

1 Portland Square

CRA & IT Space Face Lift Work Summary

Foot print of work shown in hi-lighted area on drawing set

CRA Space

- New Flooring & Base
- Infill Wall Openings & Build Knee Wall
- Remove Existing Wood Paneling
- Paint All Walls
- Install Tint on Windows

MEP Work for CRA Space (Under MEP Permit)

- New Sink, Pump, Water Heater, & HVAC Revisions
- Additional Power & Data
- Replace Acrylic Lighting with Parabolic Lighting
- Any Exit/Emergency Lighting per Code
- Any Fire Alarm Devices per Code

IT Space

- Replace 1 Dutch Door with new Door & Frame
- Remove Radiant Ceiling Panels & Unit Heater
- Paint All Walls
- Add VCT to Patch Existing Floor

MEP Work for IT Space (Under MEP Permit)

- HVAC Revisions
- Remove Surface Mounted Lights & Replace with Existing CRA Lights
- Any Exit & Emergency Lighting per Code
- Any Fire Alarm Devices per Code
- Additional Power & Data

New CRA space:

-Add the necessary power/voice/data for the furniture.

-Pantry includes upper cabinetry - one corner cabinet and one additional cabinet to the right to house the microwave. Wainscoting in the entrance. Bar size sink. GC to provide microwave. Lower cabinets all open with adjustable shelves except below sink - 1 closed cabinet. See if a soap dispenser and C-Fold Towel dispenser fit on the wall. Sink will need a pump.

-Upgrade existing light fixtures with new lamps

--Remove 1 door off corridor from back entrance. Fill in wall along corridor.

-Build knee wall at CRA-03

-In the existing file the Workstations are against the window wall. JT has suggested the WS are mirror imaged against the wall and shifted to the right. Move the files against the window wall. All the laterals in the plan must fit.

-Proxy at rear entrance.

-Add kaba lock or proxy to tele/data room

- remove cabinet and sink from tele/data room - add a 4x8 piece of sheetrock to the wall parallel to door wall. Vent in door and exhaust fan minimally??? - Not sure - should probably get BTU count with CRA's equipment in there.

Replace damaged ceiling tiles.

- Check blinds that they are operational - Allowance

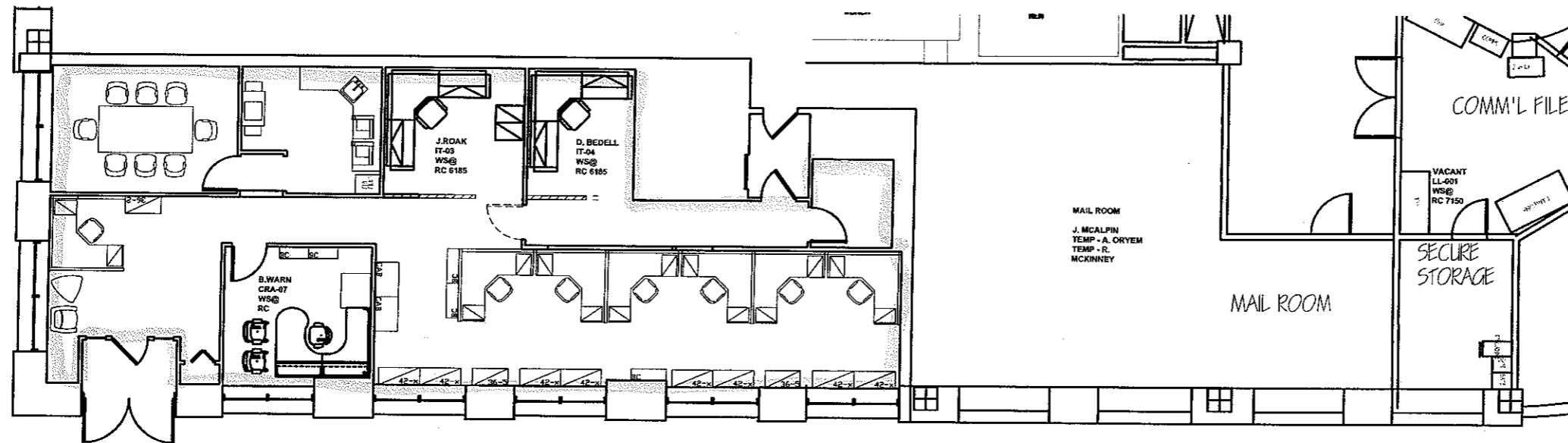
- Confirm with Landlord if tint allowed on Windows

- Change Thermostats to locking thermostats

- Electrician to hook up furniture whips.

- I'm concerned about the entrance door off the sidewalk - based on the occupancy they may need to be an push bar for exit. The doors are glass - with a manual lock - they are always locked.

Add Pantry CRA-02



-1/2 the space has lensed lights we are going to parabolic throughout. Add two sets of three way switches at the front and back of the space.

