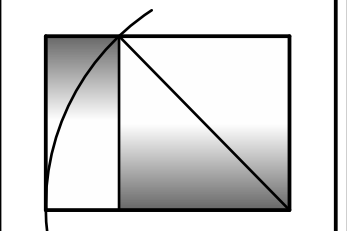


**WHIPPLE - CALLENDER ARCHITECTS**



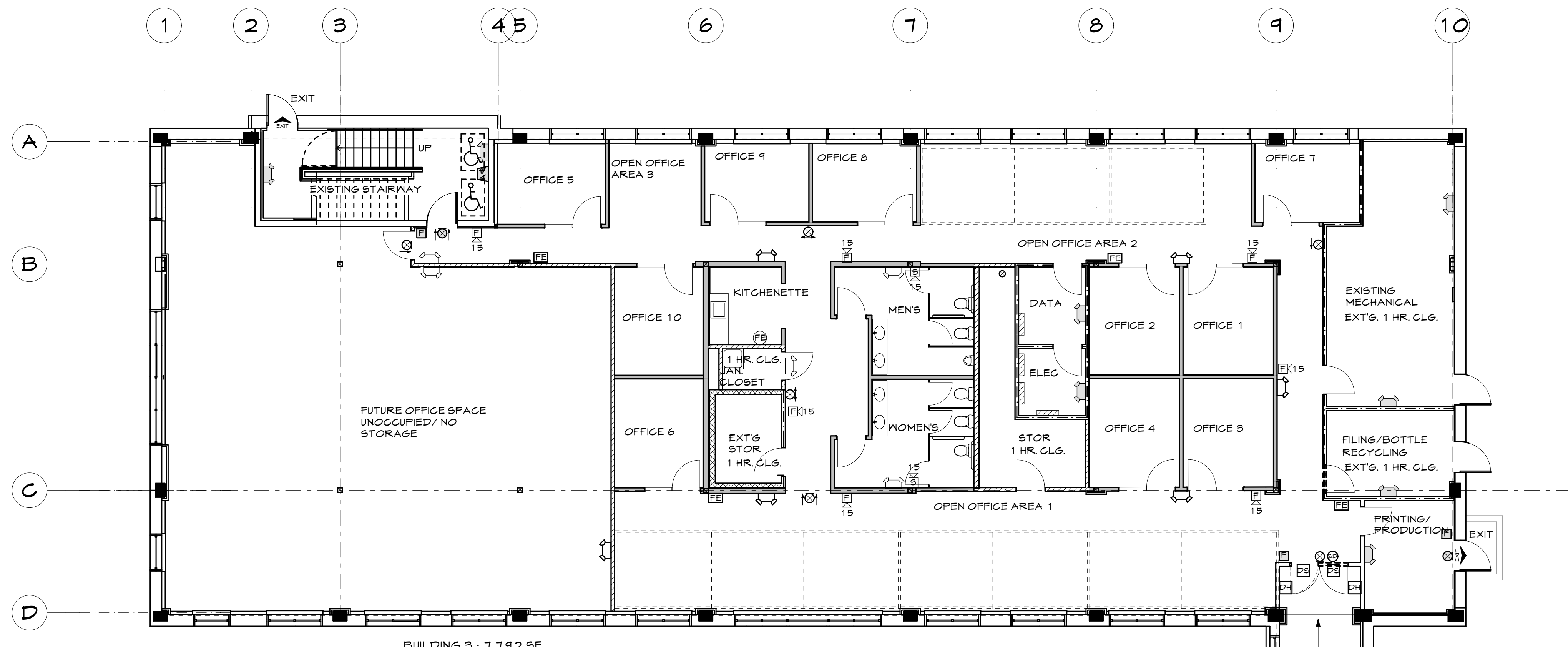
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DATE	DESCRIPTION
03.13.12	ISSUED FOR REVIEW & PERMITTING
03.21.12	UPDATED PLANS FOR PERMITTING
04.04.12	ELECTRICAL & FIRE RATING UPDATES
04.05.12	MEETING ROOM REVISIONS PER CITY

DATE: 26 MAR 12  
CHECKED BY: AEC  
DRAWN BY: JRP  
JOB: 11-WCO  
SHEET TITLE: GARDEN LEVEL KEY PLAN  
GARDEN LEVEL LIFE SAFETY PLAN

1/8" = 1'-0"

**A1.1**



BUILDING 3 : 7,192 SF

**CODE COMPLIANCE INFORMATION**

**OCCUPANCY CLASSIFICATION:**  
IBC: GROUP B - BUSINESS  
NFPA: EXISTING BUSINESS (CH. 99)  
SINGLE TENANT USING ENTIRE BUILDING

**CONSTRUCTION TYPE:**  
IBC: TYPE 2B  
NFPA: TYPE II (000)

**EXISTING BUILDING SIZE:**  
HEIGHT AT 3 STORIES - 42'-0"  
BUILDING AREA - 57,495 SF  
BUILDING FOOTPRINT - 20,941 SF

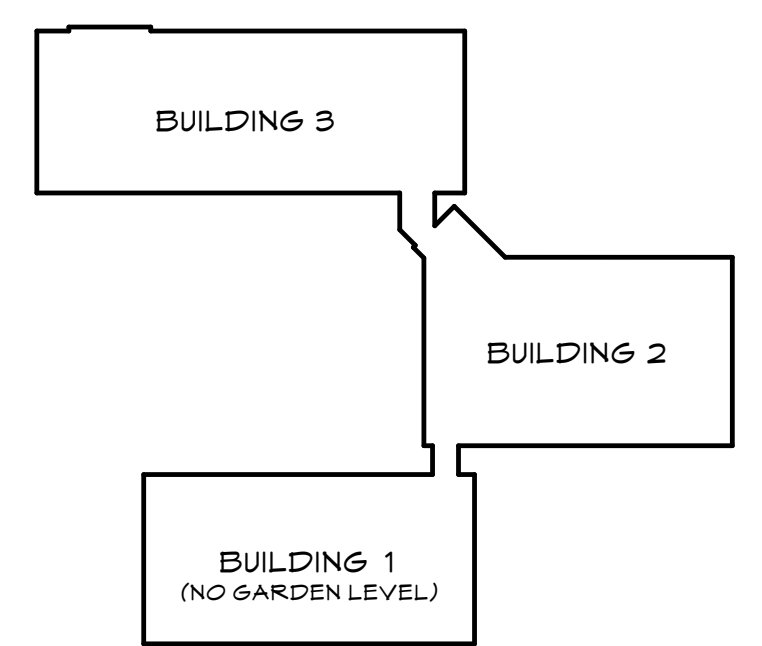
**OCCUPANT LOAD:**  
OFFICE: 100 SF/PERSON = 575 TOTAL BLDG.

**SEPARATION REQUIREMENTS:**  
ONE HOUR FIRE SEPARATION ASSEMBLIES AT:  
VERTICAL SHAFTS & STAIRWELLS (ALL EXISTING, NO CHANGES FOR THIS RENOVATION)  
SEPARATION OF HAZARDS: GENERAL STORAGE, BOILER/FURNACE ROOMS

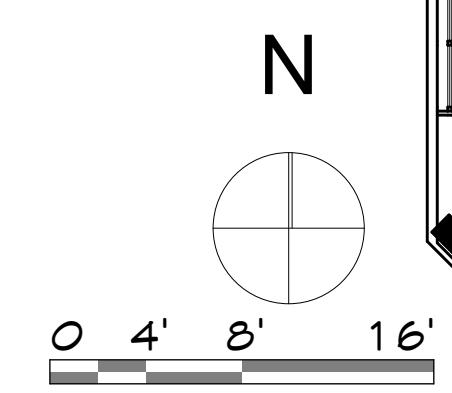
**FIRE SUPPRESSION:**  
NONE EXISTING, NONE REQUIRED PER CODE

**FIRE ALARM:**  
EXISTING, MONITORED SYSTEM  
NEW DEVICES TO BE ADDED TO EXISTING SYSTEM AS SHOWN ON PLANS

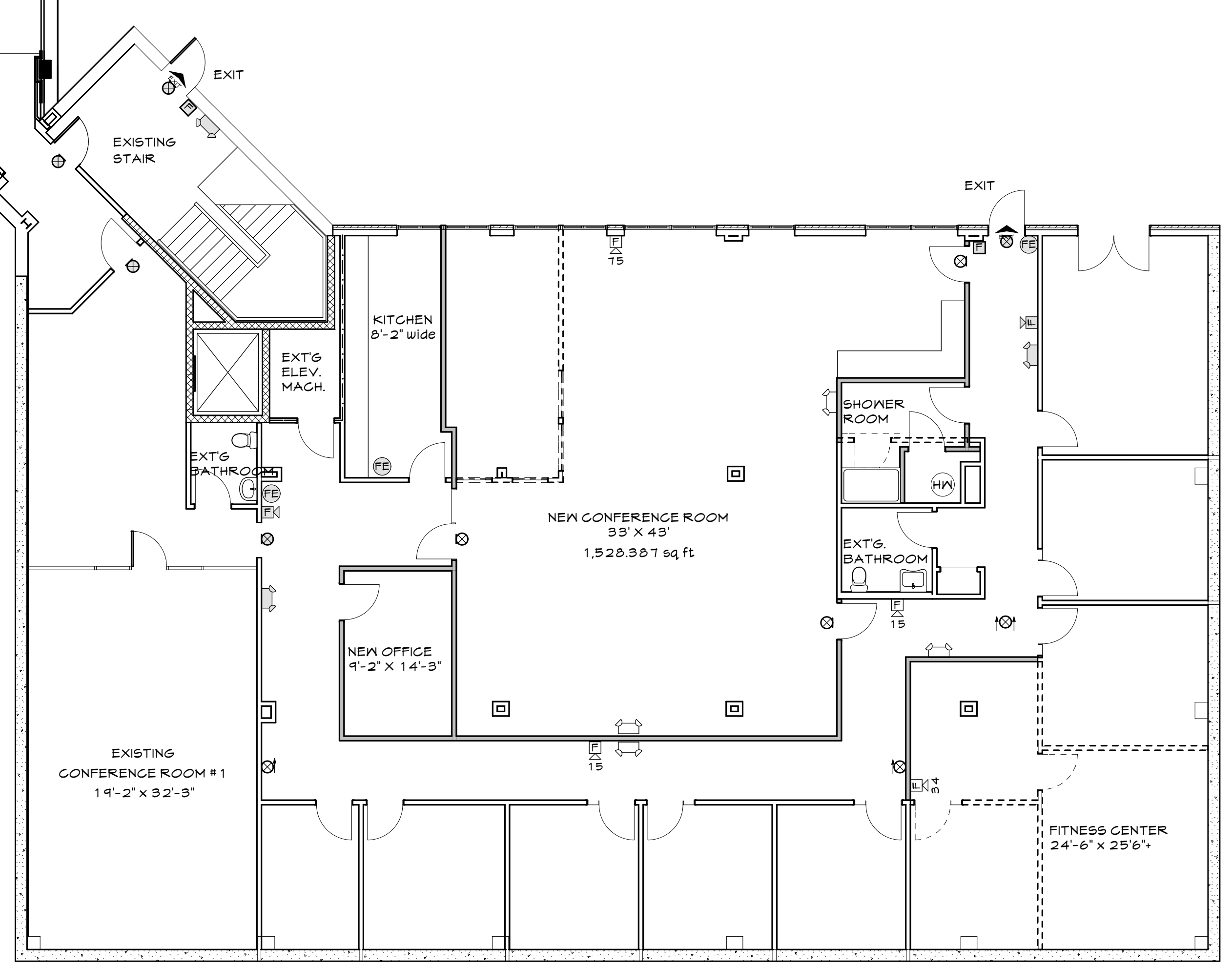
**MEANS OF EGRESS:**  
MAX. TRAVEL DISTANCE: 200 FT  
MAX. DEAD END CORRIDOR: 50 FT  
MAX. COMMON PATH OF TRAVEL: 75 FT



