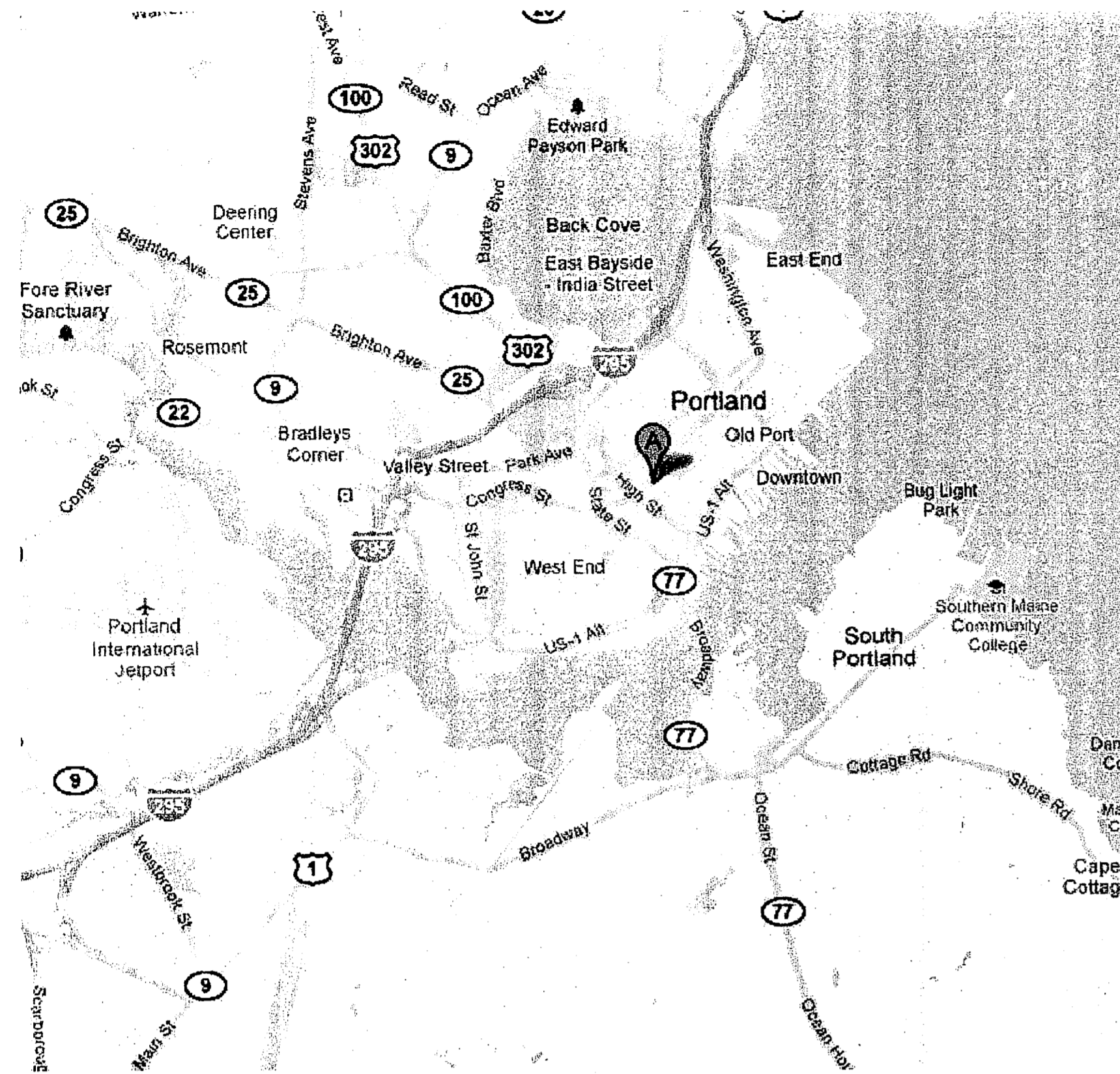


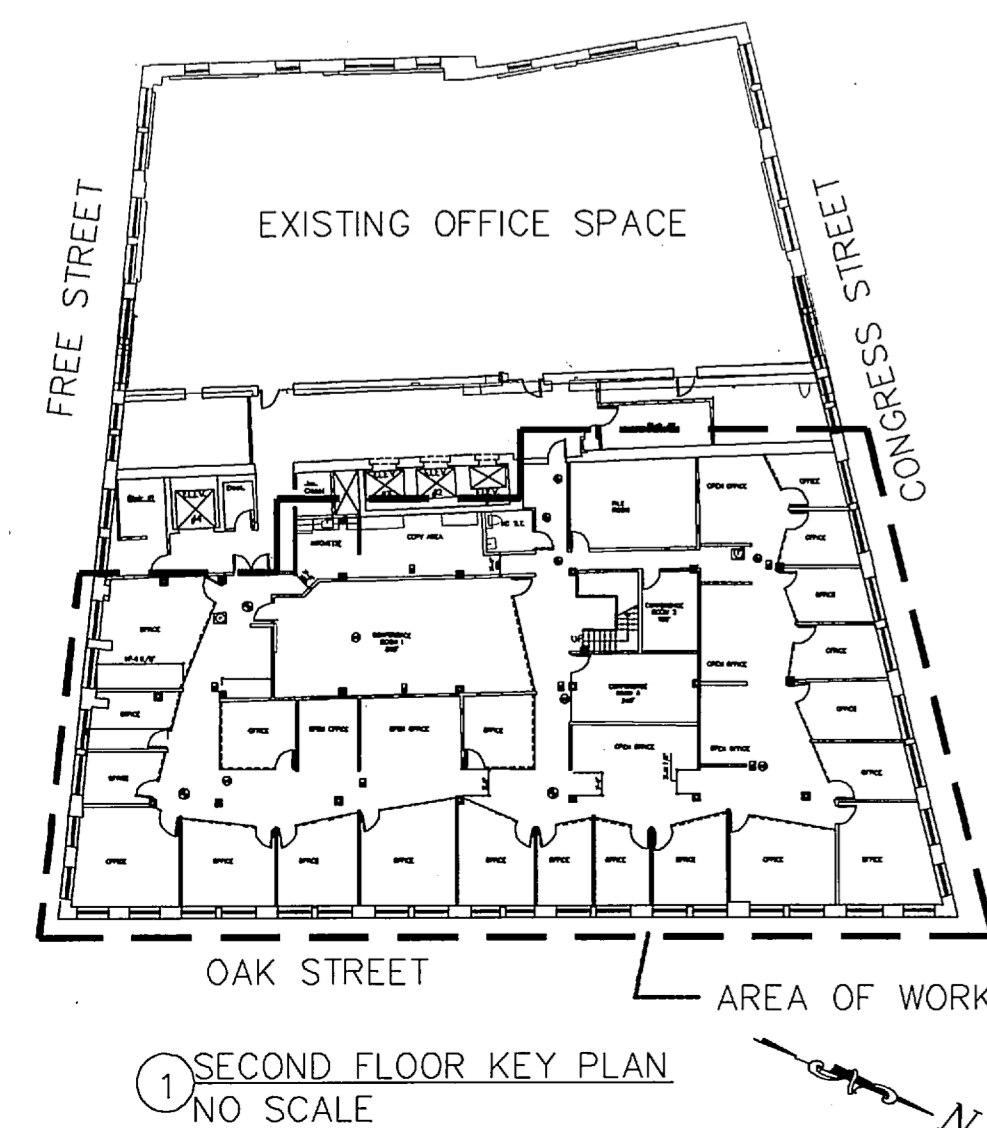
SPINNAKER TRUST INTERIOR OFFICE FIT-UP 123 FREE STREET PORTLAND, MAINE



LOCATION PLAN
NO SCALE

INDEX OF DRAWINGS

---	Cover Sheet
LP-1	Second & Third Floor Life Safety Plans
D-1	Details - Convenience Stair, Wall Types 1, 1x, 3
D-2	Details - Kitchenette & Toilet Elevations, Wall Type 2
I-1	Floor Plan
I-2	Reflected Ceiling Plan
I-3	Elevations
I-4	Floor Finish Plan
I-5	Furniture Plan



1 SECOND FLOOR KEY PLAN
NO SCALE

PROJECT DESCRIPTION

NOTE: THE BUILDING FRONTS FREE STREET, OAK STREET AND CONGRESS STREET. IT HAS ENTRANCES AT 123 FREE STREET AND 562 CONGRESS STREET.

THE PROJECT CONSISTS OF THE INTERIOR OFFICE FIT-UP FOR SPINNAKER TRUST, A FINANCIAL SERVICES COMPANY, OF AN EXISTING SPRINKLED OFFICE SPACE ON THE SECOND FLOOR OF AN EXISTING (6) STORY BUILDING. THE OFFICE SPACE WILL BE OCCUPIED BY A SINGLE TENANT. THE WORK INCLUDES THE CONSTRUCTION OF A CONVENIENCE STAIR CONNECTING THE THIRD AND SECOND FLOOR OFFICES OF SPINNAKER TRUST.

THE WORK INCLUDES THE FOLLOWING:

- CONSTRUCTION OF AN OPENING IN THE FLOOR/CEILING ASSEMBLY SEPARATING THE THIRD AND SECOND FLOOR OFFICES OF SPINNAKER TRUST.
- INSTALLATION OF A METAL CONVENIENCE STAIR IN THE OPENING BETWEEN FLOORS.
- CONSTRUCTION OF NEW PARTITION WALLS.
- INSTALLATION OF FRAMELESS GLASS WALLS & DOORS.
- INSTALLATION OF NEW ACOUSTICAL HUNG CEILING.
- INSTALLATION OF NEW CARPETING.
- CONSTRUCTION OF (1) ADA COMPLIANT TOILET ROOM.
- CONSTRUCTION OF (1) ADA COMPLIANT KITCHETTE.
- RELOCATION / ADDITION OF SPRINKLER AND FIRE ALARM DEVICES PER THE NEW OFFICE LAYOUT.
- RELOCATION / ADDITION OF HVAC SYSTEM PER NEW OFFICE LAYOUT. THE EXISTING HVAC SYSTEM UTILIZES A PLENUM RETURN - ALL DEVICES, WIRING ETC. INSTALLED WITHIN THE PLENUM SHALL BE "PLENUM RATED".
- ELECTRICAL LIGHTING & POWER PER NEW OFFICE LAYOUT.
- EXISTING STRUCTURAL COLUMNS ARE GYPSUM BOARD WRAPPED - THE WORK WILL NOT REMOVE OR DISTURB EXISTING COLUMN WRAPPING.
- THE WORK INCLUDES NO EXTERIOR WORK - EXISTING EXTERIOR WALLS AND WINDOWS ARE TO REMAIN.

CODE ANALYSIS - NFPA 2009

SECTION 39 - EXISTING BUSINESS OCCUPANCY

MEANS OF EGRESS - TWO EGRESS STAIRS.

DEAD-END CORRIDORS - SHALL NOT EXCEED 50'

MINIMUM CORRIDOR WIDTH - 44"

COMMON PATH OF TRAVEL - SHALL NOTE EXCEED 100' IN A SPRINKLED SBUILDING.

TRAVEL DISTANCE TO EXITS - SHALL NOT EXCEED 200'.

EMERGENCY LIGHTING - REQUIRED.

EXIT SIGNS - REQUIRED.

AUTOMATIC SPRINKLER SYSTEM -THE BUILDING IS SPRINKLED.

FIRE ALARM SYSTEM -THE BUILDING HAS A FIRE ALARM SYSTEM.

ZONING - CITY OF PORTLAND

B3c ZONE - DOWNTOWN BUSINESS ZONE. CHART 37 / BLOCK G / LOT 14.

CODE ANALYSIS - IBC 2009, IBC EXISTING BUILDING CODE 2009.

