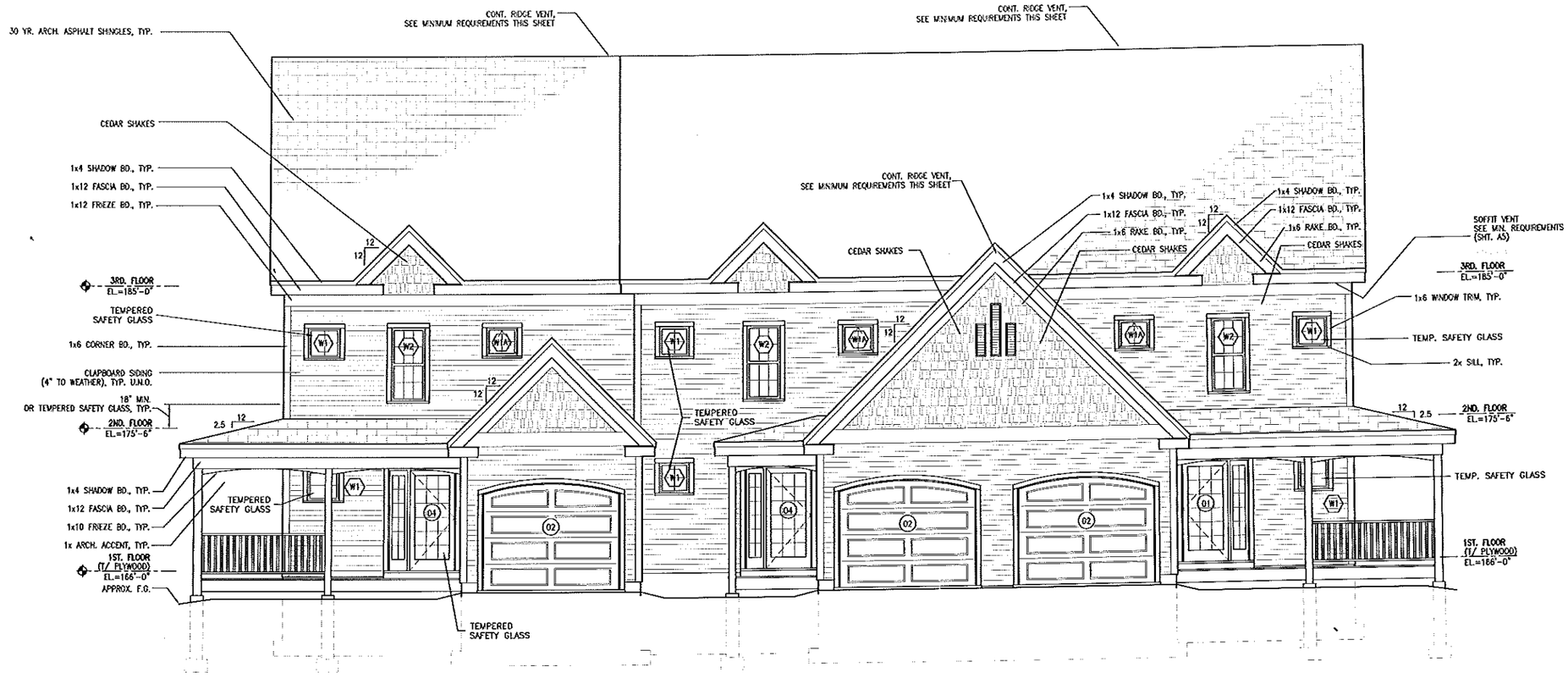

EAST ELEVATION
1/4"=1'-0"

ATTIC MINIMUM VENTILATION REQUIREMENTS
(WITH VAPOR BARRIER AT CEILING)

MAIN ROOF EACH UNIT, TYP.	REQ'D. TOTAL FREE AREA	COMMENTS
RIDGE	1.4 SF.	
SOFFIT	1.4 SF.	
GARAGES		
RIDGE	.88 SF.	
SOFFIT	.88 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. G.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.

STATUS
REV. | DATE
3-28-05

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
EAST ELEVATION
UNITS 33, 34 & 35

A5

WEST ELEVATION

1/4"=1'-0"

NOTE:
SEE DWG. A5 FOR MINIMUM ATTIC VENTILATION REQUIREMENTS.

STATUS

REV.	DATE
	3-28-08

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

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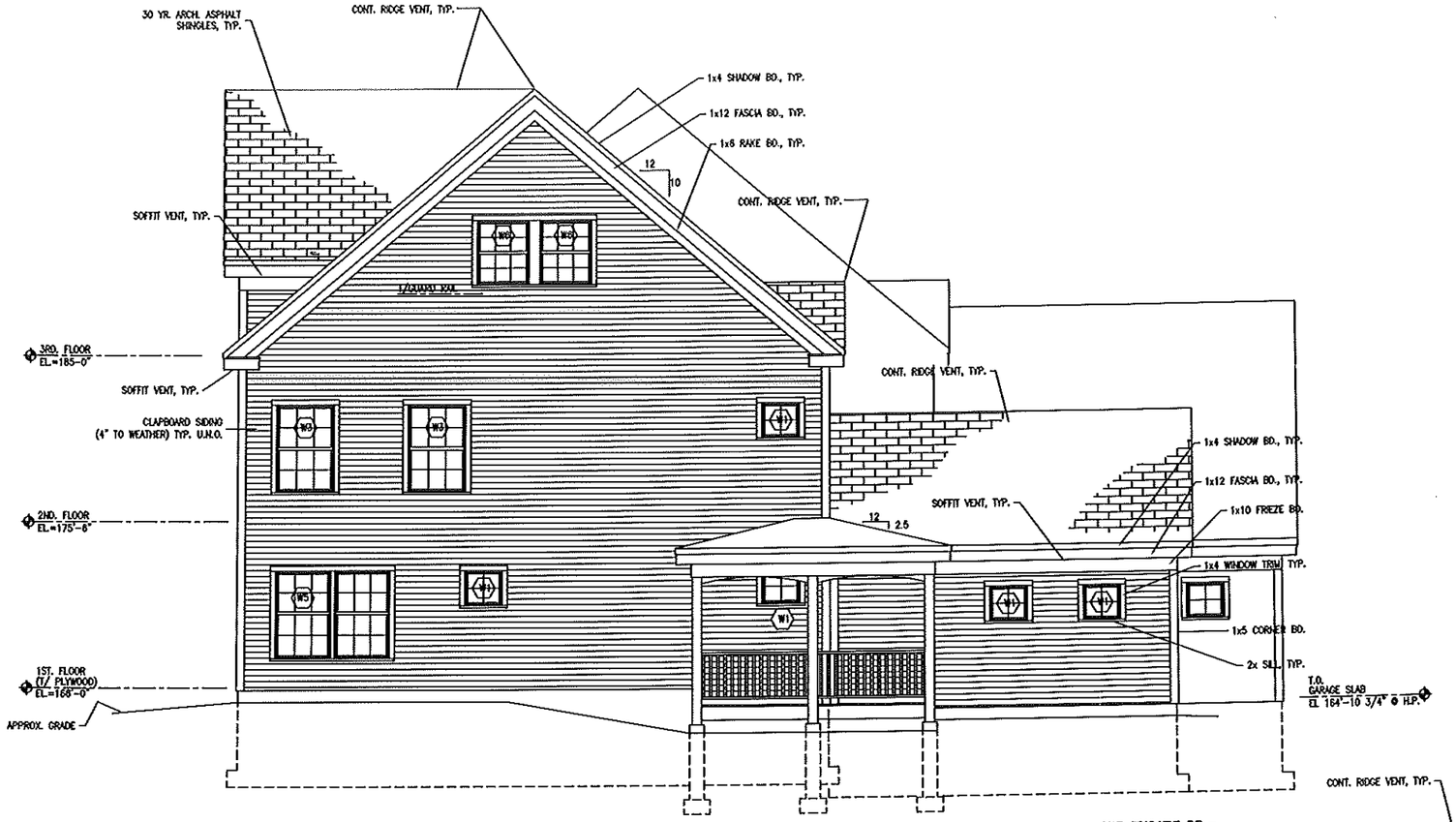
852 OCEAN AVENUE
PORTLAND, MAINE
WEST ELEVATION
UNITS 33, 34 & 35

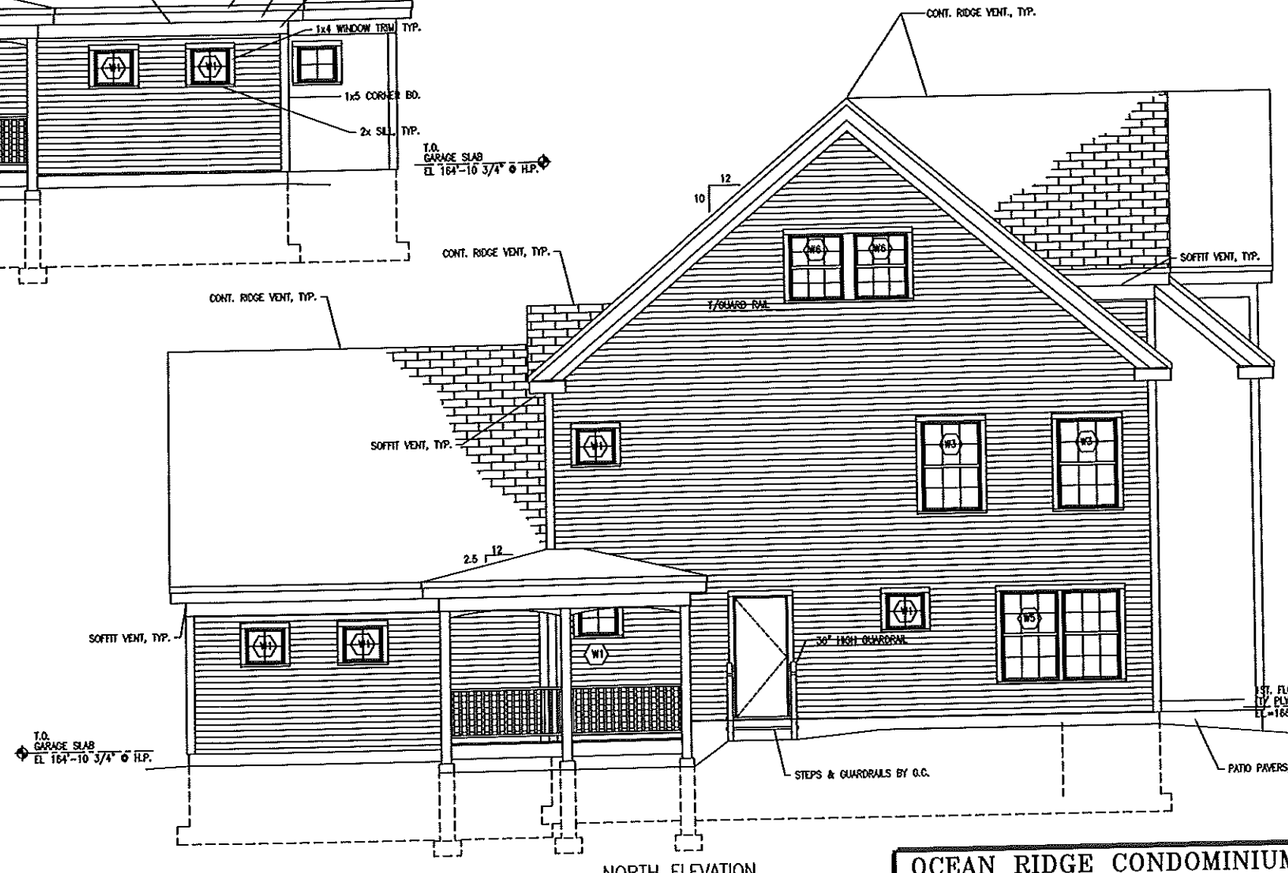
A6



SOUTH ELEVATION

1/4"=1'-0"

NOTE:
SEE DWG. A5 FOR MINIMUM ATTIC VENTILATION REQUIREMENTS.



NORTH ELEVATION

1/4"=1'-0"

REV.	DATE
	3-28-16

STATUS

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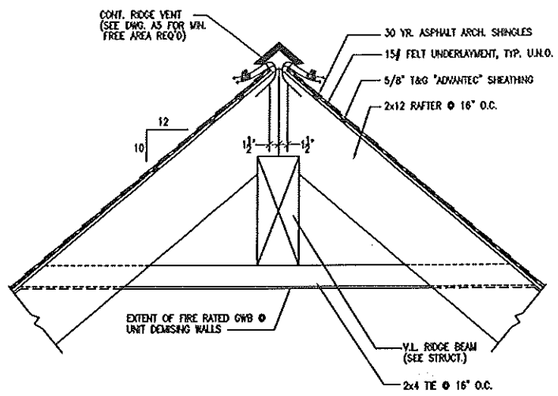
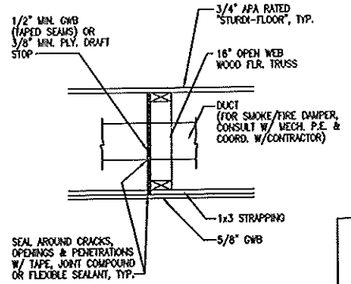
6 Q STREET
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
NORTH & SOUTH ELEVATIONS
UNITS 33, 34 & 35

