

FLOOR PLAN

SCALE: 1/8" = 1'-0"



PLAN NORTH

PLAN SUMMARY:

PV3:	(10)
WAE2:	(38)
RECEPT:	(1)
TOTAL:	(49)

KEY NOTES

- ① EXISTING ELEVATOR LOBBY - PROVIDE NEW HDR STANDARD FINISHES, INCLUSIVE OF PAINT, CARPET, AND BASE.
- ② PROVIDE RELOCATED BUILDING STANDARD 3'-0" WIDE BLDG. STD. HEIGHT FLUSH PANEL S.S.D. CORE WOOD VENEER DOOR WITH TEMPERED GLASS VISION LITE, FRAME AND PASSAGE LEVERSET HARDWARE (UNDD). MATCH EXISTING INSTALLATIONS.
- ③ DOOR TO RECEIVE ELECTRIC STRIKE OR MAGLOCK, WITH CARDREADER, CARD READER PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE ELECTRIC STRIKE OR MAGLOCK, CLOSER, J-BOX, POWER, AND ASSOCIATED CONDUIT. ANY CONNECTION TO BUILDING FIRE ALARM SYSTEM, IF REQUIRED BY CODE, TO BE PART OF LANDLORD/CONTRACTOR'S SCOPE.
- ④ PROVIDE NEW OR RELOCATED BUILDING STANDARD SEMI-RECESSED FIRE EXTINGUISHER/ CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE. REQUIRED FOR NEW PAINT FINISH.
- ⑤ EXISTING LOGO LOCATION TO REMAIN. GC TO REMOVE AND REINSTALL IF REQUIRED FOR NEW PAINT FINISH.
- ⑥ EXISTING CAD FILE DOES NOT INDICATE EXTERIOR WINDOW MULLION LOCATIONS. SO PARTITION TERMINATIONS AT EXTERIOR ARE APPROXIMATE. FALSE MULLIONS WITH NEW WINDOW COVERINGS COULD BE UTILIZED OR JOGGING OF PARTITION COULD OCCUR. BUILDING TO NOTIFY HDR OF ANY ISSUES PRIOR TO PROCEEDING.
- ⑦ PROPOSED TV LOCATION (TV-N1.C). CONFIRM EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. PROVIDE BLOCKING IN PARTITION AS REQUIRED. TV MOUNT/BRAKET TO BE PROVIDED BY TENANT VENDOR. INSTALLED BY GC.
- ⑧ NEW ROOM SCHEDULE LOCATION (N1.C). GC TO PROVIDE 2-GANG BOX WITH CONDUIT STUB OUT ABOVE CEILING.
- ⑨ PROVIDE NEW PAINT FINISH AS REQUIRE IN RESTROOMS
- ⑩ EXISTING BRIDGE CONNECTION TO BE ABANDONED. EXISTING DOOR TO BE SECURED. REMOVE ANY EXISTING EXIT SIGNS THAT ARE NO LONGER APPLICABLE.
- ⑪ PROVIDE TACKABLE WALL AREA TO RECEIVE "WALLTALKERS" TAG-WALL BULLETIN BOARD SURFACING MATERIAL. FULL HEIGHT X FULL WIDTH WITH ALUMINUM J-TRIM ON ALL SIDES. CONFIRM COLOR PRIOR TO ORDER. CONTACT WALLTALKER REPRESENTATIVE, MICHAEL FOCKLER, MFDCKLER@KORSEAL.COM, 480-404-1281 OR KORSEAL NATIONAL ACCOUNTS DEPARTMENT, NAEKORSEAL.COM, 866-628-2280.
- ⑫ PROVIDE 48" HIGH "WALLTALKERS" MAG-RITE II MAGNETIC WHITEBOARD WALLCOVERING THIS WALL. TOP OF BOARD TO BE AT 7'-0" A.F.F. PREP WALL AS REQUIRED FOR LEVEL 5 SMOOTH FINISH BEHIND. PROVIDE FULL WIDTH WALLTALKERS ALUMINUM ERASER TRAY WITH ETOS 1/4" BOX TRAY END CAP SET. PROVIDE ALUMINUM TRIM FOR ALL EXPOSED SIDES. PROVIDE ONE WALLTALKER STARTER KIT FOR EVERY LOCATION.
- ⑬ CONTACT WALLTALKER REPRESENTATIVE, MICHAEL FOCKLER, MFDCKLER@KORSEAL.COM, 480-404-1281 OR KORSEAL NATIONAL ACCOUNTS DEPARTMENT, NAEKORSEAL.COM, 866-628-2280.
- ⑭ PROVIDE ADD/ALTERMATE PRICING TO PROVIDE AND INSTALL PLYWOOD BACKING WITH TMD 4X8' DIAMOND PLATE ALUMINUM PANELS MOUNTED VERTICALLY. GC TO INSTALL TENANT PROVIDED BIKE RACK MOUNTS.

