

S.W.A.C.E.

SPACE PLANNING
AND
COMMERCIAL ENVIRONMENTS
INCORPORATED

34 BROAD STREET
NASHUA, NH 03064
TEL: 603-883-7407
FAX: 603-883-7052

ISSUED FOR

PROGRESS

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

BID

CONSTRUCTION

NOT FOR CONSTRUCTION

REVISIONS

KEY PLAN

PROJECT TITLE

TimeWarner Cable of Maine
Digital Phone Group
2nd floor

DATE:

APRIL 11, 2005

SCALE:

1/4" = 1'-0"

DRAWN BY:

CHD BT

CHECK BY:

hwadg@spacenet

FILE NAME:

hwadg@spacenet

SHEET TITLE

DEMOLITION
PLAN

SHEET NUMBER:

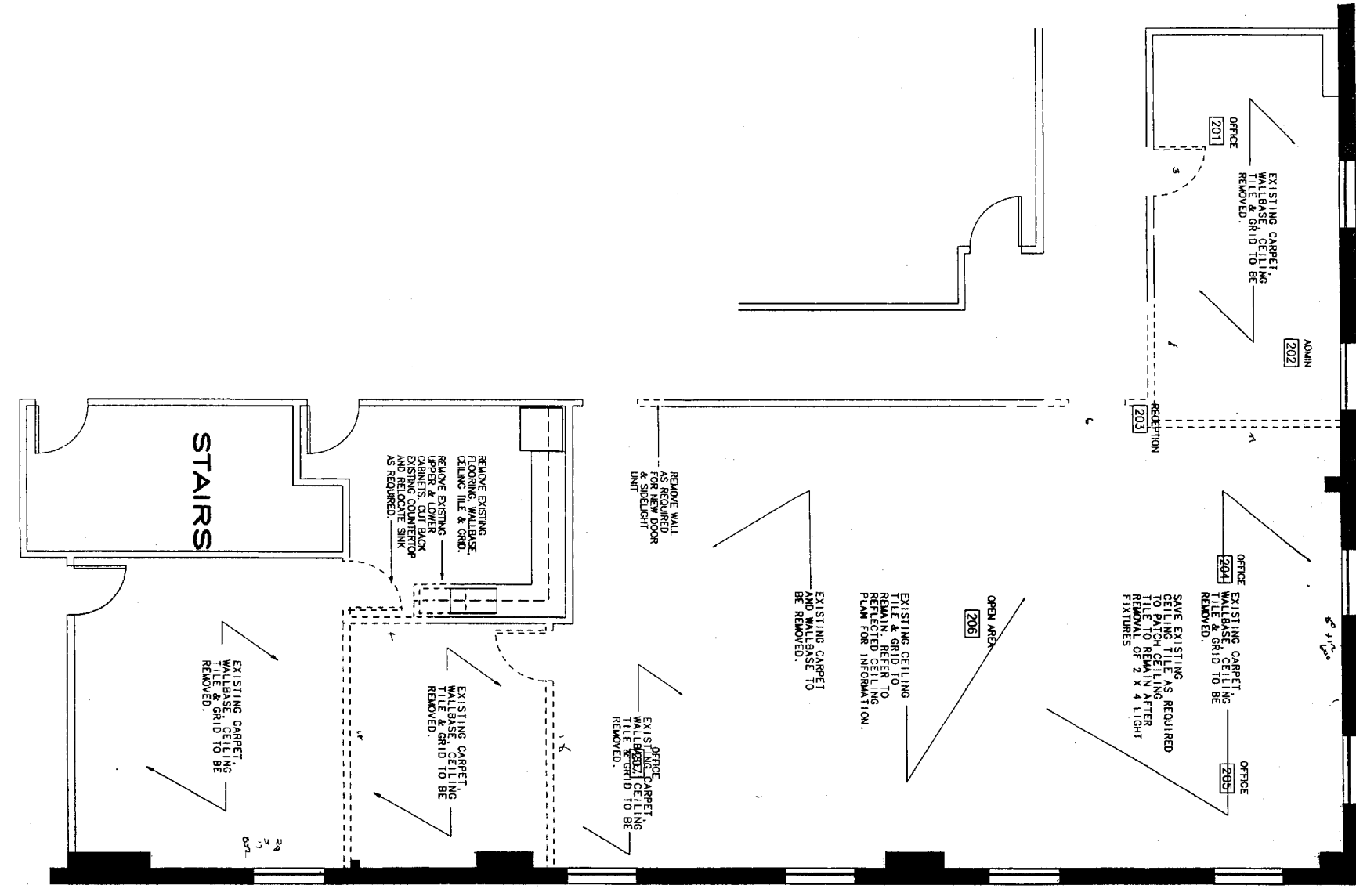
D-1

DEMOLITION LEGEND

- EXISTING BASE BUILDING CONSTRUCTION
- EXISTING INTERIOR PARTITIONS
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR & DOOR FRAME TO BE REMOVED OR RELOCATED

