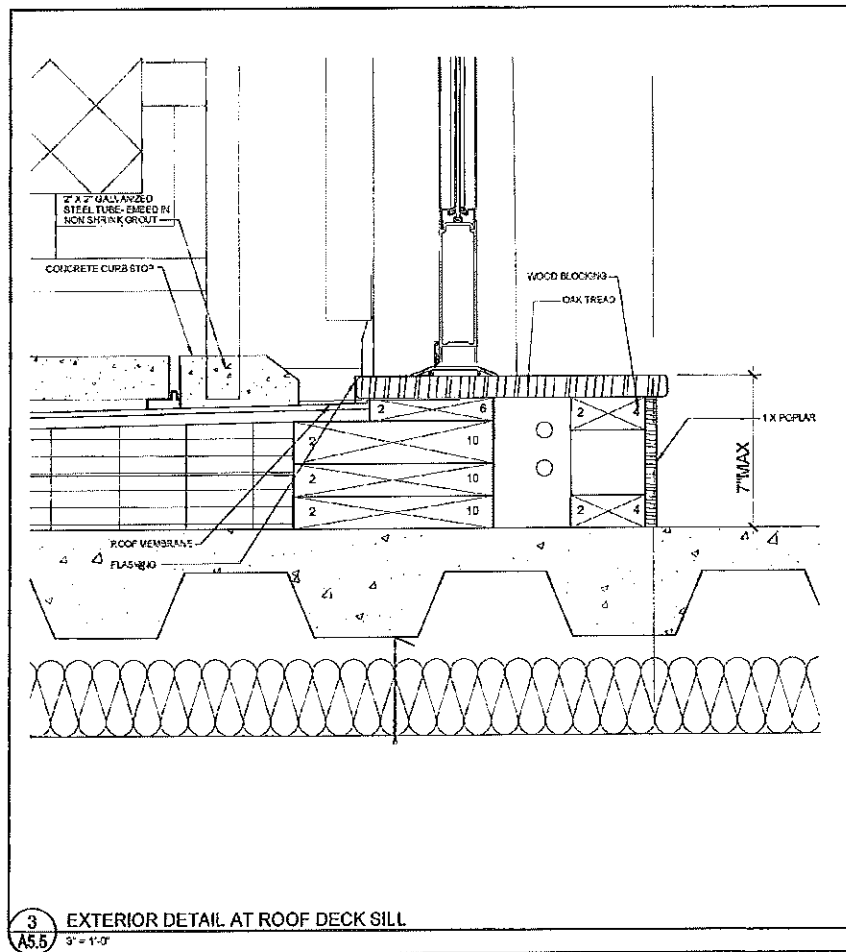
**6**  
**A5.5** EXTERIOR DETAIL AT CORNICE  
 3" = 1'-0"



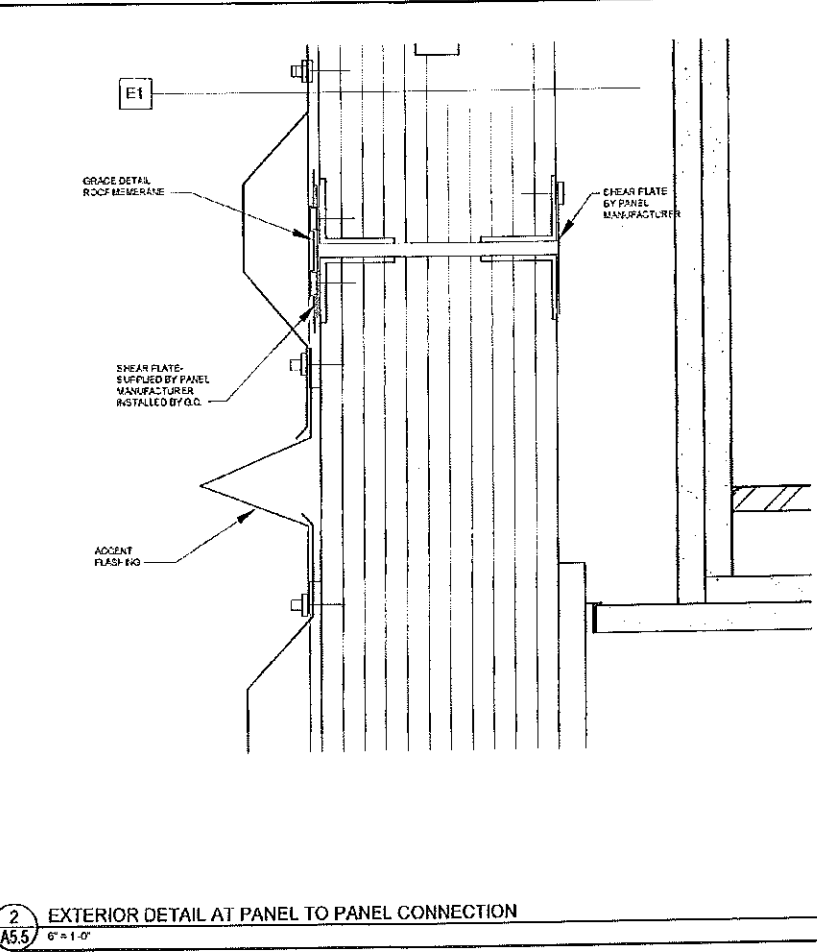
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**A5.5** EXTERIOR DETAIL AT CORNICE  
 3" = 1'-0"



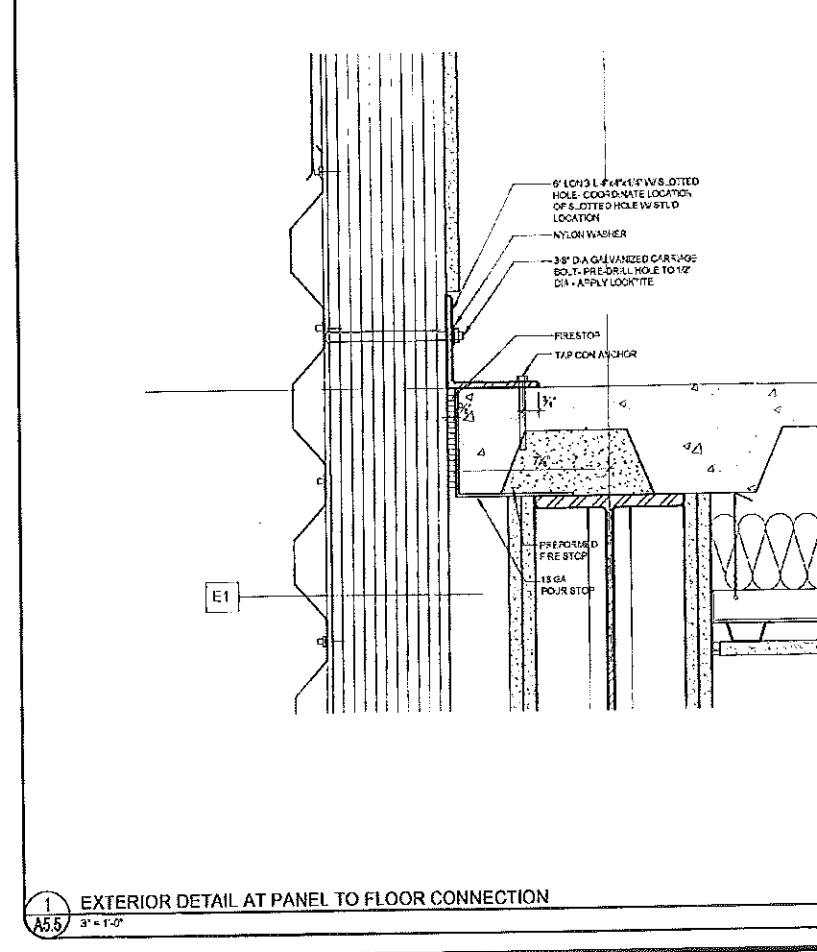
**4**  
**A5.5** EXTERIOR DETAIL AT PANEL TO FLOOR/ROOF CONNECTION  
 3" = 1'-0"



**3**  
**A5.5** EXTERIOR DETAIL AT ROOF DECK SILL  
 3" = 1'-0"



**2**  
**A5.5** EXTERIOR DETAIL AT PANEL TO PANEL CONNECTION  
 6" = 1'-0"

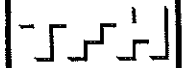


**1**  
**A5.5** EXTERIOR DETAIL AT PANEL TO FLOOR CONNECTION  
 3" = 1'-0"



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TFH ARCHITECTS  
 100 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 716 6141  
 ARCHITECTURE PLANNING

**CONSULTANTS**  
**LEIF Eric Consultants**  
 650 South Street  
 Portland, ME 04103  
 207 874 2310  
**STRUCTURAL**  
**Structural Design Capability**  
 22 Commercial  
 Portland, ME 04101  
 207 874 2310  
**METRICALLY**  
**Design Engineering**  
 100 Commercial Street  
 Portland, ME 04101  
 207 716 6141  
**METRICALLY**  
**Design Engineering**  
 75 Commercial Street  
 Portland, ME 04101  
 207 442 0075

REVISIONS

1. 100% CONSTRUCTION DOCUMENTS  
 02/24/05

DATE: 12.7.05

PROJECT No: 0422

DRAWN BY: WFA

CHECKED BY: TST

SCALE: AS NOTED

SHEET TITLE

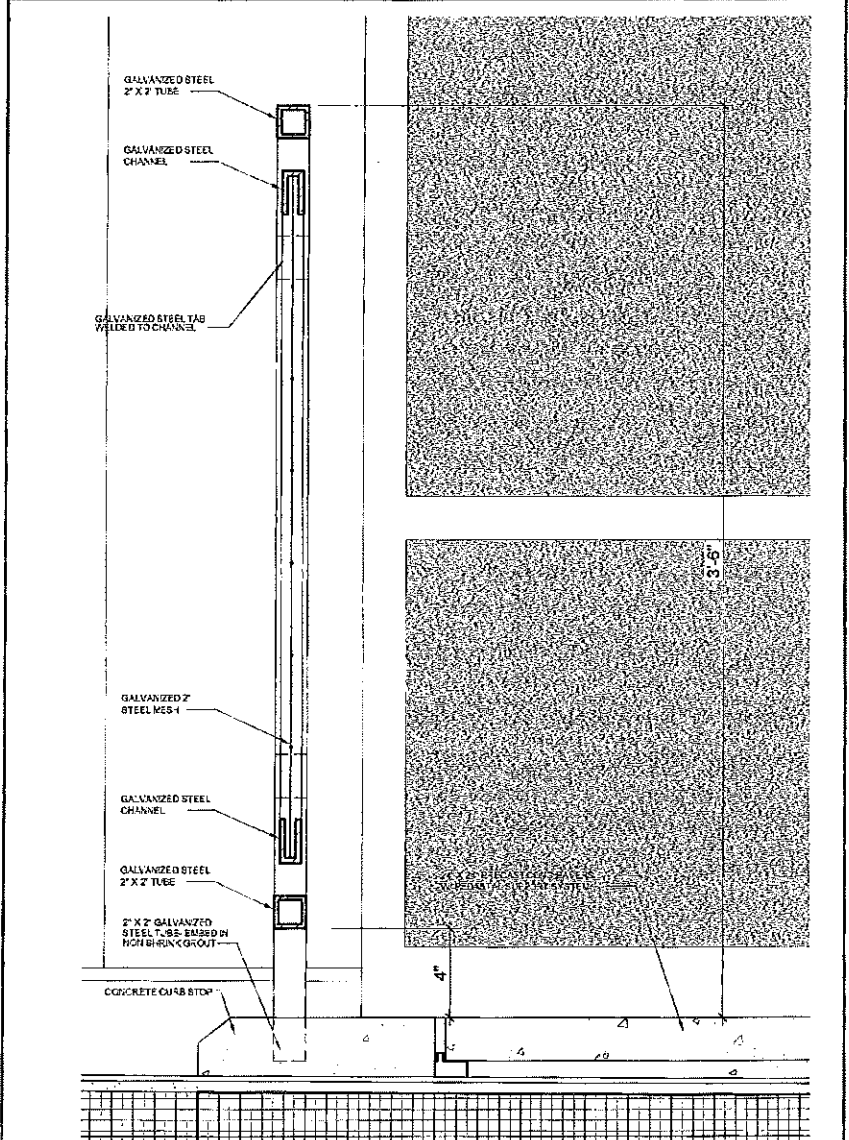
SECTION DETAILS

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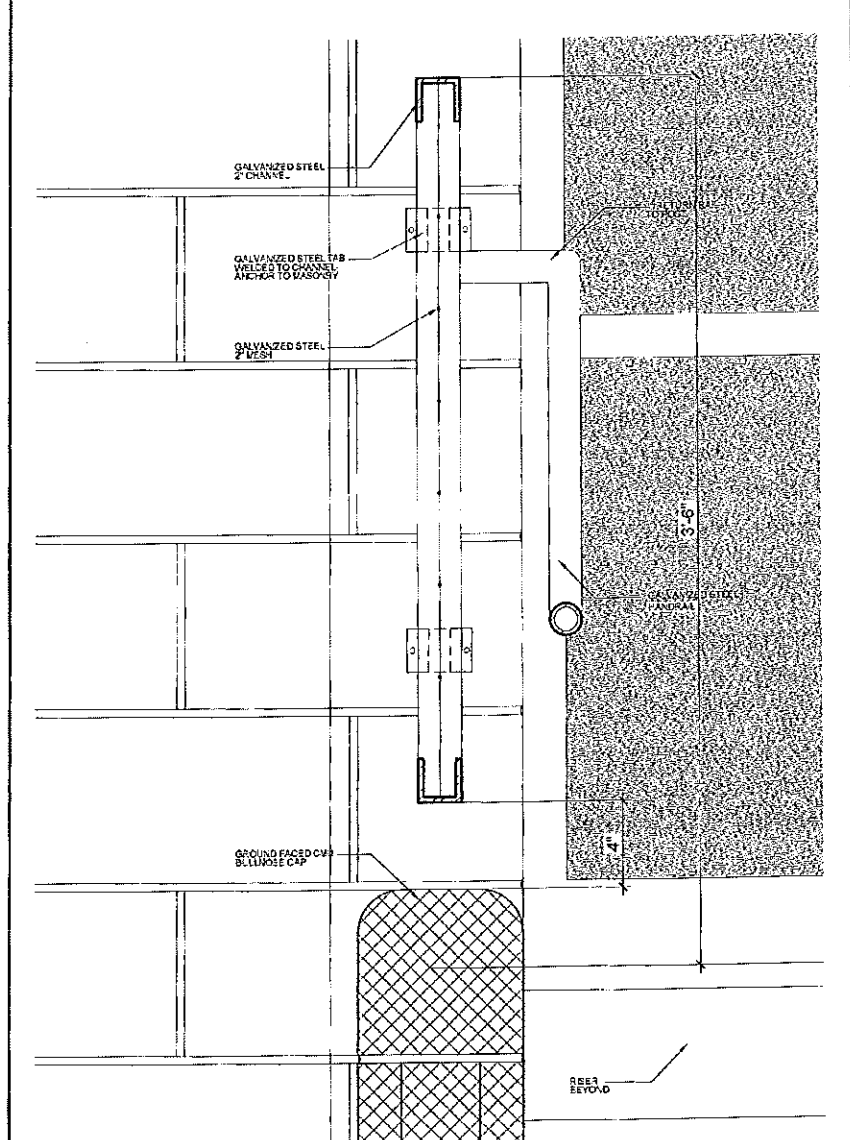
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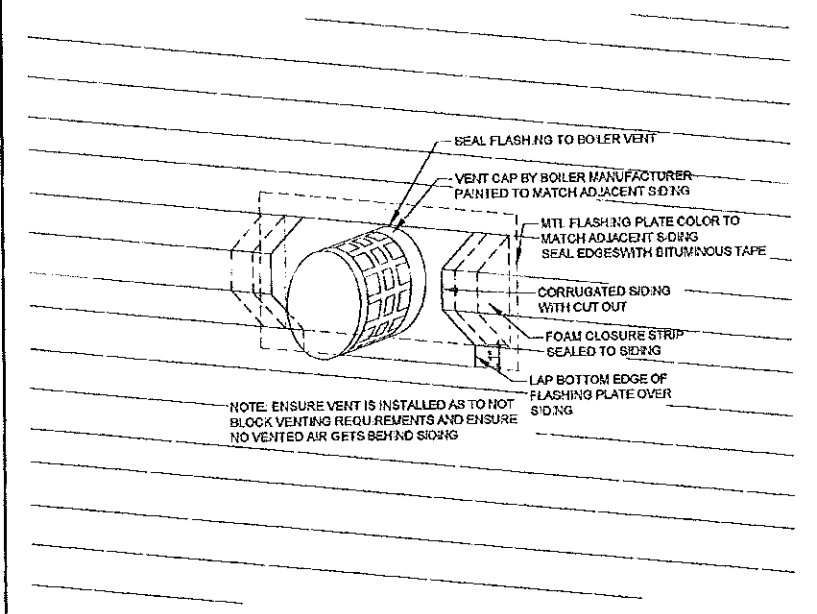
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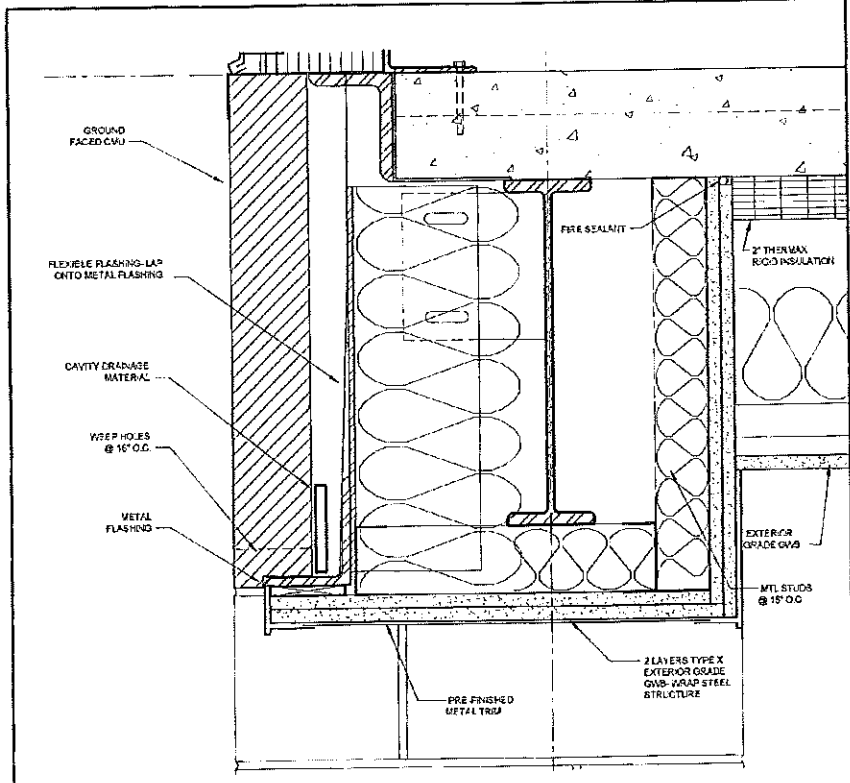
**3**  
**A5.6** EXTERIOR DETAIL  
 3" = 1'-0"



