

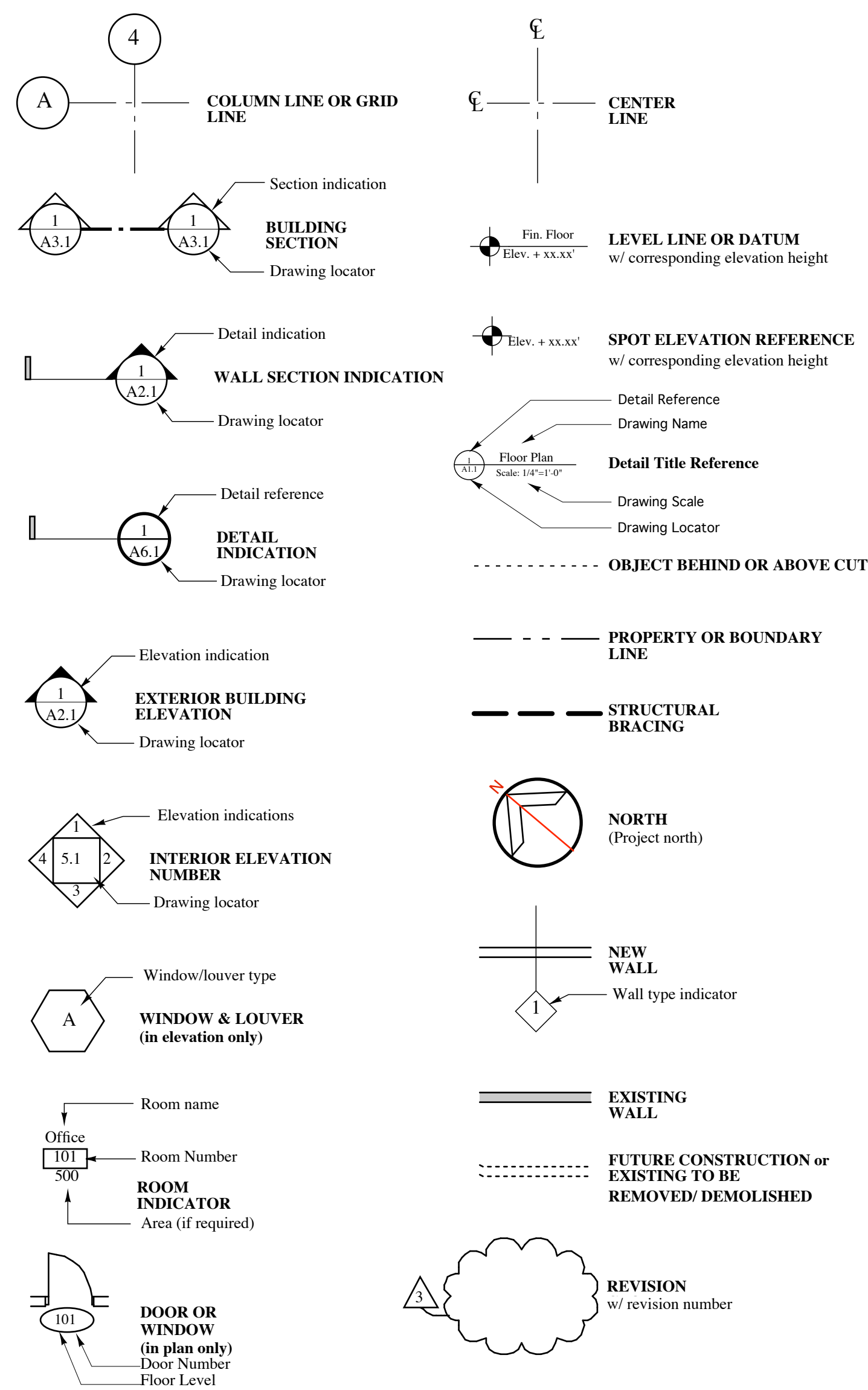
Third Floor Renovations Maine College of Art Portland, Maine

RR|A
Richard Renner Architects

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Sherborn, MA 01770
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35 Pleasant Street
Portland, ME 04101
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SYMBOLS and KEYS



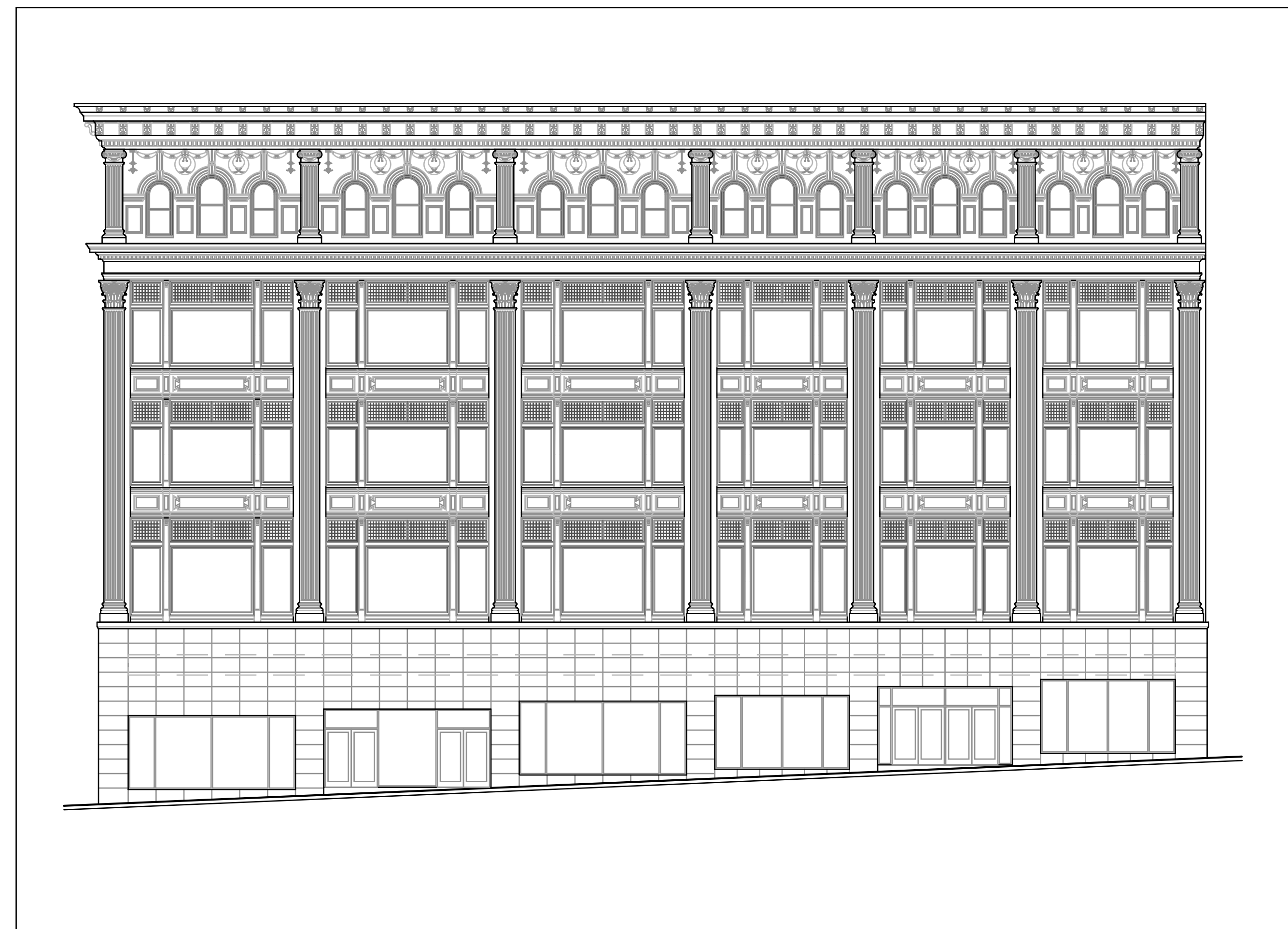
SHEET INDEX

ARCHITECTURAL DRAWINGS

- LS1.1 Life Safety Plan & Code Review
- D1.1 Third Floor Demolition Plan
- A1.1 Third Floor Plan
- A2.1 Exterior Elevations Not Used
- A3.1 Door, Window, & Finish Schedules
- A4.1 Building Sections Not Used
- A5.1 Restroom Details
- RC1.1 Third Floor Reflected Ceiling Plan

MECHANICAL & ELECTRICAL DRAWINGS

- M.1 First Floor HVAC Plan
- M.2 Second Floor Mechanical
- M.3 Third Floor HVAC Plan
- M.4 First Floor Mechanical
- M.5 Mechanical Schedule
- E1.1 First Floor Power Plan
- E1.2 Second Floor Power Plan
- E1.3 Third Floor Power Plan
- E2.1 Elec. Details, Legends, Schedules



Architect, Consultants & Construction Manager/Contractor

ARCHITECT
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Portland, ME 04101
(207) 773-9699

STRUCTURAL ENGINEER
Becker Structural Engineers, Inc.
75 York Street
Portland, ME 04101
(207) 879-1838

MECHANICAL SYSTEMS ENGINEER
ELECTRICAL ENGINEER
Bennett Engineering, Inc
7 Bennett Road
Freeport, ME 04032
(207) 865-9475

LIGHTING CONSULTANT
J & M Lighting Design, Inc.
P.O. Box 659 A
Kennebunkport, ME 04046
(207) 967-5223

CONSTRUCTION MANAGER/CONTRACTOR
Wright-Ryan Construction
10 Danforth Street
Portland, ME 04101
(207) 773-3625

Project Data

Owner	Maine College of Art Portland, ME
Building Codes	International Building Code (IBC), 2003 edition NFPA 101 Life safety Code
No. of Stories	5 stories with basement
Height of Building	Approx. 80 feet (average)
Third Floor Area	12,700 square feet to be renovated
Total First Floor Area	25,000 square feet
Use Group	Business Group, B
Construction Type	Type III A (602.3)
Sprinkler	sprinklered, per NFPA 13

Consultants:

MAINE COLLEGE OF ART
Third Floor Renovations

522 Congress Street
Portland, Maine

Cover Sheet

Drawn by: ENM File Name: 2007-15.00 Cover
Scale: 1/8"=1'-0" Project No. 2007-15
Date: 04.01.08 Revised:

THIRD FLOOR

COVER

Building Code Analysis (IBC 2003, NFPA 101)	
Use and Occupancy Classification	Business Group B (304.1), Business (6.1.11)
Construction Type	Type III A (602.3) Exterior walls are of non-combustible material and interior building elements are of any material permitted by code
Automatic Sprinkler System	The building is currently fully sprinklered per NFPA 13
1. Existing Structure Information	
	Building Area Renovation Area
Basement	26,500 sq ft 0
First Floor	25,000 sq ft 5,000 sq ft
Second Floor	25,000 sq ft 1,500 sq ft
Third Floor	25,000 sq ft 12,700 sq ft
Fourth Floor	25,000 sq ft 0
Fifth Floor	25,000 sq ft 0
Totals	151,500 sq ft 19,200 sq ft
Number of Stories above Grade	5 w/ basement
Building height	approximately 80 ft
2. Allowable Area (Table 503)	
Allowable area per floor	28,500 sq ft
Allowable height	65 ft
Allowable number of stories	5
3. Height and Area Modification with Automatic Sprinkler System (504.2)	
Allowable height increase	1 story, 20 ft.
Total allowable height with modifications	6 stories, 85 ft.
The building height and area are within the permitted limits	

4. Occupant Load (Table 7.3.1.2)				
Rm #	Room Name	Area	Occupancy Load	Actual Occupancy
300	Classroom	1015 sq ft	25	25
302	Classroom	1685 sq ft	3	3
303	Crit Space	975 sq ft	3	3
304	Classroom	280 sq ft	3	3
305	Classroom	300 sq ft	2	2
306	Office	216 sq ft	2	2
307	Office	216 sq ft	2	2
308	Restroom	65 sq ft	1	0
308a	Restroom	65 sq ft	1	0
309	Studio Space	2250 sq ft	40	25
313	Office	175 sq ft	2	2
314	Office	175 sq ft	2	2

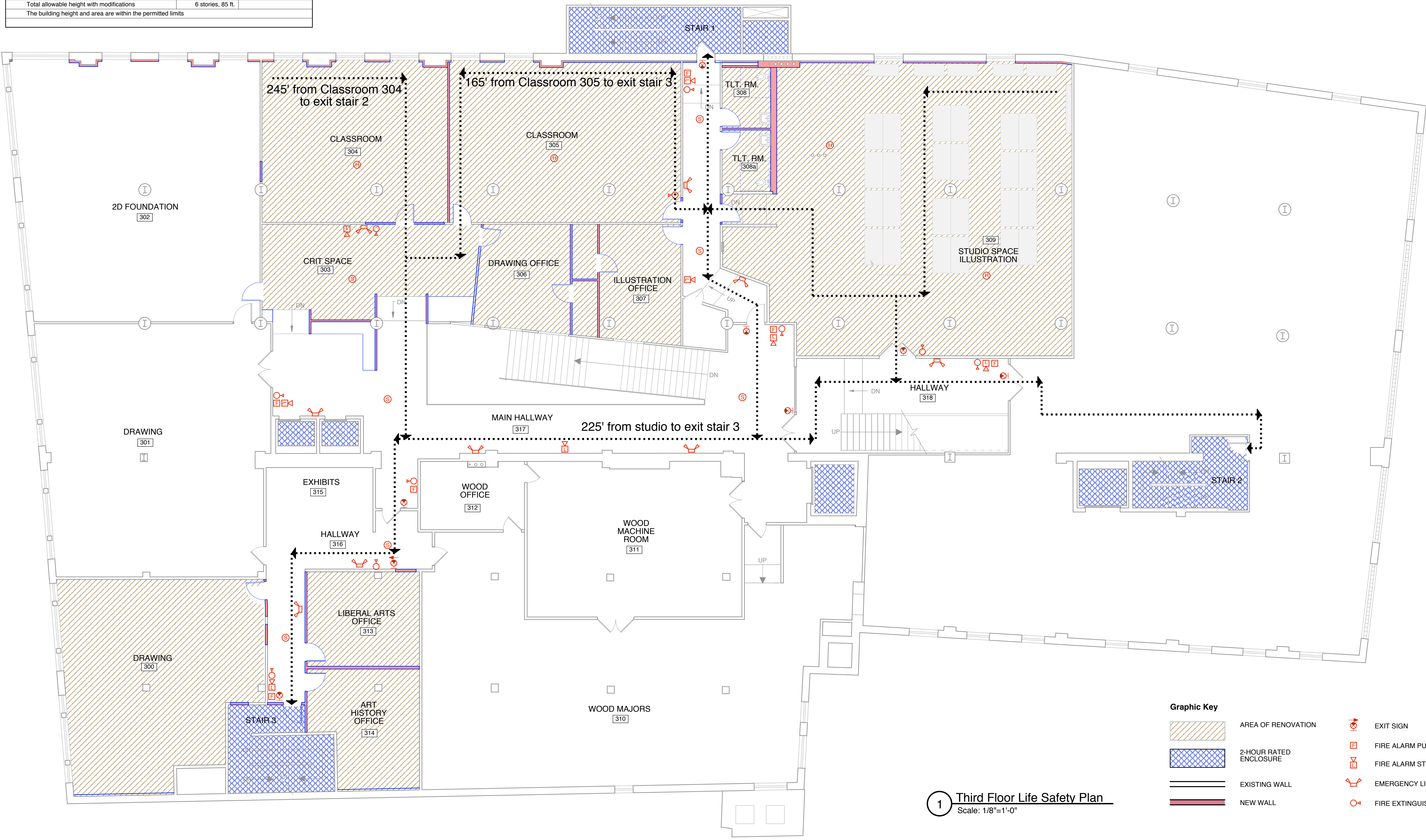
there will be no net increase over the current occupancy of the third floor during this phase

Occupant Load calculated using Occupant Load Factor of 100 sq ft per person (Table 7.3.1.2)

5. Classification of Hazard of Contents
Contents of business occupancies shall be classified as "Ordinary Hazard" (39.1.5.1)

6. Minimum Fire Resistance Requirements of Building Elements (Table 601, Table 602, 39.3.2.2)		
Structural Frame	1 hour	
Loadbearing exterior walls	2 hours	
Loadbearing interior walls	1 hour	
Non-loadbearing exterior walls (fire separation distance less than 30 ft.)	1 hour	
Non-loadbearing exterior walls (fire separation distance greater than 30 ft.)	0 hours	
Floor construction	1 hour	
Roof construction	1 hour	
Shaft enclosures	2 hours	
Exit enclosures	2 hours	
Corridors	0 hours	Table 1016.1
High Hazard Areas	1 hour	39.3.2.2

7. Means of Egress Components							
Exit access travel distance with automatic sprinkler system		300 ft (Table 1015.1)					
Minimum number of exits required per floor		2 (Table 1018.1)					
Number of exits provided per floor		3					
An area of refuge is provided in each exit stairway on each floor level (7.2.12)							
Floor Level	Stair #	Area Served	Occupant Load	Required Stair Width	Stair Width Provided	Required Corridor Width	Corridor Width Provided
Third Floor	Stair 1	8400 sq ft	60	42"	42"	20"	90"
	Stair 2	8400 sq ft	40	42"	42"	7"	87"
	Stair 3	8400 sq ft	50	42"	42"	10"	60"



1 Third Floor Life Safety Plan
Scale: 1/8"=1'-0"

- Graphic Key**
- AREA OF RENOVATION
 - 2-HOUR RATED ENCLOSURE
 - EXISTING WALL
 - NEW WALL
 - EXIT SIGN
 - FIRE ALARM PULL STATION
 - FIRE ALARM STROBE
 - EMERGENCY LIGHTING
 - FIRE EXTINGUISHER

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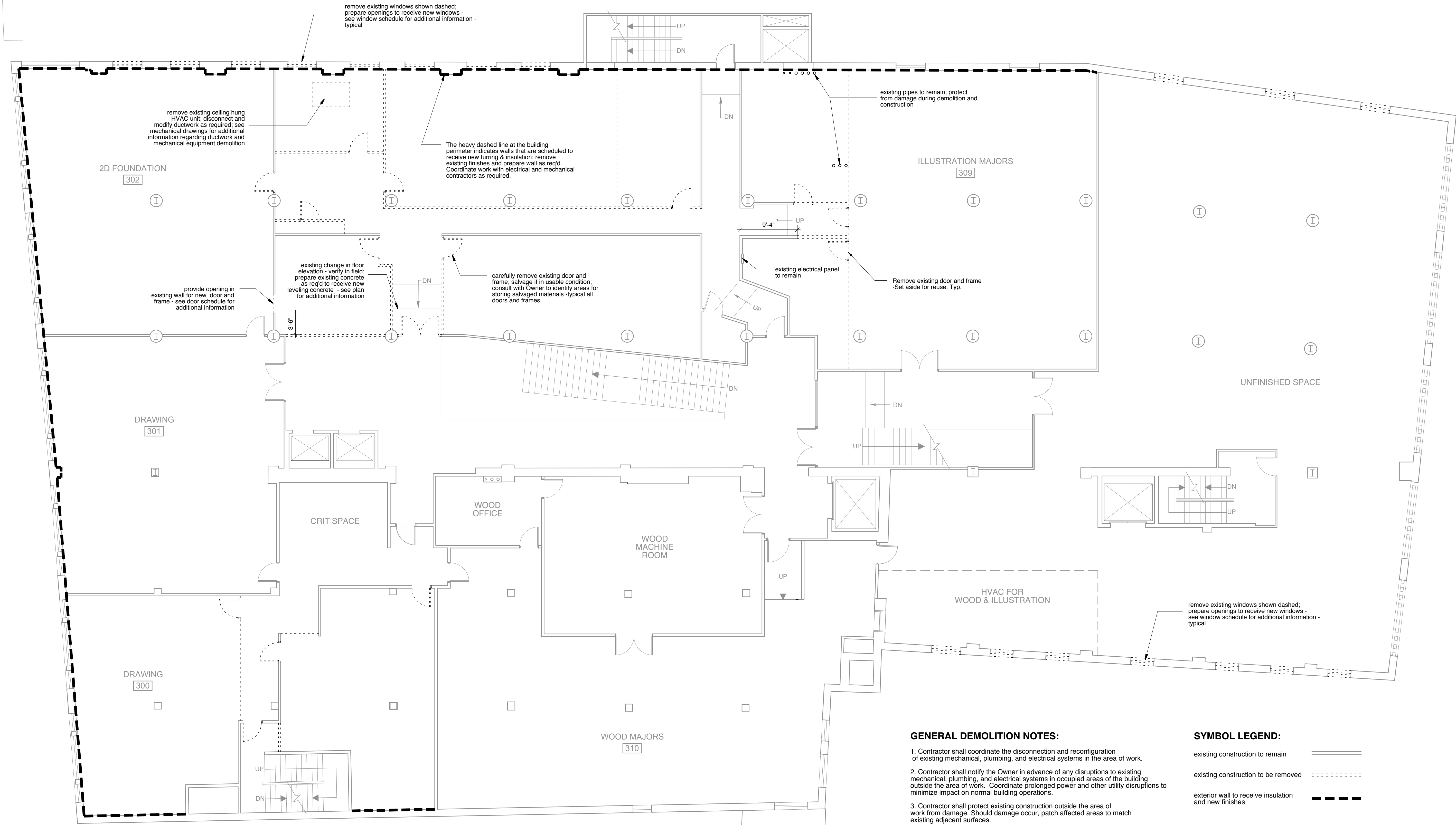
Consultants:

**MAINE COLLEGE OF ART
Third Floor Renovations**
522 Congress Street
Portland, Maine

Third Floor Life Safety Plan
Drawn by: ENM File Name: 2007-15.00.LS1.1
Scale: 1/8"=1'-0" Project No. 2007-15
Date: 04.01.08 Revised:

**THIRD FLOOR
LS
1.1**

MECA Annex Roof below
NO WORK THIS AREA



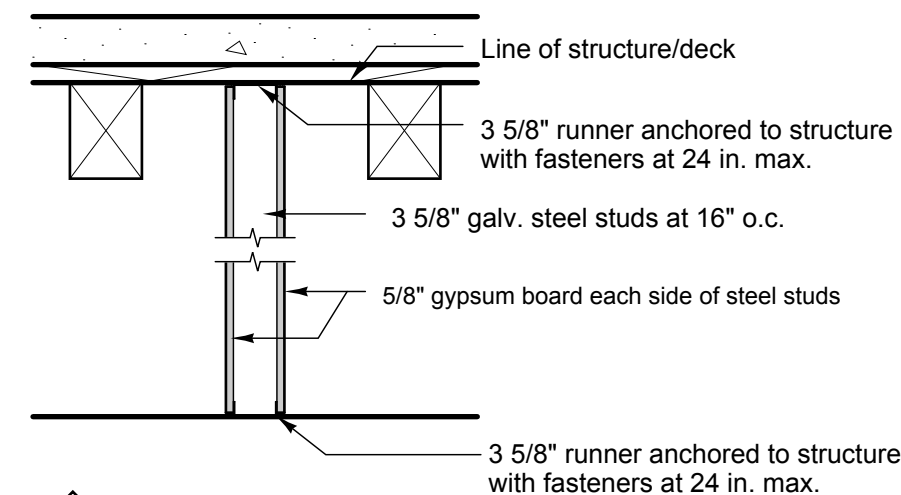
- GENERAL DEMOLITION NOTES:**
- Contractor shall coordinate the disconnection and reconfiguration of existing mechanical, plumbing, and electrical systems in the area of work.
 - Contractor shall notify the Owner in advance of any disruptions to existing mechanical, plumbing, and electrical systems in occupied areas of the building outside the area of work. Coordinate prolonged power and other utility disruptions to minimize impact on normal building operations.
 - Contractor shall protect existing construction outside the area of work from damage. Should damage occur, patch affected areas to match existing adjacent surfaces.

SYMBOL LEGEND:

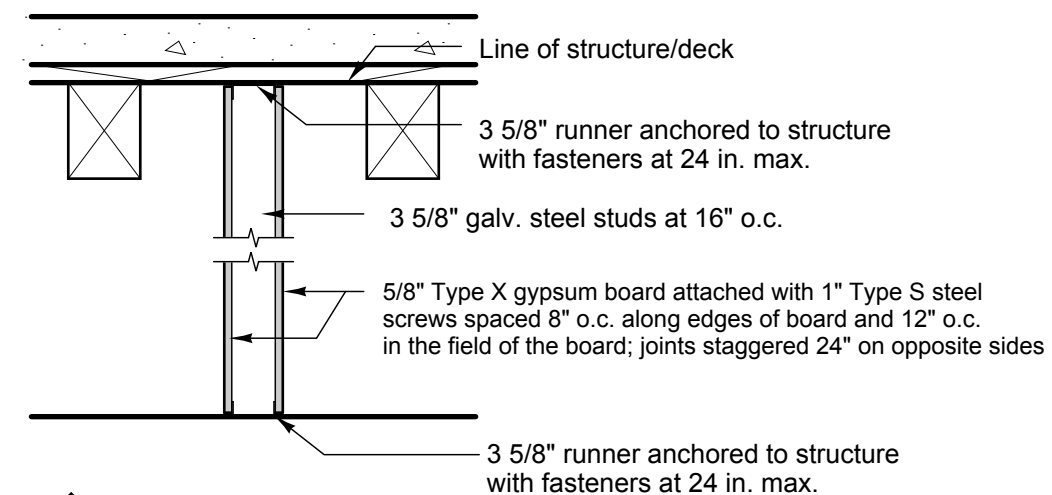
existing construction to remain	—————
existing construction to be removed	- - - - -
exterior wall to receive insulation and new finishes	- - - - -

1 Third Floor Demolition Plan
SCALE: 1/8" = 1'-0"

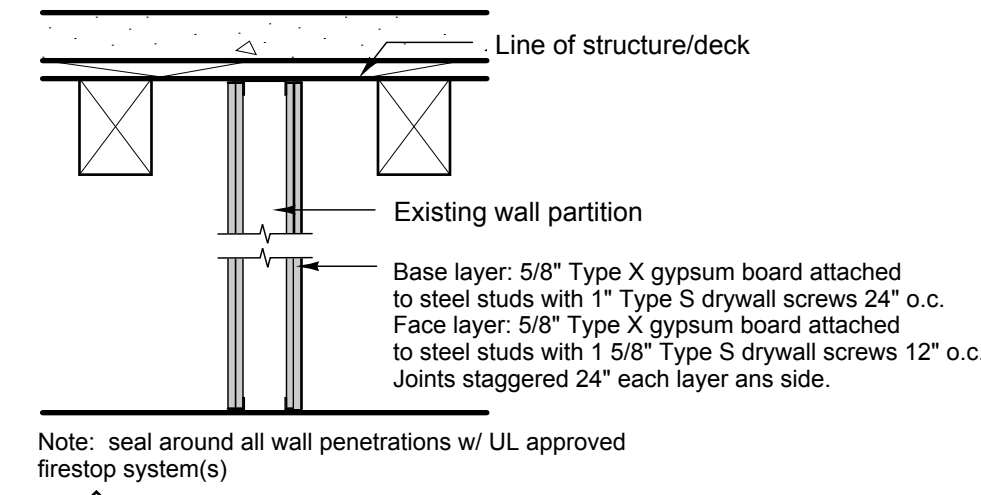
WALL TYPES :



