TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

10316

MFK ASSOCIATES, INC.
Management of Construction Since 1993
63 JOHNSON ROAD
SANBORNTON, NEW HAMPSHIRE 03269
(603) 286-4419

Citizens Bank®

EZShield™ Check Fraud Protection for Business

54-153-114

11/27/2012

PAY TO THE ORDER OF City of Portland

$ **4,130.00

Four Thousand One Hundred Thirty and 00/100********** DOLLARS

City of Portland

MEMO Building Permit Fee

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈010316⑈ ⑆011401533⑆ 3304148754⑈

MFK ASSOCIATES, INC.

10316

City of Portland

11/27/2012

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/27/2012	Bill	Building Permit Fee	4,130.00	4,130.00		4,130.00
					Check Amount	4,130.00

Citizens Bank Checkin Building Permit Fee 4,130.00

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction:		
Total Square Footage of Proposed Structure/Area: 4,798 S.F.	Square Footage of Lot: N/A	
Tax Assessor's Chart, Block & Lot Chart# 263A Block# A008 Lot# 001	Applicant *must be owner, Lessee or Buyer* Name SULLIVAN TIRE OF MAINE, LLC Address 41 ACCORD PARK DRIVE City, State & Zip NORWELL, MA 02061	Telephone: 781-982-1550
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name BRIXMOR SPE4, LLC Address 420 LEXINGTON AVE. 7TH FLOOR City, State & Zip NEW YORK, N.Y 10170	Cost Of Work: $ 411,000.00 C of O Fee: $ N/A Total Fee: $ 4,130.00

Current legal use (i.e. single family) S-1
If vacant, what was the previous use? S-1
Proposed Specific use: S-1
Is property part of a subdivision? NO If yes, please name _____
Project description:

ONE STORY AUTOMOTIVE SERVICE CENTER RENOVATION

Contractor's name: MFK ASSOCIATES, INC.
Address: 63 JOHNSON ROAD
City, State & Zip SANBORNTON, NH 03269 603-286-4419 Telephone:
Who should we contact when the permit is ready: MICHAEL KANIK 603-235-8023 Telephone:
Mailing address: SAME

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: _____ Date: 11/27/12

This is not a permit; you may not commence ANY work until the permit is issue

Certificate of Design Application

From Designer: John T Brennan, AIA, NCARB

Date: October 23, 2012

Job Name: One Story Automotive Service Center Renovation

Address of Construction: 1100 Brighton Ave, Portland, ME

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) S1

Type of Construction IIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC No

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Non-Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Retail Lobby	100 PSF
First Floor	100 PSF

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1809.3)

1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

0.18 Internal pressure coefficient (ASCE 7)

12.5 Component and cladding pressures (1609.1.1, 1609.6.2.2)

13.5 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- Design option utilized (1614.1)

1 Seismic use group ("Category")

.37 & .16 Spectral response coefficients, S_{Ds} & S_{D1} (1615.1)

D Site class (1615.1.5)

- Live load reduction

- Roof *live* loads (1603.1.2, 1607.11)

- Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

46.2 If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.1 Roof thermal factor, C_t (1608.4)

- Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

6.5 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

- Analysis procedure (1616.6, 1617.5)

- Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)

- Elevation of structure

Other loads

- Concentrated loads (1607.4)

- Partition loads (1607.5)

- Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Certificate of Design

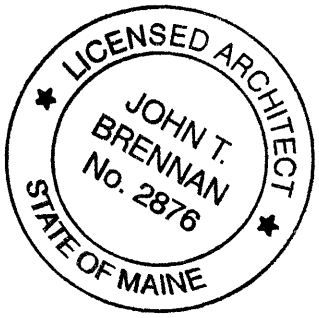
Date: November 19, 2012

From: John T. Brennan, AIA

These plans and / or specifications covering construction work on:

One Story Automotive Service Building Renovation. Approx 4,798 gross sf.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



(SEAL)

Signature:

Title: Principal/Architect

Firm: John T Brennan & Associates

Address: PO Box 4285

Windham, NH 03087

Phone: 603-893-4693

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

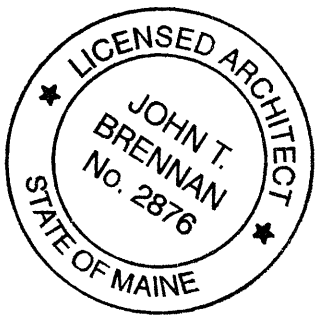
Accessibility Building Code Certificate

Designer: John T Brennan, AIA, NCARB

Address of Project: 1100 Brighton Ave, Portland, ME

Nature of Project: Renovation of One Story, 4,798 gsf. Automotive Service Building

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature:

Title: Principal/Architect

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Address: PO Box 4285, Windham, NH 03087

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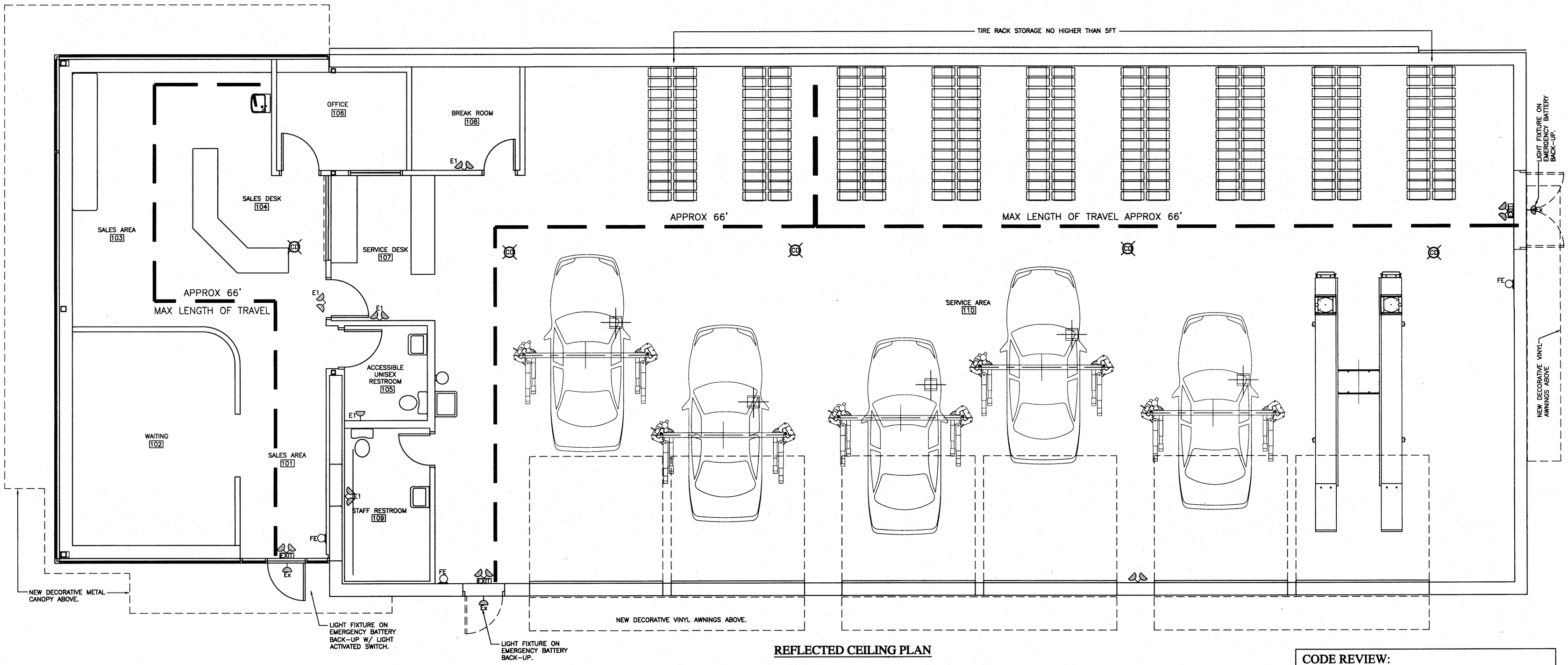


REFLECTED CEILING PLAN

EMERGENCY FIXTURE LEGEND

- ST — CEILING MTD STROBE/FIRE ALARM. CONTRACTOR TO CONFIRM LOCATION WITH CODE REQUIREMENTS AND LOCAL FIRE DEPT.
- X1 EXIT — LED EMERGENCY EXIT FIXTURE. WALL/CEILING MOUNT AS APPROPRIATE.
- EXIT — COMBINATION EMERGENCY LIGHT FIXTURE AND EXIT FIXTURE ON REMOTE BATTERY BACKUP.
- E1 — WALL MTD EMERGENCY LIGHTING, 7'-6" AFF W/REMOTE BATTERY UNIT.
- TV — WALL MOUNTED TV RECEPTACLE. CONFIRM HEIGHT/LOCATION W/ OWNER. INCLUDE APPROPRIATE POWER SERVICE.
- Ex — WALL MTD EXTERIOR EMERGENCY LIGHTING W/REMOTE BATTERY UNIT.
- CD — CARBON DIOXIDE DETECTOR MOUNTED FROM ROOF FRAME OR SUSPENDED CEILING AS APPROPRIATE..
- FE — CHEMICAL FIRE EXTINGUISHER

PORTLAND FIRE DEPARTMENT REQUIREMENTS

Name /Address & Phone Number of Applicant & Project Architect: See Title, this sheet.

Proposed Use of Structure: See Code Review, this sheet.

Square footage of proposed Structure: 4,798sf

Existing and Proposed Fire Protection of structure:
Existing, no Fire Protection except fire extinguishers are present.
Proposed: No additional protection required. See Code review this sheet.

Separate Plans Shall be submitted for Fire Protection System: N/A

A separate Life Safety Plan must include: (This Sheet)
a) Fire Resistance rating of all means of egress. N/A
b) Travel Distance from most remote point to exit discharge: 66ft (See plan this sheet)
c) Location of any required Fire extinguishers: See plan this sheet.
d) Location of emergency lighting: See plan this sheet.
e) Location of exit signs: See Plan this sheet
f) NFPA 101 Code Summary: See Code review this sheet.

CODE REVIEW:

Applicable Codes:
Building: International Building Code 2009
Plumbing: The Maine State Plumbing Code 10-144 CMR 238
Electrical: NFPA/NEC 70 – National Electrical Code
Energy: Uniform Energy Code, 2009.
International Mechanical Code, 2009
Accessibility: ICC/ANSI A117.1-2003
NFPA 30A, 2008 – Motor Fuel Dispensing Facilities & Repair Garages.

NFPA 101, 2009 LIFE SAFETY CODE

PROPOSED USE OF STRUCTURE: SPECIAL-PURPOSE INDUSTRIAL OCCUPANCY PER NFPA 101 SECTION 40.1.4.1.2 (1) & NFPA 30A, SECTION 7.4.1.

MOST RESTRICTIVE USE GROUP = S1 "STORAGE GROUP' MOTOR VEHICLE REPAIR GARAGES, PER IBC SECTION 311.2.

PROPOSED OCCUPANCY IS A CONTINUATION OF THE EXISTING OCCUPANCY, VEHICLE REPAIR GARAGE. USE CLASSIFICATION "INDUSTRIAL" PER NFPA 101 SECTION 40.1.1.2. W/ INCIDENTAL MERCANTILE USE PER SECTION 6.1.14.1.3. MERCANTILE USE IS PERMITTED TO BE CONSIDERED PART OF THE PREDOMINANT OCCUPANCY, "INDUSTRIAL". NO FIRE SEPARATION REQUIRED BETWEEN MIXED OCCUPANCIES.

NO AUTOMATIC SPRINKLER PROTECTION SYSTEM REQUIRED PER NFPA 30A-7.4.6 (2) ONE STORY BUILDING LESS THAN 12,000SF.

NO FIRE ALARM SYSTEM REQUIRED PER NFPA 101 SECTION 40.3.4.1. TOTAL BUILDING OCCUPANCY LESS THAN 100.

BUILDING CONSTRUCTION TYPE IIB PER IBC 602.2 & 603.1 AND TABLE 601.

EXTERIOR WALL FIRE-RESISTANCE RATING = 0, PER IBC TABLE 602.

MAX INDUSTRIAL TRAVEL DISTANCE IS 300FT PER NFPA 101 TABLE 40.2.6 MAX MERCANTILE TRAVEL DISTANCE IS 150FT PER SECTION 37.2.6.1. ACTUAL MAXIMUM DISTANCE IS 66FT IN BOTH THE MERCANTILE AND INDUSTRIAL SPACES.

ONLY ONE EXIT REQUIRED FOR EXISTING MERCANTILE AREA PER NFPA SECTION 37.2.4.3. MAX DISTANCE TO EXIT EGRESS IS LESS THAN 75FT. CLASS C, MERCANTILE USE, MERCANTILE AREA LESS THAN 3000 SF PER SECTION 37.1.4.2.1(3)

BUILDING IS ACCESSIBLE PER ICC/ANSI A117.1-2003

2 EXITS REQUIRED PER IBC SECTION 1015.1.1 AND TABLE 1015.1

EXIT SIGNS IDENTIFYING MEANS OF EGRESS PER IBC SECTION 1011

EMERGENCY LIGHTING REQUIRED AT EXTERIOR EXIT EGRESS ADJACENT TO EXIT DOORS PER IBC 1008.3.5

JOHN T. BRENNAN & ASSOCIATES
ARCHITECTS
PO Box 4285, Windham, NH 03087
PHONE: 603-893-4693 FAX: 603-894-5548
EMAIL: jbrennan@jtbrkects.com

APPLICANT/TENANT
SULLIVAN TIRE OF MAINE, LLC
41 ACCORD PARK DRIVE
NORWELL, MA 02061
PHONE: 781-982-1550

LIFE SAFETY PLAN

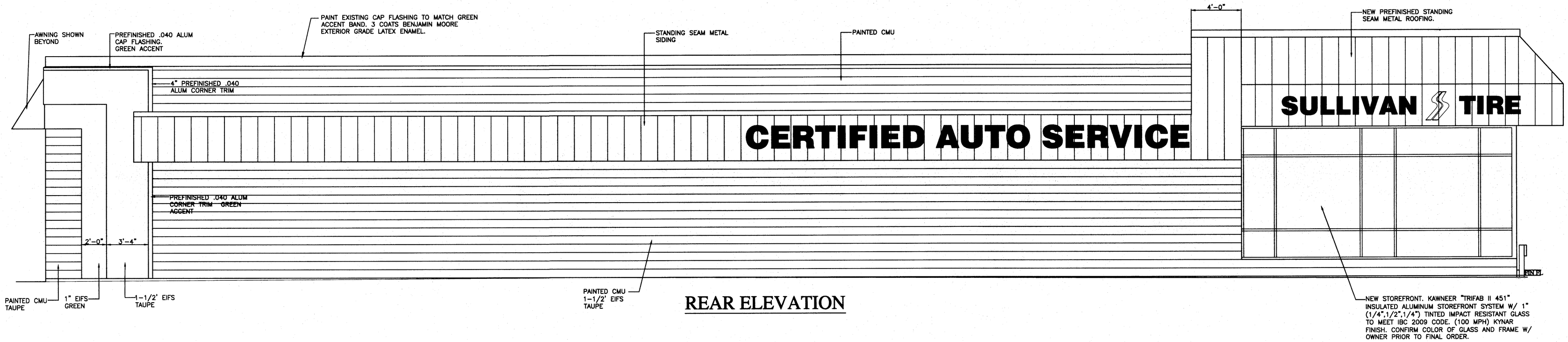
DATE: NOV 19, 2012

SCALE: 1/4"=1'-0"

