

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BAXTER LIBRARY L.P.

Located At 619 CONGRESS ST

Job ID: 2012-04-3753-ALTCOMM

CBL: 046- D-029-001

has permission to Make minor interior alterations to existing office space on floors 1-3 – VIA Phase II 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] *6/28/12*
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: 2012-04-3753-ALTCOMM	Date Applied: 4/11/2012	CBL: 046- D-029-001	
Location of Construction: 619 CONGRESS ST	Owner Name: BAXTER LIBRARY L.P.	Owner Address: ONE CITY CENTER 4TH FLOOR PORTLAND, ME 04101	Phone: 400-3454
Business Name:	Contractor Name: Brad Finlay @ Monaghan Woodworks	Contractor Address: 100 COMMERCIAL ST PORTLAND MAINE 04101	Phone: (207) 775-2683
Lessee/Buyer's Name: The Via Agency	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: Offices	Proposed Use: Same: Offices – to make minor interior alteration to existing office space	Cost of Work: \$186,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Prime 4/18/12</i>	Inspection: Use Group: <i>B</i> Type: <i>3B</i> <i>#BX-2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Tenant fit-up existing office space		Pedestrian Activities District (P.A.D.) <i>6/29/12</i>	
Permit Taken By: Lannie		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation - within -
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with conditions</i> <input type="checkbox"/> <i>9</i> <i>4/13/12</i>		Date: <i>Any exterior work requires a separate review & approval</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 appication 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	PHONE

10-29-12 DWM/BKL Bruce 232-0397 Partial close-in as
noted on plans.

11-26-12 Gf/BKL OK - CLOSE IN

1-24-13 DWM/BKL/Capt Prome OK except sprinkler compliance
letter.

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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 OCCUPIED.



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3753-ALTCOMM

Located At: 619 CONGRESS ST

CBL: 046- D-029-001

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. Separate permits shall be required for any new signage.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant, including revisions dated received 6/28/12. Any deviation from approved plans requires separate review and approval prior to work.
2. The butt glazed panels and translucent panels shall be installed in compliance with the manufacturer's specifications.
3. The glazed wall panels shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
4. Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
5. 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.



X X S V

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>619 Congress Street, Portland, ME 04101</u> B-3		
Total Square Footage of Proposed Structure/Area <u>Area of proposed renovations (all 3 floors) = 3,630 SF</u>	Square Footage of Lot <u>(16,055 SF)</u> E Historic	
Tax Assessor's Chart, Block & Lot Chart# <u>046</u> Block# <u>D</u> Lot# <u>29</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Baxter Library, L.P.</u> <u>Northland Enterprises</u> Address <u>One City Center</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-400-3454</u>
Lessee/DBA (If Applicable) <u>The Via Agency</u>	Owner (if different from Applicant) Name <u>Baxter Library, L.P.</u> Address <u>40 Northland Enterprises</u> <u>One City Center</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>186,000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>1,880.00</u> <u>\$1,880.00</u>
Current legal use (i.e. single family) <u>commercial office space</u> apart on 1, 2, 3 If vacant, what was the previous use? _____ Proposed Specific use: <u>no change of use</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>-minor interior alterations and renovations to existing commercial office space.</u>		
Contractor's name: <u>Monaghan Woodworks</u>		
Address: <u>100 Commercial Street</u>		
City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>207-775-2683</u>
Who should we contact when the permit is ready: <u>Michael Monaghan/Brad Finley</u>		Telephone: <u>207-775-2683</u>
Mailing address: <u>C Monaghan Woodworks, 100 Commercial 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 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 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.

RECEIVED
APR 11 2012
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 04.04.12

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





Certificate of Design Application

From Designer: Scott Simions Architects, LLC
 Date: 04/04/12
 Job Name: 619 Congress Street, Portland, ME 04101
 Address of Construction: Interior Renovations for the Via Agency

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) _____
 Type of Construction _____

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

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

Supervisory alarm System? YES 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
<u>N.A.</u>	

Wind loads (1603.1.4, 1609)

N.A. Design option utilized (1609.1.1, 1609.6)
 _____ Basic wind speed (1809.3)
 _____ Building category and wind importance Factor, 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)

Earth design data (1603.1.5, 1614-1623)

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

_____ 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 , and
 _____ deflection amplification factor, C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N.A. Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

N.A. 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)



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

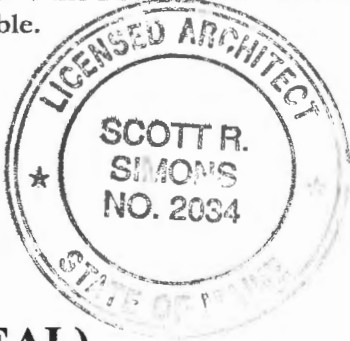
This is not a Permit; you may not commence any work until the Permit is issued.



Accessibility Building Code Certificate

Designer: Scott Simons Architects, LLC
Address of Project: The Via Agency, 619 Congress Street, Portland, ME 04101
Nature of Project: - Minor interior alterations and renovations (no change in use)
to existing commercial office space, as shown on drawings
A101, A102, A103 & A401 by Scott Simons Architects dated 12/8/11

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.



(SEAL)

Signature: *Scott R. Simons*
Title: Principal
Firm: Scott Simons Architects, LLC
Address: 75 York Street
Portland, ME 04101
Phone: 207-772-4656

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 4, 2012

From: Scott Simons Architects as agent for the Via Agency

These plans and / or specifications covering construction work on:

- minor interior alterations and renovations to the existing Via Agency office space at
619 Congress Street, Portland, ME 04101

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



(SEAL)

Signature: Scott R. Simons

Title: Principal

Firm: Scott Simons Architects, LLC

Address: 75 York Street

Portland, ME 04101

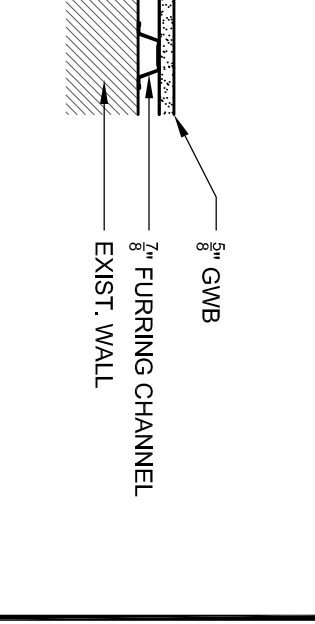
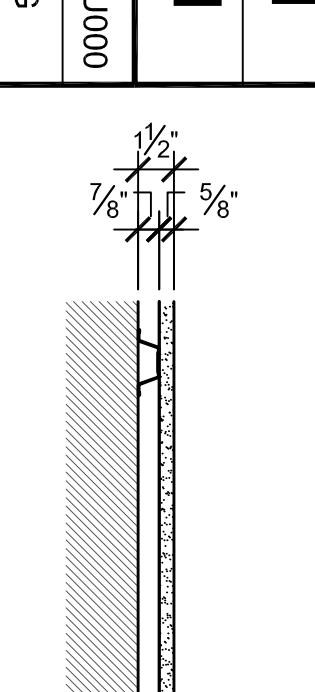
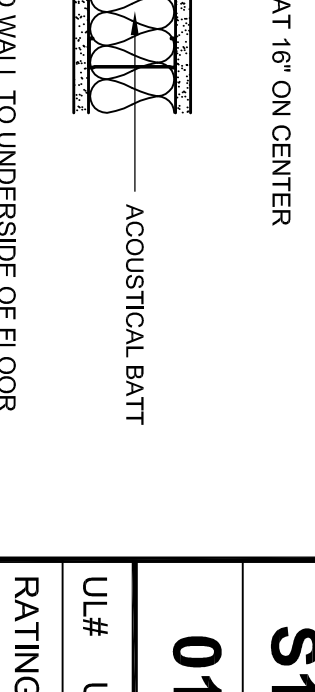
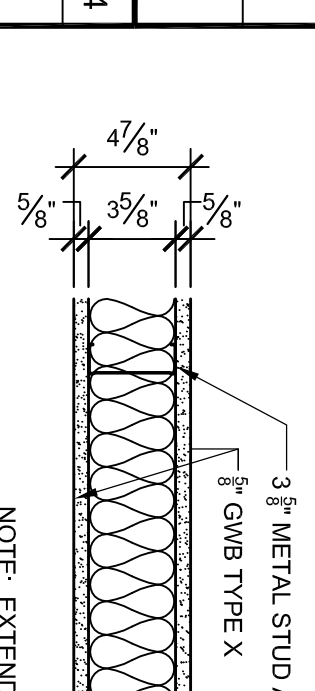
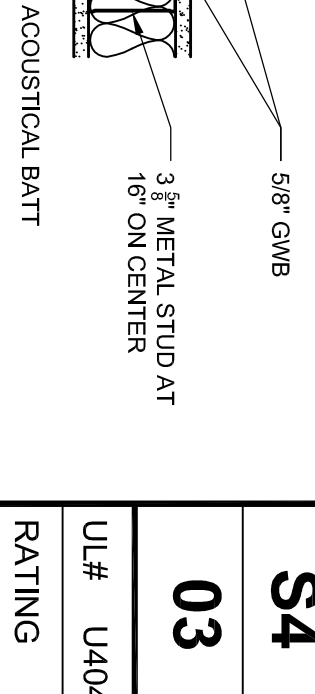
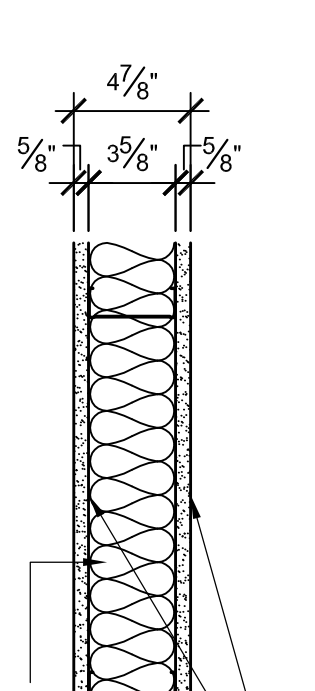
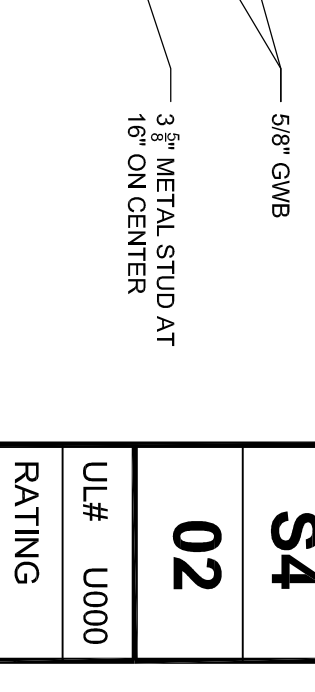
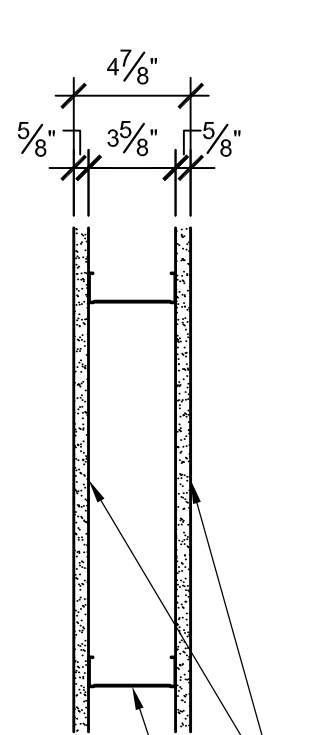
Phone: 207-772-4656