**2**  
**A5.6** EXTERIOR DETAIL  
 3" = 1'-0"



**4**  
**A5.6** THROUGH WALL VENT DETAIL  
 3" = 1'-0"



**1**  
**A5.6** EXTERIOR DETAIL  
 3" = 1'-0"



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 URBAN REVITALIZATION PROJECT  
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 PORTLAND, MAINE

**TFH ARCHITECTS**  
 100 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 778 8141  
 ARCHITECTURE PLANNING

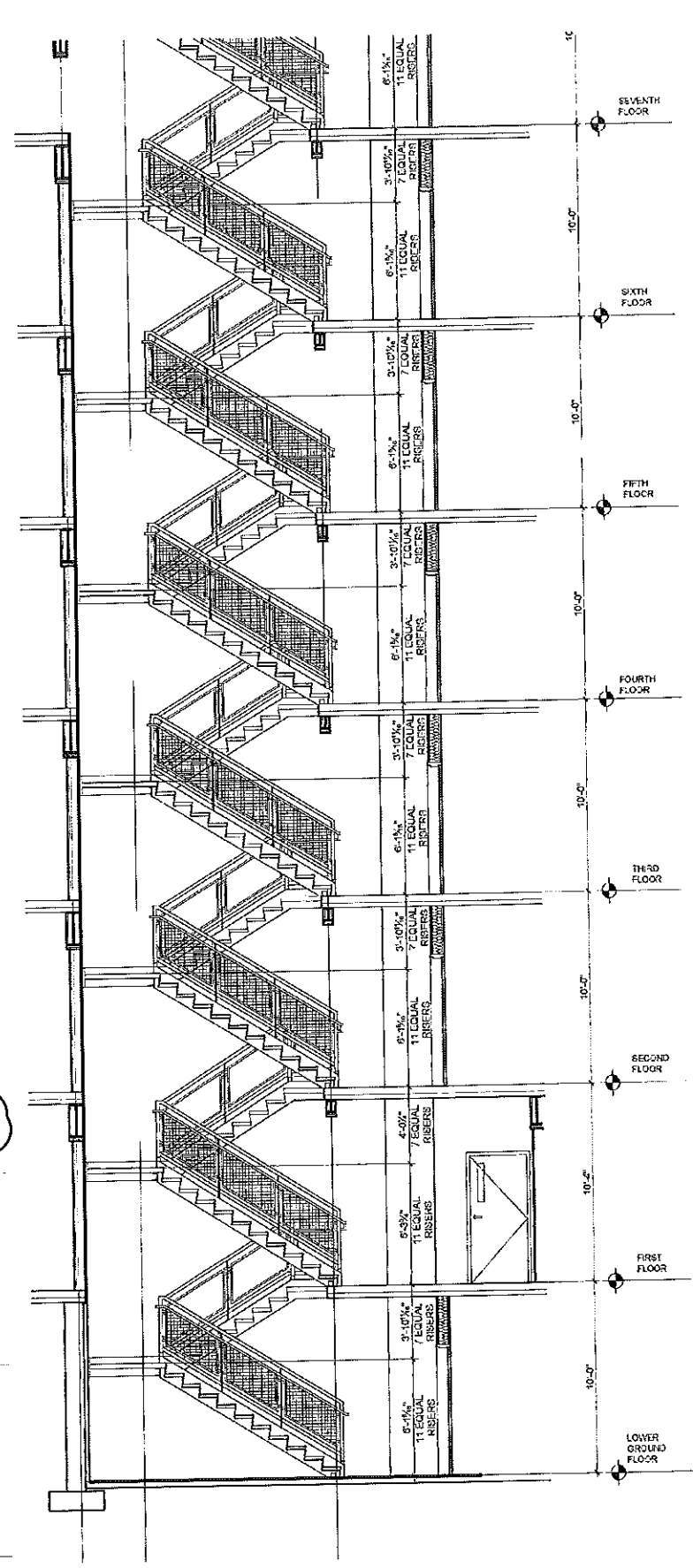
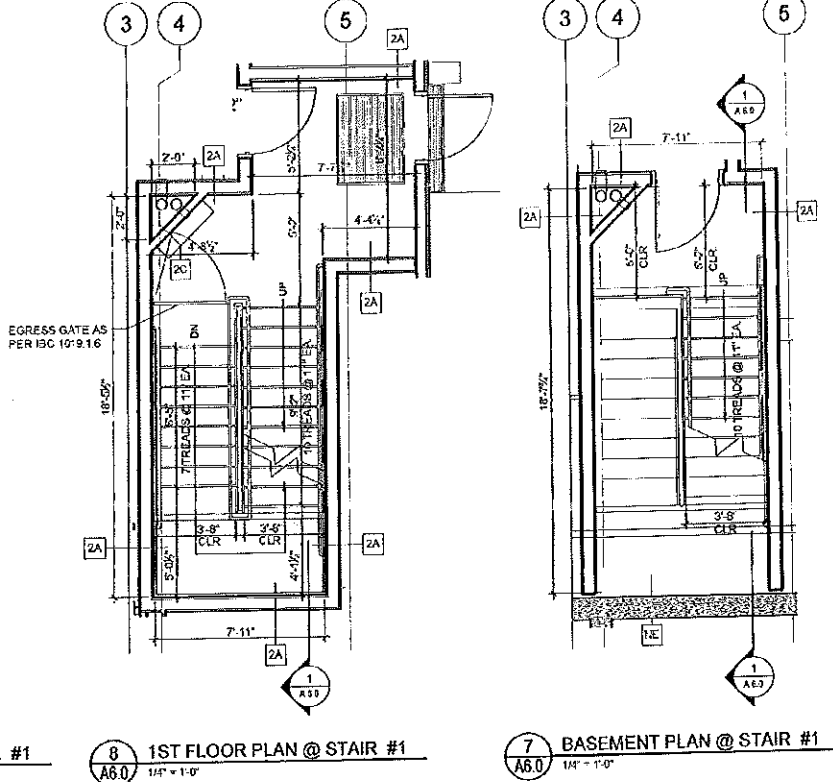
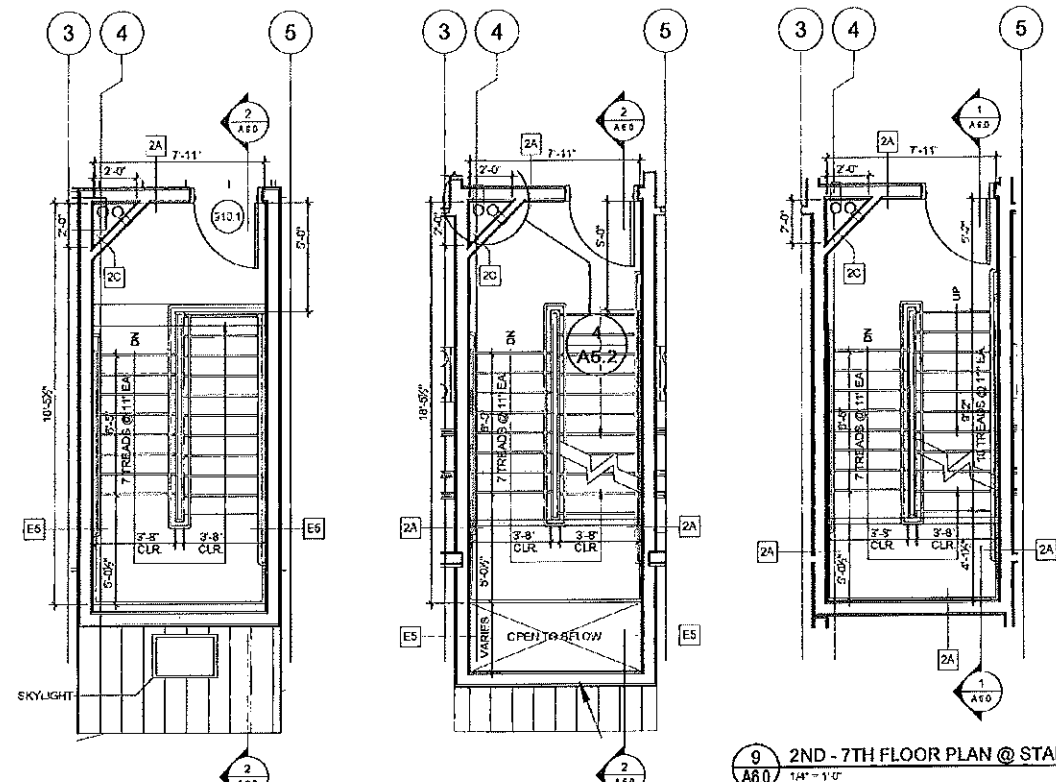
**CONSULTANTS:**  
**THE ONE SOURCE**  
 200 Commercial Street  
 Portland ME 04101  
 207 778 8141  
**STRUCTURAL:**  
**Structural Design Consulting**  
 22 Commercial Street  
 Portland ME 04101  
 207 778 8141  
**METALLURGY:**  
**Metallurgy Engineering**  
 11 DuPont Street  
 Portland ME 04101  
 207 778 8141  
**ELECTRICAL:**  
**Electrical Engineering**  
 7 Barnard Road  
 Portland ME 04101  
 207 485 6176

**REVISIONS:**  
 100% CONSTRUCTION DOCUMENTS  
 07/24/05  
 DATE: 12.7.05  
 PROJECT No: 0422  
 DRAWN BY: WFA  
 CHECKED BY: TBT  
 SCALE: AS NOTED

SHEET TITLE: SECTION DETAILS

**A5.6**

1. IBC, 7th Edition, Chapter 10, Section 1003.2.1, 1003.2.2, 1003.2.3, 1003.2.4, 1003.2.5, 1003.2.6, 1003.2.7, 1003.2.8, 1003.2.9, 1003.2.10, 1003.2.11, 1003.2.12, 1003.2.13, 1003.2.14, 1003.2.15, 1003.2.16, 1003.2.17, 1003.2.18, 1003.2.19, 1003.2.20, 1003.2.21, 1003.2.22, 1003.2.23, 1003.2.24, 1003.2.25, 1003.2.26, 1003.2.27, 1003.2.28, 1003.2.29, 1003.2.30, 1003.2.31, 1003.2.32, 1003.2.33, 1003.2.34, 1003.2.35, 1003.2.36, 1003.2.37, 1003.2.38, 1003.2.39, 1003.2.40, 1003.2.41, 1003.2.42, 1003.2.43, 1003.2.44, 1003.2.45, 1003.2.46, 1003.2.47, 1003.2.48, 1003.2.49, 1003.2.50, 1003.2.51, 1003.2.52, 1003.2.53, 1003.2.54, 1003.2.55, 1003.2.56, 1003.2.57, 1003.2.58, 1003.2.59, 1003.2.60, 1003.2.61, 1003.2.62, 1003.2.63, 1003.2.64, 1003.2.65, 1003.2.66, 1003.2.67, 1003.2.68, 1003.2.69, 1003.2.70, 1003.2.71, 1003.2.72, 1003.2.73, 1003.2.74, 1003.2.75, 1003.2.76, 1003.2.77, 1003.2.78, 1003.2.79, 1003.2.80, 1003.2.81, 1003.2.82, 1003.2.83, 1003.2.84, 1003.2.85, 1003.2.86, 1003.2.87, 1003.2.88, 1003.2.89, 1003.2.90, 1003.2.91, 1003.2.92, 1003.2.93, 1003.2.94, 1003.2.95, 1003.2.96, 1003.2.97, 1003.2.98, 1003.2.99, 1003.2.100



11 ROOF PLAN, TYPICAL @ STAIR #1  
A6.0 1/4" = 1'-0"

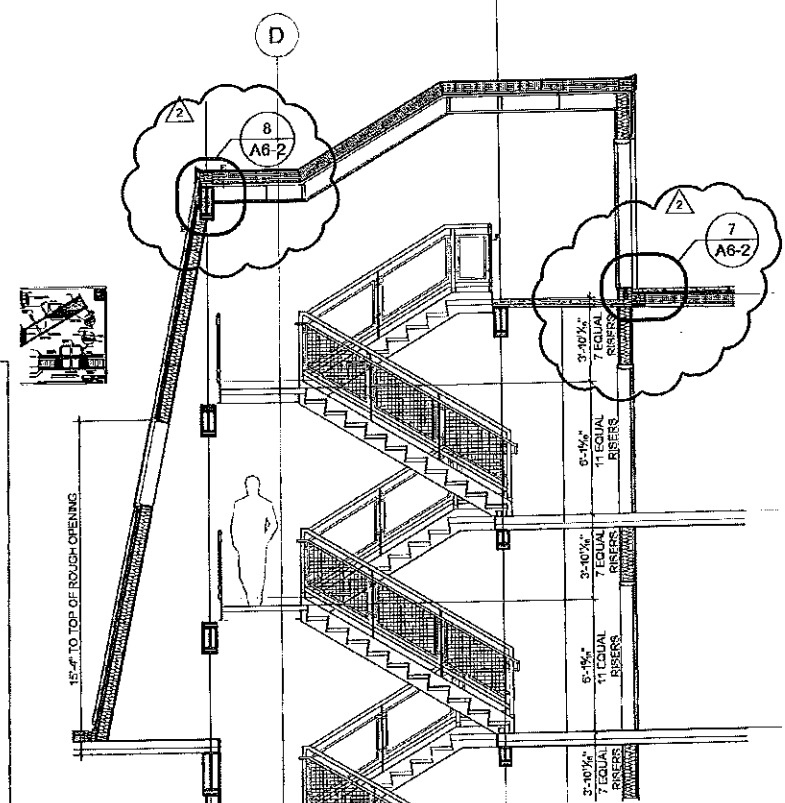
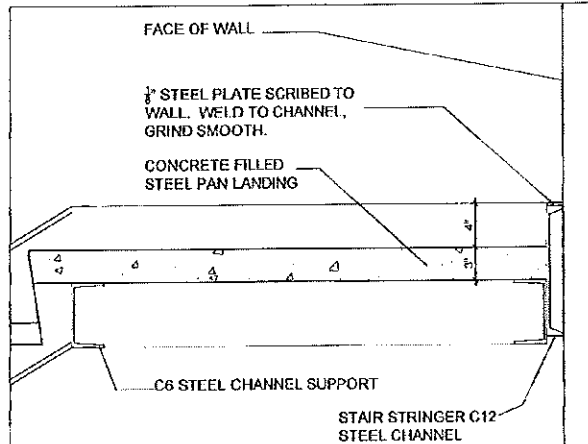
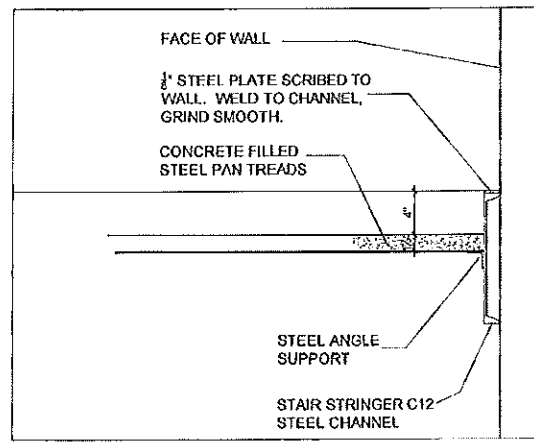
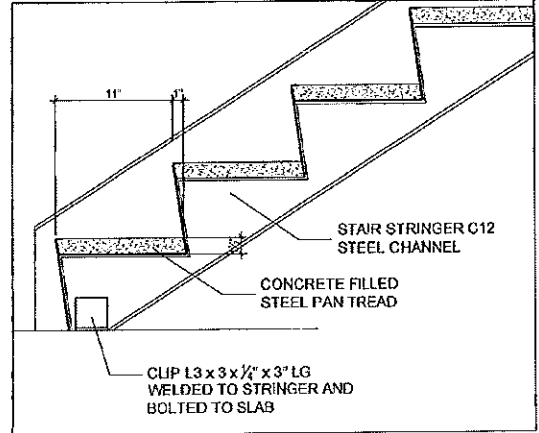
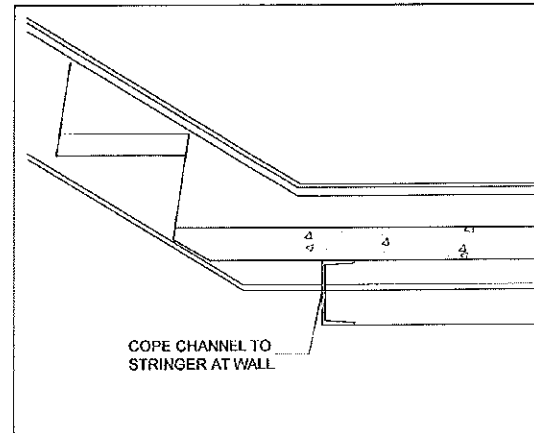
10 7th and 8th FLOOR PLAN, TYPICAL @ STAIR #1  
A6.0 1/4" = 1'-0"

9 2ND - 7TH FLOOR PLAN @ STAIR #1  
A6.0 1/4" = 1'-0"

8 1ST FLOOR PLAN @ STAIR #1  
A6.0 1/4" = 1'-0"

7 BASEMENT PLAN @ STAIR #1  
A6.0 1/4" = 1'-0"

1 SECTION DETAIL @ STAIR #1  
A6.1 1/4" = 1'-0"



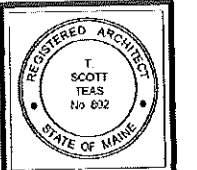
6 BOTTOM OF FLIGHT @ LANDING, TYP.  
A6.1 1/2" = 1'-0"

5 BOTTOM OF FLIGHT @ FLOOR, TYP.  
A6.1 1/2" = 1'-0"

4 STAIR AT WALL DETAIL, TYP.  
A6.1 1/2" = 1'-0"

3 RISER TO LANDING TO WALL DETAIL, TYP.  
A6.1 1/2" = 1'-0"

2 SECTION DETAIL @ STAIR #1  
A6.1 1/4" = 1'-0"



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BY CHESTNUT STREET LLC.  
PORTLAND, MAINE

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS

**PM**  
Pete Lee Consulting  
450 Inverness Street  
Portland, ME 04101  
207 878 3811

**SEALING**  
Structural Design Consulting  
22 Ocean Ave  
20 Orchard Street, ME 04114  
207 814 8258

**MECHANICAL**  
Pete Lee Consulting  
15 Duane Street  
Portland, ME 04101  
207 878 3811

**ELECTRICAL**  
Pete Lee Consulting  
15 Duane Street  
Portland, ME 04101  
207 878 3811

REVISIONS

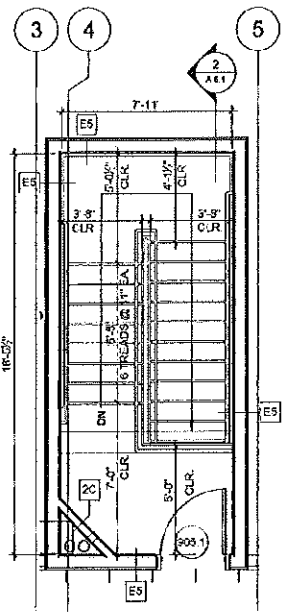
1 10% COMPLETE FOR DOCUMENTS

DATE:  
PROJECT No 0422  
DRAWN BY: RJS  
CHECKED BY: TBT  
SCALE: AS NOTED

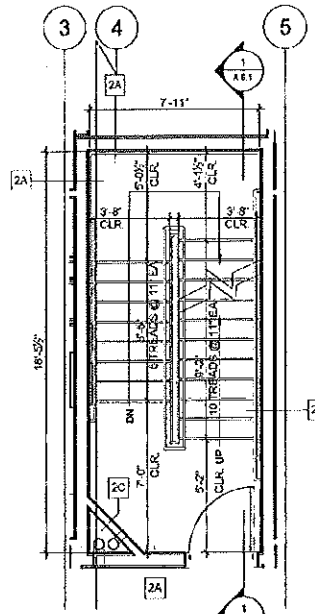
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STAIR PLAN  
AND SECTION  
DETAIL