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING GRID
- SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- EXISTING DOOR TO BE REMOVED.
- EXISTING DOOR TO REMAIN.
- NEW OR RELOCATED DOOR ASSEMBLY.
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- FLOOR MOUNTED COMBINATION DUPLEX/PHONE/DATA ELECTRICAL OUTLET
- WALL MOUNTED DEDICATED ELECTRICAL OUTLET
- WALL MOUNTED COMBINATION TELEPHONE/ DATA OUTLET
- JUNCTION BOX
- KEYNOTE SYMBOL. REFER TO KEYNOTES ON PLAN.
- PROVIDE ACCENT PAINT OR SPECIALTY WALLCOVERING LOCATION AS INDICATED.

GENERAL NOTES

- 1. PROVIDE BRICKING IN WALL FOR ALL WALL MOUNTED FIRE EXTINGUISHERS AND INSTALLED BY CONTRACTOR AND/ OR TENANT VENDOR.
- 2. PROVIDE HVAC DISTRIBUTION AS REQUIRED DUE TO BEAD AND NEW CONSTRUCTION AND ADD MOISTY SPRINKLER HEAD LOCATIONS AS REQUIRED.
- 3. PROVIDE NEW PAINT FINISH THROUGHOUT UNDD. PROVIDE (3) COATS OF PRIMER, SHERWIN WILLIAMS SHERWIN WILLIAMS PPD MAR SERIES 200 OR EQUAL (TYP) ON WALLS, EGGSHELL, FLAT FINISH ON ALL GYP. BD. CEILINGS. PROVIDE ACCENT PAINT AS INDICATED. NOTE- SOME ACCENT PAINTS MAY REQUIRE ADDITIONAL COATS BEHIND VPC AND LEED COMPLIANT. GC SHALL LEFT AND MOVE EXISTING FURNITURE AS REQUIRED TO PROVIDE NEW PAINT FINISH.
- 4. EXISTING ACoustICAL CEILING GRID AND ACoustICAL CEILING TILES TO REMAIN. PATCH AND EXTEND IF REQUIRED. REPLACE DAMAGED OR DISCOLORED TILES. EXISTING PARABOLIC FIXTURES TO REMAIN. RELOCATE AND RESWITCH AS REQUIRED.
- 5. EXISTING VERTICAL BLINDS AT EXTERIOR WINDOWS TO REMAIN. REPAIR OR REPLACE ANY DAMAGED LOCATIONS.
- 6. CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- 7. PATCH AND REPAIR ALL DISTURBED CONSTRUCTION AND FINISHES AT ALL EXISTING COLUMNS, SILL WALLS, ETC. DUE TO DEMOLITION, PATCH AND REPAIR ANY "CHIPS AND DENTS" IN EXISTING GYP. BD. WALLS/ FLAT AND TEXTURE SMOOTH TO MATCH EXISTING.
- 8. ALL NEW CONSTRUCTION, DOORS, FRAMES, HARDWARE, CEILING TILES, GRID, ETC. TO BE BUILDING STANDARD ELECTRICAL, SUB CONTRACTOR TO MAKE ALL WHP DISCONNECTS AND CONNECTIONS TO SYSTEMS FURNITURE AND ANY HARD WIRED CONFERENCE/ TRAINING TABLES AFTER INSTALLATION.
- 9. GROUND CONDUCTORS FOR THE TELCOM SERVER SYSTEM, MUST NOT BE SMALLER THAN 16 AWG (440 METERS) AT ANY POINT. MUST BE ROUTED THROUGH THE SAME CONDUIT AS THE PHASE CONDUCTORS SERVING THE SYSTEM. MUST NOT CARRY CURRENT UNDER NORMAL OPERATING CONDITIONS. MUST BE PROTECTED BY INSULATED GROUNDS, STRANDED GROUND WIRE - ALL OUTLETS WITHIN IDF/ SERVER ROOMS SHALL HAVE ISOLATED GROUNDS.
- 10. SYSTEMS FURNITURE REQUIRES A CIRCUIT 3-1, 8 WIRES IN THE FOUR CIRCUIT 3-1 SCHEMATIC. CIRCUITS 1, 2, AND 3 ARE DISTRIBUTED FROM THE FIRST CIRCUIT PANEL AND ARE SUPPORTED WITH ONE SHARED NEUTRAL AND ONE SHARED GROUND. CIRCUIT 4 IS DISTRIBUTED FROM A SEPARATE GROUND PANEL AND IS SUPPORTED BY STEEL CASE WIRING SCHEMATICS FOR ADDITIONAL INFORMATION. (6) PROVIDE ONE POWER IN FEED FOR A MAXIMUM OF (6) WORKSTATIONS. PROVIDE 1-1/4" MIN. INLET WITH CONDUIT STRUBBED ABOVE CEILING FOR DATA CABLING.
