

MOTHERHOUSE SENIOR HOUSING

605 STEVENS AVE.
PORTLAND, ME

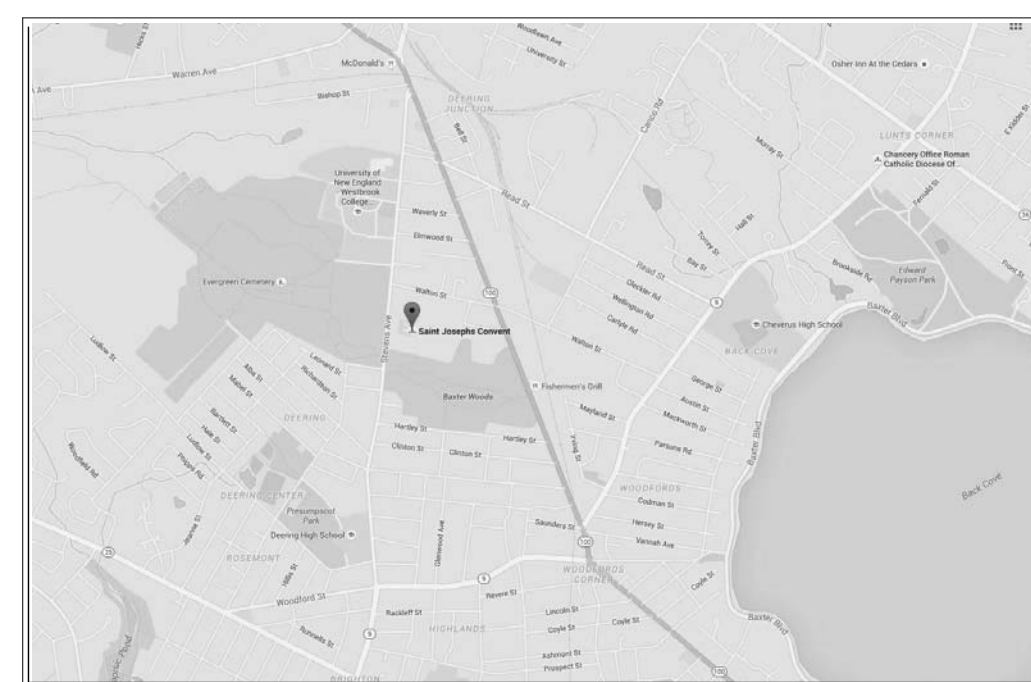
DATE OF ISSUE

50 % SUBMISSION - 23 NOV 2015
90 % SUBMISSION - 15 FEB 2016



Archetype
architects

Maine Housing
Maine State Housing Authority
Project Number MSHA RLP-1622



LOCATION MAP NOT TO SCALE

SIGNATURES

OWNER: _____ DATE: _____
ARCHITECT: _____ DATE: _____
CONTRACTOR: _____ DATE: _____
MAINE HOUSING: _____ DATE: _____
CONSTRUCTION LENDER: _____ DATE: _____

BUILDING TOTALS - GROSS SF	SMITH WING - GROSS SF (N.I.C.)
FIRST FLOOR: 23,647 SF	FIRST FLOOR: 5,600 SF
SECOND FLOOR: 23,875 SF	SECOND FLOOR: 5,600 SF
THIRD FLOOR: 24,194 SF	THIRD FLOOR: 5,600 SF
FOURTH FLOOR: 16,283 SF	FOURTH FLOOR: 1,836 SF
FIFTH FLOOR: 13,050 SF	
TOTAL: 101,049 SF	TOTAL: 18,636 SF
UNIT COUNT - 88 UNITS	