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

S4	01	S4	02	S4	03	S1	01
UL# U000	UL# U000	UL# U000	UL# U404	UL# U000	UL# U000	UL# U000	UL# U000
RATING	RATING	RATING	RATING	RATING	RATING	RATING	RATING
00 MINS	00 MINS	00 MINS	60 MINS	00 MINS	00 MINS	00 MINS	00 MINS

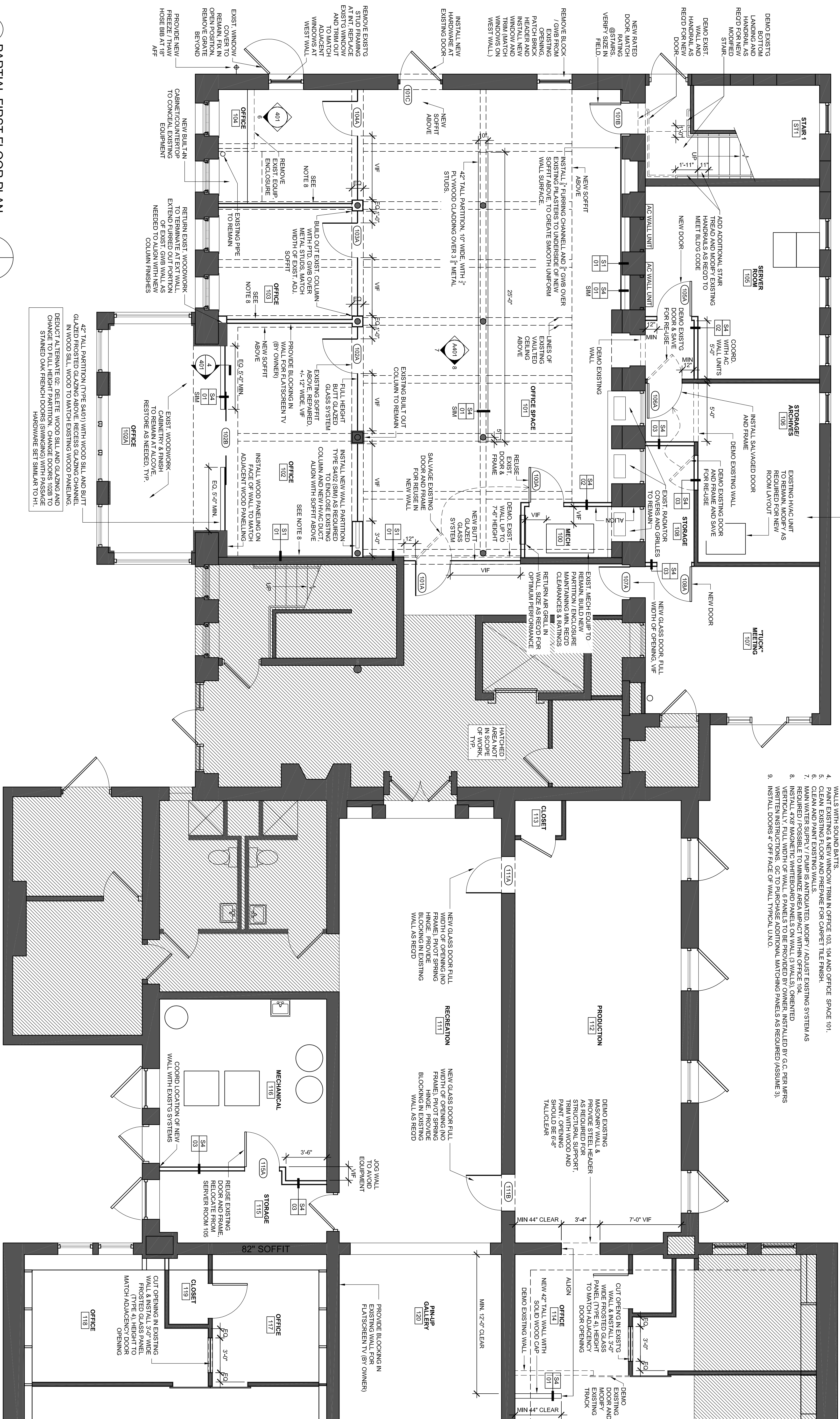
1 PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



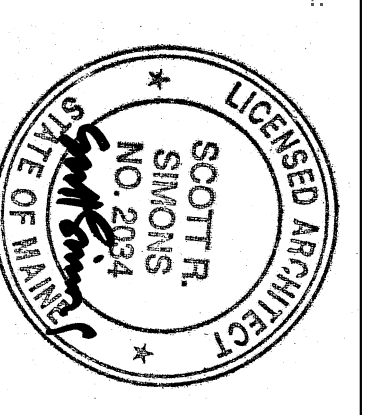
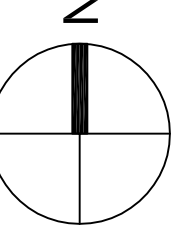
GENERAL NOTES:

1. PROVIDE WOOD BLOCKING BETWEEN ALL STUDS TO REINFORCE GWB WALLS AT THE FOLLOWING LOCATIONS:
 - A. BEHIND ALL DOORS RECEIVING WALL MOUNTED BUMPERS (DOORS INDICATED AS SWING AGAINST WALL)
 - B. AT ALL WALLS SCHEDULED TO RECEIVE WALL HUNG CABINETS, SHELVING, FIXTURES, ACCESSORY AND BASE CABINETS.
2. PROVIDE DOUBLE STUDS IN ANY GWB WALL AT DOOR JAMB CONDITIONS.
3. PROVIDE ACOUSTICAL SEALANT BENEATH ALL STUD RUNNERS AND AROUND ALL PENETRATIONS IN WALLS WITH SOUND BATS.
4. PROVIDE 1/2" GWB TYPE X OVER TRIM IN OFFICE 103, 104 AND OFFICE SPACE 101.
5. CLEAN EXISTING FLOOR AND PREPARE FOR CARPET TILE FINISH.
6. CLEAN AND PAINT EXISTING WALLS.
7. MAIN WATER SUPPLY / PUMP IS ANTICIPATED, MODIFY / ADJUST EXISTING SYSTEM AS REQUIRED / POSSIBLE TO MINIMIZE AREA IMPACT WITHIN OFFICE 104.
8. INSTALL 4X8 MAGNETIC WHITEBOARD PANELS ON WALL (3 WALLS) ORIENTED VERTICALLY FULL WIDTH OF WALL. PANELS TO BE PROVIDED BY OWNER (INSTALLATED BY G.C. PERMITS WILL BE REQUIRED TO REMOVE EXISTING WALLS TO ACCOMMODATE PANELS AS REQUIRED (ASSUME 9').
9. INSTALL DOORS 4" OFF FACE OF WALL TYPICAL UNO.