-Replace Carpet

-Paint through out



New Partition

Ratio Table (Gearing Ratio)		Density WS & Desks = 145per SF		
Illustrated on Plan:	TOTAL:	Target Ratio:	Target Requirements:	Provided on Plan:
Office - (1)	(55)	3:1 Conference	Conference Seats (18)	Conference Seats (20+) ✓
8x8 - (2 non-strd)		10:1 Printer	Printers (6)	Printers (6+) ✓
6x6 - (6)		5:1 Break Rm.	Break Rm. Seats (11)	*Club Rm. Seats (19+) ✓
Rec. - (1)		1drw ea.	Files 3-high (18)	Files (18) ✓

Johnson Controls
 281 Tressor Blvd.
 Floor 7
 Stamford, CT 06901

DISCLAIMER: JCI Johnson Controls, MAKES NO WARRANTY OR REPRESENTATION EXPRESS, IMPLIED OR OTHERWISE WHATSOEVER AS TO: 1) THE DRAWINGS AND/OR OTHER RELATED WORK PRODUCTS ACCURACY, 2) THE DRAWINGS AND/OR OTHER RELATED WORK PRODUCTS FITNESS FOR A PARTICULAR PURPOSE, OR 3) THE DRAWINGS AND/OR OTHER WORK PRODUCTS CONFORMANCE WITH LOCAL, BUILDING CODES OR OTHER MUNICIPAL, STATE, AND FEDERAL STATUTES, CODES OR REGULATIONS. ALL DIMENSIONS MUST BE FIELD VERIFIED AND CONSTRUCTION DRAWINGS, SUPPLIED BY A LICENSED ARCHITECT IN THE LOCAL JURISDICTIONAL MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THIS DRAWING AND/OR OTHER WORK PRODUCTS IS PREPARED FOR LIMITED INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A CONSTRUCTION DRAWING, OR ANY OTHER USES NOT CONSISTENT HEREWITH.



REVISION	

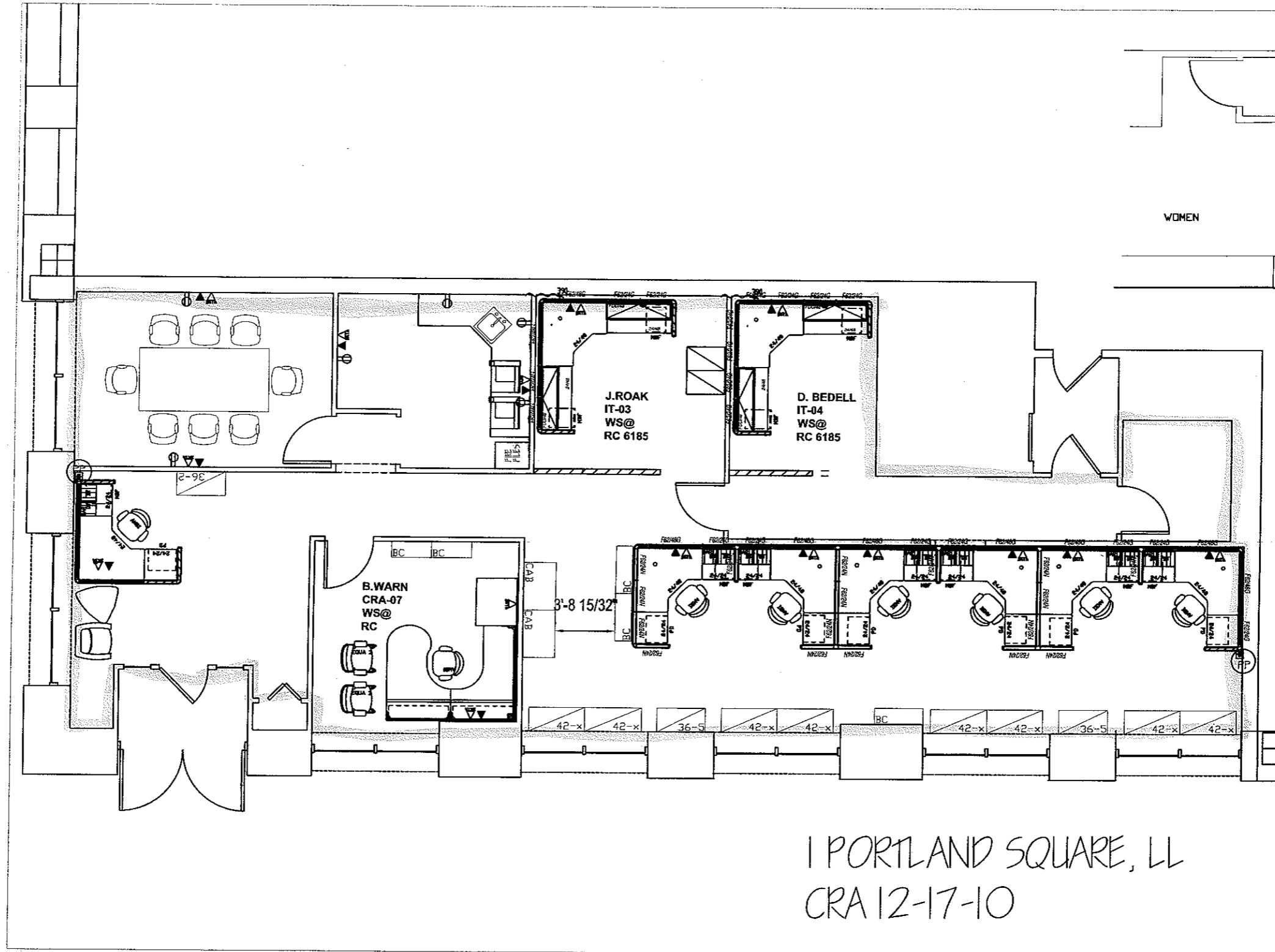
PROJECT:
TD Bank
 One Portland SQ
 Portland, ME
 CRA Space

FLOOR:	AREA: RSF
Floor - LL	TBD
SUITE No.	AREA: USF
No TBD	xxx USF +/-

SHEET TITLE:
 Reconfigure
 Concept

DRAWN BY:	SCALE:
HL	1/8"=1'-0" (18x24)
CHECKED BY:	DATE:
TBD	6/19/2010

SHEET No.
SK-1cra



New Technology Space:

- Demolish racks for movable file system/ Add VCT to match

- Paint throughout

- Remove surface mounted lights

- Add wall in front of one exposed beam - opposite Russell's desk - abandoned patch panels to be removed.