- 11. PROVIDE NEW ELECTRICAL, TELEPHONE AND DATA OUTLETS AS INDICATED. REUSE EXISTING LOCATIONS WHEN APPROPRIATE. REMOVE EXISTING OUTLETS AND PATCH ANY TYPICAL VICES AS REQUIRED. REMOVE ANY ABANDONED OUTLET LOCATIONS AND PATCH DRYWALL AS REQUIRED. PATCH DRYWALL AT ANY ABANDONED OR UNUSED OUTLET LOCATIONS.
- 12. PROVIDE BASE FEED LOCATIONS AS SHOWN. MODIFY PLACEMENT AS NECESSARY TO MEET LOCAL CODE REQUIREMENTS.
- 13. PROVIDE FIBER-OPT OVER EXISTING RATED CONSTRUCTION, IF REQUIRED FOR NEW OUTLET LOCATIONS.
- 14. PROVIDE NEW BUILDING STANDARD FIRE EXTINGUISHER/ SEMI RECESSED CABINETS AS REQUIRED FOR NEW CONSTRUCTION. QUANTITY AS DICTATED BY LOCAL CODE. REMOVE ALL SURFACE MOUNTED FIRE EXTINGUISHERS AND PROVIDE NEW S.S. SEMI-RECESSED CABINETS AS REQUIRED. CONFIRM LOCATIONS WITH HDR PRIOR TO INSTALLATION.
- 15. GC SHALL REMOVE ANY EXISTING FLOORING BASE AS SPECIFIED BY RESUBMITTALS. PROVIDE NEW FLOORING FINISH AS SPECIFIED BY RESUBMITTALS. PROVIDE NEW FLOORING FINISH AS SPECIFIED BY RESUBMITTALS. PROVIDE NEW FLOORING FINISH AS SPECIFIED BY RESUBMITTALS. PROVIDE NEW FLOORING FINISH AS SPECIFIED BY RESUBMITTALS.
- 16. GENERAL CONTRACTOR TO TEST CONCRETE SLAB FOR MOISTURE CONTENT PRIOR TO FLOOR FINISH MATERIAL INSTALLATION. USE THE FLOORING FINISH MANUFACTURER'S MOISTURE LEVEL FOR SPECIFIED FINISH MATERIAL. CONSTRUCTION BUDGET TO INCLUDE COST ESTIMATE FOR SEALER AND INSTALLATION.
- 17. CONFIRM ALL T-STAT, OCCUPANCY SENSORS AND LIGHT SWITCH LOCATIONS AGAINST FURNITURE PLAN. NOTIFY HDR OF ANY DISCREPANCIES. IF OCCUPANCY SENSOR SHOULD BE REVISED TO A CEILING MOUNTED OCCUPANCY SENSOR.
- 18. FOR SERVER ROOMS LOCATIONS WHICH REQUIRE 24HR HVAC, GC SHALL CONFIRM AND VERIFY THE DISTANCE AND ROUTING OF THE REFRIGERANT LINES BETWEEN THE AIR HANDLING UNIT AND THE CONDENSER UNIT ON THE ROOF PRIOR TO PRICING.
- 19. PROVIDE SOUND BOOT AT AIR RETURNS AT ALL CONFERENCE ROOMS, OFFICES, AND HIDE ROOMS.
- 20. DO NOT LOCATE ANY FIRE STROBES OR T-STATS ON WALLS THAT ARE TO RECEIVE ACCENT PAINT, WHITEBOARD WALL COVERING, OR FIN UP TACKBOARDS.
- 21. REMOVE ANY PREVIOUS EXISTING WALL AND DOOR CONSTRUCTION AS REQUIRED. TOUCH UP TO LIKE NEW CONDITION, AS NECESSARY.
- 22. MODIFY SPRINKLER LOCATIONS AS REQUIRED. CHANGE OUT EXISTING SPRINKLER HEADS TO FAST RESPONSE SPRINKLER HEADS.
- 23. EXISTING HIR SUITE AREA TO REMAIN OPERATIONAL. DURING CONSTRUCTION OPERATIONAL AREAS SHALL BE FREE OF NOISE, DUST, AND DOORS DURING BUSINESS HOURS. IT IS ANTICIPATED THAT TWO PHASES OF CONSTRUCTION WILL BE REQUIRED WITH THE GIVE BACK SPACE BEING USED AS SWING SPACE. PHASE AND PRICE ACCORDINGLY.
- 24. PROVIDE NEW HDR CARPET TILE, (CPT-1) HDR LIGHT SERIES TYPE II L.S. COLOR T.B.D., (CPT-2) HDR CUSTOM 5-145X-0 AND (3-1) ROPPE 700 SERIES 4" CONVEX BLACK BROWN #P193 RUBBER BASE.

