HDR PORTLAND ME- 3RD FLOOR 970 BAXTER PP-2

SCALE: 1/8" = 1'-0" 9.12.12 4,138 USF
4,138 USF/43 EMPLOYEES (INCL. VISITOR CONF./RECEPT.)= 218 USF/ PERSON

HDR PORTLAND ME- 3RD FLOOR 500 WASHINGTON PP-2

SCALE: 1/8" = 1'-0" 9.12.12 4,196 USF
4,196 USF/22 EMPLOYEES = 191 USF/ PERSON

HDR Portland, ME Server Room Plan

HDR Proland, ME IDF Plan

GENERAL NOTES

1. PROJECT IS A REALIGNMENT OF EXISTING TENANT OCCUPIED SPACE AT 970 BAXTER BLVD. AND 500 WASHINGTON AVE.
2. CONSTRUCTION WILL BE COMPLETED IN 3 PHASES WITH COMPLIANCE LETTER FROM THE CITY OF PORTLAND AND TENANT RELOCATION FOLLOWING EACH PHASE. DUE TO LIMITED TEMPORARY FACILITIES, PHASE 2 OR 3 CANNOT BEGIN UNTIL THE PRECEEDING PHASE IS COMPLETE AND OCCUPIED. THE PHASES ARE AS FOLLOWS:

   PHASE 1 - SOUTHERN ½ OF THE 3RD FLOOR OF 970 BAXTER BLVD. MARKED "EXPANSION SUITE" ON PLAN.

   PHASE 2 - NORTHERN ½ OF THE 3RD FLOOR OF 970 BAXTER BLVD. MARKED "EXISTING HDR SUITE" ON PLAN.

   NOTE: TEMPORARY BARRIERS BETWEEN PHASE 1 AND 2 WILL BE LOCATED AND CONSTRUCTED WITH TENANT COORDINATION.

   PHASE 3 - 3RD FLOOR WASHINGTON AVE.
3. ONLY NON-LOAD BEARING WALLS WILL BE REMOVED OR MODIFIED IN THE DEMOLITION PHASE. ALL STRUCTURAL ELEMENTS TO REMAIN UNALTERED.
4. SPRINKLER SYSTEM WILL REMAIN OPERATIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

