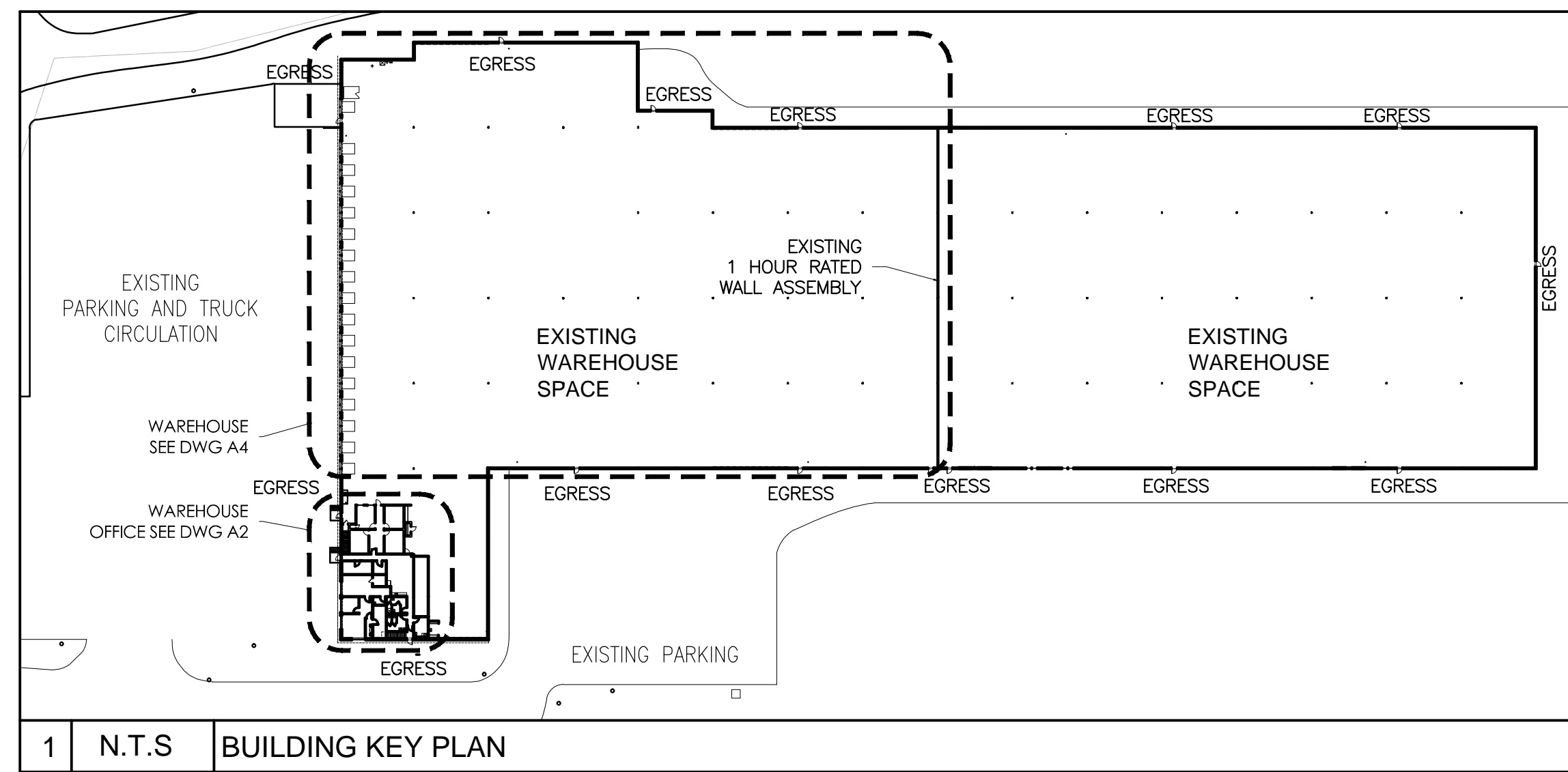
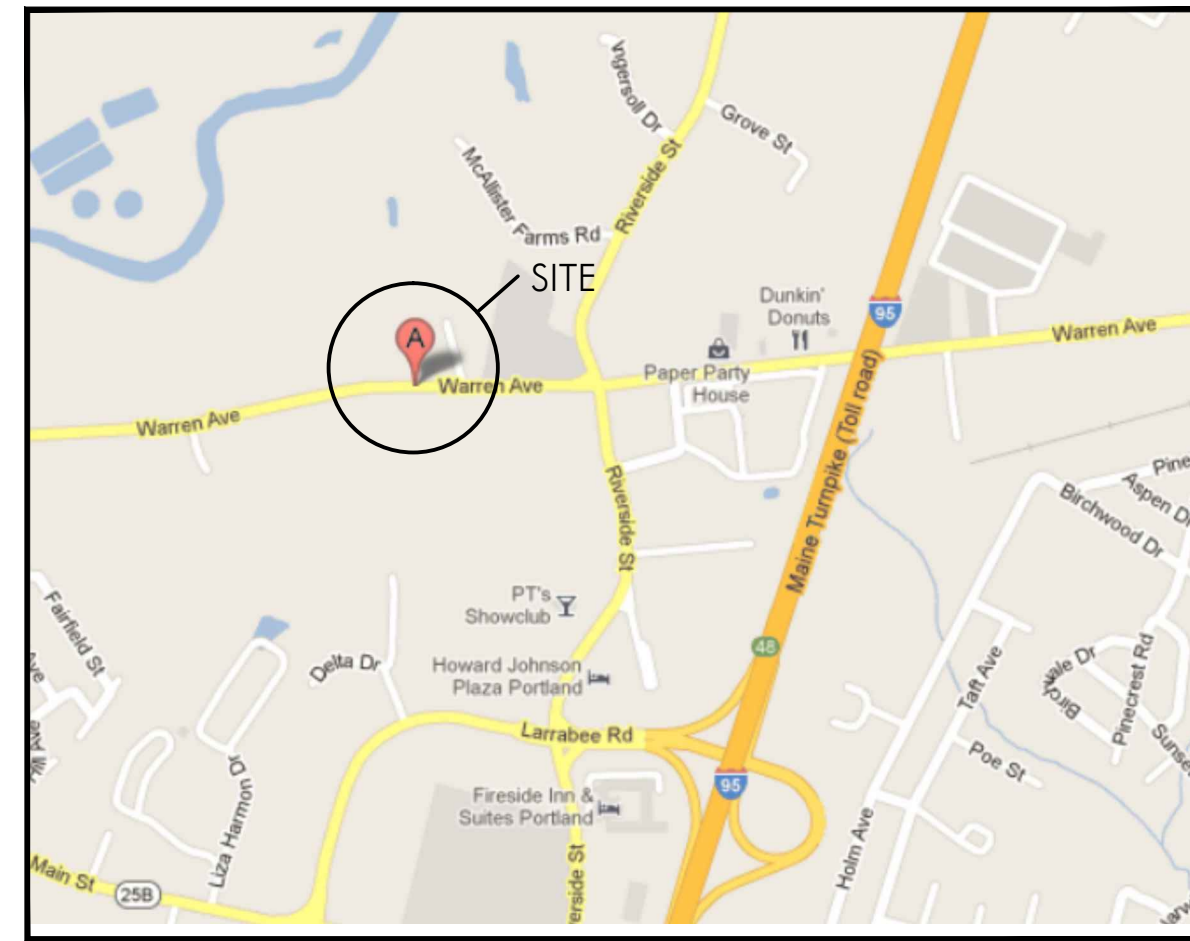