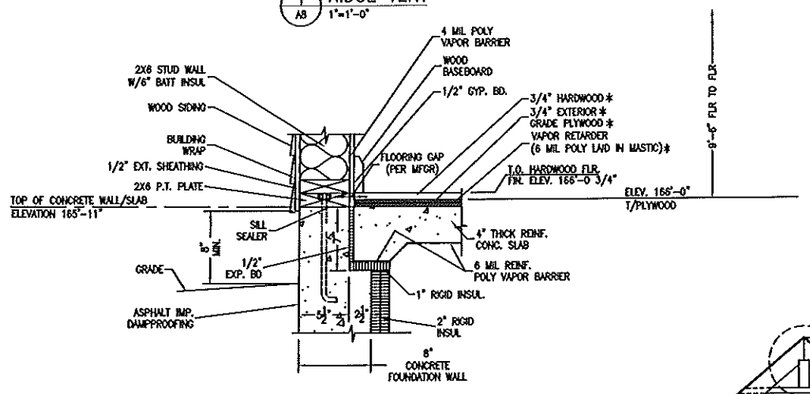
A7



1 A8 RIDGE VENT 1"=1'-0"

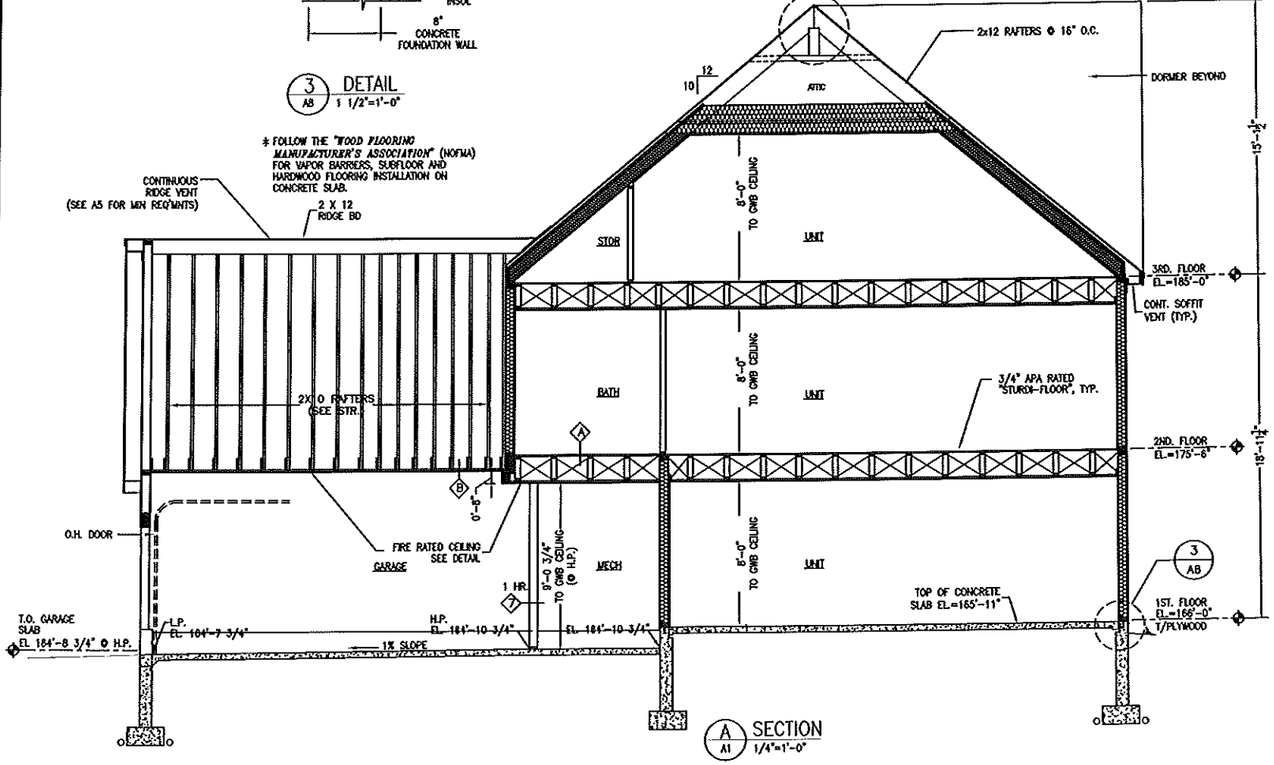


2 A8 DRAFT STOP 1"=1'-0"

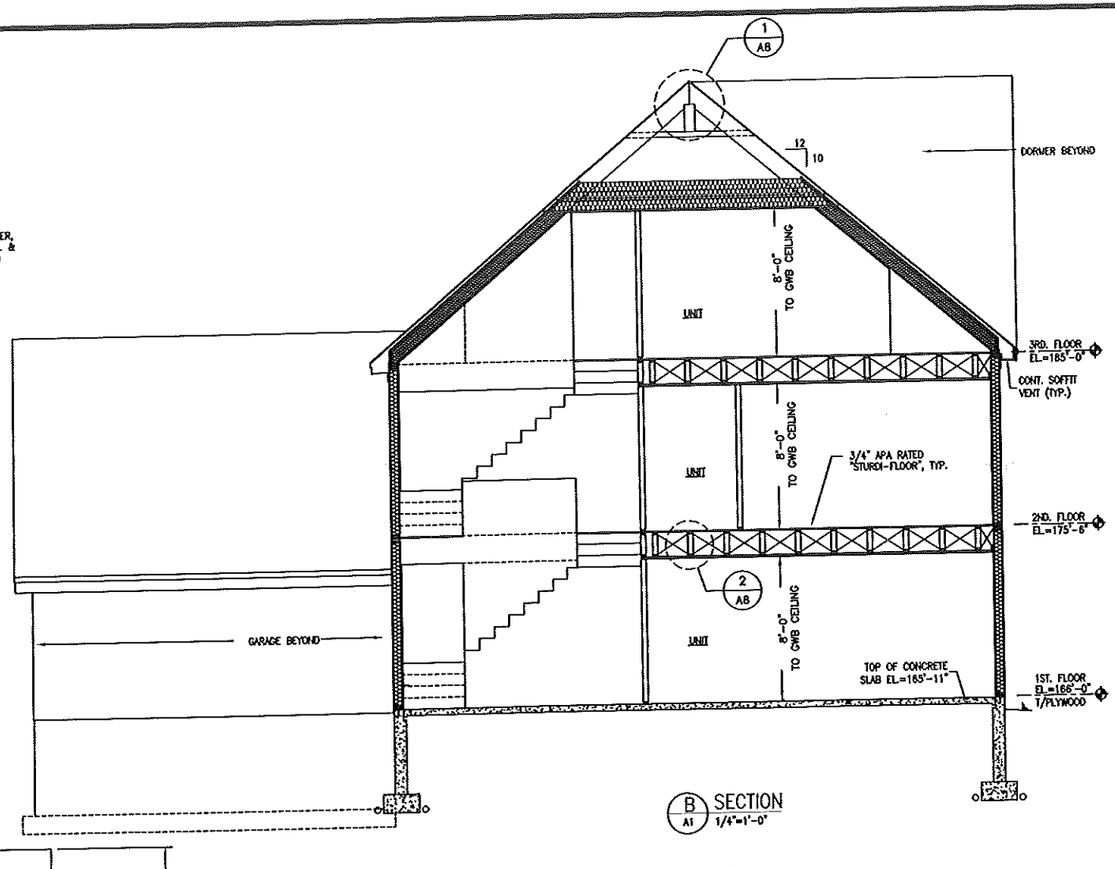


3 A8 DETAIL 1 1/2"=1'-0"

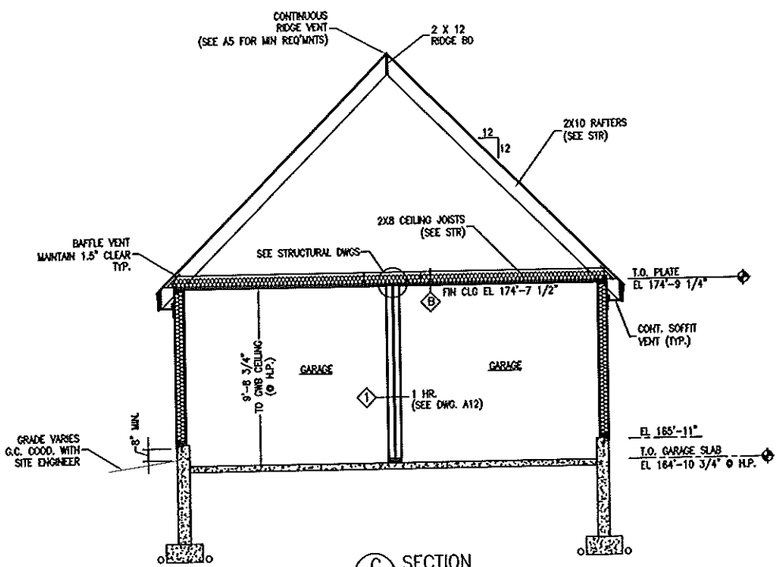
* FOLLOW THE *"WOOD FLOORING MANUFACTURER'S ASSOCIATION"* (NOFMA) FOR VAPOR BARRIERS, SUBFLOOR AND HARDWOOD FLOORING INSTALLATION ON CONCRETE SLAB.



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



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



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

STATUS

REV.	DATE
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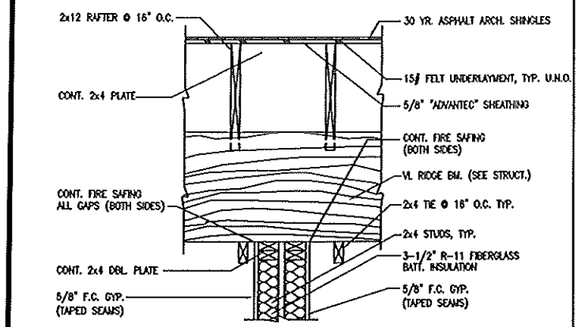
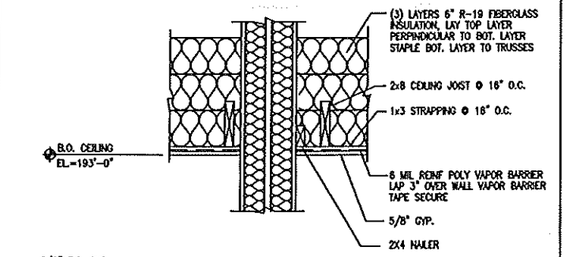
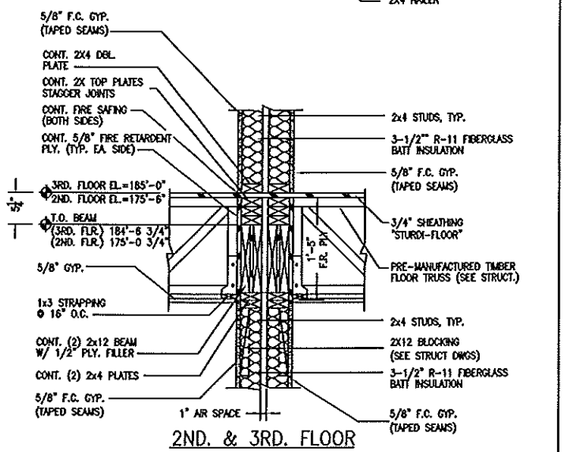
SOUTH PORTLAND, MAINE 04106

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
BUILDING SECTIONS
UNITS 33, 34 & 35

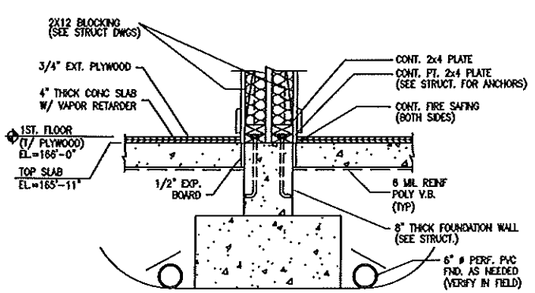
A8





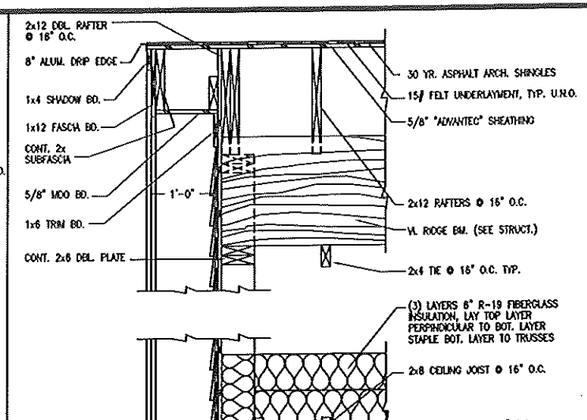


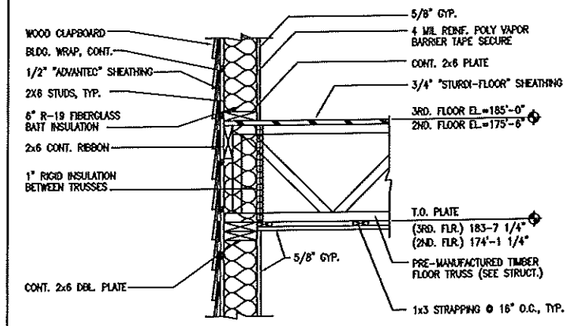
2ND. & 3RD. FLOOR



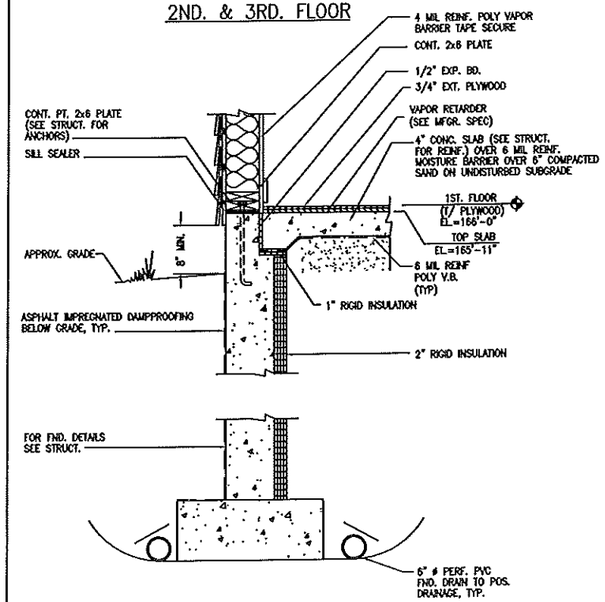
NOTE:
JOINT BETWEEN GWB & F.R. PLY. MUST BE TAPE SEALED, TYP.

