LOGAN PLACE

PROJECT TEAM:

OWNER: _____

YC PORTLAND L.P.
c/o AVESTA HOUSING
307 CUMBERLAND AVE.
PORTLAND, MAINE 04101
TEL: (207) 553-7777
FAX: (207) 553-7778

MORTGAGEE: _____

Maine State Housing Authority
353 WATER STREET: AUGUSTA, MAINE 04330-4633
(800) 452-4668 * FAX (207) 626-4678

ARCHITECT: _____

CWS ARCHITECTS
434 CUMBERLAND AVENUE
PORTLAND, MAINE 04101-2325
TEL: (207) 774-4441
FAX: (207)774-4016

GENERAL CONTRACTOR: _____

GENERAL CONTRACTOR
TO BE DETERMINED
BY SELECTED COMPETETIVE BID

LANDSCAPE ARCHITECT:

MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

STRUCTURAL ENGINEER:

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432

MECHANICAL & ELECTRICAL ENGINEERS:

BENNETT ENGINEERING
CONSULTING ENGINEERS
Bennett Road, P.O. Box 297, Freeport, Maine 04032
Tel - (207) 865-9475
Fax - (207) 865-1800
Email - office@bennettengineering.net

SYMBOLS LEGEND:

- SECTION (XX / XXX)
- DETAIL (XX / XXX)
- ELEVATION LEVEL
- REVISION (2)
- WINDOW TYPE (A)
- CONTINUOUS BACKER ROD AND SEALANT (S)
- EXTERIOR ELEVATION (XX / XXX)
- NEW WALL / PARTITION
- WALL TYPE (1)
- DOOR NUMBER (100A)
- ROOM NAME: CONFERENCE ROOM
- ROOM NUMBER: 100
- INTERIOR ELEVATION (A1 / A5.1)

PROVIDE BLOCKING FOR ALL CABINET ASSEMBLIES AND TOILET ROOM ACCESSORIES AS REQUIRED. TYPICAL ALL WALLS ALL SPACES.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

1. THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.

4. THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.

5. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.

ATTIC VENTILATION CALCULATION

5660 SQ FT (ATTIC FOOTPRINT) / 2 = 2837 SQ. FT.

2830 SQ FT x 48 = 75 LIN. FT (MIN.) RIDGE VENT REQUIRED
18IN²/LIN FT (RIDGE VENT-NFVA)

2830 SQ FT x 48 = 150 LIN. FT (MIN.) SOFFIT AIR VENT REQUIRED
9IN²/LIN FT (SOFFIT VENT-NFVA)

NOTE:
PROVIDE 75 LIN. FT. (MINIMUM) TO 90 LIN. FT. (MAXIMUM) RIDGE VENT.
PROVIDE 150 LIN. FT. (MINIMUM) TO 180 LIN. FT. (MAXIMUM) SOFFIT AIR VENT.