KEY PLAN OF BUILDING LAYOUT

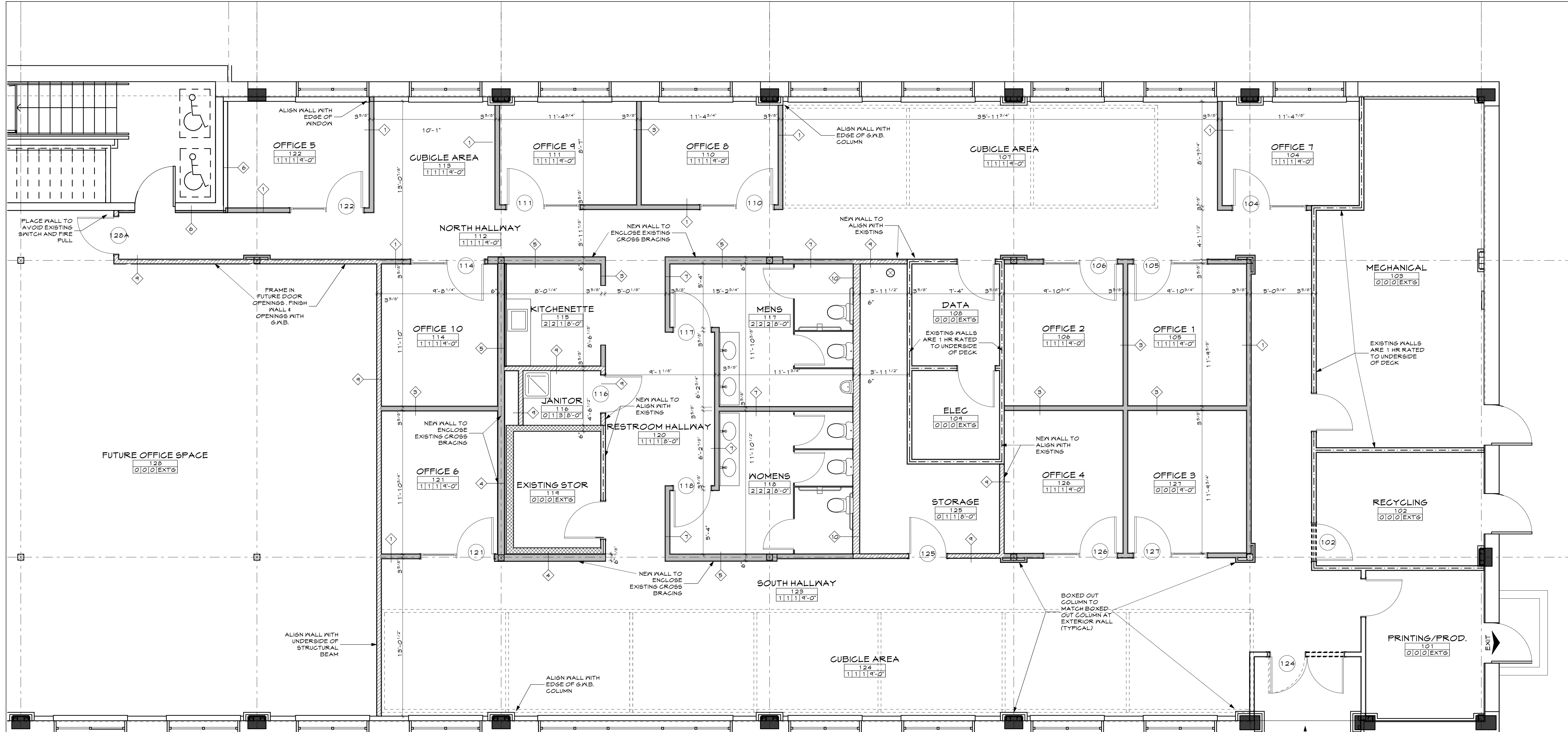


- LIFE SAFETY DEVICE LEGEND**
- EXIT SIGN WITH ARROWS AS INDICATED - CEILING MOUNTED
  - EXIT SIGN WITH ARROWS AS INDICATED - WALL MOUNTED
  - EXISTING EXIT SIGN
  - TWIN HEAD EMERGENCY LIGHT - 4 AVAILABLE FOR REUSE
  - EXISTING TWIN HEAD EMERGENCY LIGHT
  - FIRE ALARM SYSTEM-STROBE LIGHT (#=CANDELLA)
  - FIRE ALARM SYSTEM-HORN/STROBE LIGHT (#=CANDELLA)
  - EXISTING FIRE ALARM SYSTEM-HORN/STROBE LIGHT
  - FIRE ALARM MANUAL PULL
  - EXISTING FIRE ALARM MANUAL PULL
  - FIRE EXTINGUISHER IN CABINET
  - FIRE EXTINGUISHER - NO CABINET
  - FIRE EXTINGUISHER - NO CABINET
  - ELECTRICAL PANEL
  - EXISTING AREA OF REFUGE CALL STATION
  - DOOR SWITCH
  - ELECTRIC DOOR HOLD OPEN
  - SMOKE DETECTOR FOR DOOR HOLDERS



BUILDING 2 : 7,563 SF

**1 GARDEN LEVEL KEY PLAN AND LIFE SAFETY LAYOUT**  
SCALE: 1/8" = 1'-0"

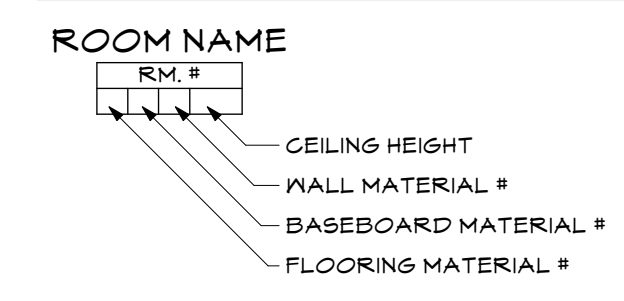


BUILDING 3 : 7,142 SF

**GENERAL NOTES:**

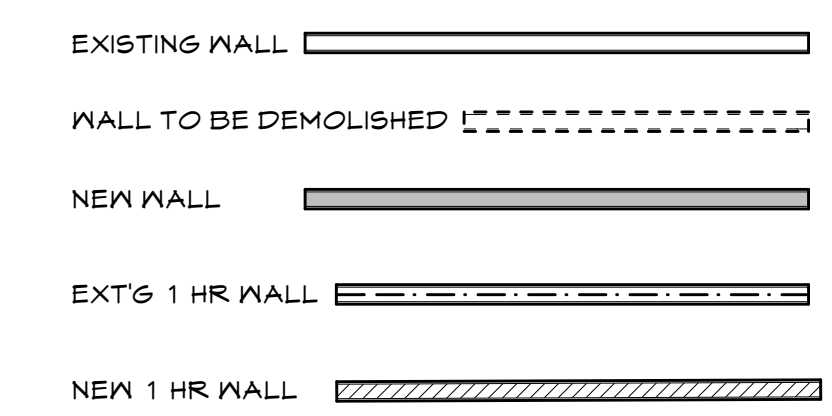
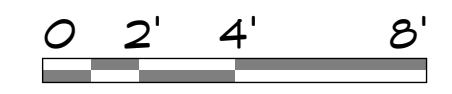
1. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
3. ALL NEW CONSTRUCTION DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE. DIMENSIONS TO EXISTING WALL CONSTRUCTION ARE TO FINISH SURFACE.
4. PROVIDE SOLID BLOCKING FOR ALL CABINETS AND ACCESSORIES.

**GENERAL LEGEND**



**ROOM FINISH LEGEND**

FLOORING MATERIAL FIRST NO. OF 4	BASEBOARD MATERIAL SECOND NO. OF 4	WALL FINISH THIRD NO. OF 4
0 EXISTING TO REMAIN	0 EXISTING TO REMAIN	0 EXISTING TO REMAIN
1 CARPET	1 VINYL	1 PAINT
2 TILE	2 TILE	2 TILE
3 VGT		3 FRP PANEL TO 4'-0" ON TWO WALLS - PAINT
4 RUBBER SHEET GOODS - 8 MM		



