OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

UNITS 44, 45 & 46

ARCHITECT:

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CIVIL ENGINEER:

SEBAGO TECHNICS
ONE CHABOT STREET
WESTBROOK, MAINE 04098
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STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES, INC.
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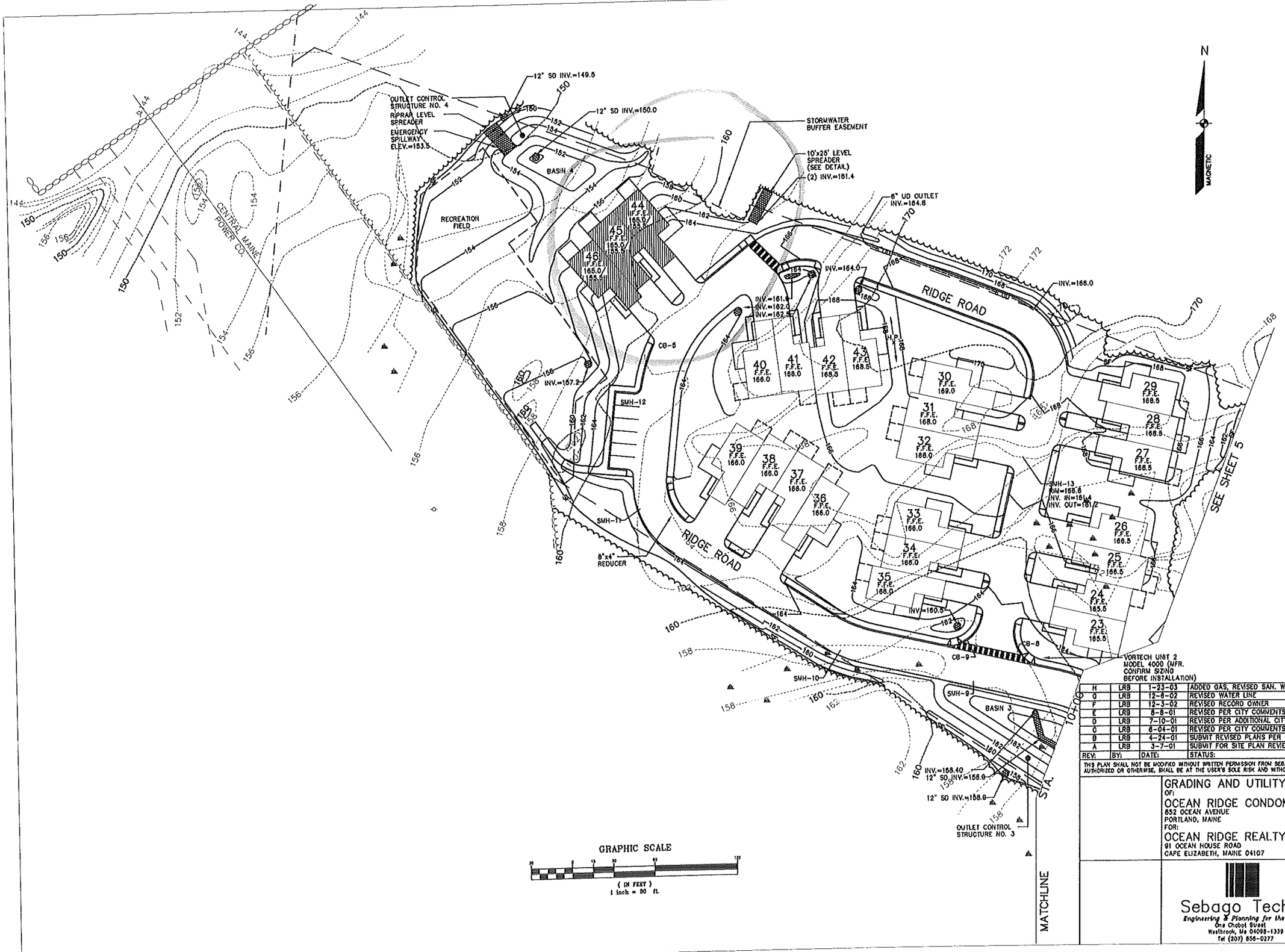
LIST OF DRAWINGS:

NOVEMBER 10, 2004



REV:	BY:	DATE:	STATUS:
H	LRB	1-23-03	ADDED OAS, REVISED SAN. WATER
G	LRB	12-6-02	REVISED WATER LINE
F	LRB	12-3-02	REVISED RECORD OWNER
E	LRB	8-6-01	REVISED PER CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

GRADING AND UTILITY PLAN – 2

OF:

OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE
PORTLAND, MAINE

FOR:

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

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180
DRAWNG:	84180GU2

SHEET 6 OF 18

GENERAL NOTES:

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

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1999)
2. Design Live Loads: (Ground snow load = 60 PSF)

   Roof...42 PSF + Drift
   Living areas.......................................40 PSF

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

FOUNDATION NOTES:

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

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

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

CONCRETE NOTES:

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

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Latest edition.
2. Structural steel:
   a. Structural steel shall conform to ASTM A-36.
   b. Structural tubing shall conform to ASTM A-500 GR.B.
   c. Structural pipe shall conform to ASTM A-53, TYPE E or S.
3. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using 3/4"ø ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

TIMBER TRUSS FRAMING:

1. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
2. Applicable specifications:
   a. National Design Specification for stress graded lumber and its fastening (NDS).
   b. Design specifications for light metal plate connected wood trusses (TPI-Latest edition)
3. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
4. Submittals:
   a. Submit design calculations, shop drawings and erection procedures all affixed with the seal of a professional structural engineer registered in the State of Maine.
   b. Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
5. All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
6. Connector plates shall be galvanized.
7. Timber trusses shall be designed in accordance with BOCA and ASCE 7-99.
8. Provide permanent bottom chord bracing in accordance with the truss plate institute (TPI-latest edition).
9. Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with BOCA 1999.
10. Maximum permissible floor live load deflection = L/480
    See S8 for floor loadings

TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWPA C-18.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on walls.
6. Nailing not specified shall conform with BOCA 1999.
7. Exterior wall sheathing shall be 1/2" thick APA rated sheathing fastened with 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate, (typ unless otherwise noted)
8. Floor decking shall be 3/4" thick APA rated "STURDI-FLOOR" plywood sheathing fastened with construction adhesive and 10d nails @ 6" o.c. at panel edges and intermediate.
9. Roof sheathing shall be 5/8" thick APA rated sheathing fastened with 10d nails @ 6" o.c. at panel edges and intermediate.
10. All 2 x P.T. sill plates shall be installed on sill sealer.

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rev.	date	description	appr'd

designed by: JHL
drawn by: JAH
checked by: JHL
scale: NO SCALE
date: OCTOBER 5, 2004
plot date:
project #: 22035

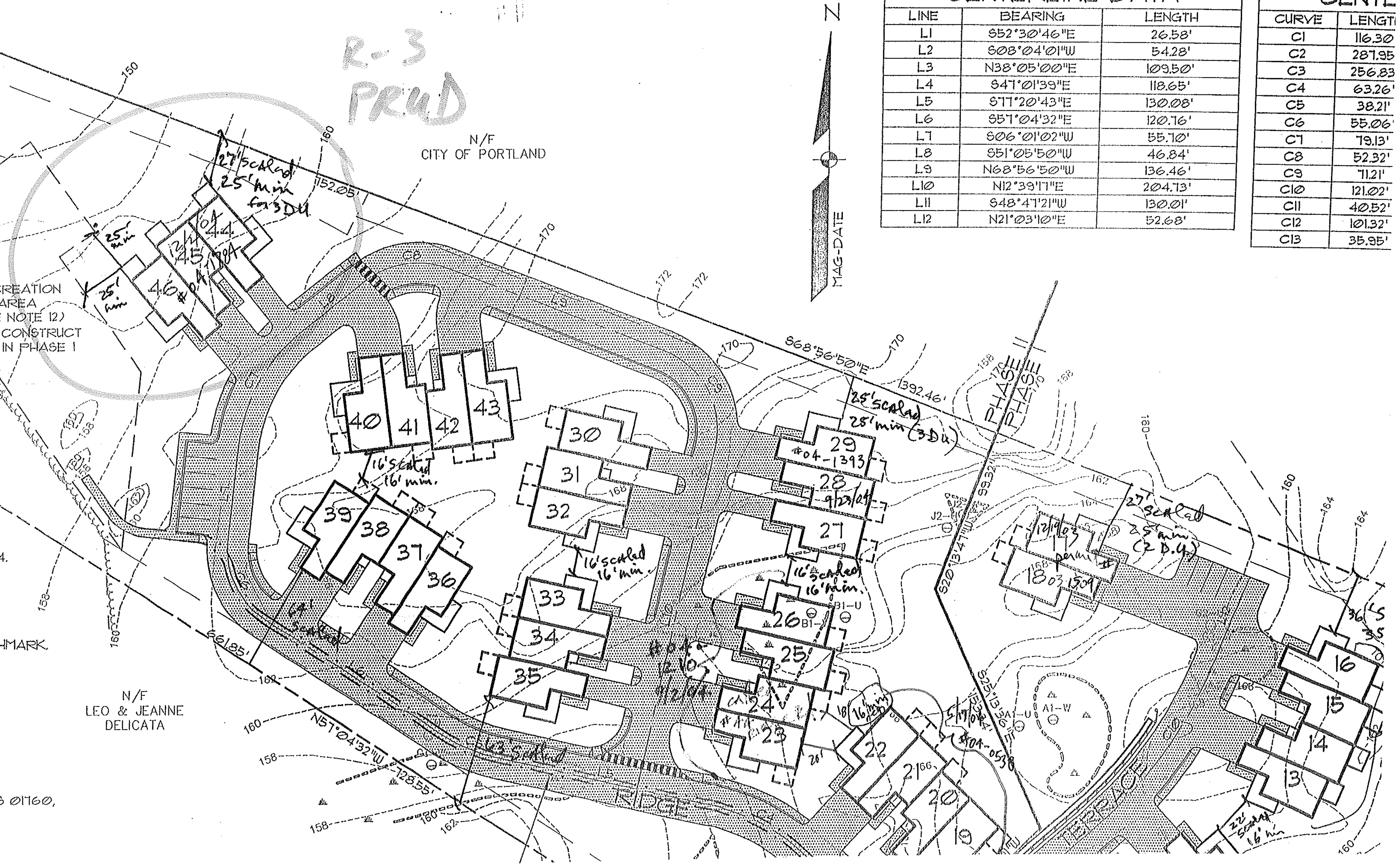
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

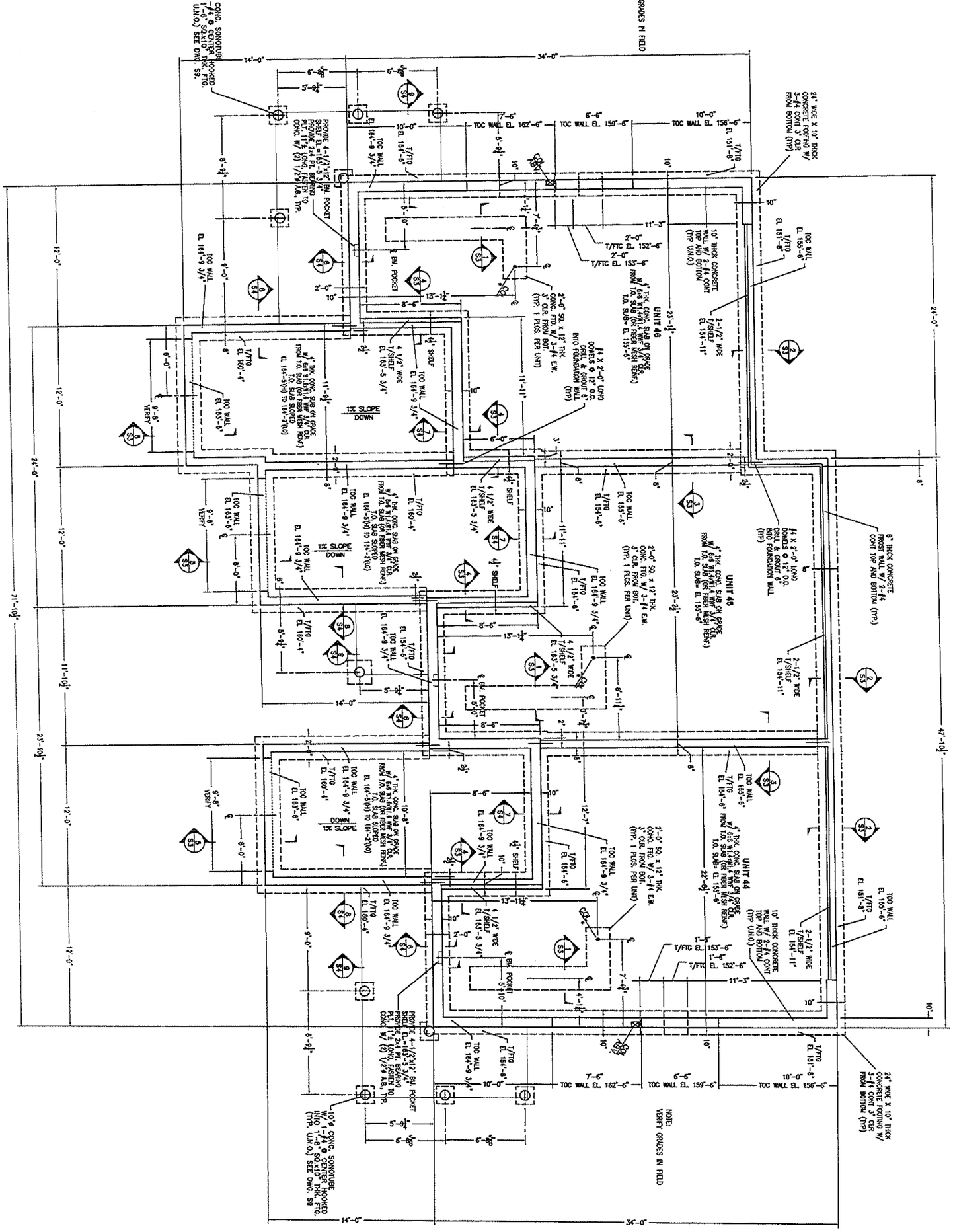
GENERAL NOTES
UNITS 44, 45 & 46

S1

CENTERLINE DATA		
LINE	BEARING	LENGTH
L1	S52°30'46"E	26.58'
L2	S08°04'01"W	54.28'
L3	N38°05'00"E	109.50'
L4	S47°01'39"E	118.65'
L5	S77°20'43"E	130.08'
L6	S57°04'32"E	120.76'
L7	S06°01'02"W	55.70'
L8	S51°05'50"W	46.84'
L9	N68°56'50"W	136.46'
L10	N12°39'17"E	204.73'
L11	S48°47'21"W	130.01'
L12	N21°03'10"E	52.68'

CENTE	
CURVE	LENGT
C1	116.30
C2	287.95
C3	256.83
C4	63.26'
C5	38.21'
C6	55.06'
C7	79.13'
C8	52.32'
C9	71.21'
C10	121.02'
C11	40.52'
C12	101.32'
C13	35.95'





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

NOTES:
1. SEE GENERAL NOTES ON S1.
2. "x" INDICATES 3-1/2"ø LALLY COLUMN ON A 2'-6" SQ. x12" THICK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING.