A6.0

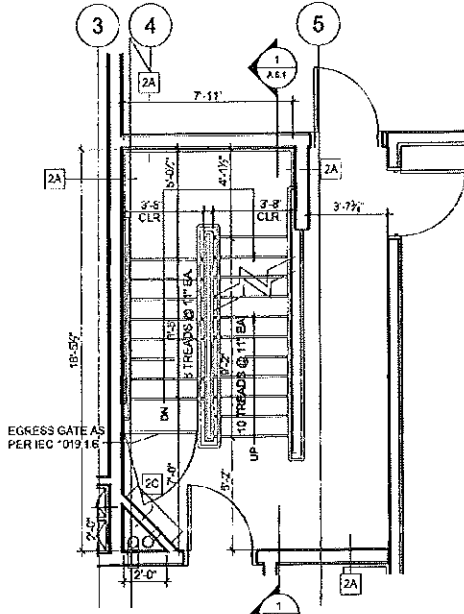
1:00, TFM Architects, Chestnut Street Lofts, 100 Commercial Street, Portland, ME 04101, 201-779-6141, www.tfmarchitects.com



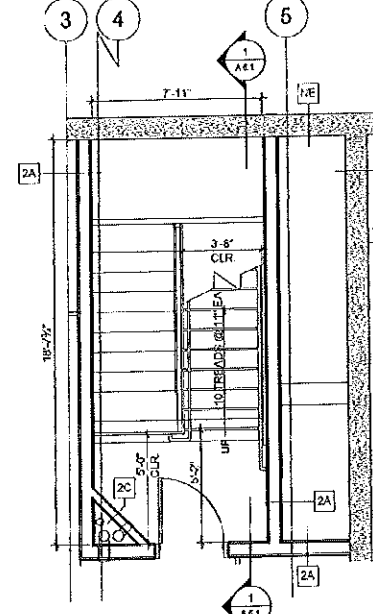
11 ROOF PLAN @ STAIR #2  
A6.1 1/4" = 1'-0"



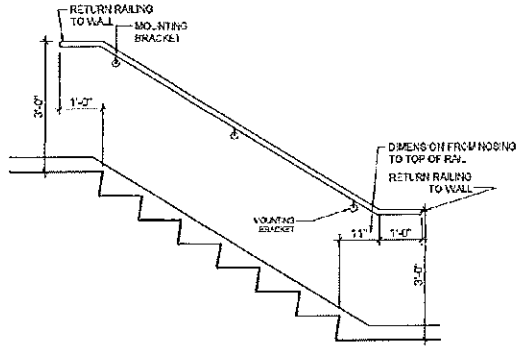
10 2ND - 8TH FLOOR PLAN @ STAIR #2  
A6.1 1/4" = 1'-0"



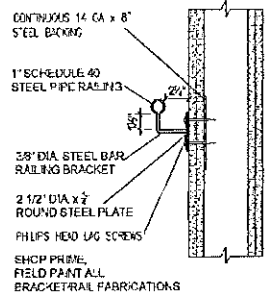
9 1ST FLOOR PLAN @ STAIR #2  
A6.1 1/4" = 1'-0"



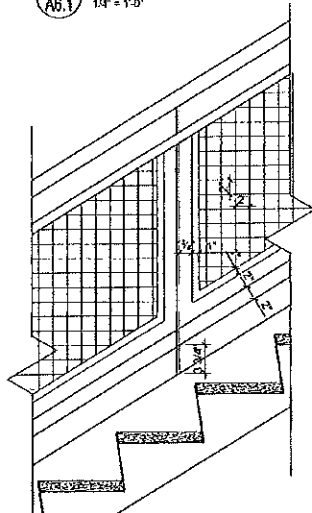
8 BASEMENT PLAN @ STAIR #2  
A6.1 1/4" = 1'-0"



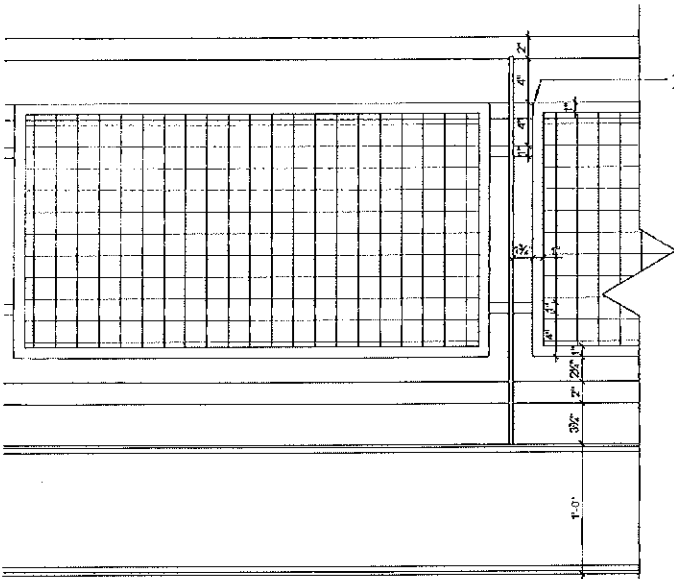
7 ELEVATION OF WALL MOUNTED HANDRAIL  
A6.1 1/2" = 1'-0"



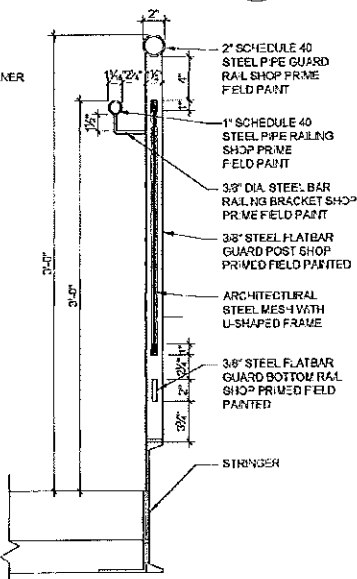
6 HANDRAIL @ WALL DETAIL  
A6.1 1/2" = 1'-0"



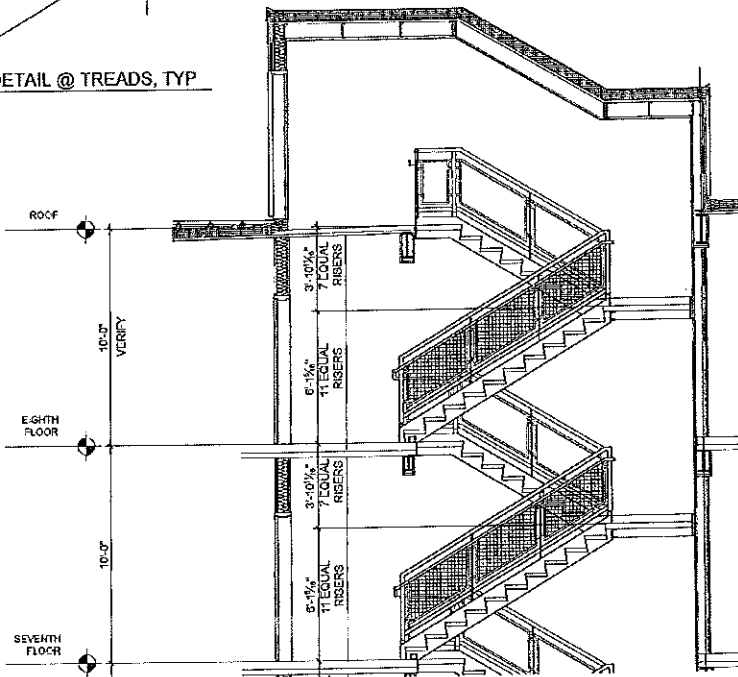
4 HANDRAIL DETAIL @ TREADS, TYP  
A6.1 1" = 1'-0"



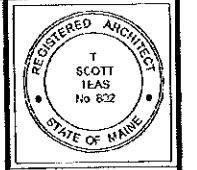
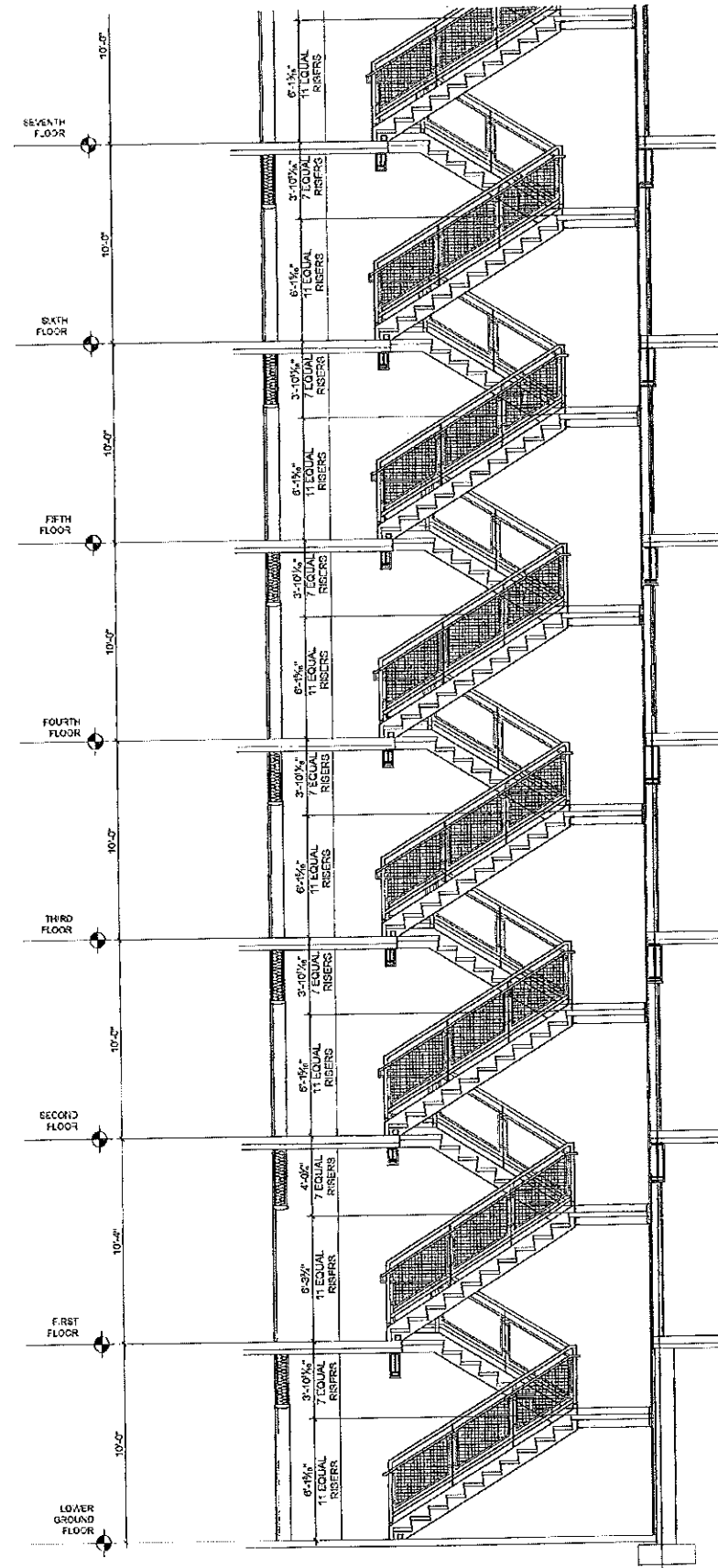
3 GUARDRAIL @ 8TH FLOOR LANDING, TYP  
A6.1 1/2" = 1'-0"



2 SECTION DETAIL @ STAIR #2  
A6.1 1/4" = 1'-0"



1 SECTION DETAIL @ STAIR #2  
A6.1 1/4" = 1'-0"



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**CHESTNUT STREET LOFTS**  
URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE

**TFM ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 779 6141  
ARCHITECTURE PLANNING

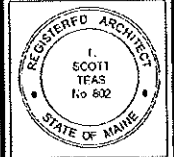
**CONSULTANTS:**  
**City**  
100 City Center  
100 City Center  
Portland, ME 04101  
207 779 6141  
**STRUCTURAL**  
Structural Design Consulting  
22 Colcord Drive  
Old Orchard Beach, ME 04054  
207 646 6600  
**Mechanical**  
White Engineering  
10 DeWitt Road  
Portland, ME 04101  
207 779 6141  
**Electrical**  
Sears Engineering  
18 Pine Road  
Portland, ME 04101  
207 779 6141

REVISIONS:  
1. USE OF TECHNICAL DOCUMENTS

DATE: \_\_\_\_\_  
PROJECT No: 0422  
DRAWN BY: RJS  
CHECKED BY: TST  
SCALE: AS NOTED

SHEET TITLE:  
**STAIR PLAN AND SECTION DETAIL**

**A6.1**



# CHESTNUT STREET LOFTS

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BY CHESTNUT STREET LLC,  
PORTLAND, MAINE

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 776 6141  
ARCHITECTURE PLANNING

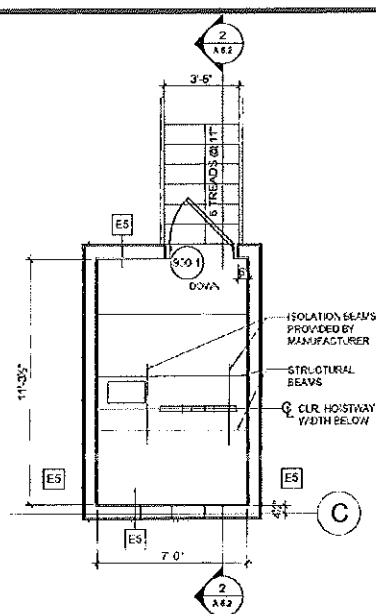
**CONSULTANTS**  
ELECTRICAL:  
Lyle Use Consultants  
380 Riverside Ave.  
Portland ME 04103  
207 779-3371  
MECHANICAL:  
Simpson Design Consulting  
22 Depot Dr #4  
111 Commercial Street, LEBOUN  
207 534-8003  
MECHANICAL:  
Priority Engineering  
10 Deane Street  
Portland ME 04101  
207 474-7141  
ELECTRICAL:  
Bennett Engineering  
7 Essex Road  
Portland ME 04103  
207 605-6465

**REVISIONS**  
1. 100% CONSTRUCTION DOCUMENTS  
03/24/09

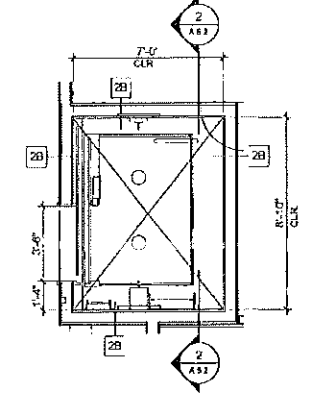
**DATE**  
PROJECT No. 0422  
**DRAWN BY:** RJS  
**CHECKED BY:** TST  
**SCALE:** AS NOTED

**SHEET TITLE:**  
ELEVATOR PLAN,  
SECTION AND  
DETAILS

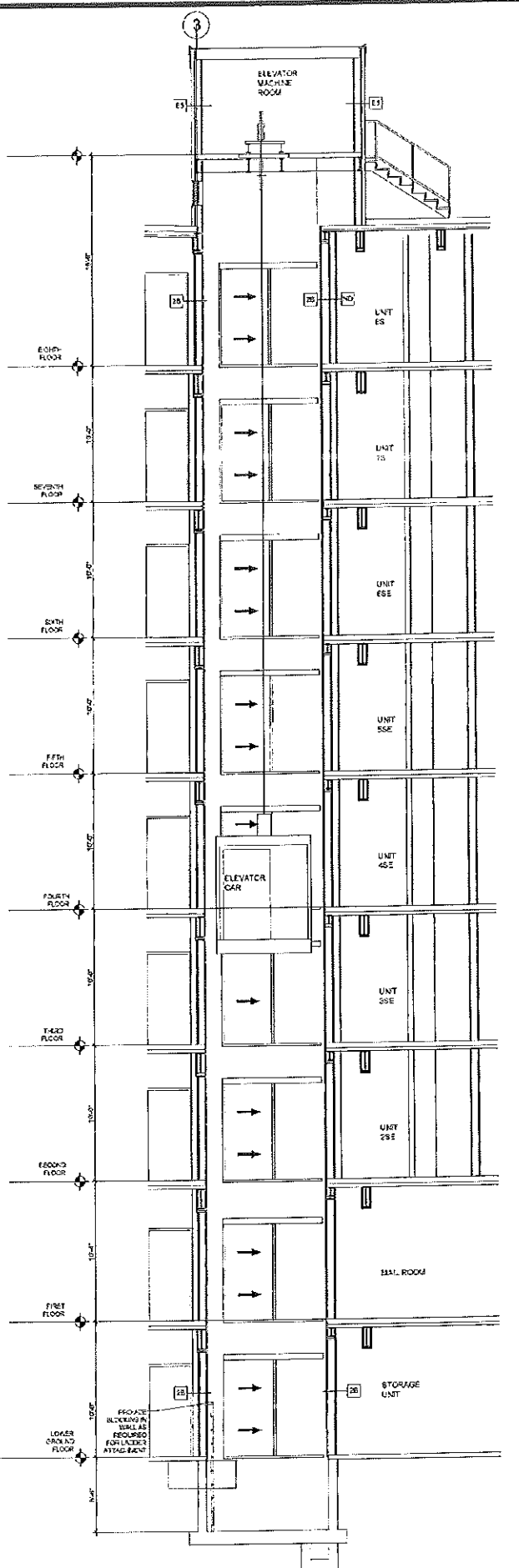
A6.2



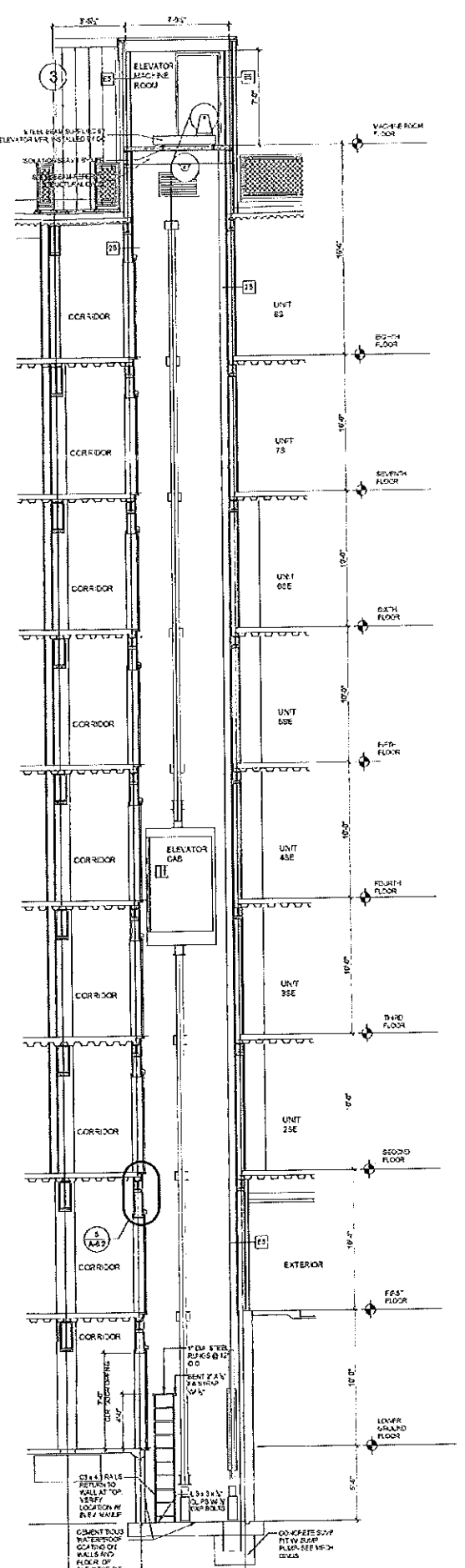
**4 MACHINE ROOM PLAN**  
A6.2 1/4" = 1'-0"