**1** GARDEN LEVEL PLAN - BUILDING 3  
SCALE: 1/4" = 1'-0"

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GARDEN LEVEL RENOVATIONS  
PORTLAND, MAINE  
41 HUTCHINS DRIVE

LICENSED ARCHITECT  
ANNE E. CALLENDER  
NO. 1861  
STATE OF MAINE

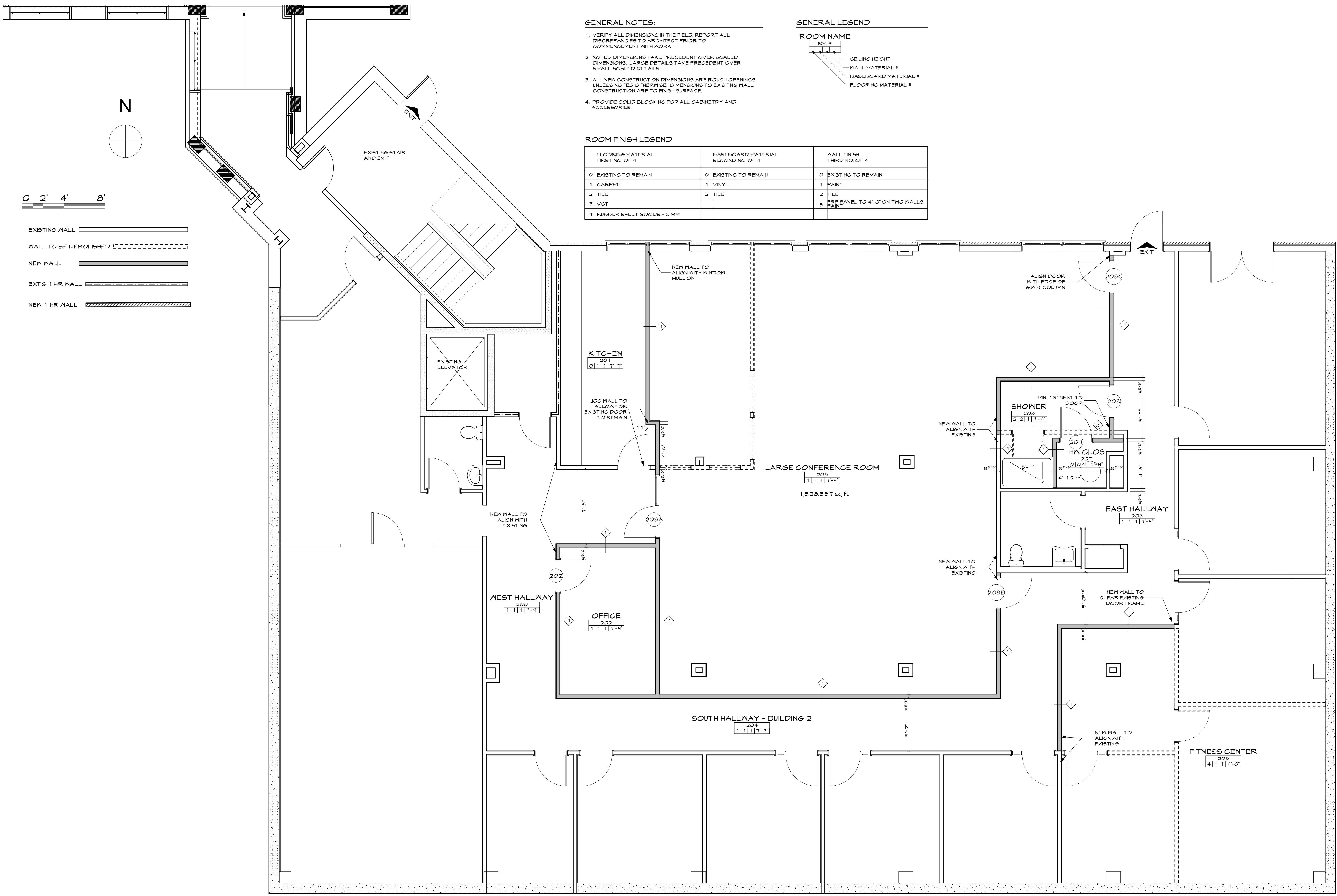
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DATE: 26 MAR 12  
CHECKED BY: AEC  
DRAWN BY: JRP  
JOB: 11-WCO  
SHEET TITLE: GARDEN LEVEL - BUILDING 3  
SCALE: 1/4" = 1'-0"

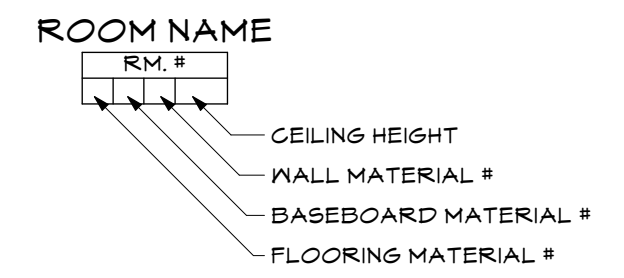
**A1.2**



**GENERAL NOTES:**

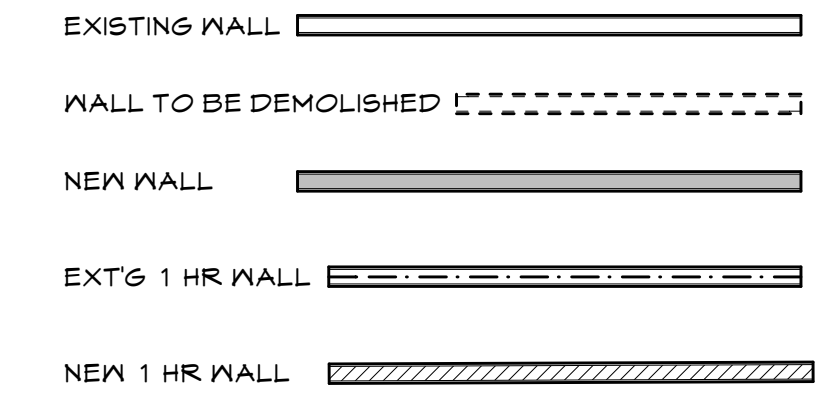
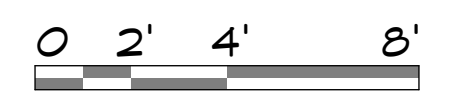
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4. PROVIDE SOLID BLOCKING FOR ALL CABINETS AND ACCESSORIES.

**GENERAL LEGEND**

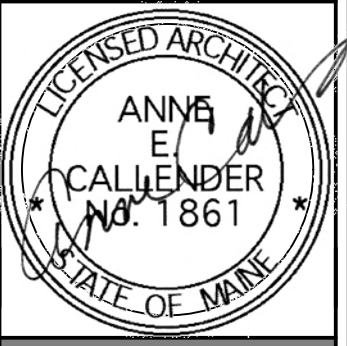


**ROOM FINISH LEGEND**

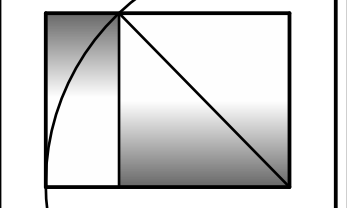
FLOORING MATERIAL FIRST NO. OF 4	BASEBOARD MATERIAL SECOND NO. OF 4	WALL FINISH THIRD NO. OF 4
0 EXISTING TO REMAIN	0 EXISTING TO REMAIN	0 EXISTING TO REMAIN
1 CARPET	1 VINYL	1 PAINT
2 TILE	2 TILE	2 TILE
3 VGT		3 FREE PANEL TO 4'-0" ON TWO WALLS - PAINT
4 RUBBER SHEET GOODS - 8 MM		



**WOODARD & CURRAN**  
GARDEN LEVEL RENOVATIONS  
PORTLAND, MAINE  
41 HUTCHINS DRIVE



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DATE: 26 MAR 12  
CHECKED BY: AEC  
DRAWN BY: JRP  
JOB: 11-WCO  
SHEET TITLE: GARDEN LEVEL - BUILDING 2

