

EXISTING TOYOTA SCION LEXUS BUILDING SHOWROOM ADDITION PORTLAND, MAINE

4N
NUDELL ARCHITECTS
31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 5560

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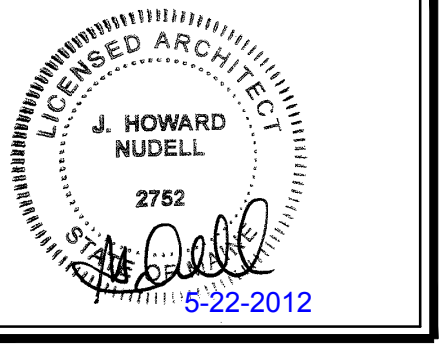
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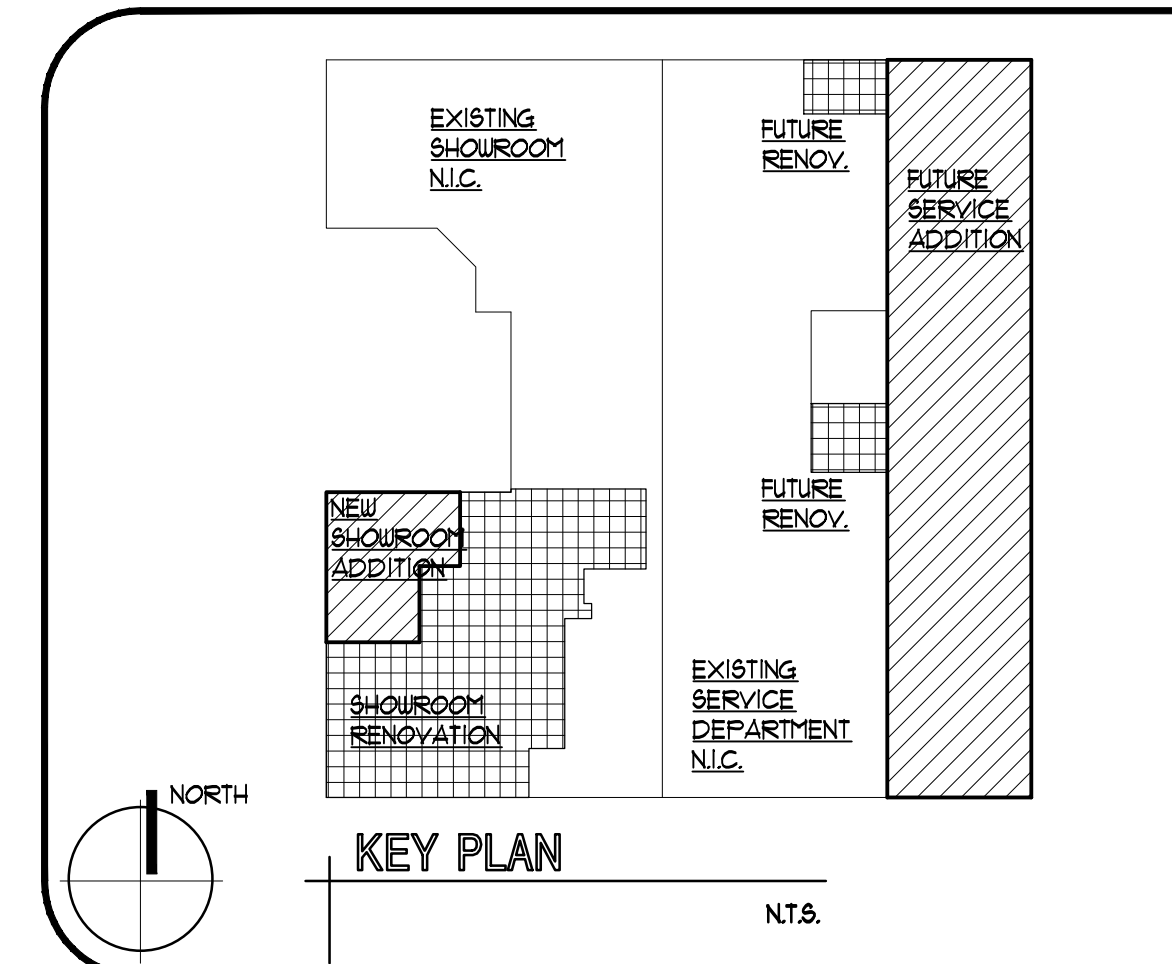
project title
EXISTING TSL BUILDING SHOWROOM ADDITION
PORTLAND, ME

sheet title
TITLE SHEET
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2008-279.06 (2008-279.03)
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OWNER REVIEW 10/21/11
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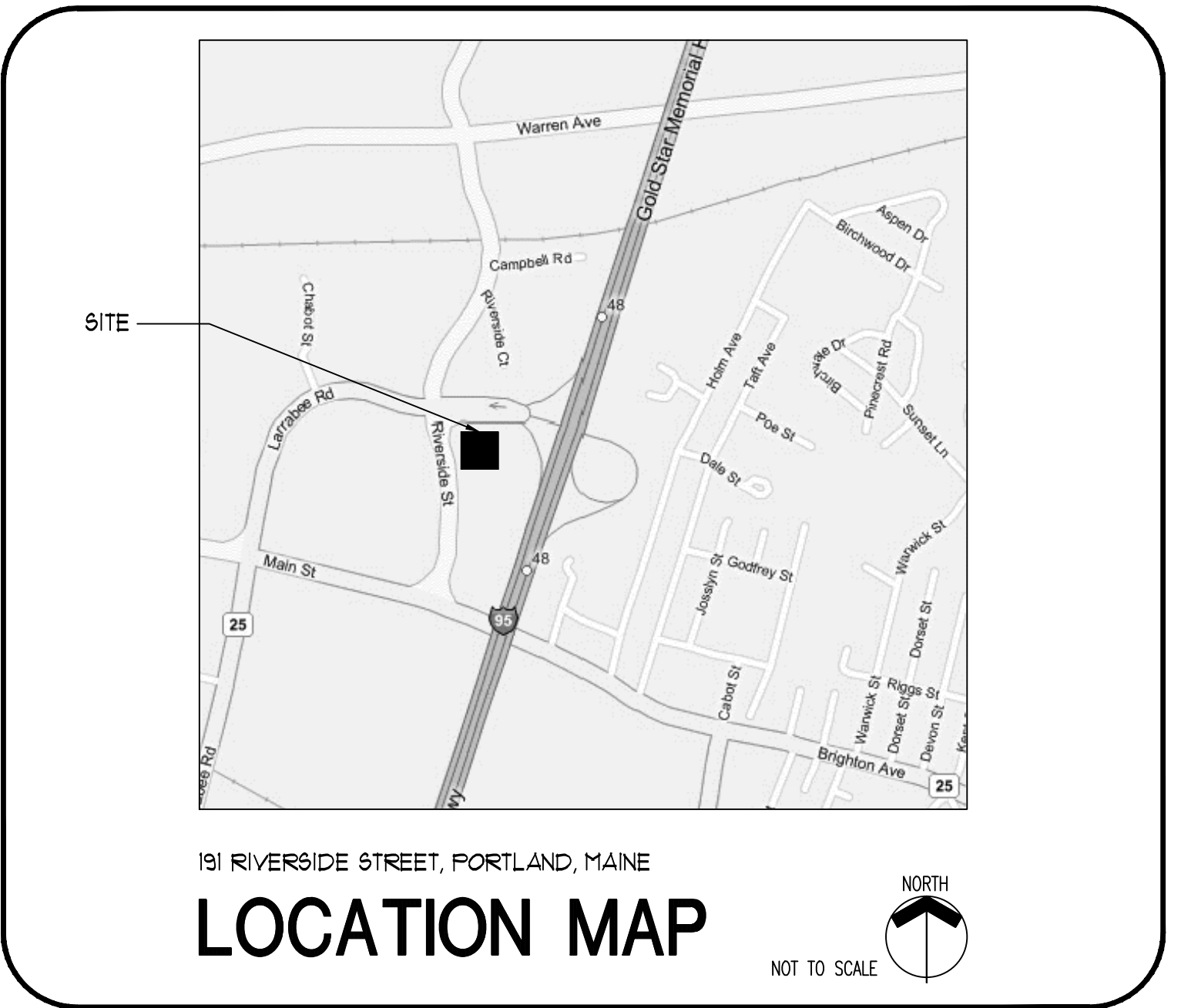
sheet
T01



TYPE OF PROJECT:
SHOWROOM BUILDING ADDITION TO EXISTING AUTOMOTIVE DEALERSHIP

SCOPE OF WORK:
ARCHITECTURAL AND STRUCTURAL SERVICES IN REGARD TO A 1310 SQUARE FEET ADDITION AND RENOVATION OF THE EXISTING TSL DEALERSHIP IN PORTLAND, MAINE. THE EXISTING CONDITIONS ARE BASED ON EXISTING DRAWINGS PREPARED BY GUS ARCHITECTS AND ISSUED FOR CONSTRUCTION DATED 4-28-2004. THE DESIGN DEVELOPMENT DOCUMENTS ARE BASED ON TOYOTA IMAGE USA II, PHASE II, SCHEMATIC DESIGN PROPOSAL RENOVATION PREPARED BY GENSLER AND ISSUED MAY 2009. THE MECHANICAL AND ELECTRICAL ENGINEERING SERVICES ARE PROPOSED 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 SHOWROOM, NEW CAR DELIVERY, CUSTOMER LOUNGE, KID'S ROOM, AND CAFE.

AREA OF WORK:
SEE KEY PLAN TO THE LEFT



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

PROJECT TEAM

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

GENERAL CONTRACTOR
TBD
BY OWNER

ARCHITECT
NUDELL ARCHITECTS
31690 W. Twelve Mile Rd.
Farmington Hills, Michigan 48334-4404
248.324.8800 or 248.324.5560 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
75 York Street
Portland, Maine 04101
207.879.1839 p
Contact: PAUL BECKER, P.E.

INDEX OF DRAWINGS

● ISSUED
○ ISSUED FOR REFERENCE ONLY

NO.	DESCRIPTION	DATE	ISSUED	FOR REFERENCE
T01	TITLE SHEET	05/22/12	●	
ARCHITECTURAL				
A000	CODE STUDY		●	
LS100	LIFE SAFETY PLAN		●	
A001	WALL TYPES		●	
A9100	ARCHITECTURAL OVERALL SITE PLAN		○	
D100	DEMOLITION FLOOR PLAN AND NOTES		●	
D310	DEMOLITION SECTIONS		●	
A100	OVERALL FLOOR PLANS		●	
A101	FLOOR PLAN		●	
A110	FINISH FLOOR PLAN		●	
A120	FIXTURE / FURNITURE PLAN		●	
A130	REFLECTED CEILING PLAN		●	
A140	ROOF PLAN		●	
A200	EXTERIOR ELEVATIONS		●	
A300	BUILDING SECTIONS		●	
A301	BUILDING SECTIONS		●	
A310	WALL SECTIONS		●	
A311	WALL SECTIONS		●	
A312	WALL SECTIONS		●	
A320	SECTION DETAILS		●	
A420	PLAN DETAILS		●	
A600	MILLWORK PLANS, ELEVATIONS & SECTIONS		●	
A700	DOOR SCHEDULES & DETAILS		●	
A710	FINISH SCHEDULES		●	
NOTE: PROJECT SPECIFICATIONS IN 8 1/2" x 11" BOOK FORMAT				
STRUCTURAL				
S11	FOUNDATION PLAN AND GENERAL NOTES		●	
S12	ROOF FRAMING PLAN STRUCTURAL STEEL NOTES		●	
S21	CONCRETE SECTIONS AND DETAILS		●	
S31	FRAMING SECTIONS AND DETAILS		●	
FIRE PROTECTION				
FP100	BY GENERAL CONTRACTOR			
PLUMBING				
PI00	BY GENERAL CONTRACTOR			
MECHANICAL				
M100	BY GENERAL CONTRACTOR			
ELECTRICAL				
E100	BY GENERAL CONTRACTOR			

INDEX OF SPECIFICATION - BULLETIN

BULLETIN # 5-22-2012

094100	NANAWALL DOOR SYSTEM
091100	DOOR HARDWARE
095100	ACOUSTICAL CEILING
095200	ACOUSTICAL CEILING RESTORATION - MANDATORY BID ALTERNATE

ABBREVIATIONS

AFR	ABOVE FINISHED FLOOR	MAL	MASONRY MATERIAL
ALPH	ALUMINUM	MAX	MAXIMUM
BD	BOARD	MIN	MINIMUM
CH	CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS
CONC	CONCRETE	MO	MASONRY OPENING
CT	CLEAN OUT	MTD	MOUNTED
CT	CERAMIC TILE	NIC	NOT IN CONTRACT
EJFA	EXTERIOR INSULATION & FINISH SYSTEM	OC	ON CENTER
ELEV	ELEVATION	OODOR	OVERHEAD DOOR
ELEC	ELECTRIC	PL	PLATE
F	FLOOR DRAIN	PREFAB	PREFABRICATED
FF	FINISH FLOOR	PSF	POUNDS PER SQUARE FOOT
FIN	FLOOR	PT	POINT
FLR	FLOOR	RENF	REINFORCED / REINFORCING
FIG	FOOTING	REQD	REQUIRED
GA	GAGE	RT	ROOM
GALV	GALVANIZED	SH	SHRIMP
GYP	GYPSONUM BOARD	STD	STANDARD
H	HOLLOW METAL	TQM	TOP OF MASONRY
HORIZ	HORIZONTAL	TOT	TOP OF STEEL
HP	HIGH POINT	TYP	TYPICAL
INSUL	INSULATED INSULATION	UNG	UNLESS NOTED OTHERWISE
LLV	LONG LEAD VERTICAL	V.C.T.	VENTILATION COMPOSITION TILE
LP	LONG LEAD	W	WATER CLOSET
		WUP	WELDED WIRE FABRIC

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 SERVICE 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.

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.

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

THERE IS NO NEW SIGNAGE WITH IN THE SCOPE OF WORK. A SEPARATE PERMIT WILL BE SUBMITTED FOR ANY EXTERIOR SIGNAGE.

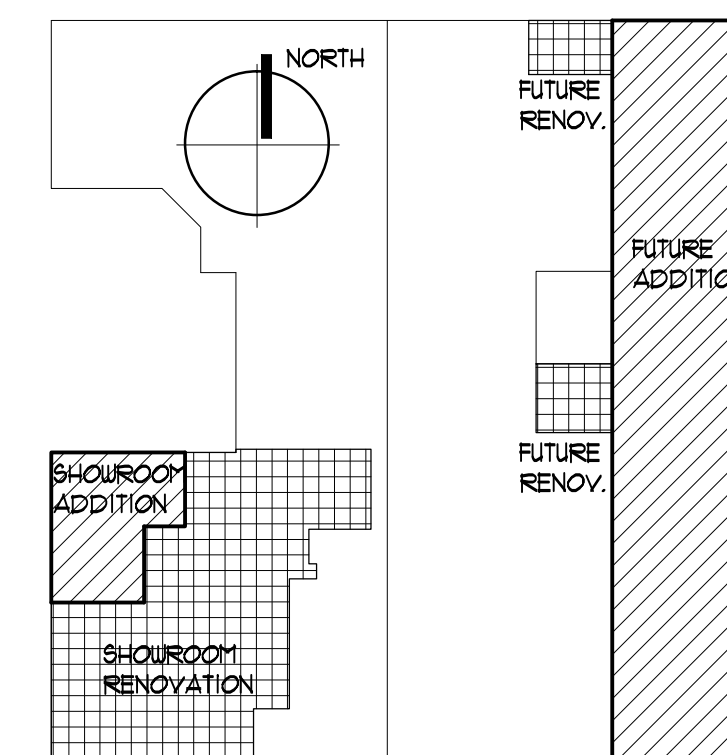
GENERAL CONTRACTOR WILL PROVIDE DOCUMENTATION ON ALL CONCEALED INSULATION TO PROVE THAT INSTALLED CONCEALED INSULATION COMPLIES WITH SECTION 7192 AND 6-032 OF THE INTERNATIONAL BUILDING CODE (2009).

GENERAL PLAN 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 STUB-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.

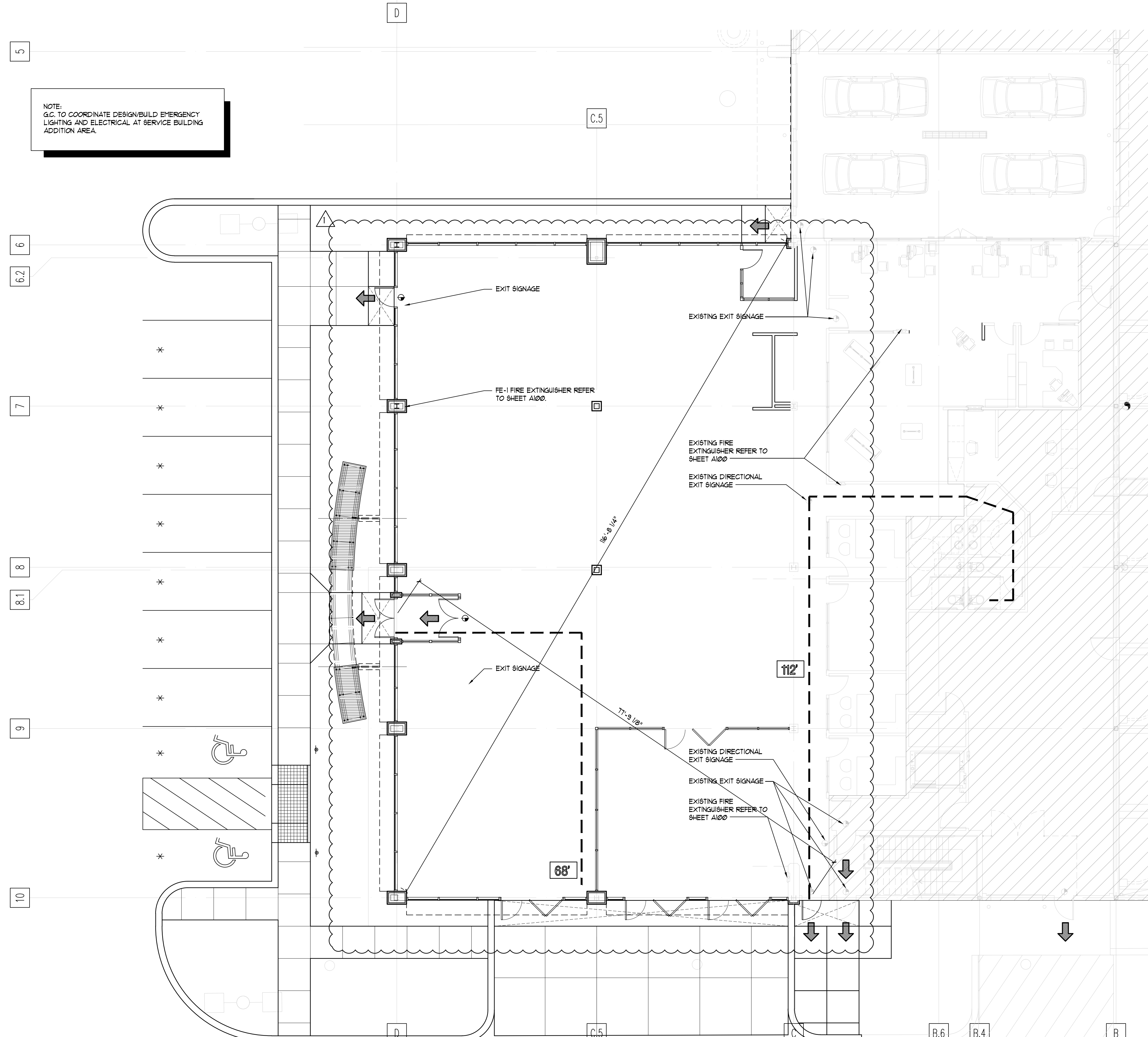
LIFE SAFETY NOTES

- 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 A100 FOR ADDITIONAL BUILDING AND CONSTRUCTION CODE DATA WITH CODE SUMMARY.
- 4. SEE SHEET A100 FOR ADDITIONAL FIRE EXTINGUISHER NOTES.

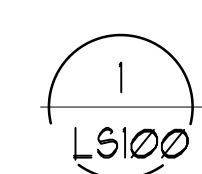
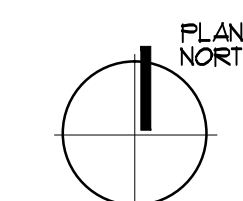


KEY PLAN

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.



NOTE:
G.C. TO COORDINATE DESIGN/BUILD EMERGENCY LIGHTING AND ELECTRICAL AT SERVICE BUILDING ADDITION AREA.



LIFE SAFETY PLAN

ROLLED CONCRETE CURB REFER TO CIVIL DRAWINGS.

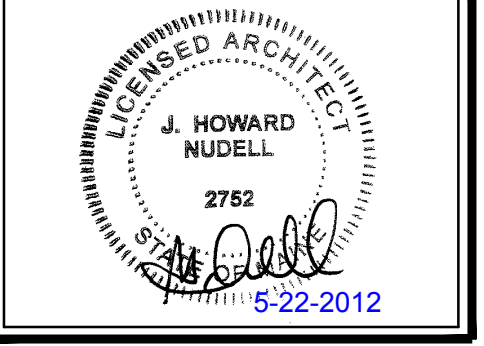
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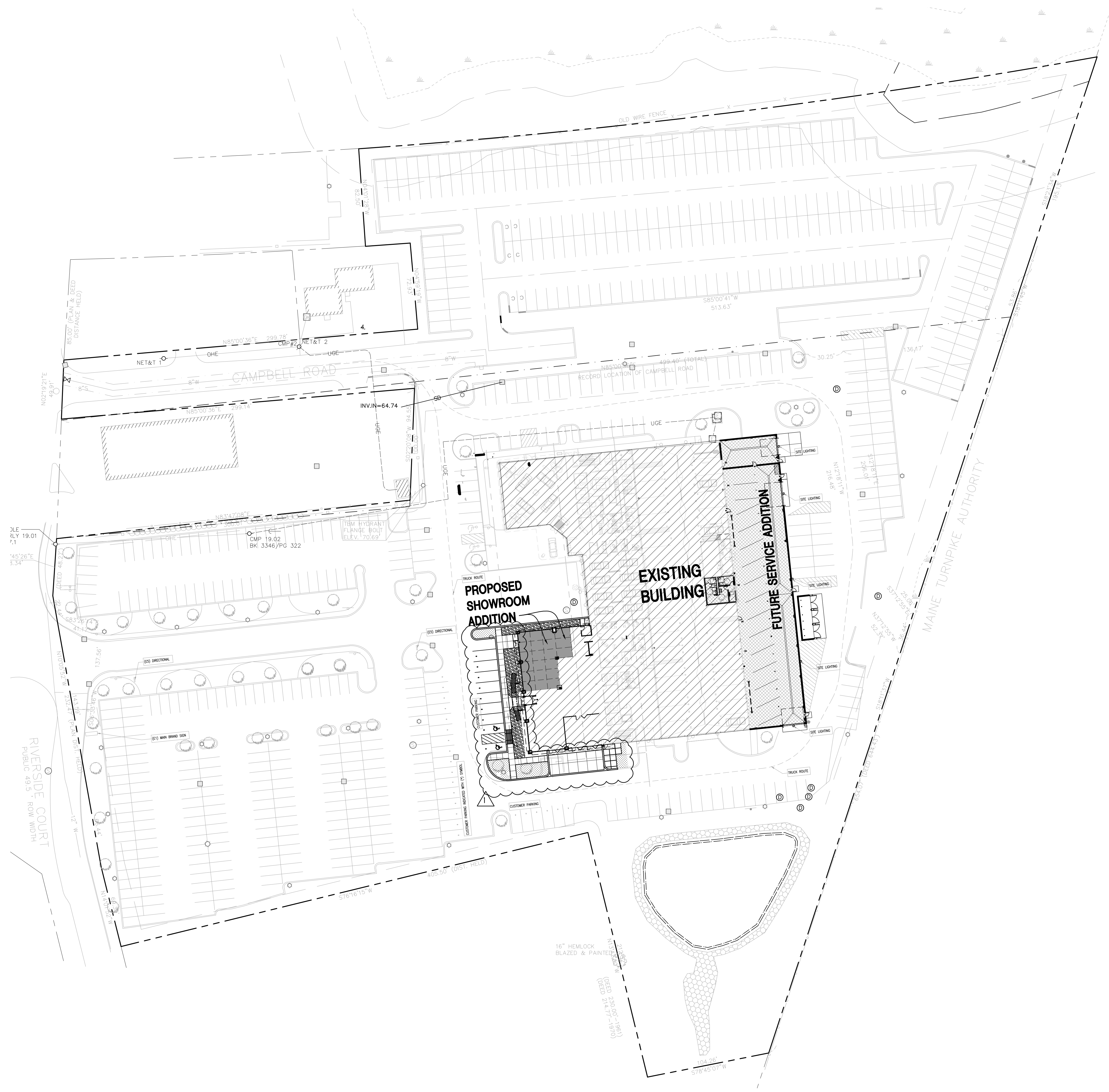
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sheet
LS100



GENERAL SITE PLAN NOTES

1. MAIN BRAND SIGN (E1) AND (2) DIRECTIONAL SIGNS (E5) NOTED ON OVERALL SITE PLAN - SEE DRAWING THIS SHEET.
2. CUSTOMER PARKING NOTED WITH ASTERISK (*) SEE DRAWING AS100.
3. TRUCK ROUTE SHOWN AS DASHED ON OVERALL SITE PLAN DRAWING.
4. NEW BUILDING MOUNTED SITE LIGHTING LOCATIONS NOTED.
5. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO SITE AND ASSOCIATED MODIFICATION.
6. PLANNING APPROVAL NIC - REFER TO CIVIL DRAWINGS FOR ALL SITE PLAN APPROVAL REQUIREMENTS AND CALCULATIONS.

GENERAL BUILDING AREAS

PROPOSED SHOWROOM
ADDITION AREA:
PROJECT NUMBER: JHN2008-279.03
FLOOR PLAN..... 1,910 SQ. FT.

FUTURE SERVICE
ADDITION AREA:
PROJECT NUMBER JHN2008-279.01
FLOOR PLAN..... 11,792 SQ. FT.

EXISTING BUILDING AREA:
1ST FLOOR PLAN..... 39,031 SQ. FT.
2ND FLOOR PLAN..... 12,511 SQ. FT.
MEZZANINE..... 784 SQ. FT.

TOTAL BUILDING AREA:
FLOOR PLAN..... 66,034 SQ. FT.

GENERAL GEOTECHNICAL NOTES

- THE FOLLOWING NOTES ARE DIRECTLY FROM THE REPORT ON SUBSURFACE AND FOUNDATION INVESTIGATION BY SEBAGO TECHNICS DATED 1-29-2010. GENERAL CONTRACTOR SHALL COORDINATE ALL SITE AND BUILDING WORK WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AND THE STRUCTURAL CONSTRUCTION DOCUMENTS.
1. RECOMMENDATIONS FOR THE FOUNDATION DESIGN
 - 1.1. THE RECOMMEND THAT THE ADDITION BE SUPPORTED ON SPREAD AND CONTINUOUS 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.
 - 1.2. EXTERIOR FOOTINGS SHOULD BE FOUNDED AT LEAST 48 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING.
 2. GROUND FLOOR SLAB
 - 2.1. THE RECOMMEND THAT THE LOWEST LEVEL FLOOR SLAB BE DESIGNED AS AN EARTH-SUPPORTED SLAB-ON-GRADE BEARING ON A MINIMUM 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 PROPPEROLLED WITH FULLY LOADED TEN-WHEEL DUMP TRUCKS OR EQUIVALENT EQUIPMENT PRIOR TO PLACING STRUCTURAL FILL. NORMAL DAMPROOFING 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.



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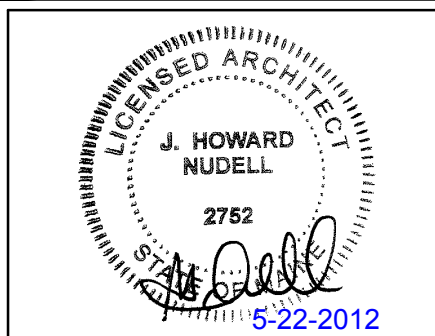
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ARCHITECTURAL OVERALL SITE PLAN

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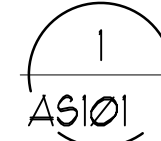
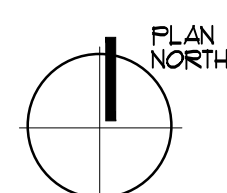
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sheet

AS101



ARCHITECTURAL OVERALL SITE PLAN

SCALE: 1" = 40'-0"

DEMOLITION PLAN NOTES

- DEMOLISH CONCRETE PAVERS, CONCRETE SLAB BASE AND ALL ASSOCIATED ITEMS COMPLETE AS REQUIRED TO ACHIEVE NEW CONFIGURATION.
- DEMOLISH EXISTING CONCRETE WALK.
- DEMOLISH EXISTING SITE ITEMS, CURBS, RAMPS, LANDSCAPE BEDS, SIGNS, PARKING SPACES, ETC. COMPLETE AS REQUIRED TO ACHIEVE NEW CONFIGURATION. REFER TO CIVIL DRAWINGS FOR EXTENT AND MORE INFORMATION.
- EXISTING SITE LIGHT AND BASE TO REMAIN, TAKE PRECAUTIONS NOT TO DISTURB OR DAMAGE THE EXISTING FIXTURE.
- DEMOLISH EXISTING ASPHALT AS REQUIRED TO ACHIEVE NEW CONFIGURATION COORDINATE EXTENT WITH GENERAL CONTRACTOR PRIOR TO BID - NO CREDITS WILL BE APPROVED FOR OVER DEMOLITION - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- DEMOLISH STOREFRONT SYSTEM, GLAZING AND ALL ASSOCIATED COMPONENTS AS REQUIRED TO ACHIEVE NEW CONFIGURATION.
- DEMOLISH PORTION OF EXISTING METAL SIDING PANELS AS REQUIRED TO ACHIEVE NEW CONFIGURATION. SEE SECTION 4 5 SHEET A312 AND A310 FOR EXTENT.
- DEMOLISH EXTERIOR INSULATED FINISH SYSTEM (EIFS), SHEATHING AND ALL ASSOCIATED ITEMS COMPLETE DOWN TO THE EXISTING METAL TRUSS FRAMING (EXISTING COLD FORM METAL TRUSS AND FRAMING TO REMAIN) AS REQUIRED TO ACHIEVE NEW CONFIGURATION. SEE ELEVATIONS AND SECTIONS FOR NEW CONFIGURATION (SHEETS A200 AND A300 - A312).
- DEMOLISH EXISTING TRUSS FRAMING AT SOFFIT TO ALLOW FOR NEW PIER FRAMING. SEE PLANS, ELEVATIONS AND SECTIONS FOR CLARIFICATION OF EXTENT (A10, A200 & A311).
- DEMOLISH EXISTING TRUSS FRAMING AT SOFFIT AND ALL ASSOCIATED ITEMS COMPLETE THIS AREA TO ALLOW FOR NEW CONFIGURATION.
- DEMOLISH EXISTING EXTERIOR INSULATED FINISH SYSTEM (EIFS) SOFFIT AND ALL ASSOCIATED METAL FRAMING COMPLETE TO ALLOW FOR NEW CONFIGURATION.
- DEMOLISH EXISTING PIER FINISH AND FRAMING COMPLETE - 4" RAISED CONCRETE PIER UNDER EIFS COLUMNS TO BE DEMOLISHED COMPLETE DOWN TO EXISTING FOUNDATION (TAKE CARE AROUND STEEL COLUMN TO REMAIN) REMOVE ADJACENT CONCRETE FLOOR AS REQUIRED TO INSTALL NEW CONCRETE PIER AND ACHIEVE NEW CONFIGURATION. REFER TO SHEETS A10, A310-A312 & A400.
- DEMOLISH EXISTING STOREFRONT DOOR FRAME, HARDWARE AND GLAZING COMPLETE.
- DEMOLISH EXISTING VESTIBULE COMPLETE INCLUDING MASS FOOTING, STOREFRONT, TILE FLOOR, ALUMINUM ROLL UP MAT, CEILING, LIGHTS AND ALL ASSOCIATED ITEMS COMPLETE TO ALLOW FOR NEW CONFIGURATION.
- DEMOLISH EXISTING FLOOR TILE AS REQUIRED TO ACHIEVE NEW CONFIGURATION SEE FLOOR FINISH PLAN FOR EXTENT - ALL DEMO TO BE DONE TO THE NEXT CLOSEST GROUT LINE, CLEAN AND PREP FLOOR AS REQUIRED FOR NEW FLOOR FINISH.
- DEMOLISH EXISTING CEILING TILE AND GRID AS REQUIRED TO ACHIEVE NEW CONFIGURATION. RE-SUPPORT EXISTING GRID AND FIXTURES REMAINING IN PLACE. REFER TO REFLECTIVE CEILING PLAN SHEET A330 FOR EXTENT.
- DEMOLISH EXISTING FURNITURE NOT SCHEDULED FOR REUSE COMPLETE.
- WALLS, DOORS, FRAMES AND ASSOCIATED ITEMS SHOWN DASHED AND DARK TO BE DEMOLISHED COMPLETE.
- MILLWORK SHOWN DASHED AND DARK TO BE DEMOLISHED COMPLETE.
- DEMOLISH PORTION OF FOUNDATION DRAIN COMPLETE, REFER TO CIVIL DRAWINGS FOR EXTENT AND ADDITIONAL INFORMATION.
- EXTEND DEMOLITION OF ADJACENT CONCRETE FLOOR AS REQUIRED FOR FOUNDATION REINFORCEMENT. REFER TO STRUCTURAL DRAWINGS. STEEL COLUMN TO REMAIN TYPICAL.
- EXISTING SCION AREA TO BE DEMOLISHED, SALVAGE FOR REUSE THE COLOR SELECTOR, 2 INFO KIOSKS, 1 PRINTER CABINET, 1 INDOOR SIGN AND ONE PURE PRICE MENU DISPLAY (COORDINATE WITH OWNERS SUPPLIER PRIOR TO DEMOLITION). DEMO COMPLETE THE PLATFORM, RAILINGS, RAMPS, FLAT WIRE, FLOOR TILE AND ALL ASSOCIATED ITEMS NOT SCHEDULED FOR REUSE COMPLETE.

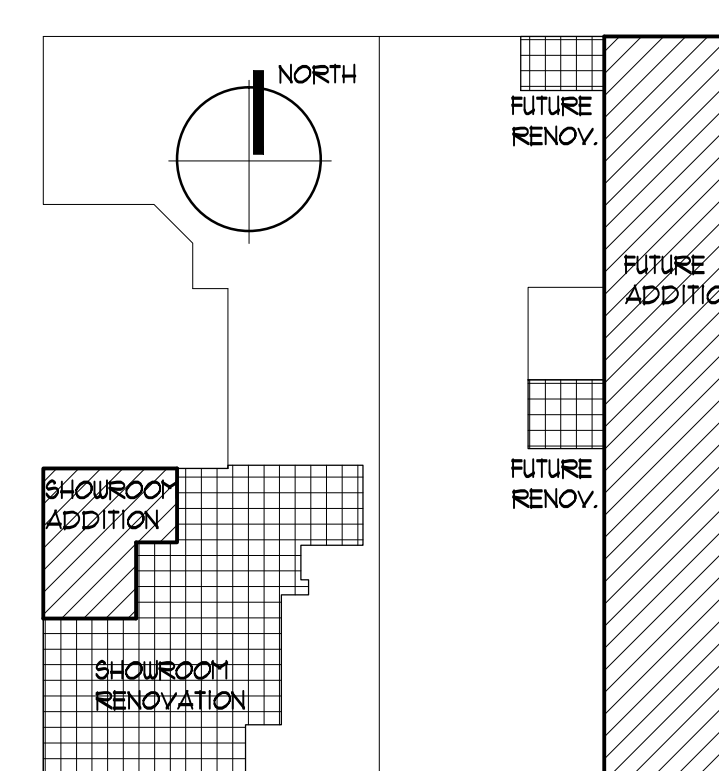
GENERAL DEMOLITION NOTES

- DRAWINGS ARE BASED ON EXISTING DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
- THE EXISTING DEALERSHIP AND SHOWROOM WILL REMAIN OPEN AND OPERATIONAL DURING CONSTRUCTION. GENERAL CONTRACTOR TO MAINTAIN STANDARD OPERATION AS POSSIBLE AND MINIMIZE THE DISRUPTION TO THE OCCUPANTS AS POSSIBLE. MAINTAIN ACCESS TO THE OVERHEAD SERVICE BAY DOORS AT ALL TIMES. IF DOWN TIME IS REQUIRED COORDINATE ACCEPTABLE TIME WITH OWNERS REPRESENTATIVE AND SERVICE BAY MANAGER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR DEVELOPING THE PHASING AND SCHEDULE FOR THE PROJECT AND COORDINATE WITH THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO PROVIDE TEMPORARY BARRICADES AS REQUIRED TO PROTECT THE BUILDING OCCUPANTS DURING CONSTRUCTION. MAINTAIN A SAFE PATH IN AND OUT OF THE BUILDING AT ALL TIMES. ANY ITEMS THAT WILL DISRUPT STANDARD OPERATION MUST BE LIMITED IN DURATION AND SCHEDULED WITH THE OWNERS REPRESENTATIVE AND SHOWROOM MANAGER IN ADVANCE.
- ALL EMERGENCY EXITS MUST BE MAINTAINED DURING THE CONSTRUCTION PROCESS. MAINTAIN EXIT SIGNS.
- ALL REQUIRED TEMPORARY SHORING AND BRACING WILL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
- REPAIR ALL EXISTING MATERIAL SCHEDULED TO REMAIN ADJACENT TO DEMOLISHED CONSTRUCTION AS REQUIRED DUE TO DEMOLITION.
- PROTECT ALL FINISHES SCHEDULED TO REMAIN. ANY DAMAGE TO THE EXISTING CONSTRUCTION MUST BE REPAIRED PRIOR TO THE COMPLETION OF THE PROJECT AT SAID CONTRACTORS EXPENSE.