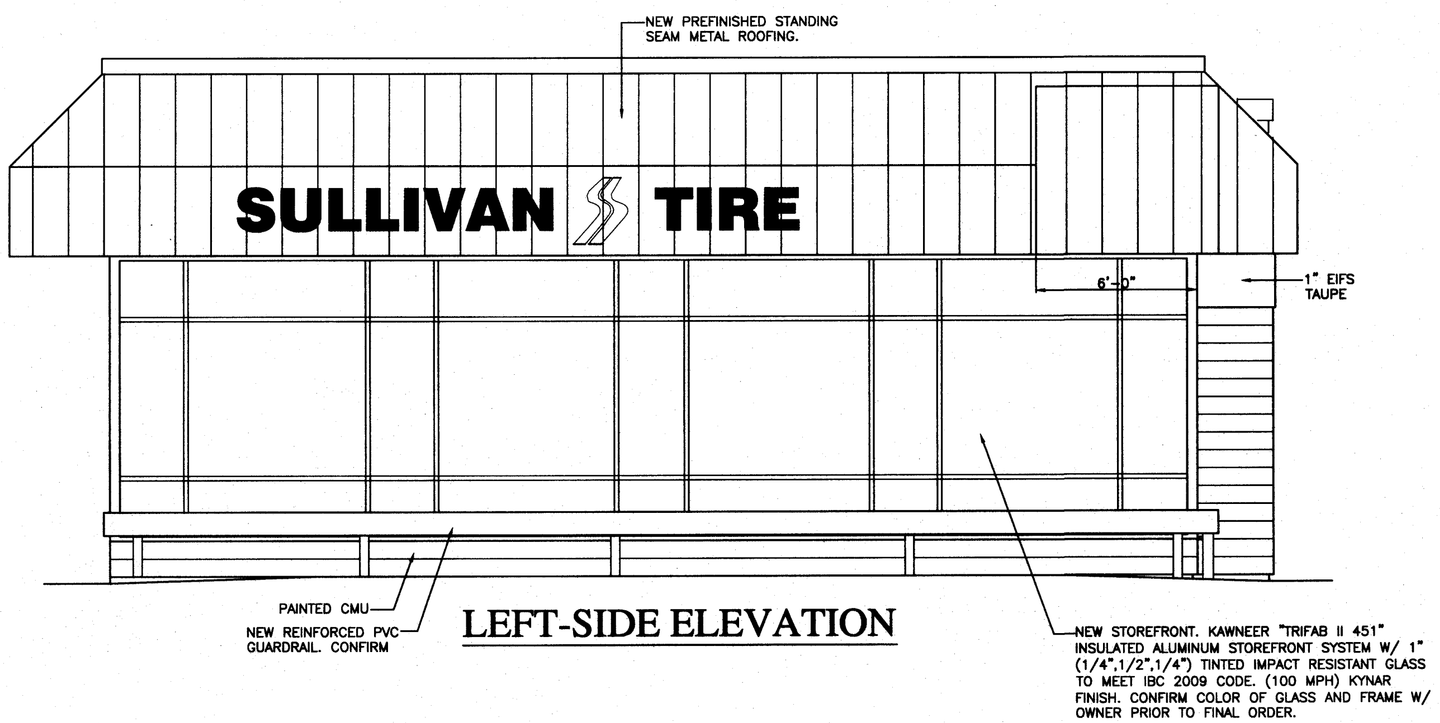
BUILDING RENOVATION

SULLIVAN TIRE
RETAIL CENTER
1100 BRIGHTON AVE., PORTLAND, ME

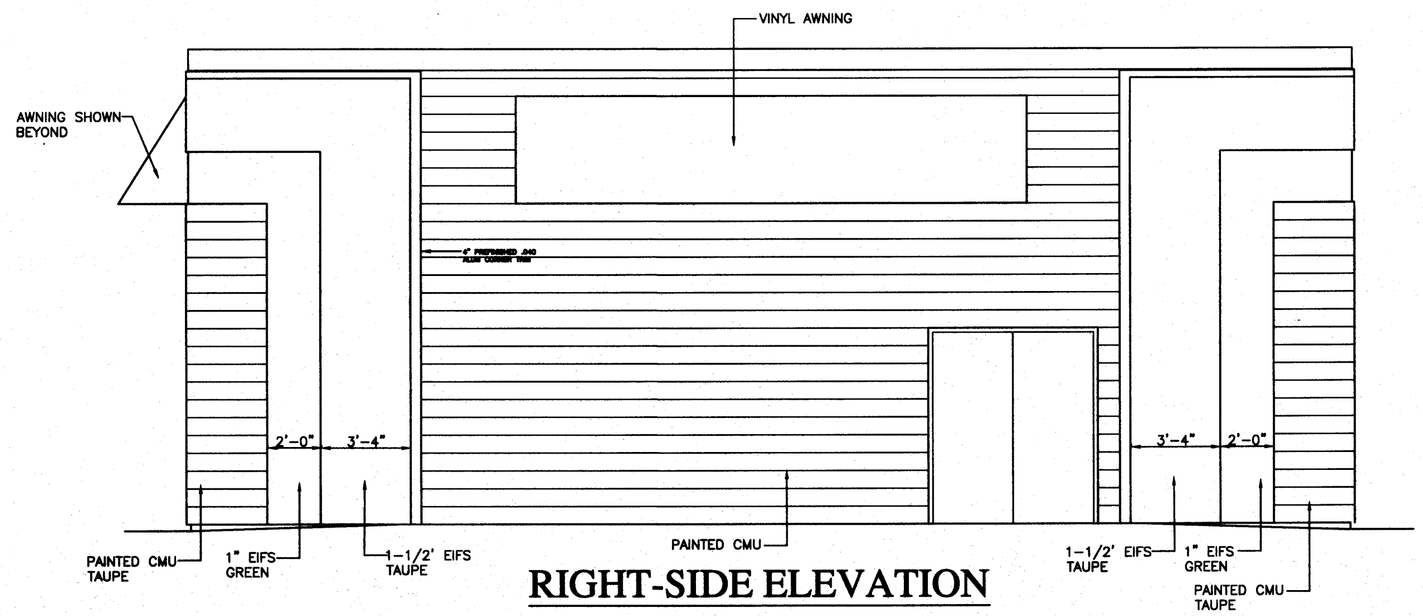
F1



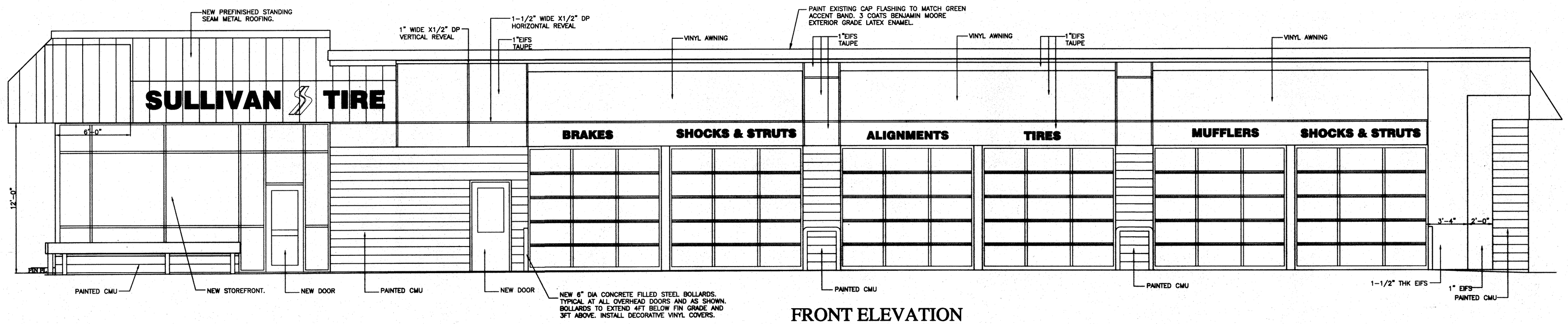
REAR ELEVATION



LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION



FRONT ELEVATION

JOHN T. BRENNAN & ASSOCIATES
ARCHITECTS
PO Box 4285, Windham, NH 03087
PHONE: 603-893-4693 FAX: 603-894-5548
EMAIL: jbrennan@jtbrktects.com

EXTERIOR ELEVATION STUDY

DATE: NOVEMBER 19, 2012

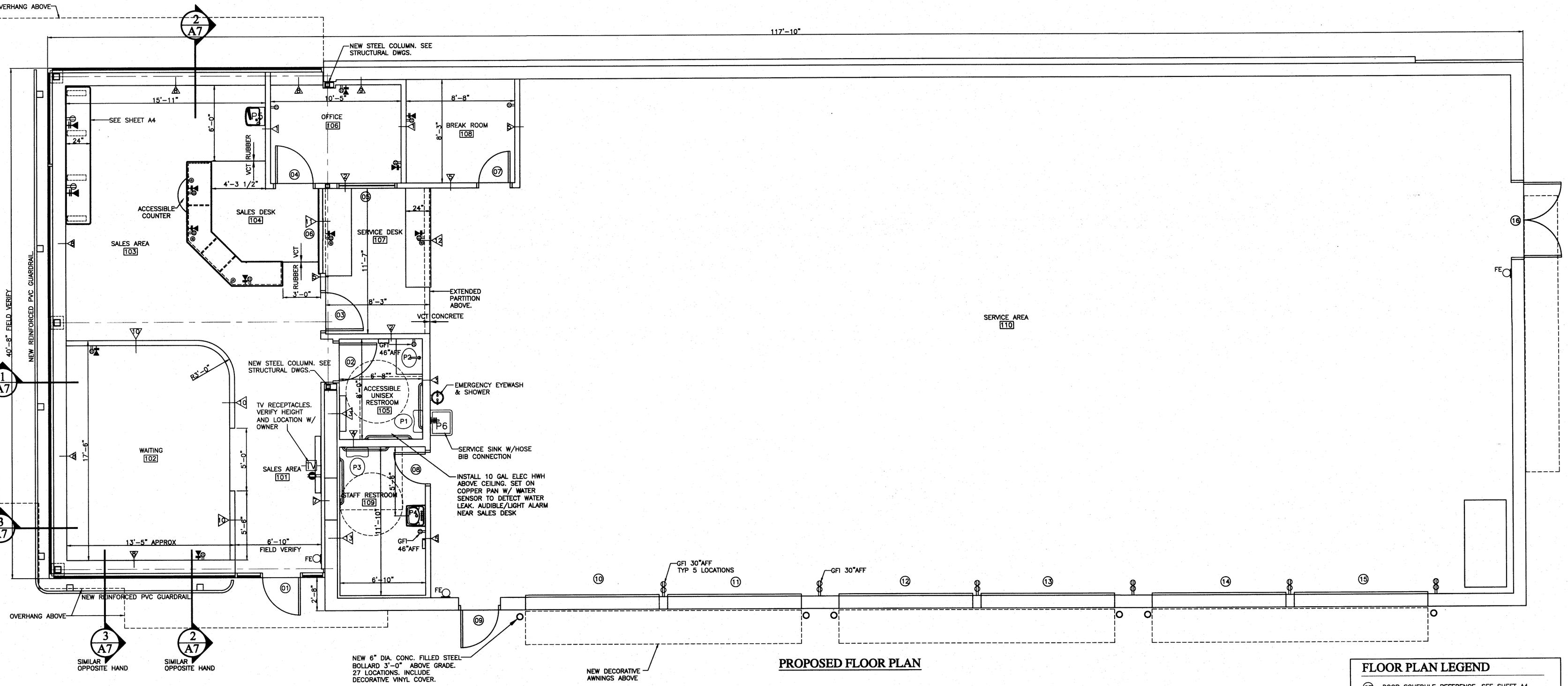
SCALE: 1/4"=1'-0"

BUILDING RENOVATION

SULLIVAN TIRE
RETAIL CENTER
1100 BRIGHTON AVE., PORTLAND, ME

LICENSED ARCHITECT
DONALD A. BRENNAN
No. 2572
STATE OF MAINE

A1

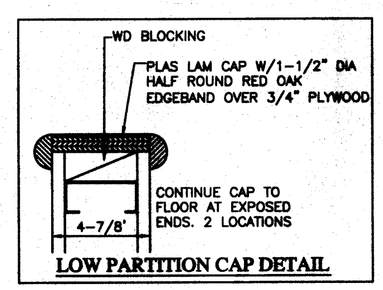


PROPOSED FLOOR PLAN

FINISH SCHEDULE

ROOM NO	NAME	FLOOR: RUBBER	FLOOR: CARPET TILES	FLOOR: VCT	FLOOR: EXPOSED CONC.	BASE: 4" VINYL ON GWB PARTITION	WALLS: NEW GWB/PAINTED	WALLS: EXIST. GWB/PAINTED	WALLS: FRP	CEILING: TYPE "A"	CEILING: TYPE "B"	CEILING: EXPOSED DECK PAINT	CEILING: CEILING HT	REMARKS
101	SALES AREA	●				●	●			●			10'	NOTE #1
102	WAITING		●			●	●			●			10'	NOTE #1
103	SALES AREA	●				●	●			●			10'	NOTE #1
104	SALES DESK			●		●	●			●			10'	NOTE #1
105	PUBLIC RESTRM			●		●	●		●	●			10'	NOTE #1
106	OFFICE	●				●	●			●			10'	NOTE #1
107	SERVICE DESK			●		●	●				●		8'	NOTE #1
108	BREAK ROOM			●		●	●			●			8'	NOTE #1
109	STAFF RESTROOM			●		●	●		●	●			8'	NOTE #1
110	SERVICE AREA				●	●	●					●	8'	NOTE #2

FINISH NOTES:
1. WALL PAINT COLOR: #6068
2. WALL PAINT COLOR: WHITE



LOW PARTITION CAP DETAIL

PARTITION SCHEDULE

NOTE: PROVIDE APPROPRIATE WOOD BLOCKING IN PARTITIONS AS REQUIRED TO BACK-UP ALL WALL MOUNTED FIXTURES.

1. SOUND RATED PARTITION: ONE LAYER 5/8" GWB APPLIED TO BOTH SIDES OF 3-5/8", 25GA METAL STUDS SPACED AT 16"OC. PARTITION TO EXTEND TO 6" ABOVE HIGHEST ABUTTING CEILING. INSTALL 3" ACOUSTICAL FIBERGLASS INSULATION CONTINUOUS BETWEEN STUDS.
2. SOUND RATED EXTENDED HEIGHT PARTITION: ONE LAYER 5/8" GWB APPLIED TO BOTH SIDES OF 3-5/8", 22GA METAL STUDS SPACED AT 16"OC. PARTITION TO EXTEND TO UNDERSIDE OF ROOF DECK ABOVE. INSTALL 3" ACOUSTICAL FIBERGLASS INSULATION CONTINUOUS BETWEEN STUDS TO 6" ABOVE CEILING. OMIT GWB ON CONCEALED SIDE OF STUD.
3. SOUND RATED EXTENDED PLUMBING PARTITION: ONE LAYER 5/8" GWB APPLIED TO BOTH SIDES OF 6", 22GA METAL STUDS SPACED AT 16"OC. PARTITION TO EXTEND TO UNDERSIDE OF ROOF DECK ABOVE. INSTALL 3" ACOUSTICAL FIBERGLASS INSULATION CONTINUOUS BETWEEN STUDS TO 6" ABOVE CEILING
4. SOUND RATED PLUMBING PARTITION: ONE LAYER 5/8" GWB APPLIED TO BOTH SIDES OF 6", 25GA METAL STUDS SPACED AT 16"OC. PARTITION TO EXTEND 6" ABOVE CEILING. INSTALL 3" ACOUSTICAL FIBERGLASS INSULATION CONTINUOUS BETWEEN STUDS.
5. EXTENDED HEIGHT PARTITION SAME AS PARTITION TYPE #2 EXCEPT OMIT INSULATION.
7. FURRED WALL: APPLY ONE LAYER 5/8" GWB TO EXPOSED FACE OF 2-1/2" 25GA METAL FURRING SPACED 16"OC. FINISH TO EXTEND TO 6" ABOVE CEILING.
8. FURRED KNEEWALL: APPLY ONE LAYER 5/8" GWB OVER 6 MIL POLY VB TO EXPOSED FACE OF 3-5/8", 25GA METAL STUDS SPACED 16"OC, SET TIGHT TO EXISTING MASONRY WALL. TAPE ALL VB JOINTS. EXTEND TO UNDERSIDE OF PLAM SILL. INSTALL 3-1/2" FIBERGLASS INSULATION CONTINUOUS BETWEEN STUDS.
9. FURRED PARTITION: SAME AS TYPE #8 EXCEPT PARTITION TO EXTEND TO 6" ABOVE CEILING.
10. LOW PARTITION: ONE LAYER 5/8" GWB APPLIED TO BOTH SIDES OF 3-5/8", 25 GA METAL STUDS SPACED @ 16"OC. PARTITION TO EXTEND TO 3'-0" ABOVE FINISH FLOOR. PROVIDE 2X WD NAILER AT TOP AND EXPOSED ENDS. SEE CAP DETAIL THIS SHEET. CAP TO CONTINUE DOWN TO FLOOR AT EXPOSED ENDS. ANCHOR SILL PLATE TO CONCRETE FLOOR.
11. COUNTER PARTITION 1 LAYER 5/8" GWB APPLIED TO EACH FACE OF 3-5/8", 25 GA. METAL STUDS SPACED @ 16" OC. PARTITION TO EXTEND TO HEIGHT NECESSARY TO ACCOMMODATE A 42" HIGH COUNTER HEIGHT. SEE DETAIL SHEET A4; INCLUDE APPROPRIATE WD BLOCKING. PARTITION TO CONTINUE ABOVE VISION PANEL AND EXTEND TO UNDERSIDE OF ROOF DECK ABOVE. FINISH ALL EXPOSED SURFACES.
12. PARTITION ABOVE SERVICE DESK: 1 LAYER 5/8" GWB APPLIED TO EACH FACE OF 3-5/8", 22 GA, METAL STUDS SPACED @ 16" OC. PARTITION TO EXTEND FROM 7'-8"AFF TO UNDERSIDE OF ROOF DECK ABOVE. FINISH ALL EXPOSED SURFACES.
13. FURRED WALL: APPLY ONE LAYER 5/8" GWB TO EXPOSED FACE OF 1-1/2" 25GA METAL FURRING SPACED 16"OC. FINISH TO EXTEND TO 6" ABOVE CEILING.

FINISH LEGEND

FLOORING

CARPET TILES: PATCRAFT TWEED #96512, COLOR; YORKSHIRE, ADHESIVE, SHAW 5000

VCT: ARMSTRONG #51910 "CLASSIC BLACK" STANDARD EXCELLON, 12X12X1/8". VERIFY COLOR AND PATTERN W/TENANT. PREP EXISTING FLOOR TO RECEIVE NEW VCT FLOORING.

RUBBER TILE: FLEXCO "REPEL RADIAL – LOW PROFILE", COLOR: "BLACK DELILAH –01"

WALL BASE

VINYL: 6"X1/8" JOHNSONITE #DC40, COLOR: "BLACK". PROVIDE STRAIGHT VINYL BASE AT CARPET AND COVE RUBBER BASE ON BALANCE OF GWB PARTITIONS.

WALLS

PAINT NEW GWB WALLS: 1 PRIMER COAT AND 2 COATS SHERWIN WILLIAMS EGGSHELL ENAMEL LATEX. SEE SCHEDULE FOR COLOR. CONFIRM COLOR W/ OWNER. PREP SURFACES PER MANUFACTURER RECOMMENDATIONS.

PAINT EXISTING GWB WALLS: 2 COATS SHERWIN WILLIAMS EGGSHELL ENAMEL LATEX. SEE SCHEDULE FOR COLOR. CONFIRM COLOR W/OWNER. PREP SURFACES PER MANUFACTURER RECOMMENDATIONS.

FRP – FIBERGLASS WALL PANELS: "CLASBORD" EMBOSSED FIBERGLASS REINFORCED PLASTIC PANELS BY KEMLITE CO. OR APPROVED EQUAL. THEY SHALL EXTEND 4 FT ABOVE THE VINYL BASE. SEAL ALL JOINTS W/APPROPRIATE VINYL JOINT TREATMENT. INSTALL AS SHOWN ON RESTROOM INTERIOR ELEVATIONS.

CEILING

TYPE "A":
ARMSTRONG SECOND LOOK II TEGULAR ACOUSTICAL CEILING PANELS (WHITE) #2767B. 24"X 48" LAY-IN PANELS IN WHITE TEE SUSPENSION SYSTEM. LASER LEVEL.

TYPE "B":
ARMSTRONG CORTEGA #769A CEILING PANELS (WHITE) 24'X48" PANELS IN WHITE EXPOSED TEE SUSPENSION SYSTEM.

PAINT EXPOSED ROOF STRUCTURE/METAL DECK
SPRAY PAINT ONE COAT "DRY FALL" ENAMEL LATEX. WHITE. (CONFIRM COLOR W/ OWNER)

EXISTING STEEL DOOR & FRAMES.
PAINT FRAMES 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. PAINT DOORS, 3 COATS SATIN ENAMEL LATEX. COLOR "EVERGREEN" (VERIFY COLOR W/ OWNER)

NEW PREPRIMED STEEL DOOR & WINDOW FRAMES.
PAINT FRAMES 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. PAINT DOORS 3 COATS SATIN ENAMEL LATEX. COLOR: "EVERGREEN". (VERIFY COLOR W/ OWNER)

FLOOR PLAN LEGEND

- (07) DOOR SCHEDULE REFERENCE. SEE SHEET A4
- [107] ROOM NO./ FINISH SCHEDULE REFERENCE.
- PARTITION SCHEDULE REFERENCE.
- DUPLEX ELECTRICAL RECEPTACLE WALL MTD @ 18"AFF UNLESS NOTED OTHERWISE WP = WATERPROOF OUTLET
- DUPLEX DEDICATED CIRCUIT OUTLET WALL MTD @ 18"AFF UNLESS NOTED OTHERWISE
- GFI DUPLEX RECEPTACLE W/ GROUND FAULT INTERCEPT WALL MTD @ 18"AFF UNLESS NOTED OTHERWISE
- QUADRAPLEX TELEDATA RECEPTACLE TELEPHONE, DATA, FAX, MODEM RJ45 RECEPTACLES CAT 6 DATA WIRING CAT 6 TELEPHONE WIRING
- TV TV CABLE RECEPTACLE, VERIFY LOCATION W/ OWNER
- FE CHEMICAL FIRE EXTINGUISHER

ELECTRICAL NOTES

INCLUDE THE FOLLOWING SERVICES. CONFIRM LOCATION AND QUANTITY W/ OWNER.