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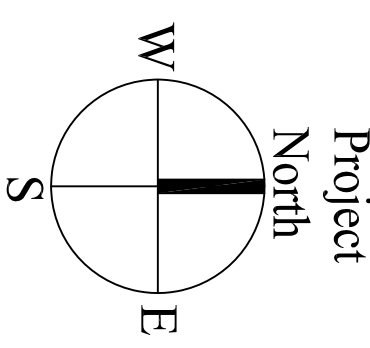
NOTE: GENERAL CONTRACTOR SHALL CONTACT WITH COMMERCIAL FLOORING SYSTEMS FOR ALL CARPET, M.T., RUBBER BASE, AND ASSOCIATED INSTALLATION. CONTACT THE VENDOR (402) 595-4383, JIMBO@SDBHHA.COM FOR MORE INFORMATION AND PRICING.

QUOTE DOES NOT INCLUDE MOISTURE MITIGATION OR MUSTER TESTING. PROTECTION OF FLOORING OR WAXING MUST BE PROVIDED BY CONTRACTOR. PROVIDE FLOORING PRODUCT COMPATIBILITY WITH CARBING, SEALING COMPOUNDS OR MOISTURE.

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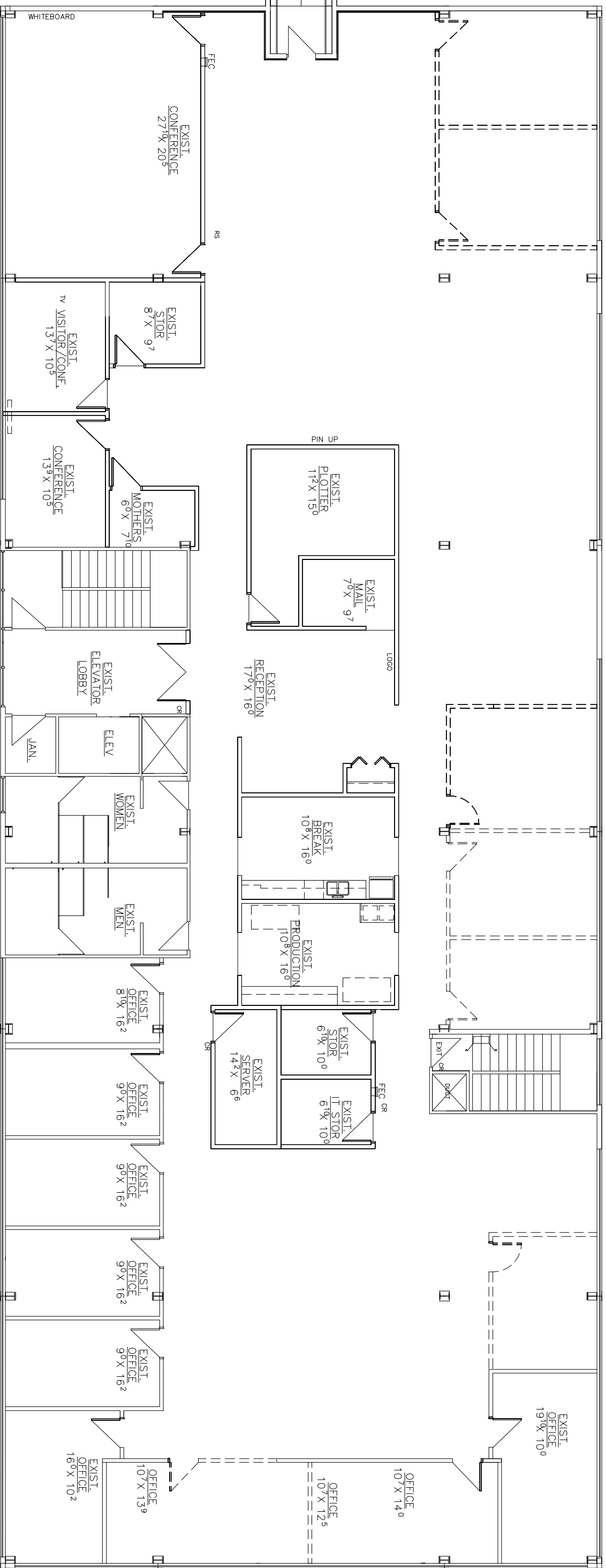
1 | FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



