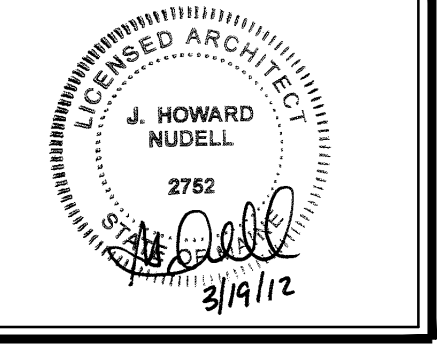


EXISTING TOYOTA SCION LEXUS BUILDING SERVICE ADDITION PORTLAND, MAINE

4N
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 31690 W. Twelve Mile Road
 Farmington Hills, Michigan 48334
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project title
EXISTING TSL BUILDING SERVICE ADDITION
 PORTLAND, ME

sheet title
TITLE SHEET/ CODE STUDY

project number
2008-279
 drawn **RK**
 checked **BD**
 approved **JHN**

issued for **date**
 OWNER CD REVIEW **2/16/10**
 PERMITS **03/16/2010**

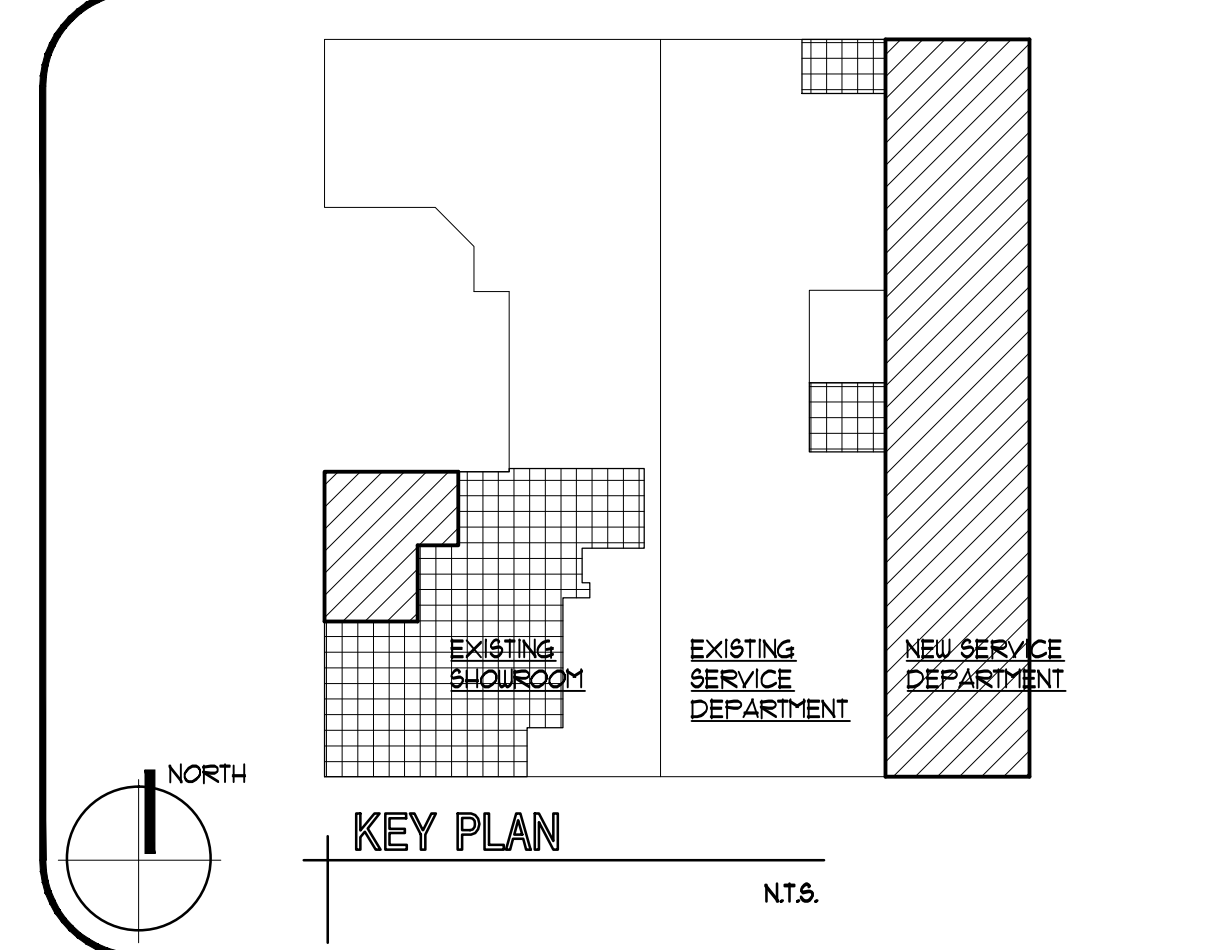
sheet
T01

APPLICABLE CITY BUILDING CODES
 NOTE: THE MORE RESTRICTIVE CODE SHALL APPLY FOR REFERENCED CODES AND STANDARDS

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE (WITH STATE OF MAINE AMENDMENTS)
 2006 NFPA 101
 MAINE STATE INTERNAL PLUMBING CODE (BASED ON THE 2000 UNIFORM PLUMBING CODE)
 MAINE SUBSURFACE WASTE WATER DISPOSAL RULES
 2011 NATIONAL ELECTRIC CODE (AS RECOMMENDED BY NFPA)
 1993 BOCA NATIONAL MECHANICAL CODE (WITH CITY OF PORTLAND AMENDMENTS)
 NFPA AS ADOPTED BY THE STATE MAINE
 MAINE MODEL BUILDING ENERGY CODE (BASED ON THE 2009 IECC OR ASHRAE/IESNA 90.1)
 1991 NFPA 1 - FIRE PREVENTION CODE (WITH CITY OF PORTLAND AMENDMENTS)
 2000 NFPA 101 - LIFE SAFETY CODE (WITH CITY OF PORTLAND AMENDMENTS)
 2009 INTERNATIONAL BUILDING CODE (CHAPTER 11) & STATE FIRE MARSHAL'S OFFICE REQUIREMENTS
 ADA DESIGN: ADAAG (ADA ACCESSIBILITY GUIDELINES)

ABBREVIATIONS

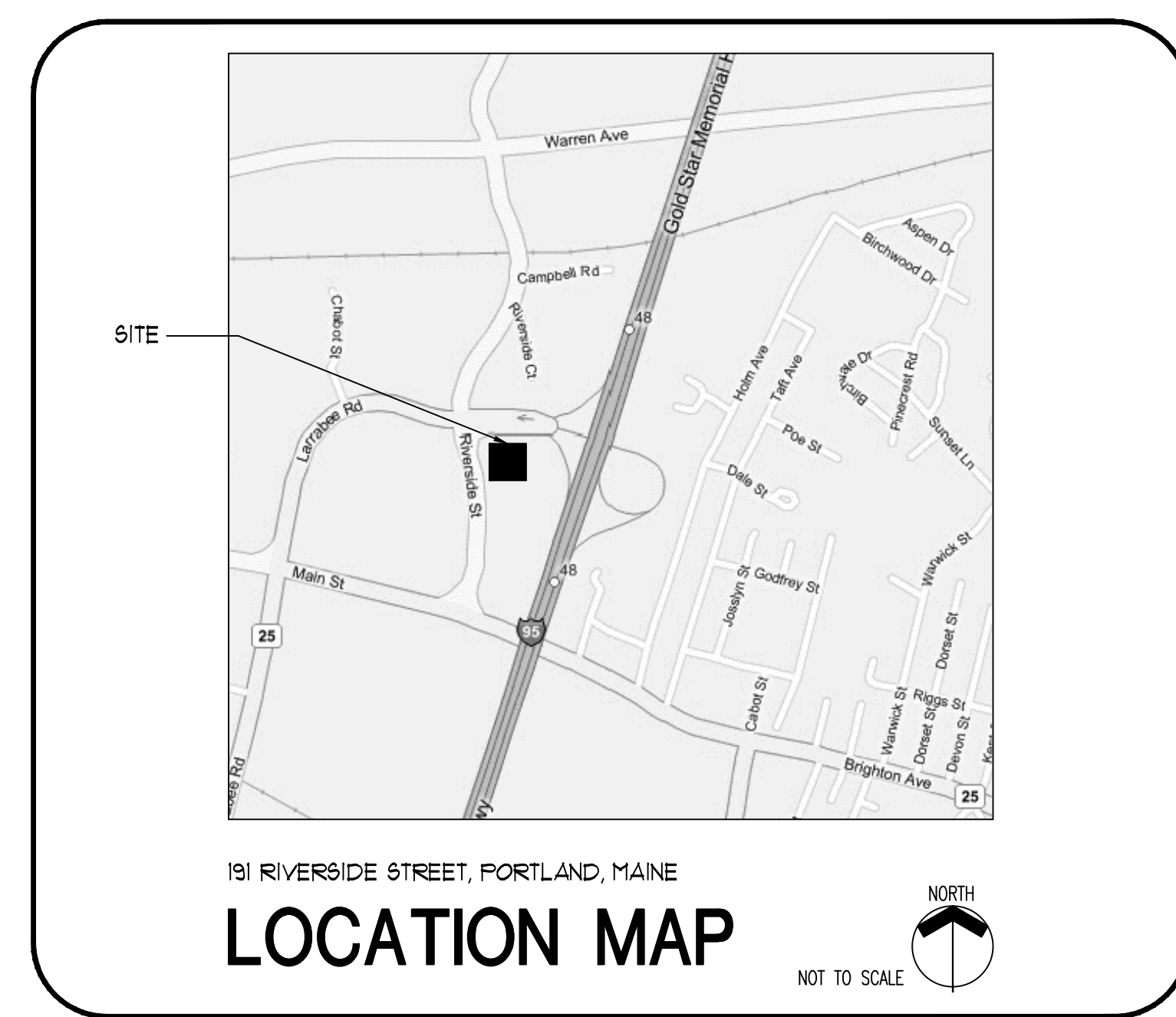
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
ALUM	ALUMINUM	MATL	MATERIAL
BD	BOARD	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MID	MISCELLANEOUS
CONC	CONCRETE	MNO	MASONRY OPENING
C.D.	CLEAR DIM.	MTD	MONUMENT
C.T.	CERAMIC TILE	N.C.	NOT IN CONTRACT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	O.C.	ON CENTER OVERHEAD DOOR
ELEV.	ELEVATION	PL	PLATE
ELEC.	ELECTRIC WATER COOLER	PREFAB	PREFABRICATED
F.D.	FLOOR DRAIN	PROG	PROGROSS PER SQUARE FOOT
FR	FINISH FLOOR	PT.	POINT
FRS	FINISH	REF	REINFORCED / REINFORCING
FLR	FLOOR	REINP	REINFORCED
FTS	FOOTING	ROOF	ROOF
GA	GAUGE	RTD	STANDARD
GALV	GALVANIZED	S.M.	SPHULAR
GL	GYP BOARD	STD	STANDARD
GYP. BD	GYP. BOARD	TOP	TOP OF MASONRY
HVR	HOLLOW METAL	TOA	TOP OF STEEL
HORIZ	HORIZONTAL	TRF	TYPICAL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
INSUL.	INSULATED INSULATION	V.C.T.	VENT. COMPOSITION TILE
LL.V.	LONG LBS VERTICAL	W.	WITH
L.P.	LOW POINT	W.C.	WATER CLOSET
		WEP	WELDED WIRE FABRIC



TYPE OF PROJECT:
 SERVICE DEPARTMENT BUILDING ADDITION TO EXISTING AUTOMOTIVE DEALERSHIP

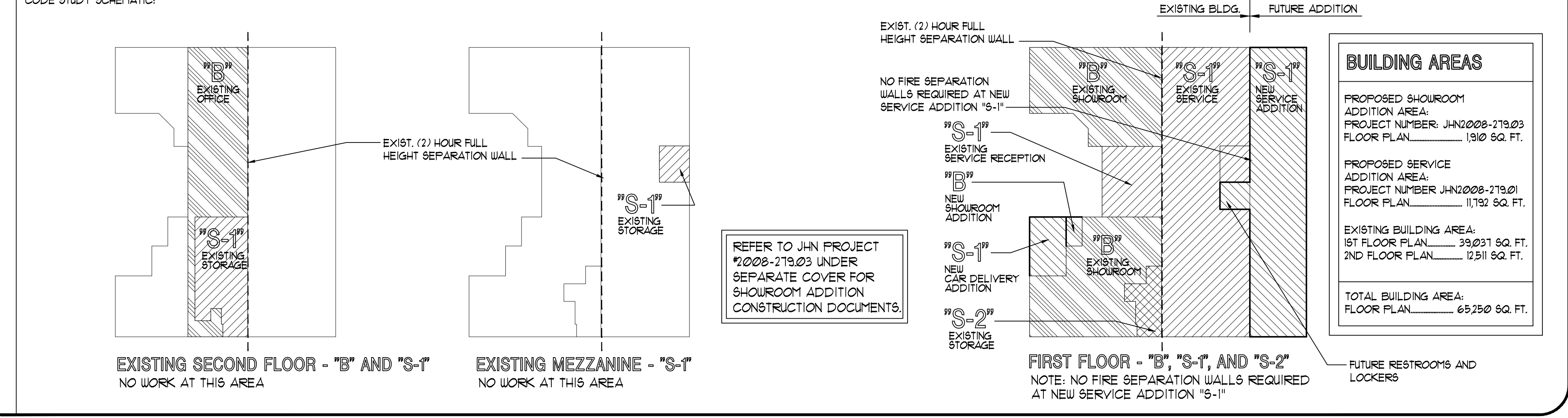
SCOPE OF WORK:
 ARCHITECTURAL AND STRUCTURAL SERVICES IN REGARD TO AN 11,192 SQUARE FEET ADDITION TO THE EXISTING TSL DEALERSHIP IN PORTLAND, MAINE. THE CONSTRUCTION DOCUMENTS ARE BASED ON THE FLOOR PLAN AND EXTERIOR ELEVATIONS SUBMITTED FOR SITE PLAN APPROVAL 11-10-2008. THE MECHANICAL AND ELECTRICAL ENGINEERING SERVICES ARE PROVIDED AS DESIGN-BUILD BY THE GENERAL CONTRACTOR THEREBY LIMITING THE SCOPE OF WORK. CIVIL ENGINEERING IS LIMITED TO REFERENCE AND COORDINATION THAT MAY BE ISSUED FOR PERMITS AT THE SAME TIME AS ARCHITECTURAL AND STRUCTURAL. THE ADDITION IS DESIGNED TO ACCOMMODATE NEW SPACE FOR A CAR WASH, SERVICE DEPARTMENT, RESTROOMS, AND LOCKERS.

AREA OF WORK:
 SEE KEY PLAN TO THE LEFT



BUILDING AND CONSTRUCTION CODE DATA

CATEGORY	REFERENCE	2003 IBC	REFERENCE	2006 NFPA 101	PROPOSED
USE GROUP:	304.1 & 312	EXISTING: "B" (SHOOROOM & OFFICE) EXISTING "S-1" (MOD. HAZ. (SERVICE AREA) EXISTING "S-2" (LOW HAZ. (PARTS STORAGE)	401.12 & 401.14.2	SPECIAL-PURPOSE INDUSTRIAL OCCUPANCY	"S-1", MODERATE-HAZARD SERVICE AREA
TYPE OF CONSTRUCTION:	TABLE 602	2-B NON-COMBUSTIBLE AND UNPROTECTED			2-B NON-COMBUSTIBLE AND PROTECTED AUTOMATIC SPRINKLER SYSTEM- PROVIDED THROUGHOUT
BUILDING AREA LIMITATIONS:	TABLE 503 506.1 & 506.2 506.3	S-1 TYPE 2-B + 11500 SF (MAX.) AREA MODIFICATION - FRONTAGE INCREASE $I_p = 100 \left[\frac{U - 0.15}{0.30} + 100 \left 1 - \frac{0.15}{0.30} \right \right]$ $I_p = 150$ % FRONTAGE INCREASE $I_p = 200$ % SPRINKLER SYSTEM INCREASE AREA MODIFICATION + 100% ALLOWABLE + 150% FRONTAGE + 200% SPRINKLER + 450% S-1 ADJUSTED ALLOWABLE SF = 18,150 SF			PROPOSED AREA BREAKDOWN EXISTING BUILDING "B" BUSINESS: 29286 SQUARE FEET "S-1" STORAGE MODERATE HAZARD: 18293 SQUARE FEET "S-2" STORAGE LOW HAZARD: 4638 SQUARE FEET PROPOSED SERVICE ADDITION "S-1" STORAGE MODERATE HAZARD 11,192 SQUARE FEET PROPOSED SHOOROOM "B" BUSINESS 1910 SQUARE FEET TOTAL BUILDING SQUARE FOOTAGE: 66,034 SQUARE FEET 18,150 ALLOWABLE
FIRE-RESISTANCE RATING CONSTRUCTION:	602.2 & TABLE 601	2-B UNPROTECTED w/ NON-COMBUSTIBLE MATERIALS	12.31 NFPA 5000	2 (000) APPROVED NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS	IBC - TYPE 2-B NFPA - TYPE 2 (000)
OCCUPANT LOAD:	TABLE 1004.12	FIRST FLOOR (EXISTING): "B" (SHOOROOM) = 1256 / 100 GROSS = 12.6 "B" (OFFICE-1ST) = 3,088 / 100 GROSS = 30.9 "S-1" (SERVICE) = 2181 / 200 GROSS = 10.9 "S-1" (MEZZANINE) = 184 / 200 GROSS = 0.9 "S-2" (PARTS ST.-1ST) = 1312 / 200 GROSS = 6.6 TOTAL (FIRST FLOOR) = 280.8 FIRST FLOOR (PROPOSED): "S-1" (SERVICE ADDITION) = 11,192 / 200 GROSS = 55.9 "B" (SHOOROOM ADDITION) = 345 / 100 GROSS = 3.45 "S-1" (NEW CAR DELIVERY ADD.) = 1565 / 200 GROSS = 7.825 EXISTING TOTAL (FIRST FLOOR) = 280.8 EXISTING TOTAL (SECOND FLOOR) = 91.6 TOTAL OCCUPANT LOAD (PROPOSED + EXISTING) = 448.68 449 OCCUPANTS	TABLE 13.12	300 SF/OCC FIRST FLOOR (PROPOSED): FIRST FLOOR (PROPOSED): FIRST FLOOR (PROPOSED): (FUTURE SERVICE ADDITION) = 11,192 / 300 GROSS = 40 (SHOOROOM ADDITION) = 1910 / 100 GROSS = 20.0	FIRST FLOOR (PROPOSED): "S-1" (SERVICE ADDITION) = 11,192 / 200 GROSS = 55.9 "B" (SHOOROOM ADDITION) = 345 / 100 GROSS = 3.45 "S-1" (NEW CAR DELIVERY ADD.) = 1565 / 200 GROSS = 7.825 EXISTING TOTAL (FIRST FLOOR) = 280.8 EXISTING TOTAL (SECOND FLOOR) = 91.6 TOTAL OCCUPANT LOAD (PROPOSED + EXISTING) = 448.68 449 OCCUPANTS
OCCUPANCY SEPARATION:	TABLE 302.3.2	NOT REQUIRED	TABLE 6.114.4.1b	NOT REQUIRED	AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT
FIRE SUPPRESSION SYSTEM:	503.2.1.1	AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT IN ACCORDANCE WITH SECTION 406 -FOR BUILDINGS w/ TWO OR MORE STORIES w/ REPAIR GARAGE EXCEEDING 10,000 SF			PROVIDED
MEANS OF EGRESS REQUIREMENTS:	TABLE 1005.1 1014.3 1015.1 1015.2.1 1016.1	EGRESS WIDTH / OCC. = 0.2 x OCC. = REQUIRED WIDTH FIRST FLOOR EXISTING + 0.2 x 285.2 = 59.04' SERVICE ADD. + 0.2 x 55 = 11.0' SHOOROOM ADD. + 0.2 x 20 = 4' SECOND FLOOR EXIST. = 0.2 x 91.6 = 18.32' TOTAL EGRESS WIDTH REQUIRED = 94.06' COMMON PATH OF EGRESS TRAVEL + 100' (w/ SPRINKLER) TWO EXITS SHALL BE PROVIDED 59 OCC. > 75 THE (2) EXITS SHALL BE LOCATED NO LESS THAN 1/3 MAX. DIAGONAL DIMENSION OF THE AREA SERVED EXIT ACCESS TRAVEL DISTANCE = 150.0 FT	TABLE 402.4.1 TABLE 402.5 TABLE 402.6	(2) MEANS OF EGRESS SHALL BE PROVIDED COMMON PATH OF TRAVEL + 100' MAXIMUM TRAVEL DISTANCE TO EXITS + 400'	



PROJECT TEAM

OWNER
 BERLIN CITY AUTOMOTIVE
 255 MAINE MALL ROAD
 SOUTH PORTLAND, MAINE 04106
 Contact: RON REDFERN

GENERAL CONTRACTOR
 TBD

ARCHITECT
 NUDELL ARCHITECTS
 31690 W. Twelve Mile Rd.
 Farmington Hills, Michigan 48334-4404
 248.324.8800 p 248.324.5550 f
 Contact: BARBARA DERBIS

MEP ENGINEERS:
 TBD
 BY GENERAL CONTRACTOR (N.C.)

CIVIL
 SEBAGO TECHNICS
 ONE CHABOT STREET
 P.O. BOX 1339
 WESTBROOK, MAINE 04098-1339
 Contact: JAMES R. SEYMOUR, P.E.

STRUCTURAL
 BECKER STRUCTURAL ENGINEERS
 15 York Street
 Portland, Maine 04101
 207.879.1838 p
 Contact: PAUL BECKER, P.E.

GENERAL NOTES

THESE DRAWINGS CAN NOT ACCOUNT FOR HIDDEN CONDITIONS THAT MAY BECOME APPARENT DURING DEMOLITION.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.

ALL WORK IS TO BE DONE BY A LICENSED CONTRACTOR

CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS & DIMENSIONS AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.

CONTRACTOR SHALL NOTIFY, COORDINATE, AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICES TO THE OWNER WITH THE OWNER REPRESENTATIVE PRIOR TO THE WORK BEING DONE.

CONTRACTOR TO PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONAL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK. ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE PROTECTIONS FROM SITE AT COMPLETION OF WORK.

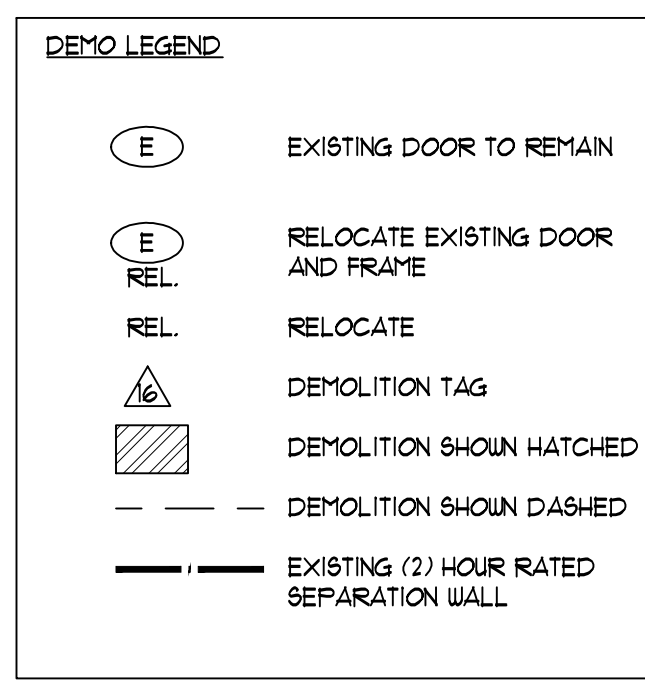
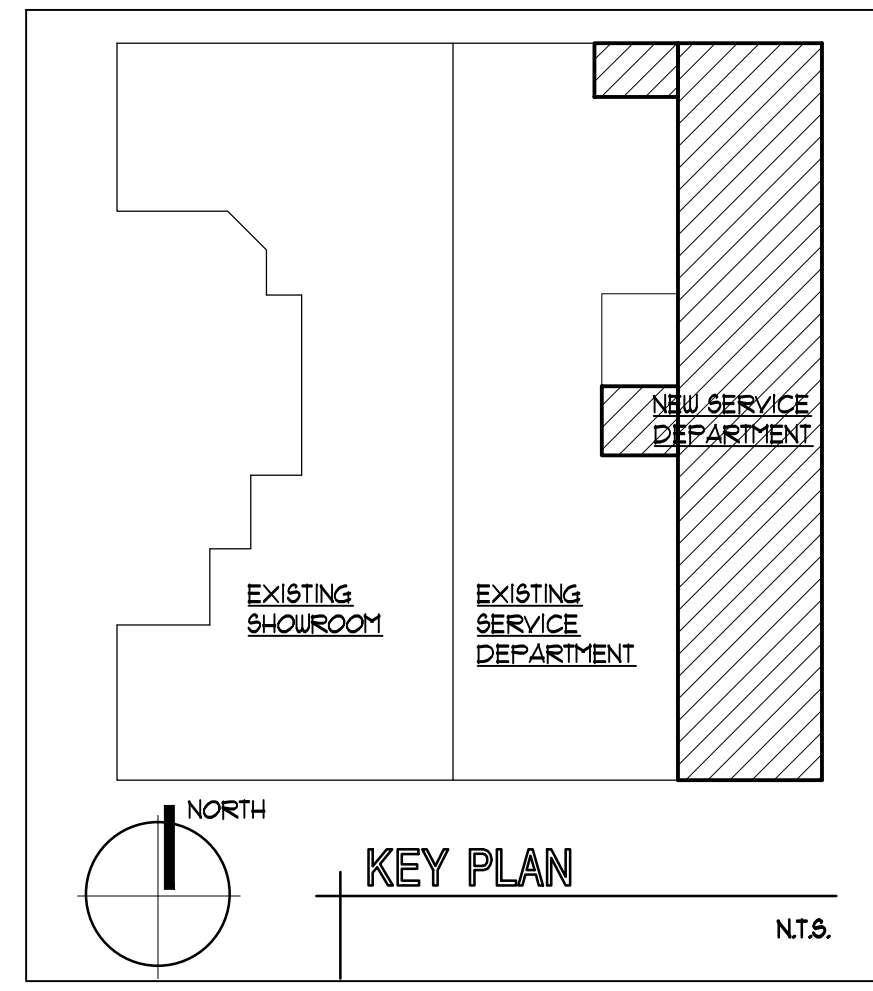
MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.

ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY.

GENERAL CONTRACTOR IS REQUIRED TO SUBMIT A SEPARATE PERMIT FOR ANY MODIFICATIONS TO THE FIRE SUPPRESSION OR ALARM SYSTEMS.

THERE IS NOT NEW SIGNAGE WITH IN THE SCOPE OF WORK. A SEPARATE PERMIT WILL BE SUBMITTED FOR ANY EXTERIOR SIGNAGE.

GENERAL CONTRACTOR WILL PROVIDE DOCUMENTATION ON ALL CONCEALED INSULATION TO PROVE THAT INSTALLED CONCEALED INSULATION COMPLIES WITH SECTION 702 AND 603.2 OF THE INTERNATIONAL BUILDING CODE (2003).



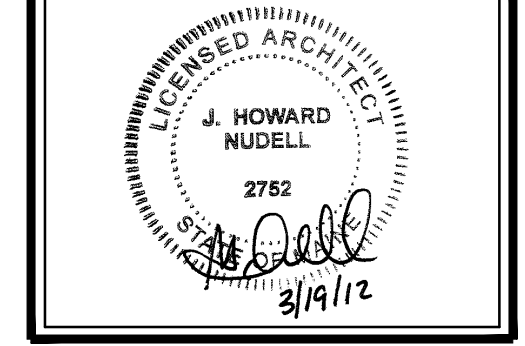
ALL DIMENSIONS ARE BASED ON 'AS-BUILT' DRAWINGS AS PROVIDED BY THE OWNER. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION. DESIGN INTENT IS INDICATED ON DRAWINGS AND OVERALL INTENT IS TO ALIGN WITH THE EXISTING BUILDING AND THE BUILDING COMPONENTS ROOF WALLS, COLUMN GRID, ETC UNLESS SPECIFICALLY INDICATED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECT.

- DEMOLITION NOTES: 1. REMOVE CEILING AND SUSPENSION SYSTEM IN ITS ENTIRETY. 2. REMOVE LIGHTING FIXTURES - SEE ELECTRICAL. 3. SAWCUT AND REMOVE CONCRETE SLAB FLOOR - SEE PLAN FOR EXTENTS. COORDINATE WITH NEW CONSTRUCTION AND PLUMBING REQUIREMENTS. 4. REMOVE DOOR FRAME AND HARDWARE. COORDINATE WITH NEW CONSTRUCTION IF RELOCATED. 5. RELOCATE EXTERIOR WALLPACK LIGHT FIXTURES. COORDINATE WITH NEW CONSTRUCTION. 6. REMOVE GYP. BD. WALL - SEE PLAN FOR EXTENTS. 7. REMOVE EXTERIOR WALL CONSTRUCTION TO PROVIDE FOR NEW OPENING. COORDINATE EXTENT OF REMOVAL WITH STRUCTURAL. COLUMN 4 ALL OTHER STRUCTURAL STEEL TO REMAIN. COORDINATE WITH NEW CONSTRUCTION. 8. REMOVE EXISTING OVERHEAD DOOR TRACK AND HARDWARE. COORDINATE WITH NEW CONSTRUCTION IF RELOCATED. 9. REMOVE INTERIOR WALL CONSTRUCTION TO PROVIDE FOR NEW OPENING. COORDINATE EXTENT OF REMOVAL WITH COLD FORM METAL DESIGN ENGINEER (REFER TO SPECIFICATION). COORDINATE WITH NEW CONSTRUCTION. 10. REMOVE CONCRETE PIPE BOLLARD IN ITS ENTIRETY. 11. REMOVE CONCRETE SLAB ON GRADE. COORDINATE EXTENT OF REMOVAL WITH STRUCTURAL. 12. RELOCATE MECHANICAL LOUVER. G.C. TO COORDINATE WITH NEW CONSTRUCTION. COORDINATE WITH MECHANICAL REQUIREMENTS. 13. REMOVE HEATED CONCRETE SLAB ON GRADE IN ITS ENTIRETY. EQUIPMENT TO BE RELOCATED. COORDINATE WITH MECHANICAL REQUIREMENTS. 14. REMOVE EXTERIOR SIGNAGE - BY OTHER. COORDINATE BLOCKING, ANCHORING, AND ELECTRICAL REQUIREMENTS WITH NEW CONSTRUCTION. 15. REMOVE EQUIPMENT AND ALL ASSOCIATED UTILITIES IN THEIR ENTIRETY. EQUIPMENT TO BE RELOCATED. COORDINATE WITH MECHANICAL REQUIREMENTS. 16. REMOVE PRE-FINISHED METAL PARAPET COPING, BLOCKING AND ROOFING AS REQUIRED FOR NEW ROOFING. COORDINATE WITH NEW CONSTRUCTION. 17. MODIFY HOLLOW METAL DOOR 4 FRAME TO ACCEPT NEW HINGE LOCATION AND DOOR FUNCTION. SEE FLOOR PLAN AND DOOR SCHEDULE FOR ADDITIONAL NOTES. COORDINATE HARDWARE REQUIREMENTS. 18. REMOVE EXISTING STEEL COLUMN ONLY UPON FIELD VERIFICATION THAT THE COLUMN ALIGNMENT DOES NOT FALL ENTIRELY WITHIN THE NEW WALL CONSTRUCTION. 19. EXISTING STRUCTURAL BRACED FRAMES TO REMAIN. COORDINATE BRACING WITH NEW WALL OPENINGS. CONTACT ARCHITECT IF ANY INTERFERENCE OCCUR. 20. RELOCATE EXIT LIGHT FIXTURE. COORDINATE WITH LIFE SAFETY PLAN AND REFLECTED CEILING PLAN. ELECTRICAL BY GENERAL CONTRACTOR (N.C.) TO BE COORDINATED.