A. 1 OVERHEAD DOOR CONTROL STATION AT SERVICE DESK AND ONE ADJACENT TO EACH DOOR (7 LOCATIONS).
B. (2) 30 AMP 3PH, AIR COMPRESSOR SERVICES INCLUDING HOOK-UP.
C. (1) 20 AMP, 2 POLE BALANCER RECEPTACLE INCLUDING HOOK-UP.
D. (2) 20 AMP, 1 POLE DEDICATED OUTLETS @ FRONT COUNTER.
E. (2) 20 AMP, 1 POLE DEDICATED OUTLETS @ SHOP FOR BRAKE LATH.
F. (2) 20 AMP, 1 POLE DEDICATED OUTLETS @ SHOP FOR WHEEL ALIGNMENT.
G. SEE EXTERIOR ELEVATIONS AND REFLECTED CEILING PLAN FOR ADDITIONAL EXTERIOR WALL MOUNTED LIGHT FIXTURES ON LIGHT ACTIVATED SWITCHING.
H. PROVIDE SERVICE TO EXTERIOR FREE STANDING SIGN AND EXTERIOR BUILDING SIGNAGE,
I. PROVIDE 208 AMP, SINGLE PHASE, POWER TO 6 HYDRAULIC LIFTS

JOHN T. BRENNAN & ASSOCIATES
ARCHITECTS
PO Box 4285, Windham, NH 03087
PHONE: 603-893-4693 FAX: 603-894-5548
EMAIL: jbrennan@jtbrktects.com

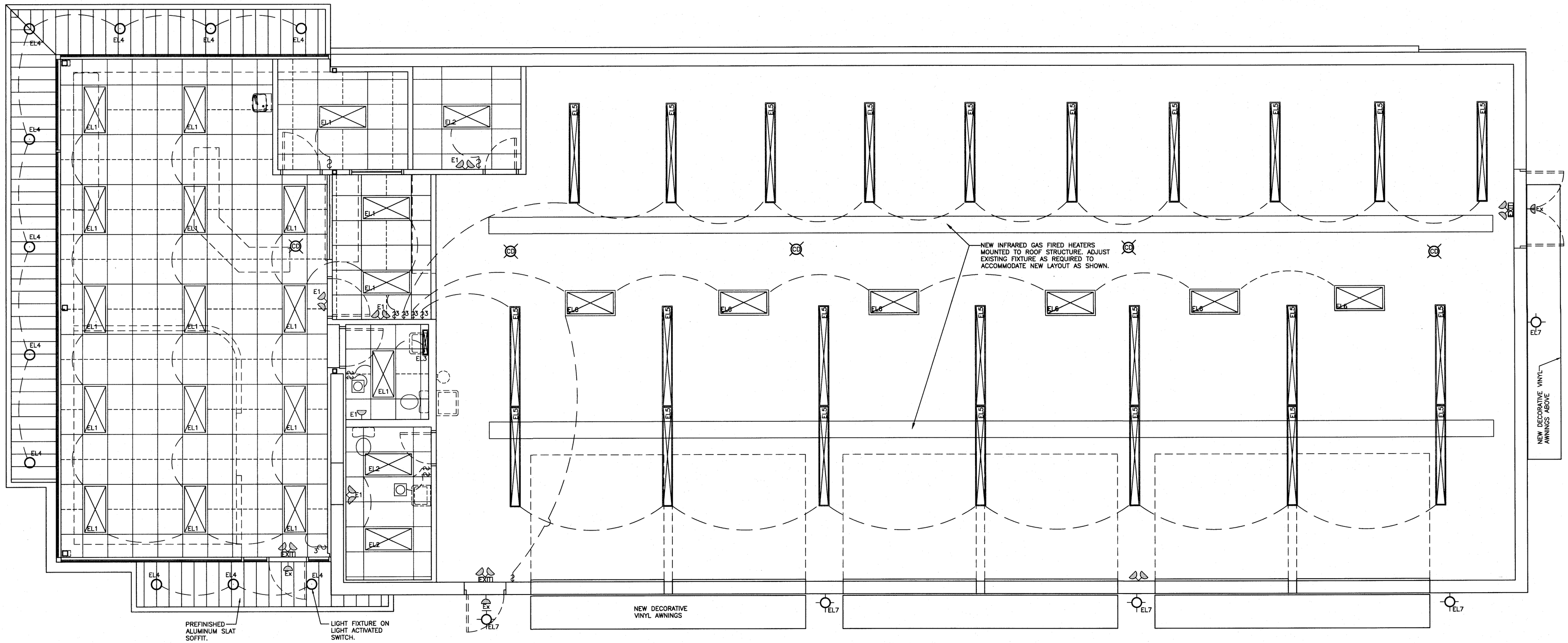
CONSTRUCTION FLOOR PLAN
FINISH SCHEDULE
PARTITION SCHEDULE

DATE: NOVEMBER 19, 2012
SCALE: 1/4"=1'-0"

BUILDING RENOVATION
SULLIVAN TIRE
RETAIL CENTER
1100 BRIGHTON AVE., PORTLAND, ME

LICENSED ARCHITECT JOHN T. BRENNAN No. 2870 STATE OF MAINE

A2



REFLECTED CEILING PLAN

ELECTRICAL SPECIFICATIONS

1. THE DESIGN/BUILD ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. THIS WORK TO COMPLY WITH ALL APPROPRIATE STATE, FEDERAL AND LOCAL CODES. EQUIPMENT ITEMS NOT SHOWN OR CALLED FOR SUCH AS FITTINGS, BOXES, CONDUITS, HANGERS, CONDUCTORS, DEVICES, GROUNDING, ETC. SHALL ALSO BE INSTALLED TO MAKE A COMPLETE AND WORKABLE ELECTRICAL SYSTEM. DESIGN SHALL CONFORM TO ALL APPROPRIATE FEDERAL, STATE AND LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.
2. OBTAIN AND PAY FOR ALL REQUIRED TEST, PERMITS, INSPECTIONS, BACK CHARGES AND TEMPORARY POWER CONSTRUCTION.
3. MATERIAL, INSTALLATIONS AND WORKMANSHIP SHALL BE IN FULL ACCORD WITH THE MOST MODERN ELECTRICAL CONSTRUCTION REQUIREMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE & IBC CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. IF ANY DEFECTS IN MATERIAL OR WORKMANSHIP OCCUR WITHIN THIS PERIOD, THEY SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
5. THE ELECTRICAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL INVESTIGATE ALL CONDITIONS UNDER WHICH HIS WORK WILL BE PERFORMED. HE SHALL COORDINATE HIS WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF OTHER TRADES AND THE GENERAL CONTRACTORS BUILDING SCHEDULE.
6. CONDUITS IN FURRED SPACES, ABOVE CEILINGS AND NON-FINISHED INTERIOR AREAS SHALL BE ELECTRICAL METALLIC TUBING (EMT). CONDUITS UNDERGROUND, IN CONCRETE AND EXPOSED TO WEATHER SHALL BE INTERMEDIATE METAL CONDUIT (IMC) OR GALVANIZED RIGID STEEL (GRS). DISSIMILAR METALS IN CONTACT ANYWHERE IN THE CONDUIT SYSTEM SHALL BE AVOIDED.
7. CONDUCTORS FOR GENERAL WIRING SHALL BE COPPER TYPE THHN/THWN OR XHHW, MAXIMUM TEMPERATURE RATING FOR CURRENT CARRYING SHALL BE 75° C. MINIMUM SIZE CONDUCTOR SHALL BE #12 AWG FOR POWER CIRCUITS. CONTROL WIRING SHALL BE A MINIMUM OF #14 AWG OR AS NOTED ON THE DRAWINGS. METAL-CLAD CABLE (AC) MAY BE USED IN AREAS WHERE APPROVED BY THE LOCAL WIRE INSPECTOR.
8. LIGHT FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE ABOVE WITH JACK CHAIN, THREADED ROD OR HEAVY GAUGE WIRE. THE CEILING OR GRID SYSTEM SHALL NOT BE THE SOLE SUPPORT OF THE LIGHT FIXTURES. COORDINATE LOCATIONS OF LIGHT FIXTURES WITH THE ARCHITECTS REFLECTED CEILING PLAN.
9. BEFORE PURCHASING THE FOLLOWING EQUIPMENT, SUBMIT THREE (3) COMPLETE COPIES OF DESCRIPTIVE EQUIPMENT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER THROUGH THE GENERAL CONTRACTOR.
   A. PANELBOARDS AND CIRCUIT BREAKERS
   B. LIGHTING FIXTURES AND LAMPS
   C. EXIT AND EMERGENCY LIGHTING
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT ONE TIME. ANY EQUIPMENT SUBSTITUTED THAT REQUIRES EXTRA WORK OR COST BY OTHER TRADES SHALL BE COMPENSATED BY THIS CONTRACTOR TO THE APPLICABLE TRADES INVOLVED.
11. FURNISH AND INSTALL ALL REQUIRED HANGERS, STRUCTURAL SUPPORTS, RIGGING, SLEEVES, LADDERS, HOIST, LABOR, AND OTHER REQUIREMENTS FOR THE ABOVE INSTALLATION OF ALL ELECTRICAL EQUIPMENT.
12. FURNISH AND INSTALL NAME PLATES ON ALL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, CONTRACTORS AND DISCONNECT SWITCHES. NOMENCLATURE DESCRIBING EQUIPMENT SHALL BE INSCRIBED ON A PHENOLIC PLATE AND ATTACHED WITH SCREWS.
13. THE ELECTRICAL CONTRACTOR SHALL INSTRUCT THE OWNERS REPRESENTATIVE ON THE PROPER OPERATION OF ALL EQUIPMENT AND GIVE ANY LITERATURE FURNISHED BY THE MANUFACTURER, REGARDING PROPER OPERATING AND MAINTENANCE PROCEDURES, TO THE OWNER.
14. CONFIRM SWITCH AND OUTLET LOCATIONS W/ OWNER PRIOR TO INSTALLING.

HVAC OUTLINE SPECIFICATION

1. PROVIDE A COMPLETE HVAC SYSTEM AS REQUIRED TO ACCOMMODATE THE TYPE OF LOADS PROPOSED. SYSTEM SHALL BE DESIGNED UNDER THE DESIGN BUILD AGREEMENT TO ACCOMMODATE PROPOSED LOADS. PROVIDE REQUIRED FRESH AIR CHANGES AND CIRCULATION REQUIRED TO MEET APPROPRIATE STATE AND LOCAL CODES AND CONFORM W/ RECOMMENDATIONS OF ASHRAE.
2. PROVIDE A SPLIT SYSTEM GAS FIRED FORCED HOT AIR HVAC SYSTEM TO SERVICE THE SALES AREA, RESTROOMS, AND OFFICE. AIR HANDLING UNIT TO BE LOCATED IN PROPOSED MECHANICAL ROOM, CONDENSER UNIT TO BE LOCATED ON EXTERIOR.
3. HVAC SYSTEM SHALL INCORPORATE SUPPLY AND RETURN DUCTS (NO PLENUM SPACE).
4. PROVIDE SMOKE DETECTOR IN SUPPLY SIDE DUCT AND INTERLOCKED W/ HVAC POWER SWITCH TO TERMINATE POWER TO HVAC FAN IN CASE OF SMOKE DETECTOR ACTIVATION.
5. DIFFUSERS/REGISTERS & GRILLES:
   A. CEILING DIFFUSERS SHALL BE METAL-AIRE MODEL 5000-6 WITH OPPOSED BLADE DAMPERS.
   B. CEILING RETURN GRILLES SHALL BE METAL-AIRE MODEL CC5. OPENINGS SHALL BE DIRECTED TOWARDS CLOSEST WALL.
6. ALL SUPPLY AND RETURN DUCTS LOCATED IN CONDITIONED AREA SHALL BE INSULATED W/ 1-1/2" INSULATION. ALL SUPPLY AND RETURN DUCTS NOT LOCATED IN CONDITIONED SPACE SHALL BE INSULATED W/ 3" INSULATION. INSULATION INSTALLED ON OUTSIDE OF DUCT ONLY.
7. INSULATED FLEX DUCT SHALL BE USED TO CONNECT CEILING DIFFUSERS AND GRILLES TO BRANCH DUCTS. MAXIMUM LENGTH OF FLEX DUCTS SHALL BE 6 FT.
8. PROVIDE GAS FIRED INFRA RED HEATERS BY "SOLARONICS" PHONE: 800-223-5335. OR EQUAL. SEE REFLECTED CEILING PLAN.

ELECTRICAL LIGHTING/EMERGENCY FIXTURE LEGEND

- EL1 — 2X4 RECESSED PARABOLIC FLUORESCENT TROFFER LIGHT. LITHONIA 2PM4B332 BLD MVOLT. ELECTRONIC BALLAST. 3-T5-3500K LAMPS (18 CELL)
- EL2 — 2X4 RECESSED FLUORESCENT TROFFER LIGHT LITHONIA 2GTB 332 A12 MVOLT. ELECTRONIC BALLAST. T5-3500K LAMPS. PRISMATIC LENS.
- EL3 — 2FT WALL MOUNTED FLUORESCENT FIXTURE. LITE CONTROL #LS W-AI-96P24-T5-ELB-1CWQ. 3500K T5 LAMPS
- EL4 — RECESSED EXTERIOR GRADE METAL HALIDE RECESSED CAN LIGHT FIXTURE W/ LIGHT ACTIVATED SWITCH.
- EL5 — 8 FT, T5 QUAD LAMP DIRECT/INDIRECT FLUORESCENT STRIP LIGHT W/ TRANSLUCENT LENS COVER ON BOTTOM SIDE. PENDANT MTD FROM ROOF STRUCTURE. 11'-0"AFF.
- EL6 — 2'X4' HIGH INTENSITY PENDANT MOUNTED FLUORESCENT FIXTURE. (6) T5 LAMPS W/ APPROPRIATE PROTECTIVE LAMP COVERS.
- EL7 — EXTERIOR WALL MTD LIGHT FIXTURE. maxLED LED WALL MAX 30W WALL PACK. FULL CUT-OFF. #MLSWP30LED50DS.
- WALL SWITCH 3= 3-WAY SWITCH
- RECESSED, CEILING MOUNTED EXHAUST FAN
- ST — CEILING MTD STROBE/FIRE ALARM. CONTRACTOR TO CONFIRM LOCATION WITH CODE REQUIREMENTS AND LOCAL FIRE DEPT.
- X1 EXIT — LED EMERGENCY EXIT FIXTURE. WALL/CEILING MOUNT AS APPROPRIATE.
- EXIT — COMBINATION EMERGENCY LIGHT FIXTURE AND EXIT FIXTURE ON REMOTE BATTERY BACKUP.
- E1 — WALL MTD EMERGENCY LIGHTING, 7'-6" AFF W/REMOTE BATTERY UNIT.
- Ex — WALL MTD EXTERIOR EMERGENCY LIGHTING W/REMOTE BATTERY UNIT.
- CD — CARBON DIOXIDE DETECTOR MOUNTED FROM ROOF FRAME OR SUSPENDED CEILING AS APPROPRIATE..

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REFLECTED CEILING PLAN LIGHTING SCHEDULE

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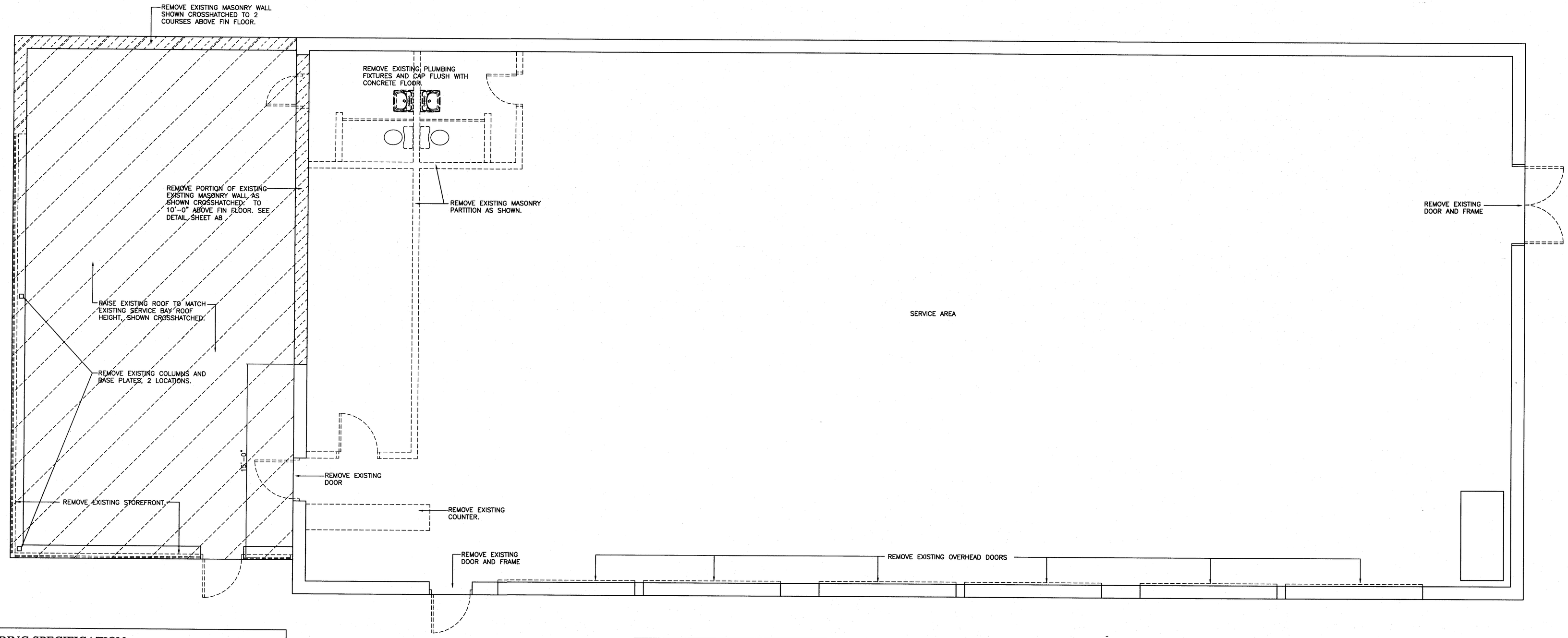
LICENSED ARCHITECT — JOHN T. BRENNAN No. 3827 — STATE OF MAINE

A3



PLUMBING SPECIFICATION:

1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING EQUIPMENT SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. EQUIPMENT ITEMS NOT SHOWN OR CALLED FOR SUCH AS FITTINGS, VALVES, VACUUM BREAKERS, HAMMER ARRESTERS, RELIEF VALVES, ETC. SHALL ALSO BE INSTALLED TO MAKE A COMPLETE AND WORKABLE PLUMBING SYSTEM.
2. OBTAIN AND PAY FOR ALL REQUIRED TEST, PERMITS, INSPECTIONS AND BACK CHARGES.
3. MATERIAL, INSTALLATIONS AND WORKMANSHIP SHALL BE IN FULL ACCORD WITH THE MOST MODERN PLUMBING CONSTRUCTION REQUIREMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE. THIS CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND INTERNATIONAL PLUMBING CODES.
4. THIS CONTRACTOR SHALL INSPECT THE SITE AND SHALL INVESTIGATE ALL CONDITIONS UNDER WHICH HIS WORK WILL BE PERFORMED. HE SHALL COORDINATE HIS WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF OTHER TRADES AND THE GENERAL CONTRACTORS BUILDING SCHEDULE.
5. INSULATE ALL HOT AND COLD WATER PIPING WITH OWENS-CORNING FIBERGLASS SECTIONAL PIPE INSULATION TYPE ASJ/SSLII. INSTALL 1/2 INCH THICK INSULATION ON COLD WATER AND 1 INCH THICK INSULATION ON HOT WATER PIPING. FITTINGS TO BE INSULATED WITH "ZESTON" PRE-MOLDED FIBERGLASS FITTING INSULATION.
6. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE GROUND SHALL BE HUBLESS CAST IRON SOIL PIPE AND FITTINGS.
7. VENT PIPING AND FITTINGS 2 INCH AND SMALLER, ABOVE GROUND MAY BE TYPE "M" COPPER TUBING IN LIEU OF CAST IRON.
8. WATER PIPING ABOVE GROUND WITHIN BUILDING SHALL BE TYPE "L" HARD SEAMLESS COPPER TUBING WITH CAST BRONZE SOLDER TYPE FITTINGS. EXPOSED PIPING AT FIXTURES SHALL BE CHROME PLATED BRASS. MINIMUM SIZE 1/2" EXCEPT 3/8" AT FIXTURES.
9. FURNISH AND INSTALL PATENTED TYPE DIELECTRIC FITTINGS OR COUPLINGS, EPCO, VALLETT, MAY OR APPROVED EQUAL, IN PIPE SYSTEMS WHEREVER DISSIMILAR METALS ARE JOINTED.
10. SHUTOFF VALVES SHALL BE WATTS REGULATOR NO. B-6001 BRONZE BALL VALVE WITH SOLDER ENDS.
11. FURNISH AND INSTALL ALL REQUIRED HANGERS, STRUCTURAL SUPPORTS, RIGGING, SLEEVES, LADDERS, HOIST AND OTHER REQUIREMENTS FOR THE INSTALLATION OF ALL PLUMBING EQUIPMENT.
12. FURNISH AND INSTALL WATER HAMMER ARRESTERS AT ALL LOCATIONS HAVING QUICK CLOSING VALVES.
13. THIS CONTRACTOR SHALL INSTRUCT THE OWNERS REPRESENTATIVE ON THE PROPER OPERATION OF ALL EQUIPMENT AND GIVE ANY LITERATURE FURNISHED BY THE MANUFACTURER, REGARDING PROPER OPERATING AND MAINTENANCE PROCEDURE, TO THE OWNER.
14. FURNISH AND INSTALL NAME TAGS ON EQUIPMENT SUCH AS VALVES AND PUMPS. NAME TAG SHALL BE METAL STAMPED WITH WIRE ATTACHMENT STATING EQUIPMENT SERVED.
15. PLUMBING FIXTURES SHALL BE THE PRODUCT OF AMERICAN STANDARD, KOHLER, CRANE, OR ELJER. AMERICAN STANDARD CATALOG PLATE NUMBERS ARE USED TO ESTABLISH THE QUALITY OF THE FIXTURES. TRAPS, VALVES, WASTE, ETC., SHALL BE THE SAME MANUFACTURERS AS THE FIXTURES.

