

**Addition to Second Floor Offices at Capozza Tile & Flooring, Inc.**

Occupancy (1999 BOCA National Building Code):

First floor warehouse & showroom: Moderate-Hazard Storage Use Group S-1  
 Second floor offices: Business Use Group B

The existing building is fully protected with automatic sprinklers and the sprinkler systems shall be extended into all new spaces.

**Fire-Resistant Assemblies:**

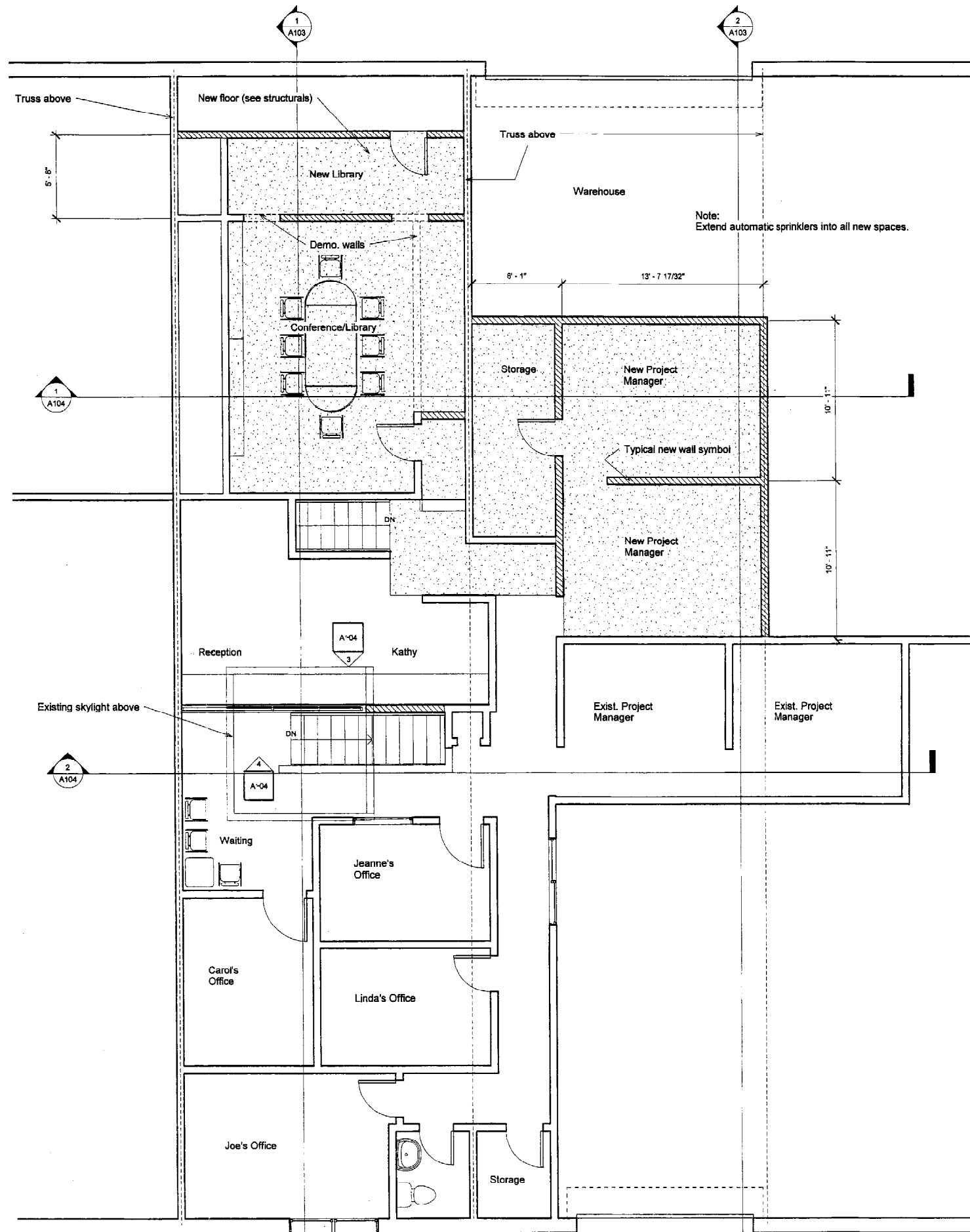
2-hour rated walls shall be built with 2 layers of 5/8" Type X gypsum wallboard on EACH SIDE of wood studs at 16" o.c. Stagger wallboard joints at 24" o.c. each layer. Install fiberglass batt sound insulation at all new walls.

2-hour rated floor assembly shall be built with a base layer of 5/8" Type X gypsum wallboard applied at right angles to wood joists and with a face layer of 5/8" gypsum wallboard applied at right angles to resilient furring channels with 1" type S drywall screws at 12" o.c. Resilient furring channels shall be spaced 24" o.c. and nailed at right angles to joists and through base layer of wallboard with 8d nails at each joist and an extra channel installed at butt ends of face layer of wallboard. Install fiberglass batt sound insulation at all new floors.

**General Notes:**

- All mechanical and electrical systems shall be design-build systems provided by the Construction Manager or Owner.
- All sprinkler systems shall be design-build provided by a qualified subcontractor of the Construction Manager. Extend automatic sprinklers into all new spaces.
- This project involves renovations & additions to an existing building; the dimension shown on the drawings are believed to be accurate, but can not be guaranteed. Measure and verify all dimensions in the field prior to fabrication and construction.

Room Schedule					
Name	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Comments
Conference / Library	Carpet by Owner	By Owner	New ACT	Painted gyp. bd.	
Library	Carpet by Owner	By Owner	New ACT	Painted gyp. bd.	
Project Mgrs. Offices	Carpet by Owner	By Owner	New ACT	Painted gyp. bd.	
Reception	Existing	Existing	Match existing	Match existing	
Storage	By Owner	By Owner	New ACT	Painted gyp. bd.	



Note:  
 Extend automatic sprinklers into all new spaces.