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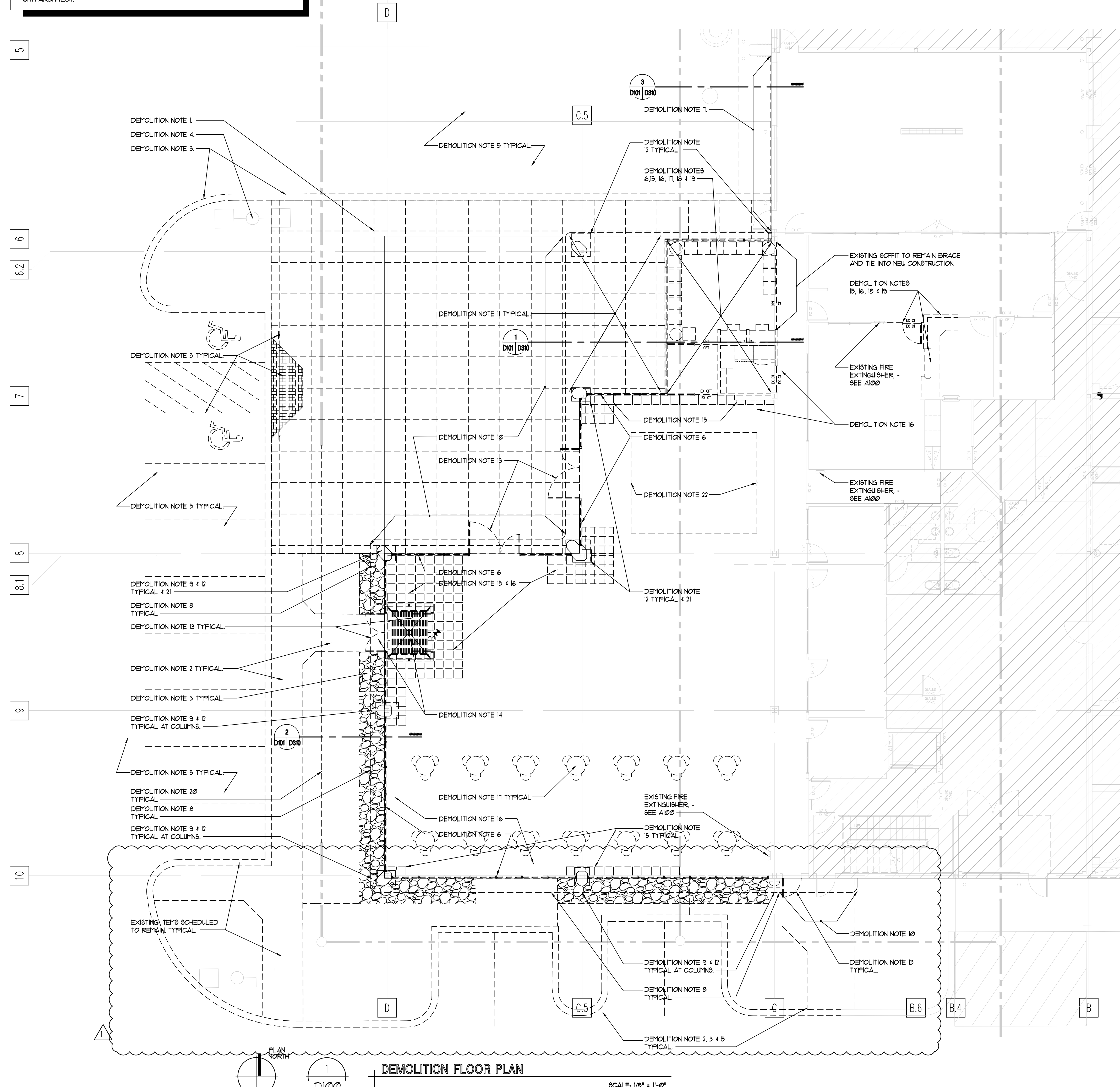
SYMBOL LEGEND

- EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED.
- EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN DARK AND DASHED.



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.



DEMOLITION FLOOR PLAN

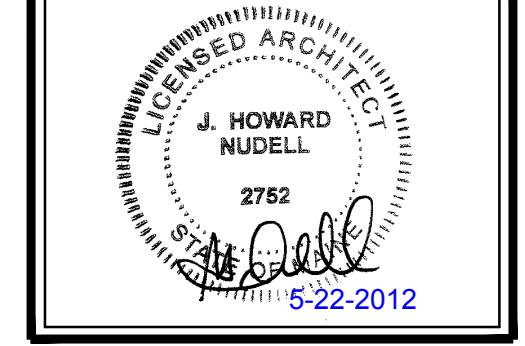
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EXISTING TSL BUILDING SHOWROOM ADDITION
 PORTLAND, ME

sheet title
DEMOLITION FLOOR PLAN
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project number
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 PLANNING BOARD REVIEW 05/10/12
 BULLETIN # 05/22/12

sheet
D100

BUILDING AREAS	
PROPOSED SHOWROOM ADDITION AREA:	PROJECT NUMBER: JH2008-279.03 FLOOR PLAN: 1910 SQ. FT.
SERVICE ADDITION AREA:	PROJECT NUMBER: JH2008-279 FLOOR PLAN: 1,1792 SQ. FT.
EXISTING BUILDING AREA:	1ST FLOOR PLAN: 39,031 SQ. FT. 2ND FLOOR PLAN: 17,511 SQ. FT.
TOTAL BUILDING AREA:	FLOOR PLAN: 65,250 SQ. FT.

REFER TO JH PROJECT 2008-279 UNDER SEPARATE COVER FOR SERVICE ADDITION CONSTRUCTION DOCUMENTS.

FIRE EXTINGUISHER LEGEND	
● FE-1	FE-1, CLASS 4-A, 20-B-C (50 FT MAX.) ORDINARY (MODERATE) HAZARD
●	DESIGNATES A SEMI-RECESSED, IN CABINET MOUNTED FIRE EXTINGUISHER
FIRE EXTINGUISHER NOTE: PROVIDE DRY CHEMICAL FIRE EXTINGUISHERS LISTED FOR USE AS CLASS A, B, C TYPES	
PRODUCT:	MANUFACTURER - J.I. INDUSTRIES INCORPORATED OR APPROVED EQUAL (www.jindustries.com) FIRE EXTINGUISHER - COSMIC ICE FIRE EXTINGUISHER CABINET - SEMI-RECESSED MODEL: ACADENTY (ALUMINUM) M21 DOOR STYLE: V - CONTEMPORARY V DOOR GLAZING: CLEAR ACRYLIC

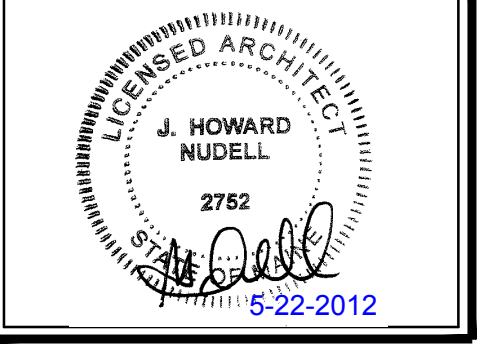
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SERVICE ADDITION PROJECT # 2008-279
ISSUED FOR PERMIT 3-12-2012

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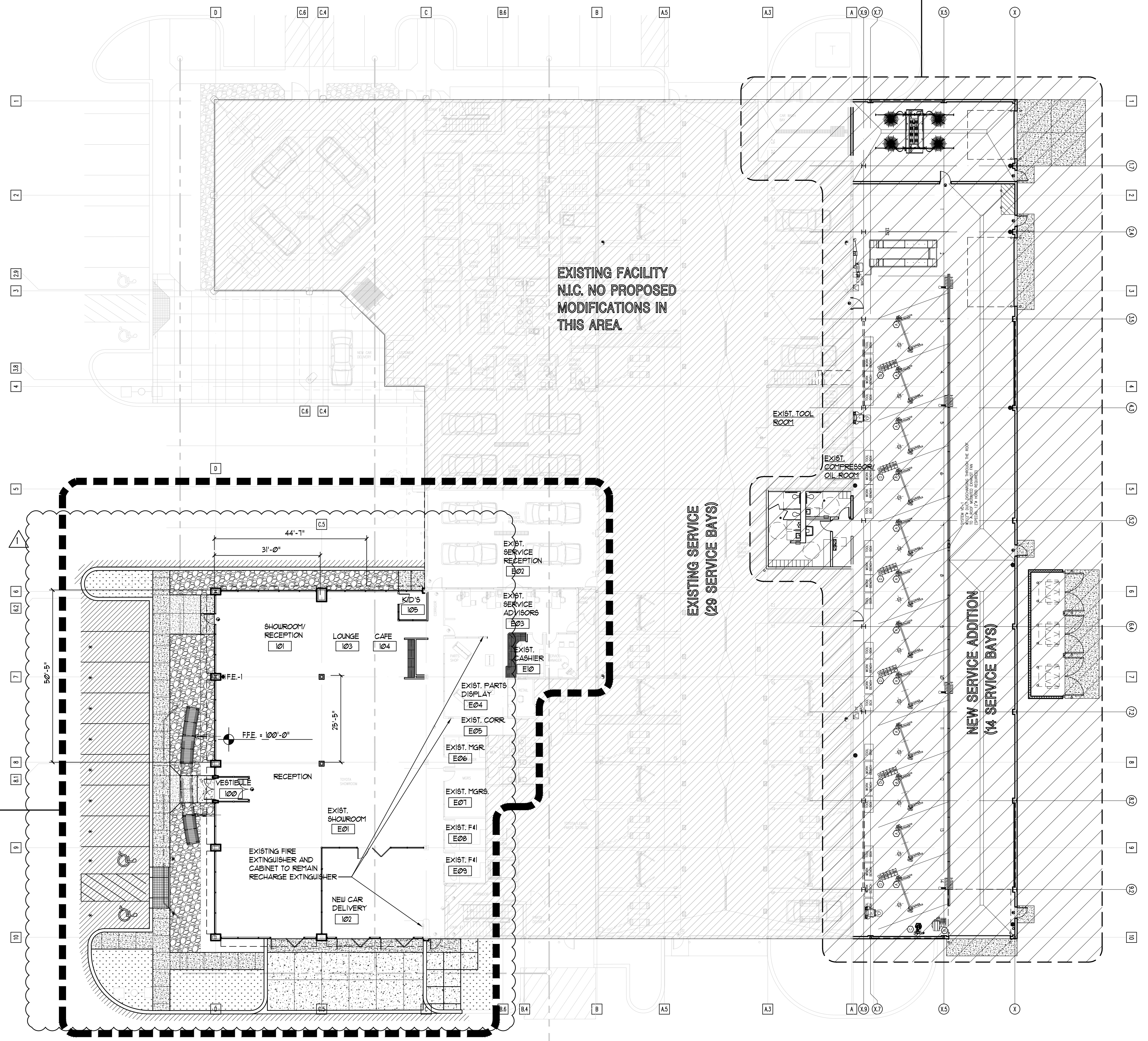


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OVERALL FLOOR PLAN
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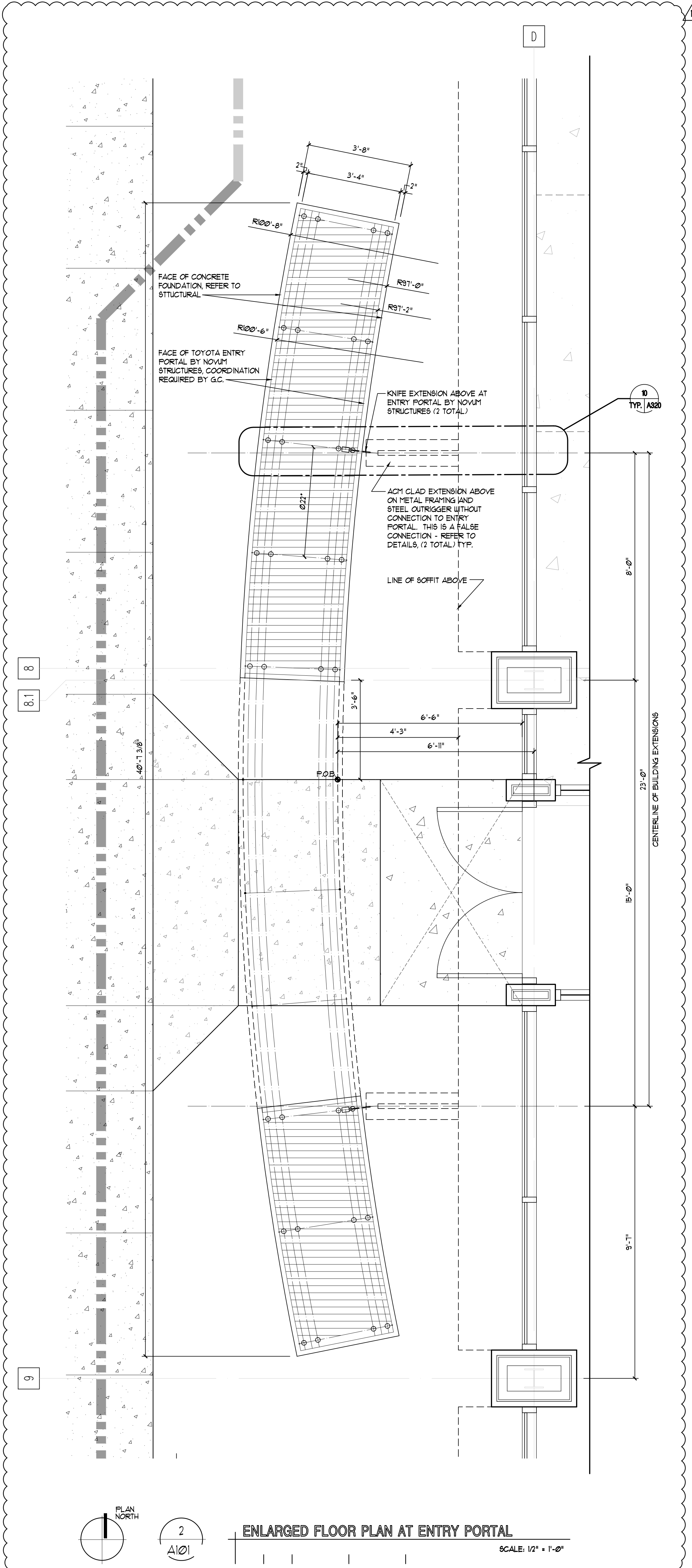
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BUILDING ADDITION
PROPOSED SHOWROOM ADDITION AREA:
PROJECT NUMBER: JH2008-279.03
FLOOR PLAN: 1910 SQ. FT.

AREA OF WORK



ENLARGED FLOOR PLAN AT ENTRY PORTAL

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

GENERAL PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE & CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- 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.
- ASSUMED REFERENCE FINISH FLOOR ELEVATION = 100'-0" UNO.
- ALL EXPOSED STEEL TO HAVE COMMERCIAL BLAST FINISH AND BE PROTECTED DURING DELIVERY AND INSTALLATION - TYPICAL.
- ALL WOOD BLOCKING THROUGHOUT PROJECT TO BE FRT (FIRE RETARDANT TREATED) WOOD.

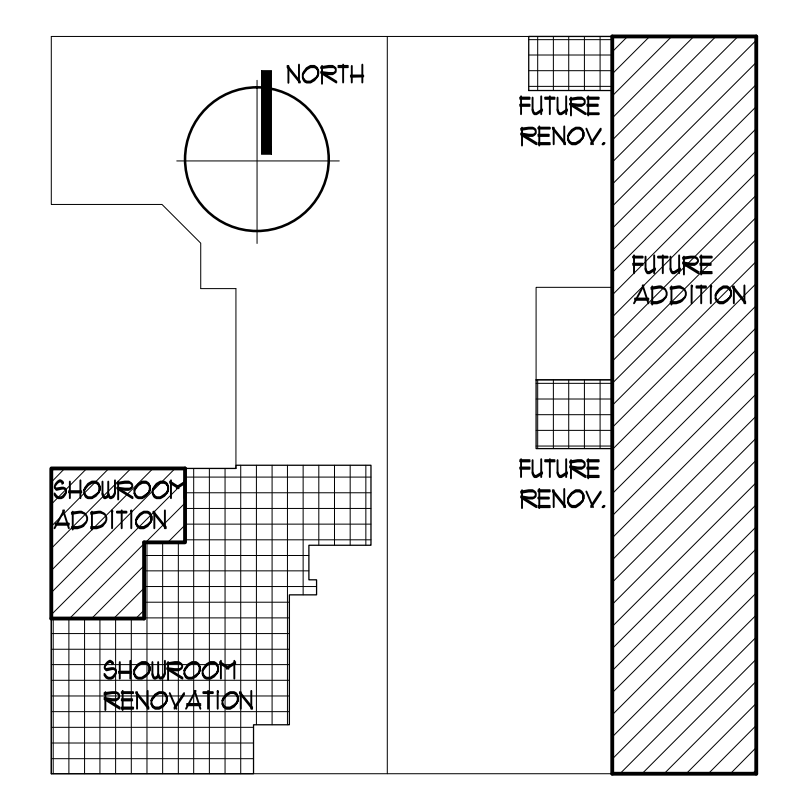
PLAN NOTES

- G.C. TO PROVIDE AND INSTALL KNOX KEY BOX PER LOCAL FIRE DEPT. / AUTHORITIES 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 2003 INTERNATIONAL FIRE CODE SUBJECT TO LOCAL FIRE OFFICIAL'S APPROVAL. REFER TO DRAWING A100.
- REFER TO CIVIL DRAWINGS FOR PAVING AND LANDSCAPE INFO.
- PROVIDE MIN 1/8" SLOPE AWAY FROM BUILDING ON ALL CONC. PAVING.
- EXTERIOR DIMENSIONS START AT FACE OF FOUNDATION TYP.
- MECHANICAL, PLUMBING AND ELECTRICAL WILL BE DESIGN BUILD SUPPLIED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE INFORMATION FOR SAID SYSTEMS WITH THE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE REQUIRED CONTROL, ISOLATION, CONSTRUCTION JOINTS AT CONC. FLOOR SLAB - REFER TO STRUCTURAL DRAWINGS FOR LOCATION, TYP.
- BUILDING SIGNAGE - BY OTHERS, GC TO COORDINATE & PROVIDE BLOCKING FOR THRU BOLT CONNECTIONS.
- VERTICAL RAINWATER PIPING IF REQUIRED WILL GO TO UNDERGROUND STORY CONNECTION. COORDINATE WITH CIVIL - MECHANICAL BY G.C.

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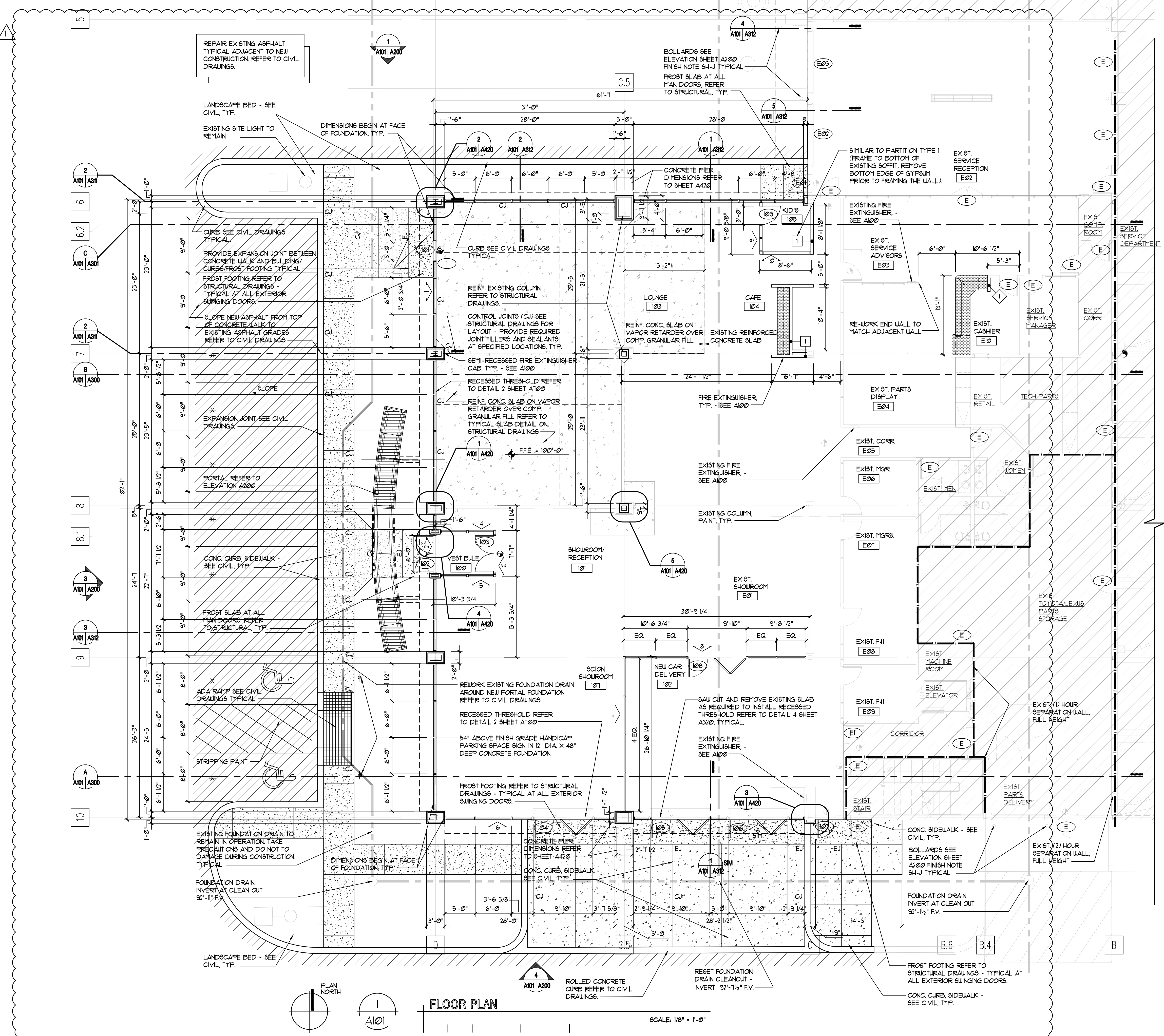
SYMBOL LEGEND

- W1 WALL TAG - REFER TO A201
- D12 DOOR LETTERS RELATE TO ROOM NUMBER - EXAMPLE (100A) = ROOM NUMBER 100/ DOOR LETTER A REFER TO SHEET A100 FOR DOOR/ WINDOW SCHEDULE
- R101 ROOM NUMBER - REFER TO SHEET A110 FOR FINISH SCHEDULE
- SHADED AREAS INDICATE MILLWORK INCLUDED IN CONTRACT, SEE SHEET A600
- X EXISTING STRUCTURAL REFERENCE LINE
- X NEW STRUCTURAL REFERENCE LINE
- EXISTING RATED SEPARATION WALL
- CUSTOMER DEDICATED PARKING SPOT SEE CIVIL DRAWINGS
- EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED
- FLOOR FINISH TAG - REFER TO FINISH SCHEDULE SHEET A110
- WALL FINISH - REFER TO FINISH SCHEDULE SHEET A110
- BASE FINISH - REFER TO FINISH SCHEDULE SHEET A110
- DETAIL NUMBER
- 3 SHEET DETAIL IS FOUND ON SHEET CUT IS FOUND ON



KEY PLAN

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



FLOOR PLAN

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

4N

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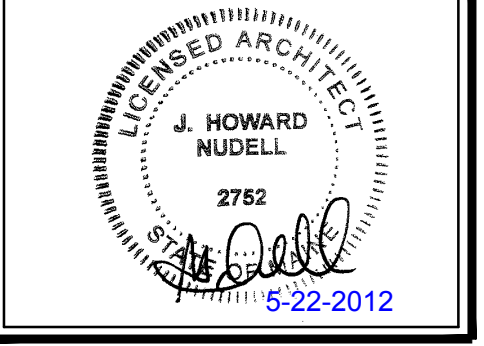
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FLOOR PLAN

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A101

GENERAL FINISH NOTES

1. ALL FLOOR FINISH TRANSITIONS TO TERMINATE UNDER DOOR PLANE.
2. REFER TO THE REFLECTED CEILING PLAN FOR THE CEILING FINISH INFORMATION. VERIFY W/ ARCHITECT MISCELLANEOUS ORTHOGONAL BULKHEAD CEILING AREAS FOR PAINT COLOR.
3. REFER TO MILLWORK SHEET A600 FOR MILLWORK FINISH INFORMATION.
4. INSTALL SURFACE MOUNTED POLYCARBONATE CORNER GUARDS - WHEN PAINT AND WALLCOVERINGS MEET. COLOR CLEAR.
5. MEP IS TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR. ALL NEW ITEMS RUNNING IN EXPOSED STRUCTURE TO BE PAINTED TO MATCH ADJACENT STRUCTURE.
6. ALL DRYWALL PARTITIONS ARE TO HAVE RUBBER WALL BASE IN ALL AREAS OF THE BUILDING, UNLESS OTHERWISE SPECIFIED.
7. ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED W/ A SEMI-GLOSS FINISH, P-1.
8. IT IS RECOMMENDED TO USE AT LEAST (7) SEVEN BOXES WHEN LAYING TILE WITH A HIGH SHADE VARIATION.
9. ALL EXISTING SURFACES RECEIVING NEW FINISHES TO BE CLEANED, REPAIRED & PRIMED AS REQUIRED TO PROVIDE LIKE NEW FINISH LOOK.

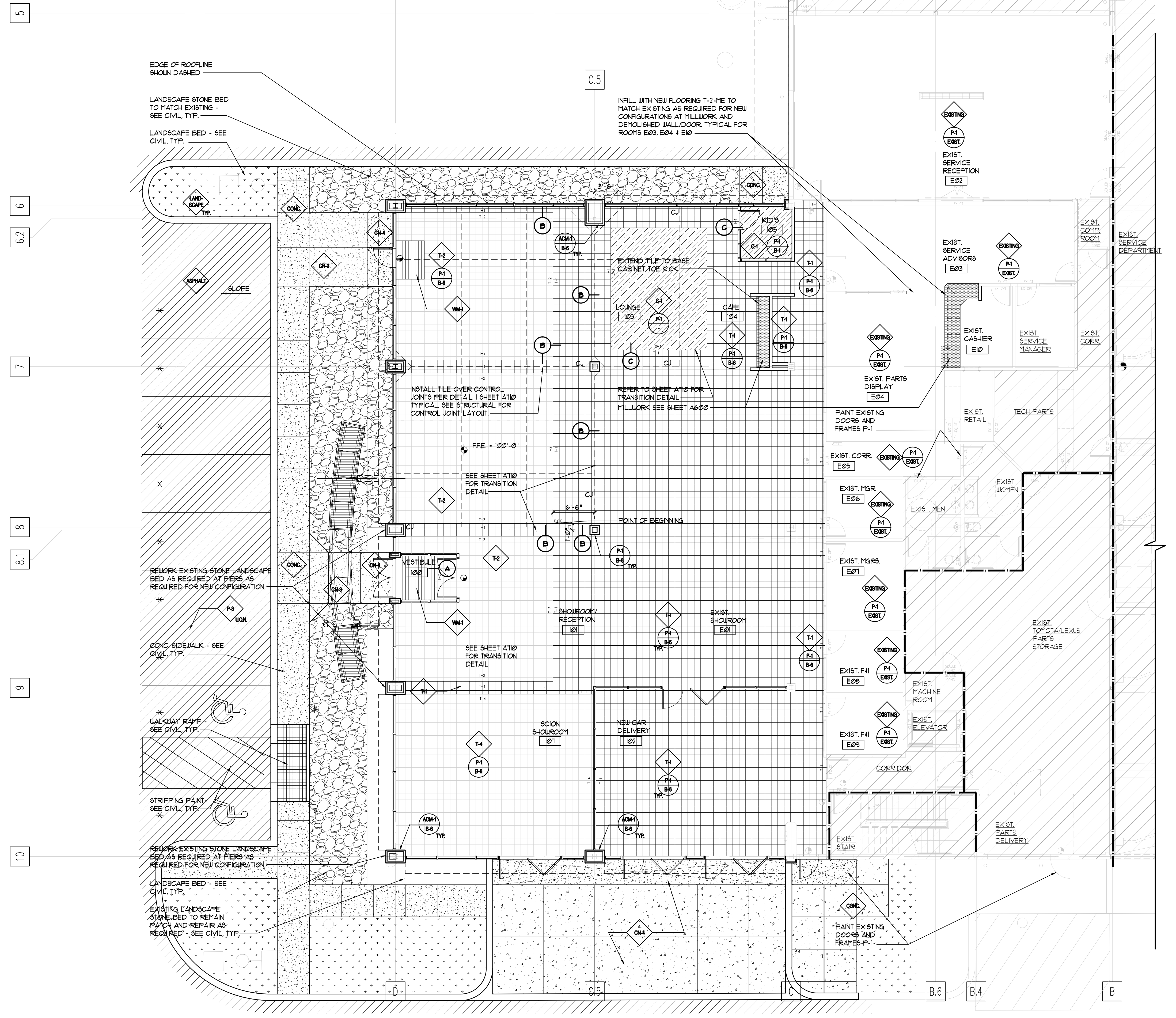
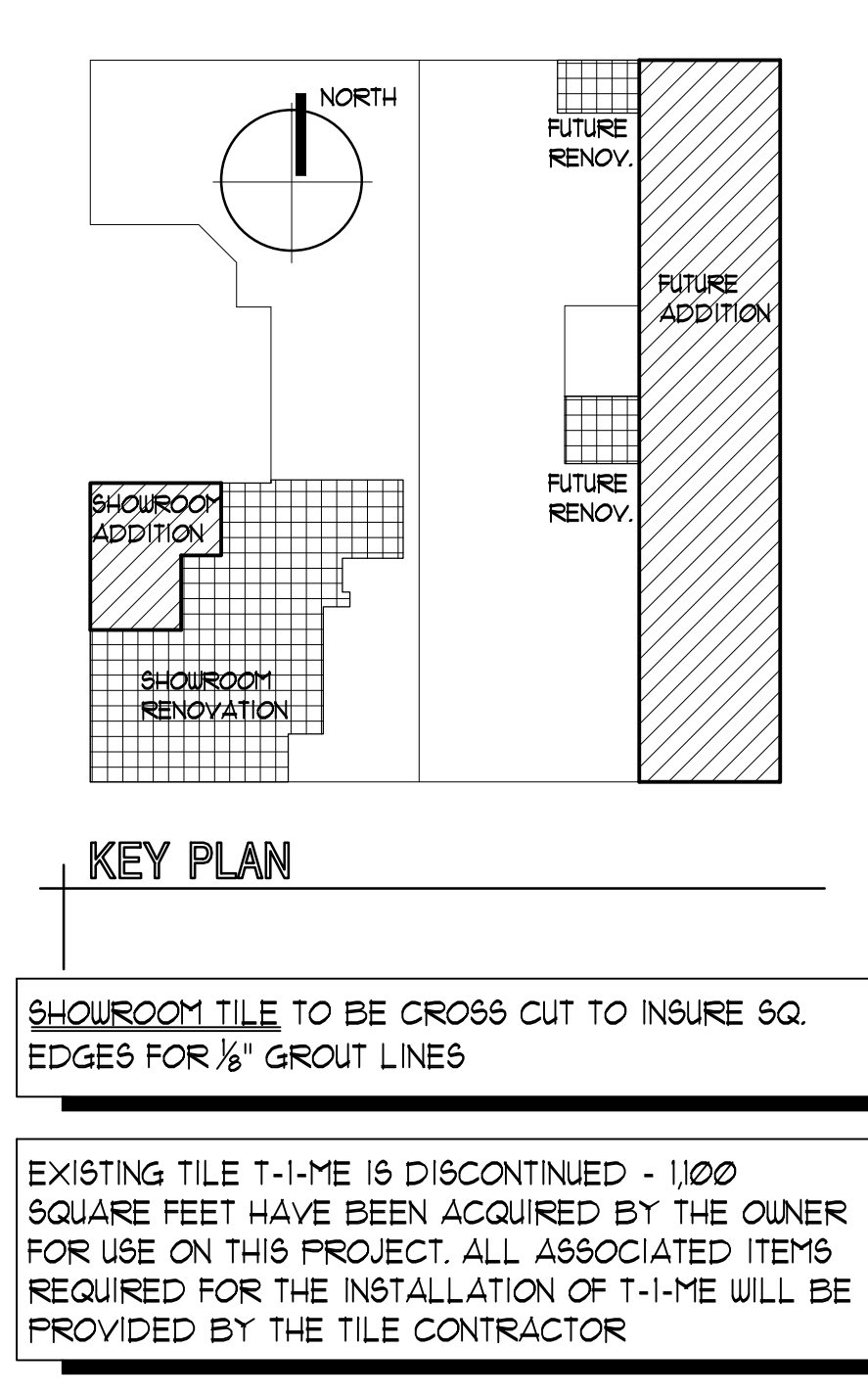
FINISH PLAN NOTES

1. ALL WALLS TO BE P-1 UON.
2. ALL BOLLARDS AND EXTERIOR METALS (EXCLUDING ACM PANELS AND STOREFRONT) TO BE PAINTED P-1 UON.
3. ALL SERVICE LANE STRIPES AND EXTERIOR PARKING STRIPING TO BE PAINTED P-8 UON.
4. INTERIOR SHOWERROOM COLUMNS ADJACENT TO STOREFRONT TO HAVE ACM-1 FINISH FROM FLOOR TO CEILING UON.
5. PROVIDE METAL DIVIDER STRIPS AT ALL TRANSITIONS BETWEEN CERAMIC TILE, RUBBER AND CARPETING SURFACES UON. SEE TRANSITION DETAILS SHEET A10.
6. ALL MILLWORK SURFACES TO BE PER MILLWORK DETAILS ON SHEET A600 UON.
7. ALL C-1 FLOORING TO HAVE BASE B-1 UON.
8. ALL FINISHES IN SHOWERROOM, SERVICE ADVISORS AREA, RECEPTION AND RETAIL TO BE P-1 V, B-6 AND T-1-ME UON.
9. SERVICE RECEPTION BAYS TO BE PAINTED WALL P-4 BELOW 5'-0" AND PAINT P-5 ABOVE 5'-0" FLOOR FINISH TO REMAIN EXISTING.
10. ALL TILE BASE TO MATCH ADJACENT FLOOR TILE.
11. UNLESS OTHERWISE NOTED EXISTING FINISHES TO REMAIN.
12. REFER TO DETAIL 1 SHEET A10 FOR STANDARD TILE DETAILS.