PROJECT NORTH

S2

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 44, 45 & 46

designed by: JHL	
drawn by: JML	
checked by: JHL	
scale:	
date: OCTOBER 5, 2004	
plot date: —	
project #: 23035	

rev.	date	description	appr'd

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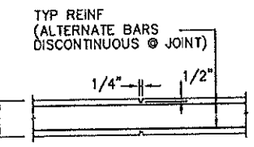
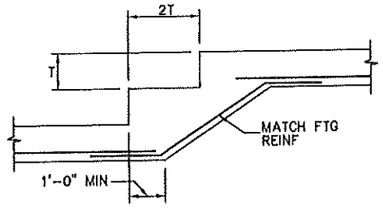


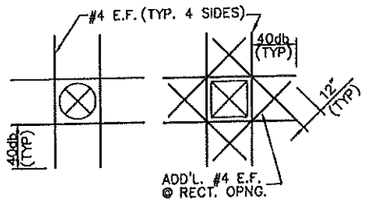
P CONTROL JOINT IN WALL



TYP STEP FOOTING DETAIL

N.T.S.

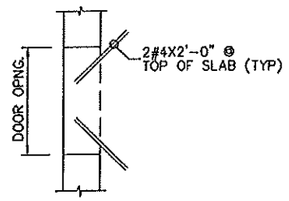
NOTE: T = FOOTING THICKNESS



TYP. OPENING IN WALL OR SLAB

N.T.S.

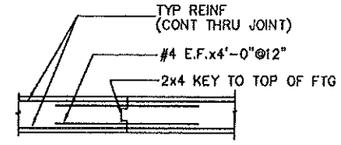
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



TYP. SLAB CORNER DETAIL @ DOOR

N.T.S.

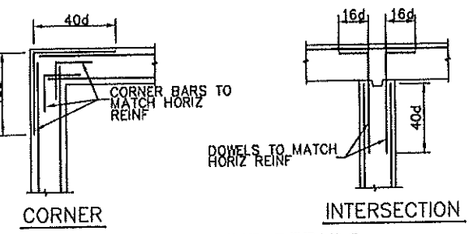
NOTE: PROVIDE 2#4X4'-0"(TOP) IN SLAB AT INSIDE CORNERS, SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



TYP. CONSTRUCTION JOINT IN WALL

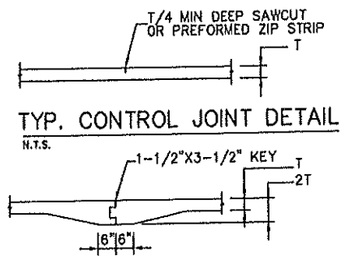
N.T.S.

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



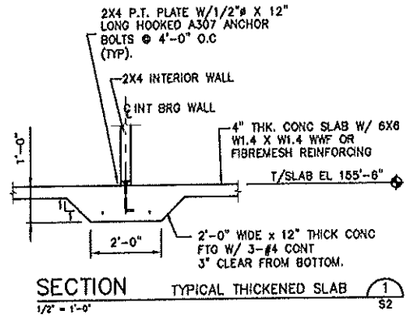
TYP WALL REINF DETAILS

N.T.S.



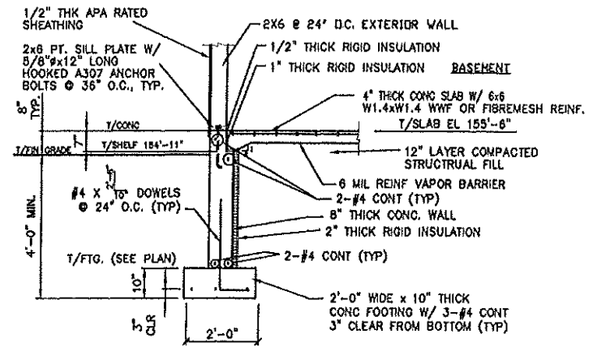
TYP. CONSTRUCTION JOINT DETAIL

N.T.S.

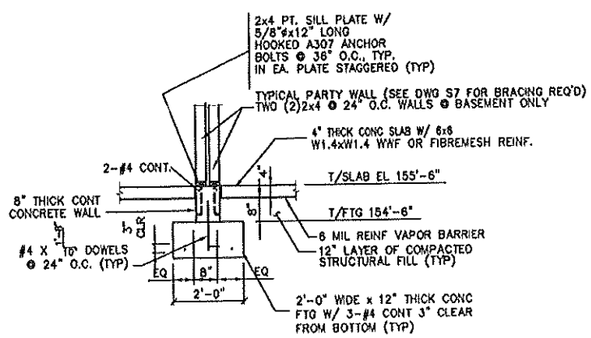


SECTION TYPICAL THICKENED SLAB (1/S2)

1/2" = 1'-0"

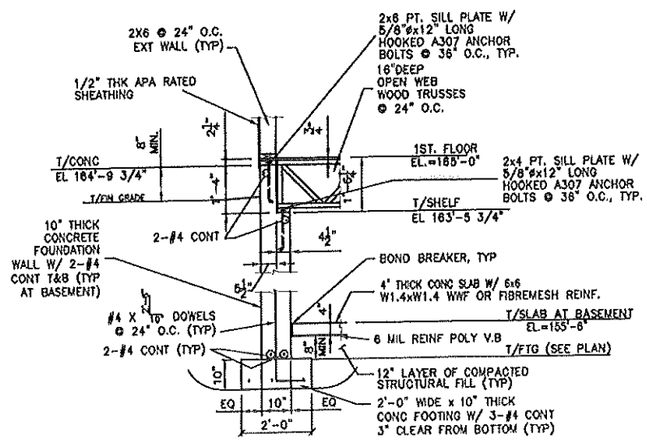


SECTION TYPICAL EXTERIOR FROST WALL (2/S2)



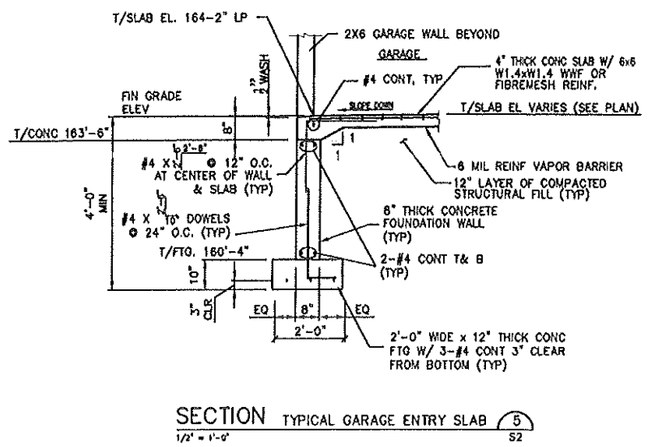
SECTION TYPICAL PARTY WALL (3/S2)

1/2" = 1'-0"



SECTION TYPICAL BASEMENT WALL AT FLOOR TRUSS BEARING (4/S2)

1/2" = 1'-0"



SECTION TYPICAL GARAGE ENTRY SLAB (5/S2)

1/2" = 1'-0"

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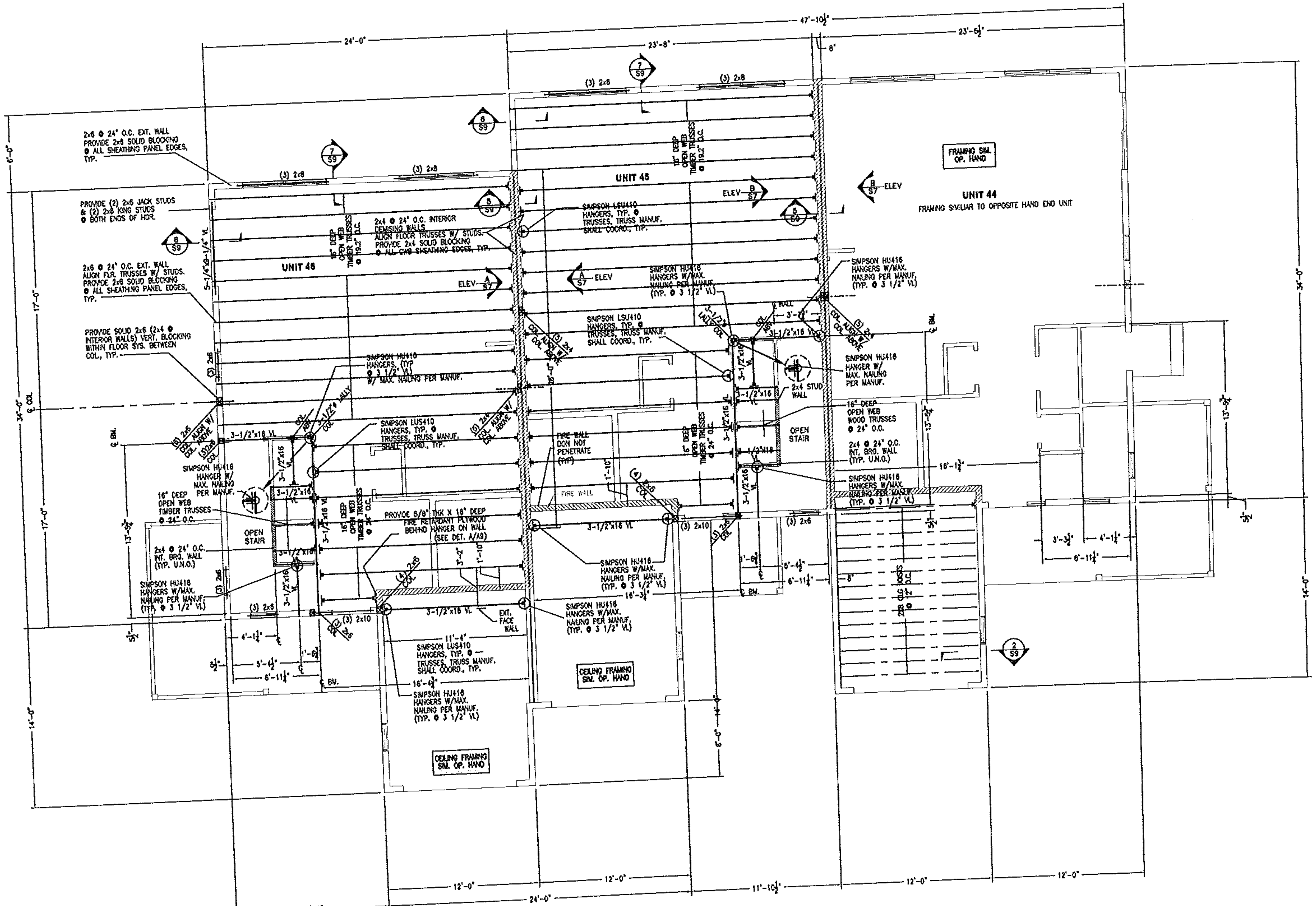
rev.	date	description	appr'd
			JHL

designed by: JHL
drawn by: JMC
checked by: JHL
scale:
date: OCT. 5, 2004
plot date: -
project # 230305

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 44, 45 & 46

S3



SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

LEGEND

BEARING WALL

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "VL" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. PROVIDE 2x6 JACK STUDS PLUS 2x8 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

S6

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 44, 45 & 46

designed by: JML
drawn by: JML
checked by: JML
scale:
date: OCTOBER 5, 2004
plot date: –
project #: 23035

rev.	date	description	appr'd

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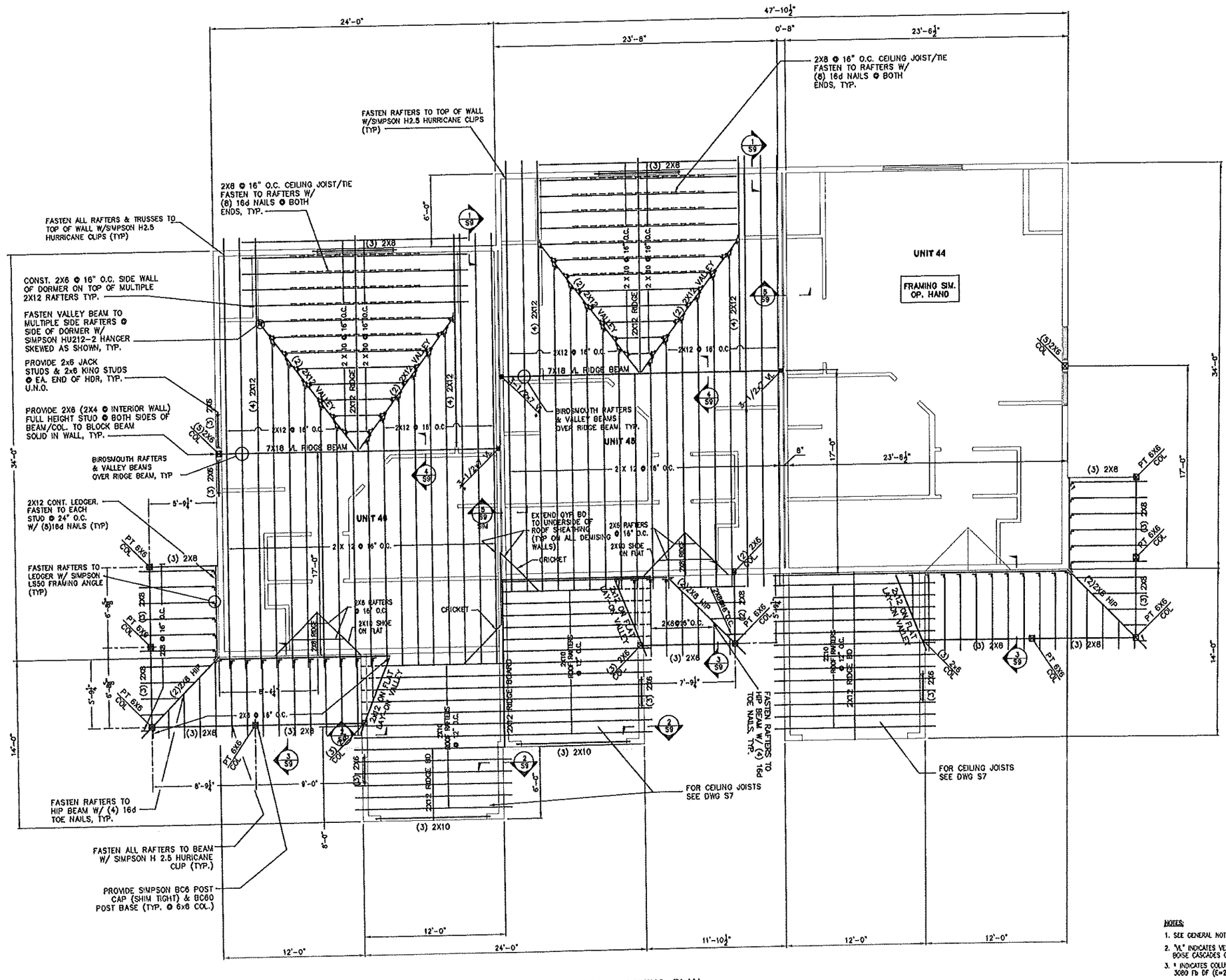
PROJECT NORTH



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

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "VL" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. * INDICATES COLUMN PROPERTIES SHALL BE "VERSA-LAM BEAM" 3080 Fb DF ($E=2.0x10^6$ PSI AND Fb=3080 PSI).
4. ROOF TRUSS LOADING SHALL BE AS FOLLOWS:

   TCLL=40 PSF
   TCDL=10 PSF
   BCLL=0 PSF
   BCDC=10 PSF

   TRUSS TYPE 'A' @ 24" O.C.

