



# PORTLAND RETIREMENT RESIDENCE

### AREA SUMMARY

MAIN BUILDING SUITE TYPE	SIZE	NUMBER	SQFT TOTAL
<b>Studio</b>			
A 1	404	8	3232
A 2	399	2	798
A 3	408	4	1680
A 4	476	3	1428
A 5	388	3	1164
A 6	451	3	1353
A 7	449	6	2694
A 8	465	1	465
A 9	531	1	531
A 10	530	3	1590
A 11	353	1	353
A 12	451	4	1804
A 13	404	3	1212
A 14	417	3	1251
A 15	500	1	500
A 16	549	1	549
A 17	388	5	1940
A 18	530	1	530
A 19	587	4	2348
<b>TOTAL</b>	<b>8,781</b>	<b>57</b>	<b>25764</b>
<b>One Bedroom</b>			
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	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
<b>TOTAL</b>	<b>17,378</b>	<b>75</b>	<b>45781</b>
<b>One Bedroom - Deluxe</b>			
D1	920	3	2760
<b>TOTAL</b>	<b>920</b>	<b>3</b>	<b>2760</b>
<b>Two Bedroom</b>			
C1	1,083	2	2166
C2	937	8	7496
C3	1,001	4	4004
C4	937	1	937
<b>TOTAL</b>	<b>3,958</b>	<b>15</b>	<b>14603</b>
<b>Totals Main Building</b>		<b>150</b>	<b>88,908</b>

### 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 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 PORTLAND ROAD GRAY, MAINE 04039, PHONE: (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 VA:

- 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"	19,690 S.F.	10,735 S.F.	12,469 S.F.	11,947 S.F.	54,841 S.F.	< SUM OF RATIOS
BLDG "B"	14,768 S.F.	14,353 S.F.	14,165 S.F.	13,048 S.F.	56,334 S.F.	< 94,500 S.F.
BLDG "C"	7,092 S.F.	6,730 S.F.	6,543 S.F.	5,594 S.F.	25,949 S.F.	< 94,500 S.F.
<b>TOTAL</b>	<b>41,549 S.F.</b>	<b>31,818 S.F.</b>	<b>33,177 S.F.</b>	<b>30,589 S.F.</b>	<b>137,124 S.F.</b>	

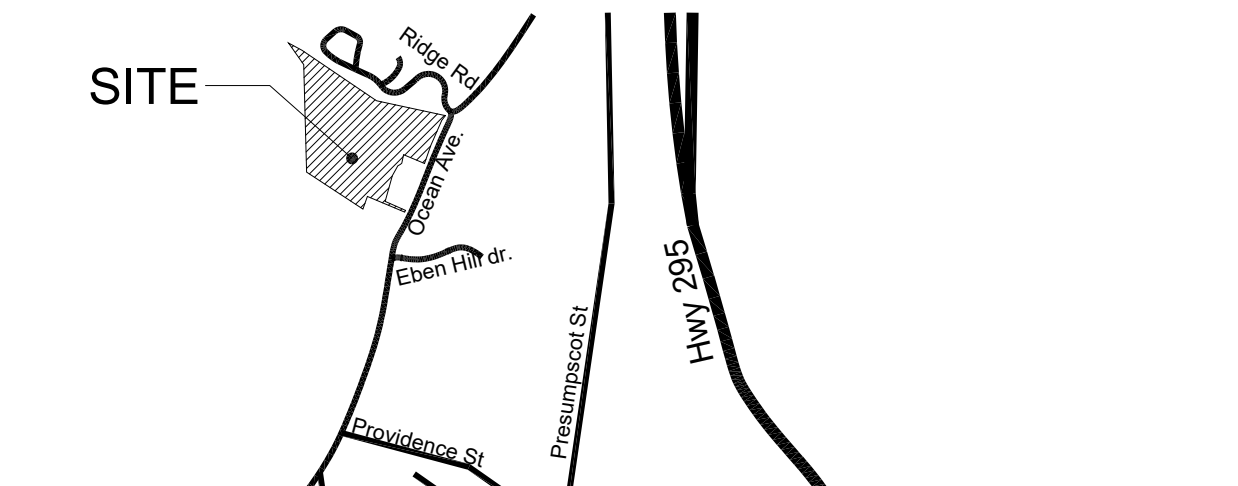
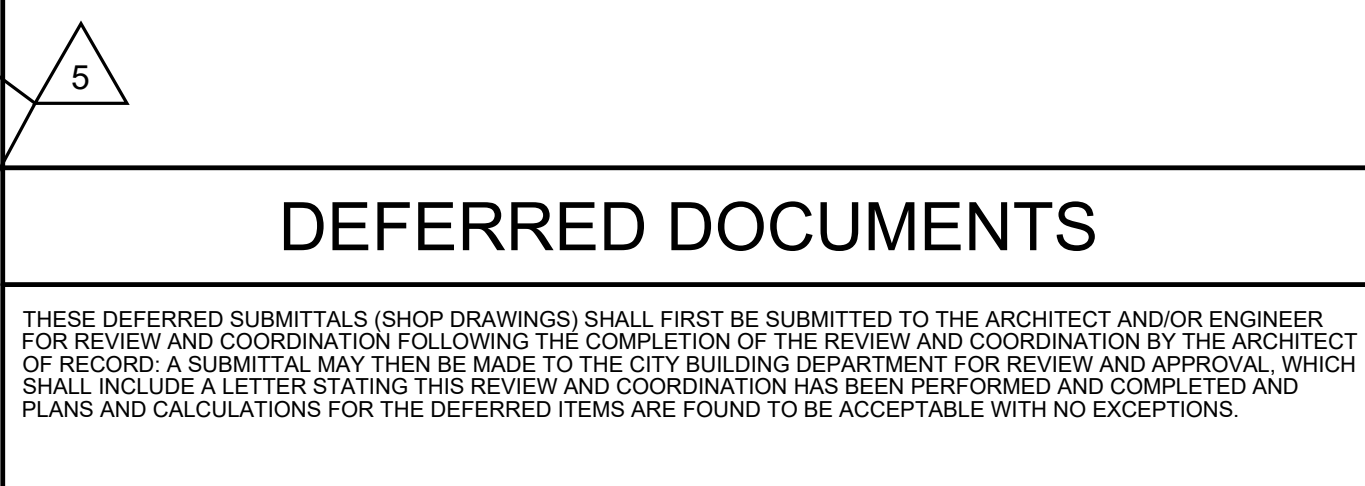
### DEFERRED DOCUMENTS

