

**DRAWING LIST**

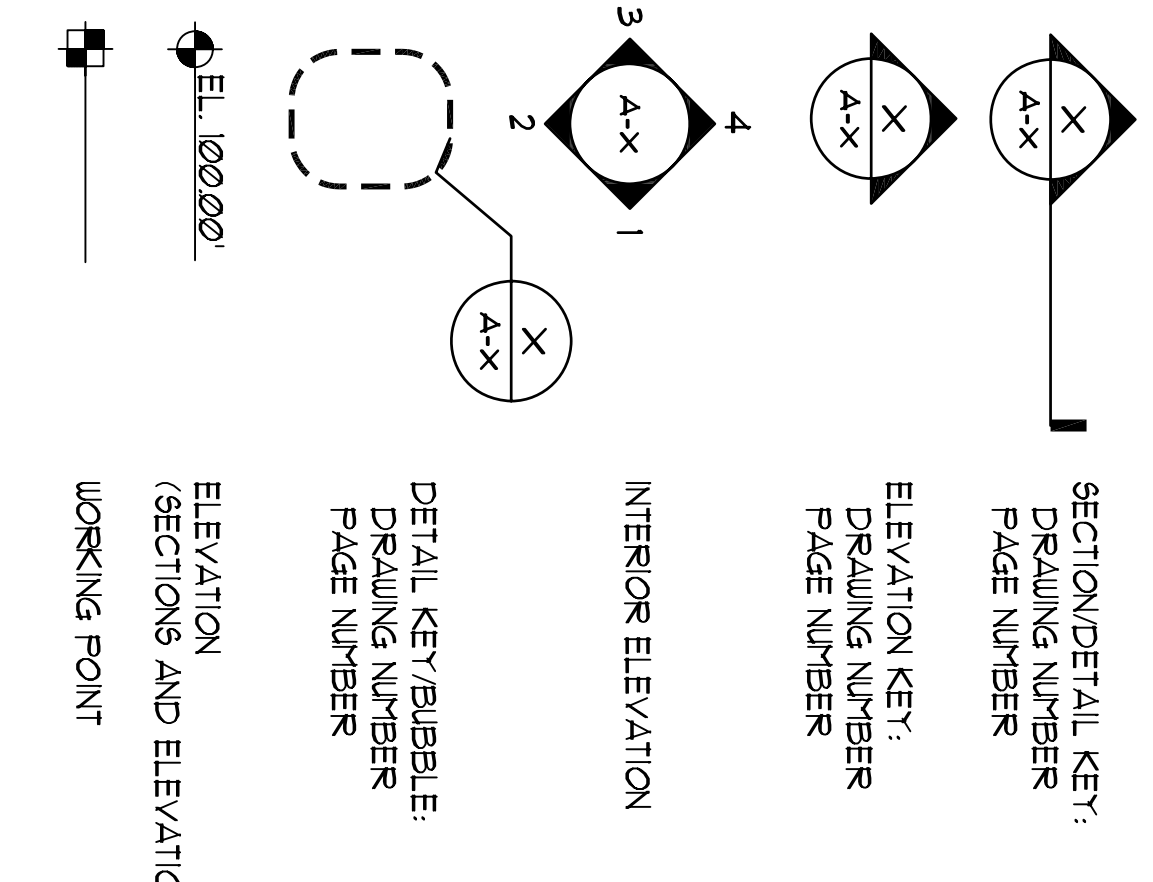
- COVER GENERAL NOTES, LOCUS, LEGEND, CODE INFORMATION
- 1 OF 1 SITE PLAN
- A-1 EXISTING FIRST FLOOR PLAN
- A-2 DEMO PLAN, FIRST FLOOR PLAN & ELEVATIONS
- A-3 1<sup>st</sup> FLOOR PLAN, ROOF & REFLECTED CEILING PLANS
- A-4 WALL SECTIONS
- A-5 DETAILS
- A-6 DOOR & WINDOW SCHED., INTERIOR ELEV., PART TYPES
- A-7 ALT. #2: CORRIDOR/DOCUMENTATION OFFICE RENOVATION
- S-1 STRUCTURAL PLANS AND DETAILS
- M-1 F.P./PLUMBING/H.V.A.C. PLANS
- M-2 MECHANICAL SCHEDULES, NOTES & SPECIFICATIONS
- D-1 ELECTRICAL DEMOLITION PLAN
- D-2 ELECTRICAL SCHEDULE, LEGEND
- E-1 POWER PLAN, RISER, PANEL SCHEDULE, ELECTRICAL SPECS.
- E-2 LIGHTING PLAN, FIXTURE SCHEDULE, ELECTRICAL SPECS.

