

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MAINE COLLEGE OF ART

Located At 522 CONGRESS ST

Job ID: 2011-04-847-ALTCOMM

CBL: 037 - - H - 006 - 001 - - - -

has permission to Third Floor Renovations to existing classroom, including window replacements provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 5/26/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

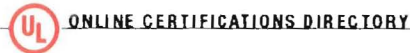
389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-04-847-ALTCOMM	Date Applied: 4/19/2011	CBL: 037 - - H - 006 - 001 - - - - -	
Location of Construction: 522 CONGRESS ST	Owner Name: MAINE COLLEGE OF ART	Owner Address: 522 CONGRESS ST PORTLAND, ME - MAINE 04101	Phone:
Business Name: Maine College of Art	Contractor Name: Mike Barton, or Tom Carey @ Wright Ryan	Contractor Address: 10 DANFORTH ST PORTLAND MAINE 04101	Phone: () - 773-3625
Lessee/Buyer's Name:	Phone:	Permit Type: COMM - Interior Renovations	Zone: B-3
Past Use: School - Maine College of Art	Proposed Use: Same: School - to make alterations on the third floor including window replacements	Cost of Work: \$260,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3A IBC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: 522 Congress Street Maine College of Art - alterations		Signature: <i>[Signature]</i> (58)	5/26/11
Proposed Project Description: 522 Congress Street Maine College of Art - alterations	Pedestrian Activities District (P.A.D.)		

Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>5/2/11</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/6/10</i> <i>D. Andrews</i>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



S22 Congress St
MECA

BXUV.U408 Fire Resistance Ratings - ANSI/UL 263

[Page Bottom](#)

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

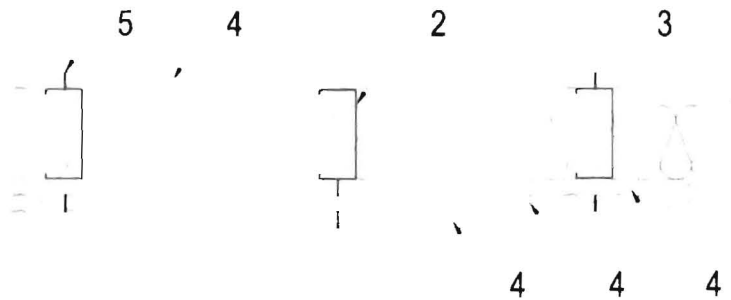
Fire Resistance Ratings - ANSI/UL 263

[See General Information for Fire Resistance Ratings - ANSI/UL 263](#)

Design No. U408

April 01, 2011

Nonbearing Wall Rating — 2 Hr



1. **Floor and Ceiling Runners** — (Not Shown) - Channel shaped, 3-1/2 in. (min) deep, with min 1-1/4 in. long legs, fabricated from min 25 MSG corrosion-protected steel, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* - Floor and Ceiling Runner** — Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped runners, 1-1/4 in. deep by min 3-1/2 in. wide fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

MARINO/WARE, DIV OF WARE INDUSTRIES

INC — Viper20S™ Track, Viper20D™ Track

TELLING INDUSTRIES L L C — Viper20S™ Track, Viper20D™ Track

1B. **Framing Members* - Floor and Ceiling Runners** — Not shown - In lieu of Item 1 — For use with Item 2B, channel shaped runners, 1-1/4 in. deep by min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CLARKWESTERN BUILDING SYSTEMS INC — CW ProTRAK

DIETRICH INDUSTRIES INC — DIETRICH ProTRAK

DMFCWBS L L C — ProTRAK

MBA BUILDING SUPPLIES — ProTRAK

SOUTHEASTERN STUD & COMPONENTS INC — ProTRAK

TELLING INDUSTRIES L L C — TRUE-TRACK™

2. **Steel Studs** — Channel shaped, min 3-1/2 in. deep, 1-1/4 in. flanges and 3/16 in. returns, fabricated from min 25 MSG corrosion-protected steel, spaced a max of 24 in. OC Studs to be cut 5/8 in. less than assembly height and friction-fit in place.

2A. **Framing Members* - Steel Studs** — Not shown - In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1-1/4 in. deep by min 3-1/2 in. wide fabricated from min 0.020 in. thick galv steel. Studs cut 5/8 in. less in length than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES

INC — Viper20S™, Viper20D™

See Congress Section

TELLING INDUSTRIES L L C — Viper20S™, Viper20D™

28. **Framing Members* — Steel Studs** — Not shown - In lieu of Item 2 — For use with Item 1B, channel shaped steel studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs cut 5/8 in. less in length than assembly height.

CLARKWESTERN BUILDING SYSTEMS INC — CW ProSTUD

DIETRICH INDUSTRIES INC — DIETRICH ProSTUD

DMFCWBS L L C — ProSTUD

MBA BUILDING SUPPLIES — ProSTUD

SOUTHEASTERN STUD & COMPONENTS INC — ProSTUD

TELLING INDUSTRIES L L C — TRUE-STUD™

3. **Batts and Blankets*** — (Optional) Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4. **Gypsum Board*** — Gypsum panels with beveled, square or tapered edges. Base layer applied vertically or horizontally on both sides of the studs, with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints (when applied horizontally) and horizontal butt joints (when applied vertically) on opposite sides of studs need not be staggered or backed. Base layer panels attached to studs with 1 in. long Type S screws spaced 8 in. OC when applied horizontally, or 8 in. OC along the vertical edges and 12 in. OC in the field when applied vertically. Remaining two layers applied vertically or horizontally on one side of the wall. Horizontal butt joints staggered a min of 6 in. on adjacent layers. First of these two layers attached to studs with 1-5/8 in. long Type S screws spaced 12 in. OC. Face layer attached to studs with 2-3/8 in. Type S screws spaced 8 in. OC when applied horizontally, or 8 in. OC along the vertical edges and 12 in. OC in the field when applied vertically. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CANADIAN GYPSUM COMPANY — 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC.

UNITED STATES GYPSUM CO — 5/8 in. thick Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC, USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

USG MEXICO S A D E C V — 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC.

5. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. When square-edge gypsum board is used, treatment of joints is optional.

6. **Caulking and Sealants*** — (Optional, not shown) - A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO — Type AS

*Bearing the UL Classification Mark

Last Updated on 2011-04-01

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PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-847-ALTCOMM

Located At: 522 CONGRESS

CBL: 037 - - H - 006 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
6. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. The sprinkler system shall be installed in accordance with NFPA 13.
8. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
9. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

10. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
11. Fire extinguishers are required. Installation per NFPA 10.
12. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
13. All means of egress to remain accessible at all times.
14. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
15. Any cutting and welding done will require a Hot Work Permit from Fire Department.
16. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
17. A single source supplier should be used for all through penetrations.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Framing
 2. Final at the completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCU0PIED.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Maine College of Art, 522 Congress Street</u>		
Total Square Footage of Proposed Structure/Area <u>4,380 SF of existing area to be renovated</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>H</u> Lot# <u>6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Maine College of Art</u> Address <u>522 Congress Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-879-5742</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>260,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>2,700.00</u>
Current legal use (i.e. single family) <u>Business Occupancy</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>No change</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>Interior Upfit and Renovations to existing 3rd floor areas</u>		
Contractor's name: <u>Wright-Ryan Construction, Inc.</u>		
Address: <u>10 Danforth St.</u>		
City, State & Zip <u>Portland, Maine 04101</u>		Telephone: <u>773-3625</u>
Who should we contact when the permit is ready: <u>Mike Barton or Tom Carey</u>		Telephone: <u>773-3625</u>
Mailing address: <u>10 Danforth St., Portland, ME 04101</u>		

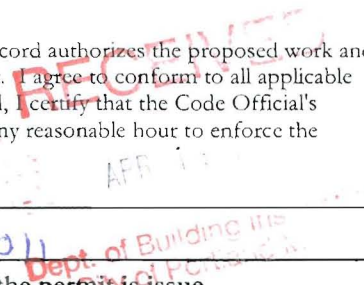
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 9/18/2011

This is not a permit; you may not commence ANY work until the permit is issue





Certificate of Design Application

From Designer: Richard Renner Architects
 Date: April 15, 2011
 Job Name: Maine Collge of Art - Third Floor Renovations Phase One
 Address of Construction: 522 Congress St., Portland, ME 04101

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) Business

Type of Construction Type III A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes, Existing system

Is the Structure mixed use? no If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? yes, existing Geotechnical/Soils report required? (See Section 1802.2) no

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_d and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w , table 1604.5, 1609.5
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_1 (1615.1)
- _____ Site class (1615.1.5)

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: Richard Renner Architects

Address of Project: 522 Congress St., Portland, ME 04101

Nature of Project: Interior upfit and renovations to existing areas of Third Floor and limited window replacement of third floor windows.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: *Richard K. Renner*

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST.

PORTLAND, ME 04101

Phone: 207-773-9699

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

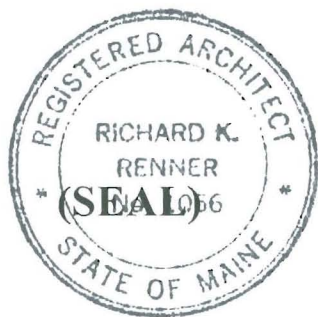
Date: APRIL 15, 2011

From: RICHARD RENNER

These plans and / or specifications covering construction work on:

Maine College of Art - Third Floor Renovations Phase I

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Richard K. Renner

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST

PORTLAND, ME 04101

Phone: 207-773-9699

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

4/19/11

Job Summary Report
Job ID: 2011-04-847-ALTCOMM

Report generated on Apr 21, 2011 12:46:09 PM

Page 1

Job Type:	Alter/Adds to Commercial	Job Description:	522 Congress Street Maine College of Art	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1188	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	260,000	Square Footage:			
Related Parties:		COLLEGE OF MAINE		<i>Property Owner</i>	
		Wright Ryan Construction - Mike Barton		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Certificate of Occupancy Fee	\$75.00		\$75.00						\$75.00
Job Valuation Fees	\$2,620.00		\$2,620.00						\$2,620.00

Location ID: 5688

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
908027	037 H 006 001		M				-70.260822	43.655638

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				522 CONGRESS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
LITERARY & SCIENTIFIC INS		NOT APPLICABLE	B-3		Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Loc id 000005687 Alt id 001376

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Commerical Mixed Use	6	24829,2		522 CONGRESS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
0	0	M				

m Que



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Add Cost Maine College, Check Number: 104432

Tender Amount: 1270.00

Receipt Header:

Cashier Id: ldobson

Receipt Date: 5/24/2011

Receipt Number: 3759

Receipt Details:

Referance ID:	1236	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1270.00	Charge Amount:	1270.00
Job ID: Job ID: 2011-04-847-ALTCOMM - 522 Congress Street Maine College of Art			
Additional Comments:			

Thank You for your Payment!