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.

- SPRINKLER PLANS
- FIRE ALARM PLANS
- MANUFACTURED FLOORROOF TRUSS DETAILING
- LANDSCAPE PLANS
- ELEVATOR

SEPARATE PERMITS REQUIRED:

- TRUSSES
- VAN GARAGE
- KITCHEN HOOD
- RETAINING WALLS
- PUMP HOUSE
- SITE LIGHTING
- LANDSCAPING
- PROJECT SIGN
- FIRE SPRINKLER
- FIRE ALARM



### 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 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 CONTRACTOR'S RESPONSIBILITY TO SCHEDULE AN EMERGENCY COMMUNICATION SYSTEM EVALUATION WITH THE LOCAL FIRE DEPARTMENT OR APPROVED TESTING AGENCY, AFTER THE CORESHELL, 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.

### STRUCTURAL DESIGN DATA

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

ROOF SNOW LOAD DATA  
GROUND SNOW LOAD (Roof snow = 40 psf + drift)  
SNOW EXPOSURE FACTOR - C<sub>e</sub> = 1.0  
SNOW LOAD SUPPORTANCE FACTOR - I = 1.0  
THERMAL FACTOR - C<sub>t</sub> = 1.1

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

EARTHQUAKE DESIGN DATA  
SEISMIC USE CATEGORY - II  
SPECTRAL RESPONSE COEFFICIENTS - S<sub>DS</sub> = 0.253, S<sub>DI</sub> = 0.888  
DESIGN BASE SHEAR - V = 606K (K) = 606K (K)  
BASIC SEISMIC FORCE-RESISTING SYSTEM - Wood structural panels  
ANALYSIS PROCEDURE - Equivalent lateral force procedure

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF		
TYPICAL MECH. WELL	17 psf	20 psf
EXTERIOR WALLS	12 psf	
INTERIOR WALLS	7 psf	
FLOOR		
COMMON AREAS	23 psf	100 psf
CORRIDORS	25 psf	100 psf
UNITS	20 psf	40 psf
UNIT DECKS	10 psf	60 psf

-FOR SPECIAL INSPECTION SEE SHEET S2.1-

### DRAWING INDEX

DATE	DESCRIPTION	DATE	DESCRIPTION
09/22/2015	ARCHITECTURAL	09/22/2015	STRUCTURAL CONT.
2/2/2016		2/2/2016	
4/15/2016		4/15/2016	
5/25/2016		5/25/2016	
7/18/2016		7/18/2016	
3/13/2017		3/13/2017	
4/20/2017		4/20/2017	
5/26/2017		5/26/2017	