LEGEND

BEARING WALL

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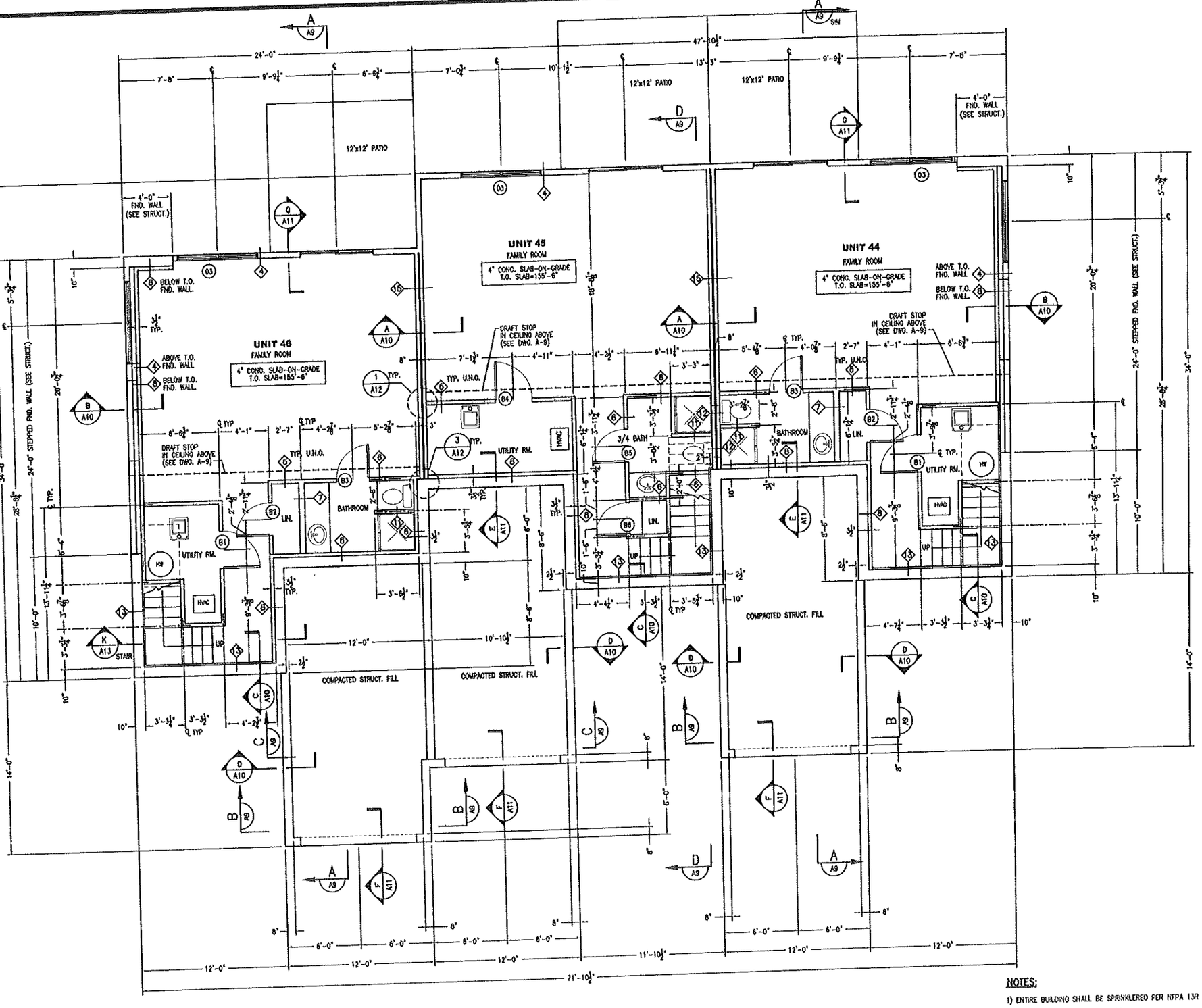
rev.	date	description	appr'd

designed by: JHL
drawn by: JHL
checked by: JHL
scale:
date: OCTOBER 3, 2004
plot date: –
project #: 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF FRAMING PLAN
UNITS 44, 45 & 46

S8



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

* NOTE: CONTRACTOR SHALL COORDINATE NEW WINDOW ROUGH-IN CENTERLINE DIMENSIONS WITH NEW WINDOW TYPES AND ALIGN VERTICALLY.
REFER TO DWG A14 FOR REVISED WINDOW R.O. DIMENSIONS.

NOTES:

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

PROJECT NORTH

STATUS

REV. | DATE
10/05/04

JOHN H. LEASURE ARCHITECT, INC.
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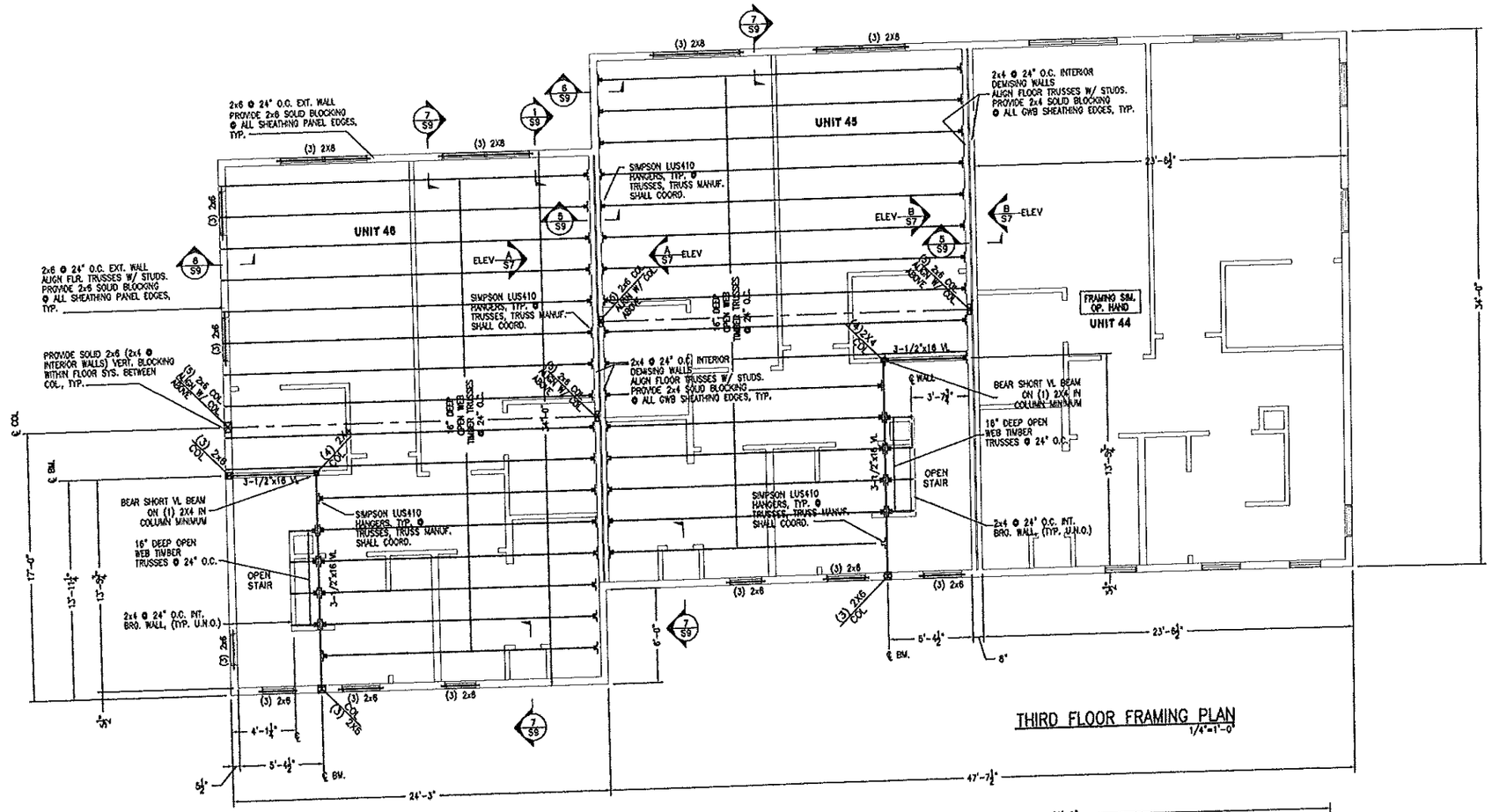
OCEAN RIDGE CONDOMINIUMS

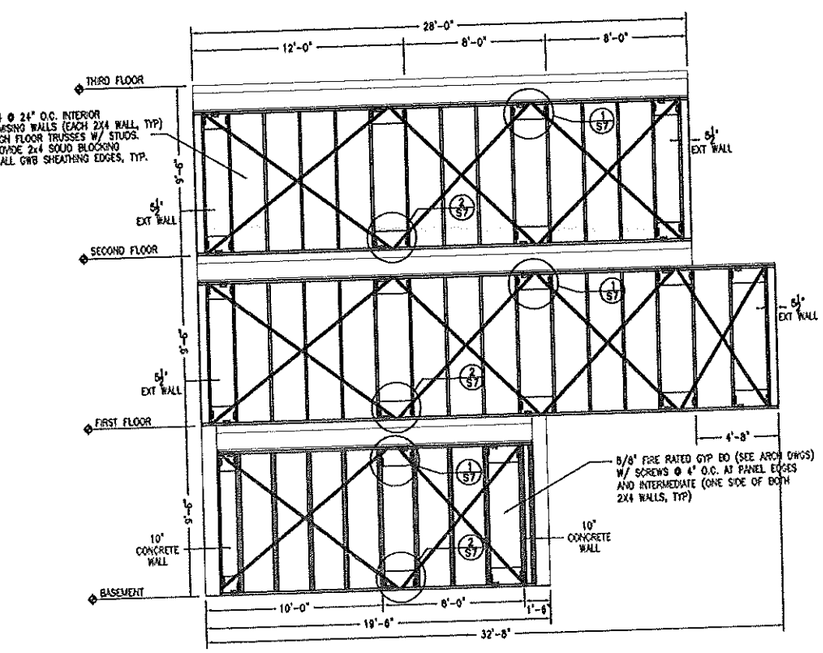
852 OCEAN AVENUE
PORTLAND, MAINE

BASEMENT FLOOR PLAN
UNITS 44, 45 & 46

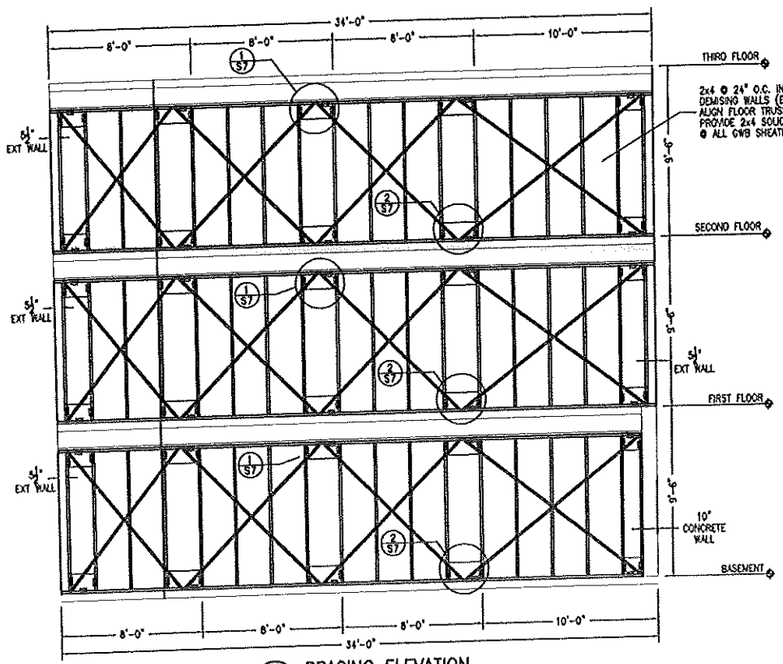
A1



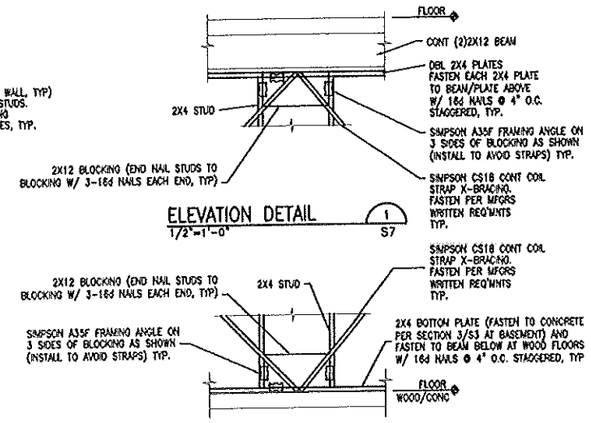
THIRD FLOOR FRAMING PLAN
1/4"=1'-0"



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



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



ELEVATION DETAIL 1
1/2"=1'-0" S7

ELEVATION DETAIL 2
1/2"=1'-0" S7

LEGEND

BEARING WALL

NOTES:
1. SEE GENERAL NOTES ON S1.
2. "34" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. PROVIDE 2x8 JACK STUDS PLUS 2x8 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