# PROPOSED INTERIOR RENOVATION AMERICAN TIRE DISTRIBUTION

765 Warren Avenue, Portland, ME 04101  
CBL: 316 A003001

## LOCATION MAP



ARCHITECT  
**Graham Architects**  
59 Mills Road  
Kennebunkport, ME 04046  
207.967.8850  
www.grahamarchitects.com

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

MEP ENGINEER

CLIENT

CBE | Boulos Asset Management  
1 Canal Plaza  
Portland, ME 04101

PROJECT  
**Existing Warehouse  
Office Expansion**  
765 Warren Avenue  
Portland, ME 04101

CBL: 316 A003001



ISSUED FOR PERMIT

INFORMATION  
Path: M:/boulos/warren  
Issue Date: 12/17/14  
Drawn By: djg  
Checked By:  
Revision:

1.  
2.  
3.  
4.

TITLE  
COVER PAGE

SCALE  
N.T.S.

© 2014 Graham Architects. All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the written consent from Graham Architects.

# A-0

## ABBREVIATIONS

A	F	M	S
ABV. ABOVE A.F.F. ABOVE FINISHED FLOOR A.D. ACCESS DOOR AC.BD. ACCESS DOOR BOARD AC.CLG. ACOUSTICAL CEILING ACT. ACOUSTICAL TILE ADJ. ADJUSTABLE AG. AGGREGATE ALT. ALTERNATE AL. ALUMINUM ANCH. ANCHOR A.B. ANCHOR BOLT ANOD. ANODIZED ARCH. ARCHITECT ASPH. ASPHALT ASSY. ASSEMBLY	FAB. FABRICATE FAS. FASTEN F.GL. FIBER GLASS FIN. FINISH F.F. FINISH FLOOR F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER F.H.C. FIRE HOSE CABINET F.H.R. FIRE HOSE RACK FP.F. FIRE PROOFING FLG. FLASHING F.H.S. FLAT HEAD SCREW FL. FLOOR F.L. FLOOR MOUNTED FT. FOOT FDN. FOUNDATION FUT. FUTURE	MFR. MANUFACTURER MRB. MARBLE MAS. MASONRY M.O. MASONRY OPENING MAX. MAXIMUM MEMB. MEMBRANE MTL. METAL M.L. METAL LATH M. METER MEZZ. MEZZANINE MM. MILLIMETER MLWK. MILLWORK MN. MINIMUM MISC. MISCELLANEOUS MOD. MODULE MLDG. MOULDING MTC. MOUNTING MULL. MULLION	SAF. GL. SAFETY GLASS S.N.D. SANITARY NAPKIN DISPENSER SCHED. SCHEDULE SLNT. SEALANT SMLS. SEAMLESS SECT. SECTION SE.P. SEPARATE SERV. SERVICE S.S. SERVICE SINK SHWR. SHOWER SH. SHEET SM. SIMILAR S.C. SOLID CORE SPCL. SPECIAL SPEC. SPECIFICATION SQ. SQUARE S. STL. STAINLESS STEEL STD. STANDARD STL. STEEL S.D. STORM DRAIN STRUC. STRUCTURAL SURF. SURFACE SUSP. SUSPEND SUSP. CLOSUSPENDED CEILING
B	G	N	T