DEMOLITION INFORMATION

- A. WORK INCLUDES: DEMOLITION, REMOVAL, AND PATCHING INCLUDING:
 1. PROTECTION OF EXISTING WORK TO REMAIN
 2. TEMPORARY PARTITIONS AND BARRIERS
 3. REMOVAL OF ITEMS SHOWN
 4. SHORING AND CURING OF EXISTING CONCRETE SLAB
 5. REMOVAL, STORAGE, PROTECTION AND RESTORATION OF ITEMS TO BE REUSED
 6. REMOVAL OF EXISTING ITEMS NECESSARY TO PROVIDE FOR NEW CONSTRUCTION
 7. RELOCATION OF INDICATED ITEMS
 8. DEBRIS REMOVAL
 9. PATCHING AS NECESSARY TO MATCH EXISTING
- B. GENERAL PROVISIONS
 1. FOR ALL ELECTRICAL OUTLETS TO BE REMOVED, ALL WIRING SHALL BE TERMINATED TO THE BASE BUILDING ELECTRICAL PANEL.
 2. EXISTING FLOORING TO BE REMOVAL PATCH AS REQUIRED.
 3. FIELD CONDITIONS:
 - a. FIELD CONDITIONS AS NECESSARY WORK ALL EXISTING EXISTING CONDITIONS AND DEMOLITIONS ON THE SITE AS THROUGH THEY WERE COMPLETED SWORN OR DESCRIBED, ACCEPT THE SITE OF THE WORK AS IT EXISTS AND OBTAIN PERMISSIONS TO THE WORK.
 - b. EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. TAKE INTO ACCOUNT ALL EXISTING SPECIALTY WORK, SUCH AS MECHANICAL, ELECTRICAL, AND PLUMBING, AND ALL OTHER WORK WHICH MAY BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COMPLETED CONDITION CONTRACTOR.
 4. CHECK DRAWINGS CAREFULLY AND THOROUGHLY INVESTIGATE EXISTING CONDITIONS.
 5. INCLUDE THE RE-WORKING OF ANYTHING SURFACES AS REQUIRED TO MATCH NEW WORK. JOB AND MATCH EXISTING SURFACES TO REMAIN. THE EXCESS REMOVED MATERIAL SHALL BE RECYCLED WITH NEW MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
 6. ITEMS OF EXISTING WORK INDICATED TO REMAIN UPON COMPLETION OF DEMOLITION SHALL BE PROTECTED TO REMAIN IN PLACE THROUGHOUT THE DEMOLITION. THE REMOVE WORK SHALL MATCH ITS CONDITION AT THE START OF THE WORK.
 7. PATCHING:
 - a. UNLESS OTHERWISE SHOWN, PATCH AND FINISH SURFACES AS NECESSARY TO MATCH EXISTING AND IN ACCORDANCE WITH THE REQUIREMENTS TO THE VARIOUS SPECIFICATIONS SECTIONS.
 - b. ERECT TEMPORARY DUST BARRIERS OF PLYWOOD OR OTHER MATERIALS TO PROTECT EXISTING WORK TO REMAIN FROM DUST AND DEBRIS FROM THE DEMOLITION WORK.
 - c. PROTECTION OF PERSONNEL:
 1. PROTECTION OF PERSONNEL: SHIELD OTHER PERSONS OF HAZARDOUS AS MAY BE REQUIRED TO PROTECT PERSONNEL FROM FUTURE THREATS IN THE WAY OF MAINT.
 2. EXISTING WORK TO REMAIN:
 - a. REMOVE SUCH ITEMS OF PROTECTION AS MAY BE REQUIRED TO REMAIN UPON COMPLETION OF DEMOLITION WORK AND EQUIPMENT TO BE REMOVED CLEAN.
 3. SCHEDULING FOR DEMOLITION:
 - a. SCHEDULING FOR DEMOLITION:
 1. CONTRACTOR SHALL CONDUCT THE SCHEDULING OF DEMOLITION WORK (INCLUDING DEMOLITION, DEMOLITION LOCATION AND DEMOLITION METHOD) WITH THE BUSINESS OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND PATCHING WORK INCLUDING ALL REQUIRED PERMITS.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 12 2005
RECEIVED