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SYMBOL LEGEND

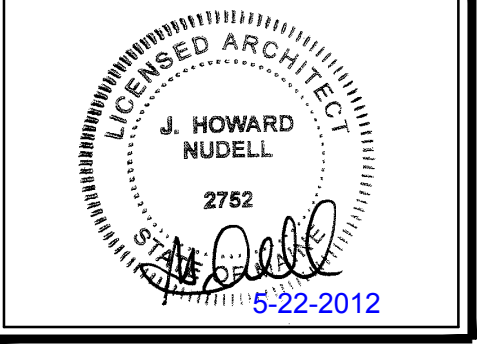
- (X) REFER TO DETAIL 2 SHEET A10 FOR TRANSITION DETAIL
- (T2) DOOR LETTERS RELATE TO ROOM NUMBER - EXAMPLE (100A) = ROOM NUMBER 100/ DOOR LETTER A. REFER TO SHEET A100 FOR DOOR/ WINDOW SCHEDULE
- (101) SHADDED AREAS INDICATE MILLWORK INCLUDED IN CONTRACT, SEE SHEET A600
- (X) EXISTING STRUCTURAL REFERENCE LINE
- (X) NEW STRUCTURAL REFERENCE LINE
- EXISTING RATED SEPARATION WALL
- * CUSTOMER DEDICATED PARKING SPOT SEE CIVIL DRAWINGS
- EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED
- FLOOR FINISH TAG - REFER TO FINISH SCHEDULE SHEET A10
- WALL FINISH - REFER TO FINISH SCHEDULE SHEET A10
- BASE FINISH - REFER TO FINISH SCHEDULE SHEET A10
- DETAIL NUMBER
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A110

RETAIL FIXTURE/ SIGNAGE FINISHES

PRODUCT/MANUFACTURER/DESCRIPTION	
G1 PAINT MANUFACTURER: TIGER DRYLAC STYLE: CLEAR-COATED, SMOOTH, SATIN COLOR: PEARLESCENT WHITE METALLIC #9 18140 LOCATION: FIXTURE FRAMES & SUPPORTS CONTACT: 929-330-3302	
G2 PAINT MANUFACTURER: DUPONT MIRON STYLE: EGGSHELL COLOR: WHITE #26072 LOCATION: INTERIOR SIGNAGE CONTACT: 800-438-3816	
G3 LAMINATE MANUFACTURER: DUPONT MIRON STYLE: EGGSHELL COLOR: WHITE #26072 LOCATION: INTERIOR SIGNAGE CONTACT: 800-438-3816	
G4 ACRYLIC MANUFACTURER: ACRYLITE STYLE: CLEAR W/ FLOOD-COATED FROSTED BACK COLOR: CLEAR SANDED EDGES LOCATION: FIXTURE BACKING, GRAPHIC PANEL CONTACT: TBD	
G5 SILKSCREENED OVALS MANUFACTURER: TBD STYLE: SILKSCREENED, FROSTED OVAL PATTERN COLOR: TO MATCH 3-M 1125-314 DUSTED CRYSTAL VINYL LOCATION: GRAPHICS PATTERNS ON FROSTED ACRYLIC CONTACT: TBD	
G6 SILKSCREENED OVALS MANUFACTURER: TBD STYLE: SILKSCREENED, FROSTED OVAL PATTERN COLOR: TO MATCH 3-M 1125-314 DUSTED CRYSTAL VINYL LOCATION: GRAPHICS PATTERNS ON FROSTED ACRYLIC CONTACT: TBD	
G7 GLASS MANUFACTURER: TBD STYLE: 1/4" TEMPERED COLOR: CLEAR LOCATION: SHELVING CONTACT: TBD	
G8 METAL MANUFACTURER: TBD STYLE: STAINLESS STEEL COLOR: SATIN LOCATION: FIXTURE BASES AND KICKPLATES CONTACT: TBD	
G9 PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: SEMI-GLOSS COLOR: TOYOTA RED (MUNSELL SR 45/75) LOCATION: INTERIOR SIGN ACCENTS CONTACT: JIM ALBERTS 888-782-2662 EXT 31	
G10 PLASTIC LAMINATE MANUFACTURER: NEVAMAR STYLE: TEXTURED COLOR: TOYOTA RED (MUNSELL SR 45/75) LOCATION: MILLWORK CABINET FABRICATIONS CONTACT: TBD	
G11 SELF-ADHESIVE VINYL MANUFACTURER: 3M SCOTCHCAL STYLE: ELECTRO CUT FILM COLOR: VARIOUS LOCATION: INTERIOR SIGNAGE VINYL MESSAGES CONTACT: CINDY VOGEL 800-941-5722	
G12 MAGNETIC WALL MURAL MANUFACTURER: SUPER COLOR DIGITAL COLOR: CUSTOM DIGITAL PRINTED STYRENE LOCATION: WALL AT BACK OF SHOWROOM CONTACT: MARTY WATKINS 866-586-6339	
G13 PAINT MANUFACTURER: DUPONT MIRON STYLE: EGGSHELL COLOR: BEIGE EFFECT # 1105 LOCATION: INTERIOR SIGNAGE CONTACT: 800-438-3816	
G14 UPHOLSTERY FABRIC MANUFACTURER: MOMENTUM TEXTILES STYLE: LINO COLOR: SPICE LOCATION: KIDS CORRAL BENCH CUSHION	
G16 PLASTIC LAMINATE MANUFACTURER: COLORCORE STYLE: MATTE COLOR: WHITE F-349-4158 LOCATION: TBD	
G17 PLASTIC LAMINATE MANUFACTURER: NEVAMAR STYLE: TEXTURED COLOR: STRING # 560927 LOCATION: MILLWORK CABINET FABRICATIONS CONTACT: TBD	

FURNITURE, FIXTURE & SIGN SCHEDULE

NAME	TOTAL NUMBER	OWNER SUPPLIED AND INSTALLED	G.C. SUPPLIED AND INSTALLED	G.C. PROVIDE AND CONNECT POWER, DATA, PHONE	ADDITIONAL DESCRIPTION
FN-1 GREETER STATION AND CHAIR	B32 CH-12	X	-	X	PLASTIC LAMINATE RECEPTION/PRINTER STATION WITH STAINLESS STEEL BASE.
FN-1B SALES ADVISOR DESK AND CHAIRS	165-01 CH-3	X	-	X	SHOWROOM SALES STATION
FN-2 PRODUCT INFO PYLON	B22L	X	-	X	MILLWORK FINISH SCHEME 2; FINE STYACORE OWNER TO SELECT DISPLAY GRAPHICS
FN-2A 4 IMAGE PANEL KIT	B61C	X	-	X	4 IMAGE PANEL KIT MOUNTED TO BACK OF WALL DISPLAY FIXTURE.
FN-2B 4 IMAGE PANEL KIT BROCHURE HOLDERS	B61D	X	-	X	4 IMAGE PANEL KIT WITH 2 BROCHURE HOLDERS MOUNTED TO BACK OF WALL DISPLAY FIXTURE.
FN-3 PRODUCT INFO STAND	B23	X	-	-	3'-0" H x 2'-4" W
FN-4 TABLE AND FOUR CHAIRS	T-1 CH-3	X	-	-	
FN-4B TABLE AND FOUR CHAIRS	T-1 CH-1	X	-	-	
FN-5 TABLE AND TWO CHAIRS	T-10 CH-1B	X	-	-	
FN-6 LOUNGE CHAIR	CH-5	X	-	-	
FN-7 LOUNGE SOFA	CH-8	X	-	-	
FN-8 LOUNGE TABLE	T-4	X	-	-	
FN-9 EXISTING FURNITURE TO REMAIN	-	-	-	-	
FN-10 NEW MILLWORK	-	-	X	X	SEE DETAILS SHEET A600
FN-10B RE-LAMINATE EXISTING MILLWORK	-	-	X	-	SEE DETAILS SHEET A600
FN-11 NEW VENDING MACHINES	-	X	-	X	SEE DETAILS SHEET A600
FN-12 SCION LIGHTED PILLAR	-	X	-	X	1 LIGHTED PILLAR ONE 120VAC DUPLEX REQUIRED AT EACH LOCATION.
FN-13 SCION ACCESSORY DISPLAY STRAIGHT LINE	-	X	-	X	ONE 120VAC DUPLEX REQUIRED AT EACH LOCATION.
FN-14 SCION PRODUCT INFORMATION DISPLAY WALL	-	X	-	X	ONE 120VAC DUPLEX AND ONE DATA CONNECTION REQUIRED AT EACH LOCATION.
FN-15 SCION SALES DESK AND THREE CHAIRS	-	X	-	X	ONE 120VAC DUPLEX AND ONE DATA CONNECTION REQUIRED AT EACH LOCATION.
FN-16 SCION INFORMATION KIOSK	-	X	-	X	ONE 120VAC DUPLEX AND ONE DATA CONNECTION REQUIRED AT EACH LOCATION. RE-UTILIZE EXISTING FIXTURES
FN-17 SCION PRINTER STAND	-	X	-	X	ONE 120VAC DUPLEX AND ONE DATA CONNECTION REQUIRED AT EACH LOCATION. RE-UTILIZE EXISTING FIXTURE.
FN-18 SCION PURE PRICE MENU DISPLAY	-	X	-	-	RE-UTILIZE EXISTING FIXTURE
FN-19 SCION COLOR SELECTOR DISPLAY	-	X	-	-	RE-UTILIZE EXISTING FIXTURE
FN-20 SCION HIGH TOP BAR TABLE WITH STOOLS	-	X	-	-	RE-UTILIZE EXISTING FIXTURE
FN-21 SCION LIGHT CANOPY	-	X	-	X	ABOVE SCION DISPLAY VEHICLE (4 AMP'S)
SN-1 PRIMARY TOYOTA SIGN	E61A	X	-	X	PRIMARY FASCIA BRANDING/LETTERING. ILLUMINATED. TOYOTA RED LOGO FACE WITH PAINTED RETURNS
SN-2 DEALER NAME "BERLIN CITY"	E62	X	-	-	PRIMARY FASCIA BRANDING/LETTERING. NON-ILLUMINATED BLACK ACRYLIC LETTERS WITH PAINTED RETURNS
SN-3 TOYOTA ENTRY LOGO	E61B	X	-	-	PRIMARY FASCIA BRANDING/LETTERING. NON-ILLUMINATED TOYOTA RED LOGO FACE WITH PAINTED RETURNS
SN-4 PRIMARY SCION SIGN	E63A	X	-	X	PRIMARY FASCIA BRANDING/LETTERING. INDIVIDUAL ILLUMINATED LETTERS
SN-5 PRIMARY SERVICE SIGN	-	X	-	X	PRIMARY FASCIA BRANDING/LETTERING. ILLUMINATED BLACK/WHITE LETTER FORMS WITH PAINTED RETURNS
SN-6 SCION - INTERIOR FIXTURE SIGN	-	X	-	X	ONE 120VAC DUPLEX REQUIRED AT EACH LOCATION. SUSPEND SIGN FROM STRUCTURE ABOVE CEILING. RE-UTILIZE EXISTING SIGN

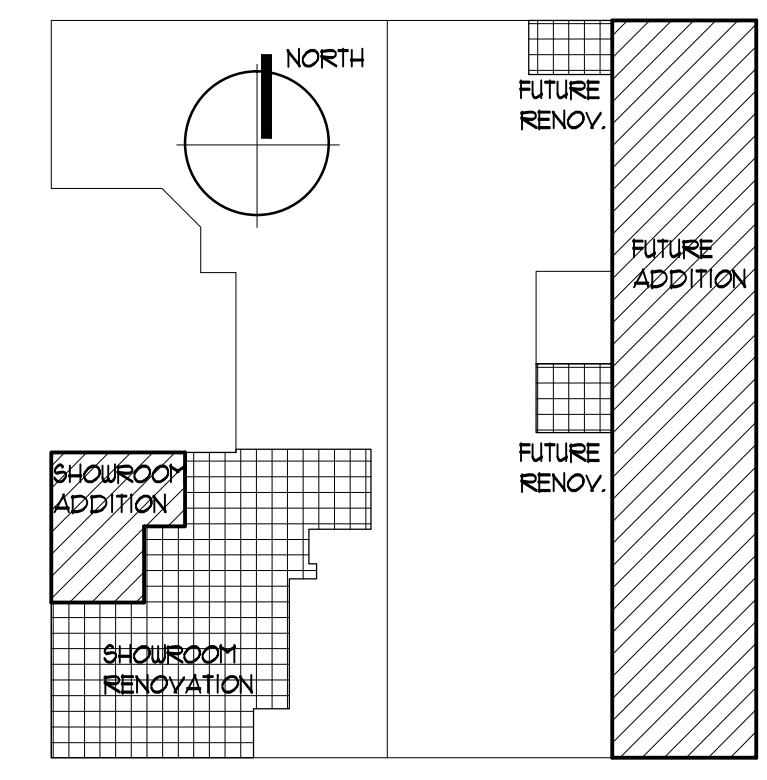
TOYOTA FURNITURE SCHEDULE: SCHEME 2

FURNITURE AND FIXTURE NOTES

- VERIFY ALL APPLIANCE SELECTIONS W/ DEALER PRIOR TO PREPARING / SUBMITTING MILLWORK SHOP DRAFTS.
- ALL EQUIPMENT, FURNITURE & FIXTURES TO BE PROVIDED BY DEALER & COORDINATED BY GENERAL CONTRACTOR. ALL SERVICES FOR THE EQUIPMENT, FURNITURE & FIXTURES TO BE PROVIDED BY GENERAL CONTRACTOR. G.C. TO VERIFY LOCATIONS OF ALL FLOOR RECEPTACLES & COORDINATE WITH EQUIPMENT, FURNITURE & FIXTURES SUPPLIER. REFER TO SPECIFICATION SECTION 00000 FOR THE RESPONSIBILITY CHART.
- G.C. IS RESPONSIBLE TO REMOVE, REPLACE, PATCH AND REPAIR AS REQUIRED TO PROVIDE ALL REQUIRED SERVICES TO NEW FIXTURES AND FURNITURE.
- GENERAL CONTRACTOR TO COORDINATE ALL SIGNAGE REQUIREMENTS WITH OWNER'S SIGNAGE INSTALLER (TYP).
- ELECTRICAL ENGINEER TO ADD CONVENIENCE OUTLETS AS REQUIRED TO CONFORM TO STANDARDS OF PRACTICE AND TO MEET REGULATORY REQUIREMENTS.
- THIS SHEET IS A SUMMARY OF DEALER SUPPLIED/INSTALLED FIXTURES AND FURNITURE. CONTRACTOR TO INSTALL ALL SERVICES AND MAKE FINAL CONNECTION TO EQUIPMENT.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A MEETING WITH THE OWNER'S EQUIPMENT, FURNITURE, PHONE AND DATA AND SIGNAGE VENDORS TO FULLY COORDINATE ALL ASPECTS OF OWNER'S VENDOR WORK. THE OWNER OR OWNER'S REPRESENTATIVE, ARCHITECT, AND RELATED TRADES SHALL BE NOTIFIED IN ADVANCE OF SUCH MEETINGS. SUCH MEETINGS SHALL TAKE PLACE PRIOR TO ANY ELECTRICAL, MECHANICAL SERVICES BEING INSTALLED. NO EXTRAS WILL BE PAID FOR RE-WORKING OF SERVICES AS A RESULT OF POOR COORDINATION UNDER ANY CIRCUMSTANCES. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF RESPONSIBLE PARTIES ARE NOT RESPONDING TO INVITATIONS FOR COORDINATION.
- ALL WALL OUTLETS * 18" AFF TO CENTER OF J-BOX.
- NO DROP CORDS, POWER POLES OR EXPOSED CONDUIT WILL BE PERMITTED.

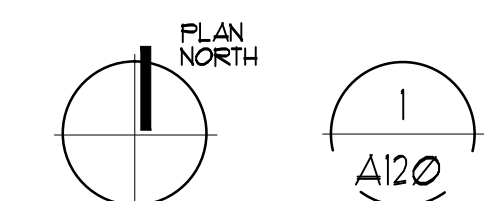
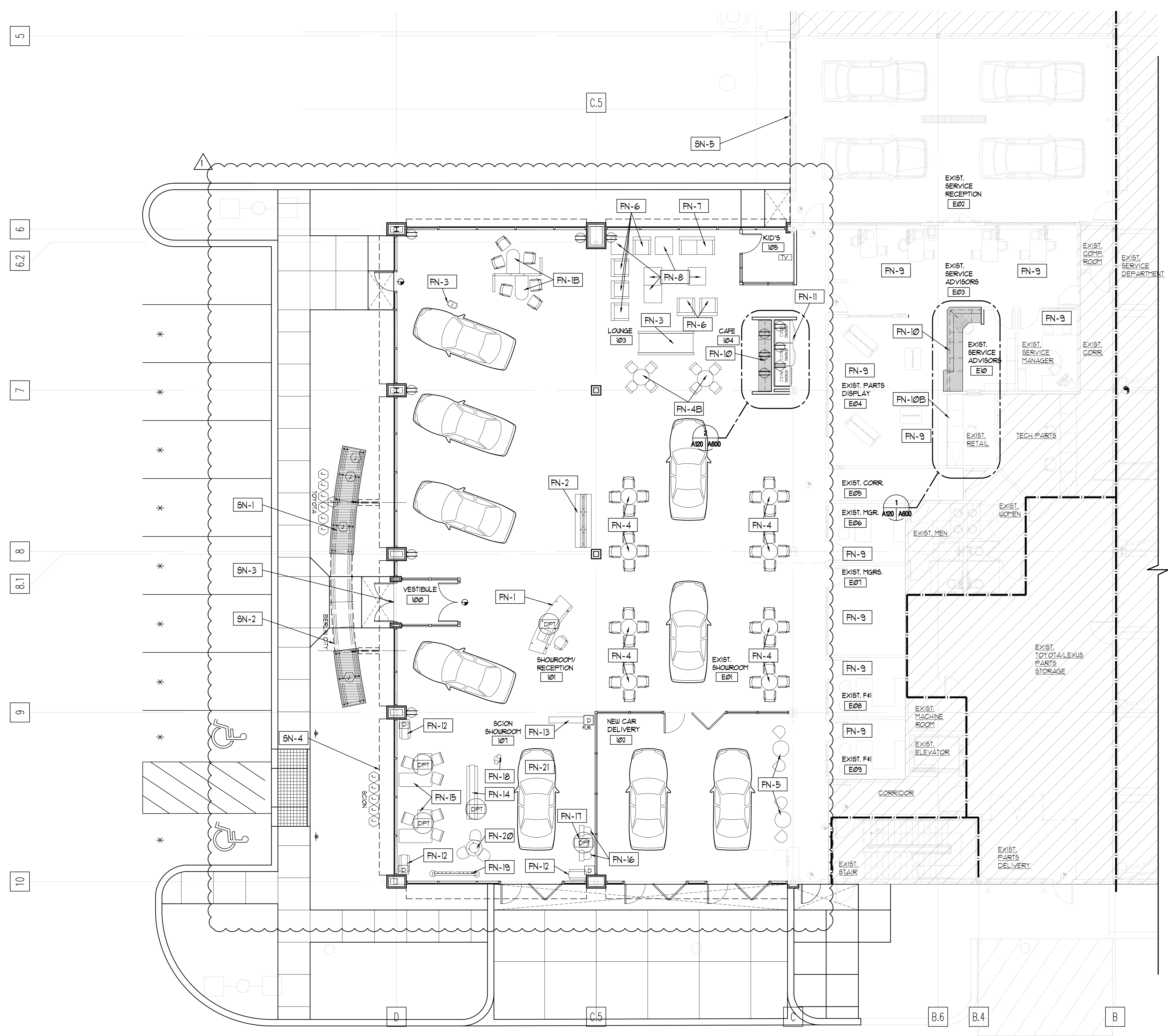
SYMBOL LEGEND

- 101 ROOM NUMBER - REFER TO SHEET A110 FOR FINISH SCHEDULE
- SHADED AREAS INDICATE MILLWORK INCLUDED IN CONTRACT. SEE SHEET A600
- X EXISTING STRUCTURAL REFERENCE LINE
- EXISTING RATED SEPARATION WALL
- * CUSTOMER DEDICATED PARKING SPOT SEE CIVIL DRAWINGS
- EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED.
- FN-X FURNITURE / FIXTURE NOTE REFER TO SCHEDULE THIS SHEET.
- SN-X SIGN NOTE REFER TO SCHEDULE THIS SHEET.



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.

SIGNS ARE SUPPLIED BY OWNER & SHOWN FOR REFERENCE AND DESIGN INTENT. NOT FOR PERMIT APPROVAL. A SEPARATE PERMIT WILL BE APPLIED FOR BY THE SIGN CONTRACTOR. G.C. TO PROVIDE ELECTRICAL, BACKUP AND COORDINATE DELIVERY AND INSTALLATION.



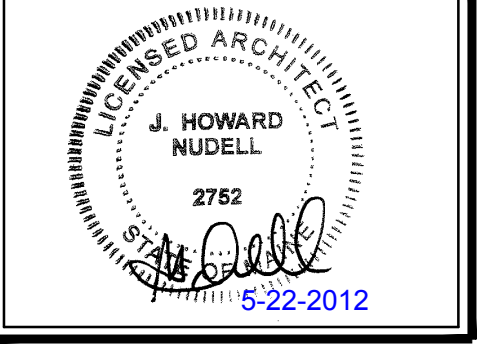
FIXTURE/ FURNITURE PLAN

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

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EXISTING TSL BUILDING SHOWROOM ADDITION
 PORTLAND, ME

sheet title
FIXTURE/ FURNITURE PLAN

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2008-279.06 (2008-279.03)

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 BULLETIN # 05/22/12

sheet
A120

LIGHT FIXTURE SCHEDULE					
CODE	SYMBOL	FIXTURE TYPE	MANUFACTURER	CONTACT	NOTES
F1					NOT USED
F1A					NOT USED
F3	○	DIRECTIONAL DOWNLIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F3A					NOT USED
F5					NOT USED
F6	○	RECESSED DOWNLIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F7					NOT USED
F8					NOT USED
F9	—	LINEAR COVE LIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F11	⊕	LINEAR COVE LIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F12	○	PENDANT LIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F13	○	PENDANT LIGHT	PER UB	WEIDENBACH-BROWN LEE BACON 425.283.2533	
F14					
F15					
F16					
F17	⊕	2x2 RECESSED FLUORESCENT EXIT SIGNS	EXISTING		RELOCATED, NEW TO MATCH EXIST.
F18	⊕	EMERGENCY LIGHTS	TBD		PER CODE

NOTE:
 1. ELECTRICAL BY G.C. - SEE FOR LIGHTING FIXTURE SCHEDULE TYPE/DESCRIPTION AND MANUFACTURER/ LAMP TYPE/ NOTES
 2. WEIDENBACH IS AVAILABLE TO ASSIST THE DEALER, DEALERS ARCHITECT/ENGINEER AND GENERAL CONTRACTOR THROUGH THE IMPORTANT PHASES OF EACH PROJECT.

GENERAL REFLECTED CEILING PLAN NOTES

- MECHANICAL, PLUMBING & ELECTRICAL BY G.C.
- G.C. TO COORDINATE THE LIGHT LOCATIONS w/ DEALER EQUIPMENT FOR INTERFERENCE.
- PAINT ALL EXPOSED STRUCTURE/ CONDUITS/ DUCTWORK ETC. IN EXPOSED AREAS - TO MATCH EXISTING EXPOSED STRUCTURE.
- EXISTING FIRE SUPPRESSION SYSTEM IS TO BE RECONFIGURED AND EXTEND AS REQUIRED TO SERVE THE NEW CONFIGURATION. THE FIRE SUPPRESSION SYSTEM TO BE DESIGN BUILT AND INCLUDED AS PART OF THE G.C. BASE BID. REVISED SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- REFER TO DRAWING A110 FOR INTERIOR FINISH
- SCHEDULES.
 - EXISTING LIGHTING AND CEILING TO REMAIN UNCH.
 - REL. OR R. = RELOCATED

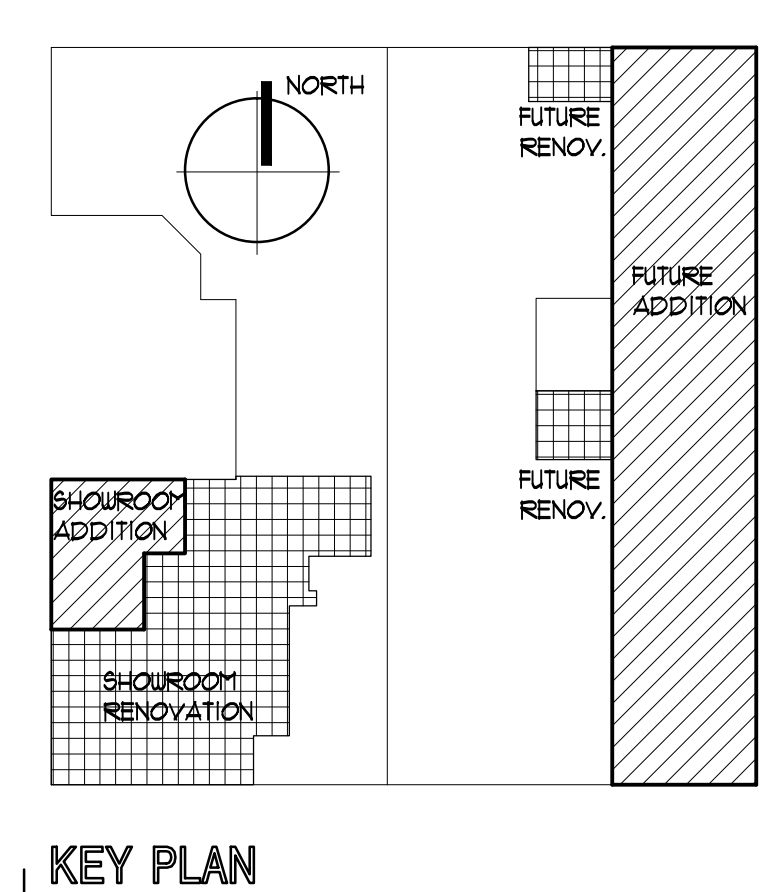
REFLECTED CEILING PLAN NOTES

- PAINT ALL GYP. BD. CEILING AND SOFFITS (P-1), UNCH. - SEE DETAILS FOR ADDITIONAL NOTES.
- ALL OPEN CEILING TO DECK CONDITIONS TO BE (P-3), UNCH.
- ALL EXTERIOR SMOOTH PLASTER CEILING FINISH TO BE (P-6), UNCH.
- ALL LIGHTS TO BE CENTERED IN CEILING TILE UNCH.

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SYMBOL LEGEND

- WALL TAG - REFER TO A201
- DOOR LETTERS RELATE TO ROOM NUMBER - EXAMPLE (100A) = ROOM NUMBER 100/ DOOR LETTER A - REFER TO SHEET A100 FOR DOOR/ WINDOW SCHEDULE
- ROOM NUMBER - REFER TO SHEET A110 FOR FINISH SCHEDULE
- SHADED AREAS INDICATE MILLWORK INCLUDED IN CONTRACT, SEE SHEET A600
- EXISTING STRUCTURAL REFERENCE LINE
- NEW STRUCTURAL REFERENCE LINE
- EXISTING RATED SEPARATION WALL
- CUSTOMER DEDICATED PARKING SPOT - SEE CIVIL DRAWINGS
- EXISTING CONSTRUCTION TO REMAIN (SHOWN SHADED)
- FLOOR FINISH TAG - REFER TO FINISH SCHEDULE SHEET A110
- WALL FINISH - REFER TO FINISH SCHEDULE SHEET A110
- BASE FINISH - REFER TO FINISH SCHEDULE SHEET A110
- DETAIL NUMBER
- SHEET DETAIL IS FOUND ON SHEET CUT IS FOUND ON



4N

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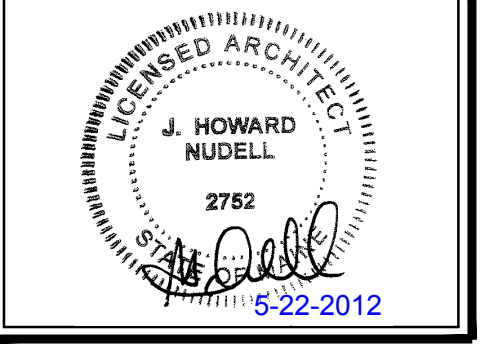
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EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

REFLECTED CEILING PLAN

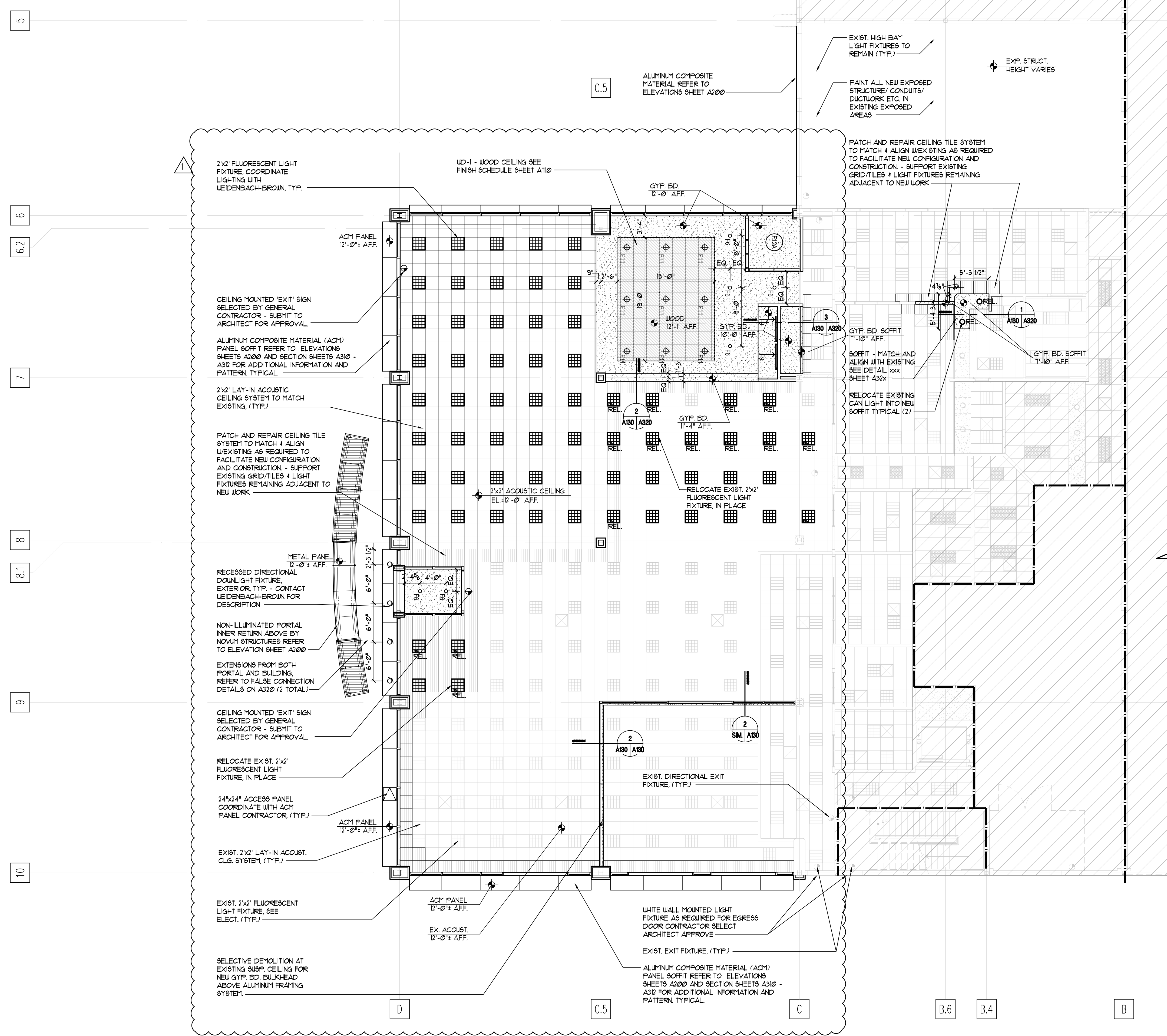
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2008-279.06 (2008-279.03)

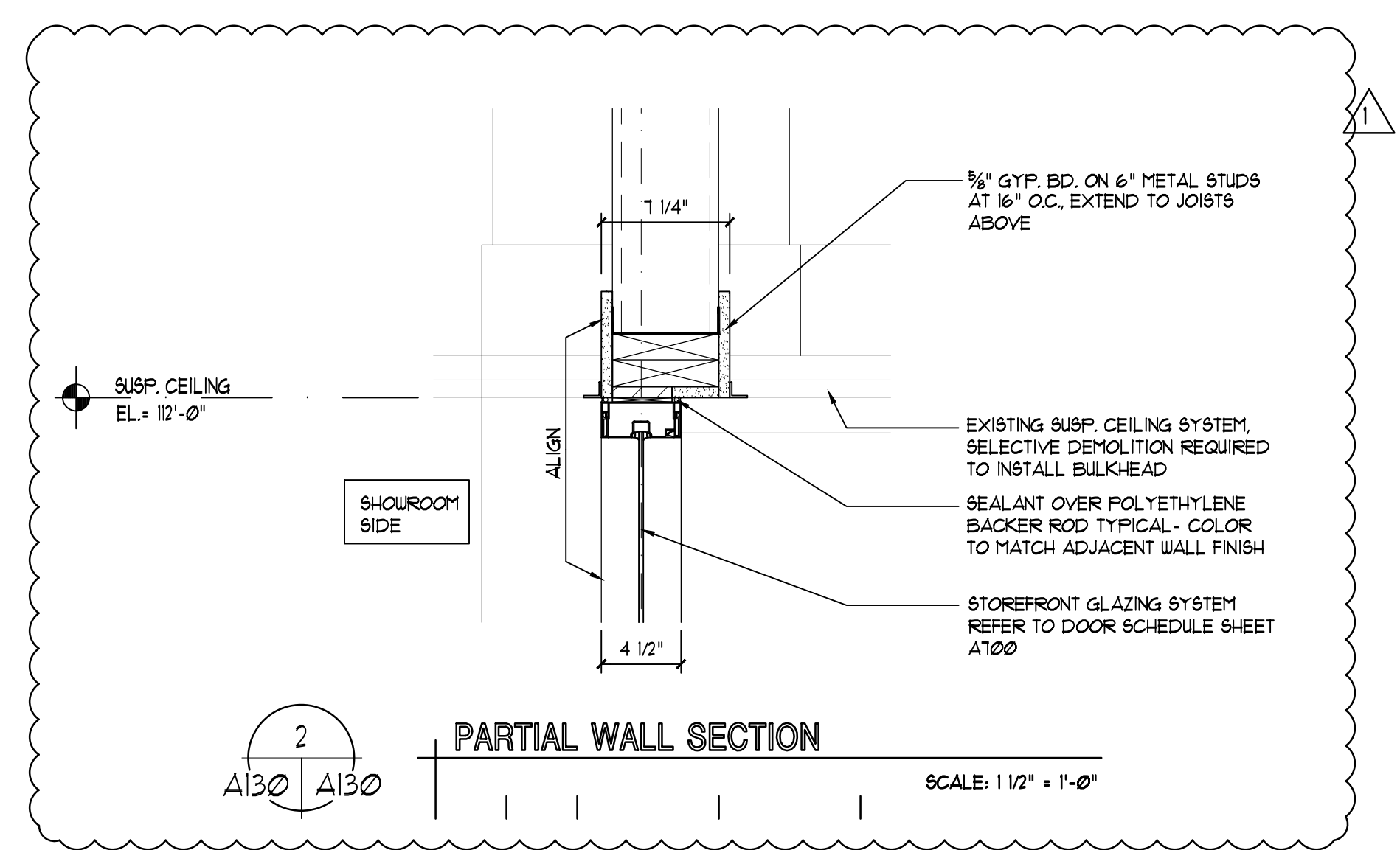
drawn JF/RC
checked BD
approved JHN

issued for _____ date _____
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PLANNING BOARD REVIEW 05/01/12
BULLETIN # 05/22/12

sheet
A130



MANDATORY BID ALTERNATE NOTE:
 BULLETIN # ALTERNATE PROJECT SPECIFICATION 099300 - ACOUSTIC CEILING RESTORATION



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

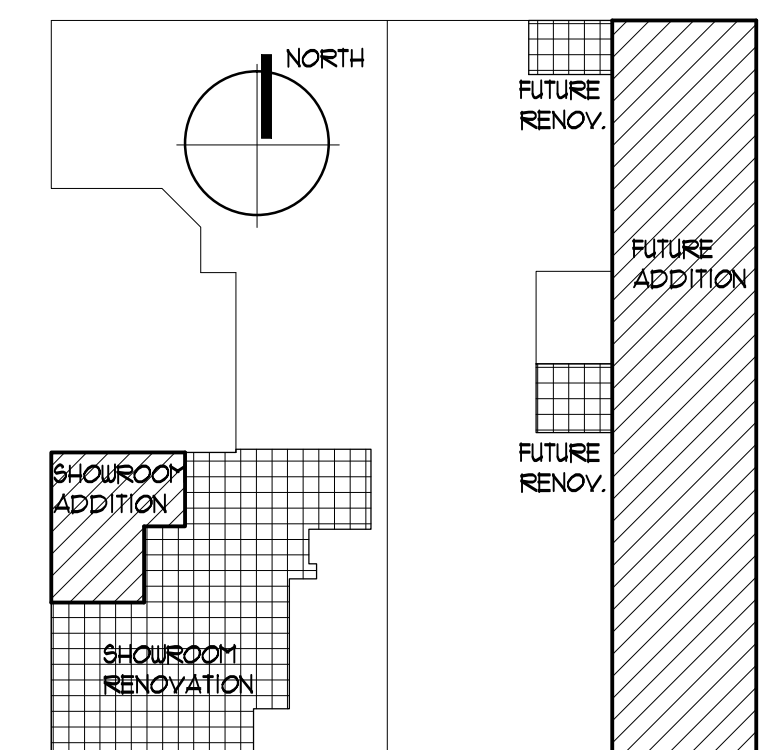
GENERAL ROOFING NOTES

1. PROTECT EXISTING ROOF FROM DAMAGE DURING CONSTRUCTION - MAINTAIN THE EXISTING ROOF INTEGRITY.
2. MEP IS DESIGN BUILD BY THE GENERAL CONTRACTOR. SUBMIT DETAILS FOR ALL PROPOSED ROOF PENETRATIONS AND CURBS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
3. MEP WILL BE RESPONSIBLE IN VERIFYING IF THE EXISTING ROOF DRAINS WILL BE SUFFICIENT IN SERVING THE NEW ADDITION. COORDINATE FINDINGS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
4. CLEAN OUT ROOF DRAINS AND OVER FLOW DRAINS SERVING THE LOWER ROOF AFTER COMPLETION OF CONSTRUCTION (BETWEEN COLUMN LINES 6 AND 10 FROM COLUMN LINES C AND D).
5. SEE SECTIONS SHEETS A310 - A312 FOR ADDITIONAL INFORMATION.
6. SEE SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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SYMBOL LEGEND