Richard Renner Architects

35 Pleasant Street
Portland, Maine 04101
TEL 207.773.9699
FAX 207.773.9599

www.rrennerarchitects.com

133 South Main Street
Sherborn, Massachusetts 01770
TEL 508.651.2385
FAX 508.651.0911

RR|A

May 18, 2011

Jeanie Bourke
City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm. 315
Portland, ME 04101

Jeanie,

Enclosed are the revised drawings for the third floor renovations at the Maine College of Art in Portland. We are requesting that you update the previously submitted permit application documents with the attached drawings dated 05.17.11.

As we discussed in our phone conversation this is to add an additional area of work (sheet A1.3 added) and amended the other drawings accordingly.

Although the city's code checklist indicates the 2003 code is in effect, we understand per your instructions that we need to use the 2009 version instead. Accordingly, per your request, we have reviewed the applicable sections of the 2009 IBC code in comparison to the 2003 version. Our review of those sections found that the code summary shown on the sheet LS1.1 is still correct. A few code section numbers were different in the 2009 code. Those have been update on the revised drawings. We have also revised the occupancy numbers based on the new areas now included. The overall number increased by (3) occupants. Updated travel distances are also indicated on the revised drawings.

The plumbing code references have been deleted since there is no plumbing work included in this project. The electrical and HVAC work is being done on a design-build basis and those contractors will submit for separate permits.

No exterior changes were made as part of this revision and thus the Historic District review is not impacted. Glazing energy performance is based on a Series 400 window by Universal Door & Window with one inch clear insulating glass. Data sheets are included for your review.

If you have any questions or need further clarifications please do not hesitate to call.

Sincerely,

Charles Young, AIA

RECEIVED
MAY 20 2011
Dept. of Building Inspections
City of Portland Maine

UNIVERSAL WINDOW AND DOOR

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Historical Applications Products Custom Architectural Shapes Gallery CAD Drawings Contact Us

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- Utilizes complete Thermal Break Sash and Master Frame for optimal insulating value
- Features 1" clear insulating glass made with Super Spacer®. the world's only TrueWARM® edge technology
- Deep double-step Hospital Sill provides superior ventilating and water performance
- Marine Glazing protects glass edge and assures easy repair
- Anti-Creep Lock on top sash creates stability for worry-free operation
- Telescoping Sash Engineering provides optimum air and water protection
- Special Tubular Sash Design gives added strength and long life
- Block and Tackle Balances are standard
- Custodial Hardware assures safe operation (Ideal for schools and institutional use)

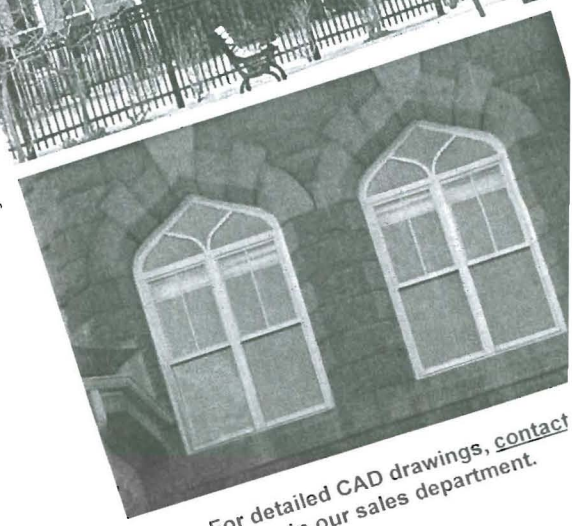
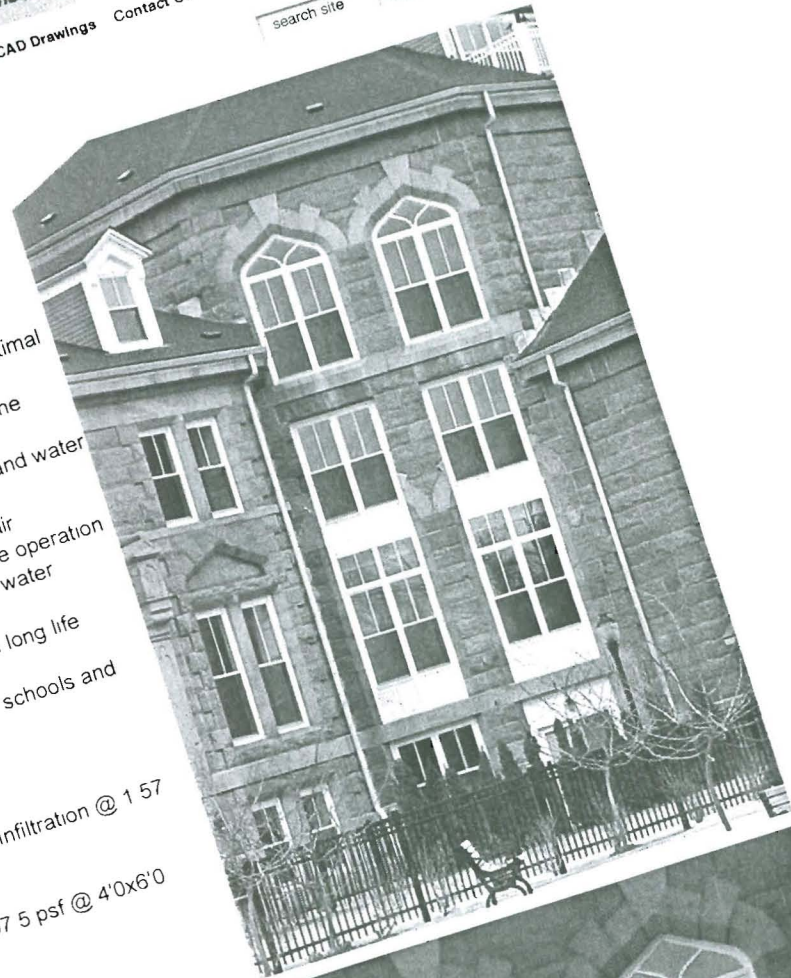
PERFORMANCE

- DH HC-45 @ 60" x 96" DH HC-65 @ 4'0x5'0 Air Infiltration @ 1.57 psf: 10
- Water Resistance @ 11.00 psf No entry
- Uniform Structural Load 67.5 psf @ 5'6x8'0, 97.5 psf @ 4'0x6'0
- Operating force 42 lbs max
- Condensation Resistance Factor 46

OPTIONS

- Glass Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire, or Spandrel
- Ultra Lift or Spiral Balances
- Exterior Panning Systems (Square and Colonial types)
- Interior Trim System
- Receptor Systems
- Flange Frame
- Head Expander and Sill Angle
- Special Finishes and Custom Architectural Finishes
- Child Guard and Vandal Screens
- Internal or External Grids and External Colonial Grids

SCREENS | GRIDS | COLORS



For detailed CAD drawings, contact in our sales department.

SPECIFICATIONS

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWWDA 101/IS2-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

Weatherstripping: Equal to Fin Pile or Virgin Vinyl where called for.

Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.

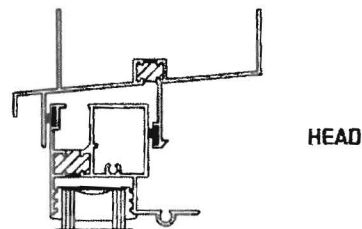
Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A-Class CBA.

Spacer: Edgetech's Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.

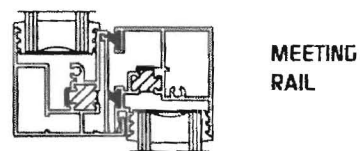
Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate undercoating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.

Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Ultra-Lift and Spiral balances are available at an additional cost.

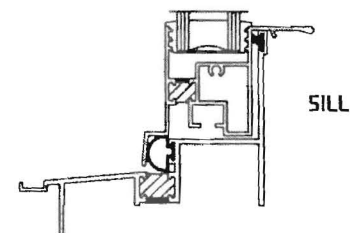
Screens: Optional half-screens shall have extruded aluminum frames securely joined at the corners, and finish will match that of the window frame. Screens are of fiberglass screen cloth 18x16 mesh held into the frame with a vinyl spline. Screens are re-wirable and easily removable by side compression of two springs. **WARNING:** Insect screens are intended to provide reasonable insect control, and are not intended to provide for the retention of objects or persons from the interior.