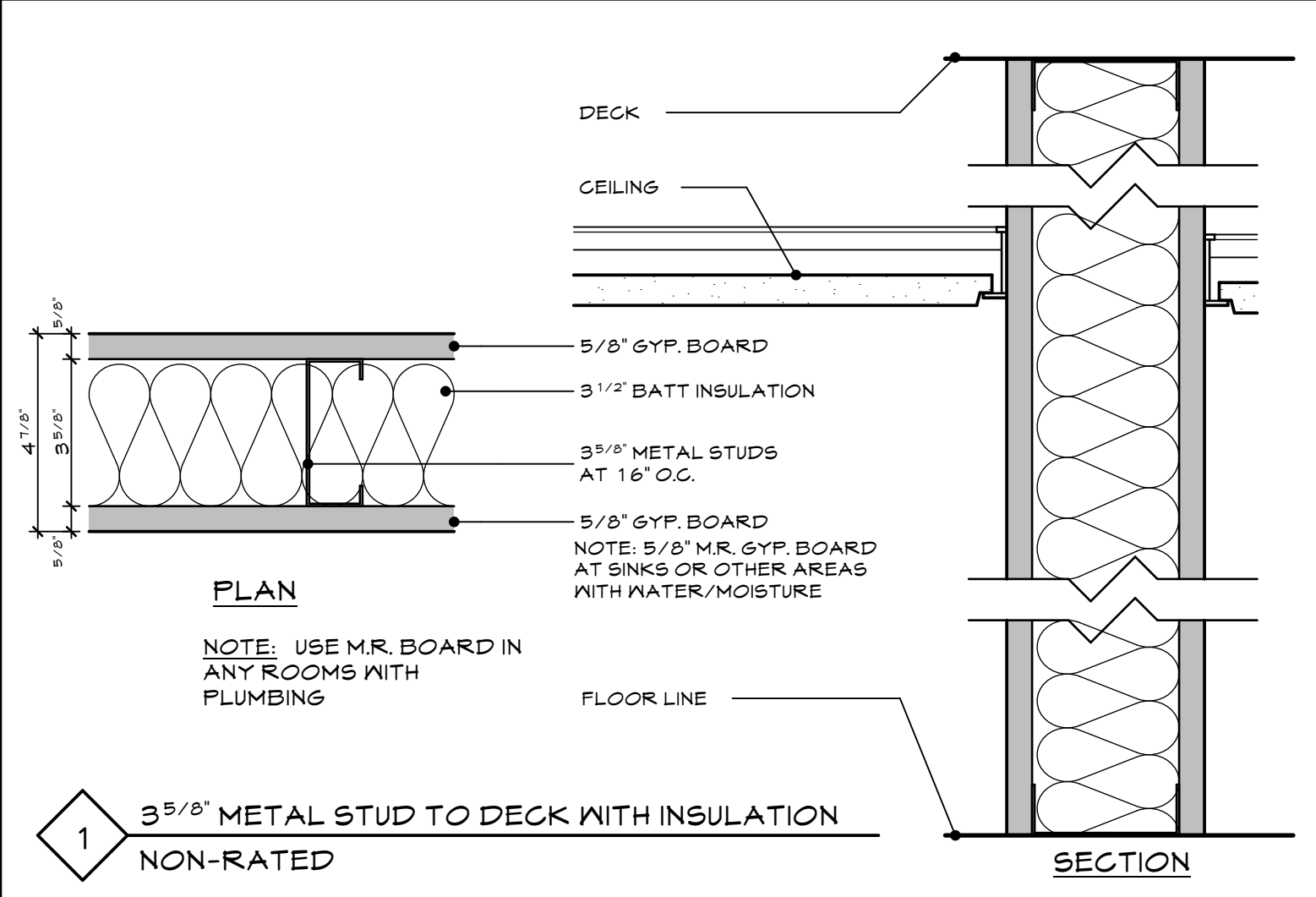
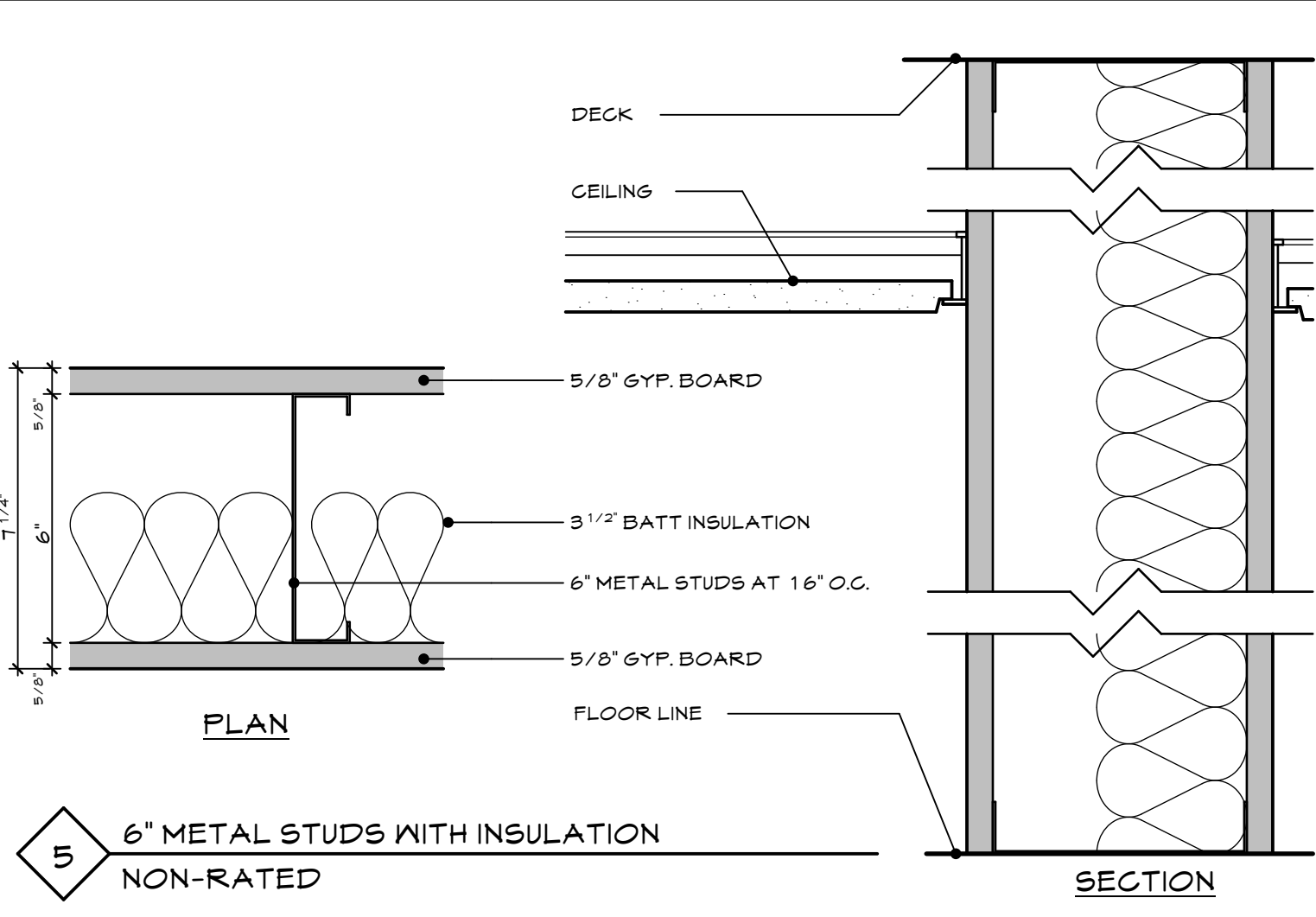
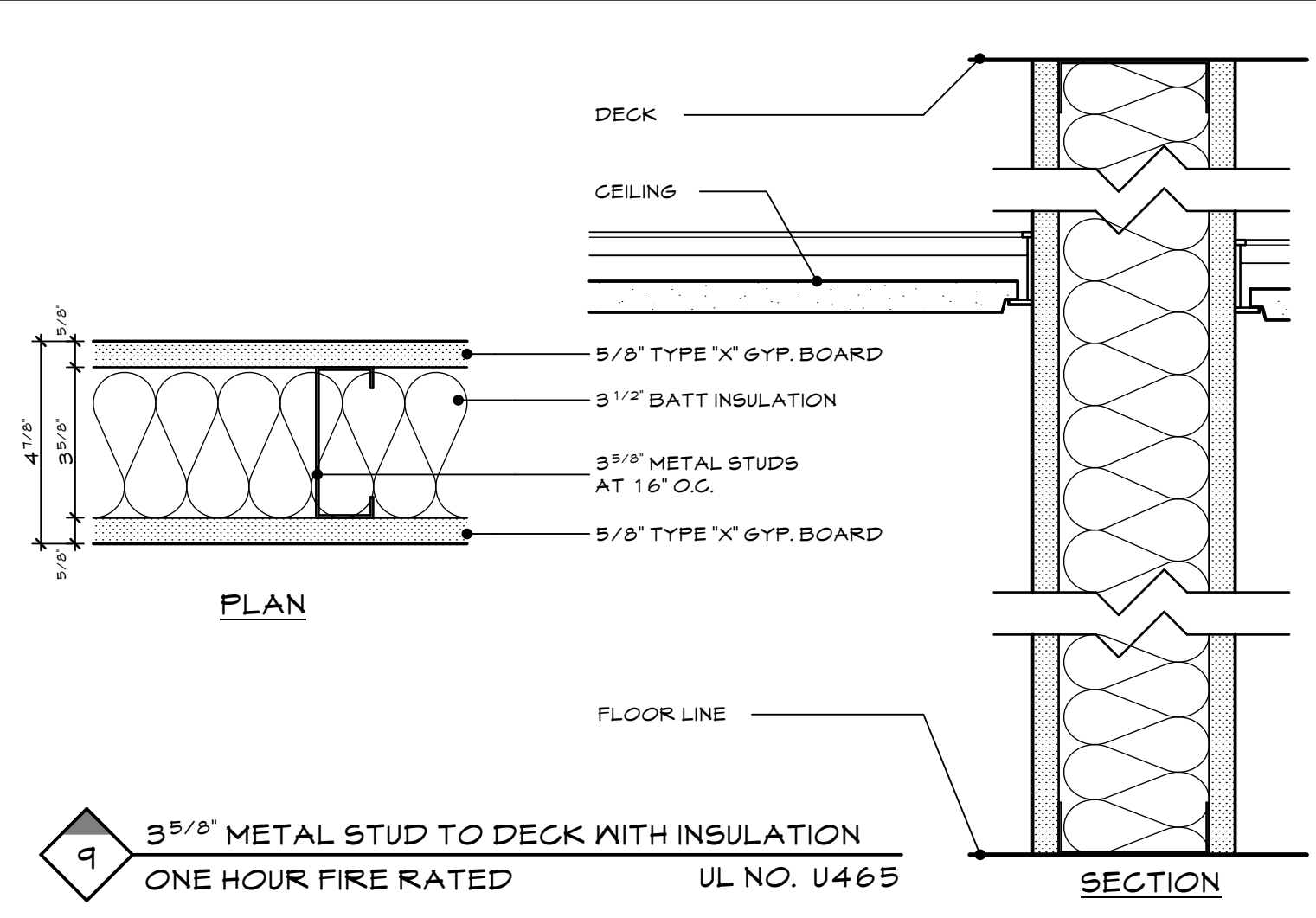
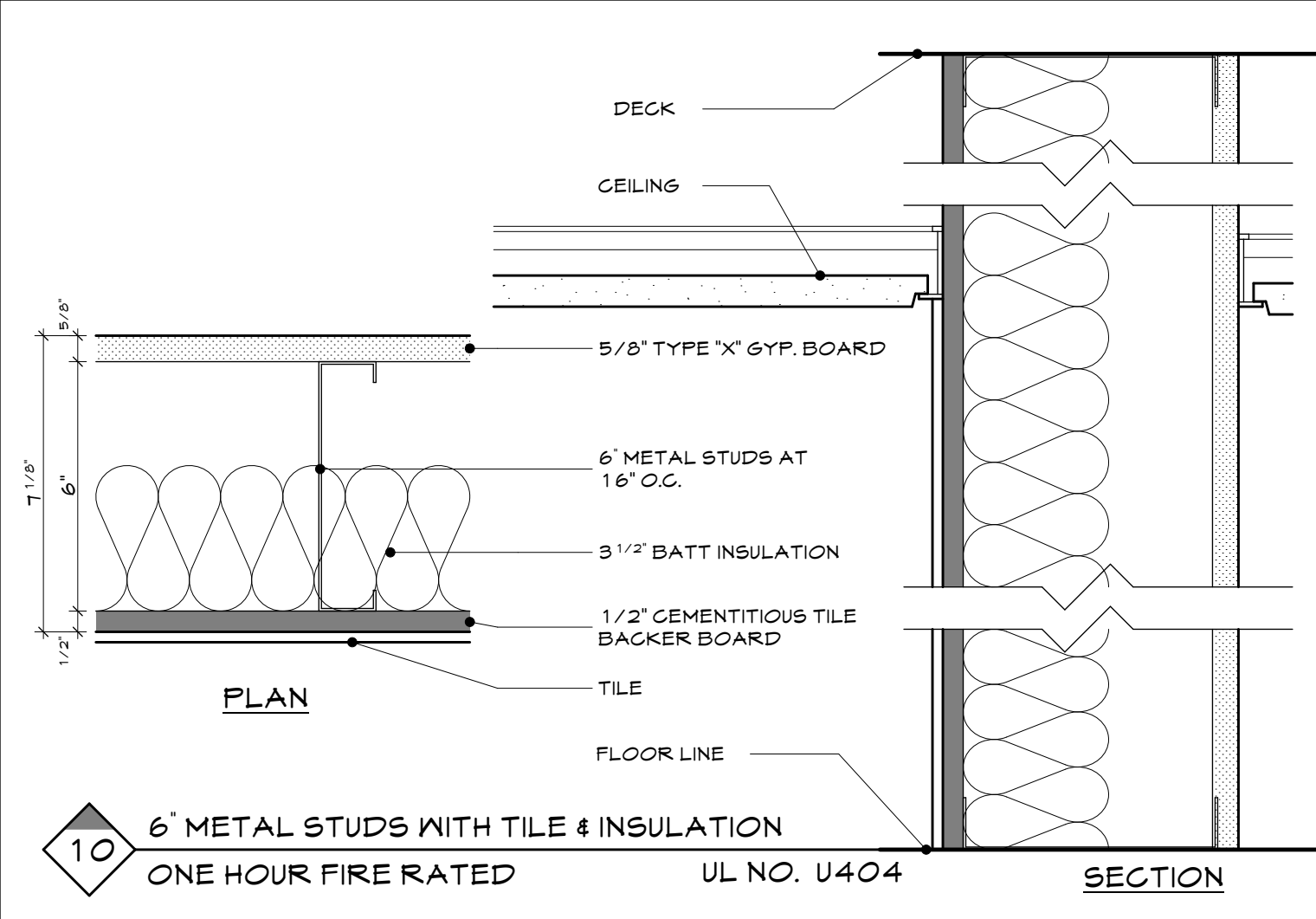
1/4" = 1'-0"