PROJECT NORTH

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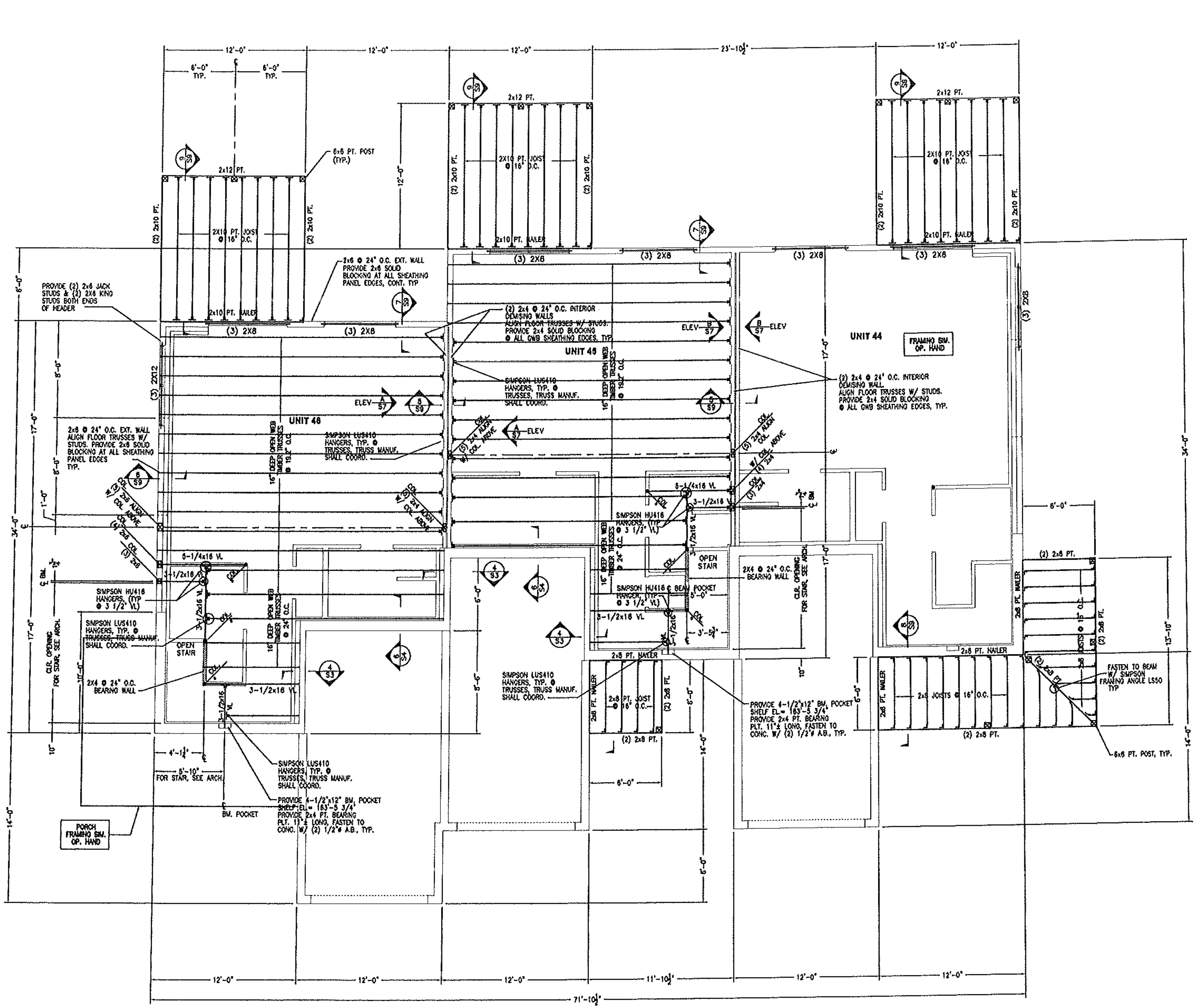
rev.	date	description	appr'd

designed by: JHL
drawn by: MB
checked by: JHL
scale:
date: OCTOBER 5, 2004
plot date: –
project #: 23003

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR FRAMING PLAN
UNITS 44, 45 & 46

S7



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

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "VL" INDICATES VERSALAM BEAM MANUFACTURED BY BOISE CASCADES CORP. OR APPROVED EQUAL.
3. PROVIDE 2x6 JACK STUDS PLUS 2x6 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)
4. "•" INDICATES 3-1/2"ø LALLY COLUMN ON A 2'-6" SQ. x12" THICK CONCRETE FOOTING W/ 4-#4 E.W. 3" CLEAR FROM BOTTOM OF FOOTING. ALIGN W/ COLUMN ABOVE AS APPLICABLE AND PROVIDE SOLID 2X VERTICAL BLOCKING IN FLOOR SYSTEM BETWEEN COLUMNS

LEGEND

BEARING WALL

L & L STRUCTURAL ENGINEERING SERVICES, INC.
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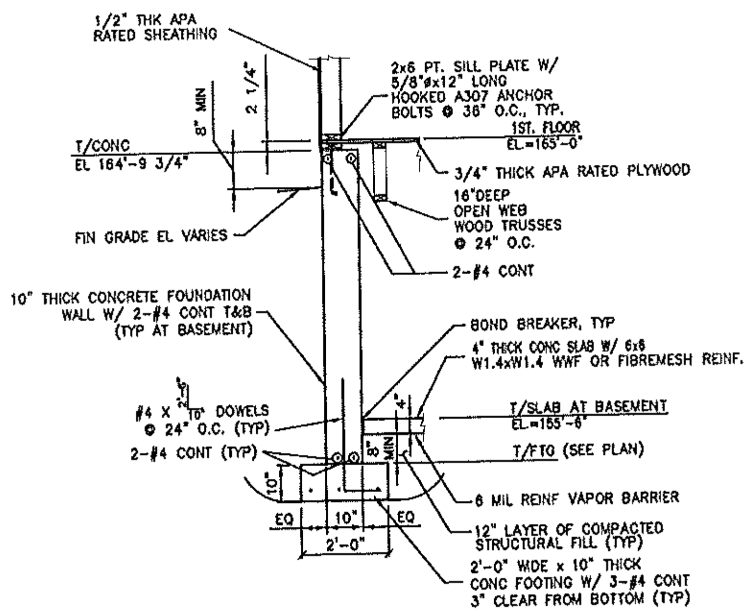
designed by: JHL	
drawn by: JML	
checked by: JHL	
scale:	
date: OCTOBER 5, 2004	
plot date: –	
project #: 23035	

rev.	date	description	appr'd
			JHL

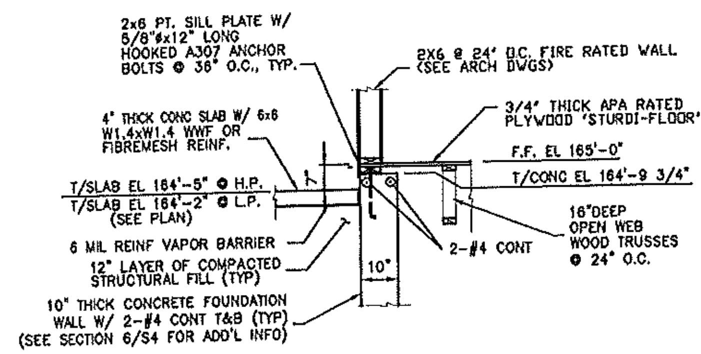
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

FIRST FLOOR FRAMING PLAN
UNITS 44, 45, & 46

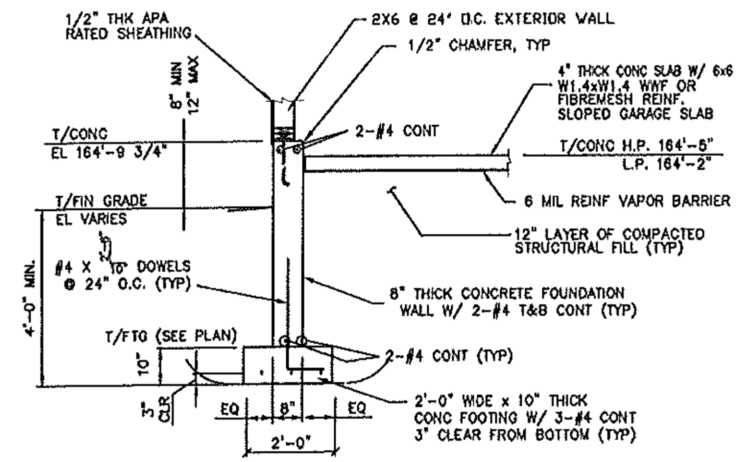
S5


1/2" THK APA RATED SHEATHING
2x6 PT. SILL PLATE W/ 5/8"øx12" LONG HOOKED A307 ANCHOR BOLTS @ 36" O.C., TYP.
1ST. FLOOR EL=165'-0"
T/CONC EL 164'-9 3/4"
8" MIN
2 1/4"
3/4" THICK APA RATED PLYWOOD
16"DEEP OPEN WEB WOOD TRUSSES @ 24" O.C.
FIN GRADE EL VARIES
2-#4 CONT
10" THICK CONCRETE FOUNDATION WALL W/ 2-#4 CONT T&B (TYP AT BASEMENT)
BOND BREAKER, TYP
4" THICK CONC SLAB W/ 6x6 W1.4xW1.4 WWF OR FIBREMESH REINF.
#4 X 2'-10" DOWELS @ 24" O.C. (TYP)
T/SLAB AT BASEMENT EL=155'-6"
T/FTG (SEE PLAN)
2-#4 CONT (TYP)
6 MIL REINF VAPOR BARRIER
12" LAYER OF COMPACTED STRUCTURAL FILL (TYP)
2'-0" WIDE x 10" THICK CONC FOOTING W/ 3-#4 CONT 3" CLEAR FROM BOTTOM (TYP)
EQ
10"
2'-0"

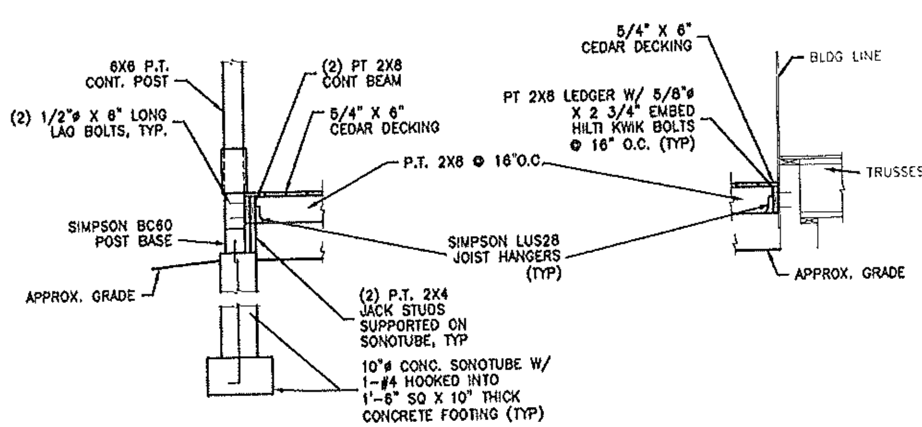
SECTION TYPICAL BASEMENT WALL PARALLEL TO FLOOR TRUSSES (6/S2)
1/2" = 1'-0"


2x6 PT. SILL PLATE W/ 5/8"øx12" LONG HOOKED A307 ANCHOR BOLTS @ 36" O.C., TYP.
2X6 @ 24' O.C. FIRE RATED WALL (SEE ARCH DWGS)
4" THICK CONC SLAB W/ 6x6 W1.4xW1.4 WWF OR FIBREMESH REINF.
3/4" THICK APA RATED PLYWOOD 'STURDI-FLOOR'
F.F. EL 165'-0"
T/CONC EL 164'-9 3/4"
T/SLAB EL 164'-5" @ H.P.
T/SLAB EL 164'-2" @ L.P. (SEE PLAN)
16"DEEP OPEN WEB WOOD TRUSSES @ 24" O.C.
2-#4 CONT
6 MIL REINF VAPOR BARRIER
12" LAYER OF COMPACTED STRUCTURAL FILL (TYP)
10"
10" THICK CONCRETE FOUNDATION WALL W/ 2-#4 CONT T&B (TYP) (SEE SECTION 6/S4 FOR ADD'L INFO)

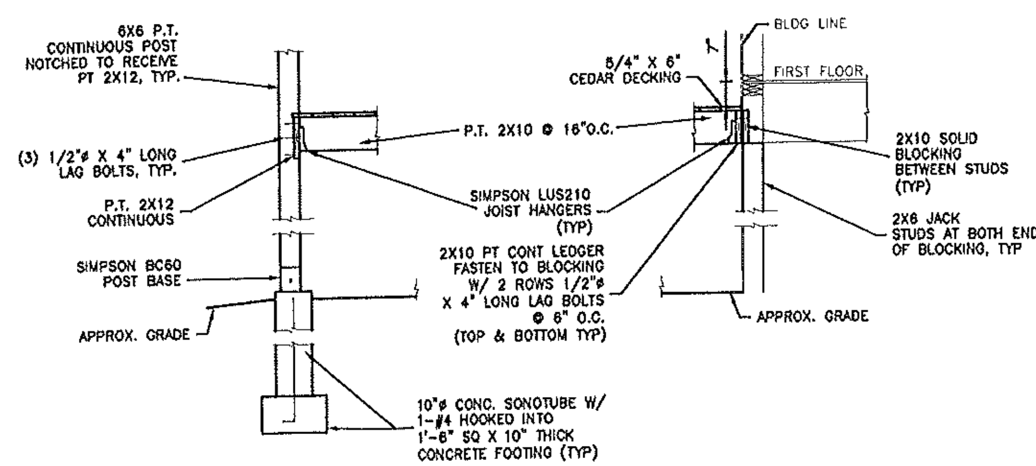
SECTION TYPICAL BASEMENT WALL ADJACENT TO GARAGE (7/S2)
1/2" = 1'-0"


1/2" THK APA RATED SHEATHING
2X6 @ 24' O.C. EXTERIOR WALL
1/2" CHAMFER, TYP
8" MIN 12" MAX
4" THICK CONC SLAB W/ 6x6 W1.4xW1.4 WWF OR FIBREMESH REINF. SLOPED GARAGE SLAB
T/CONC EL 164'-9 3/4"
2-#4 CONT
T/CONC H.P. 164'-5"
L.P. 164'-2"
T/FIN GRADE EL VARIES
6 MIL REINF VAPOR BARRIER
12" LAYER OF COMPACTED STRUCTURAL FILL (TYP)
4'-0" MIN.
#4 X 2'-10" DOWELS @ 24" O.C. (TYP)
8" THICK CONCRETE FOUNDATION WALL W/ 2-#4 T&B CONT (TYP)
T/FTG (SEE PLAN)
10"
3" CLR
2-#4 CONT (TYP)
EQ
8"
2'-0"
2'-0" WIDE x 10" THICK CONC FOOTING W/ 3-#4 CONT 3" CLEAR FROM BOTTOM (TYP)