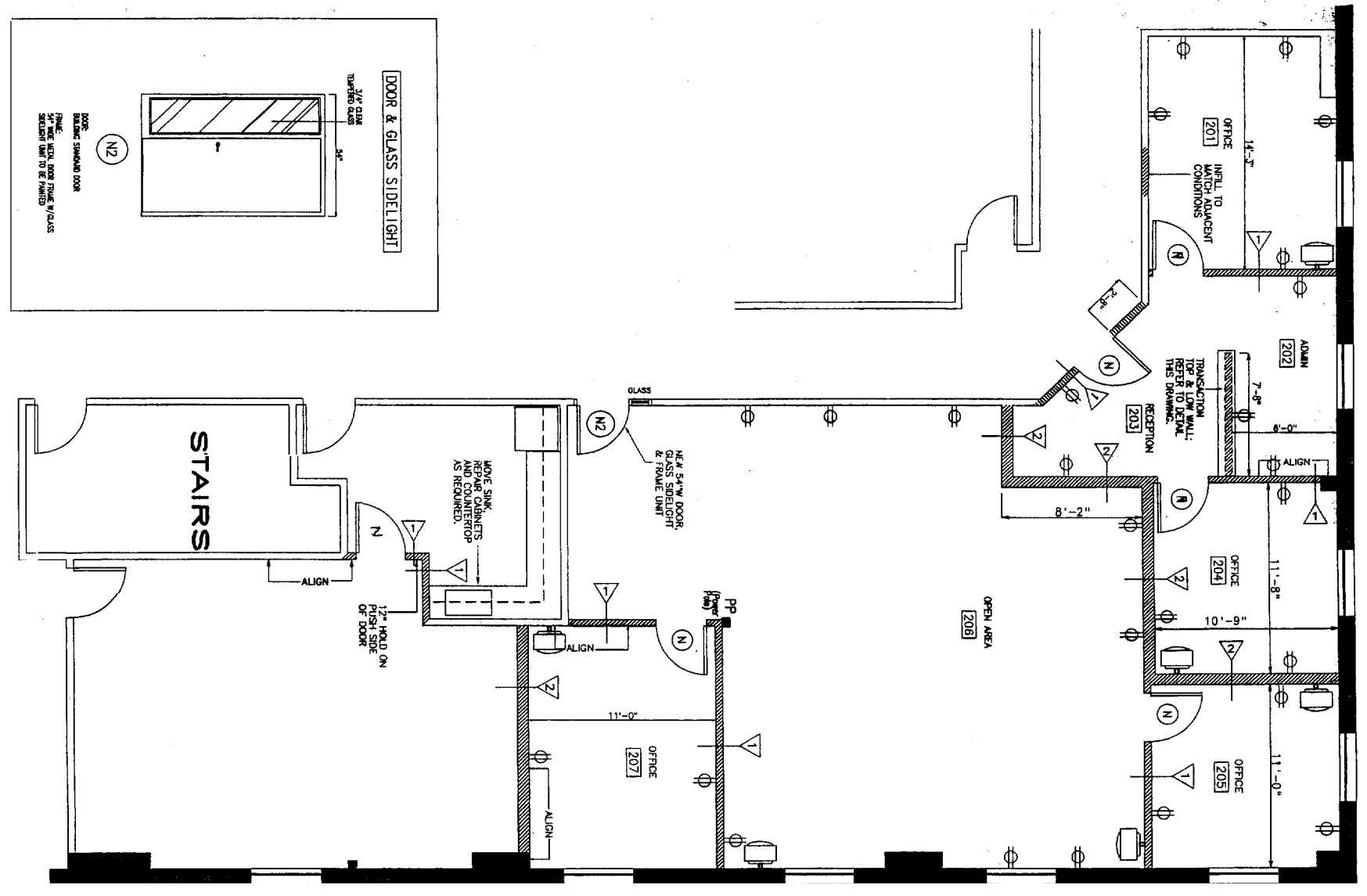
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ISSUED FOR	PROGRESS
DESIGN DEVELOPMENT	SCHEMATIC DESIGN
BID	CONSTRUCTION
NOT FOR CONSTRUCTION	