**A1.3**

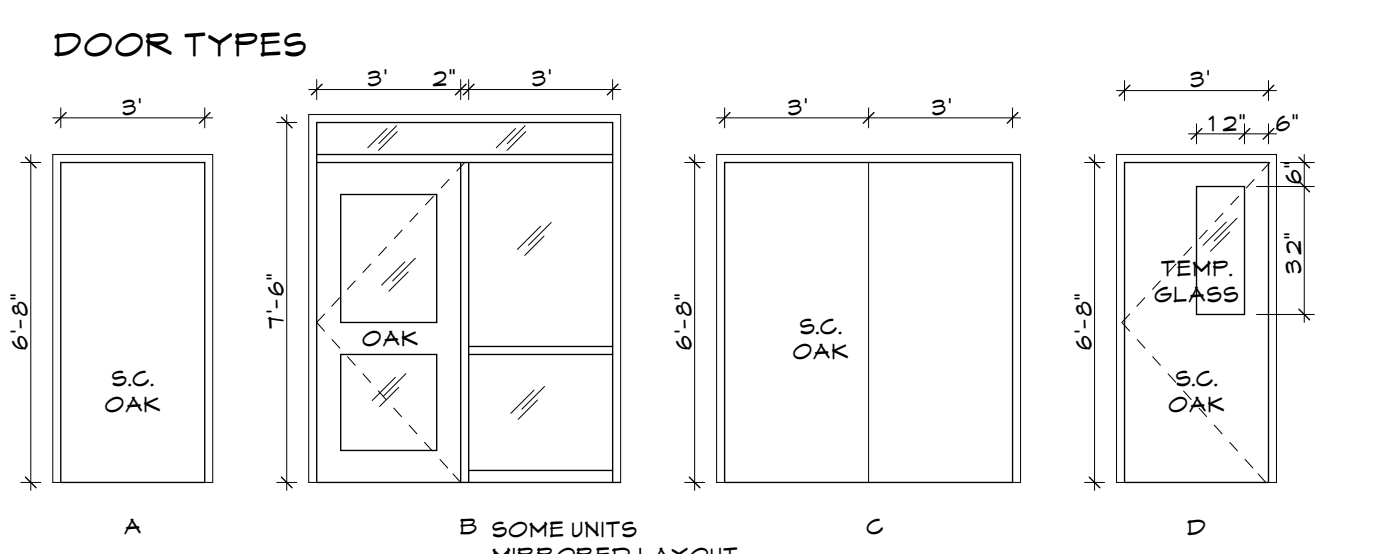
BUILDING 2 : 7,563 SF

**1 GARDEN LEVEL PLAN - BUILDING 2**  
A1.3 SCALE: 1/4" = 1'-0"

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DOOR SCHEDULE					
MARK	LOCATION	UNIT SIZE	TYPE	HARDWARE FUNCTION	NOTES/REMARKS
102	RECYCLING	3'-0" x 6'-8"	A	PASSAGE	45 MIN. DOOR, DOOR CLOSER, KICK PLATE, WALL STOP
104	OFFICE 1	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
105	OFFICE 1	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
106	OFFICE 2	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
110	OFFICE 8	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
111	OFFICE 9	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
114	OFFICE 10	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
116	JANITOR	3'-0" x 6'-8"	A	STORE ROOM	45 MIN. DOOR, DOOR CLOSER
117	MENS	3'-0" x 6'-8"	A	PUSH/PULL	KICK PLATE, DOOR CLOSER, WALL STOP
118	WOMENS	3'-0" x 6'-8"	A	PUSH/PULL	KICK PLATE, DOOR CLOSER, WALL STOP
121	OFFICE 6	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
122	OFFICE 5	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
124	CUBICLE AREA TO CENTRAL HALLWAY	6'-0" x 6'-8"	C	PASSAGE	45 MIN. DOOR, DOOR CLOSERS, ELEC. HOLD OPEN, KICK PLATES, WALL STOPS
125	STORAGE	3'-0" x 6'-8"	A	STORE ROOM	45 MIN. DOOR, DOOR CLOSER, KICK PLATE, WALL STOP
126	OFFICE 4	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
127	OFFICE 3	3'-0" x 6'-8" + TRANSOM & SIDELIGHT	B	PASSAGE	TEMPERED GLASS, WALL STOP
128A	FUTURE OFFICE SPACE	3'-0" x 6'-8"	A	CLASSROOM	45 MIN. DOOR, DOOR CLOSER, KICK PLATE, WALL STOP
128B	FUTURE OFFICE SPACE	3'-0" x 6'-8"	A	CLASSROOM	45 MIN. DOOR, DOOR CLOSER, KICK PLATE
202A	OFFICE	3'-0" x 6'-8"	A	PASSAGE	WALL STOP
203A	LARGE CONFERENCE ROOM	3'-0" x 6'-8" + SIDELIGHT	B	PASSAGE	TEMPERED GLASS, KICK PLATE, WALL STOP
203B	LARGE CONFERENCE ROOM	3'-0" x 6'-8"	D	PASSAGE	TEMPERED GLASS VIEW PANEL, KICK PLATE, WALL STOP
203C	LARGE CONFERENCE ROOM	3'-0" x 6'-8"	D	PASSAGE	TEMPERED GLASS VIEW PANEL, KICK PLATE, WALL STOP
207	WATER HEATER CLOSET	3'-0" x 6'-8"	A	PASSAGE	
208	SHOWER	3'-0" x 6'-8"	A	PRIVACY	WALL STOP



