



PORTLAND RETIREMENT RESIDENCE

DRAWING INDEX

AREA SUMMARY

MAIN BUILDING SUITE TYPE	SIZE	NUMBER	SOFT TOTAL
Studio			
A1	404	8	3232
A2	399	2	798
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	404	3	1212
A14	431	3	1293
A15	500	1	500
A16	549	1	549
A17	348	5	1740
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	706	4	2824
B11	574	8	4592
B12	629	2	1258
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	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	937	1	937
TOTAL	3,958	15	14603
Totals Main Building		150	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, 9310 NE VANCOUVER MALL DR., SUITE 200, VANCOUVER, WA 98662-6210, 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) 657-2866, 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 A011 - A015 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 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"	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.	< 84,500 S.F.
BLDG "C"	7,892 S.F.	6,740 S.F.	6,843 S.F.	5,594 S.F.	26,949 S.F.	< 34,500 S.F.
TOTAL	41,540 S.F.	31,818 S.F.	33,177 S.F.	30,589 S.F.	137,124 S.F.	

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 JOIST BOARD ASSOCIATED ASSEMBLY SYSTEM - LISTED ON THE CONSTRUCTION ASSEMBLY SHEET A1.1a AT 1b AND A1.1c.
- IN ALL BUILDINGS 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 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.

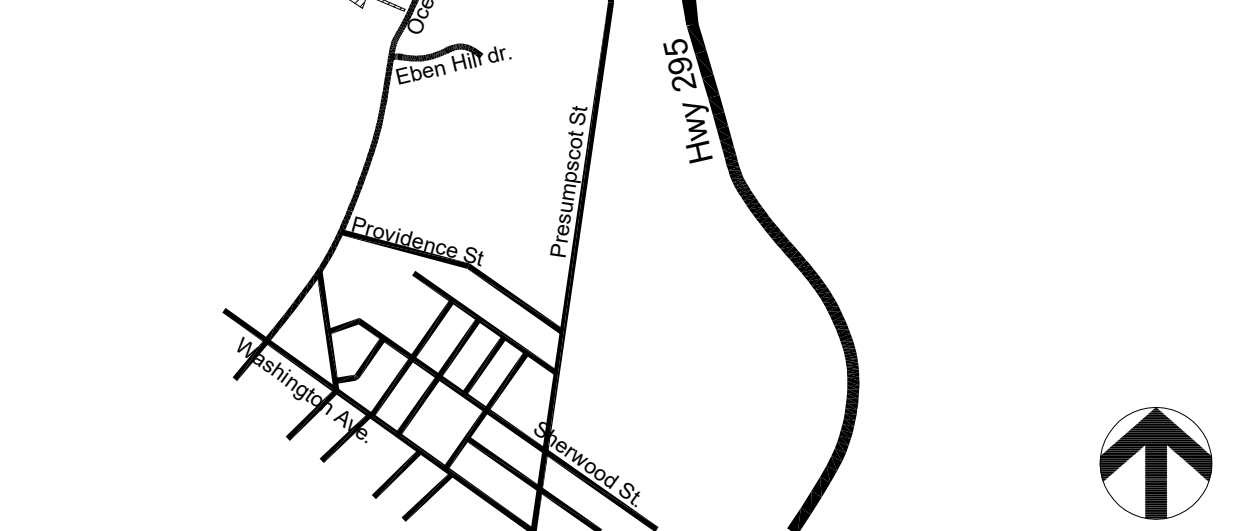
DEFERRED DOCUMENTS

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.

SEPARATE PERMITS REQUIRED:

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

LOCATION MAP



STRUCTURAL DESIGN DATA

PROJECT: Portland Retirement Residence

DATE: August 15, 2015

ROOF SNOW LOAD DATA: UNIFORM SNOW - 60 psf (Ground Snow = 40 psf + drift), SNOW EXPOSURE FACTOR - $C_e = 1.0$, THERMAL FACTOR - $C_t = 1.1$

WIND LOAD DATA (ASCE): BASIC WIND VELOCITY - 100 mph, WIND IMPORTANCE FACTOR - 1.0, WIND EXPOSURE - B

EARTHQUAKE DESIGN DATA: SEISMIC DESIGN CATEGORY - II, SPEC. HAZ. RESPONSE COEFFICIENTS - $S_{DS} = 0.253$, $S_{D1} = 0.088$, BASIC SEISMIC FORCE-RESISTING SYSTEM - Wood structural panels DESIGN BASE SHEAR - $V = 4000$ LBS, ANALYSIS PROCEDURE - Equivalent lateral force procedure