Logan Place Portland, Maine					2/2/2004
Code Analysis					
		BOCA 1999		NFPA 101 - 2000	
Category	Reference	Code Requirements	Reference	Code Requirements	Proposed
Use Group	310.0	R-2 Apartments [30 units]	6.1.8.1	Residential - New Apartment Building	
Building Construction	Table 602	Type 5a - Combustible Protected			
		Foundation - Concrete frost wall and slab			
		Exterior walls - Wood frame with vinyl siding and GWB finish			
		Inneterior walls - Wood frame with GWB surfacing			
		Roof - Wood trusses with asphalt shingle roof			
Height & Area Limitations	Table 503	10,200 S.F. per floor			
		3 Stories/40'			
Height Modifications	504.2	Sprinklered 13R - add 1 story and 20'			Sprinklered - 13R
Area Modifications	506.3 / 506.2	Sprinklered - Add 200%,			
		33% Street Frontage - Add 16%			
Maximum allowable area		32,232 S.F. per floor			6,021 SF 1st floor
					6,193 SF 2nd floor
					6,193 SF 3rd floor
Maximum allowable height		4 stories/60'			3 stories / 46'-0"
Fire ratings	Table 705.2	Loadbearing Ext walls - 1 hr			1 hour
	Table 705.2	Nonloadbearing Ext walls - 0 hr			1 hour
	Table 1011.4	Exit access corridors - 1/2 hour (with sprinkler system)	30.3.6.1	Exit access corridors - 1/2 hour	1/2 hour
	710.3	Fire Enclosure of Exits - 1 hour			
	Table 602	Shafts & Elevator Hoistways - 1 hr			1 hour
	Table 602	Dwelling Unit Seperation - 1 hour			1 hour
	Table 602	Smoke Barriers - 1 hour			1 hour
	Table 602	Other nonloadbearing walls - 0 hour			1 hour
	Table 602	Interior loadbearing walls - 1 hour			1 hour
	Table 602	Floor Construction - 1 hour			1 hour
	Table 602	Roof construction - 1 hour			1 hour
			T 30.3.2.1	Boiler Rooms - 1 Hour and sprinkler	1 Hour & Sprinklered
			T 30.3.2.1	Laundry < 100 s.f. - 1 Hour OR sprinkler	Sprinklered
Opening Protectives	Table 717.1	Exit access corridors - 20 min.	30.3.6.2	Exit access corridors - 20 minute	20 min.
					40 min.
Fire Damper Rating	Table 718.1	1-hour rated assembly - 1-hour.	8.2.3.2.3.1	1 Hr vertical, 45 minute horizontal	As required
	Table 718.1	1/2 hour rated assembly - 1/2 hour		1/2 hour assembly - 20 minutes	As required
Interior Flame Spread Index	Table 803.4	Required vertical exits and passageways - I	30.3.3.2	In exits - No Requirement	
	Table 803.4	Corridors providing exit access - II		Exit access corridors - No Requirement	
	Table 803.4	Rooms or enclosed spaces - III			
Means of Egress	T1006.5	Length of travel <250'	30.2.6.1	Length of travel <125'	82'
	T 1008.1.2	Residential Occupancy = 1/200 GSF	17.3.1.2	Residential Apartment occupant load = 1/200 SF	
Occupant Load	T 1008.1.2	Storage areas, mechanical equipment rooms = 1/300 GSF			
		15525 / 200= 77.6		15525 / 200= 77.6	78 Occupants
	T 1009.2	Egress width per occupant @ stairways = 0.3" x 49 = 14.7"			
	T 1009.2	Egress width capacity = 0.2"/occupant @ doors and corridors = 49x.2 = 9.8"	7.3.4.1	Egress width capacity = 0.2"/occupant @ doors and corridors - 36" Min.	36"
	1017.3	Minimum door opening width = 32"	7.2.1.2.3	Minimum door opening width = 32"	36"
	1011.2	Dead ends <20'		Dead ends n/a	None
	1011.2.1	Common path of travel = n/a	30.2.5.3 ex.	Common path of travel = 50' max.	35'
	1011.3	Minimum corridor width = 36"	7.3.4.1	Minimum corridor width = 36"	70"
	T1010.2	Number of exits per 500 = 2	30.2.4	Minimum number of exits = 2	2
			30.2.6.1 ex.	Max travel within unit = 125'	35'-0"
			30.2.6.2	Max travel from unit to exit = 200'	80'-0"
Emergency Lighting	1023.1 (exc. #2)	Exit Signs are required except at main exterior exit doors	7.10.1.2	Exit Signs are required except at main exterior exit doors	Provided
	1024.1	Emergency lighting is required except in dwelling units	30.2.9	Emergency lighting is not required	Provided
Fire Suppression Systems	904.9	Not required	30.3.5.2	13R Required	13 R Provided
Fire Alarm Systems	918.4,6	Not required	30.3.4.1	Not required	Provided
Smoke Detetectors	920.3.2	Not required	30.3.4.5.1	Required outside every sleeping area	Provided
Extinguishment requirements	921.2	Portable fire extinguishers shall be installed as per NFPA 10	30.3.5.7 ex.	Not Required	Provided

ABBREVIATIONS:

A/C	AIR CONDITIONING
ACPLAS	ACOUSTICAL PLASTER
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BCE	BOTTOM CHORD EXTENSION
BD	BOARD
BLP	BORROWED LIGHT PANEL
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BS	BOTH SIDES
BSE	BRICK SHELF ELEVATION
C	CHANNEL
CPT	CARPET
CB	CATCH BASIN; CHALKBOARD
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT; CONSTRUCTION JOINT
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DF	DRINKING FOUNTAIN
DR	DISPLAY RAIL
DW	DISHWASHER
EF	EXHAUST FAN; EACH FACE
EJ	EXPANSION JOINT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
FB	FLAT BAR
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR; FAR FACE
FO	FRAMED OPENING
FS	FAR SIDE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDT	GYPSUM DROP-IN TILE
GWB	GYPSUM WALL BOARD
H	HORIZONTAL
HC	HANDICAPPED; HOLLOW CORE
HM	HOLLOW METAL
HRU	HEAT RECOVERY UNIT
H&V	HEATING AND VENTILATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IF	INSIDE FACE
IJ	ISOLATION JOINT
INV	INVERT
JS	JOIST SUBSTITUTE
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
MB	MARKER BOARD
MDO	MEDIUM DENSITY OVERLAY
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MUA	MAKE-UP AIR
N	NOSING
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE; OWNER FURNISHED
OFIC	OWNER FURNISHED AND INSTALLED BY CONTRACTOR
OH	OVERHEAD
PA	PUBLIC ADDRESS
PAF	POWDER-ACTUATED FASTENER
P	PLATE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FOOT
PP	POWER PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE
PVC	POLYVINYL CHLORIDE
R	RISER; RADIUS
RB	RESILIENT BASE
RD	ROOF DRAIN
RO	ROUGH OPENING
RR	RUB-RAIL
SACT	SUSPENDED ACOUSTIC TILE CEILING
SC	SOLID CORE
SF	SQUARE FOOT; SUPPLY FAN
SK	SHEAR KEY
SN	SANITARY NAPKIN (DISPENSER)
SP	SPACES
SS	STAINLESS STEEL
T	TREAD
TB	TACK BOARD
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCHMARK
TCE	TOP CHORD EXTENSION
TJ	TIE JOIST
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL; TOP OF SLAB
TOW	TOP OF WALL
TP	TOILET PAPER (DISPENSER)
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VENT PIPE; VERTICAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VP	VISION PANEL
VTR	VENT THROUGH THE ROOF
W/	WITH
WC	WATER CLOSER
WF	WIDE FLANGE
WH	WATER HEATER
W/O	WITHOUT
WP	WORKING POINT
WS	WEB STIFFENER
WWF	WELDED WIRE FABRIC