**HARDWARE NOTES**

PROVIDE SILENCERS FOR ALL DOORS

DOOR STOPS TO BE WALL MOUNTED

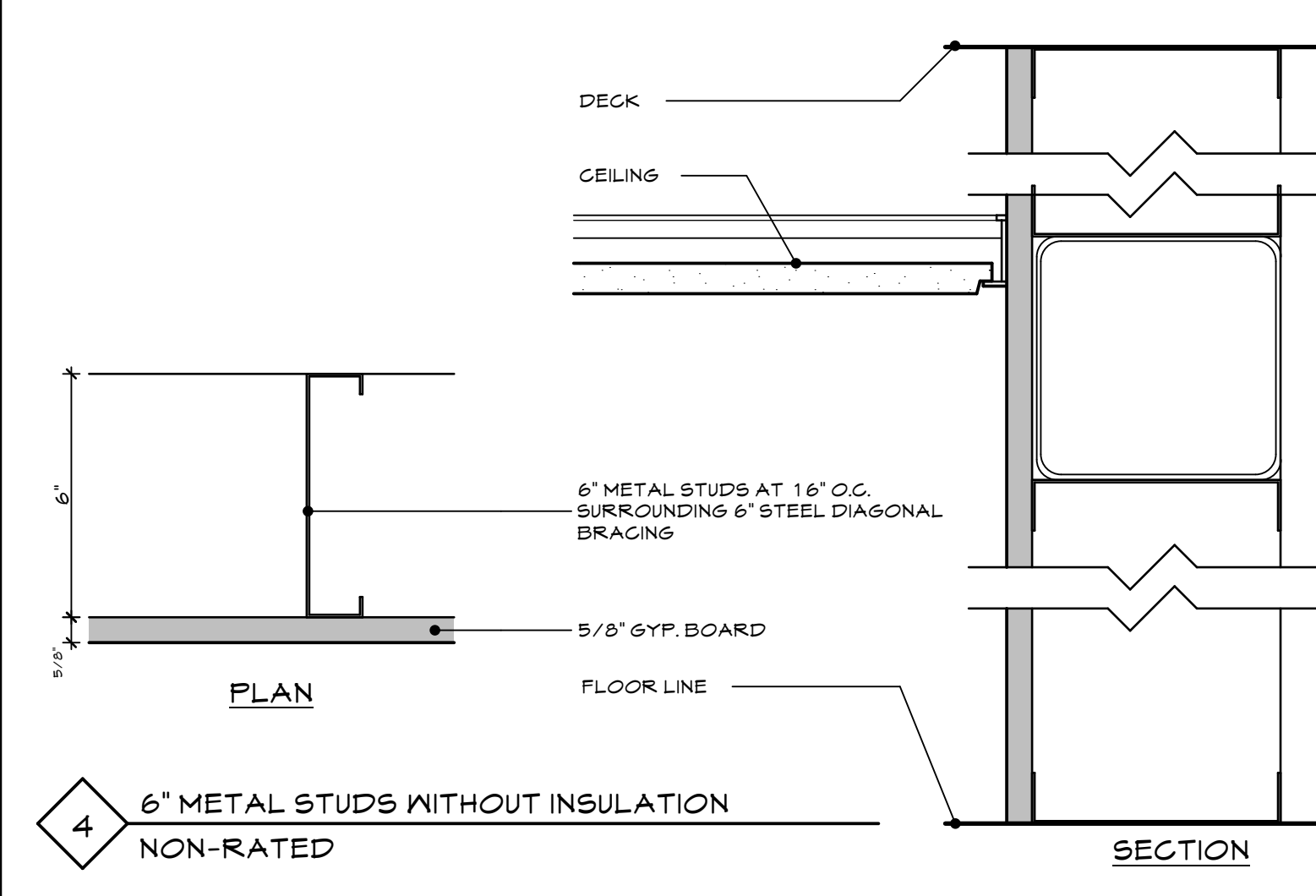
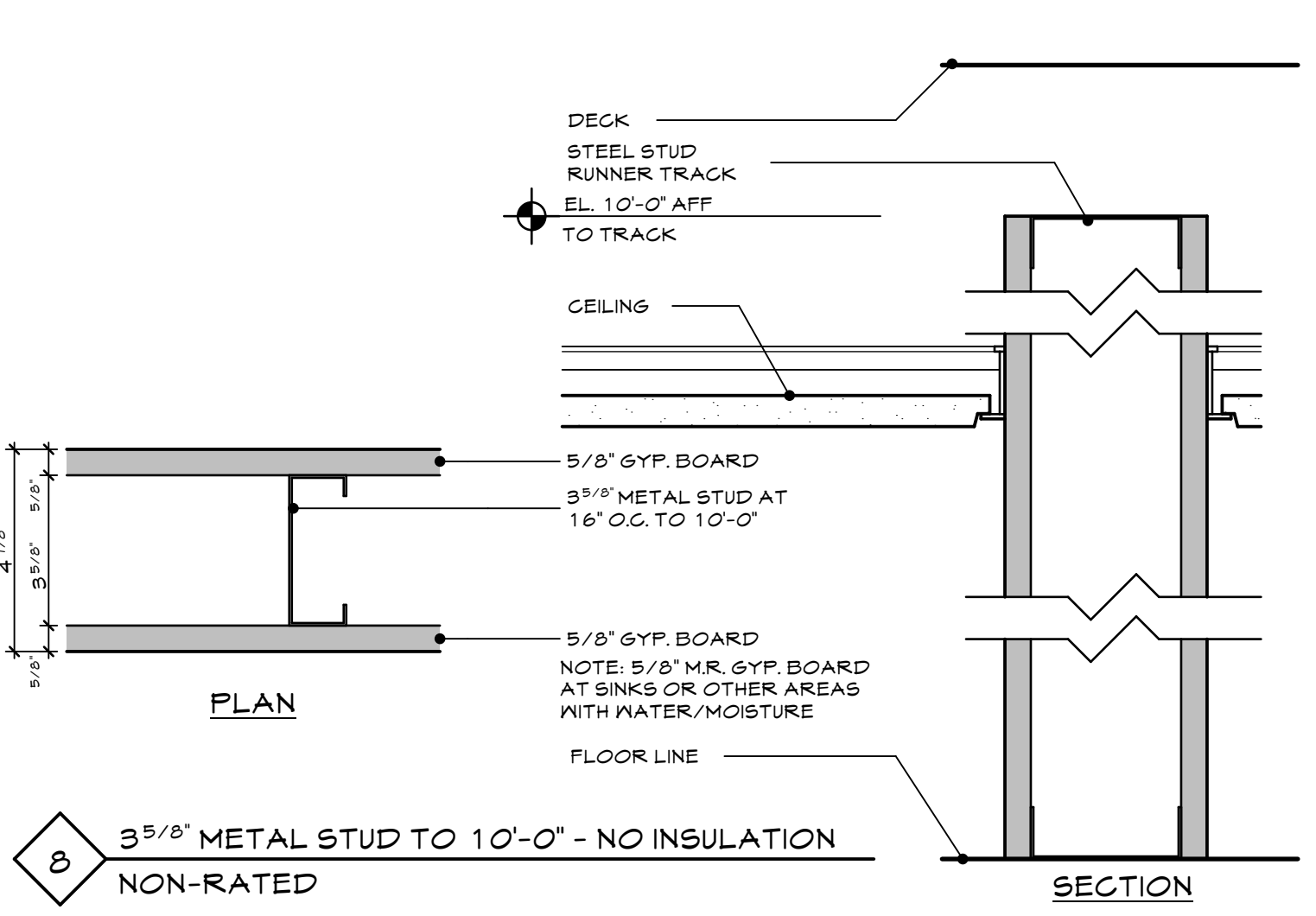
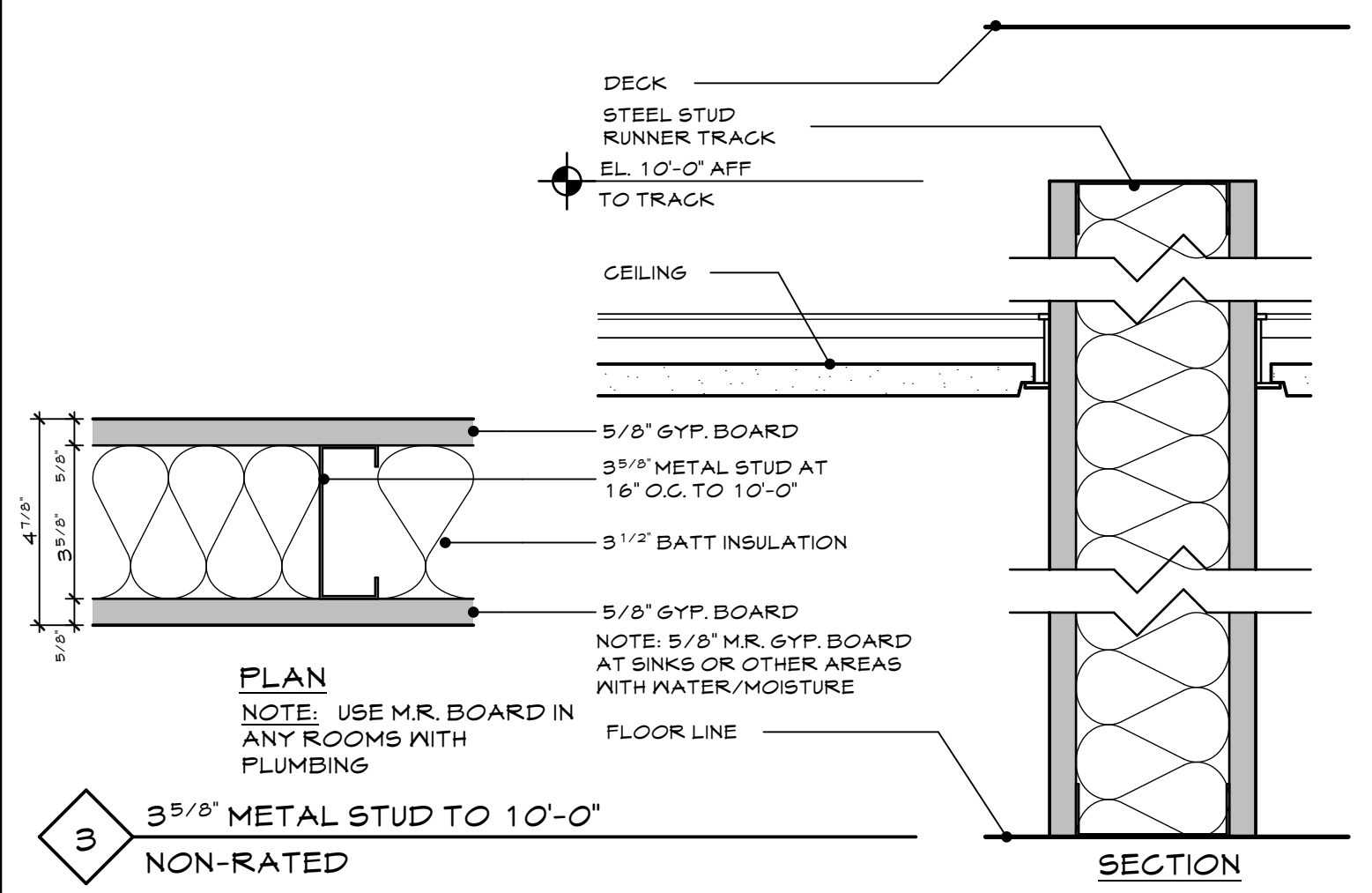
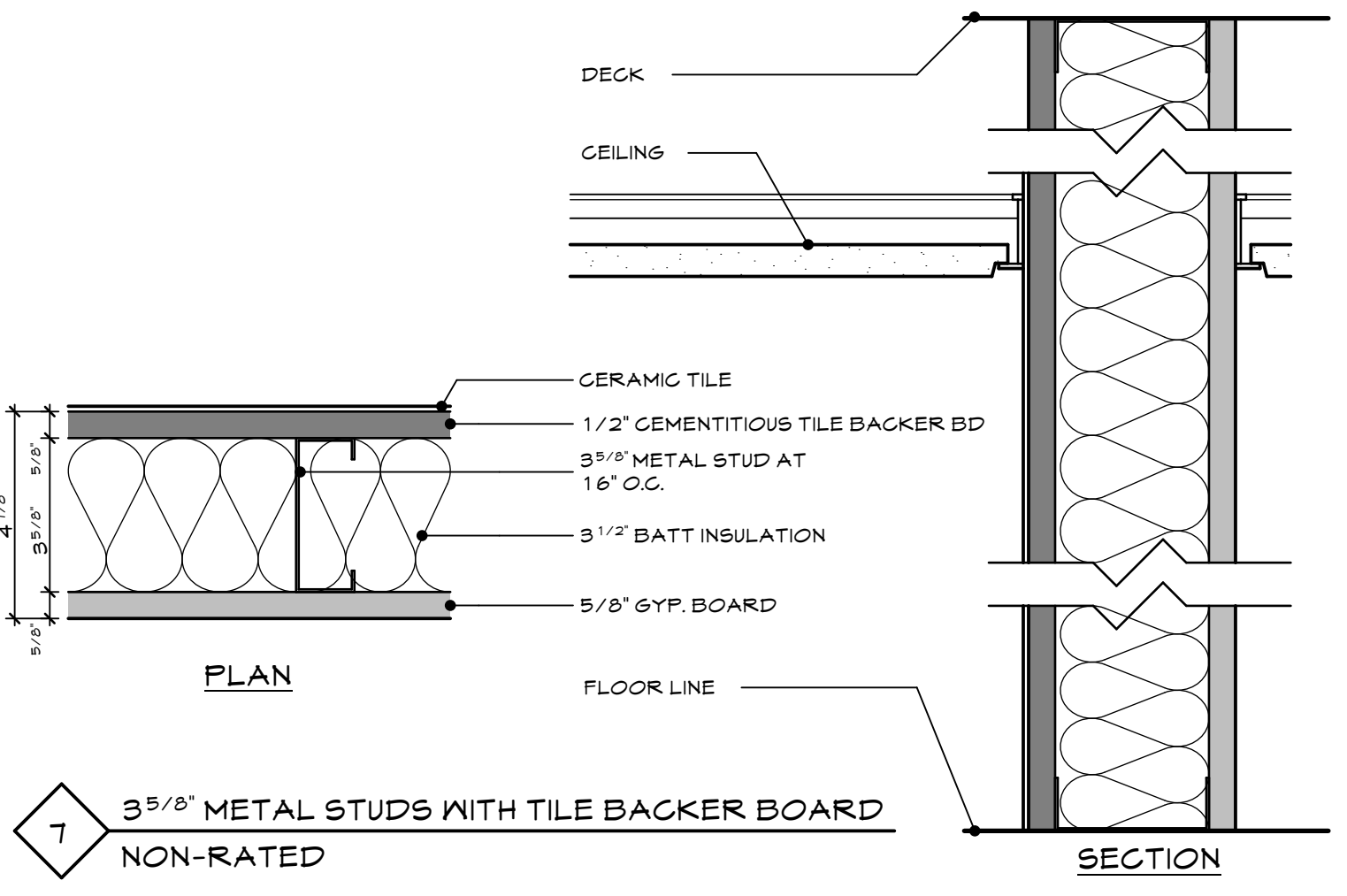
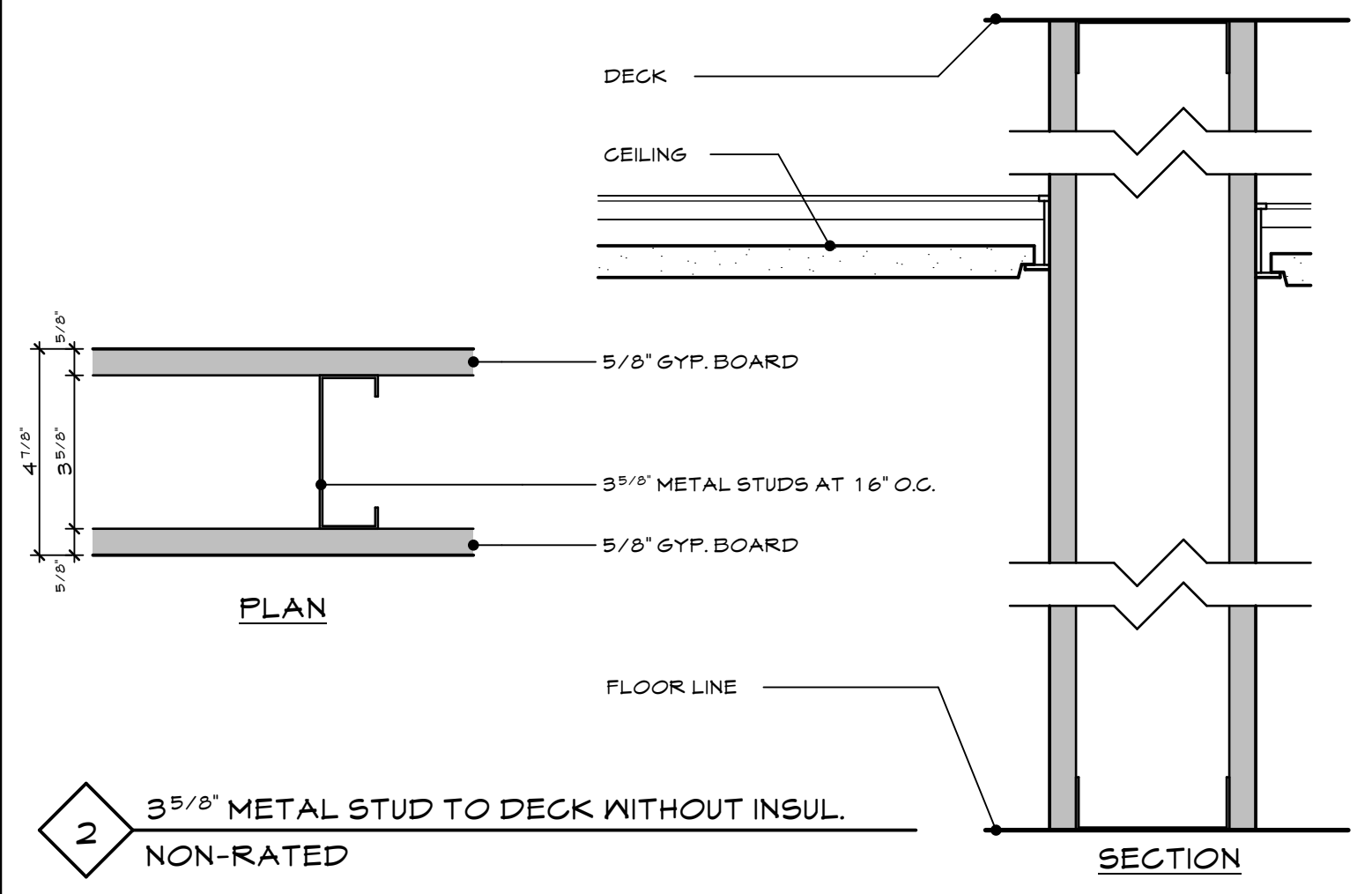
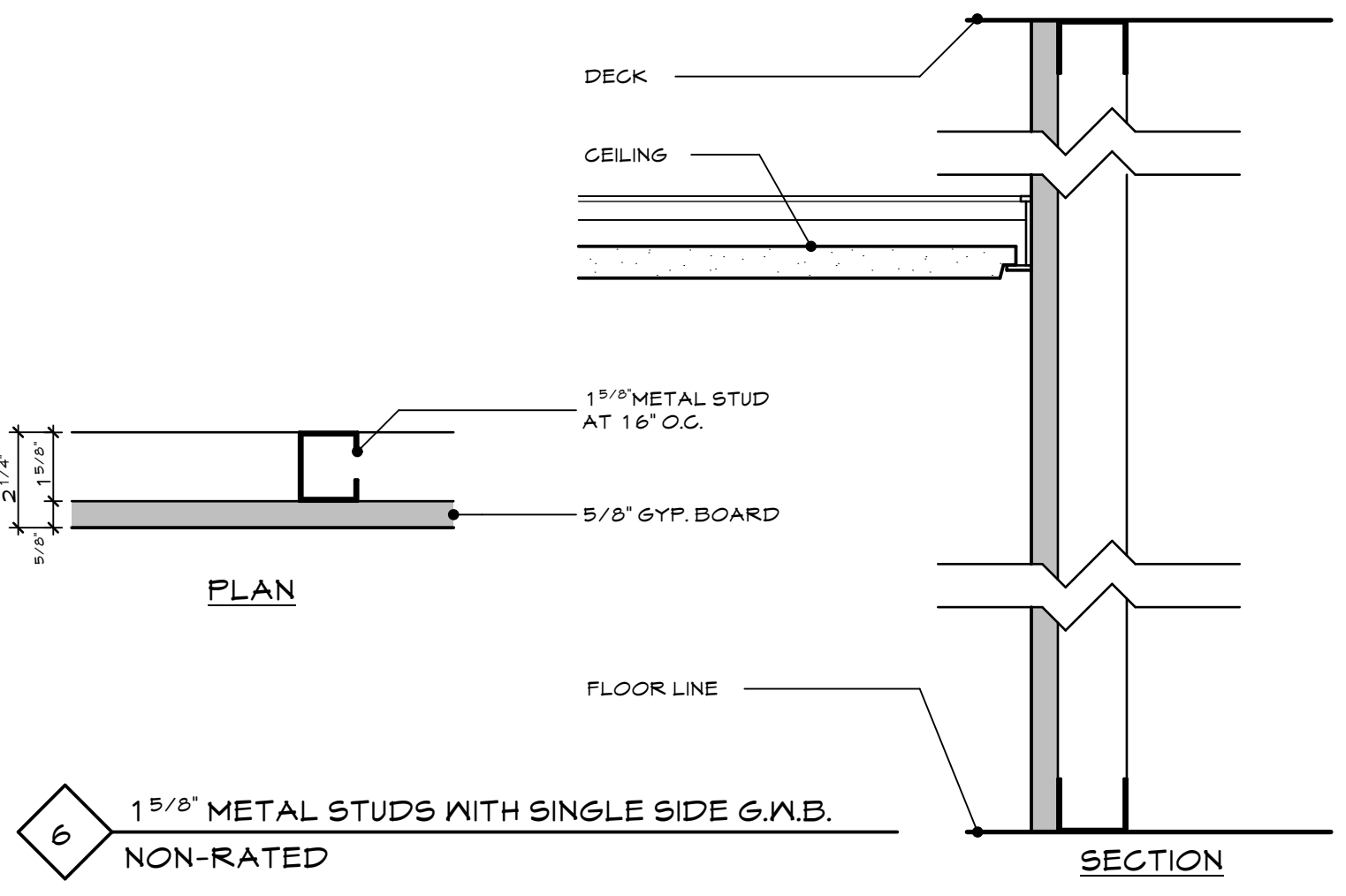
OFFICE FUNCTION: PUSH BUTTON LOCKING. PUSH BUTTON LOCKS OUTSIDE LEVER UNTIL UNLOCKED W/ KEY FROM OUTSIDE OR TURNING INSIDE LEVER.