USE & OCCUPANCEY - EXISTING BUSINESS, GROUP B

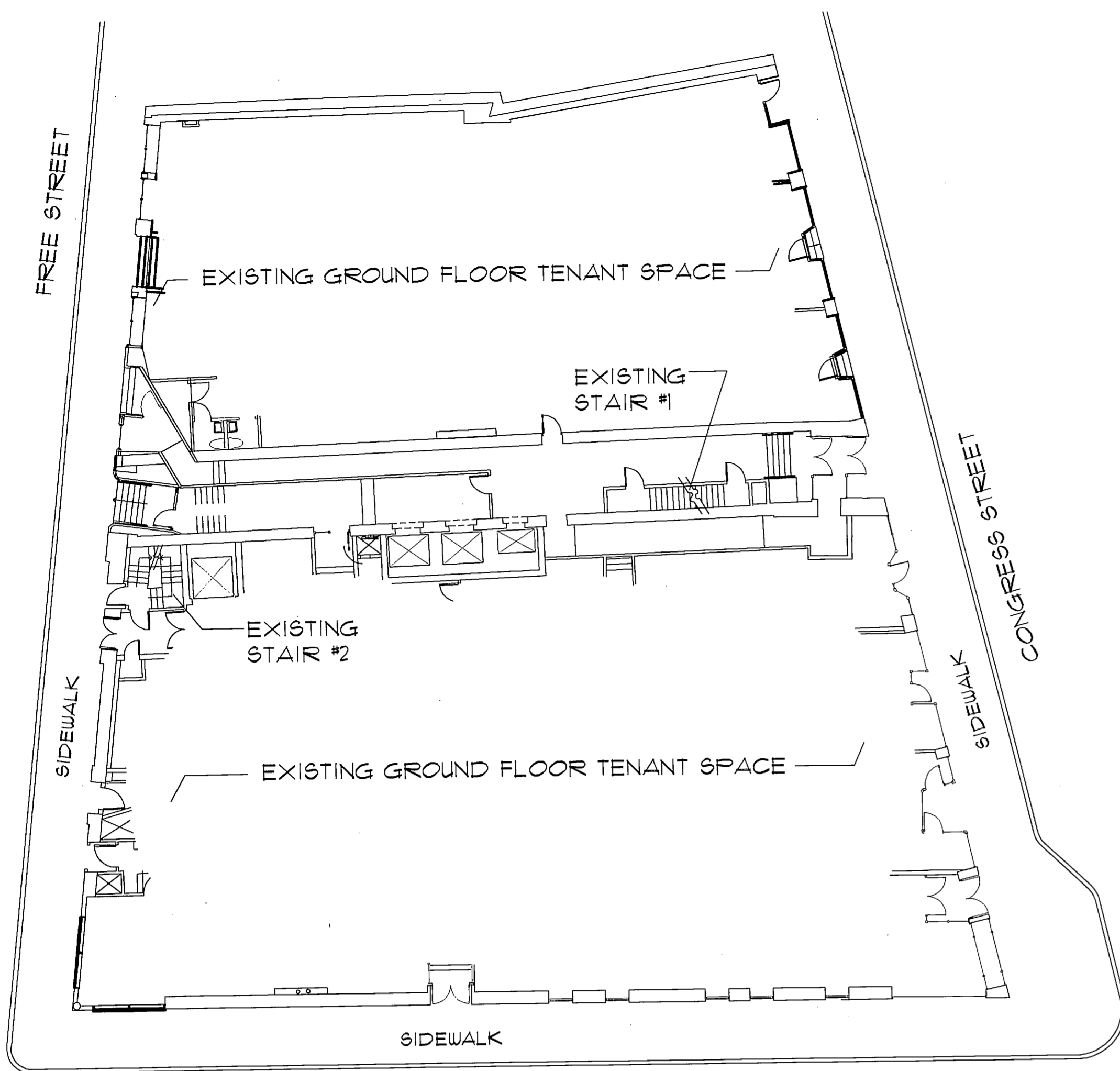
ACCESSIBILITY

AS A COMMERCIAL FACILITY THE PROJECT IS SUBJECT TO TITLE III OF THE ADA. IN PARTICULAR THE NEW BATHROOM AND KITCHENETTE HAVE BEEN DESIGNED IN ACCORDANCE WITH ADA.

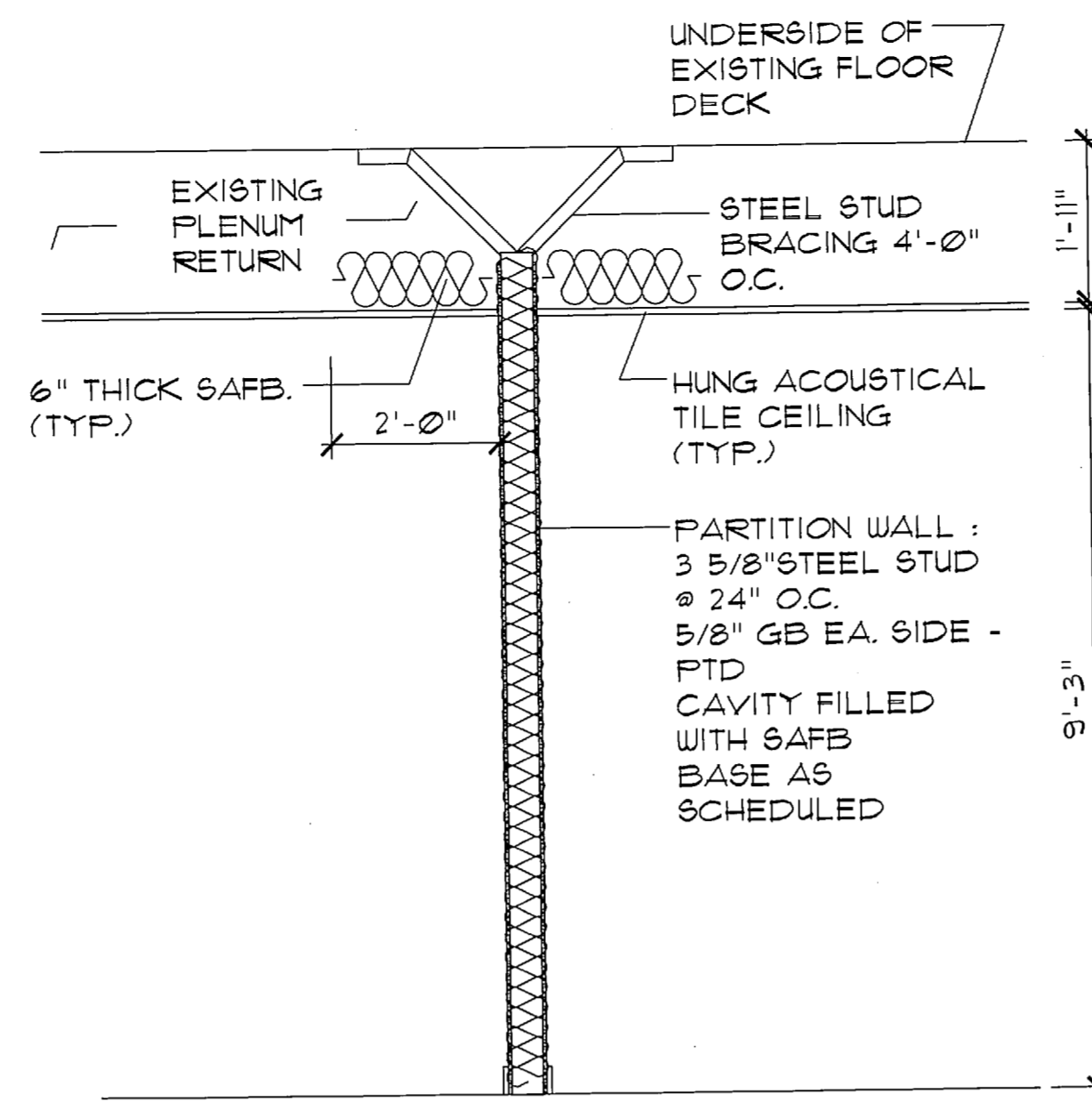
TENANT
Spinnaker Trust
123 Free Street
Portland, Maine

INTERIOR DESIGNER
MDesigns
Falmouth, Maine

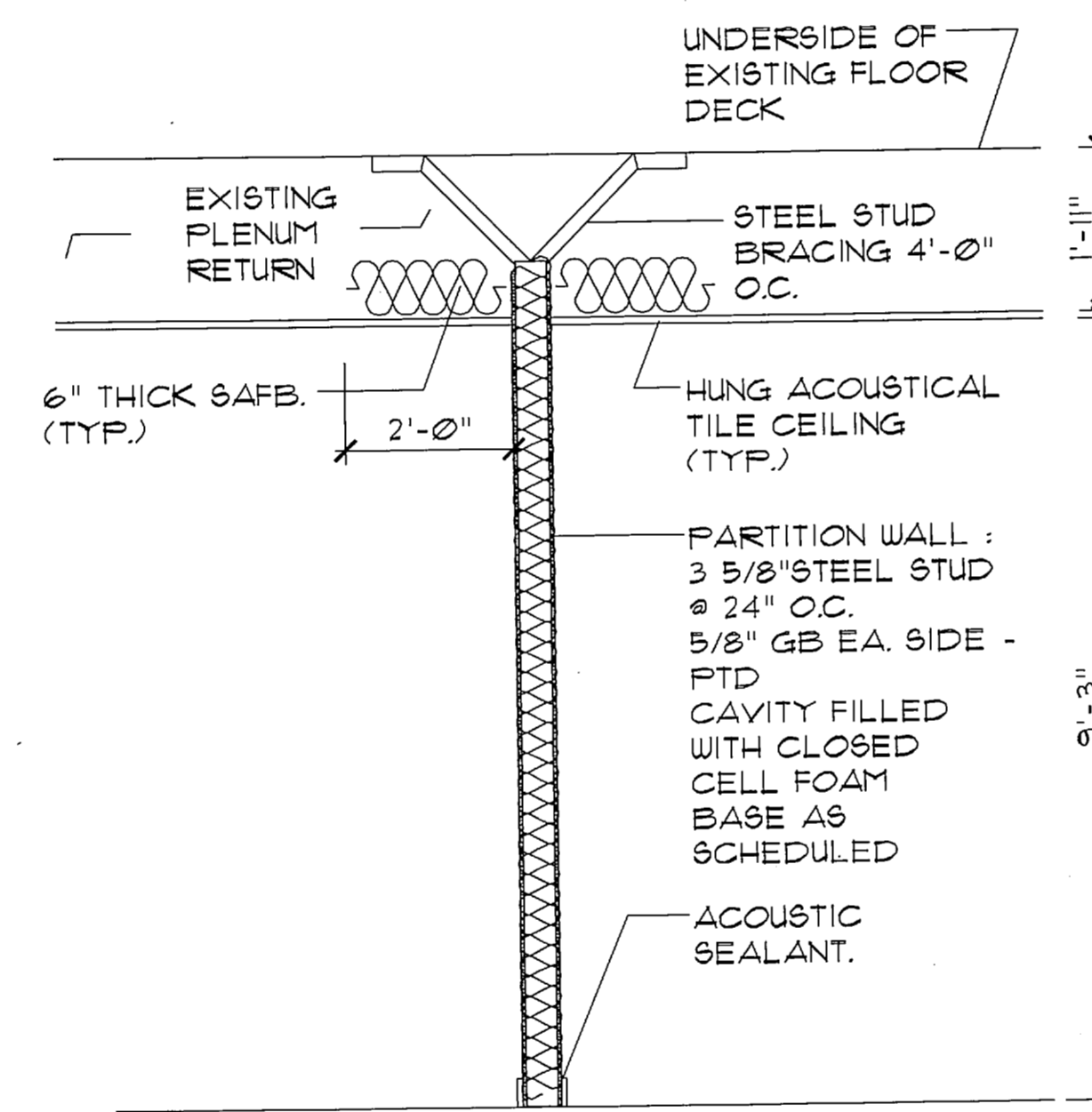
Issue Date:
5/25/12



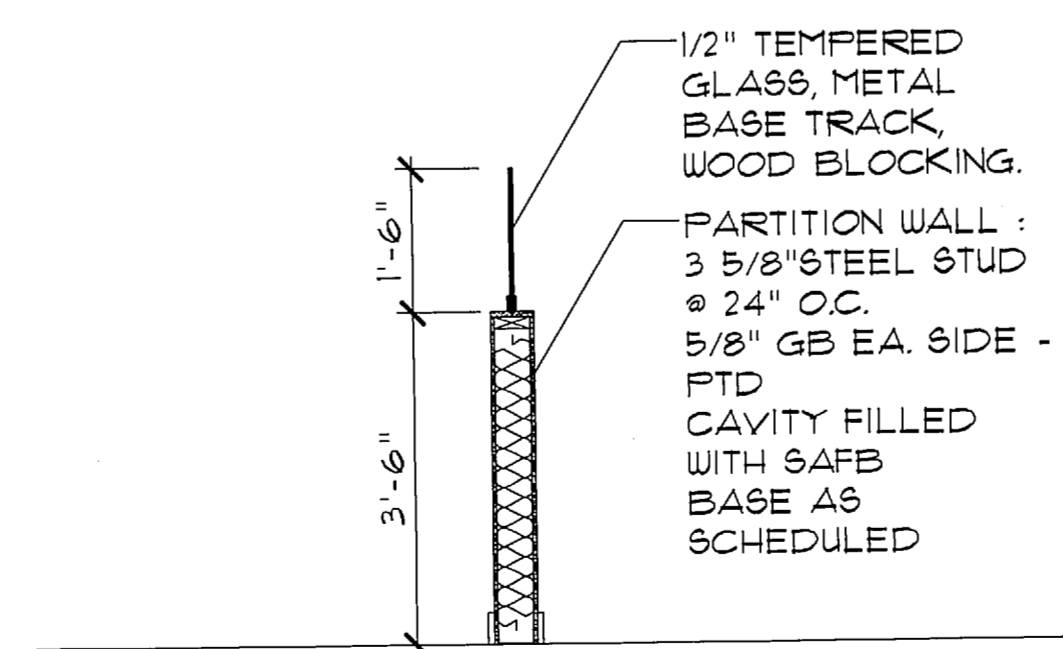
5 GROUND FLOOR EGRESS PLAN
SCALE: 1/16" = 1'-0"