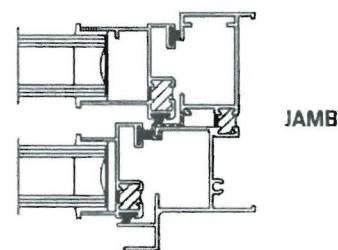
HEAD



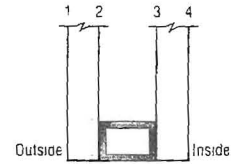
MEETING RAIL



SILL



JAMB



Double Glazing Performance Data

Product Description	Unit Construction mm	Overall Thickness		Visible Light			Solar Energy (Direct)		Winter		Summer	
		mm	Inches	% Transmittance	Reflectance		% Transmittance	Reflectance % Outdoors	U-Value Nighttime BTU/hr·ft²·F	U-Value Daytime BTU/hr·ft²·F	Shading Coefficient	Relative Heat Gain BTU/hr·ft²
					% Indoors	% Outdoors						
Float Glass												
Clear/Clear	3+6A+3	12	1/2"	82	15	15	72	13	0.56	0.61	0.89	187
	3+12A+3	18	3/4"	82	15	15	72	13	0.49	0.55	0.89	187
	4+6A+4	14	9/16"	81	15	15	68	12	0.56	0.61	0.87	183
	4+12A+4	20	13/16"	81	15	15	68	12	0.49	0.55	0.87	182
	5+6A+5	16	5/8"	81	14	14	66	12	0.56	0.61	0.85	179
	5+12A+5	22	7/8"	81	14	14	66	12	0.49	0.55	0.85	178
	6+6A+6	18	3/4"	80	14	14	63	12	0.55	0.61	0.83	174
	6+12A+6	24	1"	80	14	14	63	12	0.48	0.55	0.83	173
	8+6A+8	22	7/8"	78	14	14	57	11	0.55	0.61	0.79	166
8+12A+8	28	1 1/8"	78	14	14	57	11	0.48	0.55	0.79	166	

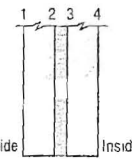
DOUBLE HUNG ←

FIXED ←

Tinted (Colored) Float Glass												
Green/Clear	3+6A+3	12	1/2"	75	14	13	50	9	0.56	0.63	0.68	145
	3+12A+3	18	3/4"	75	14	13	50	9	0.49	0.56	0.67	143
	4+6A+4	14	9/16"	72	14	12	44	8	0.56	0.63	0.63	134
	4+12A+4	20	13/16"	72	14	12	44	8	0.49	0.57	0.62	132
	5+6A+5	16	5/8"	70	14	12	40	8	0.56	0.63	0.59	126
	5+12A+5	22	7/8"	70	14	12	40	8	0.49	0.57	0.58	124
	6+6A+6	18	3/4"	67	13	11	36	7	0.55	0.63	0.49	118
	6+12A+6	24	1"	67	13	11	36	7	0.48	0.57	0.58	115
	8+6A+8	22	7/8"	62	13	11	29	7	0.55	0.63	0.49	106
8+12A+8	28	1 1/8"	62	13	11	29	7	0.48	0.56	0.47	103	
Bronze/Clear	3+6A+3	12	1/2"	63	13	11	57	0	0.56	0.63	0.75	159
	3+12A+3	18	3/4"	63	13	11	57	0	0.49	0.56	0.75	157
	5+6A+5	16	5/8"	54	13	9	46	8	0.56	0.63	0.66	140
	5+12A+5	22	7/8"	54	13	9	46	8	0.49	0.56	0.65	138
	6+6A+6	18	3/4"	49	13	8	41	8	0.55	0.63	0.61	131
	6+12A+6	24	1"	49	13	8	41	8	0.48	0.57	0.60	129
Gray/Clear	3+6A+3	12	1/2"	57	13	10	56	10	0.56	0.63	0.74	156
	3+12A+3	18	3/4"	57	13	10	56	10	0.49	0.56	0.73	155
	4+6A+4	14	9/16"	51	13	9	49	9	0.56	0.63	0.68	145
	4+12A+4	20	13/16"	51	13	9	49	9	0.49	0.56	0.68	144
	5+6A+5	16	5/8"	46	12	8	44	8	0.56	0.63	0.64	137
	5+12A+5	22	7/8"	46	12	8	44	8	0.49	0.57	0.63	135
	6+6A+6	18	3/4"	40	12	7	39	7	0.55	0.63	0.59	127
	6+12A+6	24	1"	40	12	7	39	7	0.48	0.57	0.58	125

Note: Color bands on pages 15-25 are for reference only and do not represent actual glass color.

See additional notes on page 22



Laminated Glass Performance Data

Product Description	Unit Construction mm	Overall Thickness		Visible Light			Solar Energy (Direct)		Winter		Summer	
		mm	Inches	% Transmittance	Reflectance		% Transmittance	Reflectance % Outdoors	U-Value Nighttime BTU/hr·ft²·F	U-Value Daytime BTU/hr·ft²·F	Shading Coefficient	Relative Heat Gain BTU/hr·ft²
					% Indoors	% Outdoors						
Clear/Clear												
Clear/Clear	3+3	6	1/4"	88	8	8	72	7	1.06	1.02	0.91	196
	4+4	8	5/16"	87	8	8	69	7	1.05	1.02	0.89	192
	5+5	10	3/8"	86	8	8	67	6	1.04	1.01	0.87	188
	6+6	12	1/2"	86	8	8	63	6	1.03	1.00	0.84	183
	8+8	16	5/8"	84	8	8	58	6	1.00	0.99	0.81	175
Green/Clear												
Green/Clear	3+3	6	1/4"	80	7	7	51	6	1.06	1.06	0.74	164
	4+4	8	5/16"	77	7	7	45	6	1.05	1.06	0.70	155
	5+5	10	3/8"	75	7	7	41	5	1.04	1.06	0.67	148
	6+6	12	1/2"	72	7	7	36	5	1.04	1.06	0.63	142
	8+8	16	5/8"	67	6	6	30	5	1.00	1.03	0.59	132

Third Floor Phase II Maine College of Art Portland, Maine

RR A
Richard Renner Architects

133 South Main Street
Sherborn, MA 01770
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508.651.0911 fax



Permit Set

MAINE COLLEGE OF ART
Third Floor Phase I

522 Congress Street
Portland, Maine

Cover Sheet

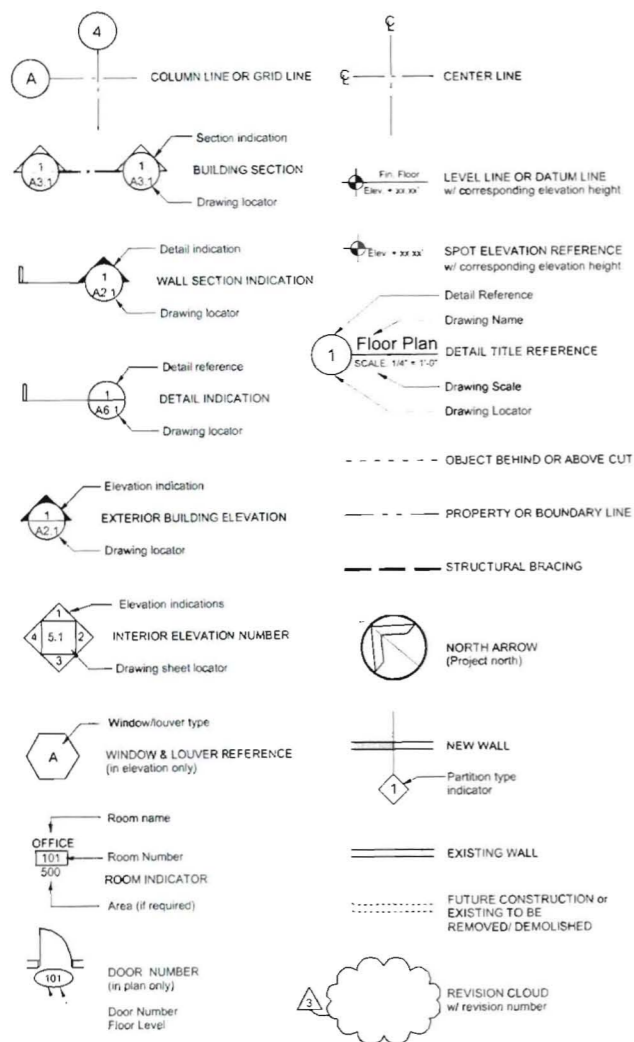
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Drawn by: CNY
Scale: NTS
Date: 04/15/11

Project No. 2008-04_00
Revised:

THIRD FLOOR
RENOVATIONS

COVER

SYMBOLS and KEYS



SHEET INDEX

ARCHITECTURAL DRAWINGS

LS1.1	Third Floor Life Safety Plan & Code Review
D1.1	Third Floor Demolition Plan
A1.1	Third Floor Plan
A1.2	Third Floor Reflected Ceiling Plan
A2.1	Third Floor Window Replacement
A3.1	Schedules and Door Types
A3.2	Wall Partition Types
A4.1	Interior Elevations

GENERAL NOTES:

- Contractor shall secure and pay for all required permits.
- Prior to starting work, submit for Owner's approval a detailed schedule indicating all work that might affect Owner's use of building such as utility shut downs, noise generating construction, etc.
- Existing facility will remain in operation during this work. Ensure safe passage of all persons around work areas. Erect barriers as required and/or as directed by Owner. Maintain all required egress routes. Do not limit Owner's use of facility without Owner's prior approval. Perform work in a manner which minimizes noise.
- Contractor shall provide all labor and materials required to complete the work.
- The General Contractor shall provide manufacturer's standard samples showing a full range of textures and colors available for all materials specified, or approved as equal by Architect.
- Follow manufacturer's specifications and instructions for installation of all materials.
- Field verify all existing conditions prior to beginning work.
- All dimensions shall be field verified. Do not scale drawings. Indicated dimensions are to centerline of steel, face of existing GWB partitions, face of studs at new GWB partitions, or face of CMU.
- Protect finished floors and other surfaces with durable sheet materials from traffic, dirt, wear, damage, or movement of heavy objects. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings not affected by construction.
- Provide final cleaning at the end of the contract. Clean each surface, piece of equipment, and all fixtures to condition expected in an average commercial building cleaning and maintenance program. Replace filters at mechanical equipment.

