



PORTLAND RETIREMENT RESIDENCE

AREA SUMMARY

MAIN BUILDING SUITE	TYPE	SIZE	NUMBER	SQFT TOTAL
A1	Studio	404	8	3232
A2	Studio	399	2	798
A3	Studio	495	4	1980
A4	Studio	476	3	1428
A5	Studio	388	3	1164
A6	Studio	451	4	1804
A7	Studio	449	6	2694
A8	Studio	465	1	465
A9	Studio	531	1	531
A10	Studio	530	3	1590
A11	Studio	353	1	353
A12	Studio	451	4	1804
A13	Studio	404	3	1212
A14	Studio	431	2	862
A15	Studio	500	1	500
A16	Studio	549	1	549
A17	Studio	388	5	1940
A18	Studio	530	1	530
A19	Studio	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	4	2600
B10		706	4	2824
B11		574	8	4592
B12		658	2	1316
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		558	1	558
B28		721	1	721
TOTAL		17,378	75	45762
One Bedroom - Deluxe				
B31		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				
				88,909
Main Building Summary				
Floors	Living	Manager	Common	Total
1st Floor	16976	1945	22619	41540
2nd Floor	23254	0	8564	31818
3rd Floor	24984	0	8153	33137
4th Floor	23695	0	6894	30589
Total	88909	1945	46270	137124
Main Building Summary				
Floors	Living	Common	Total	
1st Floor	16976	22619	41540	
2nd Floor	23254	8564	31818	
3rd Floor	24984	8153	33137	
4th Floor	23695	6894	30589	
Total	88909	46270	137124	
Total Building Area Per Suite				
				914.16
Gross Square Footage (All Buildings)				137,124
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: (509) 399-1090, FAX: (509) 399-0585

CONTRACTOR: COLSON & COLSON GENERAL CONTRACTOR, INC., 2290 McGILL CHRIST 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) 399-0585

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

SURVEYOR: ROB MORSORLEY, SEBAGO TECHNIQS, 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) 657-2886, FAX: (207) 657-2840

LANDSCAPE ARCHITECT: BRIAN LIND, LANDSCAPE ARCHITECT, 3150 KETTLE CT. SE, SALEM, OR 97301, PHONE: (503) 399-1090, FAX: (503) 399-0585

STRUCTURAL ENGINEER: DAN GREENE ENGINEERING, INC., 3230 TRIANGLE DR. SE, SALEM, OR 97302, PHONE: (503) 391-2309, FAX: (503) 566-8680

BUILDING CODE SUMMARY

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

APPLICABLE CODES:

BUILDING CODE	2009 IRC
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, DINING/KITCHEN, OTHER ASSEMBLY, BUSINESS

SECTION 308.2, SECTION 303.1, SECTION 303.1, 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 708
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 SPROCKLERS: 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	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA	PERMITTED
BLDG "A"	19,890 S.F.	10,735 S.F.	12,489 S.F.	11,947 S.F.	54,841 S.F.	< SUM OF RATIOS
BLDG "B"	14,768 S.F.	14,353 S.F.	14,185 S.F.	13,048 S.F.	56,354 S.F.	< 84,500 S.F.
BLDG "C"	7,064 S.F.	6,730 S.F.	6,543 S.F.	5,694 S.F.	25,949 S.F.	80,500 S.F.
TOTAL	41,540 S.F.	31,818 S.F.	33,177 S.F.	30,589 S.F.	137,124 S.F.	