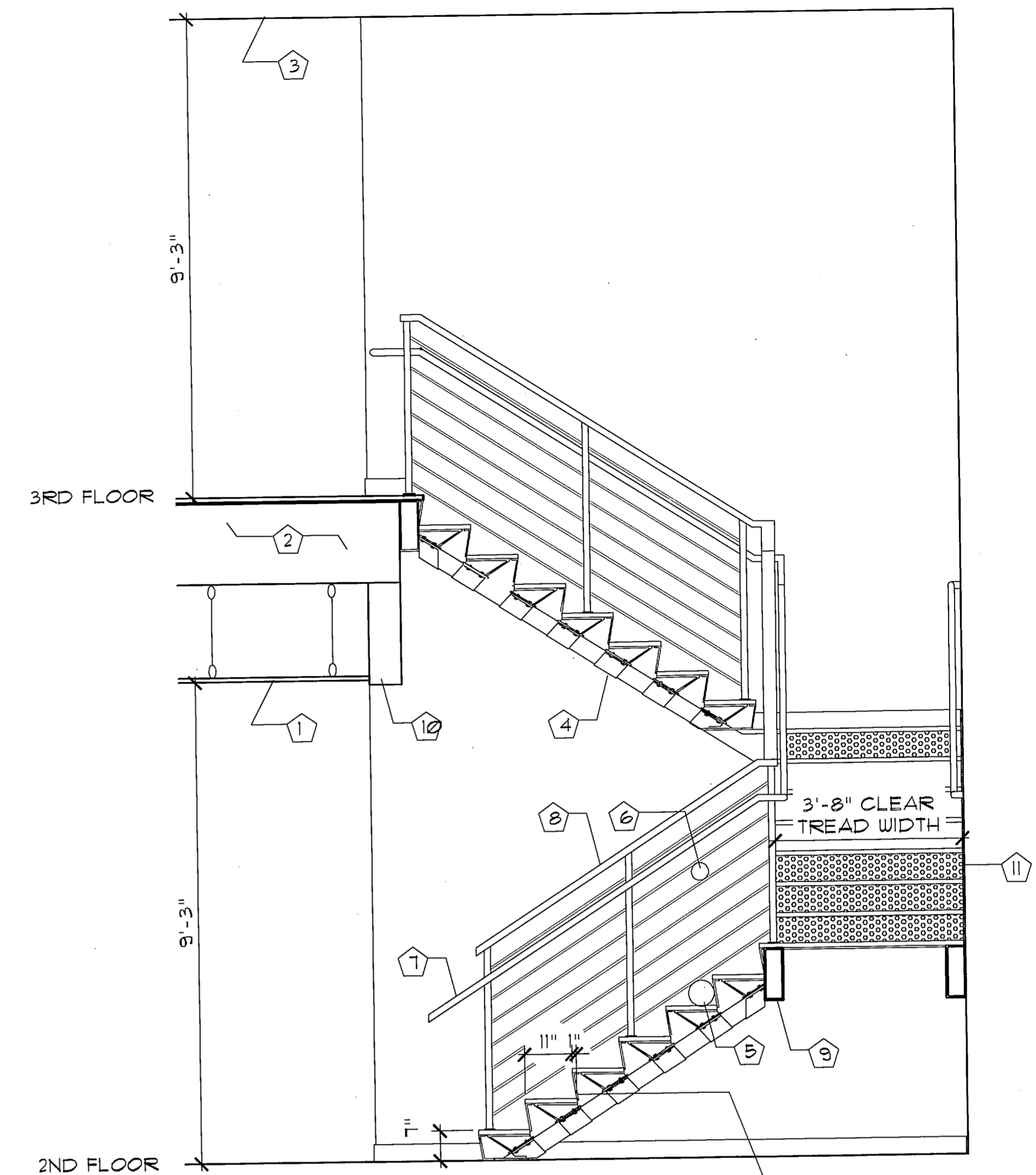
2 WALL TYPE I
SCALE: 1/2" = 1'-0"



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



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



1 SECTION AT STAIR 3
SCALE: 1/2" = 1'-0"

KEYED NOTES

- 1 HUNG ACOUSTIC CEILING.
- 2 EXISTING FLOOR CEILING STRUCTURE - SEE STRUCTURALS FOR FLOOR OPENING DESIGN AND ADD'L INFO.
- 3 EXISTING ACOUSTIC CEILING.
- 4 METAL STAIR ASSEMBLY, BY THE IRON SHOP, INC. OR EQUAL. 1" PERFORATED METAL RISER (TYP.), 11" TREAD (TYP.).
- 5 6" MAX. SPHERICAL OPENING AT TREAD / RISER.
- 6 4" SPHERICAL OPENING AT GUARD.
- 7 2"-10" HIGH WOOD HANDRAIL - 1'-0" EXTENSION TOP & BOTTOM OF STAIR FLIGHTS, RETURN ALL ENDS.
- 8 3'-6" HIGH WOOD GUARD RAIL.
- 9 LANDING SUPPORT - SEE STRUCTURALS.
- 10 G.B. SOFFIT.
- 11 PERFORATED METAL RISER - OPENINGS LESS THAN 1/2" DIAMETER.

Project:
SPINNAKER TRUST THE BAXTER BUILDING
562 CONGRESS STREET - 123 FREE STREET
PORTLAND, MAINE 04101

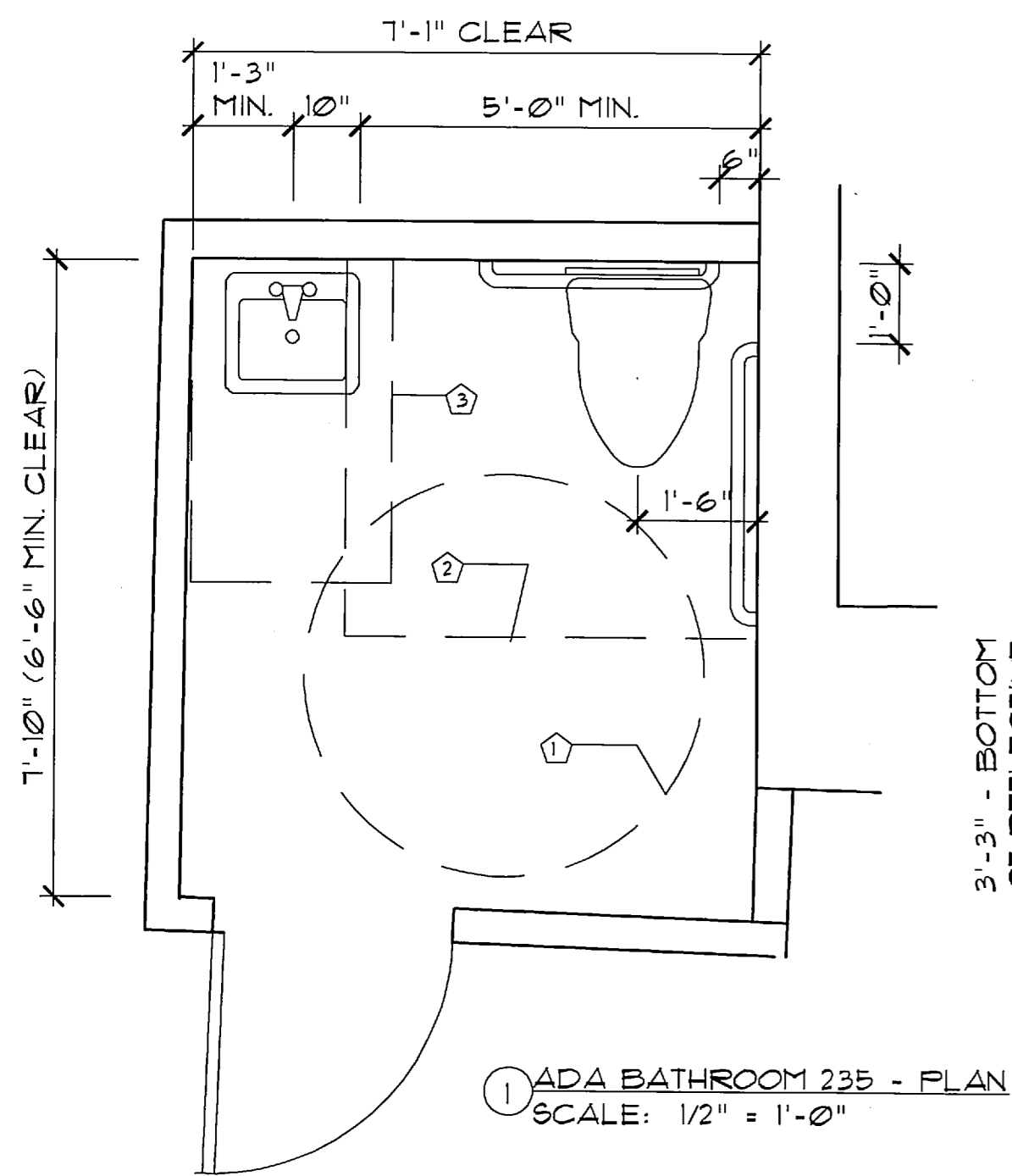
M Designs
Falmouth, Maine
207-233-5517 CELL
MDESIGNS@MAINE.RE.COM

SCALE: AS NOTED DATE: 5/25/12

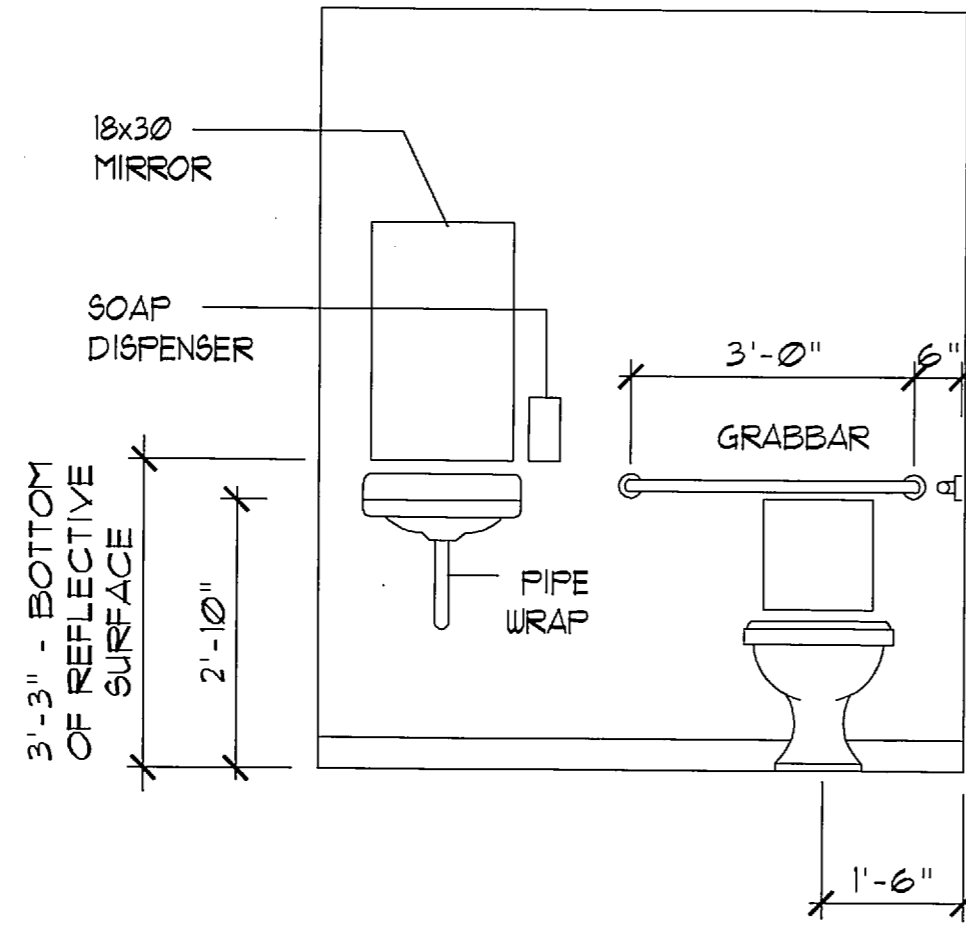
DRAWING:

DETAILS

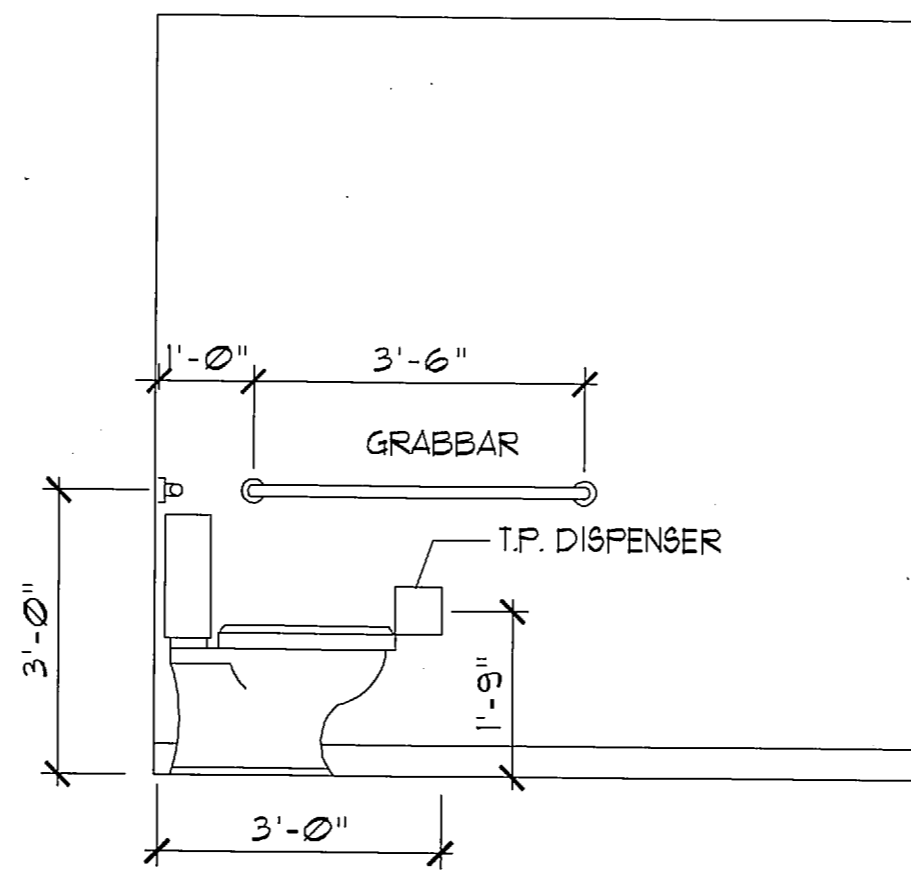
D-1



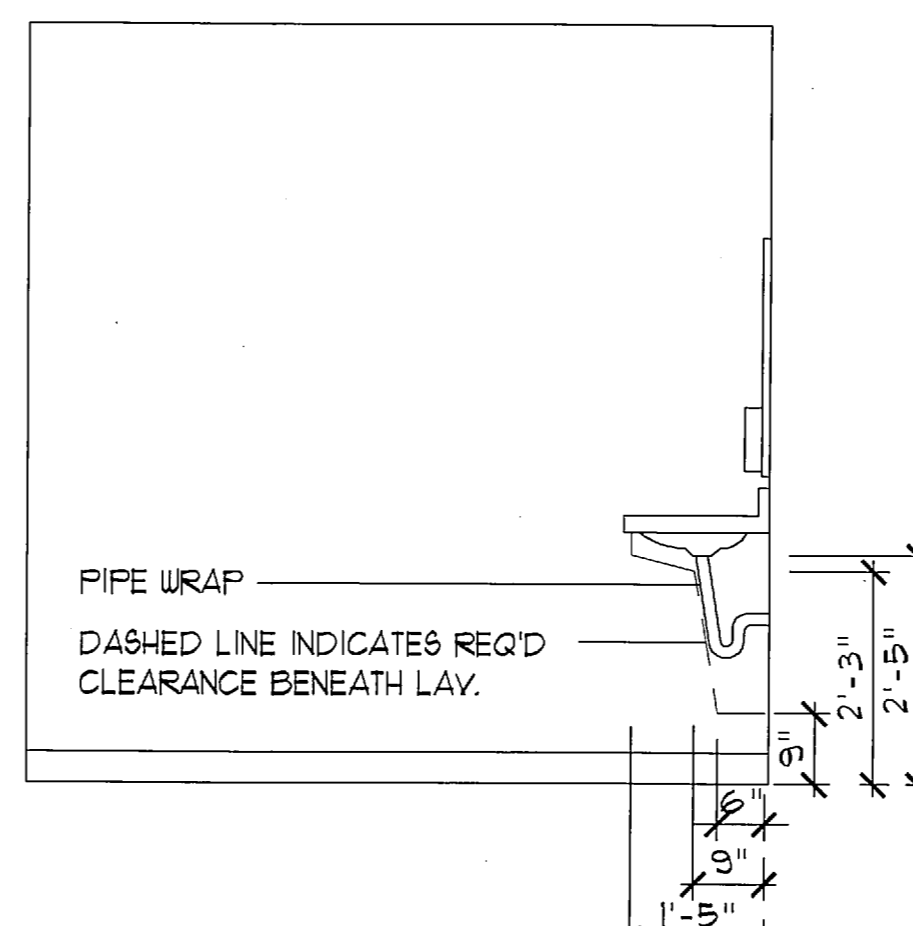
1 ADA BATHROOM 235 - PLAN
SCALE: 1/2" = 1'-0"



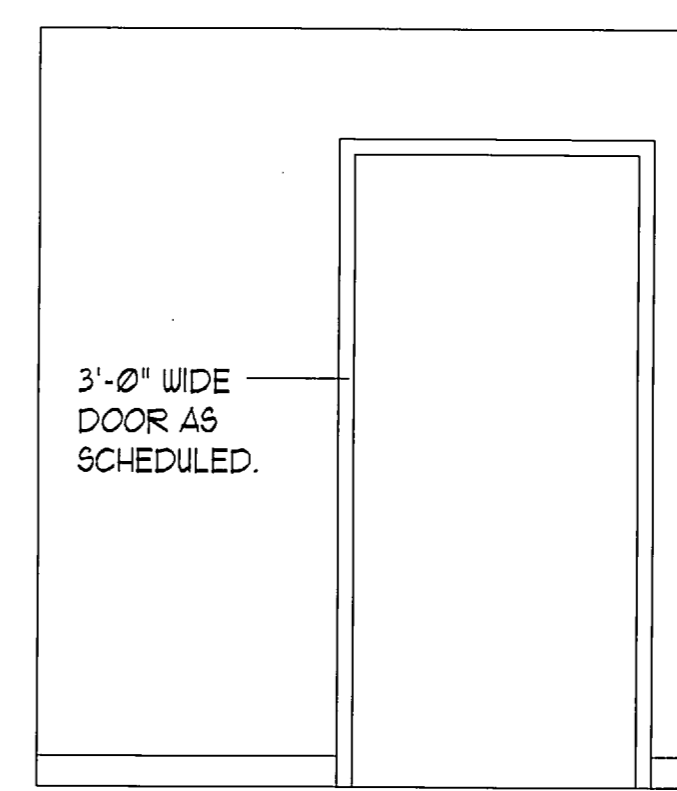
A BATHROOM ELEV.
SCALE: 1/2" = 1'-0"



B BATHROOM ELEV.
SCALE: 1/2" = 1'-0"



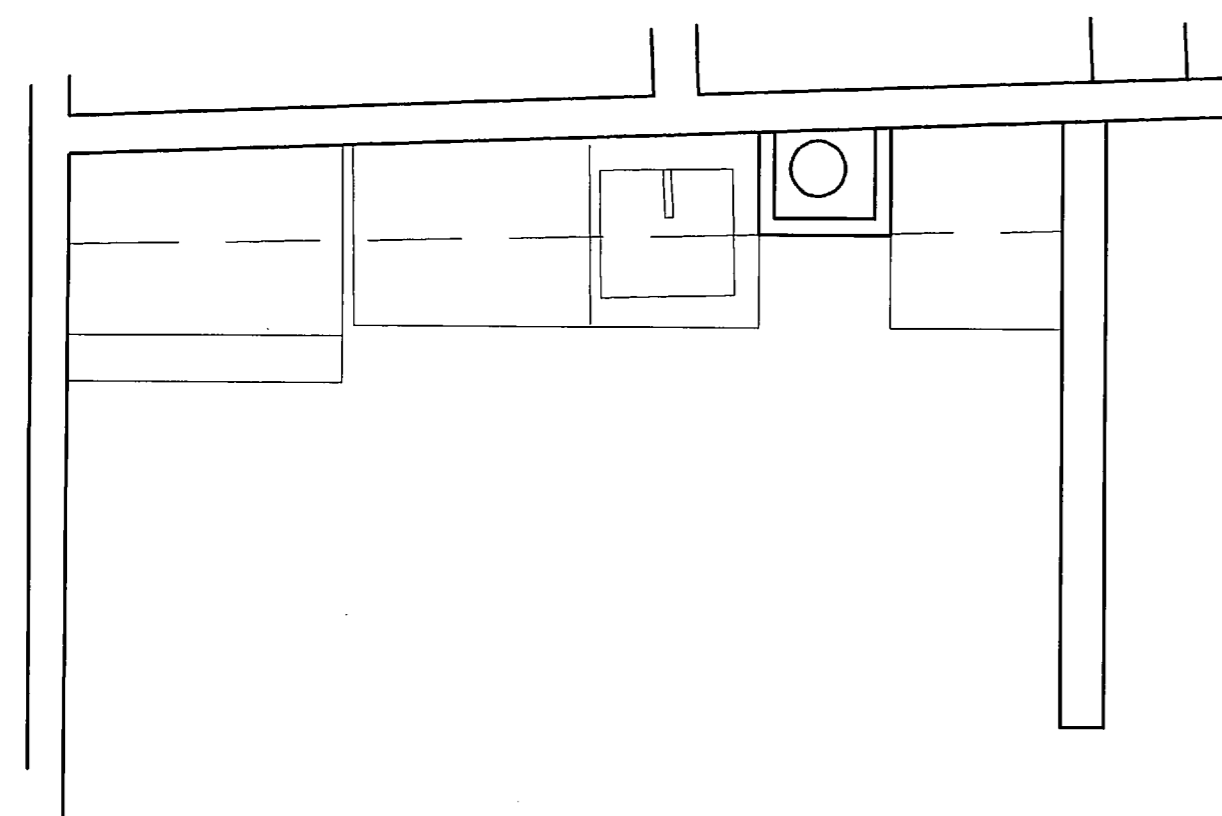
C BATHROOM ELEV.
SCALE: 1/2" = 1'-0"



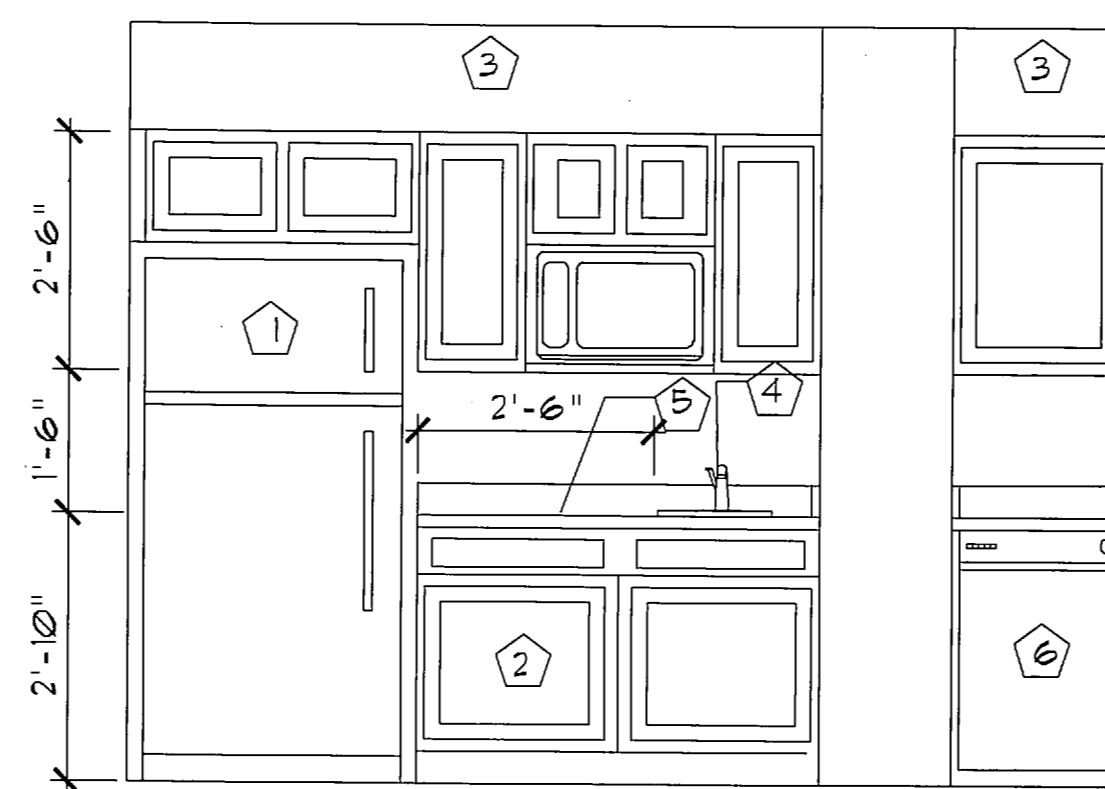
D BATHROOM ELEV.
SCALE: 1/2" = 1'-0"

ADA BATHROOM - KEYED NOTES

- 1 5' DIA. TURNING CIRCLE.
- 2 56" x 60" CLEAR SPACE AT TOILET.
- 3 30" x 48" CLEAR SPACE AT LAV.