- GENERAL DEMOLITION NOTES: 1. SCHEDULE: THE CONTRACTOR SHALL SUBMIT A SCHEDULE INDICATING PROPOSED METHODS AND SEQUENCE OF OPERATIONS FOR SELECT DEMOLITION WORK TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO COMMENCEMENT OF ANY WORK. INCLUDE COORDINATION OF SHUT-OFFS, CAPPING AND CONTINUATION OF UTILITY SERVICES IF REQUIRED AND SUBJECT TO THE OWNER'S AGREEMENT, TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL PROTECTION. COMPLY WITH FINAL COMPLETION DATE. 2. SALVAGE ITEMS: CERTAIN MATERIALS/PRODUCTS/FABRICATIONS INDICATED TO BE REUSED, RELOCATED AND HOOKED UP IN FUTURE. OTHERS ARE TO BE REMOVED BUT NOT REUSED SUCH AS DOORS WITH HARDWARE OR RELOCATED. VERIFY EACH WITH OWNER. CAREFULLY REMOVE, CLEAN, PROTECT AND STORE SUCH ITEMS. TURN OVER TO OWNER AND OBTAIN RECEIPT. STORE OWNER SALVAGED ITEMS WHERE DIRECTED IN AN ORDERLY MANNER. 3. PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED. 4. PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER'S PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK IN ACCORDANCE WITH ALL OSHA REGULATIONS. 5. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS AND ALL OTHER PHASES OF THE CONSTRUCTION PROCESS. 6. PROVIDE INTERIOR AND EXTERIOR NEEDLING, SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. 7. ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST AND FUMES TO OCCUPIED PORTIONS OF THE BUILDING. INCLUDE INTERIOR AND EXTERIOR OPENINGS OF ALL TYPES, NEW AND OLD. PARTITIONS OR CLOSURES SHALL BE CONSTRUCTED OF 2"x4" FRAMING WITH 5/8" GYPSUM WALL BOARD ON BOTH SIDES, SOUND INSULATED AND EXTENDED TO CEILING ABOVE. PARTITIONS TO BE FIRE RATED, AND SEALED AGAINST LEAKAGE WHERE REQUIRED. 8. REMOVE FROM BUILDING DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN LEGAL MANNER. 9. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT INDICATED ON THE DRAWINGS. RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO REMAIN TO CONDITIONS EXISTING PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OF SURFACE SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK. REPAIR FIREPROOFING DAMAGE OR REMOVED IN ACCORDANCE WITH FIRE MARSHALS REQUIREMENTS. 10. CONTRACTOR TO FIELD VERIFY THE EXISTING CONDITIONS AND REPORT BACK TO THE ARCHITECT ANY AND ALL DISCREPANCIES WITH THE EXISTING FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS (PLANS) FOR ALL AREAS AND PHASES OF CONSTRUCTION. 11. PATCH ALL VOIDS IN FLOOR TO ACCOMMODATE FLOOR FINISHES WHERE WALLS OR FIXTURES HAVE BEEN REMOVED. 12. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COORDINATION OF DEMOLITION WORK. 13. REMOVE AND SALVAGE EXISTING FIRE EXTINGUISHERS FOR RE-USE.

4N NUDELL ARCHITECTS 31690 W. Twelve Mile Road Farmington Hills, Michigan 48334 t 248 324 8800 f 248 324 5550 OFFICES IN: Dallas, Texas 972 387 5500 Orlando, Florida 407 740 9322 Costa Mesa, California 714 979 8100 Chicago, Illinois 312 958 1144

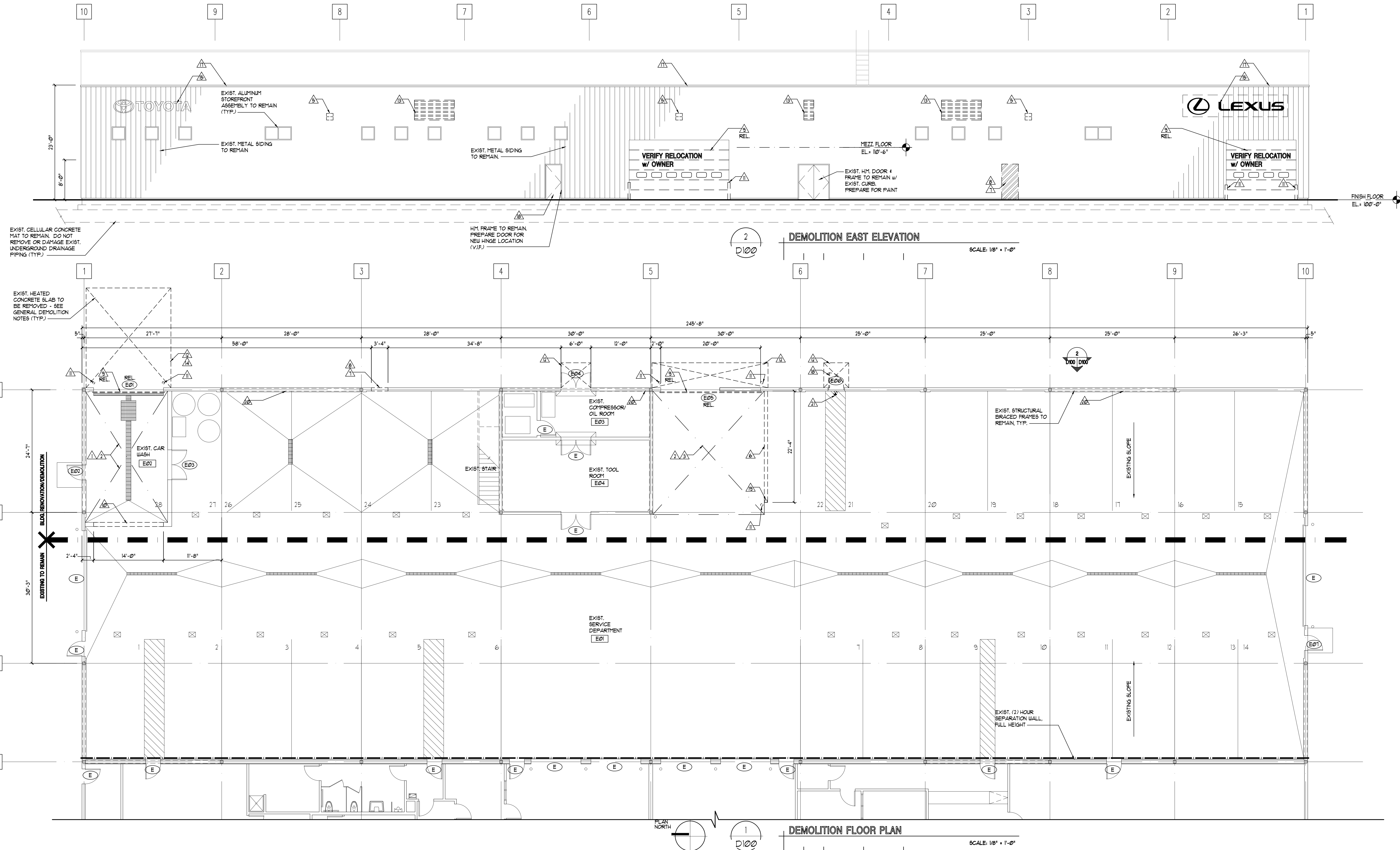
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project title EXISTING TSL BUILDING SERVICE ADDITION PORTLAND, ME

sheet title DEMOLITION FLOOR PLAN, EAST ELEVATION & NOTES DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 2008-279 drawn RK checked BP approved JHN issued for OWNER CD REVIEW 2/16/10 PERMITS 03/16/2012 date sheet D100



ROOM NUMBER - REFER TO SHEET AXXX FOR FINISH SCHEDULE

X - EXISTING STRUCTURAL REFERENCE LINE

(X) - NEW STRUCTURAL REFERENCE LINE

- - - - EXISTING RATED SEPARATION WALL

- - - - TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE (400 FEET MAX.)

FE-1 - FIRE EXTINGUISHER LOCATION - SEE A100 FOR ADDITIONAL NOTES

GENERAL NOTES:

A. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.

B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE & CONFIRM ALL FLOOR, SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUDS.

C. GENERAL CONTRACTOR HAS IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

D. ASSUMED REFERENCE FINISH FLOOR ELEVATION = 100'-0" UNO.

E. ALL EXPOSED STEEL TO HAVE COMMERCIAL BLAST FINISH AND BE PROTECTED DURING DELIVERY AND INSTALLATION - TYPICAL.

LIFE SAFETY PLAN NOTES:

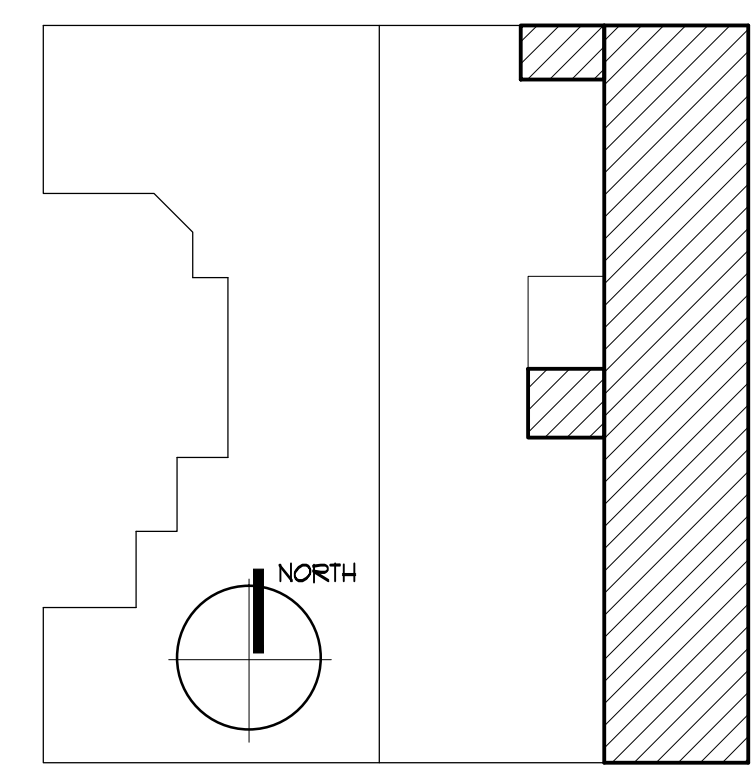
1. G.C. SHALL COORDINATE LIFE SAFETY REQUIREMENTS WITH MECHANICAL AND ELECTRICAL.

2. G.C. SHALL PROVIDE APPROPRIATE EMERGENCY LIGHTING TO COMPLY WITH LIFE SAFETY AND LOCAL BUILDING AUTHORITIES.

3. SEE SHEET T&I FOR ADDITIONAL BUILDING AND CONSTRUCTION CODE DATA WITH CODE SUMMARY.

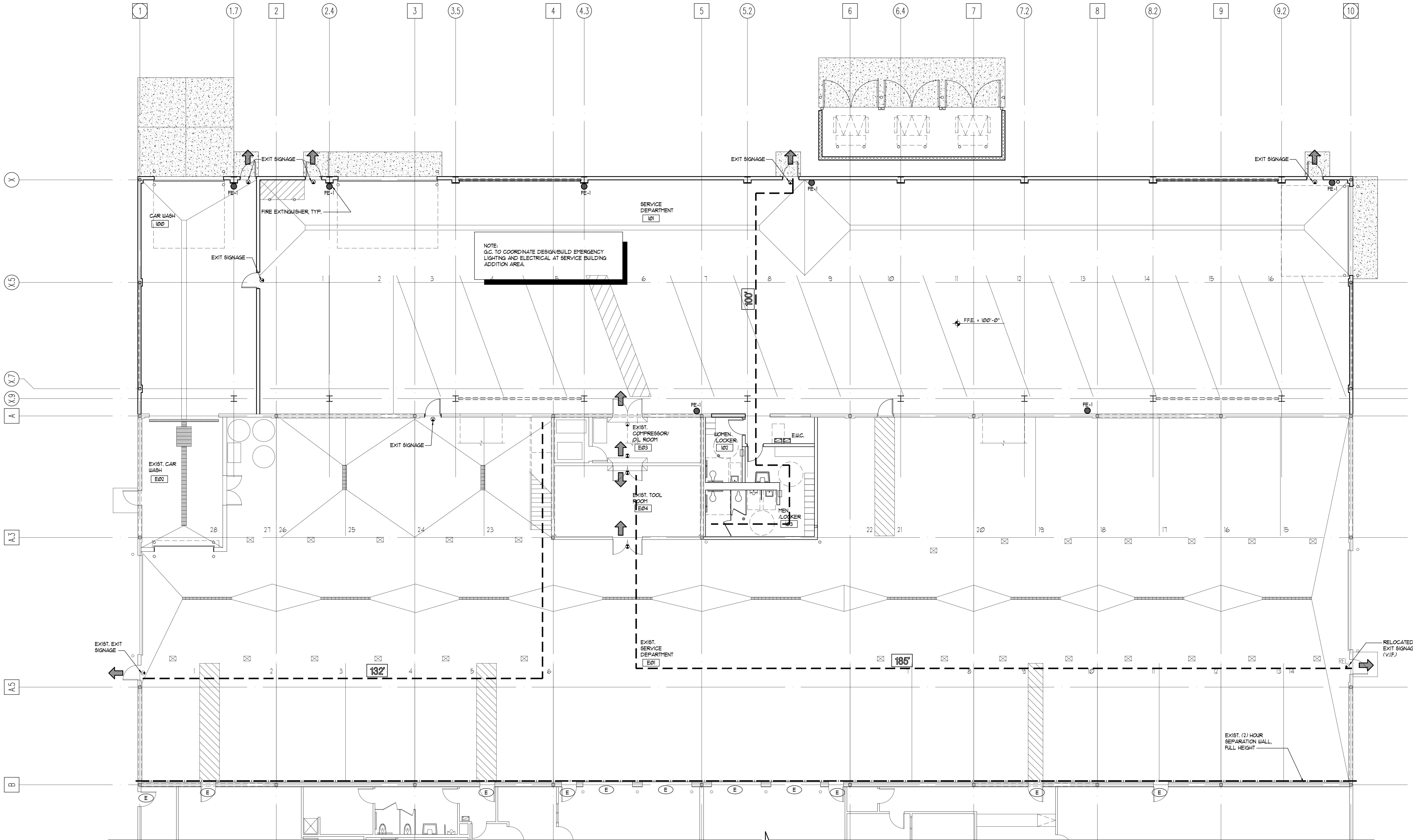
4. SEE SHEET A100 FOR ADDITIONAL FIRE EXTINGUISHER NOTES.

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KEY PLAN

G.C. TO COORDINATE DESIGN/BUILD INFORMATION FOR ME/P PRIOR TO INSTALLATION WITH ARCHITECT. ARCHITECT WILL ISSUE BULLETIN(S) FOR REVISED STRUCTURAL CHANGES PER ME/P REQUIREMENTS.



4N

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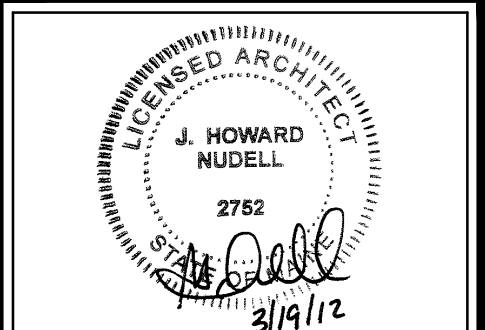
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project title

EXISTING TSL BUILDING SERVICE ADDITION

PORTLAND, ME

sheet title

LIFE SAFETY FLOOR PLAN

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number
2008-279

drawn **RK**

checked **BD**

approved **JHN**

issued for **date**
OWNER CD REVIEW **2/16/10**
PERMITS **03/16/2012**

sheet
LS100

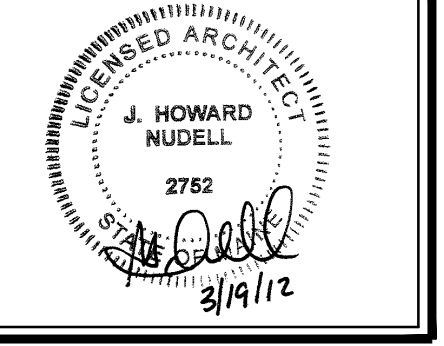
- GENERAL NOTES:**
- A. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
 - B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATE & CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUD-UPS.
 - C. GENERAL CONTRACTOR HAS IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
 - D. ASSUMED REFERENCE FINISH FLOOR ELEVATION = 100'-0" UNO.
 - E. ALL EXPOSED STEEL TO HAVE COMMERCIAL BLAST FINISH AND BE PROTECTED DURING DELIVERY AND INSTALLATION - TYPICAL.

- INTERIOR PARTITION NOTES:**
- GENERAL NOTES:**
1. REFER TO AND COMPLY FULLY WITH ALL REQUIREMENTS IN SPECIFICATION SECTIONS 01 2100, 09 2116, 09 2216, AND 09 1150.
- PARTITION FRAMING:**
1. INSTALL PRIMARY AND SUPPLEMENTARY FRAMING, BLOCKING AND BRACING TO SUPPORT FIXTURES, EQUIPMENT, HEAVY TRIM, FURNISHINGS AND SIMILAR WORK WHICH CANNOT BE ADEQUATELY SUPPORTED ON GYPSUM BOARD ALONE.
 2. ANY WOOD BLOCKING MATERIAL USED IN CONCEALED CONSTRUCTIONS SHALL BE FIRE RETARDANT TREATED.
 3. STUD FRAMED PARTITIONS AND FURRED OUT COLLINS IN SERVICE AREAS UPON WHICH FIXTURE STANDARDS, BRACKETS, SHELVING AND MERCHANDISE ARE INSTALLED BY OWNER MAY HAVE STUDS SPACED AT 16" O.C., 24" O.C. OR A COMBINATION OF BOTH, BEFORE INSTALLATION. VERIFY STUD LOCATIONS WITH DETAILS INDICATED AND CURRENT FIXTURE PLAN.
 4. FRAMING SHALL BE Laterally BRACED WHEN UNBRACED HEIGHT EXCEEDS THE MANUFACTURER'S UNBRACED RECOMMENDATIONS FOR L/40 SPANS.
 5. WALL TYPES SHOWN INDICATE OPEN JOIST BUT MAY ACTUALLY BE WIDE FLANGE STEEL BEAMS - REF. STRUCT.
 6. EXTEND STUDS 4 GYP. BD. OF ALL GYPSUM WALL ASSEMBLIES TO 6" ABOVE ADJACENT CEILING LINE WHERE APPLICABLE AND BRACE PARTITION WALLS TO STRUCTURE AS REQUIRED.
 7. WHERE GYPSUM BOARD WALLS ARE ADJACENT TO EXPOSED CEILING AREAS METAL STUDS AND GYPSUM BOARD SHALL EXTEND TO U/S OF METAL DECK.
 8. ALL STUD AND FURRING SPACINGS TO BE 16" O.C. UNO.
 9. GYPSUM BOARD IN TOILETS AND JANITOR TO BE MOISTURE RESISTANT (MR) TYPE GYPSUM BOARD.
 10. ALL MASONRY WALLS BUILT TO UNDERSIDE OF STRUCTURE UNO.
 11. REFER TO UL DETAILS WHERE RATED WALL IS INDICATED ON PLAN.
 12. ALL EXTERIOR MASONRY WALLS TO HAVE FILL TYPE INSULATION.
 13. PROVIDE MOISTURE RESISTANT TYPE X GYPSUM BOARD (MRX) IN ALL DAMP LOCATIONS I.E. TOILET / LOCKER ROOMS AND THE CARWASH.

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project title

EXISTING TSL BUILDING SERVICE ADDITION

PORTLAND, ME

sheet title

WALL TYPES

DO NOT SCALE DRAWINGS
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project number