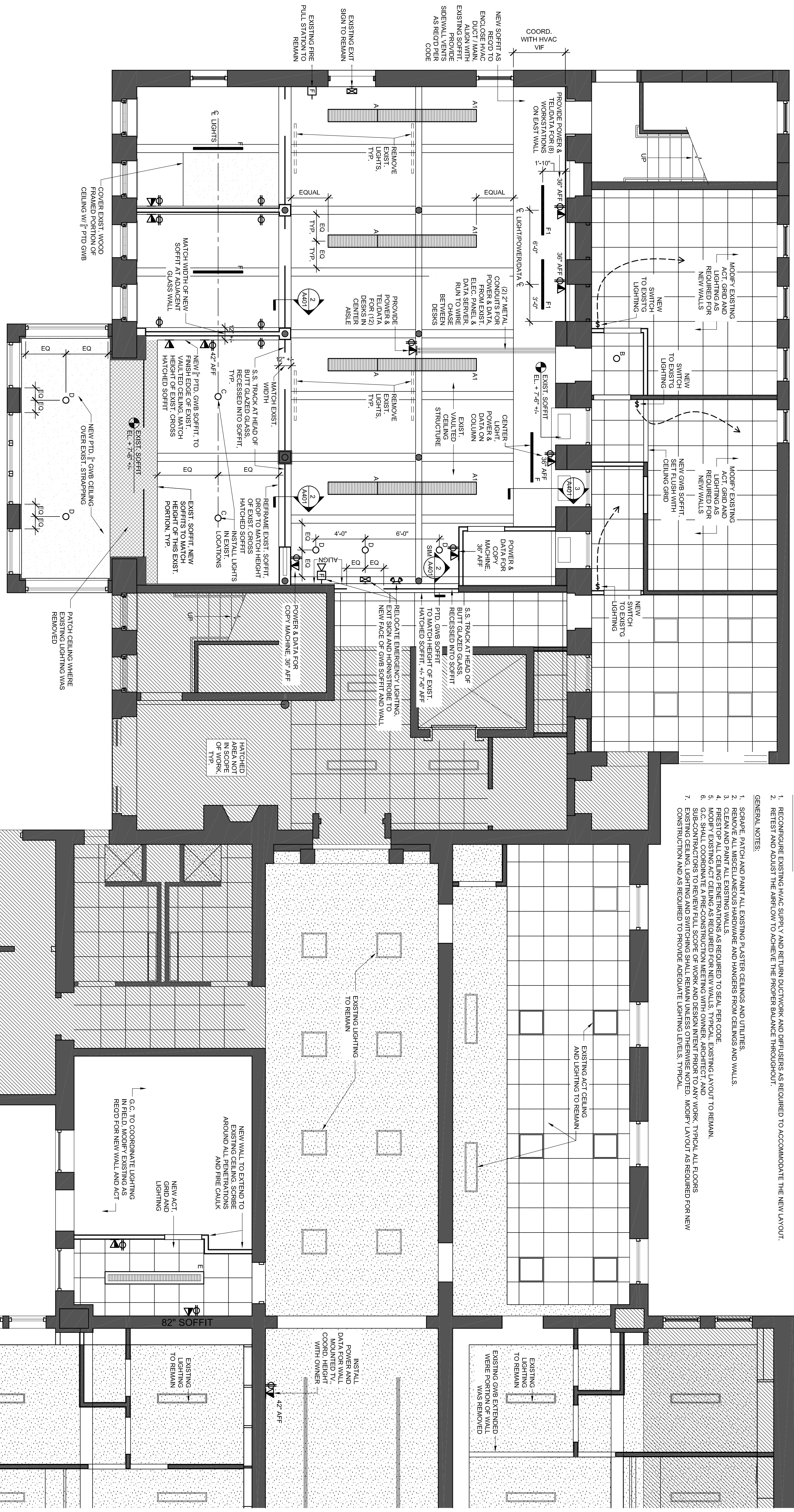
2 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



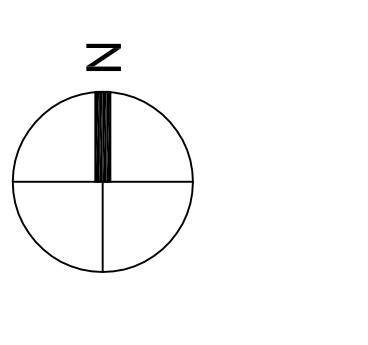
	DUPLEX 110V OUTLET		PULL STATION
	DUPLEX 110V FLOOR OUTLET		HORN STROBE
	QUAD 110V OUTLET		DOUBLE EMERGENCY LIGHT HEAD
	CABLE TV OUTLET		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE (PURCHASED BY OWNER)
	2-WAY SWITCH W/ DIMMER		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE (PURCHASED BY OWNER)
	3-WAY SWITCH W/ DIMMER		8" LINEAR FLORESCENT PENDANT (EXISTING RELOCATED)
	TEL/ DATA		4" LINEAR SURFACE MOUNT LIGHT (EXISTING RELOCATED)
	EXIT SIGN		4" LINEAR SURFACE MOUNT LIGHT (MATCH TYPE F1)

	8" LINEAR FLORESCENT PENDANT (EXISTING RELOCATED)
	4" LINEAR FLORESCENT PENDANT (MATCH TYPE A1)
	RECESSED DOWNLIGHT (EXISTING RELOCATED)
	DECORATIVE PENDANT LIGHT FIXTURE (PURCHASED BY OWNER)
	DECORATIVE SURFACE MOUNTED LIGHT FIXTURE (PURCHASED BY OWNER)
	4" LINEAR SURFACE MOUNT LIGHT (EXISTING RELOCATED)
	4" LINEAR SURFACE MOUNT LIGHT (MATCH TYPE F1)



- GENERAL LIGHTING/ELECTRICAL NOTES:**
1. ALL LUMINAIRES SHALL BE CONSTRUCTED, WIRED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. STANDARDS ALL LUMINAIRES SHALL CONFORM TO THE UNDERWRITERS LABORATORIES STANDARDS AND TO APPLICABLE CODES EXCEEDING THOSE STANDARDS. ALL LUMINAIRES SHALL CONFORM TO ANY ADDITIONAL REGULATIONS NECESSARY TO OBTAIN APPROVAL FOR USE OF SPECIFIED LUMINAIRE TYPES.
 2. ALL LUMINAIRE SHALL BE INSTALLED COMPLETE WITH WIRING AS DIRECTED AND WITH ALL EQUIPMENT MATERIALS PARTS ATTACHMENTS DEVICES HARDWARE HANGERS CABLES SUPPORTS CHANNELS FRAMES AND BRACKETS TO MAKE A SAFE COMPLETE AND FULLY OPERATIVE INSTALLATION. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFY THE LIGHTING FIXTURE PART NUMBER FOR SIZE AND TYPE TO BE COMPATIBLE WITH THE LIGHTING FIXTURE PART NUMBER AS INDICATED ON THE DRAWINGS. APPROVAL OF SHOP DRAWINGS BY THE ARCHITECT/LIGHTING DESIGNER SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING THE CORRECT LIGHTING FIXTURE PART NUMBER BEFORE ORDERING THE FIXTURE.
 3. THE CONTRACTOR TO PROVIDE NEW OUTLETS AND TEL/DATA AS SHOWN, ALONG WITH ANY ADDITIONAL OUTLETS AS REQUIRED BY CODE. RUN GALVANIZED METAL CONDUIT ALONG WALLS. 18" AFF. AND ALONG FLOOR AND/OR CEILING AS REQUIRED FOR ELECTRICAL WIRING QUANTITY TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
 4. REMOVE ALL EXISTING LIGHT FIXTURES WITHIN UNFINISHED SPACES AND OTHERS AS INDICATED ON DRAWINGS. REMOVE ALL ABANDONED SWITCHING AND WIRING.
 5. ALL EXISTING LIGHT FIXTURES WITHIN UNFINISHED SPACES AND OTHERS AS INDICATED ON DRAWINGS. REMOVE ALL ABANDONED SWITCHING AND WIRING.
 6. ALL ELECTRICAL AND TEL/DATA OUTLETS SHALL BE INSTALLED 18" AFF. UNLESS NOTED OTHERWISE.
 7. COORDINATE AV CONNECTIONS TO FLATSCREEN TV IN OFFICE 102 AND PULL-UP GALLERY 120 WITH AV CONSULTANT/OWNER.
 8. LIGHT FIXTURES NOTED AS EXISTING RELOCATED IN LIGHTING SCHEDULE SHALL BE PROVIDED BY OWNER OUT OF ATTIC STOCK AND INSTALLED BY GC. LIGHT FIXTURES NOTED AS PURCHASED BY OWNER SHALL BE PROVIDED BY OWNER AND INSTALLED BY GC. ALL OTHER FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. ATTIC STOCK CONSISTS OF (1) TYPE A1 FIXTURES (1) TYPE F1 FIXTURES AND (2) TYPE F1 FIXTURES.
 9. COORDINATE WITH GC. LIGHTING AND SWITCHING SHALL REMAIN UNLESS OTHERWISE NOTED. MODIFY LAYOUT AS REQUIRED FOR NEW CONSTRUCTION AND AS REQUIRED TO PROVIDE ADEQUATE LIGHTING LEVELS. TYPICAL.
 10. COORDINATE WITH GC. LIGHTING AND SWITCHING SHALL REMAIN UNLESS OTHERWISE NOTED. MODIFY LAYOUT AS REQUIRED FOR NEW CONSTRUCTION AND AS REQUIRED TO PROVIDE ADEQUATE LIGHTING LEVELS. TYPICAL.
 11. COORDINATE WITH GC. LIGHTING AND SWITCHING SHALL REMAIN UNLESS OTHERWISE NOTED. MODIFY LAYOUT AS REQUIRED FOR NEW CONSTRUCTION AND AS REQUIRED TO PROVIDE ADEQUATE LIGHTING LEVELS. TYPICAL.
- GENERAL HVAC NOTES:**
1. RECONFIGURE EXISTING HVAC SUPPLY AND RETURN DUCTWORK AND DIFFUSERS AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT.
 2. RETEST AND ADJUST THE AIRFLOW TO ACHIEVE THE PROPER BALANCE THROUGHOUT.
- GENERAL NOTES:**
1. SCRAPE PATCH AND PAINT ALL EXISTING PLASTER CEILING AND UTILITIES.
 2. REMOVE ALL MISCELLANEOUS HARDWARE AND HANGERS FROM CEILING AND WALLS.
 3. CLEAN AND PAINT ALL EXISTING WALLS AS REQUIRED TO SEAL PER CODE.
 4. REMOVE ALL EXISTING CEILING FINISHES AS REQUIRED FOR NEW WALLS. TYPICAL EXISTING LAYOUT TO REMAIN.
 5. MOST EXISTING CEILING FINISHES ARE TO BE REMOVED FOR NEW WALLS. TYPICAL EXISTING LAYOUT TO REMAIN.
 6. G.C. SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT, AND SUB-CONTRACTORS TO REVIEW PULL SCOPE OF WORK AND DESIGN INTENT PRIOR TO ANY WORK. TYPICAL ALL FLOORS.
 7. EXISTING CEILING, LIGHTING AND SWITCHING SHALL REMAIN UNLESS OTHERWISE NOTED. MODIFY LAYOUT AS REQUIRED FOR NEW CONSTRUCTION AND AS REQUIRED TO PROVIDE ADEQUATE LIGHTING LEVELS. TYPICAL.

