

# OCEAN RIDGE CONDOMINIUMS

## 852 OCEAN AVENUE

### PORTLAND, MAINE

416 AA001

UNITS 1, 2, 3, 4

ARCHITECT:

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

CIVIL ENGINEER:

SEBAGO TECHNICS  
ONE CHABOT STREET  
WESTBROOK, MAINE 04098  
PHONE: 856-0277

STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES, INC.  
6 Q STREET  
SOUTH PORTLAND, MAINE 04106  
PHONE: 767-4830  
FAX: 799-5432

LIST OF DRAWINGS:

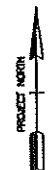
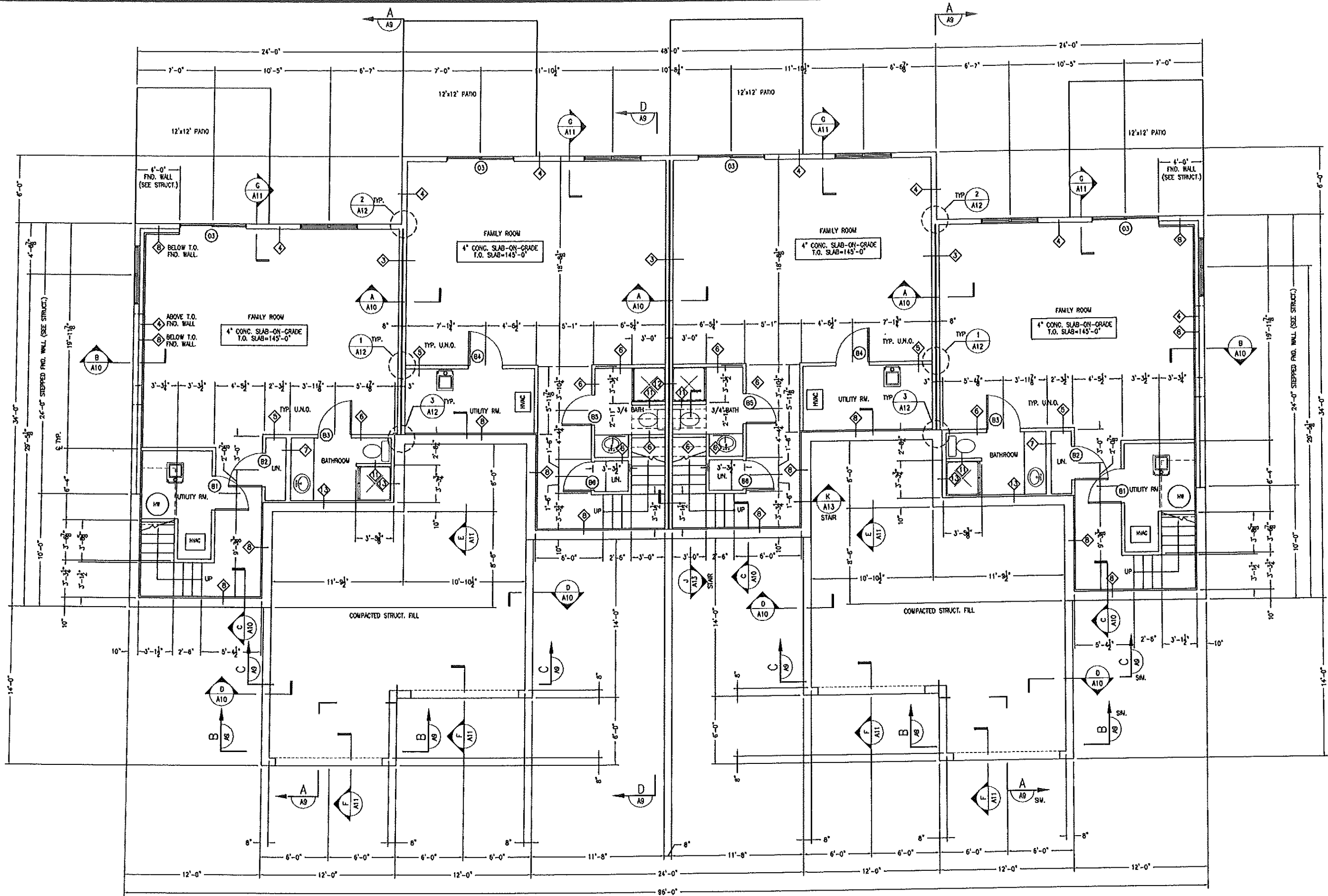
- 1 - GRADING PLAN SHEET 1
- 2 - GRADING PLAN SHEET 2

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- S2 - FOUNDATION PLAN
- S3 - FOUNDATION SECTIONS AND DETAILS
- S4 - FOUNDATION SECTIONS AND DETAILS
- S5 - FIRST FLOOR FRAMING PLAN
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- 1 S10 - FRAMING SECTIONS AND DETAILS

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- A11 - SECTIONS AND DETAILS
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- A13 - STAIR SECTIONS
- A14 - DOOR AND WINDOW SCHEDULES