STRUCTURAL DESIGN DATA

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF TYPICAL	17 psf	20 psf
MCH. WELL	17 psf	80 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 S01

REVISION DESCRIPTIONS

DATE	DESCRIPTION
09/22/2015	STATE FIRE PRELIMINARY REVIEW COMMENTS
2/2/2016	STATE FIRE COMMENTS DATED 2/1/2016
4/15/2016	BUILDING COMMENTS DATED 3/14/2016
5/25/2016	BUILDING COMMENTS DATED 5/25/2016
7/18/2016	OWNER REVISIONS
3/13/2017	CARPORPTS AND OWNER REVISIONS
4/20/2017	FIRE PUMP ADDITION
5/26/2017	CARPORPT REMOVAL
8/1/2017	RELOCATION OF WATER HEATERS

DATE	DESCRIPTION	DATE	DESCRIPTION
09/22/2015	ARCHITECTURAL	09/22/2015	STRUCTURAL CONT.
2/2/2016	A00 COVER SHEET	2/2/2016	S14 2ND FLR. FRMG PLAN - CORE
4/15/2016	A01 1ST FLOOR EGRESS PLAN	4/15/2016	S15 2ND FLR. FRMG PLAN - WING B
5/25/2016	A02 2ND FLOOR EGRESS PLAN	5/25/2016	S16 2ND FLR. FRMG PLAN - WING C
7/18/2016	A03 3RD FLOOR EGRESS PLAN	7/18/2016	S17 3RD FLR. FRMG PLAN - CORE
3/13/2017	A04 4TH FLOOR EGRESS PLAN	3/13/2017	S18 3RD FLR. FRMG PLAN - WING B
5/26/2017	A05 SITE EXITING PLAN / FULL CODE SUMMARY	5/26/2017	S19 3RD FLR. FRMG PLAN - WING C
8/1/2017	A10 SITE REFERENCE PLAN	8/1/2017	S20 4TH FLR. FRMG PLAN - CORE
	A11 SITE PLAN		S21 4TH FLR. FRMG PLAN - WING B
	BOUNDARY SURVEY		S22 4TH FLR. FRMG PLAN - WING C
	CIVIL UNDER SEPARATE SUB AND APPROVAL		S23 ROOF FRAMING PLAN - CORE
	C000 COVER SHEET		S24 ROOF FRAMING PLAN - WING B
	SEE COL FOR CIVIL DRAWINGS INDEX		S25 ROOF FRAMING PLAN - WING C
			S26 STRUCTURAL SPECIFICATIONS
			S27 FOUNDATION DETAILS
			S28 STRUCTURAL DETAILS
			S29 STRUCTURAL DETAILS
			S30 STRUCTURAL DETAILS
			S31 STRUCTURAL DETAILS
			S32 STRUCTURAL DETAILS
			S33 STRUCTURAL DETAILS
			S34 STRUCTURAL DETAILS
			S35 STRUCTURAL DETAILS
			PLUMBING
			M11 1ST FLOOR PLUMBING (WASTE)
			M12 2ND FLOOR PLUMBING (WASTE)
			M13 3RD FLOOR PLUMBING (WASTE)
			M14 4TH FLOOR PLUMBING (WASTE)
			M15 1ST FLOOR PLUMBING (WATER)
			M16 2ND FLOOR PLUMBING (WATER)
			M17 3RD FLOOR PLUMBING (WATER)
			M18 4TH FLOOR PLUMBING (WATER)
			M19 PLUMBING DETAILS
			M20 PLUMBING DETAILS AND SCHEDULES
			M21 PLUMBING DETAILS AND SCHEDULES
			M22 PLUMBING DETAILS AND SCHEDULES
			M23 PLUMBING RISERS
			M24 FIRST FLOOR CORE PLAN RADON
			M25 FIRST FLOOR WING B PLAN RADON
			M26 FIRST FLOOR WING C PLAN RADON
			MECHANICAL
			M31 1ST FLOOR CORE HVAC PLAN
			M32 2ND FLOOR CORE HVAC PLAN
			M33 3RD FLOOR CORE HVAC PLAN
			M34 4TH FLOOR CORE HVAC PLAN
			M35 ATTIC CORE HVAC PLAN