- (M) WALL TAG - REFER TO A2001
- (123) DOOR LETTERS RELATE TO ROOM NUMBER - EXAMPLE (100A) = ROOM NUMBER 100/ DOOR LETTER A - REFER TO SHEET A100 FOR DOOR/ WINDOW SCHEDULE
- ROOM NUMBER - REFER TO SHEET A110 FOR FINISH SCHEDULE
- SHADED AREAS INDICATE MILLWORK INCLUDED IN CONTRACT, SEE SHEET A6-00
- (X) EXISTING STRUCTURAL REFERENCE LINE
- (X) NEW STRUCTURAL REFERENCE LINE
- EXISTING RATED SEPARATION WALL
- * CUSTOMER DEDICATED PARKING SPOT - SEE CIVIL DRAWINGS
- EXISTING CONSTRUCTION TO REMAIN - SHOWN SHADED
- (T4) FLOOR FINISH TAG - REFER TO FINISH SCHEDULE SHEET A110
- (R1) WALL FINISH - REFER TO FINISH SCHEDULE SHEET A110
- (B1) BASE FINISH - REFER TO FINISH SCHEDULE SHEET A110
- DETAIL NUMBER
- (3) SHEET DETAIL IS FOUND ON SHEET CUT IS FOUND ON



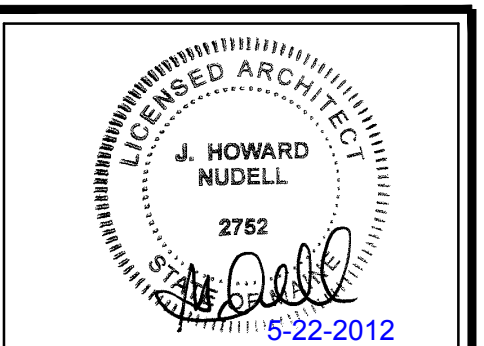
KEY PLAN

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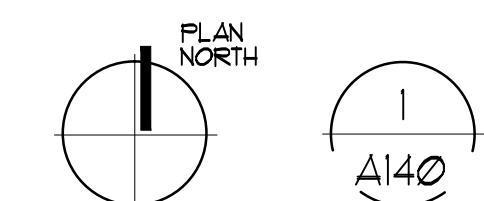
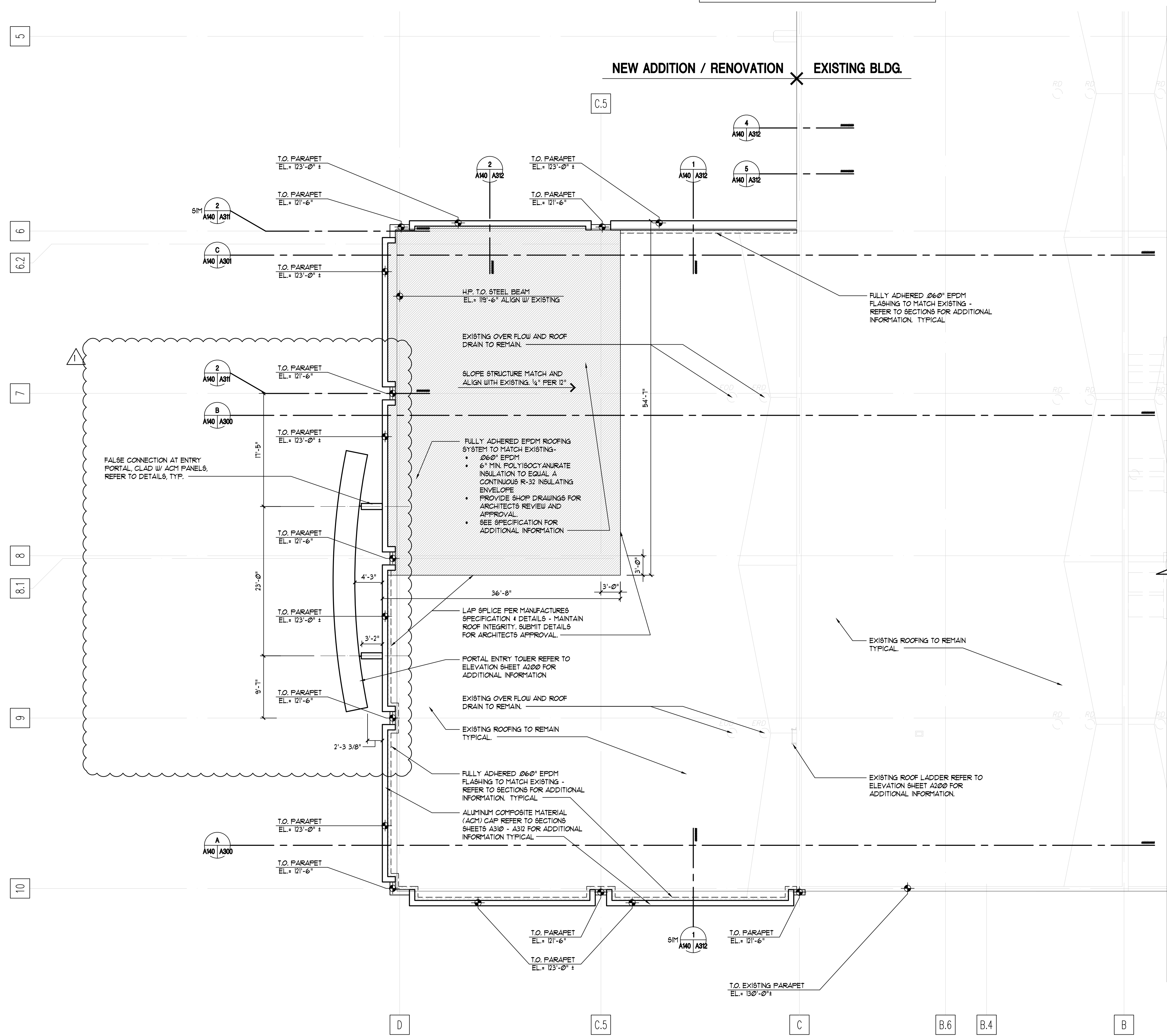


project title
EXISTING TSL BUILDING SHOWROOM ADDITION
 PORTLAND, ME

sheet title
ROOF PLAN
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A140



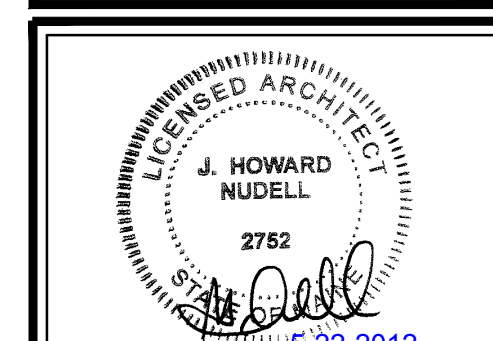
ROOF PLAN

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PORTLAND, ME

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EXTERIOR ELEVATIONS

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project number

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OWNER REVIEW 10/21/11

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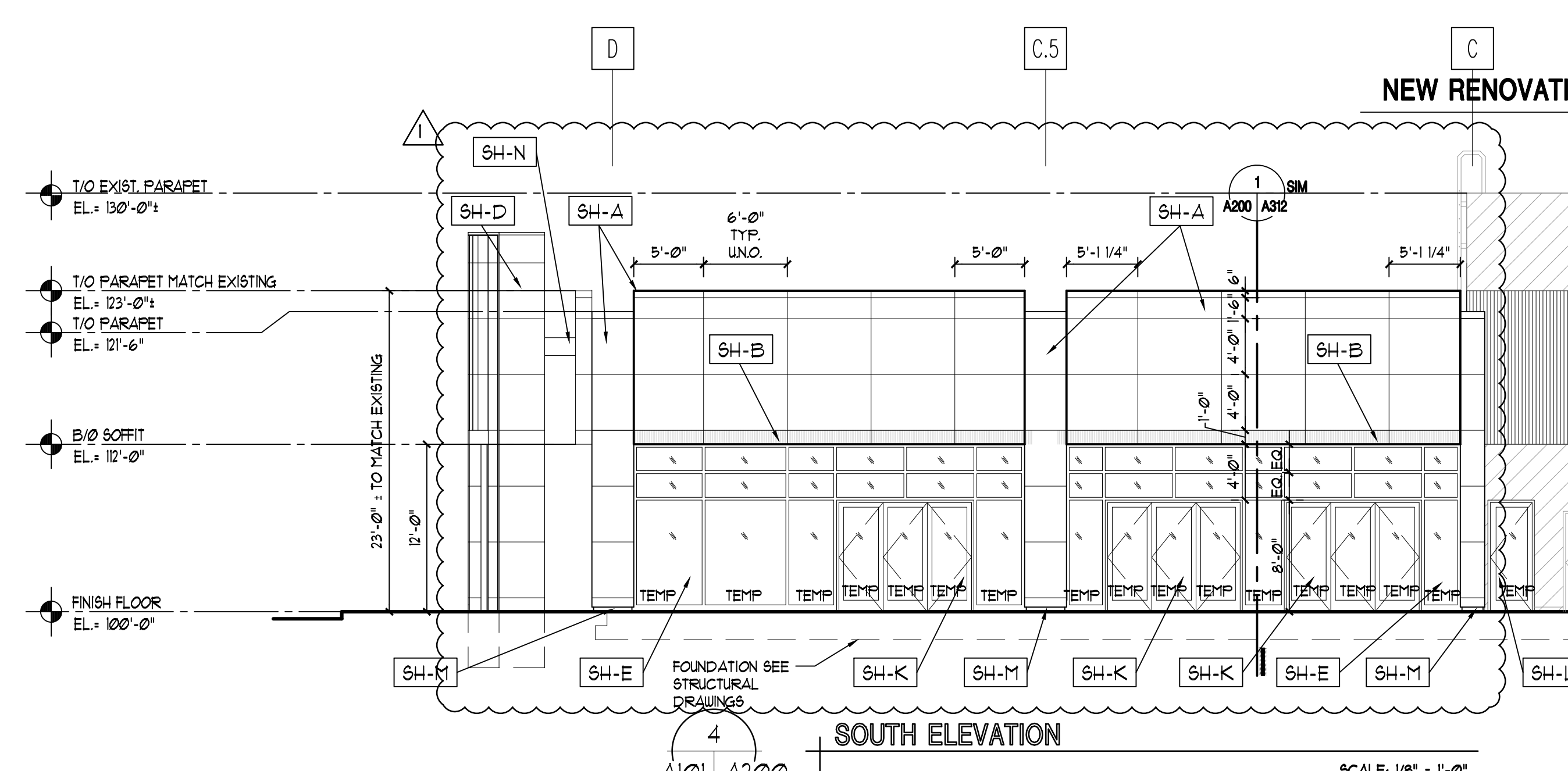
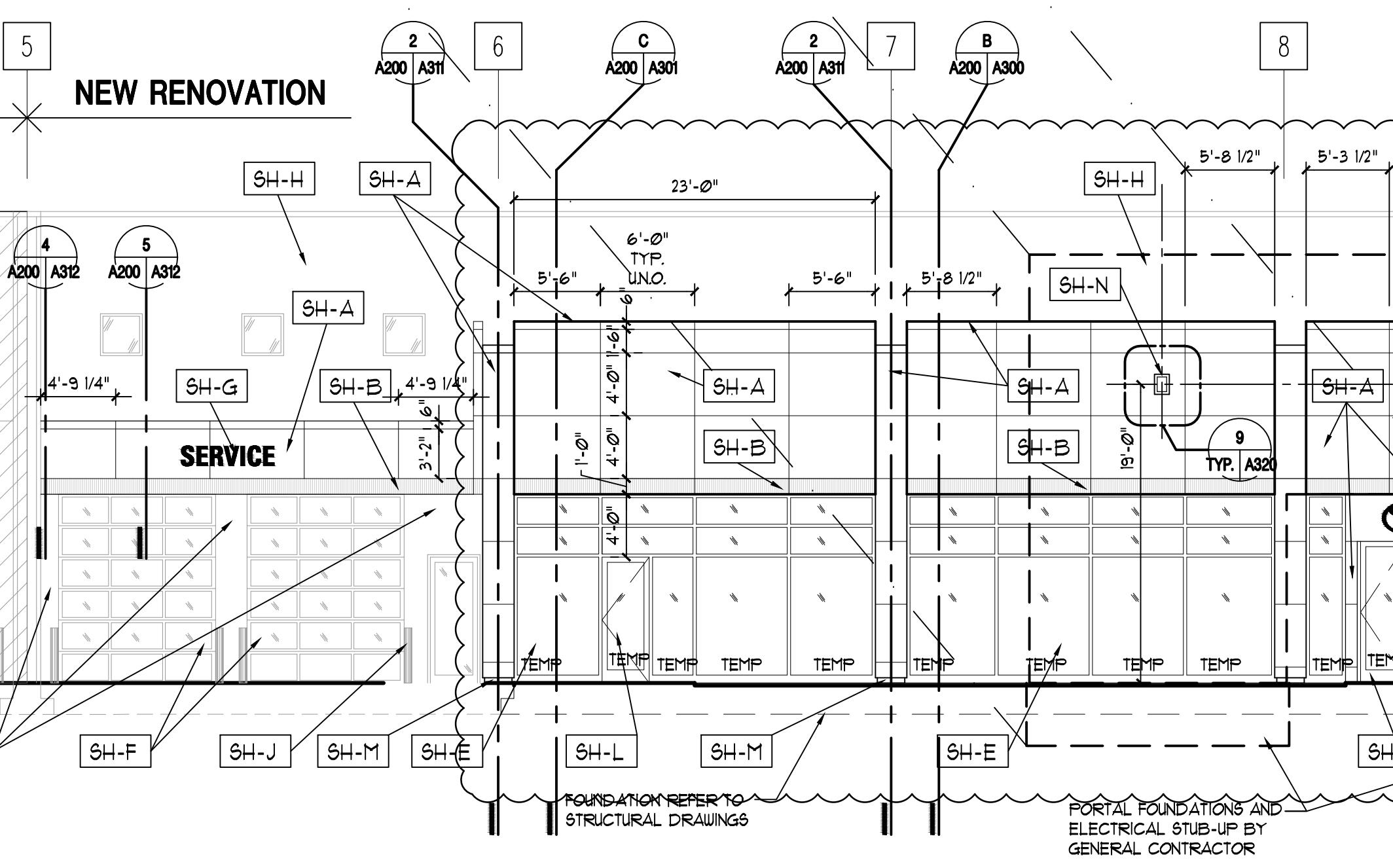
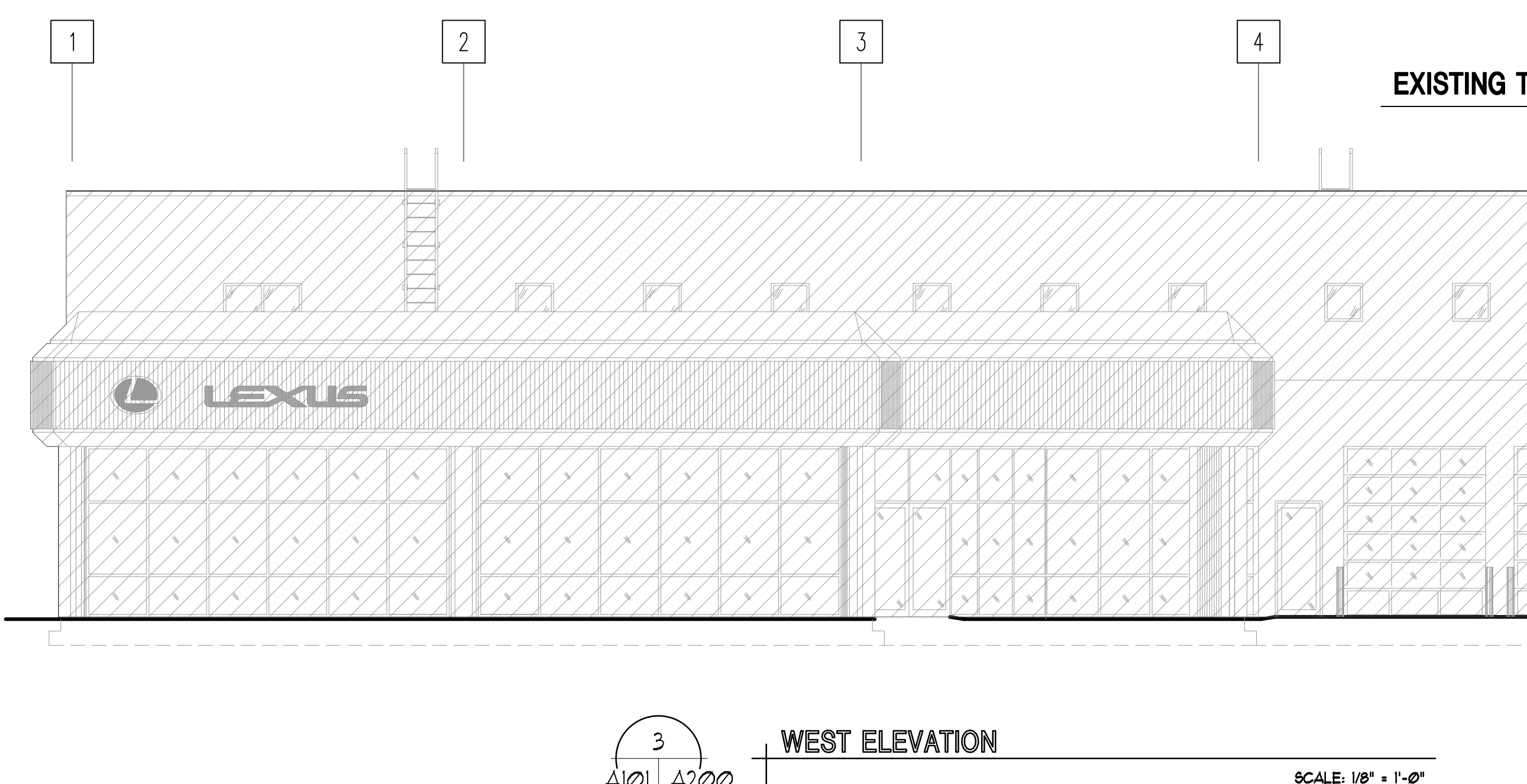
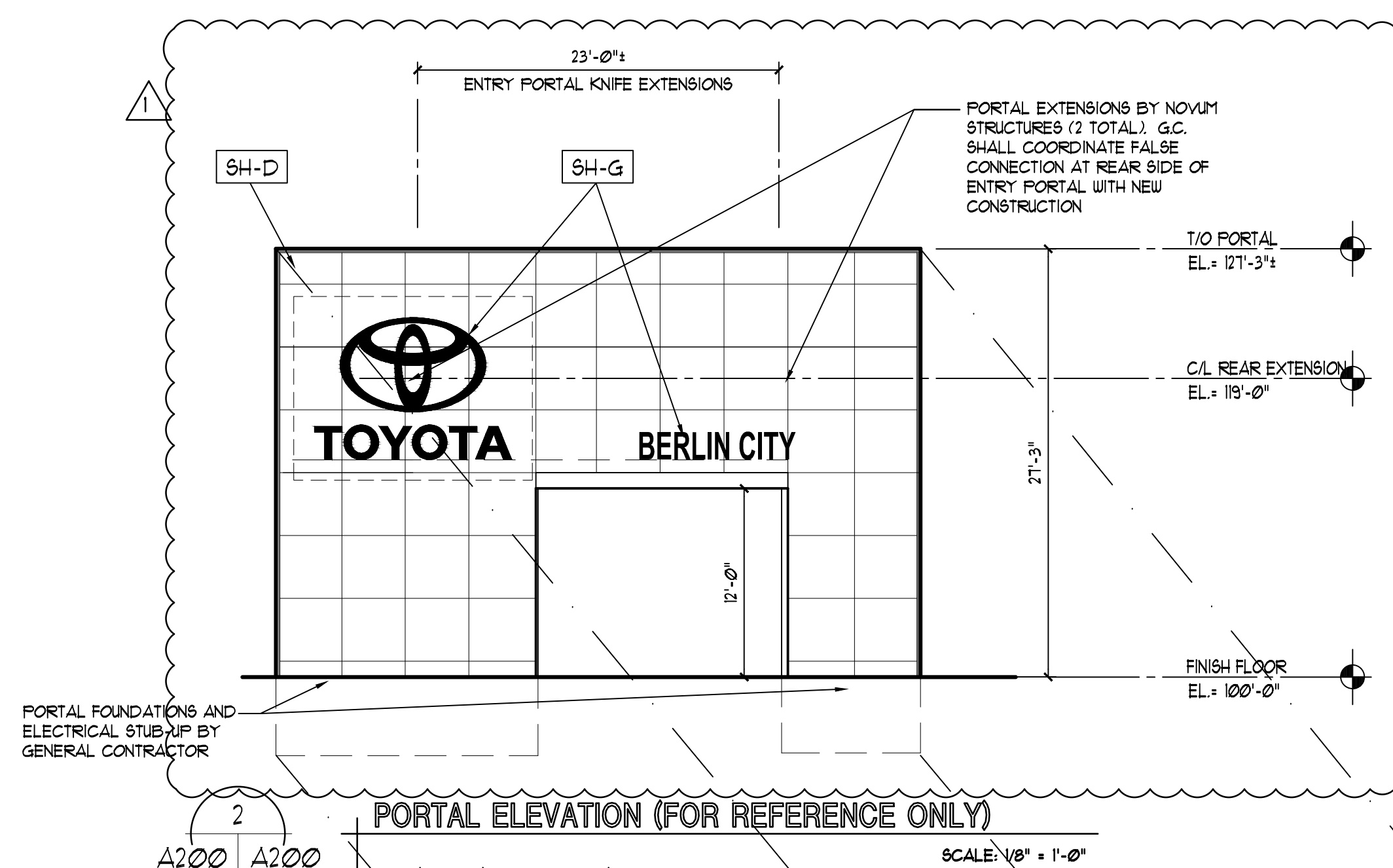
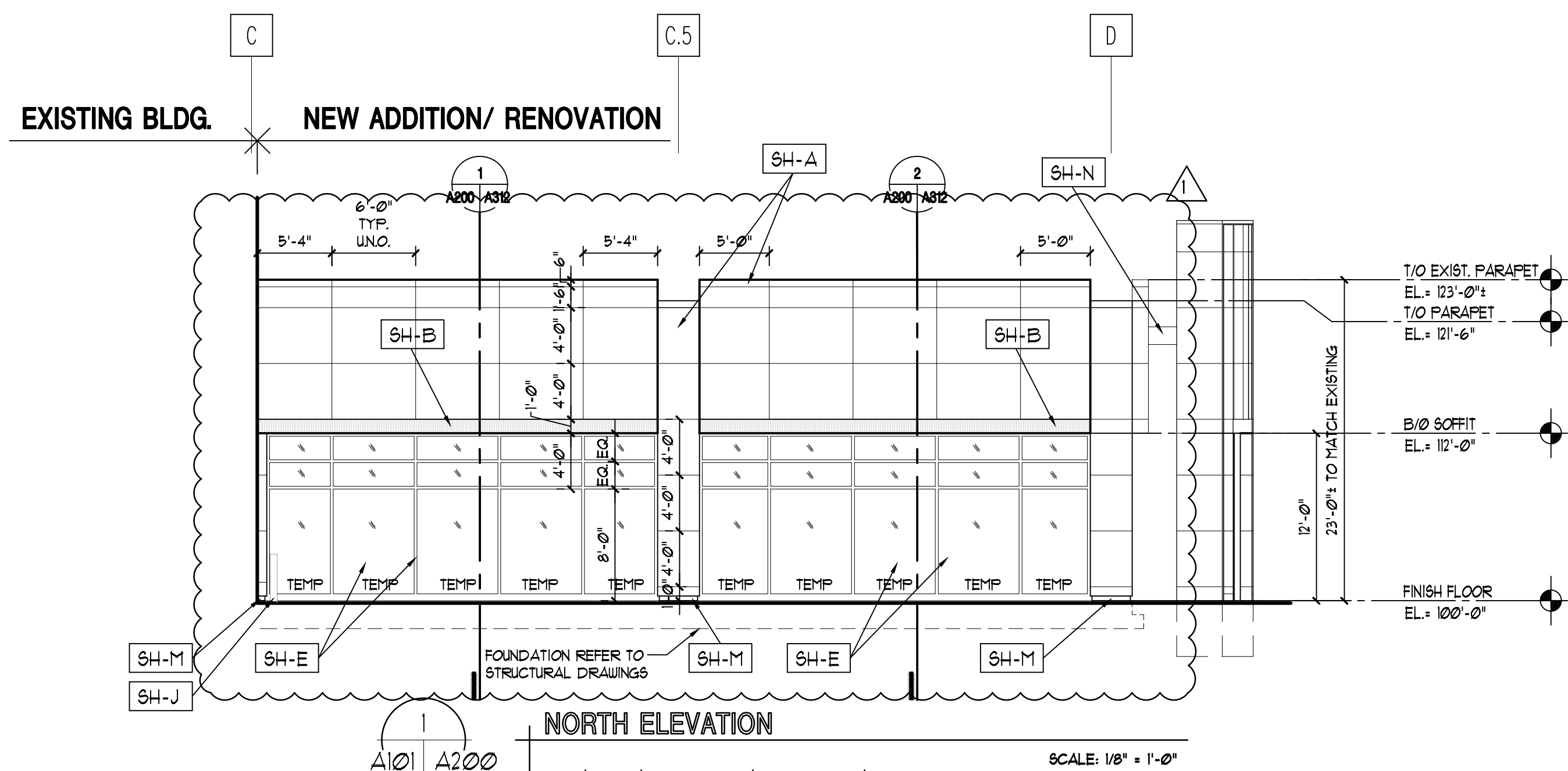
PERMITS 03/16/12

PLANNING BOARD REVIEW 03/01/12

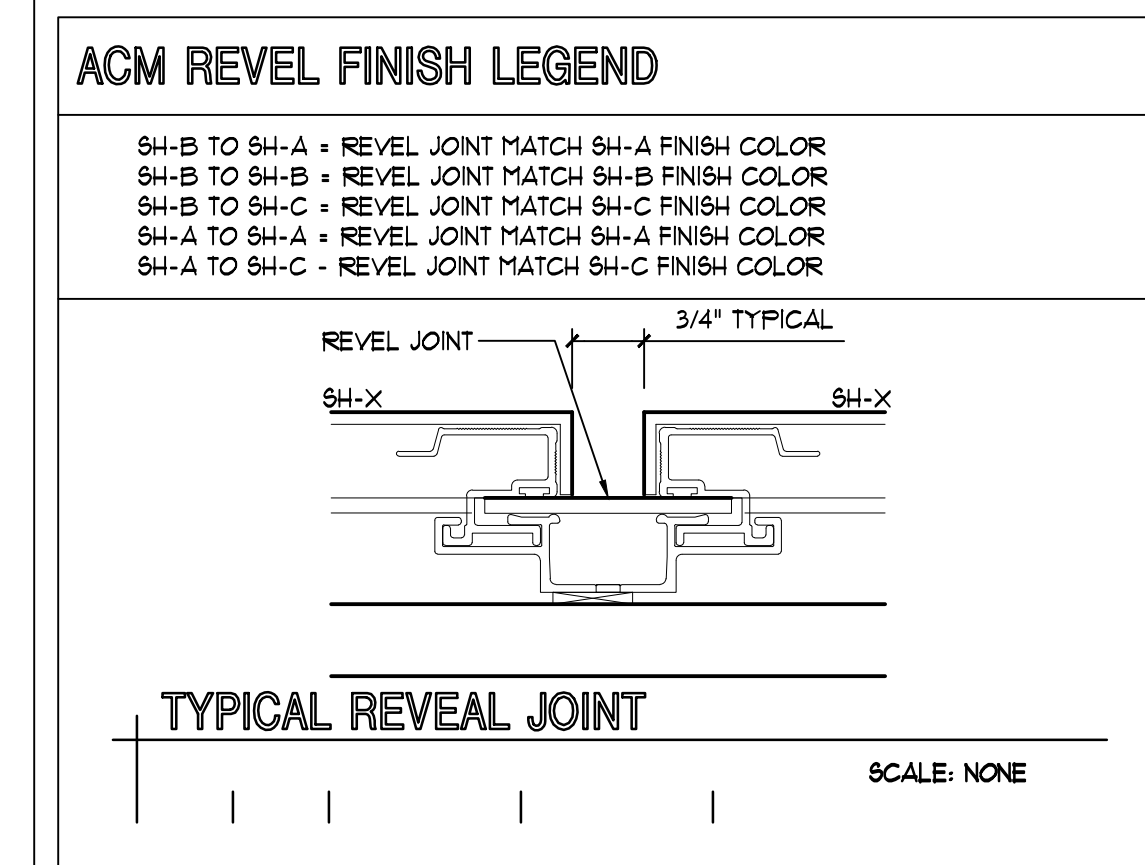
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sheet

A200



- GENERAL ELEVATION 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 & INDICATED WITH 'TEMP'.
 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 STORM SYSTEM.
 6. SIGNAGE OCCURS AT CENTER OF OVERHEAD DOORS.
1. SIGNAGE CENTERED ON WALL.



- EXTERIOR FINISH SCHEDULE**
- SH-A ALUMINUM COMPOSITE PANEL - REYNOLDBOND BY ALCOA OR ALPOLIC BY MITSUBISHI STYLE .4MM THICK BONDED METAL PANEL JOINTS TO BE 3/4" REVEALS, RAIN SCREEN SYSTEM WITH EXPOSED EXTRUSIONS TO MATCH PANELS. COLOR: TOYOTA SILVER NOTE: FLASHING TO MATCH ADJACENT WALL PANELS.
 - SH-B ALUMINUM COMPOSITE PANEL - REYNOLDBOND BY ALCOA OR ALPOLIC BY MITSUBISHI STYLE .4MM THICK BONDED METAL PANEL JOINTS TO BE 3/4" REVEALS, RAIN SCREEN SYSTEM WITH EXPOSED EXTRUSIONS TO MATCH PANELS. COLOR: TOYOTA RED. NOTE: FLASHING TO MATCH ADJACENT WALL PANELS.
 - SH-C ALUMINUM COMPOSITE PANEL - REYNOLDBOND BY ALCOA OR ALPOLIC BY MITSUBISHI STYLE .4MM THICK BONDED METAL PANEL JOINTS TO BE 3/4" REVEALS, RAIN SCREEN SYSTEM WITH EXPOSED EXTRUSIONS TO MATCH PANELS. COLOR: TOYOTA BLACK NOTE: FLASHING TO MATCH ADJACENT WALL PANELS.
 - SH-D PORTAL ENTRY TOWER BY NOVIM STRUCTURES - TO BE PROVIDED BY OWNER. GENERAL CONTRACTOR TO PROVIDE FOUNDATIONS AND ELECTRICAL STUB-UP.
 - SH-E NEW STOREFRONT SYSTEM - 1" INSULATED - PFG SUNGATE 500 LOW E CLEAR GLAZING IN CLEAR ANODIZED FRAMING SYSTEM TO MATCH KAWNEER 1600 SERIES 2 1/2"x6" MULLIONS
 - SH-F EXISTING SERVICE GARAGE DOORS - TO REMAIN
 - SH-G SIGNAGE - TO BE PROVIDED BY OWNER. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL BACK-UP AND COORDINATE DELIVERY AND INSTALLATION.
 - SH-H EXISTING VERTICAL METAL SIDING SYSTEM TO REMAIN.
 - SH-I EXISTING DOORS AND DOOR FRAMES TO BE PAINTED, SW EXTERIOR GLOSS - ABUS95 EXTRA WHITE BASE, COLOR: MOONLIGHT WHITE
 - SH-J EXISTING NEW BOLLARDS TO RECEIVE HIGH DENSITY POLYETHYLENE COVERS SIZE TO SUIT EXISTING NEW BOLLARD. COLOR TO MATCH ABUS95 EXTRA WHITE BASE. COLOR: MOONLIGHT WHITE. SUBMIT TO DEALER/ARCHITECT FOR APPROVAL.
 - SH-K NANA WALL SW TO BIFOLD/SWING DOORS. TEMPERED GLASS - PFG SUNGATE 500 LOW E CLEAR GLAZING - IN CLEAR ANODIZED ALUMINUM FRAME REFER TO DOOR SCHEDULE SHEET A100
 - SH-L ENTRY DOORS. TEMPERED GLASS - PFG SUNGATE 500 LOW E CLEAR GLAZING - IN CLEAR ANODIZED ALUMINUM FRAME TO MATCH KAWNEER 250 HEAVY WALL DOOR SERIES REFER TO DOOR SCHEDULE SHEET A100
 - SH-M ALUMINUM COMPOSITE MATERIAL KICK PANEL TO MATCH SH-A
 - SH-N GALVANIZED STEEL TUBE OUTRIGGER (A/C CLAD) FROM BUILDING, REFER TO STRUCTURAL. COORDINATE EXTENSION FROM TOYOTA ENTRY PORTAL TOWER BY OTHER BUILDING EXTENSION (REIN. ACM CANTILEVER & RECESSED END CAP FLASHING) SHALL OVERLAP THE KNIFE PLATE AT ENTRY PORTAL. DO NOT PROVIDE ANY TIGHT OR RIGID CONNECTIONS.

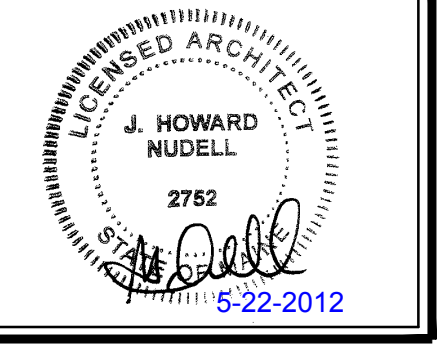
- CONTRACTOR NOTES:**
1. ALL EXPOSED WELDS TO BE CONTINUOUS ALONG EDGE AND GRIND SMOOTH
 2. ALL EXPOSED STEEL ITEMS ARE TO BE FIELD PAINTED
 3. ALL EXPOSED STEEL TO RECEIVE COMMERCIAL BLAST FINISH
 4. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE IN ALL LOCATIONS
 5. ALL EXTERIOR WALL STEEL, DOOR TRIM AND LITELS MUST BE GALVANIZED
 6. ALL EXTERIOR BOLLARDS MUST BE GALVANIZED
 1. CONFIRM ALL ELECTRICAL REQUIREMENTS WITH SIGNAGE PROVIDER PRIOR TO ANY ELECTRICAL WIRING FOR SIGNAGE. VERIFY LOCATION OF ALL BUILDING SIGNS WITH THE DEALER AND COORDINATE THE ELECTRICAL REQUIREMENTS WITH SIGNAGE SUPPLIER AND INSTALLER.
 2. PROVIDE PROX. FIRE NON-COMBUSTIBLE FLUWOOD BACKING AT ALL SIGNAGE LOCATIONS.
 3. FIELD VERIFY ALL DIMENSIONS.
 4. PAINT MISCELLANEOUS EXTERIOR WALL MOUNTED FEATURES TO MATCH WALL.
 5. ALL DOWNSPOUTS TO BE ROUTED UNDERGROUND AND CONNECTED TO STORM SYSTEM
 6. REFER TO PLAN FOR STOREFRONT MULLION LAYOUT.
 7. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT MAX. 26'-0" O.C. SPACING AND AS INDICATED ON DRAWINGS.
 8. FLATTEN SPLIT-FACE CMU & PREPARE FLUSH SURFACE TO ALLOW PROPER MOUNTING & CAULK AT DOWNSPOUT NOZZLES, ELECTRICAL OUTLETS, HOSE BIBBS, OR OTHER WALL MOUNTED DEVICES.