1 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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LICENSED ARCHITECT
SCOTT SIMONS
NO. 2934
STATE OF MAINE

PROJECT NAME: VIA Phase II
RENOVATIONS 619 CONGRESS STREET PORTLAND, ME 04101

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PROJECT NUMBER: 2011-03001-06-Phase II
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PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
A101

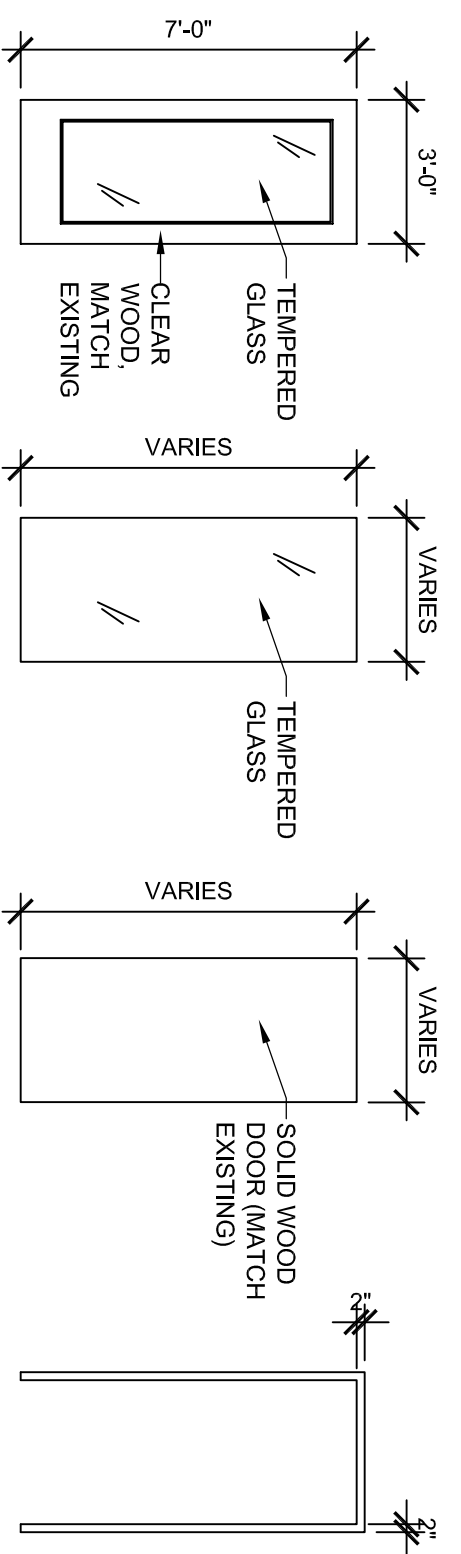
DOOR SCHEDULE

MARK	TYPE	SIZE			MATERIAL	H-WARE		REMARKS
		WIDTH	HEIGHT	THICK		FRAME	FRAME	
100A	D3	VF	VF	VF	WOOD	H2	NA	RELOCATED SALVAGED DOOR AND FRAME
101A	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	RATED DOOR AND FRAME, MATCH STAIR RATING
101B	D3	+4.2'-0" VF	+4.7'-0" VF	1 1/2"	WOOD	H1	F1	STAIR RATING
101C	EXISTING DOOR AND FRAME TO REMAIN							
102A	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
102B	D2	(2) 2'-6"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
103A	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
104A	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
104B	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
104C	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
104D	D2	3'-0"	7'-6" VF	1/2"	TEMP. GLASS	H3	NA	TEMP. GLASS
105A	D3	3'-0"	7'-0"	1 1/2"	WOOD	H2	F1	RELOCATED SALVAGED DOOR AND FRAME
106A	D3	VF	VF	1 1/2"	WOOD	H2	F1	RELOCATED SALVAGED DOOR AND FRAME
107A	D2	+4.2'-0" VF	+4.7'-0" VF	1/2"	TEMP. GLASS	H3	NA	GLASS DOOR IN EXISTING OPENING
108A	D3	3'-0"	7'-0"	1 1/2"	WOOD	H2	F1	
109A	D2	+4.2'-0" VF	+4.7'-0" VF	1/2"	TEMP. GLASS	H3	NA	
110A	D2	+4.2'-0" VF	+4.7'-0" VF	1/2"	TEMP. GLASS	H3	NA	
111A	D2	+4.2'-0" VF	+4.7'-0" VF	1/2"	TEMP. GLASS	H3	NA	
111B	D2	+4.2'-0" VF	+4.7'-0" VF	1/2"	TEMP. GLASS	H3	NA	
115A	D3	VF	VF	1 1/2"	WOOD	H2	F1	DOOR RELOCATED FROM SERVER ROOM
203A	D1	3'-0"	7'-0"	1 3/4"	MATCH EXIST.	H1	F1	SEE NOTE 1
204A	D1	3'-0"	7'-0"	1 3/4"	MATCH EXIST.	H1	F1	SEE NOTE 1
305A	D3	3'-0" VF	7'-0" VF	1 1/2"	WOOD	H7	NA	

GENERAL NOTES:
 1. ALL NEW DOOR TYPES, FINISHES, HARDWARE, & FRAMES TO MATCH EXISTING DOORS
 2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE
 3. ONE SOLID WOOD DOOR (TYPE D3) WITH HARDWARE EXISTS UNUSED, COORDINATE HINGE SIDE AND HARDWARE AND DETERMINE BEST LOCATION FOR REUSE

HARDWARE SPECIFICATIONS:
 NOTE: ALL CYLINDERS TO BE KEVED TO MATCH EXIST. MASTER KEY, TYP. GC TO PROVIDE HARDWARE SUBMITTAL FOR REVIEW AND APPROVAL BY ARCHITECT/OWNER BEFORE PROCEEDING WITH ORDERWORK.
 H1: PASSAGE SET - MATCH MANUF., STYLE & FINISH OF EXIST. HARDWARE THROUGHOUT INTERIOR.
 H2: PASSAGE SET - MATCH MANUF., STYLE & FINISH OF EXIST. DOOR STOPS PROVIDE (1) DOOR STOP FOR EACH NEW DOOR. MATCH MANUF., STYLE & FINISH OF EXIST. DOOR STOPS
 H3: KEVED CLASSROOM SET, MATCH MANUF., LINE & FINISH OF EXIST. HARDWARE THROUGHOUT INTERIOR.
 H4: KEVED CLASSROOM SET, MATCH MANUF., LINE & FINISH OF EXIST. HARDWARE THROUGHOUT INTERIOR.
 H5: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H6: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H7: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H8: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H9: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H10: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H11: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H12: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H13: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H14: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H15: FINISH - STAINLESS STEEL, SMOOTH FINISH
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 H17: FINISH - STAINLESS STEEL, SMOOTH FINISH
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 H97: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H98: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H99: FINISH - STAINLESS STEEL, SMOOTH FINISH
 H100: FINISH - STAINLESS STEEL, SMOOTH FINISH

GENERAL NOTES:
 1. ALL LUMINAIRES SHALL BE CONSTRUCTED, WIRED, AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. ALL LUMINAIRES SHALL CONFORM TO THE UNDERWRITERS LABORATORIES STANDARDS AND TO APPLICABLE CODES EXCEEDING THE MINIMUM REQUIREMENTS. ALL LUMINAIRE MANUFACTURERS' ADDITIONAL REQUIREMENTS SHALL BE OBTAINED PRIOR TO USE OF SPECIFIED LUMINAIRES IN LOCATIONS SHOWN. ALL ELECTRICAL COMPONENTS SHALL BE UNDERWRITERS LABORATORIES APPROVED EQUIPMENT.
 2. ALL LUMINAIRES SHALL BE INSTALLED COMPLETE WITH LAMPS AS DIRECTED AND WITH ALL EQUIPMENT, MATERIALS, SPARKS CHANNELS, FRAMES AND BRACKETS TO MAKE A SAFE, COMPLETE AND FULLY OPERATIVE INSTALLATION.
 3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, VERIFY THE LIGHTING FIXTURE PART NUMBER FOR SIZE AND TYPE TO BE COMPATIBLE WITH USE AND LOCATION AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE CORRECT ARCHITECT/LIGHTING DESIGNER SHALL NOT RELY ON THE CONTRACTOR'S RESPONSIBILITY OF VERIFYING THE CORRECT LIGHTING FIXTURE PART NUMBER BEFORE ORDERING THE LIGHTING FIXTURES.
 4. RELOCATE EXISTING FIXTURES AS SHOWN. ALL OTHER EXISTING FIXTURES TO REMAIN.
 5. WHERE EXISTING LIGHTING IS TO REMAIN, COORDINATE NEW SWITCHING, AS NEEDED, IN FIELD WITH OWNER.
 6. ELECTRICAL CONTRACTOR TO PROVIDE NEW OUTLETS AND TEL/DATA AS NEEDED TO ACCOMMODATE NEW WORKSTATIONS, ALONG WITH ANY ADDITIONAL OUTLETS AS REQUIRED BY CODE. VERIFY SCOPE WITH OWNER PRIOR TO CONSTRUCTION.