ARCHITECTURAL	STRUCTURAL CONT.
A0.0 COVER SHEET	S1.4 2ND FLR. FRMG PLAN - CORE
A0.1 1ST FLOOR EGRESS PLAN	S1.5 2ND FLR. FRMG PLAN - WING B
A0.2 2ND FLOOR EGRESS PLAN	S1.6 2ND FLR. FRMG PLAN - WING C
A0.3 3RD FLOOR EGRESS PLAN	S1.7 3RD FLR. FRMG PLAN - CORE
A0.4 4TH FLOOR EGRESS PLAN	S1.8 3RD FLR. FRMG PLAN - WING B
A0.5 SITE EXITING PLAN / FULL CODE SUMMARY	S1.9 3RD FLR. FRMG PLAN - WING C
A1.0 SITE REFERENCE PLAN	S1.10 4TH FLR. FRMG PLAN - CORE
A1.1 SITE PLAN SURVEY	S1.11 4TH FLR. FRMG PLAN - WING B
BOUNDARY SURVEY	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
	S3.0 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 AND SCHEDULES
	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
	M2.6a FIRST FLOOR WING B PLAN RADON
	M2.6b FIRST FLOOR WING C 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
	M5.1 SPRINKLER PIPING SCHEMATIC
	M5.2 SPRINKLER PIPING SCHEMATIC
	M5.3 SPRINKLER PROTECTION SPECS
	KITCHEN HOOD (REFERENCE ONLY)
	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-8 KITCHEN HOOD ELEVATIONS
	ELECTRICAL
	E1.0a ELECTRICAL SITE PLAN
	E1.0b SITE LIGHTING PHOTOMETRIC PLAN PARKING/PL
	E1.0c SITE LIGHTING PHOTOMETRIC PLAN OVERALL SITE
	E1.1 1ST FLR. LGT/REF. CLG. CORE PLAN
	E1.1P 1ST FLR. POWER CORE PLAN
	E1.2 2ND FLR. LGT/REF. CLG. CORE PLAN
	E1.2P 2ND FLR. POWER CORE PLAN
	E1.3 3RD FLR. LGT/REF. CLG. CORE PLAN
	E1.3P 3RD FLR. POWER CORE PLAN
	E1.4 4TH FLR. LGT/REF. CLG. CORE PLAN
	E1.4P 4TH FLR. POWER CORE PLAN
	E1.5L WING B LIGHT/REF. CLG. PLAN
	E1.5P WING B POWER PLAN
	E1.6 WING C LIGHT/REF. CLG. PLAN
	E1.6P WING C POWER PLAN
	E1.7L ATTIC LIGHTING PLAN
	E1.7P ATTIC POWER PLAN
	E2.1 SPECIFICATIONS AND SCHEDULES
	E2.2 ONE-LINE DIAGRAM & DETAILS
	E2.3 ELECTRICAL DETAILS
	E2.3a ELECTRICAL PANEL SCHEDULES
	E2.3b ELECTRICAL PANEL SCHEDULES
	E2.3c ELECTRICAL PANEL SCHEDULES
	E2.3d ELECTRICAL LOAD CALCULATIONS
	E2.4 ELECTRICAL OUTBUILDINGS DETAILS
	E3.1 1ST FLOOR LOW VOLTAGE PLAN
	E3.2 2ND FLOOR LOW VOLTAGE PLAN
	E3.3 3RD FLOOR LOW VOLTAGE PLAN
	E3.4 4TH FLOOR LOW VOLTAGE PLAN
	E3.5 WING B - LOW VOLTAGE PLAN
	E3.6 WING C - LOW VOLTAGE PLAN
	E4.1 1ST FLOOR LOW VOLTAGE PLAN
	E4.2 LOW VOLTAGE DETAILS
	E4.3 FIRE ALARM SPECIFICATIONS
	E4.4 FIRE ALARM DETAILS
	E5.0 ENLARGED KITCHEN PLAN
	E5.1 ELECTRICAL SUITE PLANS
	E5.2 ELECTRICAL SUITE PLANS
	E5.3 ELECTRICAL SUITE PLANS
	E5.4 ELECTRICAL SUITE PLANS
	E5.5 ELECTRICAL SUITE PLANS
	E5.6 ELECTRICAL SUITE PLANS
	E5.7 ELECTRICAL SUITE PLANS
	E5.8 ELECTRICAL SUITE PLANS
	E5.9 ELECTRICAL SUITE PLANS
	E5.10 ELECTRICAL SUITE PLANS
	SMOKE CONTROL
	SC1.1 1ST FLOOR CORE SCHEMATIC SMOKE CONTROL
	SC1.2 2ND FLOOR CORE SCHEMATIC SMOKE CONTROL
	SC1.3 3RD FLOOR CORE SCHEMATIC SMOKE CONTROL
	SC1.4 4TH FLOOR CORE SCHEMATIC SMOKE CONTROL
	SC2.1 SMOKE CONTROL DETAILS AND SCHEDULES

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 700 Oregon 97301  
 Salem, Oregon 97302  
 Phone: (503) 586-7401

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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