2008-279

drawn RK

checked BD

approved JHN

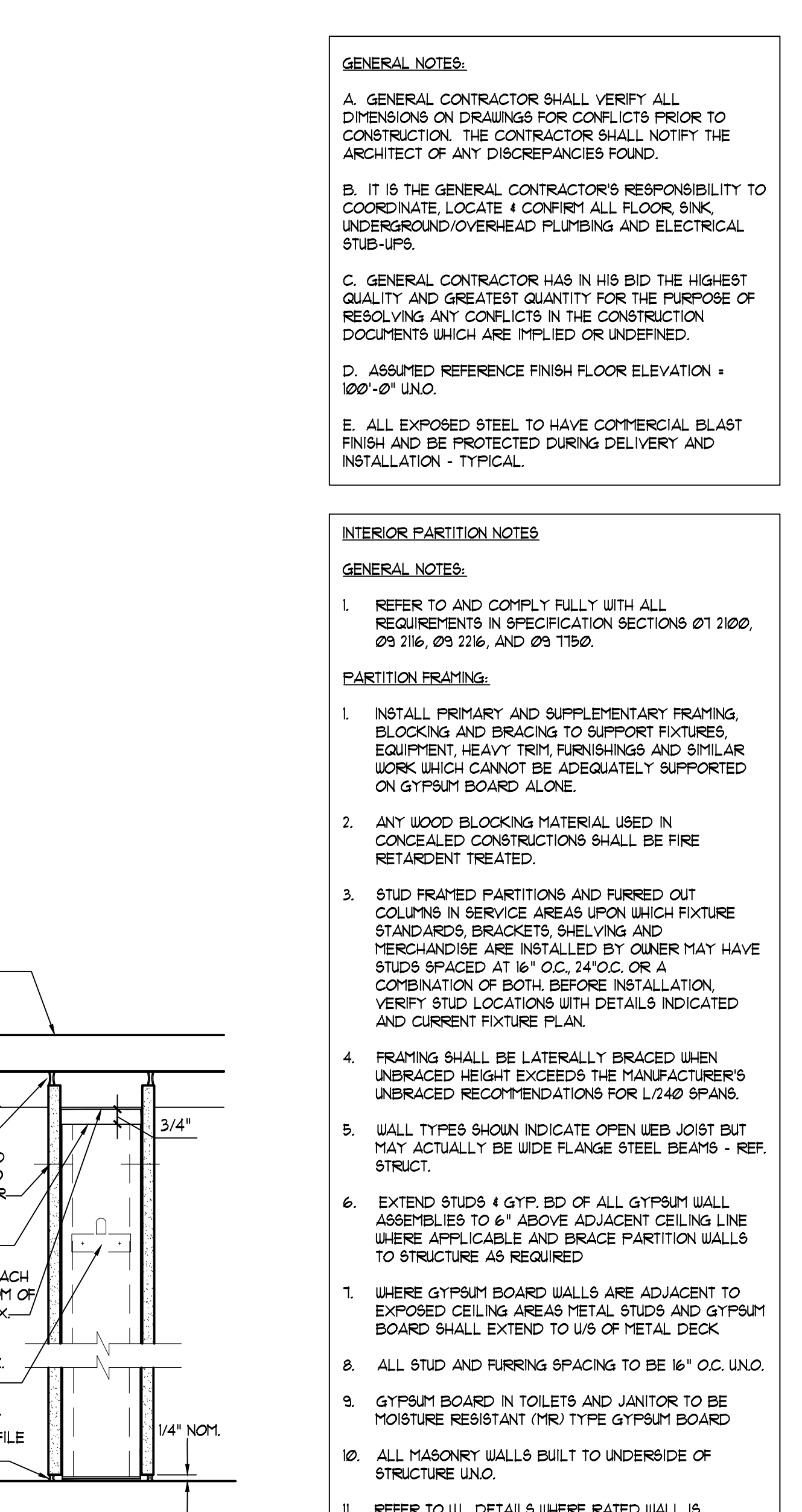
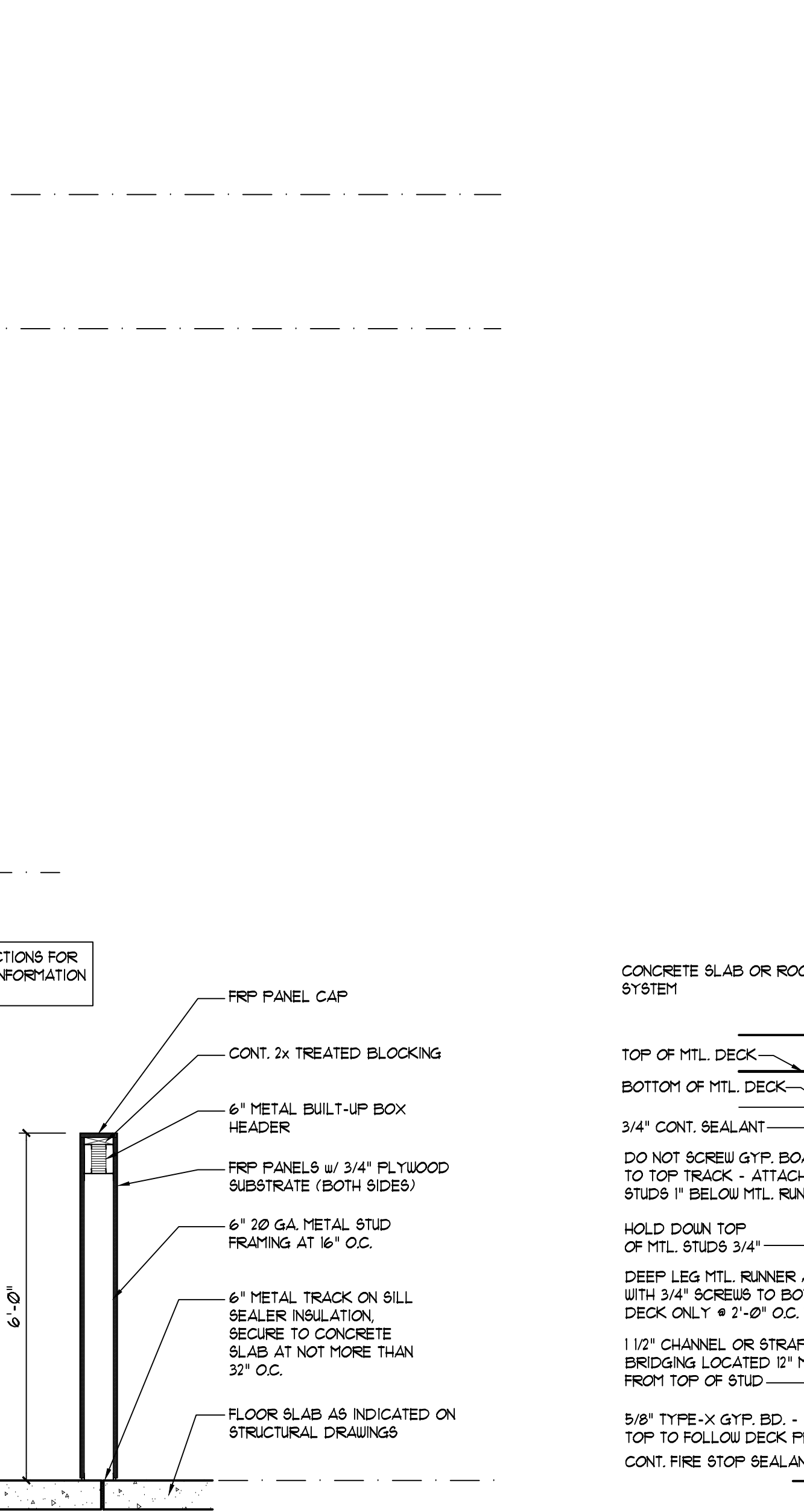
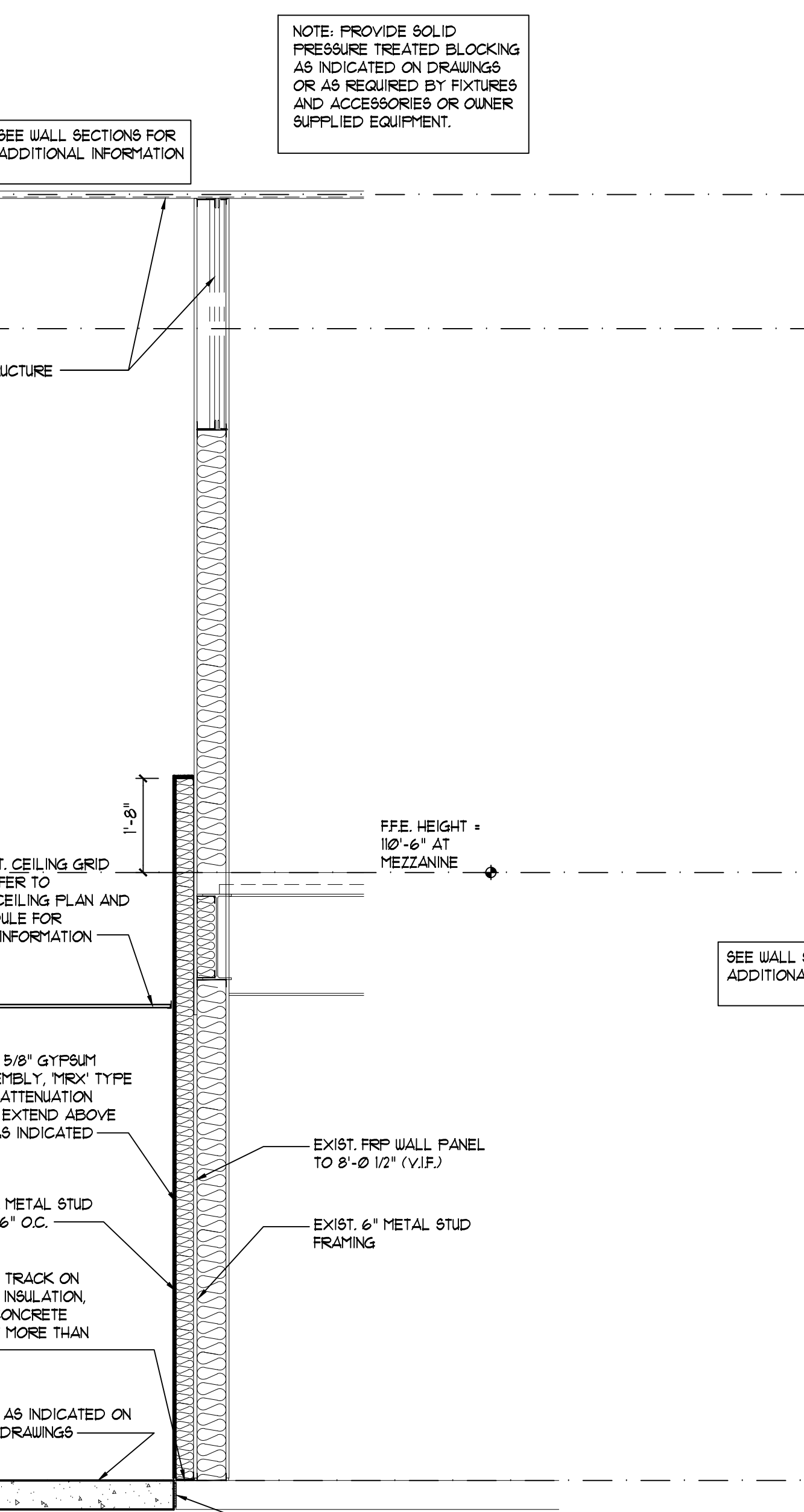
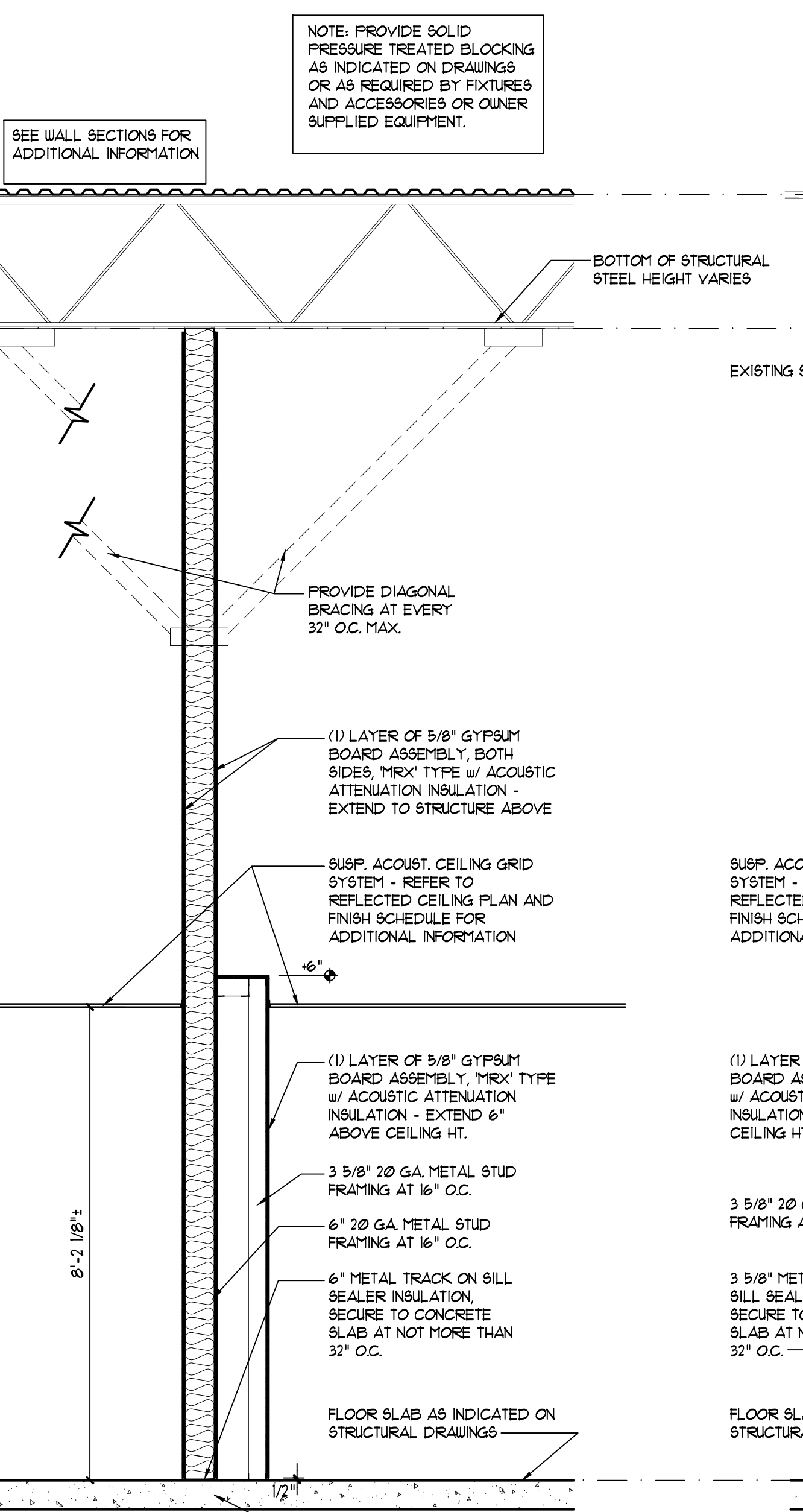
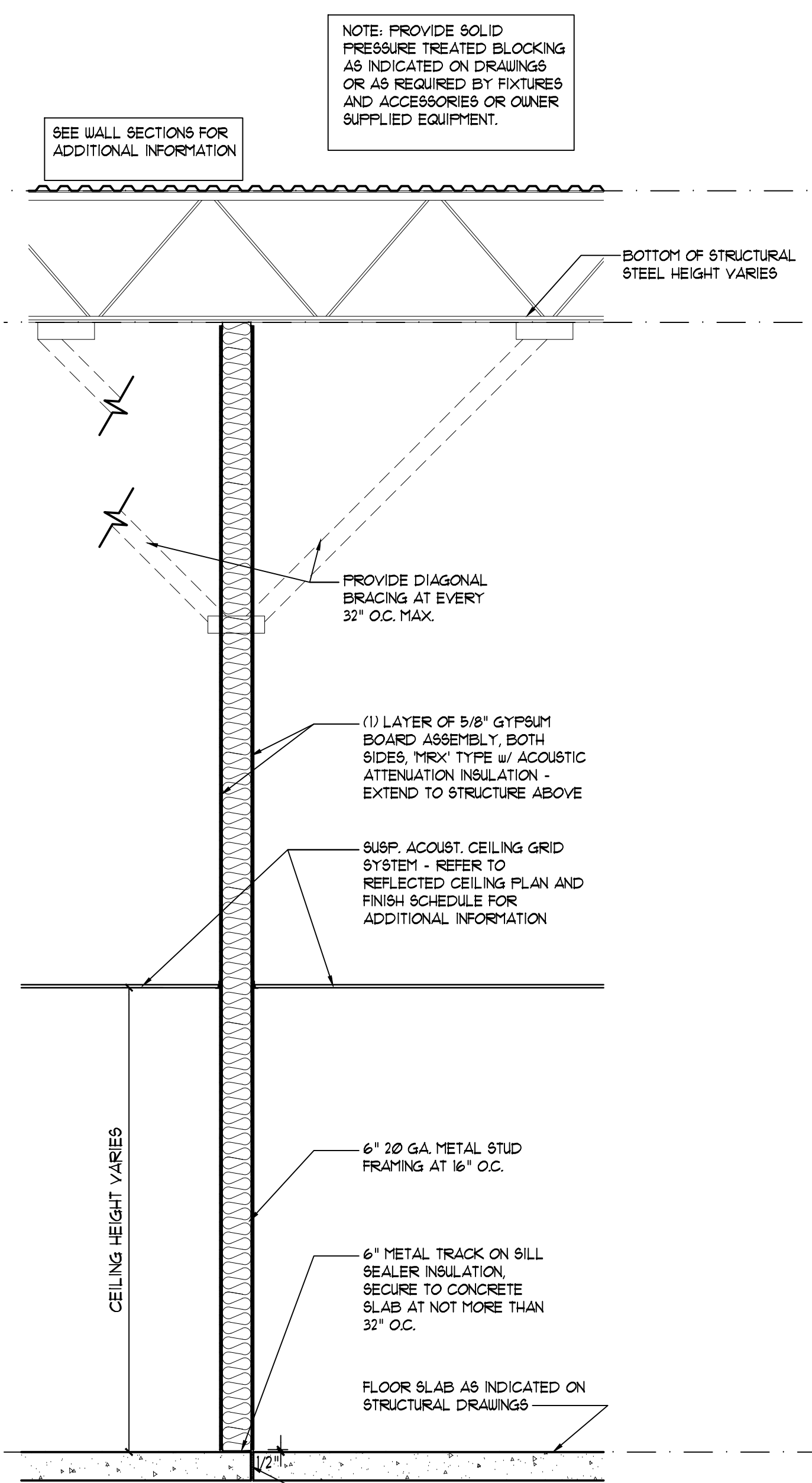
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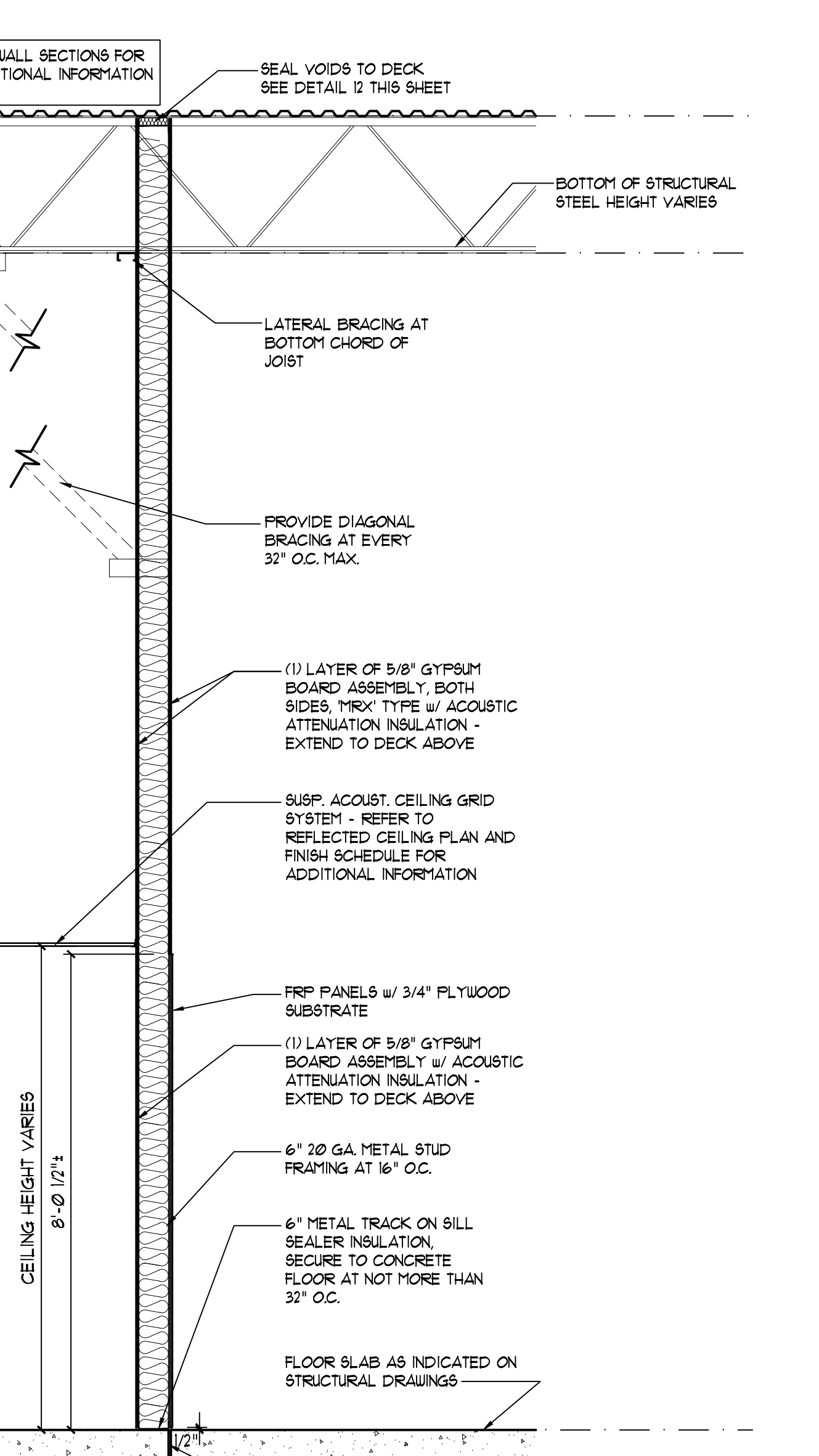
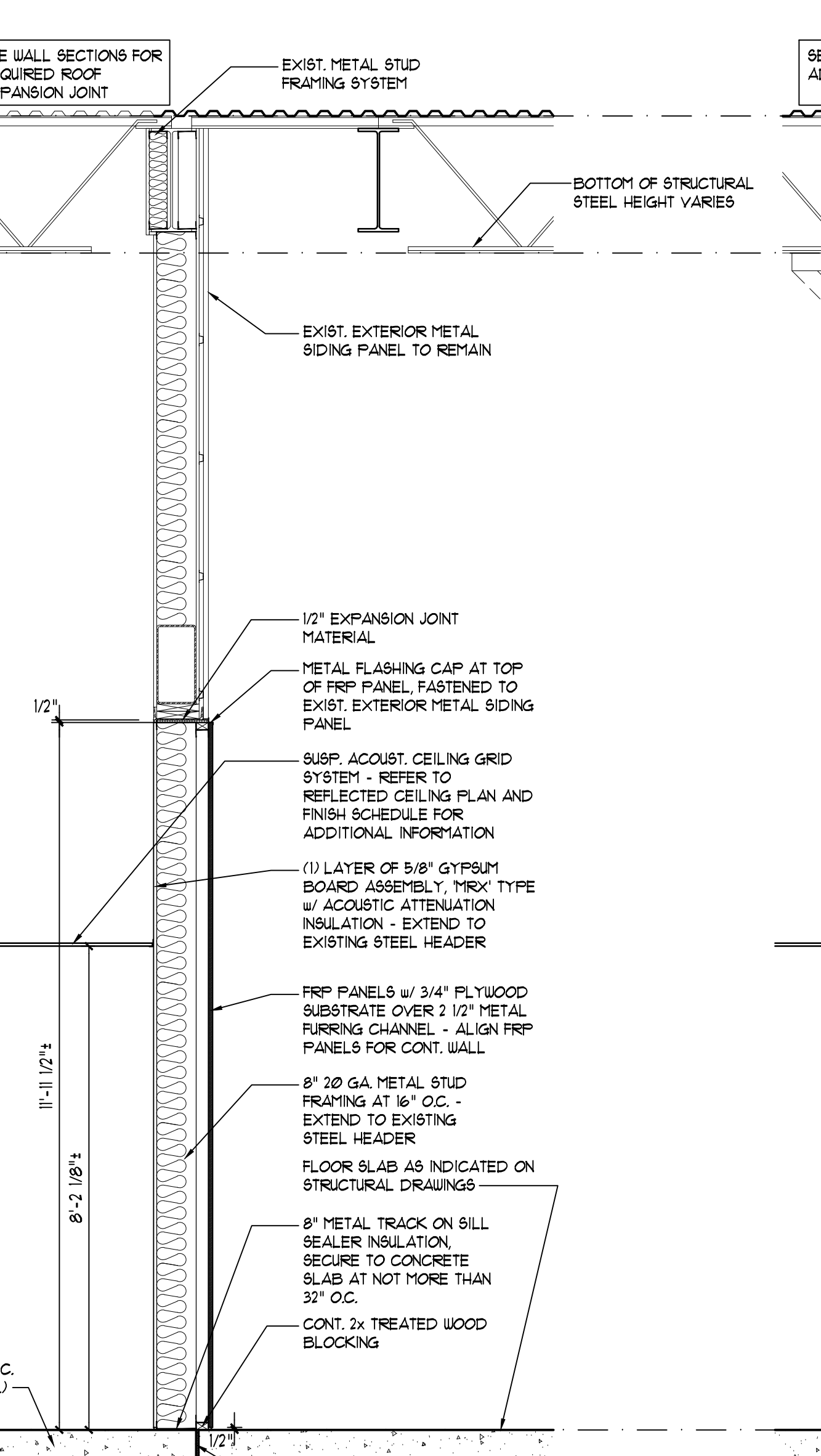
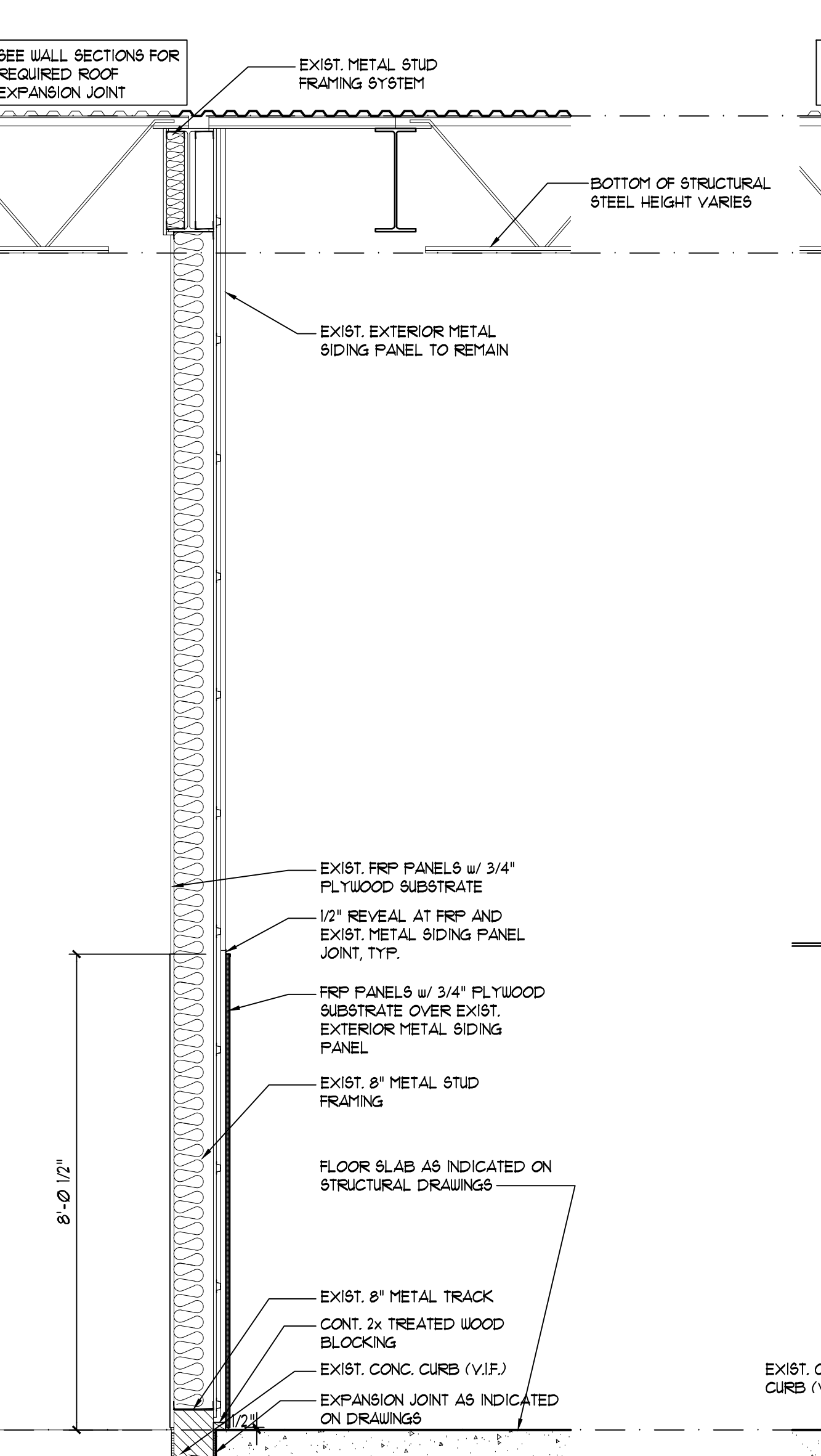
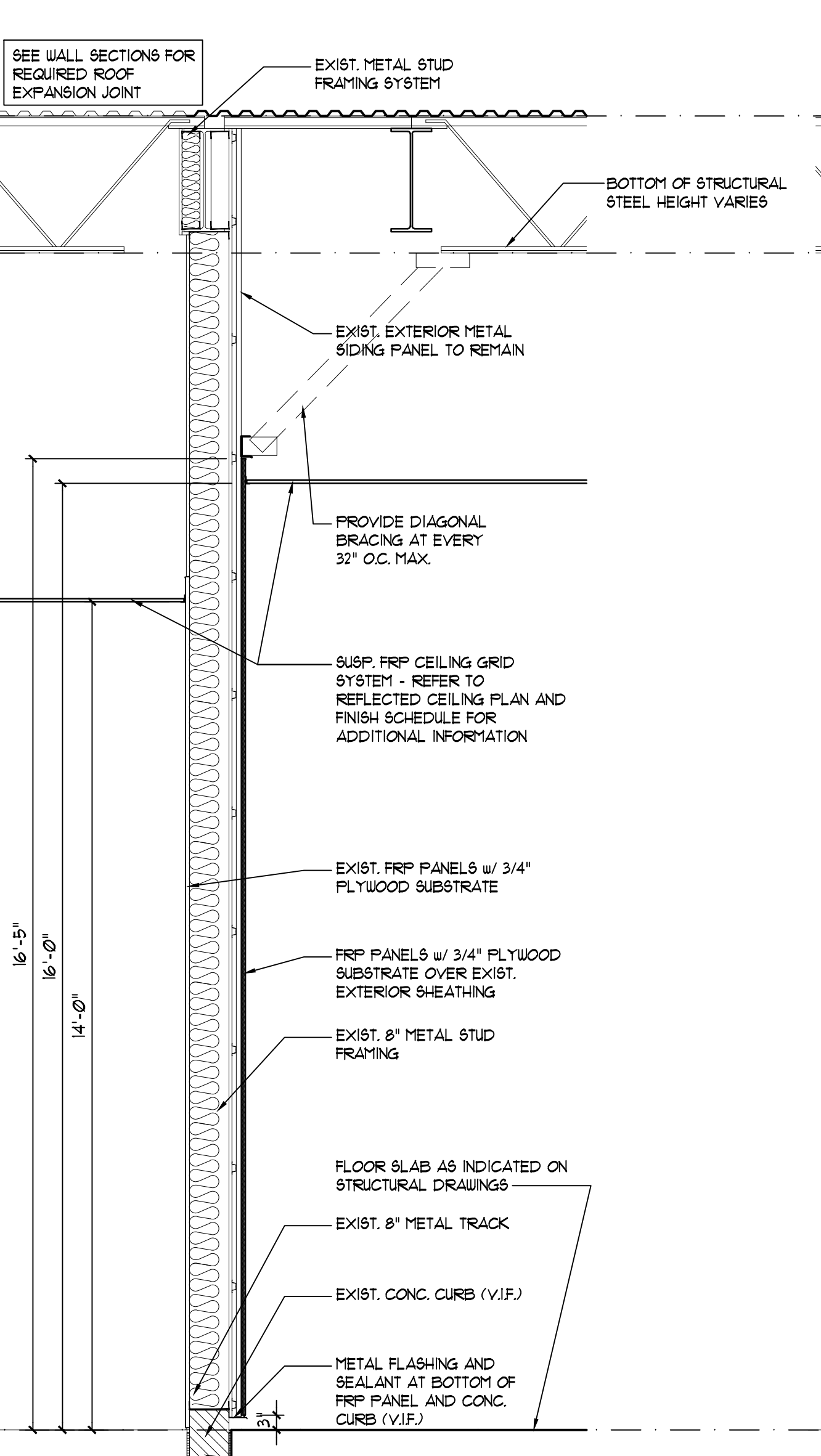
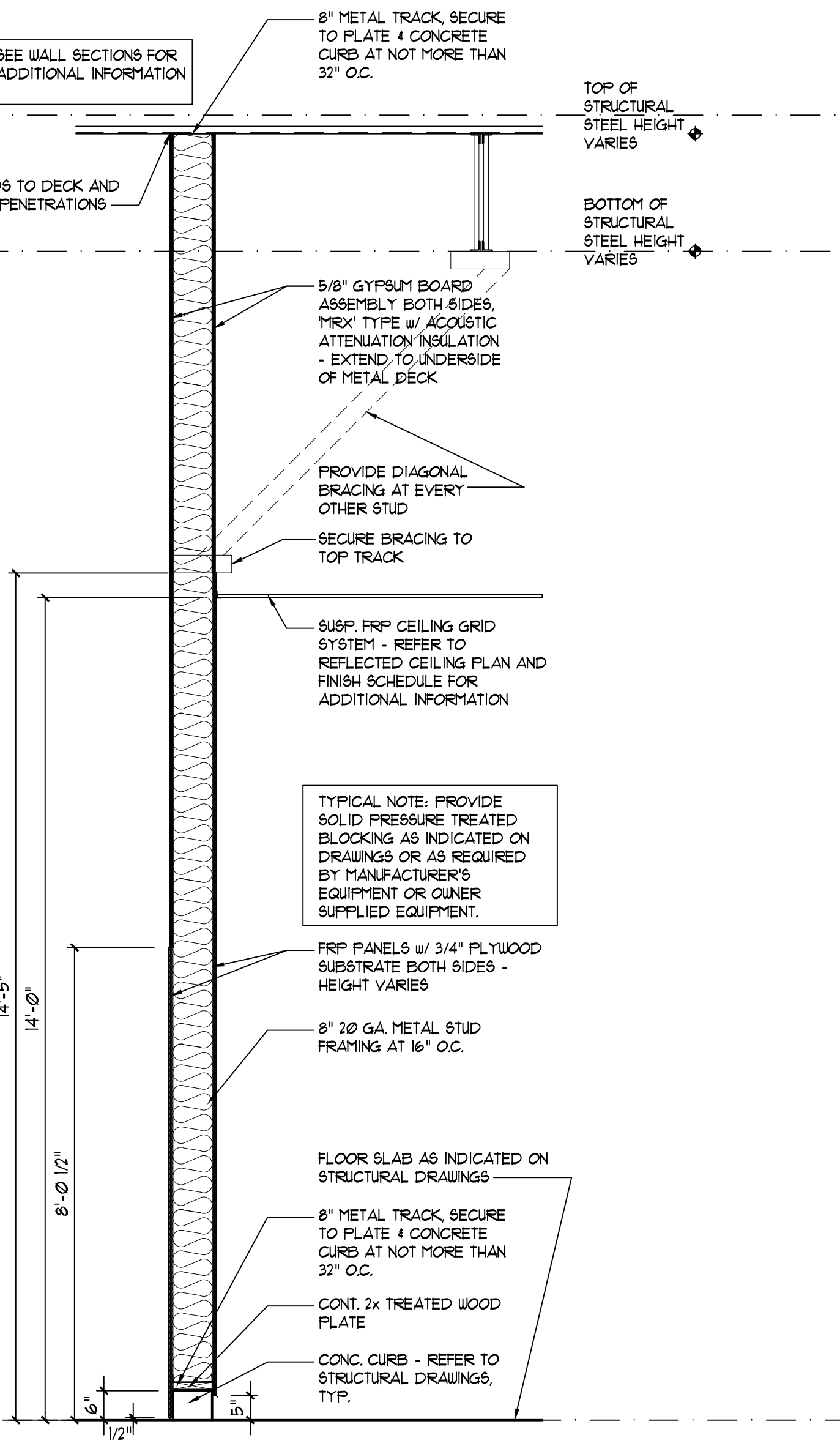
6 WALL TYPE 6
SCALE: 1/2" = 1'-0"

7 WALL TYPE 7
SCALE: 1/2" = 1'-0"

8 WALL TYPE 8
SCALE: 1/2" = 1'-0"

9 WALL TYPE 9
SCALE: 1/2" = 1'-0"

10 NON-RATED WALL
SCALE: NTS



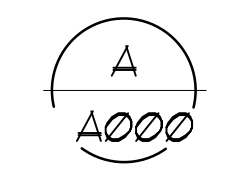
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2 WALL TYPE 2
SCALE: 1/2" = 1'-0"

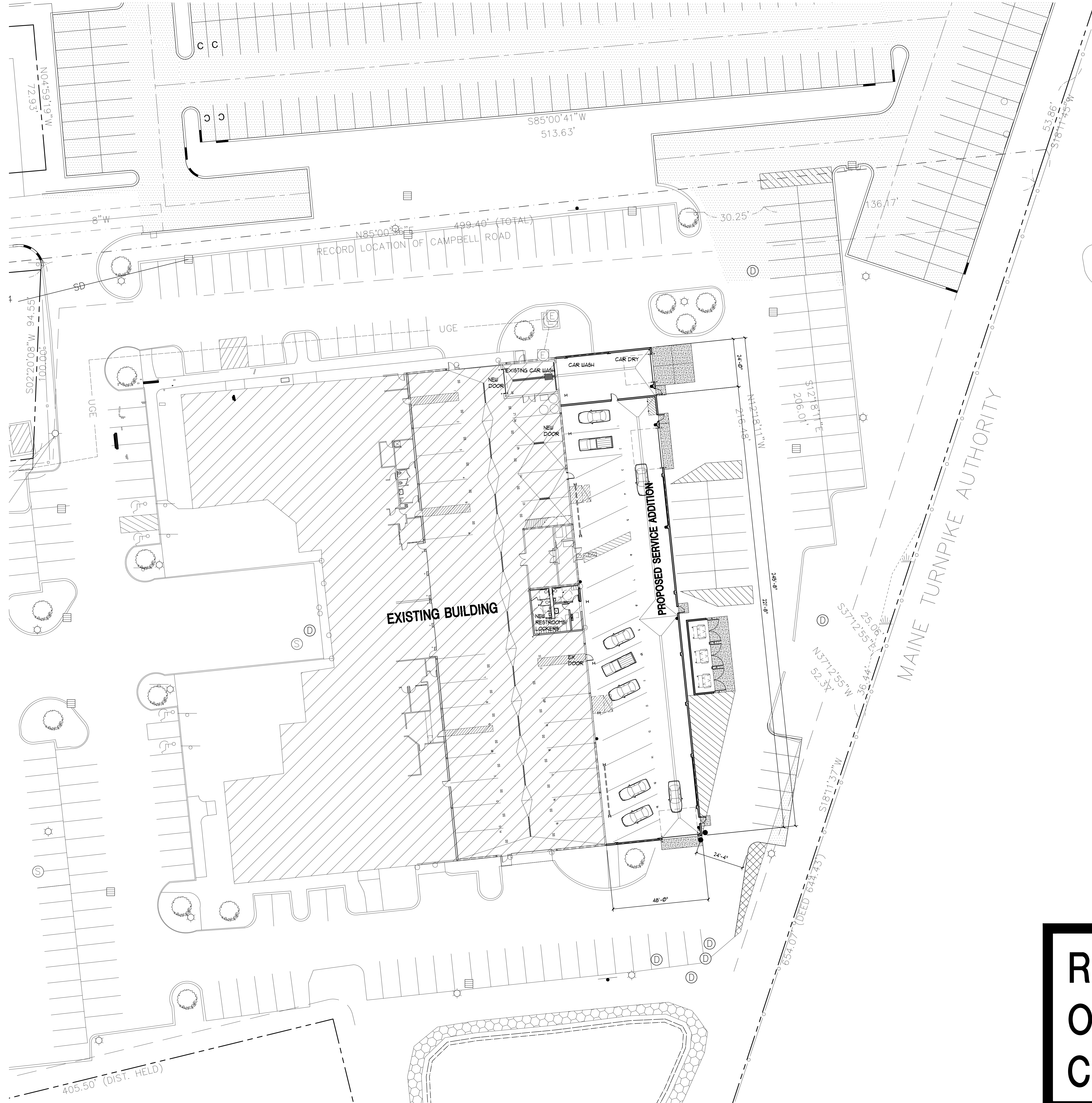
3 WALL TYPE 3
SCALE: 1/2" = 1'-0"

4 WALL TYPE 4
SCALE: 1/2" = 1'-0"

5 WALL TYPE 5
SCALE: 1/2" = 1'-0"



WALL TYPES



GENERAL GEOTECHNICAL NOTES

THE FOLLOWING NOTES ARE DIRECTLY FROM THE REPORT ON SUBSURFACE AND FOUNDATION INVESTIGATION BY SEBAGO TECHS DATED 1-25-2010. GENERAL CONTRACTOR SHALL COORDINATE ALL SITE AND BUILDING WORK WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AND THE STRUCTURAL CONSTRUCTION DOCUMENTS.

RECOMMENDATIONS FOR THE FOUNDATION DESIGN

- THE RECOMMEND THAT THE ADDITION BE SUPPORTED ON SPREAD AND CONTIGUOUS FOOTINGS BEARING ON UNDISTURBED, NATURALLY DEPOSITED SAND, EXISTING FILL FOLLOWING LOCAL DENRIFICATION OR ON COMPACTED STRUCTURAL FILL PLACED AFTER REMOVAL OF UNSUITABLE SOILS. ALL EXISTING FILL CONTAINING MORE THAN TRACE ORGANICS OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM WITHIN THE LIMITS OF FOUNDATIONS AND REPLACED WITH COMPACTED STRUCTURAL FILL.
- EXTERIOR FOOTINGS SHOULD BE FOUNDED AT LEAST 45 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING.

GROUND FLOOR SLAB

- THE RECOMMEND THAT THE LOWEST LEVEL FLOOR SLAB BE DESIGNED AS AN EARTH-SUPPORTED SLAB-ON-GRADE BEARING ON A FINISH OF 6 INCHES OF COMPACTED STRUCTURAL FILL. ALL EXISTING FILL CONTAINING MORE THAN TRACE ORGANICS OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM WITHIN THE BUILDING LIMITS AND REPLACED WITH COMPACTED STRUCTURAL FILL. THE EXCAVATED SUBGRADE SHOULD BE PROPPROLLED WITH FULLY LOADED TEN-WHEEL DUMP TRUCKS OR EQUIVALENT EQUIPMENT PRIOR TO PLACING STRUCTURAL FILL. NORMAL DAMP-PROOFING AND VAPOR BARRIERS SHOULD BE PROVIDED FOR THE SLAB.

ALL DIMENSIONS ARE BASED ON "AS-BUILT" DRAWINGS AS PROVIDED BY THE OWNER. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION. DESIGN INTENT IS INDICATED ON DRAWINGS AND OVERALL INTENT IS TO ALIGN WITH THE EXISTING BUILDING AND THE BUILDING COMPONENTS: ROOF, WALLS, COLUMN GRID, ETC. UNLESS SPECIFICALLY INDICATED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECT.

PROPOSED AREA:
FLOOR PLAN..... 11,792 SQ. FT.

**REFERENCE
ONLY - NOT FOR
CONSTRUCTION**

4N

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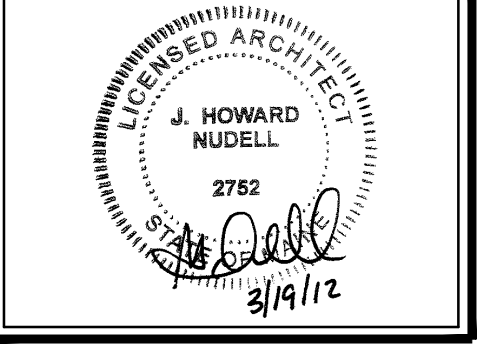
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sheet title

ARCHITECTURAL SITE PLAN

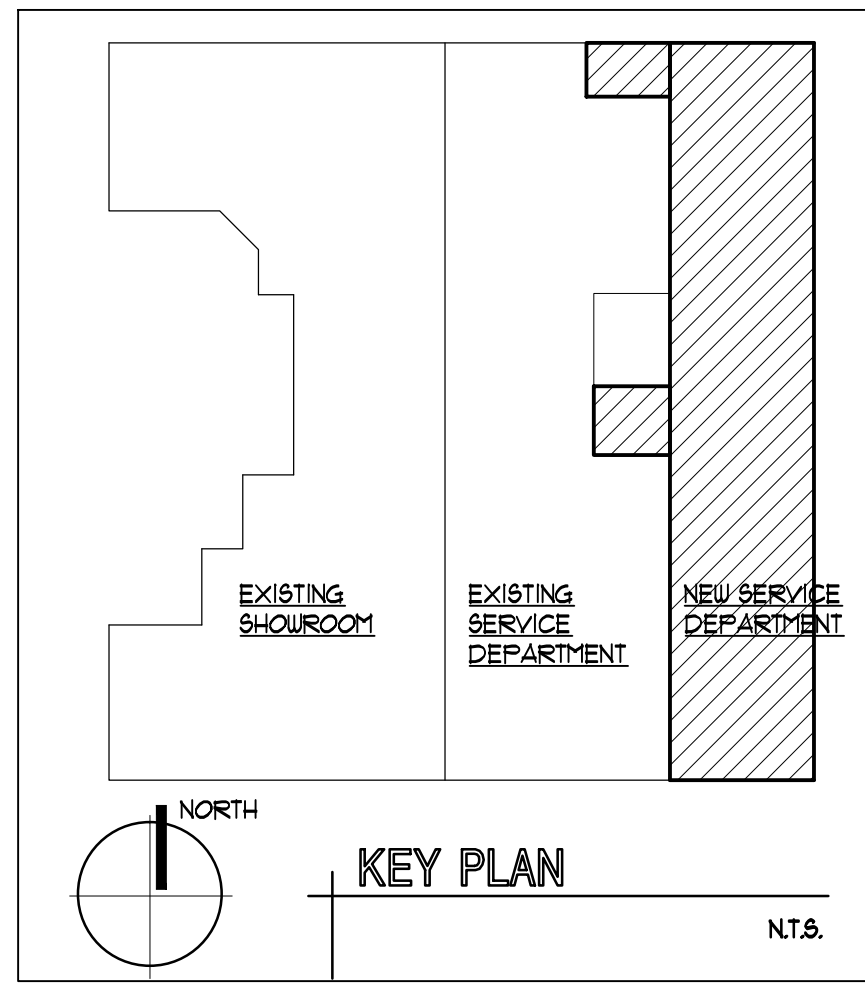
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project number
2008-279

drawn RK
checked BD
approved JHN

issued for date
SITE PLAN APPROVAL 11/10/20
PERMITTED REVIEW 03/18/2020

sheet
AS100



G.C. TO COORDINATE DESIGN/BUILD INFORMATION FOR M/E/P PRIOR TO INSTALLATION WITH ARCHITECT. ARCHITECT WILL ISSUE BULLETIN(S) FOR REVISED STRUCTURAL CHANGES PER M/E/P REQUIREMENTS.