REVISIONS	

PROJECT TITLE	THINWALLER CABLE OF NAHNA
CLIENT	Digital Phone Group 2nd floor
DATE	APRIL 11, 2005
SCALE	1/4" = 1'-0"
DRAWN BY:	
CHECK BY:	
FILE NAME:	thinwallplan
SHEET TITLE	CONSTRUCTION/ ELECTRICAL PLAN
SHEET NUMBER	C-1



CONSTRUCTION LEGEND

- EXISTING METAL STUD & GYPSUM BOARD PARTITION TO REMAIN
- EXISTING EXISTING BUILDING CONSTRUCTION TO REMAIN
- NEW PARTITION - TYPE 1:
(3-1/2" MIN. WALL) 2x3 GALV. STEEL STUDS & WIRING AS REQUIRED (3-1/2" MIN. WALL) 2x3 GALV. STEEL STUDS & WIRING AS REQUIRED FINISHED AND PAINTED WITH PRIMER AND TWO FINISH COATS OF LATEX WALL PAINT. HEIGHT OF PARTITION TO BE BUILT 8' ABOVE SUSPENDED CEILING.
REFERS TO DETAIL THIS DRAWING
- NEW PARTITION - TYPE 2:
REFERS TO DETAIL THIS DRAWING
- EXISTING DOOR, DOOR FRAME & HARDWARE IN NEW LOCATION
- NEW BUILDING STANDARD 3'-0" WIDE DOOR, DOOR FRAME & HARDWARE TO MATCH EXISTING
- NEW 1/4" WIDE DOOR, DOOR FRAME, SIDELIGHT UNIT & HARDWARE TO MATCH EXISTING

CONSTRUCTION INFORMATION

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL APPLICABLE FEES.
 2. THE CONTRACTOR SHALL PREPARE A DISTURBER FOR THE COMPENSATION OF ALL DEBRIS RELATED TO THE PROJECT AND SHALL REMOVE DEBRIS FROM THE SITE DAILY.
 3. ALL DEBRIS AND TRASH GENERATED IN THE EXECUTION OF THE WORK SHALL BE DEPOSITED AT LEGALITY.
 4. DELIVERY OF MATERIALS SHALL BE COORDINATED WITH THE PROJECT OWNER.
 5. ALL WORK TO BE PROVIDED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 6. ALL ITEMS/PRODUCTS ASSOCIATED WITH THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING ALL FIELD CONDITIONS AND SHALL CORRECT ANY WORKS DEFICIENCIES BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLEARANCE FROM SPACE, INC. BEFORE PROCEEDING WITH WORK IN OCCUPANCY.
 8. ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING.
 9. THE CONTRACTOR SHALL CALL FOR TIMELY INSPECTIONS OF THE WORK.
- DIMENSIONS:**
1. ALL DIMENSIONS ARE FROM FACES OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 2. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
 3. PRIOR TO CONSTRUCTION OF WALLS, THE CONTRACTOR SHALL CHECK OUT LINES FOR APPROVAL BY TENANT.
 4. DO NOT SCALE DIMENSIONS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.

CLEANING OF SPACE

1. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT AREA AND SHALL UTILIZE THE SERVICES OF A PROFESSIONAL CLEANING CREW UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE PROJECT OWNER.

EXISTING CONDITIONS

1. ALL EXTERIOR WALLS TO BE FINISHED PER BASE BUILDING SPECIFICATIONS.

INSULATION ABOVE CEILING

1. REMOVE INSULATION ABOVE CEILING RIMS. 201, 202, 203, 204 AND DOWN TO DOUG'S OFFICE.

ELECTRICAL INFORMATION

- NEW WALL MOUNTED QUAD (4) ELECTRICAL OUTLET
- POWER POLE SUPPLIED BY FURNITURE VENDOR TO PROVIDE CONDUIT/CABLE TO FURNITURE VENDOR LOCATION. ELECTRICIAN TO PROVIDE CONDUIT AND WIRING.
- TV MONITORS - BRACKETS TO BE SURFACE MOUNTED TO METAL STUD PARTITION. 2x3 GALV. STEEL STUDS & WIRING AS REQUIRED OR AS AN ALTERNATIVE - MOUNT BRACKET FROM CEILING ABOVE - (INSTALL USING MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES).
- FURNISH & INSTALL POWER FEED FOR EACH MONITOR LOCATION.
- FURNISH & INSTALL POWER CABLE FEED FOR EACH MONITOR LOCATION.
- WORK 1'-6" FROM SUSPENDED CEILING