DRAWING INDEX

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
09/22/2015			09/22/2015		
2/22/2016			2/22/2016		
4/15/2016			4/15/2016		
5/25/2016			5/25/2016		
7/18/2016			7/18/2016		

ARCHITECTURAL	DATE	REVISION	DESCRIPTION
A0.0 COVER SHEET			
A0.1 1ST FLOOR EGRESS PLAN			
A0.2 2ND FLOOR EGRESS PLAN			
A0.3 3RD FLOOR EGRESS PLAN			
A0.4 4TH FLOOR EGRESS PLAN			
A0.5 SITE EXITING PLAN / FULL CODE SUMMARY			
A1.0 SITE REFERENCE PLAN			
A1.1 SITE SURVEY			
BOUNDARY SURVEY CIVIL - UNDER SEPARATE SUBMISSION AND APPROVAL			
1 COVER SHEET			
2 ALTA-ACSM LAND TITLE SURVEY			
3 ALTA-ACSM LAND TITLE SURVEY			
4 OVERALL SITE PLAN			
5 SITE PLAN			
6 GRADING PLAN			
7 UTILITY PLAN			
8 BOX CULVERT PLAN AND SECTION			
9 DETAILS			
10 DETAILS			
11 DETAILS			
12 DETAILS			
13 STORMTECH STORMWATER DETAILS			
14 OCEAN AVENUE SIDEWALK PLAN			
1 OF 2 PRE DEVELOPMENT WATERSHED PLAN			
2 OF 2 POST DEVELOPMENT WATERSHED PLAN			
A1.3.a PLANTING PLAN			
A1.3.b PLANTING PLAN			
A1.4.a IRRIGATION DETAILS			
A1.4.b PLANTING DETAILS			
A1.5 IRRIGATION SPECIFICATIONS			
A1.6 IRRIGATION SPECIFICATIONS			
A1.7 SITE DETAILS			
A1.8 SITE DETAILS			
A1.9 SITE DETAILS			
A2.1 1ST FLOOR REFERENCE PLAN			
A2.2 2ND FLOOR REFERENCE PLAN			
A2.3 3RD FLOOR REFERENCE PLAN			
A2.4 4TH FLOOR REFERENCE PLAN			
A2.5 ROOF PLAN			
A2.6 ATTIC DRAFT STOP PLAN			
A3.1 1ST FLOOR CORE PLAN			
A3.2 1ST FLOOR CORE CEILING PLAN			
A3.3 1ST FLOOR WING C PLAN			
A3.4 2ND FLOOR CORE PLAN			
A3.5 2ND FLOOR WING B PLAN			
A3.6 2ND FLOOR WING C PLAN			
A3.7 3RD FLOOR CORE PLAN			
A3.8 3RD FLOOR WING B PLAN			
A3.9 3RD FLOOR WING C PLAN			
A3.10 4TH FLOOR CORE PLAN			
A3.11 4TH FLOOR WING B PLAN			
A3.12 4TH FLOOR WING C PLAN			
A4.0 ENTRY CANOPY DETAILS			
A4.1 1ST FLOOR CORE CEILING PLAN			
A4.2 2ND FLOOR CORE CEILING PLAN			
A4.3 3RD FLOOR CORE CEILING PLAN			
A4.4 4TH FLOOR CORE CEILING PLAN			
A4.5 WING B CEILING PLANS			
A4.6 WING C CEILING PLANS			
A4.7 ENLARGED CEILING PLANS			
A4.8 CEILING DETAILS			
A4.9 CEILING DETAILS			
A5.1 SUITE PLANS			
A5.2 SUITE PLANS			
A5.3 SUITE PLANS			
A5.4 SUITE PLANS			
A5.5 SUITE PLANS			
A5.6 SUITE PLANS			
A5.7 SUITE PLANS			
A5.8 SUITE PLANS			
A5.9 SUITE PLANS			
A5.10 SUITE PLANS			
A6.0a BUILDING SECTIONS			