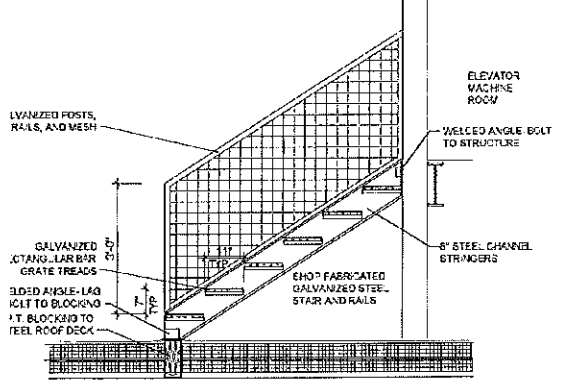
**3 ELEVATOR PLAN, TYP. 1ST-8TH FLOOR**  
A6.2 1/4" = 1'-0"



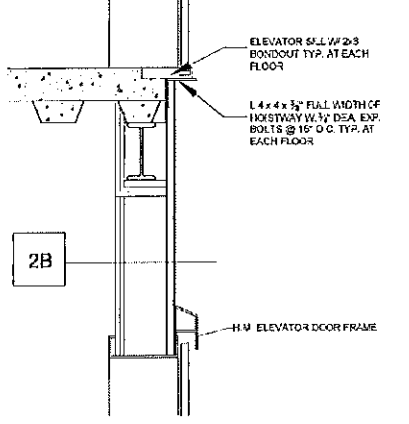
**2 SECTION**  
A6.2 3/16" = 1'-0"



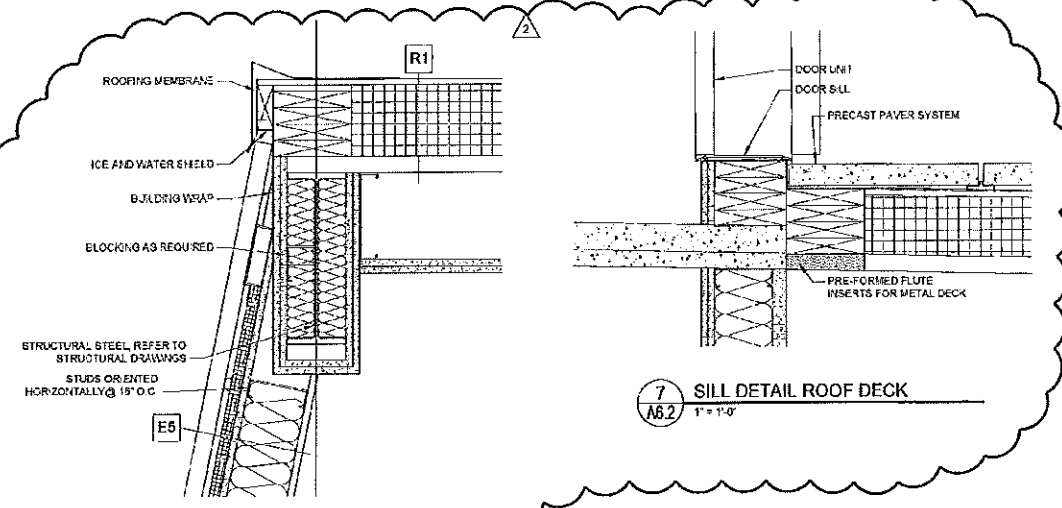
**1 SECTION**  
A6.2 3/16" = 1'-0"



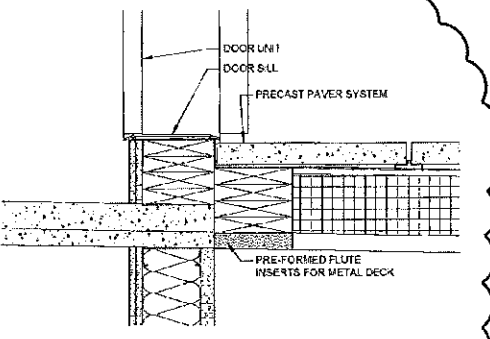
**6 ROOF STAIR DETAIL**  
A6.2 1/2" = 1'-0"



**6 SECTION DETAIL**  
A6.2 1" = 1'-0"



**8 CORNICE DETAIL AT STAIR #1**  
A6.2 1-1/2" = 1'-0"



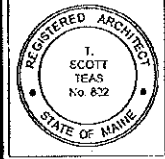
**7 SILL DETAIL ROOF DECK**  
A6.2 1" = 1'-0"







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PORTLAND, MAINE

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND, MAINE 04101  
TELEPHONE 207 776 6141  
ARCHITECTURE PLANNING

**CONSULTANTS**  
**ONE** One Consultants  
546 Riverside Ave  
Portland, ME 04101  
207 876 1111  
**MECHANICAL** Mechanical Design Consulting  
27 Oxford Drive  
Old Orchard Beach, ME 04054  
207 864 4155  
**MECHANICAL** Whiskey Engineering  
10 Commercial Street  
Portland, ME 04101  
207 876 1111  
**ELECTRICAL** Bennett Engineering  
1 Bennett Road  
Portland, ME 04101  
207 869 3175

REVISIONS:

2. 100% COORDINANT DOCUMENTS  
11/21/24

DATE:

PROJECT No. 0422

DRAWN BY: RJS

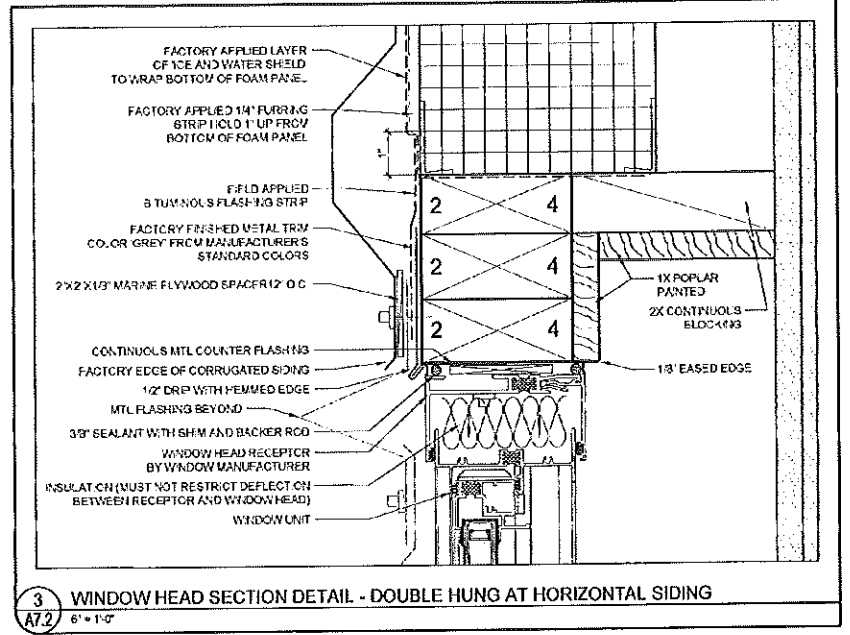
CHECKED BY: TST

SCALE: AS NOTED

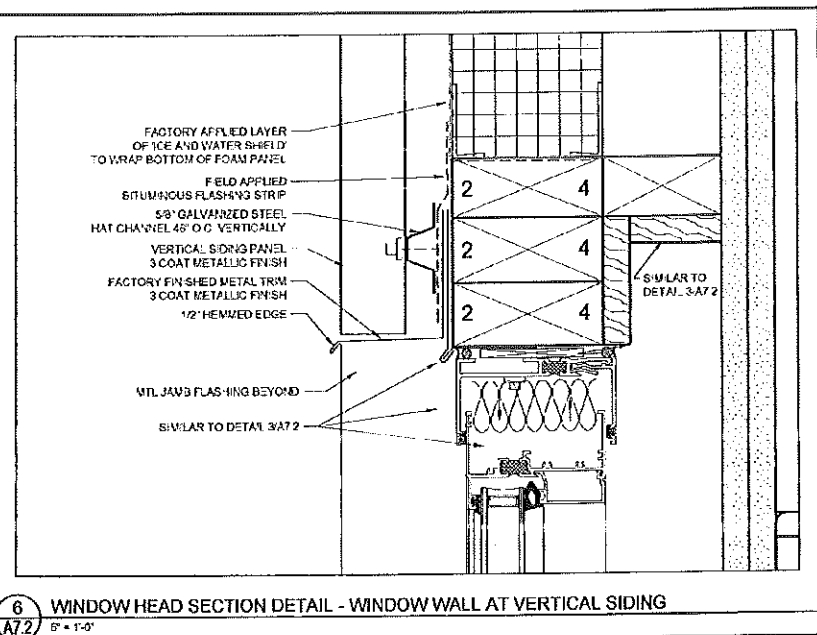
SHEET TITLE:

WINDOW DETAILS

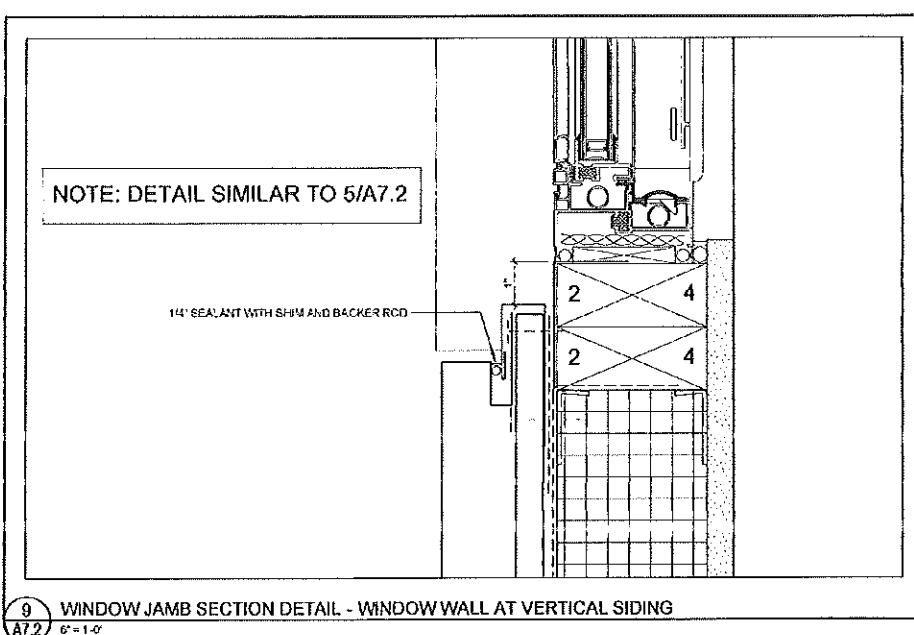
**A7.2**



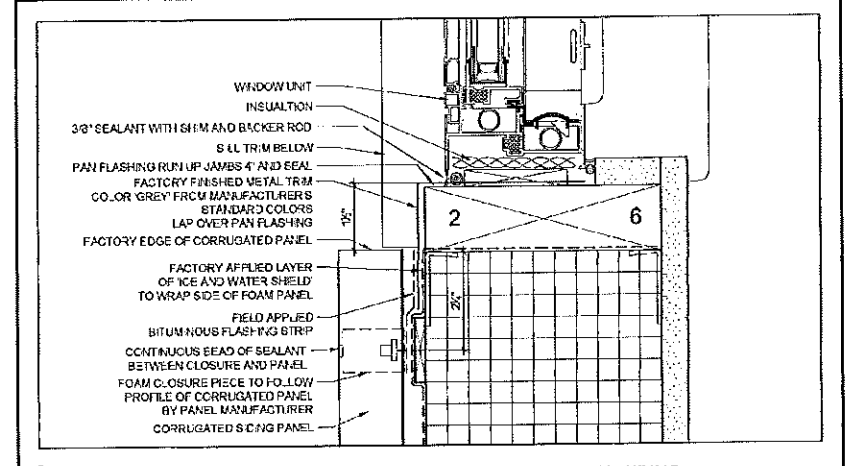
**3** WINDOW HEAD SECTION DETAIL - DOUBLE HUNG AT HORIZONTAL SIDING  
A7.2 6" = 1'-0"



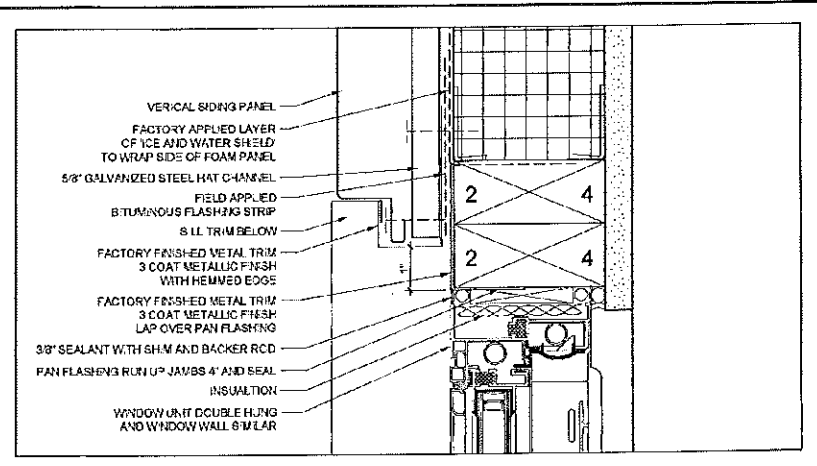
**6** WINDOW HEAD SECTION DETAIL - WINDOW WALL AT VERTICAL SIDING  
A7.2 5" = 1'-0"



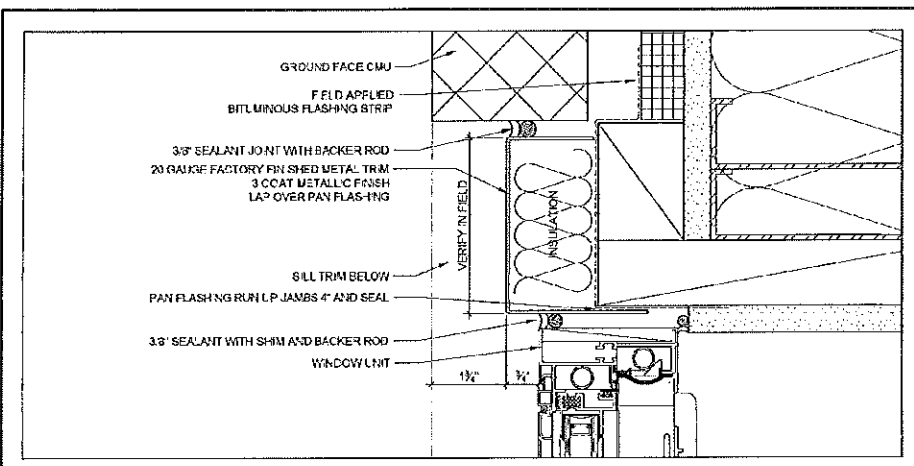
**9** WINDOW JAMB SECTION DETAIL - WINDOW WALL AT VERTICAL SIDING  
A7.2 5" = 1'-0"



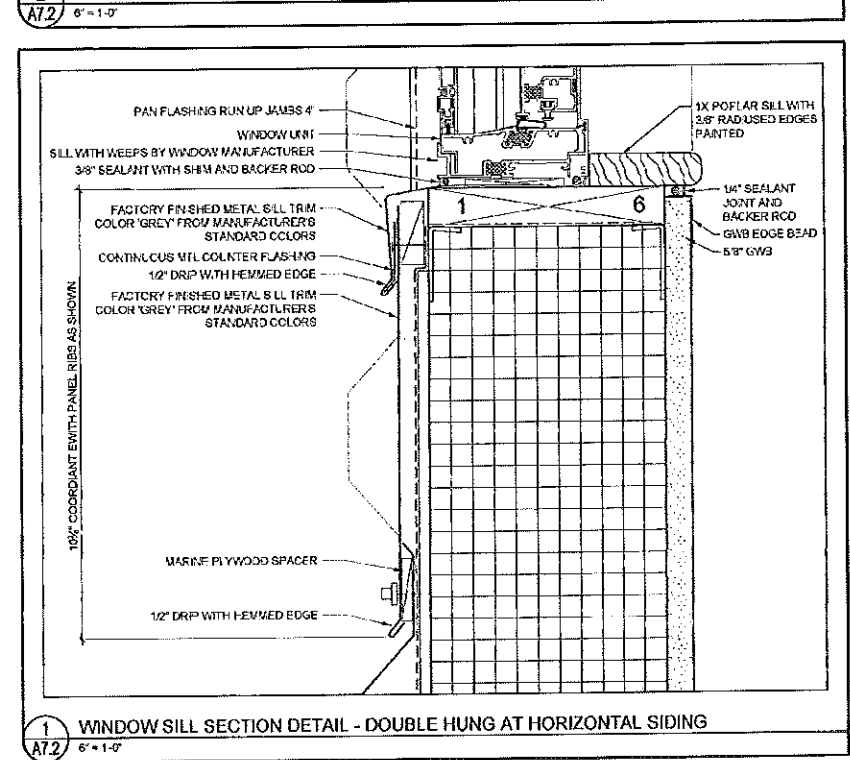
**2** WINDOW JAMB PLAN DETAIL - DOUBLE HUNG AT HORIZONTAL SIDING  
A7.2 6" = 1'-0"