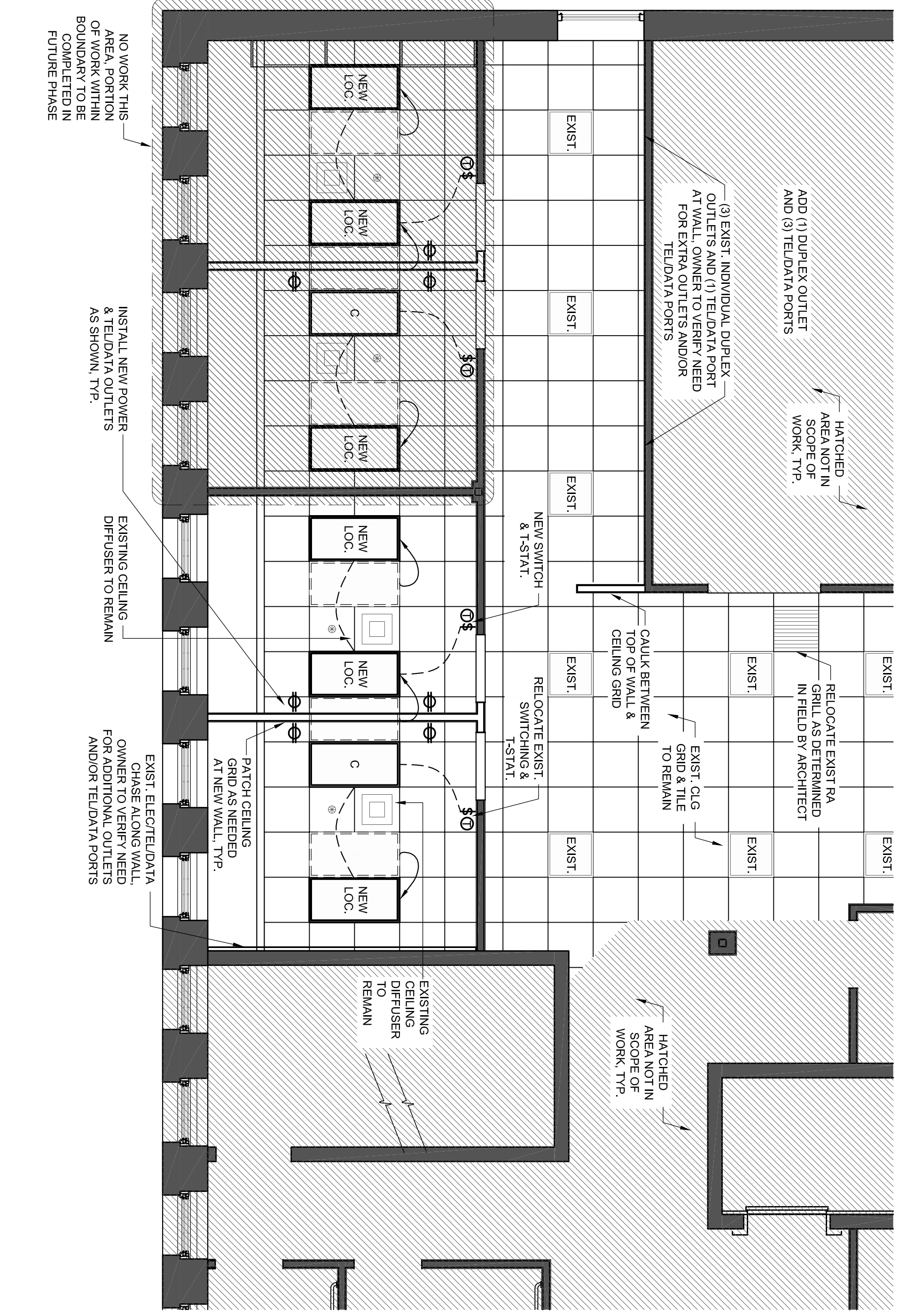
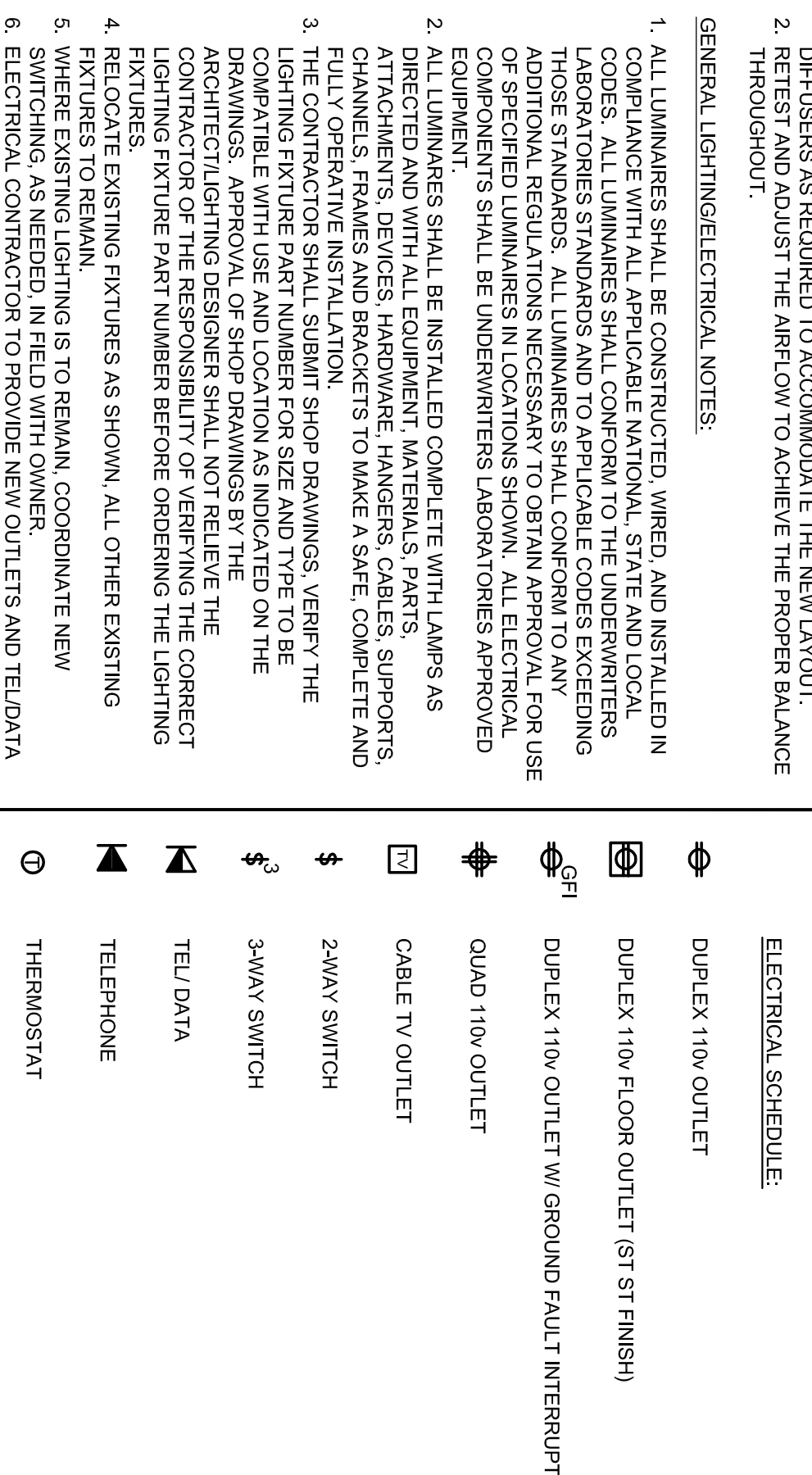


GENERAL NOTES:
 1. SOME EXISTING LIGHTING, DIFFUSERS AND SPRINKLER HEADS SHOWN FOR REFERENCE.
 2. ALL CEILING GRIDS TO REMAIN UNLESS OTHERWISE NOTED.
 3. RELOCATE EXISTING HVAC SUPPLY AND RETURN DUCTWORK AND DIFFUSERS AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT.
 4. RETEST AND ADJUST THE AIRFLOW TO ACHIEVE THE PROPER BALANCE THROUGHOUT.

GENERAL LIGHTING/ELECTRICAL NOTES:
 1. ALL LUMINAIRES SHALL BE CONSTRUCTED, WIRED, AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. ALL LUMINAIRES SHALL CONFORM TO THE UNDERWRITERS LABORATORIES STANDARDS AND TO APPLICABLE CODES EXCEEDING THE MINIMUM REQUIREMENTS. ALL LUMINAIRE MANUFACTURERS' ADDITIONAL REQUIREMENTS SHALL BE OBTAINED PRIOR TO USE OF SPECIFIED LUMINAIRES IN LOCATIONS SHOWN. ALL ELECTRICAL COMPONENTS SHALL BE UNDERWRITERS LABORATORIES APPROVED EQUIPMENT.
 2. ALL LUMINAIRES SHALL BE INSTALLED COMPLETE WITH LAMPS AS DIRECTED AND WITH ALL EQUIPMENT, MATERIALS, SPARKS CHANNELS, FRAMES AND BRACKETS TO MAKE A SAFE, COMPLETE AND FULLY OPERATIVE INSTALLATION.
 3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, VERIFY THE LIGHTING FIXTURE PART NUMBER FOR SIZE AND TYPE TO BE COMPATIBLE WITH USE AND LOCATION AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE CORRECT ARCHITECT/LIGHTING DESIGNER SHALL NOT RELY ON THE CONTRACTOR'S RESPONSIBILITY OF VERIFYING THE CORRECT LIGHTING FIXTURE PART NUMBER BEFORE ORDERING THE LIGHTING FIXTURES.
 4. RELOCATE EXISTING FIXTURES AS SHOWN. ALL OTHER EXISTING FIXTURES TO REMAIN.
 5. WHERE EXISTING LIGHTING IS TO REMAIN, COORDINATE NEW SWITCHING, AS NEEDED, IN FIELD WITH OWNER.
 6. ELECTRICAL CONTRACTOR TO PROVIDE NEW OUTLETS AND TEL/DATA AS NEEDED TO ACCOMMODATE NEW WORKSTATIONS, ALONG WITH ANY ADDITIONAL OUTLETS AS REQUIRED BY CODE. VERIFY SCOPE WITH OWNER PRIOR TO CONSTRUCTION.