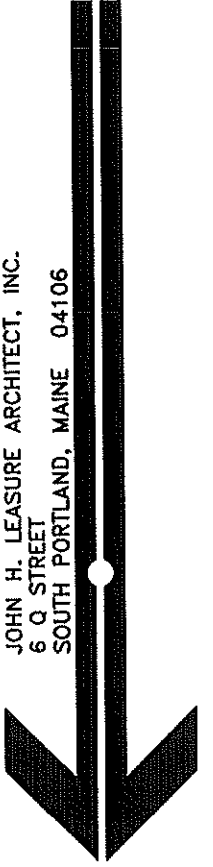
MARCH 17,2003





STATUS	
REV. DATE	3-17-03

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



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

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

**OCEAN RIDGE CONDOMINIUMS**  
 852 OCEAN AVENUE  
 PORTLAND, MAINE  
 BASEMENT FLOOR PLAN  
 UNITS 1, 2, 3, & 4

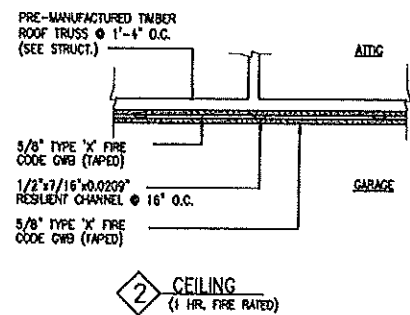
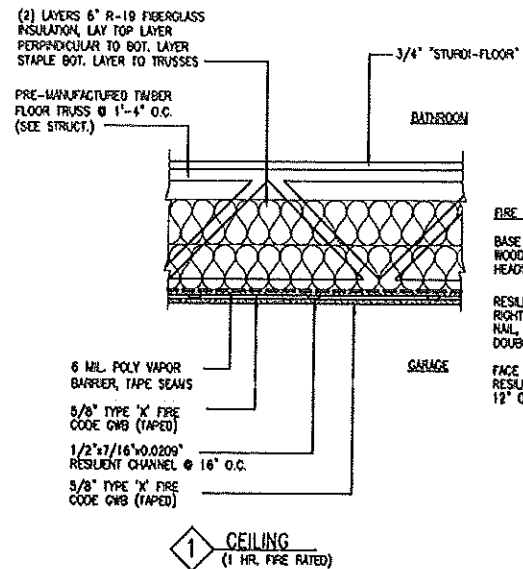




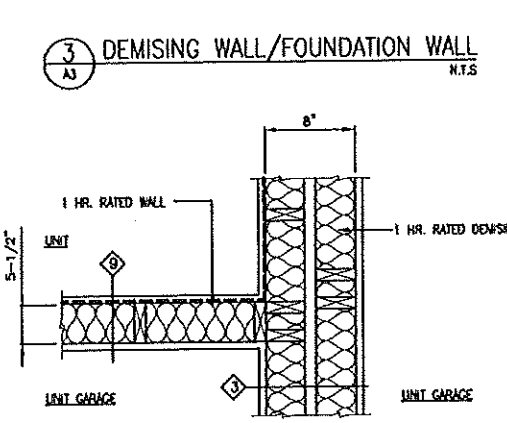
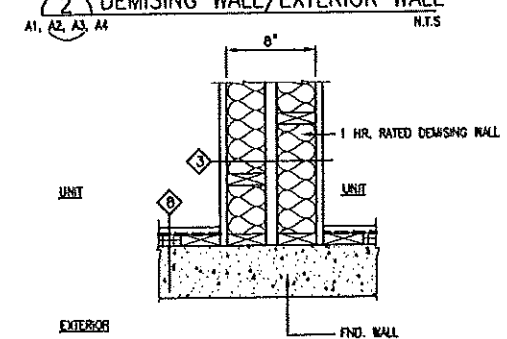
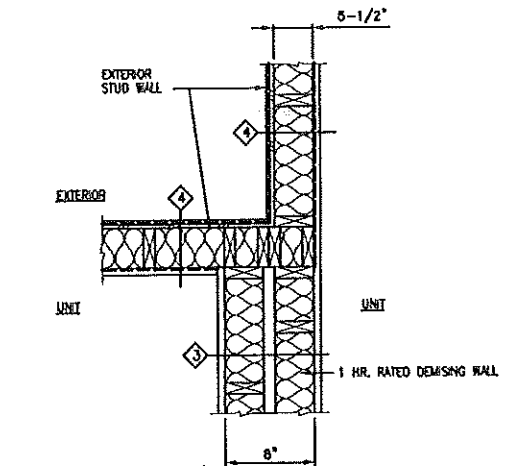
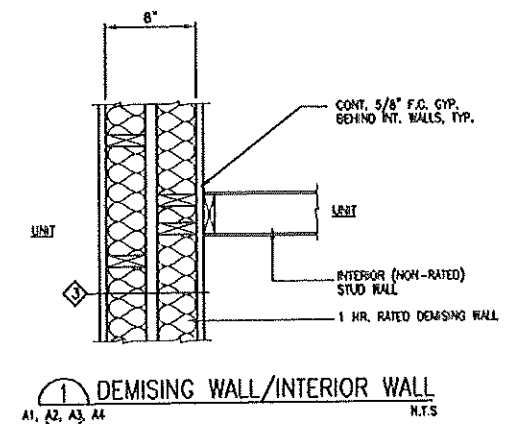
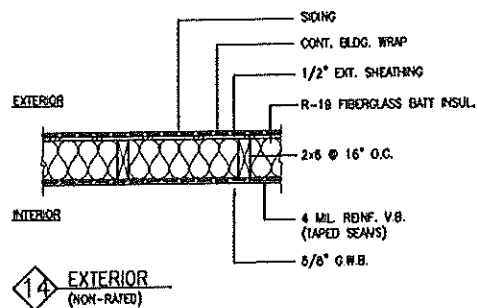
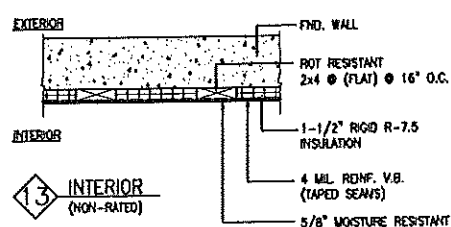
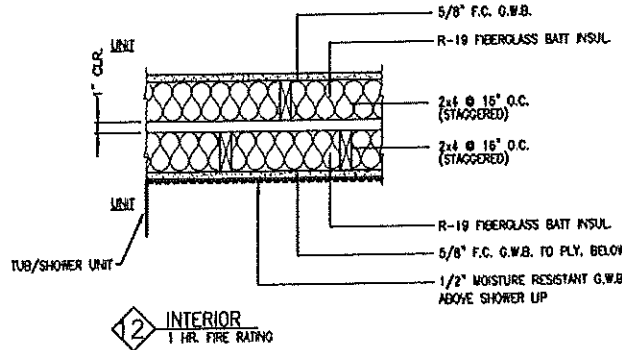
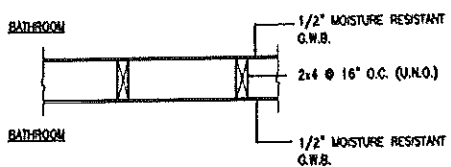
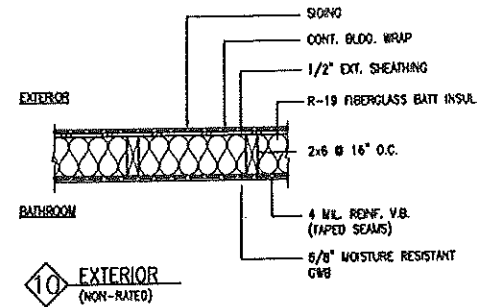
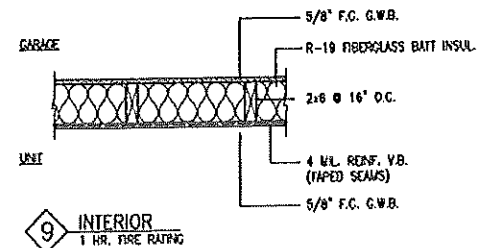
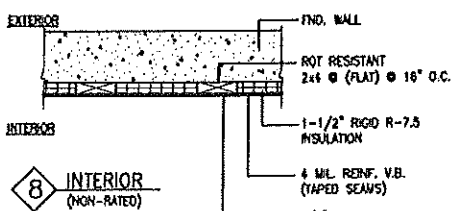
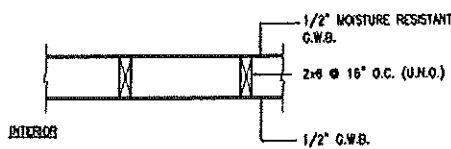
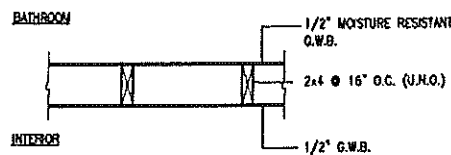
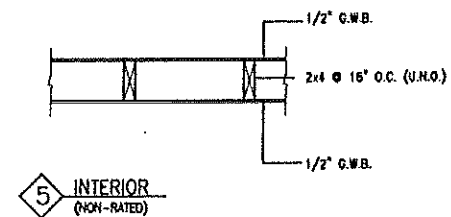
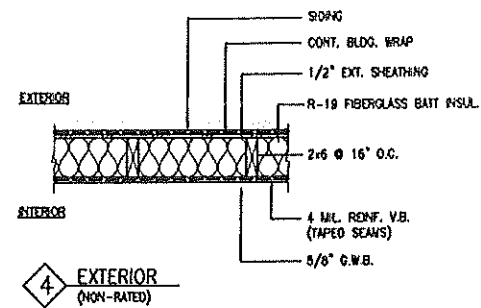
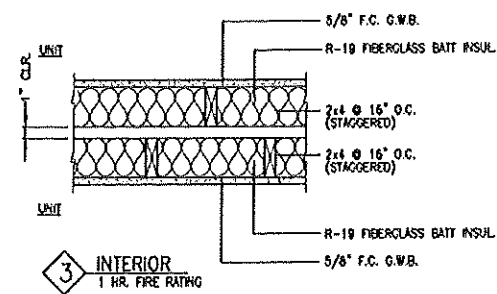