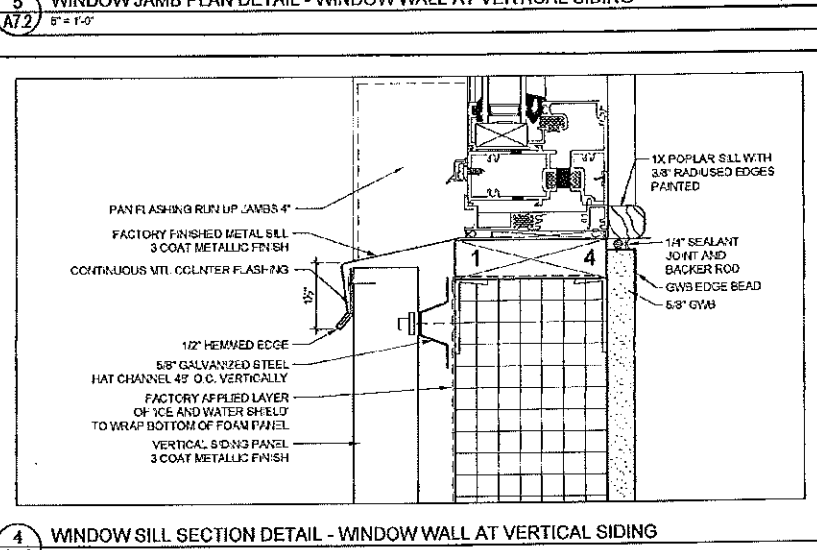
**5** WINDOW JAMB PLAN DETAIL - WINDOW WALL AT VERTICAL SIDING  
A7.2 5" = 1'-0"



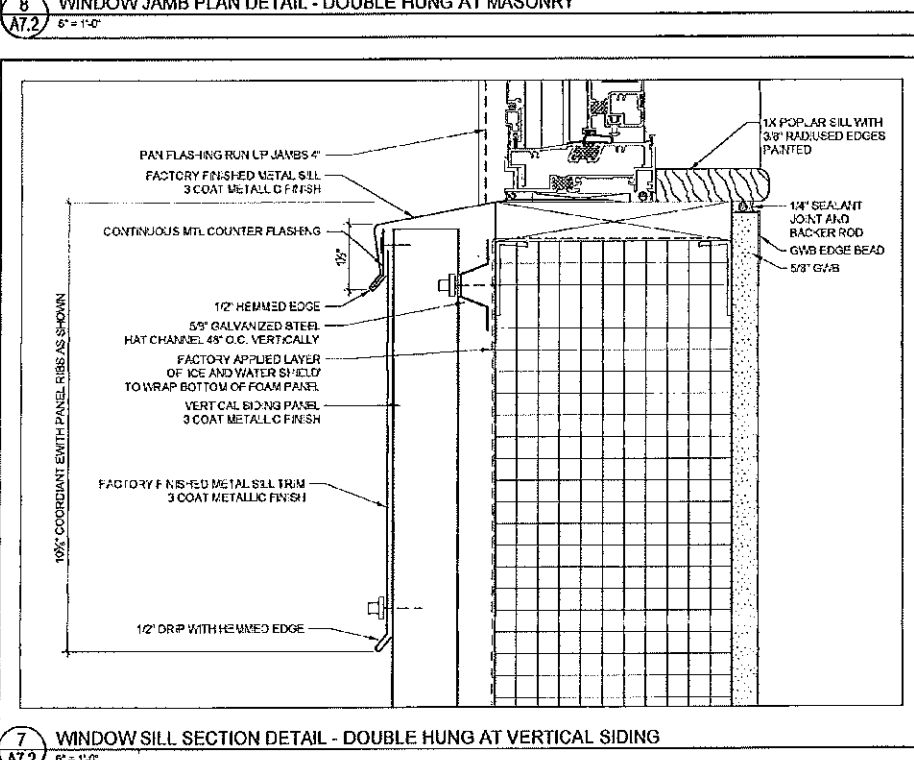
**8** WINDOW JAMB PLAN DETAIL - DOUBLE HUNG AT MASONRY  
A7.2 5" = 1'-0"



**1** WINDOW SILL SECTION DETAIL - DOUBLE HUNG AT HORIZONTAL SIDING  
A7.2 6" = 1'-0"

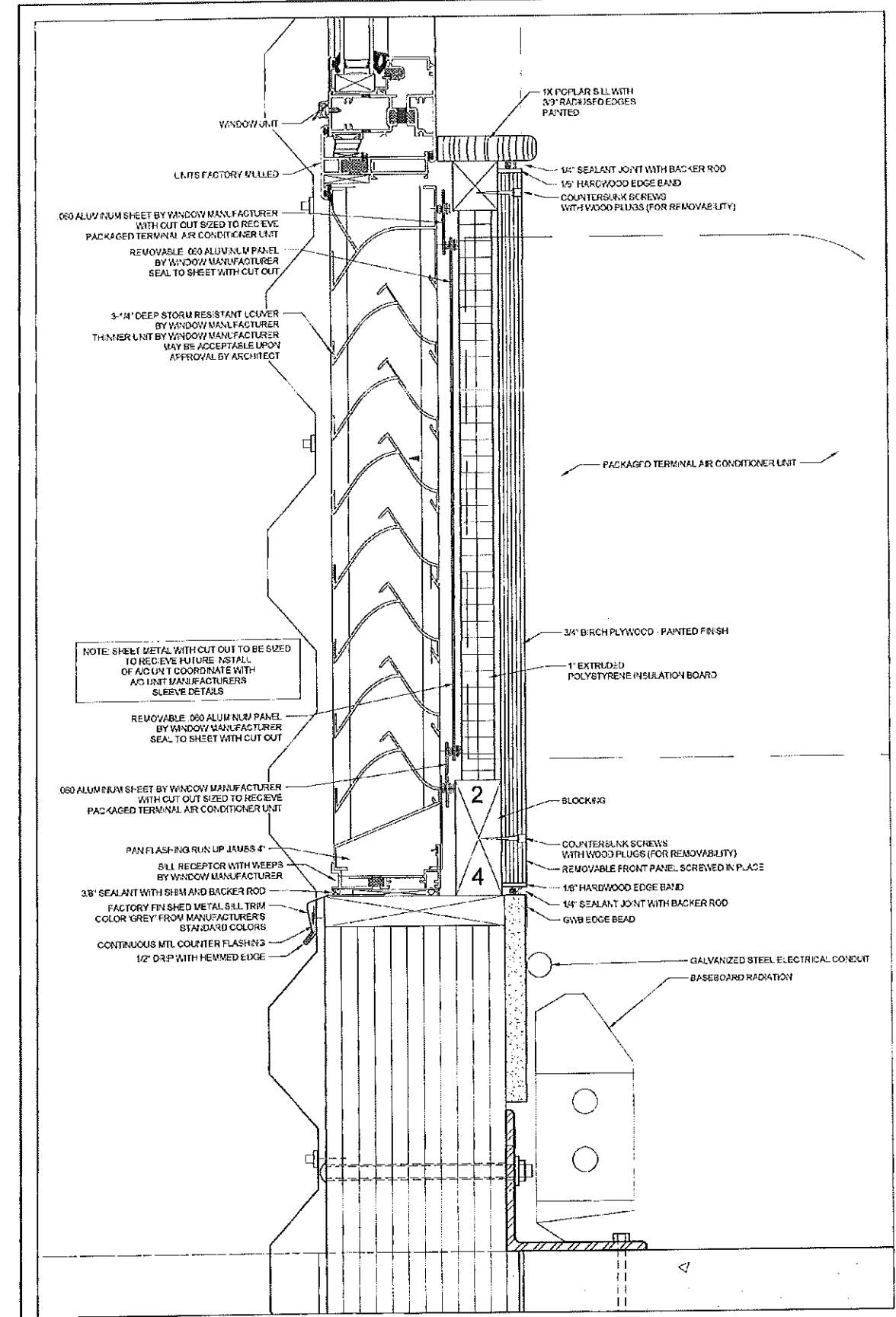


**4** WINDOW SILL SECTION DETAIL - WINDOW WALL AT VERTICAL SIDING  
A7.2 5" = 1'-0"



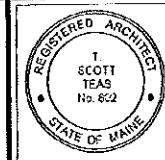
**7** WINDOW SILL SECTION DETAIL - DOUBLE HUNG AT VERTICAL SIDING  
A7.2 5" = 1'-0"

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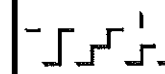
**1** LOUVER SECTION DETAIL AT WINDOW WALL  
A7.3 6" = 1'-0"

NOTE: LOUVER DETAIL AT DOUBLE HUNG WINDOWS SIMILAR



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URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE: 207 776 6141  
ARCHITECTURE PLANNERS

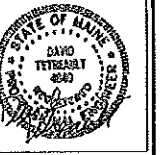
- CONSULTANTS**
- MECHANICAL**  
L&L Mechanical  
100 Commercial Street  
Portland, ME 04101  
207-776-6141
  - ELECTRICAL**  
L&L Electrical  
100 Commercial Street  
Portland, ME 04101  
207-776-6141

REVISIONS  
1 1225 00-REVISION.DWG A7.3  
2/11/14

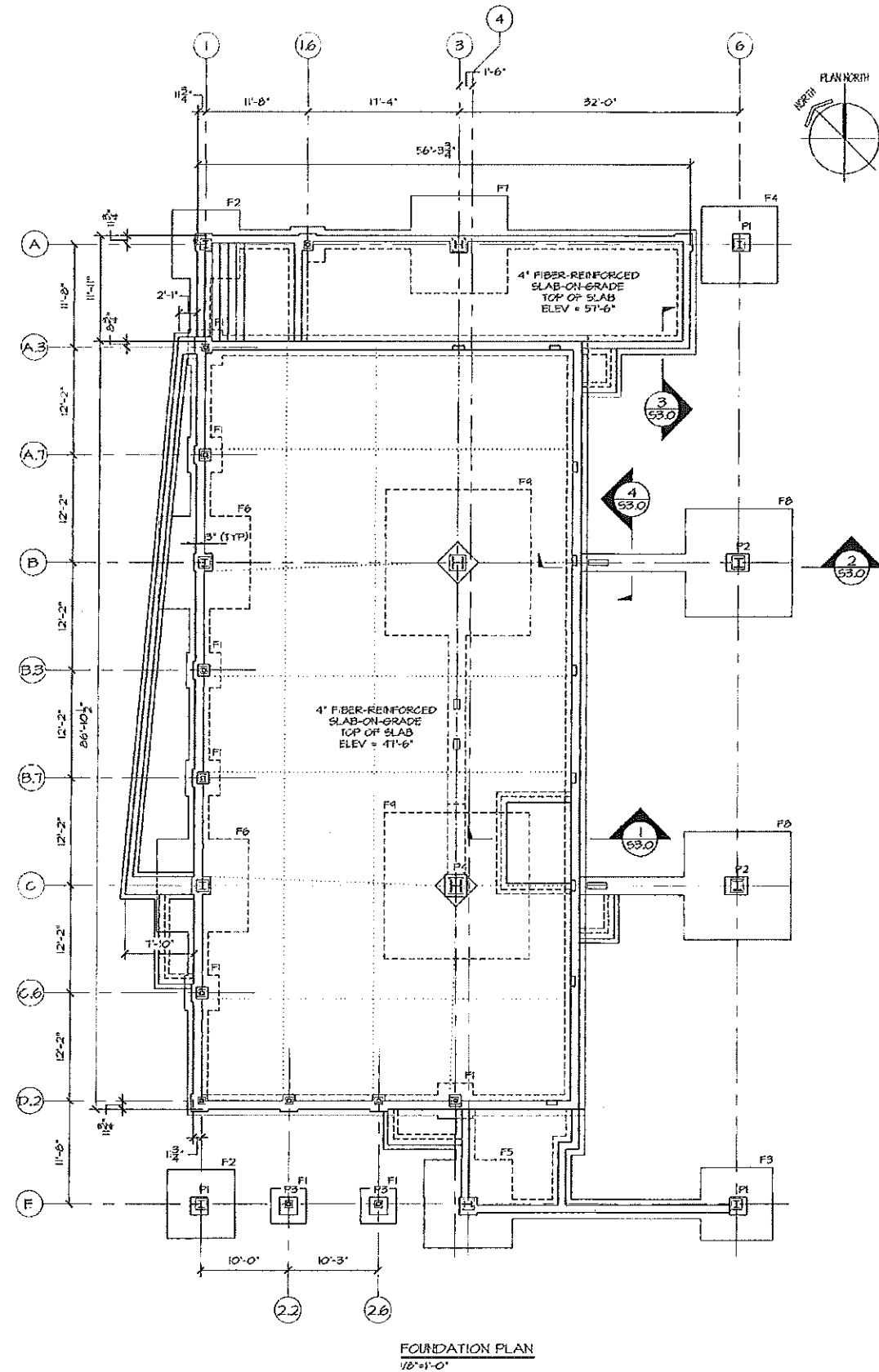
DATE:  
PROJECT No 0422  
DRAWN BY: RJS  
CHECKED BY: TST  
SCALE: AS NOTED

SHEET TITLE  
LOUVER DETAILS

A7.3



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**DESIGN CRITERIA**

**BUILDING CODE** INTERNATIONAL BUILDING CODE/2003

**LIVE LOAD**

|                             |         |
|-----------------------------|---------|
| DWELLING UNITS              | 40 PSF  |
| BALCONIES AND ROOFTOP DECK  | 60 PSF  |
| PUBLIC CORRIDORS AND STAIRS | 100 PSF |
| COMMERCIAL AREAS            | 100 PSF |

**DEAD LOAD**

|                  |        |
|------------------|--------|
| 1ST - 8TH FLOORS | 80 PSF |
| ROOF             | 65 PSF |

**SNOW LOAD**

|                            |        |
|----------------------------|--------|
| GROUND SNOW LOAD           | 60 PSF |
| EXPOSURE FACTOR, $C_e$     | 1.0    |
| THERMAL FACTOR, $C_t$      | 1.0    |
| IMPORTANCE FACTOR, $I_s$   | 1.0    |
| FLAT ROOF SNOW LOAD, $P_f$ | 42 PSF |

**WIND LOAD**

|                                |          |
|--------------------------------|----------|
| BASIC WIND SPEED (3 SEC. GUST) | 100 MPH  |
| BASIC VELOCITY PRESSURE, $P_v$ | 19.5 PSF |
| IMPORTANCE FACTOR, $I_w$       | 1.0      |
| EXPOSURE                       | C        |
| BUILDING CATEGORY              | 1        |

**EARTHQUAKE DESIGN DATA (ASCE 7-02)**

|   |   |
|---|---|
| OCCUPANCY IMPORTANCE FACTOR, $I_a$                              | 1.0   |
| SEISMIC USE GROUP   | 1   |
| SHORT PERIOD SPECTRAL ACCELERATION, $S_s$                       | 0.31  |
| 1 SEC. PERIOD SPECTRAL ACCELERATION, $S_1$                      | 0.10  |
| SITE CLASS  | D   |
| SHORT PERIOD 5% DAMPED SPECTRAL RESPONSE ACCELERATION, $S_{ps}$ | 0.37  |
| 1 SEC. 5% DAMPED SPECTRAL RESPONSE ACCELERATION, $S_{p1}$       | 0.16  |
| SEISMIC DESIGN CATEGORY   | C   |
| BASIC SEISMIC FORCE RESISTING SYSTEM                            | ECCENTRICALLY BRACED FRAME (NON-MOMENT CONNECTIONS) |
| DESIGN BASE SHEAR   | 101 KIPS  |
| RESPONSE MODIFICATION FACTOR, R                                 | 2   |
| DEFLECTION AMPLIFICATION FACTOR, $C_d$                          | 2   |
| SYSTEM OVERSTRENGTH FACTOR, $\Omega$                            | 2   |
| ANALYSIS PROCEDURE  | EQUIVALENT LATERAL FORCE PROCEDURE                  |

| FOOTING SCHEDULE |                         |                 |
|------------------|-------------------------|-----------------|
| MARK             | SIZE                    | REINFORCING     |
| F1               | 4'-0" x 4'-0" x 1'-0"   | 6 #5 E.H. BOT.  |
| F2               | 7'-4" x 7'-4" x 1'-6"   | 7 #6 E.H. BOT.  |
| F3               | 8'-3" x 8'-3" x 1'-8"   | 7 #7 E.H. BOT.  |
| F4               | 8'-4" x 8'-4" x 1'-8"   | 10 #6 E.H. BOT. |
| F5               | 10'-0" x 10'-0" x 2'-0" | 9 #7 E.H. BOT.  |
| F6               | 10'-6" x 10'-6" x 2'-0" | 10 #7 E.H. BOT. |
| F7               | 11'-0" x 11'-0" x 2'-0" | 11 #7 E.H. BOT. |
| F8               | 13'-0" x 13'-0" x 2'-6" | 12 #8 E.H. BOT. |
| F9               | 16'-6" x 16'-6" x 3'-0" | 15 #9 E.H. BOT. |



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
A 100% CONST. DOC.