2x4 GRID LIGHT TO MATCH EXISTING

ELECTRICAL SCHEDULE	
⊕	DUPLEX 110V OUTLET
⊕	DUPLEX 110V FLOOR OUTLET (ST FINISH)
⊕	DUPLEX 110V OUTLET W/ GROUND FAULT INTERRUPT
⊕	QUAD 110V OUTLET
⊕	CABLE TV OUTLET
⊕	2-WAY SWITCH
⊕	3-WAY SWITCH
⊕	TEL/DATA
⊕	TELEPHONE
⊕	THERMOSTAT
⊕	SPRINKLER HEAD



1 Second Floor Plan
 SCALE: 1/4" = 1'-0"

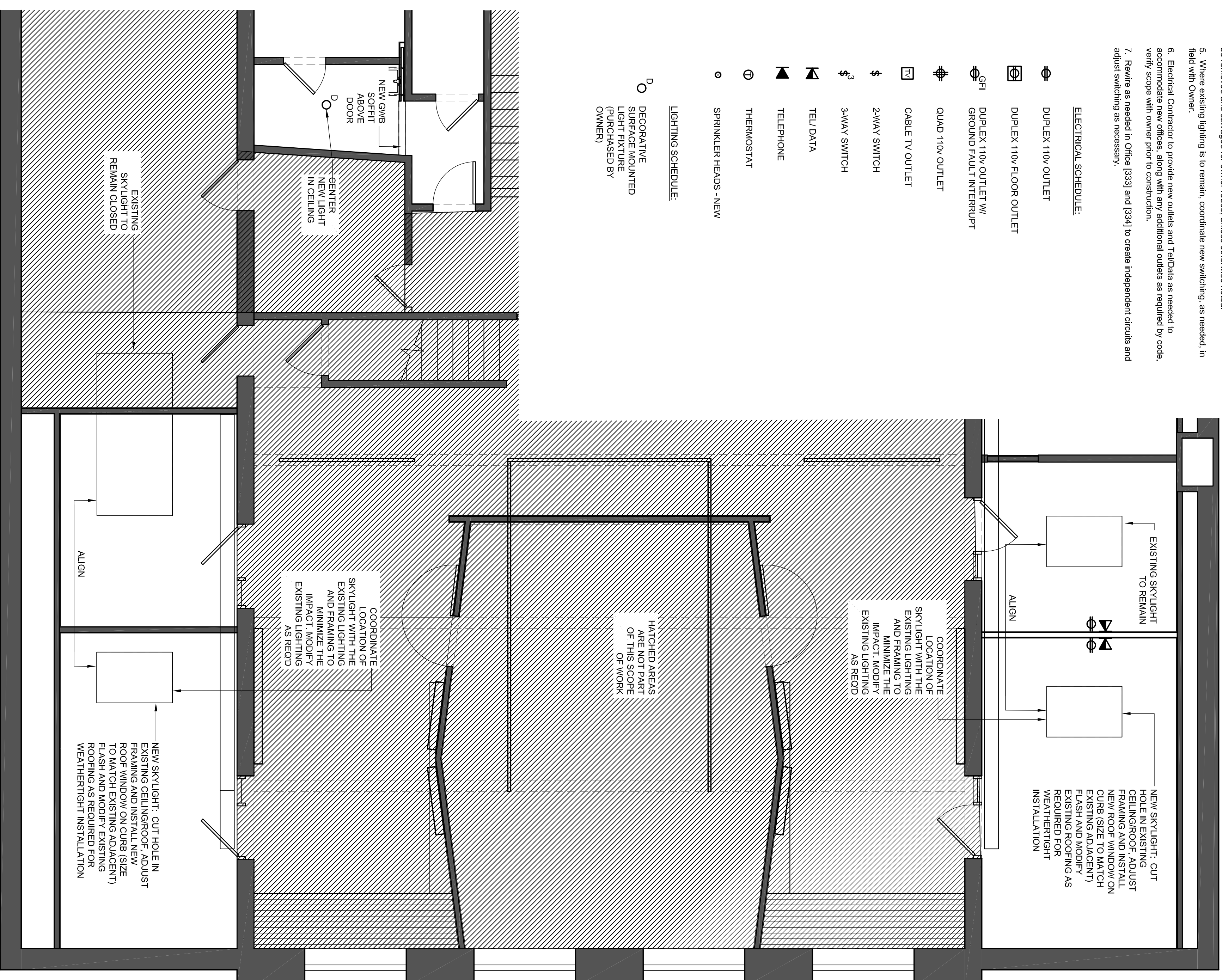
2 Second Floor RCP
 SCALE: 1/4" = 1'-0"

GENERAL LIGHTING/ELECTRICAL NOTES:

- All luminaires shall be constructed, wired, and installed in compliance with all applicable national, state and local codes. All luminaires shall conform to the Underwriters Laboratories Standards and to applicable codes exceeding those standards. All luminaires shall conform to any additional regulations necessary to obtain approval for use of specified luminaires in locations shown. All electrical components shall be Underwriters Laboratories approved equipment.
- All luminaires shall be installed complete with lumps as directed and with all equipment, materials, parts, attachments, devices, hardware, hangers, cables, supports, channels, frames and brackets to make a safe, complete and fully operative installation.
- The Contractor shall submit shop drawings, verify the lighting fixture part number for size and type to be compatible with use and location as indicated on the drawings. Approval of shop drawings by the Architect/Lighting Designer shall not relieve the Contractor of the responsibility of verifying the correct lighting fixture part number before ordering the lighting fixtures.
- Relocate existing fixtures as shown, all other existing fixtures within scope to be removed and salvaged for owner reuse, unless otherwise noted.
- Where existing lighting is to remain, coordinate new switching, as needed in field with Owner.
- Electrical Contractor to provide new outlets and Te/Datas as needed to accommodate new offices, along with any additional outlets as required by code, verify scope with owner prior to construction.
- Rewire as needed in Office [333] and [334] to create independent circuits and adjust switching as necessary.

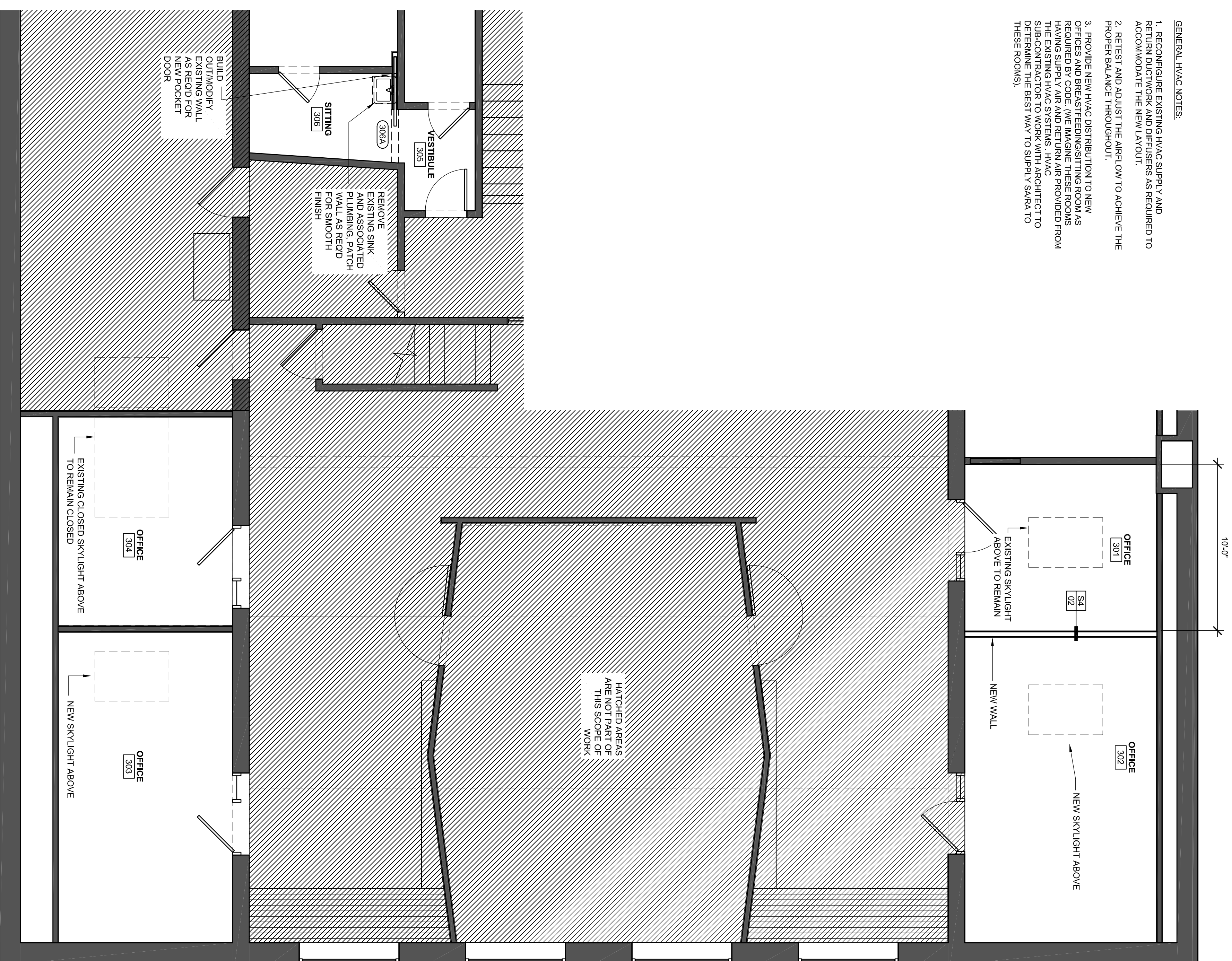
ELECTRICAL SCHEDULE:

- Ⓛ DUPLEX 110V FLOOR OUTLET
 - Ⓛ DUPLEX 110V OUTLET
 - Ⓛ DUPLEX 110V OUTLET W/ GROUND FAULT INTERRUPT
 - Ⓛ QUAD 110V OUTLET
 - Ⓛ CABLE TV OUTLET
 - Ⓛ 2-WAY SWITCH
 - Ⓛ 3-WAY SWITCH
 - Ⓛ TEL/DATA
 - Ⓛ TELEPHONE
 - Ⓛ THERMOSTAT
 - Ⓛ SPRINKLER HEADS - NEW
- LIGHTING SCHEDULE:**
- Ⓛ DECORATIVE SURFACE MOUNTED LIGHT FIXTURE (PURCHASED BY OWNER)

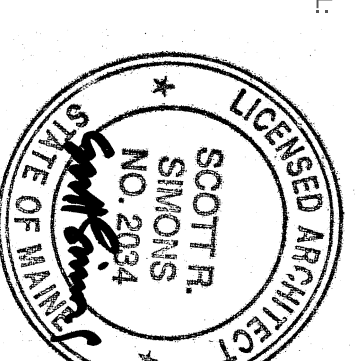


1 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

- GENERAL HVAC NOTES:**
- RECONFIGURE EXISTING HVAC SUPPLY AND RETURN DUCTWORK AND DIFFUSERS AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT.
 - RETEST AND ADJUST THE AIRFLOW TO ACHIEVE THE PROPER BALANCE THROUGHOUT.
 - PROVIDE NEW HVAC DISTRIBUTION TO NEW OFFICES AND BREAK/FEEDING/SITTING ROOM AS REQUIRED BY CODE. (WE IMAGINE THESE ROOMS HAVING SUPPLY AIR AND RETURN AIR PROVIDED FROM THE EXISTING HVAC SYSTEMS. HVAC CONTRACTOR TO WORK WITH ARCHITECT TO DETERMINE THE BEST WAY TO SUPPLY AIR TO THESE ROOMS.)



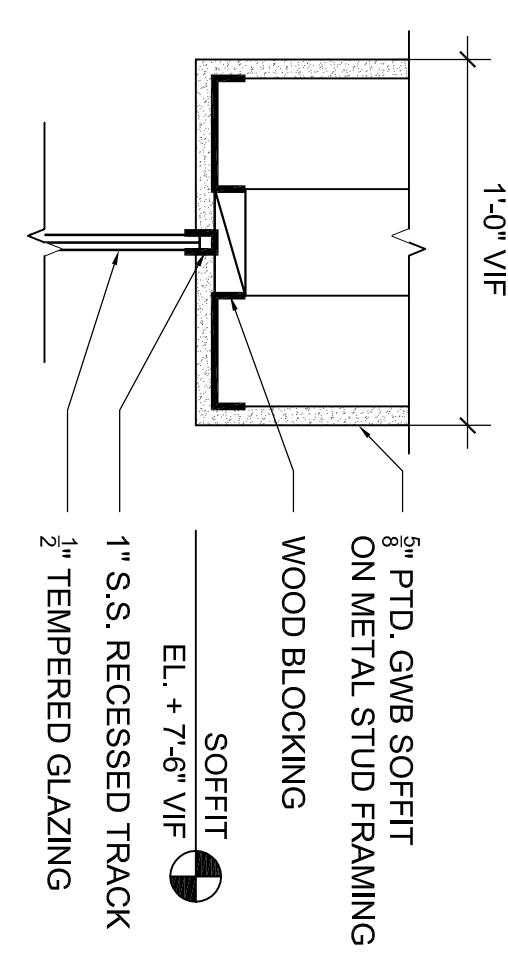
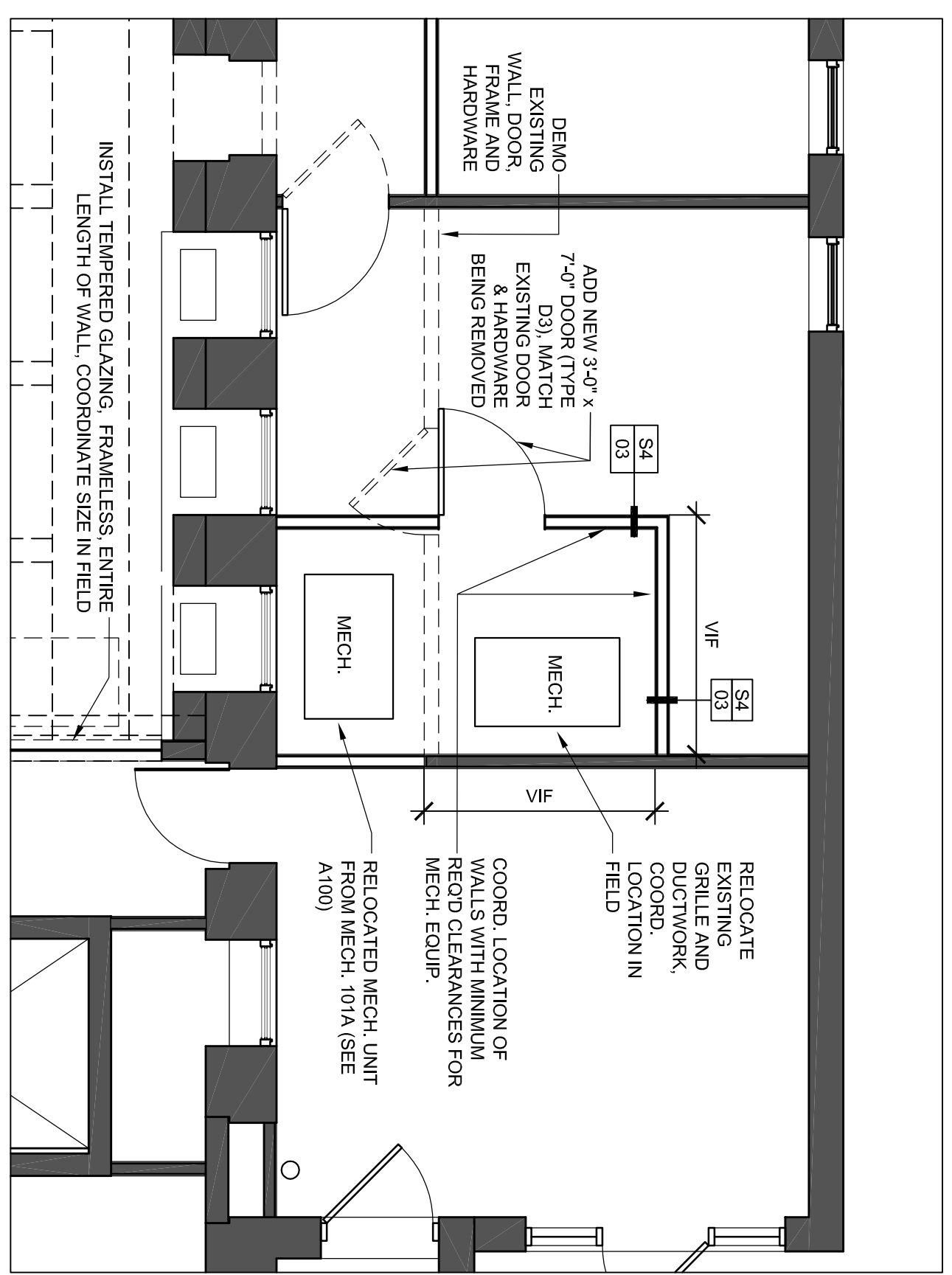
2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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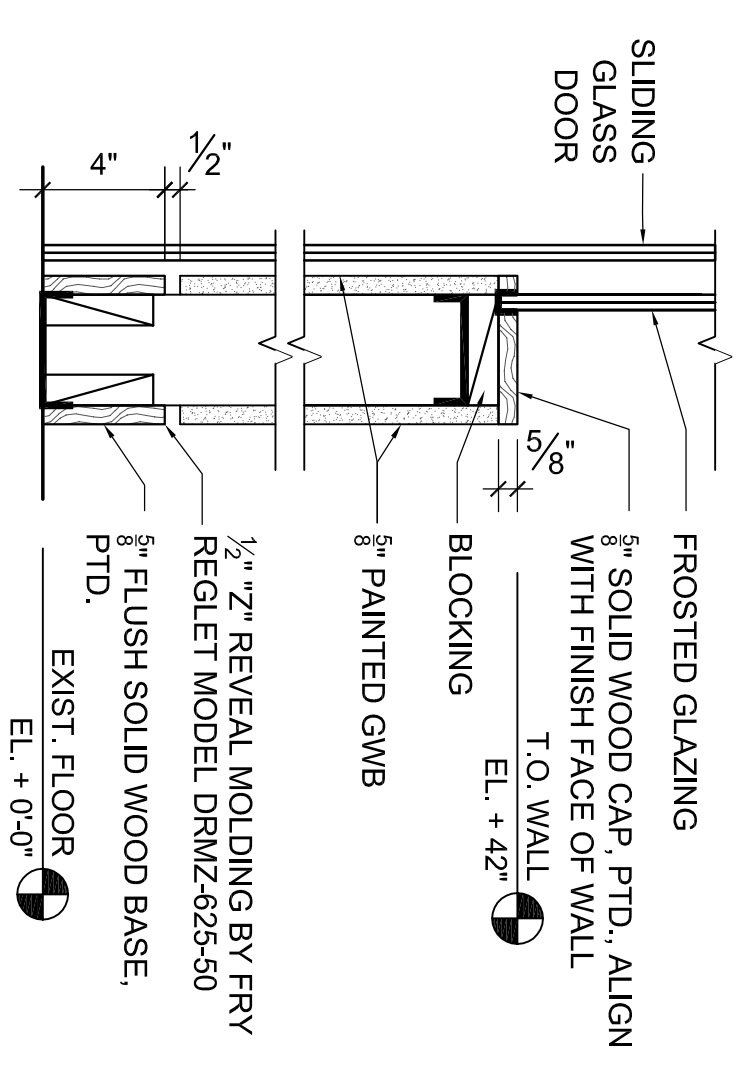
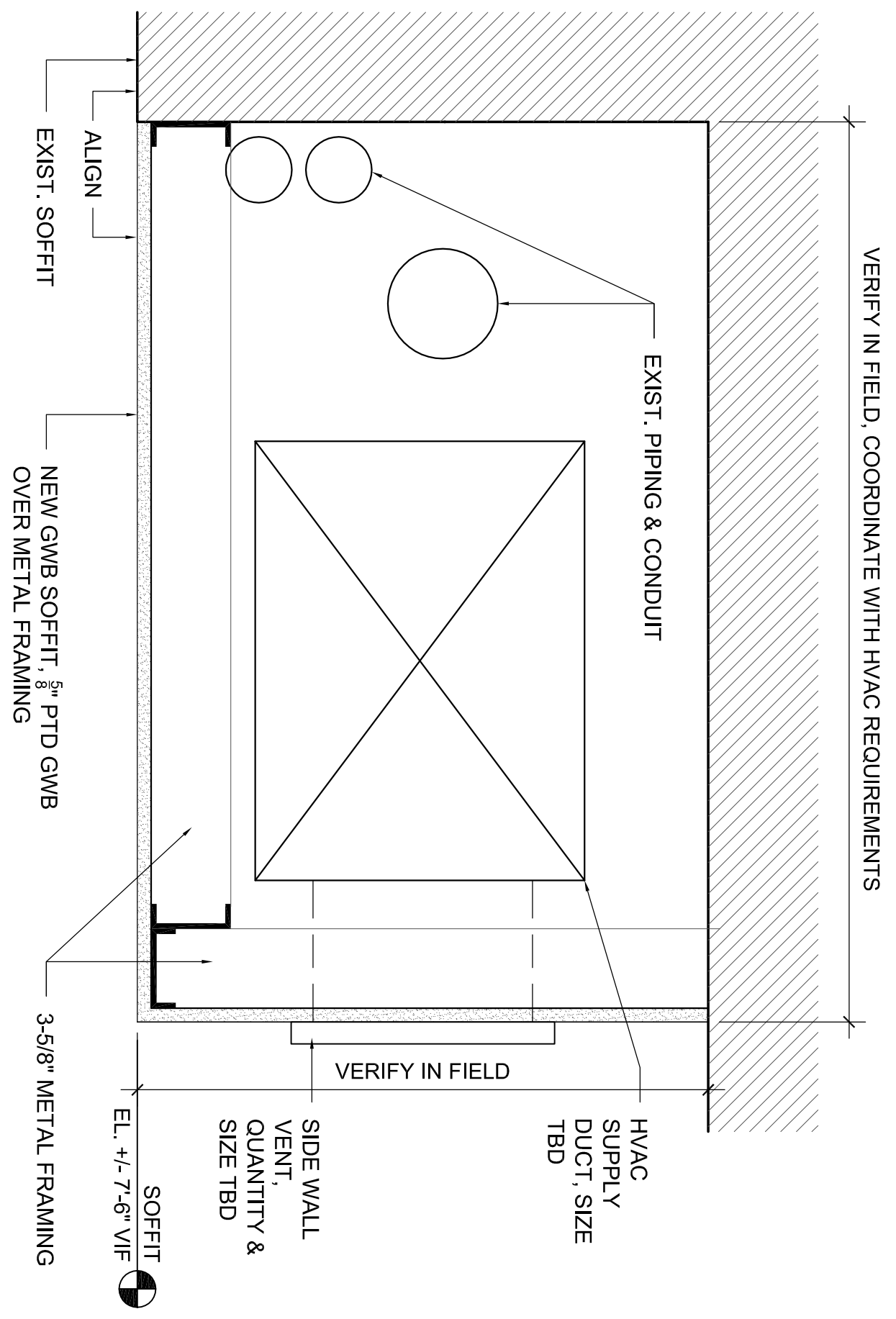
REVISION:	DATE
1. ISSUED FOR CONSTRUCTION - JUNE 25, 2012	
2. DATE	
3. DATE	
4. DATE	
5. DATE	
6. DATE	