2 ADA KITCHENETTE 234 - PLAN
SCALE: 1/2" = 1'-0"



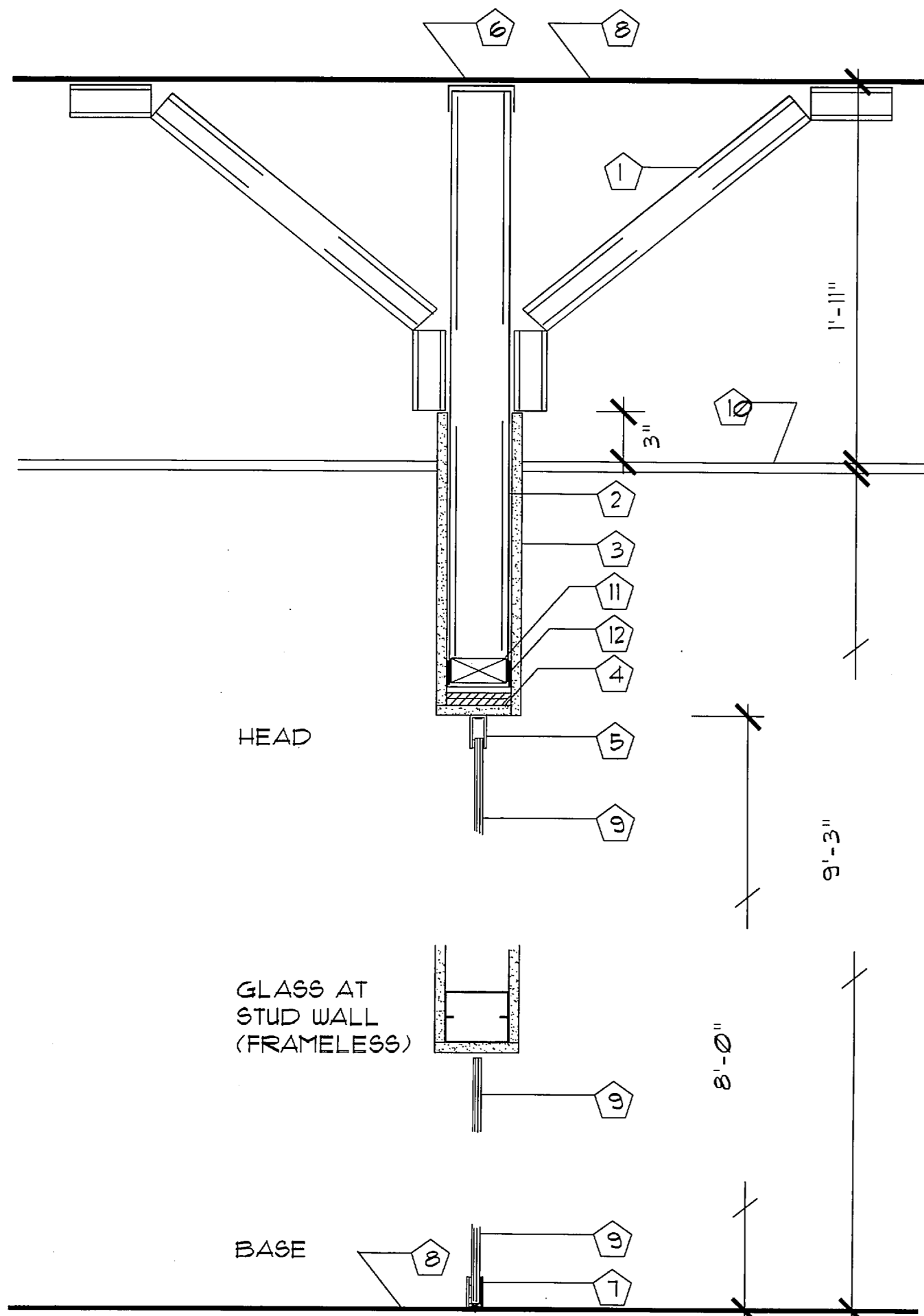
A ELEVATION
1/2" = 1'-0"

ADA KITCHENETTE GENERAL NOTES:

- 1. ALL PLUMBING FIXTURES TO BE ADA COMPLIANT.
- 2. ALL PLUMBING FIXTURES TO BE WATER-SAVER TYPE.

ADA KITCHENETTE KEYED NOTES

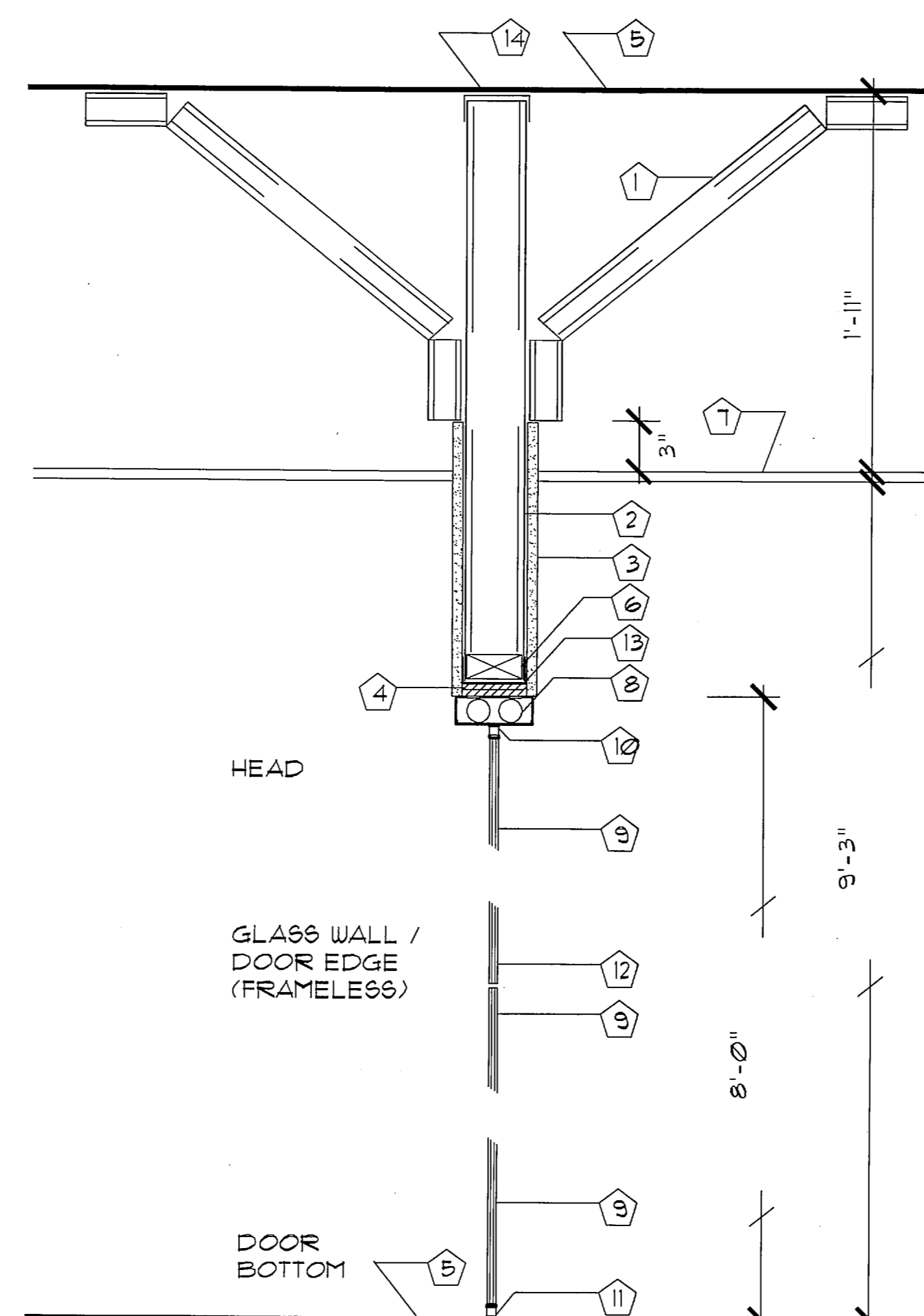
- 1 ADA COMPLIANT REFRIGERATOR.
- 2 BASE CABINETS - SHALL BE REMOVABLE WITHOUT REMOVAL OF REPLACEMENT OF WORK SURFACE, FLOOR FINISH TO EXTEND UNDER EACH CABINET AND THE WALLS BEHIND & SURROUNDING THE CABINETS SHALL BE FINISHED.
- 3 G.B. SOFFIT AT CEILING - PTD.
- 4 KITCHEN SINK / FAUCET - ADA COMPLIANT.
- 5 30" WIDE WORK SURFACE.
- 6 DISHWASHER



KEYED NOTES:

- 1 20 GA, 3 3/8" LIGHTGAGE STEEL BRACING @ 24" O.C. (TYP.). SECURE EA. END W/(3) #10 SCREWS.
- 2 20 GA, 3 3/8" LIGHTGAGE STEEL STUD WALL @ 16" O.C.
- 3 3/8" G.B. EA. SIDE
- 4 3/4" CDX PLYWOOD - CONT.
- 5 METAL FRAME.
- 6 18 GA, 3 3/8" TRACK (CONTINUOUS) W/(2) #10 SCREWS @ 16" O.C.
- 7 METAL BASE TRACK.
- 8 EXISTING FLOOR/CEILING STRUCTURE.
- 9 1/2" TEMPERED GLASS.
- 10 HUNG ACOUSTIC CEILING.
- 11 2x4 BETWEEN STUDS.
- 12 18 GA, 3 3/8" TRACK (CONTINUOUS). SECURE TO PLYWOOD PLATE W/(2) #10 SCREWS @ 12" O.C.

WALL TYPE 2:
FRAMELESS GLASS WALL -
STRUCTURAL SUPPORT
SCALE: 1 1/2" = 1'-0"



KEYED NOTES:

- 1 20 GA, 3 3/8" LIGHTGAGE STEEL BRACING @ 24" O.C. (TYP.). SECURE EA. END W/(3) #10 SCREWS.
- 2 20 GA, 3 3/8" LIGHTGAGE STEEL STUD WALL @ 16" O.C.
- 3 3/8" G.B. EA. SIDE
- 4 3/4" CDX PLYWOOD - CONT.
- 5 EXISTING FLOOR/CEILING STRUCTURE.
- 6 2x4 BETWEEN STUDS.
- 7 HUNG ACOUSTIC CEILING.
- 8 OVERHEAD CLOSER.
- 9 1/2" TEMPERED GLASS DOOR.
- 10 PIVOT HINGE / PATCH PLATE AT HEAD.
- 11 PIVOT HINGE / PATCH PLATE AT BOTTOM.
- 12 1/2" TEMPERED GLASS WALL.
- 13 18 GA, 3 3/8" TRACK (CONTINUOUS). SECURE TO PLYWOOD PLATE W/(2) #10 SCREWS @ 12" O.C.
- 14 18 GA, 3 3/8" TRACK (CONTINUOUS) W/(2) #10 SCREWS @ 16" O.C.

WALL TYPE 2:
FRAMELESS GLASS DOOR -
STRUCTURAL SUPPORT
SCALE: 1 1/2" = 1'-0"

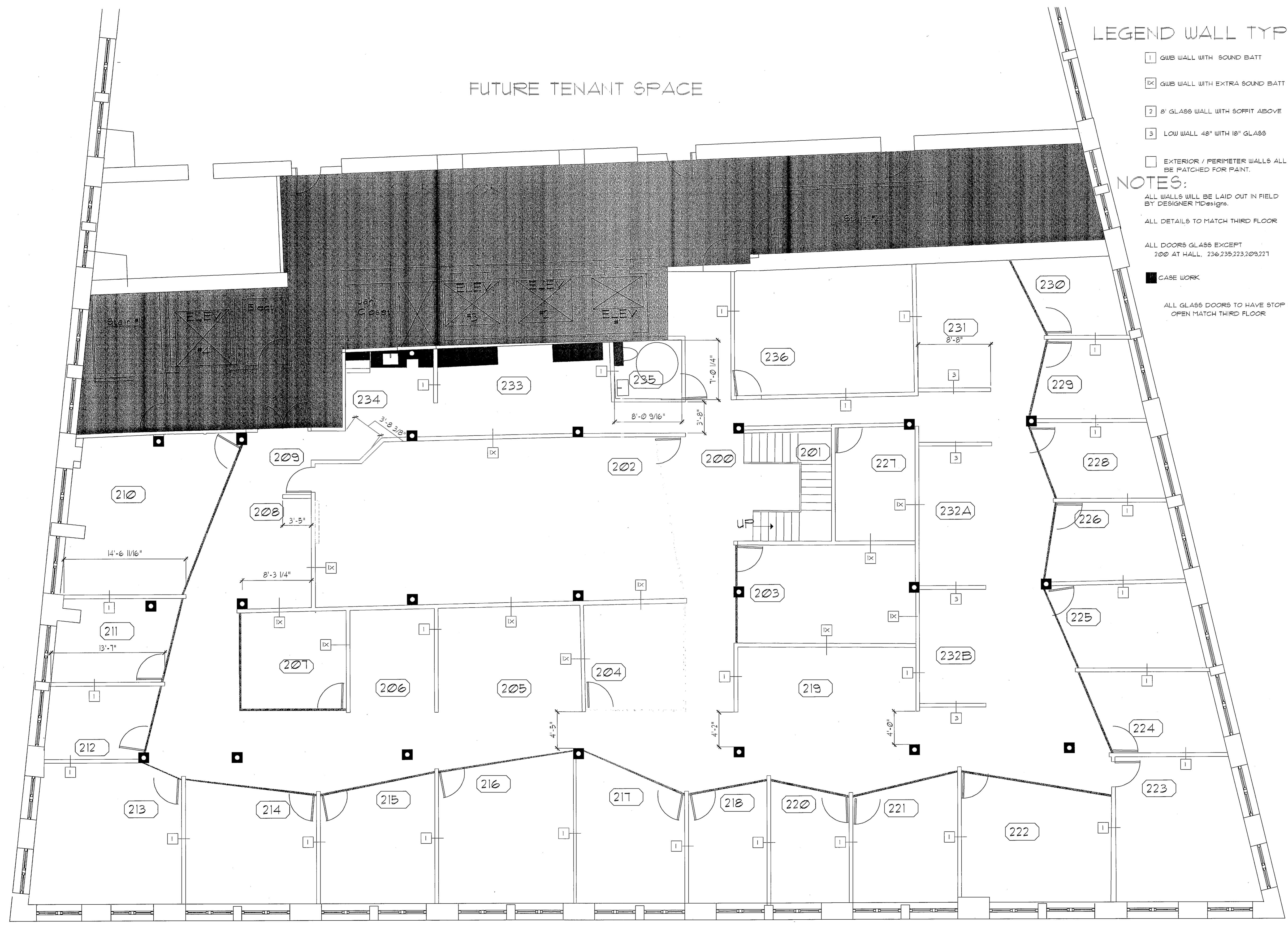
Project:
SPINNAKER TRUST THE BAXTER BUILDING
562 CONGRESS STREET - 123 FREE STREET
PORTLAND, MAINE 04101

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Falmouth, Maine
207-233-5517 CELL
MDESIGNS@MAINE.RR.COM

SCALE: AS NOTED DATE: 5/25/12

DRAWING:
DETAILS

D-2



FUTURE TENANT SPACE

LEGEND WALL TYPES

- 1 GUB WALL WITH SOUND BATT
- IX GUB WALL WITH EXTRA SOUND BATT
- 2 8' GLASS WALL WITH SOFFIT ABOVE
- 3 LOW WALL 48" WITH 18" GLASS

EXTERIOR / PERIMETER WALLS ALL TO BE PATCHED FOR PAINT.