NOTE:

- CONTRACTOR SHALL COORDINATE THIS PLAN WITH CIVIL DRAWINGS FOR ALL OTHER INFORMATION RELATED TO THIS WORK. NOTIFY ARCHITECT IF DISCREPANCIES EXIST.
- CONTRACTOR TO ENSURE THAT THERE ARE NO PROTRUDING OBJECTS IN THE EXTERIOR ACCESSIBLE ROUTE AND THAT CHANGES IN LEVEL ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT.
- VERIFY ALL EXTERIOR CURB DIMENSIONS WITH CIVIL DRAWINGS.
- ALL EXPOSED WELDS TO BE CONTINUOUS ALONG EDGE AND GRIND SMOOTH. ALL EXPOSED STEEL ITEMS ARE TO BE FIELD PAINTED. ALL EXPOSED STEEL TO RECEIVE 'COMMERCIAL BLAST' FINISH.
- SLOPE CONC. APRONS AT THE BUILDING PERIMETER 1/8" PER FOOT AWAY FROM THE BUILDING.
- REFER TO STRUCTURAL DRAWINGS FOR FROST SLAB LOCATIONS.

FIRE EXTINGUISHER LEGEND

- FE-1 CLASS 4-A, 80-B-C (50 FT MAX) EXTRA (HIGH HAZARD)
 - DESIGNATES A SEMI-RECESSED, IN CABINET MOUNTED FIRE EXTINGUISHER
- TYPICAL FIRE EXTINGUISHER NOTE: PROVIDE DRY CHEMICAL FIRE EXTINGUISHERS LISTED FOR USE AS CLASS A, B, C TYPES
- NOTE: MOUNTING HEIGHT: 5 FEET MAXIMUM
VERIFY LOCATION AND TYPE WITH FIRE MARSHAL
ALL CABINETS TO BE SEMI-RECESSED WITH STAINLESS STEEL AND GLASS DOORS.
- PRODUCT: MANUFACTURER - J.I. INDUSTRIES INCORPORATED OR APPROVED EQUAL (www.jiindustries.com)
FIRE EXTINGUISHER - COMBIC 10E
FIRE EXTINGUISHER CABINET - SEMI-RECESSED
MODEL ACADENT (ALUMINUM) 4021
DOOR STYLE - V - CONTEMPORARY V
DOOR GLAZING - CLEAR ACRYLIC

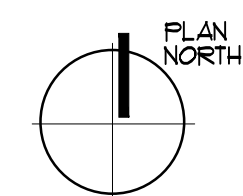
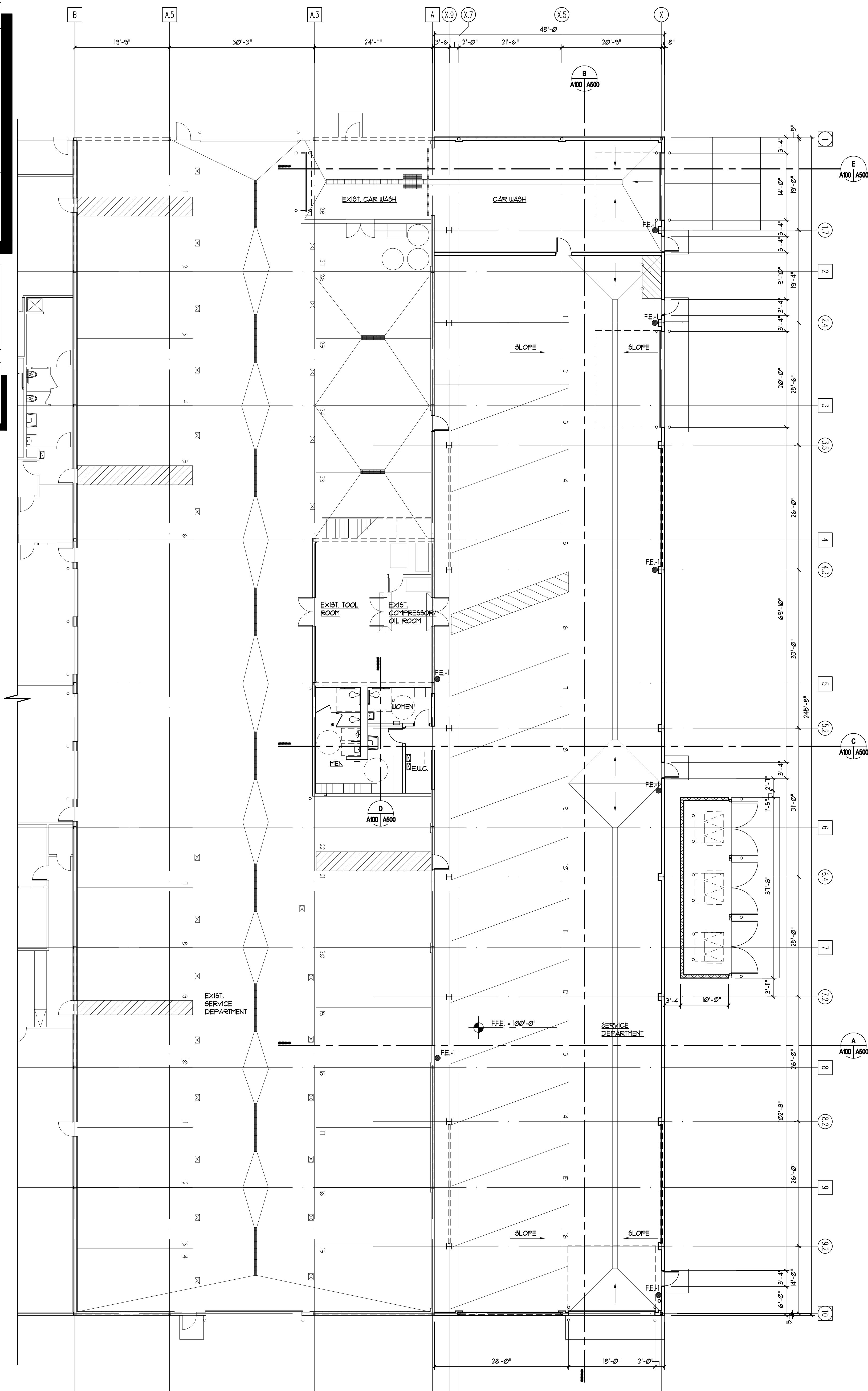
PLAN NOTES:

- G.C. TO PROVIDE AND INSTALL KNOX KEY BOX PER CITY OF PORTLAND FIRE DEPT. REQUIREMENTS - VERIFY LOCATION IN FIELD
- FIRE EXTINGUISHERS SHALL COMPLY WITH NFPA 10, BEAR THE LABEL OF AN APPROVED AGENCY AND BE LOCATED IN ACCORDANCE WITH 2009 INTERNATIONAL FIRE CODE SUBJECT TO LOCAL FIRE OFFICIAL'S APPROVAL. REFER TO DRAWING A100.

ALL DIMENSIONS ARE BASED ON 'AS-BUILT' DRAWINGS AS PROVIDED BY THE OWNER. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION. DESIGN INTENT IS INDICATED ON DRAWINGS AND OVERALL INTENT IS TO ALIGN WITH THE EXISTING BUILDING AND THE BUILDING COMPONENTS ROOF WALLS, COLUMN GRID, ETC. UNLESS SPECIFICALLY INDICATED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECT.

NOTE:

ALL SERVICE AND BODY SHOP EQUIPMENT FITS SIZES & LOCATIONS HAVE TO BE VERIFIED WITH EQUIPMENT SUPPLIER PRIOR TO INSTALLATION



1/100

OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"



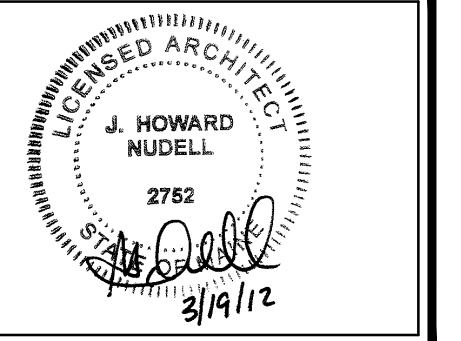
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OVERALL FLOOR PLAN

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project number

2008-279

drawn RK

checked BD

approved JHN

issued for date

OWNER CD REVIEW 2/16/10

PERMITS 03/16/2012

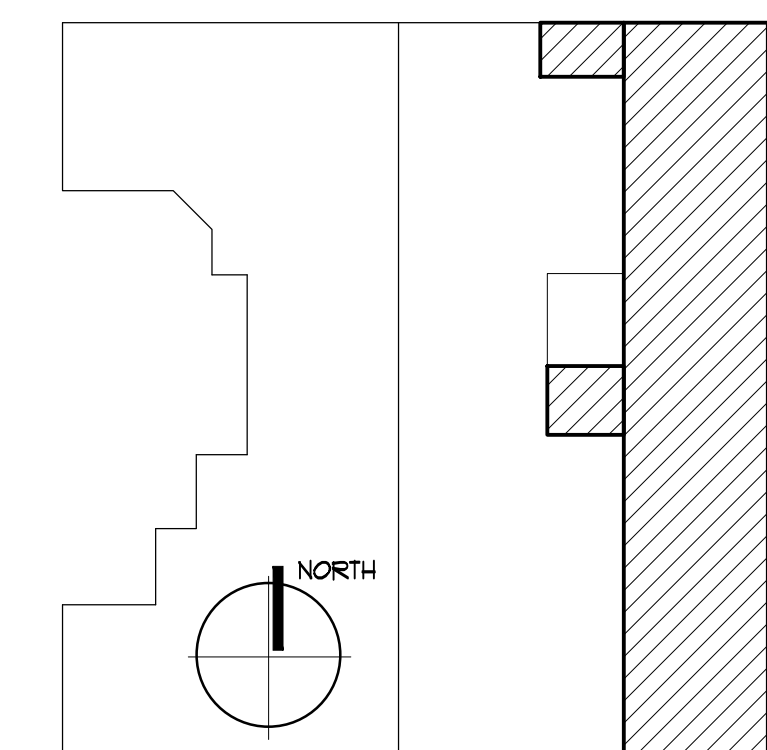
sheet

A100

MEZZANINE PLAN NOTES:

- SEE FLOOR PLAN SHEET 101 FOR ADDITIONAL NOTES AND REFERENCE.
- EXTERIOR DIMENSIONS START AT FACE OF FOUNDATION TYP.
- NEW MECHANICAL LOCATIONS ON PLAN FOR REFERENCE ONLY (TYP.) - REVISED AND RECONFIGURED MECHANICAL SYSTEMS TO BE LOCATED BY G.C.

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KEY PLAN

G.C. TO COORDINATE DESIGN/BUILD INFORMATION FOR M/E/P PRIOR TO INSTALLATION WITH ARCHITECT. ARCHITECT WILL ISSUE BULLETIN(S) FOR REVISED STRUCTURAL CHANGES PER M/E/P REQUIREMENTS.

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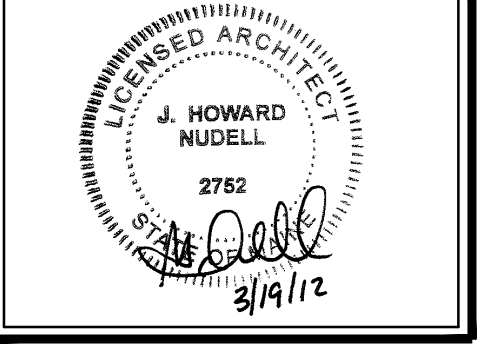
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MEZZANINE PLAN

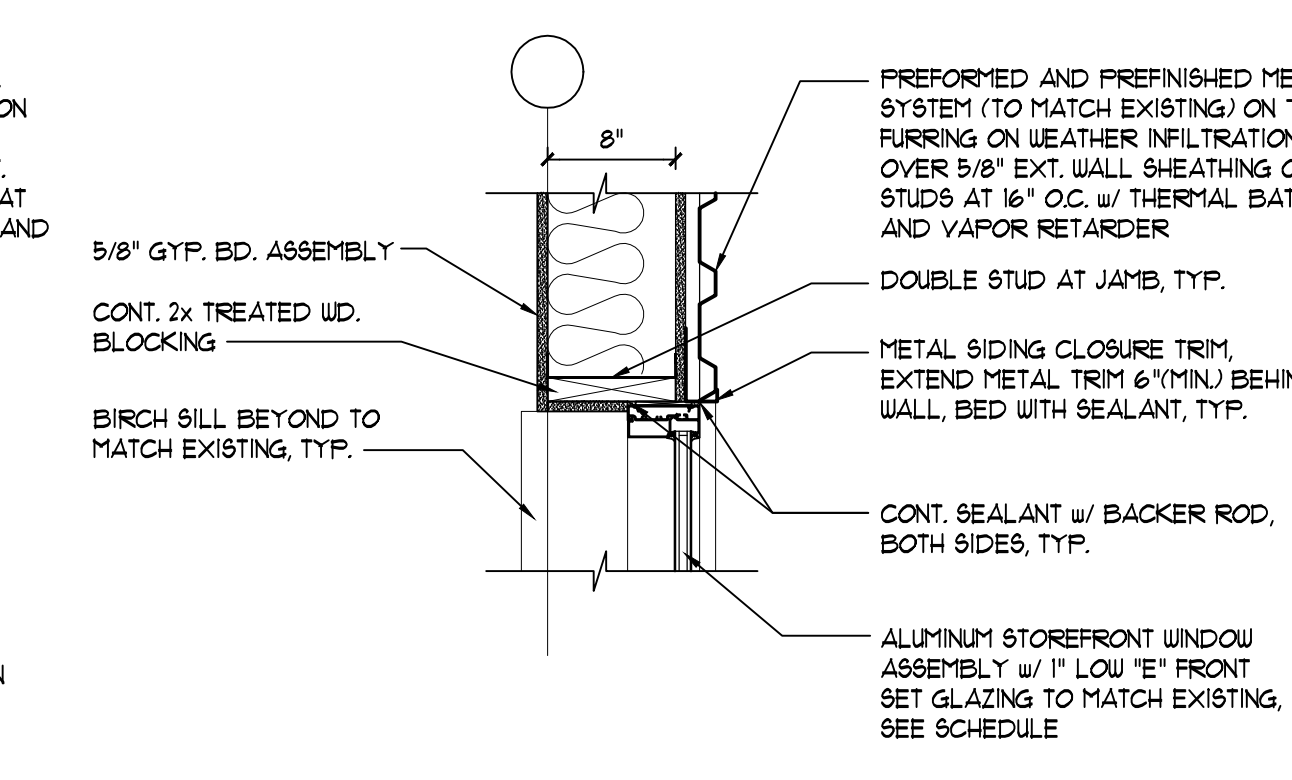
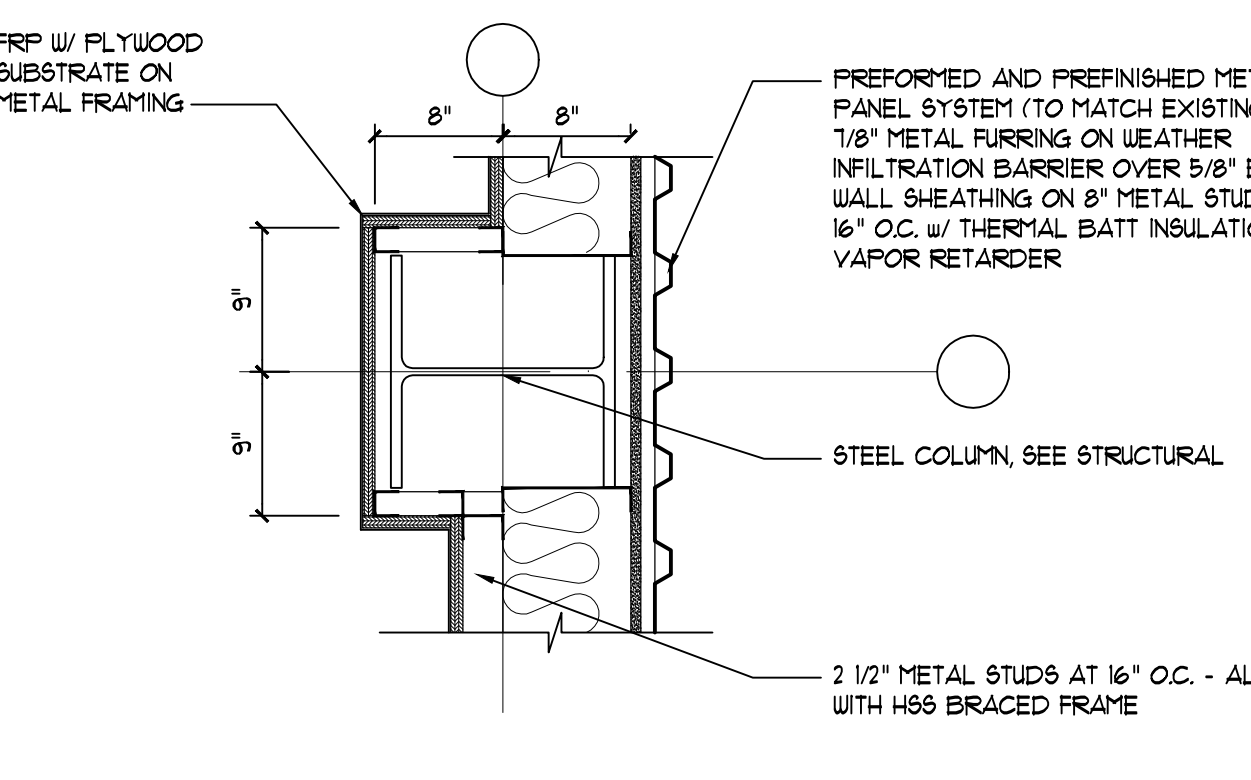
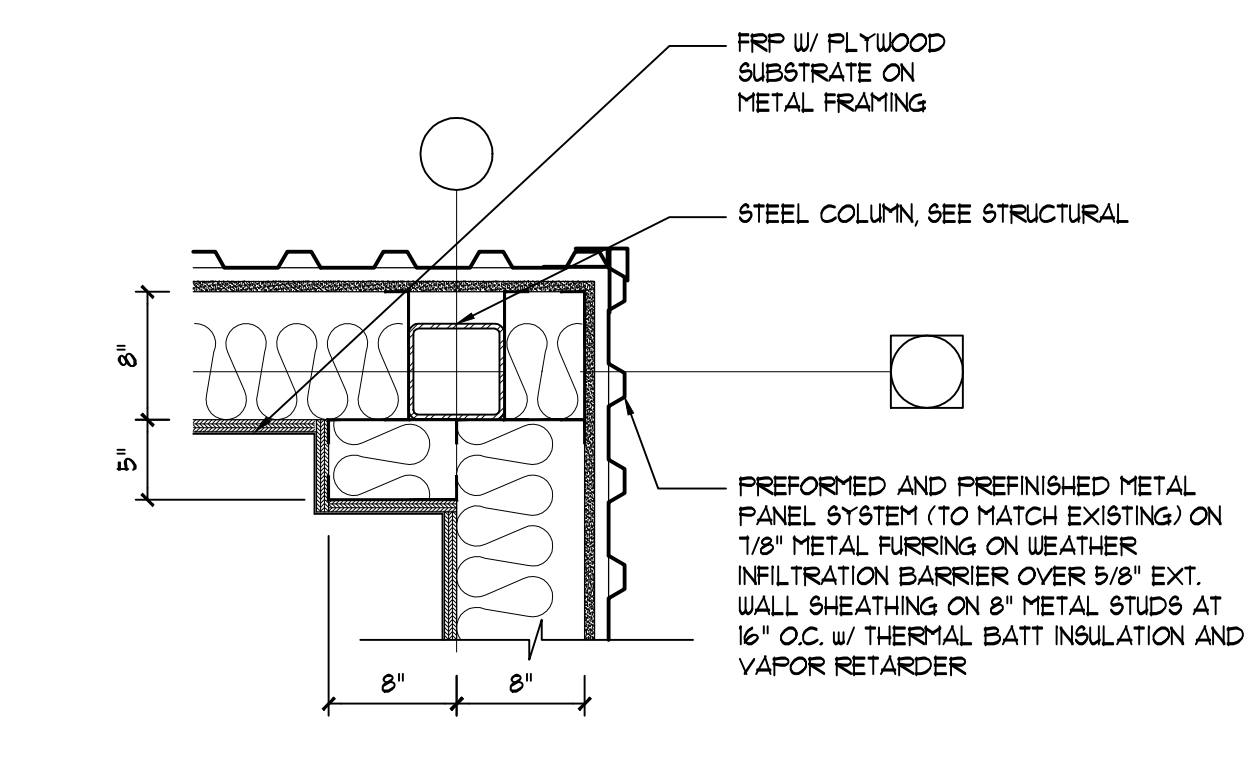
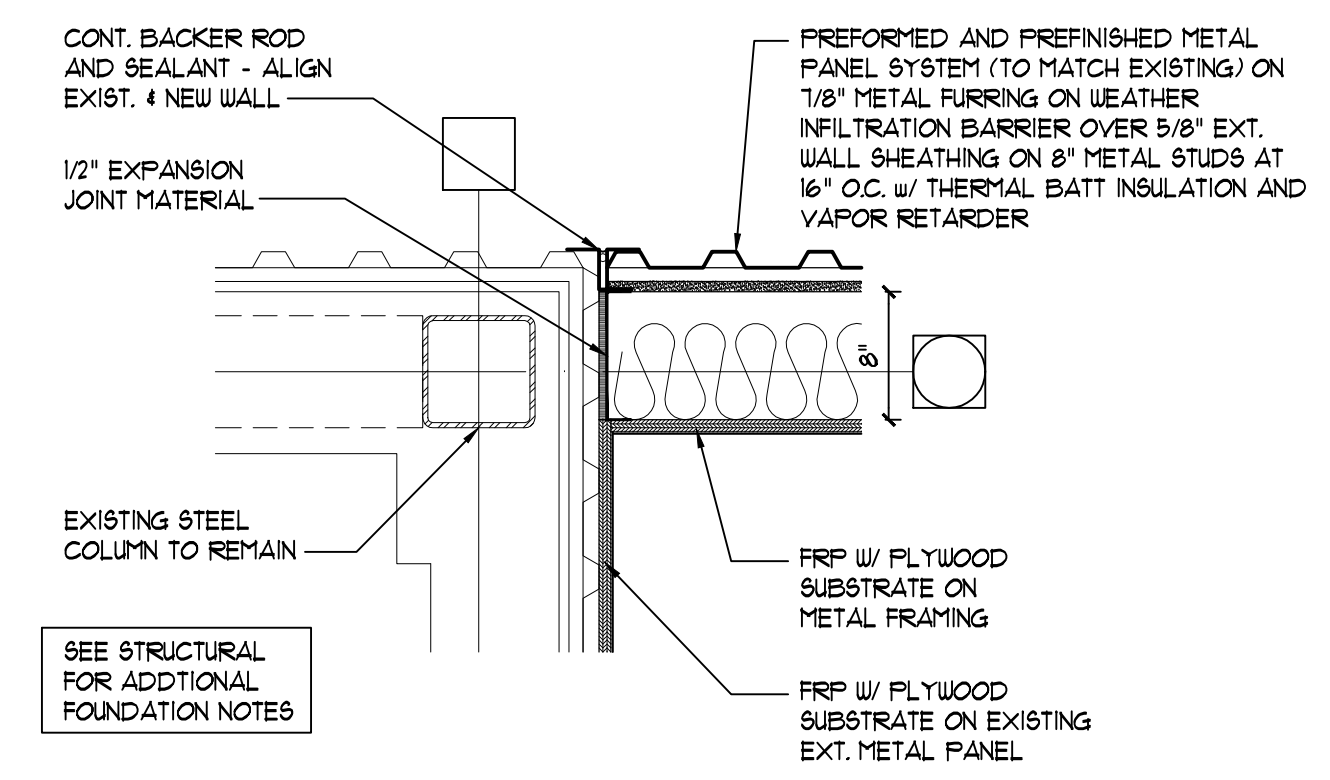
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project number
2008-279

drawn **RK**
checked **BD**
approved **JHN**

issued for **date**
OWNER CD REVIEW **2-16-10**
PERMITS **03/16/2012**

sheet
A102

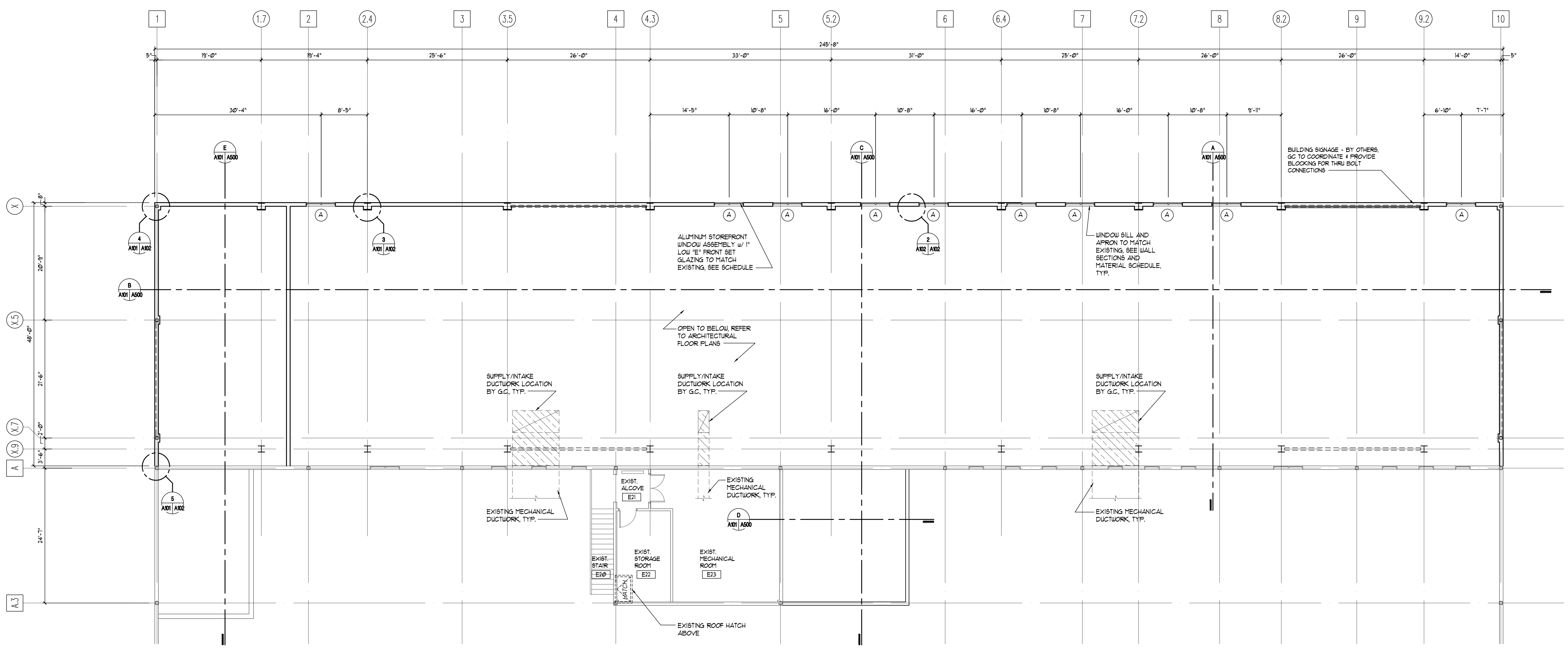


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4 PLAN DETAIL SCALE: 1" = 1'-0"