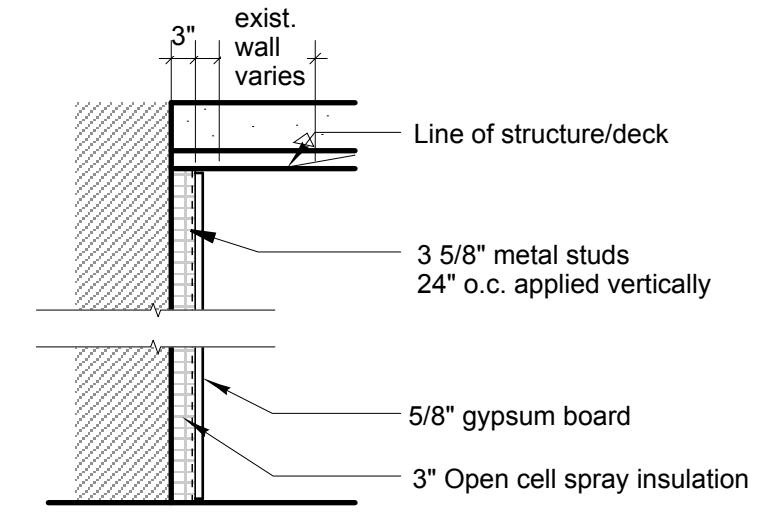
1 Metal Stud Partition
NON-RATED



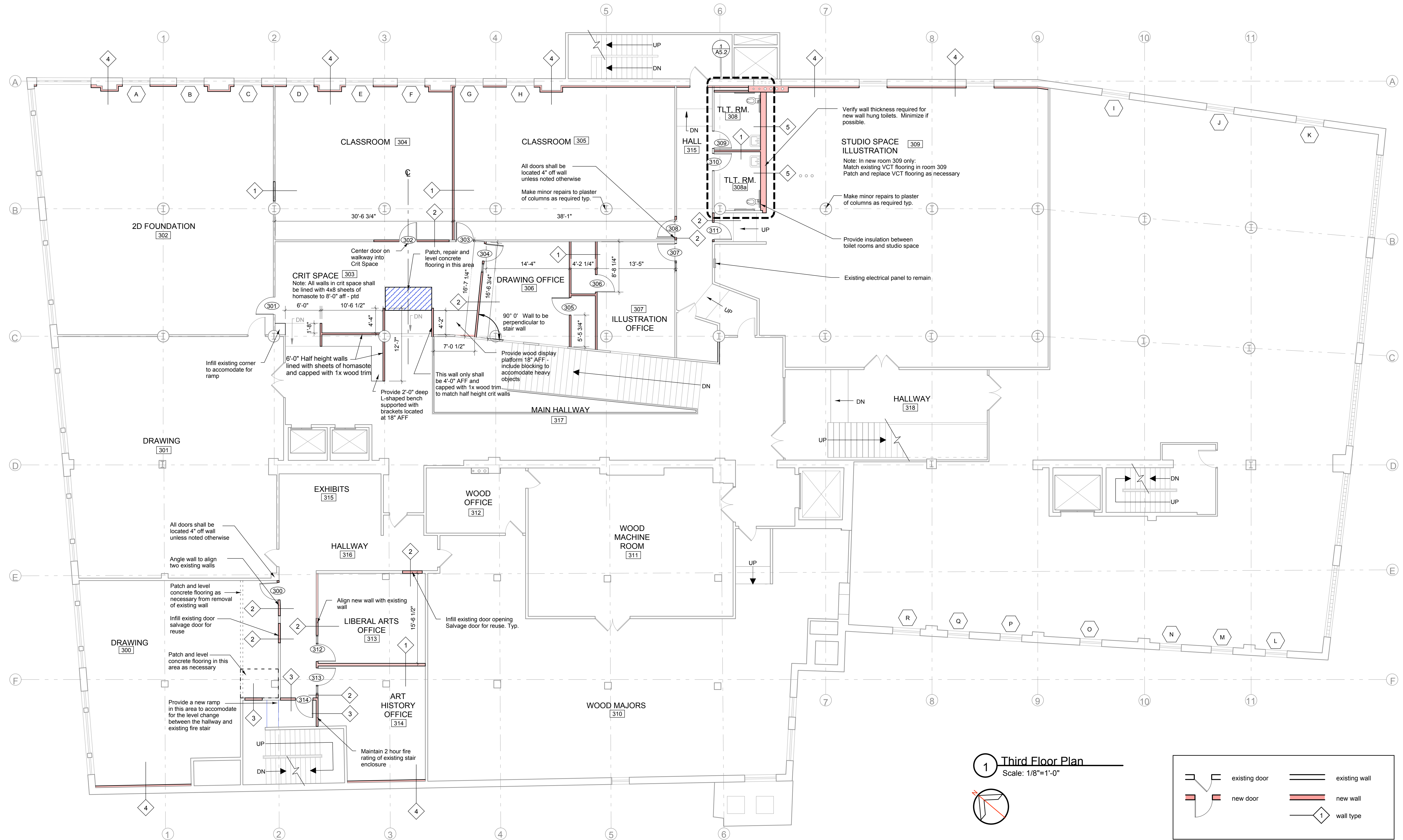
2 Metal Stud Partition
1-HOUR FIRE RATING - UL U465



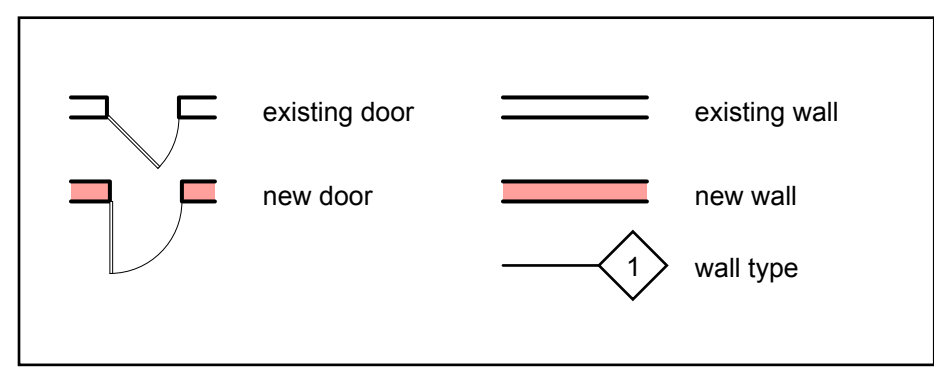
3 Metal Stud Partition
2-HOUR FIRE RATING - UL U411

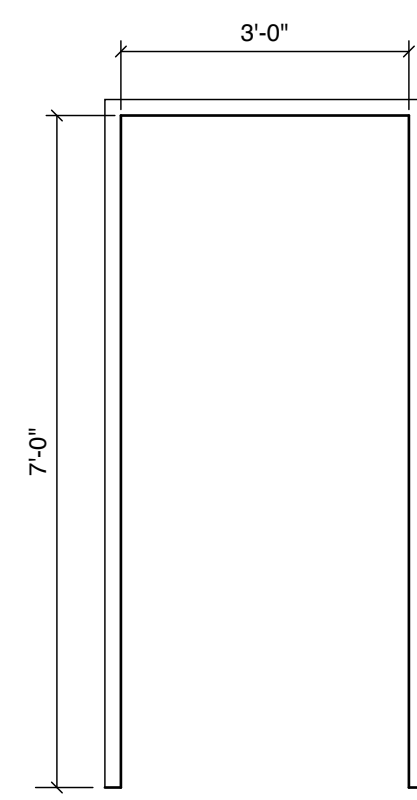


4 Metal Stud Furring at Existing Exterior Wall
Non Load Bearing / Non Rated Assembly

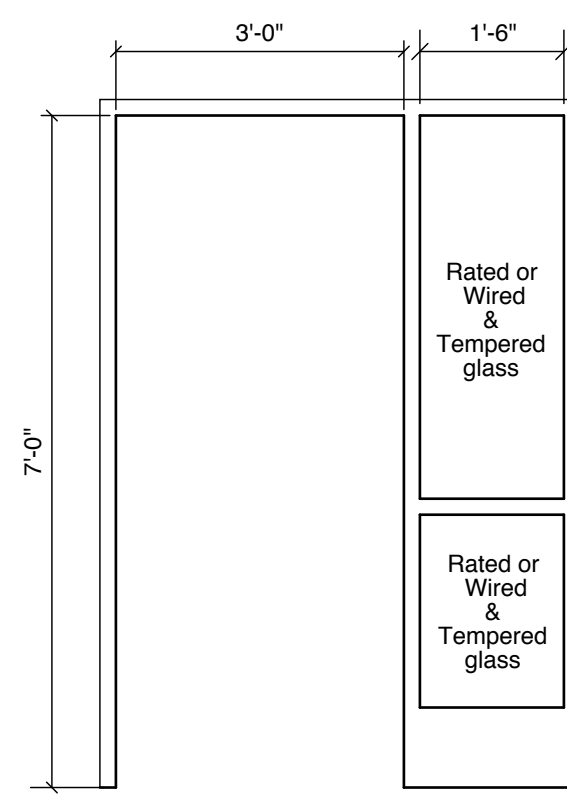


1 Third Floor Plan
Scale: 1/8"=1'-0"

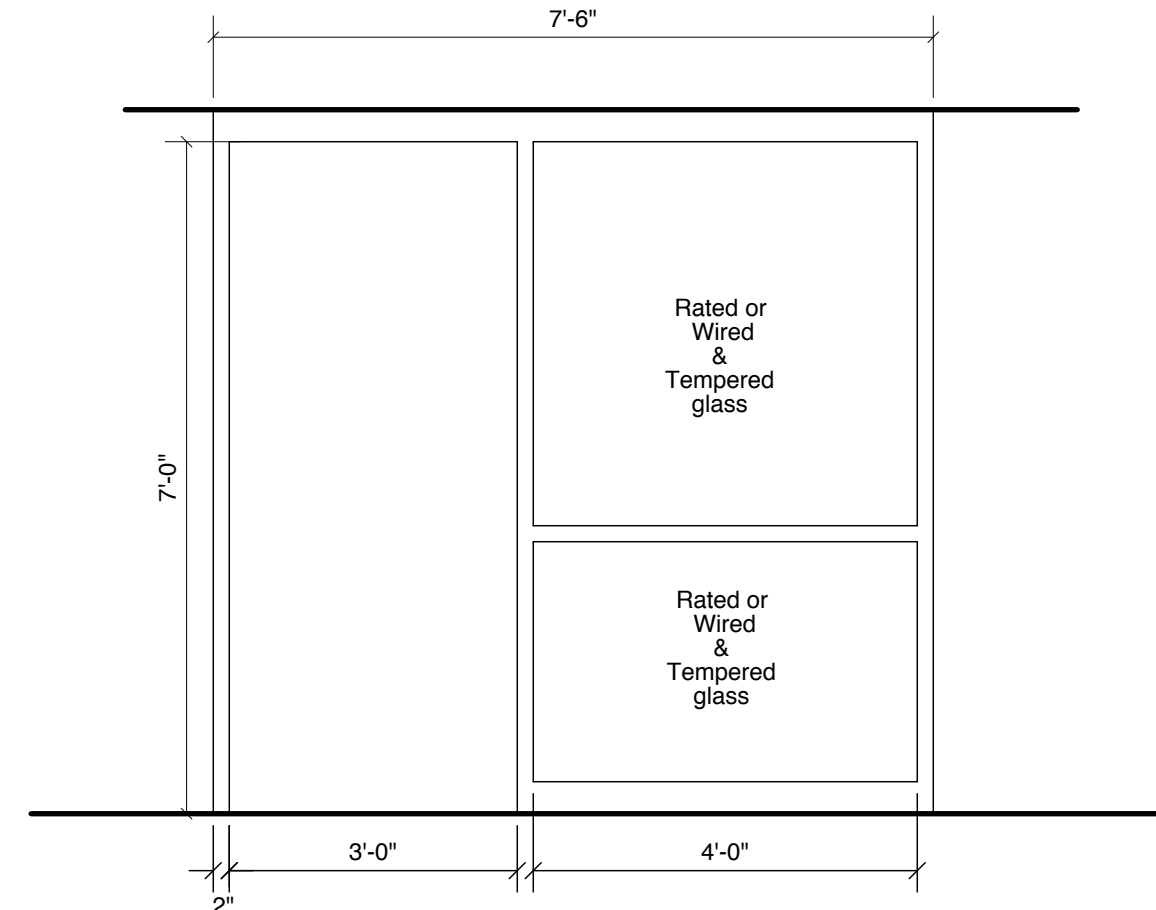




Door Type **A**
Hollow Metal



Door Type **B**
Hollow Metal



Door Type **D**
Hollow Metal Storefront

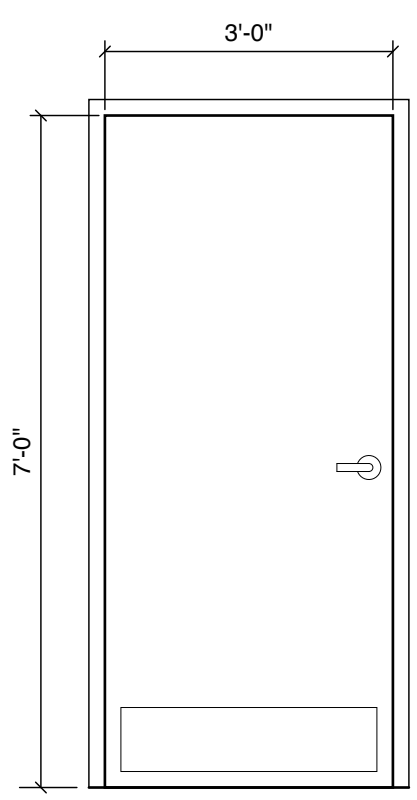
1 Frame Types
Scale: 1/2"=1'-0"