**GENERAL NOTES**

1. REFER TO ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
2. DIMENSIONS ARE TO EXTERIOR FACE OF BRICK OR FOUNDATION U.O.N., AT EXTERIOR, AND TO FACE OF FINISH AT INTERIOR.

**LEGEND:**

- NEW PARTITION. SEE SCHEDULE
- NEW DOOR AND FRAME. SEE SCHEDULE
- EXISTING DOOR AND FRAME TO REMAIN. UNLESS OTHERWISE NOTED
- EXISTING DOUBLE SLUNG DOOR AND FRAME TO REMAIN. UNLESS OTHERWISE NOTED
- EXISTING WALLS, ETC. TO REMAIN
- EXISTING WALLS, ETC. TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- ROOM NUMBER
- WINDOW TYPE
- UNLESS OTHERWISE NOTED.
- SHELF & POLE. SEE SPEC. SECT. 06-400
- FACE OF STUD
- FIRE EXTINGUISHER AND CABINET
- WOOD BLOCKING OR NAILER
- F.R.T. (FIRE RETARDANT TREATED, TYP.)
- CONCRETE
- ELEVATION HEIGHT
- BATT. INSULATION
- ABOVE FINISHED FLOOR
- CORNER GUARD
- OPPOSITE HAND
- SKILLED NURSING FACILITY TYP.
- NEW PLUMBING FIXTURES



# The Sam L. Cohen Rehabilitation Center

## Alterations and Addition

630 Ocean Avenue  
PORTLAND, MAINE

**Building Code Summary:**  
2003 International Building Code

**Occupancy:**  
I-2 Nursing Home

**Construction Type:**  
Table 601 Type II A, One Hour Protected  
Sprinklered per NFPA 13

**Allowable Heights and Building Areas:**  
Table 503, I-2 Allowable values:  
Tabular: 2 story 65' 15,000 s.f. per floor  
Area modification : 505.3 Automatic Sprinkler Increase - 15,000 s.f. plus 200%  
Area = **45,000 s.f. per floor**  
Height Modification: N/A, no change