ELECTRICAL INFORMATION

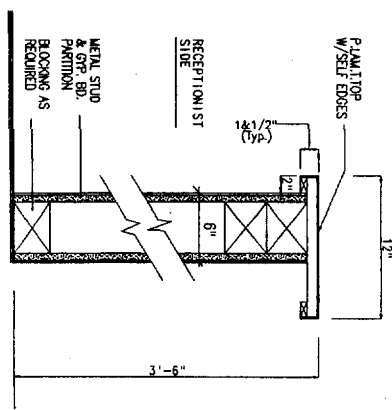
1. PROVIDE ALL TESTS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND CERTIFICATION IN WRITING THAT THE TESTS ARE ACCEPTABLE TO THESE AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND RELATED FEES.
3. ALL WORK PROVIDED SHALL COMPLY WITH NATIONAL ELECTRICAL CODE AND/OR REGULATION OF AUTHORITIES HAVING JURISDICTION WHEN REGULATIONS ARE IN CONFLICT THE MORE STRINGENT REGULATIONS SHALL PREVAIL.
4. BOXES: PROVIDE STANDARD CODE ACCEPTED GALVANIZED STEEL BOXES.
5. OUTLETS: PROVIDE ALL LISTED CODE ACCEPTED STANDARD FLUSH DUREX, GROUNDING OUTLETS WITH SIDE WIRING UNLESS OTHERWISE NOTED.
6. SWITCHES: PROVIDE UL LISTED, CODE ACCEPTED, STANDARD SILVER TYPE SWITCHES.
7. COLORS: OUTLETS AND SWITCHES TO MATCH COLOR OF EXISTING RECEPTACLES WITHIN THE PROJECT AREA, PROVIDE MATCHING COVER PLATES AS REQUIRED.
8. IF ANY OUTLETS BEING INSTALLED AS NOTED OR AS SHOWN ON PLANS DUE TO CONFLICTS WITH STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS CONTRACTOR SHALL CLARIFY WITH OWNER BEFORE PROCEEDING WITH WORK IN OCCUPANCY.
9. ALL WALL OUTLETS AND SWITCHES SHALL BE INSTALLED AT HEIGHTS TO MATCHING EXISTING DEVICES EXCEPT WHERE NOTED OTHERWISE.
10. ALL NEW CIRCUITS SHALL BE PROPERLY LABELED ON THE PROPER GROUNDING ELECTRICAL PANEL SCHEDULES.
11. WHEN OUTLETS ARE GROUPED TOGETHER SPACE NO MORE THAN 2" APART.
12. ALL OUTLETS LOCATED NEAR A WATER SOURCE SHALL BE G.F.I. TYPE.

ELECTRICAL DESIGN/NEW CIRCUITS

1. CONTRACTOR SHALL PROVIDE ANY REQUIRED ELECTRICAL DESIGN AND ELECTRICAL CALCULATIONS ON A DESIGN BUILD BASIS. BASED ON THE NUMBER AND TYPES OF DEVICES SHOWN THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY ELECTRICAL CIRCUITS REQUIRED (BEYOND WHAT IS EXISTING ON THE FLOOR).