1 Enlarged Plan at Second Level  
 1/4" = 1'-0"



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**CAPOZZA TILE Co., Inc.**  
 267 Warren Avenue  
 Portland, Maine

**Office Expansion & Alterations**

Enlarged Plan at  
 Second Level

Date Drawn: 3/17/04

Drawn By: VT

Revised:

Project #: 2004-2

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

Sheet Number: A100



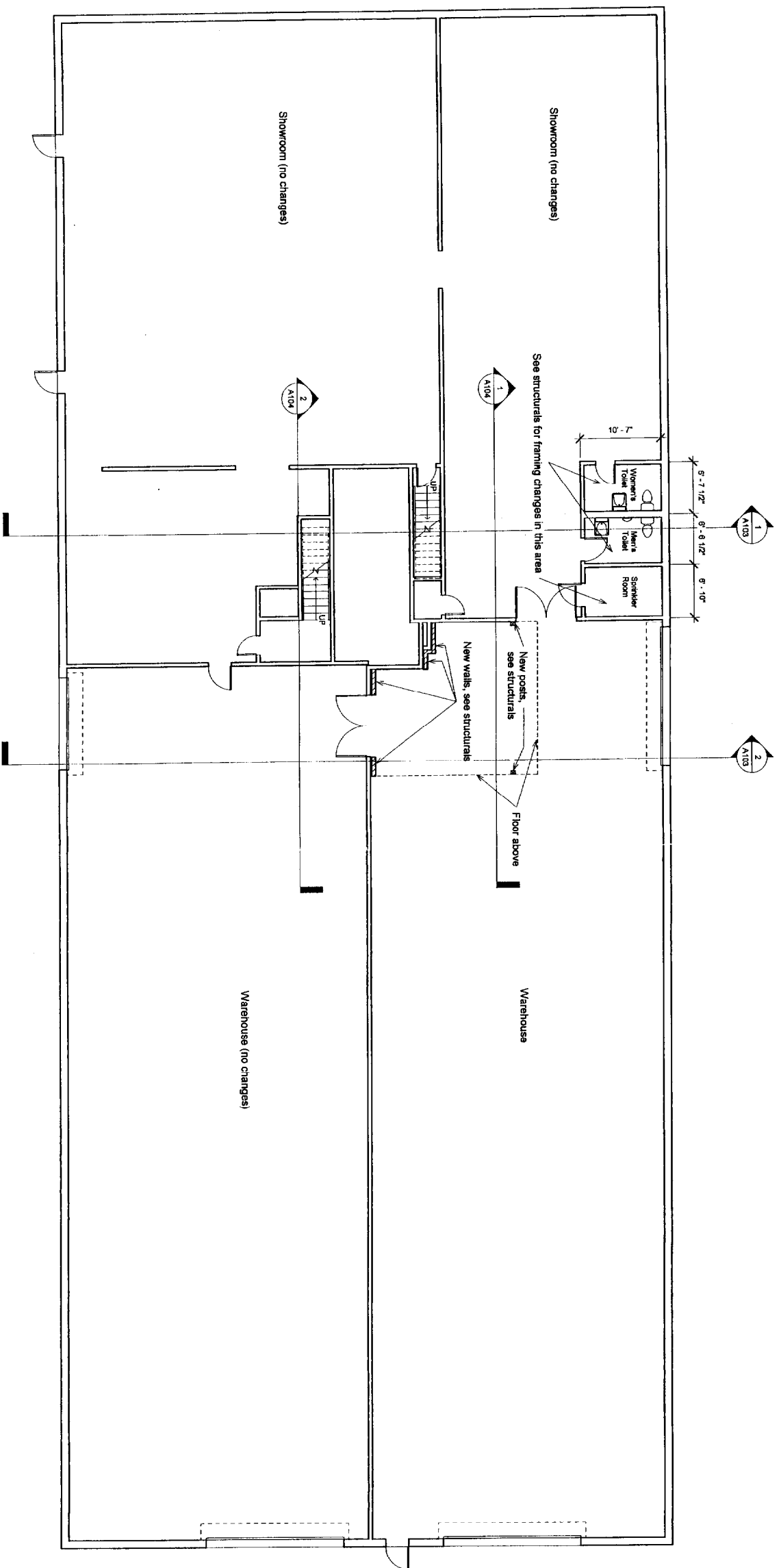
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First Floor Plan

Date Drawn: 3/17/04  
 Drawn By: VT  
 Revised:

Project #: 2004-2  
 Scale: 1/8" = 1'-0"  
 Sheet Number: A101



First Floor Plan  
 1/8" = 1'-0"



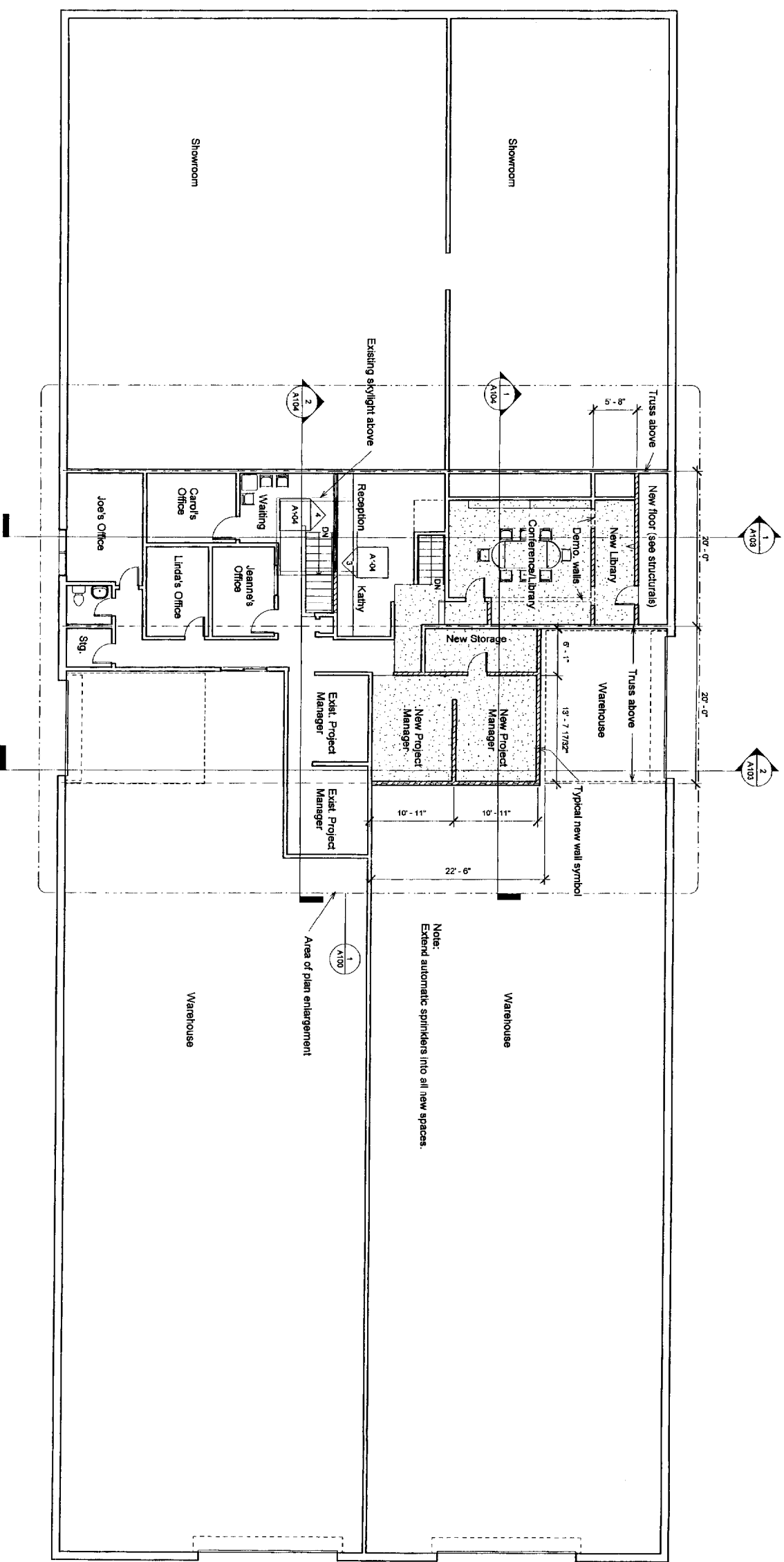
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**Second Floor Plan**