			M36 WING B' HVAC PLANS
			M37 WING C' HVAC PLANS
			M38 WING ATTIC HVAC PLANS
			M39 HVAC DETAILS
			M40 HVAC DETAILS
			M41 HVAC DETAILS
			M42 HVAC DETAILS
			M43 HVAC SPECIFICATIONS
			M44 HVAC SPECIFICATIONS
			M45 MECHANICAL SPECIFICATIONS
			M46 MECHANICAL SPECIFICATIONS
			M47 MECHANICAL SPECIFICATIONS
			M48 MECHANICAL SPECIFICATIONS
			M49 SPRINKLER PIPING SCHEMATIC
			M50 SPRINKLER PIPING SCHEMATIC
			M51 SPRINKLER PIPING SECTION/DETAIL
			M52 SPRINKLER PROTECTION SPEC.
			M53 SPRINKLER PROTECTION SPEC.
			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
			E100A ELECTRICAL SITE PLAN
			E100B SITE LIGHTING PHOTOMETRIC PLAN PARKING/PL
			E100C SITE LIGHTING PHOTOMETRIC PLAN OVERALL SITE
			E101 1ST FLR. LGT/REF. CLG. CORE PLAN
			E102 1ST FLR. POWER CORE PLAN
			E103 2ND FLR. LGT/REF. CLG. CORE PLAN
			E104 2ND FLR. POWER CORE PLAN
			E105 3RD FLR. LGT/REF. CLG. CORE PLAN
			E106 3RD FLR. POWER CORE PLAN
			E107 4TH FLR. LGT/REF. CLG. CORE PLAN
			E108 4TH FLR. POWER CORE PLAN
			E109 WING B LIGHT/REF. CLG. PLAN
			E110 WING B POWER PLAN
			E111 WING C LIGHT/REF. CLG. PLAN
			E112 WING C POWER PLAN
			E113 ATTIC LIGHTING PLAN
			E114 ATTIC POWER PLAN
			E115 SPECIFICATIONS AND SCHEDULES
			E116 ONE-LINE DIAGRAM & DETAILS
			E117 ELECTRICAL DETAILS
			E118 ELECTRICAL PANEL SCHEDULES
			E119 ELECTRICAL PANEL SCHEDULES
			E120 ELECTRICAL PANEL SCHEDULES
			E121 ELECTRICAL LOAD CALCULATIONS
			E122 ELECTRICAL OUTBUILDINGS DETAILS
			E123 1ST FLOOR LOW VOLTAGE PLAN
			E124 2ND FLOOR LOW VOLTAGE PLAN
			E125 3RD FLOOR LOW VOLTAGE PLAN
			E126 4TH FLOOR LOW VOLTAGE PLAN
			E127 WING B - LOW VOLTAGE PLAN
			E128 WING C - LOW VOLTAGE PLAN
			E129 BEAM PROTECTION SPECIFICATIONS
			E130 LOW VOLTAGE SPECIFICATIONS
			E131 LOW VOLTAGE DETAILS
			E132 FIRE ALARM SPECIFICATIONS
			E133 FIRE ALARM DETAILS
			E134 ENLARGED KITCHEN PLAN
			E135 ELECTRICAL SUITE PLANS
			E136 ELECTRICAL SUITE PLANS
			E137 ELECTRICAL SUITE PLANS
			E138 ELECTRICAL SUITE PLANS
			E139 ELECTRICAL SUITE PLANS
			E140 ELECTRICAL SUITE PLANS
			E141 SMOKE CONTROL
			S011 1ST FLOOR CORE SCHEMATIC SMOKE CONTROL
			S012 2ND FLOOR CORE SCHEMATIC SMOKE CONTROL
			S013 3RD FLOOR CORE SCHEMATIC SMOKE CONTROL
			S014 4TH FLOOR CORE SCHEMATIC SMOKE CONTROL
			S015 SMOKE CONTROL DETAILS AND SCHEDULES

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COVER SHEET

DATE: 8/28/2015

REVISED DATE: 9/22/2015, 2/2/2016, 4/15/2016, 5/25/2016

SHEET A0.0