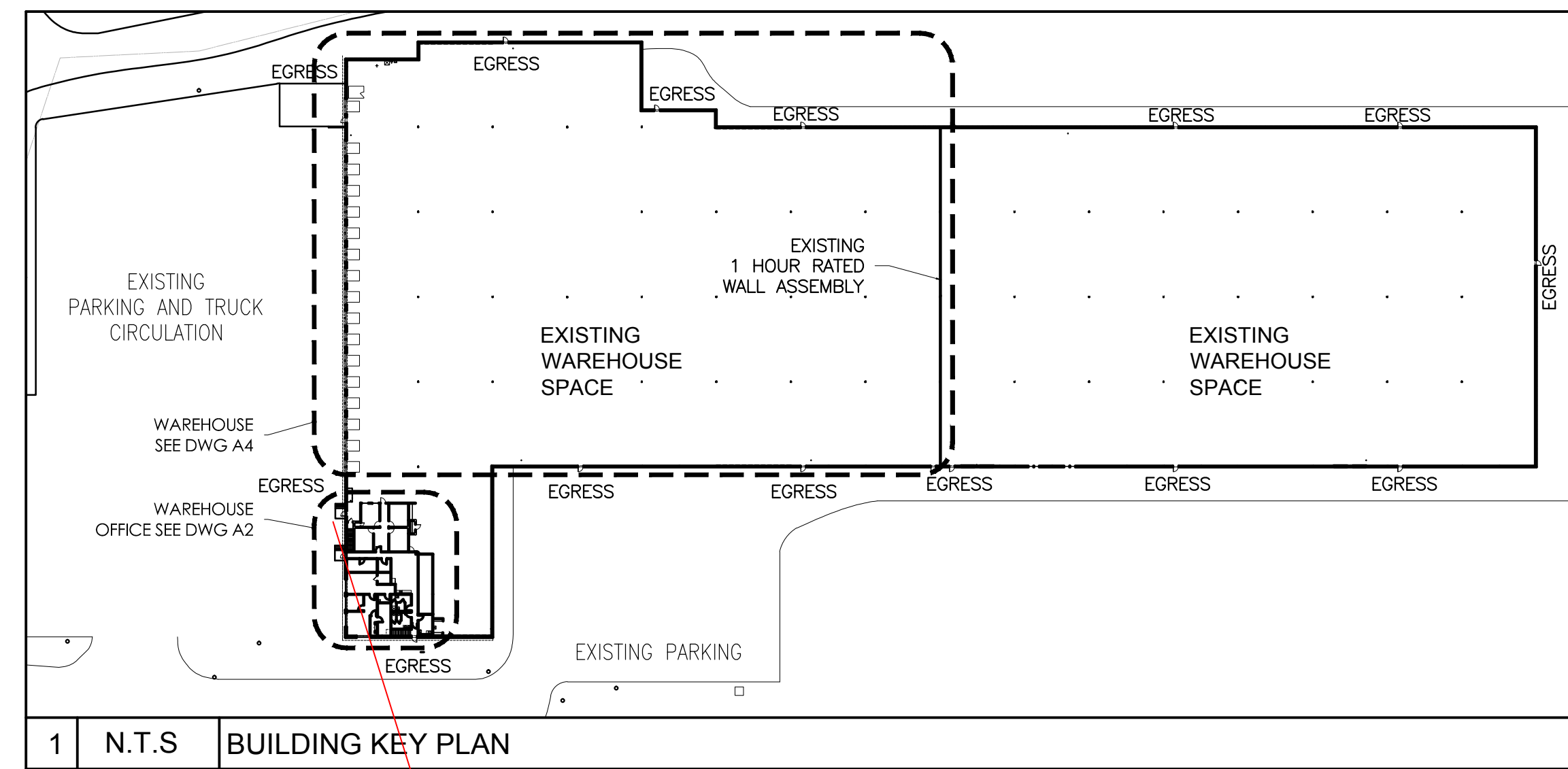
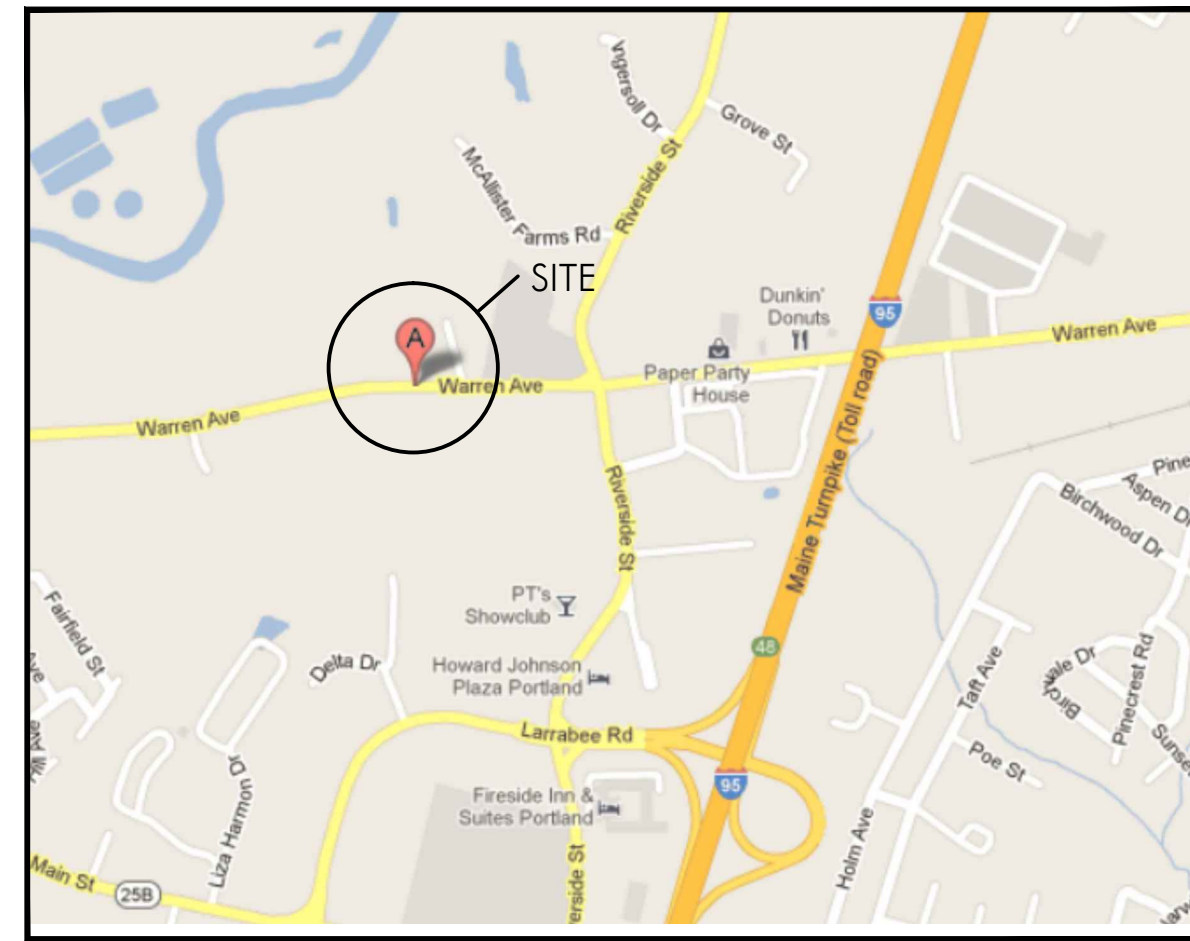