DRAWING STATUS LIST

DWG NO.	DRAWING NAME	PRELIMINARY REVIEW	ISSUED FOR: BIDDING 01/14/2004	ISSUED FOR: BIDDING 02/06/2004	ISSUED FOR: CONSTRUCTION 01/14/2004	ISSUED FOR: CONSTRUCTION 02/06/2004
	SHEET REFERENCE		ISSUE DESCRIPTION AND DATE			
TP	TITLE PAGE AND DRAWING INDEX			●		●
	S.W.COLE EXPLORATION LOCATION PLAN – 6/23/2003		●		●	
	SITE DRAWINGS					
1	EXISTING CONDITIONS AND DEMOLITION PLAN		●		●	
2	LAYOUT & PLANTING PLAN		●		●	
3	GRADING, DRAINAGE AND UTILITIES PLAN		●		●	
4	SITE DETAILS		●		●	
5	SITE DETAILS AND EROSION & SEDIMENTATION CONTROL PLAN		●		●	
	STRUCTURAL DRAWINGS					
S0.1	GENERAL NOTES			●		●
S1.1	FOUNDATION PLAN			●		●
S1.2	FIRST FLOOR FRAMING PLAN			●		●
S1.3	SECOND FLOOR FRAMING PLAN			●		●
S1.4	THIRD FLOOR FRAMING PLAN			●		●
S1.5	ROOF FRAMING PLAN			●		●
S2.1	FOUNDATION SECTIONS AND DETAILS			●		●
S3.1	FRAMING SECTIONS & DETAILS			●		●
S3.2	FRAMING SECTIONS & DETAILS			●		●
	ARCHITECTURAL DRAWINGS					
A0.1	WALL TYPES AND DETAILS		●		●	
A1.0	CRAWSPACE FLOOR PLAN			●		●
A1.1	FIRST FLOOR PLAN			●		●
A1.2	SECOND FLOOR PLAN		●		●	
A1.3	THIRD FLOOR PLAN		●		●	
A1.4	ROOF PLAN / ATTIC SEPARATION PLAN			●		●
A1.5	UNIT PLANS, STAIR PLANS AND ELEVATOR PLAN			●		●
A2.1	1ST AND 2ND FLOOR REFLECTED CEILING PLANS		●		●	
A2.2	3RD FLOOR REFLECTED CEILING PLAN AND DETAILS		●		●	
A3.1	BUILDING ELEVATIONS		●		●	
A4.1	INTERIOR ELEVATIONS AND DETAILS			●		●
A4.2	ENLARGED PLAN AND INTERIOR ELEVATIONS		●		●	
A5.1	BUILDING SECTIONS			●		●
A5.2	BUILDING SECTIONS AND DETAILS			●		●
A5.3	ELEVATOR AND STAIR SECTIONS		●		●	
A6.1	CHIMNEY DETAILS, SECTION, AND WINDOW ELEVATIONS			●		●
A7.1	DETAILS			●		●
A7.2	DETAILS		●		●	
A7.3	DETAILS		●		●	
A7.4	DETAILS		●		●	
	MECHANICAL AND PLUMBING DRAWINGS					
M1.1	FIRST FLOOR MECHANICAL PLAN		●		●	
M1.2	SECOND FLOOR MECHANICAL PLAN		●		●	
M1.3	THIRD FLOOR MECHANICAL PLAN		●		●	
M1.4	ATTIC MECHANICAL PLAN		●		●	
M2.1	FIRST FLOOR SANITARY PLUMBING PLAN		●		●	
M2.2	SECOND FLOOR SANITARY PLUMBING PLAN		●		●	
M2.3	THIRD FLOOR SANITARY PLUMBING PLAN		●		●	
M2.4	ATTIC SANITARY PLUMBING PLAN		●		●	
M3.1	FIRST FLOOR DOMESTIC PLUMBING PLAN		●		●	
M3.2	SECOND FLOOR DOMESTIC PLUMBING PLAN		●		●	
M4.1	MECHANICAL AND PLUMBING SCHEDULES AND DETAILS		●		●	
M4.2	MECHANICAL AND PLUMBING LEGEND AND DETAILS		●		●	
	ELECTRICAL DRAWINGS					
E1.1	EXTERIOR ELECTRICAL PLAN		●		●	
E2.1	FIRST FLOOR LIGHTING PLAN		●		●	
E2.2	FIRST FLOOR POWER PLAN		●		●	
E2.3	SECOND FLOOR ELECTRICAL PLAN		●		●	
E2.4	THIRD FLOOR ELECTRICAL PLAN		●		●	
E2.5	ATTIC ELECTRICAL PLAN		●		●	
E3.1	TYPICAL UNITS ELECTRICAL PLAN		●		●	
E4.1	DETAILS, LEGEND AND SCHEDULES		●		●	
E4.2	PANEL SCHEDULES		●		●	

CWS Architects
Architecture
Space Planning
Value Design
434 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-4016
www.CWSarch.com

Owner:
YC PORTLAND L.P.
C/O AVESTA
307 CUMBERLAND AVE
PORTLAND, MAINE 04101
(207) 553-7777

Client:
YORK-CUMBERLAND
HOUSING DEVELOPMENT

LOGAN PLACE
PORTLAND, MAINE

Project No: 01.409 SRO

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TITLE PAGE AND DRAWING INDEX

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