

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUD OR FOUNDATION U.N.C., AT EXTERIOR, AND TO FACE OF FINISH AT INTERIOR.

UNIT TABULATIONS

Assisted Living Unit Type	# in Facility	Net Rentable Area (S.F.)	Total Per Unit Type (S.F.)
Type A One Bedroom	8	414	3,312
Type B One Bedroom with Bay	7	442	3,094
Type C Corner One Bedroom	4	465	1,860
Type D Large One Bedroom	2	541	2,164
Type E Studio	2	289	578
Type F "Thrift" Studio	2	256	512
Type G Studio with Bay	1	334	334
Type H Studio with Bay	1	398	398
Type J Large One Bedroom	1	512	521
Total No. Units	30	Total Net Rentable Area 12,773	

CODE INFORMATION

2003 International Building Code
 Occupancy: I-1, Assisted Living
 Construction Type: Type VA Protected
 Table 507: Sprinklered
 Staircases, elevators, and interior walls are of any material permitted by this code.

Height and Area Exhibitions:
 Maximum Height and Area Increase:
 Table 503: 1-4 4 story 70' 31,500 s.f. per floor
 Provided Heights and Areas:
 2 story 30' 12,383 s.f. per floor max.

Breakdown of Height and Area Increases:
 Height Modification: 504.2 Automatic Sprinkler Increase
 Area Modification: 508.3 2 story 30' 31,500 s.f. per floor
 10,500 s.f. plus 200% = 31,500 s.f.

Construction Requirements:
 Table 601: Type VA
 Structural Frame: 1 hr
 Bearing Walls: 1 hr
 Interior: 1 hr
 Nonbearing walls and partitions: Exterior (Table 602) 0 >30'; 1 hr <30'
 Floor Construction (incl. support): 1 hr
 Roof Construction (incl. support): 1 hr

SIGNATURES

OWNER

BY: _____

TITLE: _____

DATE: _____

ARCHITECT

BY: _____

TITLE: _____

DATE: _____

CONTRACTOR

BY: _____

TITLE: _____

DATE: _____

BONDING COMPANY

BY: _____

TITLE: _____

DATE: _____

MORTGAGE COMPANY

BY: _____

TITLE: _____

DATE: _____

Owner:

JHA SERVICES, INC.
 640 OCEAN AVENUE
 PORTLAND, ME
 (207) 772-5456
 (207) 772-6038 (fax)

Architect:

TSONIDES ASSOCIATES
 389 ELLIOT STREET
 NEWTON UPPER FALLS, MA
 02464
 (617) 969-4774
 (617) 969-4793 (fax)

Civil Engineer:

LAND USE CONSULTANTS
 966 RIVERSIDE STREET
 PORTLAND, ME 04103
 (207) 878-3313
 (207) 878-0201 (fax)

Structural Engineer:

FOLEY, BUHL, ROBERTS & ASSOCIATES
 2150 WASHINGTON STREET
 NEWTON, MA 02462
 (617) 527-9600
 (617) 527-9606 (fax)

Mechanical/Electrical Engineer:

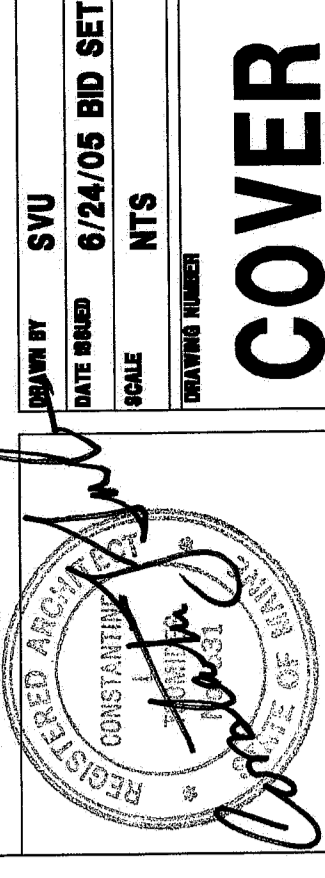
ZADE COMPANY
 140 BEACH STREET
 BOSTON, MA 02111
 (617) 338-4406
 (617) 451-2450 (fax)

Contractor:

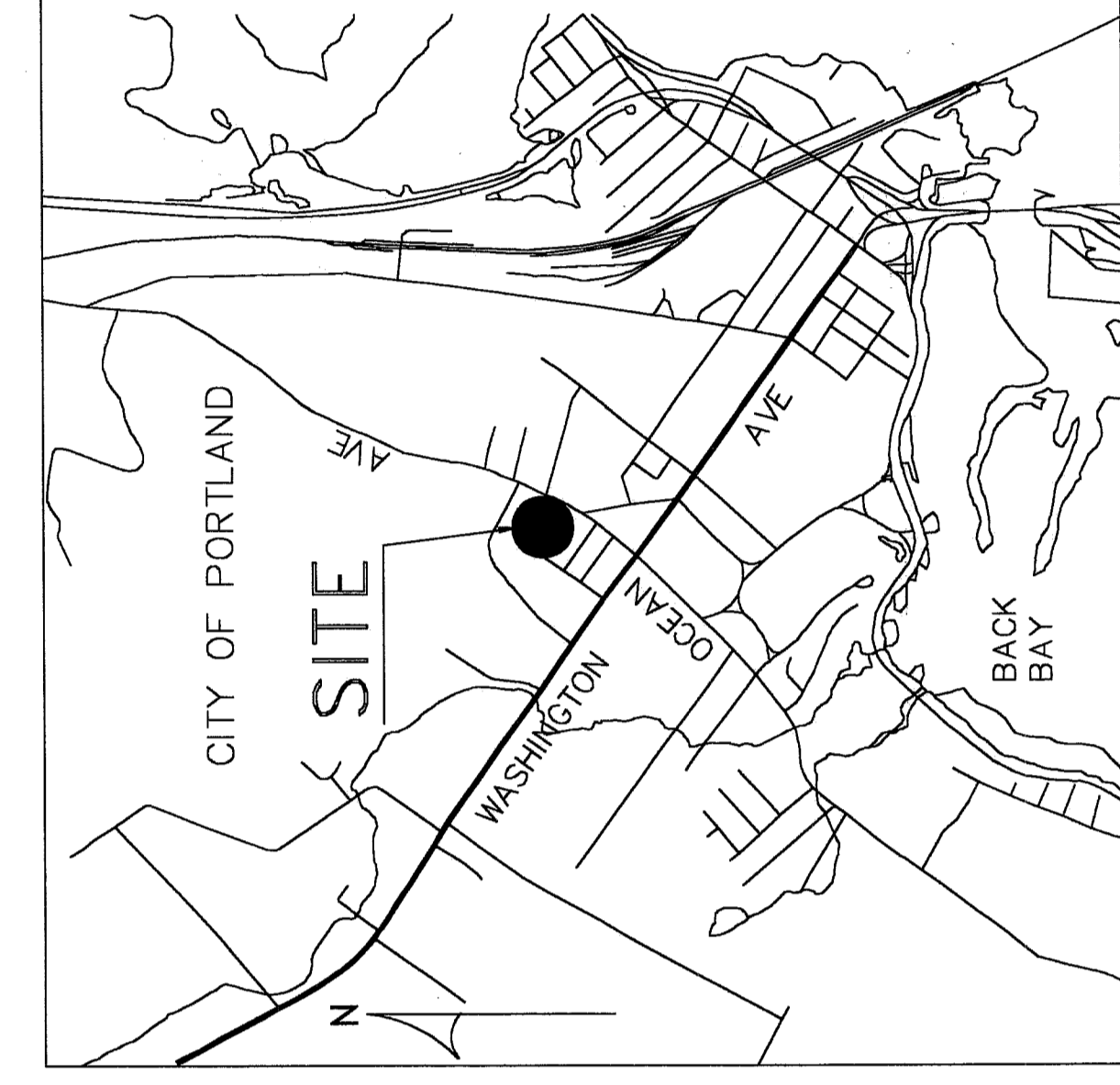
C. M. CIMINO, INC.
 3 WARREN AV.
 WESTBROOK, ME 04092
 (207) 854-8876
 (207) 856-2254 (fax)