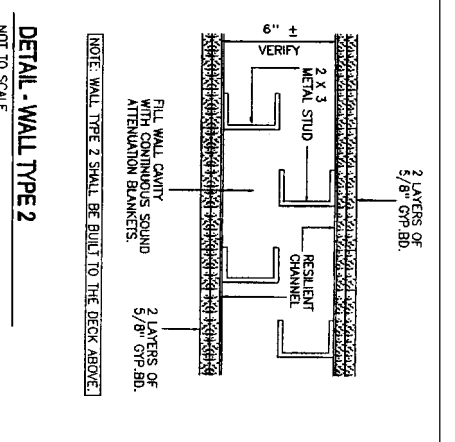
EXISTING ELECTRICAL EQUIPMENT & SERVICE

1. THE ELECTRICAL CONTRACTOR SHALL REMOVE EQUIPMENT WITH ALL EXISTING CONDITIONS AS THESE RELATE TO THE ELECTRICAL EQUIPMENT AND SERVICE THAT PROVIDES FOR POWER WITHIN THE PROJECT AREA.
2. THE ELECTRICAL CONTRACTOR SHALL INSPECT THE EXISTING ELECTRICAL CONDITIONS AND NEW WORK REQUIRED.
3. WHERE PROBLEM FOR THE ELECTRICAL CONTRACTOR SHALL UTILIZE ALL EXISTING ELECTRICAL EQUIPMENT (TYPING MACHINES, PHOTOCOPIERS, FAXES, ETC.) IN CONSULT WITH CODE REQUIREMENTS, WHERE NEW PRESSURE IS IN CONFLICT WITH CODE REQUIREMENTS, PROVIDED THAT RE-USE OF PRESSURE IS IN THE SCOPE OF WORK AND SHALL NOTIFY PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.



LOW WALL DETAIL

6" W x 3'-6" H PARTITION



DETAIL - WALL TYPE 2

NOT TO SCALE



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ISSUED FOR	PROGRESS
SCHEMATIC DESIGN	DESIGN DEVELOPMENT
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KEY PLAN	DATE: APRIL 11, 2003
PROJECT TITLE	SCALE: 1/4" = 1'-0"
Time Warner Cable of Maine	
Digital Phone Group	
2nd floor	
DRAWN BY:	
CHECK BY:	
FILE NAME:	hwmg10phone

REFLECTED CEILING PLAN & INFORMATION

THE EXISTING CEILING TILES ARE TO BE REMOVED. NEW TILES ARE TO BE INSTALLED. FURNISH AND INSTALL ARMSTRONG DUNE-SQUARE LAY IN TILES COLOR: WHITE 24"x24". CONTRACTOR TO VERIFY THAT NEW TILES WILL FIT WITHIN EXISTING GRID PRIOR TO ORDER PLACEMENT.

EXISTING 24x48 FLUORESCENT LIGHT FIXTURE. INSTALL IN NEW LOCATIONS SHOWN. RE-LAMP EXISTING LIGHTS WHERE REQUIRED. CONSULT WITH CONTRACTOR FOR REMOVAL OF EXCESS FIXTURES.

EXISTING CEILING TILE & GRID TO REMAIN. REMOVE EXCESS TILE & LIGHTING.

NEW AMBIENT LIGHT FIXTURE:
 MANUF.: FINELIGHT
 SERIES 1 2 TB-EP
 W/FLAT ENDCAP
 CONVERSION LIGHT
 LENGTHS COME IN 4'-0" SECTIONS. REFER TO PLAN FOR OVERALL LENGTHS.
 REPRESENTATIVE: SWANEY-TAYLOR ASSOCIATES
 TEL #: (207) 885-7100

EXISTING SPRINKLER HEAD TO REMAIN.

- E • EXISTING SPRINKLER HEAD IN NEW LOCATION; CENTER IN CEILING TILE
- R • EXISTING SPRINKLER HEAD IN NEW LOCATION; CENTER IN CEILING TILE
- N • NEW SPRINKLER HEAD LOCATION; CENTER IN CEILING TILE
- \$ • NEW WALL MOUNTED LIGHT FIXTURE SWITCH.

SWITCHING

- PROVIDE A SINGLE SWITCH FOR EACH INDIVIDUAL ROOM, AS REQUIRED.
- PROVIDE SEPARATE SWITCH FOR AMBIENT LIGHT FIXTURES IN OPEN AREA AS SHOWN ON PLAN.