Location	Floor	Base		Walls				Ceiling				Remarks
		Material/Finish	Material/Finish	Material/Finish	color	Material/Finish	color	Material/Finish	color	Material/Finish	color	
Note: All paint shall be Low VOC paint. Patch, repair and polish existing concrete floors where necessary.												
Rm. No.	Room Name	Material/Finish	Material/Finish	Detail	NORTH	EAST	SOUTH	WEST	Material/Finish	Hgt	Description	
300	Drawing Room 300	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-1"	ceiling height to under side offsetting - timber joists approx. 14"	
301	Drawing Room 301	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
302	Foundation Room 302	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
303	Crit Space 303	Concrete	4" rubber	homasote - painted	homasote - painted	homasote - painted	see plan 6'-0" walls lined with homasote	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"		
304	Classroom 304	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
305	Classroom 305	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
306	Drawing Office	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
307	Illustration Office	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"	
308	Restroom	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	new CWB	9'-0"			
308A	Restroom	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	new CWB	9'-0"			
309	Studio Space	VCT	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing plaster	11'-5 1/4"	scrape, patch, repair ceiling as necessary - paint		
310	Existing Wood Studio	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	n/a			
311	Existing Wood Machine Room	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	n/a			
312	Existing Wood Office	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	n/a			
313	Liberal Arts Office	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-1"	ceiling height to under side offsetting - timber joists approx. 14"		
314	Art History Office	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-1"	ceiling height to under side offsetting - timber joists approx. 14"		
315	Hallway to Egress Stair 1	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-2 1/2"	ceiling height to under side offsetting - timber joists approx. 14"		
316	Hallway to Egress Stair 3	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	open to floor above	open			
317	Main Stair Hall	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-4"	Alternate to put in concrete and pull up existing plywood floor		
318	Hallway to Egress Stair 2	Concrete	4" rubber	awb - painted	awb - painted	awb - painted	awb - painted	existing exposed timber	13'-1"	ceiling height to under side offsetting - timber joists approx. 14"		

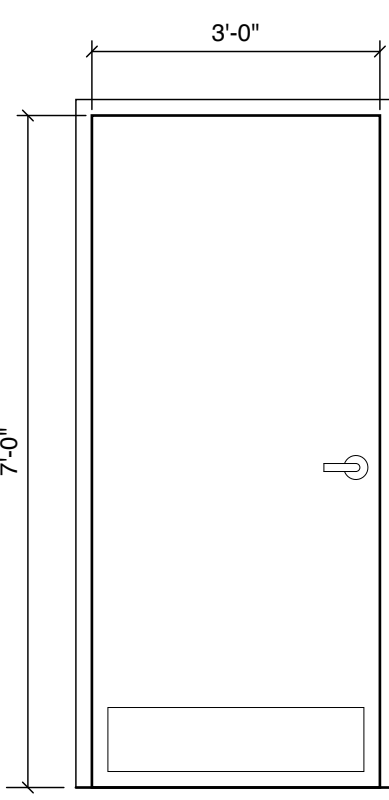
3 Finish Schedule
nts

Door No.	LOCATION	DOOR		Type	Material	Finish	FRAME		SIDELITE		HARDWARE		COMMENTS
		From	To				Material	Material	Size	Material	Group	Function	
THIRD FLOOR RENOVATIONS - DOORS													
300	Drawing Room 300	Hallway 316		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
301	Foundation Room 302	Crit Space 303		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
302	Classroom 304	Crit Space 303		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
303	Classroom 305	Crit Space 303		Pair of 2'-6" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
304	Drawing office 306	Crit Space 303		3'-0" x 7'-0"	B	Hollow Metal	ptd	B	Hollow Metal	1'-6"	Hollow Metal	privacy	
305	Drawing office 306	Closet		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	privacy	
306	Illustration Office 307	Closet		3'-0" x 7'-0"	C	Wood	ptd	A	Hollow Metal	N/A	Hollow Metal	privacy	
307	Illustration Office 307	Hallway		3'-0" x 7'-0"	C	Wood	ptd	B	Hollow Metal	1'-6"	Hollow Metal	privacy	
308	Hallway315	Classroom 305		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
309	Hallway315	Restroom 308		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	privacy	
310	Hallway315	Restroom 308A		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	privacy	
311	Hallway315	Studio Space 309		3'-0" x 7'-0"	B	Hollow Metal	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
312	Hallway 316	LA office 313		3'-0" x 7'-0"	B	Hollow Metal	ptd	B	Hollow Metal	1'-6"	Hollow Metal	privacy	
313	Hallway 316	AH Office 314		3'-0" x 7'-0"	B	Hollow Metal	ptd	B	Hollow Metal	1'-6"	Hollow Metal	privacy	
314	Hallway 316	Egress Stair 2		3'-0" x 7'-0"	A	Steel	ptd	A	Hollow Metal	N/A	Hollow Metal	passage	
THIRD FLOOR RENOVATIONS - WINDOWS Note: Replacement windows shall match the existing windows in Rm 309 illustration													
A	Foundation Room 302			(+/-) 4'-9" x 3'-9" VIF					Alum				
B	Foundation Room 302			(+/-) 4'-9" x 3'-9" VIF					Alum				
C	Foundation Room 302			(+/-) 4'-9" x 3'-9" VIF					Alum				
D	Classroom 304			(+/-) 4'-9" x 3'-9" VIF					Alum				Possibly using this opening for HVAC
E	Classroom 304			(+/-) 4'-9" x 3'-9" VIF					Alum				Possibly using this opening for HVAC
F	Classroom 304			(+/-) 4'-9" x 3'-9" VIF					Alum				Possibly using this opening for HVAC
G	Classroom 305			(+/-) 4'-9" x 3'-9" VIF					Alum				
H	Classroom 305			(+/-) 4'-9" x 3'-9" VIF					Alum				
I	Undeveloped			(+/-) 4'-9" x 3'-9" VIF					Alum				Possibly using this opening for HVAC
J	Undeveloped			(+/-) 4'-9" x 3'-9" VIF					Alum				
K	Undeveloped			(+/-) 4'-9" x 3'-9" VIF					Alum				
L	Undeveloped			(+/-) 3'-9" x 3'-9" VIF					Alum				
M	Undeveloped			(+/-) 3'-9" x 3'-9" VIF					Alum				
N	Undeveloped			(+/-) 3'-9" x 3'-9" VIF					Alum				
O	Undeveloped			(+/-) 3'-9" x 3'-9" VIF					Alum				
P	Undeveloped			(+/-) 3'-9" x 3'-9" VIF					Alum				
Q	Undeveloped			(+/-) 4'-9" x 3'-9" VIF					Alum				
Note: Provide window treatments for the windows on Congress Street in rooms 300,301,302 - discuss with Architect													

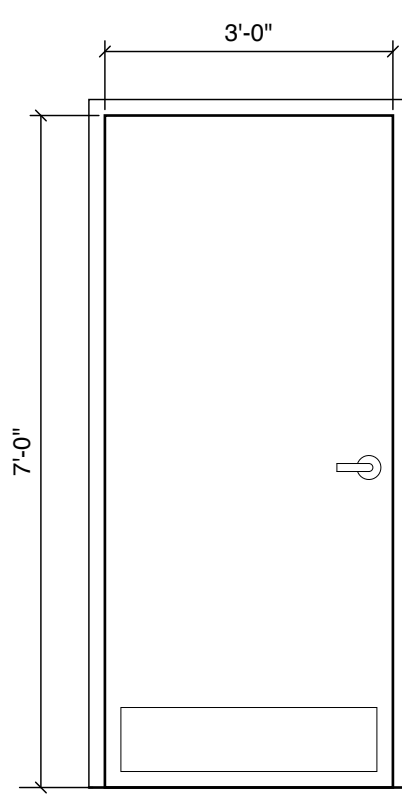
4 Window & Door Schedule
nts



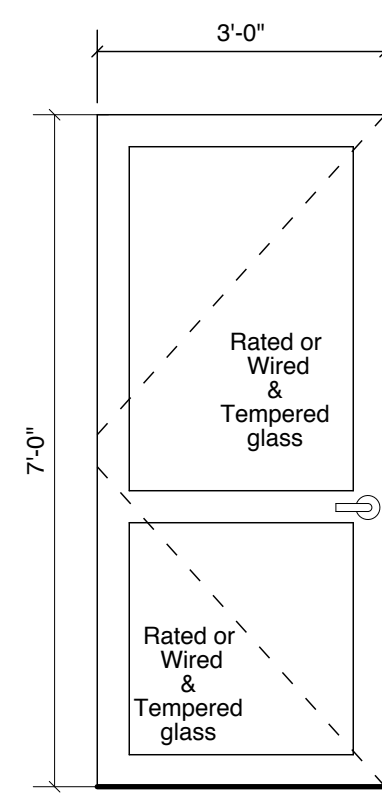
Door Type **A**
Steel Door in
90min rated wall