NOTES:

ALL WALLS WILL BE LAID OUT IN FIELD BY DESIGNER MDESIGNS.

ALL DETAILS TO MATCH THIRD FLOOR

ALL DOORS GLASS EXCEPT 200 AT HALL, 236, 235, 223, 209, 221

CASE WORK

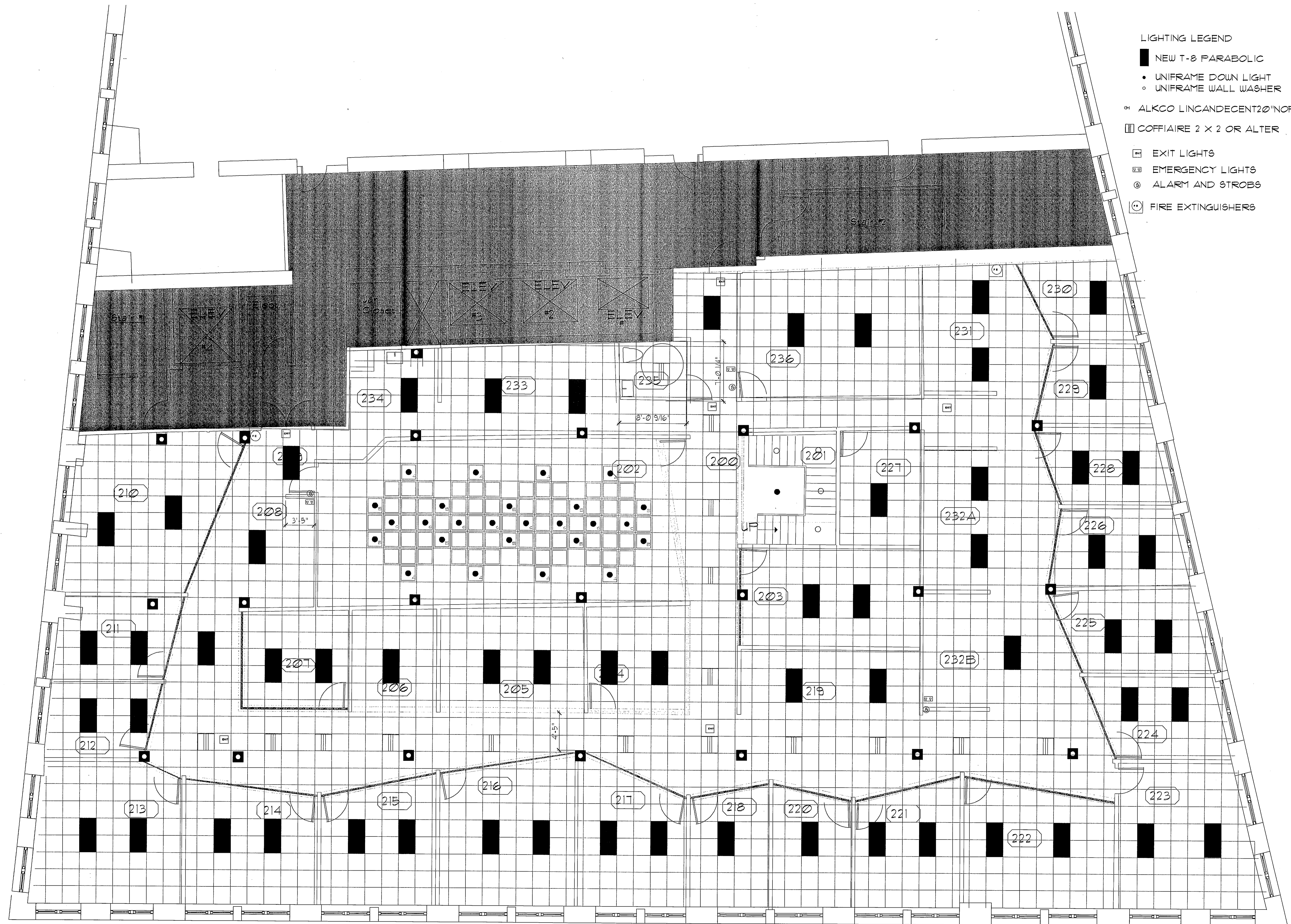
ALL GLASS DOORS TO HAVE STOP HOLD OPEN MATCH THIRD FLOOR

SPINNAKER TRUST THE BAXTER BUILDING
 PHASE III 123 FREE STREET
 PORTLAND, MAINE 04101

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 MDESIGNS@MAINE.RR.COM

MAY 25, 2012 SCALE: 3/16"=1'-0"

CONSTRUCTION SET
 SECOND FLOOR
 PLAN



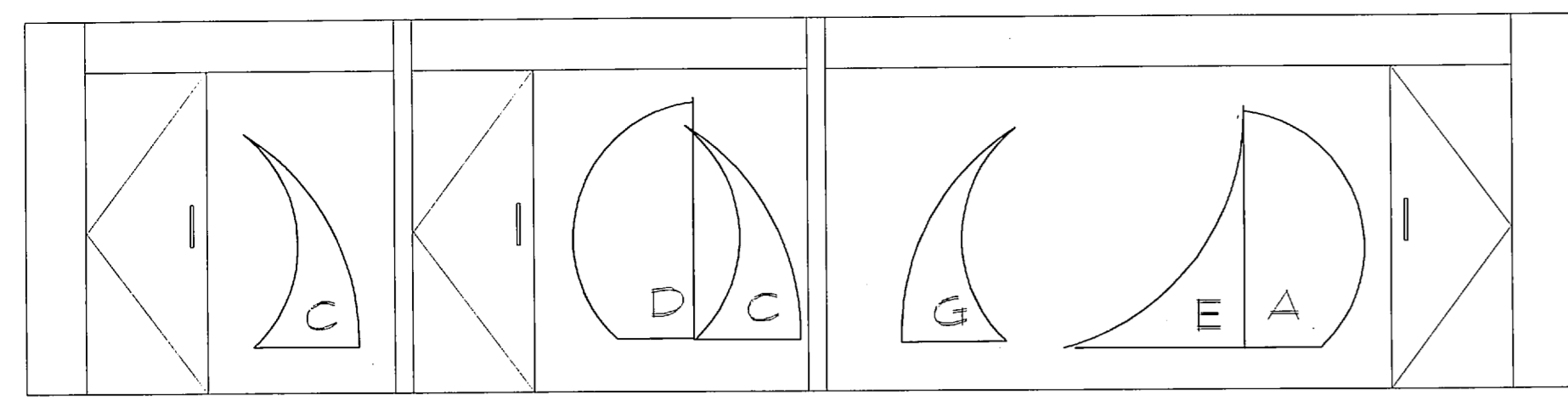
- LIGHTING LEGEND
- NEW T-8 PARABOLIC
 - UNIFRAME DOWN LIGHT
 - UNIFRAME WALL WASHER
 - ⊙ ALKCO LINCANDECENT 20" NOFRAME
 - ▨ COFFIAIRE 2 X 2 OR ALTER
 - ⊞ EXIT LIGHTS
 - ⊞ EMERGENCY LIGHTS
 - ⊙ ALARM AND STROBS
 - ⊙ FIRE EXTINGUISHERS

SPINNAKER TRUST THE BAXTER BUILDING
 PHASE III 123 FREE STREET
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MAY 25, 2012 SCALE: 3/16" = 10"

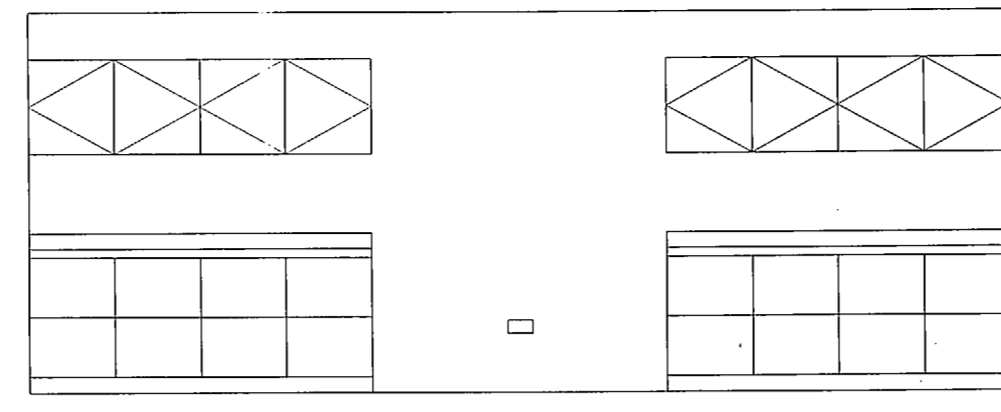
CONSTRUCTION SET
 SECOND FLOOR
 CEILING PLAN



212

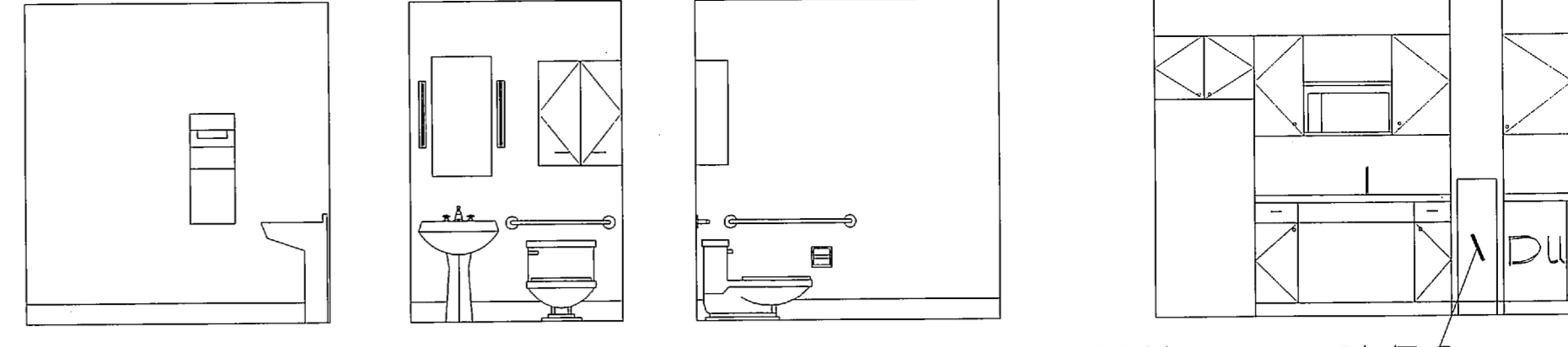
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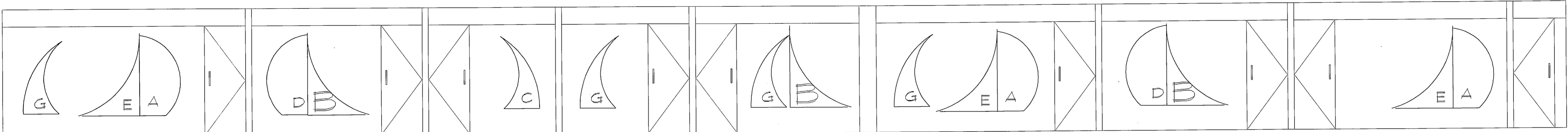
233