BSMT. BASEMENT BM. BENCH MARK BTWN. BETWEEN BIT. BITUMINOUS BLK. BLOCK BLKG. BLOCKING BK. BRICK BLDG. BUILDING B.U.R. BUILT-UP ROOFING	GAL. GALLON GALV. GALVANIZED GA. GAUGE GL. GLASS GR. GRADE GRAN. GRANITE GYP. BD. GYPSUM BOARD GYP. PLASGYPSUM PLASTER	NAT. NATURAL NOM. NOMINAL N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO. NUMBER	TEL. TELEPHONE TEMP. TEMPERED T.C. TERRA COTTA TERR. TERRAZZO THK. THICKNESS THD. THREAD THRESH. THRESHOLD T.A.C.C. TOILET ACCESSORY T.P.D. TOILET PAPER DISPENSER T.O.C. TOP OF CURB T.O.S.L. TOP OF SLAB T.O.STL. TOP OF STEEL TOWER BAR TRAV. TRAVERTINE T. TREAD TYP. TYPICAL TLT. TOILET
C	H	O	U
CAB. CABINET CPT. CARPET C.I.P. CAST-IN PLACE C.I. CAST IRON CLG. CEILING CEM. CEMENT CTR. CENTER C.L. CENTER LINE CER. CERAMIC C.T. CERAMIC TILE CLO. CLOSET COL. COLUMN CONC. CONCRETE C.M.U. CONCRETE MASONRY UNIT CONST. CONSTRUCTION C.J.T. CONTROL JOINT CONT. CONTINUOUS CSK. COUNTERSUNK CU.FT. CUBIC FOOT	HDW. HARDWARE HD. HEAD HT. HEIGHT H.P.T. HIGH POINT H.C. HOLLOW CORE H.M. HOLLOW METAL H.B. HOSE BIBB HR. HOUR	O.C. ON CENTER OPNG. OPENING OPP. OPPOSITE OPP.HD. OPPOSITE HAND O.D. OUTSIDE DIAMETER O.A. OVERALL OVHD. OVERHEAD OZ. OUNCE OXY. OXYGEN	U.C. UNDERCUT U.L. UNDERWRITERS LABORATORIES INC. UR. URINAL U.N.O. UNLESS NOTED OTHERWISE
D	J	K	V
DP. DAMPROOFING DET. DETAIL DIA. DIAMETER DIM. DIMENSION DR. DOOR DN. DOWN DWG. DRAWING D.F. DRINKING FOUNTAIN DW. DRYWALL D. DEPTH	JT. JOINT JST. JOIST	K.PL. KICK PLATE KO. KNOCKOUT KW. KILOWATT	VAC. VACUUM V.B. VAPOR BARRIER VAR. VARIES VERT. VERTICAL V.W.C. VINYL WALL COVERING V.C.T. VINYL COMPOSITION TILE VNR. VENEER
E	L	Q	W
EA. EACH ELAS. ELASTIC E.O.F. ELECTRIC DRINKING FOUNTAIN EL. ELEVATION ELEV. ELEVATOR ENCL. ENCLOSURE EQ. EQUAL EQUIP. EQUIPMENT EXH. EXHAUST EXIST. EXISTING EXP. EXPANSION EXP.ANCH. EXPANSION ANCHOR EXP.BLT. EXPANSION BOLT EXP.JT. EXPANSION JOINT EXT. EXTERIOR	LBL. LABEL L.B. LAG BOLT LAM. LAMINATE LAV. LAVATORY LT. LIGHT LT. WT. LIGHT WEIGHT L.W.C. LIGHT WEIGHT CONCRETE LMS. LIMESTONE L.F. LINEAL FEET LNTL. LINTEL L.G. LONG LVR. LOUVER L.P.T. LOW POINT L. LENGTH	QTY. QUANTITY Q.T. QUARRY TILE	W.T.W. WALL TO WALL W.H. WALL HUNG W.C. WATER CLOSET WP. WATER PROOFING W.I.F. WELDED WIRE FABRIC WD. WOOD W.P. WORK POINT W.I. WROUGHT IRON W/O. WITHOUT W/W. WITH W. WIDTH
R	Y		
RAB. RABBIT RAD. RADIUS RE. REFER. REFERENCE R.D. ROOF DRAIN R.F.C. ROOFING REFL. REFLECTED REINF. REINFORCE REQD. REQUIRED R.A. RETURN AIR REV. REVISE R.O.W. RIGHT OF WAY R. RISER RM. ROOM R.O. ROUGH OPENING RUB. RUBBER	YD. YARD		