A A1 1 HR. FIRE RATED DEMISING WALL
1"=1'-0"
U.L. No. U305 (STC 50-55)

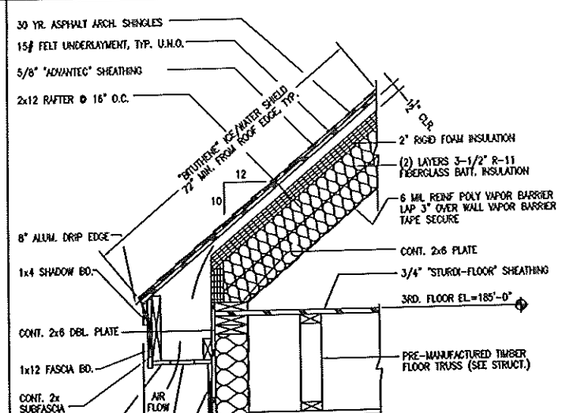




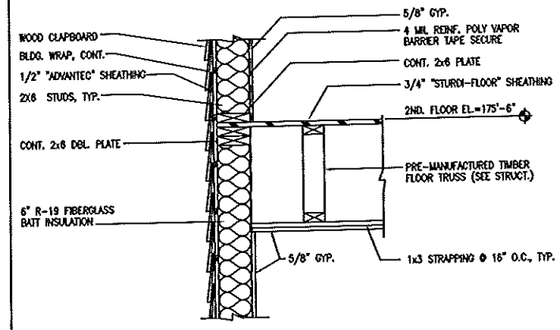
2ND. & 3RD. FLOOR



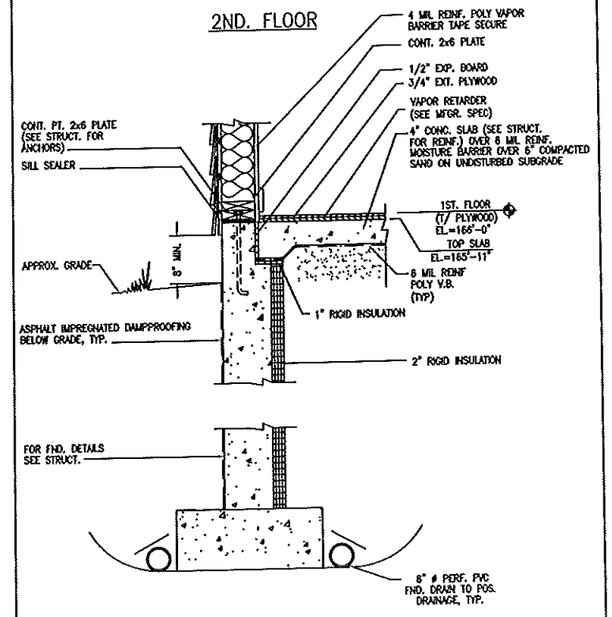
B A1 EXTERIOR GABLE END WALL
1"=1'-0"



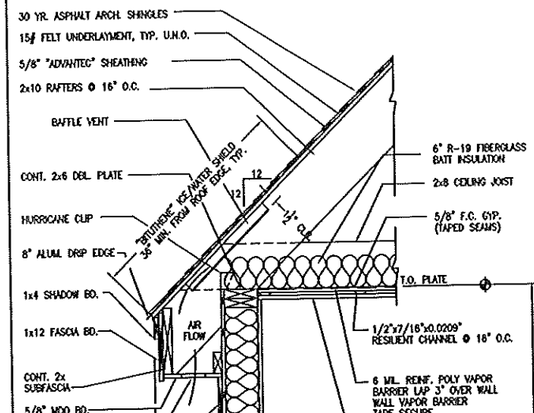
3RD. FLOOR

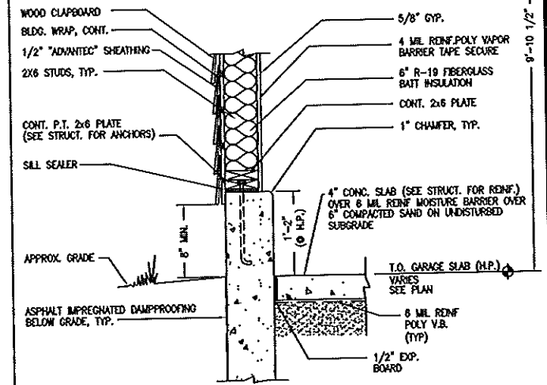


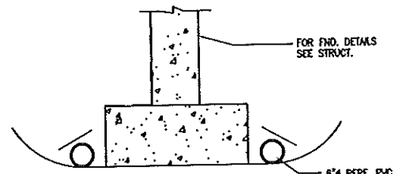
2ND. FLOOR



C A1 EXTERIOR WALL
1"=1'-0"







D A1 EXTERIOR GARAGE WALL
1"=1'-0"

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9'-10 1/2"

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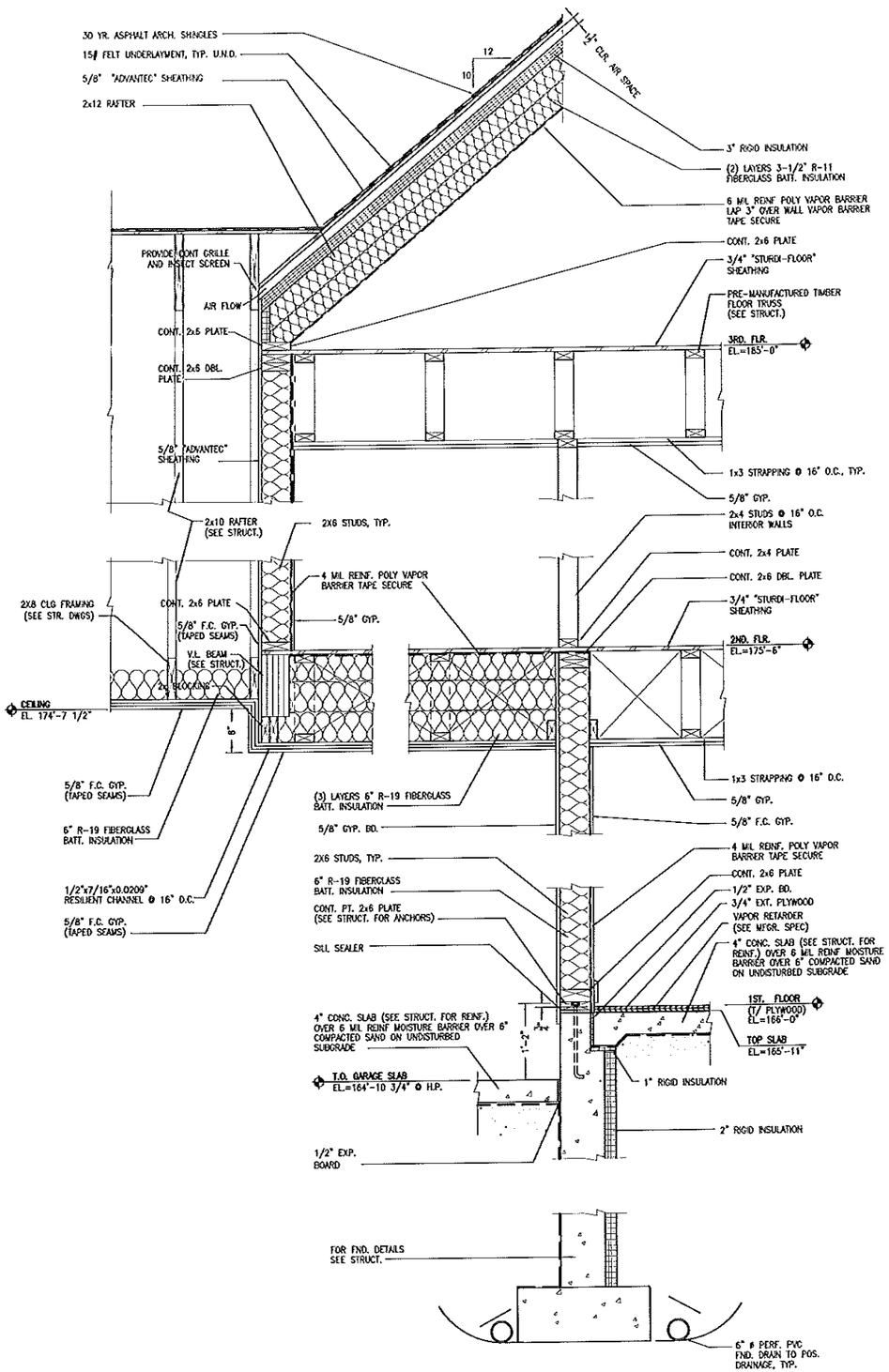
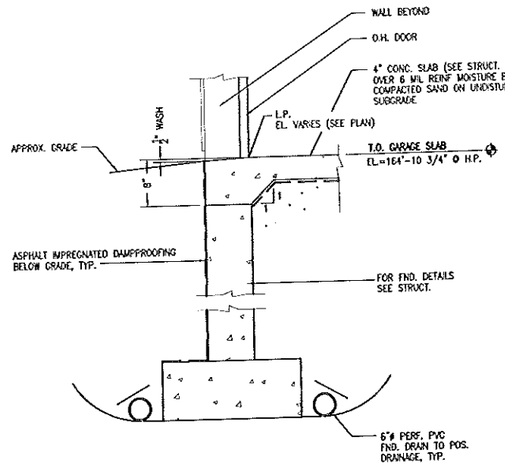
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 33, 34 & 35

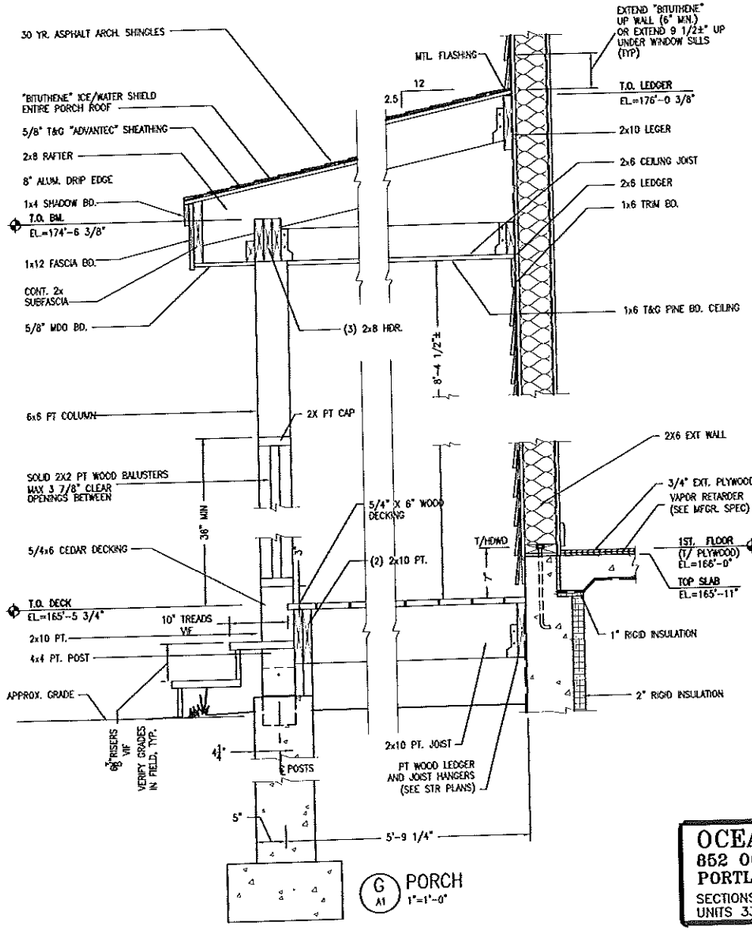
A9



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



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



G / A1 PORCH
1"=1'-0"

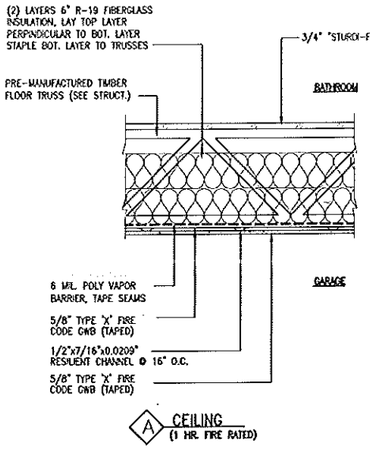
REV.	DATE	STATUS
	3-29-05	

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECTIONS & DETAILS
UNITS 33, 34 & 35

A10

CEILING TYPES



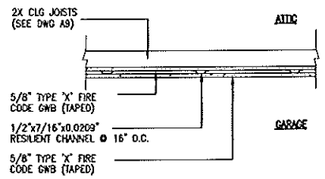
A CEILING (1 HR. FIRE RATED)

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.



B 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.

GARAGE

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 COMPONENETS 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.C. PRIOR TO PROCEEDING WITH WORK

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

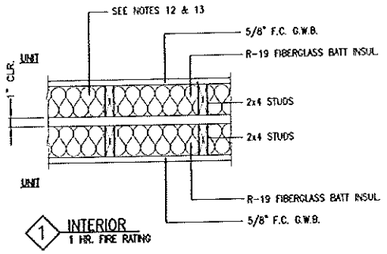
11 – FIRE DOOR ASSEMBLY, INCLUDING THE DOORWAY, FRAME, DOOR AND NECESSARY HARDWARE SHALL CONFORM TO NFPA-101 SECTION 5-1.

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.

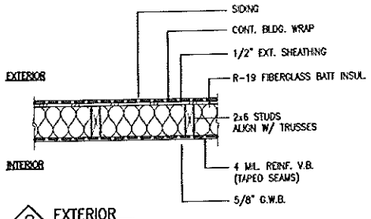
13 – VERTICAL CUTOUTS THROUGH BEAMS IN UNIT DEMISING WALLS SHALL BE LOCATED AT THE MIDPOINT BETWEEN STUDS. NO CUTOUTS SHALL BE LOCATED BEHIND JOIST BEARINGS.

14 – SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.