Door Type **B**
Hollow Metal
45min rated wall

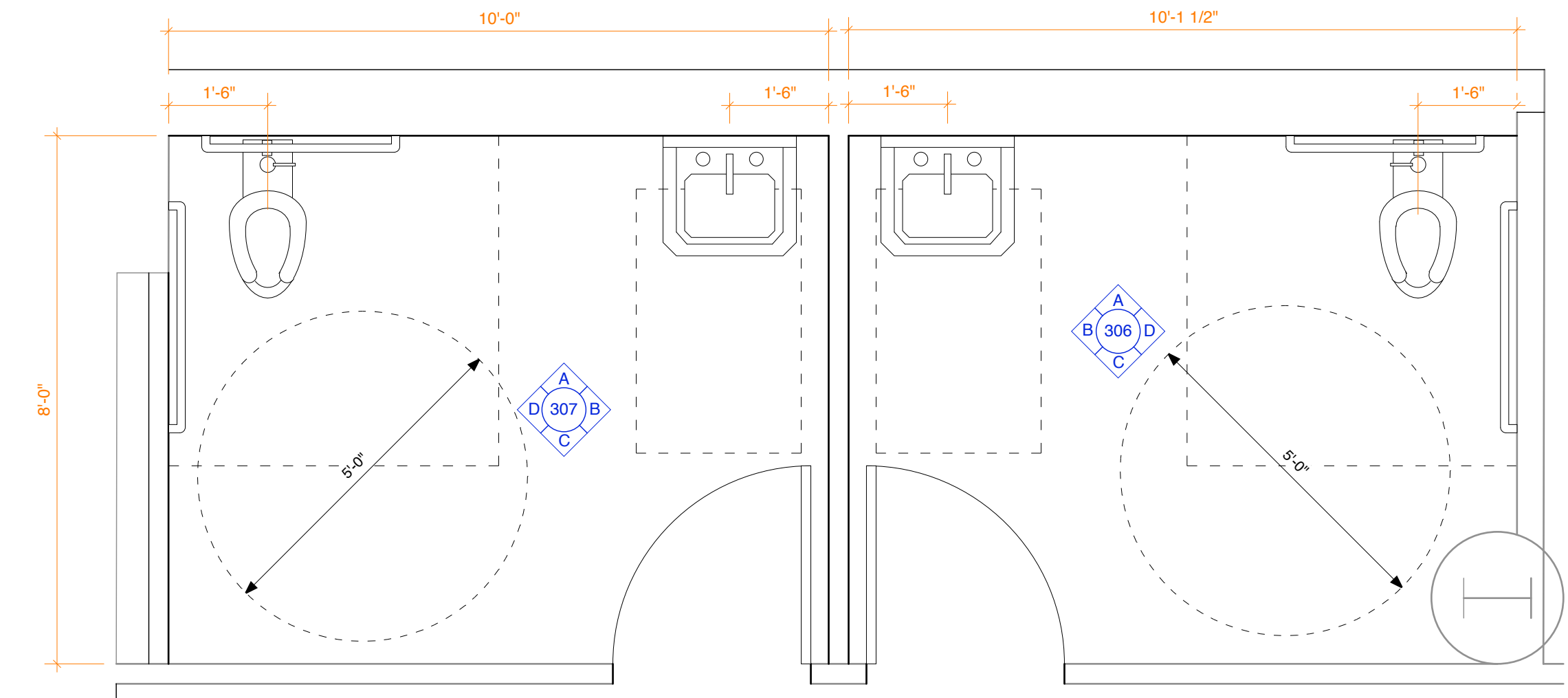


Door Type **C**
Solid Core Wood Door

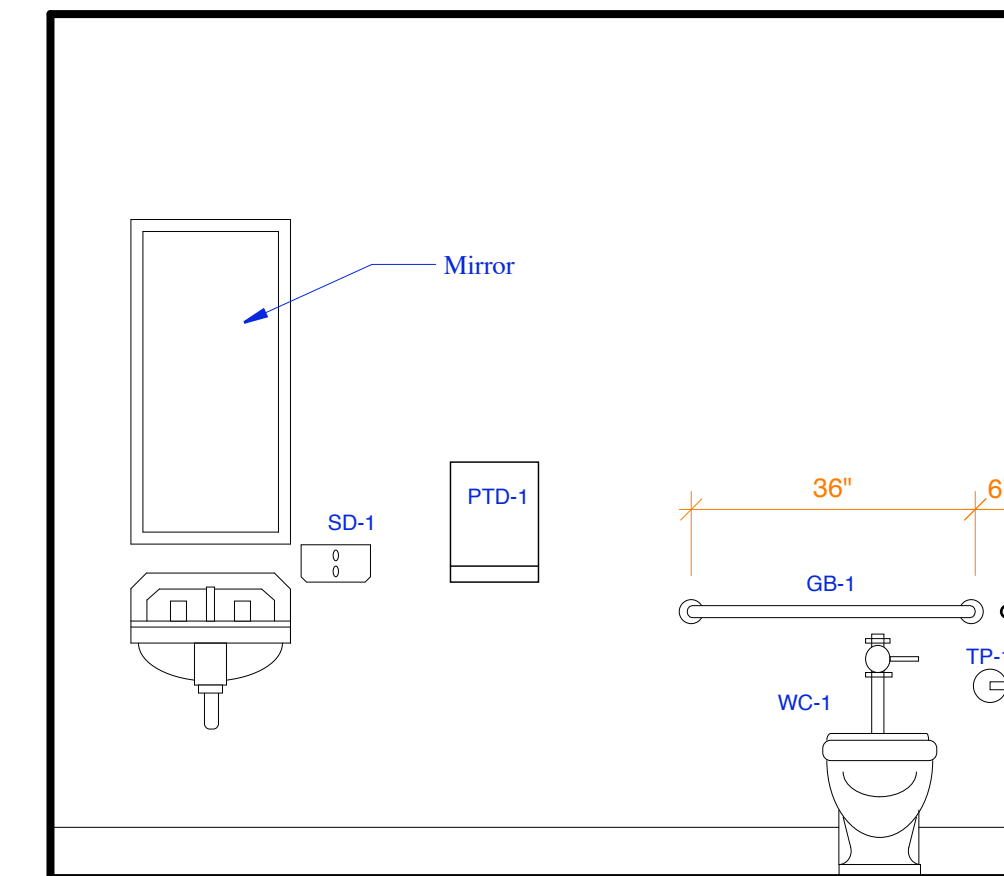


Door Type **D**
Hollow Metal Storefront
45 min rating

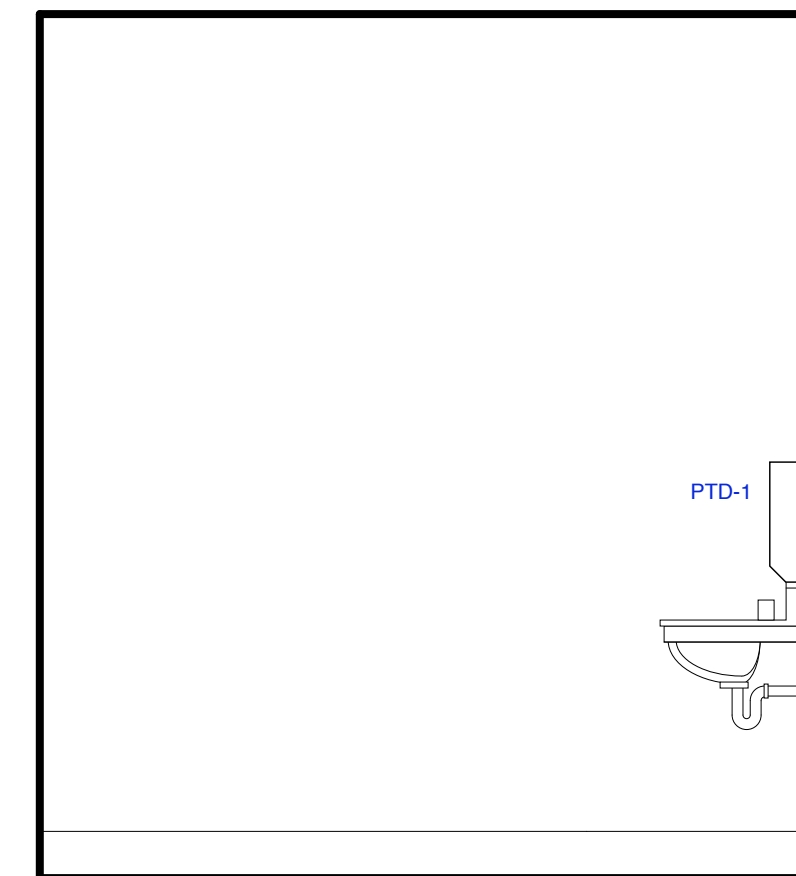
2 Door Types
Scale: 1/2"=1'-0"