Project Architect, Consultants &
Construction Manager/Contractor

ARCHITECT
Richard Renner Architects
35 Pleasant Street
Portland, ME 04101
(207) 773-9699

133 South Main Street
Sherborn, MA 01770
(508) 651-2385

**CONSTRUCTION
MANAGER/CONTRACTOR**
Wright-Ryan Construction
10 Danforth Street
Portland, ME 04101
(207) 773-3625

Project Data

Owner	Maine College of Art Portland, ME
Building Codes	International Building Code (IBC), 2003 edition NFPA 101 Life safety Code
No. of Stories	Existing 5 stories with basement
Height of Building	Approx. 80 feet (average)
Third Floor Area In scope of work	9,600 square feet to be renovated
Total Third Floor Area	25,000 square feet
Use Group	Business Group, B
Construction Type	Type III A (602.3)
Sprinkler	sprinklered, per NFPA 13

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City of Portland Maine

Building Code Analysis (IBC 2003, NFPA 101)

Use and Occupancy Classification: Business Group B (304.1) Business I6 1.11
 Construction Type: Type III-A (602.3) Exterior walls are of non-combustible material and interior building elements are of any material permitted by code
 Automatic Sprinkler System: The building is currently fully sprinklered per NFPA 13

1. Existing Structure Information

	Building Area	Renovation Area
Lower Level	26,870 sq ft	0 sq ft
First Floor	21,060 sq ft	0 sq ft
Second Floor	25,000 sq ft	0 sq ft
Third Floor	25,000 sq ft	4,380 sq ft
Fourth Floor	25,000 sq ft	0 sq ft
Fifth Floor	151,500 sq ft	0 sq ft
Totals		

Number of Stories above Grade: 5 w/ basement
 Building height: approx. 80 ft

2. Allowable Area (Table 502)

Allowable area per floor	25,500 sq ft
Allowable height	65
Allowable number of stories	5

3. Height and Area Modification with Automatic Sprinkler System (504.2)

Allowable height increase	1 Story, 20 ft
Total allowable height with modifications	85 ft

The building height and area are within the permitted limits.

4. Occupant Load (Table 7.3.1.2 Table 1004.1.2)

Rm #	Occupied Spaces	Area Net Sq Ft	Occupancy Load	Actual Design Occupancy	Use Classification
300	Drawing	1,515	21		Educational vocational school - 30 occupant
301	Drawing	1,515	21		Educational vocational school - 30 occupant
302	2D Foundation	1,670	24		Educational vocational school - 30 occupant
303	Critique Space (in Main Hallway)	NA	NA	NA	NA
304	Computer Lab	794	47		Educational Classroom
305	Classroom	622	47		Educational Classroom
306	Drawing Office	300	3		Educational Classroom
307	Illustration Office	305	3		Educational Classroom
309a	Illustration Studio	2,173	44		Educational vocational school - 30 occupant
309b	General Studio Space	2,904	56	40	Educational vocational school - 30 occupant
310	Wood Majors	2,240	23		Educational vocational school - 30 occupant
311	Wood Machine Room	605	9		Educational vocational school - 30 occupant
312	Wood Office	193	2		Business office space - 10 occupant
313	Liberal Arts Office	288	3		Business office space - 10 occupant
314	Art History Office	318	4		Business office space - 10 occupant
320	Classroom	958	48	30	Educational Classroom
Design Occupant Load			370		

6. Minimum Fire Resistance Requirements of Building Elements (Table 601 Table 602.26.2.2)

Structural Frame	1 hour
Loadbearing exterior walls	2 hours
Loadbearing interior walls	1 hour
Non-loadbearing exterior walls	1 hour
Non-loadbearing exterior walls (fire separation distance less than 30 ft)	1 hour
Non-loadbearing exterior walls (fire separation distance greater than 30 ft)	0 hours
Floor construction	1 hour
Roof construction	1 hour
Shaft enclosures	2 hours
Exit enclosures	2 hours
Corridors	0 hours Table 1016.1

7. Means of Egress Components

Exit access travel distance with automatic sprinkler system	300 ft (Table 1015.1)
Minimum number of exits required per floor	2 (Table 1016.1)
Number of exits provided per floor	3
Spaces with (1) means of egress allowed when occ. load less than 50 in Group B	Table 1014.1
Common path of travel in group B fully sprinklered buildings	100 ft (1013.3)
An area of refuge is provided in each exit stairway on each floor level (7.2.1.2)	

Floor Level	Stair #	Area Served	Occupant Load	Required Stair Width	Stair Width Provided	Required Corridor Width	Corridor Width Provided
Third Floor	Stair 1	8300 sq ft	124	38"	42"	25"	45"
	Stair 2	8300 sq ft	124	38"	42"	25"	45"
	Stair 3	8300 sq ft	124	38"	42"	25"	45"

Calculations based on Tables 7.3.1.2 and 7.3.3.1

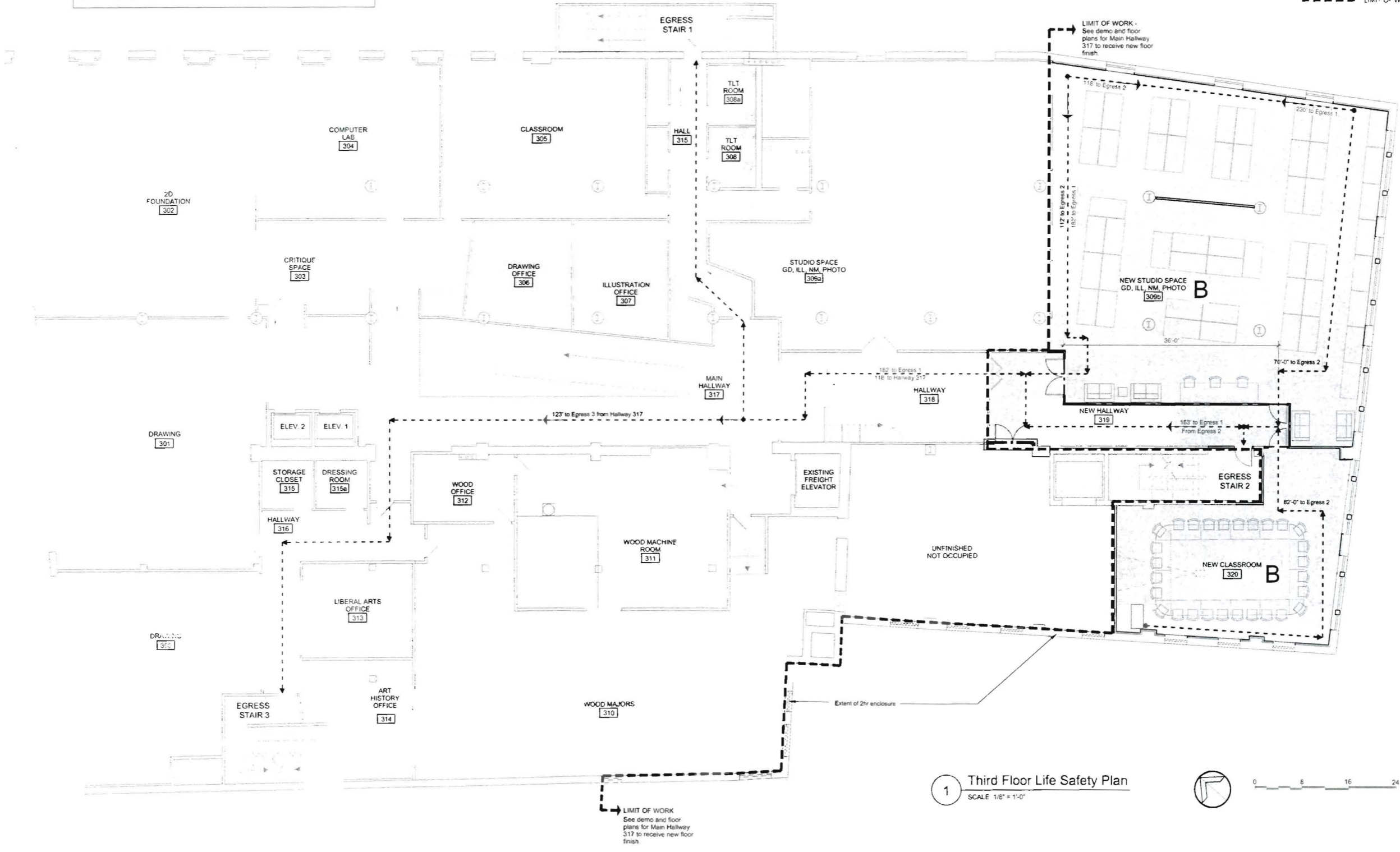
8. Minimum Plumbing Fixtures (Appendix B State of Maine Internal Plumbing Code)

REQUIRED FIXTURES	WC fixtures/person	Urinal fixtures/male	Lav. fixtures/person	DF person
Type of Occupancy	1 per 40 (m) 1 per 30 (f)	1 per 35	1 per 40 (m) 1 per 40 (f)	1 per 75
Occupancy (total building count includes all 2nd persons at max. 1/27 plus existing occupants)	Male: 267 Female: 258	258	267	258
Occupancy (total building count includes all 2nd persons at max. 1/27 plus existing occupants)	Faculty 10th students	Faculty 10th students and visitors to the building		
provided fixtures includes all floors	7	10	8	7
provided fixtures includes all floors	5	17	6	5

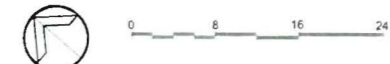
Building complies with Maine Internal Plumbing Code for minimum plumbing fixtures.