- Clean lights/check ballasts - use lenses from CRA space to replace yellow lenses

- Check air temps both AC and Heat- balance/ change thermostats if necessary to locking thermostats.

- Replace damaged ceiling tiles.

- Add lights where necessary to guarantee appropriate footcandle at worksurface height

- Clean vents.

- Remove ceiling mounted heat fan.

- Replace entrance dutch door with a metal door and proxy

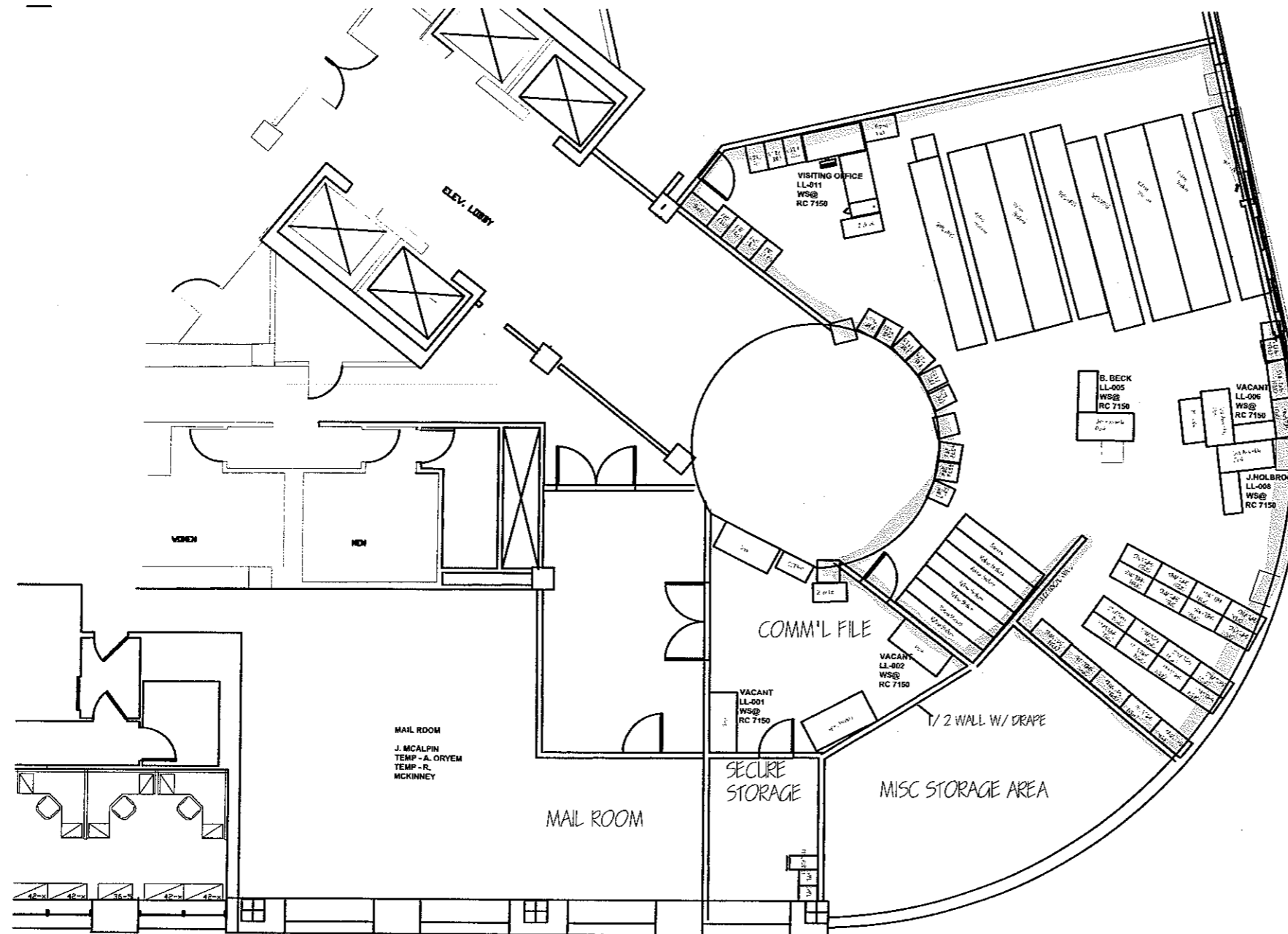
- Add proxy to Technology's storage room outside suite.

- Alter shelves in movable files to remain per Tech's standard heights for equipment

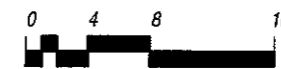
- Add necessary P/V/D to support furniture. Make sure there is enough space on panel

- Wax flooring upon completion.

- Electrician to hook up furniture whips.



1 PORTLAND SQUARE, LL



281 Tressor Blvd.
Floor 7
Stamford, CT 06901

DISCLAIMER: JCI Johnson Controls, JAMES NO WARRANTY OR REPRESENTATION (EXPRESS, IMPLIED, OR OTHERWISE) WHATSOEVER AS TO: 1) THE DRAWINGS (AND/OR OTHER RELATED WORK PRODUCTS) ACCURACY, 2) THE DRAWINGS (AND/OR OTHER RELATED WORK PRODUCTS) FITNESS FOR A PARTICULAR PURPOSE, 3) THE DRAWINGS (AND/OR OTHER WORK PRODUCTS) COMPLIANCE WITH LOCAL BUILDING CODES OR OTHER MUNICIPAL, STATE, AND FEDERAL REGULATIONS, CODES OR RESTRICTIONS. ALL OWNERS MUST BE FULLY VERIFIED AND CONSTRUCTED DRAWINGS, STAMPED BY LICENSED ARCHITECT IN THE LOCAL JURISDICTION. MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THIS DRAWING (AND/OR OTHER WORK PRODUCTS) IS PREPARED FOR LIMITED INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A CONSTRUCTION DRAWING OR ANY OTHER USES NOT CONSISTENT HEREWITH.