3 PLAN DETAIL SCALE: 1" = 1'-0"

2 PLAN DETAIL SCALE: 1" = 1'-0"



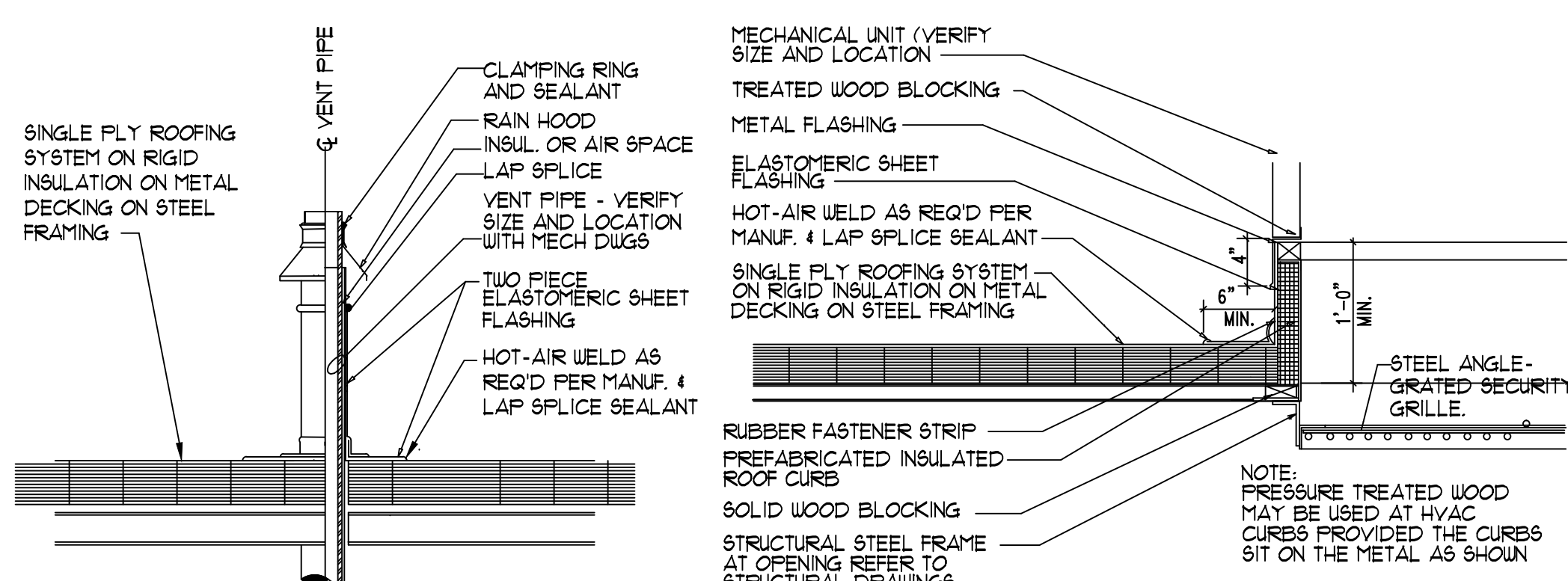
PLAN NORTH

1 A102

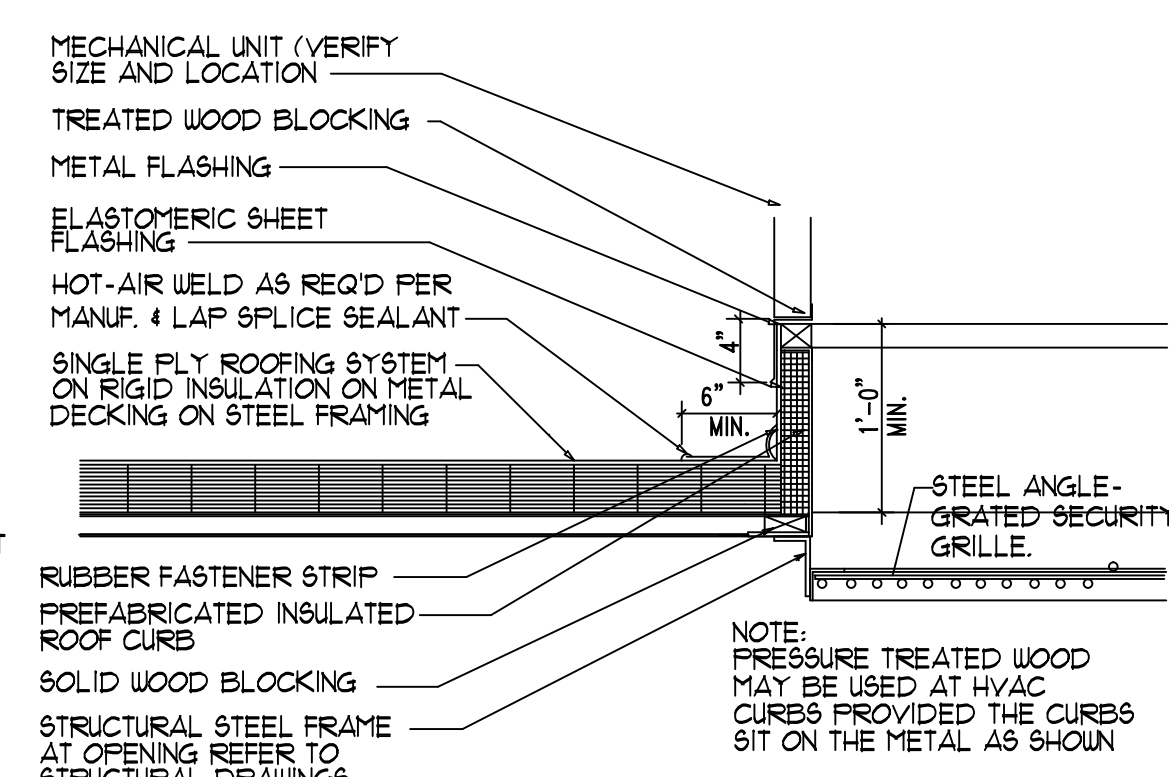
MEZZANINE PLAN

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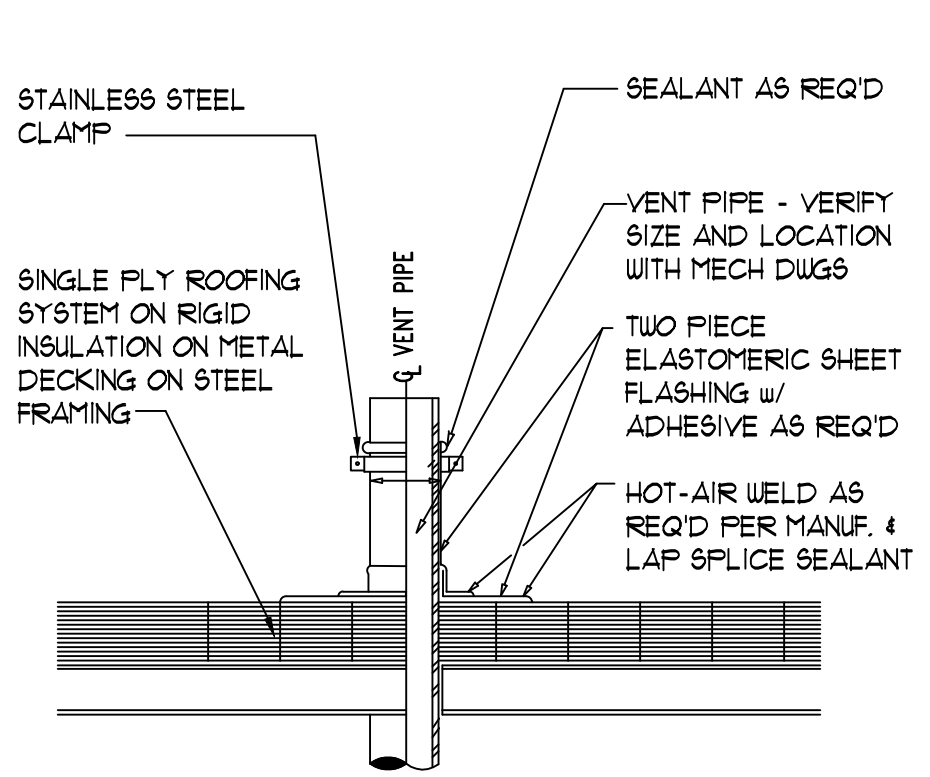
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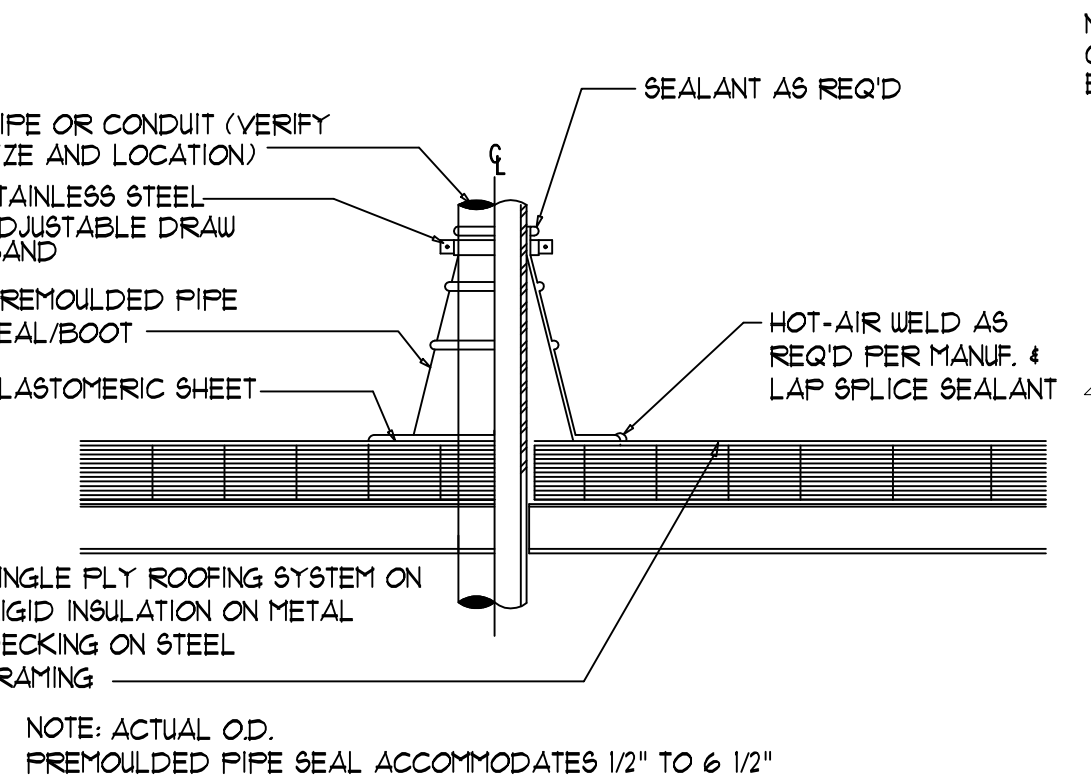
4 THRU VENT HEATED PIPE
TYP. A103 NT.S.



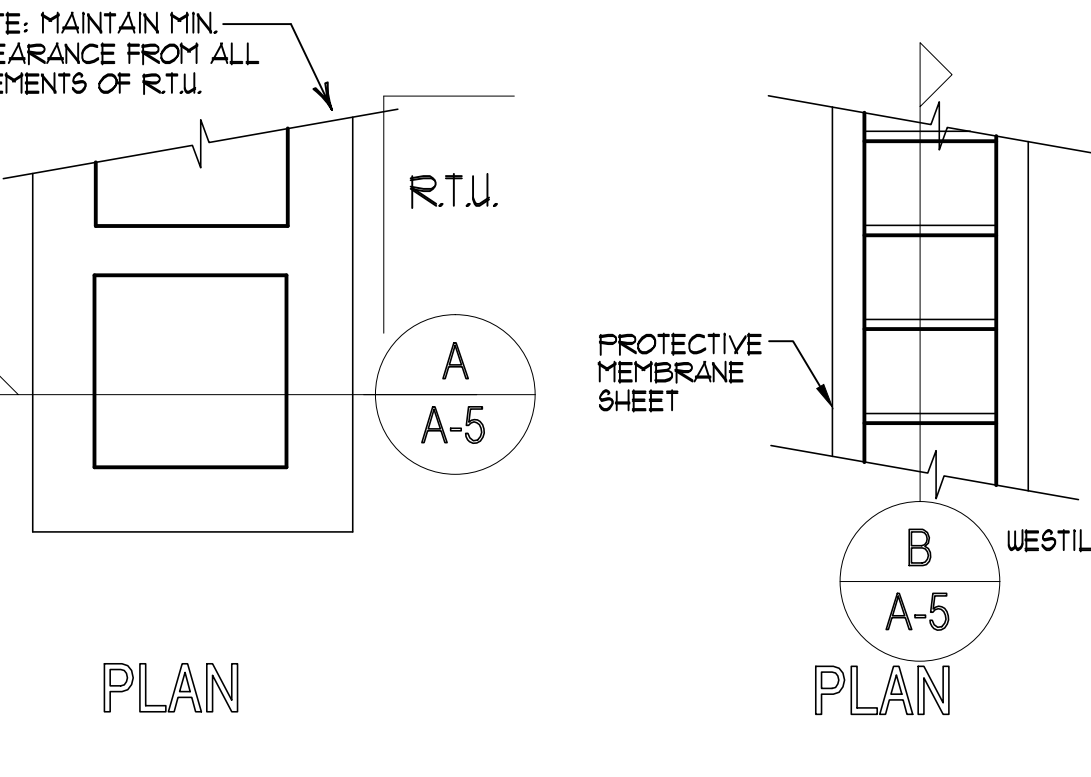
5 PRE - FAB ROOF CURB
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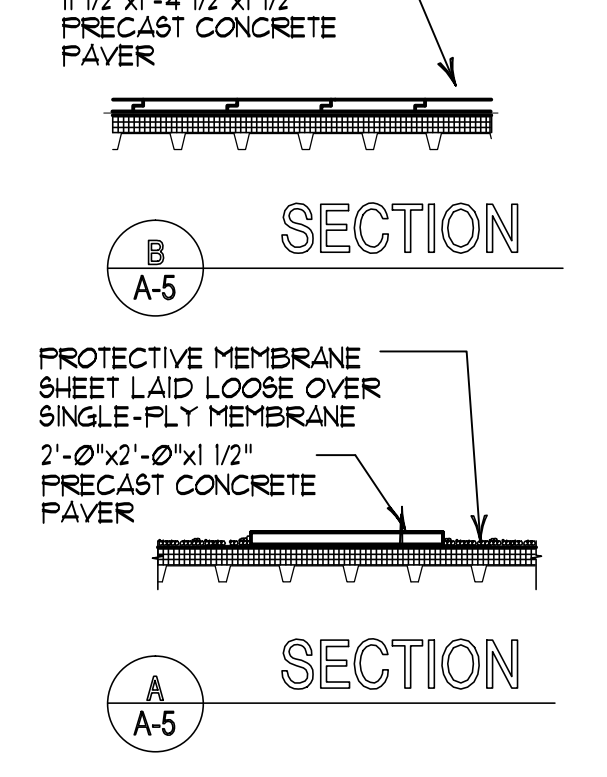
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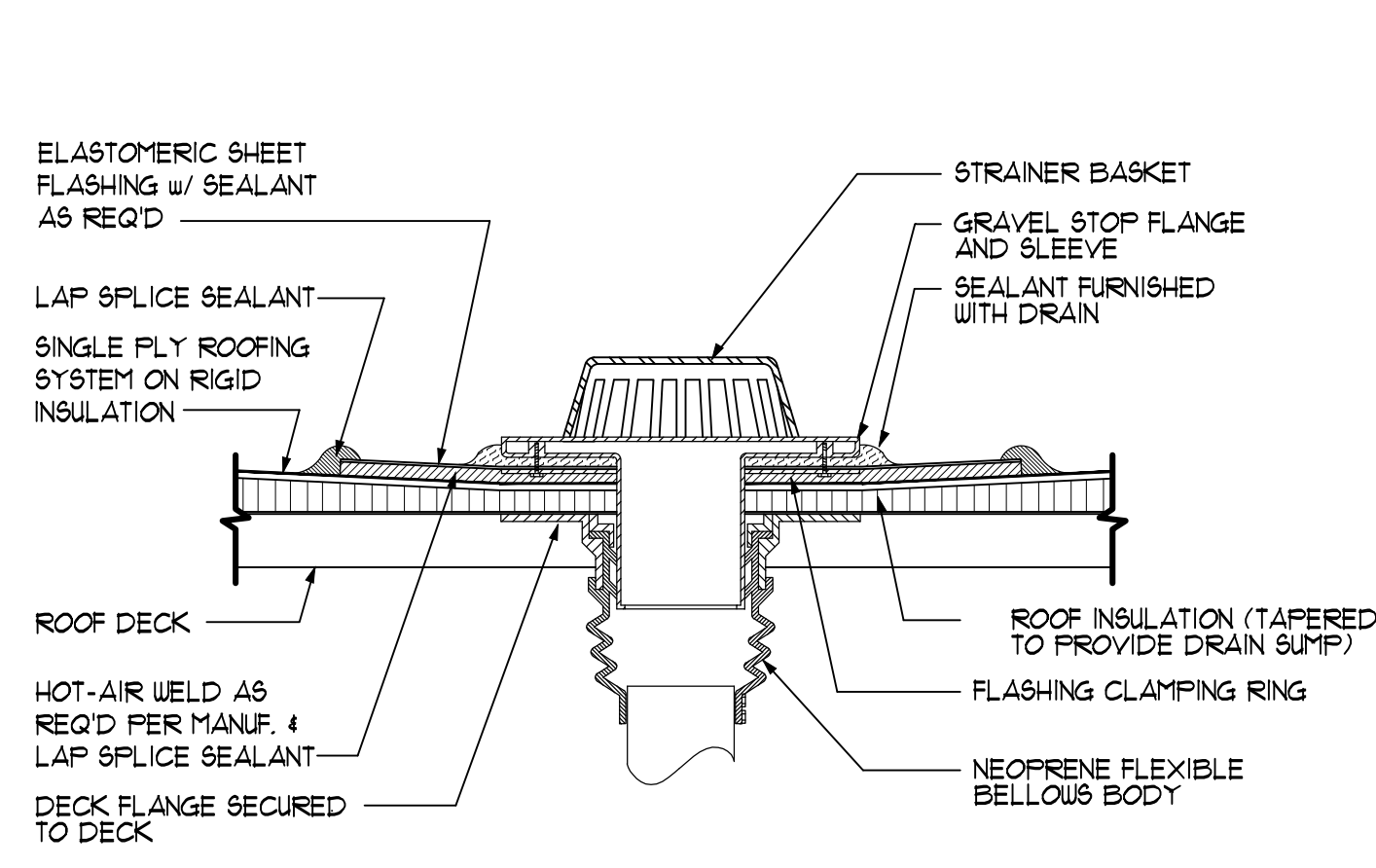
7 PIPE CONDUIT FLASHING DETAIL
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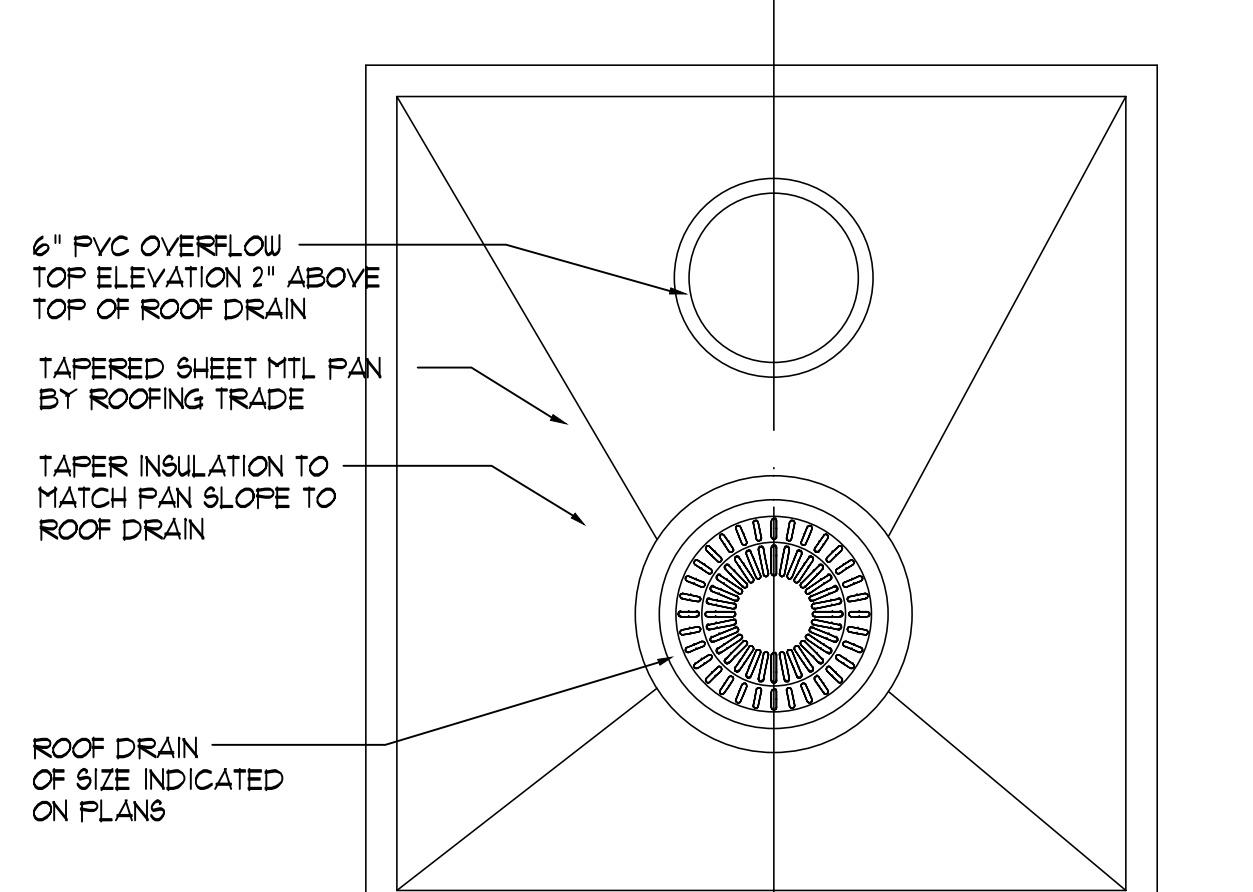
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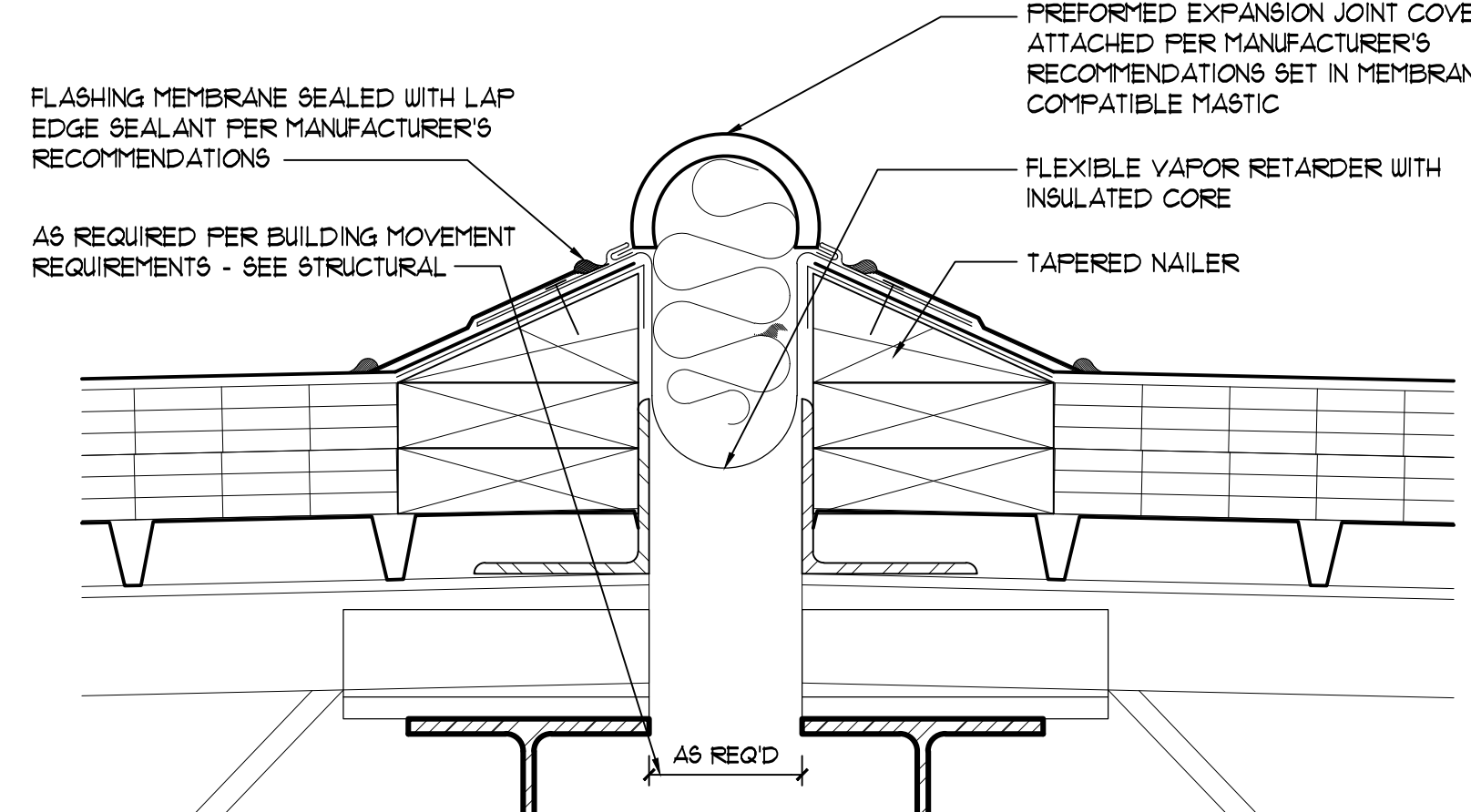
9 PIPE SUPPORT DETAIL
TYP. A103 NT.S.



3 ROOF SUMP DETAIL
TYP. A103 NT.S.



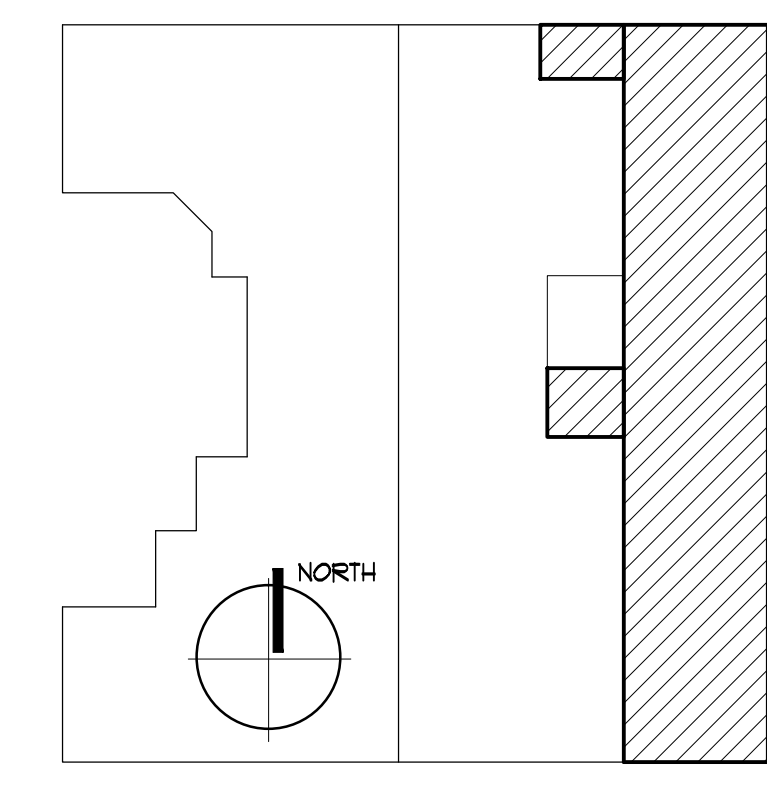
2 ROOF EXPANSION JOINT
TYP. A103 NT.S.



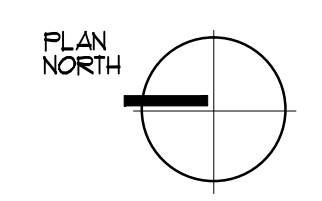
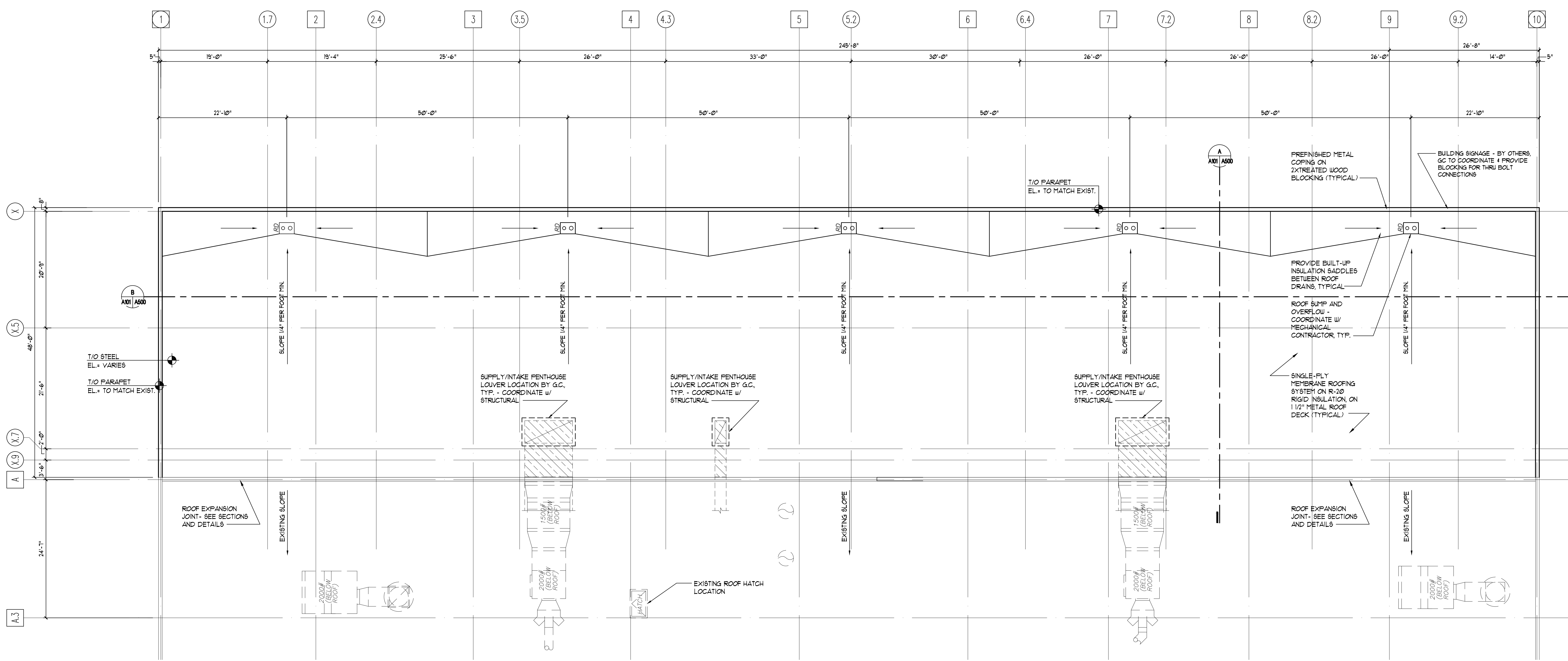
1 ROOF EXPANSION JOINT
TYP. A103 NT.S.

- ROOF PLAN NOTES:**
- G.C. TO VERIFY SATELLITE DISH LOCATION WITH DEALER & PROVIDE MOUNTING PAD & THROUGH ROOF CONDUIT.
 - PAIN ALL ROOF TOP EQUIPMENT AND EXPOSED DUCTWORK (COLOR TO BE SELECTED BY ARCHITECT).
 - PROPOSED ROOF TOP EQUIPMENT TO BE VERIFIED WITH MECHANICAL CONTRACTOR.
 - G.C. TO COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURAL REQUIREMENTS.
 - G.C. TO PROVIDE AND COORDINATE NEW ROOF OR WALL LOCATION(S) FOR ALL EXISTING HVAC, MECHANICAL, ELECTRICAL, AND PLUMBING AT NEW SERVICE ADDITION. SEE DEMOLITION PLAN FOR ADDITIONAL NOTES.
 - G.C. TO PROVIDE ROOF WALKWAY TO ALL ROOF TOP EQUIPMENT THAT REQUIRES REGULAR MAINTENANCE.
 - NOTE AIR EXHAUST MUST BE 10 FEET AWAY FROM AIR INTAKE AT STACKS.
 - EXTERIOR DIMENSIONS START AT FACE OF FOUNDATION, TYP.
 - G.C. TO PROVIDE METAL FLASHING AT ROOF PENETRATIONS AND COORDINATE WITH MECHANICAL.
 - NEW MECHANICAL LOCATIONS ON PLAN FOR REFERENCE ONLY (TYP.) - REVISED AND RECONFIGURED MECHANICAL SYSTEMS TO BE LOCATED BY G.C.

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KEY PLAN



1
A-103

ROOF PLAN

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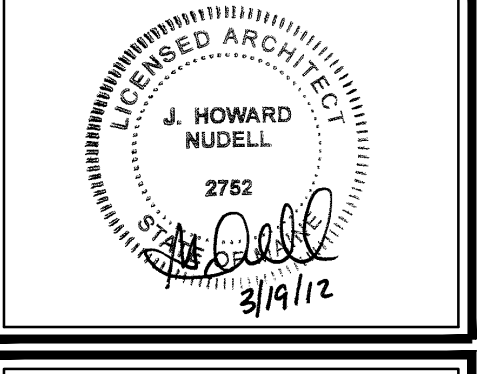
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EXISTING TSL BUILDING SERVICE ADDITION

PORTLAND, ME

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ROOF PLAN

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project number

2008-279

drawn **RK**

checked **BD**

approved **JHN**

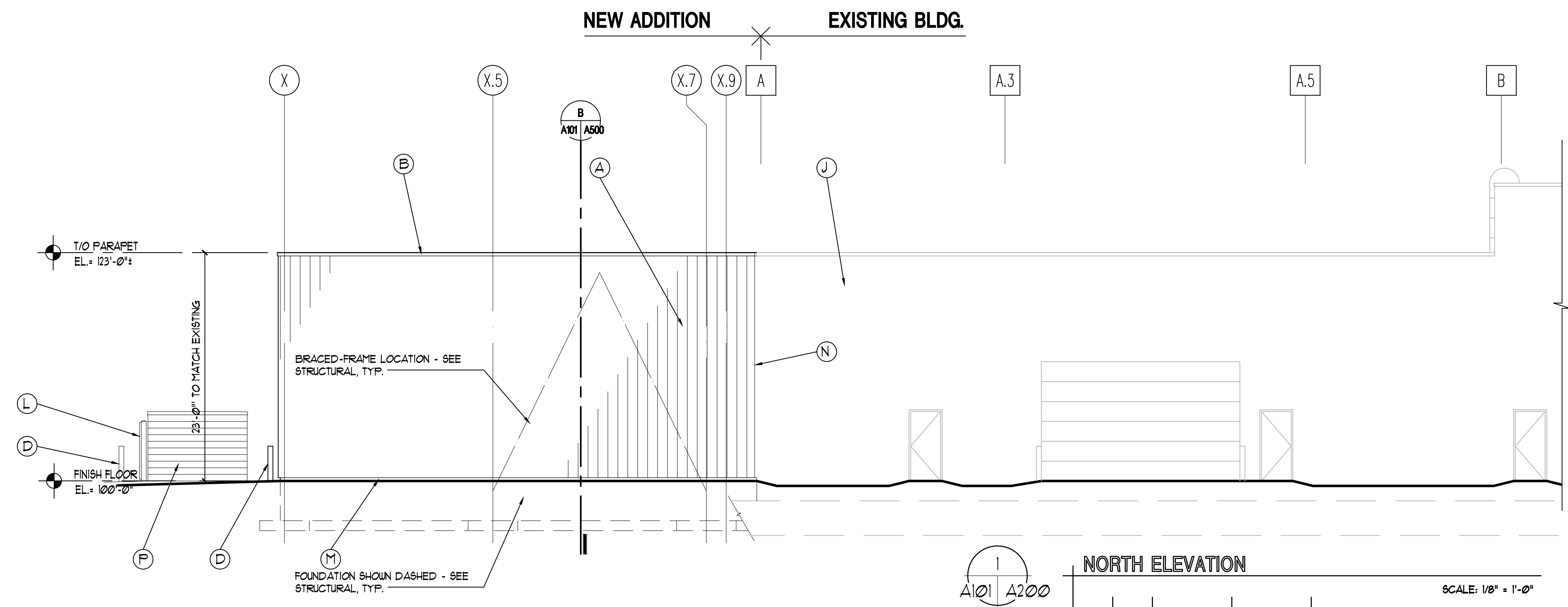
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PERMITS **03/16/2012**

sheet

A103



GENERAL NOTES

1. THE SIGNAGE TO BE PROVIDED BY OWNER
2. PAINTED MISCELLANEOUS EXTERIOR ITEMS TO MATCH COLOR WITH THE ADJACENT WALL COLOR.
3. PROVIDE TEMPERED GLASS WHERE REQUIRED TO MEET CODE REQUIREMENTS.
4. PROVIDE CONTROL JOINTS AS REQ'D OR AS INDICATED ON THE DRAWINGS.
5. ALL NEW DOWNSPOUTS TO BE ROUTED UNDERGROUND AND CONNECTED TO THE EXISTING SYSTEM.
6. SIGNAGE OCCURS AT CENTER OF OVERHEAD DOORS.
7. SIGNAGE CENTERED ON WALL.