Date Drawn: 3/17/04  
 Drawn By: VT  
 Revised:

Project #: 2004-2  
 Scale: 1/8" = 1' - 0"



**Second Floor Plan**  
 1/8" = 1' - 0"





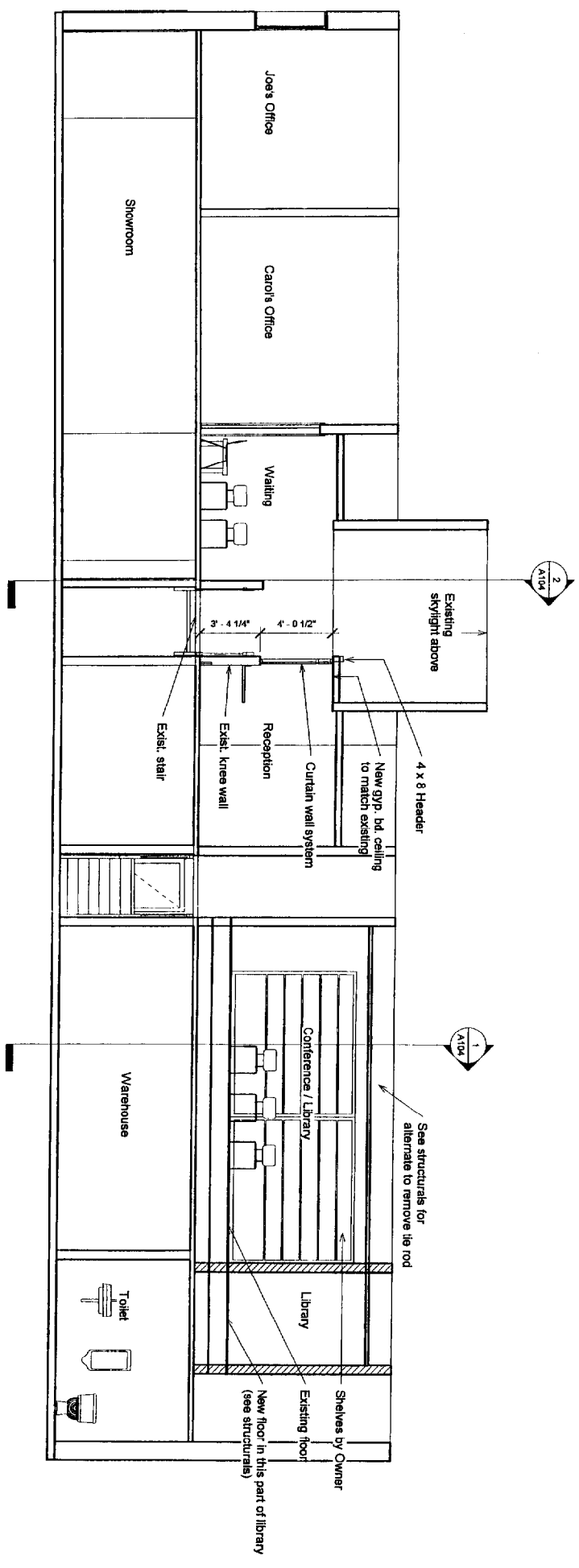
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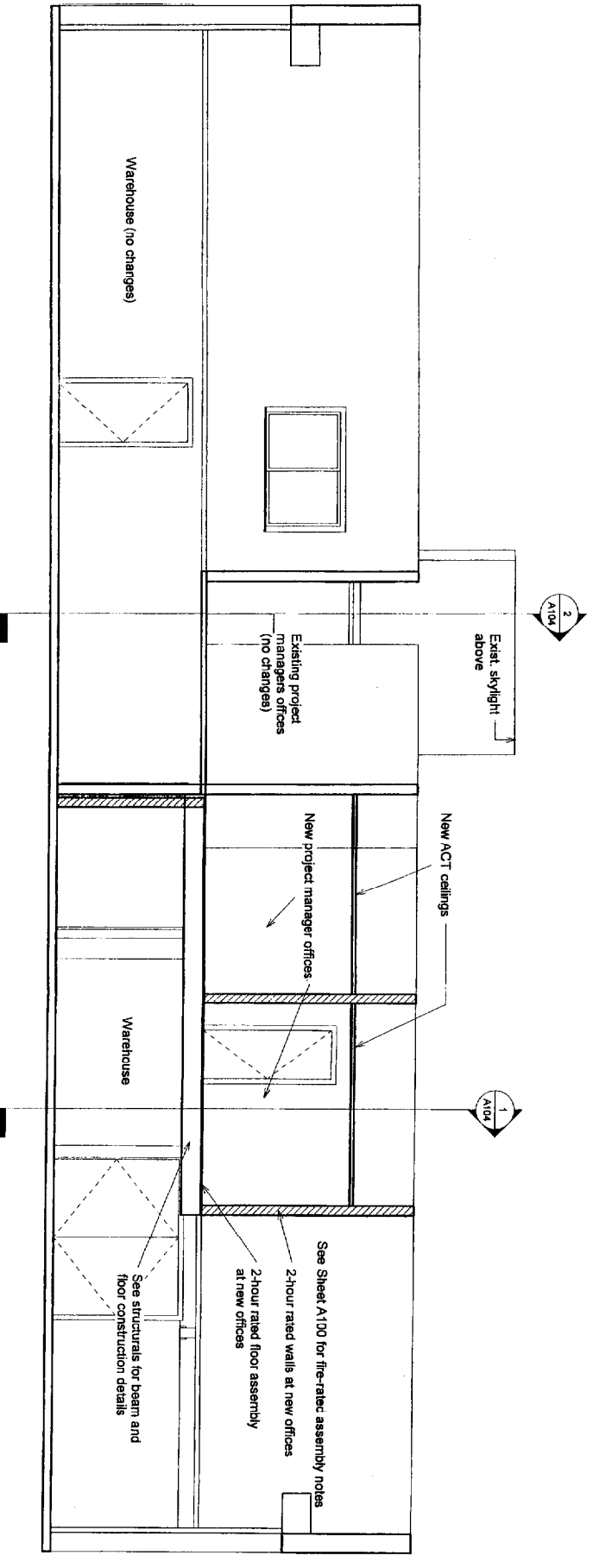
**East - West Sections**