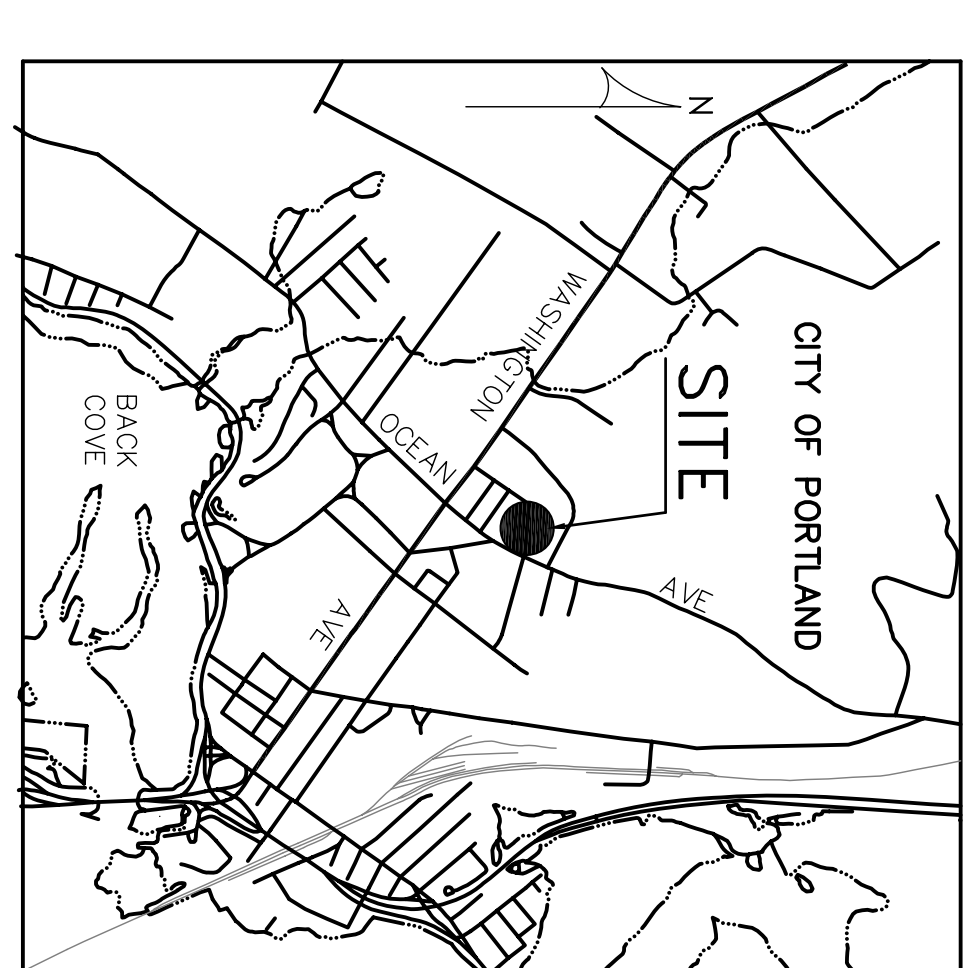
Proposed values:

Max. floor area existing	24,375 s.f.
Proposed addition	1,420 s.f.
Total Max. floor area	<b>25,795 s.f.</b>

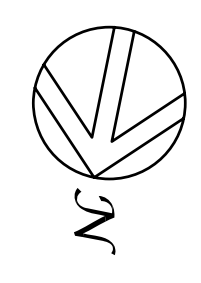
  

Building Area	Gross Area
Basement	6,886 s.f.
First Floor	24,375 s.f.
Second Floor	21,103 s.f.
Total existing	52,364 s.f.
Proposed Addition	1,420 s.f.
<b>Total Building Incl. proposed</b>	<b>53,784</b>

**Per Site Plan Review:**  
Proposed Addition Footprint 973 s.f.



**LOCUS PLAN**



**Owner:**  
**CEDARS NURSING CARE CENTER, INC.**  
630 OCEAN AVENUE  
PORTLAND, ME 04112  
(207) 772-5456  
(207) 772-6038 (fax)

**Architect:**  
**TSOMIDES ASSOCIATES ARCHITECTS PLANNERS**  
389 ELLIOT STREET  
NEWTON UPPER FALLS, MA 02464  
(617) 969-4774  
(617) 969-4793 (fax)

**Civil Engineer:**  
**SEBAGO TECHNICS, INC.**  
250 GODDARD RD., SUITE B  
LEWISTON, MAINE 04240  
(207) 783-5656  
(207) 783-5655

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

**Mechanical/Electrical Engineer:**  
**ZADE ASSOCIATES**  
140 BEACH STREET  
BOSTON, MA 02111  
(617) 338-4406  
(617) 451-2450 (fax)

**Interior Designer:**  
**Wdesign**  
WILDER FARM  
83 WILDER ROAD  
BOLTON, MA 01740  
(978) 779-2700  
(978) 779-3330 (fax)

**Tsomides Associates Architects Planners**  
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Newton Upper Falls, MA 02464  
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DATE	SIZE/T/M
ISSUED	5-26-08
DATE	NTS

**COVER**