CONSTRUCTION ASSEMBLIES

Notes:

DES.	LOCATION & REQUIRED FIRE RESISTANCE RATING	REFERENCE NO.	DESCRIPTION	ACTUAL FIRE RESISTANCE RATING	SOUND RATING
A	1. Exterior walls to be 2x6 studs @ 16" o.c. 2. Refer to shear wall plan for location of plywd under gyp. board 3. Jumbo tex wrap at exterior sides.		EXT. SIDE: One layer O.S.B. sheathing, 48" wide, applied parallel to studs w/ galvanized roofing nails, 1 3/4" long, 0.120" shank, 7/16" or 1/2" heads, 12" o.c. In field, 6" o.c. from fire side perimeter. Ext. cladding to be attached through sheathing to studs. Sheathing nailed to top and bottom plates @ 8" o.c.		N/A
C	Other interior bearing and non- bearing walls				
C2	2x6 Partition wall. Refer to shear wall plan for location of shear panels				
G1	Roof Ceiling Notes: 1. Roofing material to be class 'A' min. 2. Asphalt shingles to be fastened according to manuf. instructions		1/2" plywood w/ ext. glue applied @ right angles to top of roof joists w/ 8d nails. Appropriate roof covering. .		N/A

VAN GARAGE, PORTLAND RETIREMENT RESIDENCE

DRAWING INDEX

VG 0	COVER SHEET
A1.1	SITE PLAN
VG 1	VAN GARAGE PLAN AND DETAILS
VG 2	VAN GARAGE FOUNDATION PLAN AND DETAILS
VG 3	VAN GARAGE FRAMING PLAN AND DETAILS
VG 4	VAN GARAGE STRUCTURAL SPECIFICATIONS

BUILDING CODE SUMMARY

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:

VAN GARAGE	GROUP U, DIVISION 1

ALLOWABLE AREA:

TYPE OF CONSTRUCTION	TYPE V
ALLOWABLE STORIES	1
ALLOWABLE AREA	3,000 SQ. FT.

ACTUAL BUILDING AREA

	1ST FLOOR	TOTAL AREA	PERMITTED
VAN GARAGE	1,720	1,720	< 3,000 S.F.
TOTAL	1,720	1,720	

STRUCTURAL DESIGN DATA

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF-		
TYPICAL	17 PSF	20 PSF
MECHANICAL	17 PSF	80 PSF
EXT. WALLS	12 PSF	0 VERT./HOR. SEE CALCS.
INT. WALLS	7 PSF	O 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
SNOW LOAD		50 PSF
WIND LOAD		100 MPH, EXP. "B"
SEISMIC		GROUP II
BASIC STRUCTURAL SYSTEM		BEARING WALL SYSTEM
SEISMIC RESISTANCE SYSTEM		WOOD SHEAR PANELS
NUMERICAL COEFFICIENT		R = 5.5
ANALYSIS PROCEDURE UTILIZED		STATIC FORCE PROCEDURE
VAN GARAGE DOOR WIND LOAD		
25.9 psf (INWARD)		
28.4 psf (OUTWARD)		

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
2. 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.
3. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE TO FACE OF STUD OR CONCRETE U.O.N.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY ON SIMILAR CONDITIONS.
6. ALL DIMENSIONS, WHEN SHOWN IN SECTION OR ELEVATIONS, ARE TO TOP OF STRUCTURAL MEMBERS OR TOP OF CONCRETE SLAB U.O.N.
7. VERIFY THE BUILDING LOCATION AND FLOOR ELEVATIONS, BEFORE PROCEEDING WITH THE WORK.
8. VERIFY ALL ARCHITECTURAL DETAILS WITH THE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
9. LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE VERIFY WITH ARCHITECT.
10. 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 ASSEMBLIES SHEET A0.0

PROJECT DATA

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 McGILCHRIST 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 PORTALND 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

LOCATION MAP

C2 INT. WALL ASSEMBLY
(2x6 PARTITION)
SCALE: 1 1/2"=1'-0"
T:/09FINISH/250GYPBD/09250004

NOTE:
COMPOSITION SHINGLES MUST BE ORGANIC IF SLOPES ARE LESS THAN 4:12

G1 ROOF-CEILING ASSEMBLY
(TRUSS)
SCALE: 1 1/2"=1'-0"
T:/09FINISH/250GYPBD/09250634

A EXT. WALL ASSEMBLY
(EXTERIOR 2x6 STUD WALL)
SCALE: 1 1/2"=1'-0"
T:/09FINISH/250GYPBD/09250603

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/11/16

lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
p 503 399 1090 P 503 399 0565 w lenityarchitecture.com

COLSON AND COLSON GENERAL CONTRACTOR, INC.
2280 McGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

PORTLAND RETIREMENT RESIDENCE
802 OCEAN AVE. PORTLAND, MAINE 04103

VAN GARAGE COVER SHEET

©2015 Lenity Architecture

DATE 8/28/2015
REVISED DATE
1 9/22/2015

SHEET VG0

save: 1/28/2016 2:00 PM jsaxon2 plot:2/22/2016 1:37 PM jsaxon2 file:p:\haw\hcomrse-portland\van-garage\dwg\1 cover sheet.dwg A0.0 CV.DWG