## SYMBOLS

ACOUSTICAL TILE	MARBLE, TRAVERTINE
ALUMINUM	PLASTER
BRASS, BRONZE	PLYWOOD
BRICK	STEEL
CONCRETE	STONE, GRANITE
CONCRETE MASONRY UNITS	TERRAZZO
EARTH	TILE CERAMIC OR QUARRY
GLASS	WOOD BLOCKING OR SHIMS
GYPSUM WALL BOARD	WOOD - FINISHED
INSULATION BATT OR BLANKET	WOOD - ROUGH
INSULATION - RIGID	

## GENERAL NOTES

- The intent of the drawings is to include items necessary for the proper execution and completion of the work. The contractor shall review all drawings, and carefully verify existing conditions for coordination before proceeding with the work. The Architect shall be notified immediately of any discrepancy.
- All work shall be done in an orderly and professional manner. The Contractor is responsible for coordinating work to be done by its subcontractors, with local authorities, state agencies, or utility companies which may have jurisdiction over this project.
- All contractors shall visit the site at designated times to review existing conditions and should verify the location of existing utilities before commencing work.
- All utility extensions and connections shall be done in accordance with the State of Maine and the City of Portland laws. In case of conflict, the most restrictive rule applies.
- Exterior wall is existing and not affected in this scope unless otherwise noted.
- Interior partition shall be Type 1-Typical, unless noted otherwise.
- In all cases, dimensions take precedence over scale.
- All building elevations are taken from the site elevation 0'-0" as related to ground floor top of slab elevation.
- Contractor shall provide 2x wood blocking nested in steel studs for support/fastening of specialties and accessories where indicated on the drawings.
- Drywall contractor shall be responsible for providing additional (secondary) bracing, or stiffening framing required to meet the maximum deflection values specified for the height limitations of partition types indicated on drawings.
- Installation of systems shall be made only by persons properly trained and qualified to install the specific system being provided. The installer shall certify that the installation is in complete agreement with the terms of the listing and the manufacturer's instructions for the approved system design.
- Bottom stud channel-track of light steel stud framing walls and partitions shall be fastened to floor slabs. Top stud channel-track shall be properly secured to the underside of the floor structure above conforming with their corresponding wall or partition type. Nest top track to account for deflection.
- General Contractor shall be responsible to incorporate and coordinate the thru floor concrete work such as floor electrical and telephone and data "furnished-by-others" systems.
- All Interior joints between dissimilar materials, installed by the same or different trade, shall receive "caulking." General Contractor shall be responsible to delegate "caulking" work to the joint sealants sub-contractor.