HDR PORTLAND ME
3RD FLOOR
970 BAXTER/500 WASHINGTON

FLOOR PLAN KEYNOTES

1. PROVIDE PAIR OF NEW 3'-0" WIDE X BLDG STD HEIGHT X 1/2" THICK TEMPERED GLASS HERCULITE DOORS. PROVIDE $500 ALLOWANCE FOR PULLS EACH DOOR.
2. EXISTING PARTITIONS THIS ROOM TO REMAIN. PROVIDE PONY WALL PARTITION TO STRUCTURE ABOVE IF NOT EXISTING.
3. PROVIDE NEW OR RELOCATED BUILDING STANDARD 3'-0"H INTERIOR DOOR AND FRAME AND LEVER PASSAGE HARDWARE TO MATCH EXISTING.
4. PROVIDE NEW OR RELOCATED BUILDING STANDARD 3'-0"H INTERIOR DOOR AND FRAME AND LEVER PASSAGE HARDWARE TO MATCH EXISTING. DOOR TO RECEIVE CUT IN 1/4" TEMPERED GLASS VISION LIGHT (IF SOLID CORE) APPROXIMATELY 24" X 78" WITH WOOD STOPS. CONFIRM ACTUAL SIZE PRIOR TO START OF CONSTRUCTION.
5. EXISTING DOOR TO RECEIVE CUT IN 1/4" TEMPERED GLASS VISION LIGHT (IF SOLID CORE) APPROXIMATELY 24" X 78" WITH WOOD STOPS. CONFIRM ACTUAL SIZE PRIOR TO START OF CONSTRUCTION.
6. NEW LOCATION OF RELOCATED TEMPERED GLASS SIDELIGHT FROM DEMO.
7. LOGO - N.I.C. GC TO PROVIDE BACKING IF REQUIRED.
8. REF. - N.I.C., PROVIDE WATERLINE.
9. LAYOUT/ FLAT FILES (N.I.C.)
10. EQUIPMENT, N.I.C.
11. SYSTEMS FURNITURE - N.I.C. PROVIDE WALL FEED OR FLOOR FEED AS INDICATED. PROVIDE ONE FEED PER SIX WORKSTATIONS.
12. COPIER LOCATION (N.I.C.) CONFIRM POWER REQUIREMENTS AND CLEARANCES PRIOR TO CONSTRUCTION.
13. PROVIDE HDR STANDARD HGT FLOORING AT THIS AREA, 3-COLOR PATTERN AT BREAK/PRODUCTION, SINGLE COLOR AT STORAGE.
14. PROVIDE NEW OR RELOCATED BUILDING STANDARD FIRE EXTINGUISHER/ CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE.
15. PROVIDE CLOSET ROD AND SHELF AT CLOSET.
16. PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS WITH COUNTERTOP AT 34" WITH DOUBLE S.S. SINK, INSTA-HOT, GARBAGE DISPOSAL. PROVIDE ADA ATTACHED TOE DOORS AT SINK LOCATION. PROVIDE 24"W S.S. GE ADORA ADA HEIGHT DISHWASHER (CONFIRM FINISH PRIOR TO ORDER). PROVIDE 18" DEEP MICROWAVE SHELF (MW, N.I.C.) PROVIDE 30"W X 14"D PLAS. LAM. UPPER CABINETS WHERE INDICATED.
17. PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS WITH COUNTERTOP AT 34" WITH SINGLE S.S. SINK, INSTA-HOT. PROVIDE ADA ATTACHED TOE DOORS AT SINK LOCATION. PROVIDE 18" DEEP MICROWAVE SHELF (MW, N.I.C.) PROVIDE 30"W X 14"D PLAS. LAM. UPPER CABINETS WHERE INDICATED.
18. PROVIDE CUSTOM PLASTIC LAMINATE 24"D BASE CABINETS WITH COUNTERTOP AT 34"A.F.F., PROVIDE 14"D X 30" PLAS. LAM. UPPER CABINETS ABOVE WHERE INDICATED. PROVIDE ONE DRAWER BANK PER SECTION.
19. PROVIDE CUSTOM PLASTIC LAMINATE COUNTERTOP AT 34"A.F.F. WITH 3'-6"H OPEN SECTION BELOW FOR WASTE/ RECYCLE CONTAINTERS-N.I.C. PROVIDE FINISHED END PANEL AS REQUIRED.
20. PROVIDE OCCUPANCY INDICATOR PRIVACY LOCK, CORBIN RUSSWIN HL2050 OR EQUAL.
21. PROVIDE FIRE EXTINGUISHER USING DUPONT FE-36 EXTINGUISHING AGENT AT SERVER ROOM/ IDF.
22. PROVIDE STATIC DISSIPATIVE VCT AT THIS ROOM LOCATION.
23. PROVIDE 24 HOUR SEPARATELY METERED HVAC SYSTEM (USE SELF CONTAINED UNIT WHEN POSSIBLE) AT SERVER ROOM (CEILING MOUNTED INSTALLATION PREFERRED). DO NOT LOCATE ABOVE SERVER EQUIPMENT, WITH HIGH TEMPERATURE SPRINKLER HEADS IF SPRINKLER SYSTEM IS IN PLACE. PROVIDE ALLOWANCE FOR 2 TON A/C UNIT. CONFIRM ACTUAL TONNAGE PRIOR TO CONSTRUCTION.
