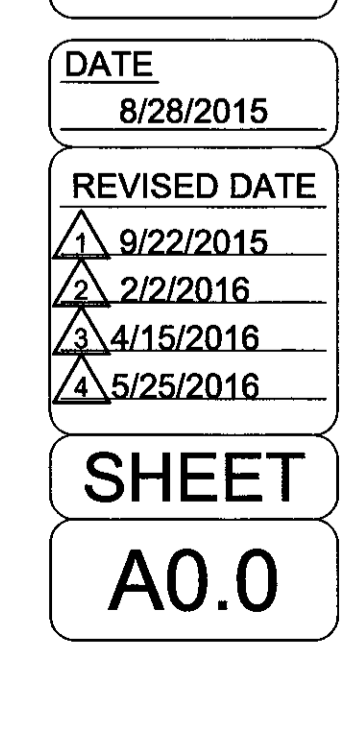
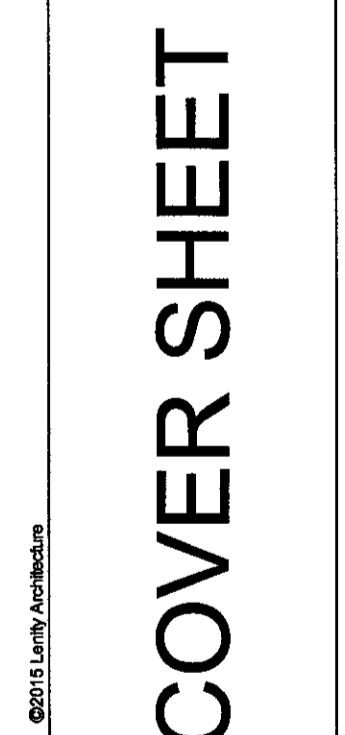
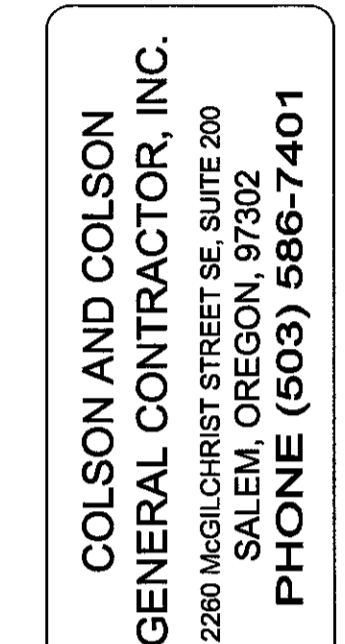
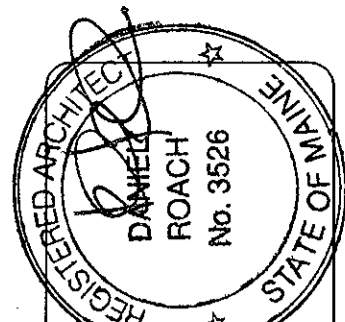




PORTLAND RETIREMENT RESIDENCE

DRAWING INDEX



NO.	DATE	REVISION	DESCRIPTION
09/22/2015			STATE FIRE PRELIMINARY REVIEW COMMENTS
2/2/2016			STATE FIRE COMMENTS DATED 2/1/2016
4/15/2016			BUILDING COMMENTS DATED 3/14/2016
5/25/2016			BUILDING COMMENTS DATED 5/25/2016

NO.	DATE	REVISION	DESCRIPTION
09/22/2015			STATE FIRE PRELIMINARY REVIEW COMMENTS
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AREA SUMMARY