A6.0b BUILDING SECTIONS			
A6.0c BUILDING SECTIONS			
A6.1a BUILDING SECTIONS			
A6.1b BUILDING SECTIONS			
A6.2a BUILDING SECTIONS			
A6.2b BUILDING SECTIONS			
A6.2c BUILDING SECTIONS			
A6.3a EXTERIOR BUILDING ELEVATIONS			
A6.3b EXTERIOR BUILDING ELEVATIONS			
A6.3c EXTERIOR BUILDING ELEVATIONS			
A6.3d EXTERIOR BUILDING ELEVATIONS			
A6.4 CEMENT SIDING EXT. BUILDING DTLS.			
A6.5 CEMENT SIDING EXT. BUILDING DTLS.			
A7.1a FLOOR AND WALL TYPES			
A7.1b FLOOR AND WALL TYPES			
A7.1c FLOOR AND WALL TYPES			
A7.2a ROOF DETAILS			
A7.2b ROOF DETAILS			
A7.2c ROOF DETAILS			
A7.3 DECK DETAILS W/CEMENT BRD.			
A7.4 STAIR DETAILS			
A7.5 KITCHEN HOOD DETAILS			
A7.6 FIRE STOPPING			
A7.7 FIRE STOPPING			
A7.8 FIRE STOPPING			
A8.0a WINDOW SCHEDULE & DETAILS			
A8.0b FINISH SCHEDULE			
A8.1 INTERIOR DETAILS			
A8.2a DOOR SCHEDULE			
A8.2b DOOR DETAILS			
A8.3a RESTROOM & ACCESSIBLE DETAILS			
A8.3b RESTROOM & ACCESSIBLE DETAILS			
A8.4a INTERIOR ELEVATIONS AND DETAILS			
A8.4b INTERIOR ELEVATIONS AND DETAILS			
A8.4c INTERIOR ELEVATIONS AND DETAILS			
A8.4d INTERIOR ELEVATIONS AND DETAILS			
A8.4e INTERIOR ELEVATIONS AND DETAILS			
A8.4f INTERIOR ELEVATIONS AND DETAILS			
A8.5 INTERIOR ELEVATIONS AND DETAILS			
A8.6 INTERIOR ELEVATIONS AND DETAILS			
A8.7 FIRE WALLS / AREA SEPARATION WALLS			
A8.8 FIRE RATED CONST. DETAILS			
A8.9a CORE 2ND FLOOR BEAM PROTECTION			
A8.9b CORE 3RD FLOOR BEAM PROTECTION			
A8.9c BEAM PROTECTION SPECIFICATIONS			
A9.0a ELEVATOR #1 REFERENCE SHEET			
A9.0b ELEVATOR #2 REFERENCE SHEET			
A9.1 BCSUBS SUMMARY SHEET (REFERENCE ONLY)			
KITCHEN			
FS1 EQUIPMENT LAYOUT			
FS2 ARCHITECTURAL REQUIREMENTS			
FS3 MECHANICAL & ELECTRICAL SERVICES			
FS4 SERVICE SCHEDULE			
FS5 ELEVATIONS & SECTION			
FS6 ELEVATIONS & SECTION			
STRUCTURAL			
S0.0a.b ENTRY CANOPY			
S0.1 1ST FLOOR HOLD DOWN PLAN			
S0.2 1ST, 2ND FLR SHEARWALL-HOLD DOWN PLAN			
S0.3 2ND, 3RD FLR SHEARWALL-HOLD DOWN PLAN			
S0.4 3RD FLOOR SHEARWALL-HOLD DOWN PLAN			
S0.5 4TH FLOOR SHEARWALL-HOLD DOWN PLAN			
S0.6 ATTIC SHEARWALL PLAN			
S0.7 SNOW DRIET LAYOUT PLAN			
S1.1 FOUNDATION PLAN - CORE			
S1.2 FOUNDATION PLAN - WING B			
S1.3 FOUNDATION PLAN - WING C			
S1.4 2ND FLR. FRMG PLAN - CORE			
S1.5 2ND FLR. FRMG PLAN - WING B			
