PUMP HOUSE, PORTLAND RETIREMENT RESIDENCE

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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

OCCUPANCY TYPE:

PUMP HOUSE	GROUP U

ALLOWABLE AREA:

TYPE OF CONSTRUCTION	TYPE V-B
ALLOWABLE STORIES	1
ALLOWABLE AREA	5,500 SQ. FT.

ACTUAL BUILDING AREA

	1ST FLOOR	TOTAL AREA	PERMITTED
PUMP HOUSE	323	323	< 5,500 S.F.
TOTAL	323	323	

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
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

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

SITE ADDRESS:	802 OCEAN AVENUE PORTLAND, MAINE 04103
PROPOSED USE:	PUMP HOUSE FOR 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 CT. 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 PORTALNO 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

G1 ROOF-CEILING ASSEMBLY (TRUSS)
SCALE: 1 1/2"=1'-0"
P:/HAWTHORN/ME-PORTLAND/PUMP HOUSE/DETAILS/10530111

C4 INT. WALL ASSEMBLY (2x6 PARTITION)
SCALE: 1 1/2"=1'-0"
P:/HAWTHORN/ME-PORTLAND/PUMP HOUSE/DETAILS/10530108

A EXT. WALL ASSEMBLY (EXTERIOR 2x6 STUD WALL)
SCALE: 1 1/2"=1'-0"
P:/HAWTHORN/ME-PORTLAND/PUMP HOUSE/DETAILS/10530110

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SALEM, OREGON, 97302
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PORTLAND RETIREMENT RESIDENCE
802 OCEAN AVE. PORTLAND, MAINE 04103

PUMP HOUSE COVER SHEET

DATE 5/27/2016

REVISED DATE

SHEET PH0.0

REGISTERED ARCHITECT DENIS J. BOACH No. 3528 STATE OF MAINE
Date: 09/20/16

Reviewed for Code Compliance Inspection Division Approved as Noted

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