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4N

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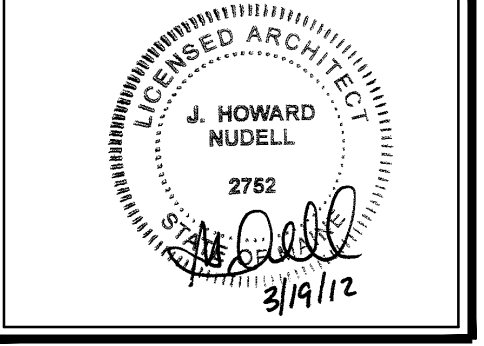
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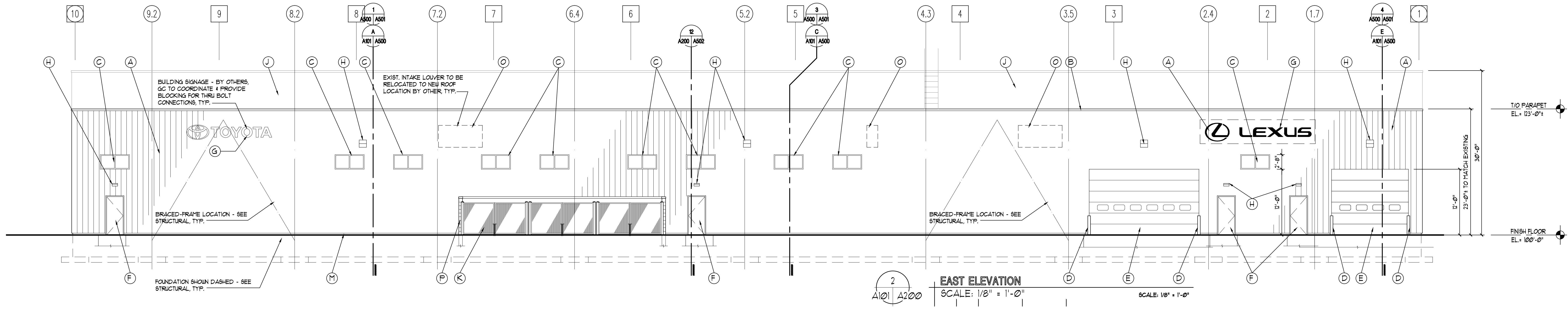
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EXTERIOR FINISH SCHEDULE

A.	EXTERIOR VERTICAL RIB METAL SIDING PANEL AND TRIM SYSTEM TO MATCH EXISTING. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
B.	Ø.250" ALUMINUM PARAPET CAP w/ BAKED ENAMEL FINISH TO MATCH EXISTING.
C.	ALUMINUM STOREFRONT WINDOW ASSEMBLY w/ 1" LOW 'E' FRONT SET GLAZING TO MATCH EXISTING.
D.	BOLLARD - CONCRETE FILLED, PROVIDE HIGH DENSITY POLYETHYLENE COVER. COLOR TO BE SELECTED BY OWNER.
E.	INSULATED OVERHEAD DOOR- FIELD PAINTED, COLOR TO MATCH EXISTING. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
F.	INSULATED HOLLOW METAL DOOR AND FRAME- PAINTED, COLOR TBD.
G.	RELOCATED SIGNAGE - BY OTHERS.
H.	BUILDING MOUNTED LIGHTING - BY OTHERS.
J.	EXISTING CONSTRUCTION TO REMAIN.
K.	PRE-FINISHED RIBBED METAL SIDING w/ 1/2" CLOSURE TRIM ON SWINGING GATE w/ STEEL TUBE GATE FRAMING AND DROP FINIS - COLOR TO BE SELECTED BY ARCHITECT, SEE A6&2 FOR ADDITIONAL INFORMATION.
L.	BOLLARD w/ METAL SIDING SWINGING GATE - FIELD PAINTED.
M.	PRE-FINISHED ALUMINUM BREAK METAL TRIM AT BASE OF WALL - COLOR TO MATCH EXISTING.
N.	EXPANSION JOINT AT METAL SIDING AND NEW CONSTRUCTION.
O.	EXISTING MECHANICAL LOUVER TO BE RECONFIGURED AND RELOCATED TO ROOF LOCATION BY G.C.
P.	SPLIT-FACE CONCRETE BLOCK WITH WATERPROOF SEALER AT DUMPSTER ENCLOSURE w/ PRECAST CONCRETE CAP - COLOR BY ARCHITECT.

NOTE: G.C. TO REFERENCE ALL EXTERIOR FINISHES AS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

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EXTERIOR ELEVATIONS

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A200

TYPE & SYMBOL	FIXTURE TYPE / PRODUCT SERIES	MANUFACTURER	LAMP	NOTES	
A	2x4 RECESSED FLUORESCENT	SP8	LITHONIA LIGHTING	TBD BY G.C.	RESTROOM AREAS
B	NOT USED				
C	4' DIRECT/INDIRECT LOUVER FLUORESCENT	M58	LITHONIA LIGHTING	TBD BY G.C.	CHAIN HUNG ABOVE SERVICE BAYS AND DRIVE AISLE
D	8' SOLID TOP DIRECT FLUORESCENT	F20 - 4 LAMP	LSI INDUSTRIES	TBD BY G.C.	CHAIN HUNG ABOVE SERVICE BAYS
E	4' ENCLOSED FLUORESCENT	E18	LITHONIA LIGHTING	TBD BY G.C.	UL RATED FOR UET LOCATION
F	WALL SCONCE - EXTERIOR	W5TH	LITHONIA LIGHTING	TBD BY G.C.	ABOVE EXTERIOR DOORS; WALL MOUNTED
G	WALL PACK - EXTERIOR	T14H - METAL HALIDE	LITHONIA LIGHTING	TBD BY G.C.	ABOVE OVERHEAD DOORS; WALL MOUNTED
H	EXIT SIGN - RELOCATED	TBD BY G.C.	EXISTING - RELOCATED
J	EXIT SIGN/UNIT COMBO	LHQM	LITHONIA LIGHTING	TBD BY G.C.	OR EQUAL TO MATCH EXISTING
K	EMERGENCY LIGHT	TBD BY G.C.	TBD BY G.C.

NOTE:
 1. M/E/P SHALL BE BY GENERAL CONTRACTOR. COORDINATE LIGHTING FIXTURE SCHEDULE: TYPE/DESCRIPTION AND MANUFACTURER/ LAMP TYPE/ NOTES w/ ELECTRICAL CONTRACTOR.
 2. G.C. TO COORDINATE EMERGENCY AND EXIT LIGHTING

GENERAL NOTES:

A. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.

B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE & CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PIPING AND ELECTRICAL STRUCTURES.

C. GENERAL CONTRACTOR HAS IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

D. ASSUMED REFERENCE FINISH FLOOR ELEVATION + 100'-0" UNO.

E. ALL EXPOSED STEEL TO HAVE COMMERCIAL BLAST FINISH AND BE PROTECTED DURING DELIVERY AND INSTALLATION - TYPICAL.

REFLECTED CEILING PLAN NOTES:

1. DIMENSIONS BEGIN AT FACE OF 8" FOUNDATION WALL, TYPICAL.

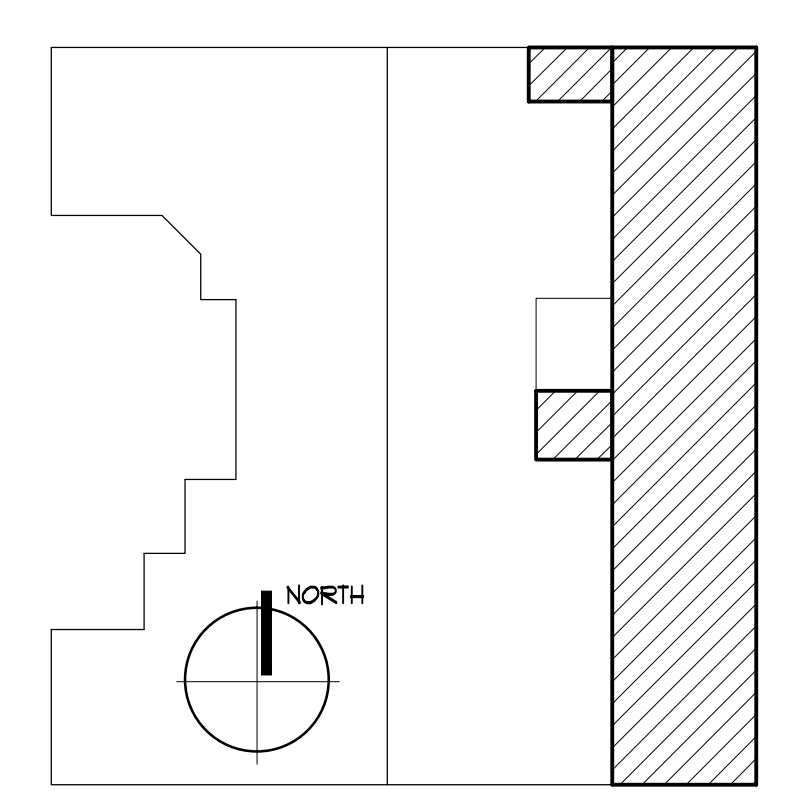
2. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE IDENTIFICATION.

3. PAINT ALL EXPOSED STRUCTURE/ CONDUITS/ DUCTWORK, ETC. IN EXPOSED AREAS.

4. ALL EXPOSED STEEL TO HAVE COMMERCIAL BLAST FINISH AND BE PROTECTED DURING DELIVERY AND INSTALLATION - TYPICAL.

5. ALL WALLS AND CEILING IN ALL TOILET ROOMS/ LOCKER ROOMS TO HAVE SOUND ATTENUATION BATT.

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KEY PLAN

G.C. TO COORDINATE DESIGN/BUILD INFORMATION FOR M/E/P PRIOR TO INSTALLATION WITH ARCHITECT. ARCHITECT WILL ISSUE BULLETIN(S) FOR REVISED STRUCTURAL CHANGES PER M/E/P REQUIREMENTS.

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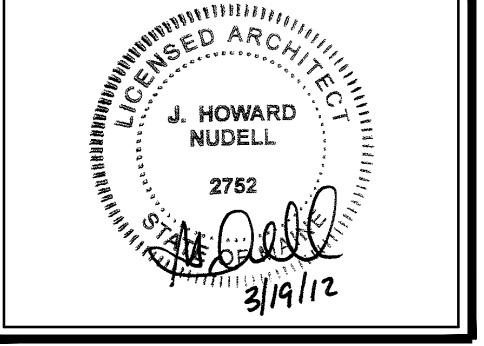
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REFLECTED CEILING PLAN

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2008-279

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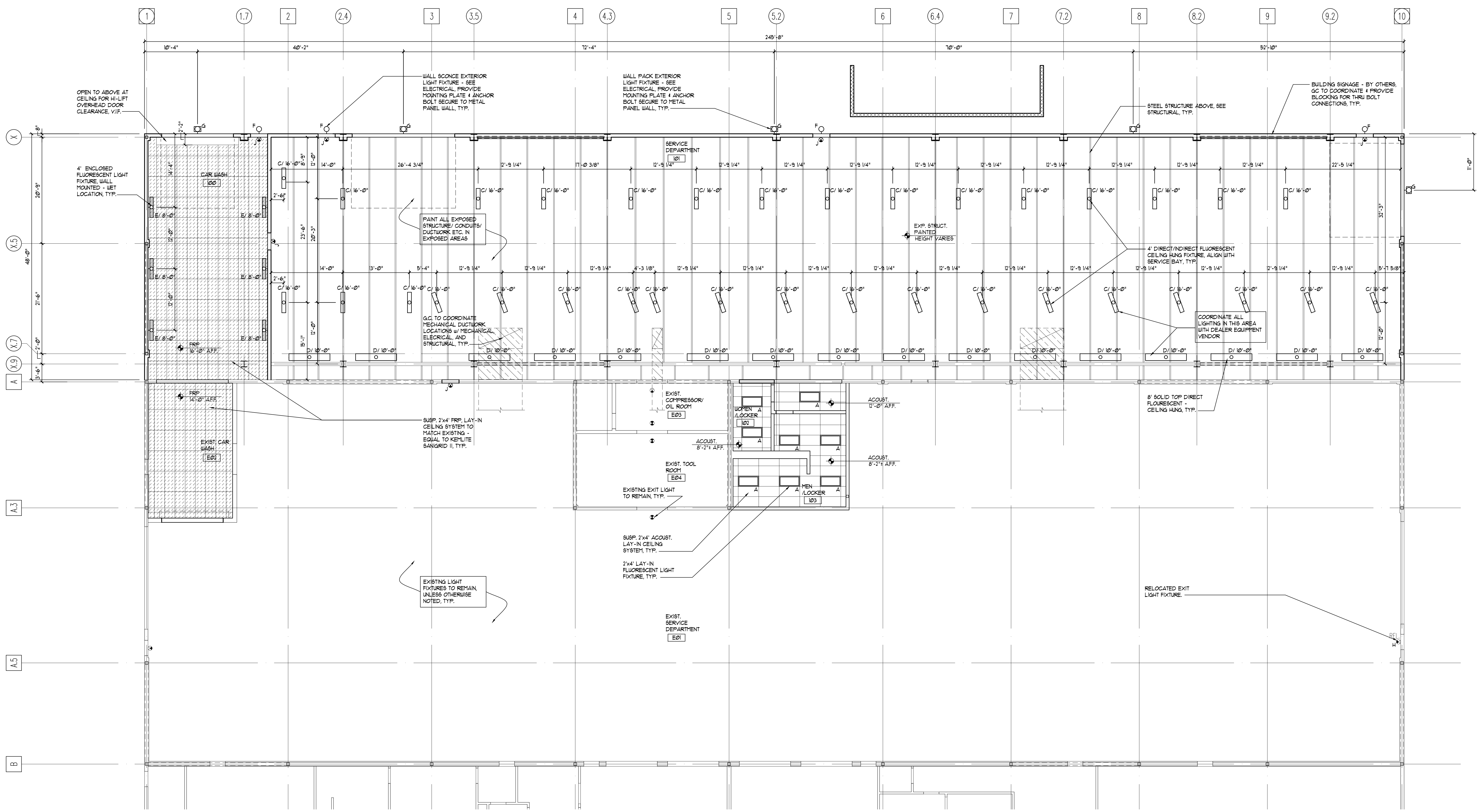
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approved **JHN**

issued for **date**
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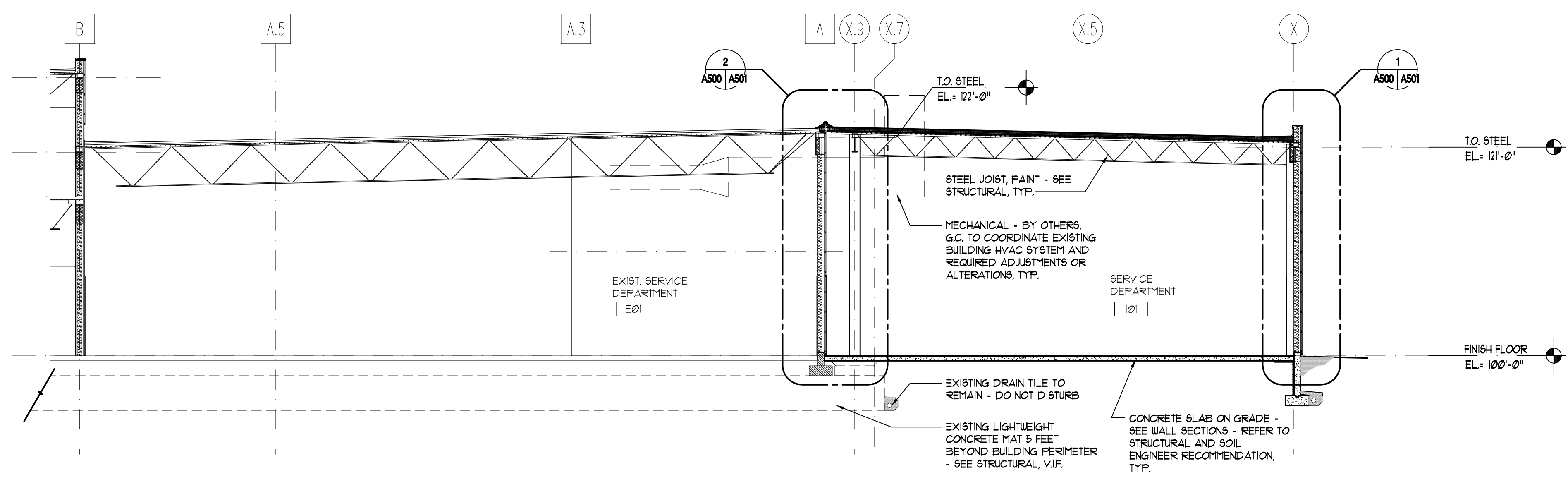
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A300

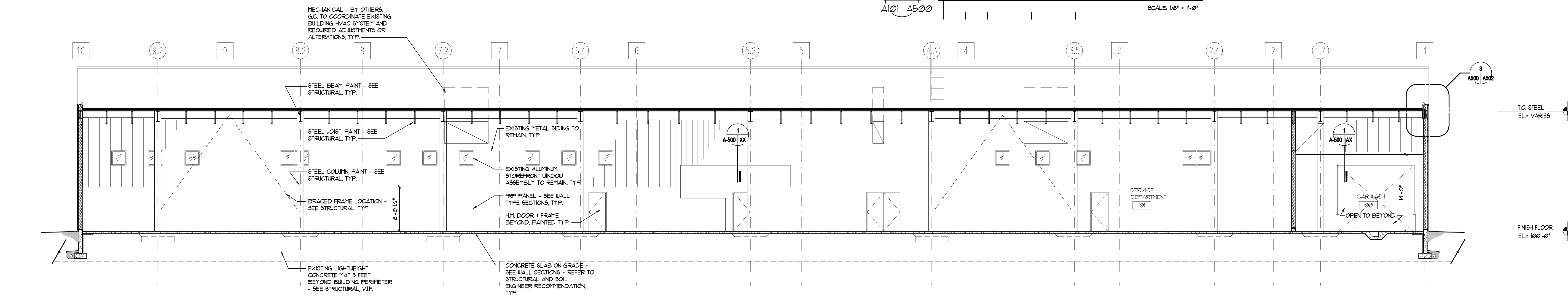


REFLECTED CEILING PLAN

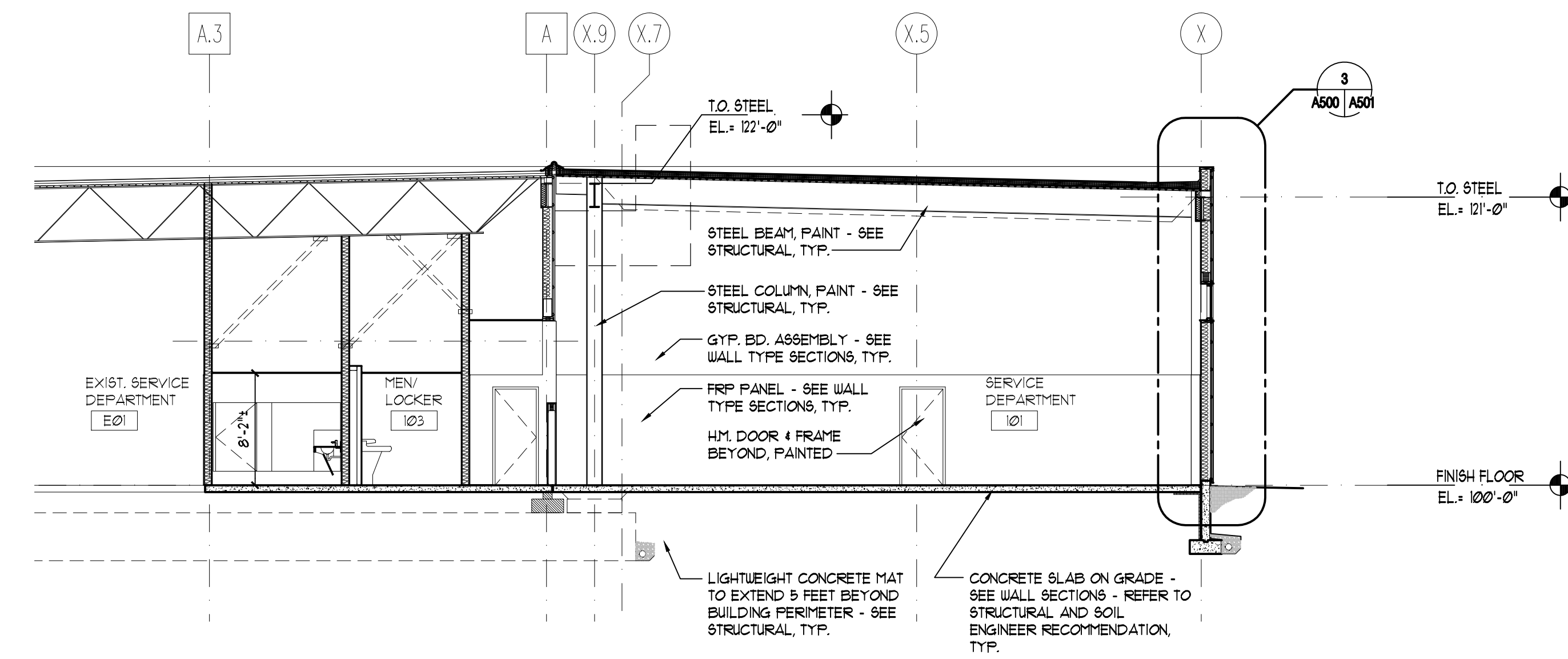
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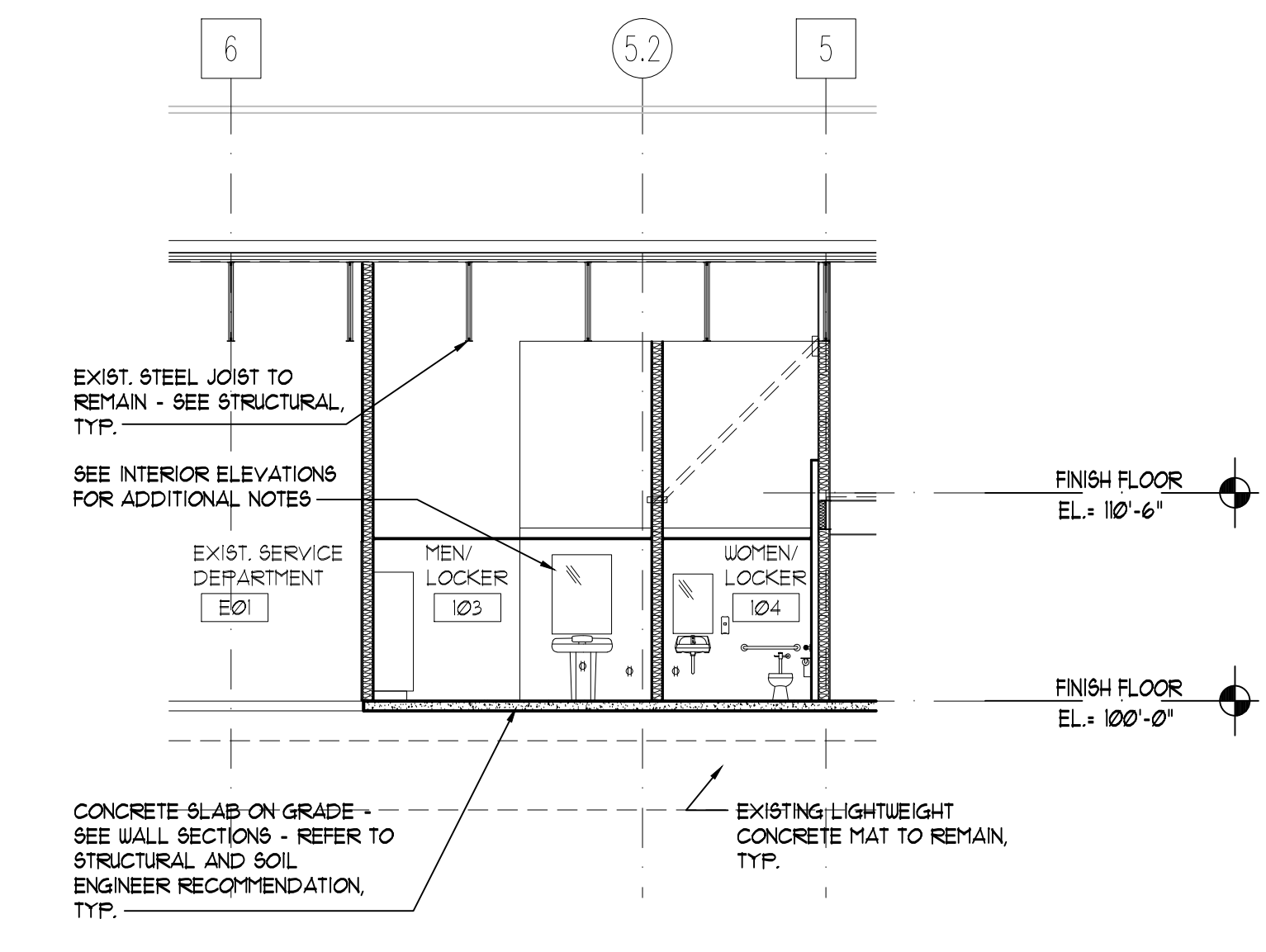
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 SCALE: 1/8" = 1'-0"



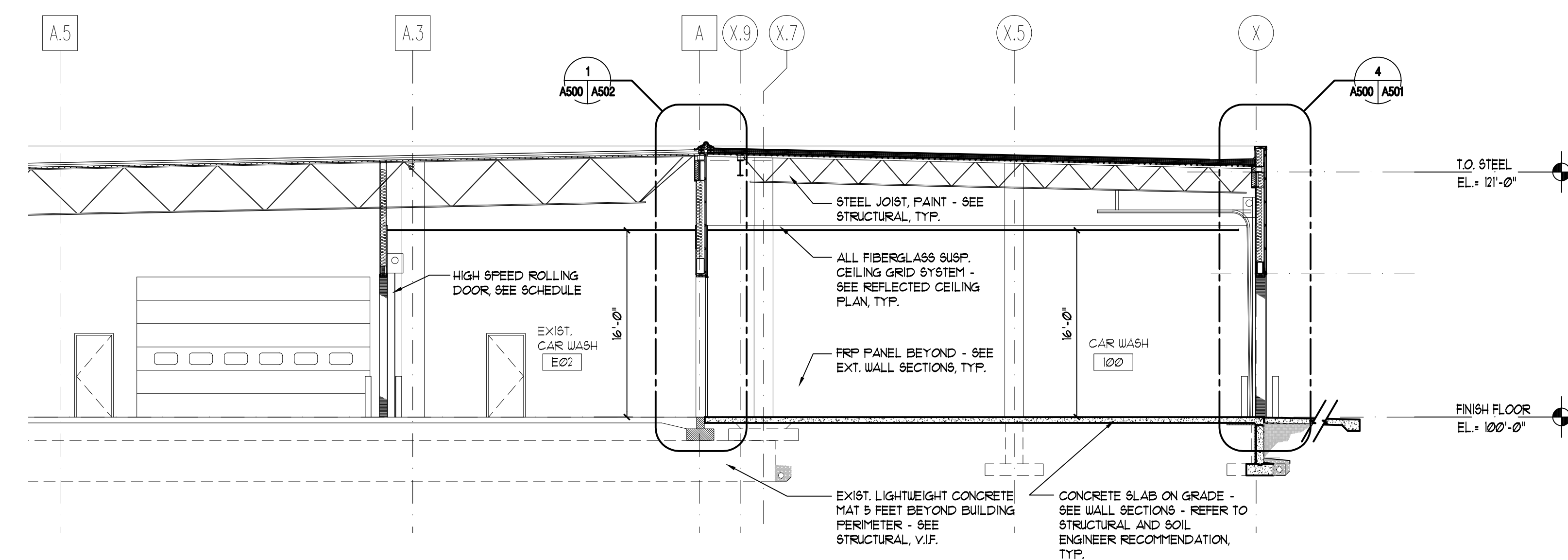
B BUILDING SECTION
 SCALE: 1/8" = 1'-0"



C BUILDING SECTION
 SCALE: 1/8" = 1'-0"



D BUILDING SECTION
 SCALE: 1/8" = 1'-0"



E BUILDING SECTION
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
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 3. PROVIDE TEMPERED GLASS WHERE REQUIRED TO MEET CODE REQUIREMENTS
 4. PROVIDE CONTROL JOINTS AS REQ'D OR AS INDICATED ON THE DRAWINGS
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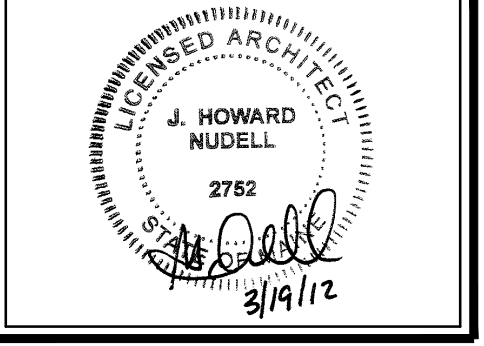
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WALLS SECTIONS & DETAILS

