



# AVENUE AUTO CO. ANNEX

## 745-757 FOREST AVENUE

### PORTLAND, ME

**AVENUE AUTO**  
745-757 FOREST AVENUE  
STEPHAN E. MARDIGAN, OWNER

#### ABBREVIATIONS

	EMERGENCY LIGHTS
	EXIT SIGN – ILLUMINATED
	EXIST SIGN W/ DIRECTIONAL CHEVRONS – ILLUMINATED
	FIRE ALARM PULL STATION 48" A.F.F. TO CENTER
	FIRE ALARM PULL STATION EXISTING
	FIRE EXTINGUISHER – SURFACE WALL MOUNTED
	SMOKE DETECTOR
	HEAT DETECTOR
	STROBE LIGHT – 15 – 80" A.F.F. TO CENTER
	STROBE LIGHT W/HORN – 110 CANDELA AND 85 dB 80" A.F.F. TO CENTER AT RENTAL SPACES, OFFICE AREAS, TOILETS, ETC. AND OPEN MEZZANINE.
	LIFE SAFETY EXIST ACCESS AISLE – FLOOR HATCHING

PLAS PLASTIC

ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	QT	QUARRY TILE
AC P	ACOUSTIC PANEL	FFE	FINISH FLOOR	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	FIN	ELEVATION	R	RADIUS
ACOUS	ACOUSTICAL	FLG	FINISH	RD	ROOF DRAIN
CLG	CEILING	FND	FLASHING	SIM	SIMILAR
CLOS	CLOSET	FIB	FOUNDATION FIBER	STL	STEEL
CMU	CONCRETE MASONRY	GALV	GALVANIZED	STOR	STORAGE
COL	UNIT	GL	GLASS	STRUC	STRUCTURAL
COMP	COLUMN	GWB	GYPSON WALLBOARD	SUSP	SUSPENDED
CONC	COMPOSITION	HD	HAND	SYST	SYSTEM
CONF	CONCRETE	HDRL	HANDRAIL	STD	STANDARD
CONSULT	CONFERENCE	HM	HOLLOW	SHT	SHEET
CONT	CONSULTANT	HR	METAL HOUR	SIM	SIMILAR
CRS	CONTINUOUS COURSES	INS	INSULAT(ION)(ING)(ED)	T	TOILET
DEG	DEGREES	INSUL	INSULAT(ION)(ING)(ED)	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	JAN	JANITOR	TEMP	TEMPERED
DIA	DIAMETER	L	LAVATORY	TOS	TOP OF
DN	DOWN	LAM	LAMINATE	TYP	TYPICAL
DIAG	DIAGONAL	MACH	MACHINE	UNO	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	MECH	MECHANICAL	UL	UNDERWRITERS LABORATORY
EXT	EXTERIOR	MET	METAL	VTR	VENT THROUGH ROOF
EL	ELEVATION	MO	MASONRY OPENING	W/	WITH
ELEV	ELEVATION/ELEVATOR	MR	MOISTURE RESISTANT	WC	WHEELCHAIR
EQ	EQUAL	NIC	NOT IN CONTRACT		
ELEC	ELECTRIC(AL)	OC	ON CENTER		
EQUIP	EQUIPMENT	OPP	OPPOSITE		
EWC	ELECTRIC WATER				
EXIST	EXISTING				

#### DRAWING LIST:

A0.1	COVER/LEGEND SHEET
1	COVER SHEET, GENERAL NOTES
2	STANDARD BOUNDARY SURVEY
3	SITE LAYOUT PLAN
4	SITE DETAILS
5	SITE DETAILS
6	SITE DETAILS
S1	FOUNDATION PLAN AND DETAILS
S2	FRAMING PLAN AND SECTIONS
S3	FRAMING DETAILS
S4	STRUCTURAL NOTES
A0.2	ADA REQUIREMENTS
A1.1	LIFE SAVING FLOOR PLANS
A1.2	FIRST AND SECOND FLOOR PLANS
A1.3	REFLECTED CEILING PLANS
a1.4	ROOF PLAN
A2.1	ELEVATIONS
A2.2	SECTIONS
A3.1	WALL SECTIONS
A4.1	SCHEDULES

#### FIRE RATED DESIGN

##### PENETRATION REQUIREMENTS:

ALL PENETRATIONS MADE THROUGH ANY FIRE RATED ASSEMBLY SHALL BE AN APPROVED METHOD SO AS TO MAINTAIN THE UL FIRE RATING. FIRE DAMPERS, ETC SHALL BE PROVIDED AND ALL PENETRATIONS SHALL RECEIVE AN APPROVED FIRESTOP SEALANT AROUND THE ENTIRE OPENING. THE FIRE STOP SEALANT SHALL BE OF THE APPROPRIATE MATERIAL SO AS TO MAINTAIN THE FIRE RATING OF THE SURFACE THAT IS BEING PENETRATED.

#### CODE COMPLIANCE:

DESIGN CRITERIA – THIS PROJECT HAS BEEN DESIGN FOR COMPLIANCE WITH THE FOLLOWING CODES:  
INTERNATIONAL BUILDING CODE (IBC) – 2003 EDITION  
INTERNATIONAL FIRE CODE (IFC) – 2003 EDITION  
NFPA 101 – 2003 EDITION  
ICC/ANSI A117.1 – 1998 EDITION  
UNDERWRITERS LABORATORY FIRE RESISTANCE RATING DESIGNS – 2003 EDITION

OCCUPANCY CLASSIFICATION – BUSINESS GROUP B (NFPA 101)  
USE CLASSIFICATION – B (1ST FLOOR), B (2ND FLOOR)  
OCCUPANT LOAD – BUSINESS GROUP B (1661 SQ. FT.) = 17  
SECOND FLOOR (1429 SQ. FT.) = 15  
CONSTRUCTION CLASSIFICATION – TYPE V  
FIRE PROTECTION SYSTEM REQUIREMENTS:

##### SPRINKLER SYSTEM:

- A. AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED.
- B. PORTABLE FIRE EXTINGUISHER RATING SHALL BE 2-A;20-B;C  
SPACING SHALL NOT EXCEED A MAXIMUM OF 75 FEET (1500 SQ. FT. / UNIT.)

##### FIRE ALARM AND DETECTION SYSTEM:

- A. FIRE ALARM SYSTEM NOTIFICATION SHALL BE VIA APPROVED VOICE COMMUNICATION, OR PUBLIC ADDRESS SYSTEM THAT IS AUDIBLE ABOVE THE AMBIENT NOISE LEVEL OF ASSEMBLY OCCUPANCY. NOTIFICATION SHALL BE BY MEANS OF VOICE ANNOUNCEMENTS, EITHER LIVE OR PRERECORDED INITIATED BY THE PERSON IN THE CONSTANTLY ATTENDED LOCATION.

#### NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF CDT ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS CDT WILL BE HELD HARMLESS. CDT ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

BY	JJO
NO	ISSUED FOR PERMITTING
DATE	08-25-08
REMARKS	
NO	1
DATE	08-25-08
CODE:	IRC 2003
TOWN:	PORTLAND
DATE:	08-21-08
SCALE:	AS NOTED
DRAWN:	JJO
TITLE:	COVER SHEET
FILE:	
SHEET:	A0.1