DATE: 02/24/06

PROJECT NO.: 0422

DRAWN BY: DJT

CHECKED BY: DJT

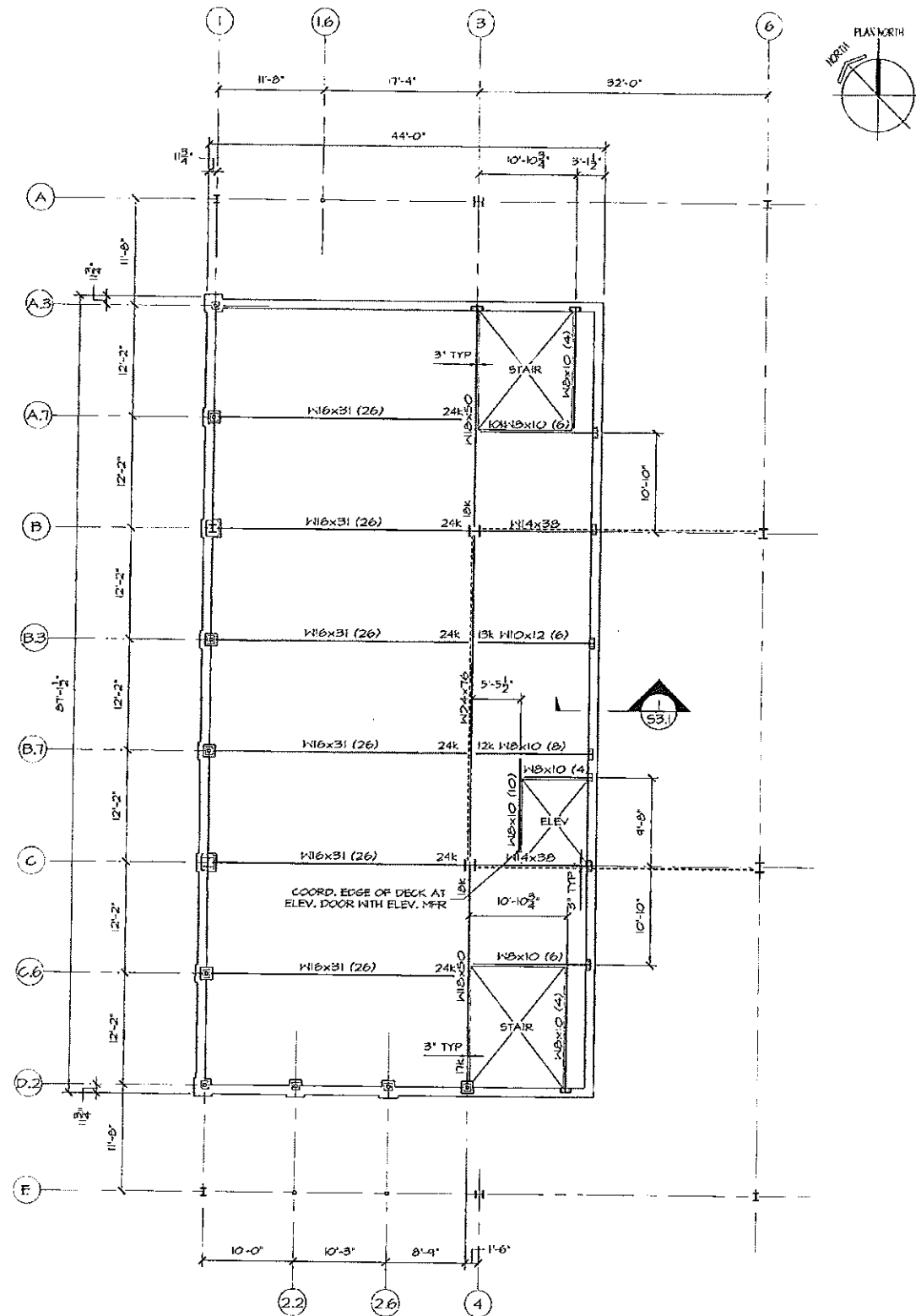
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SHEET TITLE:  
FOUNDATION PLAN  
GENERAL NOTES

S1.1

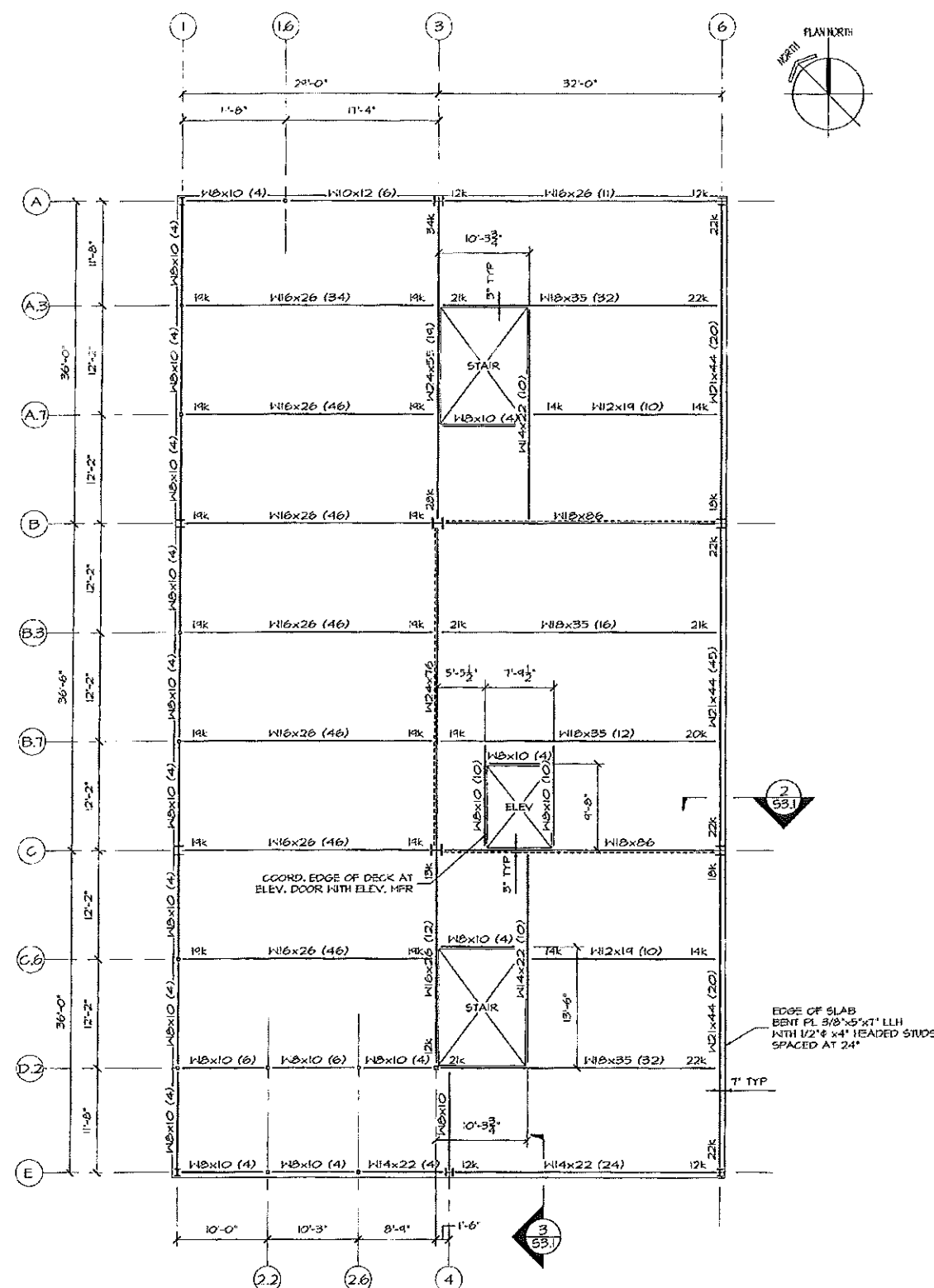


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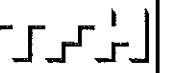
**FIRST FLOOR FRAMING PLAN**  
1/8"=1'-0"

TOP OF STEEL ELEV. = 51'-1".  
DECK IS 18 GAGE 3" GALVANIZED COMPOSITE STEEL  
DECK WITH 2" NORMAL HEIGHT CONCRETE TOPPING  
AND 6x6-W4x4x1.4 M&F.  
(X) INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS.  
DESIGN ALL BEAM CONNECTIONS FOR A 10K REACTION  
UNLESS NOTED OTHERWISE.  
----- INDICATES BRACED BAY.



**SECOND FLOOR FRAMING PLAN**  
1/8"=1'-0"

TOP OF STEEL ELEV. = 61'-5".  
DECK IS 18 GAGE 3" GALVANIZED COMPOSITE STEEL  
DECK WITH 2" NORMAL HEIGHT CONCRETE TOPPING  
AND 6x6-W4x4x1.4 M&F.  
(X) INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS.  
DESIGN ALL BEAM CONNECTIONS FOR A 10K REACTION  
UNLESS NOTED OTHERWISE.  
----- INDICATES BRACED BAY.



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
100% CONST. DOC.

DATE: 02/24/08

PROJECT No: 0422

DRAWN BY: DJT

CHECKED BY: DJT

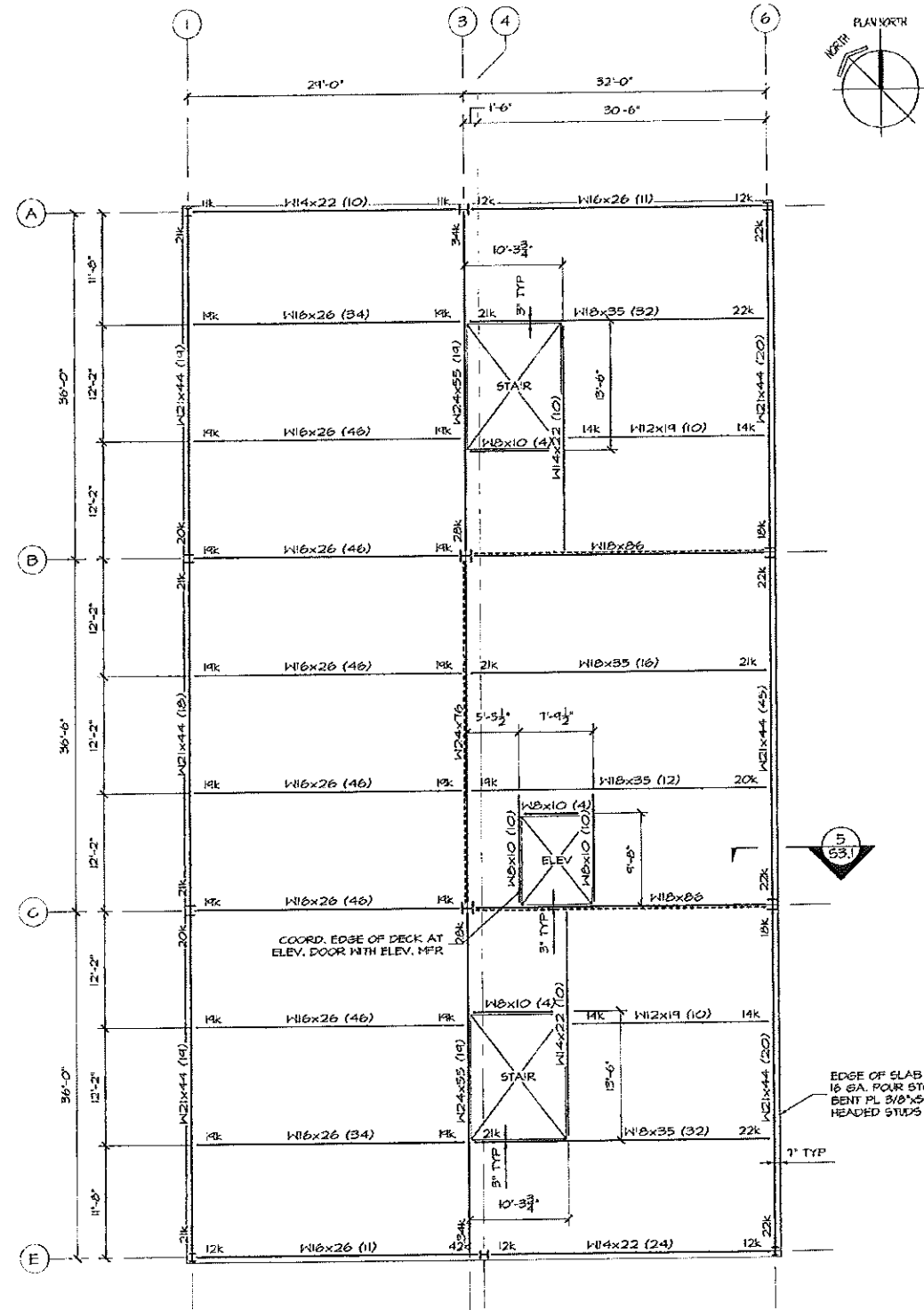
SCALE: 1/8"=1'-0"

SHEET TITLE:  
1ST & 2ND FLOOR  
FRAMING PLANS

**S1.2**



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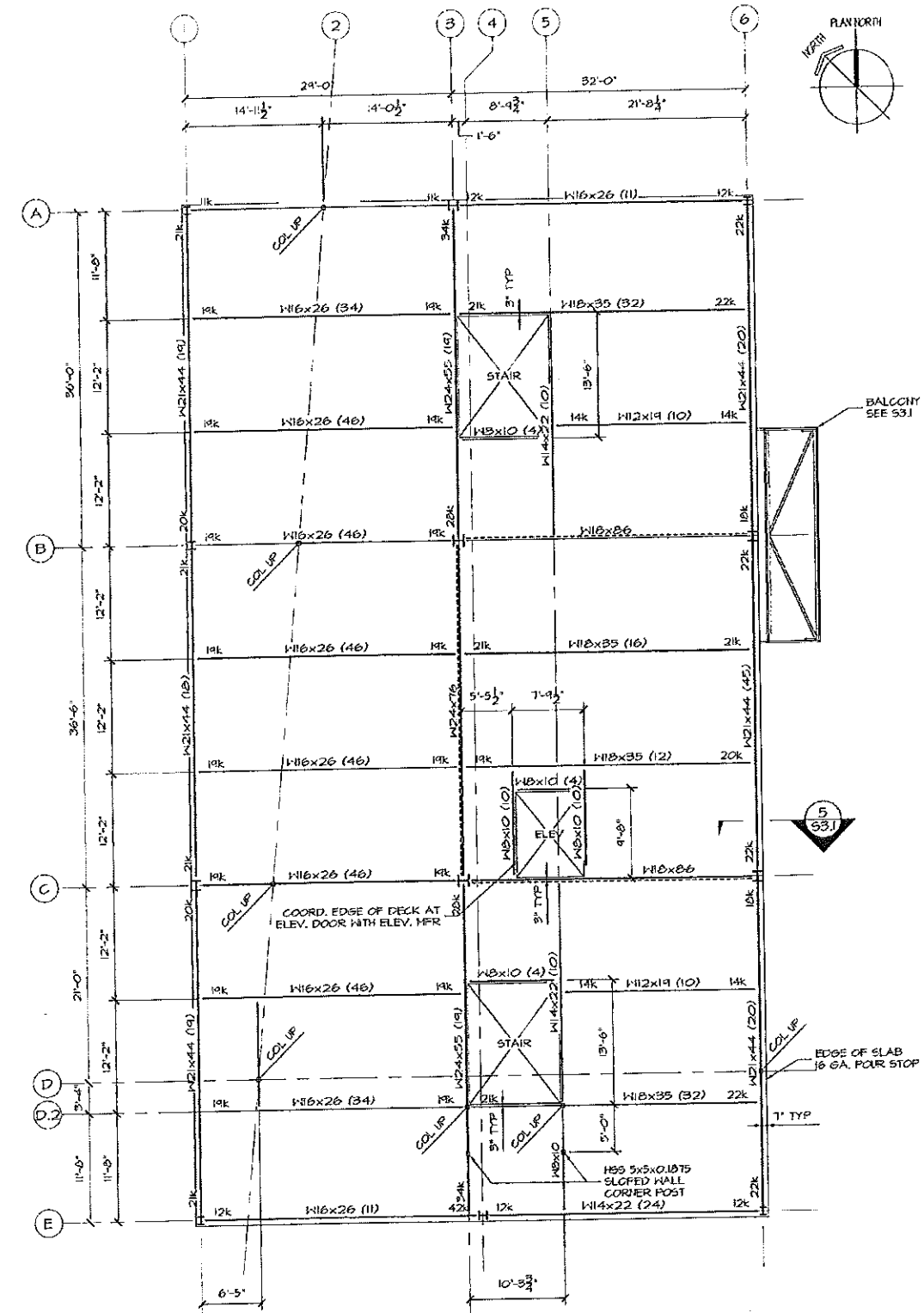
THIRD - SIXTH FLOOR FRAMING PLAN  
1/8" = 1'-0"

TOP OF STEEL ELEV.:  
3RD FLOOR = 71'-5"  
4TH FLOOR = 81'-5"  
5TH FLOOR = 91'-5"  
6TH FLOOR = 101'-5"

DECK IS 18 GA. 5" GALVANIZED COMPOSITE STEEL DECK WITH 2" NORMAL HEIGHT CONCRETE TOPPING AND 6x6-W4x4x4 KWP.

(X) INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS.  
DESIGN ALL BEAM CONNECTIONS FOR A 10 KIP REACTION UNLESS NOTED OTHERWISE.

----- INDICATES BRACED BAY.



SEVENTH FLOOR FRAMING PLAN  
1/8" = 1'-0"

TOP OF STEEL ELEV. = 117'-5"

DECK IS 18 GA. 5" GALVANIZED COMPOSITE STEEL DECK WITH 2" NORMAL HEIGHT CONCRETE TOPPING AND 6x6-W4x4x4 KWP.

(X) INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS.  
DESIGN ALL BEAM CONNECTIONS FOR A 10 KIP REACTION UNLESS NOTED OTHERWISE.

----- INDICATES BRACED BAY.

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 8141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
R/D SET

DATE: 01/03/08

PROJECT No. 0422

DRAWN BY: DJT

CHECKED BY: DJT

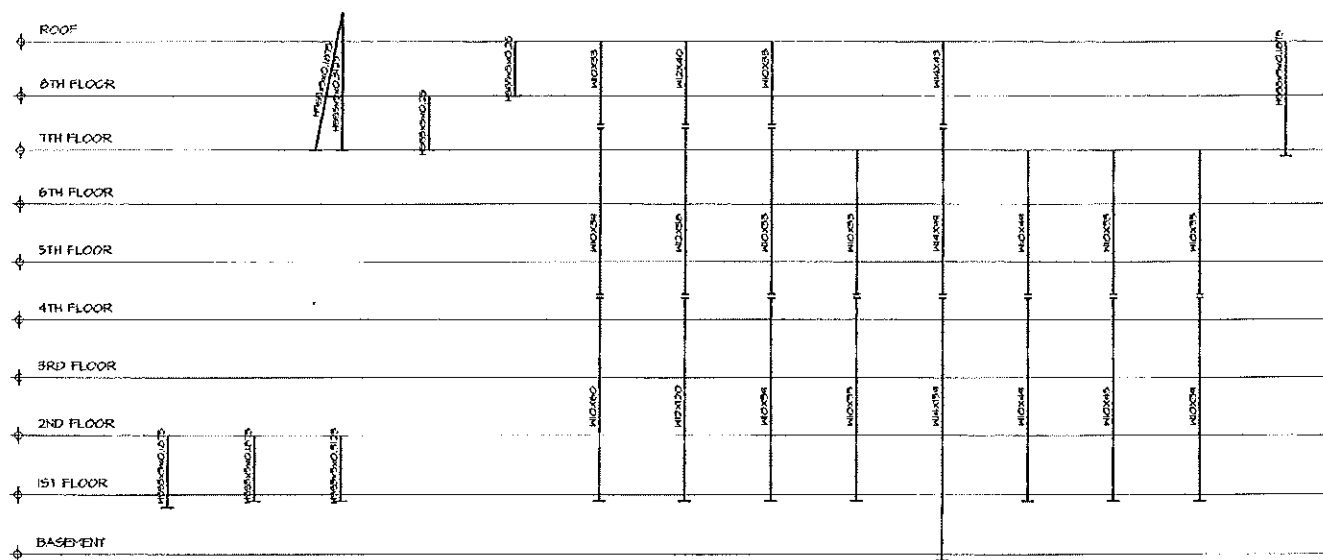
SCALE: 1/8" = 1'-0"

SHEET TITLE:  
3RD - 7TH FLOOR  
FRAMING PLANS

S1.3

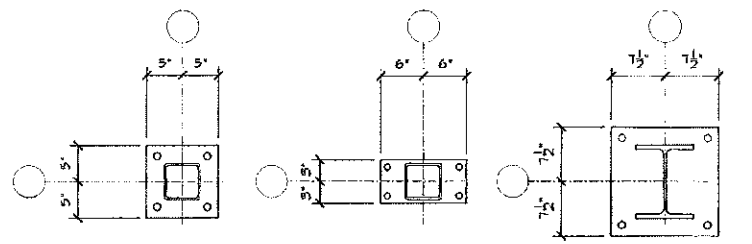


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|                       | A-1 B-3-1<br>B-1 C-6-1 | A-16 A-3-1<br>D-2-1 D-2-2<br>D-2-2-6 B-2-2<br>E-2-6 | D-2-5<br>D-2-5<br>(UPPER ONLY)   | D-2-5   | D-3     | A-3         | B-6<br>C-6  | A-6         | A-1<br>E-1  | B-3<br>C-3 | B-1<br>C-1  | E-4         | E-6         | A-2 B-2<br>C-2 D-2<br>D-6 |
|-----------------------|------------------------|---|----------------------------------|---------|---------|-------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|---------------------------|
| TOP OF COLUMN ELEV.   | 61'-5"                 | 61'-5"  | UPPER 113'-4"<br>LOWER 61'-5"    | 127'-5" | 127'-5" | 138'-4"     | 138'-4"     | 138'-4"     | 117'-5"     | 131'-1"    | 117'-5"     | 117'-5"     | 117'-5"     | 138'-4"                   |
| BOT. OF BASE FL ELEV. | 55'-0"                 | 56'-10 1/2"   | UPPER 11'-2 1/2"<br>LOWER 55'-0" | 111'-5" | 127'-5" | 56'-10 1/2" | 56'-10 1/2" | 56'-10 1/2" | 56'-10 1/2" | 46'-11"    | 56'-10 1/2" | 56'-10 1/2" | 56'-10 1/2" | 111'-2 1/2"               |
| BASE FL TYPE          | A                      | A   | UPPER B<br>LOWER A               | A       | A       | E           | E           | C           | C           | F          | D           | D           | C           | B                         |