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


6X6 P.T. CONT. POST
(2) PT 2X8 CONT BEAM
(2) 1/2"ø X 6" LONG LAG BOLTS, TYP.
5/4" X 6" CEDAR DECKING
P.T. 2X8 @ 16"O.C.
5/4" X 6" CEDAR DECKING
PT 2X8 LEDGER W/ 5/8"ø X 2 3/4" EMBED HILTI KWIK BOLTS @ 16" O.C. (TYP)
BLDG LINE
TRUSSES
SIMPSON BC60 POST BASE
SIMPSON LUS28 JOIST HANGERS (TYP)
APPROX. GRADE
(2) P.T. 2X4 JACK STUDS SUPPORTED ON SONOTUBE, TYP
10"ø CONC. SONOTUBE W/ 1-#4 HOOKED INTO 1'-6" SQ X 10" THICK CONCRETE FOOTING (TYP)

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


6X6 P.T. CONTINUOUS POST NOTCHED TO RECEIVE PT 2X12, TYP.
BLDG LINE
5/4" X 6" CEDAR DECKING
FIRST FLOOR
P.T. 2X10 @ 16"O.C.
(3) 1/2"ø X 4" LONG LAG BOLTS, TYP.
2X10 SOLID BLOCKING BETWEEN STUDS (TYP)
P.T. 2X12 CONTINUOUS
SIMPSON LUS210 JOIST HANGERS (TYP)
2X6 JACK STUDS AT BOTH ENDS OF BLOCKING, TYP
SIMPSON BC60 POST BASE
2X10 PT CONT LEDGER FASTEN TO BLOCKING W/ 2 ROWS 1/2"ø X 4" LONG LAG BOLTS @ 6" O.C. (TOP & BOTTOM TYP)
APPROX. GRADE
10"ø CONC. SONOTUBE W/ 1-#4 HOOKED INTO 1'-6" SQ X 10" THICK CONCRETE FOOTING (TYP)

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

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rev.	date	description	app'd
			JHL

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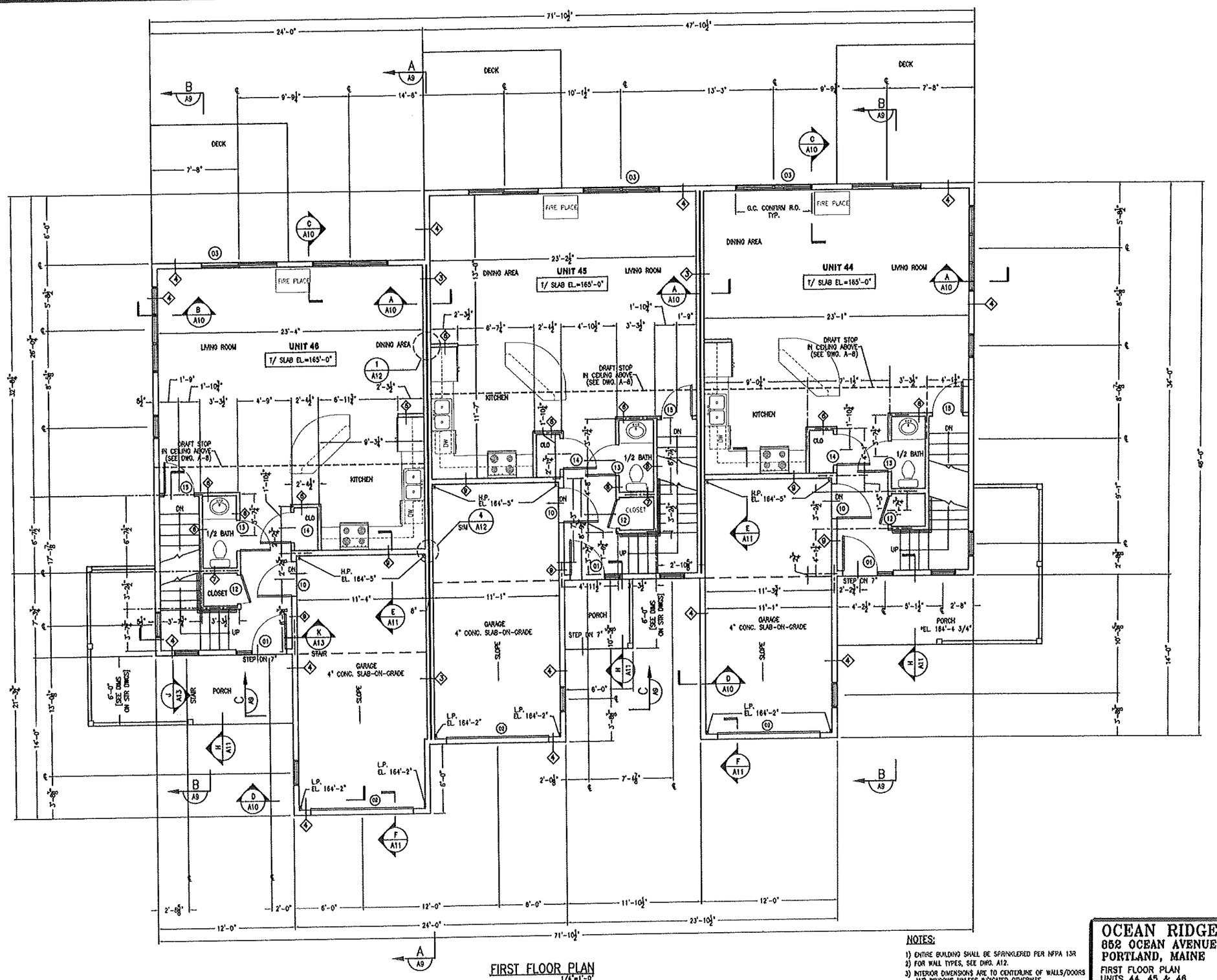
drawn by: JML
checked by: JHL
scale:
date: OCT 5, 2004
plot date: -
project #: 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 44, 45 & 46

S4



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

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
2) FOR WALL TYPES, SEE DWG. A12.
3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.
4) KITCHEN EQUIPMENT & LAYOUT BY OTHERS

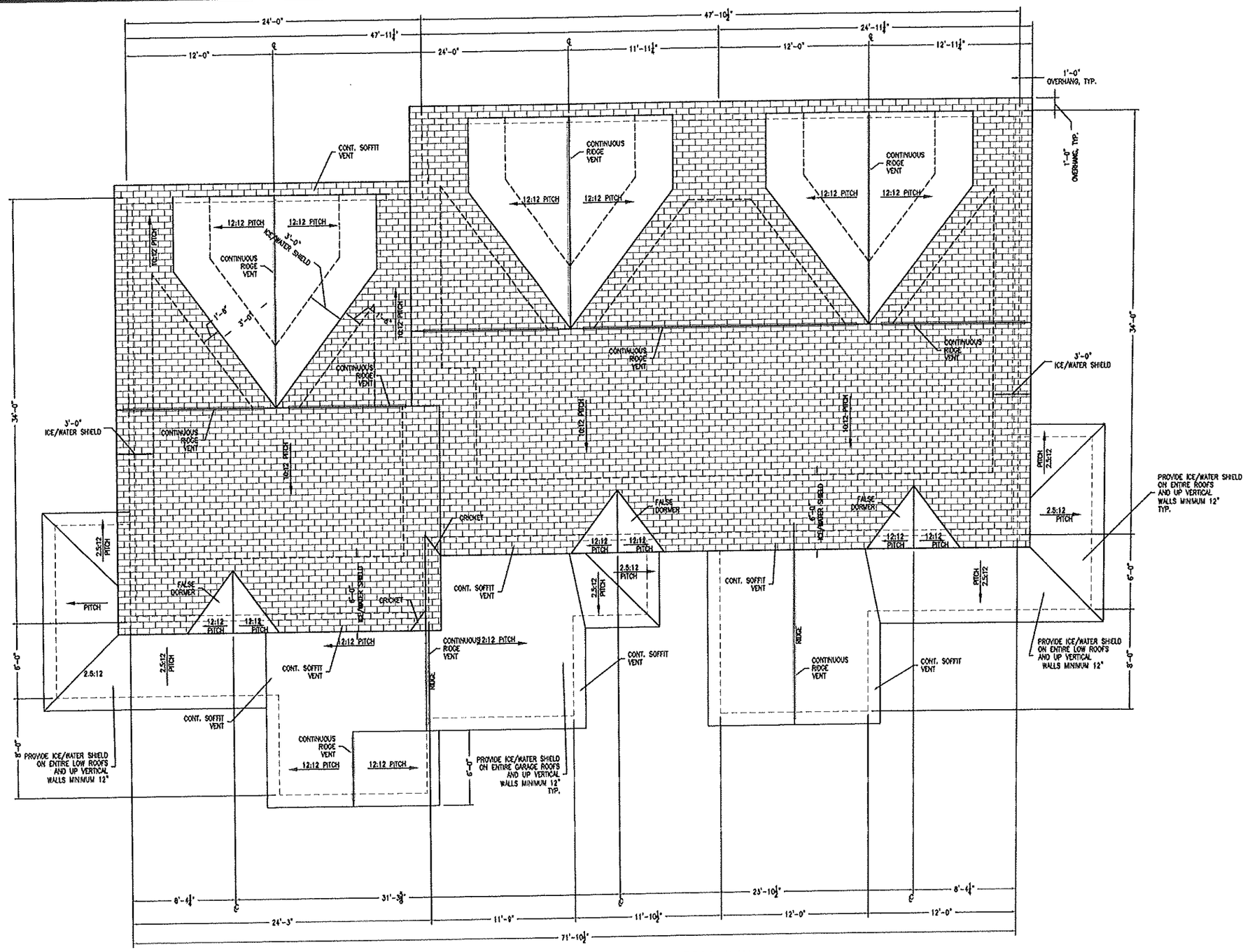
PROJECT NORTH

REV.	DATE	STATUS
	10-05-04	

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 44, 45 & 46

A2



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

PROJECT NORTH

REV.	DATE
	10-05-04

STATUS

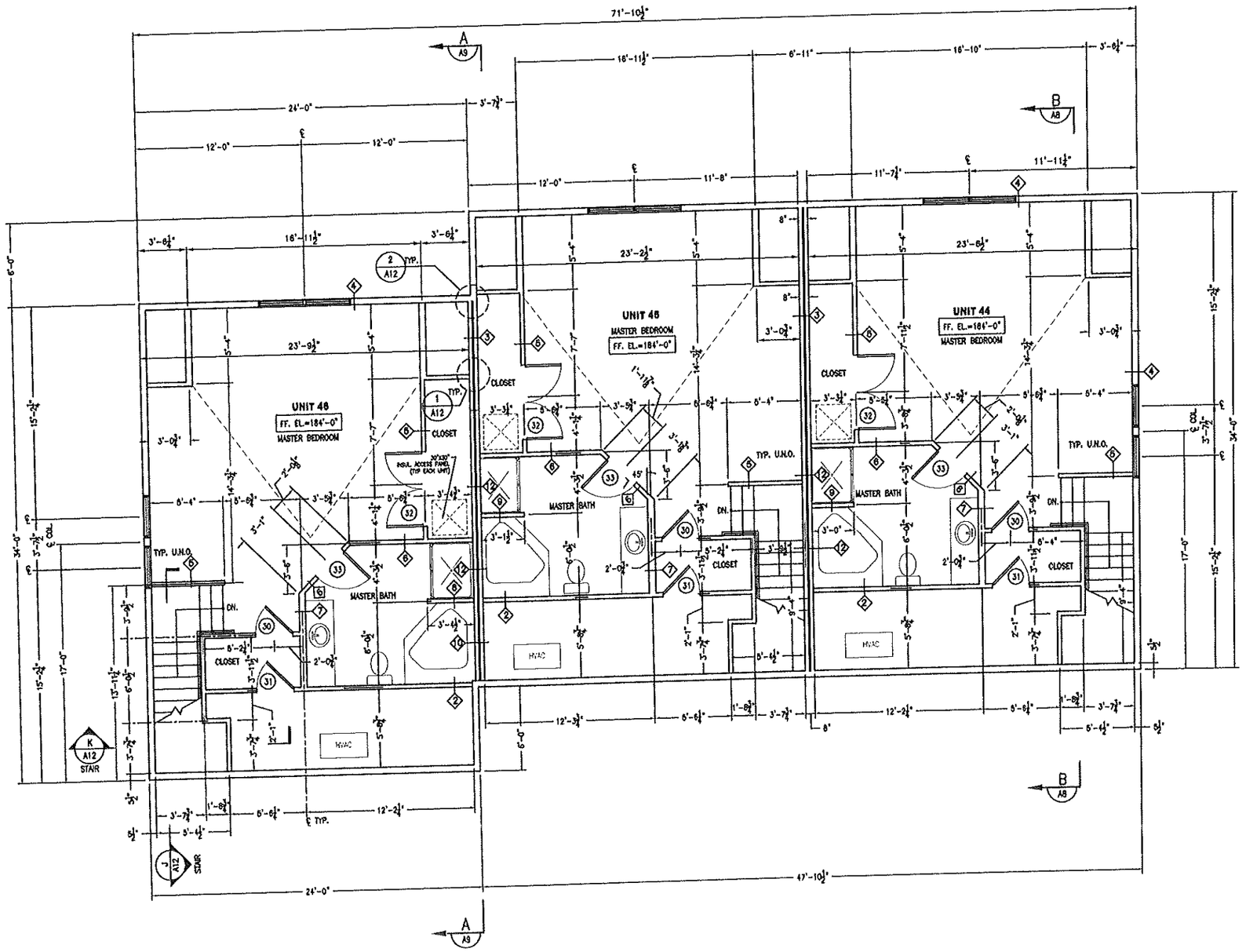
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

NOTES:

1) ENTIRE BUILDING SHALL BE SPRINKLERED PER NFPA 13R
2) SEE A5 FOR MINIMUM ATTIC VENTILATION REQUIREMENTS.