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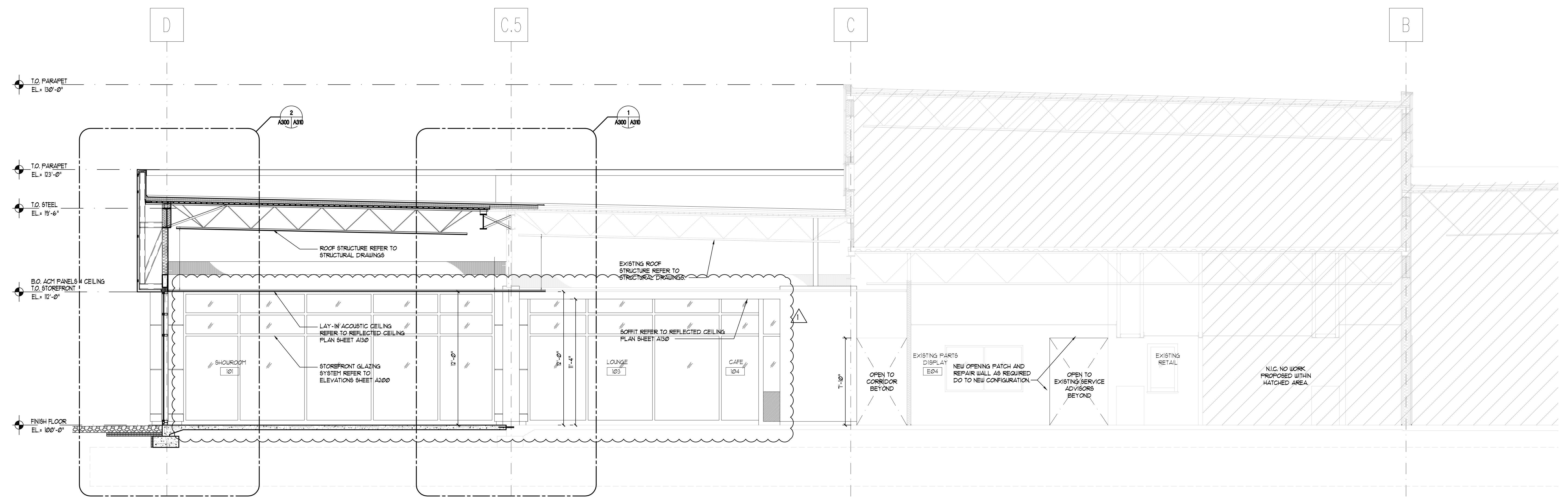
project title
EXISTING TSL BUILDING SHOWROOM ADDITION
 PORTLAND, ME

sheet title
BUILDING SECTIONS

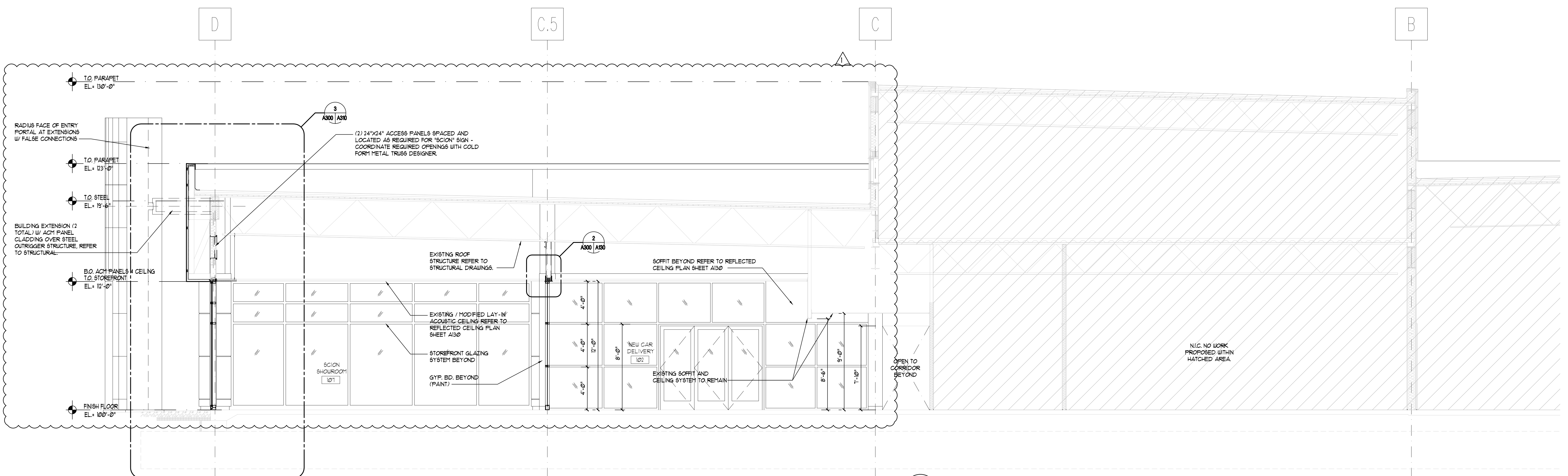
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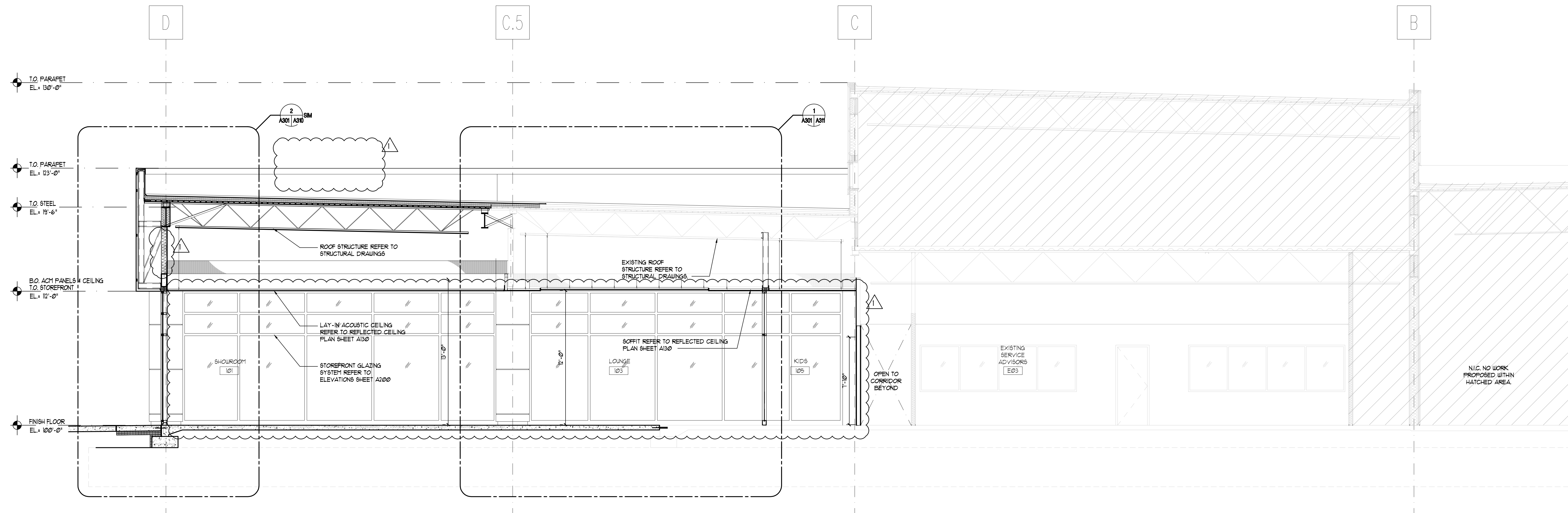
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B
 A101 | A300 BUILDING SECTION SCALE: 1/4" = 1'-0"



A
 A101 | A300 BUILDING SECTION SCALE: 1/4" = 1'-0"



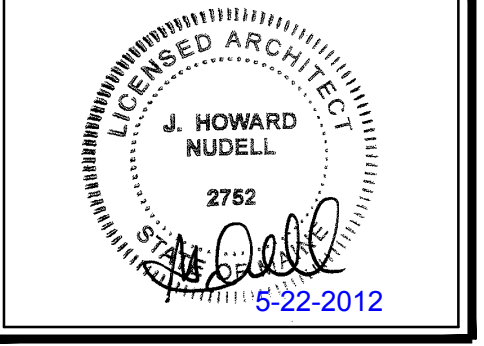
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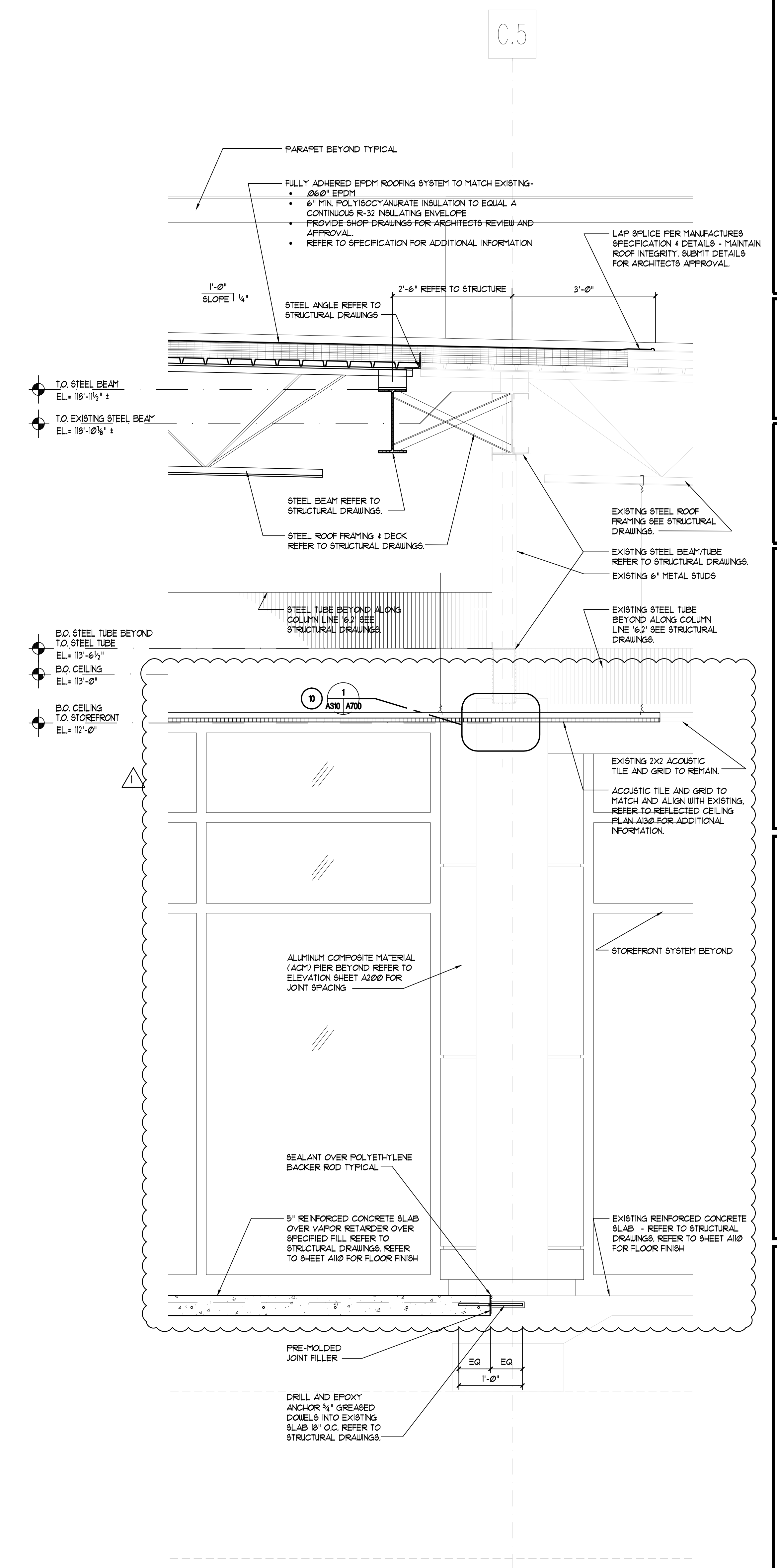
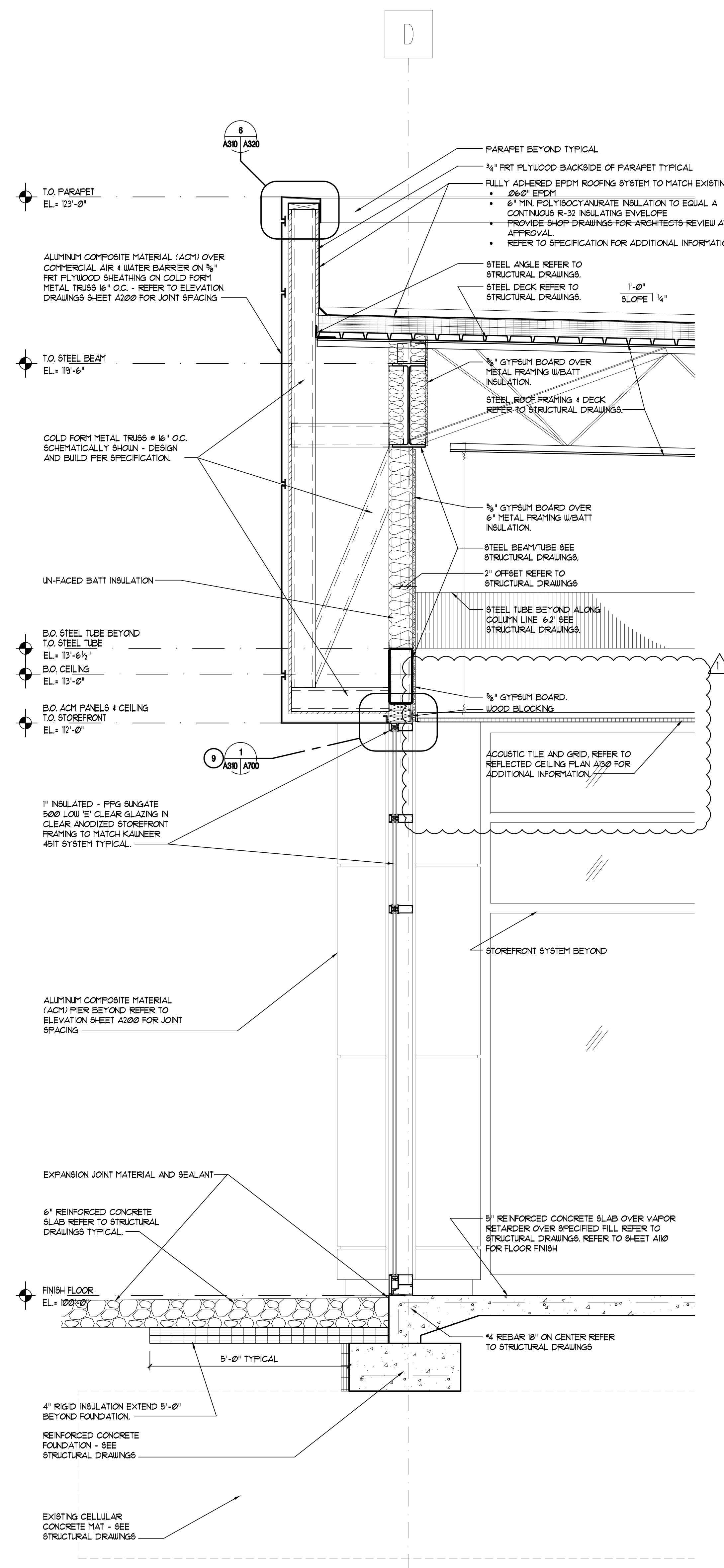
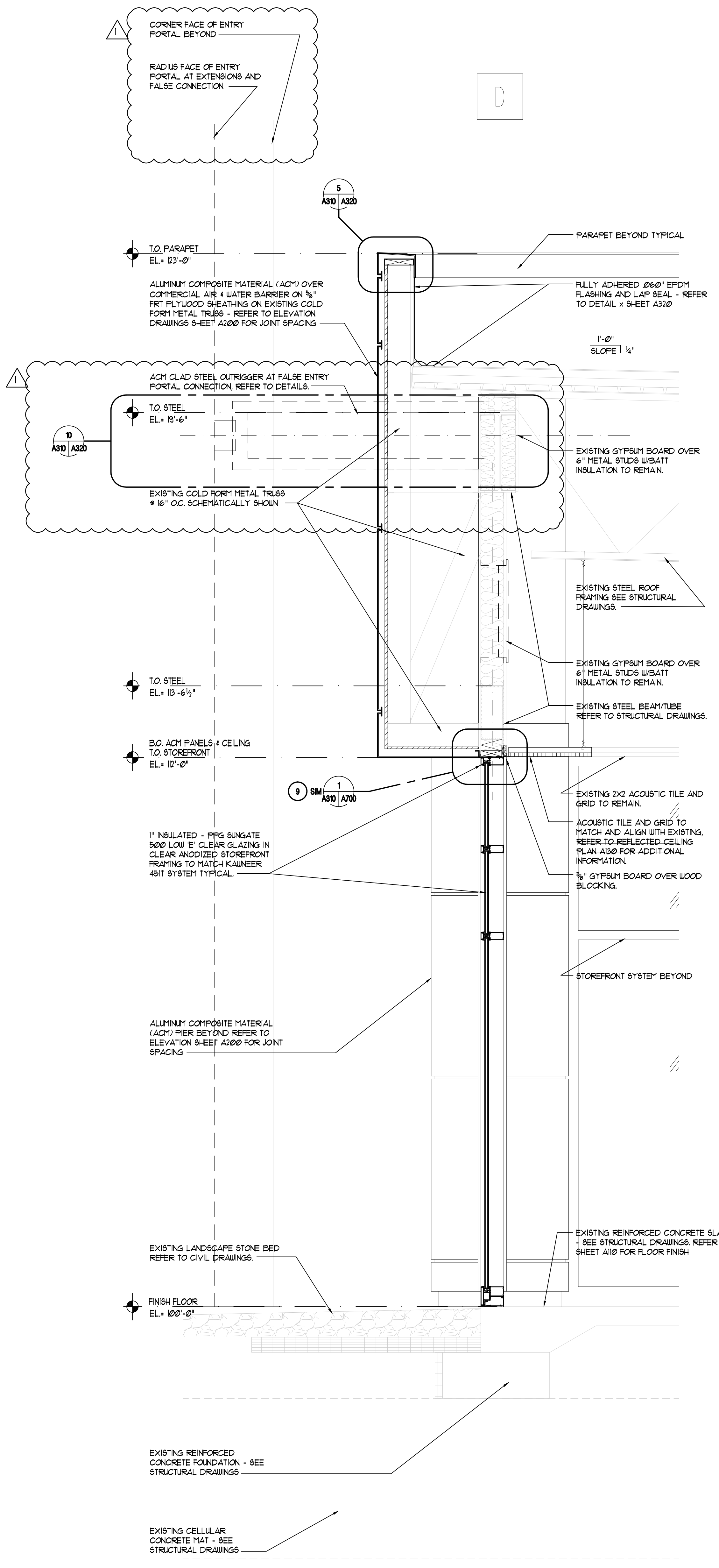
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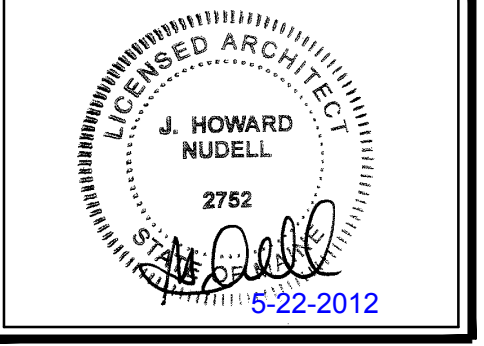
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A310

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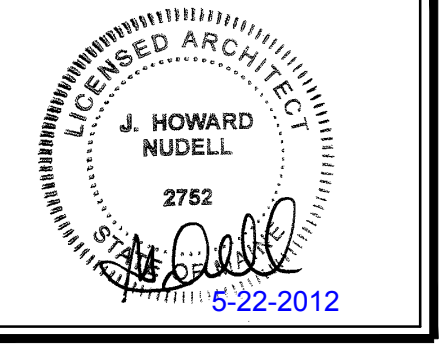
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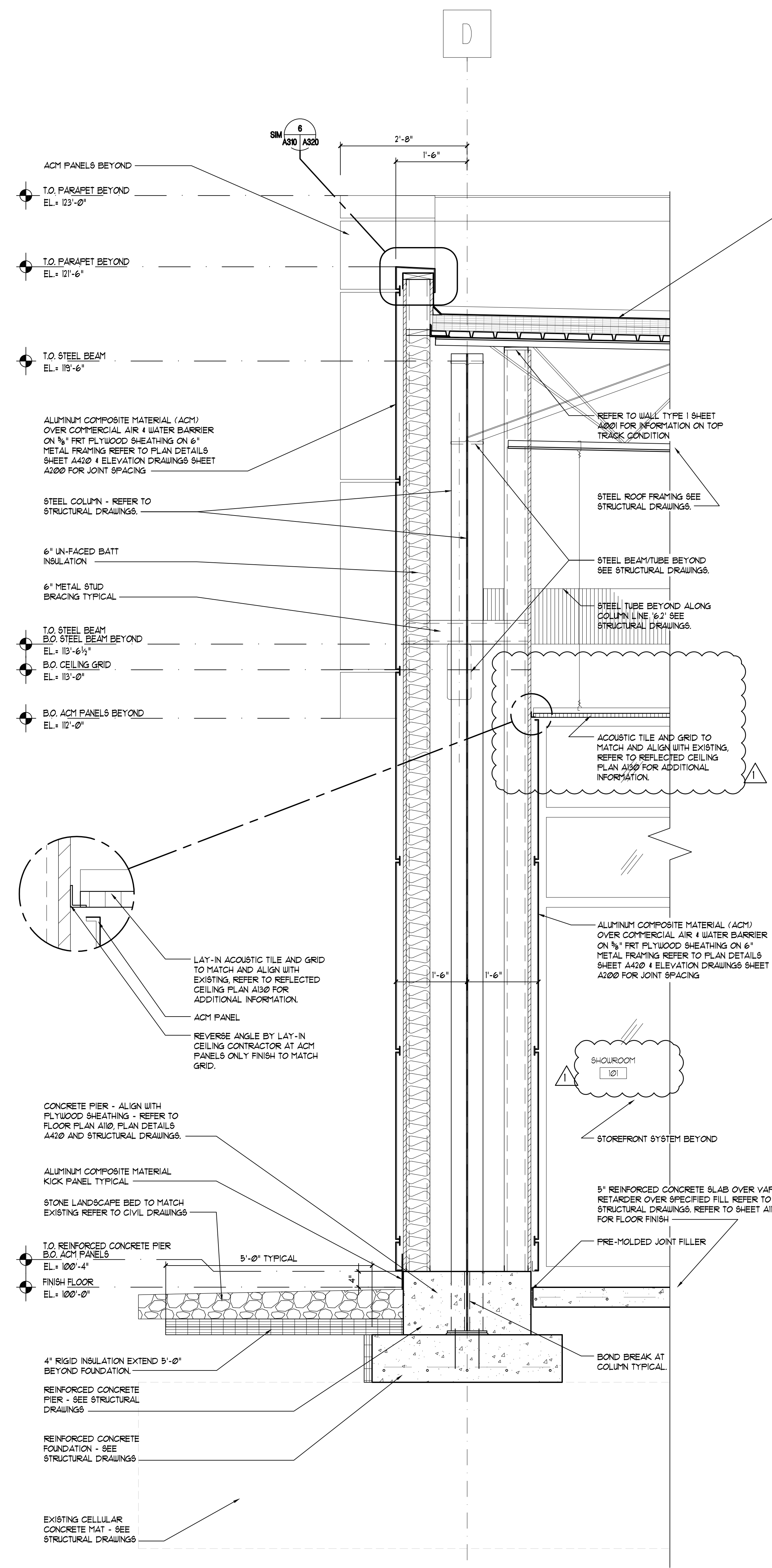
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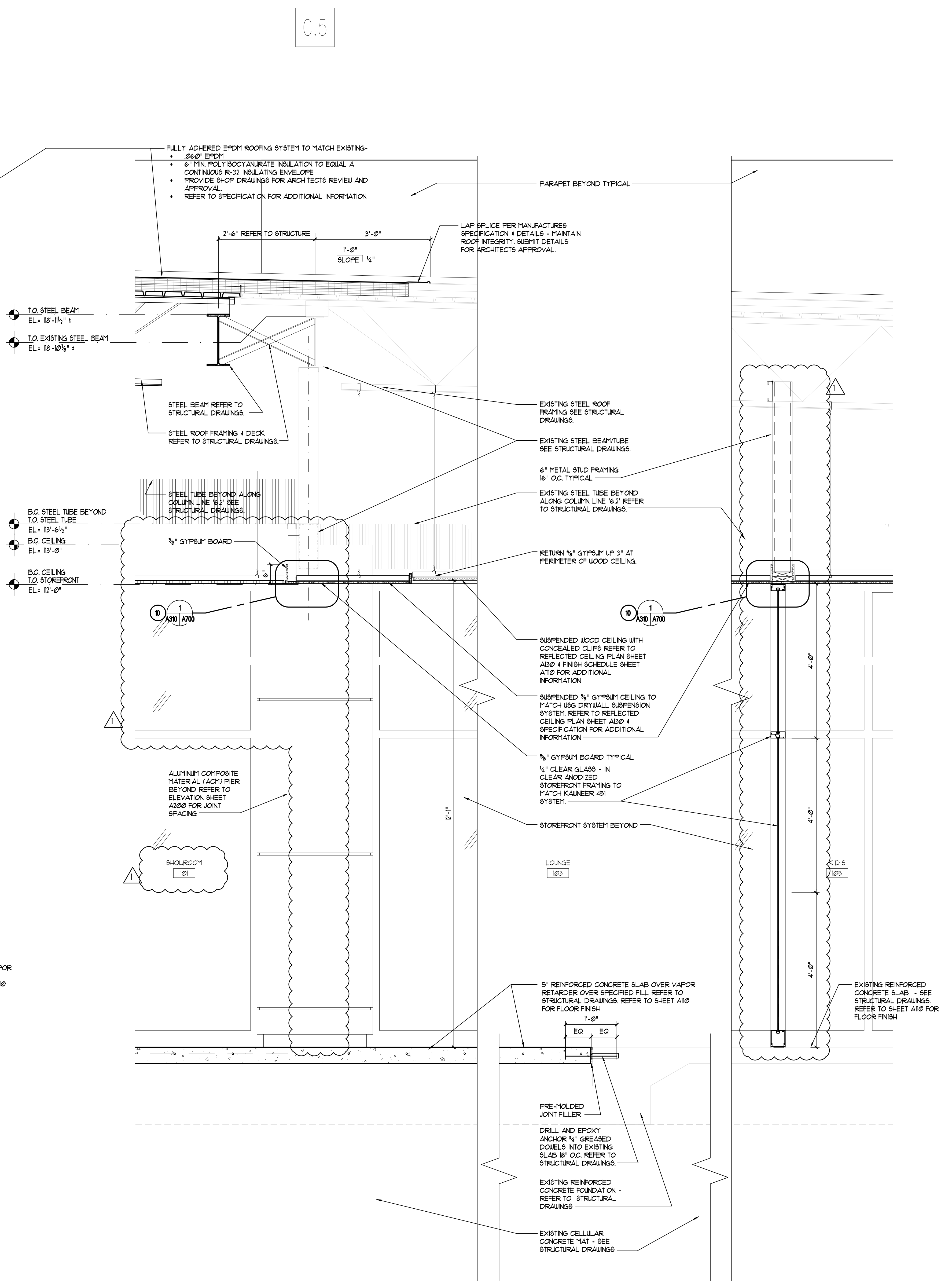
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2
A310 A311
WALL SECTION
SCALE: 3/4" = 1'-0"



1
A320 A311
WALL SECTION
SCALE: 3/4" = 1'-0"

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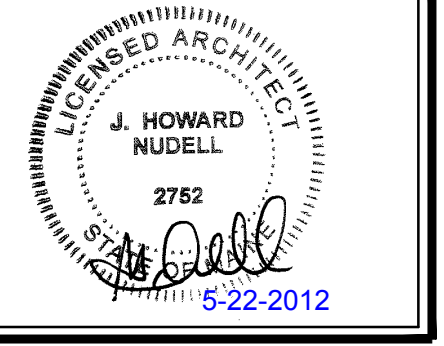
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WALL SECTIONS

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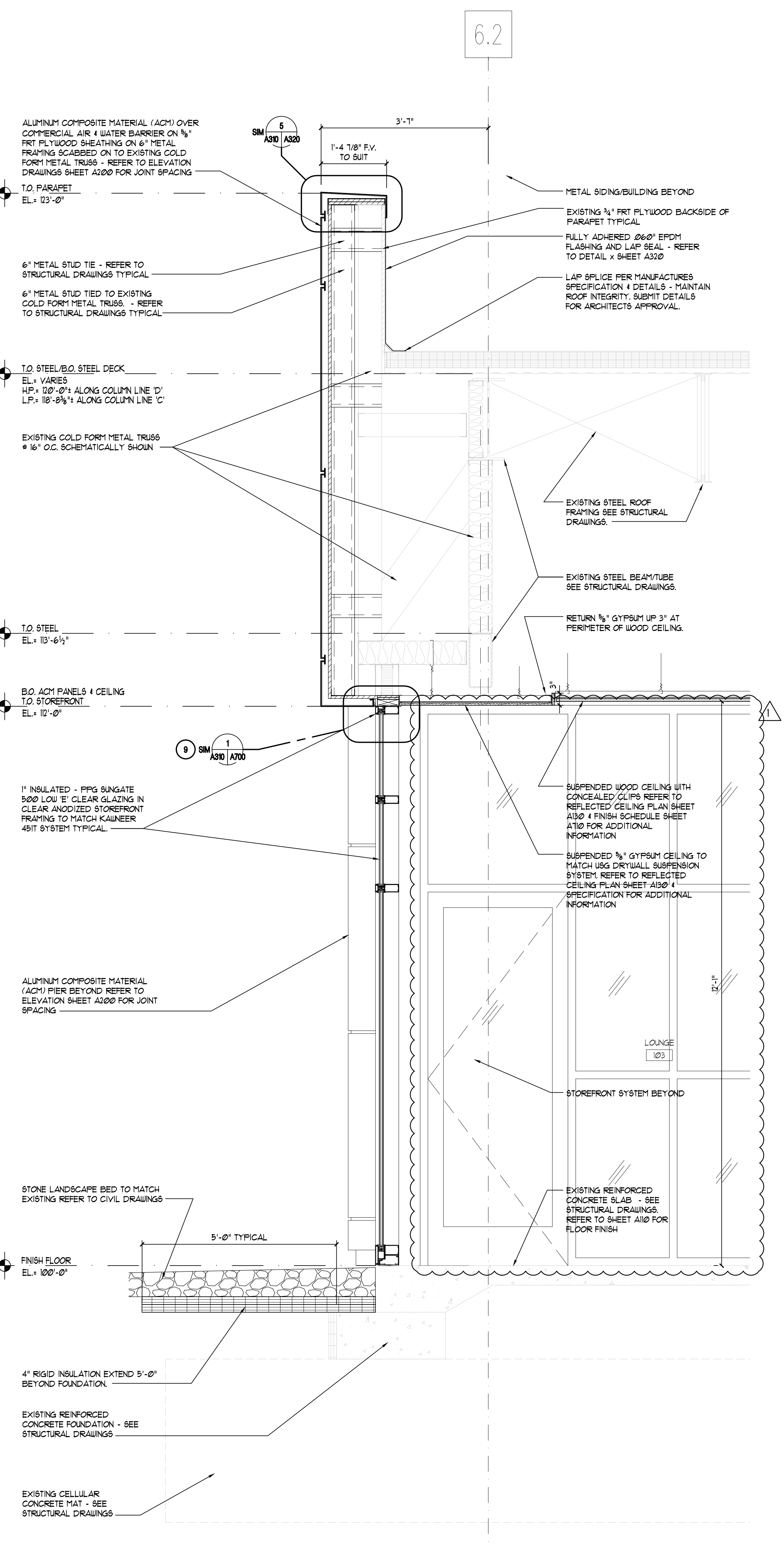
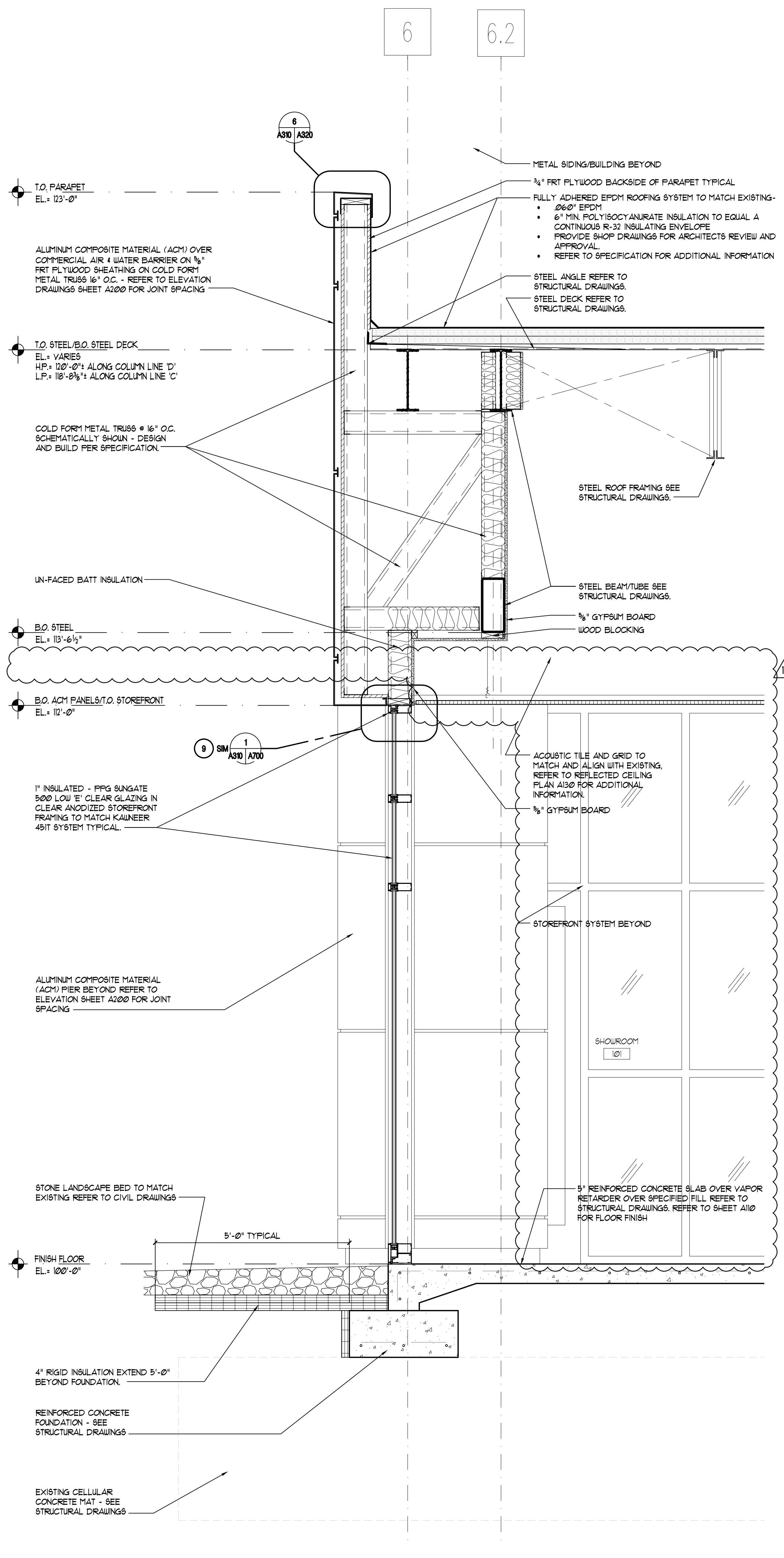
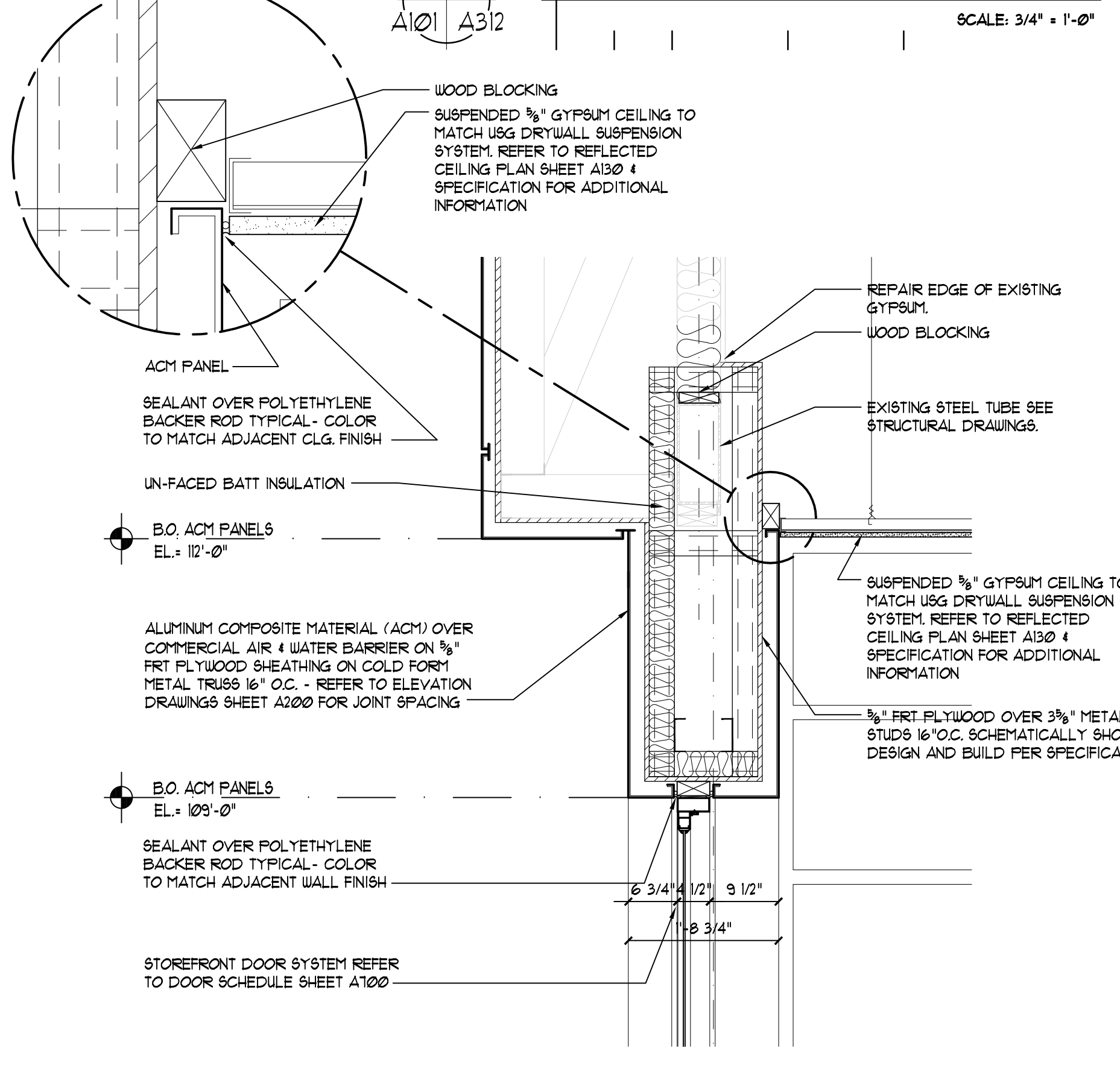
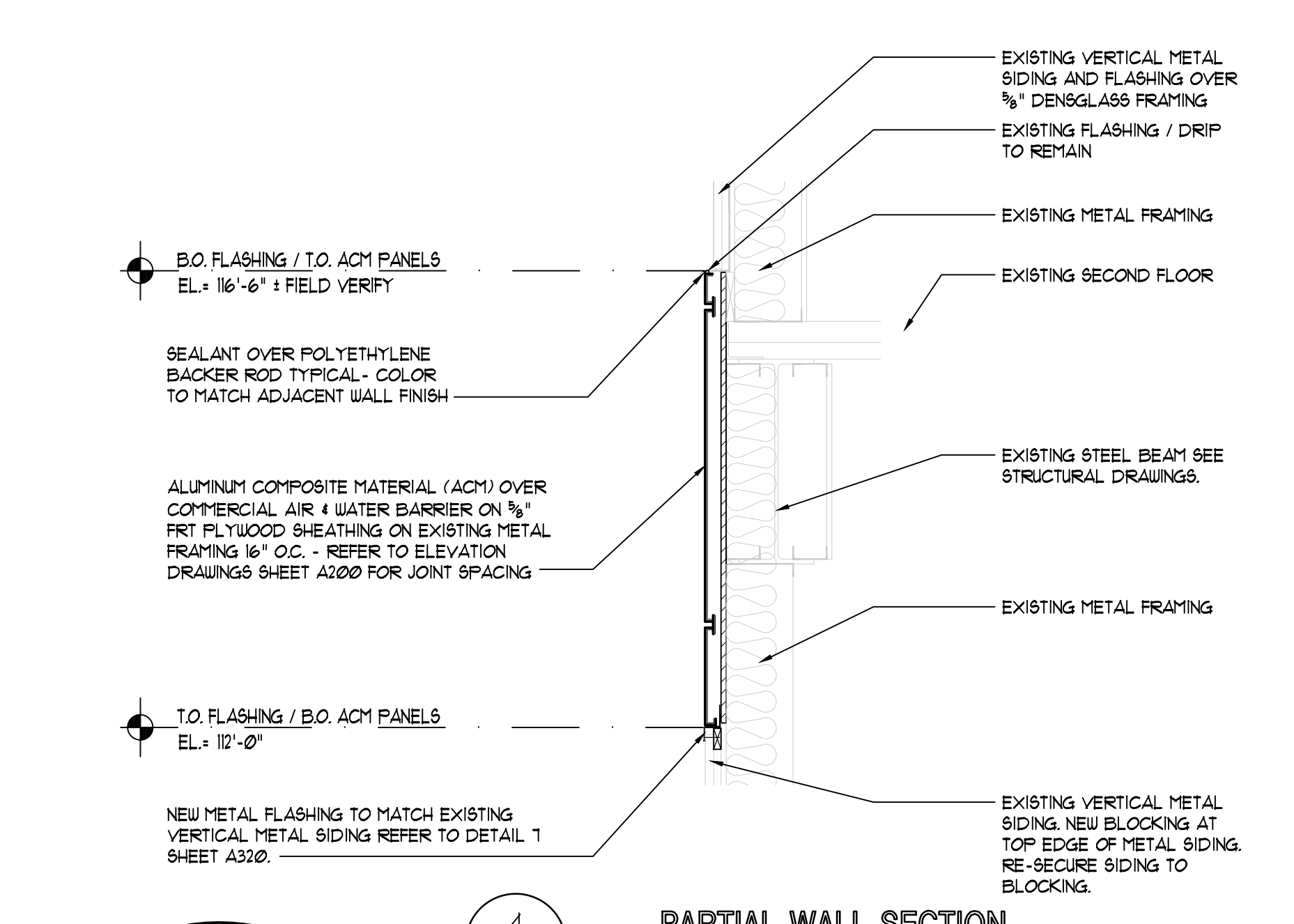
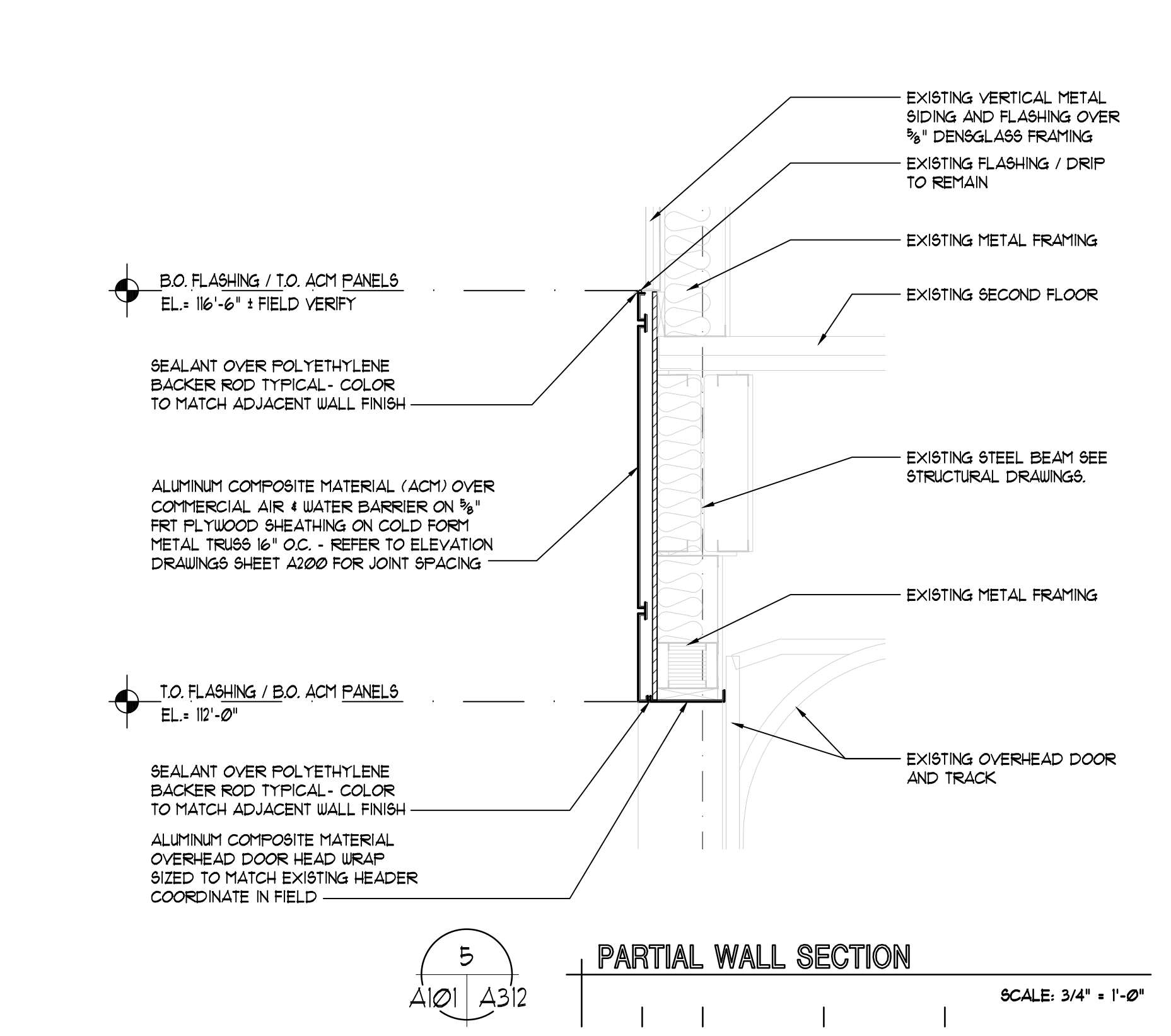
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sheet