Project North

	<p>ARCHETYPE Architects</p> <p>48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056</p>	<p>Reviewed for Code Compliance Permitted and Inspected by Department Approved with Conditions 05/31/2018</p>		
<p>Date: 4/9/2018</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Revisions: For permit</p>	<p>Project: HDR PORTLAND RENOVATION</p>	<p>970 BAXTER BLVD.</p>
<p>FIRST FLOOR PLAN</p>				
<p>A1.01</p>				



HDR PORTLAND ME - 970 BAXTER - REMODEL

PP-3

SCALE: 1/8" = 1'-0" 3.8.18 9.138 USF
 9.138 USF/49 EMPLOYEES (INCL. RECEPT.)= 186 USF/ PERSON



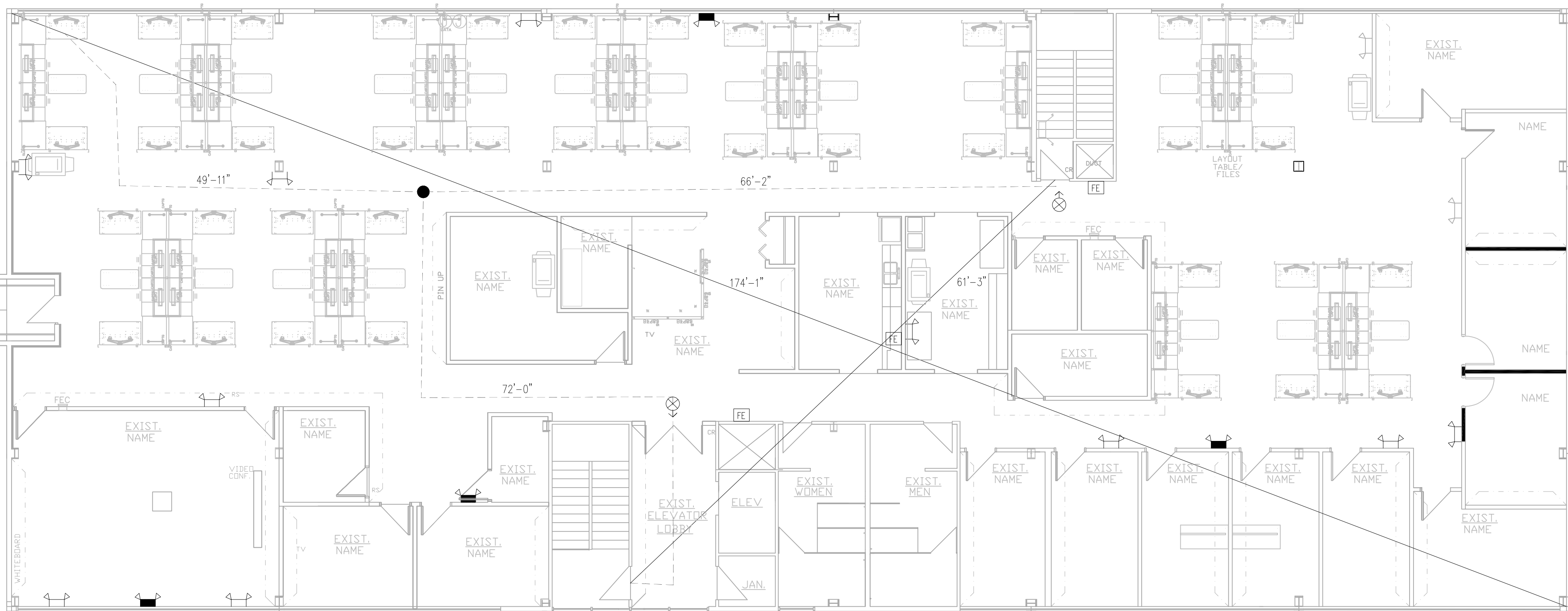
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PV3:	(10)
WA2:	(38)
RECEPT:	(1)
TOTAL:	(49)

Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions

05/31/2018

NOTE: ALL LIFE SAFETY EQUIPMENT NOTED ON PLAN IS EXISTING



LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

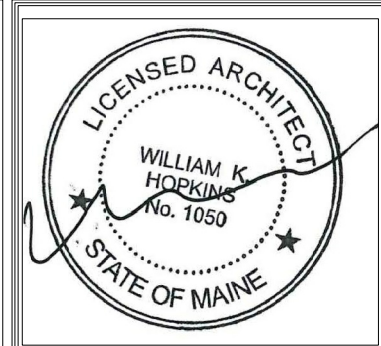


- EMERGENCY LIGHT
- EMERGENCY LIGHT W ALARM
- FIRE EXTINGUISHER
- EXIT SIGN

EXIT ACCESS REMOTENESS:
BUILDING IS SPRINKLERED
61'-3" > 174'-1"/3 IBC 2015
1007.1

[REDACTED] HDR PORTLAND IS ENTIRE 3RD FLOOR OF BUILDING

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
05/31/2018



Prepared For: **PRICING PLAN**
PORTLAND, ME

Consulting Engineer:

Architect: **ARCHETYPE architects**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: **HDR PORTLAND RENOVATION**
970 BAXTER BLVD.

Revisions:
5-2-2018

Scale: 1/8" = 1'-0"
Date: 3/27/2018

LS1.0
LIFE SAFETY PLAN

C7

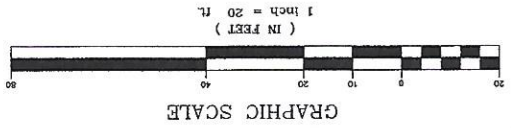
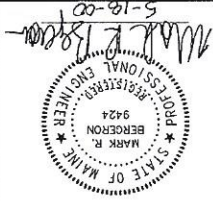
SCALE: 1"=20'
DATE: MAY 18, 2000
PROJECT: 00111
CHK BY: MRB
DRN BY: JLLS
DESIGN BY: MRB

LAYOUT PLAN

CONSULTING ENGINEERS, INC.
FALGOUTH, MAINE

PINKHAM & GREER

NEPTUNE PROPERTIES, INC.
120 EXCHANGE ST., PORTLAND, ME
500 WASHINGTON AVE. EXPANSION
PORTLAND, ME



REV.	DATE	DESCRIPTION

- PROPERTY LINES
- EDGE OF PAVEMENT
- CURBS
- BUILDING
- BUILDING CLEARING LIMIT
- PROPOSED
- EXISTING
- LEGEND
- PROPERTY LINE
- ADJUTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- CURB
- SOILS BOUNDARY
- UNDERDRAIN
- FOUNDATION DRAIN
- CENTERLINE
- CATCH BASIN
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SAINTARY MANHOLE
- BOUND TO BE SET
- IRON PIPE TO BE SET
- HYDRANT
- WATER SHUT OFF
- UTILITY POLE
- TEST PIT REQUIRED
- WELL
- SIGN
- TRAFFIC FLOW
- SNOW STORAGE AREA
- EASEMENT

- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- SIGN
- BENCHMARK
- BOUND FOUND
- IRON PIPE
- IRON PIPE FOUND
- IRON PIPE SET
- PS
- HYDRANT
- GATE VALVE
- WATER SHUT OFF
- DUMPFSTER



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