Date Drawn: 3/17/04  
 Drawn By: VT  
 Revised:

Project #: 2004-2  
 Scale: 1/4" = 1'-0"



1 Section through Reception  
 1/4" = 1'-0"



2 Section through P.M. Offices  
 1/4" = 1'-0"



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**Office Expansion & Alterations**

**North - South  
Sections**

**Interior Elevations**

**Reflected Ceiling Plan**

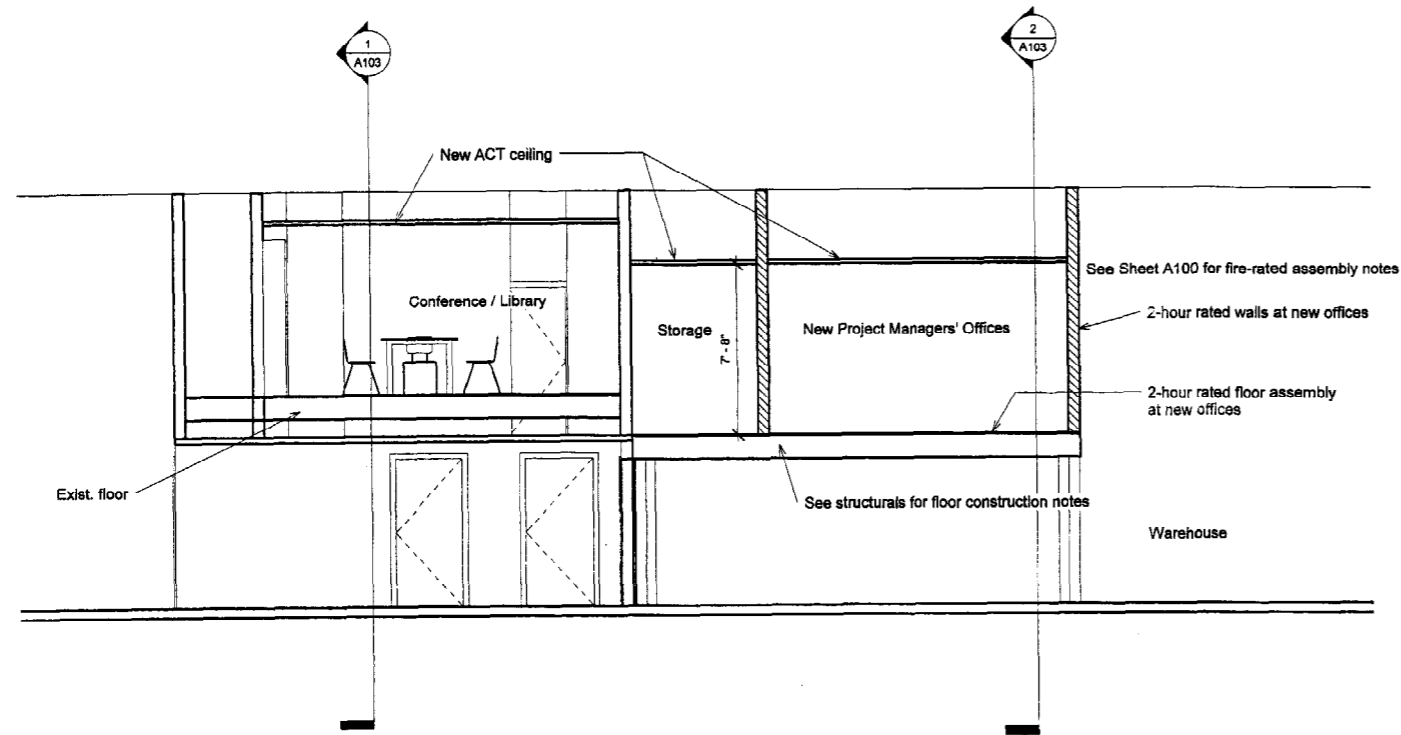