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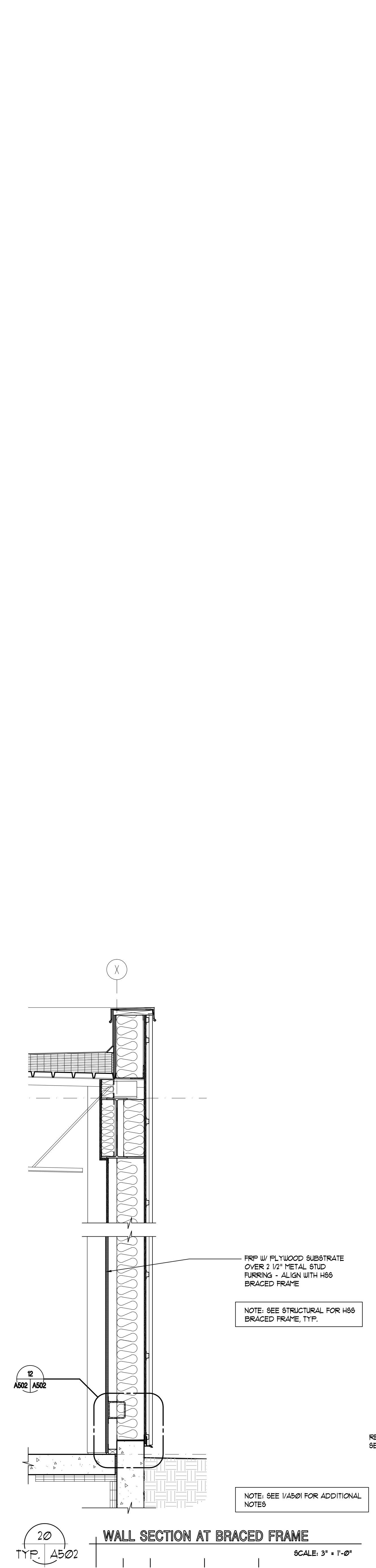
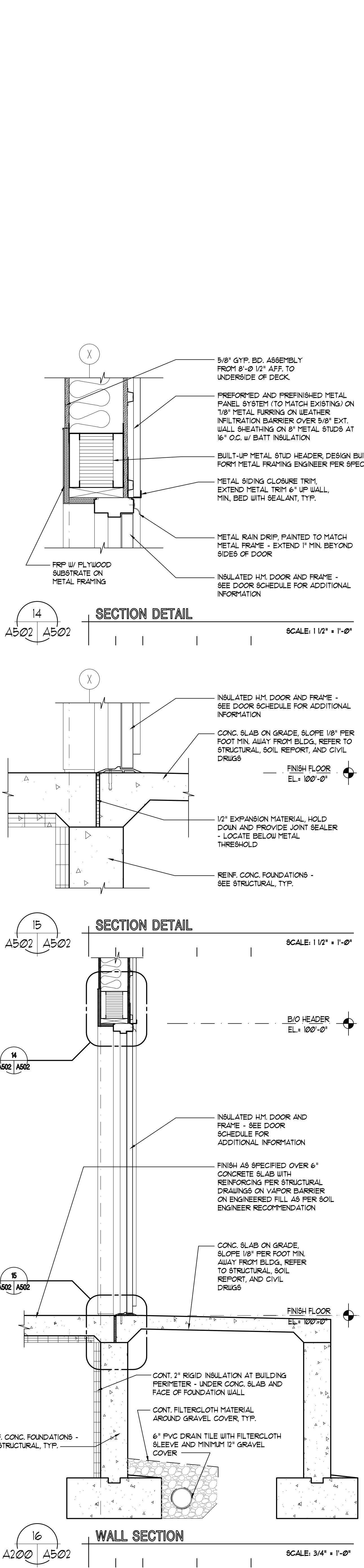
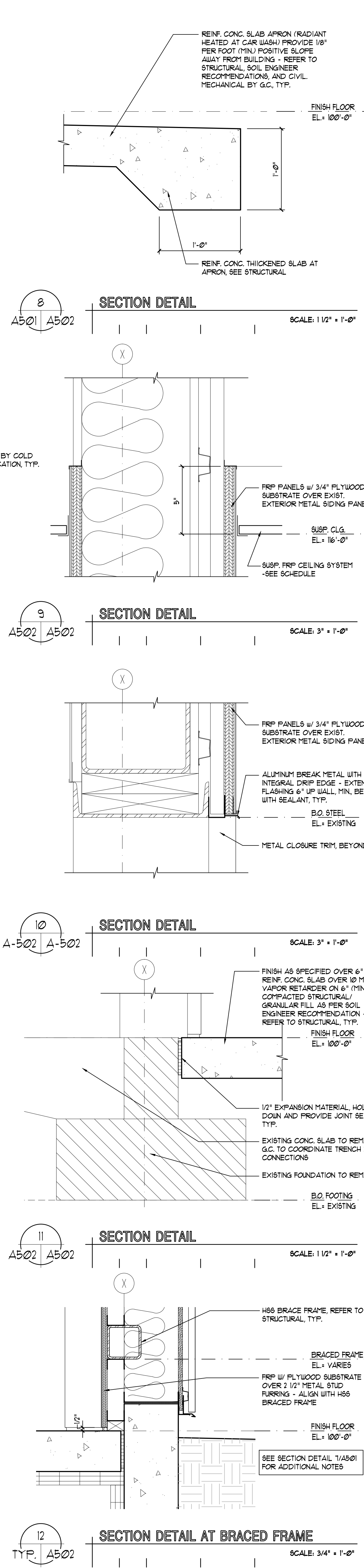
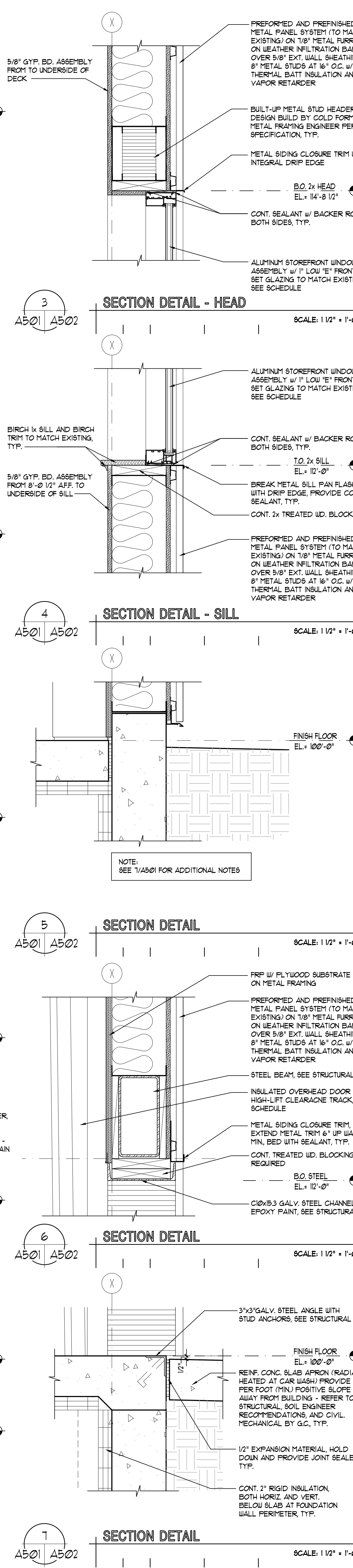
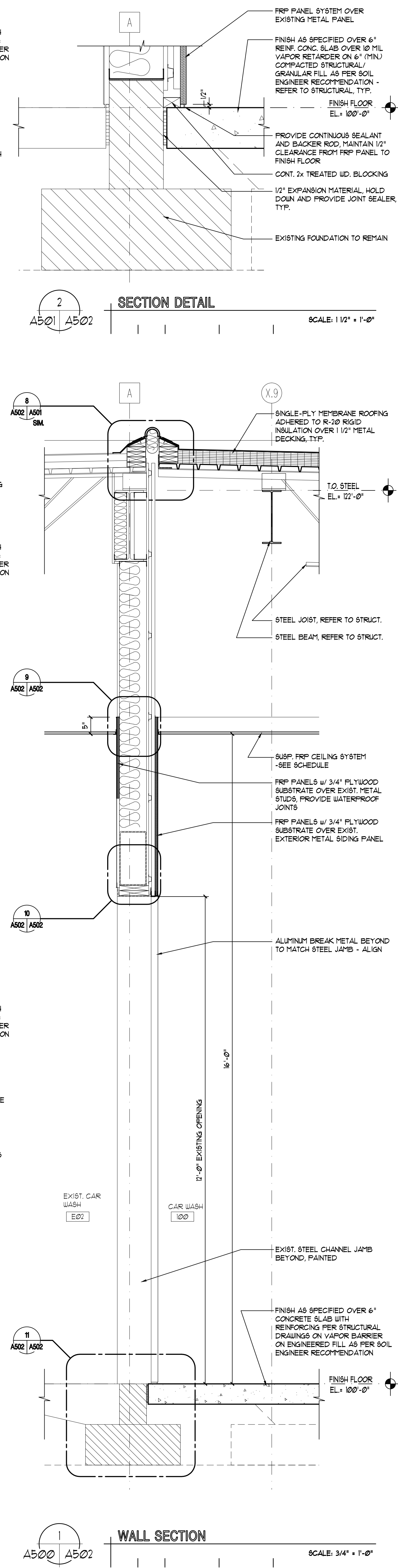
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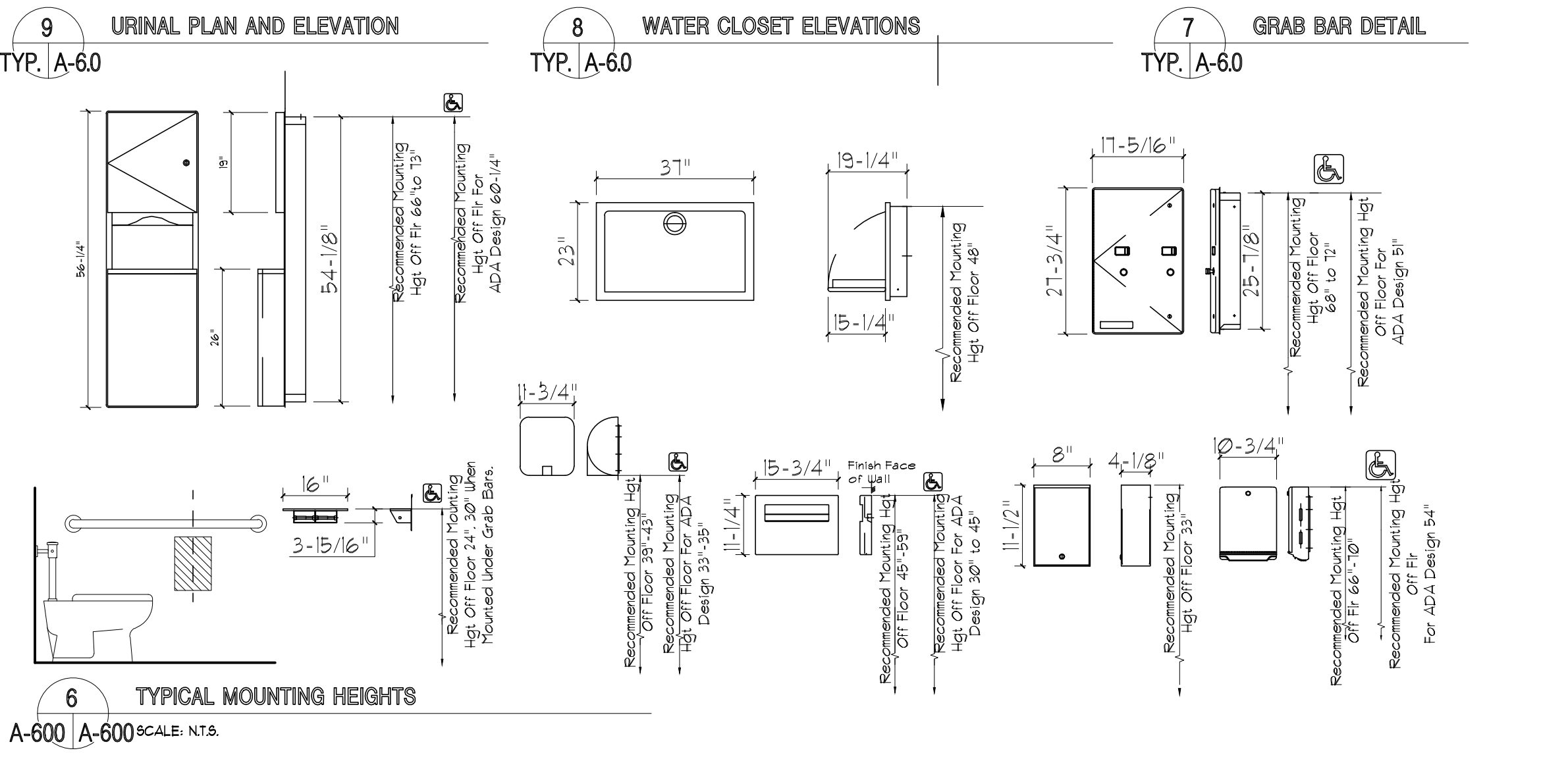
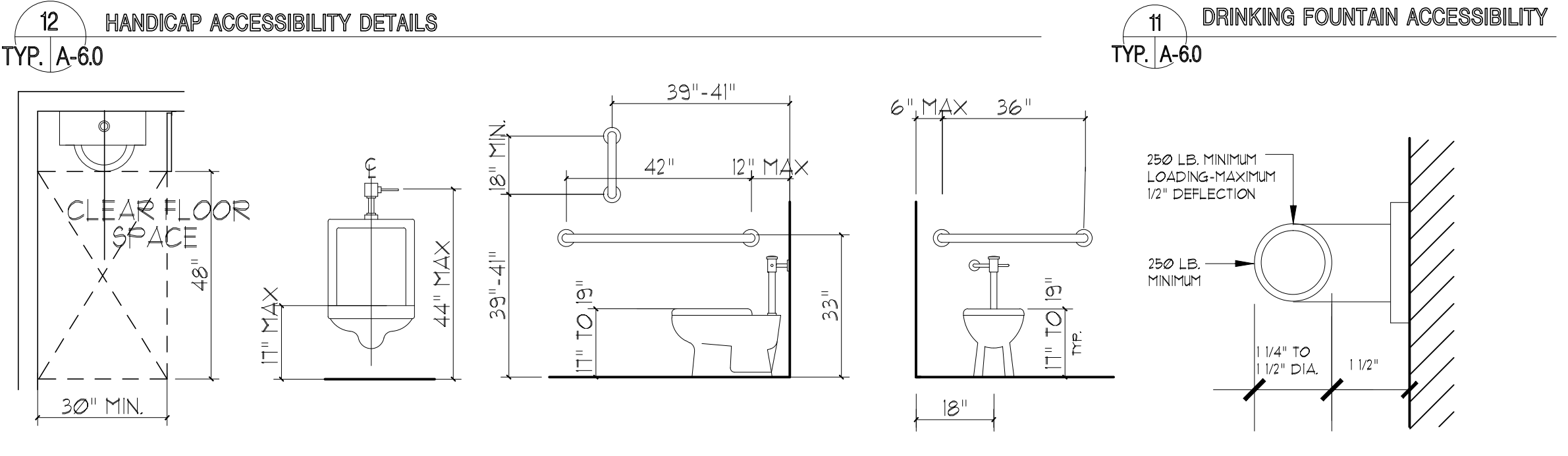
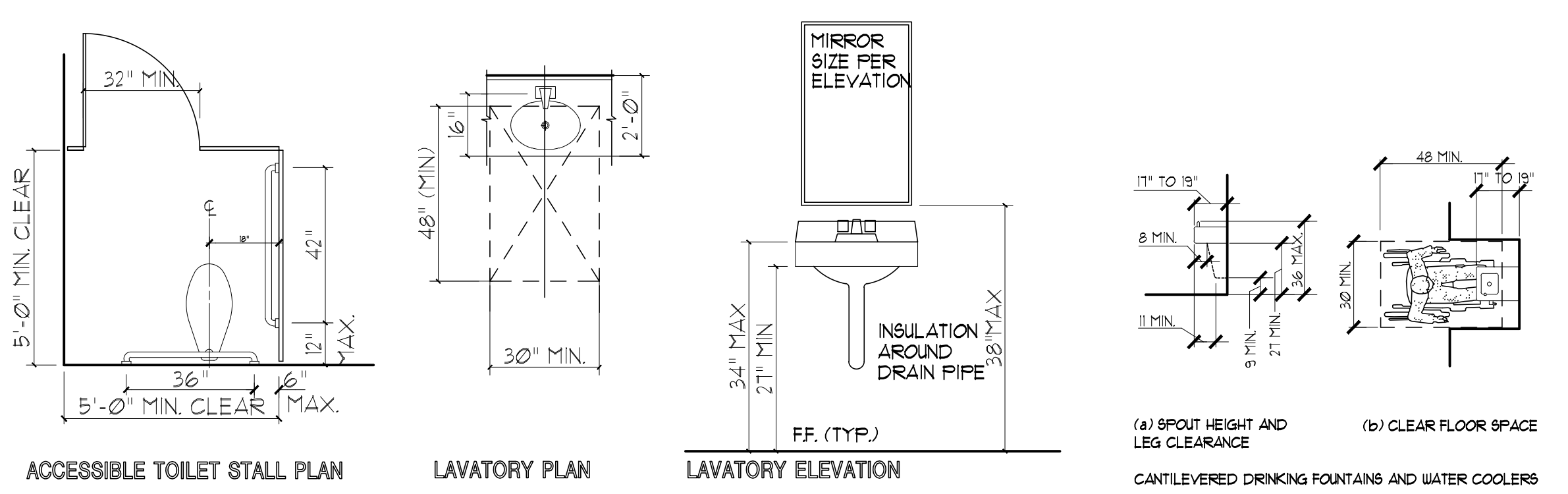
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A502





GENERAL NOTES

- REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL ACCESSORY INFORMATION.
- GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ACCESSORIES.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT REST ROOMS AND CHANGE ROOM.
- ALL WALLS AND CEILING IN ALL TOILET ROOMS TO HAVE SOUND ATTENUATION BATT.
- REFER TO WRITTEN SPECIFICATIONS FOR OTHER MANUFACTURERS APPROVED EQUALS.
- PROVIDE 2X TREATED WOOD BLOCKING AS REQUIRED PER MANUFACTURERS SPEC'S FOR MOUNTING ALL FIXTURES.
- SLOPE ALL RESTROOM FLOORS TO FLOOR DRAINS.
- FIELD VERIFY MIRROR SIZES PRIOR TO INSTALLATION.

NOTE: WALL AND FLOOR TILE TO EXTEND BEHIND/UNDER THE LOCKERS AND OTHER MISC. FIXTURES/MILLWORK

TOILET PARTITIONS

MFR: HADRIAN (OR ARCHITECT APPROVED EQUAL)
CONTACT: ADVANCED OPENINGS
PH: 886-469-9340

PRODUCT: STAINLESS STEEL TOILET PARTITIONS W/ EMBOSSED FINISH
LOCATION: 1ST FLR, MENS & WOMENS, 2ND FLR, MENS & WOMENS TECH. SERVICE DEPARTMENT

SEE WALLS' SCHEDULE FOR EXACT SPECIFICATIONS.

OWNER'S NOTE

VERIFY THAT AT LEAST ONE STORAGE LOCKER IN THE LOCKER ROOM IS ACCESSIBLE. PROVIDE AN ACCESSIBLE BENCH IN THE LOCKER ROOM IN ACCORDANCE WITH ICG 303.

NOTES:

- THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 5" MINIMUM.
- ALLOWABLE STRESS IN BENDING, SHEAR, AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 750 LB IS APPLIED AT ANY POINT ON THE GRAB BAR FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

RESTROOM ACCESSORIES

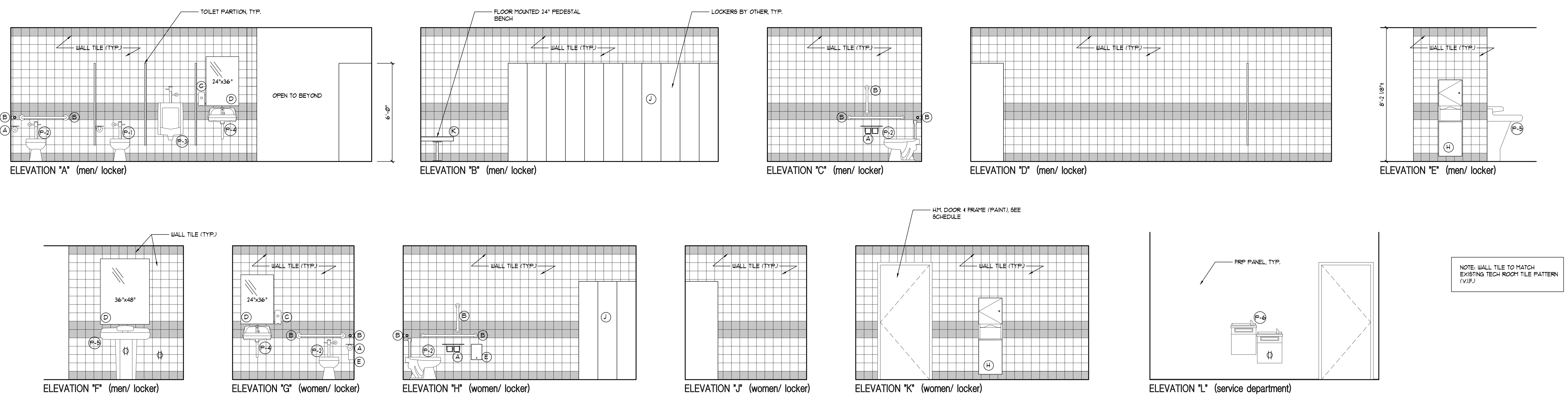
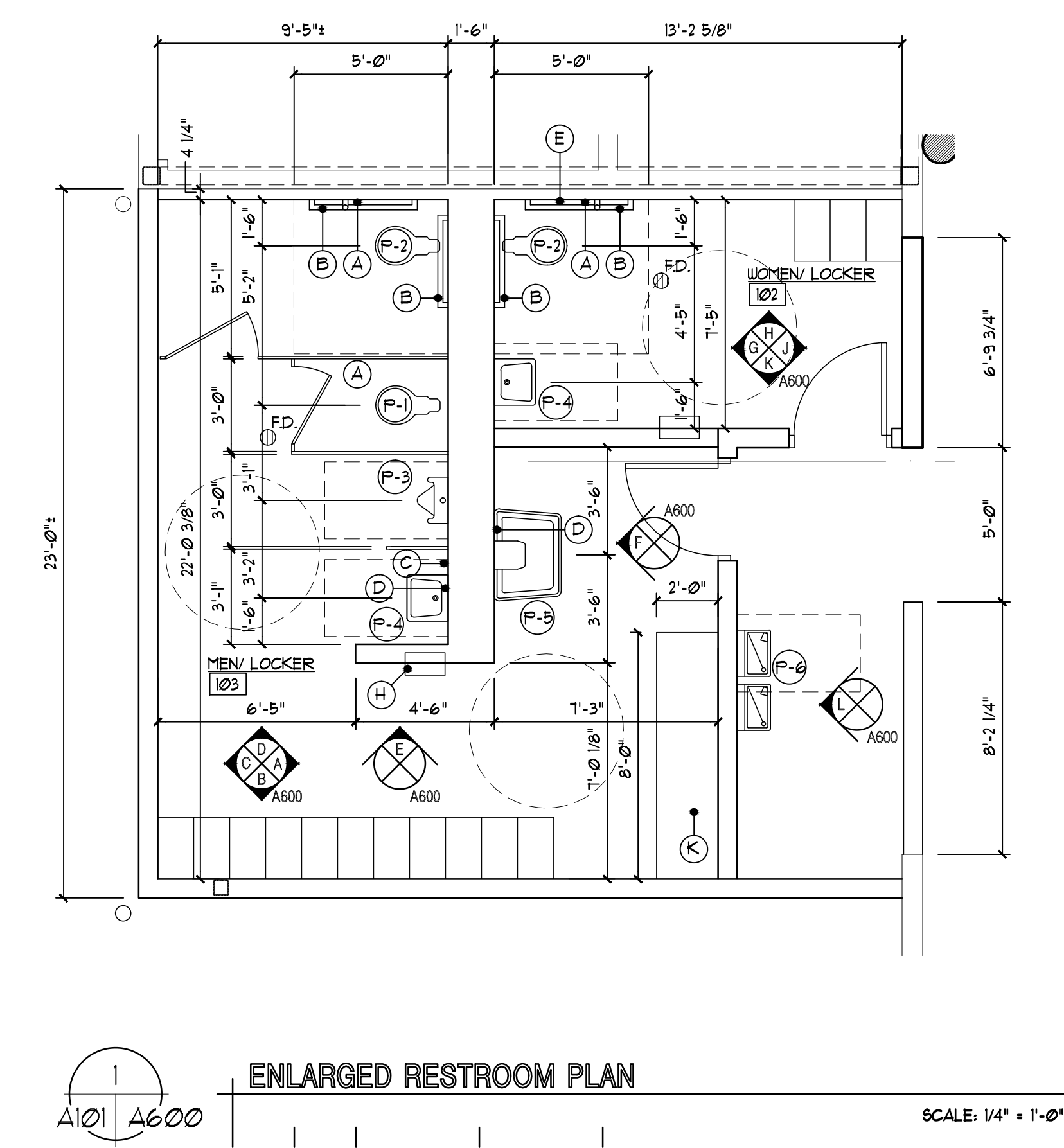
SYMBOL	DESIGNATION
(A)	SURFACE MOUNTED DOUBLE-ROLL TOILET TISSUE DISPENSER WITH SHELF - BRADLEY 5263
(B)	GRAB BARS WITH CONCEALED MOUNTING - BOBRICK B-5006 (ONE 36", ONE 42", AND ONE 18" AT EACH BARRIER FREE TOILET)
(C)	CONTURA SERIES SOAP DISPENSER - BOBRICK B-412
(D)	MIRROR W/ STAINLESS STEEL FRAME - SEE ELEV FOR SIZE
(E)	SURFACE MOUNTED NAPKIN DISPOSAL - BRADLEY M181-B
(F)	BABY CHANGING STATION (HORIZONTAL TYPE) RECESSED-MOUNTED - BOBRICK KB10-58RE
(G)	NOT USED
(H)	RECESSED PAPER TOWEL DISPENSER AND WASTE-RECEPTACLE - BRADLEY T34
(J)	METAL LOCKERS WITH SLOPING TOP - PROVIDED BY OWNER
(K)	FLOOR MOUNTED 24" DEEP LENOXPEDestal BENCH - BRADLEY COLOR TBD, SUBMIT SAMPLE TO ARCHITECT
(L)	SURFACE MOUNTED SENSOR-OPERATED FOAM SOAP DISPENSER - SLOAN SJS-150

** SEE ELEVATIONS FOR MOUNTING HEIGHTS **
** REFER TO MEP DRAWINGS FOR FIXTURE COLORS **

RESTROOM PLUMBING FIXTURE LEGEND

SYMBOL	DESIGNATION
(P-1)	FLOOR MOUNTED WATER CLOSET W/ AUTOMATIC FLUSH VALVE
(P-2)	FLOOR MOUNTED WATER CLOSET, BARRIER FREE W/ AUTOMATIC FLUSH VALVE
(P-3)	WALL HUNG AUTOMATIC FLUSH VALVE URINAL, BARRIER FREE
(P-4)	WALL HUNG LAVATORY
(P-5)	FLOOR MOUNTED WASH FOUNTAIN W/ LIQUID SOAP DISPENSER
(P-6)	DUAL HEIGHT WALL MOUNTED ELECTRIC WATER COOLER, BARRIER FREE
(P-7)	SLOP SINK W/ MOP HOLDER

MECHANICAL PLUMBING, AND ELECTRICAL BY G.C.
** FIXTURE COLORS TO MATCH EXISTING **



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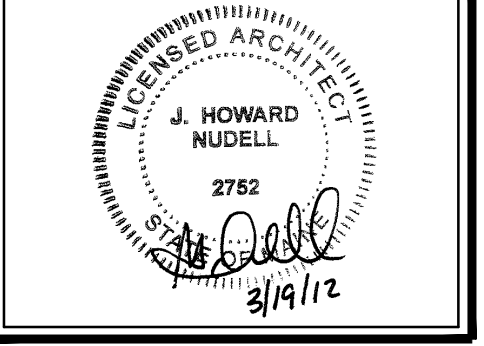
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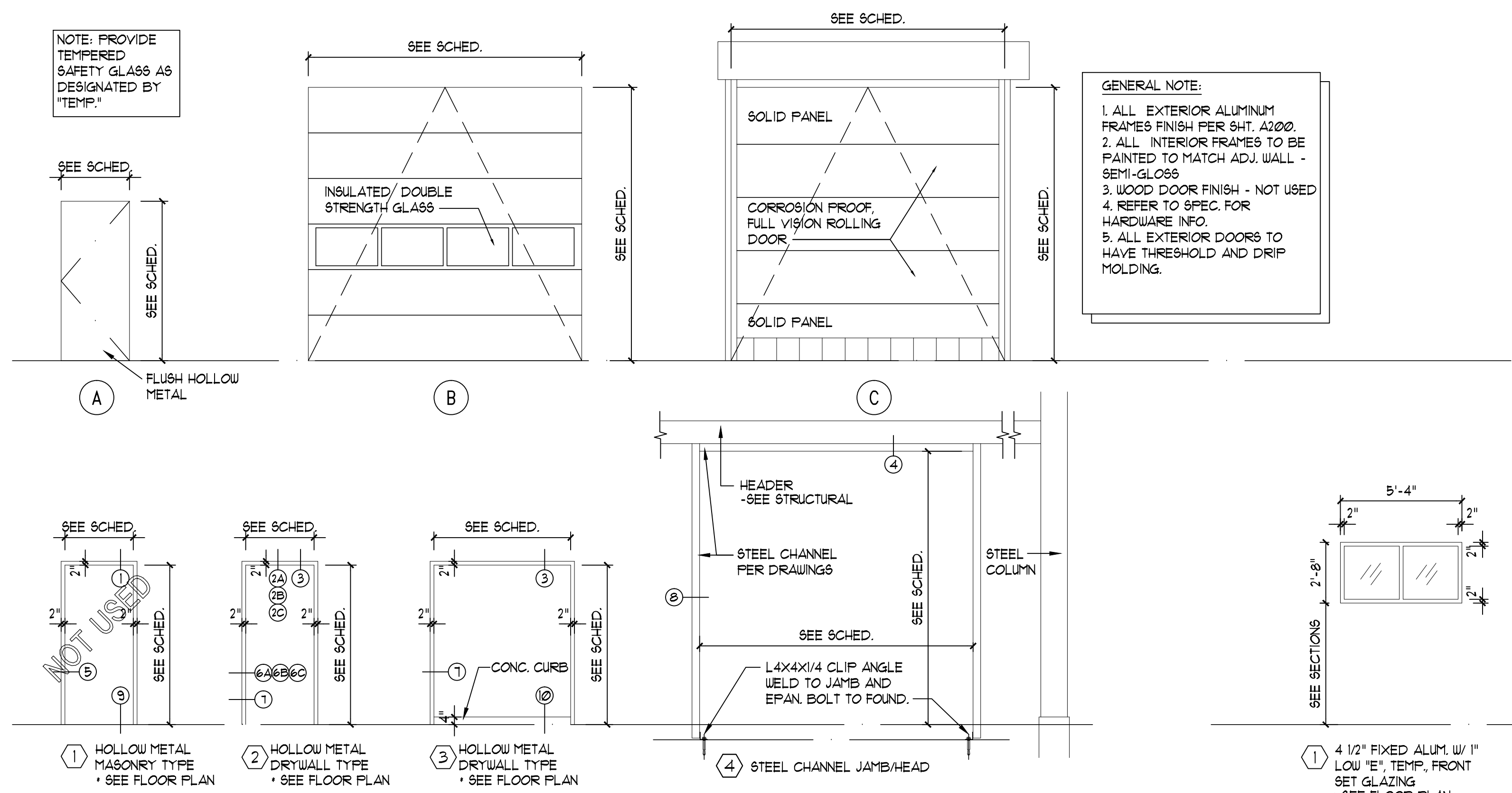
ARCHITECTURAL INTERIORS, ENLARGED PLANS, AND DETAILS

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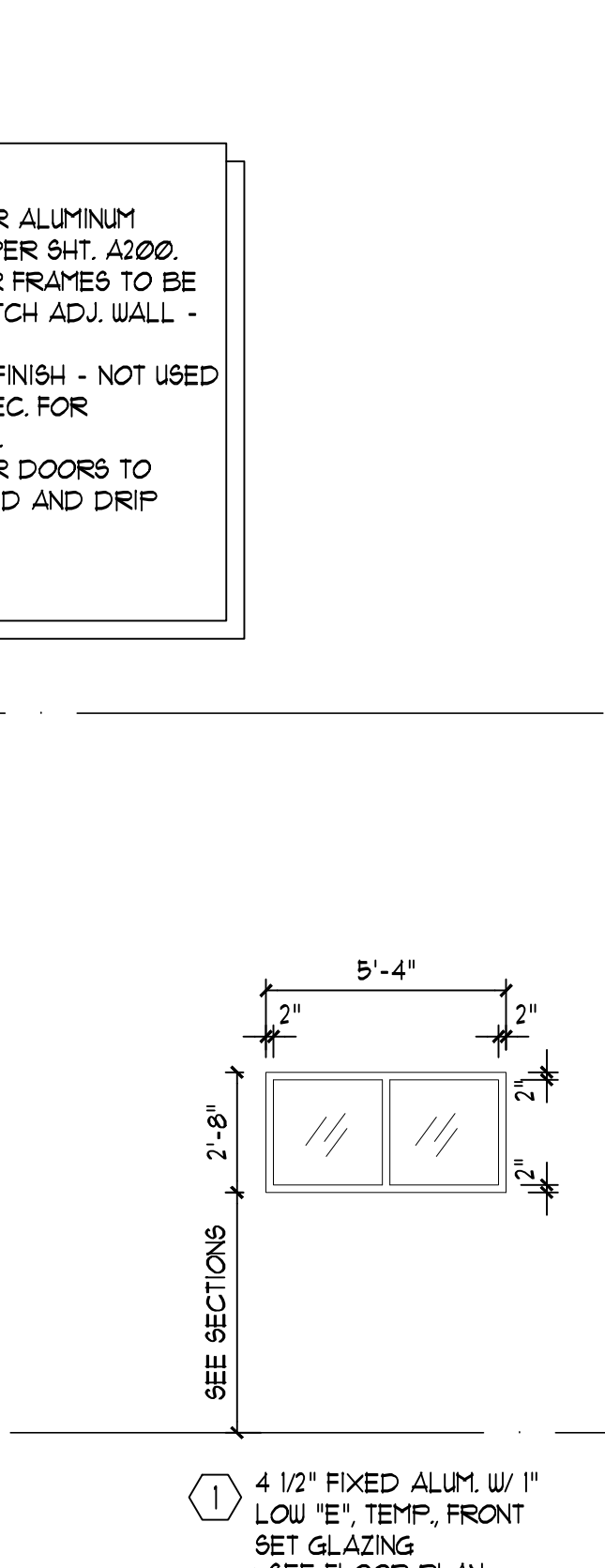
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DOOR AND FRAME ELEVATIONS NOTE: SEE SHEET A601 FOR HEAD, JAMB, AND SILL DETAILS.



WINDOW FRAME ELEVATIONS NOTE: SEE SHEET A601 FOR HEAD, JAMB, AND SILL DETAILS.