A312



6

6.2

6.2

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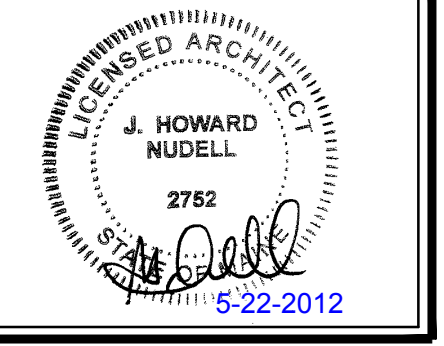
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EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

BUILDING SECTION DETAILS

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2008-279.06 (2008-279.03)

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issued for date

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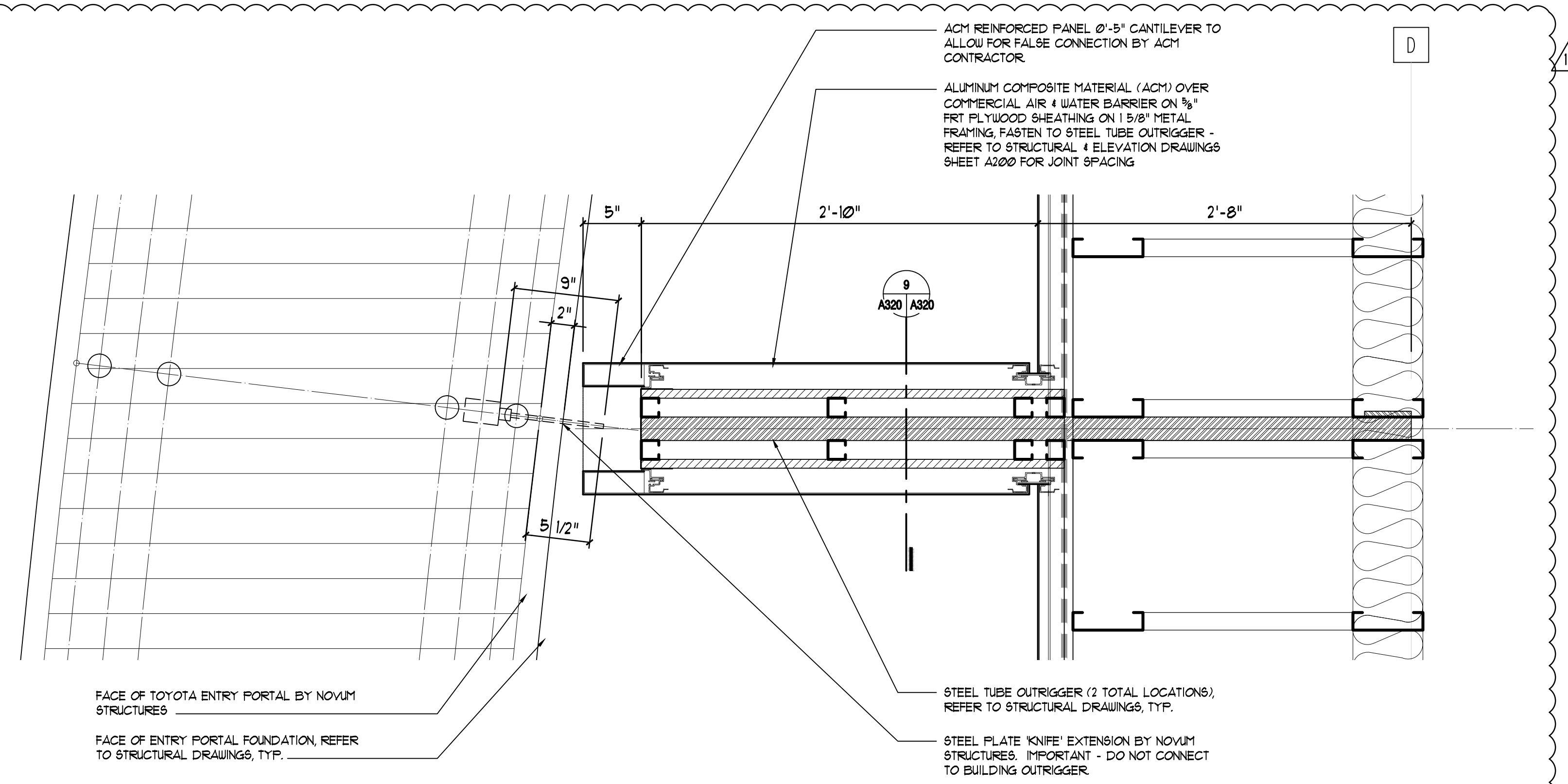
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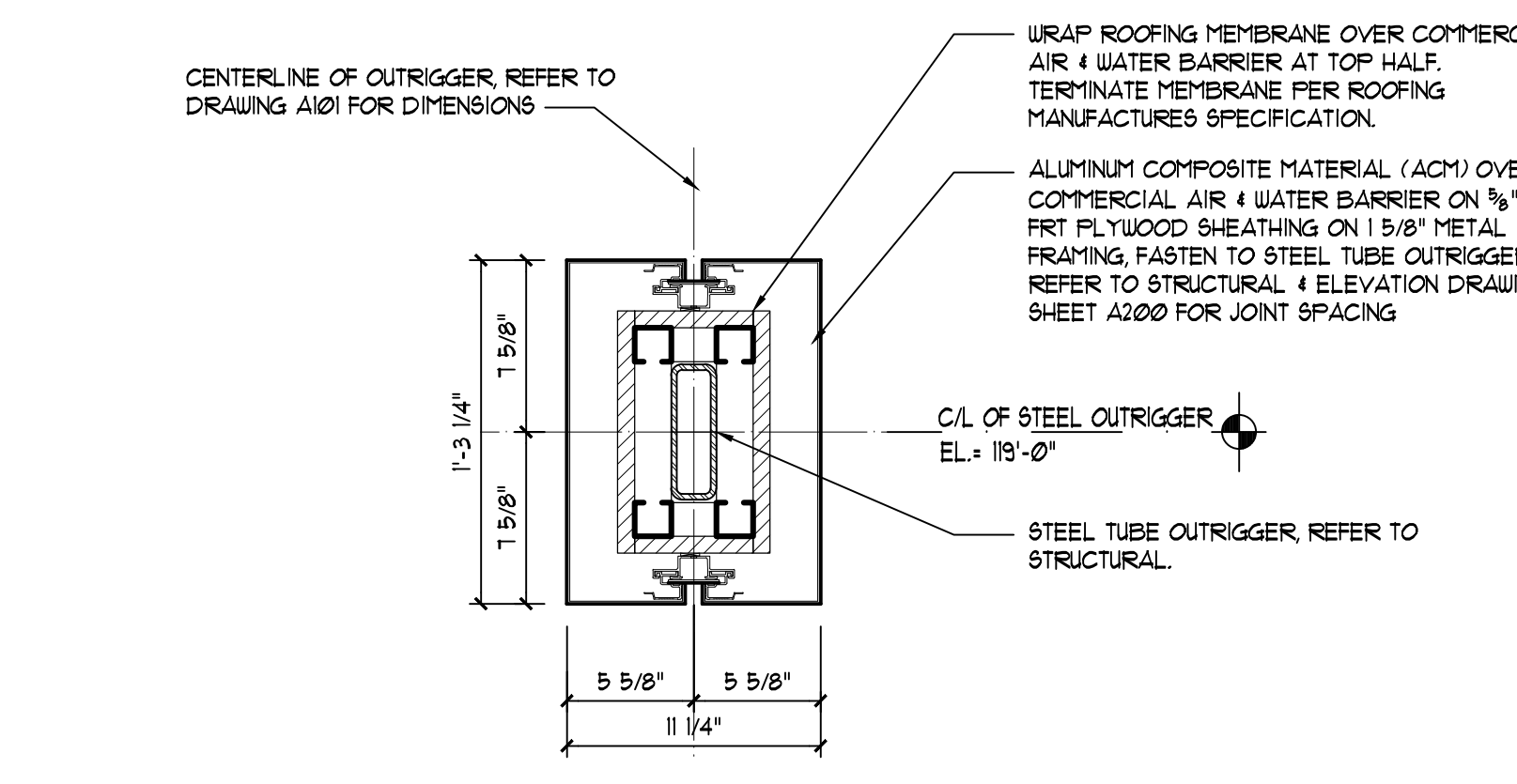
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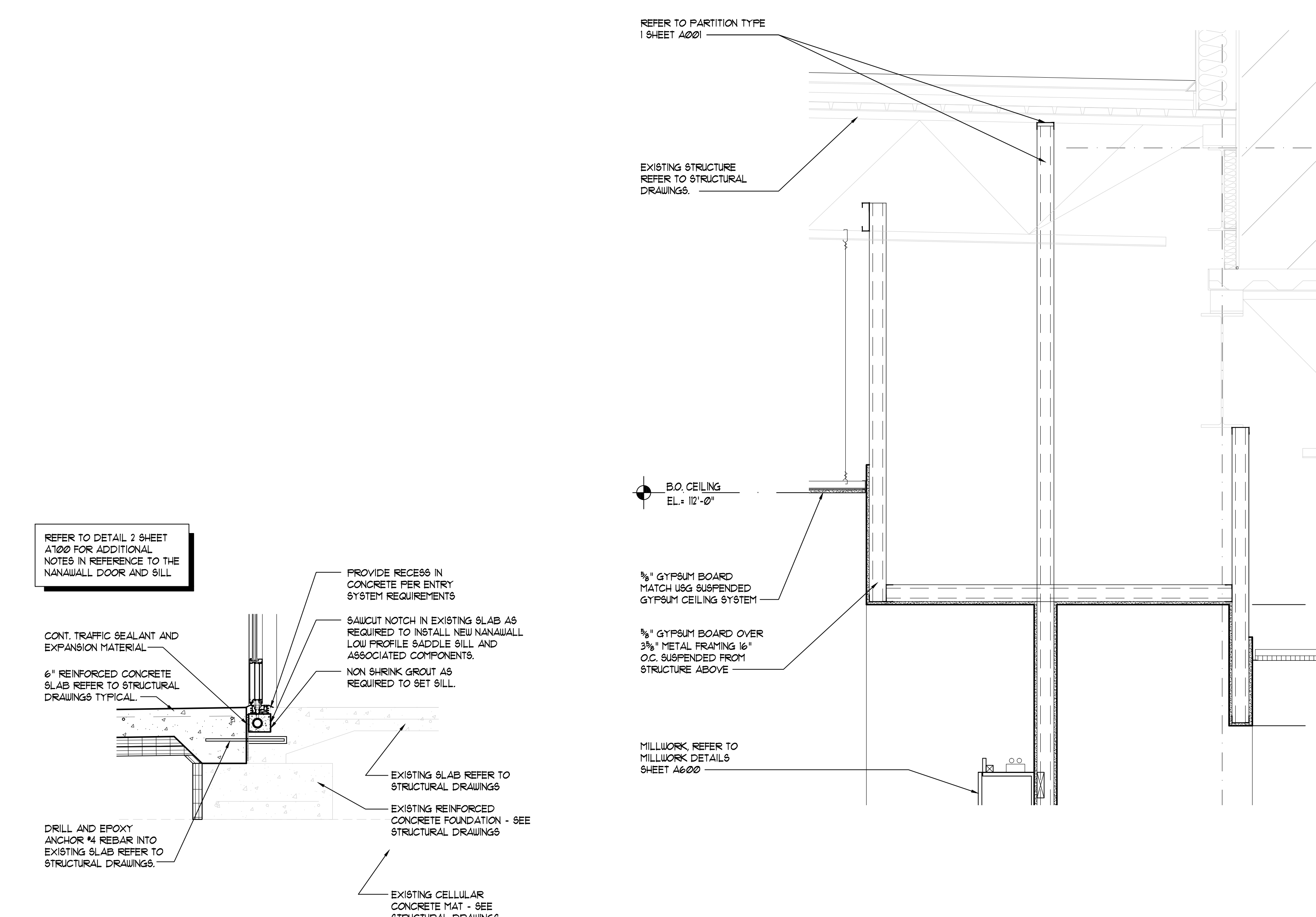
A320



10 ENLARGED OUTRIGGER PLAN
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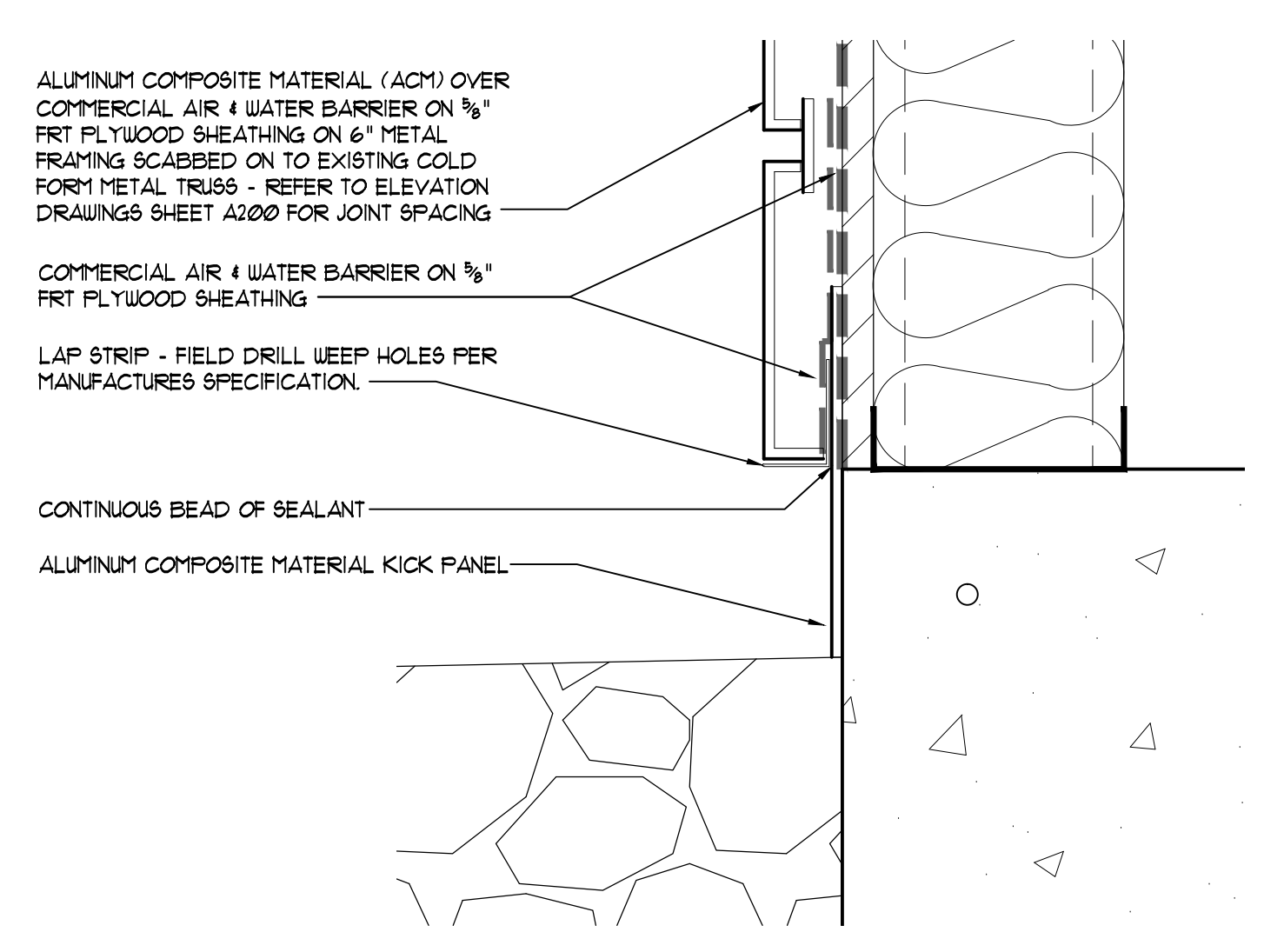


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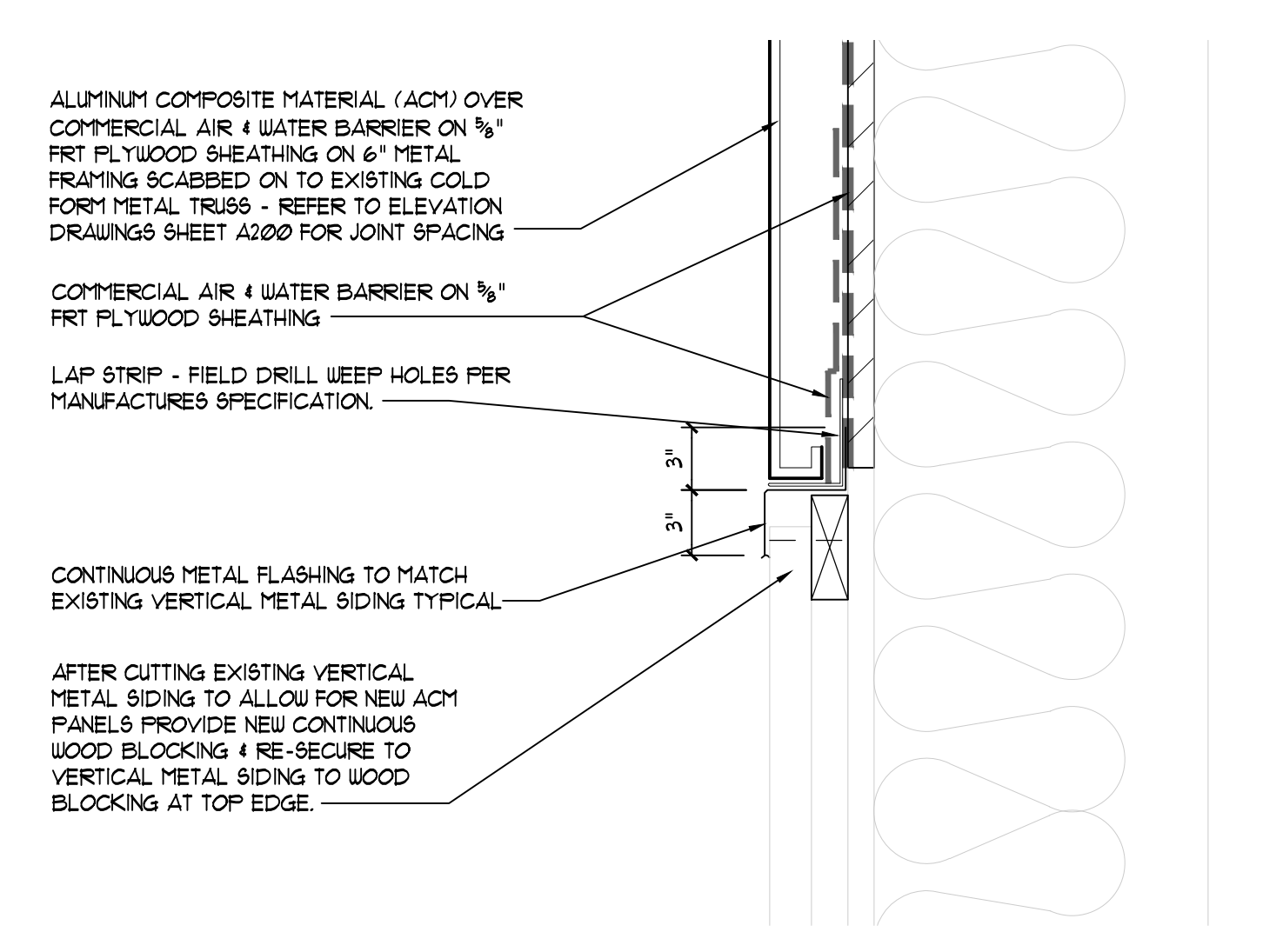


4 THRESHOLD SECTION
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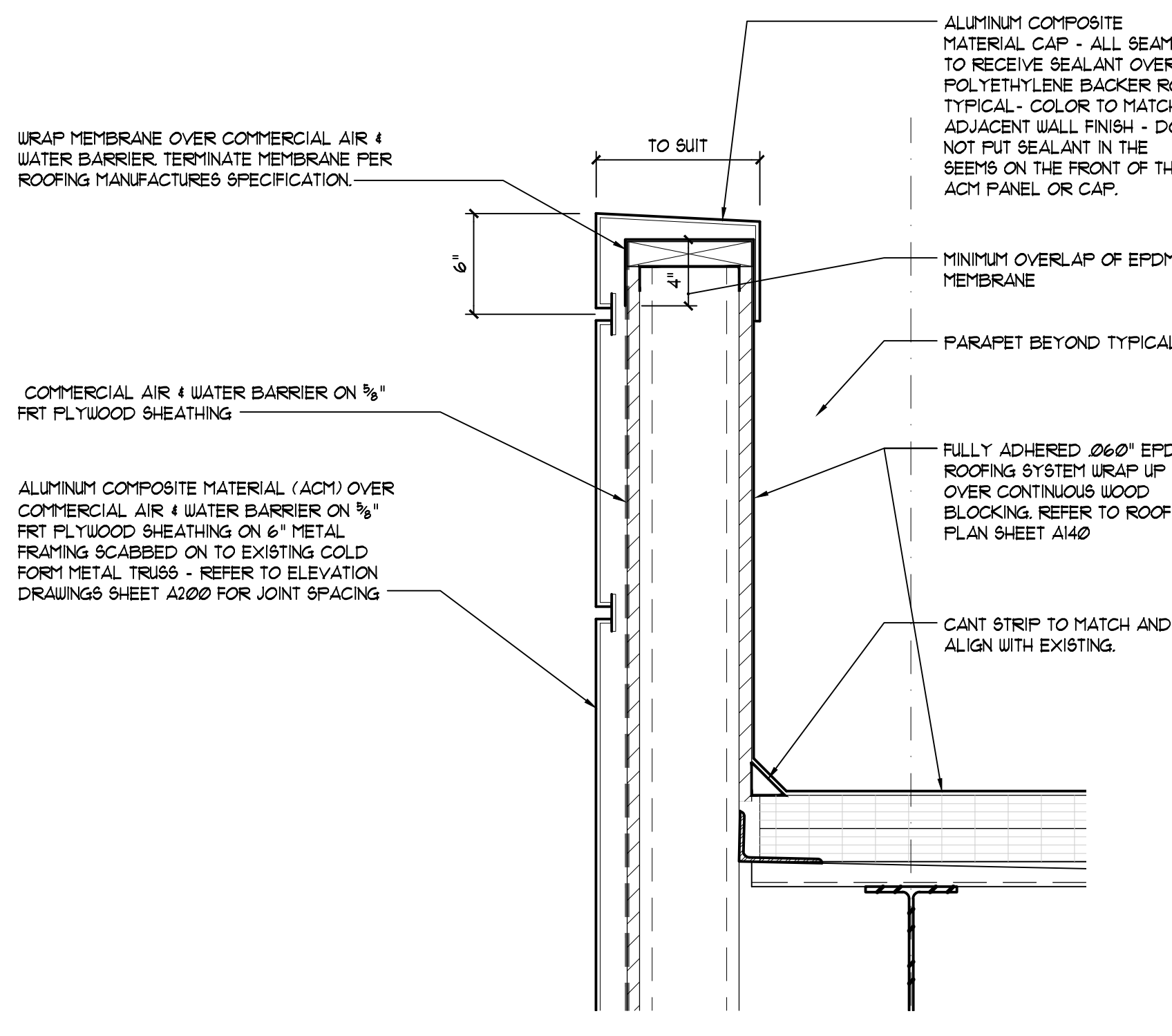
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SCALE: 3/4" = 1'-0"



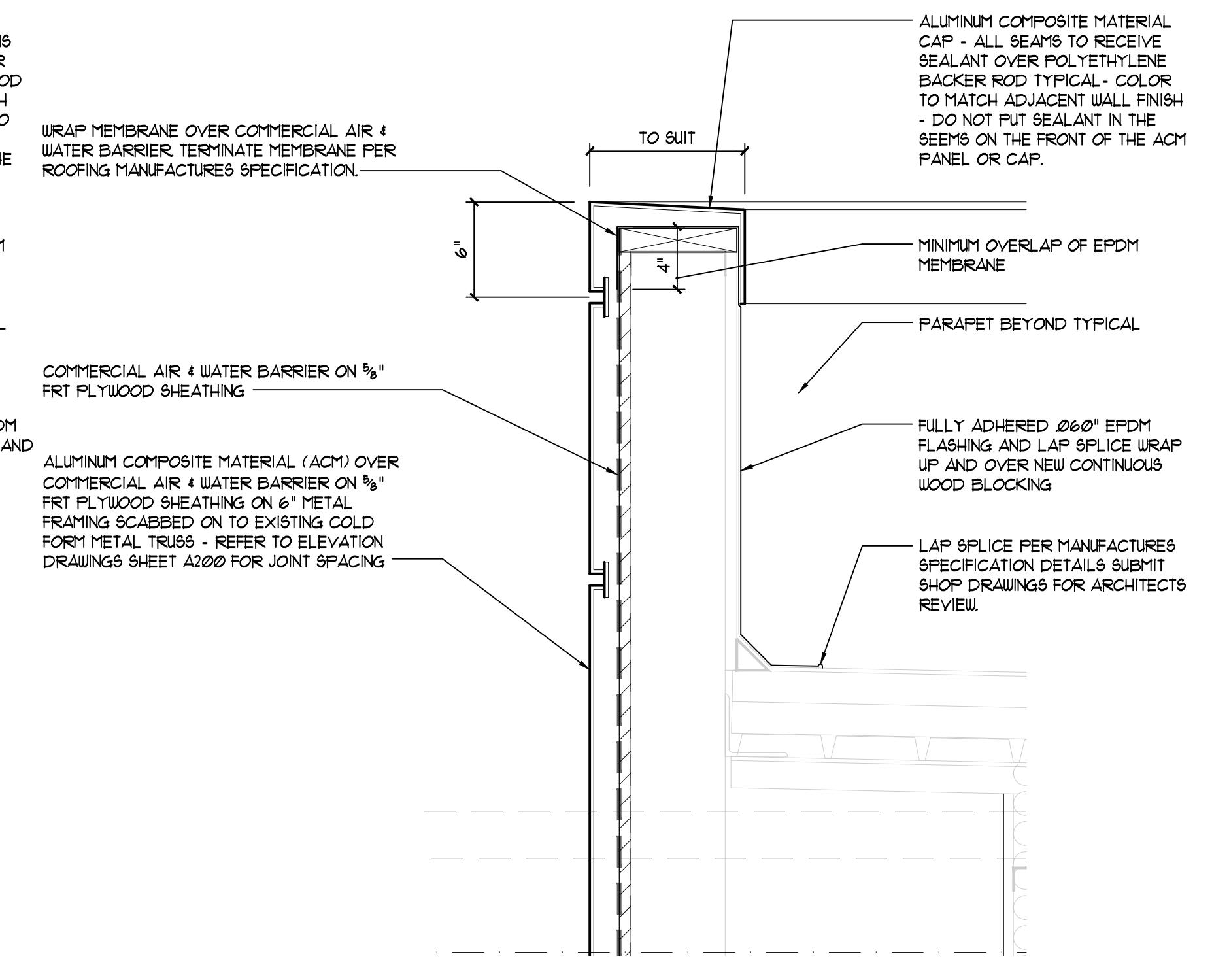
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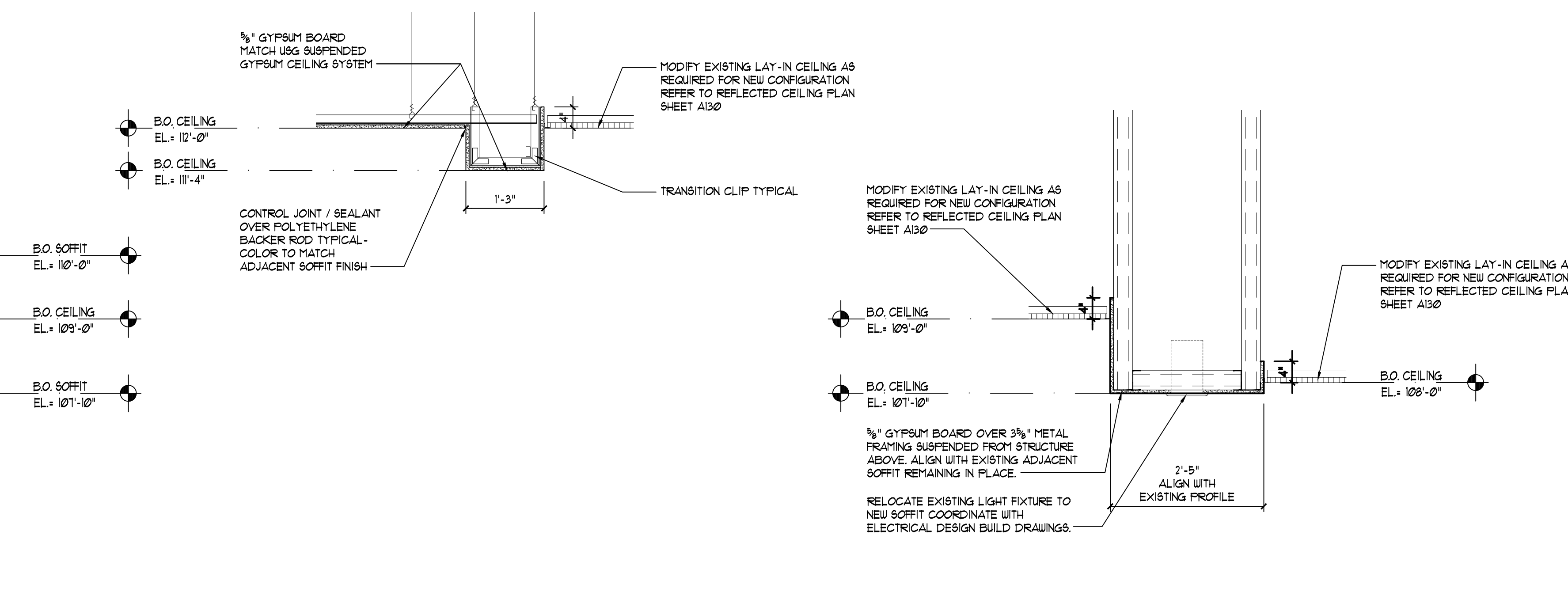
7 FLASHING DETAIL
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6 PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



