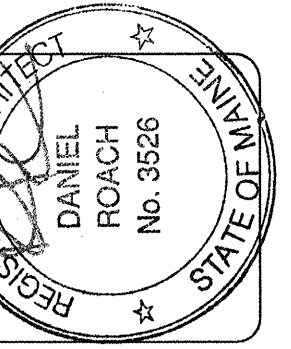




PORTLAND RETIREMENT RESIDENCE

DRAWING INDEX



COLSON AND COLSON
GENERAL CONTRACTOR, INC.
2280 McGillchrist Street, Suite 200
Salem, Oregon, 97302
PHONE (503) 586-7401

PORTLAND
RETIREMENT RESIDENCE
802 OCEAN AVE. PORTLAND, MAINE 04103

COVER SHEET

DATE
8/28/2015
REVISED DATE
9/22/2015
2/2/2016
4/15/2016
5/25/2016

SHEET
A0.0

AREA SUMMARY

MAIN BUILDING SUITE	TYPE	SIZE	NUMBER	SQFT TOTAL
Studio				
A1		404	8	3232
A2		299	2	2928
A3		495	4	1980
A4		476	3	1428
A5		388	3	1164
A6		451	3	1353
A7		449	6	2694
A8		465	1	465
A9		531	1	531
A10		530	3	1590
A11		353	1	353
A12		451	4	1804
A13		464	4	1856
A14		431	3	1293
A15		500	1	500
A16		549	1	549
A17		388	5	1940
A18		530	1	530
A19		587	4	2348
TOTAL		8,781	57	25764
One Bedroom				
B1		549	8	4392
B2		814	1	814
B3		539	1	539
B4		648	3	1944
B5		631	3	1893
B6		600	2	1200
B7		681	1	681
B8		728	4	2912
B9		650	3	1950
B10		705	4	2820
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	1	541
B26		688	1	688
B27		558	1	558
B28		721	1	721
TOTAL		17,378	75	45781
One Bedroom - Deluxe				
BD1		920	3	2760
TOTAL		920	3	2760
Two Bedroom				
C1		1,083	2	2166
C2		937	8	7496
C3		1,001	4	4004
C4		2,327	1	2327
TOTAL		3,958	15	14603
Totals Main Building			150	88,908
Main Building Summary				
Floors	Living	Manager	Common	Total
1st Floor	16976	1945	22619	41540
2nd Floor	23253	0	8565	31818
3rd Floor	24984	0	8193	33177
4th Floor	23695	0	6894	30589
Total	88908	1945	46271	137124
Main Building Summary				
Floors	Living	Common	Total	
1st Floor	16976	22619	41540	
2nd Floor	23253	8565	31818	
3rd Floor	24984	8193	33177	
4th Floor	23695	6894	30589	
Total	88908	46271	137124	
Total Building Area Per Suite			914.16	
Gross Square Footage (All Buildings)			137,124	
Net Rentable Square Footage			88,908	

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
6910 NE VANCOUVER MILL DR., SUITE 200
VANCOUVER, WA 98662-4210
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) 856-2205

SURVEYOR: ROB MCSORLEY, SEBAGO TECHNICS
75 JOHN ROBERTS ROAD, SUITE 1A
SOUTH PORTLAND, MAINE 04106-6963
PHONE: (207) 200-2100
FAX: (207) 856-2205

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

LANDSCAPE ARCHITECT: 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 - A0.5 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"

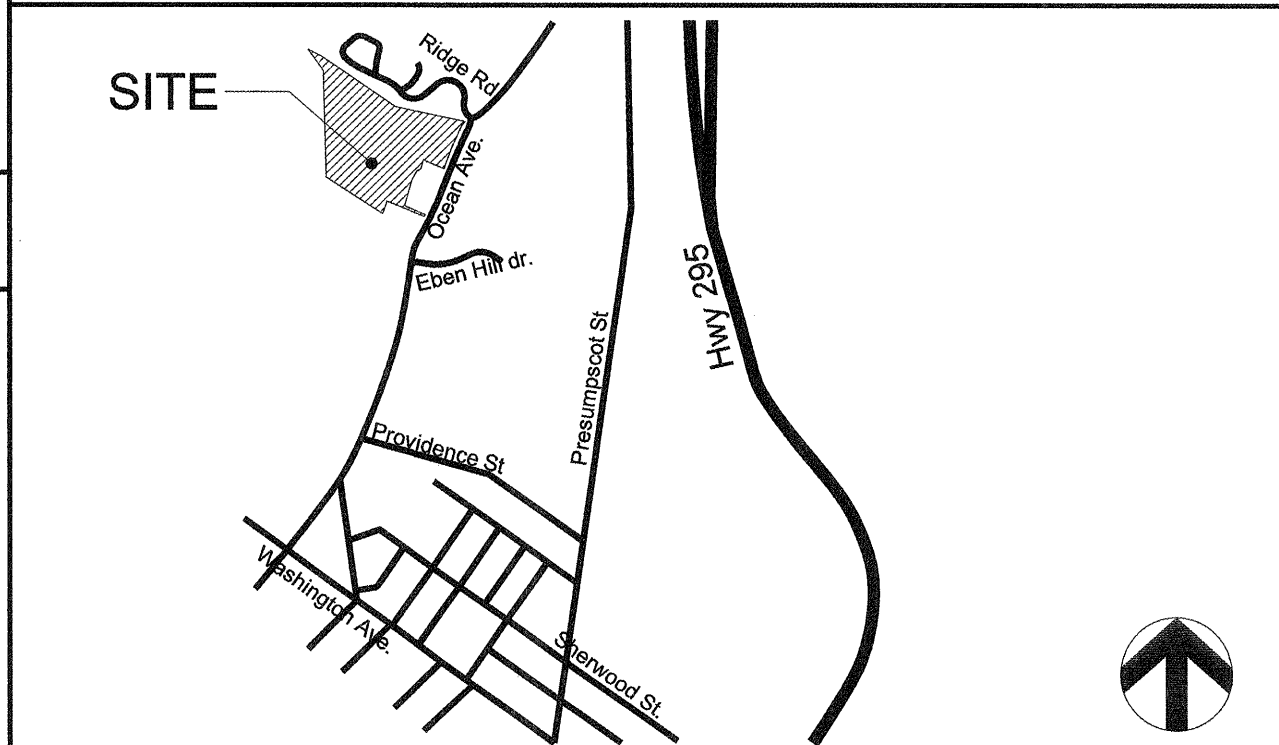
FIRE SPRINKLERS:

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:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA	PERMITTED
BLDG "A"	16,976 S.F.	10,726 S.F.	12,469 S.F.	11,947 S.F.	54,118 S.F.	< 94,500 S.F.
BLDG "B"	14,789 S.F.	14,383 S.F.	14,165 S.F.	13,048 S.F.	56,385 S.F.	< 94,500 S.F.
BLDG "C"	7,062 S.F.	6,730 S.F.	6,543 S.F.	5,594 S.F.	25,949 S.F.	< 94,500 S.F.
TOTAL	47,827 S.F.	31,839 S.F.	33,177 S.F.	30,589 S.F.	137,124 S.F.	

LOCATION MAP



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 OR ENGINEER. 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.

NO.	DESCRIPTION	REMARKS
1.	SPRINKLER PLANS	SEPARATE PERMITS REQUIRED.
2.	FIRE ALARM PLANS	
3.	MANUFACTURED FLOOR/ROOF TRUSS DETAILING	
4.	LANDSCAPE PLANS	
5.	ELEVATOR	

STRUCTURAL DESIGN DATA

STRUCTURAL DESIGN DATA
PROJECT: Portland (503) Retirement Residence
DATE: August 13, 2015

ROOF SNOW LOAD DATA
GROUND SNOW - 50 psf (Roof snow = 40 psf + 10 psf)
SNOW EXPOSURE FACTOR - C_e = 1.0
SNOW LOAD IMPORTANCE FACTOR - I = 1.0
THERMAL FACTOR - C_t = 1.1

WIND LOAD DATA (ASD)
15-MIN GUST WIND VELOCITY - 100 mph
WIND IMPORTANCE FACTOR - I = 1.0
WIND EXPOSURE - B

EARTHQUAKE DESIGN DATA
SEISMIC DESIGN CATEGORY - II
SPEC. INST. RESPONSE COEFFICIENTS - S_{DS} = 0.253, S_{DS} = 0.088
SOIL CLASSIFICATION - C
BASIC SEISMIC FORCE-RESISTING SYSTEM - Wood structural panels
DESIGN BASE SHEAR - V = 0.09(WS)
ANALYSIS PROCEDURE - Equivalent lateral force procedure

MEMBER	DEAD LOAD	LIVE LOAD
ROOF		
TYPICAL:	17 psf	20 psf
MCH. WELL:	17 psf	20 psf
EXTERIOR WALLS:	12 psf	
INTERIOR WALLS:	7 psf	
FLOOR		
COMMON AREAS:	23 psf	100 psf
CORRIDORS:	23 psf	100 psf
UNIT:	20 psf	40 psf
UNIT DECKS:	10 psf	60 psf

-FOR SPECIAL INSPECTION SEE SHEET S2.1-

REVISION DESCRIPTIONS

NO.	DATE	DESCRIPTION
1	09/22/2015	STATE FIRE PRELIMINARY REVIEW COMMENTS
2	2/2/2016	STATE FIRE COMMENTS DATED 2/2/2016
3	4/15/2016	BUILDING COMMENTS DATED 3/14/2016
4	6/25/2016	BUILDING COMMENTS DATED 5/25/2016
5	7/18/2016	OWNER REVISIONS
6	9/13/2017	CARPENTRY AND OWNER REVISIONS
7	4/20/2017	FIRE PUMP ADDITION
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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 ASSEMBLY SYSTEM - LISTED ON THE CONSTRUCTION ASSEMBLY SHEET AT 7a, 7b, 7c AND AT 7c.
- 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 BULDOZT 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.

DATE
8/28/2015
REVISED DATE
9/22/2015
2/2/2016
4/15/2016
5/25/2016
SHEET
A0.0