REVISION	


PROJECT:
TD Bank

One Portland SQ
Portland, ME

Technology Space

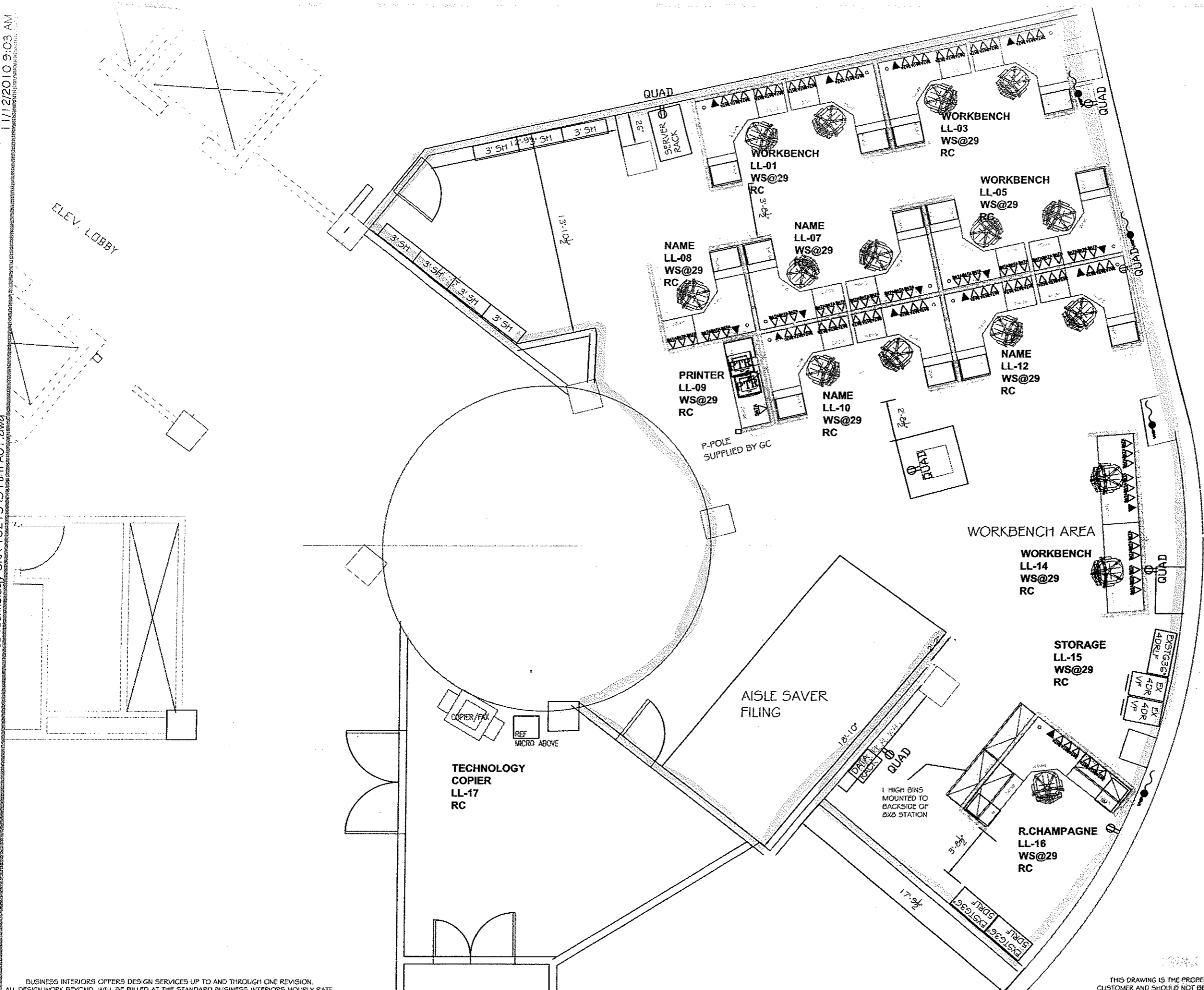
FLOOR:	AREA: RSF
Floor - LL	TBD
SUITE No.	AREA: USF
No TBD	xxx USF +/-

SHEET TITLE:
**Reconfigure
Concept**



DRAWN BY:	SCALE:
HL	1/8"=1'-0" (18x24)
CHECKED BY:	DATE:
TBD	6/21/2010

SHEET No.
SK-1tec



BUSINESS INTERIORS OFFERS DESIGN SERVICES UP TO AND THROUGH ONE REVISION.
 ALL DESIGN WORK BEYOND, WILL BE BILLED AT THE STANDARD BUSINESS INTERIORS HOURLY RATE.

THIS DRAWING IS THE PROPERTY OF BUSINESS INTERIORS. IT IS PREPARED FOR THE USE OF THE ABOVE CUSTOMER AND SHOULD NOT BE COPIED, OR DISTRIBUTED, WITHOUT PERMISSION FROM BUSINESS INTERIORS.