Date Drawn: 3/17/04

Drawn By: VT

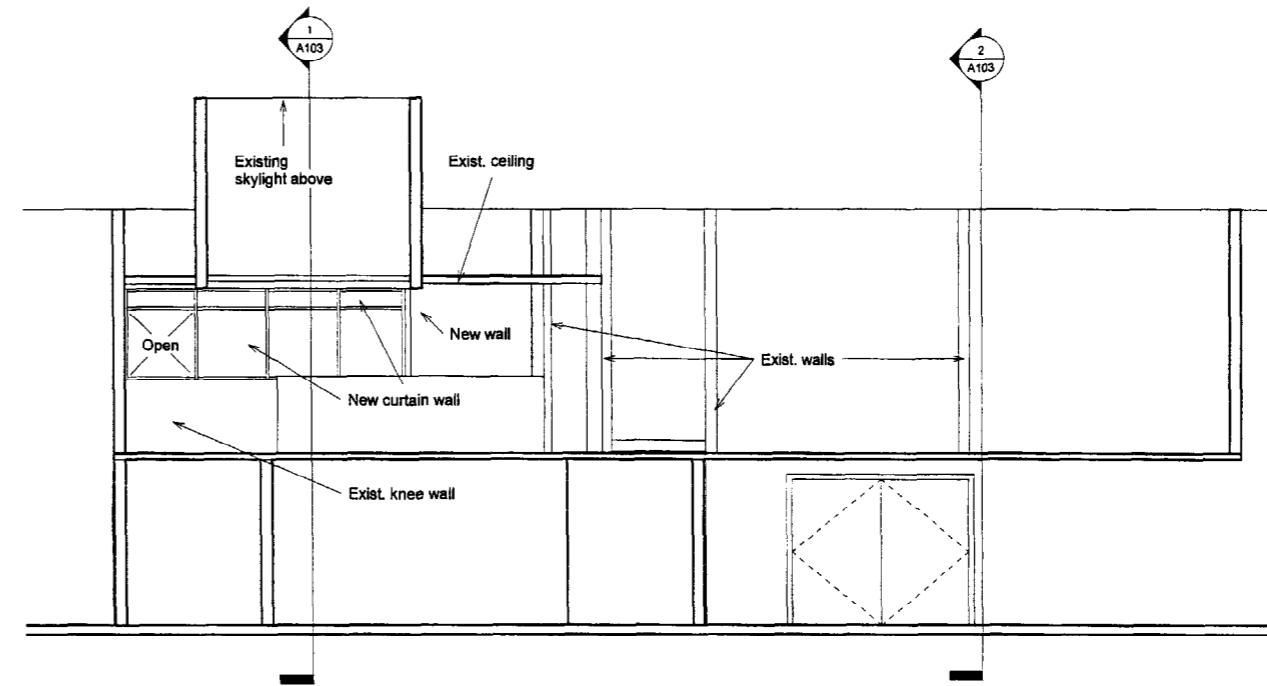
Revised:

Project #: 2004-2

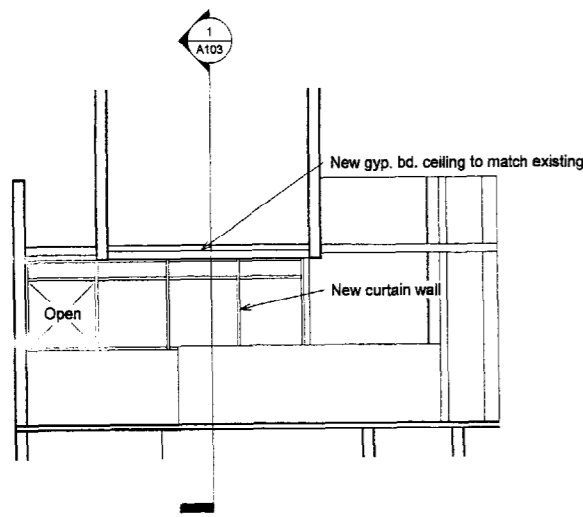
Scale: 1/4" = 1' - 0"



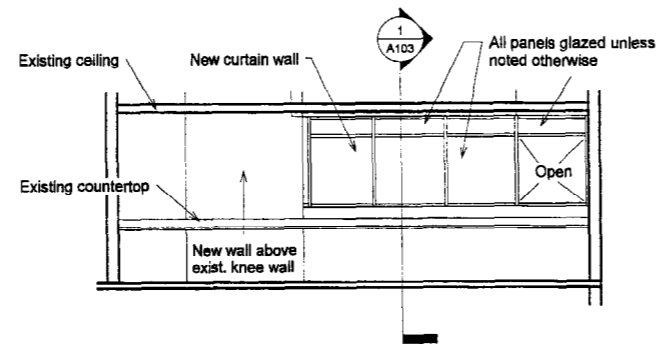
① Section through Conference Room  
1/4" = 1'-0"



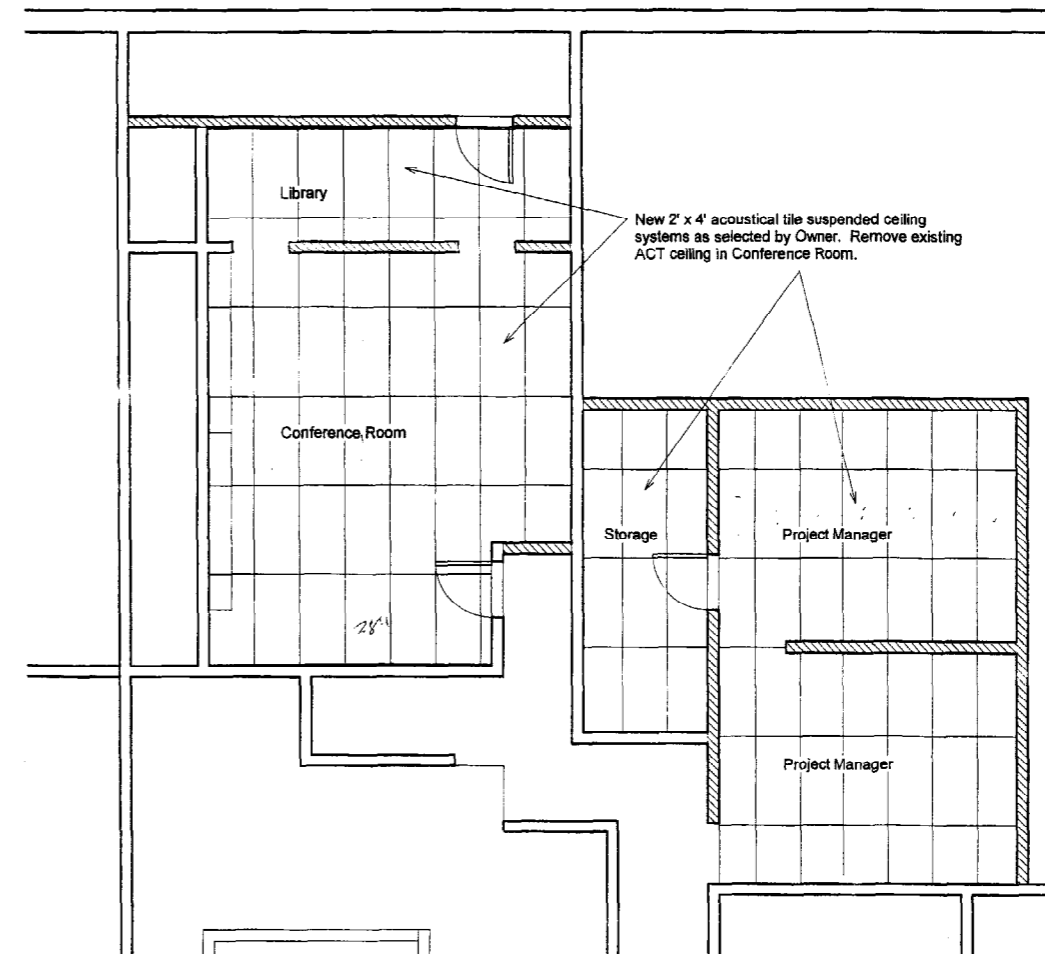
② Section through Waiting  
1/4" = 1'-0"