DRAWING LIST

GENERAL	STRUCTURAL	A4.02 FLOOR TYPES	A6.22 UNIT PLANS (404, 405, 406, 407)	M3 THIRD FLOOR MECHANICAL PIPING	P6 FIFTH FLOOR DRAIN & VENT PLUMBING PLAN
CS.00 CODE SUMMARY	S1.0 STRUCTURAL DETAILS	A5.01 DETAILS	A6.23 UNIT PLANS (408, 409, 415)	M4 FOURTH FLOOR MECHANICAL PIPING	P7 FIRST FLOOR DOMESTIC WATER PLUMBING PLAN
LS1.2 LIFE SAFETY PLANS		A5.02 DETAILS	A6.24 UNIT PLANS (416, 417, 418)	M5 FIFTH FLOOR MECHANICAL PIPING	P8 SECOND FLOOR DOMESTIC WATER PLUMBING PLAN
LS1.3 LIFE SAFETY PLANS		A5.11 ENTRY DETAILS	A6.25 UNIT PLANS (419, 420, 421)	M6 FIRST FLOOR MECHANICAL DUCTWORK	P9 THIRD FLOOR DOMESTIC WATER PLUMBING PLAN
LS1.1 LIFE SAFETY PLANS		A6.01 UNIT PLANS (101, 103, 104)	A6.26 UNIT PLANS (503, 504, 505)	M7 SECOND FLOOR MECHANICAL DUCTWORK	P10 FOURTH FLOOR DOMESTIC WATER PLUMBING PLAN
		A6.02 UNIT PLANS (105, 106, 107, 108)	A6.27 UNIT PLANS (506, 508, 509)	M8 THIRD FLOOR MECHANICAL DUCTWORK	P11 FIFTH FLOOR DOMESTIC WATER PLUMBING PLAN
		A6.03 UNIT PLANS (109, 115, 116)	A6.28 UNIT PLANS (515, 516, 518)	M9 FOURTH FLOOR MECHANICAL DUCTWORK	P12 PLUMBING DETAILS
		A6.04 UNIT PLANS (117, 118, 119)	A6.29 UNIT PLANS (519, 521)	M10 FIFTH FLOOR MECHANICAL DUCTWORK	P13 PLUMBING NOTES & SCHEDULES
		A6.05 UNIT PLANS (120, 121, 122)	A6.30 UNIT CLOSET AND CABINET DETAILS	M11 FIRST FLOOR MECHANICAL COOLING SYSTEMS	
		A6.06 UNIT PLANS (123, 124)	A6.31 UNIT BATHROOM DETAILS AND GENERAL DETAILS	M12 SECOND FLOOR MECHANICAL COOLING SYSTEMS	ELECTRICAL
		A6.07 UNIT PLANS (201, 202, 203)	A7.00 FIRST FLOOR REFLECTED CEILING PLAN	M13 THIRD FLOOR MECHANICAL COOLING SYSTEMS	E0.01 ELECTRICAL SITE PLAN
		A6.08 UNIT PLANS (204, 205, 206)	A7.01 SECOND FLOOR REFLECTED CEILING PLAN	M14 FOURTH FLOOR MECHANICAL COOLING SYSTEMS	E1.01 FIRST FLOOR POWER
		A6.09 UNIT PLANS (207, 208, 209)	A7.02 THIRD FLOOR REFLECTED CEILING PLAN	M15 FIFTH FLOOR MECHANICAL COOLING SYSTEMS	E1.02 SECOND FLOOR POWER
		A6.10 UNIT PLANS (210, 211, 212)	A7.03 FOURTH FLOOR REFLECTED CEILING PLAN	M16 BOILER ROOM PLAN AND DETAILS	E1.03 THIRD FLOOR POWER
		A6.11 UNIT PLANS (213, 214, 215)	A7.04 FIFTH FLOOR REFLECTED CEILING PLAN	M17 COOLING SYSTEM DIAGRAMS	E1.04 FOURTH FLOOR POWER
		A6.12 UNIT PLANS (216, 217, 218)	A8.01 DOOR SCHEDULE	M18 COOLING SYSTEM DIAGRAMS	E1.05 FIFTH FLOOR POWER
		A6.13 UNIT PLANS (219, 220, 221)	A8.02 DOOR SCHEDULE	M19 GENERAL MECHANICAL DETAILS	E2.01 FIRST FLOOR LIGHTING
		A6.14 UNIT PLANS (222, 223, 224)	A8.03 WINDOW SCHEDULE	M20 MECHANICAL EQUIPMENT SCHEDULES	E2.02 SECOND FLOOR LIGHTING
		A6.15 UNIT PLANS (301, 302, 303)	A8.04 WINDOW DETAILS		E2.03 THIRD FLOOR LIGHTING
		A6.16 UNIT PLANS (304, 305, 306, 307)	A8.05 WINDOW DETAILS	PLUMBING	E2.04 FOURTH FLOOR LIGHTING
		A6.17 UNIT PLANS (308, 309, 315)	A8.06 FINISH SCHEDULE	P1 UNDERSLAB PLUMBING PLAN	E2.05 FIFTH FLOOR LIGHTING
		A6.18 UNIT PLANS (316, 317, 318)		P2 FIRST FLOOR DRAIN & VENT PLUMBING PLAN	E3.01 UNIT PLANS UNITS 101, 103, 105, 106, 107, 108 & 109
		A6.19 UNIT PLANS (319, 320, 321)		P3 SECOND FLOOR DRAIN & VENT PLUMBING PLAN	E4.01 ELECTRICAL DETAILS
		A6.20 UNIT PLANS (322, 323, 324)		P4 THIRD FLOOR DRAIN & VENT PLUMBING PLAN	
		A6.21 UNIT PLANS (401, 402, 403)		P5 FOURTH FLOOR DRAIN & VENT PLUMBING PLAN	