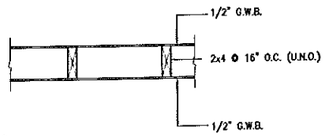
WALL TYPES



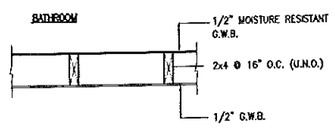
1 INTERIOR (1 HR. FIRE RATING)



2 EXTERIOR (NON-RATED)



3 INTERIOR (NON-RATED)



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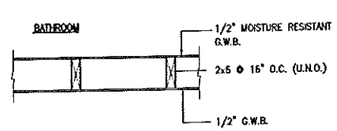
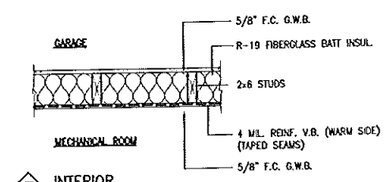
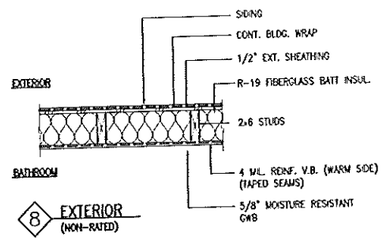


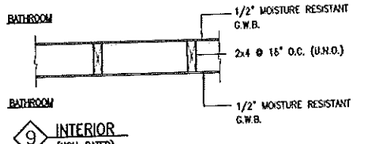
5 INTERIOR (NON-RATED)



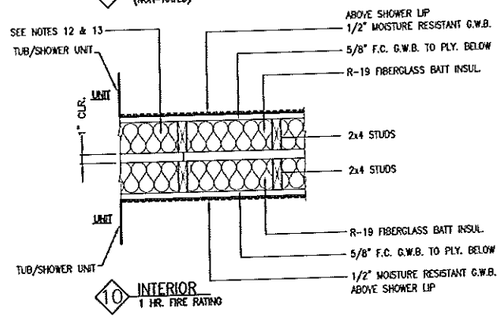
7 INTERIOR (1 HR. FIRE RATING)



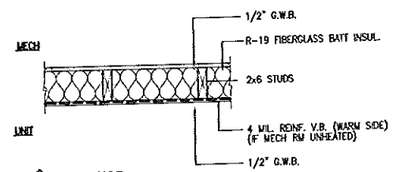
8 EXTERIOR (NON-RATED)



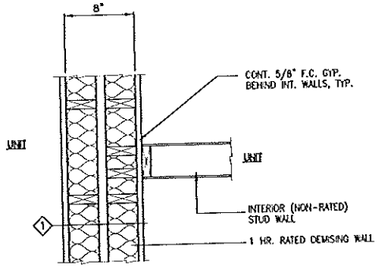
9 INTERIOR (NON-RATED)



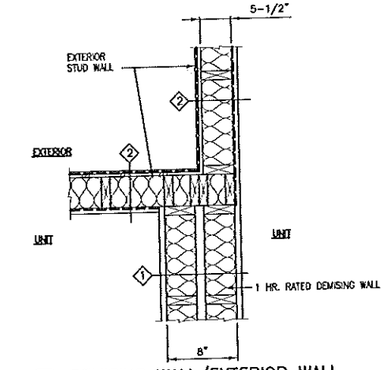
10 INTERIOR (1 HR. FIRE RATING)



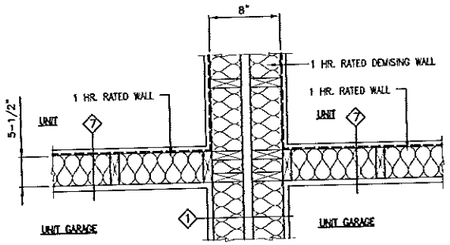
11 INTERIOR (NON-RATED)



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



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



3 GARAGE/UNIT DEMISING WALL (A1) N.T.S

REV.	DATE
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JOHN H. LEASURE ARCHITECT, INC.
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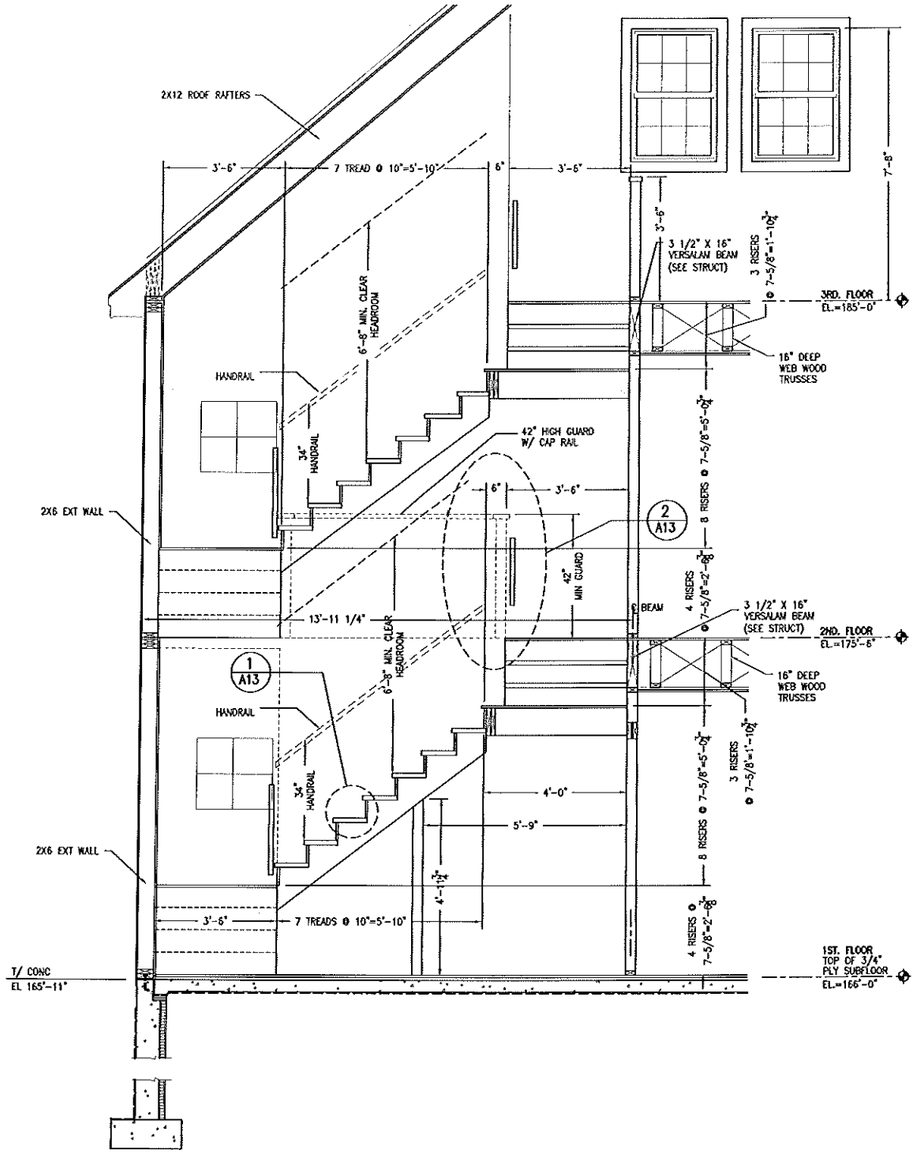
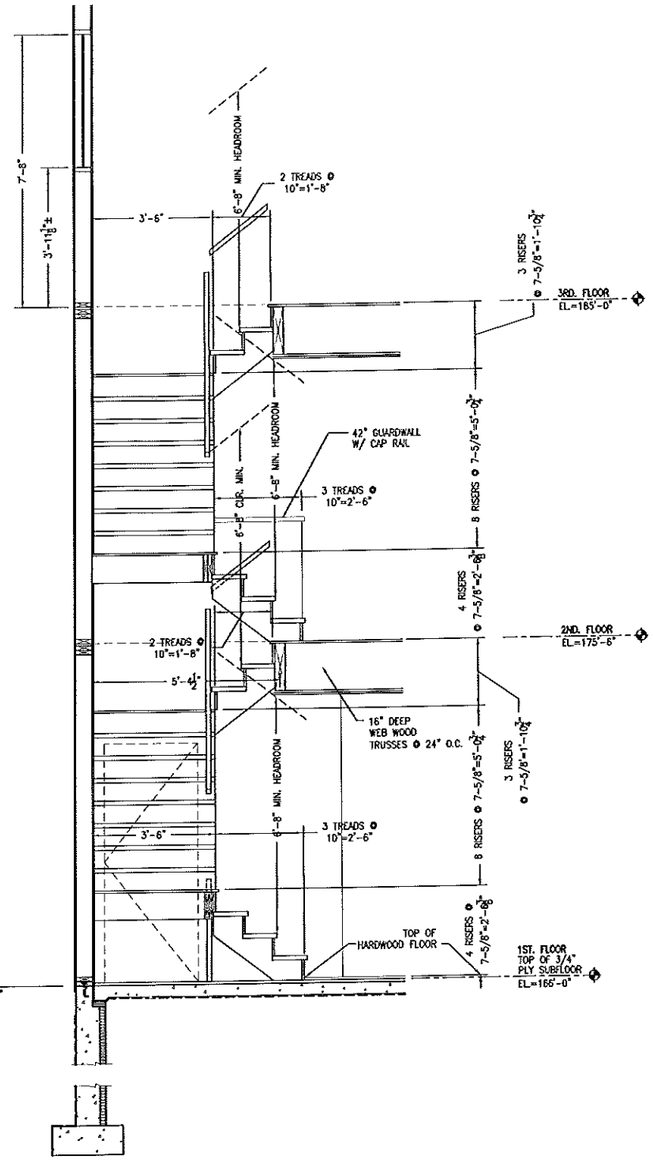
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
WALL TYPES & DETAILS
UNITS 33, 34 & 35

A11



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

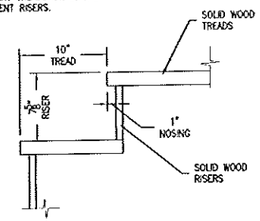


K A1,2&3 SECTION 1/2"=1'-0"

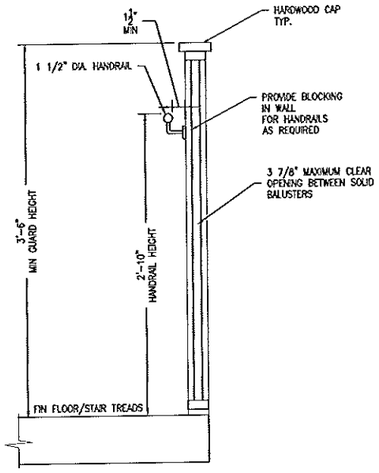
NOTES

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



2 A12 DETAIL 1"=1'-0"

NOTE:
BEGIN STAIR RISER DIMENSIONS FROM FINISHED HARDWOOD FLOORS.

STATUS
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3-28-05

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OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
STAIR SECTIONS & DETAILS
UNITS 33, 34 & 35

A12

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

CLO.	CLOSER	HDWE	HARDWARE	S.	STEEL
D.C.	DOOR CHAIN	HM	HOLLOW METAL	S.C.	SOLID CORE HARDBOARD
D.K.	DOOR KNOCKER	INS	INSULATED	S.H.	SPRING HINGE
D.S.	DOOR SWEEP	K	KICKPLATE (PUSH SIDE)	S.J.	SPLIT JAMB (WOOD)
EHO	ELECTRO. HOLD OPENER	KL	KEY LOCK	TEMP	TEMPERED
ES	ELECTRIC STRIKE	MTL.	METAL	THK	THICKNESS
F.J.P.	FINGER JOINTED PRIMED	NO	NUMBER	WD	WOOD (SOLID)
FR	FIRE RATED	P.H.	PANIC HARDWARE	WG	WIRE GLASS
HA	HANDICAP ACCESSIBLE	P.P.	PUSH/PULL	V	VIEWER
HC	HOLLOW CORE HARDBOARD	P.	PULL		
		P.R.S.	PRIVACY SET		
		P.S.	PASSAGE SET		

DOORS										FRAME TYPES					THRESHOLD		
NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS SIZE	GLASS TYPE	REMARKS	TYPE	MAT.	F.R.	DETAILS HEAD	DETAILS JAMB	MAT.	DETAIL SILL	DETAIL HT.
EXTERIOR																–	–
01	A	3'-0"x 6'-8"	1 3/8"		KNOB	WOOD	–	–	INS, KL, TEMP, DS	BB	WOOD	–	–	C	ALUM	–	–
02	I	9'-0"x 7'-0"			MFGR	INSUL			INSUL O.H. GARAGE DOOR	DD	WOOD	–	–	C	WOOD	–	–
03	C	6'-0"x 6'-8"			MFGR				INS, TEMP	BB	WOOD			C	ALUM		
04	G	3'-0"x 6'-8"	1 3/8"		PULL	18GA MTL	–	–	INS, KL, DC	AA	MTL	–	–	C	ALUM	–	–
FIRST FLOOR																	
10	F	3'-0"x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL	–	–	INS, CLO, DS	CC	MTL	–	–	D		–	–
11	F	3'-0"x 6'-8"	1 3/4"	1 HR.	KNOB	18GA MTL	–	–	INS, SH, LOCKSET, DS	CC	MTL	–	–	D		–	–
12	B	2'-6"x 6'-8"	1 3/8"		KNOB	WD	–	–	P.S.	BB	WD	–	–	C	WOOD	–	–
13	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	–	–	P.R.S.	BB	WD	–	–	C	WOOD	–	–
14	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD	–	–	P.S.	BB	WD	–	–	C	WOOD	–	–
15	B	2'-8"x 6'-8"	1 3/4"		KNOB		–	–	SH, DS, PS	BB	WD		–	C	WOOD	–	–
SECOND FLOOR																	
20	B	PR 2'-8"x 6'-8"	1 3/8"		KNOB	WD			P.R.S.	BB	WD			C	WOOD		
21	B	PR 2'-8"x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
22	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
23	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
24	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
25	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		
26	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
27	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
THIRD FLOOR																	
30	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			LOCKSET	BB	WD			C	WOOD		
31	B	2'-8"x 4'-0"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
32	B	2'-8"x 6'-8"	1 3/8"		KNOB	WD			PS	BB	WD			C	WOOD		
33	B	PR 2'-8"x 6'-8"	1 3/8"		KNOB	WD			PRS	BB	WD			C	WOOD		

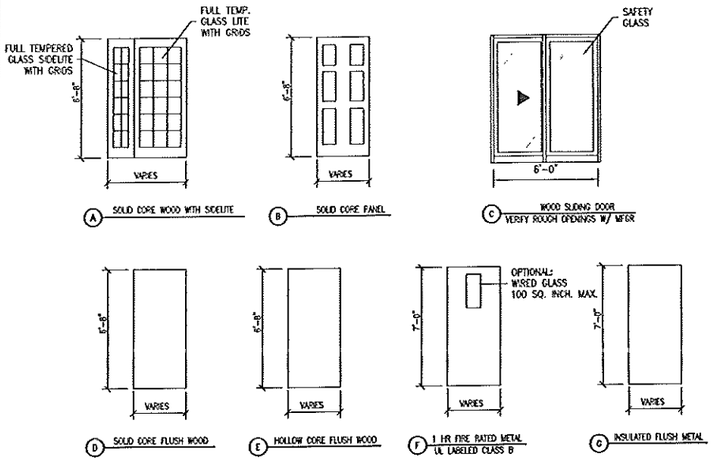
WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS HEAD	DETAILS JAMB
W1	C	"HANCOCK"	PT2824*	N/A	2'-2" X 2'-0"	"HANCOCK LUMBER WINDOW TYPE"	--	--
W1A	E	"HANCOCK"	--	N/A	2'-2" X 2'-0"	"HANCOCK LUMBER WINDOW TYPE" AWNING	--	--
W2	A	"HANCOCK"	PDH2850*	N/A	2'-4" X 5'-0"	"HANCOCK LUMBER WINDOW TYPE"	--	--
W3	A	"HANCOCK"	PDH4060*	N/A	3'-4" X 5'-0"	"HANCOCK LUMBER WINDOW TYPE" **EGRESS WINDOW	--	--
W5	B	"HANCOCK"	PDH4060-2*	N/A	6'-7 1/2" X 5'-0"	"HANCOCK LUMBER WINDOW TYPE" **EGRESS WINDOW		
W6	A	"HANCOCK"	PDH3644*	N/A	3'-0" X 3'-8"	"HANCOCK LUMBER WINDOW TYPE" HEAD HGT @ 7'-8" AFF		