**CEILING TYPES**



**WALL TYPES**

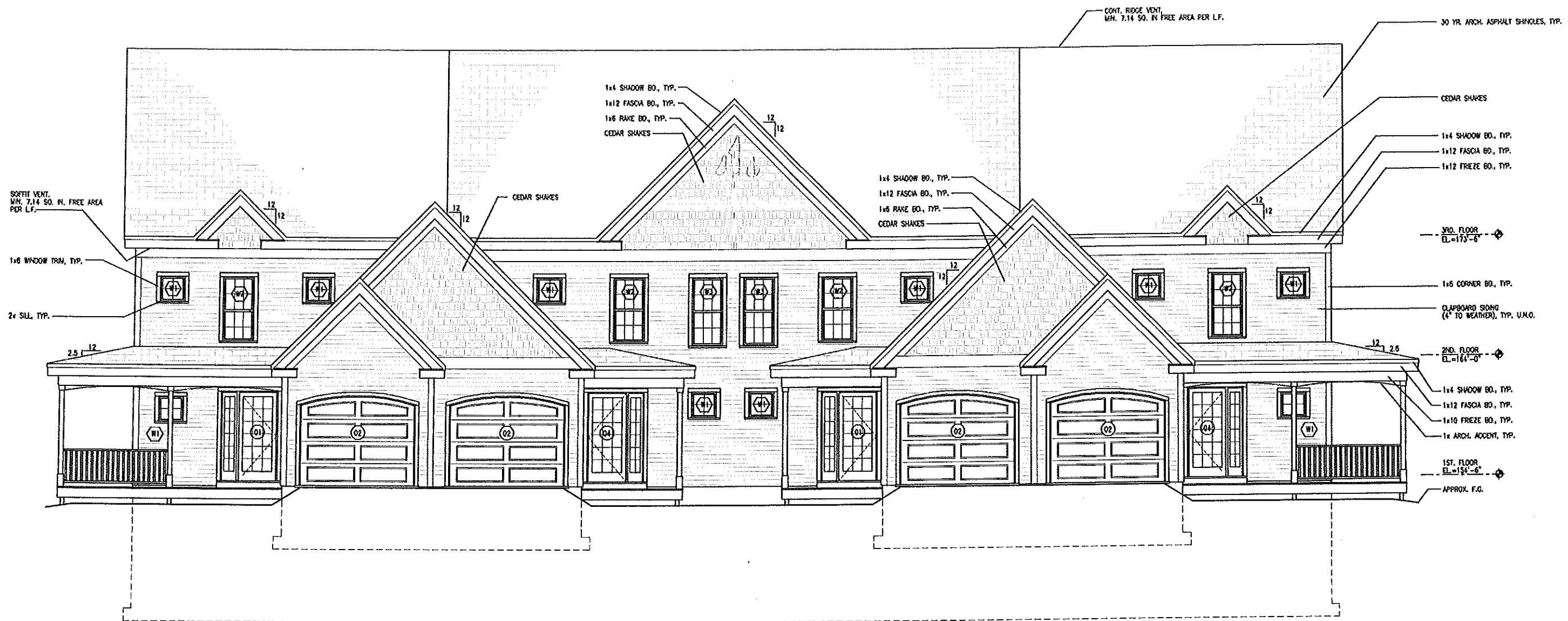


**OCEAN RIDGE CONDOMINIUMS**  
852 OCEAN AVENUE  
PORTLAND, MAINE  
WALL TYPES & DETAILS  
UNITS 1, 2, 3, & 4

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

**A12**

REV.	DATE	BY	DESCRIPTION
	3-17-03		



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

ATTIC VENTILATION

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

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

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

REV. DATE 5-17-03

STATUS

OCEAN RIDGE CONDOMINIUMS  
852 OCEAN AVENUE  
PORTLAND, MAINE  
SOUTH ELEVATION  
UNITS 1, 2, 3, & 4

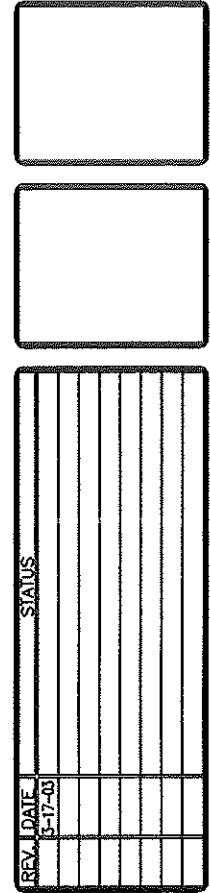
A6



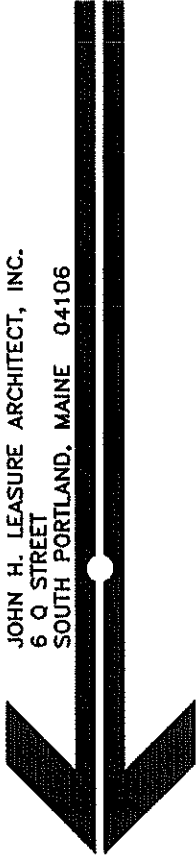


NORTH ELEVATION  
1/4"=1'-0"

NOTE:  
SEE DWG. A8 FOR VENTILATION DATA & NOTES.