PLUMBING FIXTURE SCHEDULE

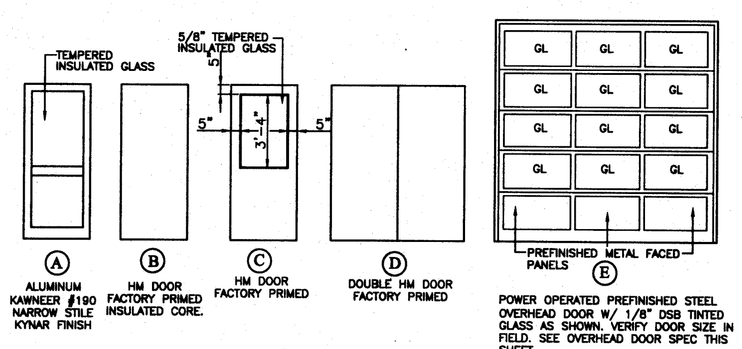
- P1 HANDICAP ACCESSIBLE WATER CLOSET: AMERICAN STANDARD, "CADET RIGHT HEIGHT ELONGATED TOILET VITREOUS CHINA, #2998.012. 16-½" RIM HEIGHT. BEMIS #1950 OPEN FRONT SEAT. FLUSHES ON 1.6 GAL/FLUSH.
- P2 LAVATORY: AMERICAN STANDARD "AQUALYN" (OR APPROVED EQUAL) COUNTER TOP VITREOUS CHINA LAVATORY NO. 0475.020. W/MONTERREY 8" WIDESPREAD LAVATORY GOOSENECK FAUCET, AERATOR W/ 4" WRIST BLADE HANDLES AND POP-UP DRAIN. #6531.140
- P3 WATER CLOSET: AMERICAN STANDARD, "CADET" ELONGATED TOILET VITREOUS CHINA, #2898.012. BEMIS #1950 OPEN FRONT SEAT. FLUSHES ON 1.6 GAL/FLUSH.
- P4 ACCESSIBLE LAVATORY (WALL HUNG). AMERICAN STANDARD "LUCERNE" VITREOUS CHINA WALL HUNG LAVATORY. #0355.012. 20"X18" W/ WALL HUNG HANGERS. #5402.000.002 LAVATORY FAUCET WITH #172V WRIST BLADE HANDLES. 1-1/4" X 1-1/2" CAST BRASS CHROME PLATED "P" TRAP AND ESCUTCHEON TO WALL. 3/8" CHROME PLATED BRASS SUPPLIES WITH WHEEL HANDLE STOPS. FURNISH AND INSTALL ON WASTE AND HOT AND COLD PIPING UNDER LAVATORY SAFETY GUARD. SAFETY GUARD SHALL BE APOLLO MODEL AP1009. MOUNT SINKS @ 2'-10"AFF.
- P5 ACCESSIBLE DRINKING FOUNTAIN: HAWS #HWUACPB PRESSURE DRINKING WATER COOLER. ORIFICE HEIGHT AT NO HIGHER THAN 33" ABOVE FIN FLOOR.
- P6 MUSTEE 18W UTILIATUB WALL SINK, THE FAUCET IS A GERBER 49244. INCLUDE EMERGENCY EYEWASH ATTACHMENT.

DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR DIMENSIONS	DOOR TYPE	DOOR MATL	FRAME TYPE	FRAME MATL	DETAILS H	J	S	FIRE RATING	HARDWARE	REMARKS
01	ENTRANCE	3'-0"X 7'-0"	A	AL	–	AL	–	–	–	–	1	
02	ACCESSIBLE RESTRM	3'-0"X 7'-0"-1-3/4"	B	HM	1A	HM	1	1	–	–	3	
03	SALES AREA	3'-0"X 7'-0"-1-3/4"	C	HM	1A	HM	1	1	–	–	2	
04	OFFICE	3'-0"X 7'-0"-1-3/4"	C	HM	1A	HM	1	1	–	–	3	
05	OFFICE	VISION PANEL	–	HM	2	*	2	2	2	–	–	
06	SERVICE DESK	VISION PANEL/SLIDER	*	*	*	*	*	*	*	–	5	*NOTE #1
07	BREAK ROOM	2'-6"X 7'-0"-1-3/4"	B	HM	1B	HM	1	1	–	–	2	
08	STAFF RESTROOM	2'-6"X 7'-0"-1-3/4"	B	HM	1B	HM	1	1	–	–	6	*NOTE #2
09	SERVICE AREA 110	REPLACE EXISTING	C	HM	*	*	*	*	–	–	1	*NOTE #2
10	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
11	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
12	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
13	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
14	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
15	SERVICE AREA 110	REPLACE EXISTING	E	STL	–	–	–	–	–	–	*	*NOTE #3
16	SERVICE AREA 110	REPLACE EXISTING	D	HM	3	*	*	*	–	–	7	*NOTE #2

DOOR SCHEDULE NOTES

1. SEE SERVICE DESK VISION PANEL DETAIL SHEET A4
2. REPLACE EXISTING DOOR AND FRAME IN EXISTING MASONRY OPENING. FIELD VERIFY DIMENSIONS.
3. INSTALL 2X PT WOOD BLOCKING AT PERIMETER OF DOOR OPENING. SEE DOOR AND MOTOR OP SPEC THIS SHEET.



A ALUMINUM KAWNEER #190 NARROW STILE KYNAR FINISH
B HM DOOR FACTORY PRIMED INSULATED CORE.
C HM DOOR FACTORY PRIMED
D DOUBLE HM DOOR FACTORY PRIMED
E POWER OPERATED PREFINISHED STEEL OVERHEAD DOOR W/ 1/8" DSB TINTED GLASS AS SHOWN. VERIFY DOOR SIZE IN FIELD. SEE OVERHEAD DOOR SPEC THIS SHEET

DOOR TYPES

HARDWARE SCHEDULE

HARDWARE CONTRACTOR TO COORDINATE HARDWARE ORDER W/ TENANT PRIOR TO ORDERING MATERIALS.

HARDWARE FINISH TO BE BRUSHED CHROME

APPROPRIATE DOOR STOPS AS REQUIRED

ALL HARDWARE SHALL BE HANDICAP ACCESSIBLE.

ALL MEANS OF EGRESS DOOR HARDWARE MUST BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. THE DOOR OPENING HARDWARE MUST BE CAPABLE OF BEING OPERATED BY A SINGLE HAND WITHOUT MEANS OF TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST.

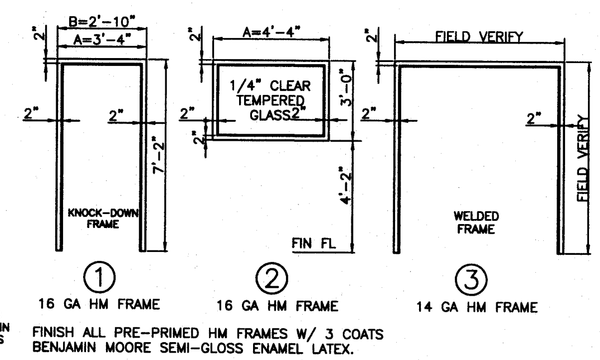
PROVIDE AND COORDINATE KEYING W/ TENANT.

1. PANIC HARDWARE
   HEAVY DUTY CLOSER W/ CONCEALED FASTENERS
   MAY BE LOCKED ON EXTERIOR SIDE ONLY.
   3 HEAVY DUTY HINGES
   HAGER OR EQUAL PERIMETER WEATHER & DOOR BOTTOM SEAL.
   ALUM SILL.
2. HEAVY DUTY CYLINDRICAL PASSAGE SET/LEVER
   HEAVY DUTY CLOSER W/ CONCEALED FASTENERS
   3 HINGES
   3 SILENCERS
3. HEAVY DUTY CYLINDRICAL PRIVACY SET/LEVER
   HEAVY DUTY CLOSER W/ CONCEALED FASTENERS
   3 HINGES
   3 SILENCERS
4. HEAVY DUTY CYLINDRICAL LOCK SET/LEVER
   3 HEAVY DUTY HINGES
   3 SILENCERS
5. SLIDING WINDOW TRACK HARDWARE
   TRACK HARDWARE AS APPROPRIATE TO SECURE SLIDER IN TRACK AND PREVENT UNREASONABLE "RATTLE"
6. HEAVY DUTY CYLINDRICAL PASSAGE SET/LEVER
   3 HINGES
   3 SILENCERS
7. DOUBLE DOOR ONE LEAF, PANIC HARDWARE, THE OTHER CYLINDRICAL LOCKSET/LEVER W/ FIXED W/ DEADBOLT.
   PAIR 3 HEAVY DUTY HINGES
   HAGER OR EQUAL SET OF PERIMETER WEATHER & DOOR BOTTOM SEALS. INCLUDE CENTER WEATHERSTRIPPING.
   HEAVY DUTY ALUMINUM SILL.

OVERHEAD DOOR & POWER OPERATOR SPEC.

MANUFACTURE & INSTALLATION PER R.G. TOMBS DOOR CO. INC.
PHONE; 603-668-2003, EMAIL: RICH.RGTOMBS@COMCAST.NET
FULL TUBULAR EXTRUDED ALUMINUM CONSTRUCTION ALLOY (ALCAN 508-T6)
ALUMINUM PANELS TO BE .040 GA. HERMETICALLY SEALED IN MOLDED VINYL GASKETS IN A ⅜" DEEP GROOVE IN THE STILES AND RAILS AND RETAINED ON THE INSIDE FACE BY REMOVABLE ALUMINUM MOLDING.
WEATHERSTRIPPING: BOTTOM RAIL IS SUPPLIED WITH A FLEXIBLE VINYL ASTRAGAL TO PROVIDE A SEAL BETWEEN THE DOOR AND FLOOR. DOORS TO ACCOMMODATE EXISTING FRAMED OPENING.
HARDWARE MODEL # 3-9.
POWER OPERATOR: MODEL PRO-TB TROLLEY OPERATOR W/ BRAKE AS MANUFACTURED BY MICANAN SYSTEMS, INC. POWER RATED AS APPROPRIATE FOR DOORS SHOWN ON DRAWINGS.
TRACK: 2" MODEL 2-OS. GALVANIZED STEEL.
TRACKS ARE MOUNTED FOR STEEL JAMB CONDITIONS.
LOCK: SIDE LOCK.
1/8" DSB TINTED GLASS
VERIFY EXISTING OPENINGS IN FIELD PRIOR TO FABRICATING.

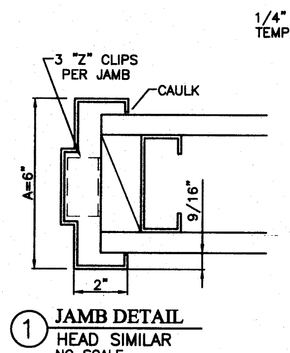
NOTE: GLASS/ALUMINUM DOOR TO BE DESIGNED TO MEET NEW IBC CODES REGARDING WIND/IMPACT RESISTANT DESIGN.



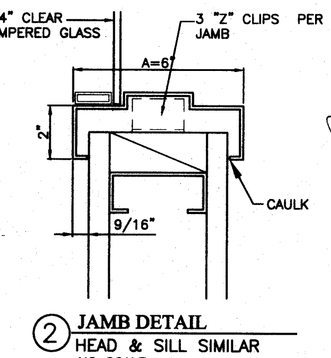
1 16 GA HM FRAME
2 16 GA HM FRAME
3 14 GA HM FRAME

FINISH ALL PRE-PRIMED HM FRAMES W/ 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX.

FRAME TYPES



1 JAMB DETAIL
HEAD SIMILAR
NO SCALE



2 JAMB DETAIL
HEAD & SILL SIMILAR
NO SCALE

FRAME DETAILS

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EXISTING FLOOR PLAN DEMO PLAN

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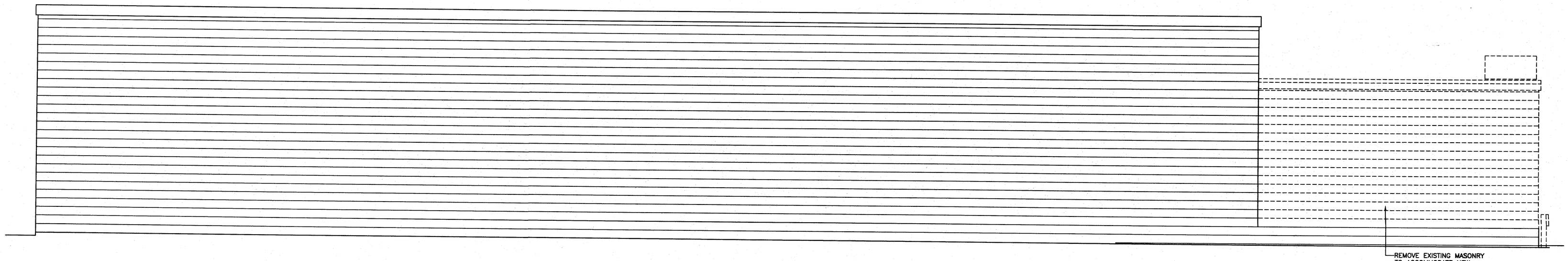
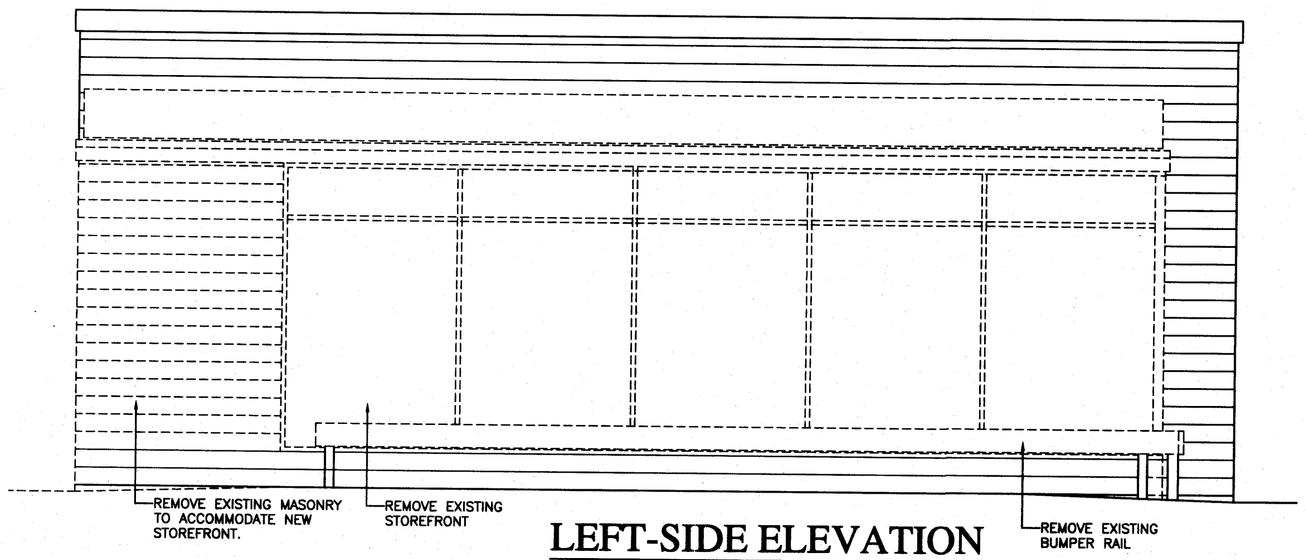
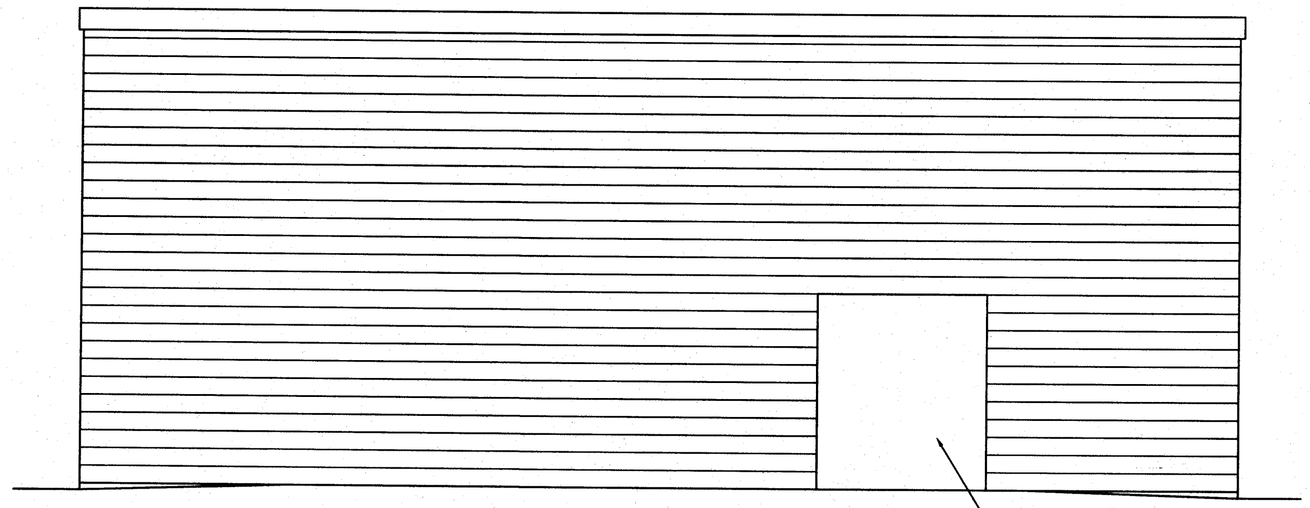