BUSINESS INTERIORS
 889 MAIN STREET
 WESTBROOK, ME 04092
 207-774-4900
 FAX : 207-774-8155

TDBANK
 1 PORTLAND SQ GRND FL
 PORTLAND, MAINE
 TD370351 IPS

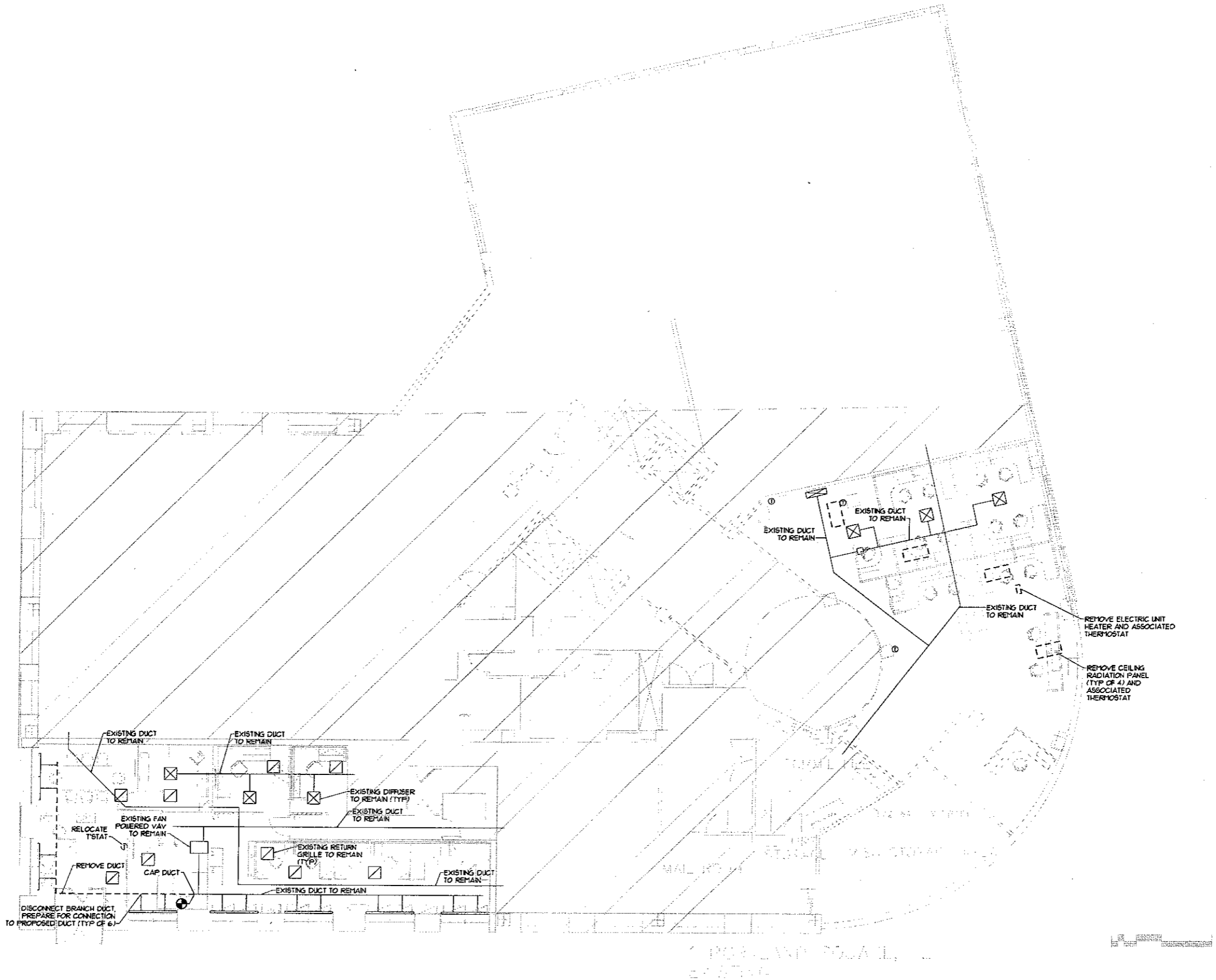
CLIENT SIGN OFF:

REVISIONS:

1.	2.	3.	4.	5.
----	----	----	----	----

SCALE: As Shown
 DATE: 6/11/2010
 SALES:
 DESIGNER: RS

FURNITURE
FI
 PROJECT NO.
10213



Revisions

One Portland Square
 TD Bank CRA/IT Renovations
 Portland, ME



**BENNETT
 ENGINEERING**
 MECHANICAL • ELECTRICAL
 (207) 865-3475

Job No.: -
 Date: 1/14/11
 Scale: 1/8" = 1'-0"
 Drawn by: JMV
 Checked by: SP Doel

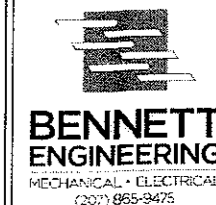
Drawing Title:
**CRA/IT
 MECHANICAL
 DEMOLITION PLAN**

M1



Revisions

One Portland Square
TD Bank CRA/IT Renovations
Portland, ME



Job No: 114211
Date: 1/14/11
Scale: 1/8" = 1'-0"
Drawn by: JMV
Checked by: SP Dow

Drawing Title:
CRA/IT
MECHANICAL
PLAN

M2

LINEAR SLOT DIFFUSER PERFORMANCE SCHEDULE

TAG	SIZE (INCHES)	AIRFLOW (CFM)	TP LOSS (IN W.G.)	THROW (FEET)	NC	FRAME STYLE	PATTERN	BASIS OF DESIGN - TITUS		
								NO. OF SLOTS	SLOT WIDTH	INLET MODEL
(C)	48x4	220	0.10	14-22	26	FLUSH CONCEALED	ADJUST.	2	3/4"	ML-30