OCEAN RIDGE CONDOMINIUMS
652 OCEAN AVENUE
PORTLAND, MAINE
ROOF PLAN
UNITS 44, 45 & 46

A5



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

PROJECT NORTH

REV.	DATE	STATUS
	10-05-04	

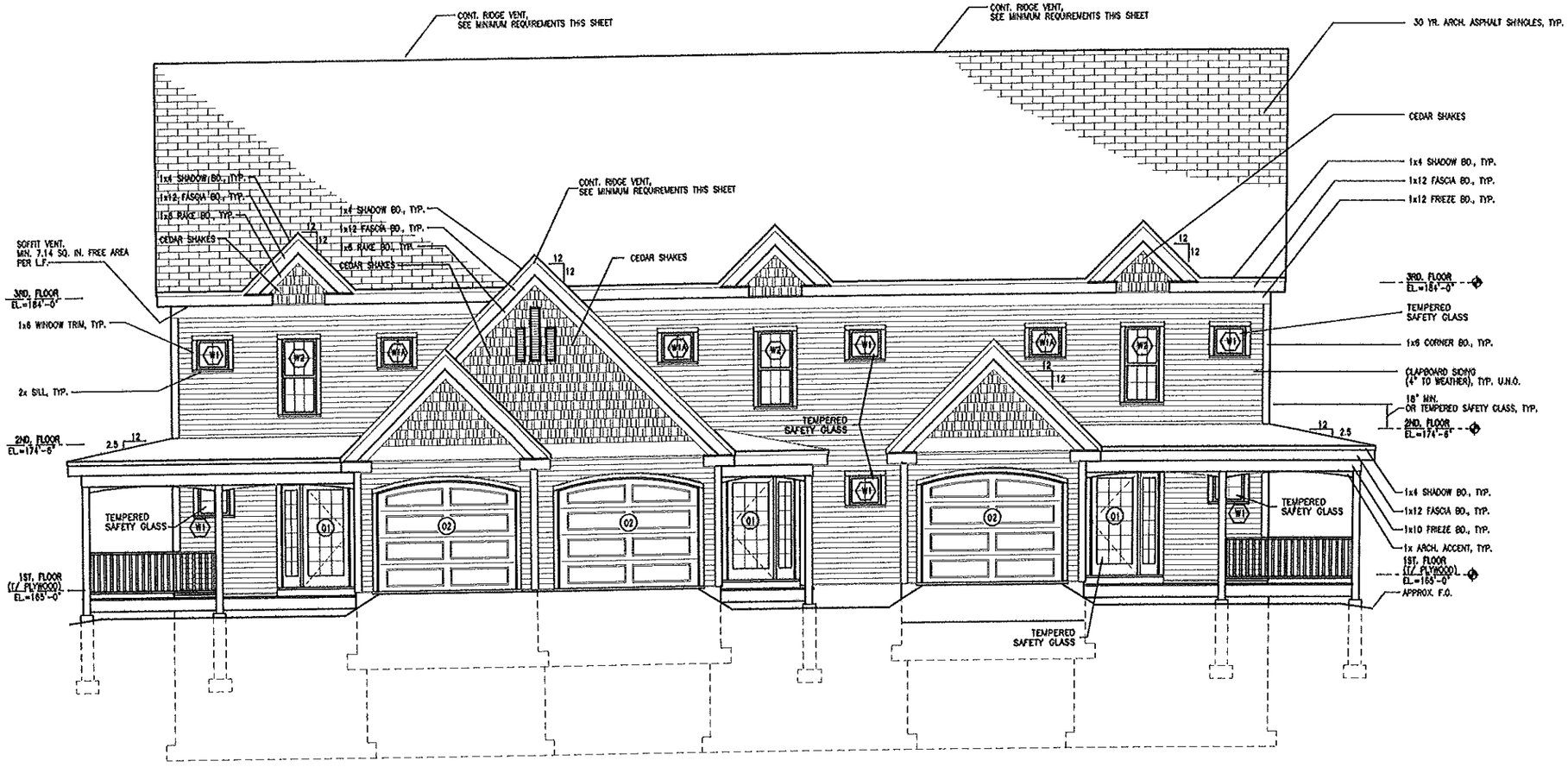
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

NOTES:

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR PLAN
UNITS 44, 45 & 46

A4



SOUTH ELEVATION

1/4"=1'-0"

ATTIC MINIMUM VENTILATION REQUIREMENTS

(WITH VAPOR BARRIER AT CEILING)

MAIN ROOF EACH UNIT, TYP.	REQ'D. TOTAL FREE AREA	COMMENTS
RIDGE	1.36 SF.	
SOFFIT	1.36 SF.	
GARAGES		
RIDGE	.60 SF.	
SOFFIT	.60 SF.	
3RD. FLOOR DORMERS (EA)		
RIDGE	0.32 SF.	(SEE A7)
SOFFIT	0.32 SF.	(SEE A7)

NOTE:

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

OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE
PORTLAND, MAINE

SOUTH ELEVATION
UNITS 44, 45 & 46

STATUS

REV.	DATE
	10-05-04

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

A6

NORTH ELEVATION

1/4"=1'-0"

NOTE:

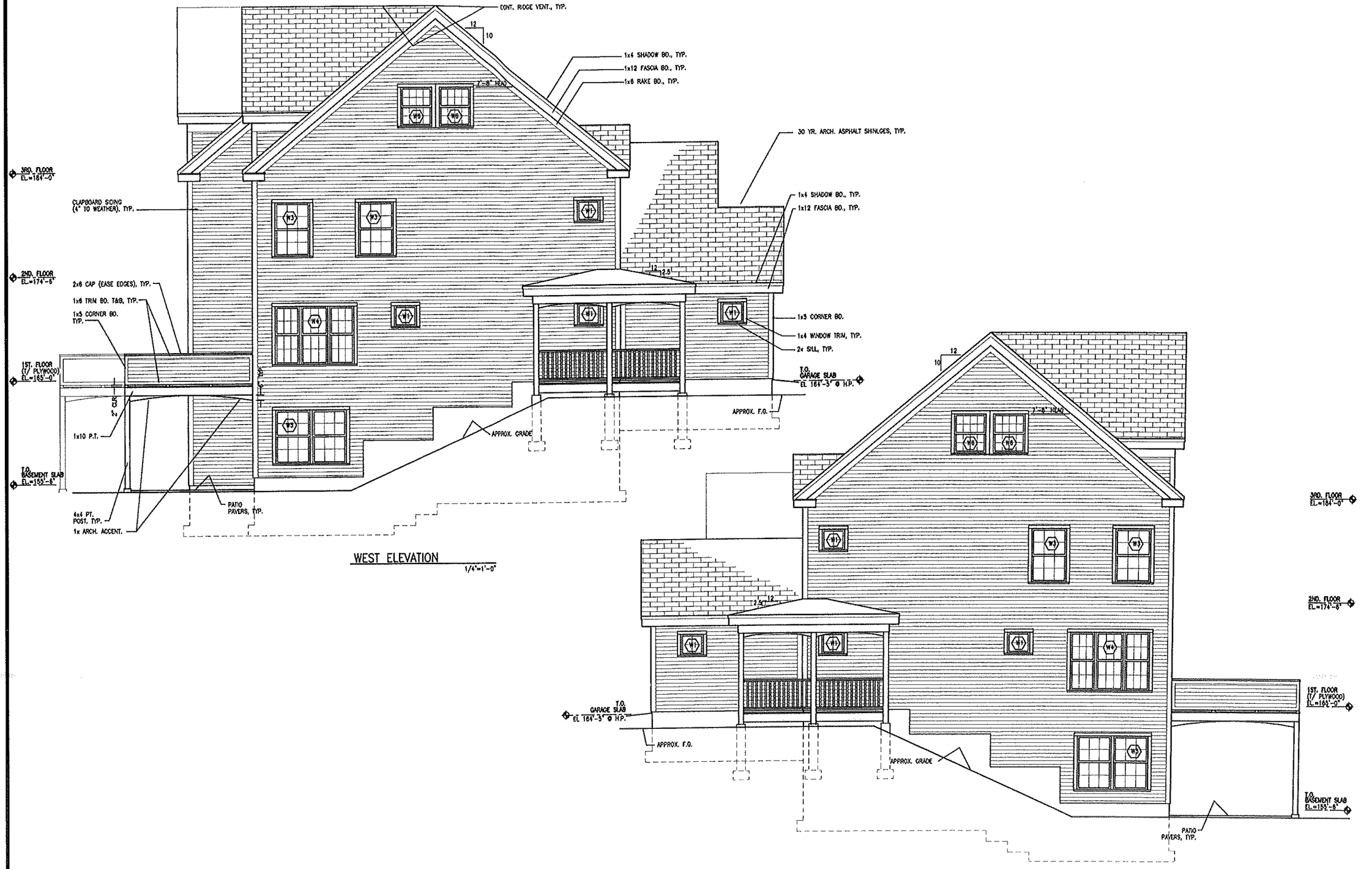
SEE DWG. A6 FOR VENTILATION DATA & NOTES.

REV.	DATE	STATUS
	10/5/04	

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH ELEVATION
UNITS 44, 45 & 46

A7



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

REV.	DATE	STATUS
	10/5/04	

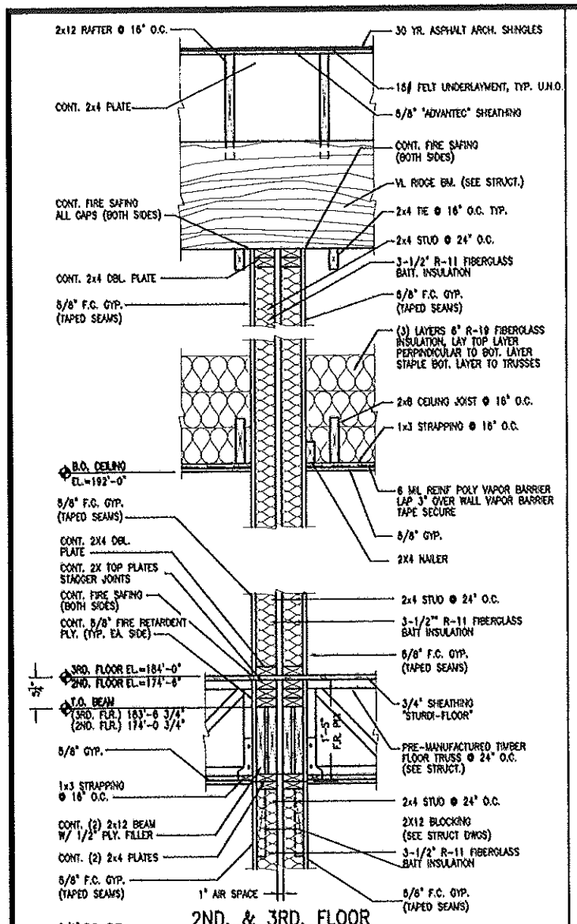
JOHN H. LEASURE ARCHITECT, INC.
60 STREET
SOUTH PORTLAND, MAINE 04106

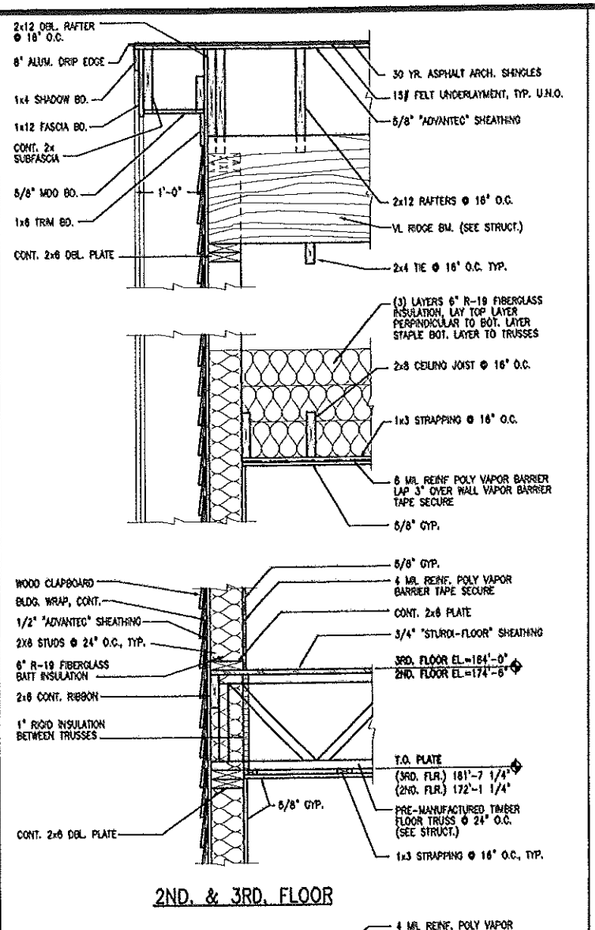
OCEAN RIDGE CONDOMINIUMS

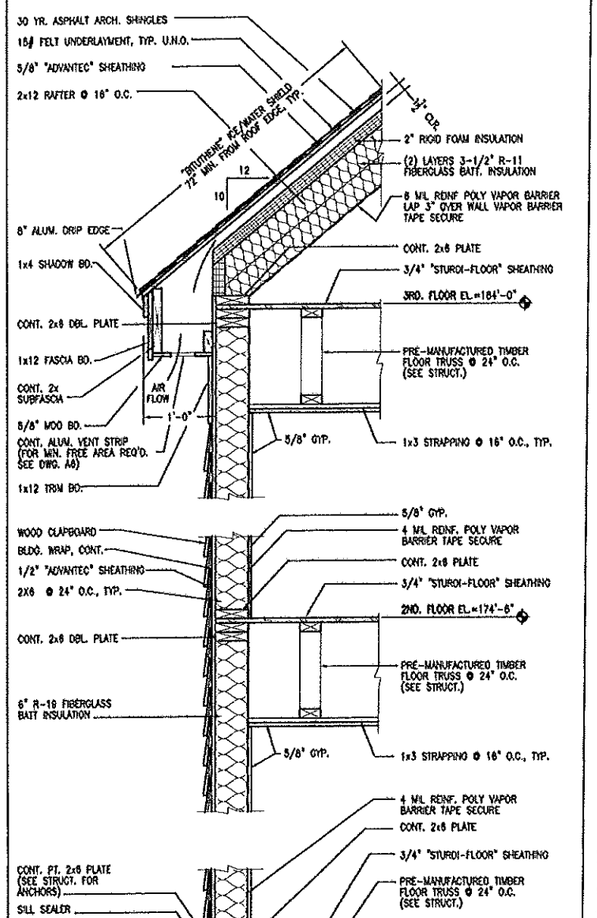
852 OCEAN AVENUE
PORTLAND, MAINE

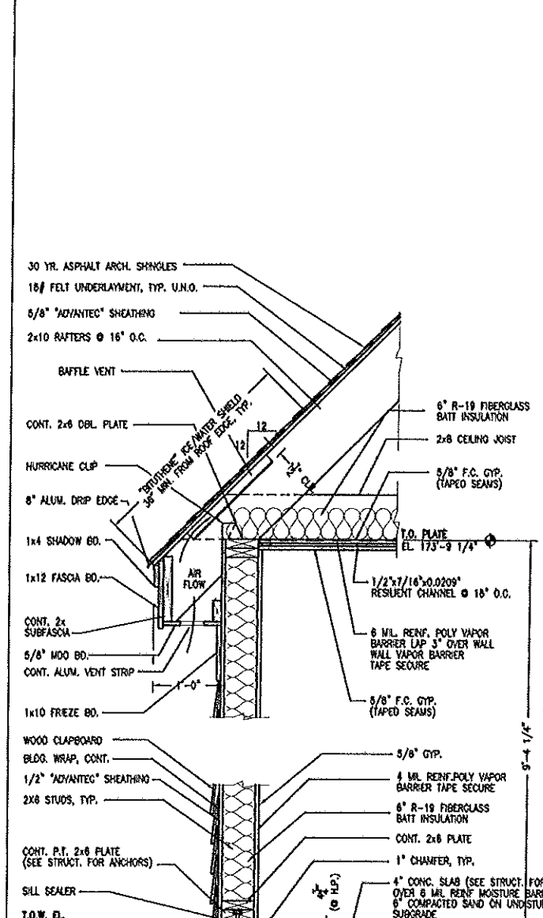
EAST & WEST ELEVATIONS
UNITS 44, 45 & 46