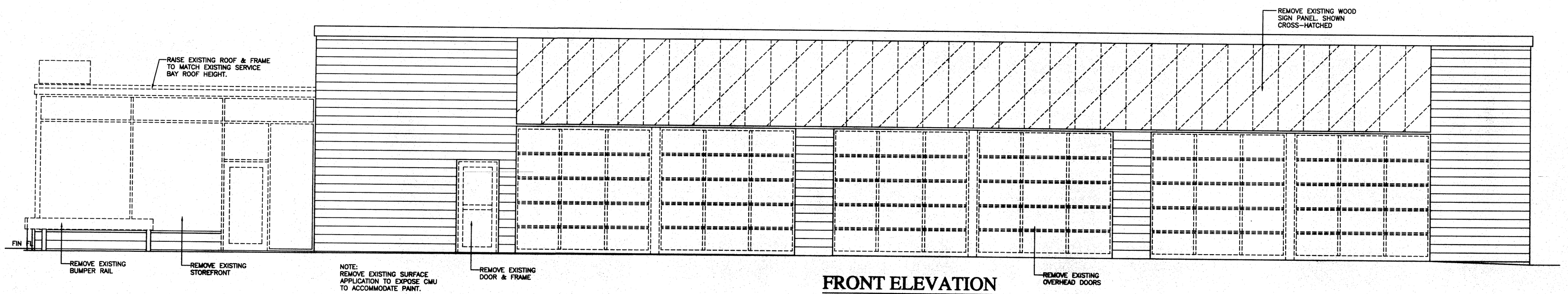
REAR ELEVATION



LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION



FRONT ELEVATION

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EXISTING EXTERIOR ELEVATIONS PROPOSED DEMO

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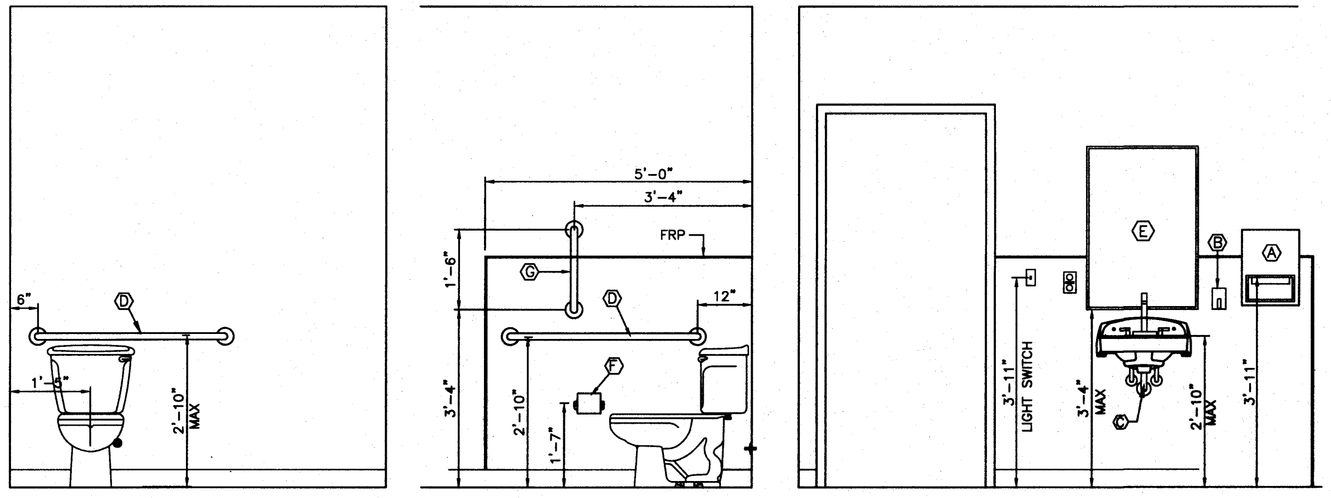
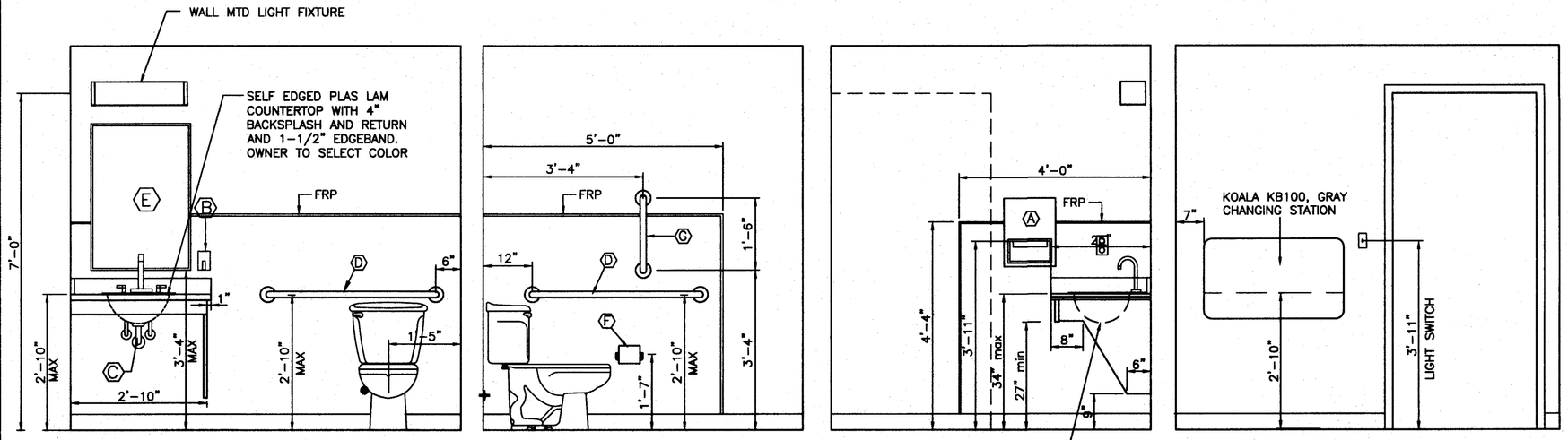
LICENSED ARCHITECT
JOHN T. BRENNAN
No. 2825
STATE OF MAINE

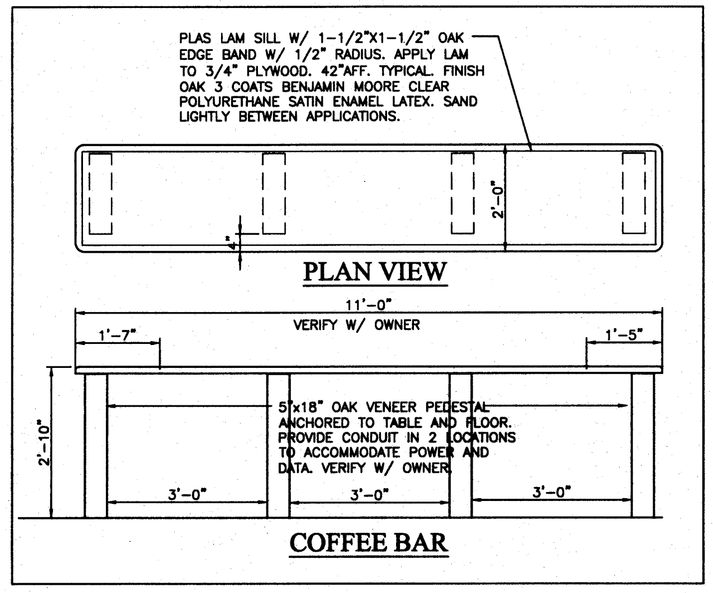
A5



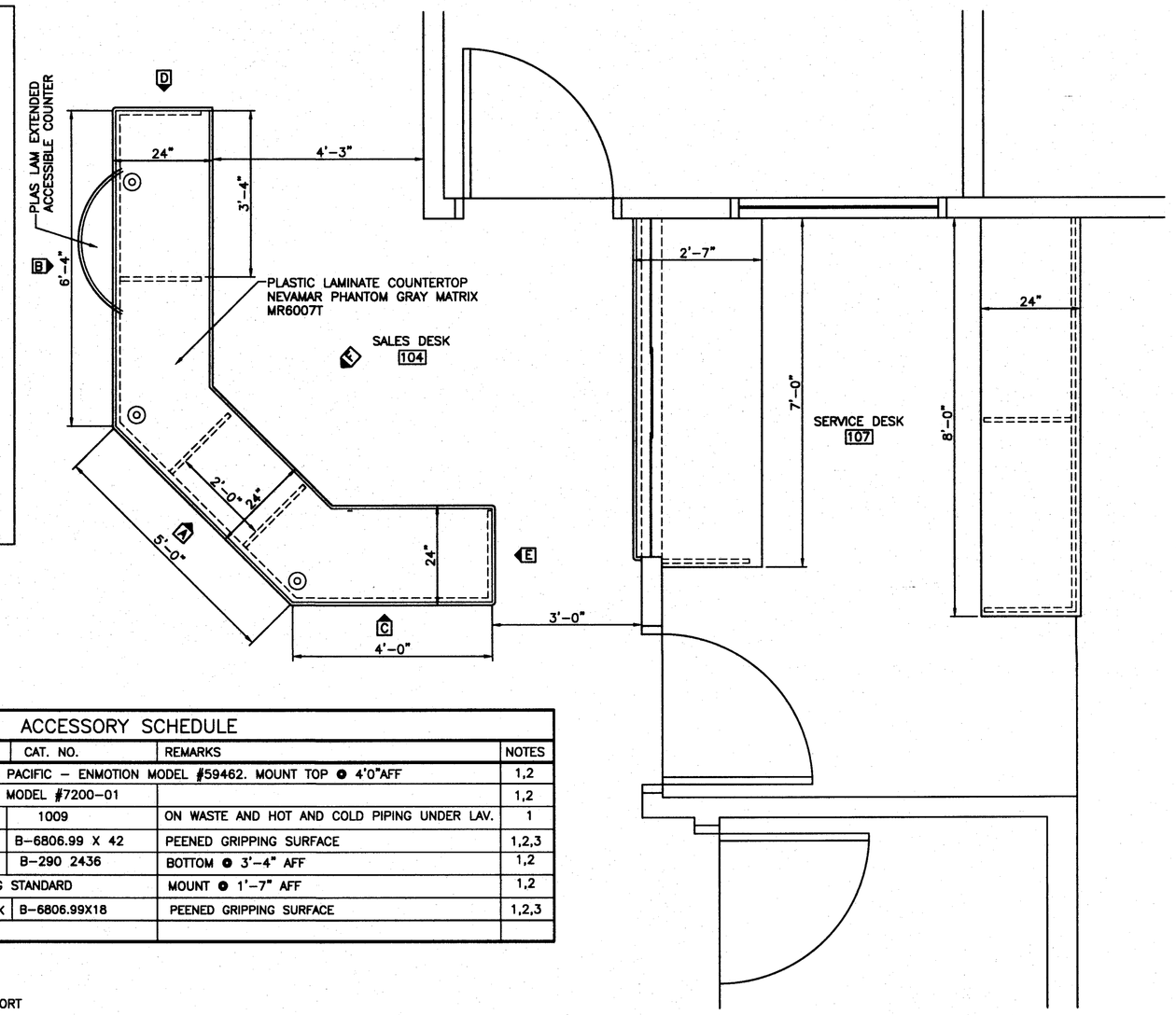
ACCESSIBLE STAFF RESTROOM 109



ACCESSIBLE CUSTOMER RESTROOM 105



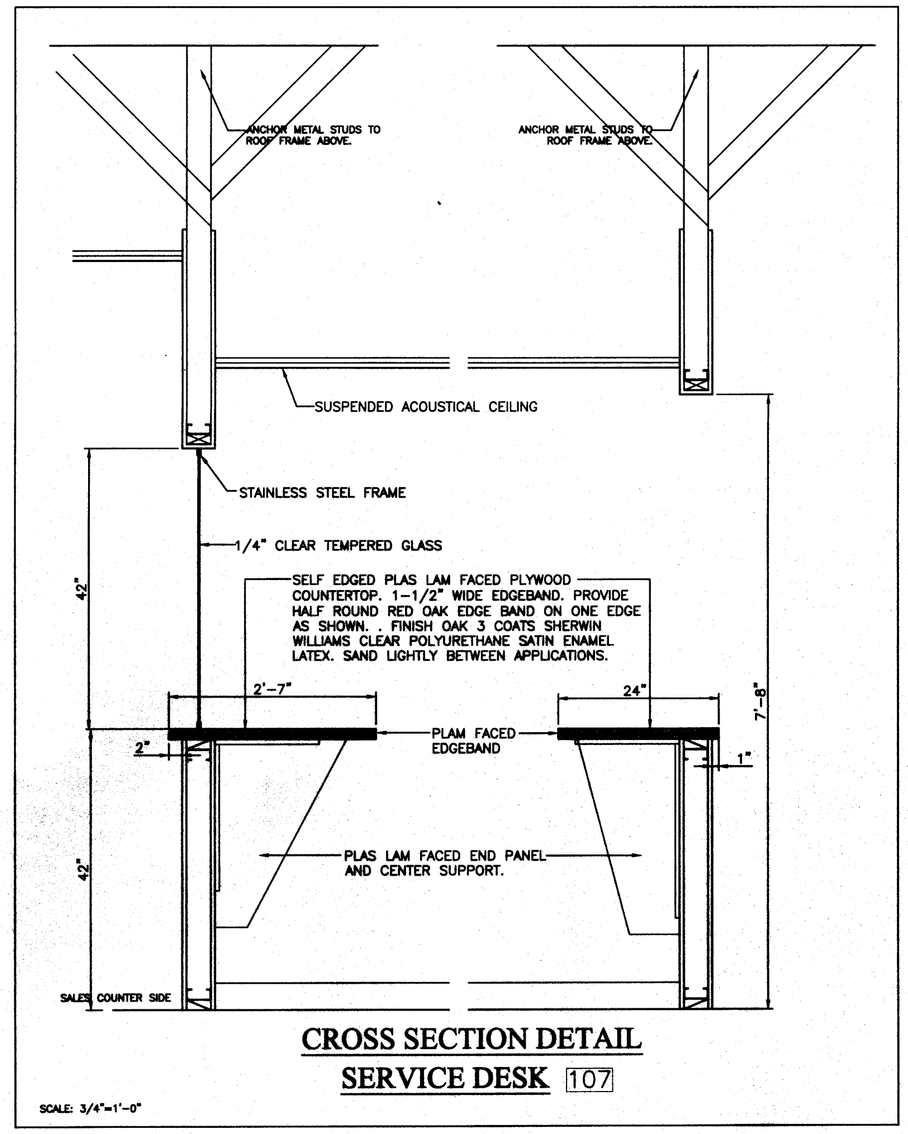
COFFEE BAR



SALES COUNTER/SERVICE DESK PLAN VIEW

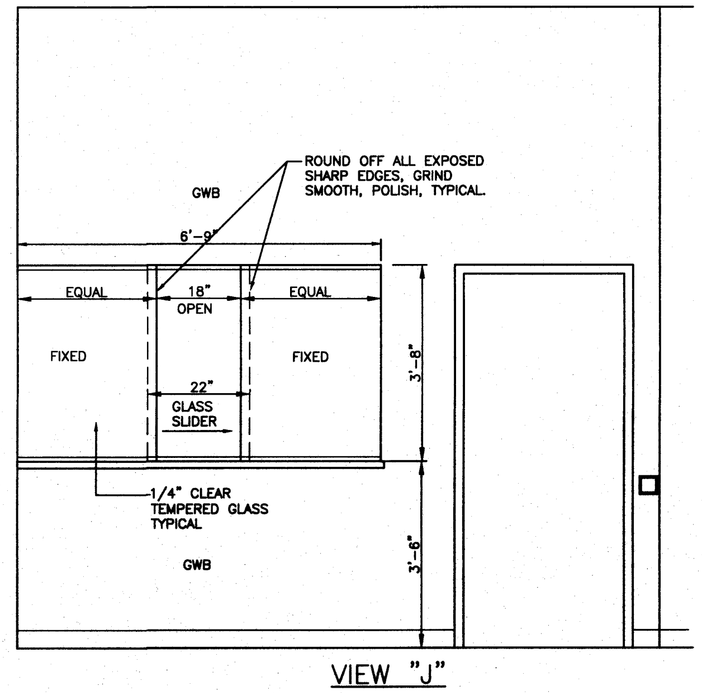
ACCESSORY SCHEDULE					
	ITEM	MANUF.	CAT. NO.	REMARKS	NOTES
(A)	P.T. DISPENSER	GEORGIA PACIFIC – ENMOTION		MODEL #59462. MOUNT TOP @ 4'0"AFF	1,2
(B)	SOAP DISPENSER	GOJO – MODEL #7200–01			1,2
(C)	LAV TRAP INSULATION	APOLLO	1009	ON WASTE AND HOT AND COLD PIPING UNDER LAV.	1
(D)	GRAB BARS	BOBRICK	B–6806.99 X 42	PEENED GRIPPING SURFACE	1,2,3
(E)	MIRROR	BOBRICK	B–290 2436	BOTTOM @ 3'–4" AFF	1,2
(F)	T.P. HOLDER	BUILDING STANDARD		MOUNT @ 1'–7" AFF	1,2
(G)	GRAB BARS	BOBRICK	B–6806.99X18	PEENED GRIPPING SURFACE	1,2,3

NOTES
1. MOUNT PER ICC/ANSI A117.1–2003
2. PROVIDE BLOCKING
3. PROVIDE BLOCKING & BACKUP SUPPORT



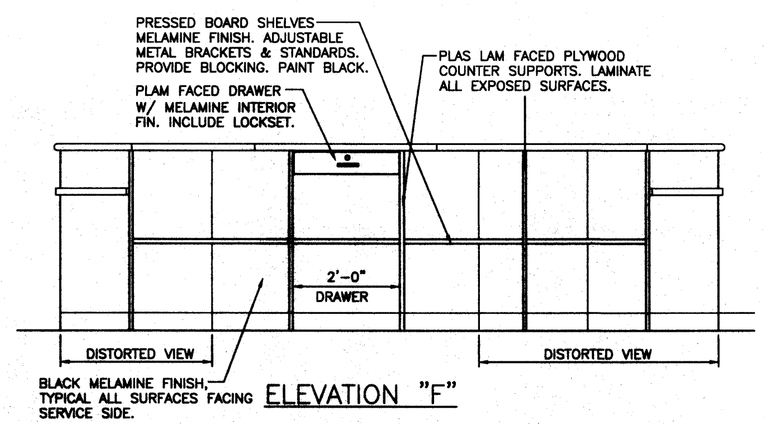
CROSS SECTION DETAIL
SERVICE DESK 107

SCALE: 3/4"=1'-0"

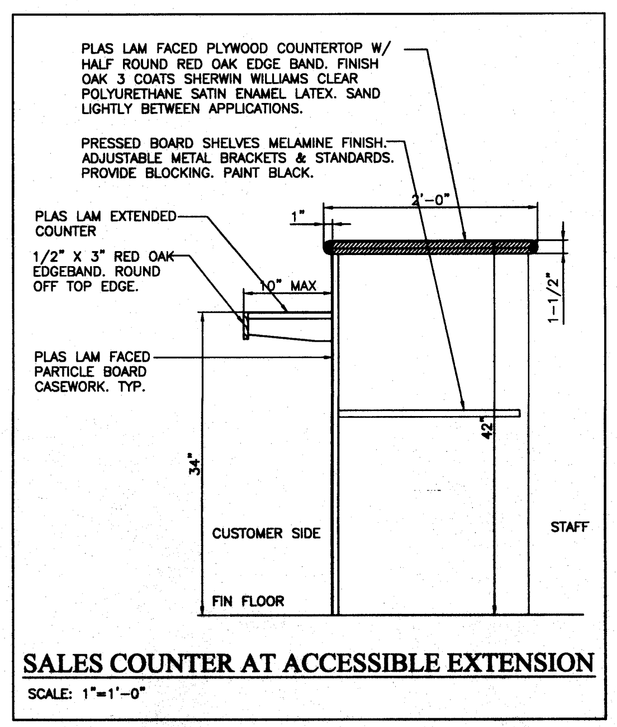


VIEW "J"

FINISH NOTE:
PLASTIC LAMINATES
ALL COUNTERTOPS TO BE NEVAMAR PHANTOM GRAY MATRIX MR6007T
VERTICAL PLAM SURFACES TO BE WILSONART GRAY NEBULA 4622–60