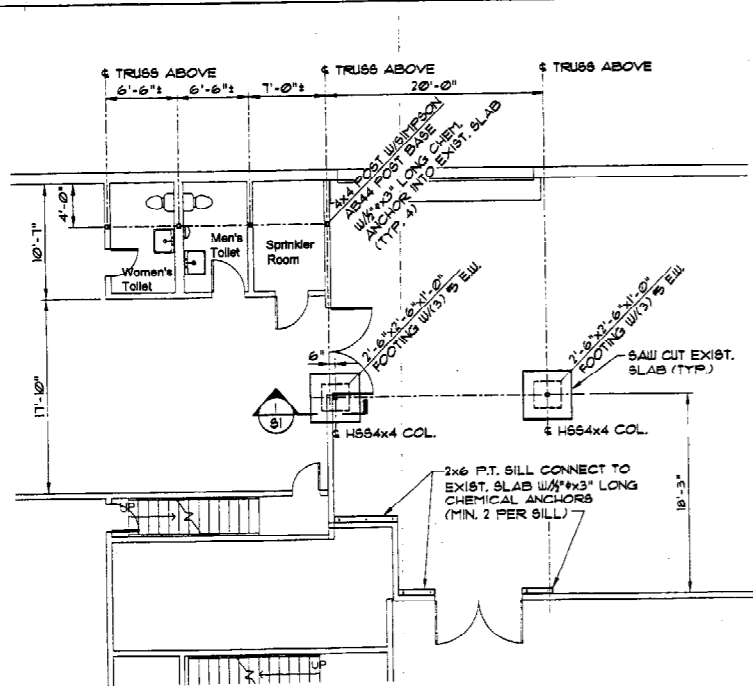
④ Reception from Waiting  
1/4" = 1'-0"



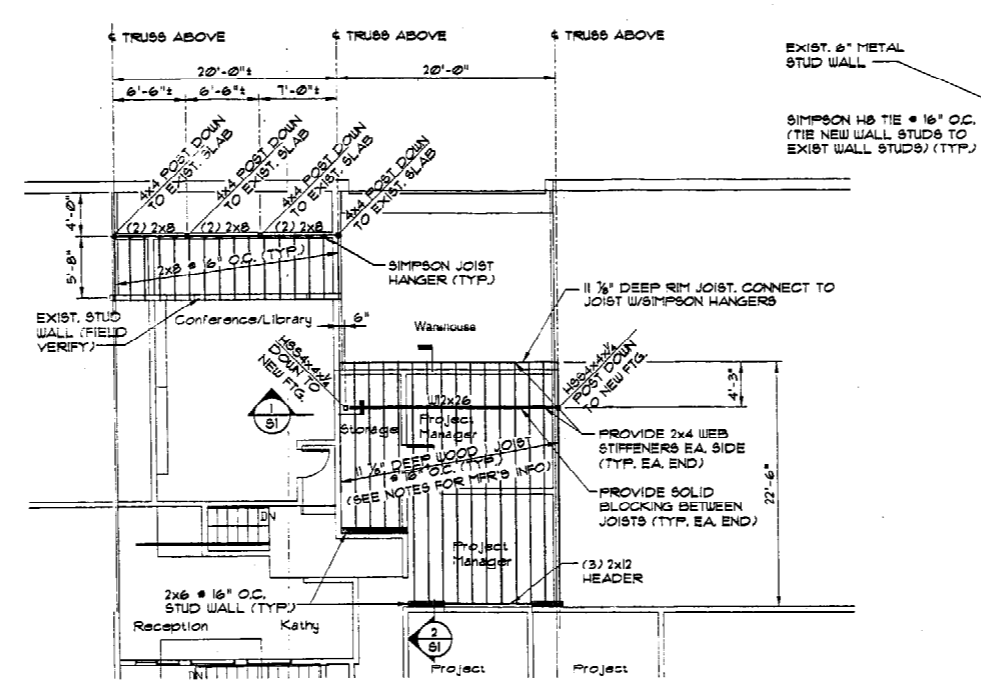
③ Inside Reception  
1/4" = 1'-0"



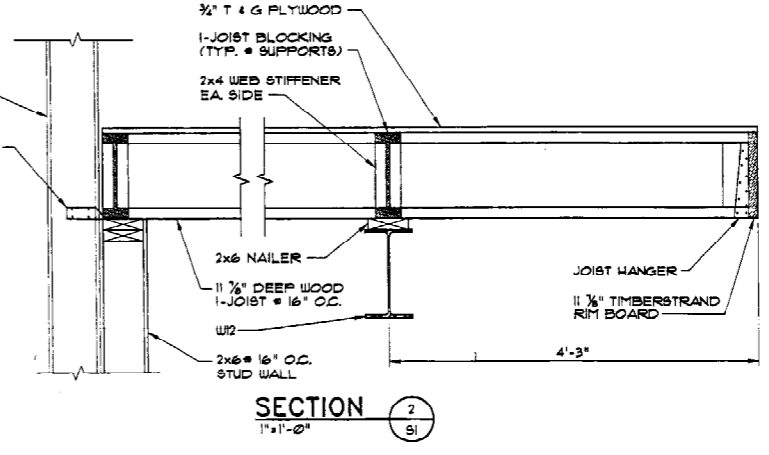
⑤ Reflected Ceiling Plan  
1/4" = 1'-0"