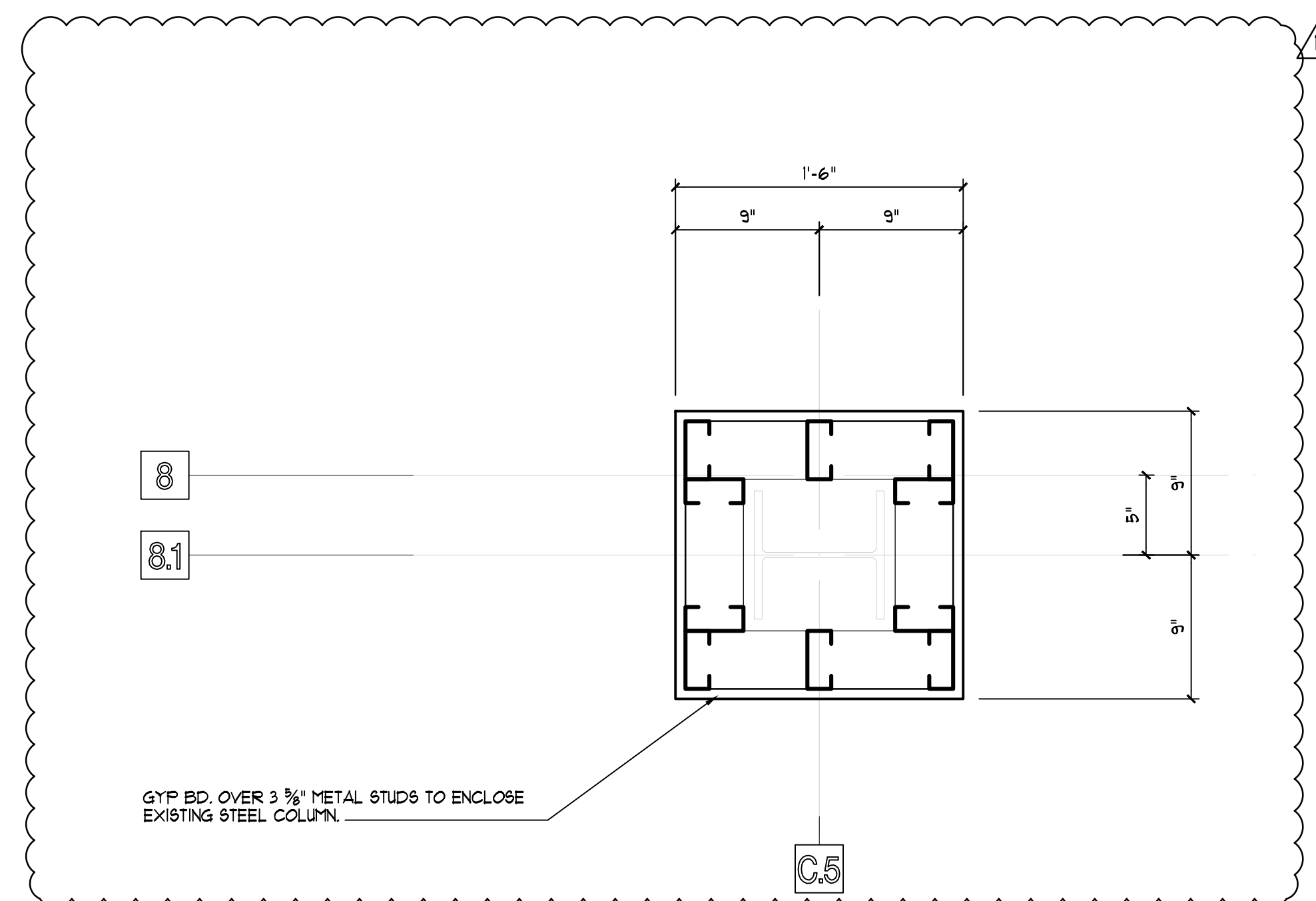
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SCALE: 1 1/2" = 1'-0"



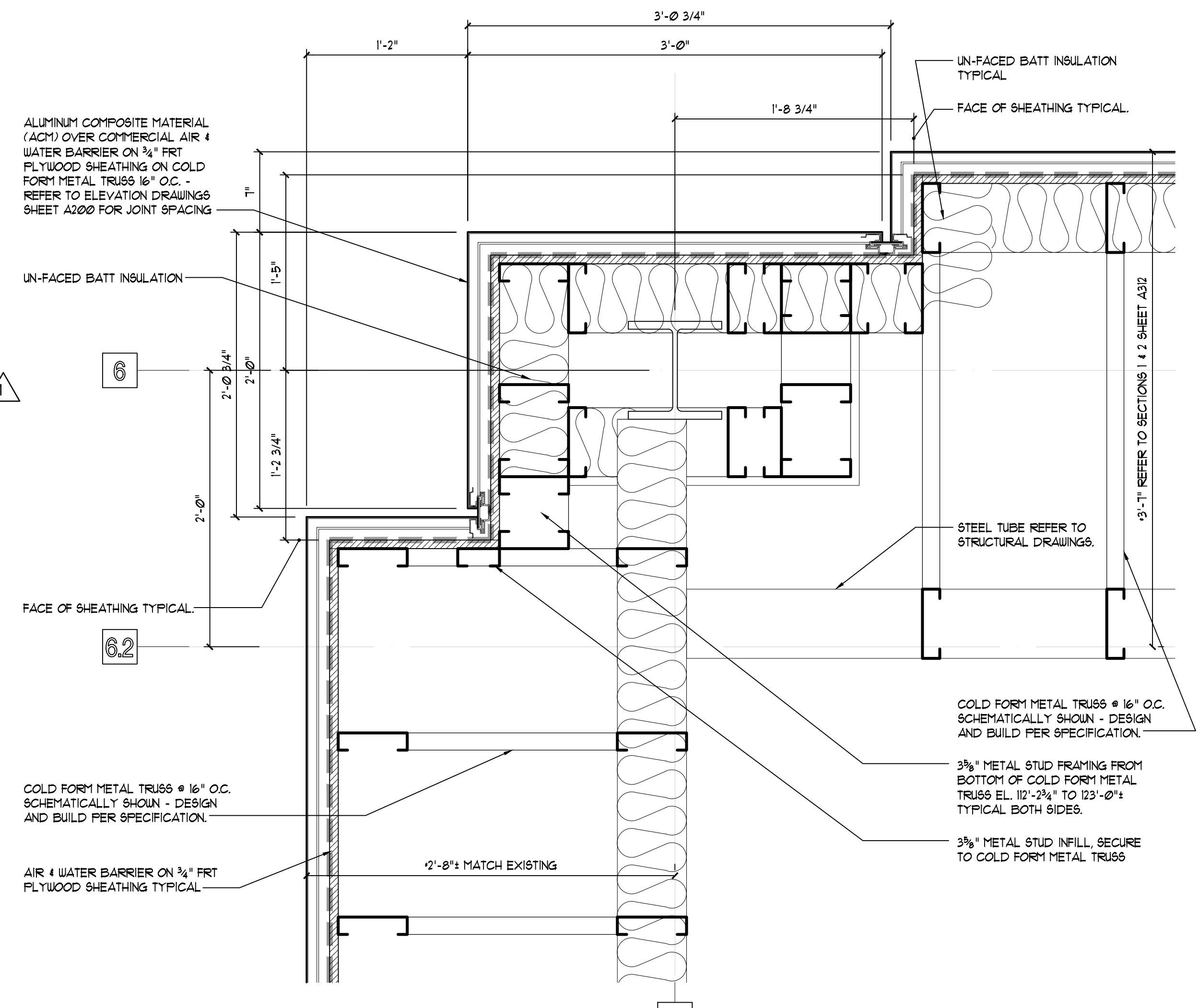
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SCALE: 3/4" = 1'-0"

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

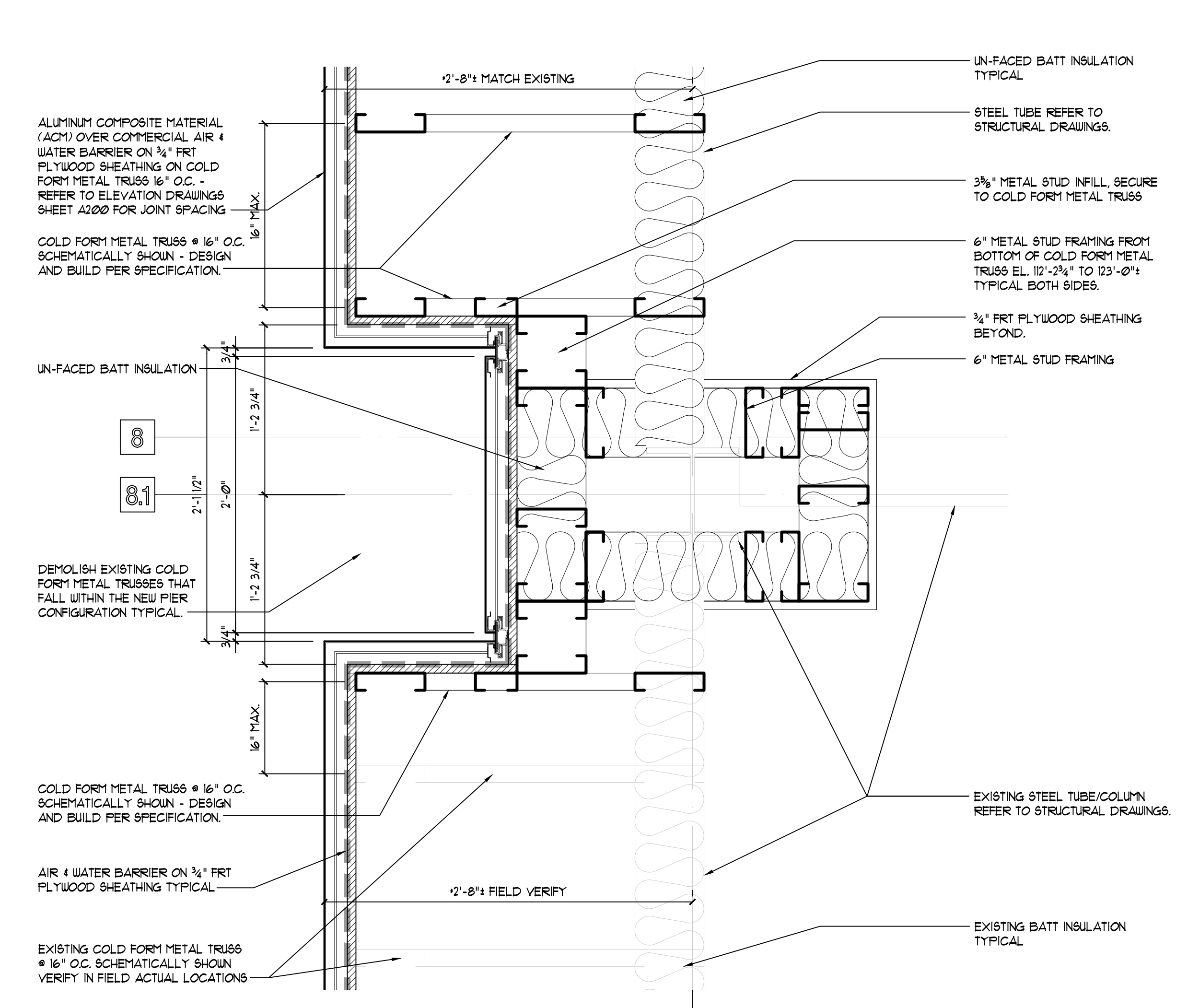
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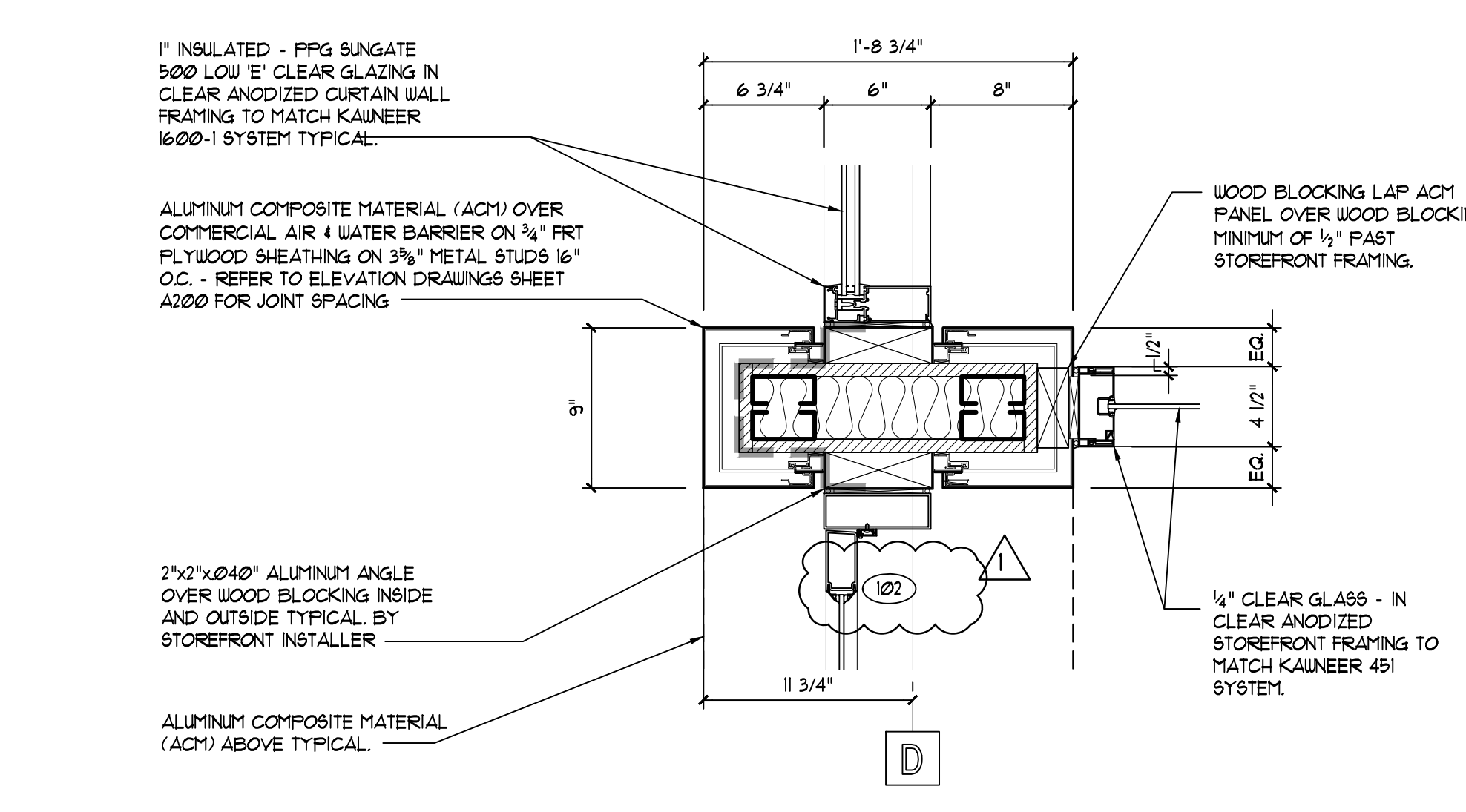
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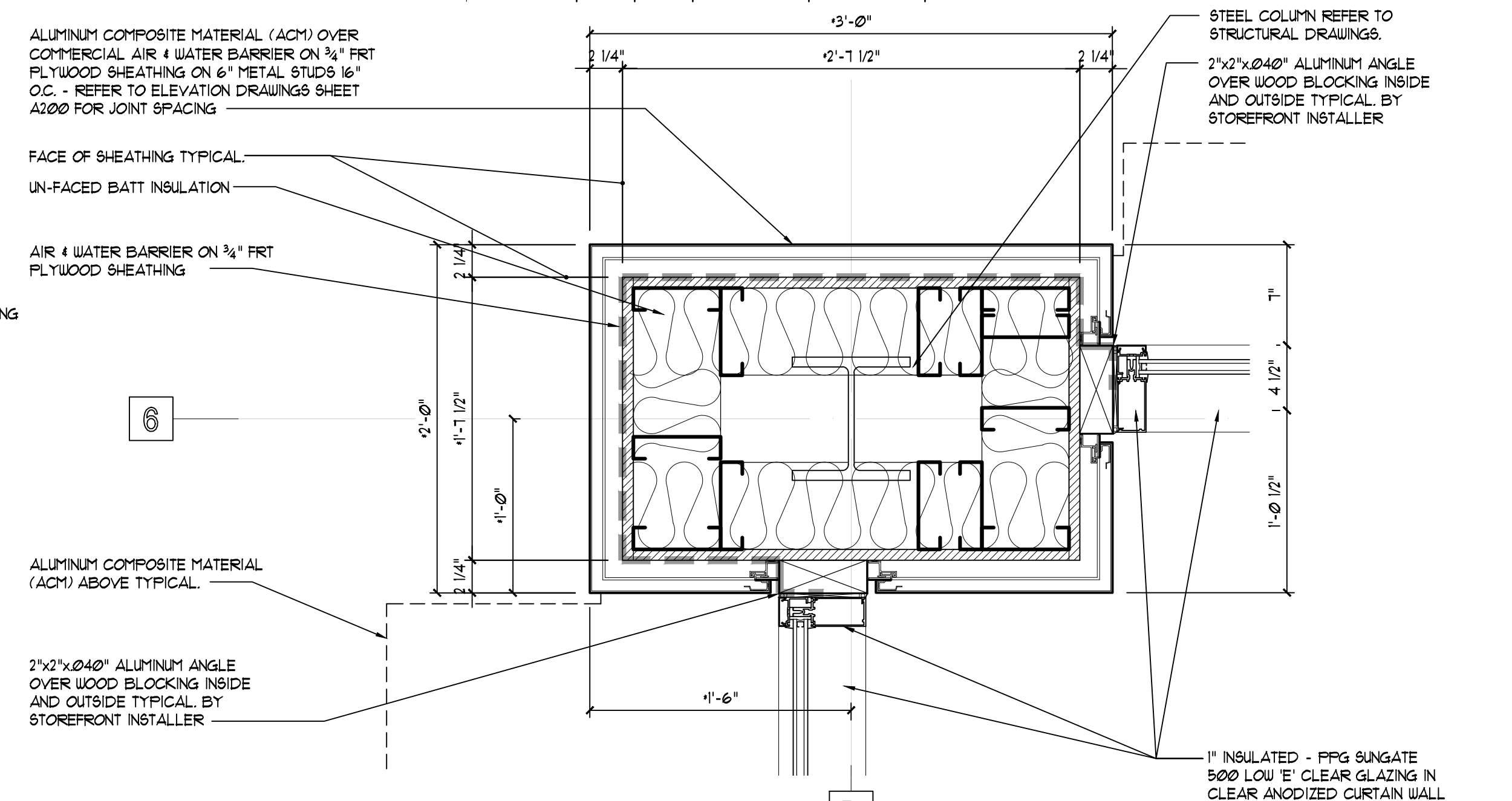
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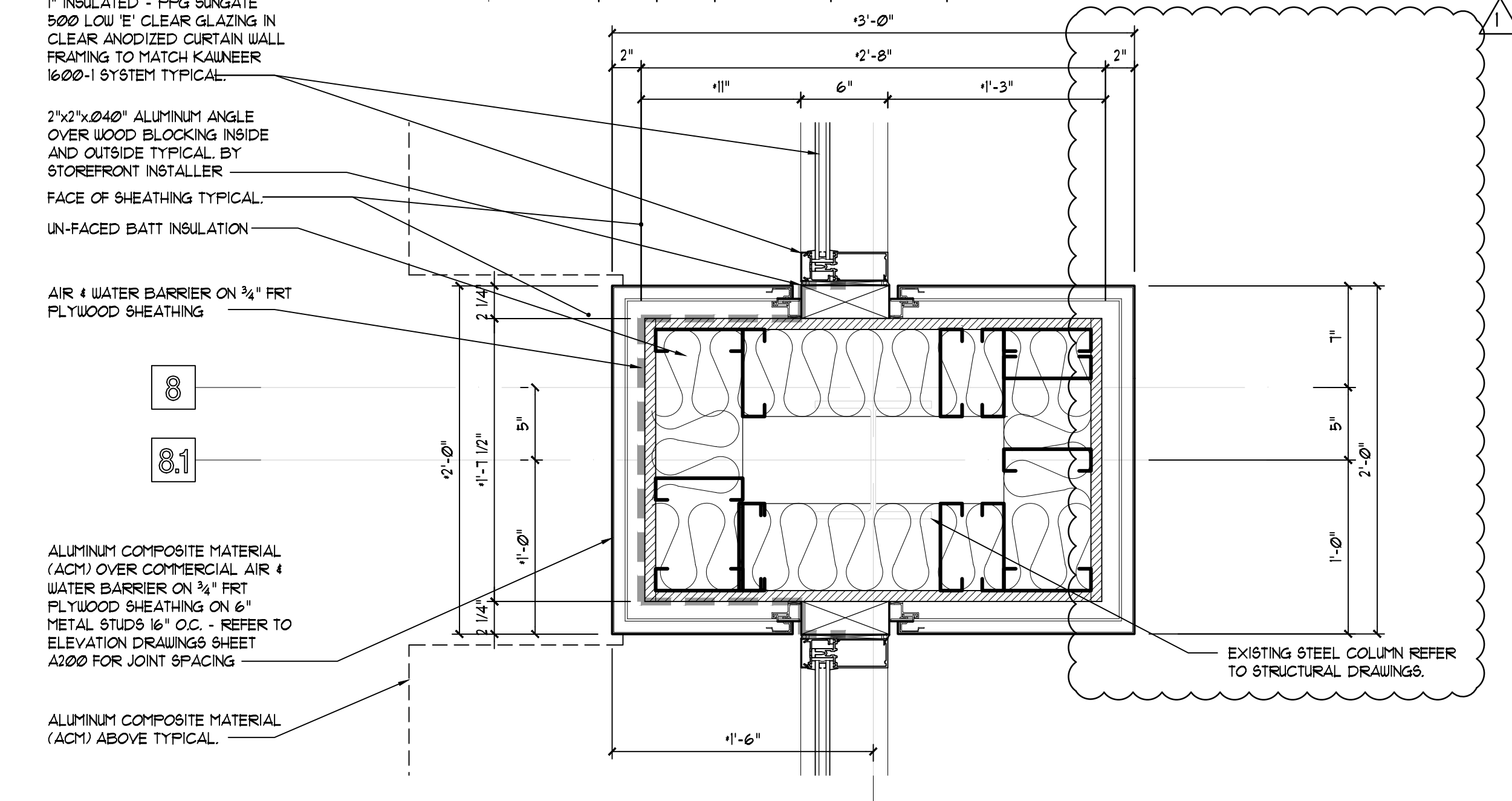
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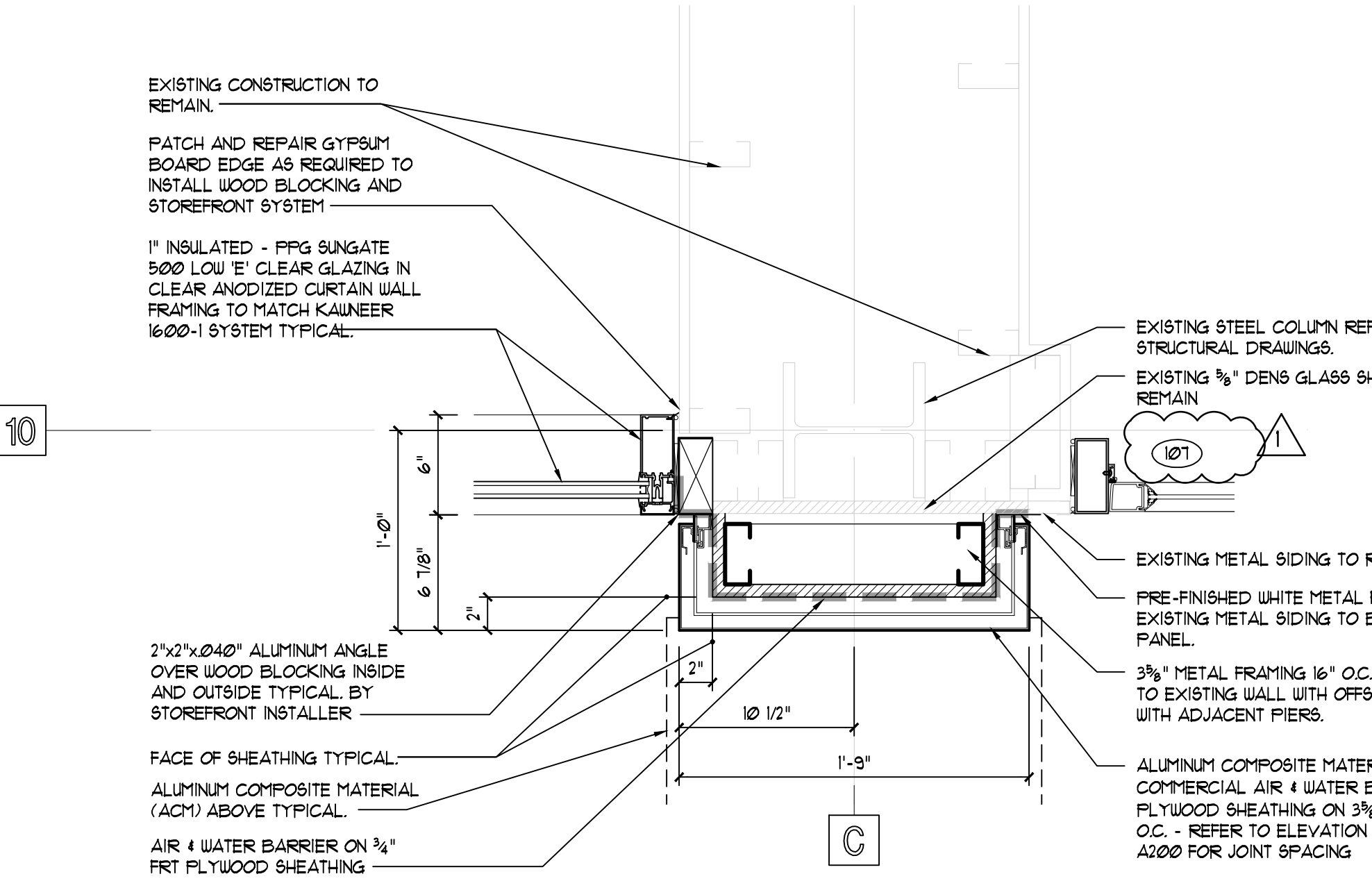
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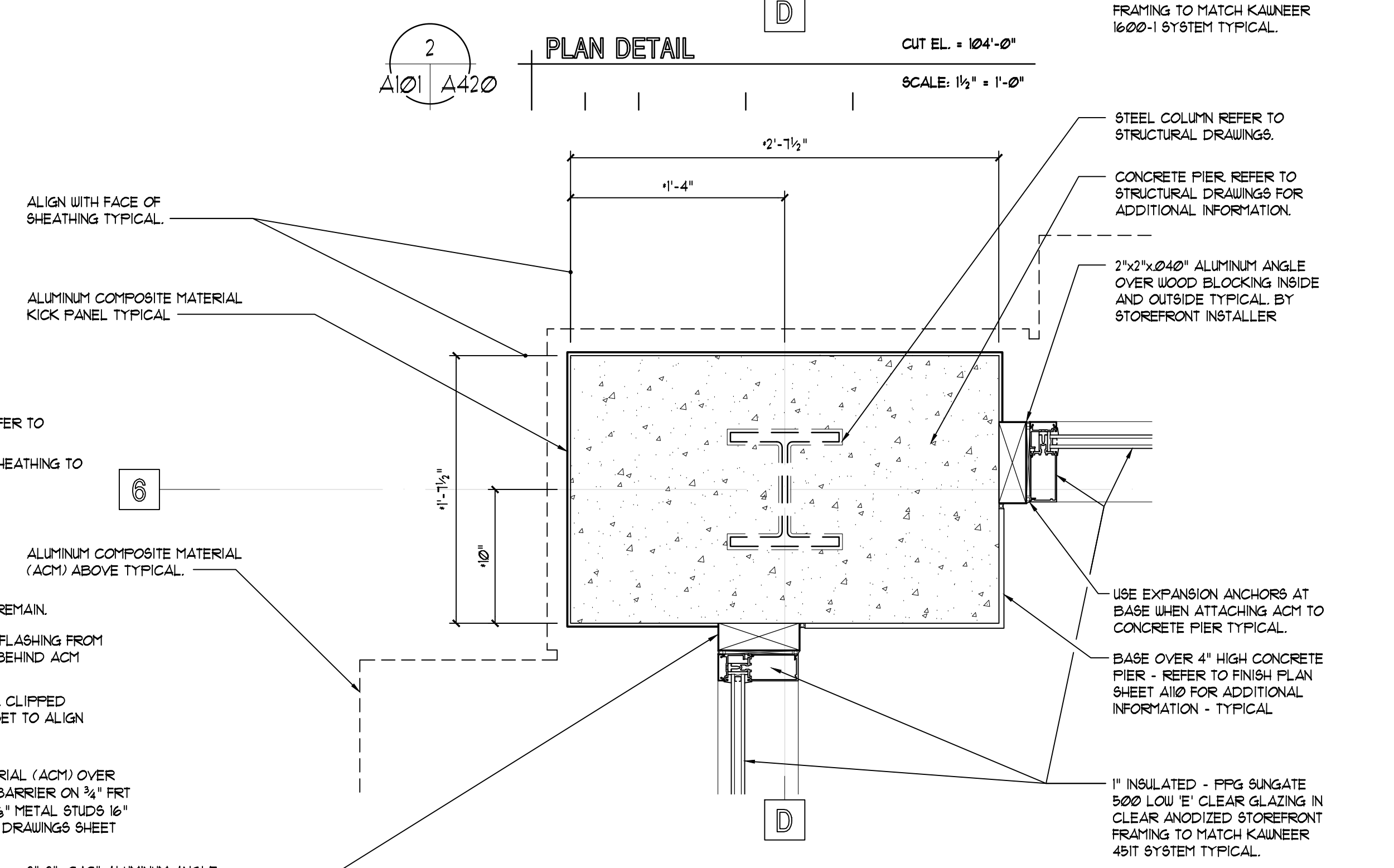
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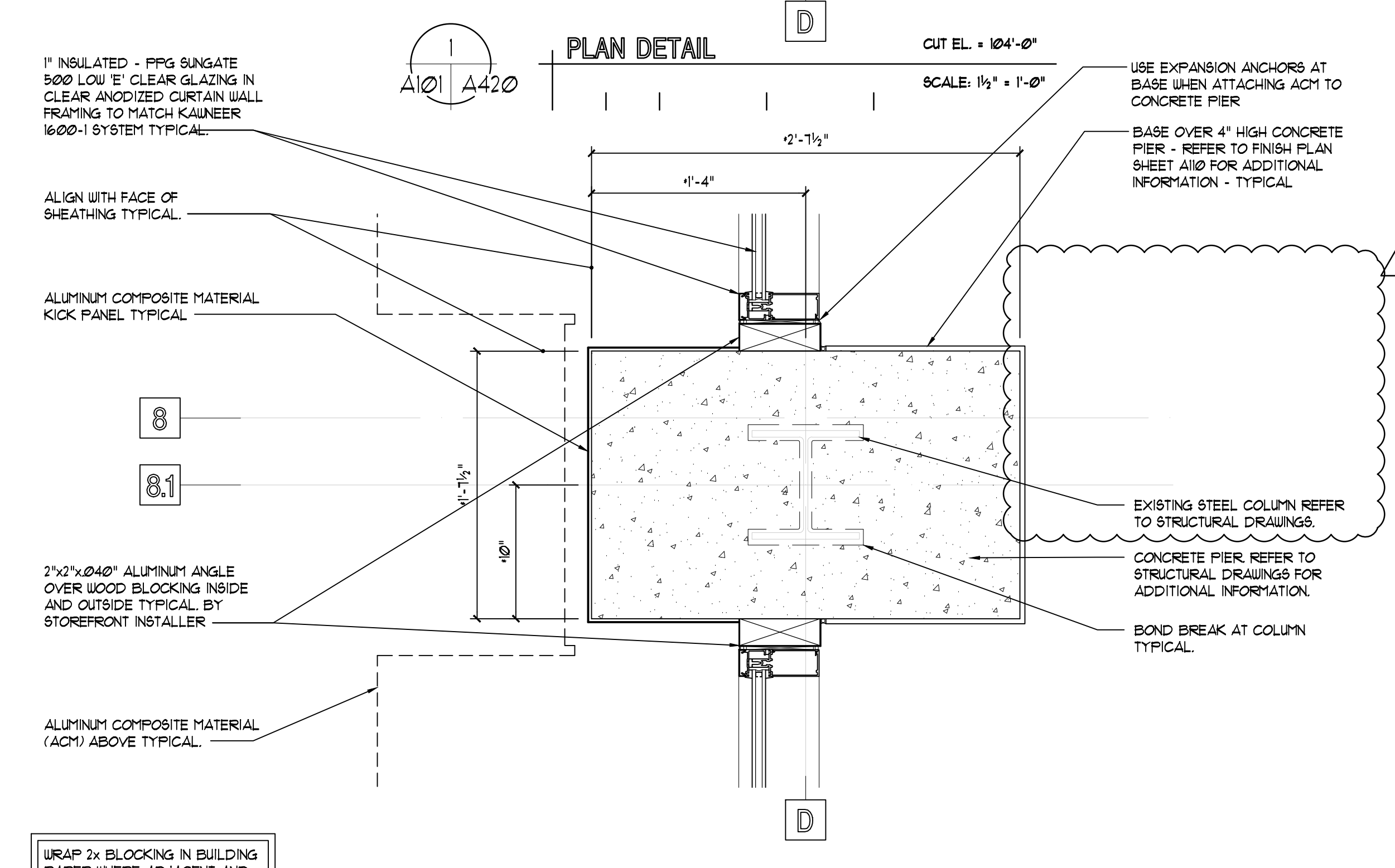
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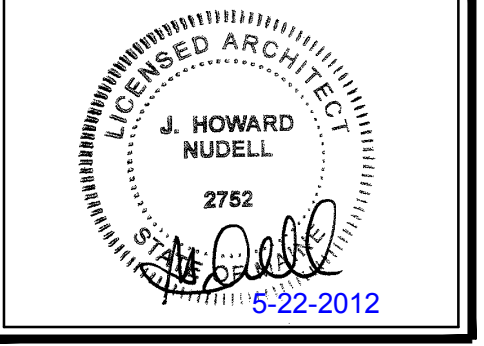
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1 PLAN DETAIL CUT EL. + 10'-0" SCALE: 1/4" = 1'-0"