GRAPHIC KEY: NOTE: SEE ELECTRICAL DRAWINGS FOR EXIT SIGNS, ALARM PULL STATIONS, STROBES AND EMERGENCY EGRESS LIGHTING

- AREA OF RENOVATION
- 2-HOUR RATED ENCLOSURE
- EXISTING WALL
- 1-HOUR RATED WALL
- TRAVEL DISTANCE
- NEW WALL
- LIMIT OF WORK



1 Third Floor Life Safety Plan
 SCALE 1/8" = 1'-0"



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REGISTERED ARCHITECT
 RICHARD R. REMMER
 No. 1014
 STATE OF MAINE
 Permit Set

MAINE COLLEGE OF ART
 Third Floor Phase I
 522 Congress Street
 Portland, Maine

Third Floor Life Safety Plan & Code Review
 Drawn by: CNY
 File Name: LS1.1 Life Safety
 Project No. 2008-04-00
 Scale: 1/8"=1'
 Date: 04.15.11
 Revised:

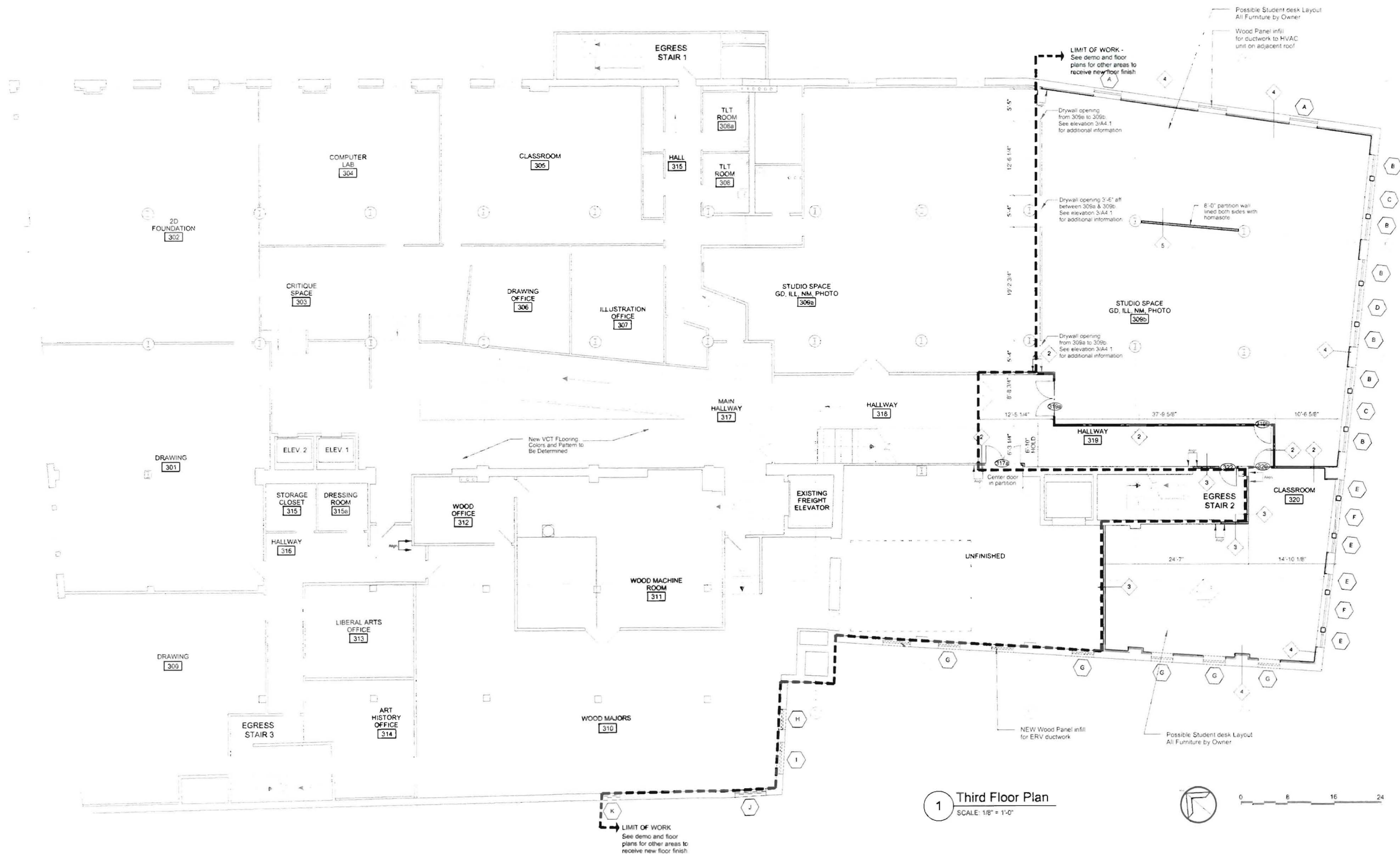
THIRD FLOOR RENOVATIONS
LS1.1

CONSTRUCTION NOTES:

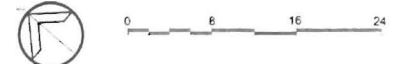
1. Provide power and VGA/ICA cables at ceiling location for projector. Provide mounting device to attach projector. Run wiring back to teaching station at NE location. Refer to electrical drawings for more information.
2. All walls are to underside of decking, U.N.O.
3. Locate speaker mounts and wiring on east wall with architect & IT director
4. Provide speaker wires and blocking for future speaker installation
5. Provide fire-rated partitions as noted. Maintain fire-rating at all built-in items and around columns.
6. Provide non-combustible freestopping at the ceiling, in all partitions where GWB on both sides of the partition does not extend to the roof deck.
7. Provide 3 1/2" sound attenuation in all new full hgt. walls, uno.
8. Provide 1/2" fire retardant plywood blocking or 6" high x 18 Ga. steel sheet blocking in partitions at all locations with surface applied equipment or accessories, such as handrails, toilet accessories, wall mounted door stops, and for support of wall cabinets, shelves, equipment, etc.
9. Cut and patch construction as required to complete the work.
10. Restore damaged and exposed finishes or patched areas in a manner which eliminates evidence of patching and refinishing.
11. Locate hinge side of door frames 4" from perpendicular wall, uno.
12. Where partition is infill or adjustment to existing wall, match existing wall thickness. Infill existing opening with metal studs and GWB. Feather wall compound onto existing wall as required to minimize evidence of patching, typ.

GRAPHIC KEY:

- | | | | |
|--|-------------------------|--|----------------------------------|
| | Existing Door | | Existing Wall |
| | New Door | | New Wall |
| | ALIGN | | Partition Type
See Sheet A3.2 |
| | 1-Hour Rated Wall | | Limit of Work |
| | Align Finished Surfaces | | |



1 Third Floor Plan
SCALE: 1/8" = 1'-0"



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REGISTERED ARCHITECT
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No. 2176
STATE OF MAINE
Permit Set

MAINE COLLEGE OF ART
Third Floor Phase I
522 Congress Street
Portland, Maine

Third Floor Plan
Drawn by: CNY
Scale: 1/8" = 1'
Date: 04.15.11
File Name: A1 Floor Plans
Project No. 2008-04.00
Revised:

THIRD FLOOR RENOVATIONS
A1.1

CONSTRUCTION NOTES

- Verify final locations of all ceiling penetrations with Owner, Mechanical, Plumbing and Electrical contractors prior to installation of ceiling systems.
- All areas not designated to receive new ceiling have an existing plaster or exposed structure.
- Provide escutcheons at all ceiling penetrations.
- Provide all exposed components in "MECA White" unless noted otherwise.
- Verify all locations for existing utilities.
- All ACT in 309c shall be tight to ceiling, above all piping and ductwork. Coordinate with existing obstructions, mechanical and electrical plans and new lighting.

GRAPHIC KEY

- Existing Plaster Ceiling to be repaired, patched and Painted
- New 4"x4" Acoustical Panels
- Existing structure
- Existing ACT
- Existing wall
- New wall

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MAINE COLLEGE OF ART
Third Floor Phase I

522 Congress Street
Portland, Maine

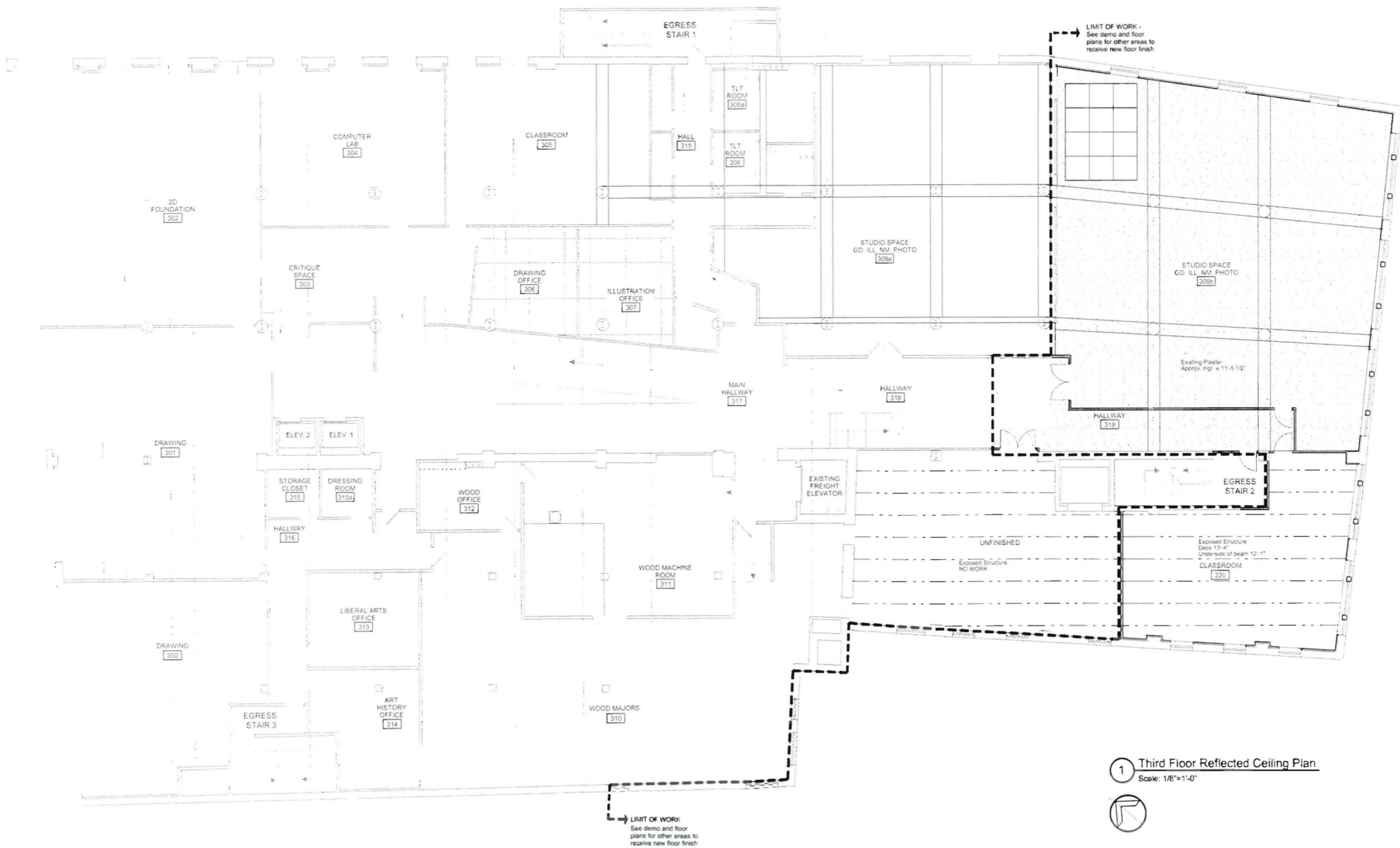
Third Floor Ref. Clg Plan

Drawn by: CNY
Scale: 1/8"=1'-0"
Date: 04.15.11

File Name: A1.1 Third Floor Plan
Project No.: 2008-04-00
Revised:

THIRD FLOOR RENOVATIONS

A1.2



1 Third Floor Reflected Ceiling Plan
Scale: 1/8"=1'-0"



LIMIT OF WORK:
See demo and floor plans for other areas to receive new floor finish

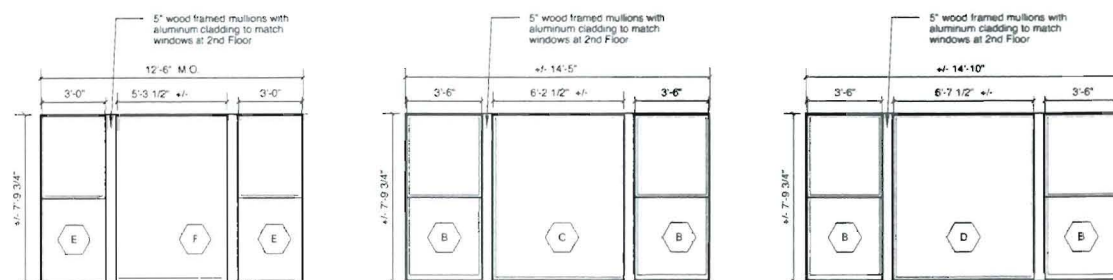


1 Photograph of Existing Free Street Elevation
n/s

Window Type	WINDOW Size	Material	Finish	FRAME Type	Material	GLAZING Material	HARDWARE Group	Function	COMMENTS
NOTE: Window types are indicated on sheet A1.1									
THIRD FLOOR WINDOWS									
A	(+/-) 4'-6" x 3'-9" VJF	Alum	ptd - match existing	fixed	Alum	match existing	N/A	N/A	match existing 306 window
B	3'-6" x (+/-) 7'-8 3/4" VJF	Alum	ptd - hartford green	double hung	Alum	Clear/Clear w/ Air	dh - stops	stop at 4" open	Match windows at 2nd Floor
C	(+/-) 6'-2 1/2" x (+/-) 7'-8 3/4" VJF	Alum	ptd - hartford green	fixed	Alum	Clear/Clear w/ Air	N/A	N/A	Match windows at 2nd Floor
D	(+/-) 6'-7 1/2" x (+/-) 7'-8 3/4" VJF	Alum	ptd - hartford green	fixed	Alum	Clear/Clear w/ Air	N/A	N/A	Match windows at 2nd Floor
E	3'-0" x (+/-) 7'-8 3/4" VJF	Alum	ptd - hartford green	double hung	Alum	Clear/Clear w/ Air	dh - stops	stop at 4" open	Match windows at 2nd Floor
F	(+/-) 5'-3 1/2" x (+/-) 7'-8 3/4" VJF	Alum	ptd - hartford green	fixed	Alum	Clear/Clear w/ Air	N/A	N/A	Match windows at 2nd Floor
G	(+/-) 3'-9" x 3'-9" VJF	Alum	ptd - match existing	fixed	Alum	match existing	N/A	N/A	match existing 306 window
H	5'-5" x 8'-0" VJF	Alum	ptd - match existing	double hung	Alum	match existing	dh - stops	stop at 4" open	match windows from floors 4 & 5
I	5'-0" x 8'-0" VJF	Alum	ptd - match existing	double hung	Alum	match existing	dh - stops	stop at 4" open	match windows from floors 4 & 5
J	3'-0" x 8'-0" VJF	Alum	ptd - match existing	double hung	Alum	match existing	dh - stops	stop at 4" open	match windows from floors 4 & 5
K	(+/-) 3'-9" x 7'-2" VJF	Alum	ptd - match existing	double hung	Alum	match existing	dh - stops	stop at 4" open	match windows from floors 4 & 5

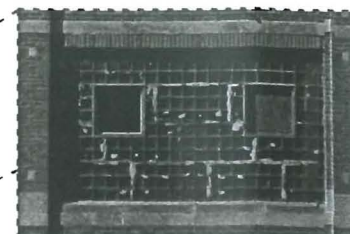
Provide removable insect screens at operable windows.

4 Window Schedule
SCALE 1/2" = 1'-0"

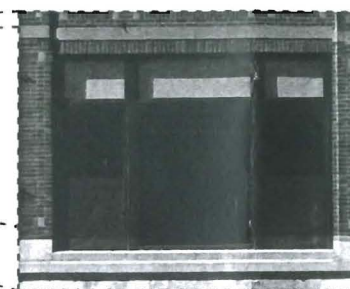


NOTE: FIELD VERIFY ALL MASONRY OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.

5 Window Types
1/4" = 1'-0"

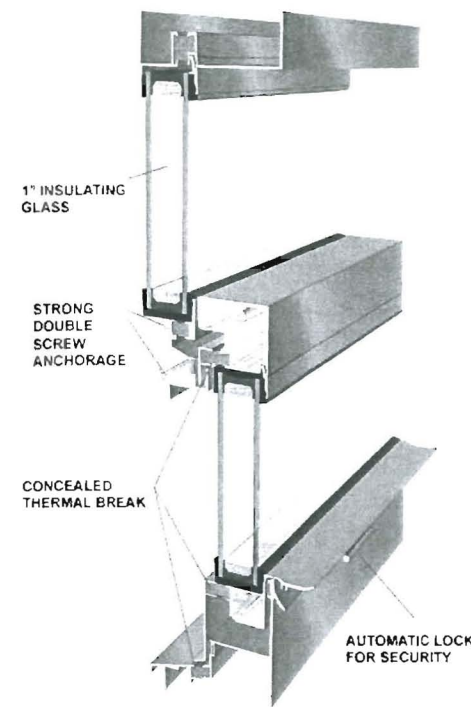


EXAMPLE OF WINDOWS TO BE REPLACED

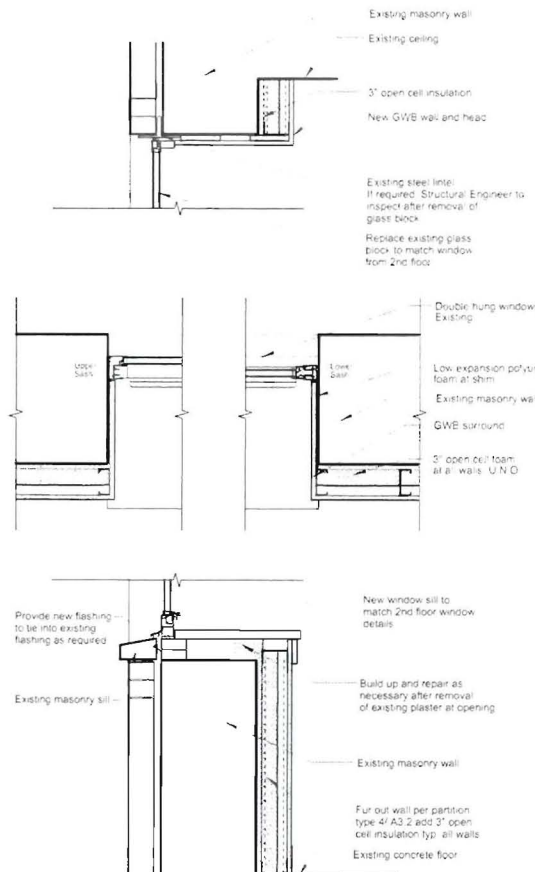


EXAMPLE OF PREVIOUS WINDOW REPLACEMENT

2 Window Details
n/s



3 Head and Sill & Jamb Details
1" = 1'-0"



6 Free Street Elevation
SCALE 1/8" = 1'-0"

EXISTING THIRD FLOOR WINDOWS NOT SHOWN IN ELEVATION, BUT INDICATED TO BE REPLACED PER FLOOR PLAN AND WINDOW SCHEDULE TO BE ALUMINUM WINDOWS TO MATCH EXISTING. SEE SCHEDULE FOR ADDITIONAL NOTES.

EXISTING THIRD FLOOR GLASS BLOCK WINDOWS AT FREE STREET ELEVATION, TO BE REPLACED WITH ALUMINUM WINDOWS. MATCH EXISTING 2ND FLOOR WINDOW SIZES AND PATTERN.