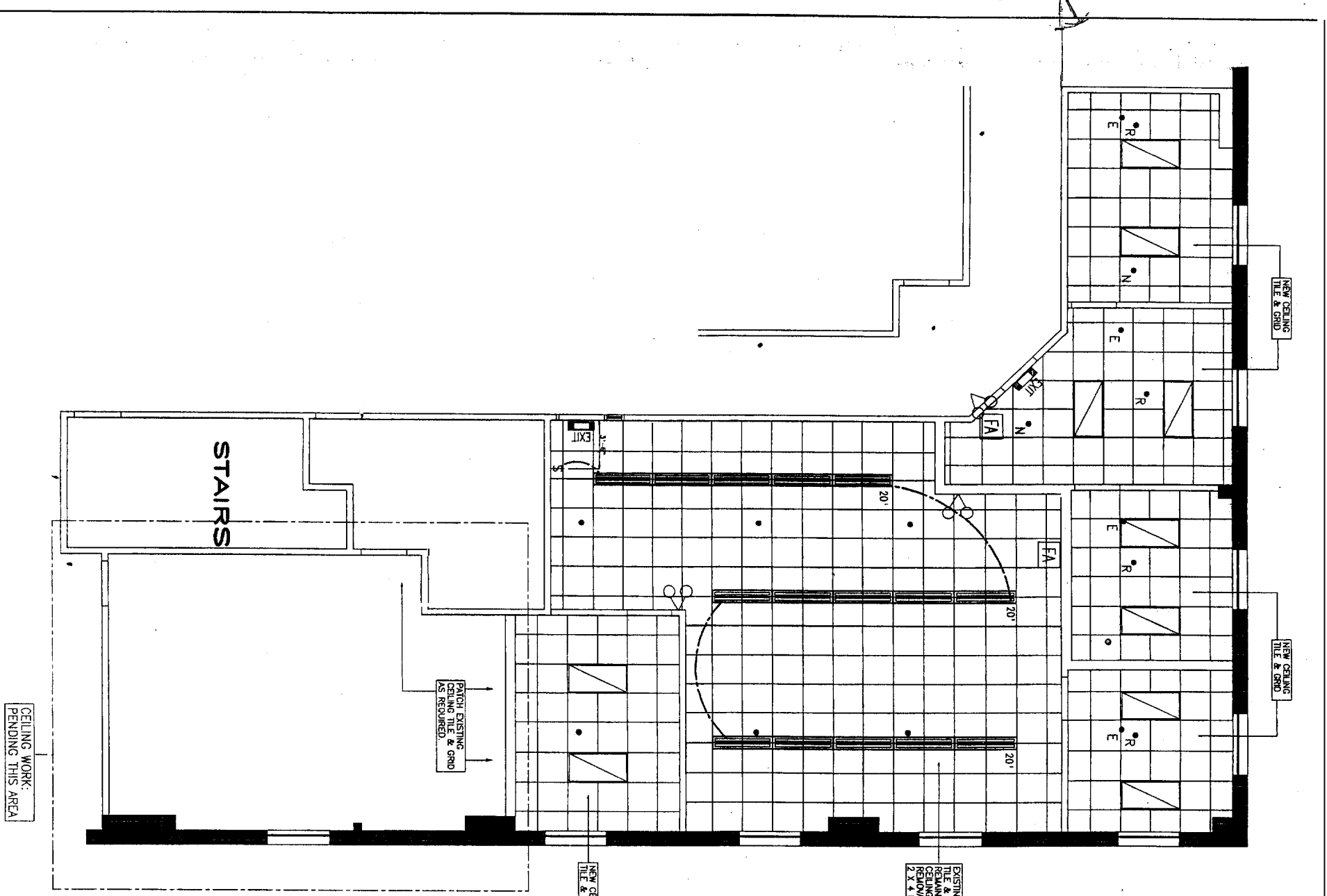
SPRINKLER SYSTEM

- THE CONTRACTOR SHALL ADJUST, MOVE OR ADD NEW ADDITIONAL SPRINKLER HEADS AS REQUIRED. PROVIDE AN ENGINEERED AND CERTIFIED PLAN SHOWING ALL CHANGES TO BE MADE TO THE EXISTING SPRINKLER SYSTEM.

EXISTING SUPPLY AND RETURN AIR DIFFUSERS NOT SHOWN. CONTRACTOR TO RE-USE AND RE-ADJUST LOCATIONS BASED ON NEW PLAN. ADD ADDITIONAL DIFFUSERS IF REQUIRED BASED ON NEW OCCUPANCY NUMBERS OF SPACE. RELOCATE THE MOST.