**PARTIAL PLAN - FOUNDATION PLAN**  
1/8" = 1'-0"



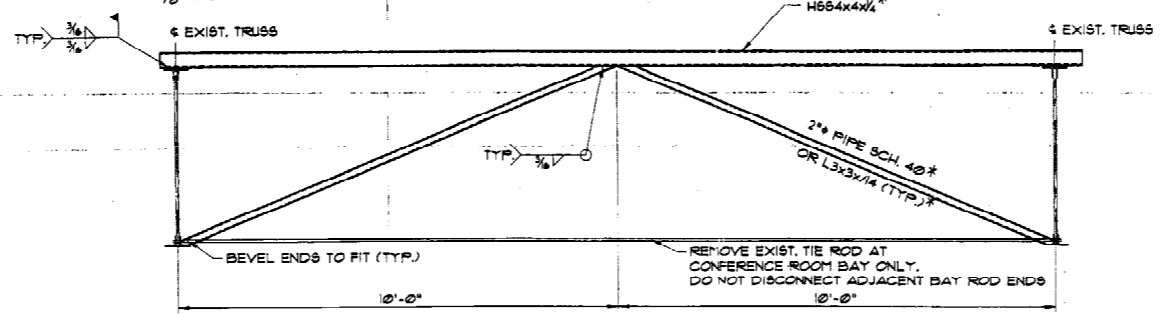
**PARTIAL PLAN - SECOND FLOOR FRAMING PLAN**  
1/8" = 1'-0"



**SECTION 2**  
1/4" = 1'-0"

**WOOD FRAMING NOTES:**

- STRUCTURAL LUMBER: NO. 2 SPRUCE-PINE-FIR OR BETTER, 15% MAX. MOISTURE CONTENT.  
PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.  
LUMBER SIZES SHOWN ARE NOMINAL SIZES.  
WOOD I-JOISTS: GEORGIA-PACIFIC WJ-60 OR GPI-60  
BOISE CASCADE BCI-600  
TRUS-JOIST TJ/PRO 350
- RIM BOARD: GEORGIA-PACIFIC FIBERSTRONG  
BOISE CASCADE RIMBOARD  
TRUS-JOIST TIMBERSTRAND
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA NATIONAL BUILDING CODE/1999, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR SHEATHING: PROVIDE 8d ROBIN COATED RING SHANK NAILS FOR FLOORS, AS FOLLOWS, UNLESS SHOWN OTHERWISE:  
6" O.C. ALONG ALL FLOOR PANEL EDGE JOISTS  
12" O.C. ALONG ALL INTERMEDIATE FLOOR JOISTS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED TOP & BOTTOM.
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, FOR SINGLE 2x8 PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H 8 BETWEEN NEW LOAD-BEARING WALLS AND EXISTING WALLS TO LATERALLY TIE THE TWO WALL SECTIONS TOGETHER.
- PROVIDE DOUBLE TOP PLATE IN ALL BEARING WALLS. STAGGER TOP PLATE SPLICES 4'-0" AND PROVIDE AT LEAST 8-10d NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MIN. OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP 2x BEAMS UNLESS SHOWN OTHERWISE.
- PROVIDE THE FOLLOWING POST CAPS OR BASES:  
POST FRAMING UNDER OR OVER BEAMS: SIMPSON LPC SERIES POST CAPS FOR CAPS AND BASES.  
POST FRAMING ONTO WOOD SILLS: SIMPSON BOC60 OR BC40 BASES.  
POST ON CONCRETE: SIMPSON AB SERIES BASES WITH 3/4" DIAMETER CHEMICAL ANCHORS.
- FLOOR SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE I.  
FLOORS: SPAN RATING 32/16, MIN. THICKNESS 15/32"
- INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- PROVIDE FULL DEPTH BLOCKING (I-JOISTS) AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS WHERE JOISTS FRAME OVER SUPPORTS.
- PROVIDE 3/4" DIAMETER CHEMICAL ANCHORS WITH MINIMUM 3" EMBEDMENT INTO EXISTING SLAB FOR ALL SILL PLATES. PROVIDE A MINIMUM OF 2 BOLTS PER SECTION OF PLATE; SPACE INTERMEDIATE BOLTS NOT MORE THAN 4' ON-CENTER.



**ALTERNATE SECTION AT CONFERENCE ROOM**  
1/8" = 1'-0"

**FOUNDATION NOTES:**

- DESIGN BEARING CAPACITY: 2.0 KSF (FOOTINGS ON SOIL)
- REMOVE EXISTING SLAB AS REQUIRED TO CONSTRUCT NEW FOOTINGS. PLACE FOOTINGS ON UNDISTURBED MATERIAL, OR PROVIDE COMPACTION AS NOTED BELOW. NOTIFY ENGINEER IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT FOOTING SUBGRADE.
- UNDER FLOOR SLABS, REMOVE UNSUITABLE MATERIALS, FILL OVER EXCAVATED AREAS WITH COMPACTED GRAVEL. PROVIDE MIN. 6" OF COMPACTED GRAVEL OR SAND UNDER SLAB.
- UNDER SLABS (AND FOOTINGS, IF REQUIRED DUE TO OVER-EXCAVATION) COMPACT MATERIAL TO 95% OF MAX. DENSITY DETERMINED BY ASTM D1557, MODIFIED.
- PROVIDE MATERIAL MEETING THE FOLLOWING GRADATIONS BY WEIGHT:

GRAVEL	SI-EVE SIZE	% PASSING
	3"	100
	1/4"	30-70
	NO. 40	0-30
	NO. 200	0-5

SAND	SI-EVE SIZE	% PASSING
	3/8"	100
	NO. 4	95-100
	NO. 16	50-85
	NO. 100	2-10

**GENERAL STRUCTURAL NOTES:**

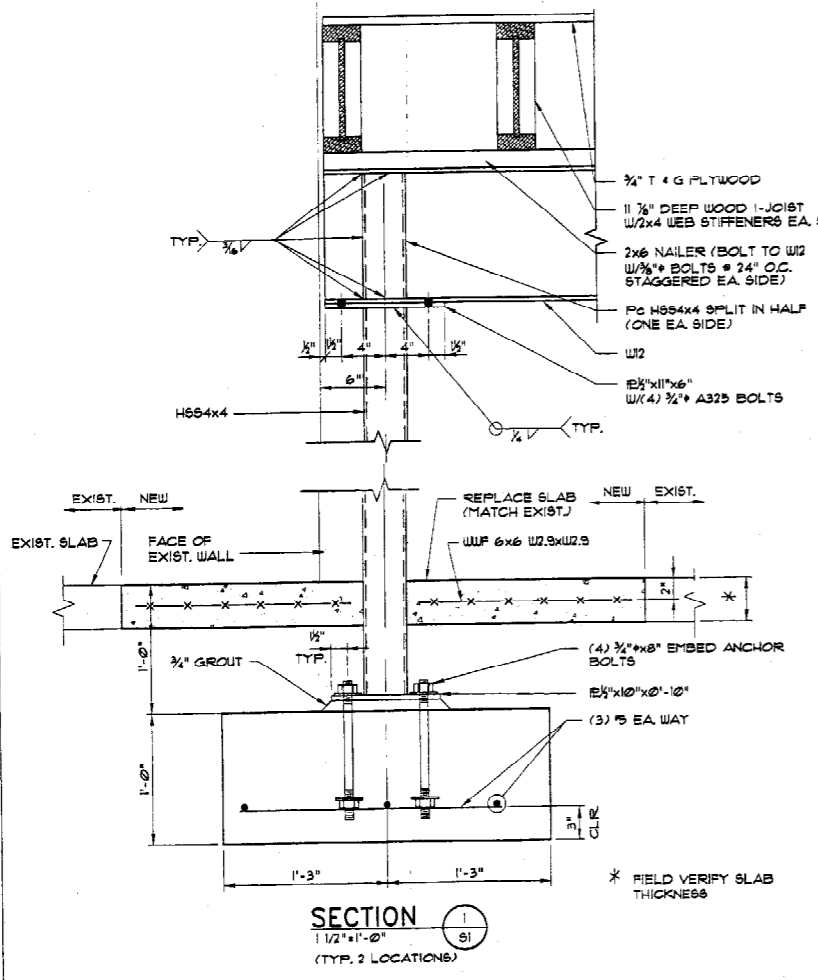
- DESIGN CODE: 1999 BOCA NATIONAL BUILDING CODE.
- FLOOR DESIGN LOADS: 50 PSF, OFFICE LIVE LOAD  
20 PSF, OFFICE PARTITION LOAD  
10 PSF, FLOOR DEAD LOAD
- SEISMIC LOADS:  
SEISMIC HAZARD EXPOSURE GROUP: B  
A<sub>v</sub> = 0.20  
A<sub>s</sub> = 0.25  
SEISMIC PERFORMANCE CATEGORY: C  
RESPONSE MODIFICATION FACTOR: R = 3  
DEFLECTION AMPLIFICATION FACTOR: C<sub>d</sub> = 3.0
- UNO. \* UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
- THIS PROJECT INVOLVES RENOVATION/ADDITION TO AN EXISTING STRUCTURE. DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.

**CONCRETE NOTES:**

- DESIGN CODE: ACI 318-99
- MINIMUM 28 DAY COMPRESSIVE STRENGTH: 3000 PSI
- REINFORCEMENT: GRADE 60, ASTM A615
- MINIMUM CONCRETE COVER:  
3" FOR CONCRETE CAST AGAINST SOIL.  
2" FOR OTHER CONCRETE UNLESS SHOWN OTHERWISE.
- CHEMICAL ANCHORS: HY-150 ADHESIVE BY HILTI  
POWER-FAST ADHESIVE SYSTEM BY RAILL

**STRUCTURAL STEEL:**

- DESIGN SPECIFICATION: AISC ALLOWABLE STRESS DESIGN SPECIFICATION FOR BUILDINGS, 1989.
- CONSTRUCTION IS AISC TYPE 2. STEEL FRAMES ARE NOT FULLY SELF-SUPPORTING AND REQUIRE SUPPORT FROM OTHER STRUCTURAL ELEMENTS. THESE ELEMENTS INCLUDE:  
HORIZONTAL PLYWOOD FLOOR DIAPHRAGMS  
NEW LOAD-BEARING STUD WALLS, LATERALLY BRACED TO THE EXISTING BUILDING STEEL STUD WALLS.  
TEMPORARY SUPPORT FOR THE STEEL FRAME MUST BE PROVIDED UNTIL THESE ELEMENTS ARE COMPLETE AND CONNECTED TO THE STEEL FRAME. THE STRUCTURAL ENGINEER OF RECORD HAS NOT DESIGNED AND IS NOT RESPONSIBLE FOR TEMPORARY SUPPORT DURING ERECTION.
- STRUCTURAL STEEL: ASTM A992 FOR WIDE FLANGE SHAPES.  
ASTM A500 GRADE B FOR TUBES (H60)  
ASTM A53 TYPE E OR S, GRADE B FOR PIPES.  
ASTM A36 FOR ALL OTHER SHAPES/PLATES
- CONNECTIONS: FIELD BOLTED, ASTM A325N BOLTS  
ANCHOR BOLTS: 36 KSI MIN. YIELD  
WELDING: E70 ELECTRODES.
- DESIGN AND DETAIL SIMPLE SHEAR CONNECTIONS USING ALLOWABLE STRESS DESIGN FOR STRUCTURAL STEEL BUILDINGS, VOLUME II, 1992 BY AISC.
- CONNECTIONS WITH BOLTS SUBJECT TO SHEAR ONLY ARE DESIGNATED AS NUG-TIGHT CONNECTIONS REQUIRING WRENCH TIGHTENING ONLY.



**SECTION 1**  
1/2" = 1'-0"  
(TYP. 3 LOCATIONS)



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**PARTIAL PLANS SECTIONS, DETAILS & NOTES**

Date Drawn: 03-16-04

Drawn By: MJB

Revised:

Project #: 2004-2

Scale: AS NOTED

Sheet Number: S-1