A8









STATUS

REV.	DATE
	10/05/06

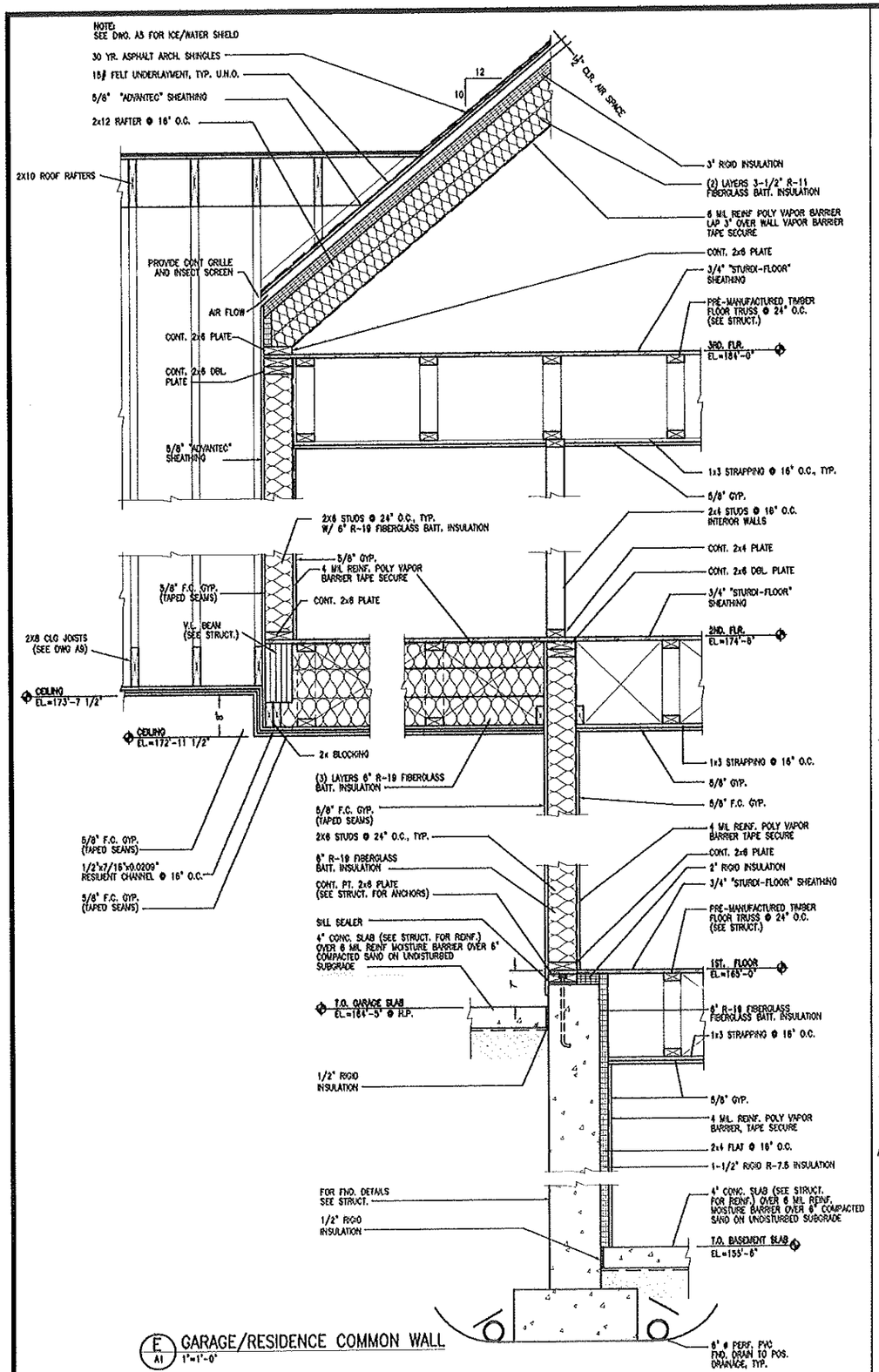
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS

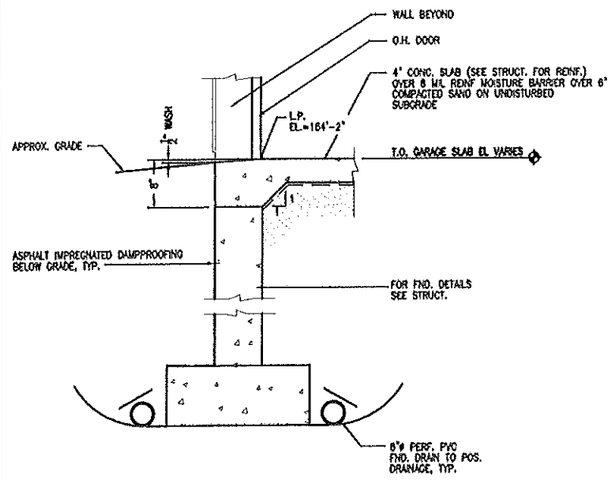
852 OCEAN AVENUE
PORTLAND, MAINE

SECTIONS & DETAILS
UNITS 44, 45 & 46

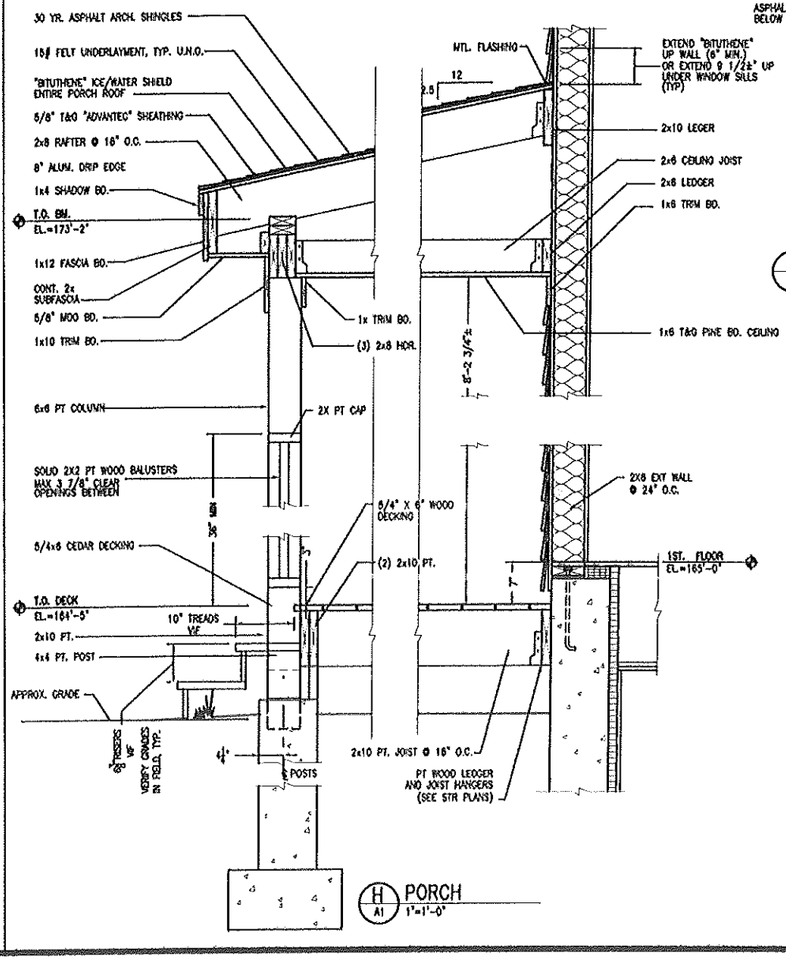
A10



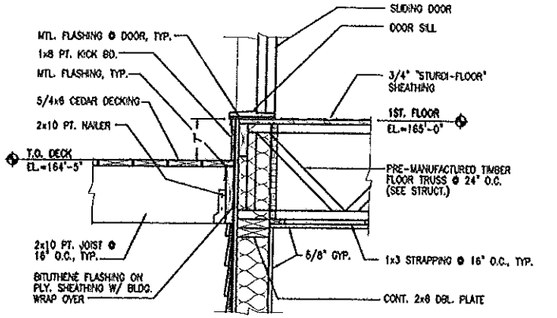
E A1 GARAGE/RESIDENCE COMMON WALL
1"=1'-0"

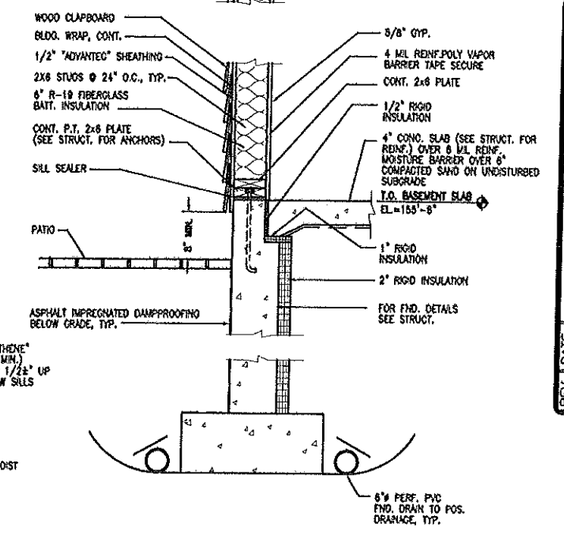


F A1 THICKENED SLAB @ O.H. DOOR
1"=1'-0"



H A1 PORCH
1"=1'-0"





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

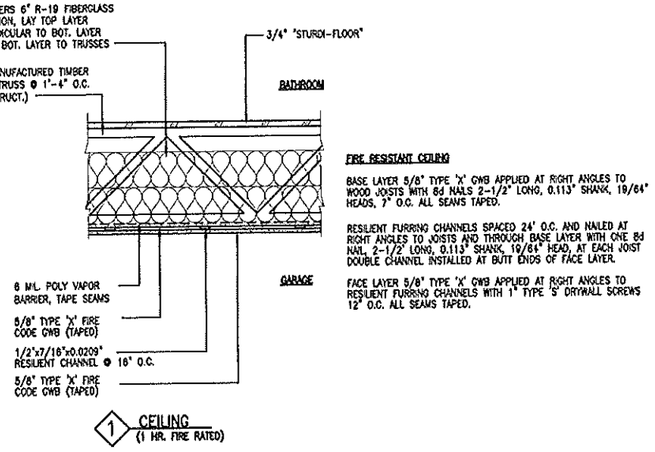
STATUS	
REV.	DATE
	10/05/04

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
BASEMENT FLOOR PLAN
UNITS 44, 45 & 46

A11

CEILING TYPES



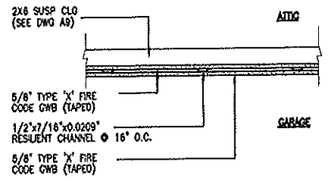
1 CEILING (1 HR. FIRE RATED)

FIRE RESISTANT CEILING

BASE LAYER 5/8" TYPE 'X' GWB APPLIED AT RIGHT ANGLES TO WOOD JOISTS WITH 8d NAILS 2-1/2" LONG, 0.113" SHANK, 19/64" HEADS, 7" O.C. ALL SEAMS TAPED.

RESILIENT FURRING CHANNELS SPACED 24" O.C. AND NAILED AT RIGHT ANGLES TO JOISTS AND THROUGH BASE LAYER WITH ONE 8d NAIL, 2-1/2" LONG, 0.113" SHANK, 19/64" HEAD, AT EACH JOIST DOUBLE CHANNEL INSTALLED AT BUTT ENDS OF FACE LAYER.

FACE LAYER 5/8" TYPE 'X' GWB APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C. ALL SEAMS TAPED.



2 CEILING

FIRE RESISTANT CEILING

BASE LAYER 5/8" TYPE 'X' GWB APPLIED AT RIGHT ANGLES TO WOOD JOISTS WITH 8d NAILS 2-1/2" LONG, 0.113" SHANK, 19/64" HEADS, 7" O.C. ALL SEAMS TAPED.

RESILIENT FURRING CHANNELS SPACED 24" O.C. AND NAILED AT RIGHT ANGLES TO JOISTS AND THROUGH BASE LAYER WITH ONE 8d NAIL, 2-1/2" LONG, 0.113" SHANK, 19/64" HEAD, AT EACH JOIST DOUBLE CHANNEL INSTALLED AT BUTT ENDS OF FACE LAYER.

FACE LAYER 5/8" TYPE 'X' GWB APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C. ALL SEAMS TAPED.

GENERAL NOTES

1 - ALL CONTRACTORS SHALL VISIT SITE AND OBSERVE EXISTING CONDITIONS, AND VERIFY PROPOSED RENOVATIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS PRIOR TO PROCEEDING WITH WORK

2 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3 - ALL WORK SHALL BE IN ACCORDANCE WITH ANSI, BOCA 1999,NEC NFPA 101, AND ALL LOCAL, STATE,& FEDERAL REQUIREMENTS

4 - ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

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

6 - MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN & INSTALLATION BY OTHERS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL STANDARDS

7 - ALL NEW STAIRS SHALL BE CONSTRUCTED WITH A MAXIMUM 7 3/4" RISER AND A MINIMUM 10" DEEP TREAD

8 - FINISHES SHALL BE DRYWALL, TAPED, SANDED AND PAINTED. CONSULT OWNER FOR SPECIFIC REQUIREMENTS

9 - COORDINATE ALL WORK AND/OR CONSTRUCTION CHANGES WITH OWNER/G.O. PRIOR TO PROCEEDING WITH WORK

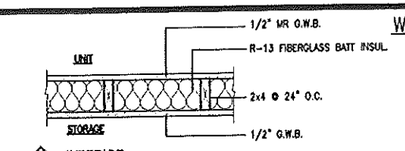
10 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION

11 - FIRE DOOR ASSEMBLY, INCLUDING THE DOORWAY, FRAME, DOOR AND NECESSARY HARDWARE SHALL CONFORM TO NFPA-101 SECTION 6-1.