PRIVACY FUNCTION: PUSH BUTTON LOCKING FROM INSIDE. PUSH BUTTON LOCKS OUTSIDE LEVER UNTIL UNLOCKED BY TURNING LEVER OR CLOSING DOOR.

CLASSROOM FUNCTION: KEY LOCKING. KEY IN OUTSIDE LEVER LOCKS/UNLOCKS OUTSIDE LEVER. INSIDE LEVER ALWAYS UNLOCKED.

PASSAGE FUNCTION: LATCH BY EITHER LEVER

STOREROOM FUNCTION: DEADLOCKING LATCH. LATCH BY LEVER INSIDE OR KEY OUTSIDE. OUTSIDE LEVER RIGID AT ALL TIMES.



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NO. 1861  
STATE OF MAINE

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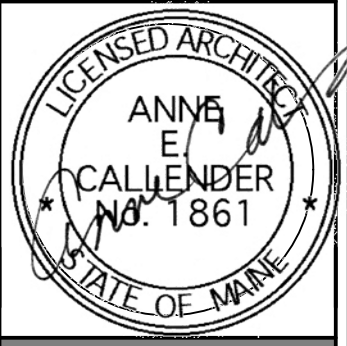
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F 207.175.9631  
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MARK	DATE	DESCRIPTION
	26 MAR 12	

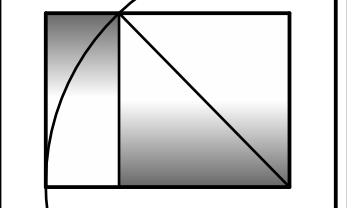
CHECKED BY: AEC  
DRAWN BY: JRP  
JOB: 11-WCO  
SHEET TITLE: WALL TYPES DOOR SCHEDULE HARDWARE NOTES  
3'-11-0"

**A2.1**





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ARCHITECTS**



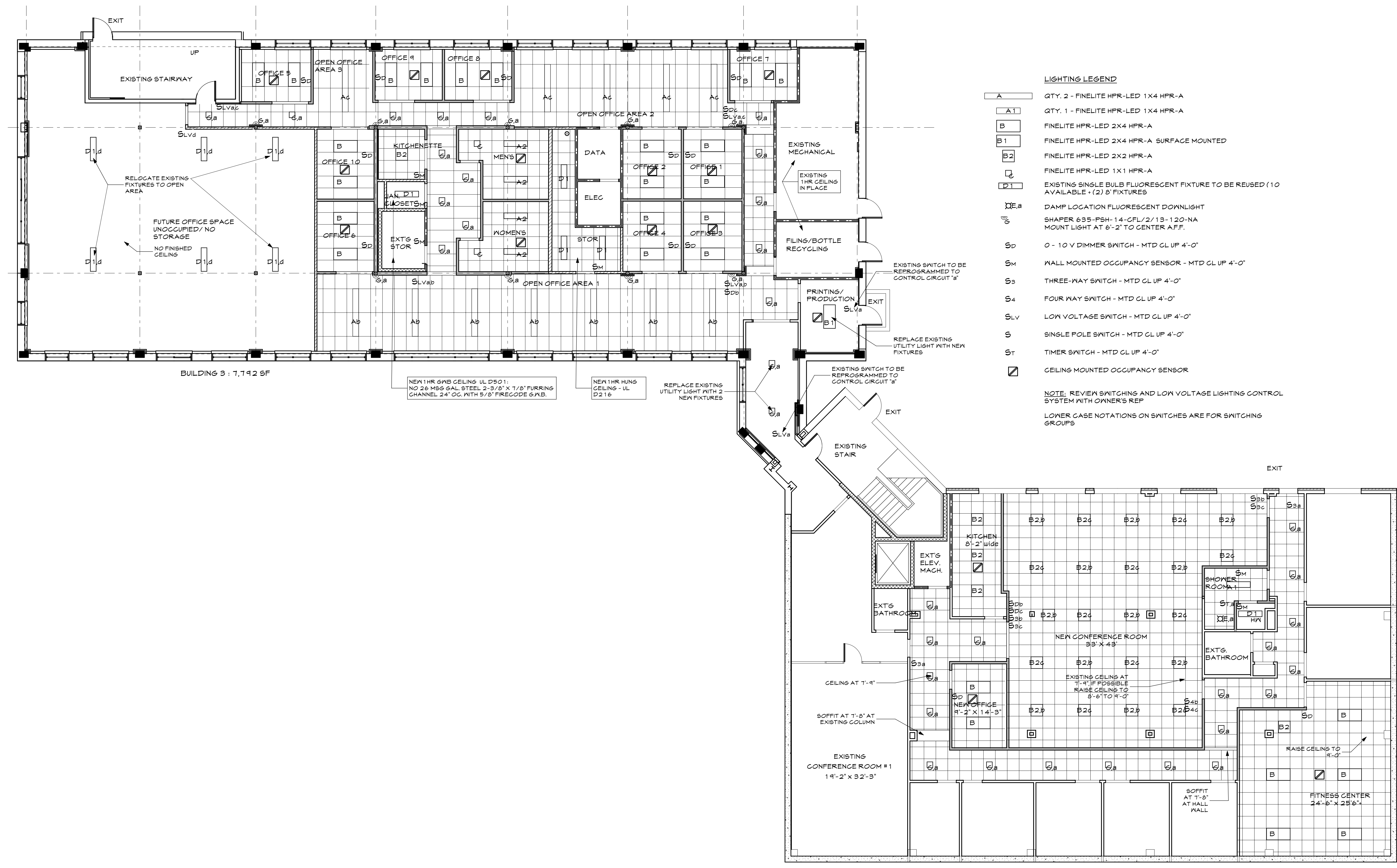
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DRAWN BY: JRP  
JOB: 11-WCO  
SHEET TITLE:  
GARDEN LEVEL REFLECTED  
CEILING PLANS  
BUILDINGS 2 AND 3