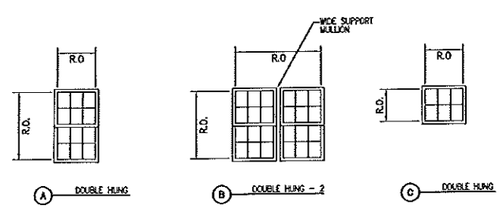
**NOTE 1:
EACH BEDROOM OR SLEEPING AREA SHALL HAVE AN EGRESS WINDOW MIN. 20" IN WIDTH, 24" IN HEIGHT, & SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR WITH A MINIMUM 5.7 SQ. FT. CLEAR OPENING (MINIMUM ONE EACH BEDROOM)

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

DOOR TYPES

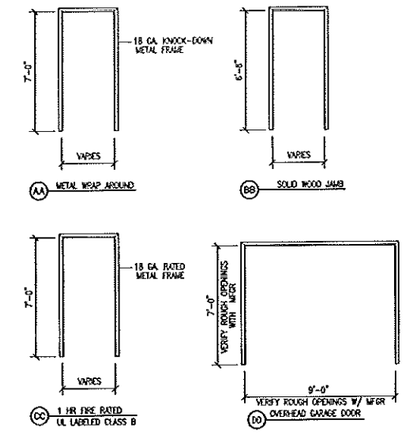


WINDOWS

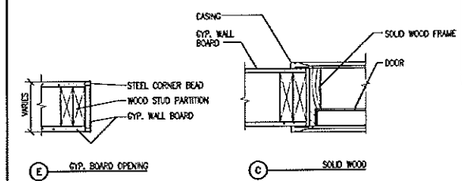


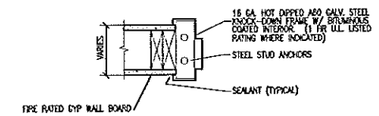
NOTES:
PROVIDE TEMPERED SAFETY GLASS IN ALL STAIR WINDOWS, WITHIN 24" OF DOORS AND LESS THAN 18" ABOVE FINISHED FLOOR NEXT TO A WALKING SURFACE.

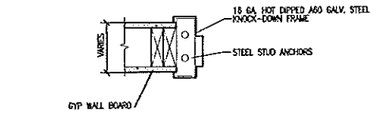
FRAME TYPES



JAMB TYPES





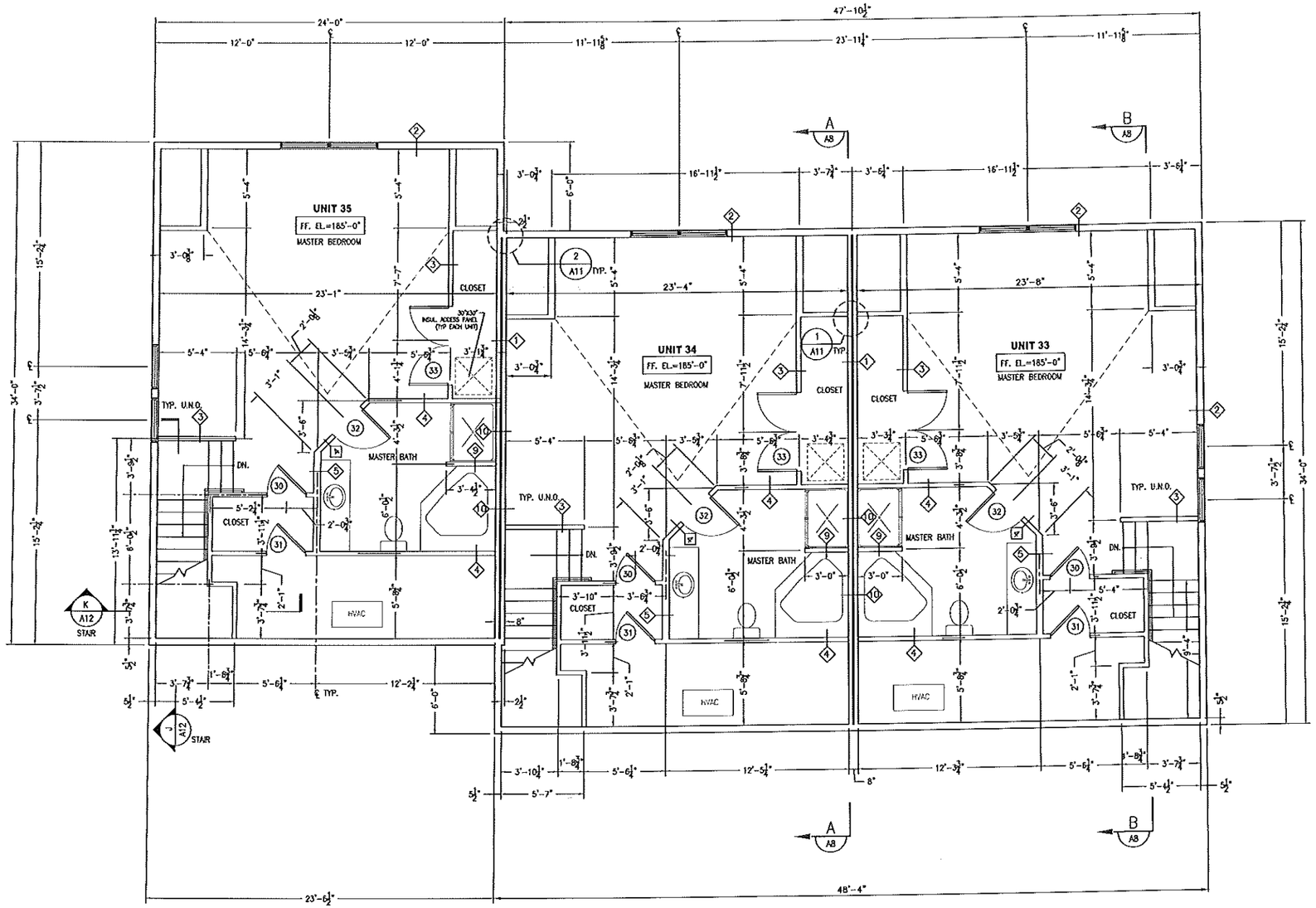


REV.	DATE
STAUS	3-28-05

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
DOOR AND WINDOW SCHEDULE
UNITS 33, 34 & 35

A13



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

NOTES:

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

PROJECT NORTH

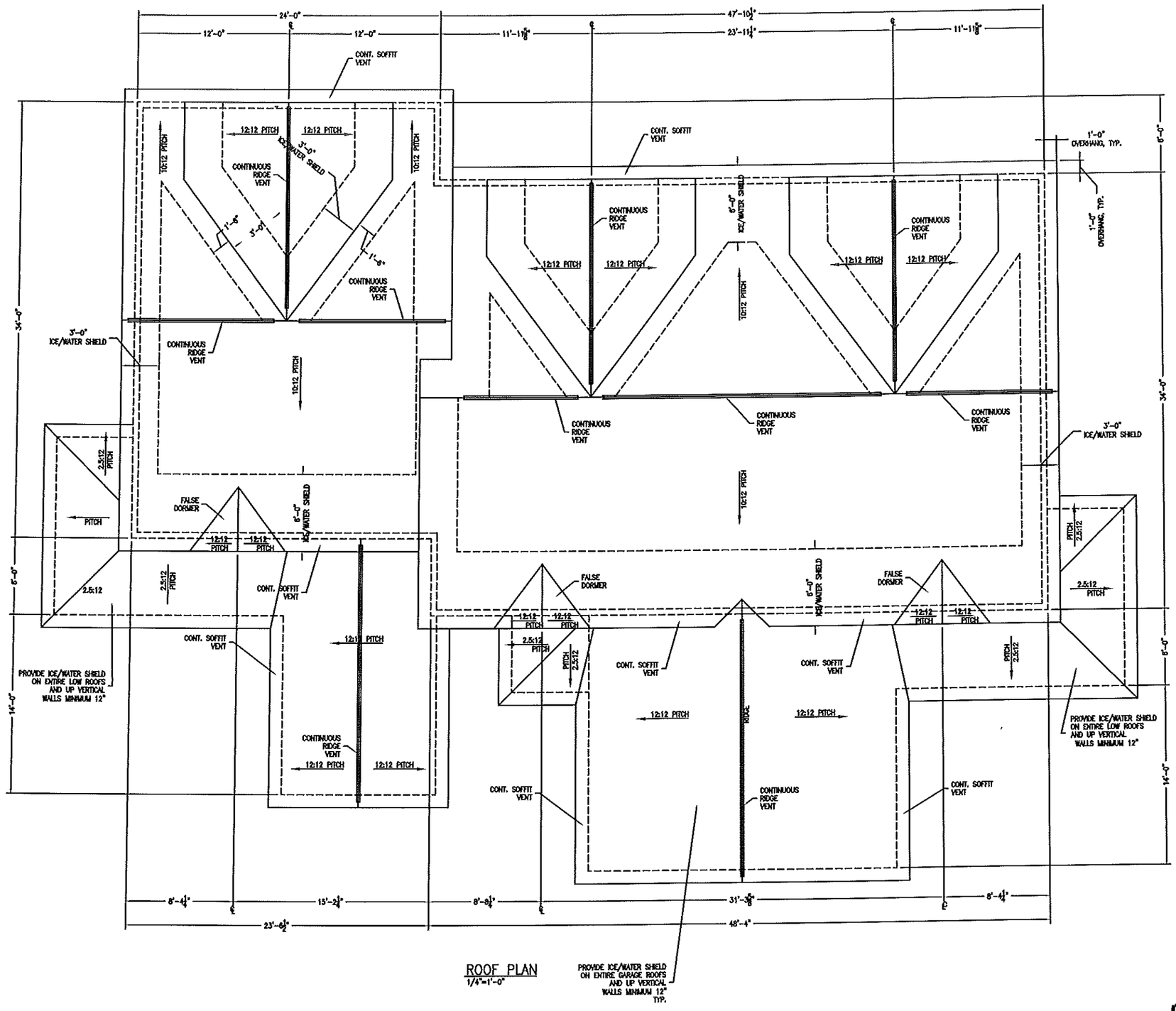
STATUS

REV.	DATE
	3-28-05

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
THIRD FLOOR PLAN
UNITS 33, 34 & 35

A3



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

PROVIDE ICE/WATER SHIELD ON ENTIRE GARAGE ROOFS AND UP VERTICAL WALLS MINIMUM 12" TYP.

PROJECT NORTH

NOTES:

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

STATUS

REV.	DATE
	3-28-05

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF PLAN
UNITS 33, 34 & 35

A4

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

UNITS 33, 34, & 35

ARCHITECT:

JOHN H. LEASURE ARCHITECT, INC.
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PHONE: 767-4600
FAX: 767-4600

CIVIL ENGINEER:

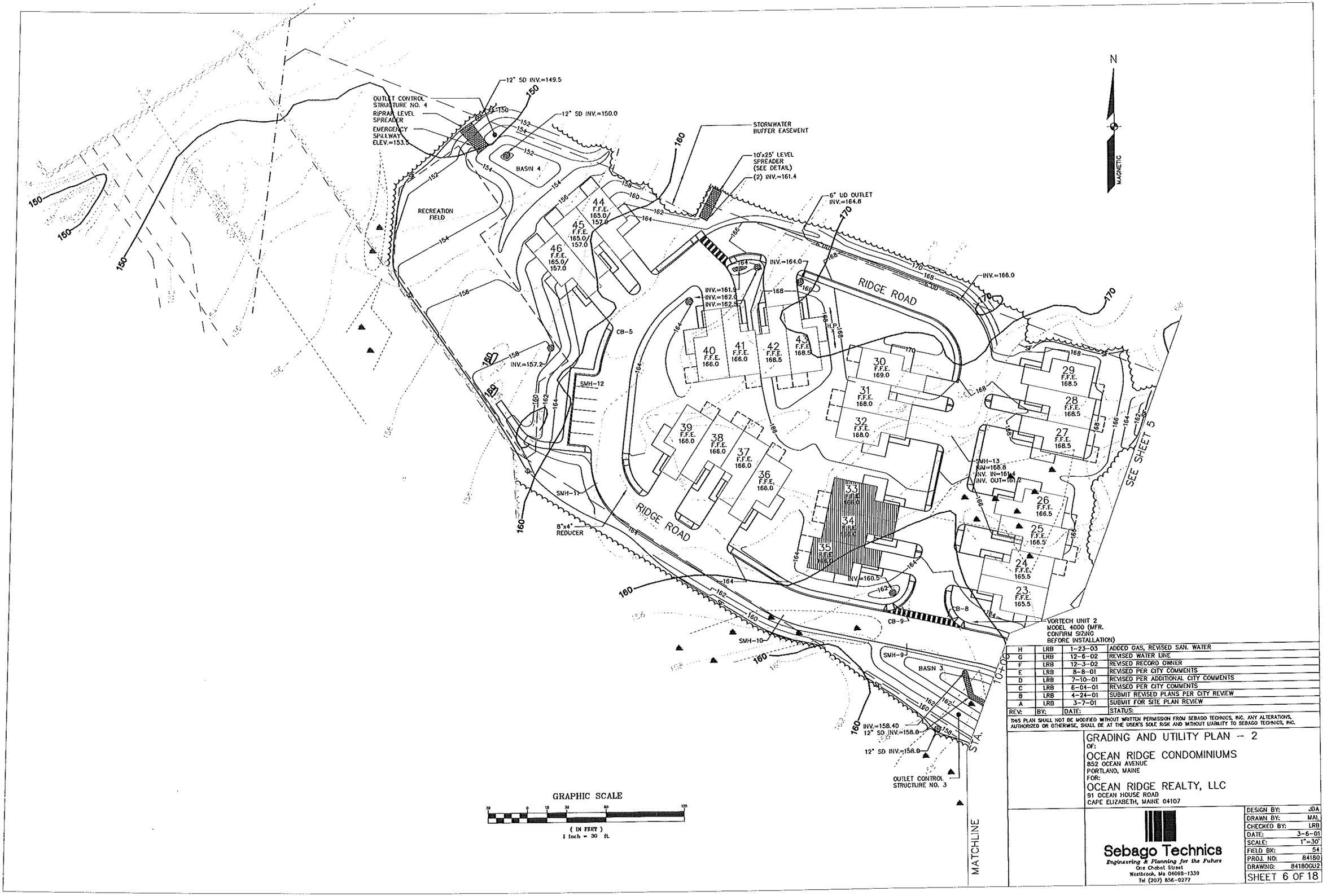
SEBAGO TECHNICS
ONE CHABOT STREET
WESTBROOK, MAINE 04098
PHONE: 856-0277

STRUCTURAL ENGINEER:

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

LIST OF DRAWINGS:

MARCH 28, 2005



REV:	BY:	DATE:	STATUS:
H	LRB	1-23-03	ADDED GAS, REVISED SAN. WATER
G	LRB	12-6-02	REVISED WATER LINE
F	LRB	12-3-02	REVISED RECORD OWNER
E	LRB	8-8-01	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
DRAWING:	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 galvonized.
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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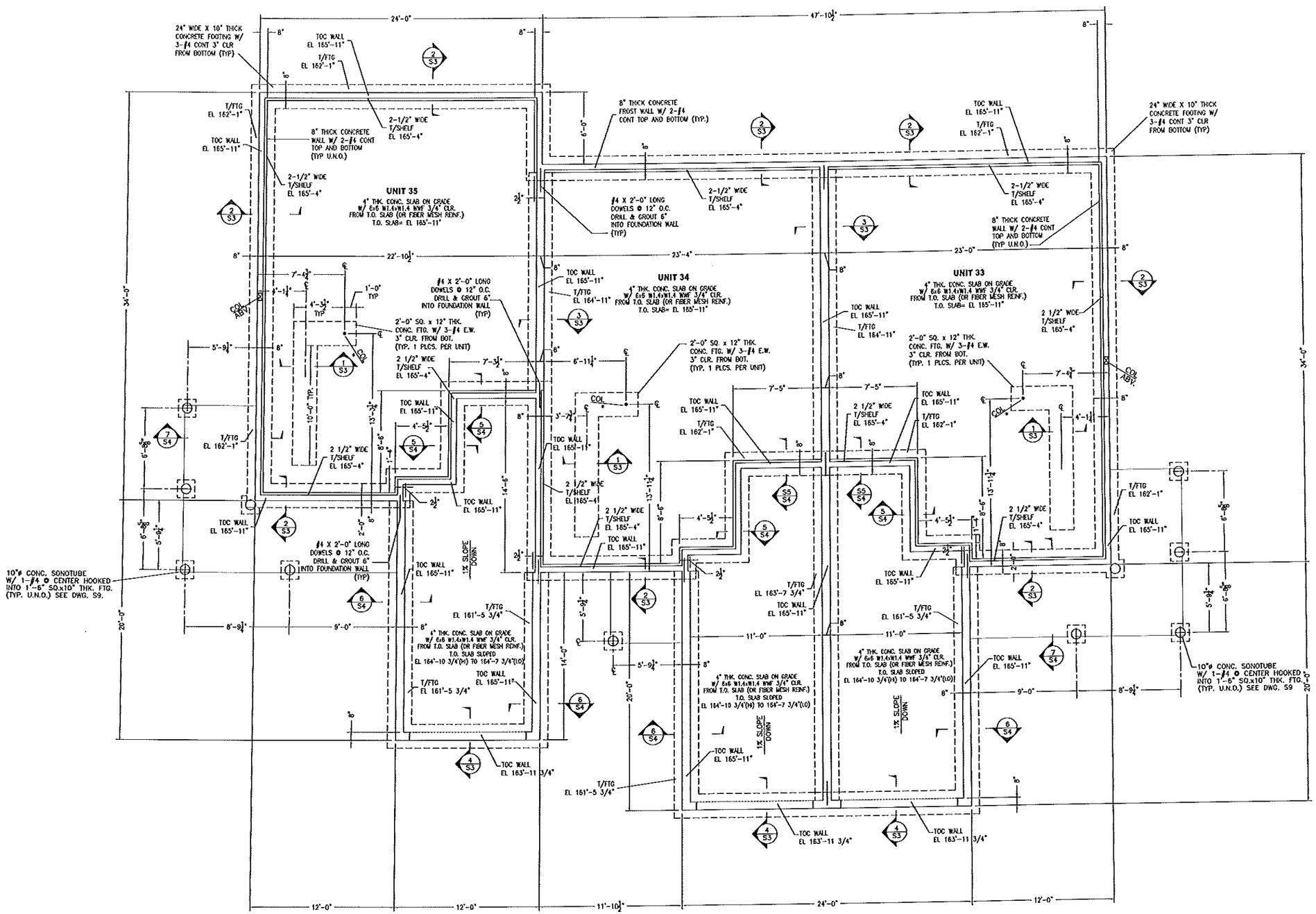
FAX: (207) 799-5432
EMAIL: markl.eaton@verizon.net

appr'd	description	date	rev.

designed by: JKL
drawn by: JMH
checked by: JKL
scale: NO SCALE
date: 3-28-05
plot date
project # 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
GENERAL NOTES
UNITS 33, 34 & 35

S1



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

NOTES:

1. SEE GENERAL NOTES ON S1.
2. "•" 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.
3. VERIFY GRADES IN FIELD

L & L STRUCTURAL
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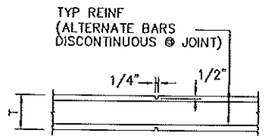
scale:
date: 3-25-05
plot date: -
project # 23035

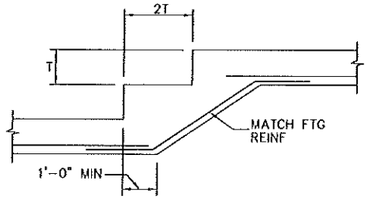
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION PLAN
UNITS 33, 34 & 35

S2



TYP CONTROL JOINT IN WALL

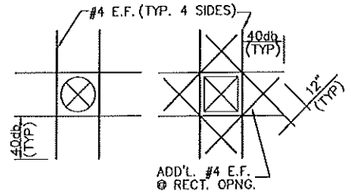
N.T.S.



TYP STEP FOOTING DETAIL

N.T.S.

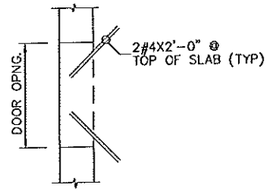
NOTE: T = FOOTING THICKNESS



TYP. OPENING IN WALL OR SLAB

N.T.S.

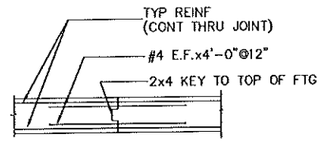
NOTE: OPENING IN SLAB APPLIES @ ALL OPENINGS



TYP. SLAB CORNER DETAIL @ DOOR

N.T.S.

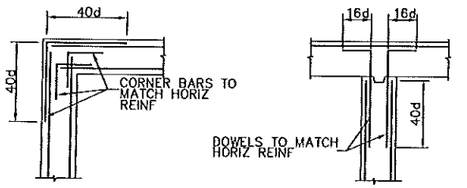
NOTE: PROVIDE 2#4X4'-0"(TOP) IN SLAB AT INSIDE CORNERS. SEE PLAN. INCLUDING STAIRS, & HVAC OPENINGS. PLACE REINF IN MIDDLE OF SLAB @ SLAB OPENINGS.



TYP. CONSTRUCTION JOINT IN WALL

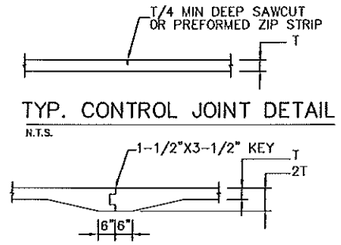
N.T.S.

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



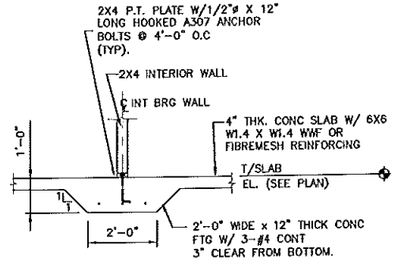
TYP WALL REINF DETAILS

N.T.S.



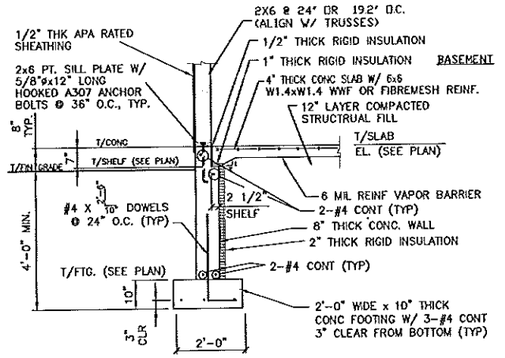
TYP. CONSTRUCTION JOINT DETAIL

N.T.S.

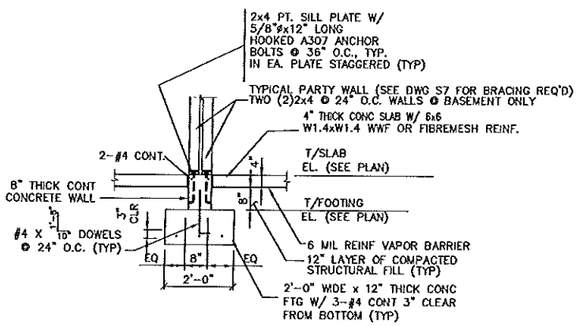


SECTION TYPICAL THICKENED SLAB (1) S2

1/2" = 1'-0"

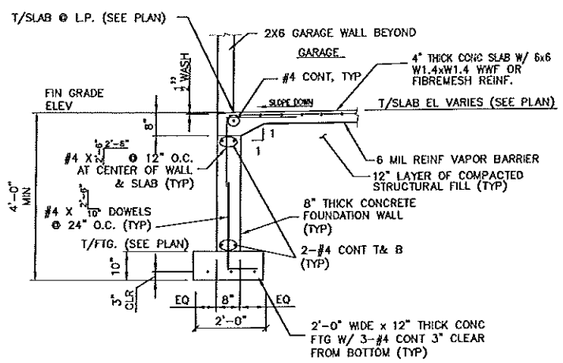


SECTION TYPICAL EXTERIOR FROST WALL (2) S2



SECTION TYPICAL PARTY WALL (3) S2

1/2" = 1'-0"



SECTION TYPICAL GARAGE ENTRY SLAB (4) S2

1/2" = 1'-0"

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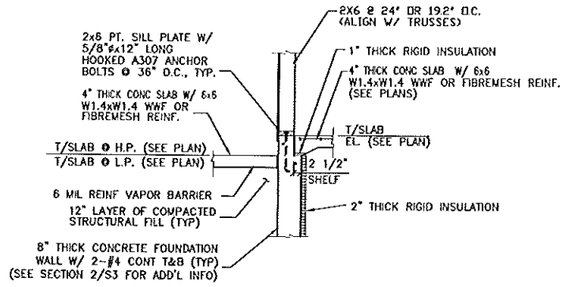
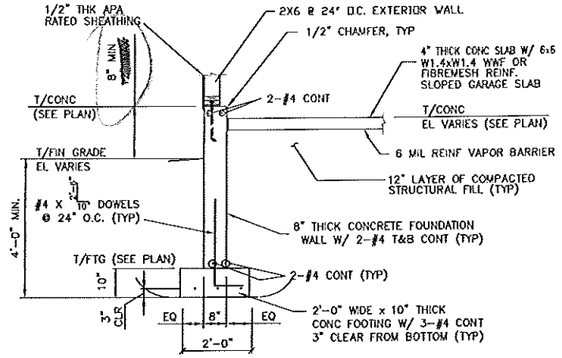
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOUNDATION DETAILS
UNITS 33, 34 & 35

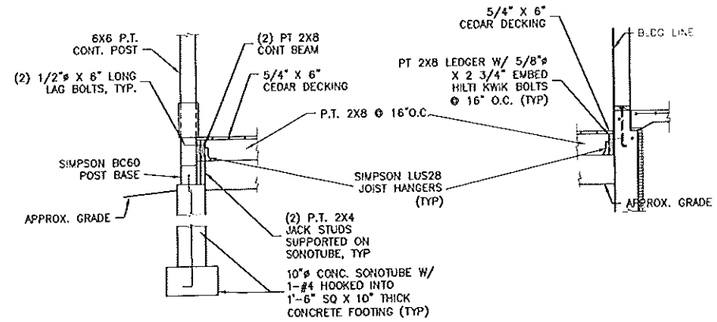
S3



SECTION TYPICAL WALL ADJACENT TO GARAGE (5) S2, S5
1/2" = 1'-0"



SECTION TYPICAL GARAGE (6) S2
1/2" = 1'-0" SIDE WALLS



SECTION TYPICAL ENTRY PORCHES (7) S2, S5
1/2" = 1'-0"

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FOUNDATION DETAILS
UNITS 33, 34 & 35