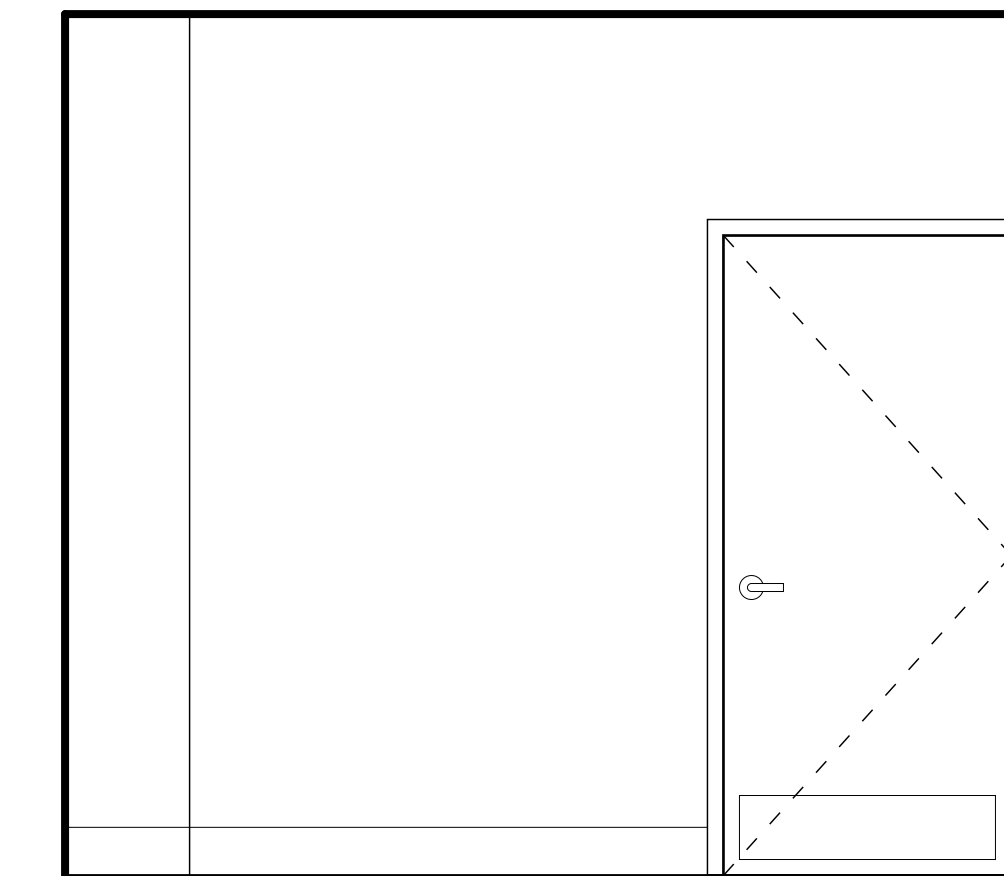
1 Toilet Rooms Floor Plan
Scale: 1/2" = 1'-0"



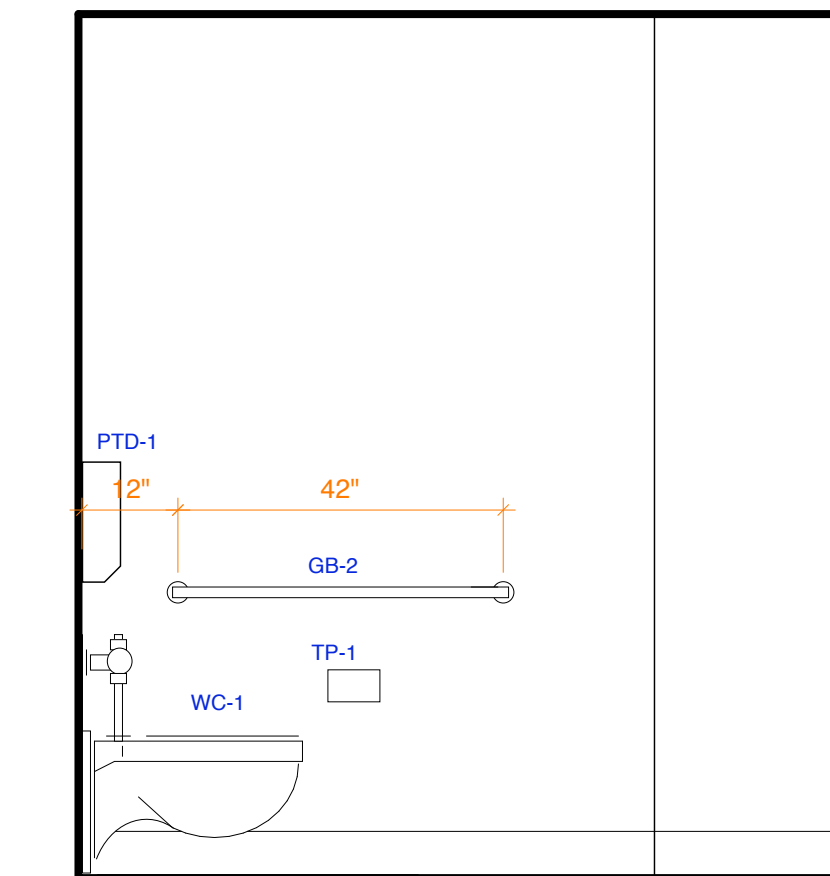
A Toilet Room 306 Elevation
Scale: 1/2" = 1'-0"



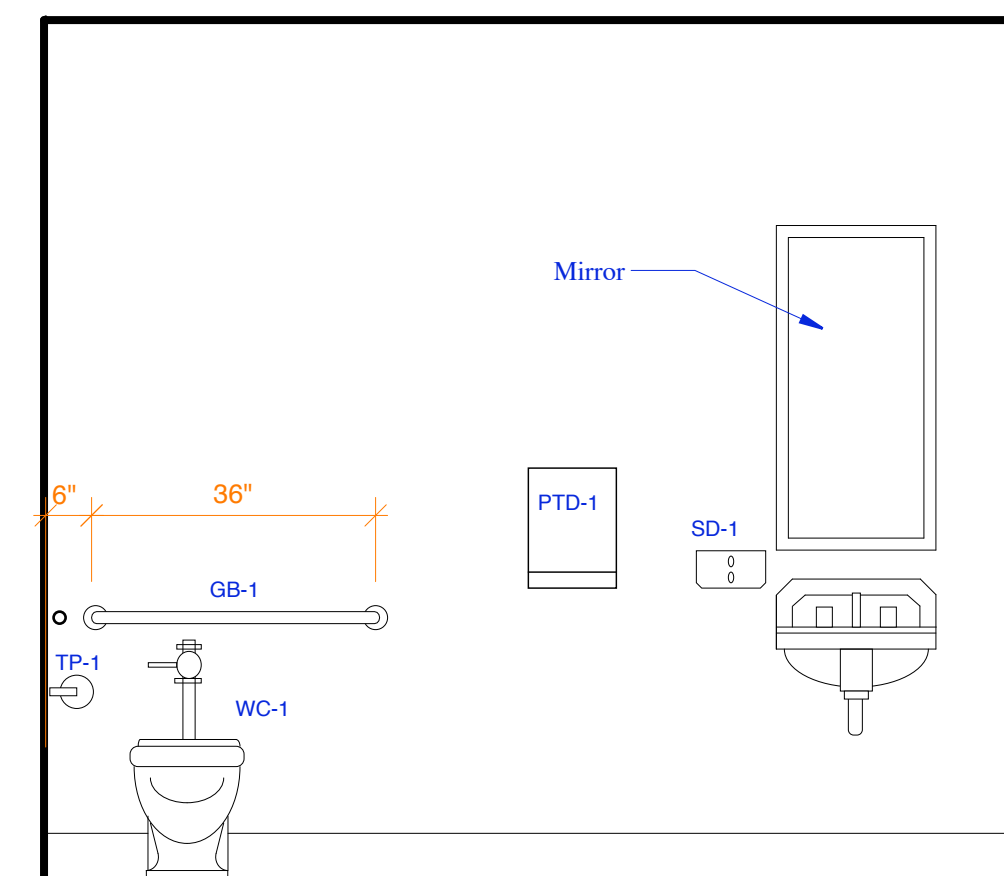
B Toilet Room 306 Elevation
Scale: 1/2" = 1'-0"



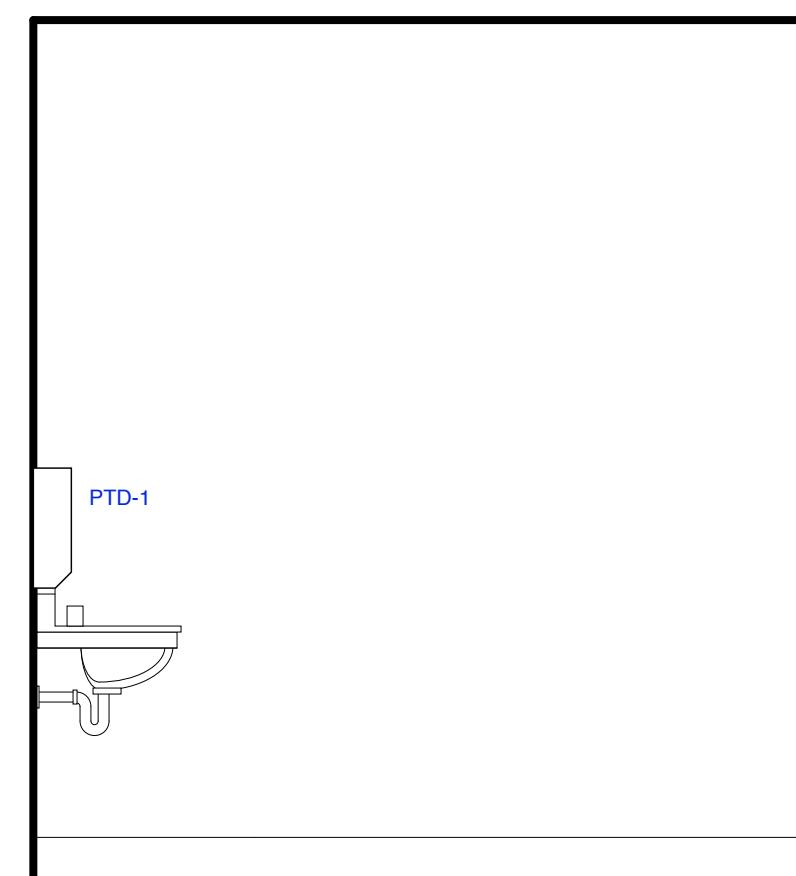
C Toilet Room 306 Elevation
Scale: 1/2" = 1'-0"