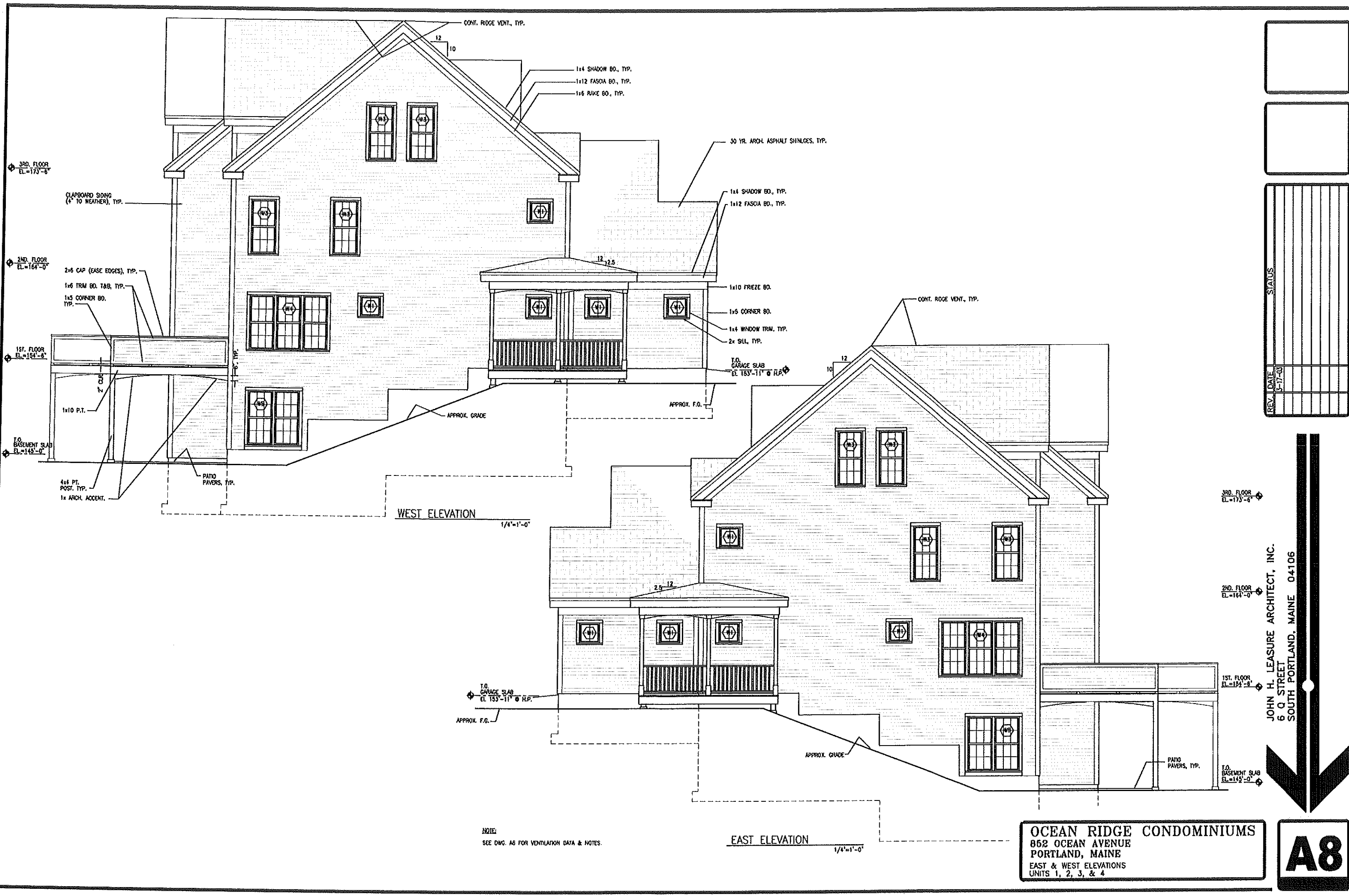


JOHN H. LEASURE ARCHITECT, INC.  
6 Q STREET  
SOUTH PORTLAND, MAINE 04106

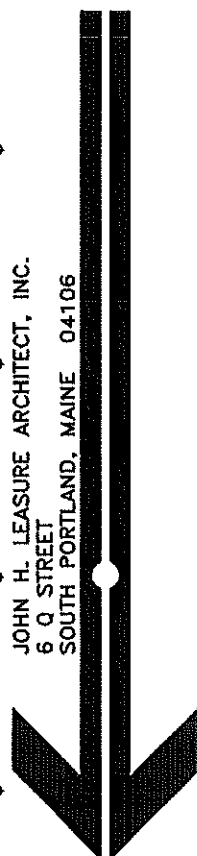


OCEAN RIDGE CONDOMINIUMS  
852 OCEAN AVENUE  
PORTLAND, MAINE  
NORTH ELEVATION  
UNITS 1, 2, 3, & 4