S1.6 2ND FLR. FRMG PLAN - WING C			
S1.7 3RD FLR. FRMG PLAN - CORE			
S1.8 3RD FLR. FRMG PLAN - WING B			
S1.9 3RD FLR. FRMG PLAN - WING C			
S1.10 4TH FLR. FRMG PLAN - CORE			
S1.11 4TH FLR. FRMG PLAN - WING B			
S1.12 4TH FLR. FRMG PLAN - WING C			
S1.13 ROOF FRAMING PLAN - CORE			
S1.14 ROOF FRAMING PLAN - WING B			
S1.15 ROOF FRAMING PLAN - WING C			
S2.1 STRUCTURAL SPECIFICATIONS			
S2.2 FOUNDATION DETAILS			
S2.3 STRUCTURAL DETAILS			
S2.4 STRUCTURAL DETAILS			
S2.5 STRUCTURAL DETAILS			
S2.6 SHEAR WALL DETAILS			
S2.7a.b A.T.S. TIEDOWN DETAILS			
S2.8 AREA SEPARATION DETAILS			
S2.9 DECK FRAMING DETAILS			
S2.10 FRAMING DETAILS			
S3.1 STRUCTURAL CONNECTIONS			
S3.2 STRUCTURAL CONNECTIONS			
S3.3 STRUCTURAL DETAILS			
S3.4 STRUCTURAL DETAILS			
S3.5 STRUCTURAL DETAILS PLUMBING			
M1.1 1ST FLOOR PLUMBING (WASTE)			
M1.2 2ND FLOOR PLUMBING (WASTE)			
M1.3 3RD FLOOR PLUMBING (WASTE)			
M1.4 4TH FLOOR PLUMBING (WASTE)			
M1.5 1ST FLOOR PLUMBING (WATER)			
M1.6 2ND FLOOR PLUMBING (WATER)			
M1.7 3RD FLOOR PLUMBING (WATER)			
M1.8 4TH FLOOR PLUMBING (WATER)			
M2.1 PLUMBING DETAILS			
M2.2 PLUMBING DETAILS AND SCHEDULES			
M2.3 PLUMBING DETAILS AND SCHEDULES			
M2.4 PLUMBING DETAILS AND SCHEDULES			
M2.5 PLUMBING RISERS			
M2.6 FIRST FLOOR CORE PLAN RADON			
M2.6b FIRST FLOOR WING B PLAN RADON MECHANICAL			
M3.1 1ST FLOOR CORE HVAC PLAN			
M3.2 2ND FLOOR CORE HVAC PLAN			
M3.3 3RD FLOOR CORE HVAC PLAN			
M3.4 4TH FLOOR CORE HVAC PLAN			
M3.5 ATTIC CORE HVAC PLAN			
M3.6 WING B HVAC PLANS			
M3.7 WING C HVAC PLANS			
M3.8 WING ATTIC HVAC PLANS			
M4.0 HVAC DETAILS			
M4.1 HVAC DETAILS			
M4.2 HVAC DETAILS			
M4.3 HVAC SPECIFICATIONS			
M4.4 HVAC SPECIFICATIONS			
M4.5 MECHANICAL SPECIFICATIONS			
M4.6 MECHANICAL SPECIFICATIONS			
M4.7 MECHANICAL SPECIFICATIONS			
M4.8 MECHANICAL SPECIFICATIONS			
M4.9 MECHANICAL SPECIFICATIONS			
M5.1 SPRINKLER PIPING SCHEMATIC			
M5.2 SPRINKLER PIPING SECTION DETAIL			
M5.3 SPRINKLER PROTECTION SPECS. KITCHEN HOOD			
H-1 KITCHEN HOOD PLAN, SECTION AND SCHEDULES			
H-2 KITCHEN HOOD SCHEDULES AND DETAILS			
H-3 KITCHEN HOOD SCHEDULES AND DETAILS			
H-4 KITCHEN HOOD SCHEDULES			
H-5 KITCHEN HOOD SCHEDULES			
H-6 KITCHEN HOOD PARTS LIST			
H-7 KITCHEN HOOD ELEVATIONS			
H-			