235



WATER COOLER

234



222

221

220

218

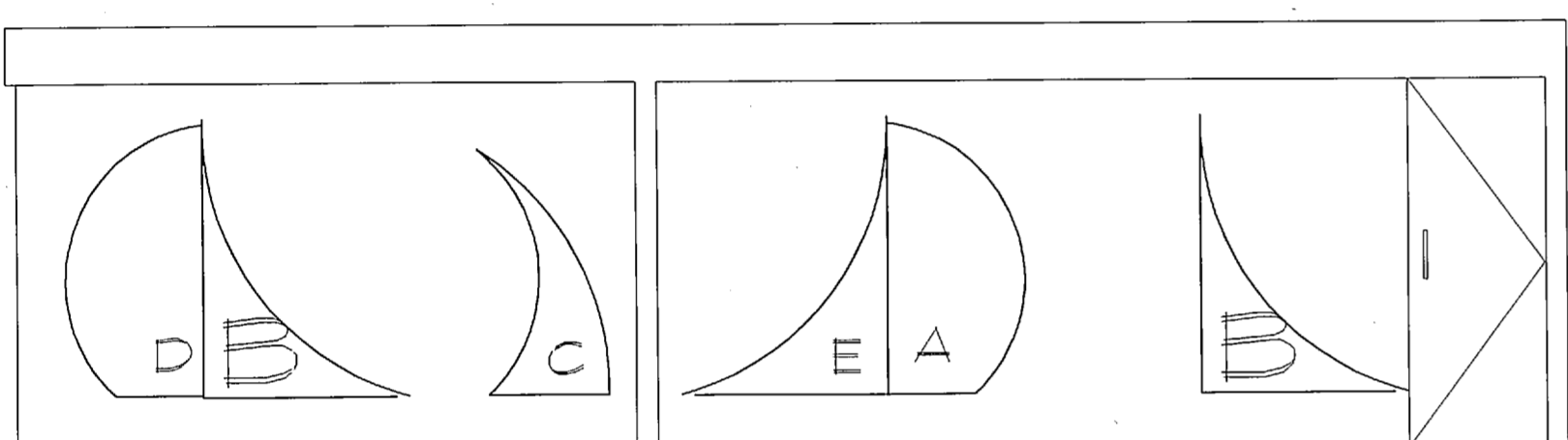
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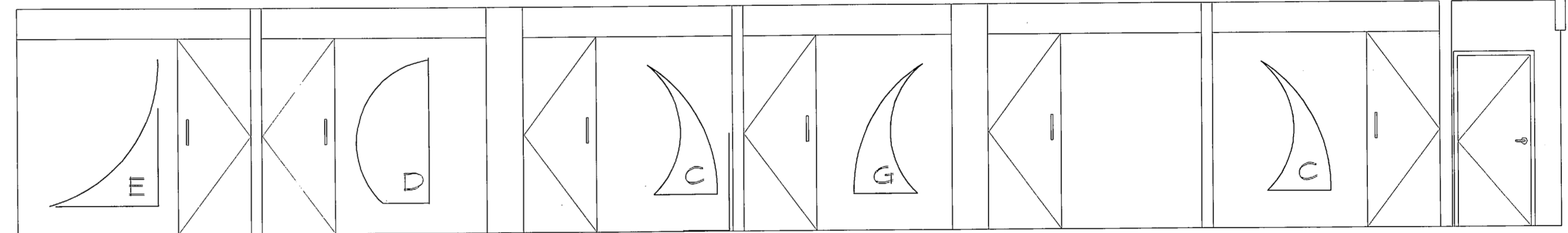
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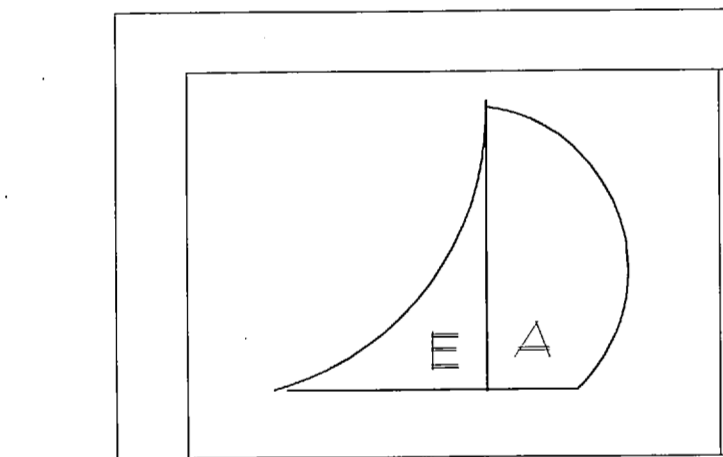
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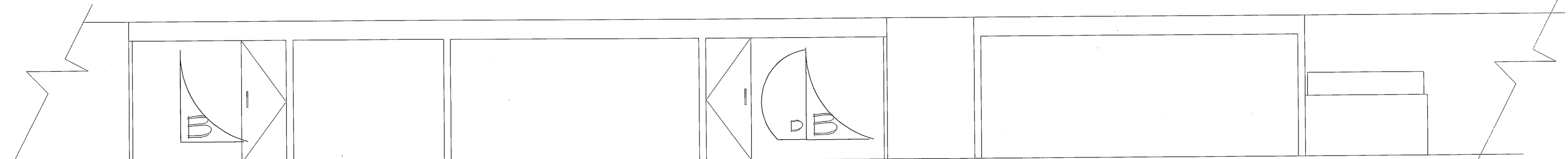
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207



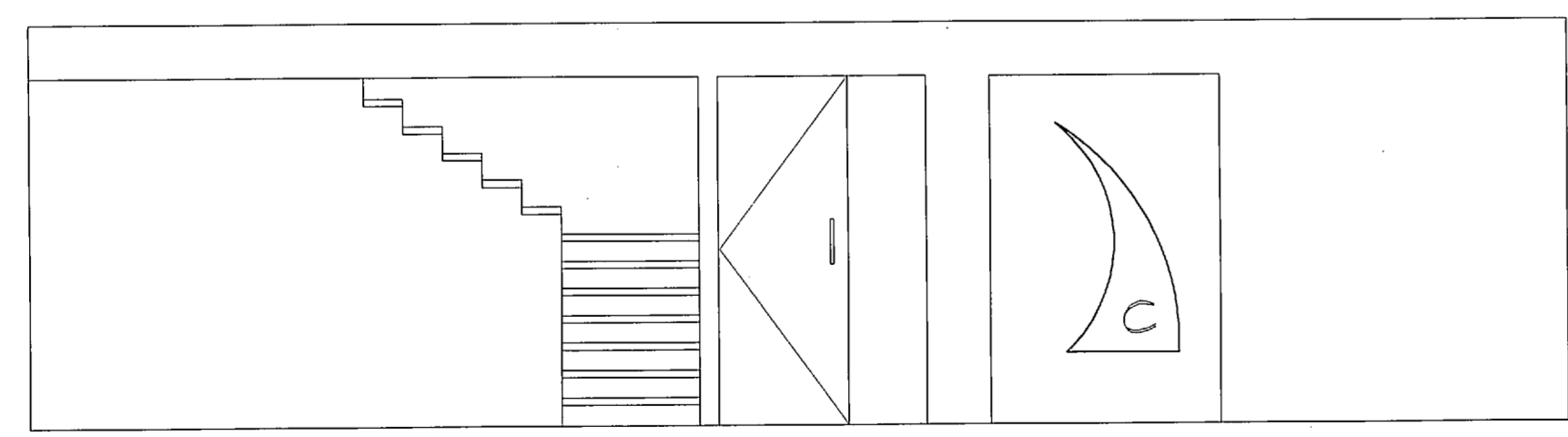
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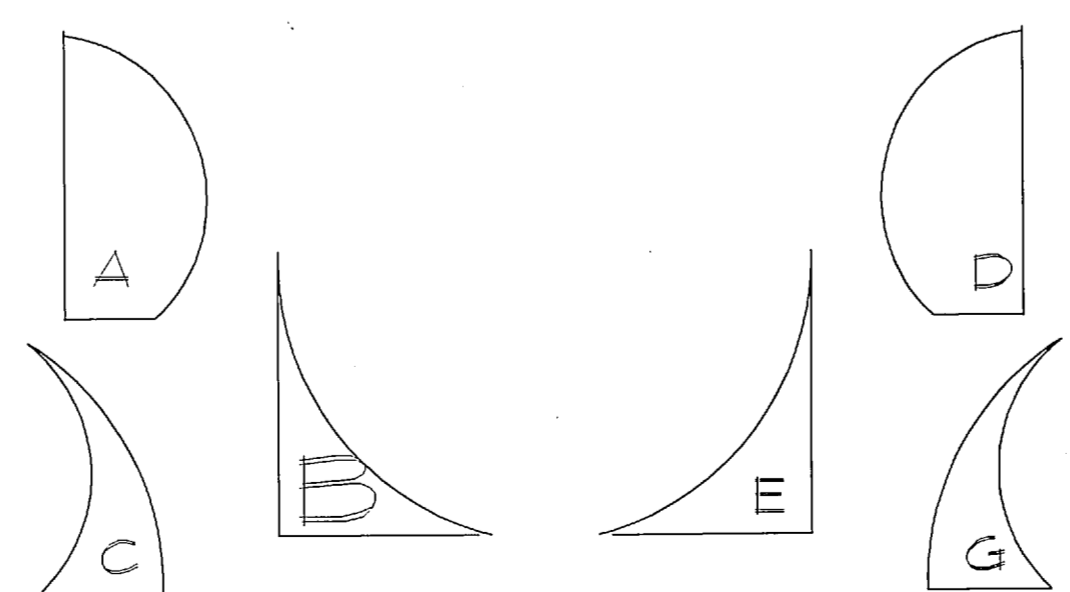
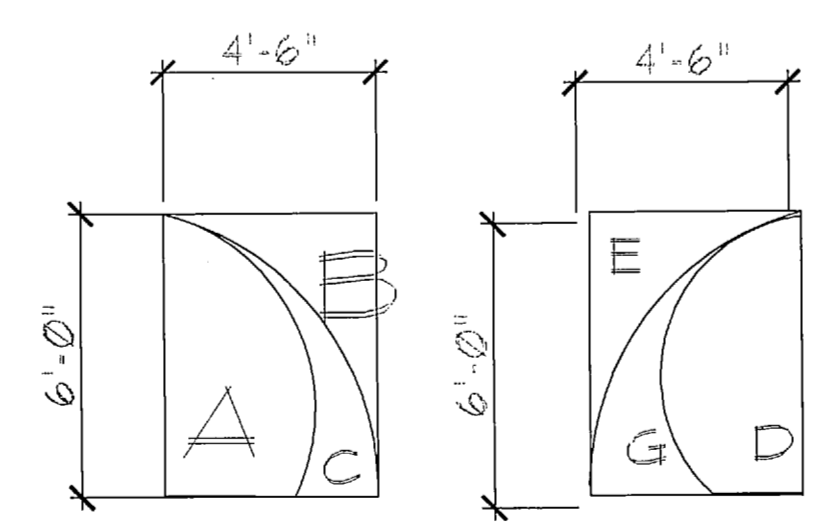
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201

203



FILM FOR WINDOWS

SPINNAKER TRUST THE BAXTER BUILDING
PHASE III 123 FREE STREET
PORTLAND, MAINE 04101

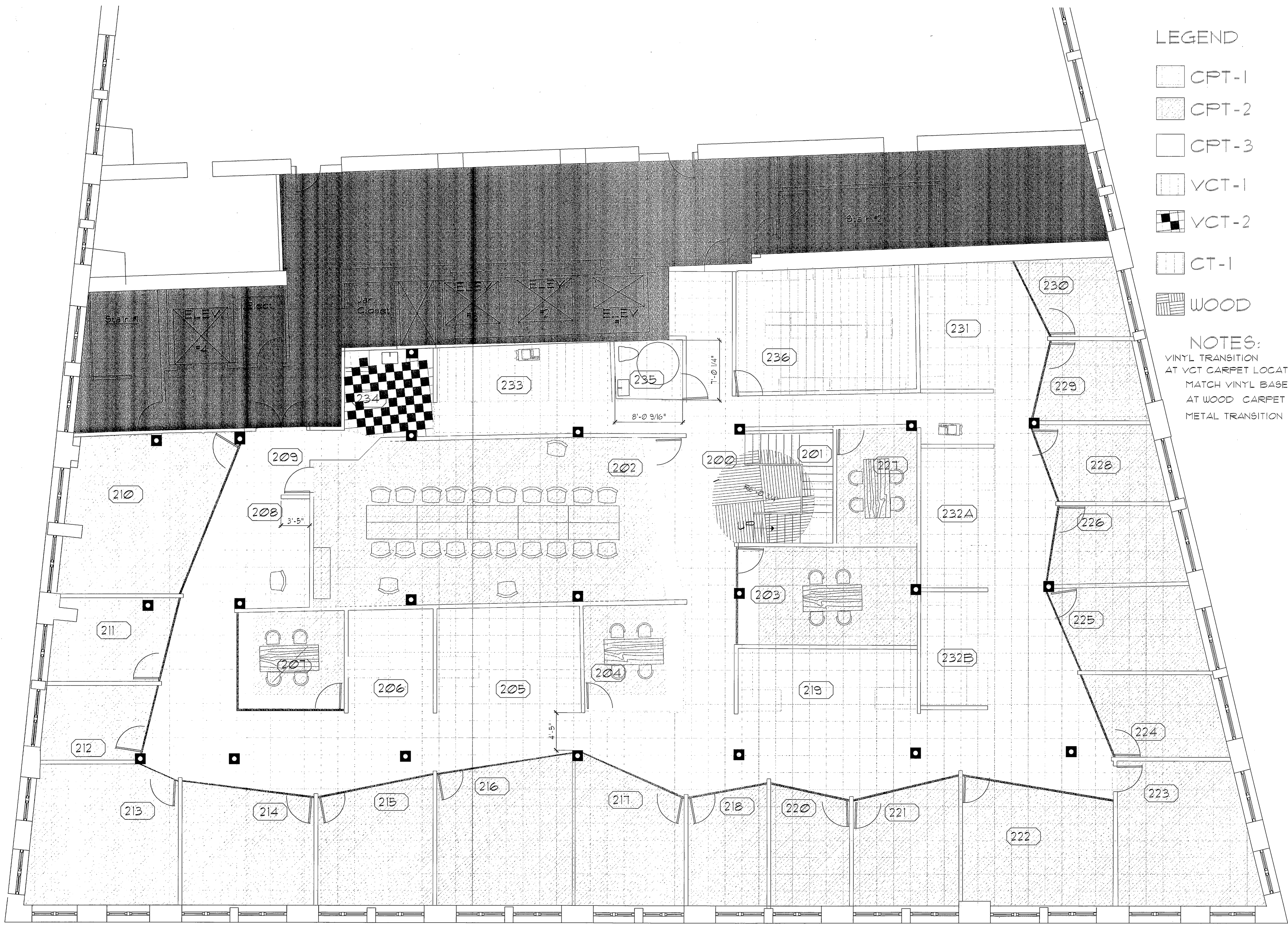
M Designs
Falmouth, Maine
207-233-5517 CELL
MDESIGNS@MAINE.RR.COM