Tsonides Associates Architects and Planners

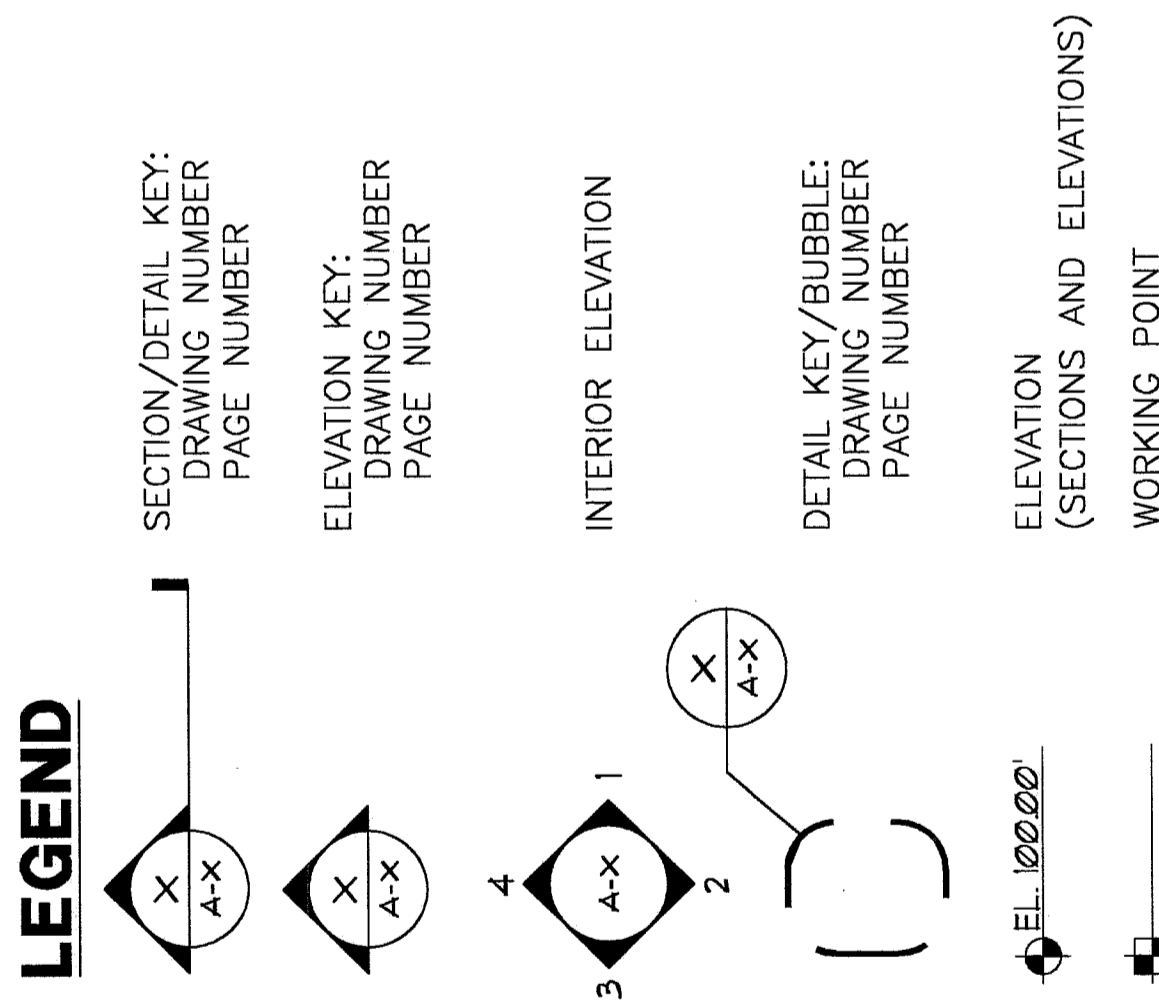
389 Elliot Street
 Newton Upper Falls, MA 02464
 (617) 969-4774 Fax (617) 969-4793
 email: info@tsonides.com www.tsonides.com