PROVIDE WITH ADJUSTABLE VOLUME DAMPERS
FIELD VERIFY SIZE OF EXISTING DUCT/OPENING

VAV BOX PERFORMANCE SCHEDULE

TAG	DESIGN COOLING CFM	MIN COOLING CFM	APD (IN W.G.)	HEATING CFM	EDB (°F)	LAT (°F)	AIR VALVE SIZE	POWER (V/PH/Hz)	ELECTRIC COIL (KW)	MODEL
VAV-1	600	200	0.15	200	55.0	100.0	6"	480/3/60	3.0	DESV
VAV-2	70	240	0.15	240	55.0	100.0	8"	480/3/60	3.0	DESV
VAV-3	450	150	0.15	150	55.0	90.0	8"	480/3/60	2.0	DESV
VAV-4	1500	500	0.15	500	55.0	100.0	12"	480/3/60	7.0	DESV

** VERIFY VOLTAGE/PHASE REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING.

ELECTRIC BASEBOARD HEATER PERFORMANCE SCHEDULE

TAG	OUTPUT (MBH)	AIRFLOW (CFM)	HTG. HT. (IN)	ELECTRICAL REQUIREMENTS	BASIS OF DESIGN - BERKO	
					SERVICE	MODEL
EBB-1	3.4	-	-	KW V/PH/Hz	MULTIPLE	BKOC2514W

PROVIDE WITH REMOTE THERMOSTATS.
** MOUNTING HEIGHT SHALL BE PER MANUFACTURER'S RECOMMENDATIONS

ELECTRIC WATER HEATER PERFORMANCE SCHEDULE

TAG	STORAGE (GALS)	REC. VOLT. (V)	ELECTRICAL REQUIREMENTS	BASIS OF DESIGN - AOSHITH	
				SERVICE	MODEL
EW-1	2.5	7.0 GPH	HP WATTS V/PH/Hz	CRA - P-1	EJC-2

PLUMBING FIXTURE CONNECTION SCHEDULE

TAG	DESCRIPTION	SAN	VENT	CW	HU
P-1	ADA SINGLE BOWL SS KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"

AIR DEVICE PERFORMANCE SCHEDULE

TAG	PANEL SIZE (IN)	NECK SIZE (IN)	AIRFLOW (CFM)	SP. LOSS (IN W.G.)	THROW (L)	NC	BASIS OF DESIGN - TITUS		
							DUCT CON. (IN)	PATTERN	MODEL
(A)	24x24	8"	300	0.05	-	75	SEE DWGS	SEE DWGS	TMS
(B)	24x24	10"	400	0.05	-	75	SEE DWGS	SEE DWGS	TMS
(A)	24x24	-	-	0.05	-	75	SEE DWGS	1/2"	50R

PROVIDE DIFFUSERS WITH ADJUSTABLE VOLUME DAMPERS

INSULATION NOTES

1. Insulate supply ductwork with 1-1/2" ductwrap, FRK nesting NFPA 90A 4 B, 0.29 Btu-in/ft² at 15°F mean temperature.
2. Insulate domestic water piping with 1" fiberglass insulation with ASJ, 0.23 Btu-in/ft² at 150°F mean temperature.
3. Insulate condensate piping, Refrigerant Liquid (RL) and Refrigerant Suction (RS) piping with 1/2" flexible unicellular insulation.
4. Insulation shall be suitable for installation in a plenum.
5. Submit insulation materials for review by the Engineer.