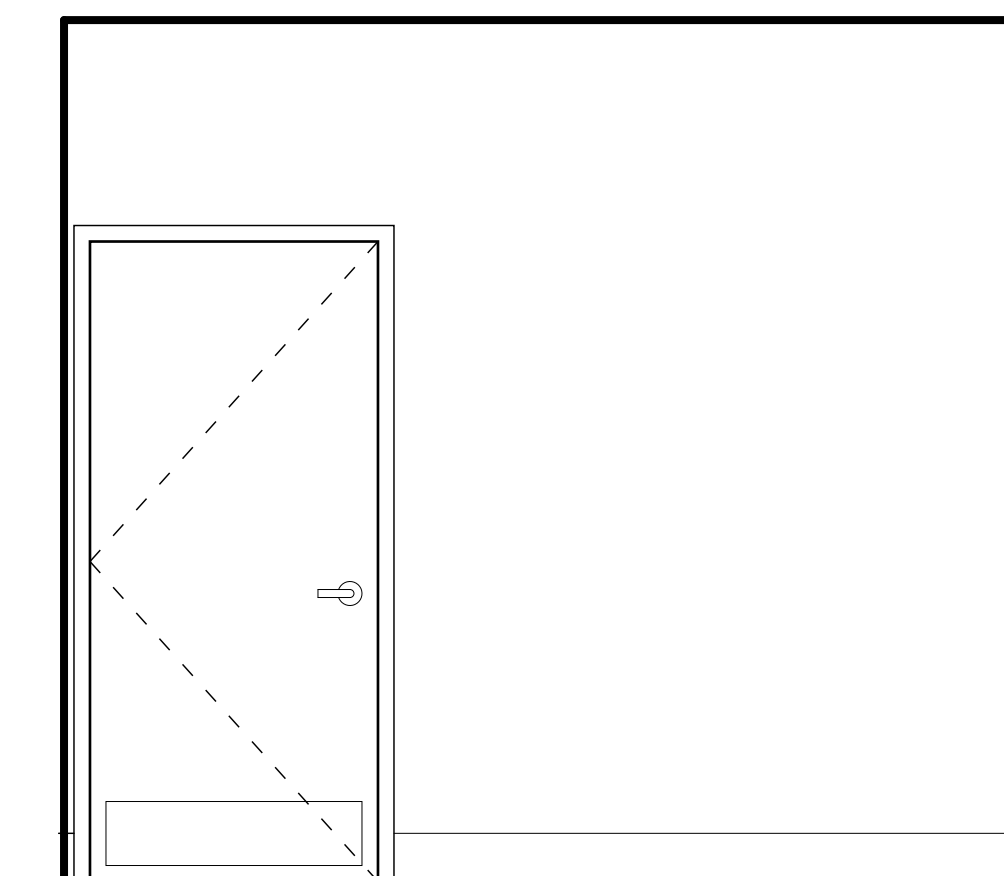
D Toilet Room 306 Elevation
Scale: 1/2" = 1'-0"



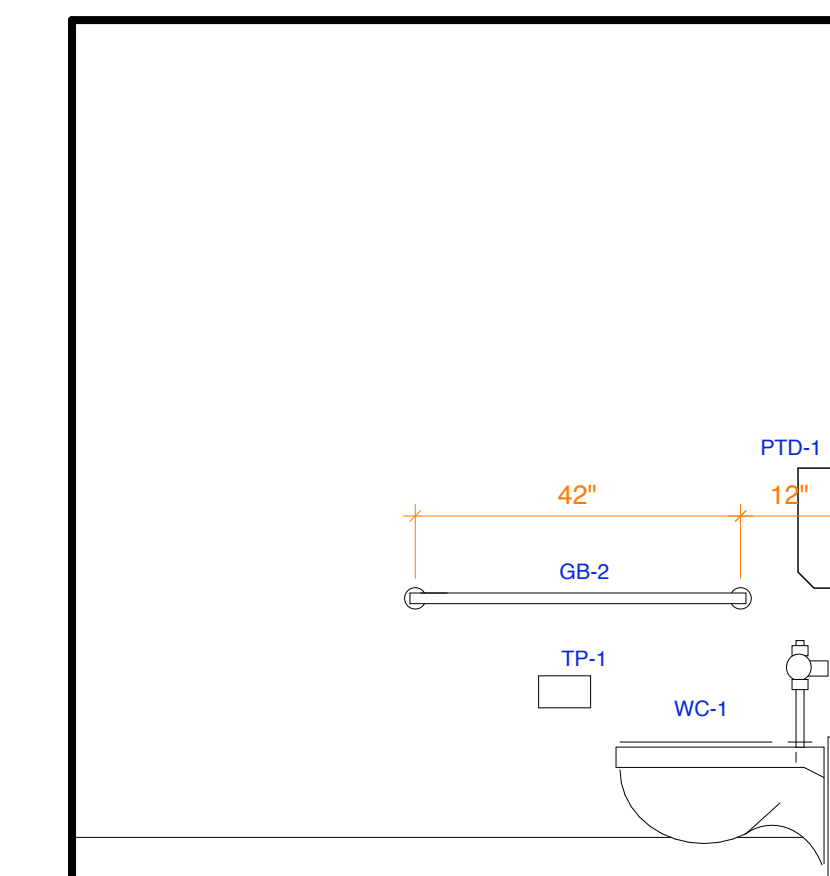
A Toilet Room 307 Elevation
Scale: 1/2" = 1'-0"



B Toilet Room 307 Elevation
Scale: 1/2" = 1'-0"



C Toilet Room 307 Elevation
Scale: 1/2" = 1'-0"

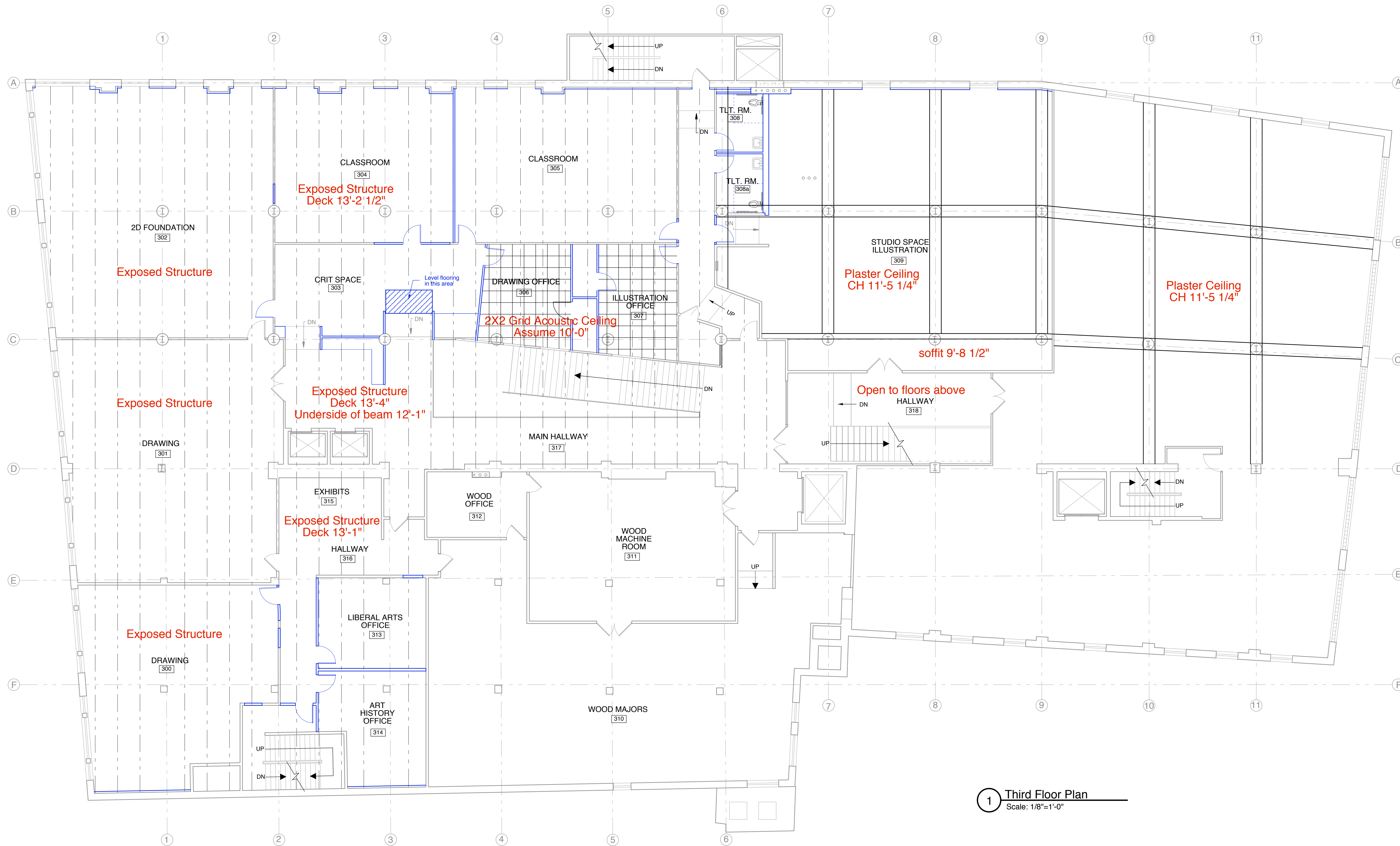


D Toilet Room 307 Elevation
Scale: 1/2" = 1'-0"

3'-0" 2'-6"	4'-4"	3'-6"	6" 2'-10"	2'-10"	2'-6"	0"	3'-0"	2'-3" min. 3'-0" to spout	1'-5"	2'-0"	1'-5" 3'-8" max to flush control	2'-0" 4'-10" 5'-10" 1'-0"	4'-6"
TPD Toilet paper dispenser (one at each stall)	PTD Paper towel dispenser	EHD Electric hand/hair dryer NOT USED	SD Soap dispenser	SNV Sanitary napkin vendor NOT USED	SND Sanitary napkin disposal NOT USED	WR Waste receptacle NOT USED	GB Grab bar (36") Grab bar (42")	DF Drinking fountain (accessory) NOT USED	WC Water closet	UR Urinal NOT USED	UR-HC Urinal - accessible NOT USED	PS Privacy screen Metal NOT USED	CH Coat hook (provide one in all stalls) NOT USED

Plumbing Fixtures and Toilet Accessories - Typical Mounting Heights

Note: Mounting heights are provided for general information.
Not all accessories shown here are necessarily included in Work.
Refer to Toilet Room Accessory Schedule for items specified for this Project.



1 Third Floor Plan
Scale: 1/8"=1'-0"