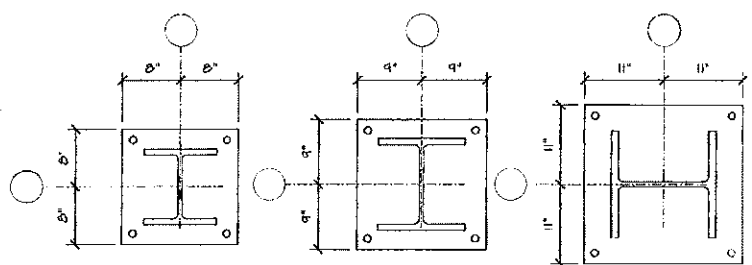
COLUMN SCHEDULE



**TYPE A**  
THICKNESS = 3/4"

**TYPE B**  
THICKNESS = 1/2"  
HOLE DIA. = 1/8"  
EDGE DIST = 1"

**TYPE C**  
THICKNESS = 1 1/2"



**TYPE D**  
THICKNESS = 1 1/2"

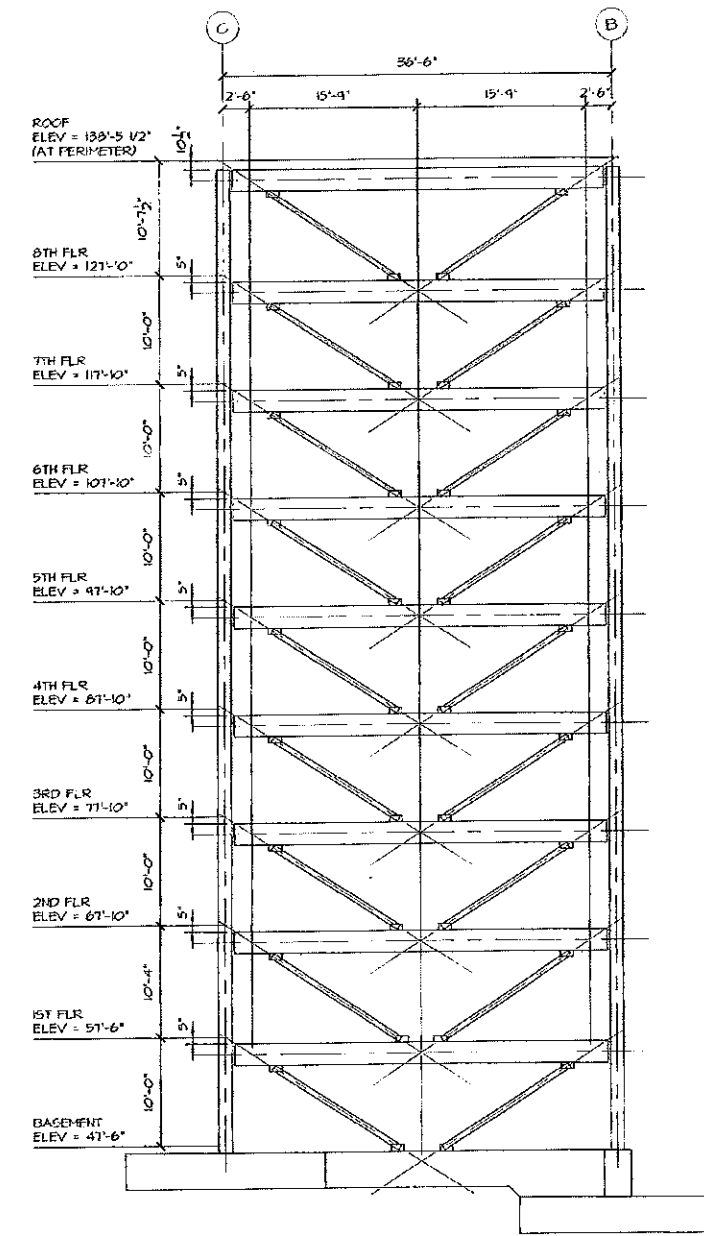
**TYPE E**  
THICKNESS = 2"

**TYPE F**  
THICKNESS = 2"

BASE PLATE DETAILS

1'-1'-0"

HOLE EDGE DISTANCE = 1 1/2" UNLESS NOTED.  
HOLE DIA. = 1 1/16" UNLESS NOTED.



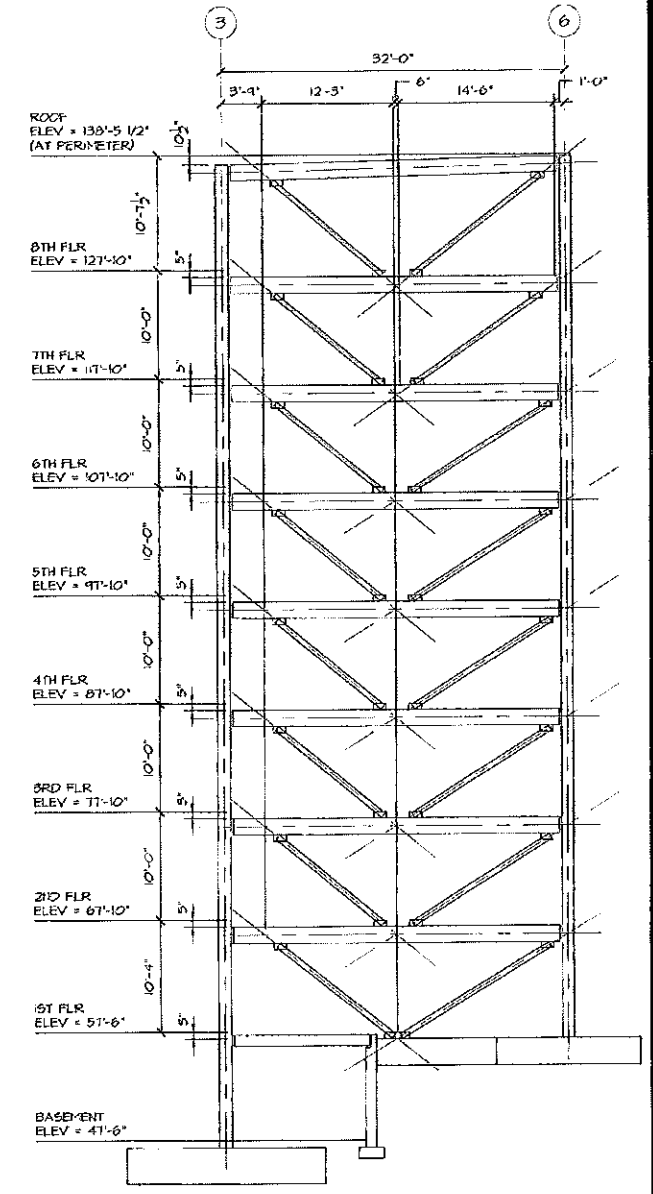
GRID 3 BRACING ELEVATION

1/8"=1'-0"

ALL BRACE MEMBERS FROM BASE TO 2ND FLOOR ARE H556x6x0.50  
ALL BRACE MEMBERS FROM 2ND FLOOR TO 6TH FLOOR ARE H55 6x6x0.25  
ALL BRACE MEMBERS ABOVE 6TH FLOOR ARE H555.5x0.25

ALL BRACING WORK POINTS ARE AT CENTERLINE OF BEAM AND COLUMN UNLESS NOTED OTHERWISE.

ALL ELEVATIONS ARE AT TOP OF CONCRETE FLOOR SLAB OR STEEL ROOF DECK.



GRIDS B AND C BRACING ELEVATION

1/8"=1'-0"

ALL BRACE MEMBERS FROM BASE TO 2ND FLOOR ARE H556x6x0.50  
ALL BRACE MEMBERS FROM 2ND FLOOR TO 6TH FLOOR ARE H55 6x6x0.25  
ALL BRACE MEMBERS ABOVE 6TH FLOOR ARE H555.5x0.25

ALL BRACING WORK POINTS ARE AT CENTERLINE OF BEAM AND COLUMN UNLESS NOTED OTHERWISE.

ALL ELEVATIONS ARE AT TOP OF CONCRETE FLOOR SLAB OR STEEL ROOF DECK.

TFH ARCHITECTS  
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ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
100% CONST. DOC.

DATE: 02/24/06

PROJECT No. 0422

DRAWN BY: DJT

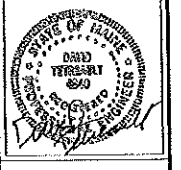
CHECKED BY: DJT

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

SHEET TITLE:  
COL. SCHEDULE  
BRACING ELEV.  
AND DETAILS

S2.0





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 ARCHITECTURE PLANNING

CONSULTANTS:

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 100% CONST. DOC.

DATE: 02/24/06

PROJECT No. 0422

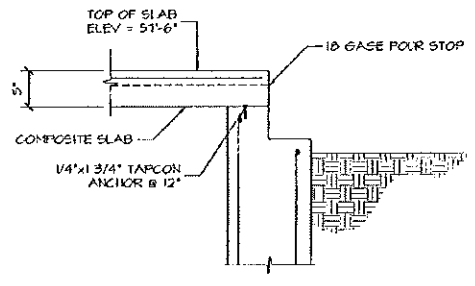
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CHECKED BY: DJT

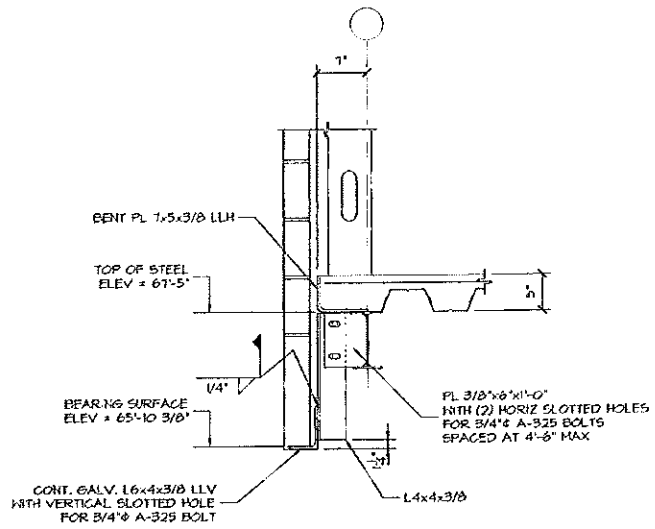
SCALE: AS NOTED

SHEET TITLE:  
 FRAMING SECTIONS & DETAILS

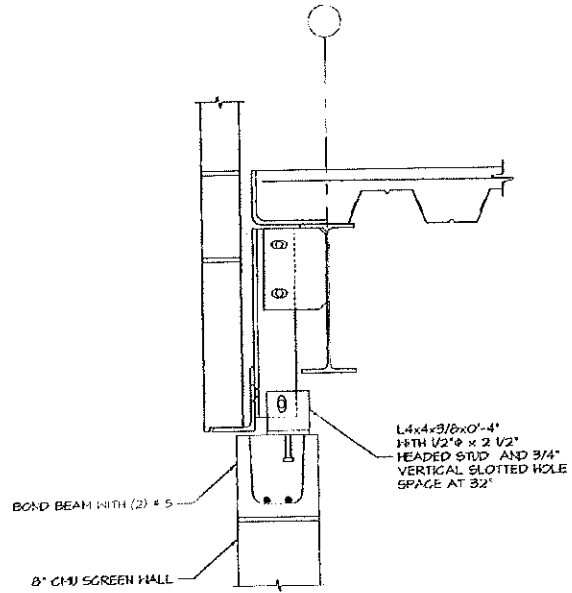
**S3.1**



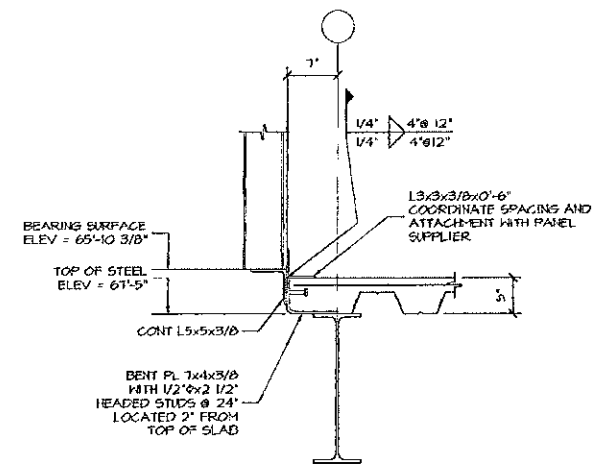
**SECTION 1**  
 1'-1'-0" S1.2  
 TYPICAL AT 1ST FLOOR PERIMETER  
 SEE FOUNDATION PLAN FOR  
 TOP OF WALL CONFIGURATION.



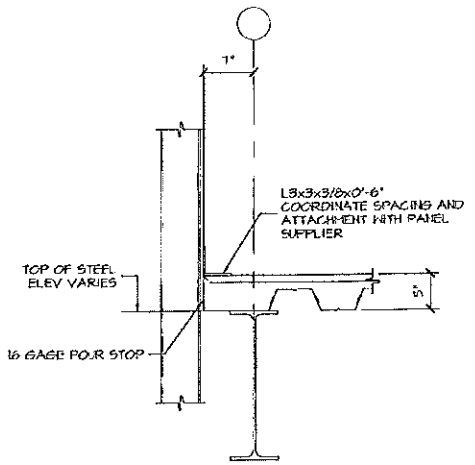
**SECTION 2**  
 1'-1'-0" S1.2



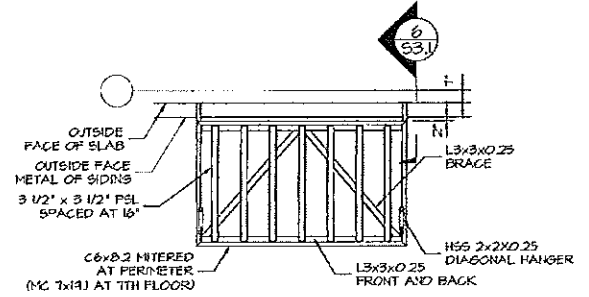
**SECTION 3**  
 1 1/2'-1'-0" S1.2  
 SEE SECTION 2/53  
 FOR ADDITIONAL INFORMATION



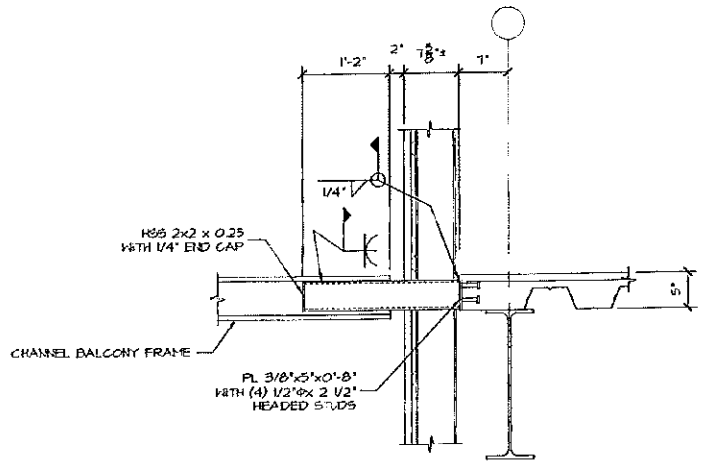
**SECTION 4**  
 1'-1'-0" S1.2



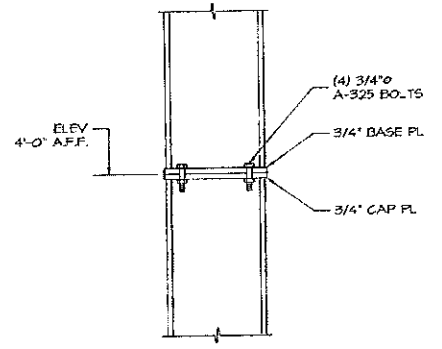
**SECTION 5**  
 1'-1'-0" S1.3  
 S1.4



**BALCONY FRAMING PLAN**  
 1/4"-1'-0"  
 REFER TO ARCHITECTURAL DRAWINGS  
 FOR LOCATIONS AND OVERALL SIZE



**SECTION 6**  
 1'-1'-0" S3.1



**TYP COL SPLICE DETAIL**  
 1'-1'-0"



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**CHESTNUT STREET LOFTS**  
 URBAN REVITALIZATION PROJECT  
 BY CHESTNUT STREET LLC.  
 PORTLAND, MAINE

TFH ARCHITECTS  
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 ARCHITECTURE PLANNING

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REVISIONS  
 Re-issued by Addendum #1  
 01-29-06  
 10/14 Construction Documents  
 02-24-06  
 DATE: February 24, 2006  
 PROJECT No. 0472  
 DRAWN BY: RFW  
 CHECKED BY: RFW  
 SCALE: AS NOTED