MAY 25, 2012 SCALE: 1/4"=1'-0"

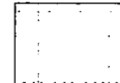
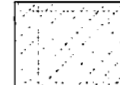
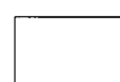
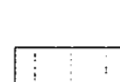
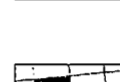

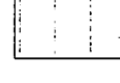
CONSTRUCTION SET

ELEVATIONS

I-3

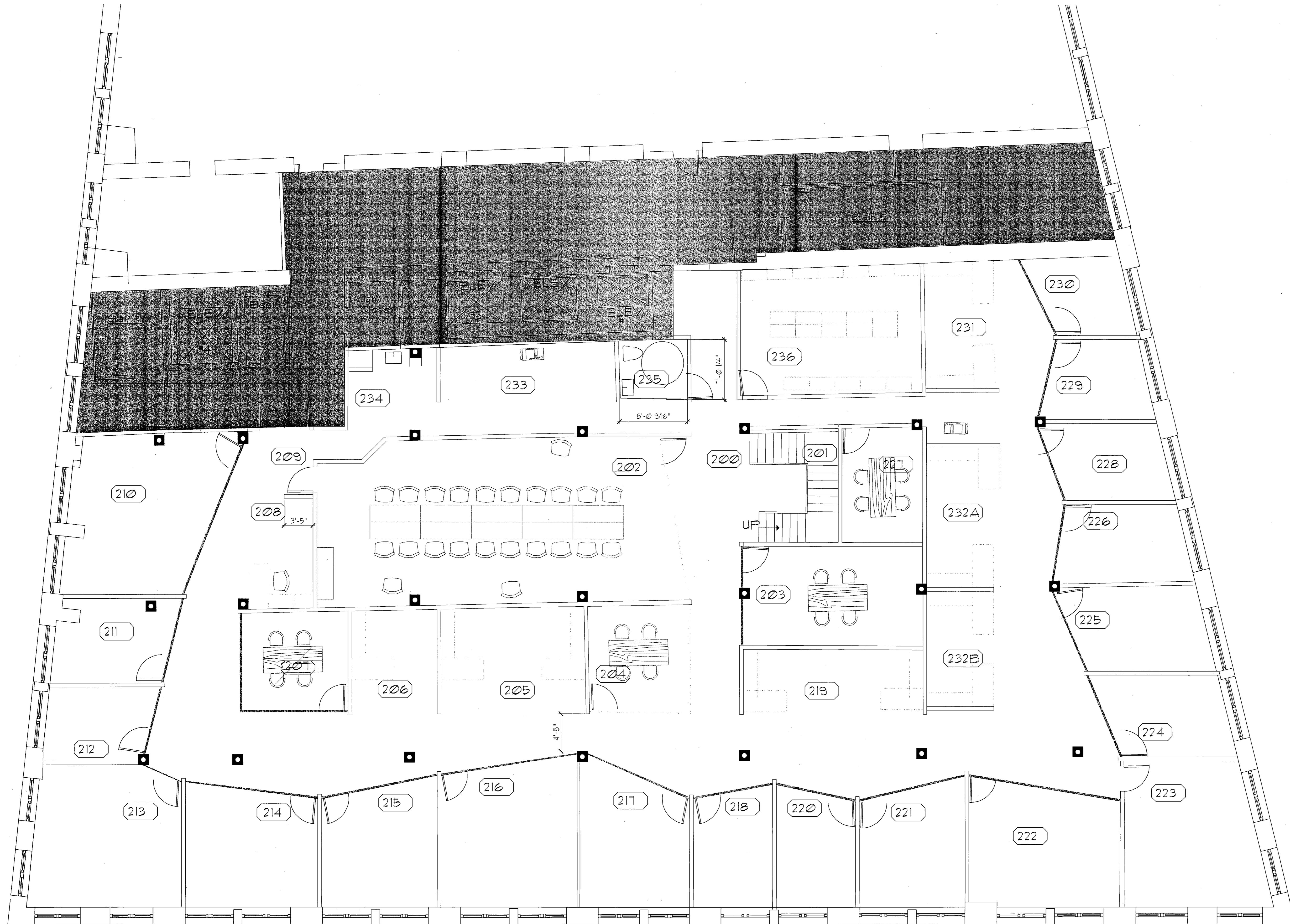


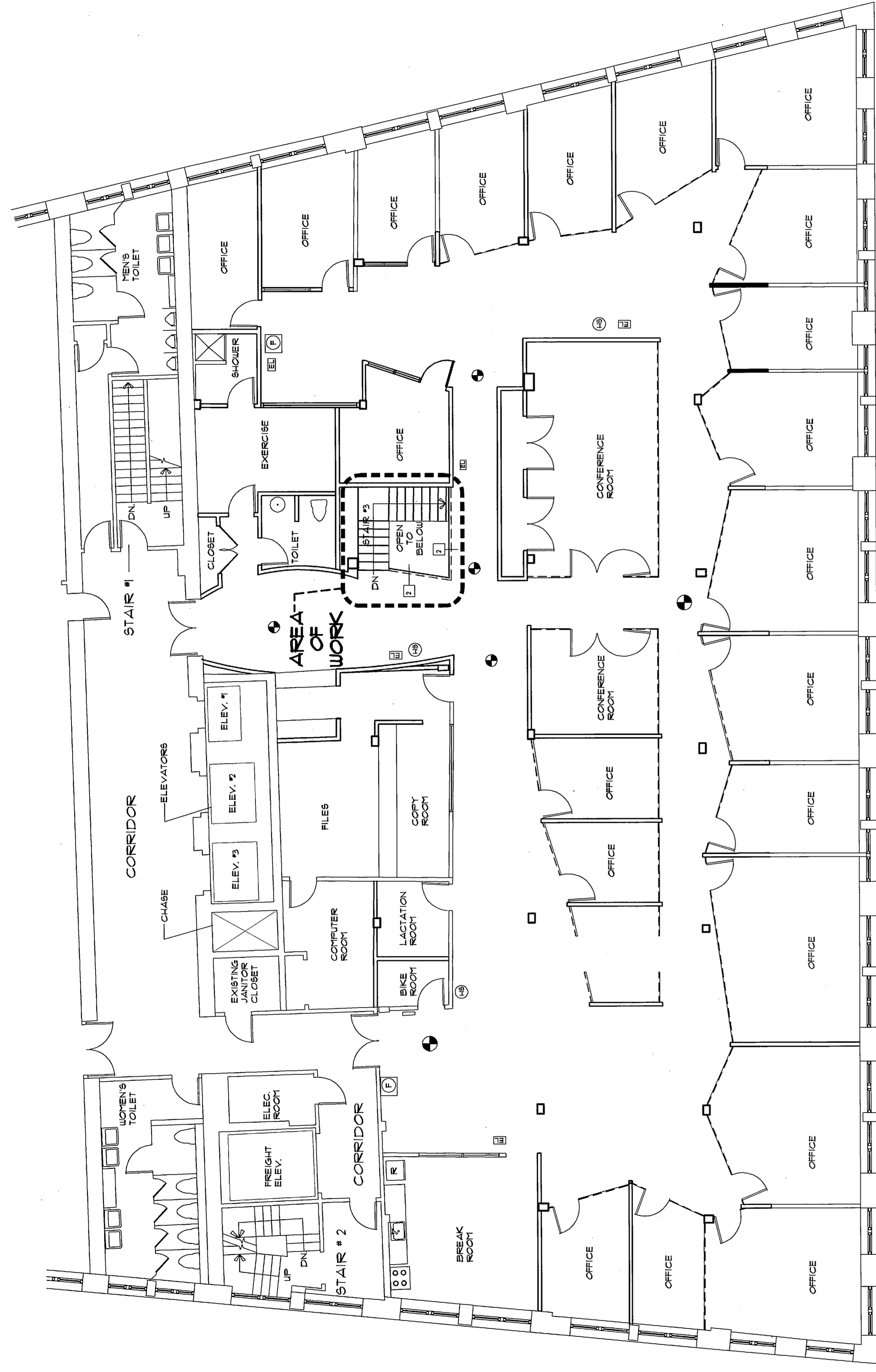
LEGEND

-  CPT-1
-  CPT-2
-  CPT-3
-  VCT-1
-  VCT-2
-  CT-1
-  WOOD

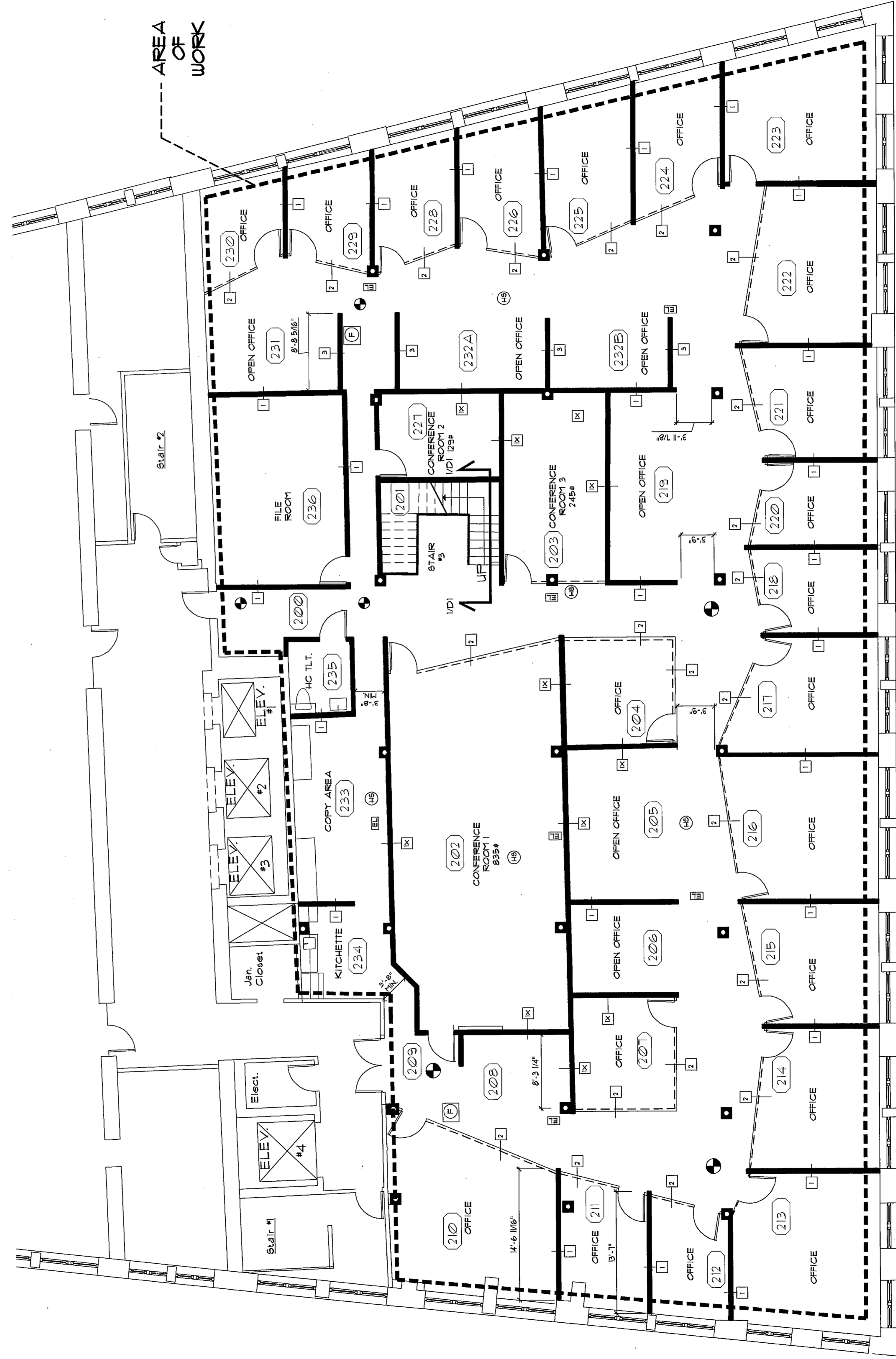
NOTES:
 VINYL TRANSITION
 AT VCT CARPET LOCATION
 MATCH VINYL BASE
 AT WOOD CARPET USE
 METAL TRANSITION

	SPINNAKER TRUST THE BAXTER BUILDING PHASE III 123 FREE STREET PORTLAND, MAINE 04101	
	M Designs Falmouth, Maine 207-233-5517 CELL MDESIGNS@MAINE.RR.COM	
MAY 25, 2012 SCALE 3/16"=1'-0"		
CONSTRUCTION SET SECOND FLOOR FLOORING PLAN		
	I-4	





1 THIRD FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- NEW PARTITION WALL
- NEW FRAMELESS GLASS PARTITION WALL w/GLASS DOOR

EXISTING STRUCTURAL COLUMN - EXISTING GB ENCLOSURE TO REMAIN.

FIRE EXTINGUISHER

EMERGENCY LIGHTING

HORN / STROBE

EXIT SIGN

WALL TYPES

DOOR HARDWARE NOTE:
ALL NEW DOOR HARDWARE SHALL INCLUDE ADA COMPLIANT LEVER HARDWARE.

TOILET, SHOWER ROOM NOTE:
ALL NEW PLUMBING FIXTURES SHALL PROVIDE ADA COMPLIANT HARDWARE.