MAINE STATE HOUSING AUTHORITY
MAINE HOUSING QUALITY STANDARDS AND PROCEDURES MANUAL 2013 EDITION.

UNIT COUNT FOR ACCESSIBILITY CALCULATIONS

THERE ARE A TOTAL OF 88 UNITS
16 FIRST FLOOR UNITS
24 SECOND FLOOR UNITS
21 THIRD FLOOR UNITS
16 FOURTH FLOOR UNITS
11 FIFTH FLOOR UNITS

FOR THE PURPOSES OF THE MAINE HUMAN RIGHTS ACT THE FIRST FLOOR WILL BE CONSIDERED THE GROUND FLOOR AS THIS IS THE LEVEL OF ACCESSIBLE ENTRY INTO THE BUILDING

STATE OF MAINE HUMAN RIGHTS ACT

THERE ARE 16 GROUND LEVEL UNITS. 10% OF 16 = 1.6, THEREFORE 2 ACCESSIBLE UNITS ARE REQUIRED FOR THE GROUND LEVEL UNITS, HOWEVER THE EXISTING WINDOW SILLS ARE TOO HIGH FOR A WINDOW TO BE OPENED EFFECTIVELY, SO THESE 2 UNITS WILL APPEAR ON THE UPPER STORY UNITS. THERE ARE 72 UPPER STORY UNITS. 10% OF 72 = 7.2, THEREFORE 8 ACCESSIBLE UNITS PLUS THE 2 FROM THE GROUND LEVEL UNITS FOR A TOTAL OF 10 ARE REQUIRED FOR THE UPPER STORY UNITS. THIS RESULTS IN A TOTAL OF 10 REQUIRED ACCESSIBLE UNITS. TO MEET THE ACT THESE MUST COMPLY WITH THE REQUIREMENTS OF ANSI 117.1 TYPE 'A' UNITS.

UFAS FEDERAL FAIR HOUSING ACT SECTION 504

UNDER THE TERMS OF THE HUD DEEMING ACT WE CAN CHOOSE TO COMPLY WITH EITHER UFAS OR ADAAG 2012. WE ELECT TO COMPLY WITH ADAAG 2012.