MAIN BUILDING SUITE	TYPE	SIZE	NUMBER	SQFT TOTAL
A1		404	8	3232
A2		399	2	798
A3		495	4	1980
A4		476	3	1428
A5		388	3	1164
A6		451	1	451
A7		449	6	2694
A8		465	1	465
A9		531	1	531
A10		530	3	1590
A11		353	3	1059
A12		451	4	1804
A13		404	3	1212
A14		451	2	902
A15		500	1	500
A16		549	1	549
A17		388	5	1940
A18		530	1	530
A19		587	4	2348
TOTAL		8,781	57	25784
One Bedroom				
B1		549	8	4392
B2		814	1	814
B3		539	1	539
B4		648	3	1944
B5		631	4	2524
B6		600	2	1200
B7		681	1	681
B8		728	4	2912
B9		650	2	1300
B10		706	4	2824
B11		574	2	1148
B12		628	2	1256
B13		542	3	1626
B14		600	3	1800
B15		629	1	629
B16		563	3	1689
B17		486	1	486
B18		696	3	2088
B19		586	2	1172
B20		549	3	1647
B21		648	2	1296
B22		720	2	1440
B23		524	1	524
B24		549	4	2196
B25		541	4	2164
B26		688	1	688
B27		598	1	598
B28		721	1	721
TOTAL		17,378	75	45762
One Bedroom - Deluxe				
D1		920	3	2760
TOTAL		920	3	2760
Two Bedroom				
C1		1,083	2	2166
C2		937	8	7496
C3		1,001	4	4004
C4		937	1	937
TOTAL		3,958	15	14603
Totals Main Building		1,50	150	88,909
Main Building Summary				
Floors	Living	Manager	Common	Total
1st Floor	16976	1945	22533	41454
2nd Floor	23254	0	8564	31818
3rd Floor	24984	0	8193	33177
4th Floor	23695	0	6894	30589
Total	88909	1945	46184	137038
Main Building Summary				
Floors	Living	Common	Total	
1st Floor	16976	22533	41454	
2nd Floor	23254	8564	31818	
3rd Floor	24984	8193	33177	
4th Floor	23695	6894	30589	
Total	88909	46184	137038	
Total Building Area Per Suite			913.586667	
Gross Square Footage (All Buildings)			137,038	
Net Rentable Square Footage			88,909	

PROJECT DATA

NOTE: NO WORK CAN BEGIN BEFORE 7 AM AND NO WORK AFTER 7 PM.

SITE ADDRESS: 802 OCEAN AVENUE, PORTLAND, MAINE 04103

PROPOSED USE: 150 SUITE RETIREMENT FACILITY

OWNER: HAWTHORN DEVELOPMENT LLC, 9310 NE VANCOUVER MALL, DR., SUITE 200, VANCOUVER, WA 98662-8210, PHONE: (503) 399-1090, FAX: (503) 399-0565

CONTRACTOR: COLSON & COLSON GENERAL CONTRACTOR, INC., 2250 MCGILLCHRIST ST SE, SUITE 200, SALEM, OR 97302, PHONE: (503) 586-7401, FAX: (503) 370-4205

DEVELOPMENT SERVICES/ARCHITECT: LENITY ARCHITECTURE, 3150 KETTLE CR. SE, SALEM, OR 97301, PHONE: (503) 399-1090, FAX: (503) 399-0565

CIVIL ENGINEER: ROB MCSORLEY, SEBAGO TECHNICS, 75 JOHN ROBERTS ROAD, SUITE 1A, SOUTH PORTLAND, MAINE 04106-6963, PHONE: (207) 200-2100, FAX: (207) 856-2206

SURVEYOR: ROB MCSORLEY, SEBAGO TECHNICS, 75 JOHN ROBERTS ROAD, SUITE 1A, SOUTH PORTLAND, MAINE 04106-6963, PHONE: (207) 200-2100, FAX: (207) 856-2206

GEOTECHNICAL ENGINEER: TIM BOYCE, S.W. COLE ENGINEERING, 286 PORTLAND ROAD GRAY, MAINE 04039, PHONE: (207) 657-2866, FAX: (207) 657-2840

LANDSCAPE: BRIAN LIND, LANDSCAPE ARCHITECT, 3150 KETTLE CT. SE, SALEM, OR 97301, PHONE: (503) 399-1090, FAX: (503) 399-0565

STRUCTURAL ENGINEER: DAN GREEN ENGINEERING, INC., 3230 TRIANGLE DR. SE, SALEM, OR 97302, PHONE: (503) 391-2309, FAX: (503) 566-8660

BUILDING CODE SUMMARY

SEE SHEETS A0.1 - A0.6 FOR ADDITIONAL INFO

APPLICABLE CODES:

- BUILDING CODE: 2009 IBC
- ELECTRIC CODE: 2007 NEC
- MECHANICAL CODE: BOCA NATIONAL MECHANICAL CODE.
- PLUMBING CODE: 2009 UPC
- ENERGY CODE: 2009 IECC
- ACCESSIBILITY CODE: 2010 ADA
- FIRE CODE: NFPA 1

OCCUPANCY TYPE:

- INSTITUTIONAL GROUP: I-1 SECTION 308.2
- DINING / KITCHEN: A-2 SECTION 303.1
- OTHER ASSEMBLY: A-3 SECTION 303.1
- BUSINESS: B SECTION 304.1

NOTE: THIS FACILITY IS NOT REQUIRED TO BE LICENSED AND WILL NOT PROVIDE ANY HEALTH CARE SERVICES

FIRE RESISTIVE REQUIREMENTS OF TYPE V-A:

- STRUCTURAL FRAME: 1 HOUR TABLE 601
- BEARING WALLS (EXT.): 1 HOUR TABLE 601
- BEARING WALLS (INT.): 1 HOUR TABLE 601
- FLOOR CONSTRUCTION: 1 HOUR TABLE 601
- ROOF CONSTRUCTION: 1 HOUR TABLE 601
- CORRIDOR RATING: 1 HOUR TABLE 1017.1
- FIRE WALL CONSTRUCTION: 2 HOUR SECTION 705
- SHAFT CONSTRUCTION: 1 HOUR SECTION 708.4

FIREWALL SEPARATION:

- 2 HR WALL BETWEEN BUILDING "A" AND BUILDING "B"
- 2 HR WALL BETWEEN BUILDING "A" AND BUILDING "C"

FIRE SPRINKLERS:

- BLDG "A" - PER SECTION 903.3.1.1 (NFPA 13)
- BLDG "B" - PER SECTION 903.3.1.1 (NFPA 13)
- BLDG "C" - PER SECTION 903.3.1.1 (NFPA 13)

(ACTUAL) TOTAL BUILDING AREA

BLDG "A"	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA	PERMITTED
	19,804 S.F.	10,735 S.F.	12,468 S.F.	11,947 S.F.	54,785 S.F.	< SUM OF RATIOS
BLDG "B"	14,788 S.F.	14,303 S.F.	14,166 S.F.	18,048 S.F.	56,305 S.F.	< 94,800 S.F.
BLDG "C"	7,092 S.F.	6,730 S.F.	6,843 S.F.	9,594 S.F.	26,949 S.F.	< 94,800 S.F.
TOTAL	41,454 S.F.	31,818 S.F.	33,177 S.F.	30,589 S.F.	137,038 S.F.	



GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE TO FACE OF STUD OR CONCRETE U.O.N.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
- ALL DIMENSIONS, WHEN SHOWN IN SECTION OR ELEVATIONS, ARE TO TOP OF STRUCTURAL MEMBERS OR TOP OF CONCRETE SLAB U.O.N.
- VERIFY THE BUILDING LOCATION AND FLOOR ELEVATIONS, BEFORE PROCEEDING WITH THE WORK.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
- LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE VERIFY WITH ARCHITECT.
- SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS. ONE FOR ONE, WHEN THE HEAD DIA. LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED GYPSUM BOARD ASSOCIATED ASSEMBLIES SYSTEM. - LISTED ON THE CONSTRUCTION ASSEMBLY SHEET A7.1a A7.1b AND A7.1c.
- FIRE HYDRANTS ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- IN ALL BUILDINGS IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE AN EMERGENCY COMMUNICATION SYSTEM EVALUATION WITH THE LOCAL FIRE DEPARTMENT OR APPROVED TESTING AGENCY, AFTER THE CORE/SHELL, BUT PRIOR TO FINAL BUILDOUT OUT AND SHEETROCK PURSUANT TO LOCAL AND STATE FIRE CODE WHERE ADEQUATE RADIO COVERAGE CANNOT BE ESTABLISHED WITHIN A BUILDING. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE LOCAL FIRE AUTHORITY.

DEFERRED DOCUMENTS

THESE DEFERRED SUBMITTALS (SHOP DRAWINGS) SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION FOLLOWING THE COMPLETION OF THE REVIEW AND COORDINATION BY THE ARCHITECT OF RECORD. A SUBMITTAL MAY THEN BE MADE TO THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS.

STRUCTURAL DESIGN DATA

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF:		
TYPICAL	17 PSF	20 PSF
MECHANICAL	80 PSF	
EXT. WALLS	12 PSF	0 VERT./HOR. SEC. CALCS.
INT. WALLS	7 PSF	0 VERT./5 HOR.
FLOORS:		
COMMON AREAS	23 PSF	100 PSF
CORRIDORS	23 PSF	100 PSF
UNITS	20 PSF	40 PSF
UNIT DECKS	10 PSF	60 PSF
SNOWLOAD		50 PSF
WIND LOAD		100 MPH, EXPOSURE B
SEISMIC		SEISMIC GROUP - II
BASIC STRUCTURAL SYSTEM		BEARING WALL SYSTEM
SEISMIC RESISTANCE SYSTEM		WOOD SHEAR PANELS
NUMERICAL COEFFICIENT		R = 6.5
ANALYSIS PROCEDURE UTILIZED		STATIC FORCE PROCEDURE

REVISION DESCRIPTIONS

NO.	DATE	DESCRIPTION
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- FOR SPECIAL INSPECTION SEE SHEET S21 -