COVER



LOCUS
 SCALE: 1"=200' ±



PARKING INFORMATION

- 2 SHARED PARKING SPACES PROVIDED
- 2 DEDICATED AND HC ACCESSIBLE SPACES PROVIDED



The Inn at Cedars

PORTLAND, MAINE

H.U.D. PROJECT NO. 024-43094

DRAWING LIST

No.	Date	Revisions
1	11/21/06	FINAL PRICING
2	02/10/06	GENERAL REVISIONS
3	02/10/06	HAD FIRST COMMITMENT

NO./SITE	DESCRIPTION	DATE
C-0	COVER SHEET	
2009B-11	ADDITIONAL CONDITIONS & NOTES (6-30-2009)	
C-1	GENERAL NOTES	
C-2	LAYOUT & UTILITIES	
C-3	EROSION CONTROL	
C-4	LANDSCAPE & LIGHTING	
C-5	N.I.C. BORING LOCATION	
C-6	EROSION CONTROL NOTES	
C-7	DETAILS	
C-8	DETAILS	
C-9	DETAILS	
C-10	DETAILS	
C-11	DETAILS	
C-12	SUBSURFACE DETENTION / TREATMENT DETAILS	
C-13	SUBSURFACE POND DETAIL	
ARCHITECTURAL		
A-200	BASEMENT PLAN / FIRST FLOOR EXIST. SERV. CONN. PLAN	
A-201	BASEMENT AND FIRST FLOOR PLANS	
A-202	SECOND FLOOR PLAN	
A-203	ROOF PLAN AND DETAILS	
A-204	SECTION	
A-205	PARTITION TYPES	
A-206	EROSION CONTROL PLAN	
A-207	FIRST & SECOND FLOOR REFLECTED CEILING PLANS	
A-208	ELEVATIONS & DETAILS	
A-209	WALL SECTIONS & DETAILS	
A-210	ELEVATOR AND STAIR PLANS & SECTIONS	
A-211	DOOR AND WINDOW DETAILS	
A-212	DOOR & WINDOW DETAILS	
A-213	INTERIOR ELEVATIONS	
A-214	INTERIOR ELEVATIONS	
FOOD SERVICE		
FS-1	FOODSERVICE EQUIPMENT PLAN AND SCHEDULE	
FS-2	FOODSERVICE EQUIPMENT DETAILS & ELEVATIONS	
FS-3	FOODSERVICE EQUIPMENT DETAILS & ELEVATIONS	
FS-4	FOODSERVICE EQUIP. ELECT. & PLUMB. CONN. DETAILS	
STRUCTURAL		
S-0	GENERAL NOTES AND TYPICAL DETAILS	
S-1	BASEMENT AND FIRST FLOOR PLANS	
S-2	SECOND FLOOR PLAN	
S-3	ROOF FLOOR PLAN (FUTURE FLOOR)	
S-4	SECTIONS	
S-5	TYPICAL DETAILS	
FIRE PROTECTION		
SP-1	FIRST FLOOR AND BASEMENT SPRINKLER PLANS	
SP-2	SECOND FLOOR SPRINKLER PLAN	
HVAC		
H-1	FIRST FLOOR HVAC PIPING PLAN AND BASEMENT PIPING PLAN	
H-2	SECOND FLOOR HVAC PIPING PLAN	
H-3	SECOND FLOOR DUCTWORK PLAN	
H-4	HVAC SCHEDULE AND DETAILS	
PLUMBING		
P-1	BASEMENT FLOOR AND DETAILS PLUMBING PLAN	
P-2	FIRST FLOOR PLUMB. PLAN & FOODSERV. EQUIP. SCHED.	
P-3	SECOND FLOOR PLUMBING PLAN	
P-4	PLUMBING RISER DIAGRAMS	
ELECTRICAL		
E-100	GENERAL WIRE LIGHTING PLAN	
E-101	ELECTRICAL BASEMENT LIGHTING & POWER PLAN /	
E-200	GRID & SERV. CONN. PLANS	
E-300	ELECTRICAL FIRST FLOOR POWER PLAN	
E-400	ELECTRICAL SECOND FLOOR LIGHTING PLAN	
E-500	ELECTRICAL TYPICAL UNIT PLANS	
E-600	ELECTRICAL RISER DIAGRAMS	
E-700	ELECTRICAL RISER DIAGRAMS & SCHEDULES	
E-800	ELECTRICAL RISER DIAGRAMS & SCHEDULES	