SHEET TITLE:  
**BASEMENT MECHANICAL FLOOR PLAN**

M1.0

**MECHANICAL LEGEND:**

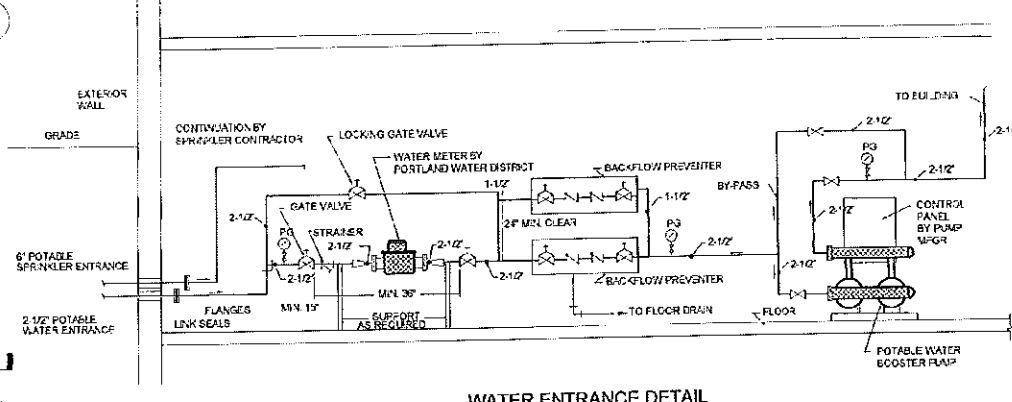
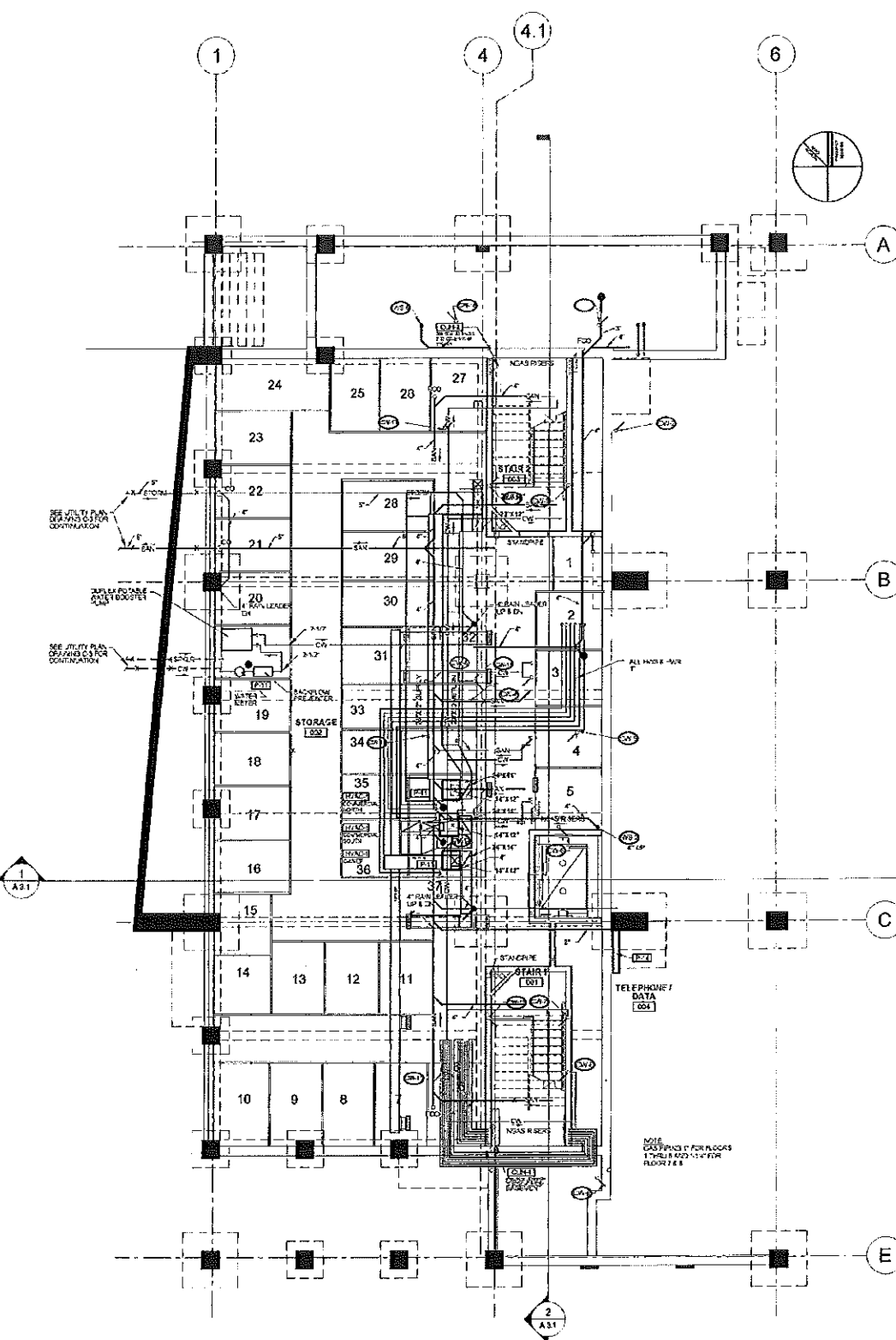
- SAN-X FIRE CAMPER
- SAN-X SANITARY SOL. OR WASTE - ABOVE FLOOR
- VENT VENT UNDER FLOOR
- NGAS NATURAL GAS LINE
- CW COLD WATER
- DHW DOMESTIC HOT WATER
- R/L RAIN LEADER
- S/FYR SFRYER
- HWS HOT WATER SUPPLY
- HWR HOT WATER RETURN
- P/PNG UNDER FLOOR
- P/PNG PIPE RISER
- P/D PIPE DROP
- G/V GATE VALVE
- C/V CHECK VALVE
- F/D FLOOR DRAIN
- H/W PUMP HOT WATER PUMP
- U UNION
- C/S CURT SETTER
- M/P VALVE MULTIPURPOSE VALVE
- P/R VALVE PRESSURE REDUCING VALVE
- W/B BACKFLOW PREVENTER
- S STRAINER
- D/T DIAL TYPE THERMOMETER
- D/P DIAL TYPE PRESSURE GAUGE
- B/R BASEBOARD RADIATION
- B/P BACKFLOW PREVENTER
- C/W CLEANOUT
- CW COLD WATER
- DHW DOMESTIC HOT WATER
- DN DOWN
- EF EXHAUST FAN
- F/O FURNISHED BY OTHERS
- F/C FLOOR CLEANOUT
- NTS NOT TO SCALE
- PAD PORTLAND WATER DISTRICT
- R/C RECIRCULATED DOMESTIC HOT WATER
- R/PZ REDUCED PRESSURE ZONE
- TP TRAP PRIMER
- V/R VENT THROUGH ROOF
- W/O WALL CLEANOUT
- WM WATER METER

**PLUMBING GENERAL NOTES:**

1. ALL PLUMBING FIXTURES SHALL BE BACK VENTED
2. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH STATE OF MAINE PLUMBING RULES OR THESE CONTRACT DOCUMENTS, WHICHEVER IS MORE STRICT
3. COORDINATE LOCATION OF PLUMBING PIPING WITH OTHER TRADES
4. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO PLUMBING FIXTURES PROVIDED BY OTHERS
5. PIPE SIZES ARE NOMINAL (NOT O.D.) UNLESS INDICATED OTHERWISE
6. ALL PIPING SHALL RUN CONCEALED UNLESS SHOWN OTHERWISE
7. ALL PIPING IS SHOWN DIAGRAMMATICALLY. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD
8. NO STRUCTURAL MEMBER SHALL BE CUT OR ALTERED WITHOUT APPROVAL OF ARCHITECT
9. ALL PLUMBING PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE. ALL PIPING ABOVE SLAB SHALL BE ELPPORTED FROM TOP CHORD OF BAR JOISTS
10. ALL PIPING SHALL BE NEW, INSTALLED PARALLEL TO BUILDING LINES AND PITCHED TO LOW POINTS
11. ALL PIPING THRU ROOFS, MASONRY WALLS/PARTITIONS SHALL HAVE PIPE CLEAVES. ALL PIPING PENETRATING WALLS, PARTITIONS OR FLOORS SHALL BE SEALED
12. ALL PIPING SHALL BE NEW, INSTALLED PARALLEL TO BUILDING LINES AND PITCHED TO LOW POINTS
13. ALL PIPING THRU ROOFS, MASONRY WALLS/PARTITIONS SHALL HAVE PIPE CLEAVES. ALL PIPING PENETRATING WALLS, PARTITIONS OR FLOORS SHALL BE SEALED
14. RUN ALL HOT AND COLD WATER PIPING ON WARM SIDE OF BUILDING INSULATION
15. PROVIDE SHOCK ABSORBERS SEED TO P.O.I. STANDARDS WHERE REQUIRED TO AVOID WATER HAMMER
16. PROVIDE DRAIN OFFS AT LOW POINTS IN DOMESTIC WATER PIPING. FITCH PIPING TO DRAIN
17. PROVIDE ACCESSIBLE CLEANOUTS AT BASE OF ALL STACKS AS SHOWN OR AS REQUIRED
18. ALL FIXTURES SHALL HAVE FLOW RESTRICTORS AND BE WATER SAVING TYPES
19. ALL PIPING DROPS TO FIXTURES SHALL BE ANCHORED TO WALLS WITH STEEL SUPPORT BRACKET AND ADJUSTABLE CLIP
20. ALL FAUCETS SHALL NOT EXCEED AMOUNT OF LEAD SPECIFIED IN THE SAFE WATER DRINKING ACT.
21. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES WITH ARCHITECTURAL DRAWINGS

**BOILER SCHEDULE**

| UNIT | INPUT MMBTU | OUTPUT MMBTU | MINIMUM AFUE % | MAXI MODEL NO. | FUEL       | ELECTRICAL AMPS | POWER | DOMESTIC HOT WATER OUTPUT |
|------|-------------|--------------|----------------|----------------|------------|-----------------|-------|---------------------------|
| B-1  | 126.3       | 105.8        | 45.0           | 92             | LUNA 310F1 | NGAS            | 15    | 12000/1                   |



WATER ENTRANCE DETAIL

**PLUMBING FIXTURE SCHEDULE**

| ITEM | FIXTURE                            | WASTE  | TRAP   | VENT   | CW   | HW   | NOTES                    |
|------|------------------------------------|--------|--------|--------|------|------|--------------------------|
| P-1  | WATER CLOSET                       | 4"     | 4"     | 2"     | 1/2" | ---  |                          |
| P-2  | WATER CLOSET ADA APPROVED          | 4"     | 4"     | 2"     | 1/2" | ---  |                          |
| P-3  | WALL MOUNTED LAVATORY              | 1-1/2" | 1-1/2" | 1-1/2" | 1/2" | 1/2" |                          |
| P-4  | WALL MOUNTED LAVATORY ADA APPROVED | 1-1/2" | 1-1/2" | 1-1/2" | 1/2" | 1/2" |                          |
| P-5  | TUB/SHOWER                         | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" |                          |
| P-6  | SHOWER STALL                       | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" |                          |
| P-7  | KITCHEN SINK SINGLE BOWL           | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" |                          |
| P-8  | DISHWASHER (FBO)                   | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" |                          |
| P-9  | CLOTHES WASHER (FBO)               | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" | LAUNDRYMATE              |
| P-10 | SERVICE SINK                       | 2"     | 2"     | 1-1/2" | 1/2" | 1/2" |                          |
| P-11 | FLOOR DRAIN                        | 3"     | 3"     | 1-1/2" | 1/2" | 1/2" | W/ TRAP PRIMER           |
| P-12 | NON-FREEZE HOSE BIBS               | ---    | ---    | ---    | ---  | 3/4" |                          |
| P-13 | ROOF DRAIN                         | ---    | ---    | ---    | ---  | ---  | SEE ROOF PLAN FOR SIZING |
| P-14 | TRENCH DRAIN                       | 3"     | ---    | ---    | ---  | ---  |                          |
| P-15 | INTERIOR HOSE BIBS                 | ---    | ---    | ---    | ---  | 3/4" | 3/4"                     |

1 MECHANICAL BASEMENT PLAN  
 A1.6 1/8" = 1'-0"

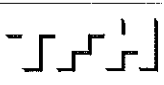
100% CONSTRUCTION DOCUMENTS 02-24-06



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# CHESTNUT STREET LOFTS

URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE



TFH ARCHITECTS  
100 COMMERCIAL STREET  
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TELEPHONE 207 775 6141  
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REVISIONS  
Re-issued by Addendum #1  
01-29-08  
100% Construction Documents  
02-24-09

DATE February 24, 2009

PROJECT No 0422

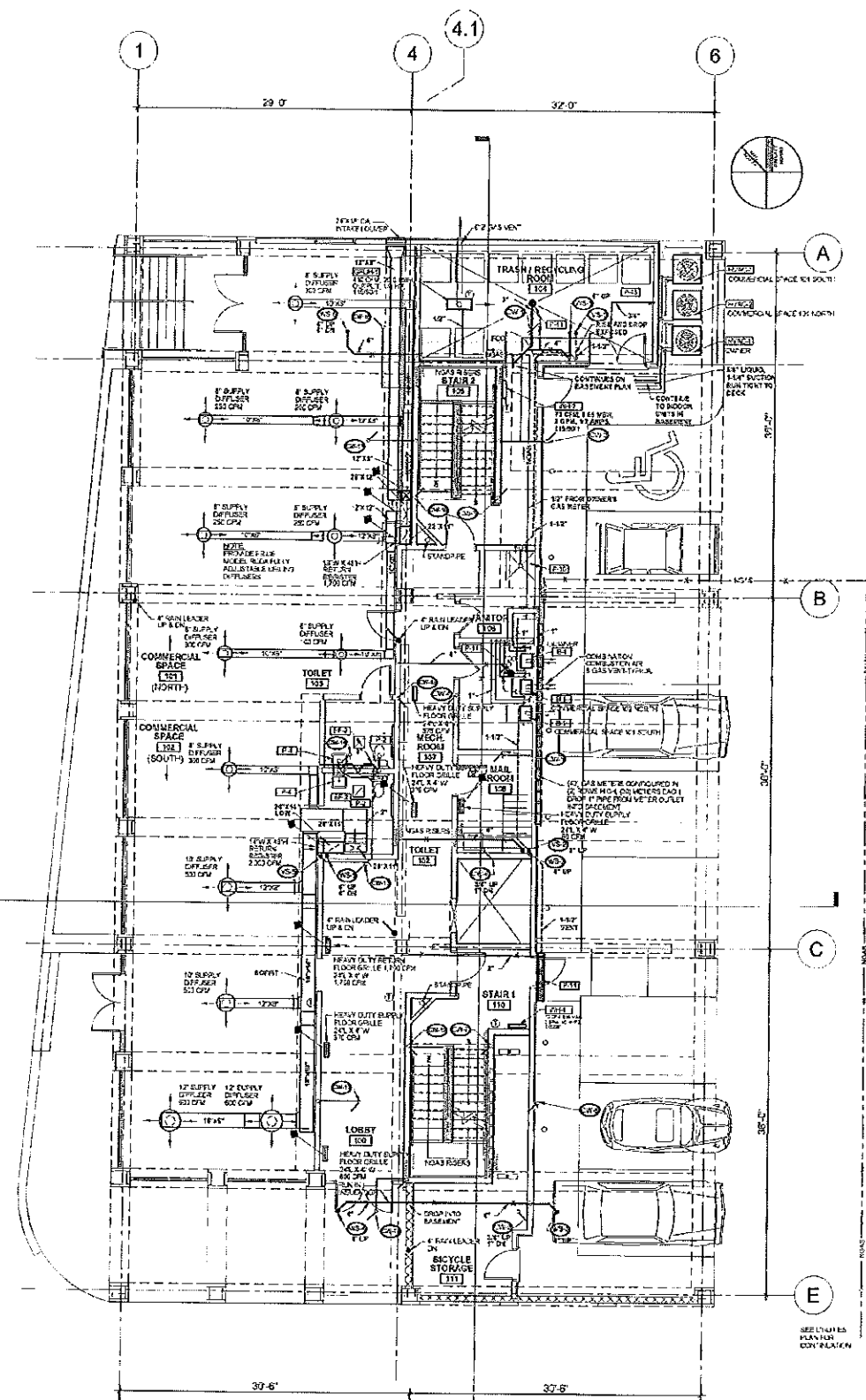
DRAWN BY RPW

CHECKED BY RPW

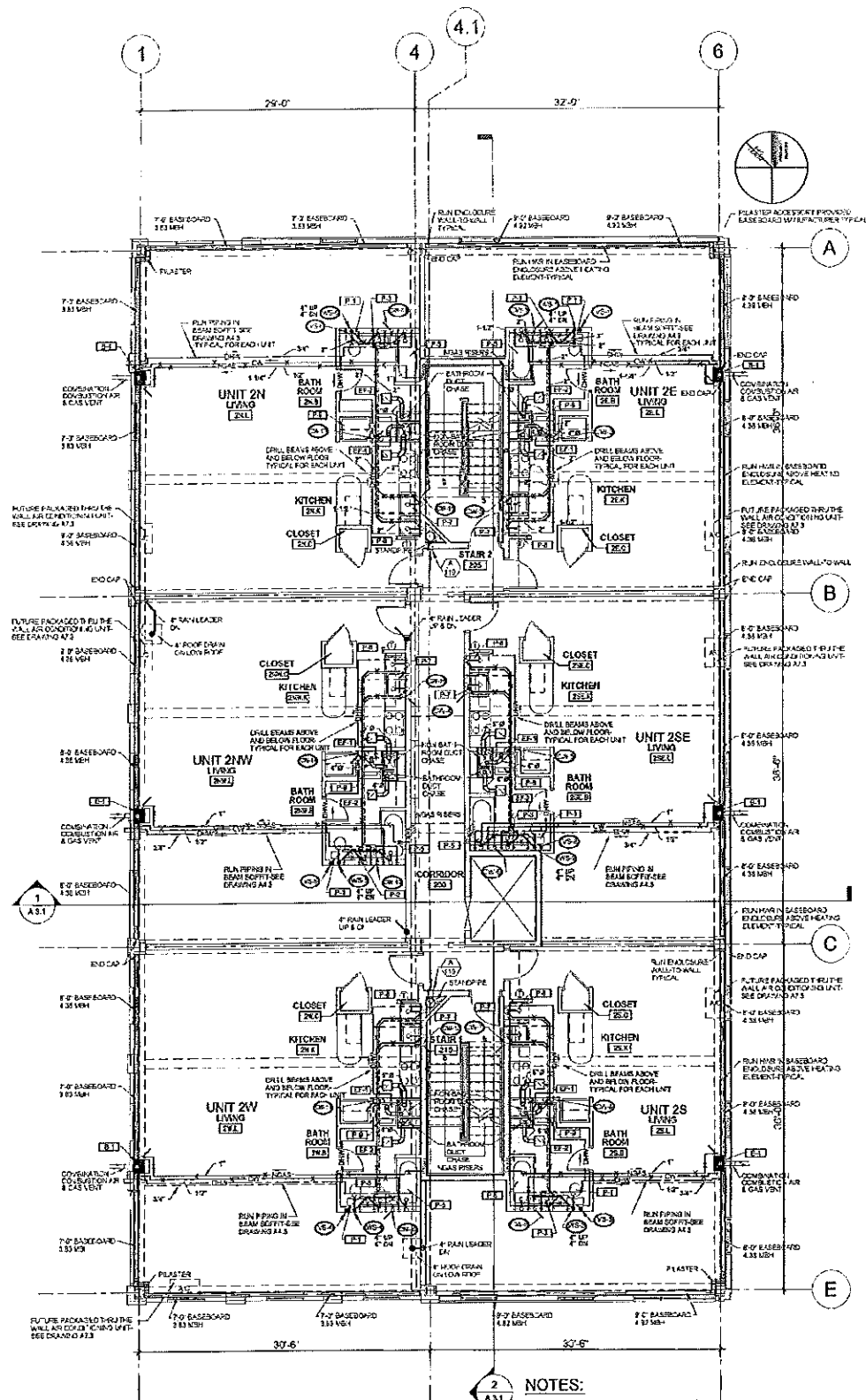
SCALE AS NOTED

SHEET TITLE  
MECHANICAL  
FIRST & SECOND  
FLOOR PLANS

# M1.1



1 FIRST FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



2 SECOND FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

NOTES:  
1. TURN ALL EXHAUST DUCTS UP IN CHASE AND TERMINATE 22" ABOVE BOTTOM OF DUCT  
2. EF-1 DUCT 6", EF-2 DUCT 4"

100% CONSTRUCTION DOCUMENTS 02-24-06