**A7**



REV.	DATE	STATUS

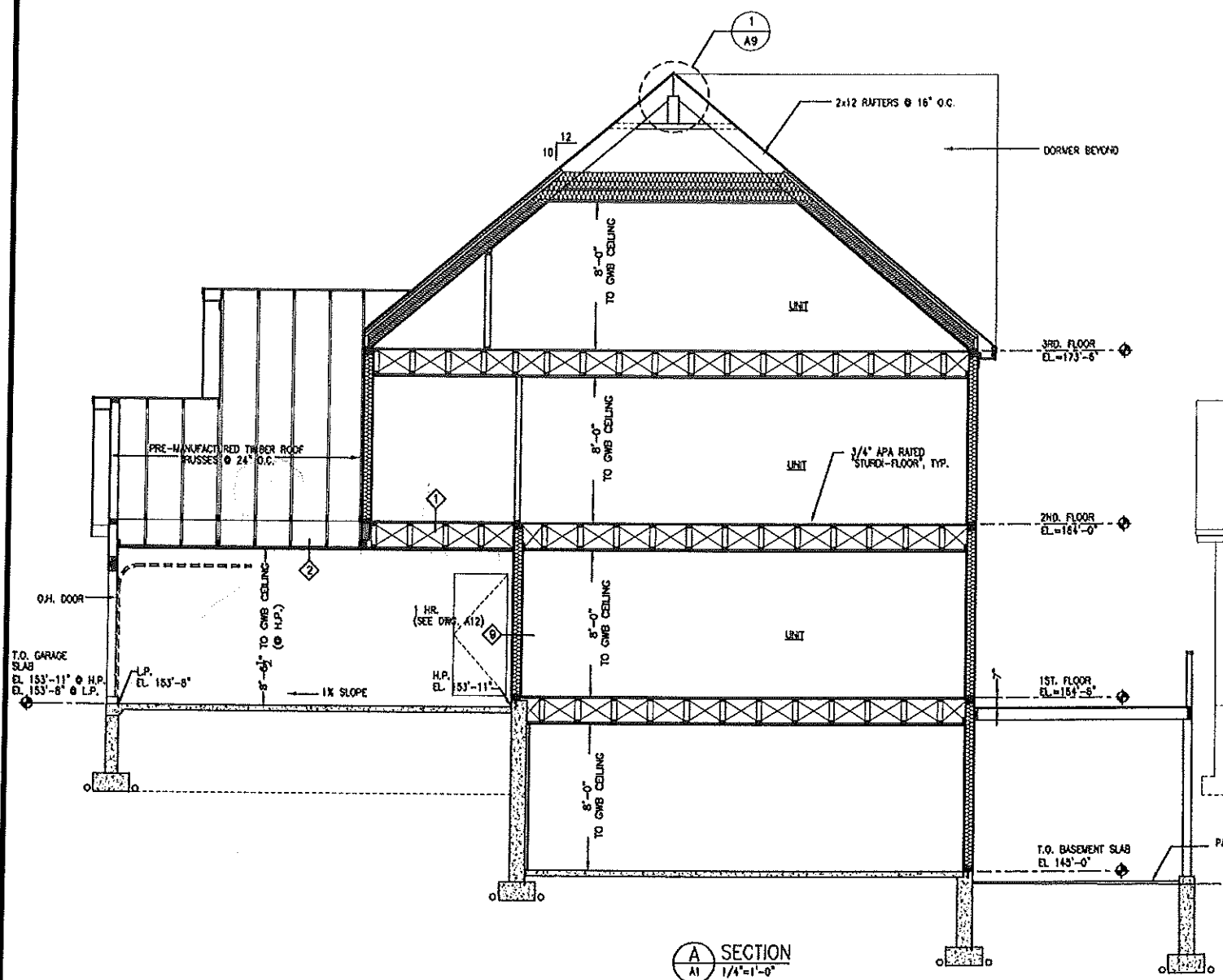


JOHN H. LEASURE ARCHITECT, INC.  
 6 Q STREET  
 SOUTH PORTLAND, MAINE 04106

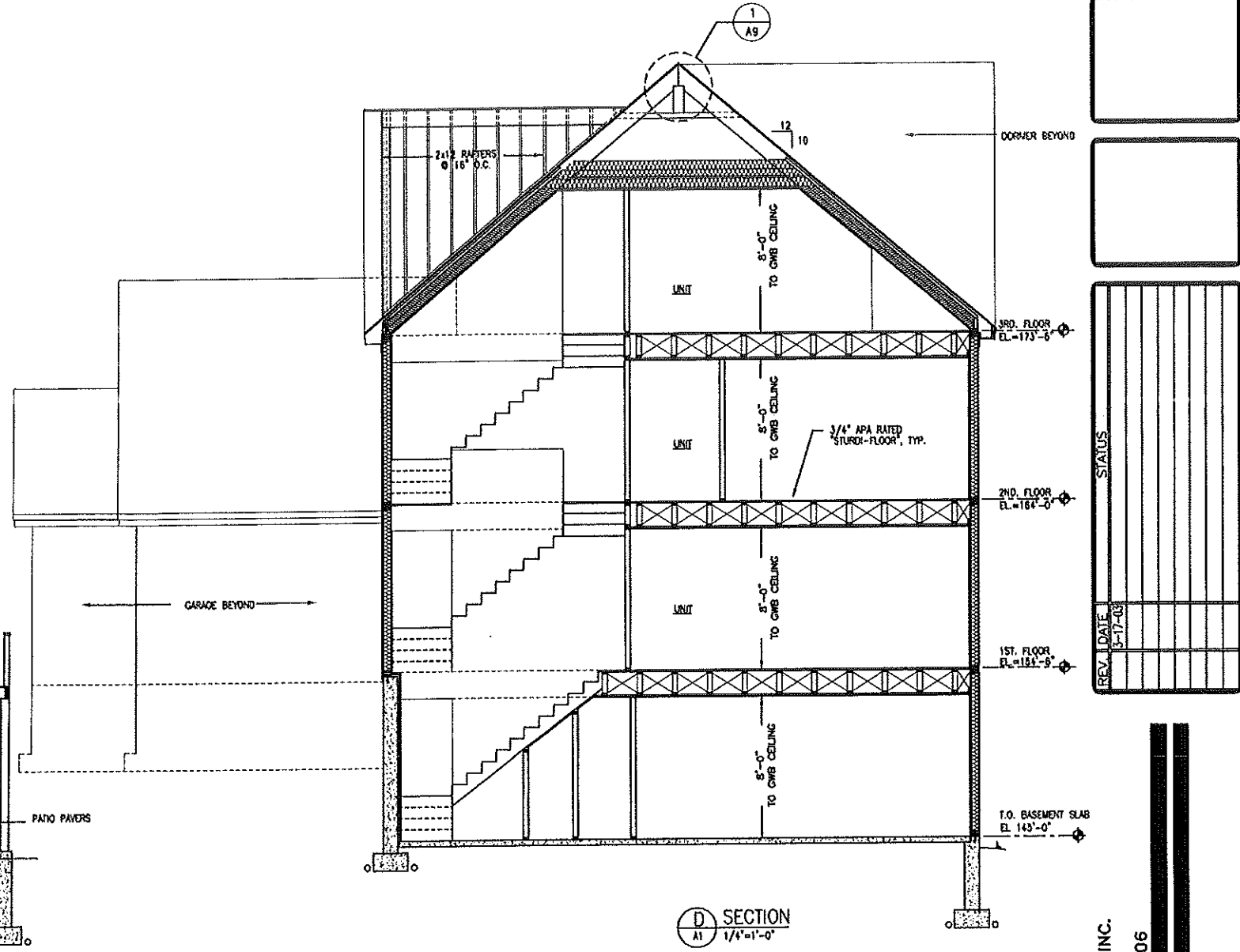
NOTE:  
 SEE DWG. A6 FOR VENTILATION DATA & NOTES.

**OCEAN RIDGE CONDOMINIUMS**  
 862 OCEAN AVENUE  