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No. 10156
STATE OF MAINE

Permit Set

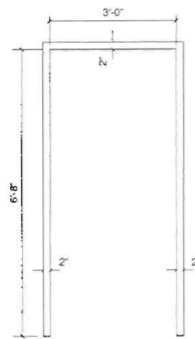
MAINE COLLEGE OF ART
Third Floor Phase I

522 Congress Street
Portland, Maine

Third Floor Window Replacement
File Name: A2.1 Win. Replacement
Drawn by: CNV
Scale: As Noted
Date: 04.15.11

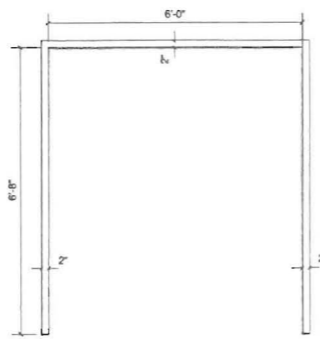
Project No. 2008-04.00
Revised:

THIRD FLOOR RENOVATIONS
A2.1

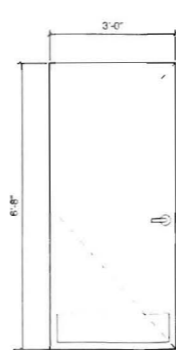


Frame Type 1
Hollow Metal
match fire
rating of door
as required.

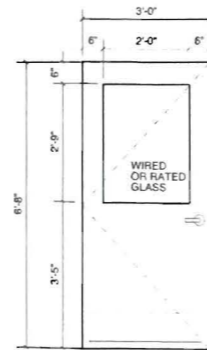
1 Door Frame Types
SCALE: 1/2" = 1'-0"



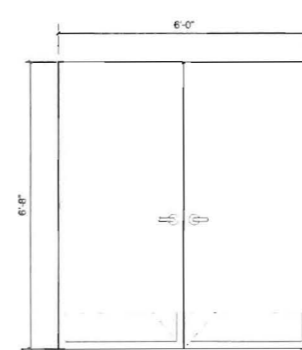
Frame Type 2
Hollow Metal
Match fire
rating of door
as required.



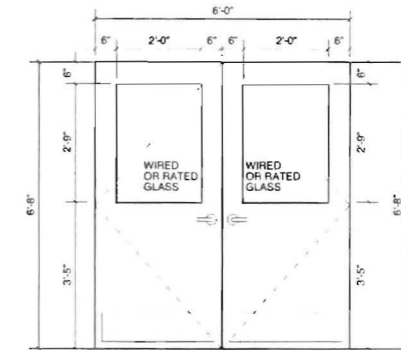
Door Type A
Hollow Metal
90 min, B Label
rated



Door Type B
Hollow Metal
20 min rating



Door Type C
Hollow Metal
90 min, B Label
rated



Door Type D
Hollow Metal
20 min rating

3 Door Types
SCALE: 1/2" = 1'-0"

Door No.	LOCATION		DOOR				FRAME		SIDELITE		HARDWARE		COMMENTS
	From	To	Size	Type	Material	Finish	Type	Material	Size	Material	Group	Function	
317a	UNOCCUPIED	HALL 319	6'-0" X 6'-8"	C	HM	PTD	2	HM	NA	NA		CLASSROOM	
318a	STUDIO 309B	HALL 319	6'-0" X 6'-8"	D	HM	PTD	2	HM	NA	NA		PANIC	
319b	STUDIO 309B	HALL 319	3'-0" X 6'-8"	B	HM	PTD	1	HM	NA	NA		PANIC	
320	CLASSROOM 320	HALL 319	3'-0" X 6'-8"	B	HM	PTD	1	HM	NA	NA		CLASSROOM	
322	HALL 319	EGRESS STAIR 2	3'-0" X 6'-8"	A	HM	PTD	1	HM	NA	NA		PANIC	reuse existing door if possible

5 Door Schedule
nts

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Permit Set

MAINE COLLEGE OF ART
Third Floor Phase I

522 Congress Street
Portland, Maine

Schedules & Door Types

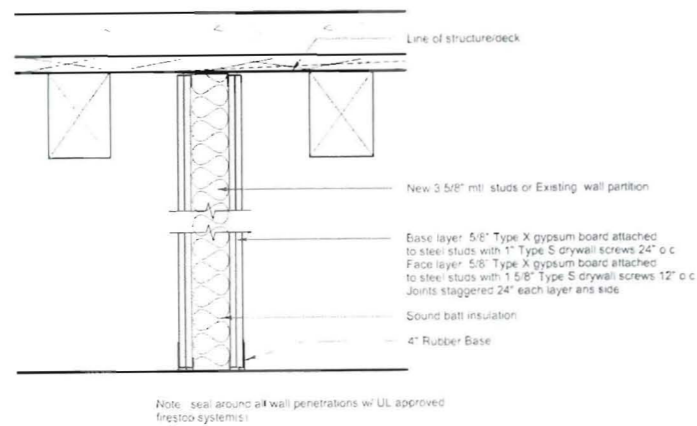
Drawn by: ENM
Scale: 1/2" = 1'
Date: 04.15.11
File Name: A3.1 Schedules
Project No. 2008-04.00
Revised:

THIRD FLOOR

A3.1

NOT USED

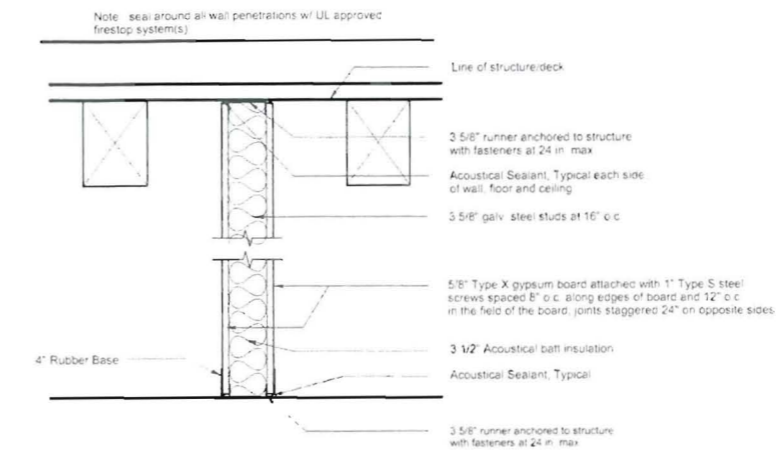
1 Metal Stud Partition
NON-RATED



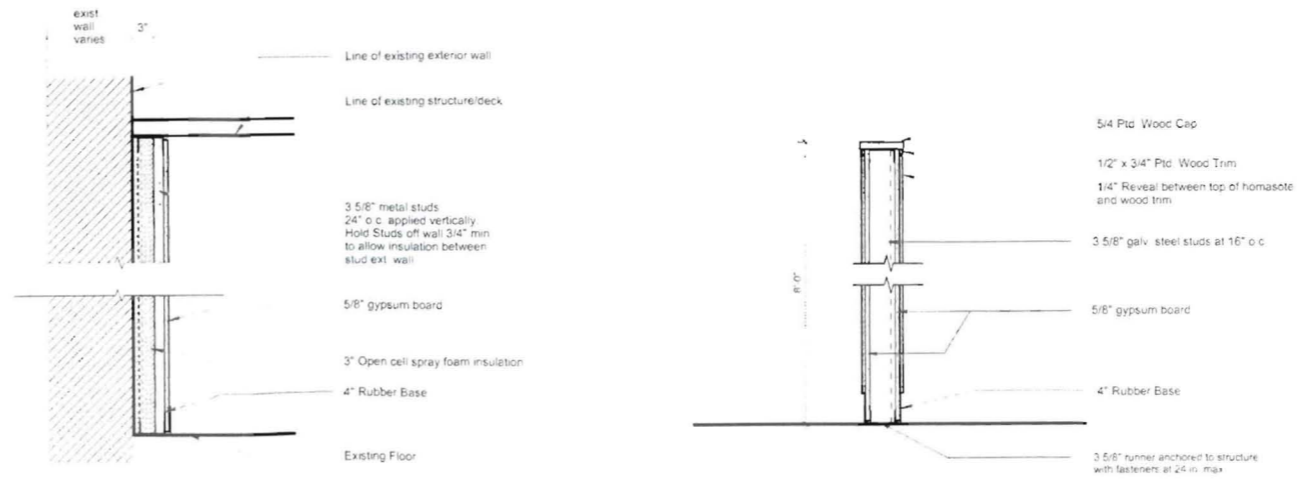
3 Metal Stud Partition
2-HOUR FIRE RATING - UL U411

PARTITION NOTES

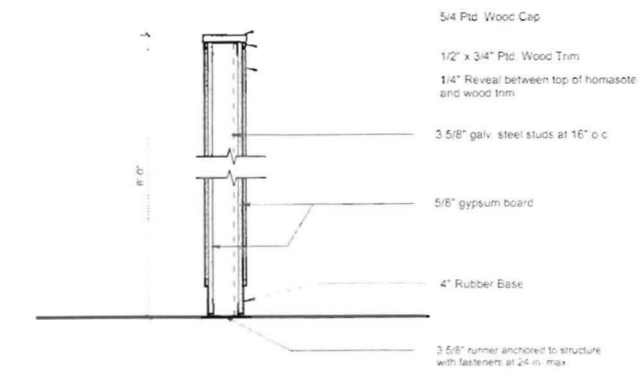
- Partition construction is indicated by dimensioned thickness and room finish schedule. All partitions not dimensioned are constructed with 3 5/8" metal studs.
- New Partition
 - To be 3 5/8" 20 gauge metal studs at 16" o.c. with 1 (one) layer Type 'X' 5/8" gypsum wallboard each side. U.N.O.
 - Where wall is in-fill or adjustment to existing wall, match existing wall thickness.
 - Extend all partitions to structure above. U.N.O. Provide slip-track, or other acceptable means of allowing deflection in the roof, at all full-height partitions.
 - Extend non-full height partitions 3" above ceiling, minimum, brace horizontally to structure above at 4'-0" o.c. staggered.
- Provide non-combustible freestopping, at the ceiling, in all partitions where gypsum wallboard on both sides of the partition does not extend to the roof deck.
- Provide 3 1/2" acoustic batt insulation in all new walls. U.N.O.