PLUMBING NOTES

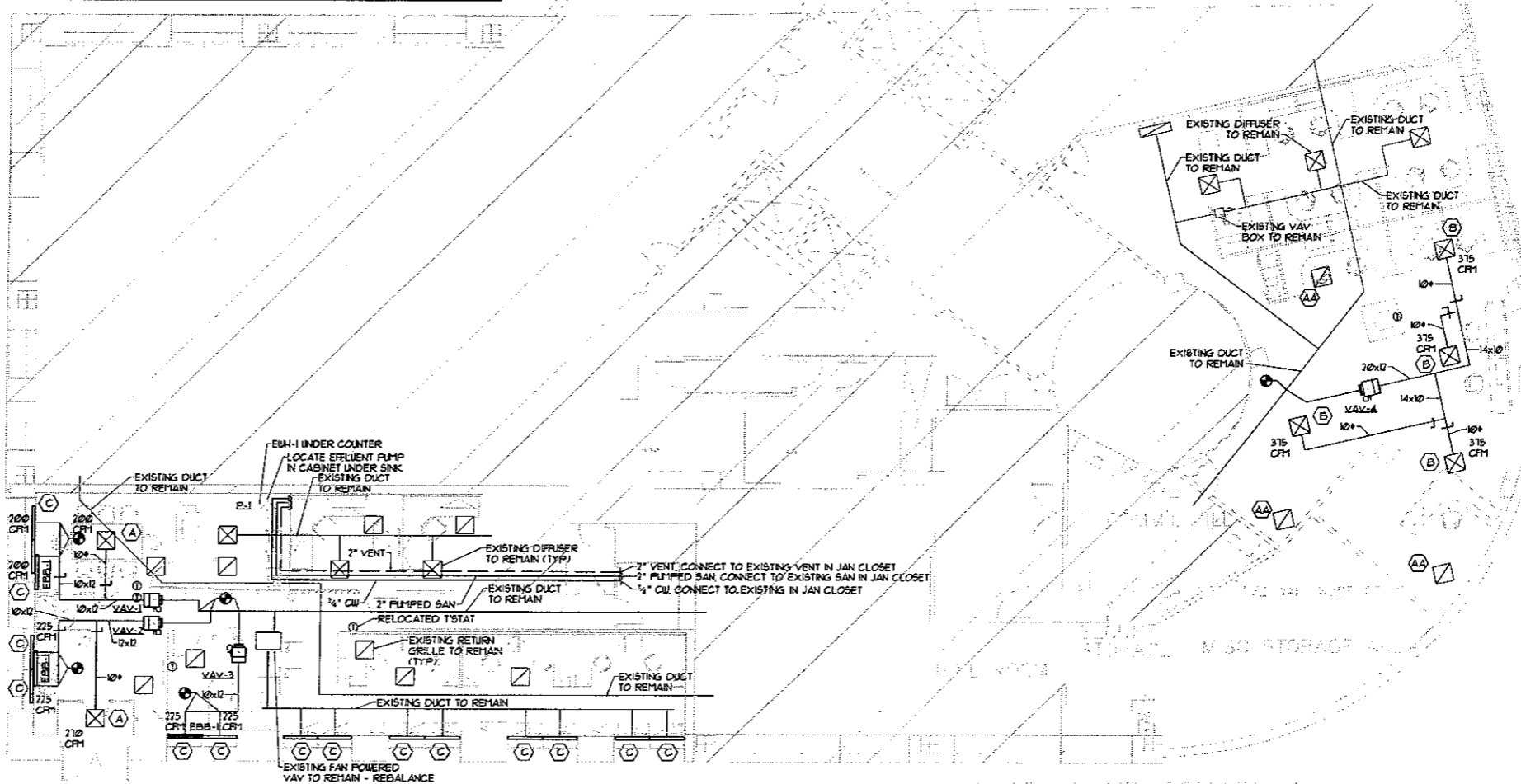
1. Domestic water piping shall be Type "L" copper with cast bronze or wrought copper fittings.
2. Sanitary piping shall be service weight cast iron or "No Hub" cast iron. No Hub fittings shall be Clamp-All Hi-Torque with 304SS housing, AS111 C-564 neoprene gasket, shall maintain 15 PSI hydrostatic seal and comply with F11660, ISC and local codes and requirements.
3. Vent piping shall be schedule 40 PVC.
4. (P-1) ADA Kitchen Sink, Single Bowl Elkay LRAD2521 stainless steel, 25"x21.25"x6" deep overall size, 4 faucet holes on 4" centers, fully sound damped. Drain shall be located in upper left or right corner of bowl.
 - a. Faucet - Chicago Model 2301-B, single handle, 2.0 gpm aerator, 10" spout, polished chrome finish, ceramic control cartridge hose and spray.
 - b. Strainer - Dayton Model D-1025 with removable basket and neoprene stopper.
 - c. Sink installation shall be in compliance with the ADA guidelines.
 - d. Insulation Kit - Insulate exposed supply and waste piping at handicapped accessible sinks with fully molded insulation kit. Measure Products Protapak, 3/8" thick closed vinyl with anti-microbial additive, 107 Btu-in/ft² of thermal conductivity, white color.
5. Submit piping materials, accessories and fixtures for review by the Engineer.

SPRINKLER NOTES

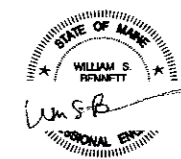
1. Design and install modifications to the existing sprinkler system to provide required coverage for all renovated areas.
2. Sprinkler work shall be performed by a licensed Fire Protection Contractor. Design of modifications shall be performed and sealed by a Professional Engineer licensed in the State of Maine or with NICET Level III (minimum) certification.
3. Sprinkler heads shall match existing.
4. Sprinkler piping shall be suitable for installation in a plenum.
5. Submit sprinkler layout, calculations, piping and appurtenances for review by the Engineer.

DUCTWORK NOTES

1. Ductwork and fittings shall be constructed from galvanized steel (G50) in conformance with SMACNA "Duct Construction Standards" and NFPA90A for 2" W.G. pressure class. Longitudinal joints shall be Pittsburgh Lockseal (ONLY).
2. Duct joints shall be sealed to SMACNA seal class B. Joint sealer shall be Hardcast "Duct-Seal 321" water based sealer.
3. Flexible duct shall be wire-reinforced type WGF, polyester core with wire helix, 1-1/2" thick fiberglass insulation, polyolefin jacket/vapor barrier. Maximum length shall be 4'-0". Flexible ducts shall be secured with clench type stainless steel straps or tool lightened nylon straps.
4. Submit duct sealer and flexible ducts for review by the Engineer.