 PORTLAND, MAINE  
 EAST & WEST ELEVATIONS  
 UNITS 1, 2, 3, & 4

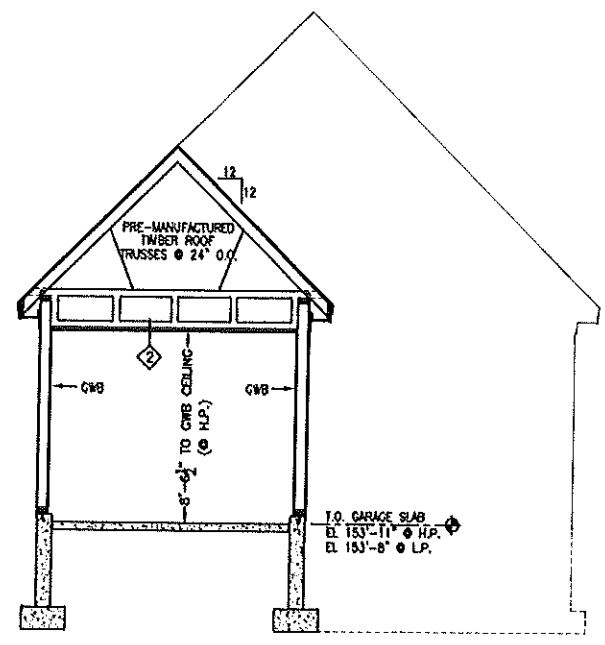
**A8**



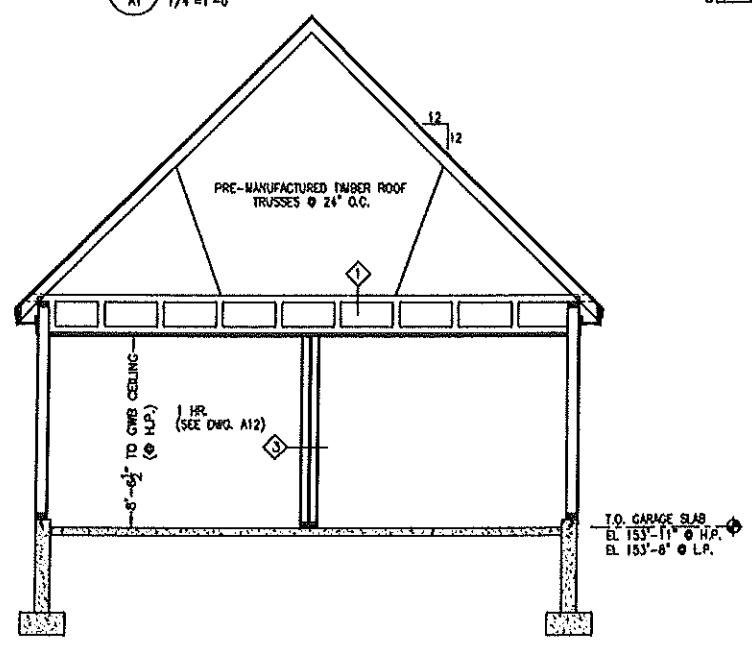
**A SECTION**  
A1 1/4"=1'-0"



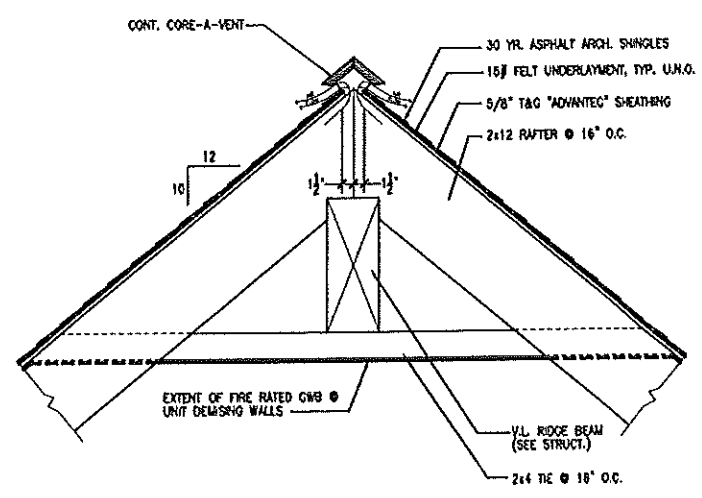
**D SECTION**  
A1 1/4"=1'-0"