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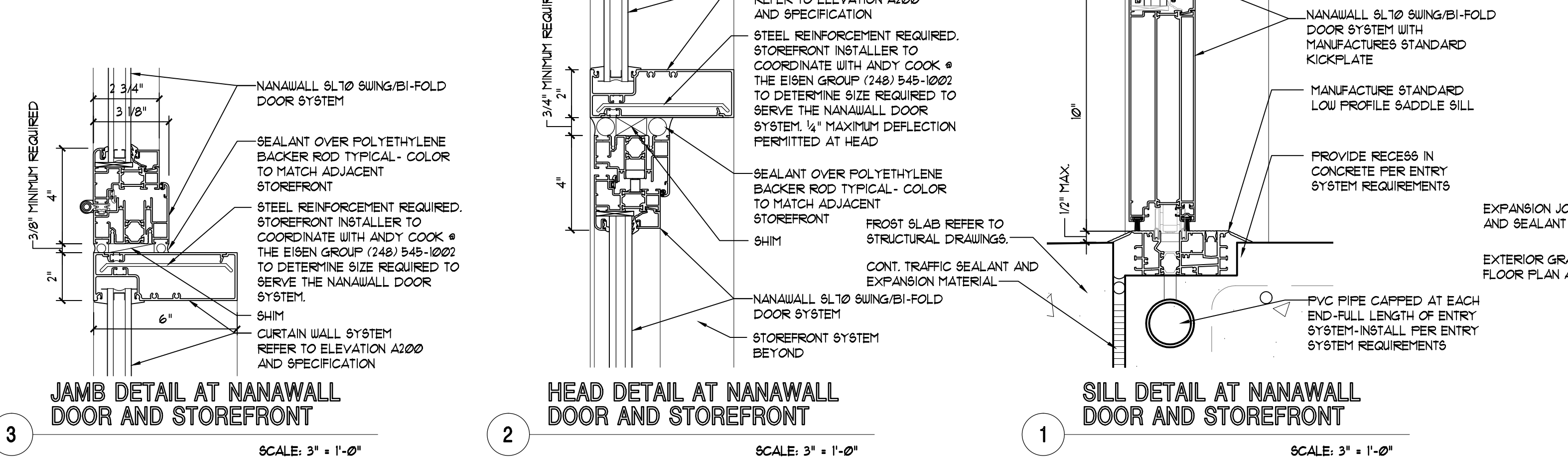
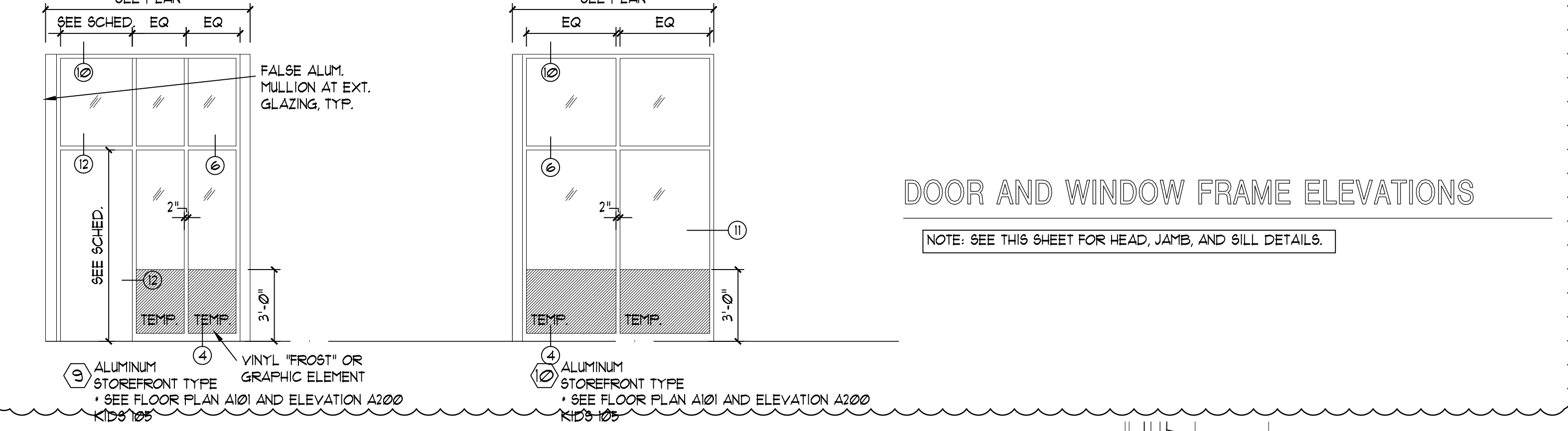
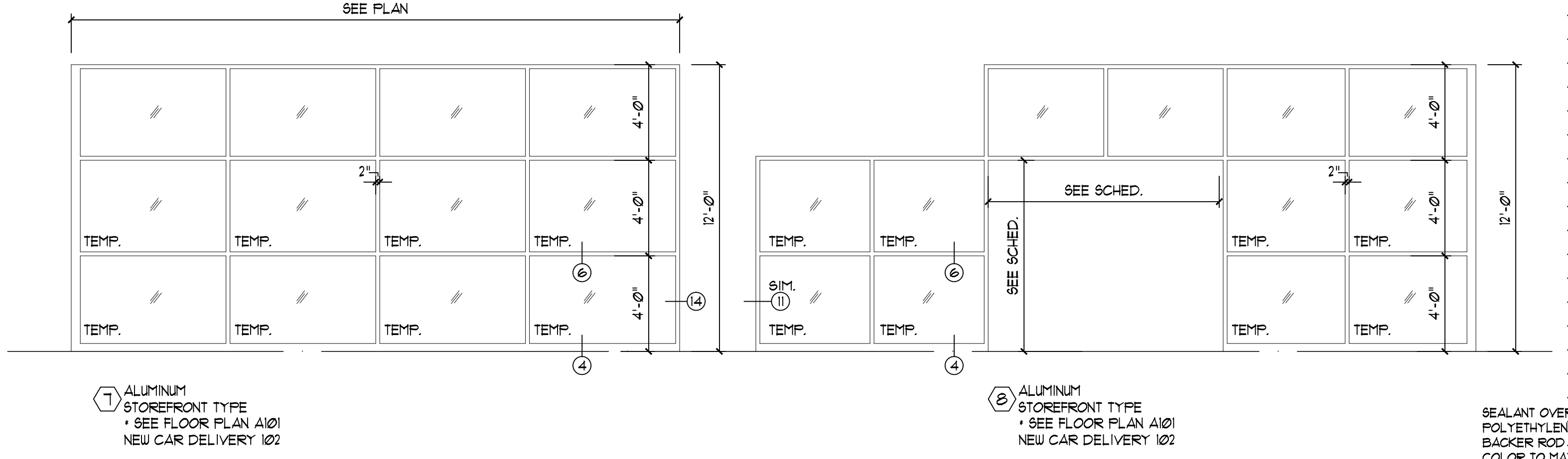
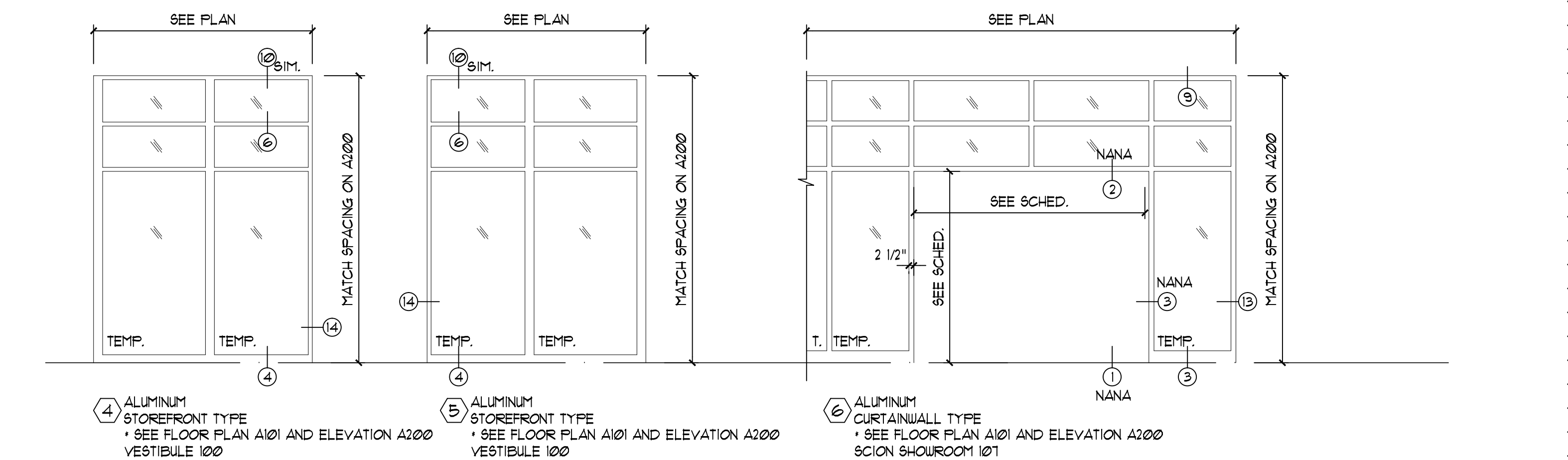
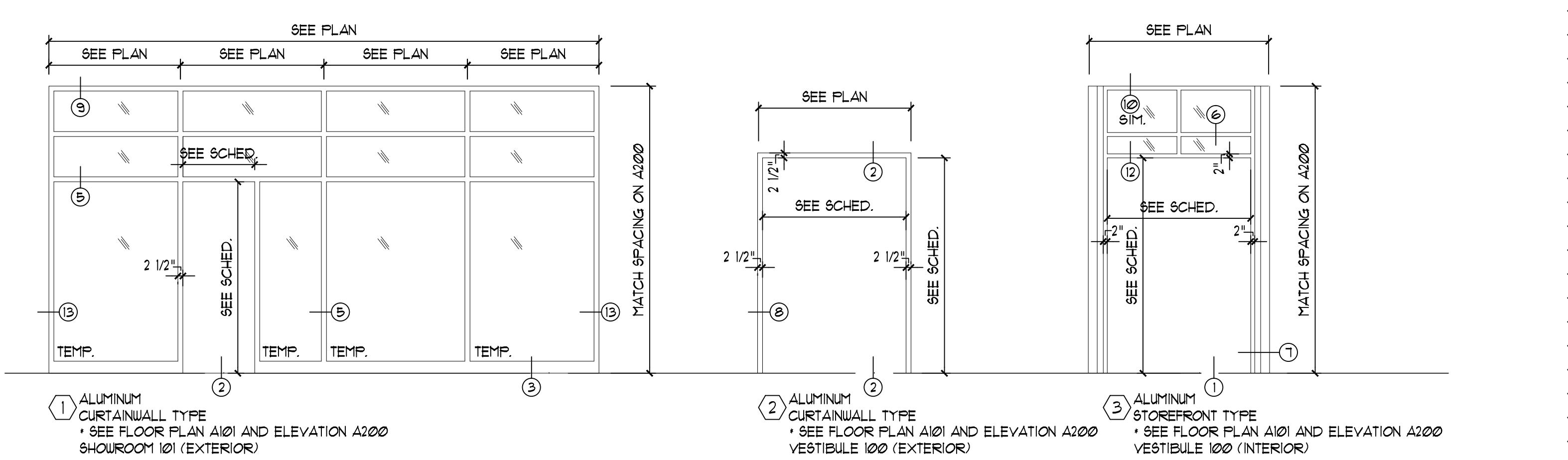
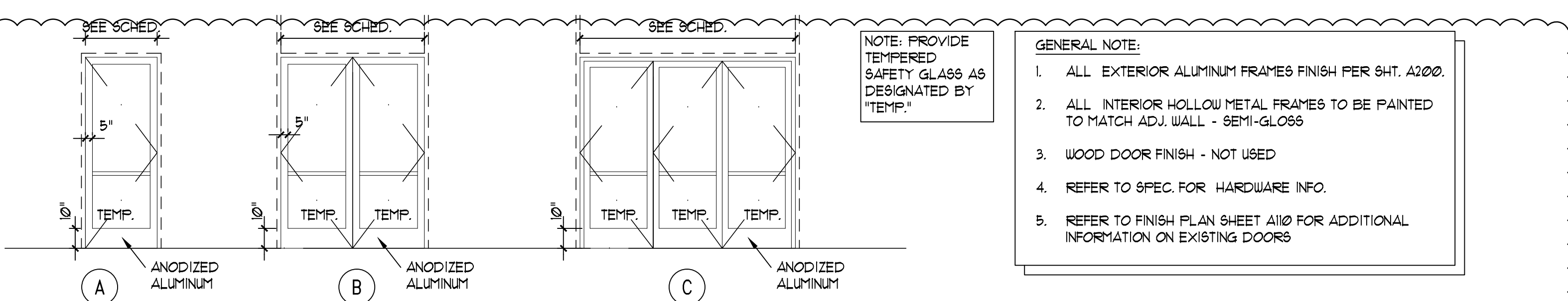


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sheet A420 * INDICATES - SEE SHEET A101 FOR DIMENSIONS ON SPILLAR COLUMNS (THIS SHEET ONLY)



DOOR SCHEDULE															
DOOR NUMBER	FROM ROOM	TO ROOM	DOOR SIZE	DOOR				FRAME				REMARKS	DOOR NUMBER		
				FUNCTION	ELEV.	MATERIAL	FINISH	HARDWARE	RATING	ELEV.	MATERIAL			FINISH	LABEL
101	EXTERIOR	SHOOROOM	3'-0" x 8'-0"	SWING	A	ALUMINUM	SEE ELEV.	SR-06	NA	1	SEE ELEV.	SEE ELEV.	NA	101	
102	EXTERIOR	VESTIBULE	PAIR - 3'-0" x 8'-0"	SWING	B	ALUMINUM	SEE ELEV.	SR-03	NA	2	SEE ELEV.	SEE ELEV.	NA	102	
103	VESTIBULE	SHOOROOM	PAIR - 3'-0" x 8'-0"	SWING	B	ALUMINUM	SEE ELEV.	SR-04	NA	3	SEE ELEV.	SEE ELEV.	NA	103	
104	EXTERIOR	SCION	3'-10" x 8'-0"	SWING/BIFOLD	C	ALUMINUM	ANODIZED	SR-02	NA	6	ALUMINUM	ANODIZED	NA	SEE DETAIL 2 SHEET A100	
105	EXTERIOR	NEW CAR DELIV.	3'-10" x 8'-0"	SWING/BIFOLD	C	ALUMINUM	ANODIZED	SR-02	NA	6	51M ALUMINUM	ANODIZED	NA	SEE DETAIL 2 SHEET A100	
106	EXTERIOR	NEW CAR DELIV.	3'-10" x 8'-0"	SWING/BIFOLD	C	ALUMINUM	ANODIZED	SR-02	NA	6	51M ALUMINUM	ANODIZED	NA	SEE DETAIL 2 SHEET A100	
107	SHOOROOM	EXTERIOR	3'-0" x 8'-0"	FIELD VERIFY	SWING	A	ALUMINUM	ANODIZED	SR-01	NA	1	ALUMINUM	ANODIZED	NA	107
108	SHOOROOM	NEW CAR DELIV.	3'-10" x 8'-0"	SWING/BIFOLD	C	ALUMINUM	ANODIZED	SR-02	NA	8	ALUMINUM	ANODIZED	NA	SEE DETAIL 2 SHEET A100	
109	LOUNGE	KID'S	3'-0" x 8'-0"	SWING	A	ALUMINUM	ANODIZED	SR-05	NA	9	ALUMINUM	ANODIZED	NA	109	

GENERAL DOOR NOTES:

- ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED.
- REFER TO BUILDING ELEVATIONS FOR FINISH INFORMATION.
- G.G. TO COORDINATE ALL DOOR CONTROL ELECTRICAL REQUIREMENTS FOR COMPLETE TURN-KEY INSTALLATION.
- DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPENING DEVICES SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR.
- 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.

DOOR HARDWARE BARRIER FREE REQUIREMENTS:

- ALL DOOR HANDLES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING OR TIGHT STANDARD KNOB HARDWARE IS NOT ACCEPTABLE BECAUSE IT REQUIRES TIGHT GRASPING OR A TWIST OF THE WRIST TO OPERATE.
- 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:
 - THE LOCKING DEVICE IS READILY DISTRINGUISHABLE AS LOCKED.
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR 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.
 - THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.



project title

EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

DOOR SCHEDULE & DETAILS

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number

2008-279.06 (2008-279.03)

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checked BD

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QUER REVIEW 10/21/11

PERMITS 03/16/12

PLANNING BOARD REVIEW 05/10/12

BULLETIN 05/22/12

sheet

A700

SCALE: AS NOTED

SCALE: AS NOTED

SCALE: AS NOTED

SCALE: AS NOTED

SCALE: AS NOTED

FLOOR FINISH

Table with columns: CODE, MATERIAL, MANUFACTURER / PRODUCT, DISTRIBUTOR / REP, NOTES / LOCATION. Contains items for tile, grout, carpet, and expansion joints.

MILLWORK FINISH

Table with columns: CODE, MATERIAL, MANUFACTURER / PRODUCT, DISTRIBUTOR / REP, NOTES / LOCATION. Contains items for plastic laminate.

CEILING FINISH

Table with columns: CODE, MATERIAL, MANUFACTURER / PRODUCT, DISTRIBUTOR / REP, NOTES / LOCATION. Contains items for ceiling tile, wood ceiling system, and wood ceiling system options.

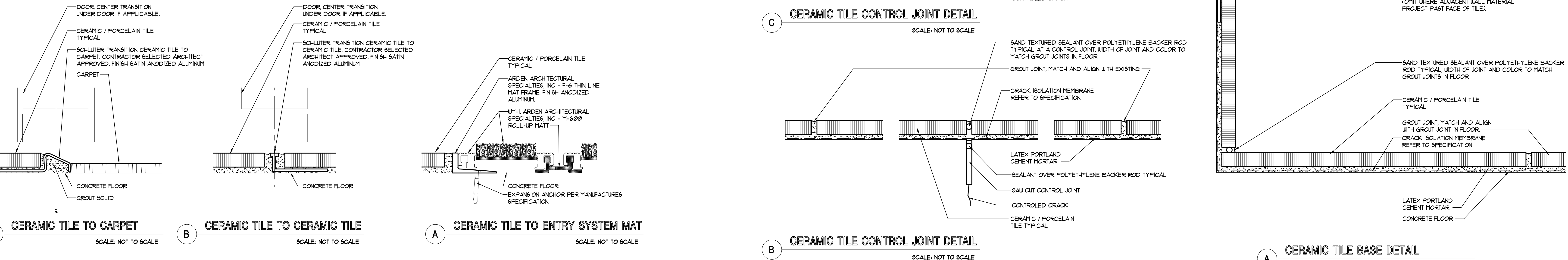
WALL FINISH

Table with columns: CODE, MATERIAL, MANUFACTURER / PRODUCT, DISTRIBUTOR / REP, NOTES / LOCATION. Contains items for paint, exterior paint, and aluminum composite material.

ROOM FINISH SCHEDULE - SHOWROOM ADDITION

Room Finish Schedule table with columns: Rm #, Room Name, Ceiling, Floor, Base, Walls, Door/Trim, Casework, Notes, Rm #. Lists rooms like Vestibule, Reception, Delivery, Lounge, Kids Area, etc.

NOTES: PREP EXISTING INTERIOR FINISHES FOR NEW FINISHES INDICATED. GENERAL FINISH NOTES: DO NOT PAINT ALUMINUM STOREFRONT FRAMES OR GLAZING.



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project title
EXISTING TSL BUILDING SHOWROOM ADDITION
PORTLAND, ME

sheet title
SCHEDULES
DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

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2008-279.06 (2008-279.03)
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FILE NAME: 20080101.DWG

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 HARD COPY AND ONE ELECTRONIC PDF. HARD COPY WILL BE REVIEWED AND ELECTRONIC PDF WILL BE RETURNED. FOR SHOP DRAWINGS AND SUBMITTALS REQUIRED, REFERENCE THE PROJECT SPECIFICATION.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (200 EDITION, CHAPTER 17), 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.
- REFERENCE THE PROJECT SPECIFICATIONS FOR ALL TESTING REQUIREMENTS.

DESIGN LOADS

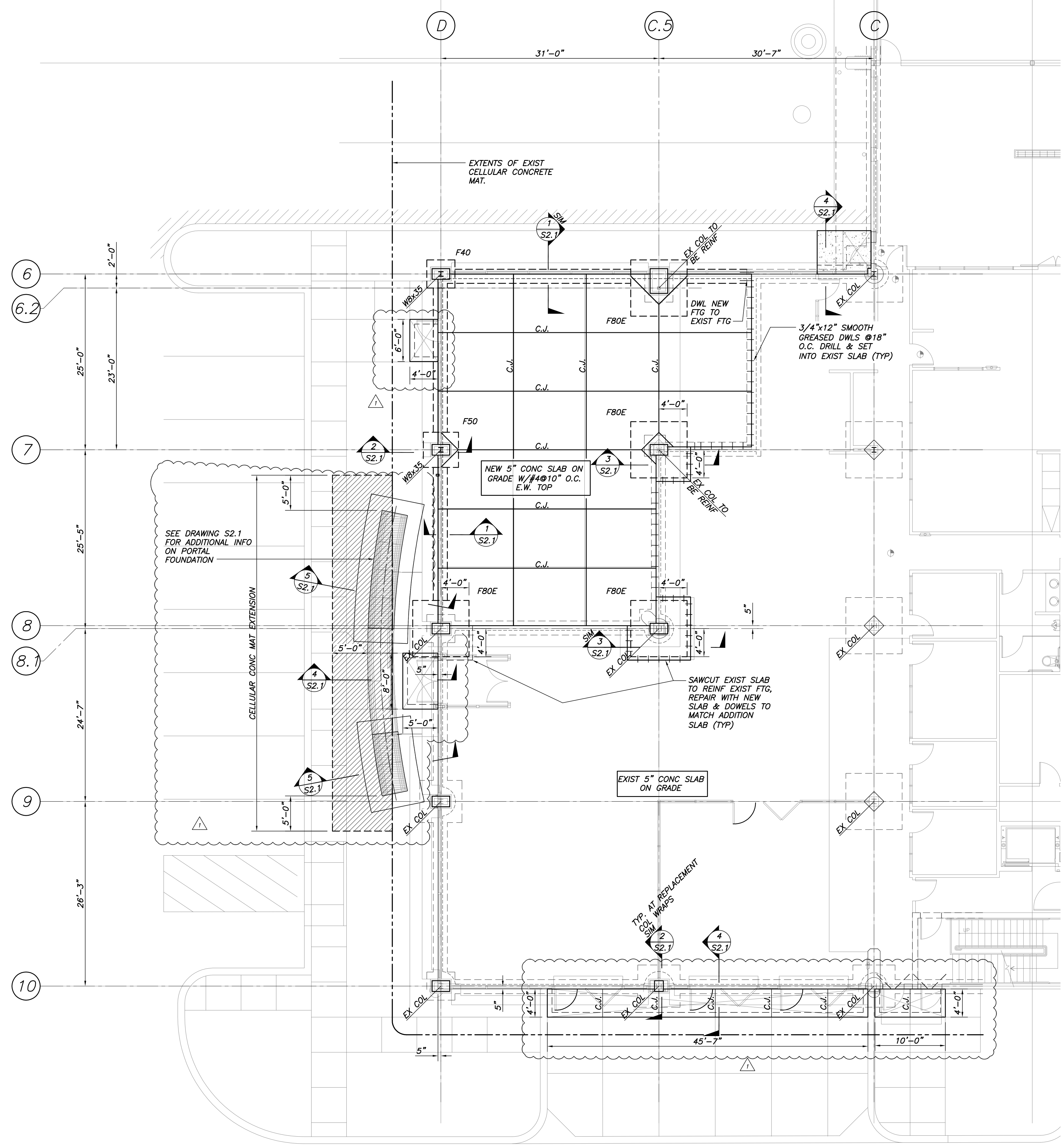
- BUILDING CODE:**
MAINE UNIFORM BUILDING AND ENERGY CODE (2009 EDITION)
INTERNATIONAL BUILDING CODE, 2009 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION
ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- DESIGN FLOOR LIVE LOADS:**
OFFICES: 50 PSF + 15 PSF PARTITION ALLOWANCE
- DESIGN ROOF SNOW LOAD:**
GROUND SNOW LOAD (Pg): 60 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
SNOW LOAD THERMAL FACTOR (Ct): 1.1
FLAT ROOF SNOW LOAD (Ps): 46.2 PSF + DRIFT
- DESIGN WIND LOADS:**
BASIC WIND SPEED: 100 MPH
WIND LOAD IMPORTANCE FACTOR (Iw): 1.0
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: ±0.18
COMPONENTS & CLADDING PER ASCE 7-05
- DESIGN SEISMIC LOADS:**
EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC USE GROUP: B
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
Ss: 0.321
S1: 0.078
SEISMIC SITE CLASS: E
SPECTRAL RESPONSE COEFFICIENTS:
Sds: 0.487
Sd1: 0.182
SEISMIC DESIGN CATEGORY: C
BASIC STRUCTURAL SYSTEM: BUILDING FRAME SYSTEM
BASIC SEISMIC FORCE RESISTING SYSTEM:
STEEL CONCENTRICALLY BRACED FRAMES
NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
MOMENT STEEL MOMENT FRAMES
NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
RESPONSE MODIFICATION FACTOR (R): 3.0
SEISMIC RESPONSE COEFFICIENT (Cs): 0.16
***IEBC 2009 SECTION 502.4 EXCEPTION 1 WAS UTILIZED FOR THIS DESIGN
DEMAND/CAPACITY RATIOS OF EXISTING BUILDING LATERAL RESISTING ELEMENTS HAVE NOT INCREASED BY MORE THAN 10 PERCENT

FOUNDATION NOTES (SOIL SUPPORTED)

- FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ORIGINAL BUILDING GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, NEW MAINE MALL MOTORS DEALERSHIP - RIVERSIDE STREET, PORTLAND, MAINE" DATED 14 NOVEMBER 2003, PREPARED BY R. W. GILLESPIE & ASSOCIATES, INC., WITH REVISIONS PER A CORRESPONDENCE DATED 02 DECEMBER 2003. THE RECOMMENDATIONS OF THE REPORT AND LETTER ARE PART OF THIS WORK. REFER TO THIS REPORT FOR SPECIFIC RECOMMENDATIONS.
- FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON EXISTING NEW CELLULAR CONCRETE MAT EXTENDING TO NATIVE SOILS. REFERENCE CONCRETE NOTES FOR CELLULAR CONCRETE REQUIREMENTS. REFERENCE GEOTECHNICAL REPORT FOR NATIVE SOIL REQUIREMENTS INCLUDING, BUT NOT BY LIMITATION, BEARING STRATA AND COMPACTION.
- ALLOWABLE SOIL BEARING CAPACITY 2,500 PSF
- FOUNDATIONS SHALL BE INSULATED FOR FROST PROTECTION AS INDICATED IN THE PROJECT SECTIONS & DETAILS.
- NO FILL FOR BUILDING SUPPORT SHALL BE PLACED UNTIL UPGRADES HAVE BEEN OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- REFERENCE THE GEOTECHNICAL REPORT FOR ALL EXCAVATION, BACKFILL, COMPACTION, CONSTRUCTION DEWATERING AND PERMANENT DRAINAGE REQUIREMENTS.
- 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 SHALL BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POOL. FOUNDATION EXCAVATIONS SHALL BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHOULD BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE DEWATERING MEASURES SHALL BE EMPLOYED.
- EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.

CONCRETE NOTES

- CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- 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, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- NEW CELLULAR CONCRETE SHALL HAVE A MAXIMUM DENSITY OF 40 PCF +/- 2 PCF AND A MINIMUM COMPRESSIVE STRENGTH OF 200 PSI. DENSITY & STRENGTH TESTING SHALL BE PERFORMED ON THE CELLULAR CONCRETE MAT. SEE THE GEOTECHNICAL REPORT FOR SPECIFIC REQUIREMENTS.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE, OR SLABS.
- 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.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND BE PROVIDED IN FLAT SHEETS.
- FIBER REINFORCEMENT SHALL BE TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
- 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"
#6 THROUGH #11 BARS, 2.0"
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"
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE TENSION LAP SPLICES PER THE SCHEDULE S2.1, FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
- WELDING OF REINFORCEMENT IS NOT PERMITTED
- 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.
- 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/ GRADE BEAMS SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR, UNLESS NOTED OTHERWISE.
- SPACING OF CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:
A. FOOTINGS AND WALLS
MAX LENGTH 40'-0" OR 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.
- 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.
- ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
- 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.
- 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.
- 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 POSITIONS OF EMBEDMENTS. "WET SETTING" OF EMBEDMENTS INTO CONCRETE IS STRICTLY PROHIBITED. EMBEDMENTS INCLUDE, BUT NOT BY LIMITATION, REINFORCEMENT, REINFORCING DOWELS, EMBEDDED PLATES, ANCHOR RODS, ANCHOR INSERTS, SLEEVES, LOAD TRANSFER PLATES, DIAMOND DOWELS, AND SHELF BULK HEADS.

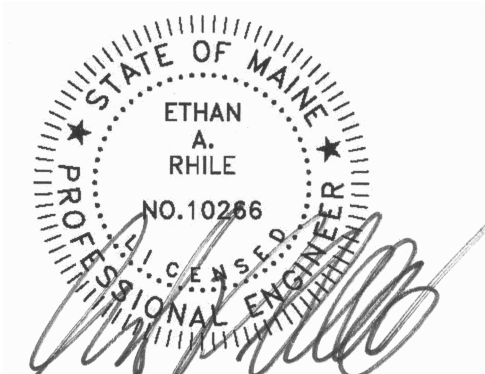


FOOTING SCHEDULE		
MARK	SIZE	REIN (E.W.B. U.N.O.)
F4	4'-0"x4'-0"x1'-0"	4#5
F5	5'-0"x5'-0"x1'-0"	5#5
FBE	8'-0"x8'-0"x1'-4"	REIN EXIST (SEE SECT 3/S3.1)

FOUNDATION PLAN

1/8"=1'-0"

- NOTES:
- 1/8" SLAB EL 100'-0", UNLESS NOTED OTHERWISE (U.N.O.) THIS ELEVATION REFERENCES AN ACTUAL ELEVATION. REFER TO CIVIL/SITE DRAWINGS FOR ADDL INFORMATION.
 - BOTTOM OF FTG EL 98'-0", U.N.O.
 - TOP OF CELLULAR CONCRETE MAT EL 98'-0", U.N.O.
 - INSTALL UNDERDRAN BELOW CELLULAR CONCRETE MAT. REFER TO CIVIL/SITE DRAWINGS FOR ADDL INFORMATION.
 - COORDINATE ALL EQUIPMENT TO BE EMBEDDED IN CONC. SLAB, PENETRATIONS THROUGH FOUNDATION WALL AND INTO/THROUGH CELLULAR CONCRETE MAT. REFER TO ARCHITECTURAL, CIVIL/SITE & MEP DRAWINGS FOR RECD COORD.
 - COORDINATE SIZE & SLOPES ON EXTERIOR DOOR SLABS WITH CIVIL/SITE DRAWINGS.



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project title

EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

FOUNDATION PLAN AND NOTES

DO NOT SCALE DRAWINGS
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2008-279.03

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checked **EAR**
approved **FBB**

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Bulletin 1.5/22/12

sheet
S1.1

FILE NAME: 20080110.dwg

STRUCTURAL STEEL NOTES

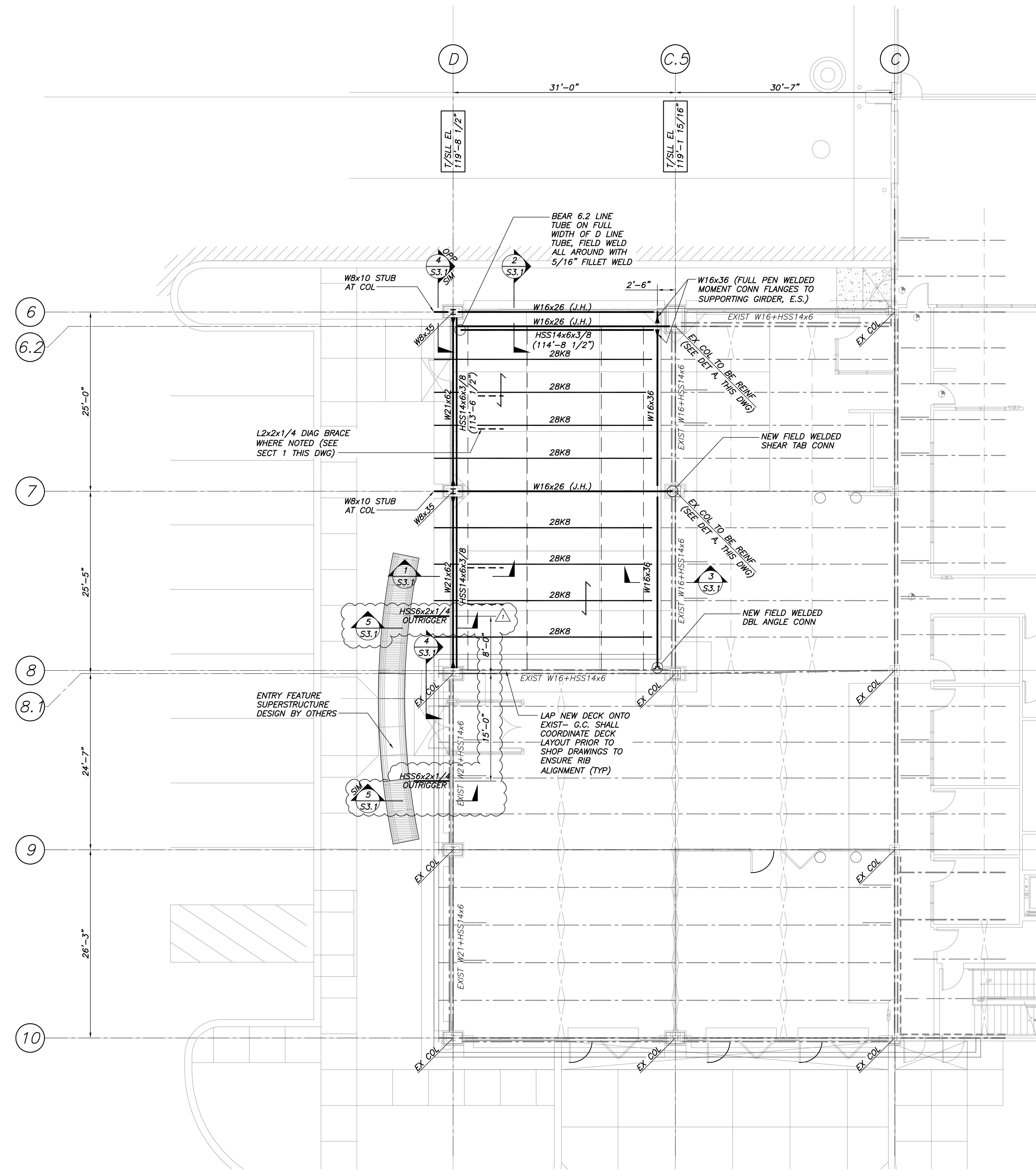
1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC—SPECIFICATION FOR THE DESIGN, FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL—LATEST EDITION, AND THE "CODE OF STANDARD PRACTICE", LATEST EDITION.
2. STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHER WISE (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. FIELD CONNECTIONS SHALL BE BOLTED USING ASTM A325N 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 AND AS OTHERWISE NOTED.
5. WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1—LATEST EDITION. ELECTRODES SHALL CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN)
6. SEE CONCRETE NOTES AND DRAWINGS FOR ANCHOR BOLT INFORMATION, TYP.
7. PROVIDE 3/8" MINIMUM STIFFENER PLATES EACH SIDE OF BEAM WEB AT BEAMS FRAMING OVER COLUMNS AND AT BEAMS SUPPORTING COLUMNS ABOVE.
8. 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.
9. PROVIDE ALL MISCELLANEOUS ANGLES, PLATES, ANCHOR 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 NOTES

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 JOINTS 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. ROOF DECK SHALL BE AS NOTED ON THE DRAWINGS (OR EQUIVALENT).
3. FOR DECK ATTACHMENTS, PENETRATIONS AND ACCESSORIES REFER TO SPECIFICATIONS.



ROOF FRAMING PLAN
1/8"=1'-0"

- NOTES:
1. TOP OF STEEL ELEVATIONS INDICATED ARE TAKEN FROM TOP OF EXIST SLAB REF EL 100'-0". VERIFY IN FIELD.
 2. ——— INDICATES SPAN DIRECTION OF 1 1/2" TYPE "B", 20GA PAINTED METAL ROOF DECK (3 SPAN MIN). LAP NEW DECK ONTO EXIST DECK AT BEARING END & FASTEN AS REQD. VERIFY EXIST DECK LAYOUT IN FIELD.
 3. PROVIDE JOIST BRIDGING PER SJI.



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project title

EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

ROOF FRAMING PLAN AND NOTES

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EXISTING TSL BUILDING SHOWROOM ADDITION

PORTLAND, ME

sheet title

DO NOT SCALE DRAWINGS
USE REFERRED DIMENSIONS ONLY

project number

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checked EAR

approved FBB

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