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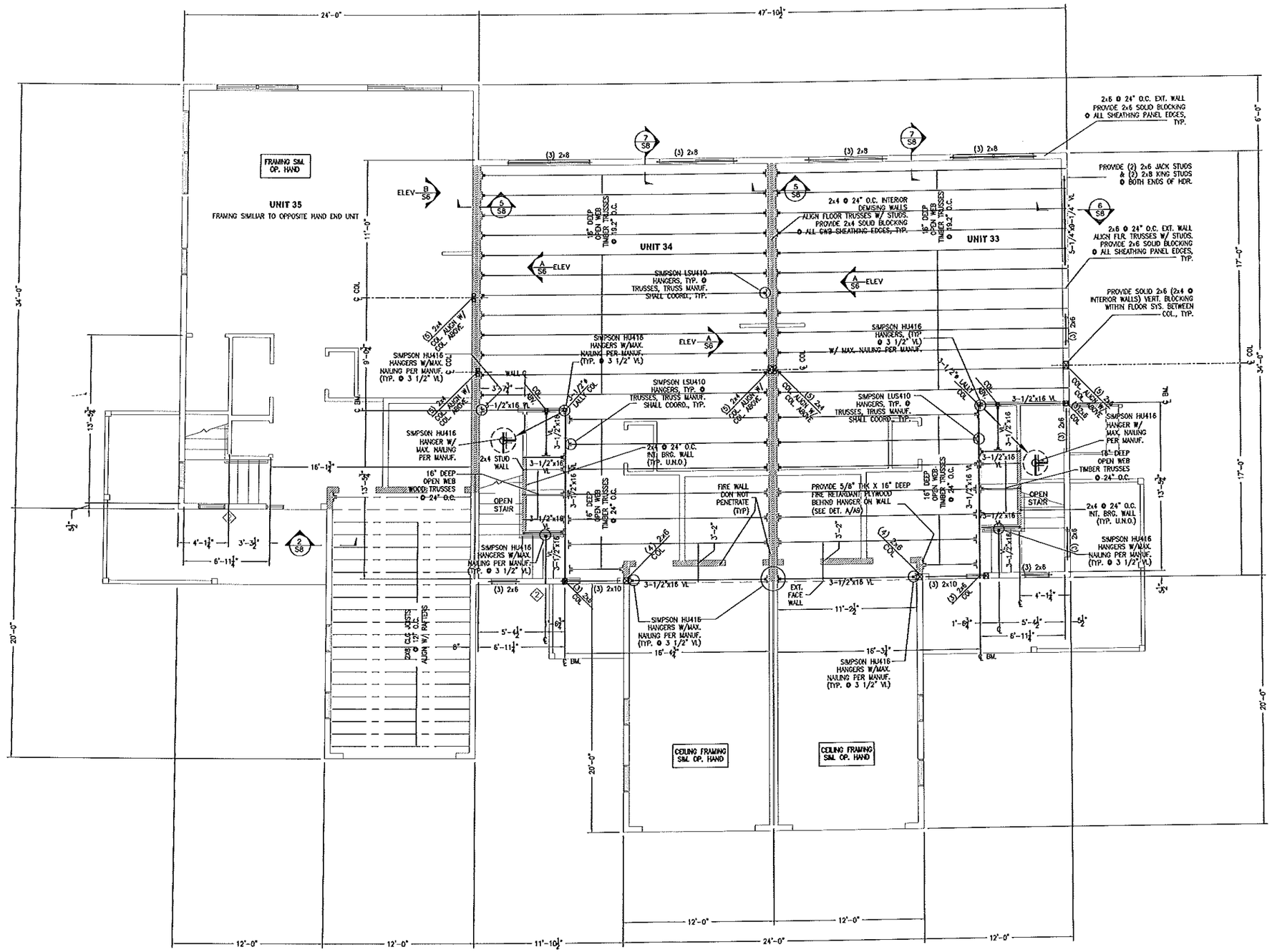
S4



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 2x6 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

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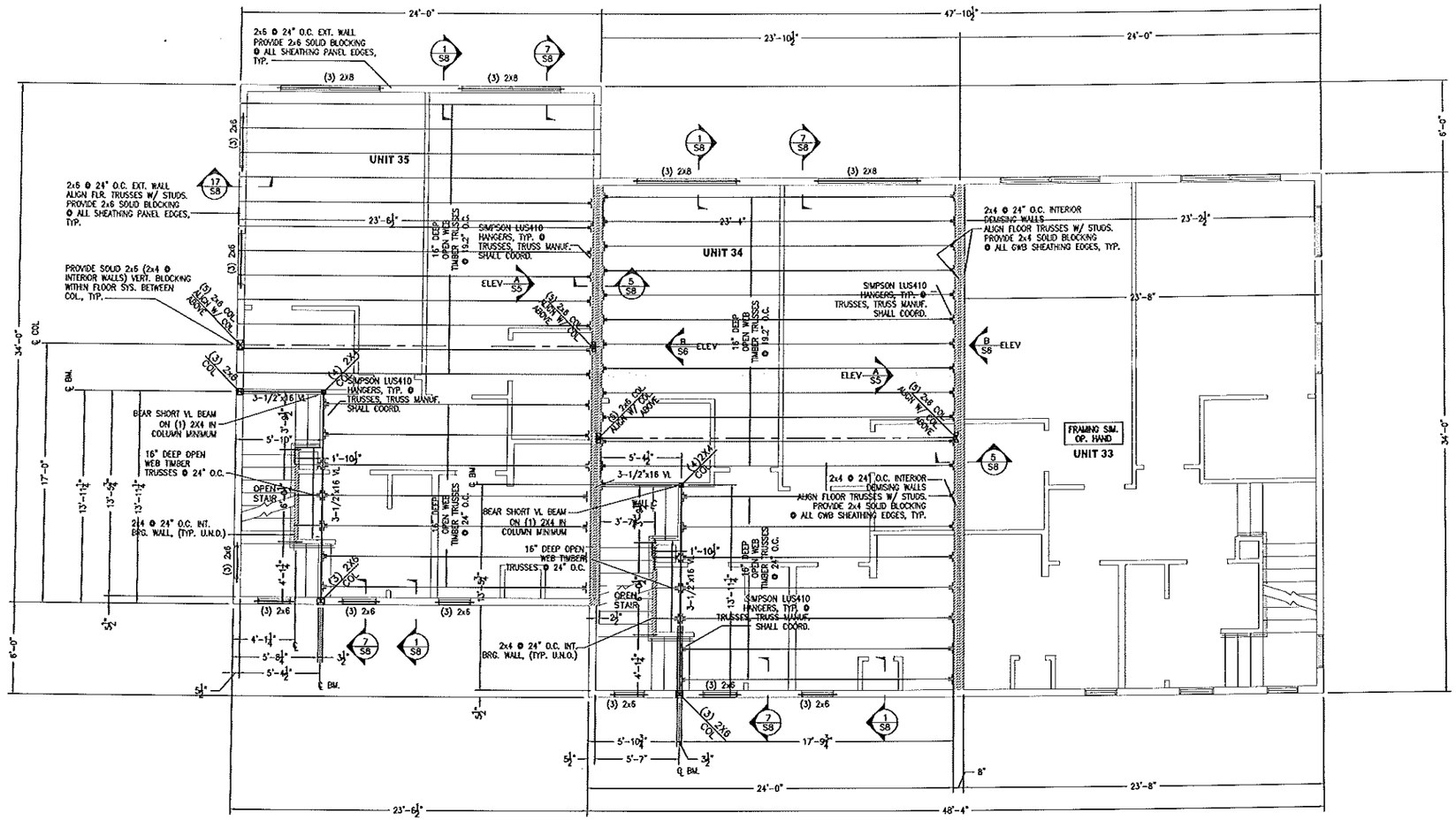
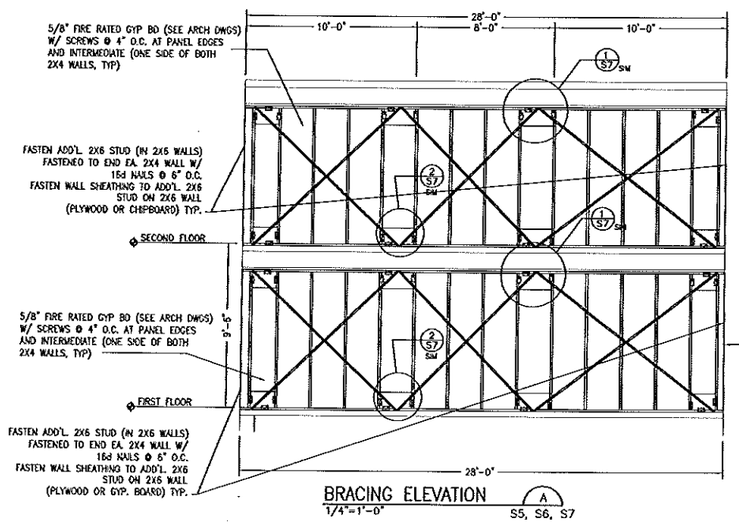
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
UNITS 33, 34 & 35

S5

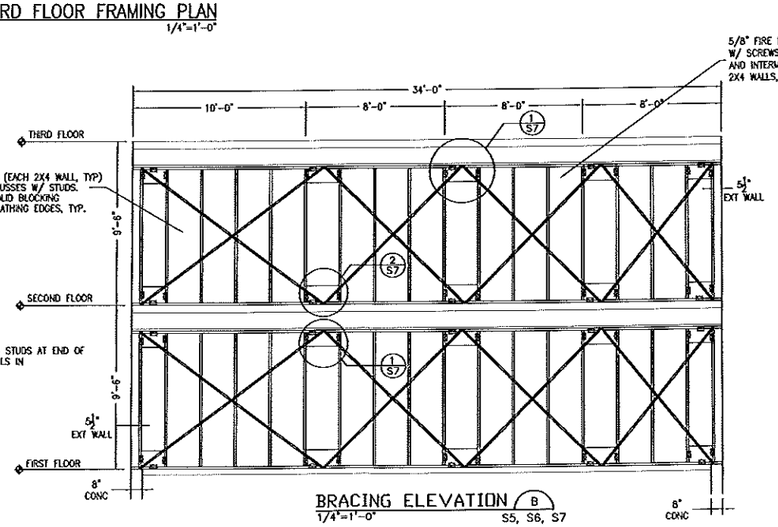


THIRD FLOOR FRAMING PLAN

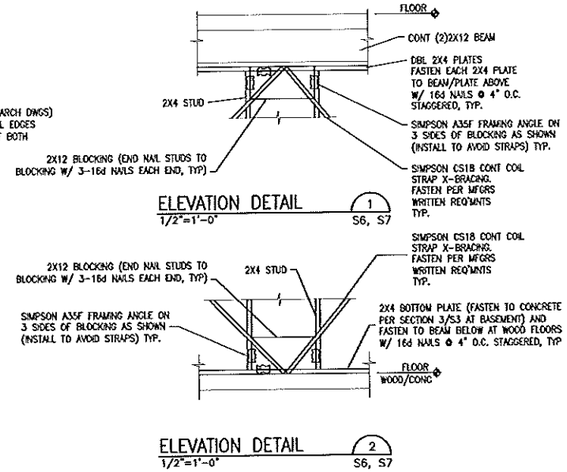
1/4"=1'-0"



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" S6, S7

ELEVATION DETAIL 2
1/2"=1'-0" S6, S7

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 2x6 KING STUD AT JAMBS AT BOTH ENDS OF HEADERS. (TYP. U.N.O.)

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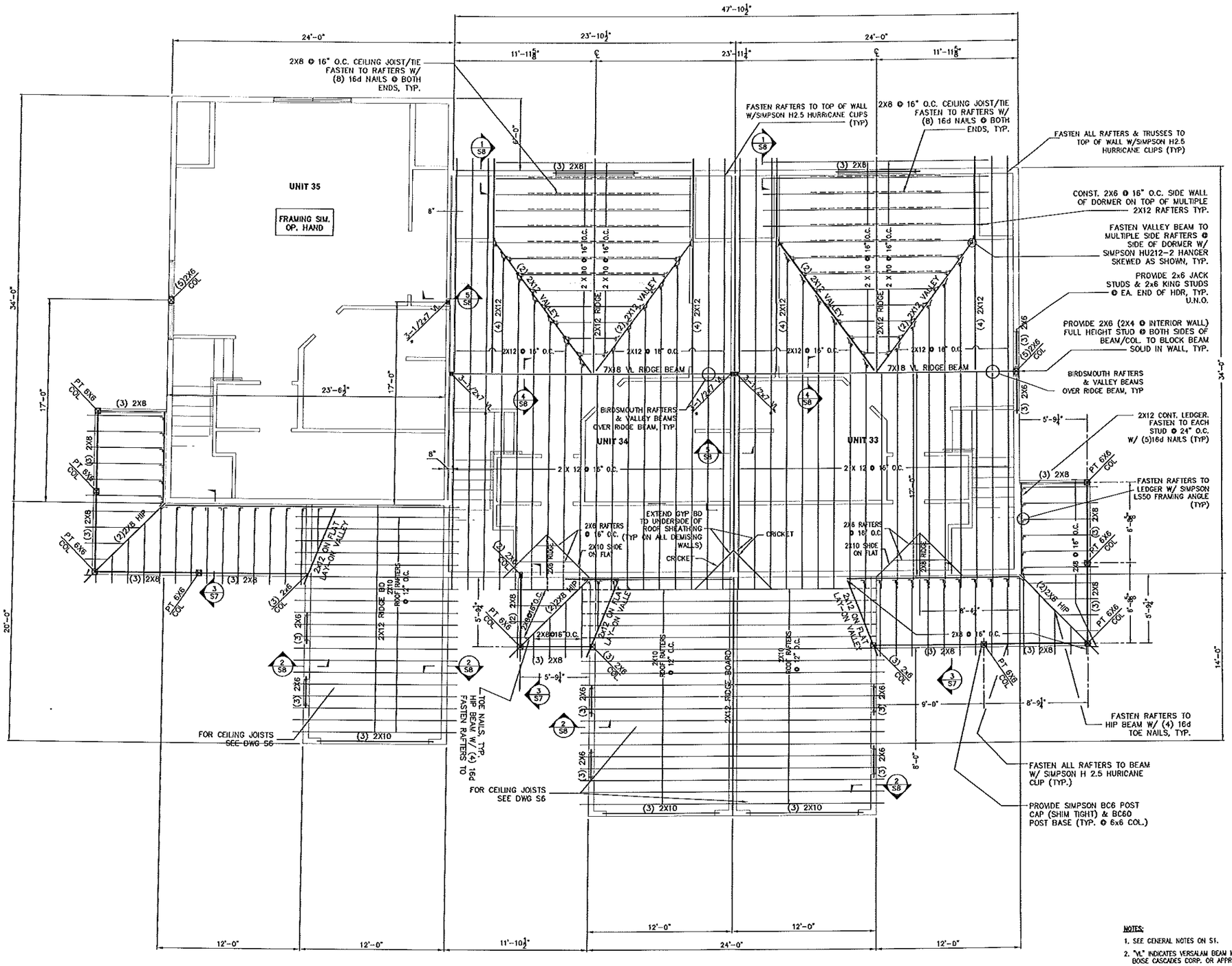
PORTLAND, MAINE
THIRD FLOOR FRAMING PLAN
UNITS 33, 34 & 35

S6



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

PROJECT NORTH

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=2.0x10⁶ 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