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



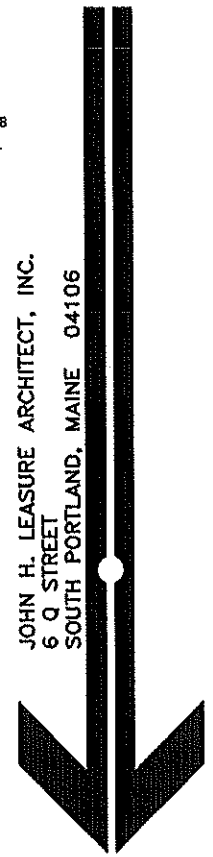
**C SECTION**  
A1 1/4"=1'-0"



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

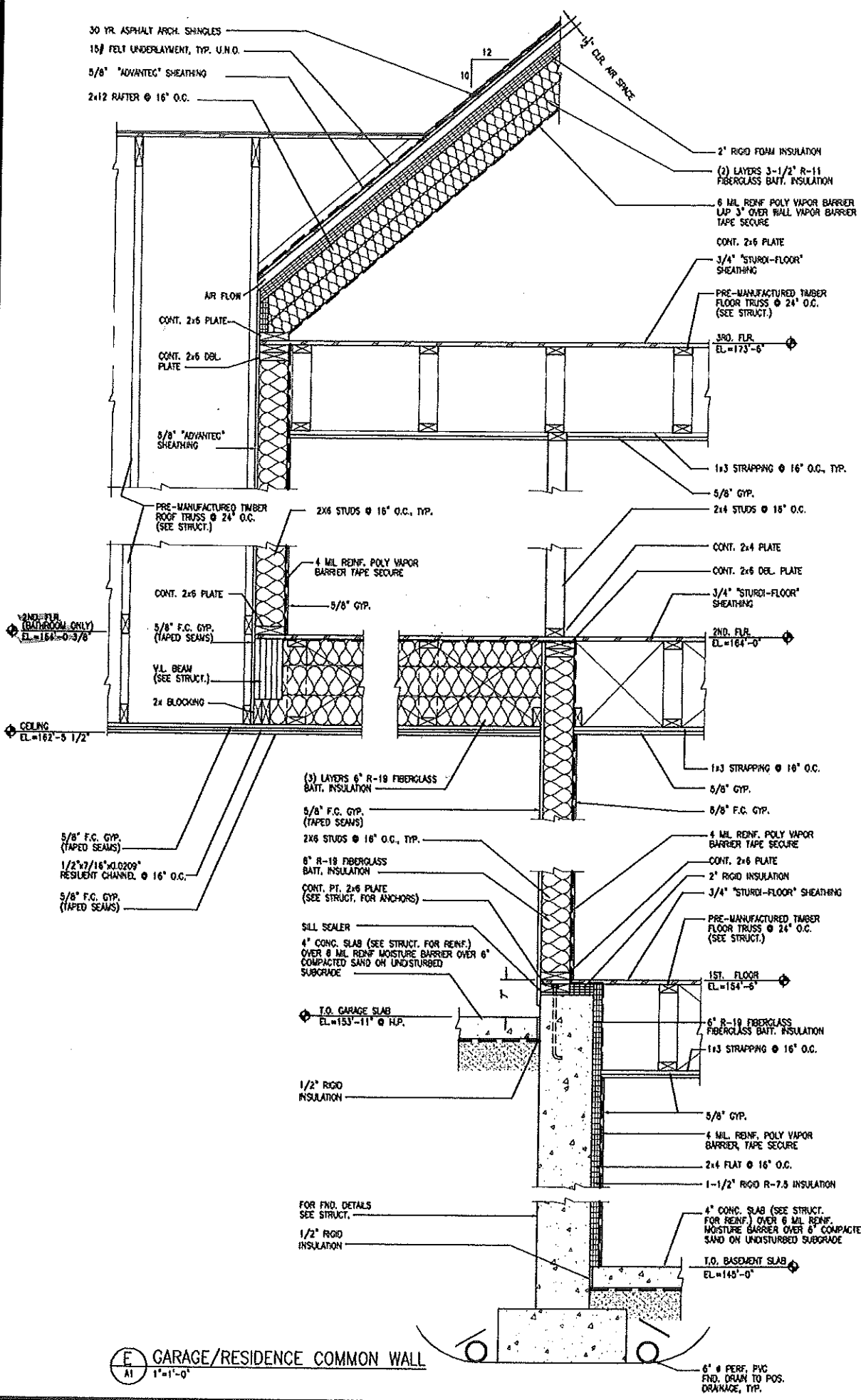
STATUS
REV. DATE
5-17-03

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

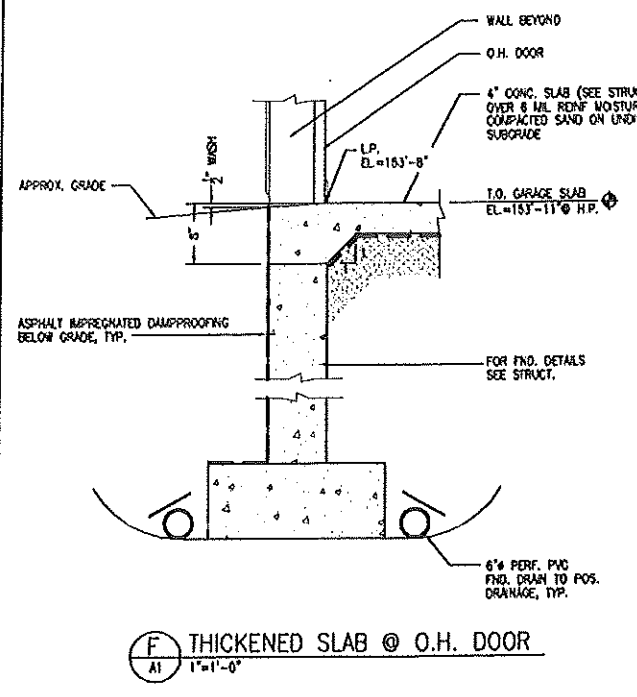


**OCEAN RIDGE CONDOMINIUMS**  
852 OCEAN AVENUE  
PORTLAND, MAINE  
BUILDING SECTIONS  
UNITS 1, 2, 3, & 4

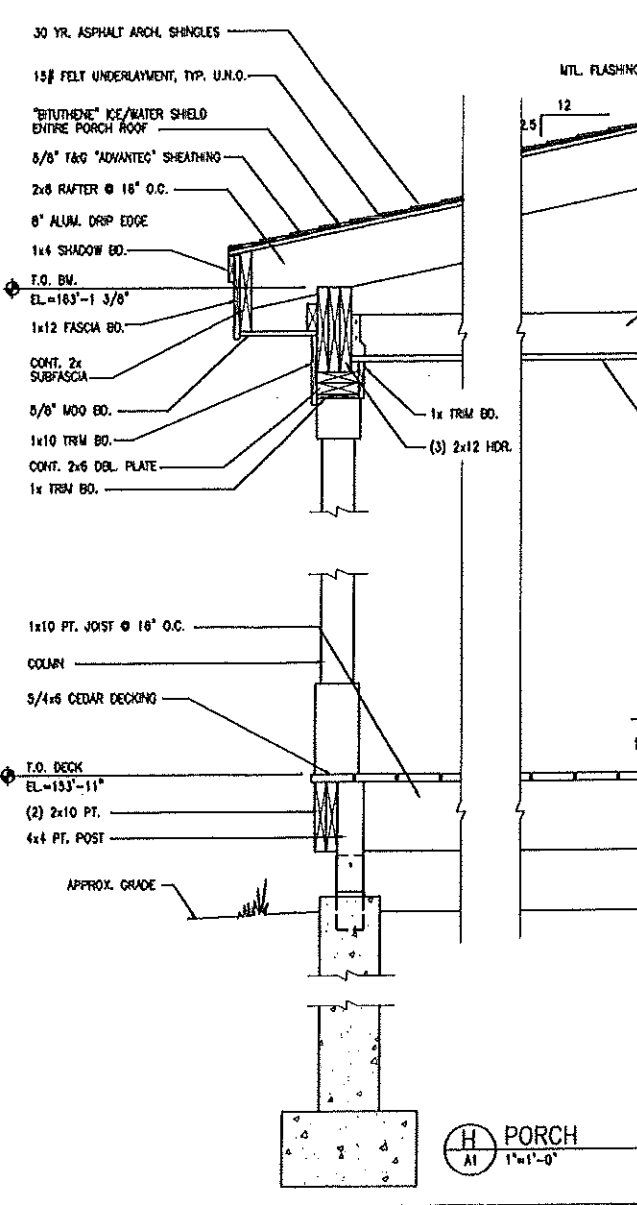