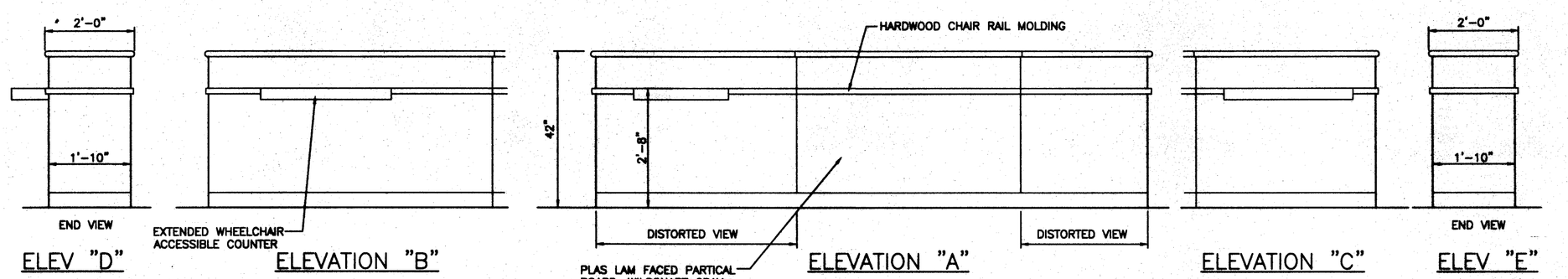


ELEVATION "F"



SALES COUNTER AT ACCESSIBLE EXTENSION

SCALE: 1"=1'-0"



ELEV "D" | ELEVATION "B" | ELEVATION "A" | ELEVATION "C" | ELEV "E"

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INTERIOR ELEVATIONS
CASEWORK DETAILS

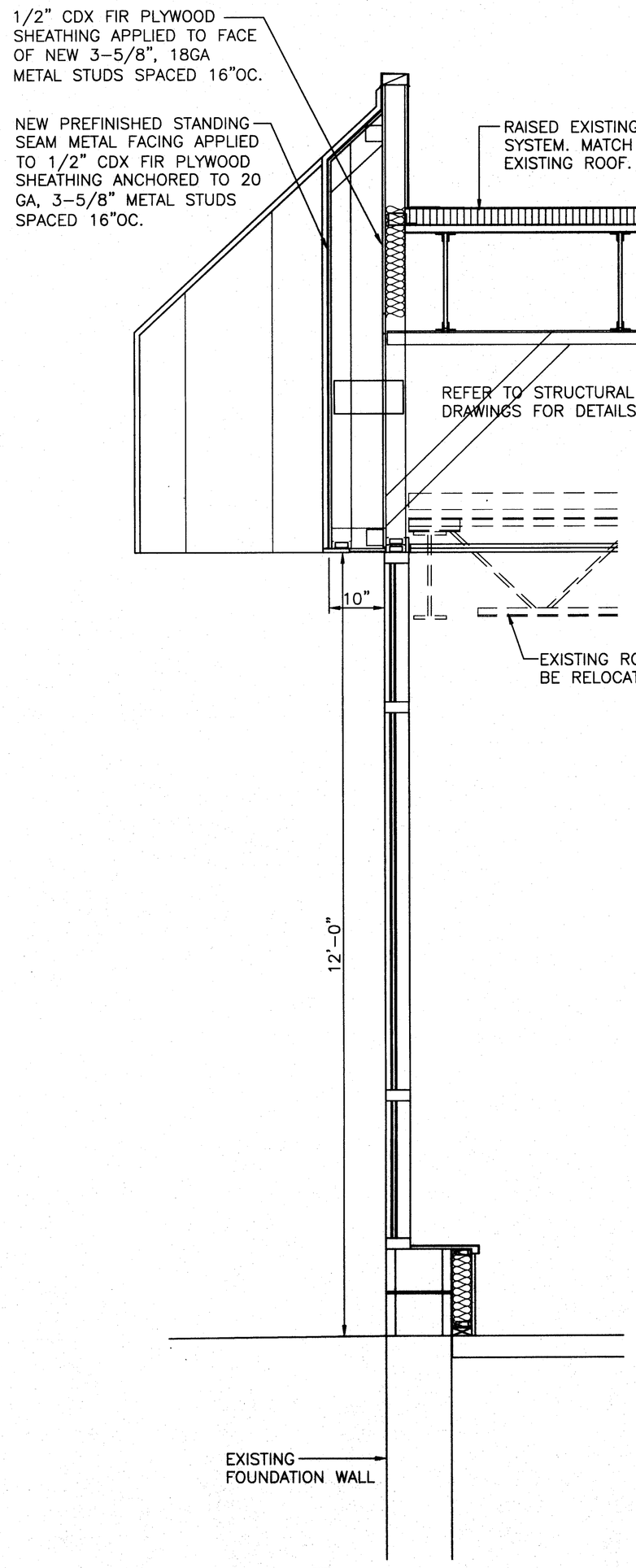
DATE: NOVEMBER 19, 2012

SCALE: 1/2"=1'0"

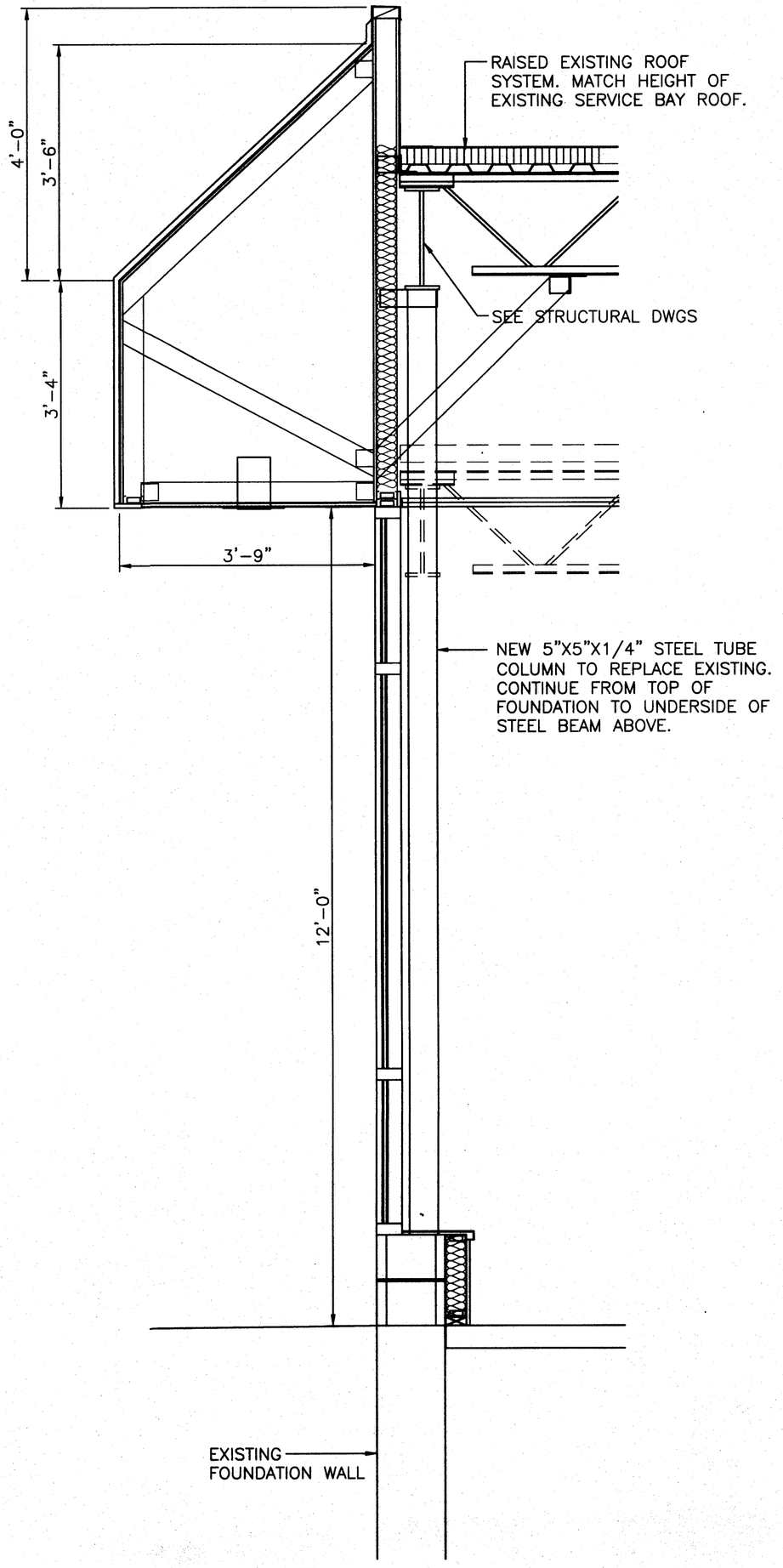
BUILDING RENOVATION
SULLIVAN TIRE
RETAIL CENTER
PORTLAND, ME

LICENSED ARCHITECT
JOHN T. BRENNAN
NO. 2576
STATE OF MAINE

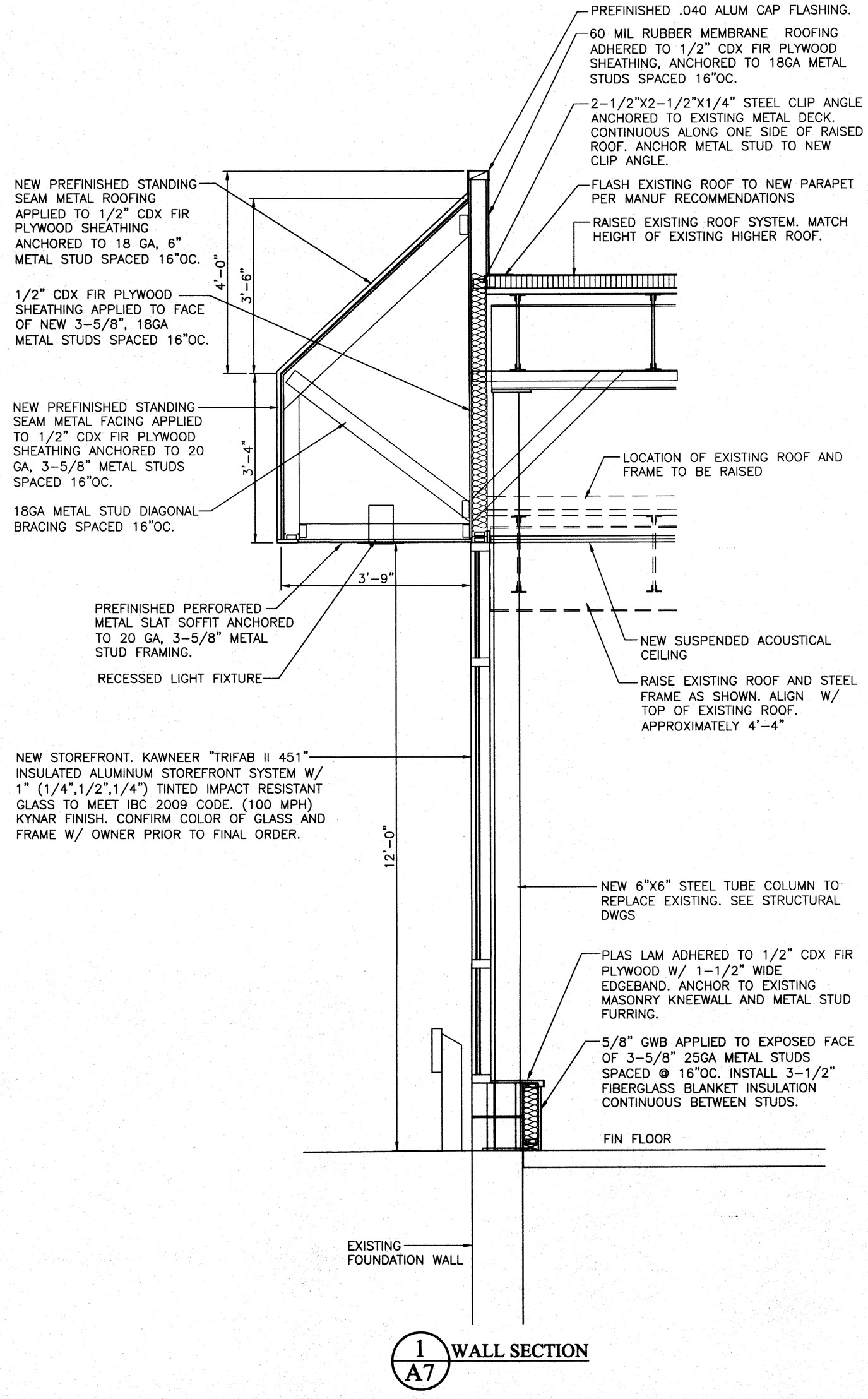
A6



3 A7 WALL SECTION



2 A7 WALL SECTION



1 A7 WALL SECTION

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WALL SECTIONS

DATE: NOVEMBER 19, 2012

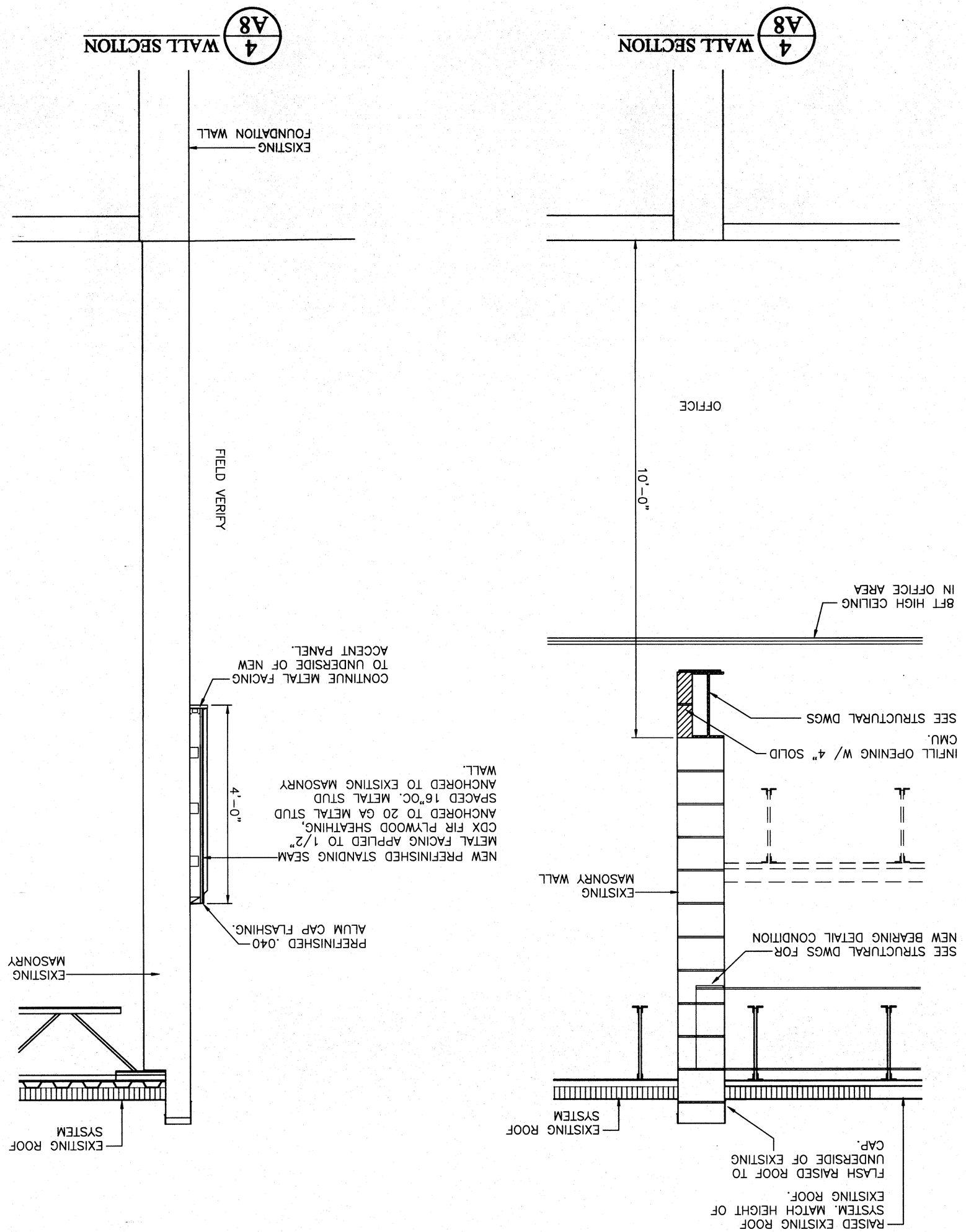
SCALE: 3/4"=1'-0"

BUILDING RENOVATION

SULLIVAN TIRE
RETAIL CENTER
1100 BRIGHTON AVE., PORTLAND, ME

LICENSED ARCHITECT
JOHN T. BRENNAN
NO. 2874
STATE OF MAINE

A7



A8

LICENSED ARCHITECT JOHN T. BRENNAN PREVIOUSLY REGISTERED No. 1989 STATE OF MAINE

BUILDING RENOVATION

SULLIVAN TIRE
RETAIL CENTER
1100 BRIGHTON AVE., PORTLAND, ME

DATE: NOVEMBER 19, 2012

SCALE: 3/4"=1'-0"

WALL SECTIONS
RAISED ROOF PLAN

JOHN T. BRENNAN & ASSOCIATES
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PRINTED: Nov 20, 2012

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

IBC 2009	EDITION OF THE IBC INTERNATIONAL BUILDING CODE
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
NDS	NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

GENERAL NOTES

SCALE: NTS

SNOW LOADS:
- GROUND SNOW LOAD, Pg = 60 PSF
- SNOW EXPOSURE FACTOR, Ce = 1.0
- SNOW LOAD IMPORTANCE FACTOR, I = 1.0
- THERMAL FACTOR, Ct = 1.1
- FLAT ROOF SNOW LOAD, Pf = 46.2 PSF + DRIFT

WIND LOADS:
- BASIC WIND SPEED = 100 MPH
- IMPORTANCE FACTOR, Iw = 1.0
- WIND EXPOSURE B
- MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDWARD + LEEWARD) = 13.5 PSF

SEISMIC CRITERIA:
- SOIL SITE CLASSIFICATION = D
- DESIGN SPECTRAL RESPONSE ACCELERATION:
  - Sds = .37
  - Sd1 = .16
- SEISMIC USE GROUP I
- SEISMIC DESIGN CATEGORY C
- RESPONSE MODIFICATION COEFFICIENT.....R = 6.5
- OCCUPANCY IMPORTANCE FACTOR.....I = 1.0
- BASE SHEAR.....$V_E = Cs * W = 0.06 * W$ (W = SEISMIC WEIGHT)

DESIGN CRITERIA

SCALE: NTS

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE5/TMS 402) AND SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE6/TMS 602).