PROPOSED INTERIOR RENOVATION AMERICAN TIRE DISTRIBUTION

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

CBRE | 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: dijg

Checked By:

Revision:

-
-
-
-

TITLE

COVER PAGE

SCALE

N.T.S.

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A-0

DO NOT SCALE DRAWINGS

ABBREVIATIONS

A	F	M	S
ABV. ABOVE	FAB. FABRICATE	MFR. MANUFACTURER	SAF. GL. SAFETY GLASS
A.F.F. ABOVE FINISHED FLOOR	FAS. FASTEN	MRB. MARBLE	S.N.D. SANITARY NAPKIN DISPENSER
A.D. ACCESS DOOR	F.GL. FIBER GLASS	MAS. MASONRY	SCHED. SCHEDULE
AC.BD. ACCUSTICAL BOARD	FIN. FINISH	M.G. MASONRY OPENING	SLNT. SEALANT
AC.CLG. ACCUSTICAL CEILING	F.F. FINISH FLOOR	MAX. MAXIMUM	SMLS. SEAMLESS
ACT. ACCUSTICAL TILE	F.E. FIRE EXTINGUISHER	MEMB. MEMBRANE	SECT. SECTION
ADJ. ADJUSTABLE	F.E.C. FIRE EXTINGUISHER CABINET	MTL. METAL	SEPR. SEPARATE
AG. AGGREGATE	F.H.C. FIRE HOSE CABINET	MTL. DK. METAL DECK	SERV. SERVICE
ALT. ALTERNATE	F.H.R. FIRE HOSE RACK	MTL. L. METAL LATH	S.S. SERVICE SINK
AL. ALUMINUM	PF.F. FIRE PROOFING	M. METER	SHWR. SHOWER
ANCH. ANCHOR	FLG. FLASHING	MM. MILLIMETER	SH. SHEET
A.B. ANCHOR BOLT	F.H.S. FLAT HEAD SCREW	MLWK. MILLWORK	S.M. SIMILAR
ANDD. ANODIZED	FL. FLOOR	MM. MINIMUM	S.C. SOLID CORE
ARCH. ARCHITECT	F.L. MTD. FLOOR MOUNTED	MISC. MISCELLANEOUS	SPCL. SPECIAL
ASPH. ASPHALT	FT. FOOT	MOD. MODULE	SPEC. SPECIFICATION
ASSY. ASSEMBLY	FDN. FOUNDATION	MLDG. MOULDING	SQ. SQUARE
	FUT. FUTURE	S. STL. STAINLESS STEEL	STD. STANDARD
		STL. STEEL	S.D. STORM DRAIN
		STUC. STRUCTURAL	SURF. SURFACE
		SUSP. SUSPEND	SUSP. CLOUSPENDED CEILING

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
GYPSON 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.

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, BOUNDRY LINES	
MATCH LINE	
REFERENCE OR LEVEL LINE	
COLUMN REFERENCE GRIDS	B
TOILET ACCESSORY	3
SECTION/DETAIL WITH SHEET REFERENCE	5 8.1
BUILDING SECTION	3 A6.1
PARTITION TYPE	A
ENLARGED PLAN REFERENCE	4 10.2
ENLARGED DETAIL REFERENCE	4 10.2
NORTH ARROW	TRUE NORTH
PROJECT NORTH ARROW	
DOOR DESIGNATION	3
FINISH SCHEDULE	Flooring: F C-1, Wall: W P-1, Base: B B-1

new exterior stairs adjacent to existing exterior stairs

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)