ADAAG AMERICAN WITH DISABILITIES ACT

THIS ACT REQUIRES 5% OF TOTAL UNIT COUNT TO BE MOBILITY ACCESSIBLE AND 2% OF TOTAL UNITS TO BE ACCESSIBLE FOR THOSE WITH VISION AND HEARING IMPAIRMENTS, WITH 88 TOTAL UNITS THIS EQUALS 5 MOBILITY ACCESSIBLE UNITS REQUIRED AND 2 AUDIO/VISUAL ACCESSIBLE UNITS REQUIRED.

REQUIRED UNITS

THE REQUIREMENTS OF THE VARIOUS ACTS AND CODES ARE NOT CUMULATIVE. A TOTAL OF 10 MOBILITY ACCESSIBLE UNITS ARE REQUIRED TO MEET THE STATE OF MAINE HUMAN RIGHTS ACT. IN ORDER TO MEET THE REQUIREMENTS OF ADAAG, 5 OF THESE 10 UNITS MUST COMPLY WITH THE REQUIREMENTS OF THE ADAAG 2012 CODE. THE REMAINING 5 UNITS MUST BE ANSI 117.1 TYPE 'A' UNITS. 2 AUDIO/VISUAL ACCESSIBLE UNITS ARE REQUIRED.

PLEGGED UNITS

THERE WILL BE 1 'PLEGGED' MOBILITY ACCESSIBLE UNIT. THERE WILL BE 2 ADDITIONAL AUDIO/VISUAL UNITS TO PROVIDE ADDITIONAL ACCESSIBILITY AS SUGGESTED BY THE MAINE HUMAN RIGHTS COMMISSION.

ADAAG HAS BEEN SELECTED AS THE STANDARD FOR THE UNITS THAT DO NOT FALL UNDER ANSI 117

UNITS PROVIDED:
IN ADDITION TO THE 10 REQUIRED MOBILITY ACCESSIBLE UNITS, THERE WILL BE 1 ADDITIONAL 'PLEGGED' ACCESSIBLE UNIT, RESULTING IN A
TOTAL MOBILITY ACCESSIBLE UNIT COUNT OF 11.
THERE WILL BE 5 ANSI 117.1 TYPE 'A' UNITS (UNIT NOS 219, 309, 316, 404, 409 & 419)
THERE WILL BE 5 ADAAG UNITS (UNIT NOS 216, 304, 317, 323 & 403)
18 OF THE 88 TOTAL UNITS ARE STUDIO UNITS (20%), TO MATCH THIS PERCENTAGE 2 OF THE 11 ACCESSIBLE UNITS ARE STUDIO UNITS (18%)
IN ADDITION TO THE 2 REQUIRED AUDIO/VISUAL ACCESSIBLE UNITS, THERE WILL BE 2 ADDITIONAL AUDIO/VISUAL ACCESSIBLE UNITS, RESULTING IN A
TOTAL AUDIO/VISUAL ACCESSIBLE UNIT COUNT OF 4.
(UNIT NOS 108, 212, 213 & 509)

CONTACTS

Client: Motherhouse LLC c/o Developers Collaborative 100 Commercial Street Portland, ME 04101 207.772.7673	Architect: Archetype Architects 48 Union Wharf Portland, ME 04101 207.772.6022	Structural Engineer: Structural Design Consulting, Inc 2696 Lake Shore Road Unit 130 Gilford, NH 03249 603.293.8038	Electrical Engineer: Bartlett Design, Inc. 942 Washington St. Bath, ME 04530 207.443.5447	Mechanical Engineer: Mechanical Systems Engineers 10 Forest Falls Dr, #10 Yarmouth, ME 04096 207.846.1441	Civil Engineer: Licht Environmental Design, LLC 35 Fran Circle Gray, Maine 04039 207.749.4924	Civil Engineer: Stantec 778 Main Street, Suite B South Portland, ME 04106 207.775.1121	Landscape Architect: Carroll Associates 217 Commercial Street, Ste. 200 Portland, ME 04101 207.772.1552
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