24. PROVIDE 4' X 8' PAINTED F.R. PLYWOOD TMB BOARDS THIS ROOM. REFER TO SERVER ROOM/ IDF PLANS.
25. REFER TO SEPARATE SERVER POWER PLAN. THIS PLAN IS PRELIMINARY. CONFIRM EXACT REQUIREMENTS AND OUTLET LOCATIONS PRIOR TO CONSTRUCTION.
26. REFER TO SEPARATE IDF POWER PLAN. THIS PLAN IS PRELIMINARY. CONFIRM EXACT REQUIREMENTS AND OUTLET LOCATIONS PRIOR TO CONSTRUCTION.
27. DOOR TO RECEIVE MECHANICAL PUSHCODE LOCKSET WITH CLOSER.
28. FILES (N.I.C.)
29. RECEPTION DESK - FURNITURE- N.I.C.
30. PROVIDE NEW 4'-0"W DOUBLE BIFOLD DOORS WITH FRAME AND HARDWARE TO MATCH EXISTING.
31. EXISTING WALKWAY BRIDGE. PROVIDE HDR STANDARD FINISHES AS REQUIRED.
32. EXISTING RESTROOM/SHOWER ROOM TO REMAIN. NO WORK REQUIRED.
33. EXISTING ELEVATOR LOBBY. PROVIDE NEW HDR STANDARD FINISHES AS REQUIRED.
34. DOOR TO RECEIVE ELECTRIC STRIKE OR MAG LOCK, CARDREADER PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE J-BOX, POWER, CLOSER AND ASSOCIATED CONDUIT.
35. DOOR TO RECEIVE LOCKSET HARDWARE.
36. PROVIDE FLUSH FLOOR ELECTRICAL, DATA, TELEPHONE OUTLET. X-RAY SLAB AS REQUIRED. FLOOR BOX FOR AN E-TABLE SHOULD BE A 4PFATC6K FLOOR BOX WITH THE 2" CONDUIT STUBBED UP BESIDE IT. IF NOT AN E-TABLE, IT WILL REQUIRE A 6ATC9ABK FLOOR BOX WITH A 6" CORE. DETERMINE PRIOR TO ORDER.
37. PROVIDE RECESSED ELECTRIC WIDESCREEN PROJECTION SCREEN, DRAPER OR EQUAL "SIGNATURE V" (83" DIAGONAL). PROVIDE ADDITIONAL DROP LENGTH AS REQUIRED FOR CEILING HEIGHT, MODEL #206840 ON A SEPARATE SWITCH.
38. PROVIDE (2) PL FLUORESCENT WALL WASHER DOWNLIGHTS WITH DIMMING BALLAST ON A SEPARATE DIMMER SWITCH.
39. PROVIDE "SINK" WHITEBOARD PAINT THIS WALL, FULL HEIGHT TO 7'-0" A.F.F., FULL WIDTH. PROVIDE MINIMUM LEVEL 5 DRYWALL FINISH PRIOR TO INSTALL.
40. PROVIDE OUTLET ABOVE CEILING FOR CEILING MOUNTED PROJECTOR (N.I.C.) VERIFY LOCATION WITH TENANT.
41. PROVIDE PL FLUORESCENT DOWNLIGHTS AS INDICATED WITH DIMMING BALLAST AND DIMMER SWITCH IN ADDITION TO BUILDING STANDARD LIGHT FIXTURES.
42. PROVIDE FLUSH FLOOR ELECTRICAL, DATA, TELEPHONE BASE FEED. X-RAY SLAB AS REQUIRED. LOCATIONS WHICH FEED SYSTEMS FURNITURE SHALL HAVE 1-½" MIN. INLET AND EXIT FOR DATA CABLING. NOTE: CONFIRM IF CONFERENCE TABLES ARE HARD WIRED, WHICH WILL REQUIRE A REVISED CORE DEVICE, PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING (BRD.)
- EXISTING PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION TO STRUCTURE ABOVE WITH SOUND BATT INSULATION
- EXIT SIGN
- 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 FOURPLEX ELECTRICAL OUTLET
- FLOOR MOUNTED COMBINATION DUPLEX/PHONE/DATA ELECTRICAL OUTLET (A.B.S.)
- WALL MOUNTED DEDICATED ELECTRICAL OUTLET (A.B.S.)
- WALL MOUNTED COMBINATION TELEPHONE/ DATA OUTLET (A.B.S.)
- JUNCTION BOX
- KEYNOTE SYMBOL. REFER TO KEYNOTES ON PLAN.
- NEW PL FLUORESCENT DOWNLIGHT FIXTURE.
- NEW PL FLUORESCENT WALL WASH FIXTURE.
- PROVIDE ACCENT OR SPECIALTY PAINT WHERE INDICATED. U.N.O.

REVISIONS

AD	DRAWN
AA	CHECKED
9.12.12	DATE
1/8"=1'-0"	SCALE
0444.11	JOB NO.

13,334 USF TOTAL
4,138 USF/43/48 USI

Date: 08/23/13
Inspections Division