2 Metal Stud Partition
1-HOUR FIRE RATING - UL U465



4 Metal Stud Furring at Existing Exterior Wall
Non Load Bearing / Non Rated Assembly



5 Partial Height Partition
Non Load Bearing / Non Rated Assembly

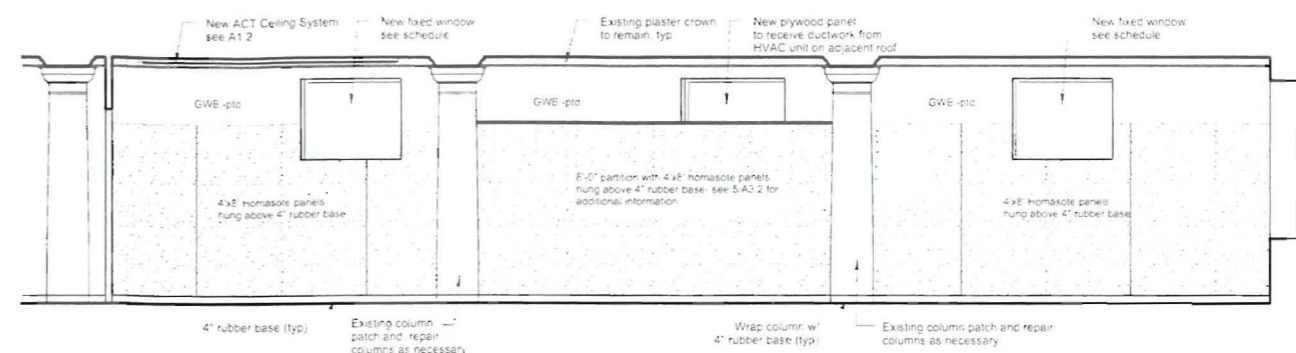
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REGISTERED ARCHITECT
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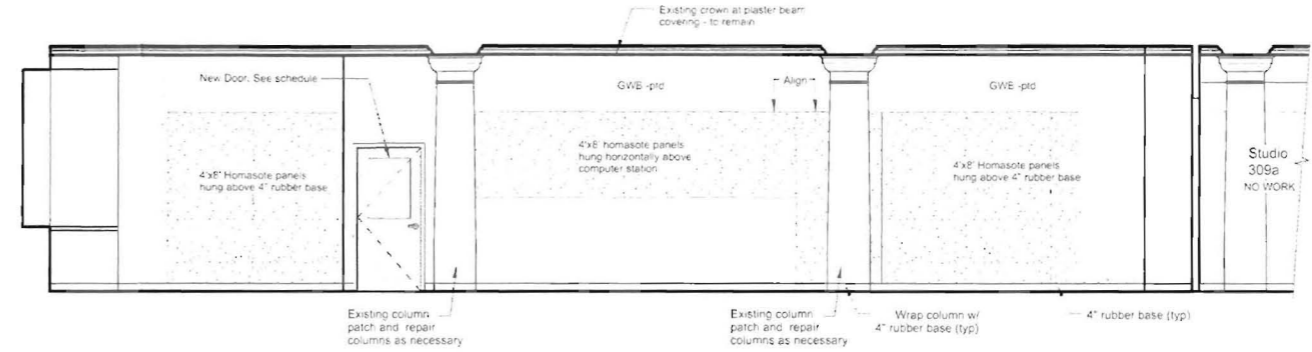
MAINE COLLEGE OF ART
Third Floor Phase I
522 Congress Street
Portland, Maine

Wall Types & Details
Drawn by: CNY
Scale: 1"=1'
Date: 04.15.11
File Name: A3.2 Wall Types
Project No. 2008-04.00
Revised:

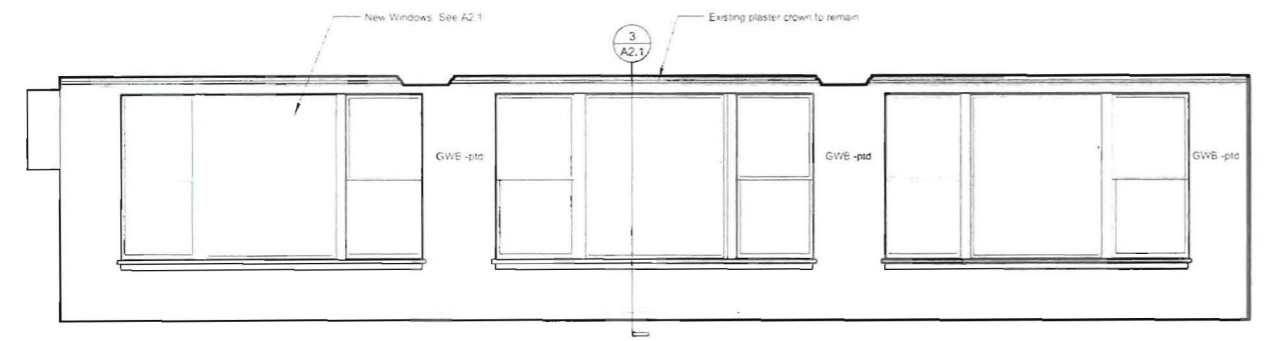
THIRD FLOOR
RENOVATIONS
A3.2



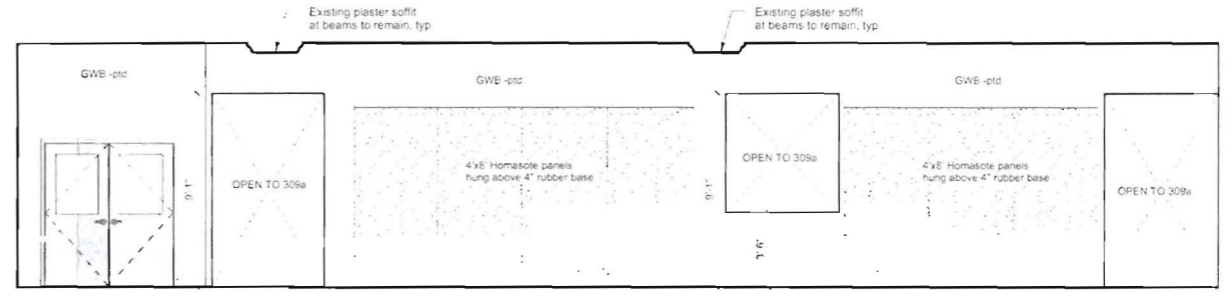
1 Rm. 309b North
SCALE: 1/4" = 1'-0"



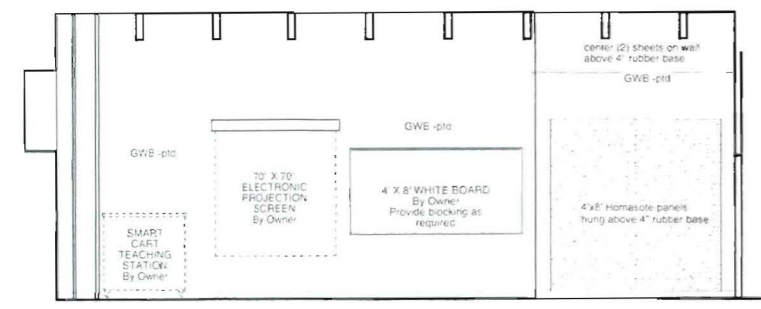
2 Rm. 309b South
SCALE: 1/4" = 1'-0"



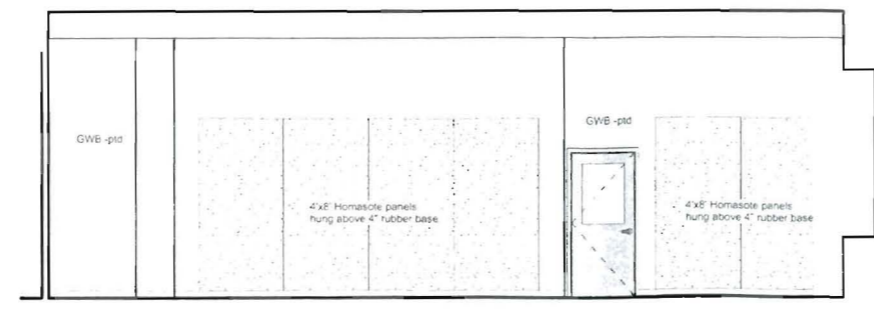
4 Rm. 309b East
SCALE: 1/4" = 1'-0"



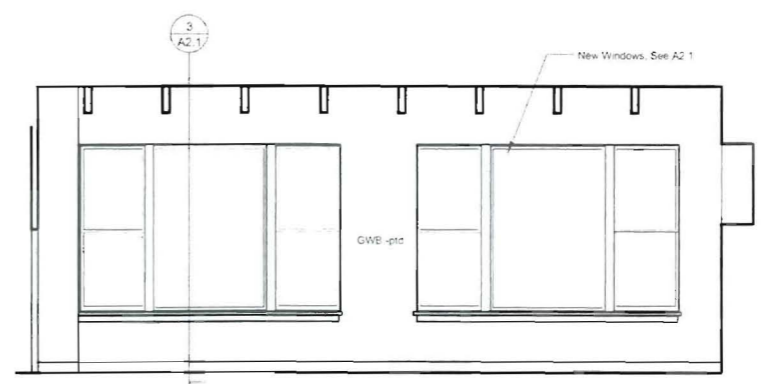
3 Rm. 309b West
SCALE: 1/4" = 1'-0"



5 Classroom 320 West
SCALE: 1/4" = 1'-0"



6 Classroom 320 North
SCALE: 1/4" = 1'-0"



7 Classroom 320 East
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
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Permit Set

MAINE COLLEGE OF ART
Third Floor Phase I
522 Congress Street
Portland, Maine

Interior Elevations
Drawn by: CNY
Scale: 1/8" = 1'
Date: 04.15.11
File Name: A4.1 Interior Elevations
Project No. 2008-04.00
Revised:

THIRD FLOOR
RENOVATIONS
A4.1