MASONRY:

A. CONCRETE UNITS
1. UNITS: ASTM C90 GRADE N, TYPE 1 WITH MINIMUM COMPRESSIVE STRENGTH = 1,900 PSI
2. MORTAR: ASTM C270, TYPE S
3. ASSEMBLY/PRISM MINIMUM COMPRESSIVE STRENGTH f'm = 1,500 PSI
4. ALL UNITS SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE
5. PLACE MASONRY WHILE MORTAR IS SOFT AND PLASTIC
6. CONCRETE MASONRY UNITS (CMU) SHALL BE STANDARD UNITS WITH NOMINAL FACE DIMENSIONS LENGTH = 16 INCHES, HEIGHT = 8 INCHES, WIDTH AS INDICATED

B. VERTICAL REINFORCEMENT
1. ASTM A615, GRADE 60
2. UNLESS NOTED OTHERWISE, PROVIDE #5 BAR @ 32" o.c.
3. PROVIDE ADDITIONAL VERTICAL REINFORCEMENT AT EACH SIDE OF CONTROL JOINTS, AT INTERSECTION OF EXTERIOR WALLS, AND AT EACH SIDE OF ALL MASONRY OPENINGS.
4. VERTICAL REINFORCEMENT SHALL BE CONTINUOUS FOR FULL HEIGHT OF WALL

C. GROUT
1. ASTM C476 WITH MINIMUM COMPRESSIVE STRENGTH = 2000 PSI
2. FULLY GROUT ALL CELLS WITH REINFORCEMENT AND ANCHORS
3. CONSOLIDATE AND RECONSOLIDATE GROUT ASSEMBLED WALLS WITH VIBRATOR

C. HORIZONTAL JOINT REINFORCEMENT
1. ASTM 951, HOT DIPPED GALVANIZED OR STAINLESS STEEL
2. 2xW2.1 (8 GA) LADDER REINFORCEMENT SPACED AT 16" o.c. VERTICAL
3. BEGIN HORIZONTAL REINFORCEMENT AT TOP OF FIRST COURSE AND LAP 6 INCHES, MIN.
4. MINIMUM COVER: ⅝ INCHES WHEN EXPOSED TO EARTH OR WEATHER, ½ INCH OTHERWISE

PROVIDE VERTICAL CONTROL JOINTS IN WALLS AT A MAXIMUM SPACING OF 24'-0" AND AT APPROXIMATELY ½ WALL HEIGHT FROM WALL INTERSECTIONS.

SECURE ALL CMU WALL SUPPORTED FIXTURES, EQUIPMENT, ETC. TO CMU WALL PER STRUCTURAL DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS. DO NOT USE EXPANSION ANCHORS.

MASONRY NOTES

SCALE: NTS

ROOF DECK, ACCESSORIES, AND WORKMANSHIP SHALL CONFORM TO THE THE STEEL DECK INSTITUTE'S "SDI SPECIFICATIONS AND COMMENTARY FOR STEEL ROOF DECK" AND THE "CODE OF RECOMMENDED STANDARD PRACTICE". STEEL DECK SHALL BE OF DEPTH AND GAGE SHOWN ON STRUCTURAL DRAWINGS. STEEL DECK AND FLASHINGS SHALL CONFORM TO ASTM A653. THE STEEL DECK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A924 WITH MINIMUM COATING OF G60, U.N.O.. ROOF DECKING SHALL CONFORM TO ASTM A653. MINIMUM YIELD STRENGTH OF DECK SHALL BE 33 KSI.

SPAN OVER FOUR SUPPORTS (CONTINUOUS OVER THREE OR MORE SPANS) WHERE FRAMING PERMITS. WHERE TWO UNITS ABUT, FASTEN EACH TO STEEL FRAMING. WHERE STEEL MEMBERS ARE PARALLEL TO FLUTES OF DECK, ADJUST DECK LAYOUT SO THAT DECK MAY BE WELDED TO STEEL. WELD DECK TO STEEL WITH SAME WELDING AS REQUIRED AT SIDE BOUNDARIES. ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.3. TOUCH-UP ALL WELDS AND ABRASIONS IN THE FIELD.

FASTEN ROOF DECK TO SUPPORTS PER STRUCTURAL DRAWINGS. FOR 1½" DECK, MINIMUM FASTENING IS ⅝" PUDDLE WELDS AND A 36/4 PATTERN, SPACING WELDS AT 6" o.c. AT EDGE OF DECK AND END LAPS, UNO. SIDE LAPS SHALL BE FASTENED TOGETHER WITH 10-#10 TEK SCREWS PER SPAN, U.N.O.. LAP ENDS OF DECK 2" MINIMUM.

TYPICAL ROOF DECK PENETRATION REINFORCEMENT SHALL CONSIST OF 14 GAGE PLATE WELDED TO THE DECK. EXTEND PLATE MINIMUM OF 6" BEYOND OPENING, ON EACH SIDE. MAXIMUM PENETRATION SIZE IS 1'-6" DIAMETER WITHOUT ADDITIONAL REINFORCEMENT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DEPICTING DECK SHEET LAYOUT, DIMENSIONS, PROPERTIES, FASTENING SCHEDULE, AND DETAILS FOR DECK SUPPORT AND EDGE CONDITIONS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STOPS, EDGE PIECES, AND ACCESSORIES.

ROOF DECK NOTES

SCALE: NTS

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:

AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES

STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

ALL STEEL, U.N.O.	ASTM A992, GRADE 50
ANGLES, PLATES	ASTM A36, Fy=36 KSI
STRUCTURAL TUBING	ASTM A500, GRADE B, Fy=46 KSI
STEEL PIPE	ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI

SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION.

SHOP DRAWINGS SUBMITTALS SHALL INCLUDE:
1. CERTIFIED MILL TEST REPORTS OF STRUCTURAL STEEL (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
2. CERTIFIED MILL TEST REPORTS OF BOLTS, NUTS AND WASHERS (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
3. STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS WHICH INCLUDE BOLTED CONNECTIONS (SHOP AND FIELD) AND WELDED CONNECTIONS (SHOP AND FIELD) DEPICTING AWS WELDING SYMBOLS.
4. METAL DECK SHOP DRAWINGS DEPICTING SHEAR STUD LAYOUT ON BEAMS AND GIRDERS.

OWNER SHALL RETAIN A QUALIFIED TESTING AGENCY TO PERFORM AND VERIFY THE FOLLOWING:
1. VISUAL INSPECTION OF ALL WELDS.
2. ULTRASONIC TESTING, IN ACCORDANCE WITH ASTM E-164, ON 100% OF ALL FIELD FULL PENETRATION WELDS.
3. PROVIDE RANDOM VERIFICATION VIA ULTRASONIC TESTING OF SHOP FULL PENETRATION WELDS.
4. FIELD BOLTED CONNECTIONS, INCLUDING VERIFICATION OF BOLT GRADES.
5. SHEAR STUD QUANTITY, PROPER INSTALLATION, SIZE, AND SPACING. SHEAR STUDS SHALL CONFORM TO AWS D1.1.

BOLTED CONNECTIONS:
1. FIELD CONNECTIONS SHALL UTILIZE MINIMUM ¾" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O.. BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, U.N.O..
2. HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.
4. CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.

WELDED CONNECTIONS:
1. WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.

STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:
1. DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/ OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD. IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION.
2. UNEXPOSED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, TNEMEC 10-99, OR EQUIVALENT, U.N.O..
3. EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6 ,COMMERCIAL BLAST CLEANING. USE TNEMEC ZIN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.
4. EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.

SHEAR CONNECTOR STUDS:
1. SHEAR CONNECTOR STUDS SHALL BE NELSON, OR EQUIVALENT, ¾" DIAMETER, U.N.O.. WELD STUDS PER STUD MANUFACTURER'S RECOMMENDATIONS THROUGH METAL DECKING. STUD LENGTH SHALL BE 1" BELOW TOP OF CONCRETE SLAB-ON-DECK.
2. SHEAR STUDS, WHERE REQUIRED, ARE INDICATED ON THE DRAWINGS AS [XX], WHERE XX IS THE NUMBER OF STUDS EQUALLY SPACED BETWEEN SUPPORTS ON A BEAM OR GIRDER.

STRUCTURAL STEEL NOTES

SCALE: NTS

QUALITY ASSURANCE: CONTRACTOR SHALL PROVIDE QUALITY CONTROL OVER ALL FABRICATION AND ERECTION ACTIVITIES.

STANDARDS: WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I.), LATEST EDITION OF "DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS"
AMERICAN WELDING SOCIETY (A.W.S.) D.1.3, LATEST EDITION OF "STRUCTURAL WELDING CODE - STEEL SHEET"
AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (A.I.S.C.)
STEEL STUD MANUFACTURERS ASSOCIATION (S.S.M.A.) ICBO ER-4943P "PRODUCT TECHNICAL INFORMATION"

PRODUCT HANDLING (PROTECTION OF PRODUCTS): MATERIAL SHALL BE PROTECTED FROM RAIN AND SNOW.

PRODUCTS:
1. ALL FRAMING MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE w/ THE LATEST EDITION OF STEEL STUD MANUFACTURERS ASSOCIATION AND BE OF TYPE AND SIZE AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL MATERIAL 16 GAGE AND HEAVIER SHALL BE 50 KSI.
2. GALVANIZED MATERIAL:
   A. ALL GALVANIZED STUDS AND JOISTS SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF A.I.S.I. STANDARDS.
   B. ALL GALVANIZED STUDS, JOISTS, TRACKS, BRIDGING, AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF A.S.T.M. A653.
3. THE PHYSICAL AND STRUCTURAL PROPERTIES LISTED BY SSMA SHALL BE CONSIDERED THE MINIMUM PERMITTED FOR FRAMING MEMBERS. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER. REPORT DISCREPANCIES TO STRUCTURAL ENGINEER.

POWDER ACTUATED FASTENERS IN CONCRETE SHALL BE 0.145" DIAMETER HILTI X-DNI OR X-EDNI FOR STEEL, U.N.O. PROVIDE MINIMUM 1⅛" EMBEDMENT INTO CONCRETE. PROTECTIVE COATINGS ON SCREW FASTENERS SHALL BE COMPATIBLE WITH LIGHT GAGE FRAMING.

TEMPORARY BRACING SHALL BE PROVIDED BY AND BE THE RESPONSIBILITY OF THE CONTRACTOR. PERMANENT BRACING AND BRIDGING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES. BRIDGING SHALL BE SPACED PER MANUFACTURER'S RECOMMENDATIONS. END BLOCKING SHALL BE PROVIDED FOR STEEL JOISTS WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED AGAINST ROTATION.

ALL TRACK BUTT JOINTS, ABUTTING PIECES OF TRACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, SUCH AS A STUD, OR THEY SHALL BE BUTT WELDED TOGETHER. SPLICING OF OTHER MEMBERS IS NOT PERMITTED, U.N.O..

JACK STUDS SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADS TO FURNISH SUPPORT AND SHALL BE SECURELY ATTACHED TO SUPPORTING MEMBERS. PROVIDE INSULATION EQUAL TO THAT SPECIFIED IN ARCHITECTURAL DRAWINGS IN ALL DOUBLE OR MORE JAMB STUDS OR HEADERS WHICH WILL NOT BE ACCESSIBLE TO THE INSULATION CONTRACTOR.

ALL WELDING SHALL BE TOUCHED UP WITH A ZINC RICH PAINT.

STEEL TRUSSES SHALL BE LATERALLY SUPPORTED AT ALL PANEL POINTS AND AS SHOWN ON PLANS. REQUIRED X-BRACING SHALL BE INSTALLED IMMEDIATELY AFTER ERECTION OF EACH ROOF TRUSS.

LIGHT GAGE FRAMING NOTES

SCALE: NTS

AB	ANCHOR BOLT	L	ANGLE
ADDL	ADDITIONAL	LL	DOUBLE ANGLE
ARCH	ARCHITECT	LB	POUND
&	AND	LF	LINEAR FOOT
		LLH	LONG LEG HORIZONTAL
B/FTG, BOF	BOTTOM OF FOOTING	LLV	LONG LEG VERTICAL
BLDG	BUILDING		
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
		MISC	MISCELLANEOUS
C	STRUCTURAL STEEL CHANNEL		
CANT	CANTILEVER	NF	NEAR FACE
CIP	CAST-IN-PLACE CONCRETE	NO	NUMBER
CJ	CONTROL JOINT	NS	NEAR SIDE
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CNJ	CONSTRUCTION JOINT	OF	OUTSIDE FACE
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION		
CONT	CONTINUOUS	P	PIER DESIGNATION
CONTR	CONTRACTOR	PL	PLATE
CP	COMPLETE PENETRATION WELD	PP	PARTIAL PENETRATION WELD
CY	CUBIC YARD	PREFAB	PREFABRICATED
		PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION		
DISCONT	DISCONTINUOUS	REINF	REINFORCING STEEL
DWG	DRAWING	REQ, REQD	REQUIRED
		RD	ROOF DRAIN
(E), EX, EXIST	EXISTING		
EA	EACH	SC	SLIP CRITICAL
EF	EACH FACE	SECT	SECTION
EL, ELEV	ELEVATION	SHEATH	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB-ON-GRADE
ES	EACH SIDE	SPAC	SPACING
EW	EACH WAY	SPECS	SPECIFICATIONS
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
		STIFF	STIFFENER
F	FOOTING DESIGNATION	STL	STEEL
FDN	FOUNDATION	STR	STRAIGHT
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FLG	FLANGE		
FLR	FLOOR	T	TOP
FT	FOOT	T&B	TOP AND BOTTOM
FTG	FOOTING	TC, T/CONC	TOP OF CONCRETE
FV	FIELD VERIFY	T/FTG, TOF	TOP OF FOOTING
		TEMP	TEMPERATURE
G	GAGE	T/SHELF	TOP OF SHELF
GALV	GALVANIZED	T/SLAB	TOP OF SLAB
		T/STL	TOP OF STEEL
HOR, HORIZ	HORIZONTAL	T/WALL	TOP OF WALL
HSS	HOLLOW STRUCTURAL SHAPE	TS	STRUCTURAL TUBING
HT	HEIGHT	TYP	TYPICAL
IF	INSIDE FACE	UNO	UNLESS NOTED OTHERWISE
IN	INCH		
INFO	INFORMATION	VER, VERT	VERTICAL
		VIF	VERIFY IN FIELD
JT	JOINT		
		W	STRUCTURAL STEEL WIDE FLANGE
K	KIP (1 KIP = 1,000 LBS)	w/	WITH
KSI	KIPS PER SQUARE INCH	w/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

ABBREVIATIONS

SCALE: NTS

SLOPE DESIGNATION — SLOPE
ELEVATION MARK
ROOF PITCH — 12 / 8
SPAN DIRECTION
SECTION MARK — SECTION No. / DWG. WHERE SHOWN

UNDISTURBED EARTH
LEDGE
COMPACTED STRUCTURAL FILL
CONCRETE
GROUT
BRICK
CMU

LEGEND

SCALE: NTS

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STATE OF MAINE — ERIC DUBE No. 12630 — LICENSED PROFESSIONAL ENGINEER

SULLIVAN TIRE
1100 BRIGHTON AVE. PORTLAND, ME

BUILDING RENOVATION

ISSUED

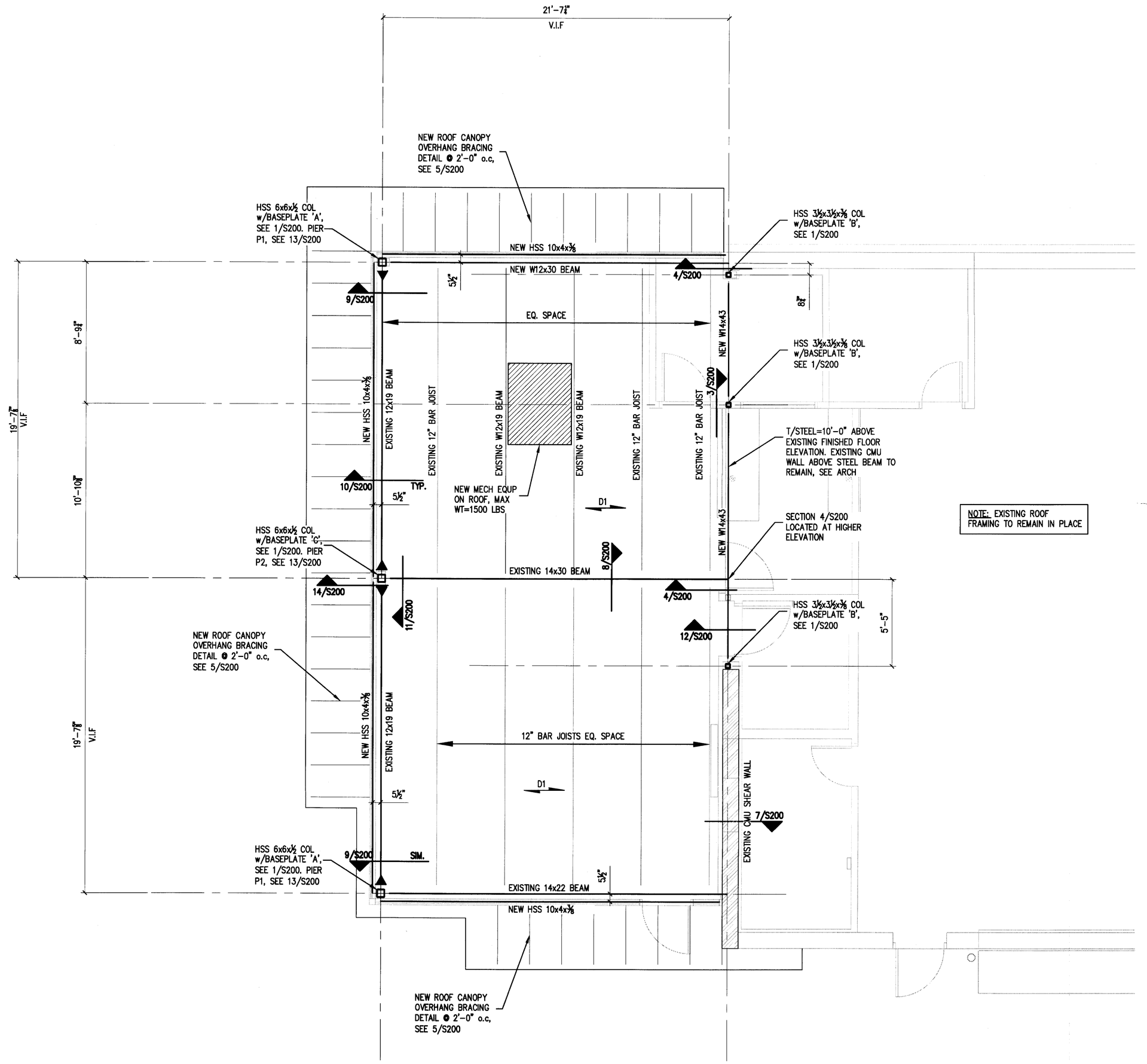
No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	FOR REVIEW	SJP	ED	11-6-12
B	FOR PERMIT	SJP	ED	11-20-12

SHEET TITLE:
STRUCTURAL NOTES

DESIGNED:	SJP
DRAWN:	SJP
DATE:	10-25-12
PROJECT NUMBER:	12-104

S000

PLAN NORTH



NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2. STEEL ELEVATION AT ROOF FRAMING TO MATCH EXISTING ROOF ELEVATION, CONTRACTOR TO COORDINATE ELEVATION FOR STEEL
3. SEE 2/S200 FOR TYPICAL CMU DETAILS
4. ALL ROOF/FLOOR DECK SHALL BE SUPPORTED AT EDGES OF ROOF PENETRATIONS AND AROUND COLUMNS. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL SUPPORT STEEL.
5. ROOF DECK ATTACHMENT SHALL CONSIST OF ⅝" PUDDLE WELDS FASTENED AT EACH END, INTERMEDIATE SUPPORTS AND PERIMETER OF FLOOR. SIDELAP CONNECTIONS SHALL BE MADE AT SEAMS WITH #10 TEK SCREWS. ATTACHMENT PATTERN AS FOLLOWS:
   36/4 PATTERN w/ WELDS SPACED AT 6" oc AT EDGE OF DECK AND
   EDGE LAPS w/ 2 SIDELAP ATTACHMENTS PER SPAN.
6. 'P#' DENOTES NEW PIER LOCATION, SEE 13/S200 FOR DETAIL

PLAN LEGEND

- BEAM
- HSS COLUMN
- D1 — DENOTES SPAN DIRECTION OF 1½" 20 GA. ROOF DECK
- DENOTES MOMENT CONNECTION

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" | 1

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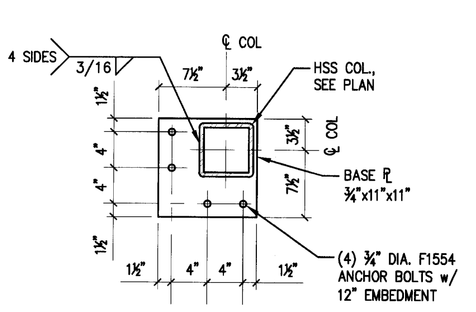
SHEET TITLE:

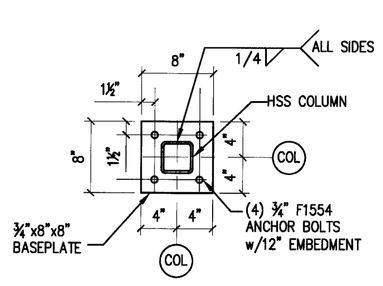
ROOF FRAMING PLAN

DESIGNED:	SJP
DRAWN:	SJP
DATE:	10-25-12
PROJECT NUMBER:	12-104

S100



BASEPLATE TYPE "A"
PLAN VIEW



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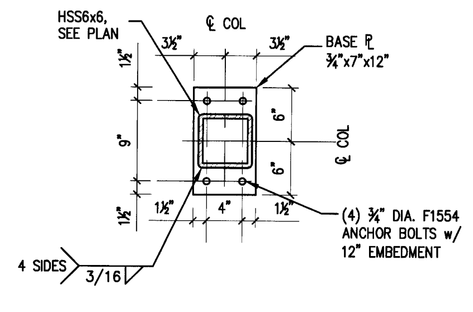
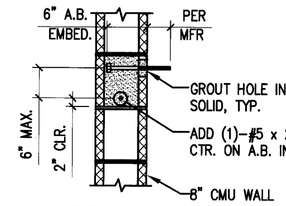
PLAN VIEW



BASEPLATE TYPE "C"
PLAN VIEW

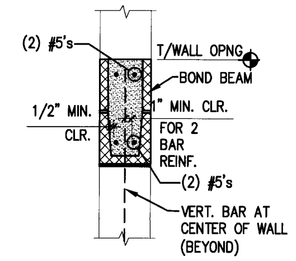
BASEPLATE DETAILS

SCALE: 1"=1'-0" | 1



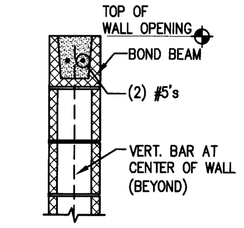
SECTION @
TYP. ANCHOR BOLT
INTO CMU WALL

NOTES:
1. SEE MANUFACTURER'S RECOMMENDATIONS FOR SUPPORT OF FIXTURES. DO NOT USE EXPANSION ANCHORS TO SUPPORT FIXTURES AND EQUIPMENT, ETC.
2. TYPICAL WALL REINFORCEMENT NOT SHOWN FOR CLARITY.