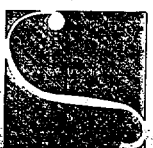
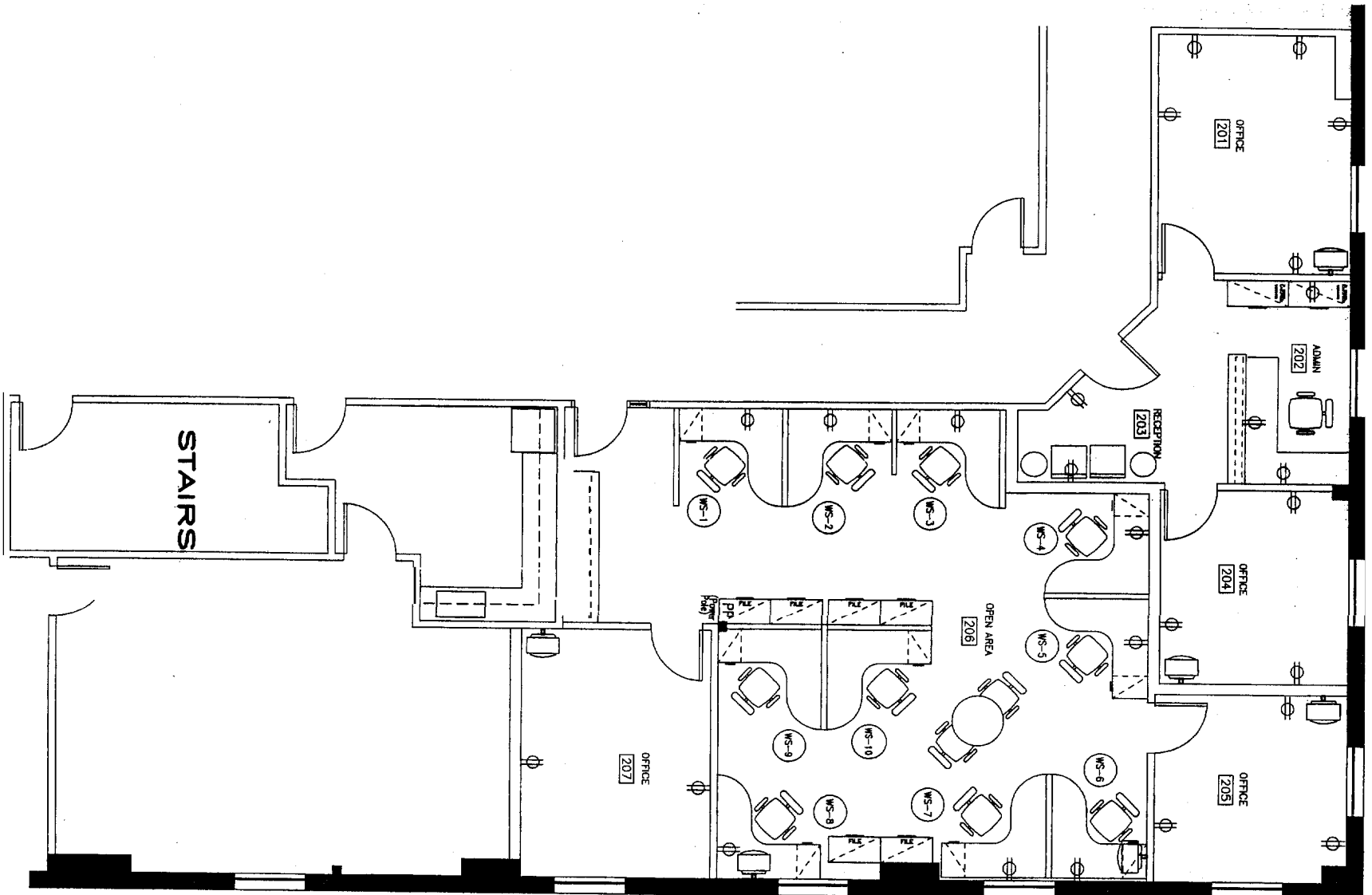
LIFE SAFETY DEVICE LEGEND

- EXIT NEW CEILING MOUNTED ILLUMINATED EXIT SIGN TO MATCH BUILDING STANDARD
- FA NEW H/S HORNS R/B DEVI E T MATCH BUILDING STANDARD
- N NEW EMERGENCY LIGHT FIXTURE TO MATCH BUILDING STANDARD



CEILING WORK:
 PENDING THIS AREA

R-1



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2nd floor

DATE: APRIL 11, 2005
SCALE: 1/4" = 1'-0"
DRAWN BY:
CHECK BY:
FILE NAME: twcdigitalphone

SHEET NUMBER:

FURNITURE PLAN