**A9**



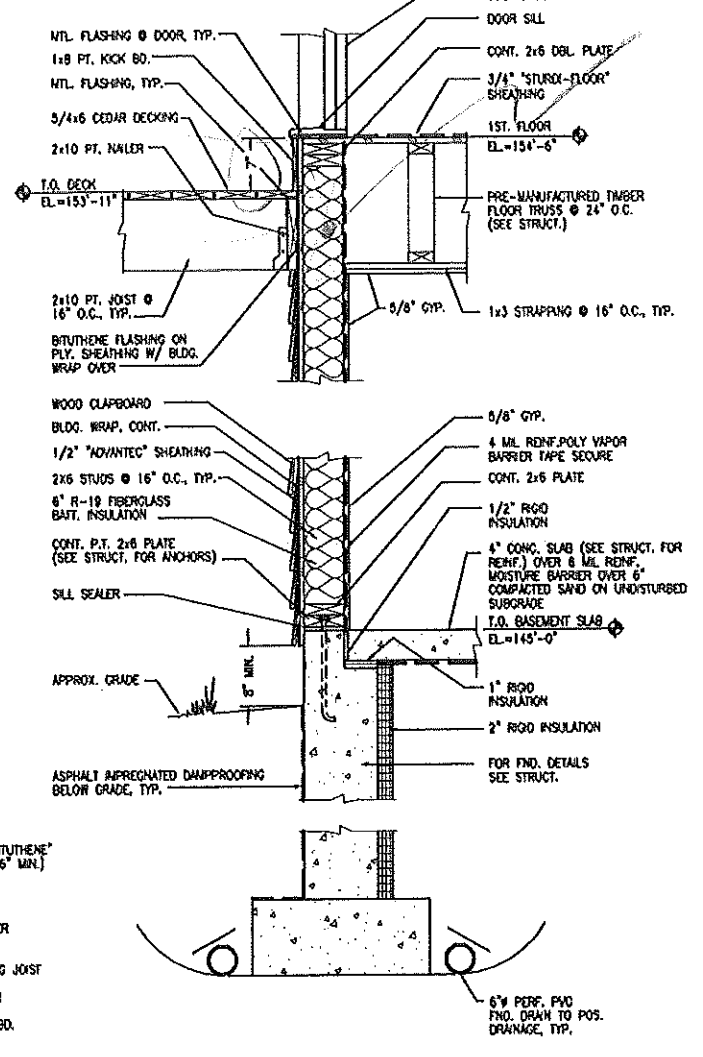
**E GARAGE/RESIDENCE COMMON WALL**  
A1 1"=1'-0"



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



**H PORCH**  
A1 1"=1'-0"



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

REV.	DATE	STATUS
1	3-17-03	

JOHN H. LEASURE ARCHITECT, INC.  
6 Q STREET  
SOUTH PORTLAND, MAINE 04105



**OCEAN RIDGE CONDOMINIUMS**  
852 OCEAN AVENUE  
PORTLAND, MAINE  
BASEMENT FLOOR PLAN  
UNITS 1, 2, 3, & 4

**A11**