SECTION @
16" DEEP BOND BEAM

NOTE:
1. SIMILAR AT 8'-0" WIDE DOOR OPENINGS.

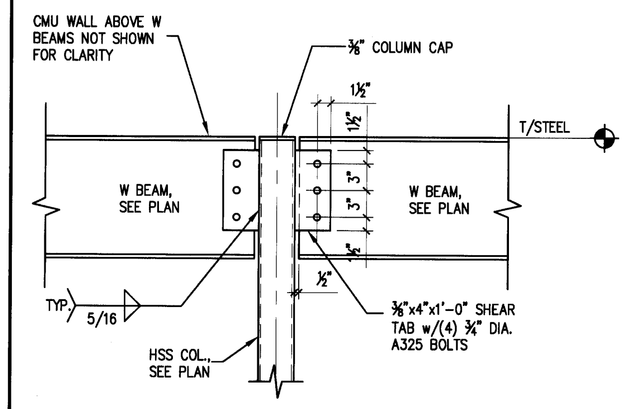


SECTION @
8" DEEP BOND BEAM

NOTE:
1. SIMILAR AT TOP OF 3'-6" WIDE DOOR OPENINGS AND BOTTOM OF ALL WALL OPENINGS.

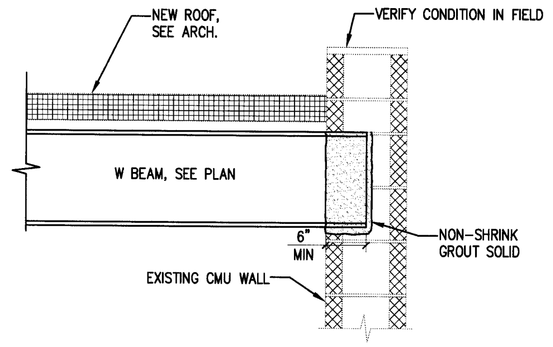
TYPICAL CMU DETAILS

SCALE: 1"=1'-0" | 2



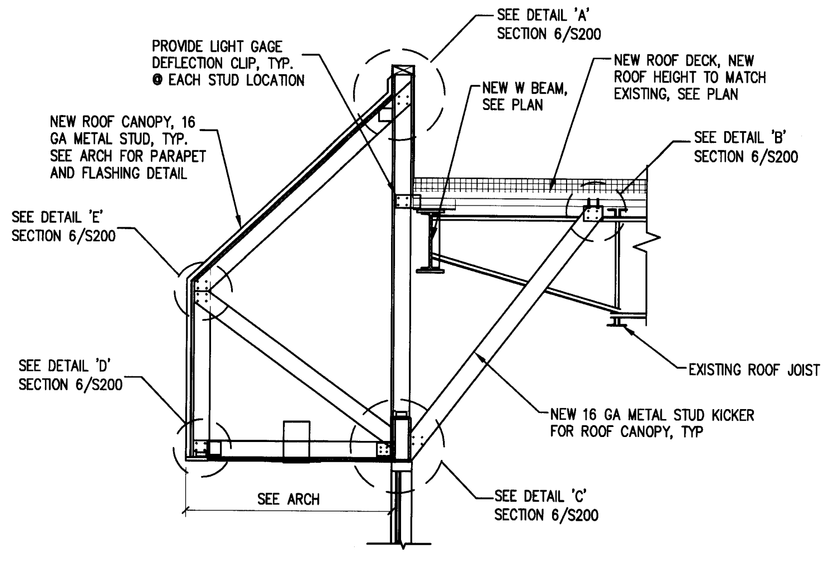
SECTION

SCALE: 1"=1'-0" | 3



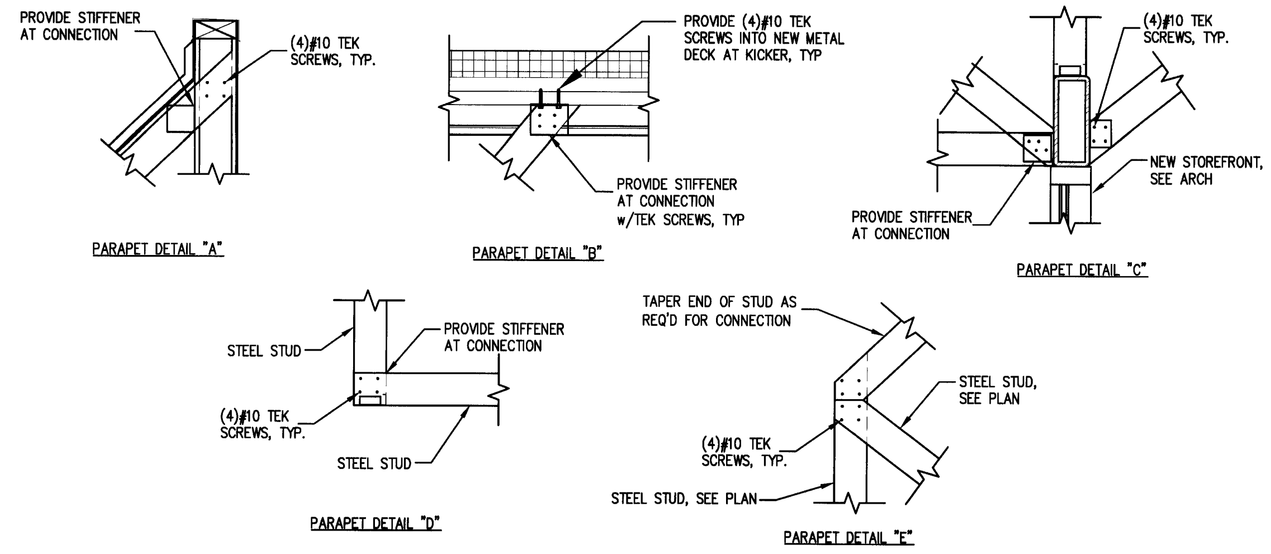
SECTION

SCALE: 1"=1'-0" | 4



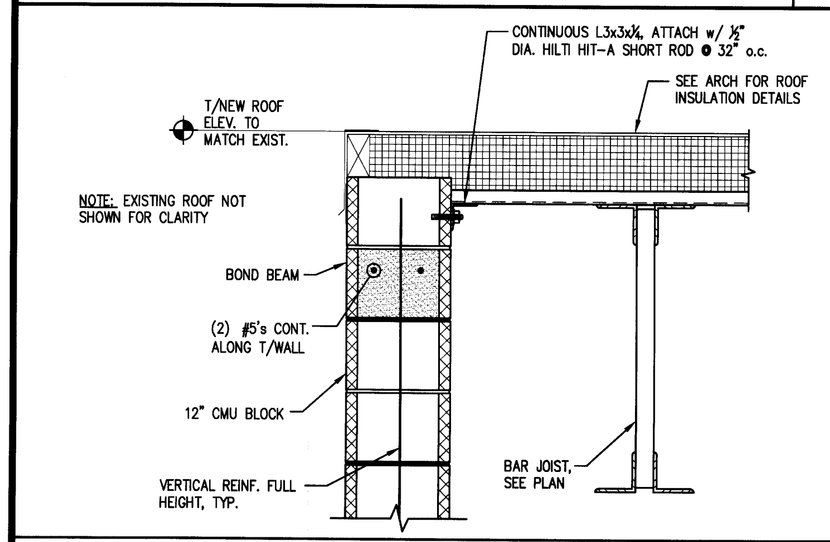
SECTION

SCALE: 1/2"=1'-0" | 5



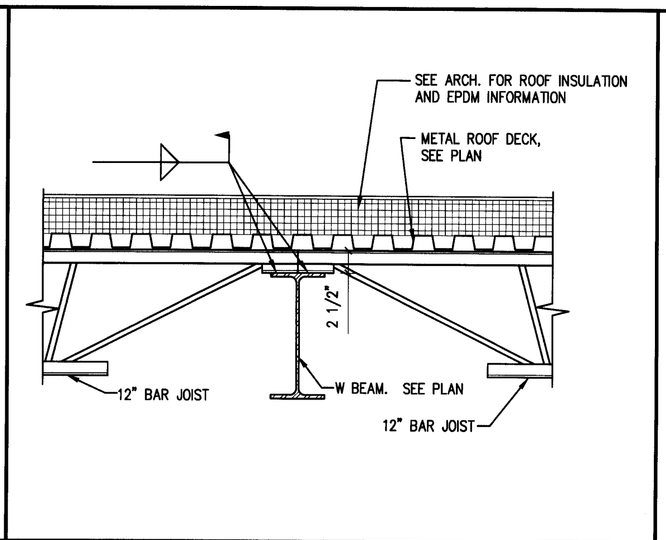
SECTION

SCALE: 1/2"=1'-0" | 6



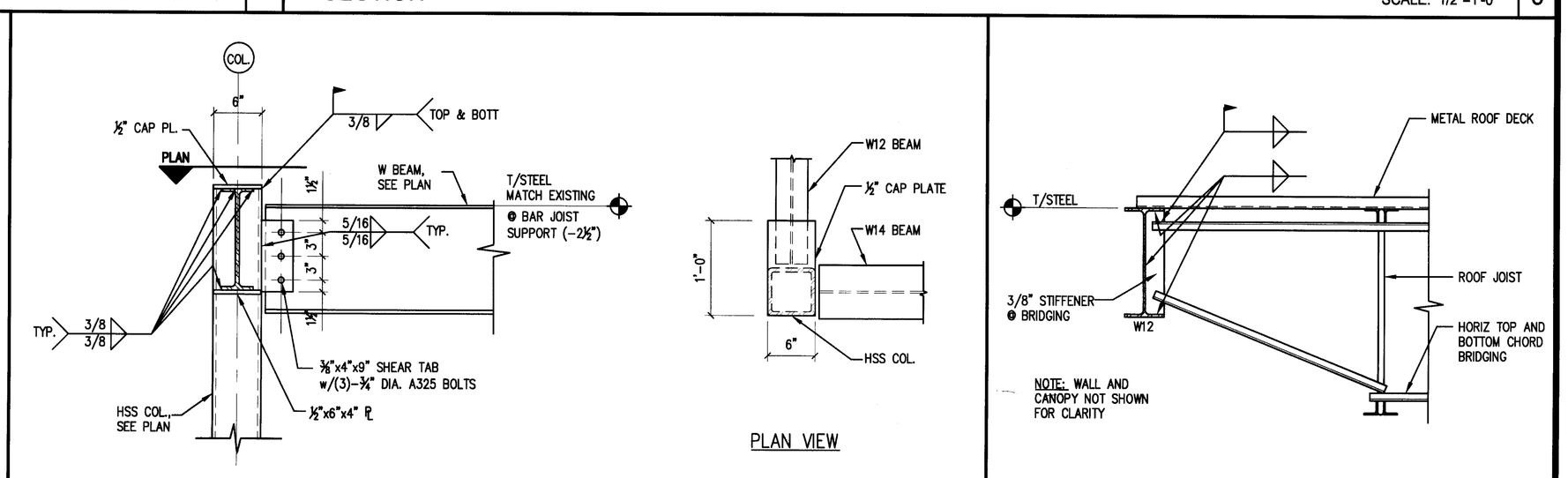
SECTION

SCALE: 3/4"=1'-0" | 7



SECTION

SCALE: 1"=1'-0" | 8

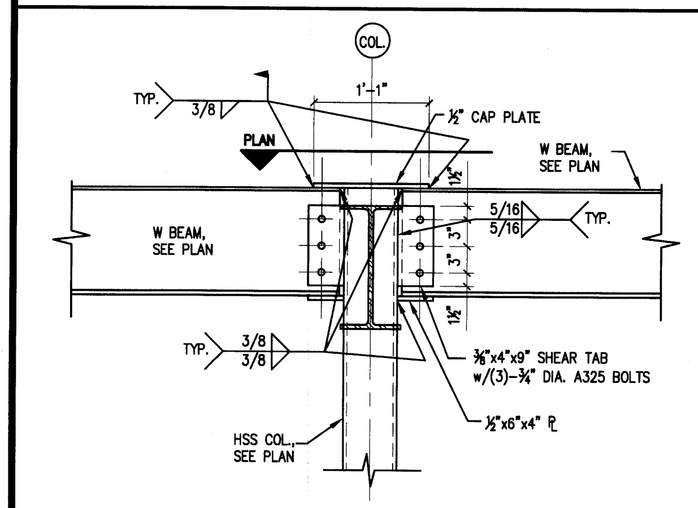


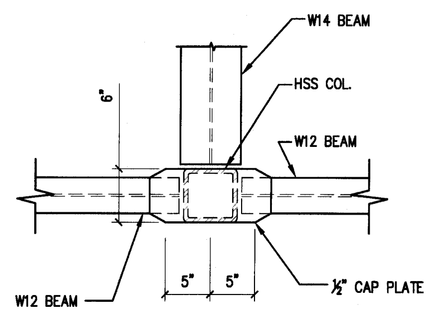
SECTION

SCALE: 1"=1'-0" | 9

SECTION

SCALE: 1"=1'-0" | 10

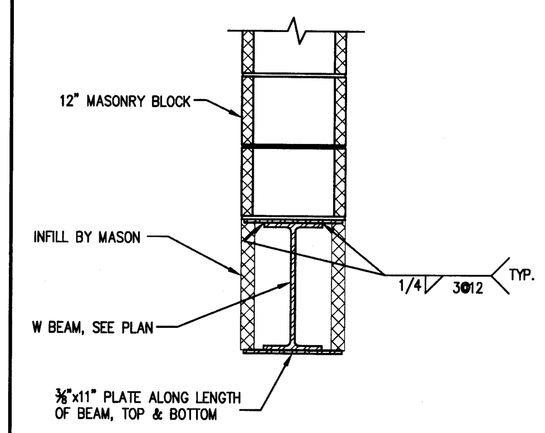




PLAN VIEW

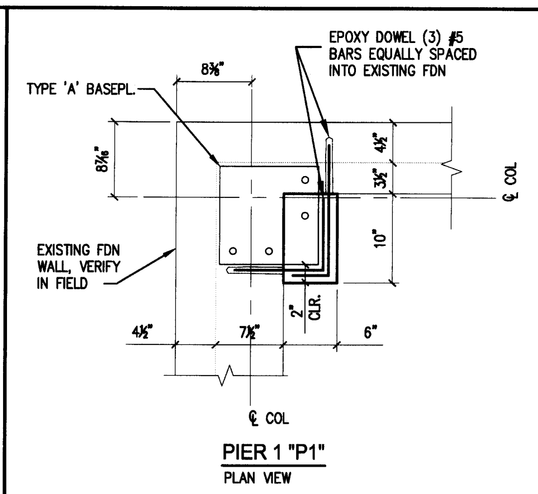
SECTION

SCALE: 1"=1'-0" | 11

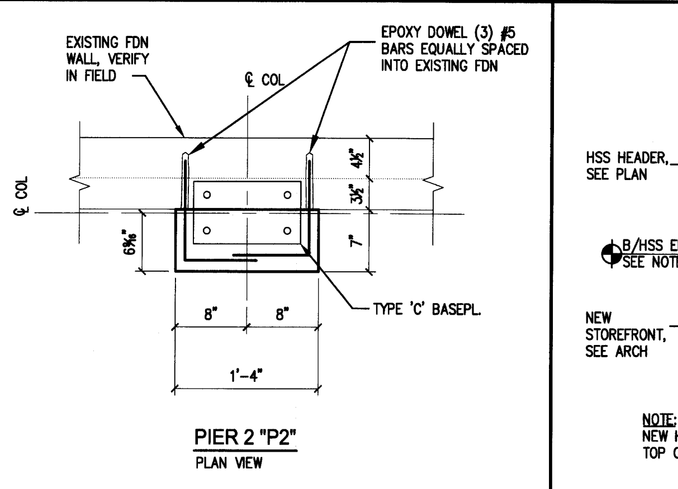


SECTION

SCALE: 1"=1'-0" | 12



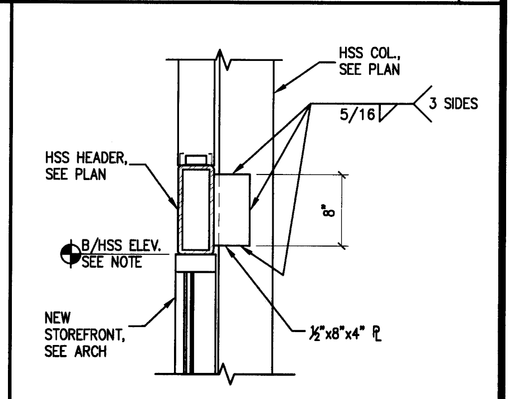
PIER 1 "P1"
PLAN VIEW



PIER 2 "P2"
PLAN VIEW

PIER DETAILS

SCALE: 1"=1'-0" | 13



NOTE: COORDINATE BOTTOM OF NEW HSS HEADER ELEVATION WITH TOP OF STOREFRONT, SEE ARCH

SECTION

SCALE: 1"=1'-0" | 14

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SHEET TITLE:
FRAMING DETAILS

DESIGNED:	SJP
DRAWN:	SJP
DATE:	10-25-12
PROJECT NUMBER:	12-104

S200