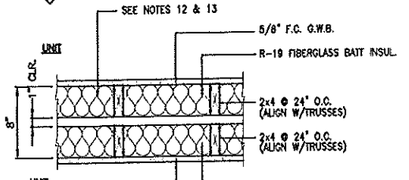
12 - ALL PENETRATIONS THROUGH FIRE WALLS SHALL BE SLEEVED AND/OR COMPLETELY SEALED WITH NO HOLES OR GAPS. PROVIDE FIRE APPROVED FIRE SAFING MATERIAL IF NEEDED.

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

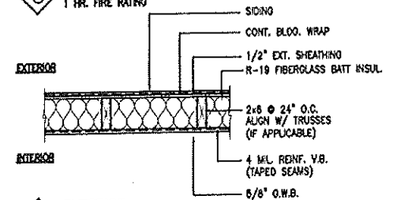
WALL TYPES



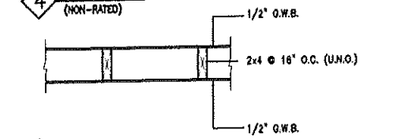
2 INTERIOR NON-RATED



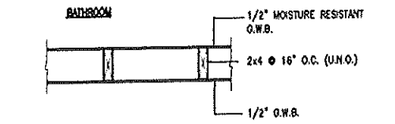
3 INTERIOR 1 HR. FIRE RATING



4 EXTERIOR (NON-RATED)



5 INTERIOR (NON-RATED)



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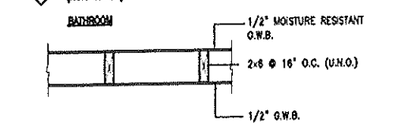

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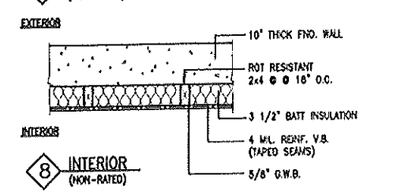

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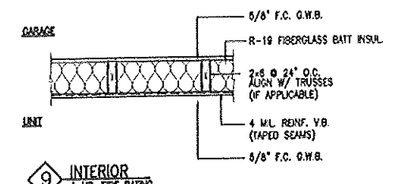
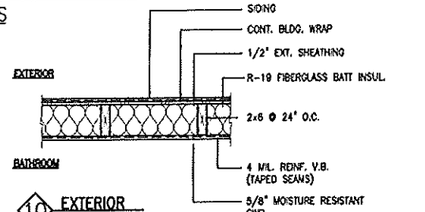
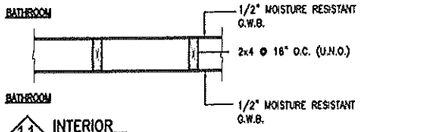


9 INTERIOR 1 HR. FIRE RATING



10 EXTERIOR (NON-RATED)



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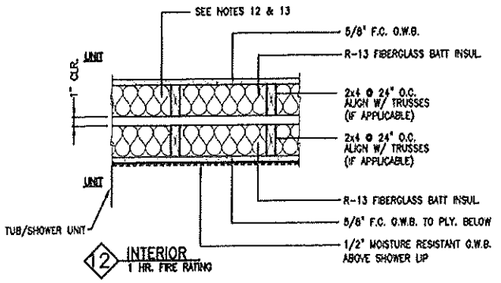
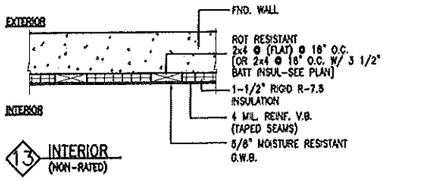
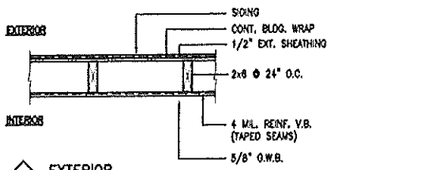


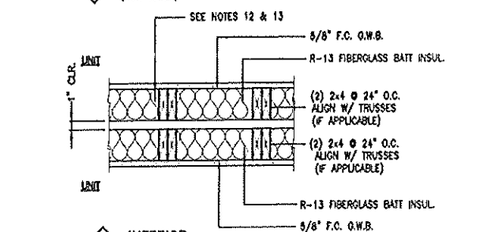
12 INTERIOR 1 HR. FIRE RATING



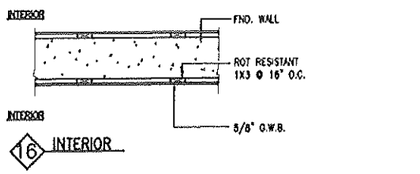
13 INTERIOR (NON-RATED)



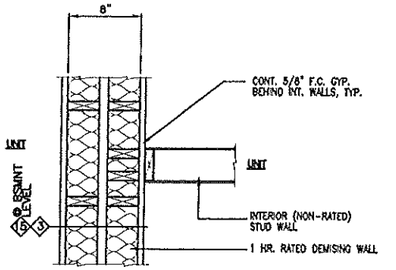
14 EXTERIOR (NON-RATED)



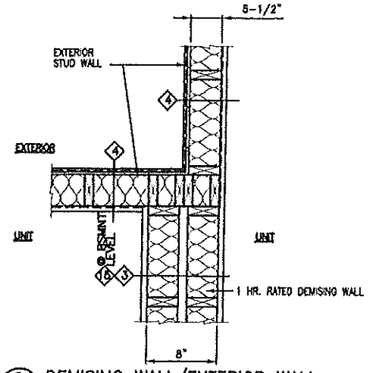
15 INTERIOR 1 HR. FIRE RATING



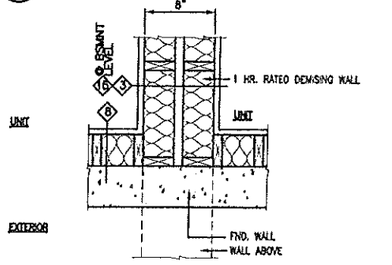
16 INTERIOR



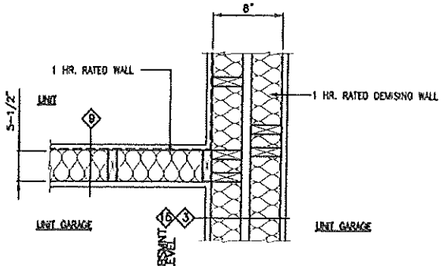
1 DEMISING WALL/INTERIOR WALL
A1, A2, A3, A4 N.T.S



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



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



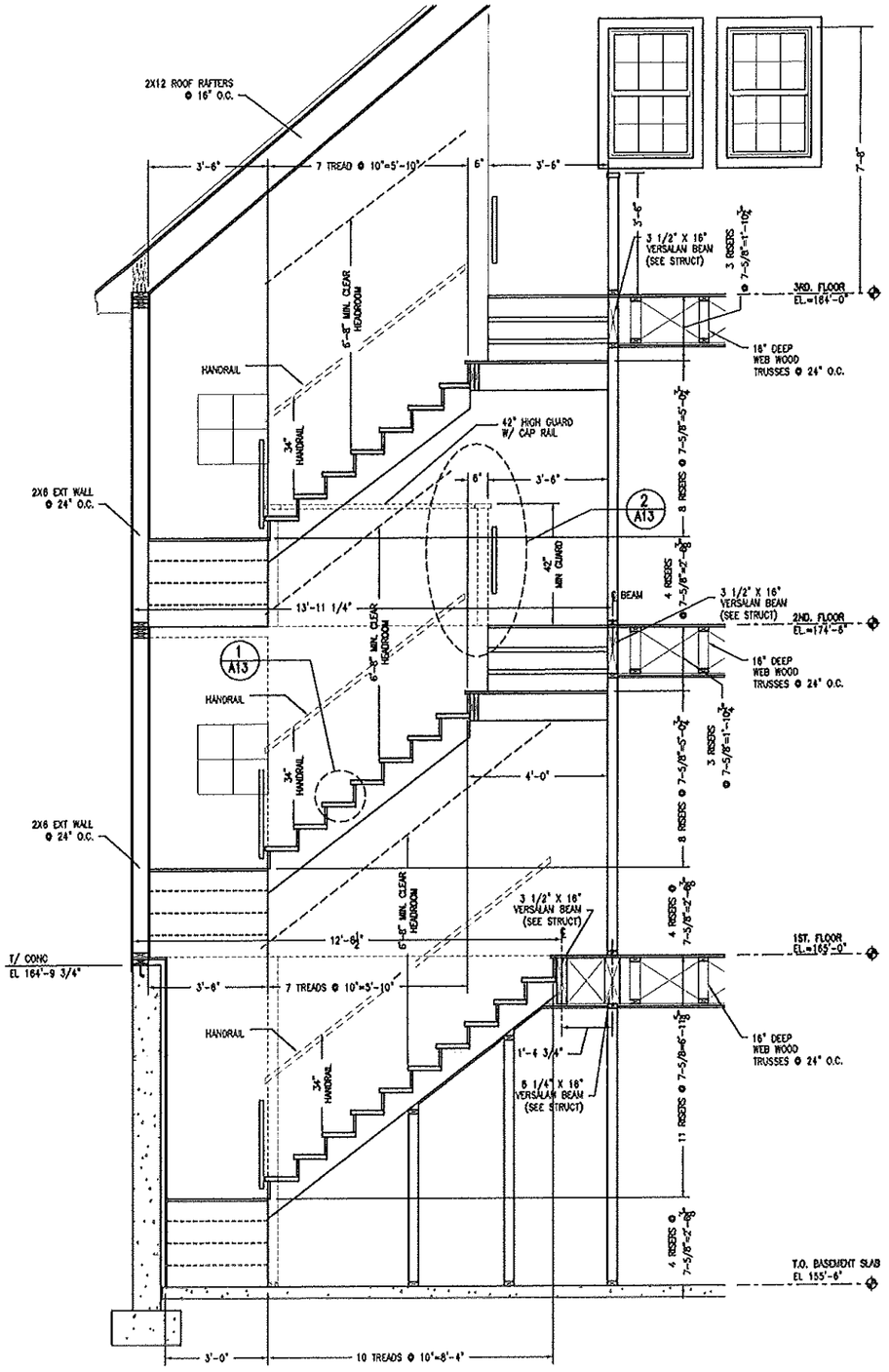
4 GARAGE/UNIT DEMISING WALL
A2 N.T.S

STATUS	
REV.	DATE
	10/05/04

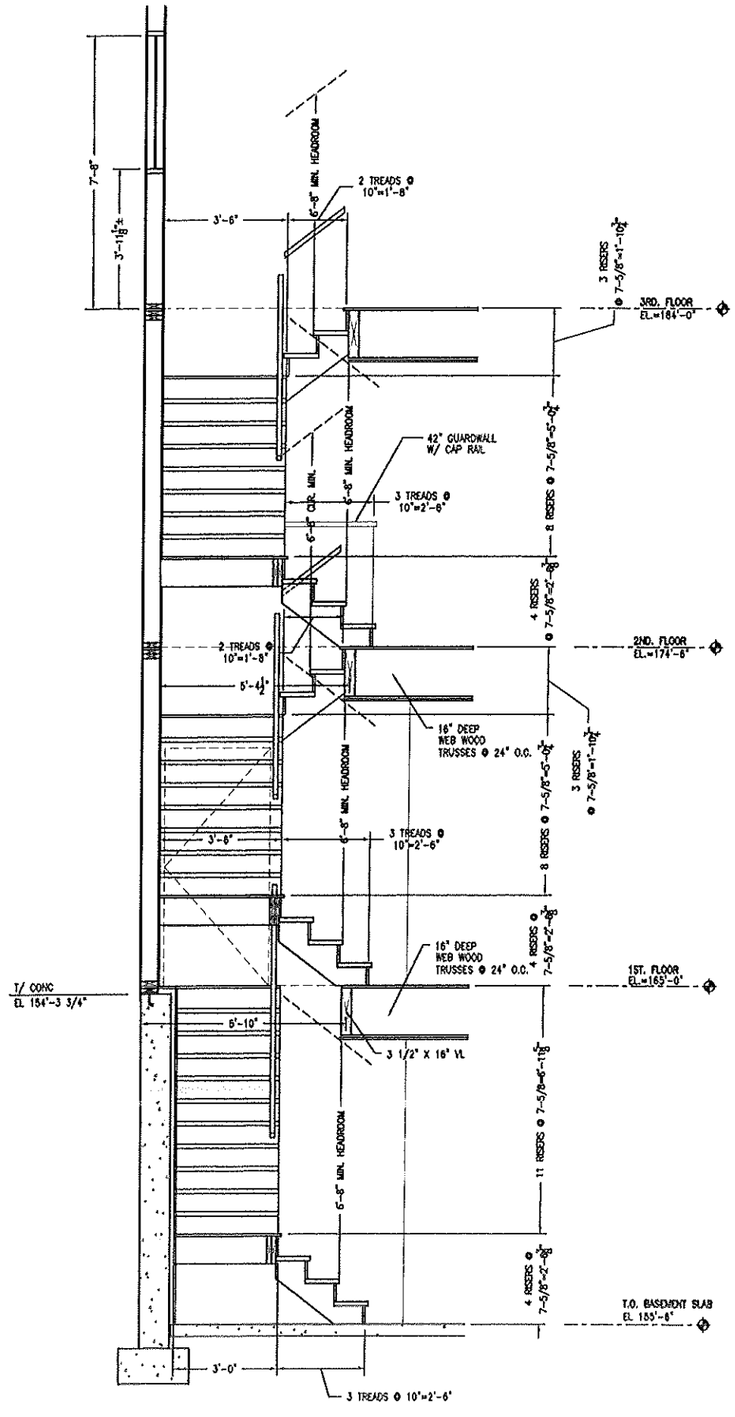
JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
652 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 44, 45 & 46

A12



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

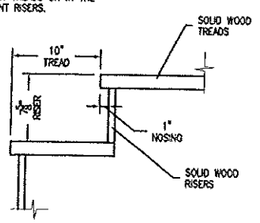


K A1,2,3 & 4 SECTION 1/2"=1'-0"

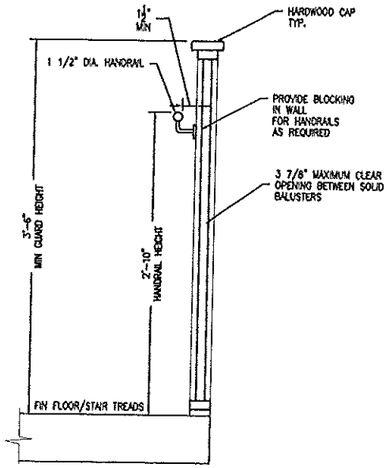
NOTES

1) NOSING SHALL BE MINIMUM 3/4", MAXIMUM 1 1/4"

2) VARIATIONS SHALL NOT EXCEED 3/16" IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS.



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



2 A13 DETAIL 1"=1'-0"

REV	DATE
	10/05/04

STATUS

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
STAIR SECTIONS & DETAILS
UNITS 44, 45 & 46

A13