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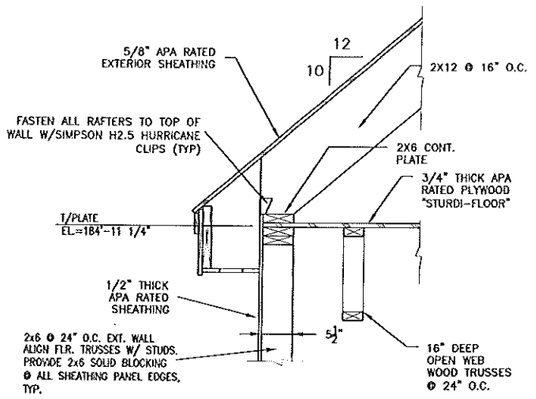
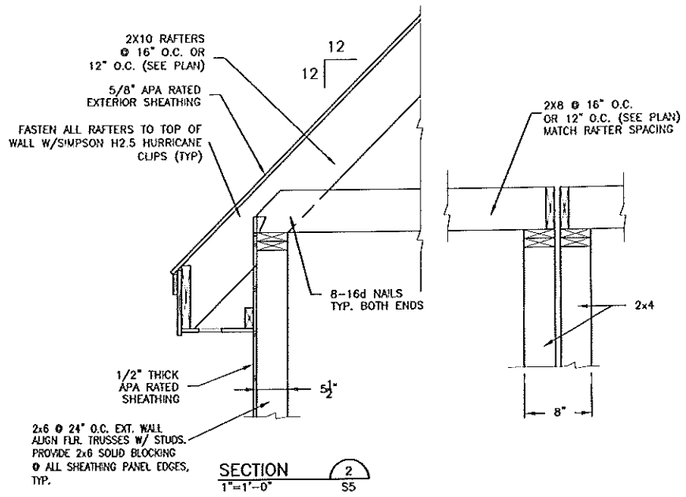
project #: 23035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
ROOF FRAMING PLAN
UNITS 33, 34 & 35

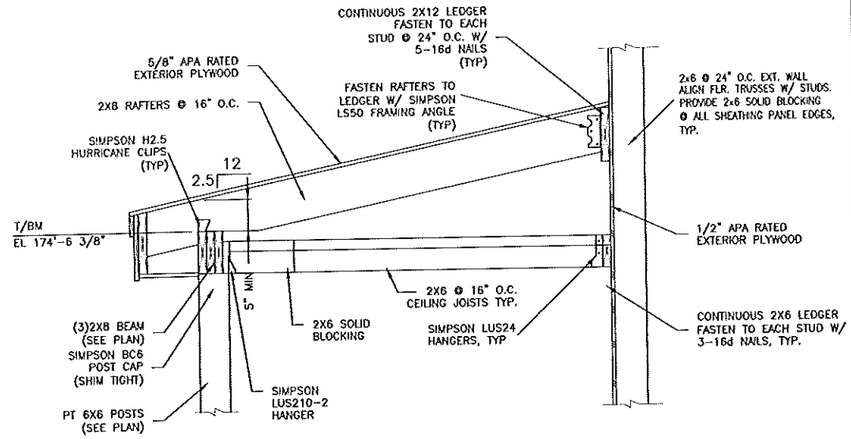
S7



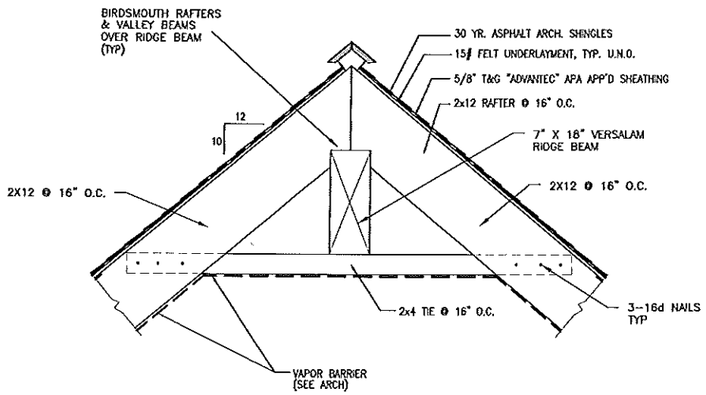
SECTION 1 — 1"=1'-0" — S6, S7



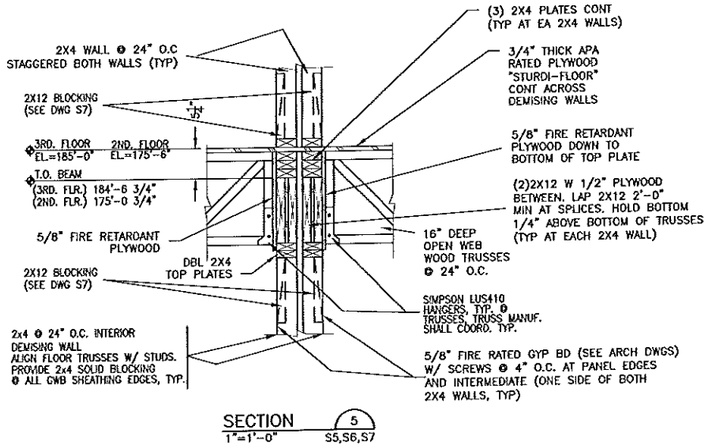
SECTION 2 — 1"=1'-0" — S5



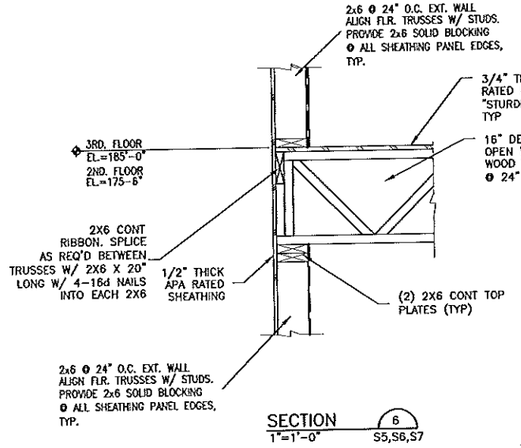
SECTION 3 — 1"=1'-0" — S7



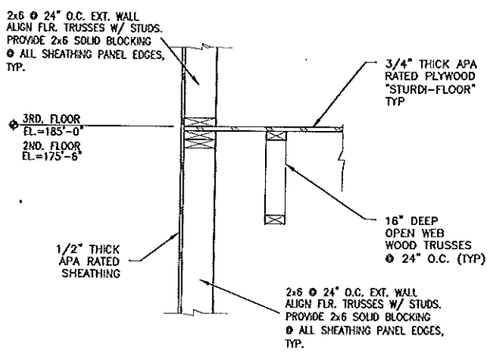
SECTION 4 — 1"=1'-0" — S7



SECTION 5 — 1"=1'-0" — S5,S6,S7



SECTION 6 — 1"=1'-0" — S5,S6,S7



SECTION 7 — 1"=1'-0" — S5,S6,S7

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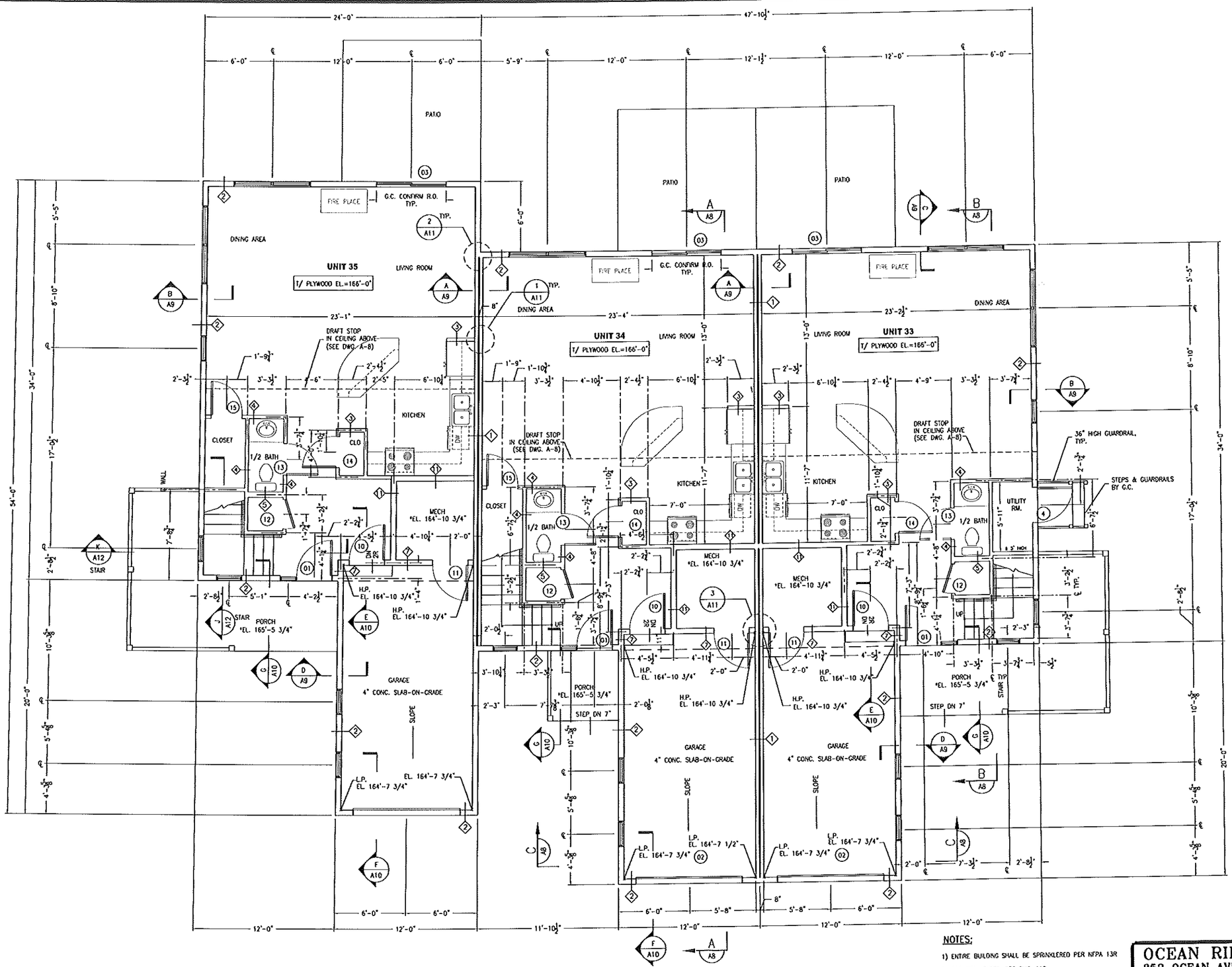
checked by: JHL
scale:
date: 3-28-05
plot date:
project # 25035

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FRAMING SECTIONS AND DETAILS
UNITS 33, 34 & 35

S8



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

STATUS

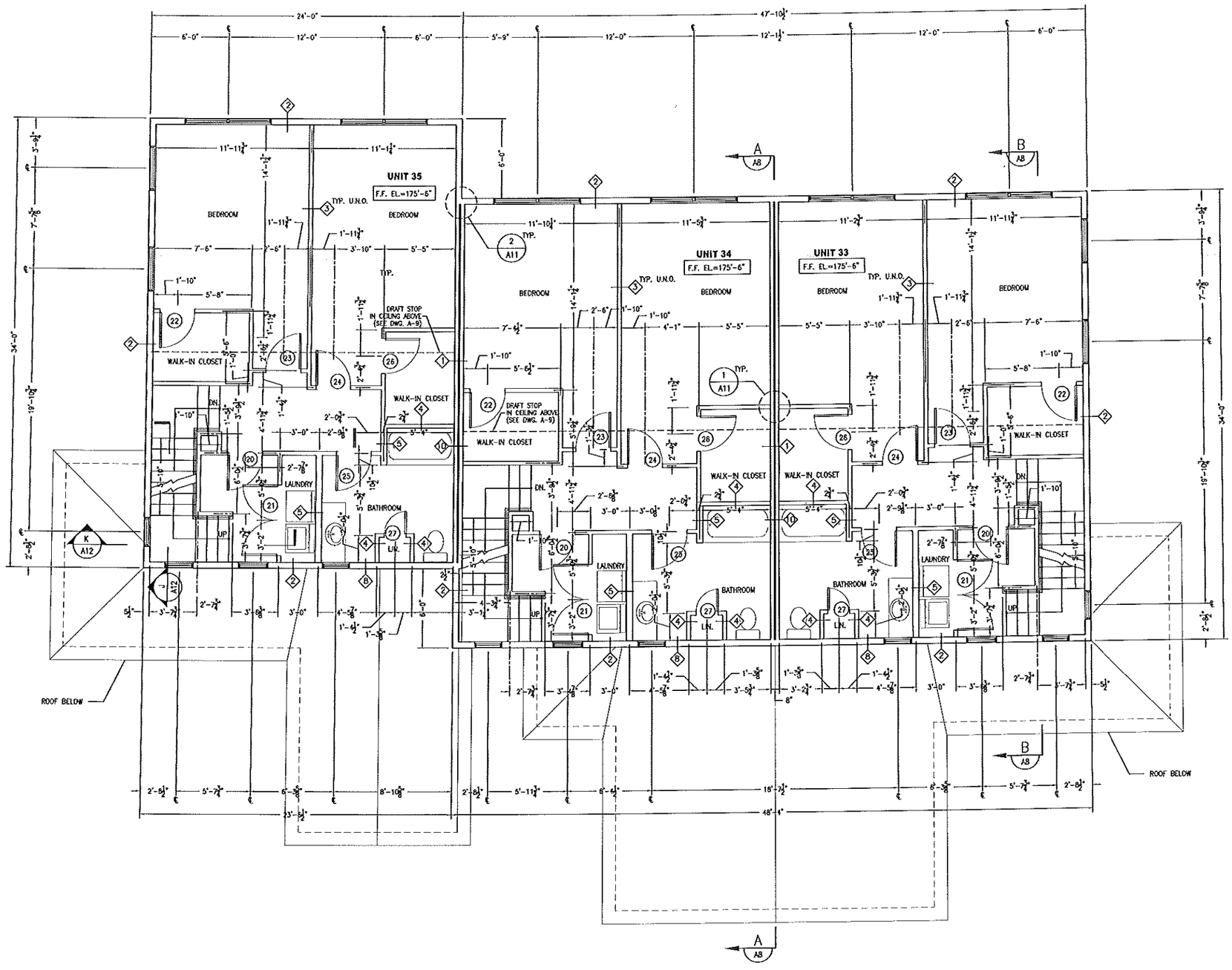
REV.	DATE
	5-28-05

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

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FIRST FLOOR PLAN
UNITS 33, 34 & 35

A1

PROJECT NORTH



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

REV.	DATE
	3-28-05

STATUS

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

NOTES:

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2) FOR WALL TYPES, SEE DWG. A12.
3) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
SECOND FLOOR PLAN
UNITS 33, 34 & 35

A2