ONE PORTLAND SQUARE, 11
PORTLAND, ME 04101



Revisions

One Portland Square
 TD Bank CRA/IT Renovations
 Portland, ME

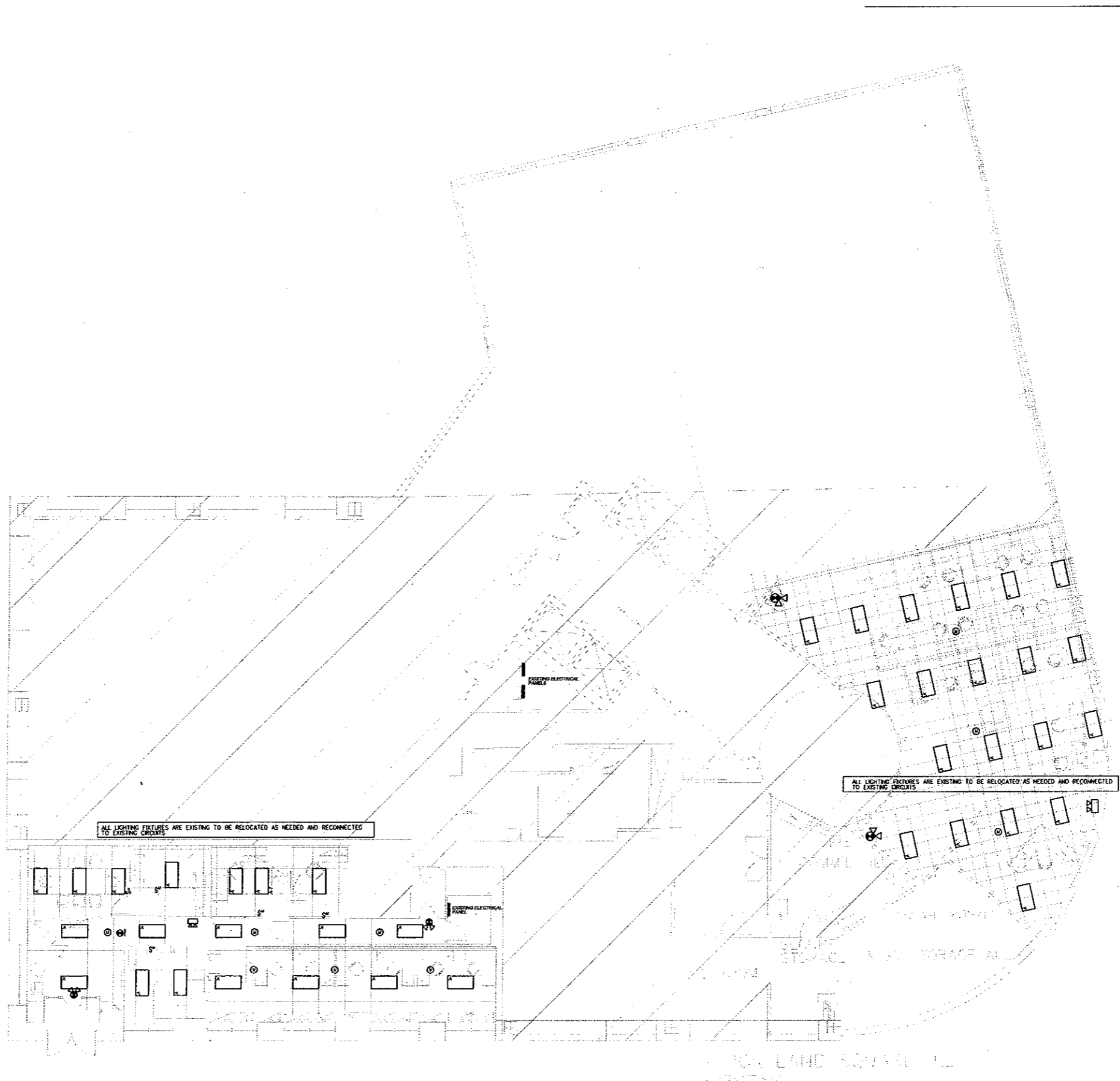


BENNETT ENGINEERING
 MECHANICAL • ELECTRICAL
 (207) 855-9475

Job No: 1714/11
 Date: 1/8/11
 Drawn by: JMV
 Checked by: SP Doel

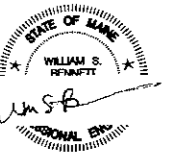
Drawing Title:
CRA/IT LIGHTING PLAN

E1



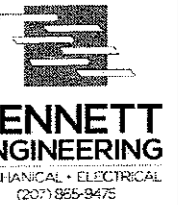
SYMBOL LEGEND

- POWER PANEL 277/480, 3PHS, 4WIRE
 - POWER PANEL 120/208, 3PHS, 4WIRE
 - UNFUSED DISCONNECT SWITCH
 - ⊙ JUNCTION BOX
 - EXISTING LIGHTING FIXTURES- BEING RELOCATED/RE-USED
 - LP1 → HOME RUN TO PANEL - ARROWS INDICATE QUANTITY OF CIRCUITS - NUMERALS DENOTE CIRCUIT NUMBERS
 - ⊙ EXISTING WALL MOUNTED MOTION DETECTOR - WITH MANUAL OVERRIDE 277 VOLT, MOUNT 48"
 - ⊙ EXISTING CEILING MOUNTED MOTION SENSOR - RELOCATE AS NEEDED FOR RENOVATION
 - ⊙ DUPLEX RECEPTACLE - 20A, 125V SPEC GRADE GROUNDING TYPE AND MATCHING IVORY PLATE - MOUNT 24" AFF.
 - ⊙ DUPLEX RECEPTACLE - GROUND FAULT OUTLET 20A, 125V - WITH MATCHING IVORY PLATE FURNISHED W/ OUTLET, FLUSH MOUNTED 45" AFF EXCEPT AS NOTED.
 - FIRE ALARM PULL STATION - EXISTING
 - FIRE ALARM AUDIO/VISUAL - EXISTING
 - SN FIRE ALARM VISUAL STROBE ONLY - EXISTING
 - ▶ TELEPHONE JACK - EMPTY J-BOX WITH 3/4" C TO ABOVE CEILING
 - ▶ DATA JACK - EMPTY J-BOX WITH 3/4" C TO ABOVE CEILING
- SHORT CROSS LINES INDICATE QUANTITY OF #12 AWG WIRES IN CABLE OR IN 3/4" C WHEN GREATER THAN TWO. ABSENCE OF CROSS LINES INDICATES 2 #12 AWG WIRES. ASTERISK INDICATES #10 AWG FOR ALL CIRCUITS CONTAINED IN HOMERUN.



Revisions

One Portland Square
TD Bank CRA/IT Renovations
Portland, ME



Job No.: 1/14/11
Date: 1/8 - 1/10
Drawn by: JMV
Checked by: SP Deol

Drawing Title:
**CRA/IT
POWER
PLAN**

E2