DOOR SCHEDULE											
DOOR NUMBER	DOOR SIZE	FUNCTION	DOOR				FRAME				REMARKS
			ELEV	MATERIAL	FINISH	HARDWARE	ELEV	MATERIAL	FINISH	LABEL	
101	3'-0"x7'-0"	SWING	A200	HOLLOW METAL	SEE ELEV.	01	A200	HOLLOW METAL	SEE ELEV.		
103	3'-0"x7'-0"	SWING	A200	HOLLOW METAL	SEE ELEV.	01	A200	HOLLOW METAL	SEE ELEV.		
105	3'-0"x7'-0"	SWING	A200	HOLLOW METAL	SEE ELEV.	01	A200	HOLLOW METAL	SEE ELEV.		
107	3'-0"x7'-0"	SWING	A200	HOLLOW METAL	SEE ELEV.	01	A200	HOLLOW METAL	SEE ELEV.		
108	3'-0"x7'-0"x1/4"	SWING	A	HOLLOW METAL	PAINT	02	--	EXIST. (V.I.F.)	PAINT		SEE DOOR NO. E06
109	3'-0"x7'-0"x1/4"	SWING	A	HOLLOW METAL	PAINT	03	2	HOLLOW METAL	PAINT		
110	3'-0"x7'-0"x1/4"	SWING	A	HOLLOW METAL	PAINT	03	2	HOLLOW METAL	PAINT		
111	NOT USED										
112	3'-0"x7'-0"x1/4"	SWING	A	HOLLOW METAL	PAINT	02	2	HOLLOW METAL	PAINT		
113	3'-0"x7'-0"x1/4"	SWING	A	HOLLOW METAL	PAINT	05	2	HOLLOW METAL	PAINT		
E02	3'-0"x7'-0"	EXISTING SWING		EXISTING				EXISTING	PAINT		
E03	(2) 3'-0"x7'-0"	EXISTING SWING		EXISTING				EXISTING	PAINT		
E04	(2) 3'-0"x7'-0"	EXISTING SWING		EXISTING	PAINT			EXISTING	PAINT		
E06	3'-0"x7'-0"	REVERSE SWING	--	SEE NO. 108	DEMO	--	--	V.I.F. REVERSE HINGE	PAINT		SEE DEMO PLAN - REL. EXIT HARDWARE
E07	3'-0"x7'-0"	EXISTING SWING		EXISTING				EXISTING			SEE OVER-HEAD DOOR SCHEDULE BELOW

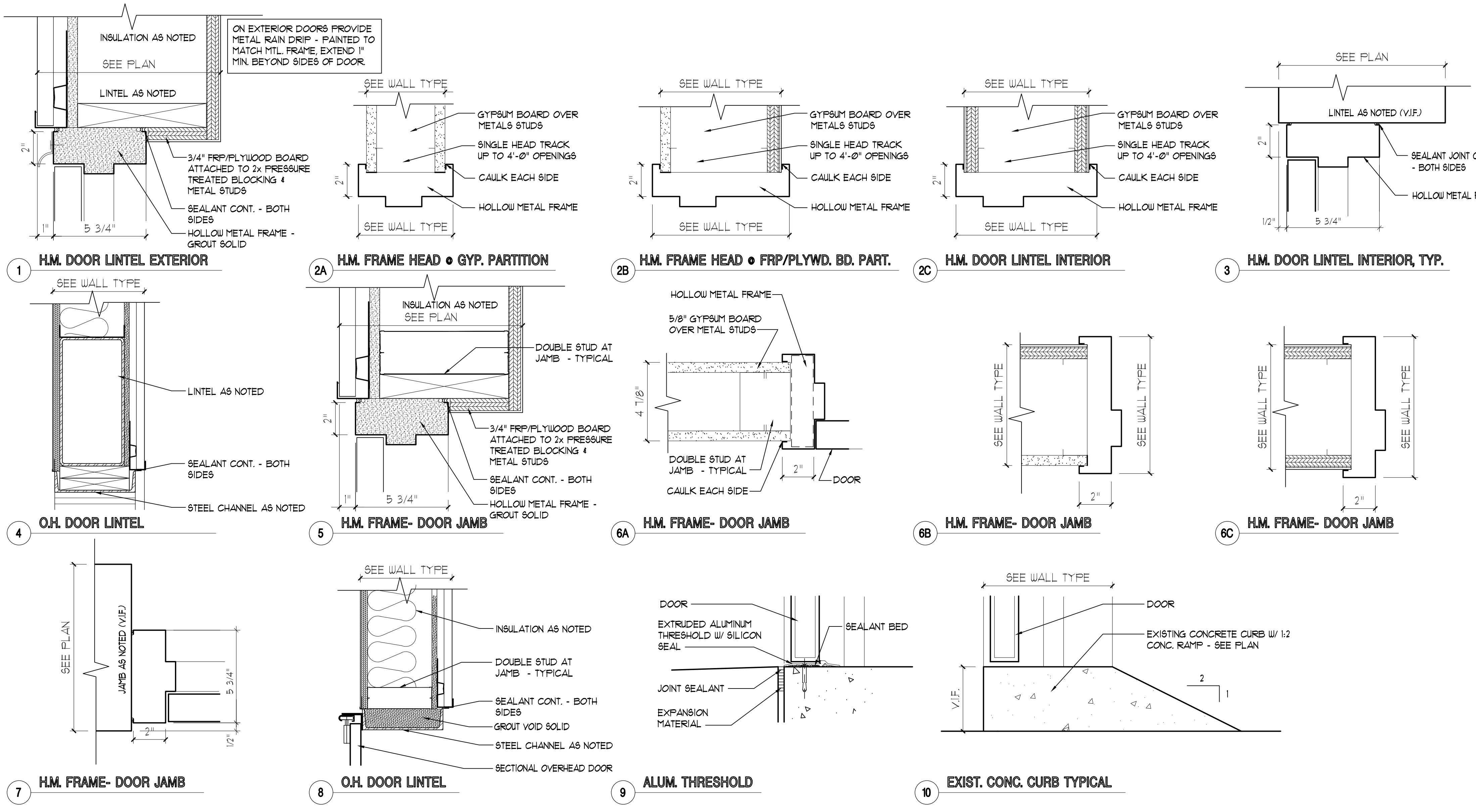
OVERHEAD DOORS	ELEV	DOOR SERIES	SIZE	GLAZING	TRACK	JAMB	MOTOR OPERATOR		CONTROLS		REMARKS
							TRIPLE MOUNT	WATERPROOF	RADIO CONTROL	SAFETY EDGE	
101	B	INSULATED STEEL	4'-0"x7'-0"x1/4"	4-1/2" x 1/2" x 1/4"	STANDARD LIFT	STEEL CHANNEL	●	●	●	●	ALL ACCESSORIES TO BE WEATHERPROOF
104	B	GLAZED ALUMINUM	8'-0"x7'-0"x1/4"	1/2" x 1/2" x 1/4"	STANDARD LIFT	STEEL CHANNEL	●	●	●	●	FACE OF WALL MOUNTING
106	B	SECURITY SHUTTER	20'-0"x7'-0"x1/4"	1/2" x 1/2" x 1/4"	STANDARD LIFT	STEEL CHANNEL	●	●	●	●	FACE OF WALL MOUNTING
114	C	ROLLING DOOR	12'-0"x7'-0"	1/2" x 1/2" x 1/4"	STANDARD LIFT	STEEL CHANNEL	●	●	●	●	ALL ACCESSORIES TO BE WEATHERPROOF
E01	--	EXISTING - DEMO									SEE DEMOLITION PLAN
E05	--	EXISTING - DEMO									SEE DEMOLITION PLAN

OVERHEAD DOORS

NOTE 1: O.V.H. DOOR SUPPLIER TO SUPPLY SAFETY COMPONENTS AND SENSORS, G.C. TO COORDINATE INSTALLATION WITH ELEC.
 CONTRACTOR NOTE 2: PROVIDE MOTOR OPERATOR AND MOTOR OPERATOR CONTROLS (OPEN-CLOSE-STOP)
 NOTE 3: ALL O.H. DOORS TO BE H-LIFT DOORS (TIGHT LIFT OF STRUCTURE)
 NOTE 4: PROVIDE WEATHERSTRIP REMOTE CONTROLS - SEE SHEET A-4 FOR MORE INFO
 NOTE 5: DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT
 NOTE 6: OPENING FORCE FOR ALL INTERIOR DOORS TO BE MAX. 5LB5
 NOTE 7: DOOR HANDLES, PULLS, LATCHES, LOOKS AND OTHER OPENING DEVICES SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR
 NOTE 8: THE MAX OPERATING FORCE FOR DOOR LATCHES, INCLUDING PANIC HARDWARE AND THE MAX OPENING FORCE FOR INTERIOR DOORS, WITH AND WITHOUT CLOSURES SHOULD BE: 9 LB FOR EXTERIOR DOORS AND 5 LB FOR INTERIOR DOORS.
 NOTE 9: DOORS WITH VISION LITES MUST HAVE BOTTOM OF GLASS AT MAX 43" ABOVE THE FLOOR.
 NOTE 10: PROVIDE TACTILE SIGNAGE (BRAILLE AND RAISED LETTERS) ON EACH DOOR TO AN EXIT STAIRWAY AND AT EACH EXTERIOR EXIT DOOR STATING 'EXIT'.

GENERAL DOOR NOTES:
 1. ALL DOOR FRAMES TO BE PAINTED.
 2. REFER TO BUILDING ELEVATIONS FOR FINISH INFORMATION.
 3. G.C. TO PROVIDE STANDARD HARDWARE DOOR CONTROLS, OPEN, CLOSE AND STOP WALL MOUNTED ADJACENT TO EACH DOOR. PROVIDE ONE WEATHERSTRIP DOOR CONTROLLER FOR EACH DOOR FOR DEALER/SERVICE PERSONAL USE
 4. G.C. TO COORDINATE ALL DOOR CONTROL ELECTRICAL REQUIREMENTS FOR COMPLETE TURN-KEY INSTALLATION

DOOR HARDWARE BARRIER FREE REQUIREMENTS
 1. ALL DOOR HANDLES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING. STANDARD KNOB HARDWARE IS NOT ACCEPTABLE BECAUSE IT REQUIRES TIGHT GRASPING OR A TWIST OF THE WRIST TO OPERATE.
 2. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THIS BUILDING IS TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE FOLLOWING: A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN 1 INCH HIGH LETTERS ON A CONTRASTING BACKGROUND. C. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.



HEAD, JAMB, SILL DETAILS A601 A601

4N

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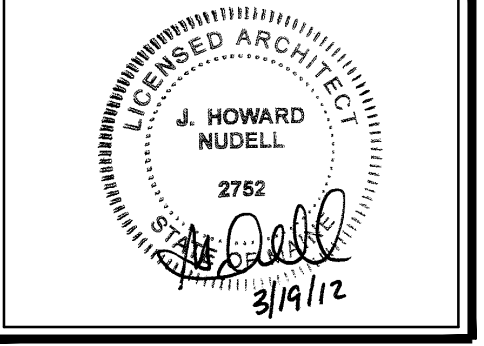
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EXISTING TSL BUILDING SERVICE ADDITION

PORTLAND, ME

sheet title

DOOR SCHEDULE, WINDOW SCHEDULE & DETAILS

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number

2008-279

drawn RK

checked BD

approved JHN

issued for date

OWNER CD REVIEW 2-16-10

PERMITS 03/16/2012

sheet

A601

HARDWARE SET SPECIFICATIONS			
SEE PROJECT SPECIFICATIONS SECTION 0810 FOR ADDITIONAL SPECIFICATIONS			
HARDWARE SET 01			
EACH DOOR SHALL HAVE:			
1	CONT. HINGE	CR1 83 HD	
1	EXIT DEVICE	10-16-8844 ETJ	32D
1	DOOR CLOSER	UNI-TS00	689
1	KICKPLATE	KP50-10 x REQ.	32D
1	SET WEATHERSTRIP	2891 APK x REQ.	
1	DOOR SWEEP	283200 CNB x REQ.	
1	THRESHOLD	115 AK x REQ.	
HARDWARE SET 02			
EACH DOOR SHALL HAVE:			
3	HINGES	T4A3786 - 45 x 45	26D
1	LATCH SET	8215 LJ	32D
1	DOOR CLOSER	UNI-TS00	689
1	KICKPLATE	KP50-10 x REQ.	32D
1	FLOOR STOP	FS05	32D
HARDWARE SET 03			
EACH DOOR SHALL HAVE:			
3	HINGES	T4A3786 - 45 x 45	32D
1	DEADLOCK	10-8203	26D
1	PUSH PLATE	PO55	32D
1	DOOR PULL	DP103	32D
1	DOOR CLOSER	TS00 D.A.	689
1	KICKPLATE	KP50-10 x REQ.	32D
1	FLOOR STOP	US02	32D
HARDWARE SET 04			
EACH DOOR SHALL HAVE:			
6	HINGES	T4A3786 - 45 x 45	26D
2	FLUSH-BOLTS	FB011 - 12"	26D
1	DUSTPROOF STRIKE	DP83	26D
1	LOCKSET	10-8204 LJ	32D
2	DOOR CLOSER	TS00	689
2	KICKPLATES	KP50-10 x REQ.	32D
2	O.H. STOPS	9 SERIES	26D
HARDWARE SET 05			
EACH DOOR SHALL HAVE:			
3	HINGES	T4A3786 - 45 x 45	26D
1	LATCH SET	8215 LJ	32D
1	DOOR CLOSER	UNI-TS00	689
1	KICKPLATE	KP50-10 x REQ.	32D



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project title

EXISTING TSL BUILDING SERVICE ADDITION

PORTLAND, ME

sheet title

FOUNDATION PLAN AND GENERAL NOTES

project number

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drawn

APP

checked

FAR

approved

PBB

issued for date

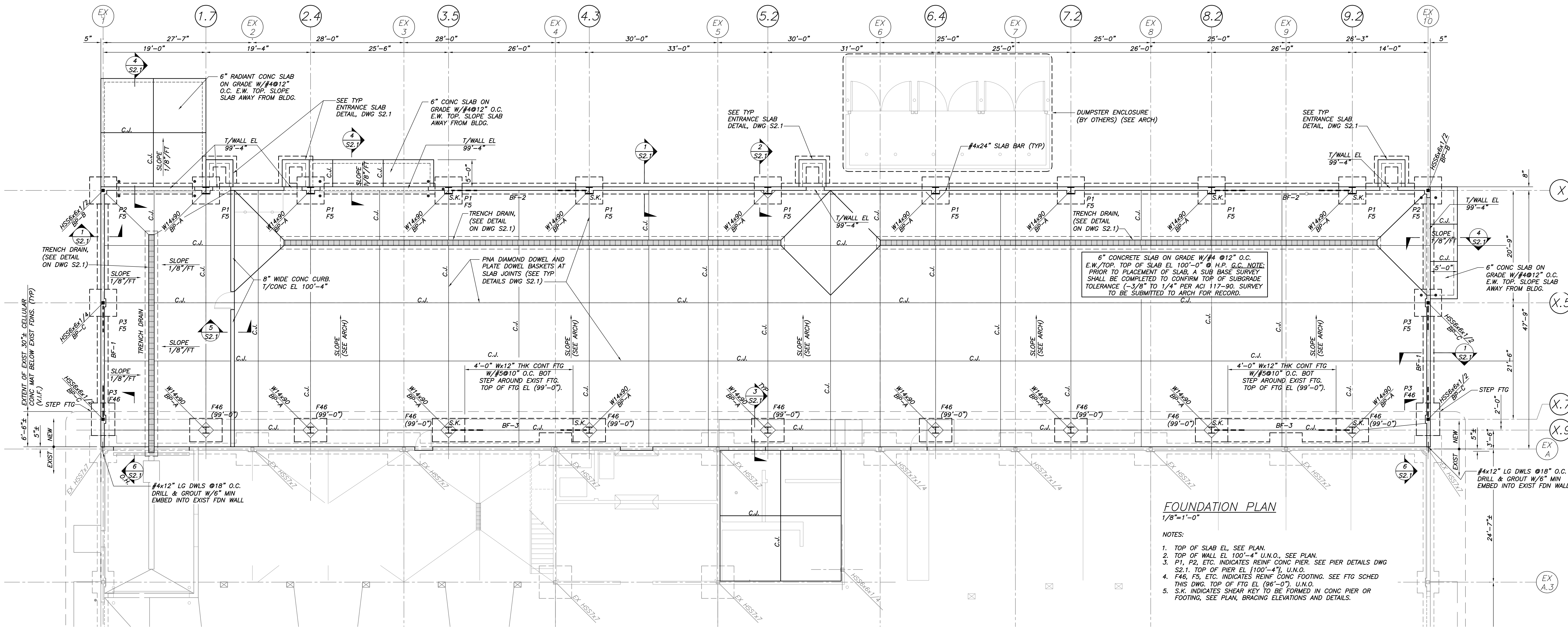
SITE PLAN APPROVAL 11/10/08

PERMIT & PRICING 2/12/10

ISSUED FOR PERMIT 3/16/12

sheet

S1.1



FOUNDATION PLAN

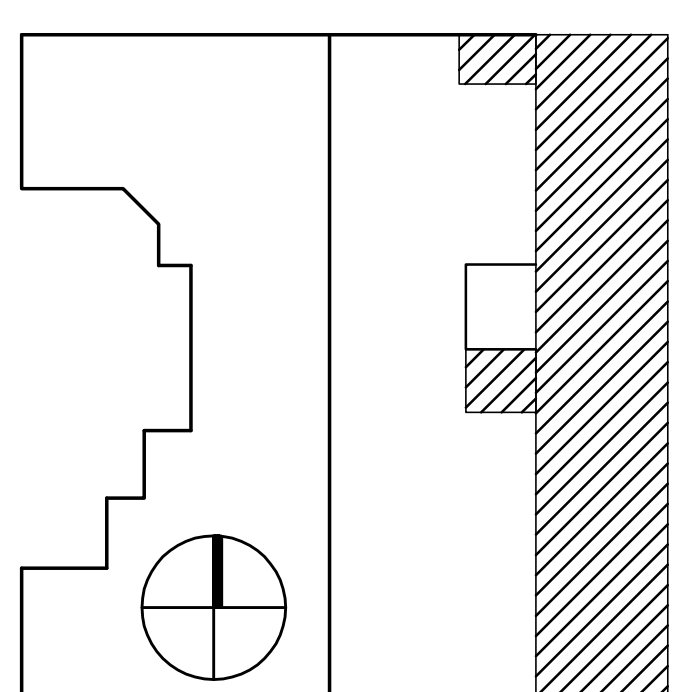
1/8"=1'-0"

NOTES:

1. TOP OF SLAB EL. SEE PLAN.
2. TOP OF WALL EL 100'-4" U.N.O., SEE PLAN.
3. P1, P2, ETC. INDICATES REINFORCED CONCRETE PIER. SEE PIER DETAILS DWG S2.1. TOP OF PIER EL 110'-4" U.N.O.
4. F46, F5, ETC. INDICATES REINFORCED CONCRETE FOOTING. SEE FTG SCHED THIS DWG. TOP OF FTG EL (96'-0") U.N.O.
5. S.K. INDICATES SHEAR KEY TO BE FORMED IN CONCRETE PIER OR FOOTING. SEE PLAN, BRACING ELEVATIONS AND DETAILS.

FOOTING SCHEDULE

FOOTING	FOOTING DIMENSIONS	REINFORCEMENT
F46	4'-0"x6'-0"x1'-0"	5#5 L.W.B
F5	5'-0"x5'-0"x1'-0"	5#5 E.W.B



GENERAL NOTES

1. THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES. INCONSISTENCIES BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO INTERPRET DETAILS TO ADDRESS OTHER PROJECT CONDITIONS.
6. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK, INCLUDING DESCRIPTION OF SHORING, AND CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO, DEMOLITION OF EXISTING STRUCTURE, OR FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS, SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE ARCHITECT AND ENGINEER. SUBMIT ONE COPY AND ONE SET. A COPY WILL BE REVIEWED AND SETS WILL BE RETURNED. FOR SHOP DRAWINGS AND SUBMITTALS REQUIRED, REFERENCE THE PROJECT SPECIFICATIONS.
7. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
8. IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2009 EDITION, SECTION 1704.1), A STATEMENT OF SPECIAL INSPECTIONS IS REQUIRED AS A CONDITION FOR PERMIT ISSUANCE BY THE LOCAL CODE OFFICIAL. THIS STATEMENT SHALL INCLUDE A COMPLETE LIST OF MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS, THE INSPECTIONS TO BE PERFORMED AND A LIST OF THE INDIVIDUALS, APPROVED AGENCIES AND FIRMS INTENDED TO BE RETAINED FOR CONDUCTING SUCH INSPECTIONS.
9. REFERENCE THE PROJECT SPECIFICATIONS FOR ALL TESTING REQUIREMENTS.

DESIGN LOADS

1. BUILDING CODE:
MAINE UNIFORM BUILDING AND ENERGY CODE
INTERNATIONAL BUILDING CODE, 2009 EDITION
ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS
AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS:
40 PSF
CONCENTRATED VEHICLE LOAD 3000 LB
3. DESIGN ROOF SNOW LOAD:
GROUND SNOW LOAD (Pg): 60 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
WIND EXPOSURE FACTOR (Z): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.1
FLAT ROOF SNOW LOAD (Pf): 46 PSF + DRIFT
4. DESIGN WIND LOAD:
BASIC WIND SPEED: 100 MPH
WIND LOAD IMPORTANCE FACTOR (Iw): 1.00
INTERNAL PRESSURE COEFFICIENT: ±0.18
COMPONENTS & CLADDING LOADS PER ASCE 7-05
5. DESIGN SEISMIC LOADS:
EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC USE GROUP: B
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
Ss: 0.322
S1: 0.078
SEISMIC SITE CLASS: E
SPECTRAL RESPONSE COEFFICIENTS:
Sds: 0.487
Sd1: 0.182
SEISMIC DESIGN CATEGORY: C
BASIC STRUCTURAL SYSTEM: STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DESIGNED FOR SEISMIC RESISTANCE.
RESPONSE MODIFICATION FACTOR (R): 3.0
SEISMIC RESPONSE COEFFICIENT (Cs): 0.16

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH A REPORT ENTITLED "REPORT ON SUBSURFACE AND FOUNDATION INVESTIGATION PROPOSED SERVICE ADDITION TO PORTLAND LEXUS/TOYOTA, PORTLAND, MAINE," PREPARED BY SEBAGO TECHNICALS, DATED 01/25/2010. THE RECOMMENDATIONS OF THE REPORT ARE PART OF THIS WORK. REFER TO THIS REPORT FOR SPECIFIC RECOMMENDATIONS.
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. REFER TO THIS REPORT FOR SPECIFIC BEARING RECOMMENDATIONS.
3. ALLOWABLE BEARING CAPACITY 2,500 PSF.
4. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
5. NO FILL FOR BUILDING SUPPORT SHALL BE PLACED UNTIL SUBGRADES HAVE BEEN OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
6. REFERENCE THE GEOTECHNICAL REPORT FOR ALL EXCAVATION, BACKFILL, COMPACTION, CONSTRUCTION Dewatering AND PERMANENT DRAINAGE REQUIREMENTS. ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT SHALL BE INCLUDED AS PART OF THE PROJECT WORK.
7. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS AND SHOULD BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHOULD BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE Dewatering MEASURES SHALL BE EMPLOYED.
8. EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ANY ADJACENT STRUCTURES. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL AND/OR MORE SPECIFIC REQUIREMENTS.

CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. U.N.O. EXTERIOR SLAB-ON-GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AIR CONTENT, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE, OR SLABS.
5. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
6. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
A) SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"
B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #5 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5"
C) SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER WALLS, SLABS, JOISTS #11 BARS AND SMALLER, 1.0"
BEAMS, GIRDERS, AND COLUMNS; ALL REINFORCEMENT, 1.5"
7. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE TENSION LAP SPICES PER THE SCHEDULE, DWG S2.1, FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
8. WELDING OF REINFORCEMENT IS NOT PERMITTED.
9. FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS. NO PENETRATIONS SHALL BE MADE THROUGH FOOTINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER.
10. CONSTRUCTION JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE STRUCTURAL ENGINEER. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN, OR WHEN ALTERNATE LOCATIONS ARE PROPOSED, DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND CONCRETE PLACING SEQUENCE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO PREPARATION OF THE REINFORCEMENT SHOP DRAWINGS. CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN CONCRETE BEAMS OR BEAMS SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR, UNLESS NOTED OTHERWISE.
11. SPACING OF CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:
A) FOOTINGS AND WALLS MAX LENGTH 40'-0" NOR 15'-0" FROM ANY CORNER**
B) SLABS ON GRADE SEE FOUNDATION PLAN
- ** EXCEED ONLY WHERE INTERMEDIATE CONTRACTION JOINTS ARE PROVIDED. MINIMUM OF 72 HOURS SHALL ELAPSE BETWEEN ADJACENT CONCRETE PLACEMENTS.
12. ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR RODS THAT ARE TO BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
13. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
14. SLAB THICKNESSES INDICATED ON THE DRAWINGS ARE MINIMUMS. PROVIDE SUFFICIENT CONCRETE TO ACCOUNT FOR STRUCTURE DEFLECTION, SUBGRADE FLUCTUATIONS, AND TO OBTAIN THE SPECIFIED SLAB ELEVATION AT THE FLATNESS AND LEVELNESS INDICATED.

CONCRETE NOTES CONT.

17. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF COMPLETION AT LEAST 24 HOURS PRIOR TO THE SCHEDULED COMPLETION OF THE INSTALLATION OF REINFORCEMENT.
18. ALL ITEMS TO BE EMBEDDED INTO CONCRETE SHALL BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE. PROVIDE ADDITIONAL REINFORCEMENT AND/OR TEMPLATES AS REQUIRED TO ENSURE THE CORRECT POSITION OF EMBEDMENTS. "WET SETTING" OF EMBEDMENTS INTO CONCRETE IS PROHIBITED.

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL" 9TH EDITION, AND THE "CODE OF STANDARD PRACTICE", LATEST EDITION.
2. STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE (U.N.O.). STRUCTURAL STEEL SHAPES DESIGNATED ON THE DRAWINGS FOR WIDE-FLANGE SECTIONS: ASTM A992 (ASTM A572 GRADE 50 WITH SPECIAL REQUIREMENTS PER AISC TECHNICAL BULLETIN #3 DATED MARCH, 1997)
3. STRUCTURAL TUBING: CONFORM TO ASTM A500 GRADE B46 KSI.
4. CONNECTION DESIGN FOR THIS PROJECT IS THE RESPONSIBILITY OF THE FABRICATOR. CONNECTION CALCULATIONS, SIGNING, AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE SHALL BE SUBMITTED WITH THE SHOP DRAWINGS FOR THIS PROJECT. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. FIELD CONNECTIONS SHALL BE BOLTED USING ASTM A325 HIGH STRENGTH BOLTS (U.N.O.) EXCEPT WHERE SLIP CRITICAL CONNECTIONS ARE REQUIRED AND NOTED BY A325 (SC) ON THE DRAWINGS. PROVIDE SLIP CRITICAL (SC) CONNECTIONS AT ALL MOMENT CONNECTIONS, BRACED FRAMES, RELIEVING ANGLES AND AS OTHERWISE NOTED. USE A490 BOLTS WHERE INDICATED.
6. WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. ELECTRODES SHALL BE CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN).
7. SEE CONCRETE NOTES AND DRAWINGS FOR ANCHOR BOLT INFORMATION, TYP.
8. PROVIDE 3/8" MINIMUM STIFFENER PLATES EACH SIDE OF BEAM WEB AT BEAMS FRAMING OVER COLUMNS AND AT BEAMS SUPPORTING COLUMNS ABOVE.
9. PROVIDE 1/4" THICK LEVELING PLATE UNDER ALL COLUMN BASE PLATES UNLESS OTHERWISE NOTED. LEVELING PLATES SHALL BE SET AND GROUTED PRIOR TO ERECTING COLUMNS.
10. PROVIDE ALL MISCELLANEOUS ANGLES, PLATES, ANCHORS, BOLTS, ETC., SHOWN ON ARCHITECTURAL DRAWINGS FOR SUPPORT OF BLOCKING, PARAPETS, FINISHES, ETC. COORDINATE WITH MISCELLANEOUS METAL FABRICATOR TO ENSURE COMPLETE COVERAGE OF ALL ITEMS.

OPEN WEB STEEL JOISTS

1. DESIGN, DETAIL, FABRICATE AND ERECT STEEL JOISTS IN ACCORDANCE WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE (SJI)
2. HANGERS FOR DUCTS, PIPES, UNITS, ETC., MUST BE ATTACHED TO JOISTS AT PANEL POINTS ONLY. EXCEPT WHERE DESIGNATED ON "SP" JOISTS, IN NO CASE SHALL ANY SINGLE POINT LOAD EXCEED 300 LBS.
3. PROVIDE BRIDGING AND BRIDGING ANCHORAGE IN ACCORDANCE WITH SJI SPECIFICATIONS. PROVIDE ADDITIONAL BRIDGING FOR UPLIFT FOR ROOF JOISTS WHERE REQUIRED BY SJI SPECIFICATIONS.

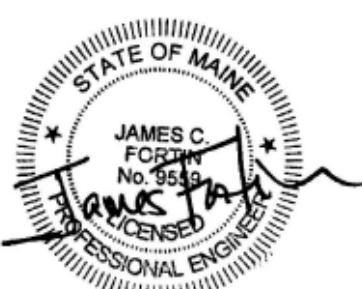
METAL DECK

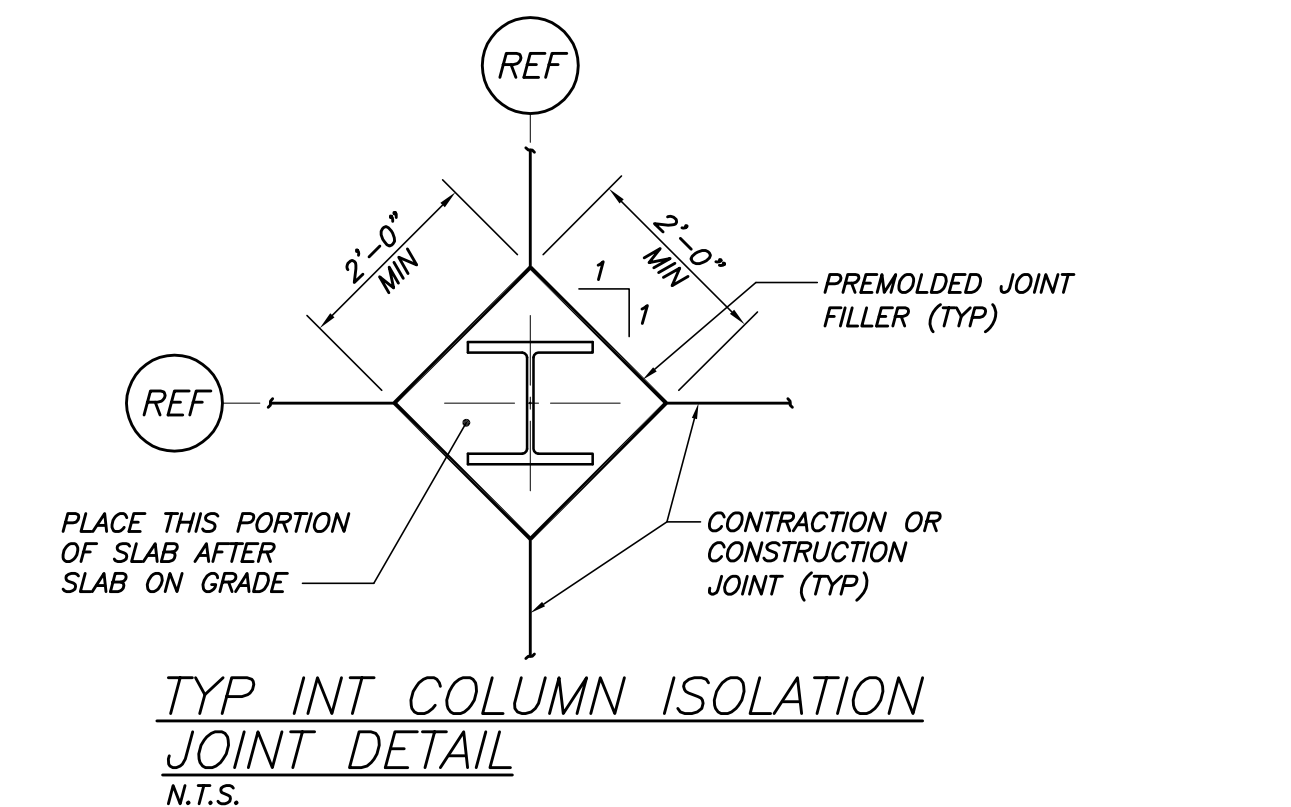
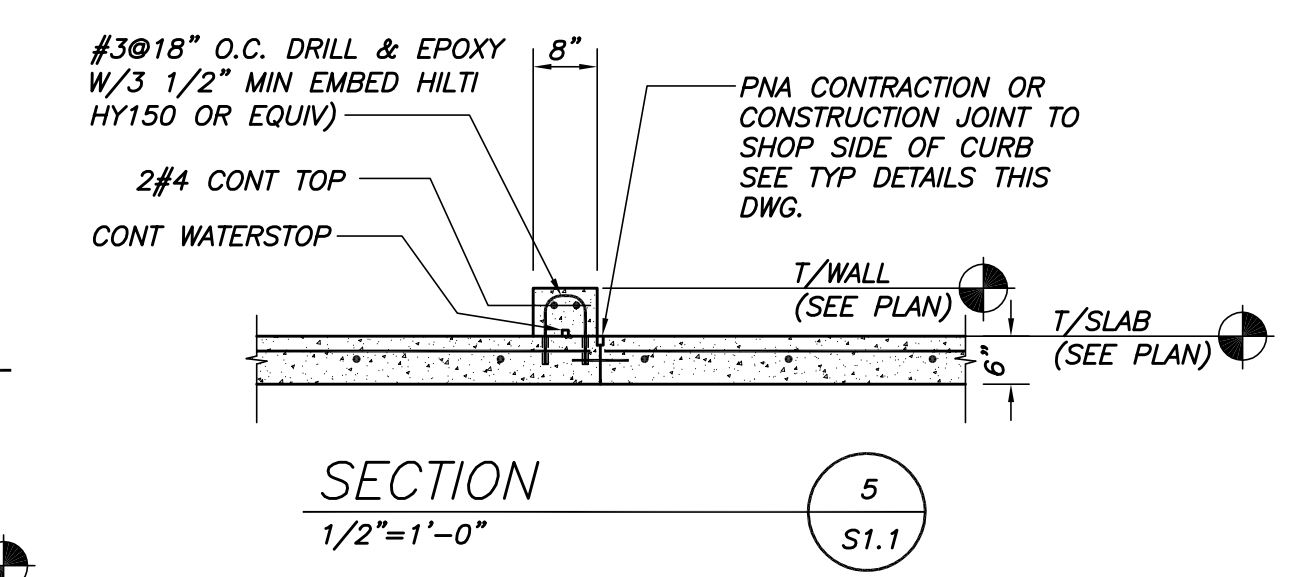
1. THE METAL ROOF AND FLOOR DECK SHALL BE FORMED OF STEEL SHEETS CONFORMING TO ASTM STANDARD A611.
2. FLOOR AND ROOF DECK SHALL BE AS NOTED ON THE DRAWINGS (OR EQUIVALENT).
3. FOR DECK ATTACHMENTS, PENETRATIONS AND ACCESSORIES, REFER TO SPECIFICATIONS.

NOTE:

THE FOLLOWING ITEMS ARE NOT INCORPORATED IN THE FOUNDATION DESIGN:

1. DEALER EQUIPMENT OR MECHANICAL SYSTEMS
2. FLOOR DRAINS
3. SLAB PITS AND DEPRESSIONS
4. GRADING INFORMATION





REBAR LAP SPLICE TABLE

BAR SIZE	LAP LENGTH	
	3,000 PSI	4,000 PSI
#3	30"	24"
#4	36"	32"
#5	48"	42"
#6	56"	48"
#7	81"	72"
#8	93"	80"