DO NOT SCALE DRAWINGS

## REFERENCE

GLAZING TYPE	ENTRY 100									
ROOM/SPACE NUMBER	X-690									
EQUIPMENT NUMBER										
REVISION										
REVISION CLOUD										
INTERIOR ELEVATION										
EXTERIOR ELEVATION	3/A7.1									
TEST BORING	TB-1									
NEW OR REQUIRED POINT ELEVATION	+461.00									
EXISTING POINT ELEVATION	+461.00									
NEW CONTOURS (ELEV. NOTED ON HIGH SIDE)	320									
EXISTING CONTOURS (ELEV. NOTED ON HIGH SIDE)	318									
FLOOR LINES IN EXTERIOR ELEVATION CENTER LINES										
BREAK LINE										
PROPERTY LINES, BOUNDARY LINES										
MATCH LINE										
REFERENCE OR LEVEL LINE										
COLUMN REFERENCE GRIDS	B									
TOILET ACCESSORY	3									
SECTION/DETAIL WITH SHEET REFERENCE	5									
BUILDING SECTION	3 A6.1									
PARTITION TYPE	A									
ENLARGED PLAN REFERENCE	4									
ENLARGED DETAIL REFERENCE	4									
NORTH ARROW	TRUE NORTH									
PROJECT NORTH ARROW										
DOOR DESIGNATION	3									
FINISH SCHEDULE	<table border="1"> <tr> <td>Flooring</td> <td>F</td> <td>C-1</td> </tr> <tr> <td>Wall</td> <td>W</td> <td>P-1</td> </tr> <tr> <td>Base</td> <td>B</td> <td>B-1</td> </tr> </table>	Flooring	F	C-1	Wall	W	P-1	Base	B	B-1
Flooring	F	C-1								
Wall	W	P-1								
Base	B	B-1								

DRAWING LIST

DRAWING LIST	DATE ISSUED
A-0 COVER SHEET AND PROJECT DATA	12.17.14
EX-1 EXISTING CONDITIONS PLAN	
D-1 DEMOLITION PLAN	
A-1 PROPOSED PARTIAL PLAN	
A-2 REFLECTED CEILING PLAN	
A-3 OFFICE LIFE SAFETY PLAN	
A-4 WAREHOUSE LIFE SAFETY PLAN	

## BUILDING CODE DATA

Current Codes Used for Code Information	
International Building Code	2009
IBC Maine Amendment	2009
International Energy Conservation Code	2009
NFPA 101	2009
ADA Standards for Accessible Design	2010

OCCUPANCY - MIXED OCCUPANCY  
STORAGE GROUP S-1 (IBC)  
STORAGE ORDINARY (NFPA 101)  
BUSINESS GROUP B

## OCCUPANT LOAD

WAREHOUSE : 83,230 GROSS S.F. /500 = 166 PPL  
BUSINESS: 3,065 S.F. /100 = 30 PPL

TYPE OF CONSTRUCTION IIB - ESFR SPRINKLER SYSTEM

INTERIOR FINISH CLASSIFICATION  
OFFICE ROOMS & SPACES - CLASS C

NON-SEPARATED OCCUPANCY

FULLY SPRINKLED AND MONITORED BUILDING  
WAREHOUSE SPRINKLER TO BE A ESFR SYSTEM

## EGRESS

BUSINESS OCCUPANCY  
COMMON PATH LIMIT: 100 FT (SPRINKLED)  
TRAVEL DISTANCE LIMIT: 300 FT (SPRINKLED)

STORAGE OCCUPANCY (IBC S-1, NFPA 101 ORDINARY)  
COMMON PATH LIMIT (IBC): 250 FT (SPRINKLED)  
COMMON PATH LIMIT (NFPA): 100 FT (SPRINKLED)  
TRAVEL DISTANCE (IBC): 250 FT (SPRINKLED)  
TRAVEL DISTANCE (NFPA): 400 FT (SPRINKLED)