1/8" = 1'-0"

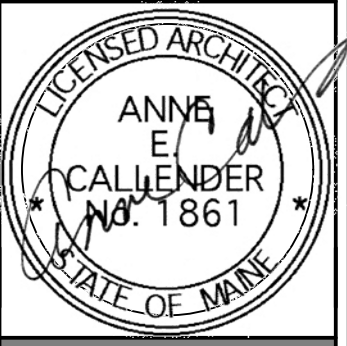
**A3.1**



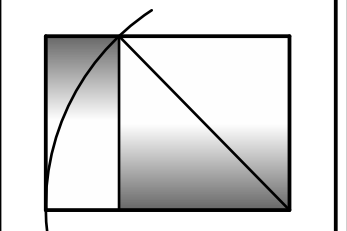
- LIGHTING LEGEND**
- A QTY. 2 - FINELITE HPR-LED 1X4 HPR-A
  - A1 QTY. 1 - FINELITE HPR-LED 1X4 HPR-A
  - B FINELITE HPR-LED 2X4 HPR-A
  - B1 FINELITE HPR-LED 2X4 HPR-A SURFACE MOUNTED
  - B2 FINELITE HPR-LED 2X2 HPR-A
  - D FINELITE HPR-LED 1X1 HPR-A
  - D1 EXISTING SINGLE BULB FLUORESCENT FIXTURE TO BE REUSED (10 AVAILABLE + (2) 8' FIXTURES)
  - DEa DAMP LOCATION FLUORESCENT DOWNLIGHT
  - E SHAPER 635-F5H-14-CFL/2/13-120-NA MOUNT LIGHT AT 6'-2" TO CENTER A.F.F.
  - SD 0 - 10 V DIMMER SWITCH - MTD CL UP 4'-0"
  - SM WALL MOUNTED OCCUPANCY SENSOR - MTD CL UP 4'-0"
  - S3 THREE-WAY SWITCH - MTD CL UP 4'-0"
  - S4 FOUR WAY SWITCH - MTD CL UP 4'-0"
  - SLV LOW VOLTAGE SWITCH - MTD CL UP 4'-0"
  - S SINGLE POLE SWITCH - MTD CL UP 4'-0"
  - ST TIMER SWITCH - MTD CL UP 4'-0"
  - ☐ CEILING MOUNTED OCCUPANCY SENSOR
- NOTE: REVIEW SWITCHING AND LOW VOLTAGE LIGHTING CONTROL SYSTEM WITH OWNER'S REP
- LOWER CASE NOTATIONS ON SWITCHES ARE FOR SWITCHING GROUPS

**1 GARDEN LEVEL CEILING PLAN**  
A3.1 SCALE: 1/8" = 1'-0"

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**WHIPPLE — CALLENDER ARCHITECTS**

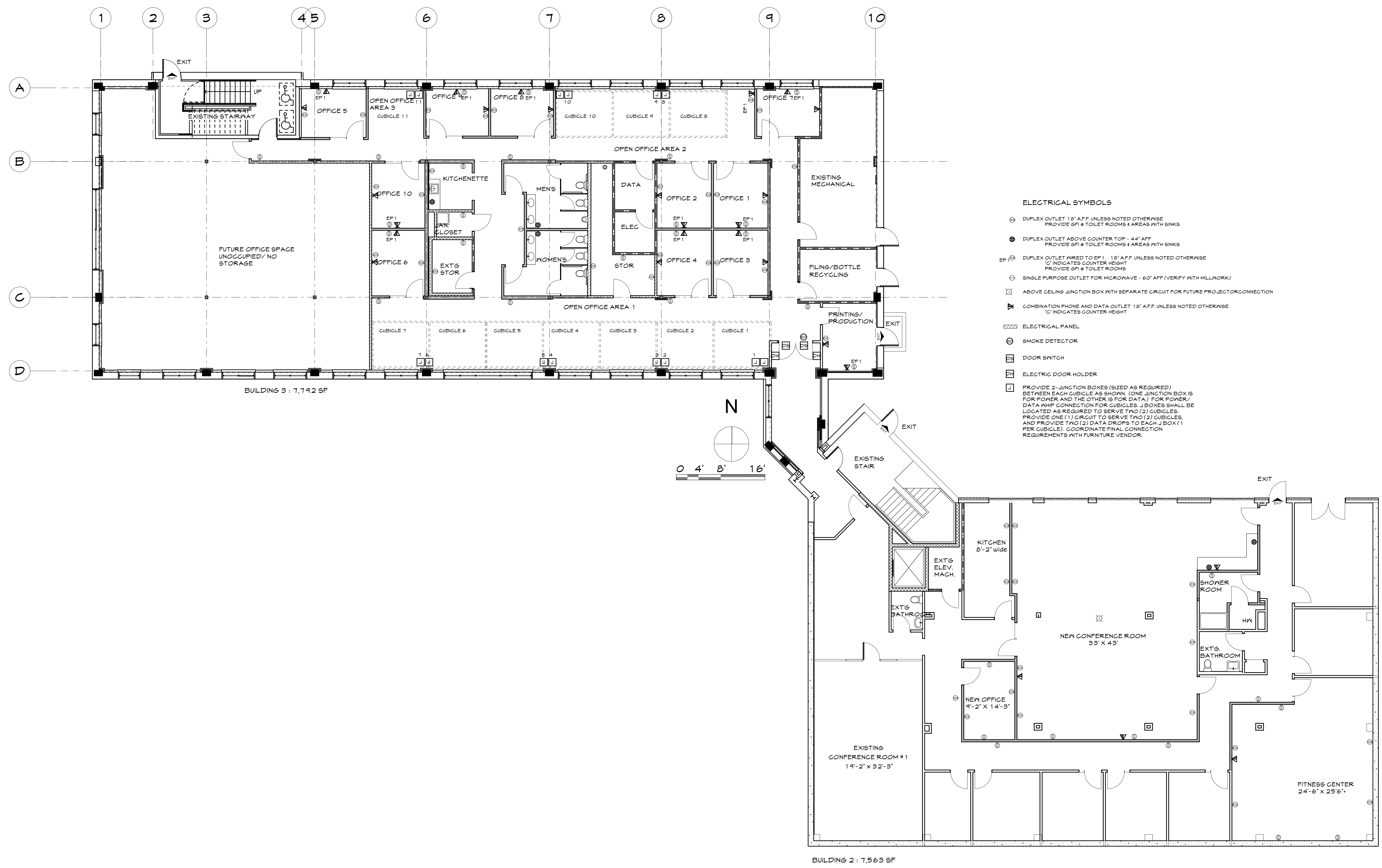


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DRAWN BY:	JRP
JOB:	11-WCO
SHEET TITLE:	POWER LAYOUT GARDEN LEVEL
SCALE:	1/8" = 1'-0"

**E1.1**



- ELECTRICAL SYMBOLS**
- ⊕ DUPLEX OUTLET 18" A.F.F. UNLESS NOTED OTHERWISE  
PROVIDE GFI @ TOILET ROOMS & AREAS WITH SINKS
  - ⊖ DUPLEX OUTLET ABOVE COUNTER TOP - 44" A.F.F.  
PROVIDE GFI @ TOILET ROOMS & AREAS WITH SINKS
  - ⊕-1 DUPLEX OUTLET WIRED TO EP1 18" A.F.F. UNLESS NOTED OTHERWISE  
"1" INDICATES COUNTER HEIGHT  
PROVIDE GFI @ TOILET ROOMS
  - ⊕-2 SINGLE PURPOSE OUTLET FOR MICROWAVE - 60" A.F.F. (VERIFY WITH MILLWORK)
  - ⊕-3 ABOVE CEILING JUNCTION BOX WITH SEPARATE CIRCUIT FOR FUTURE PROJECT OR CONNECTION
  - ⊕-4 COMBINATION PHONE AND DATA OUTLET 18" A.F.F. UNLESS NOTED OTHERWISE  
"1" INDICATES COUNTER HEIGHT
  - ⊕ ELECTRICAL PANEL
  - ⊕ SMOKE DETECTOR
  - ⊕ DOOR SWITCH
  - ⊕ ELECTRIC DOOR HOLDER
  - ⊕ PROVIDE 2 JUNCTION BOXES (SIZED AS REQUIRED) BETWEEN EACH CUBICLE AS SHOWN. (ONE JUNCTION BOX IS FOR POWER AND THE OTHER IS FOR DATA.) FOR POWER/ DATA WHIP CONNECTION FOR CUBICLES. J BOXES SHALL BE LOCATED AS REQUIRED TO SERVE TWO (2) CUBICLES. PROVIDE ONE (1) CIRCUIT TO SERVE TWO (2) CUBICLES, AND PROVIDE TWO (2) DATA DROPS TO EACH J BOX (1 PER CUBICLE). COORDINATE FINAL CONNECTION REQUIREMENTS WITH FURNITURE VENDOR.

**POWER LAYOUT PLAN - GARDEN LEVEL**  
SCALE: 1/8" = 1'-0"

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