DATE OF ISSUE: JUNE 25, 2012
PROJECT NUMBER: 2011-0000156 Phase II
STATUS: ISSUED FOR BIDDING



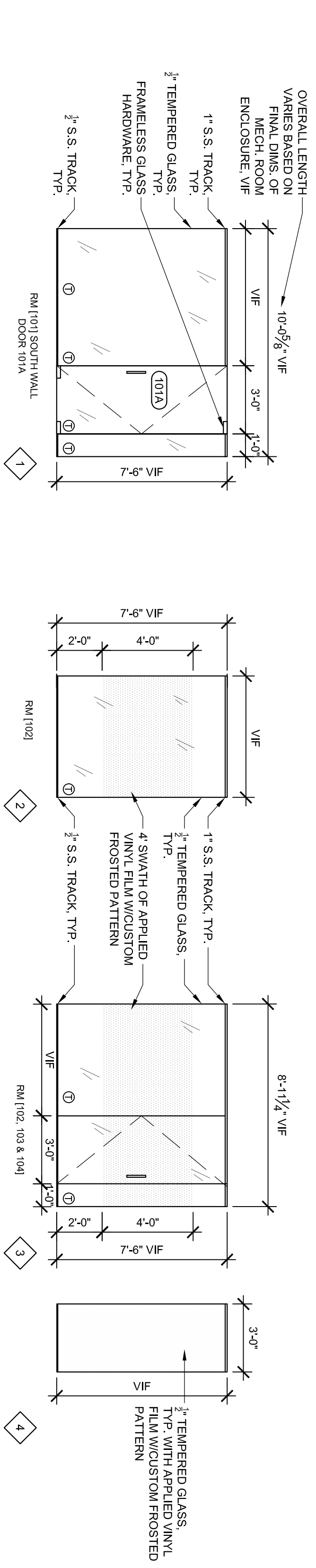
1 Add Alternate #1 - Relocate Mechanical Unit
SCALE: 1/4" = 1'-0"

2 Section Detail - At Glazing Head
SCALE: 1 1/2" = 1'-0"



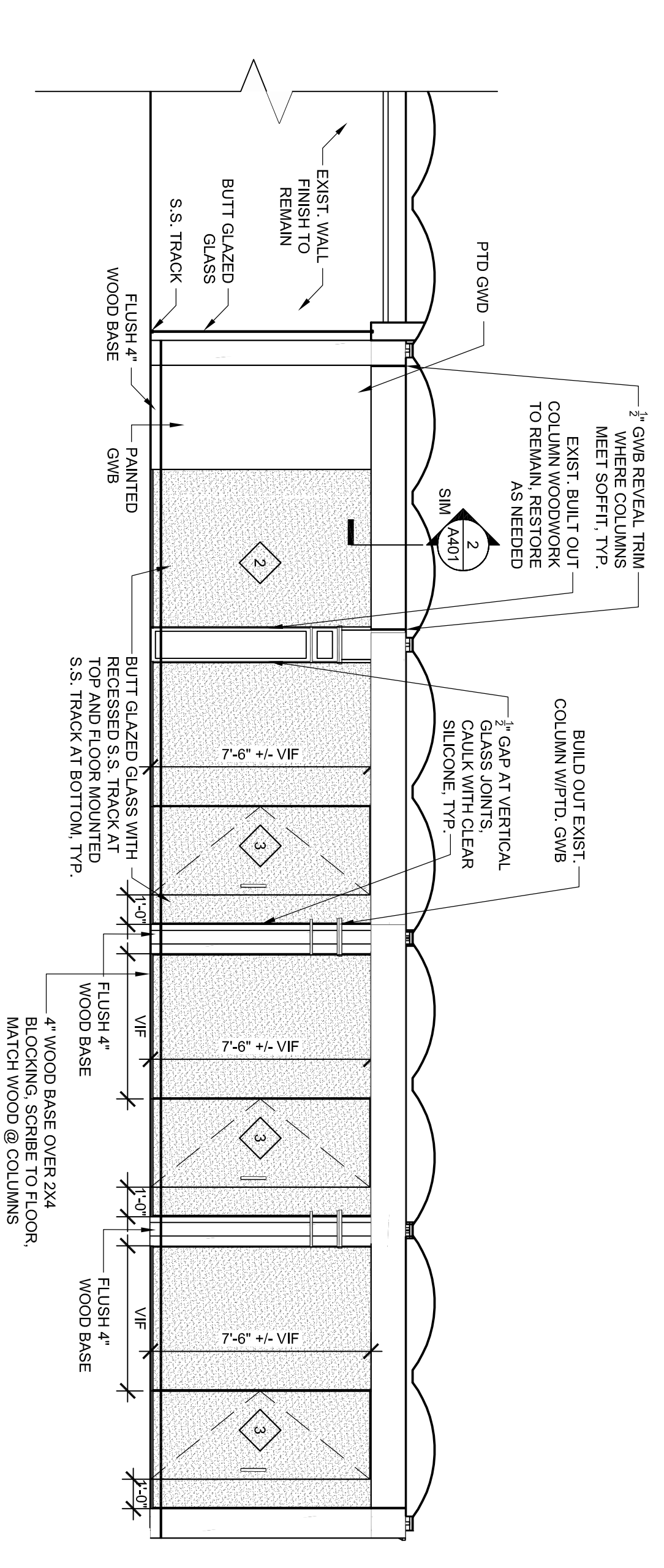
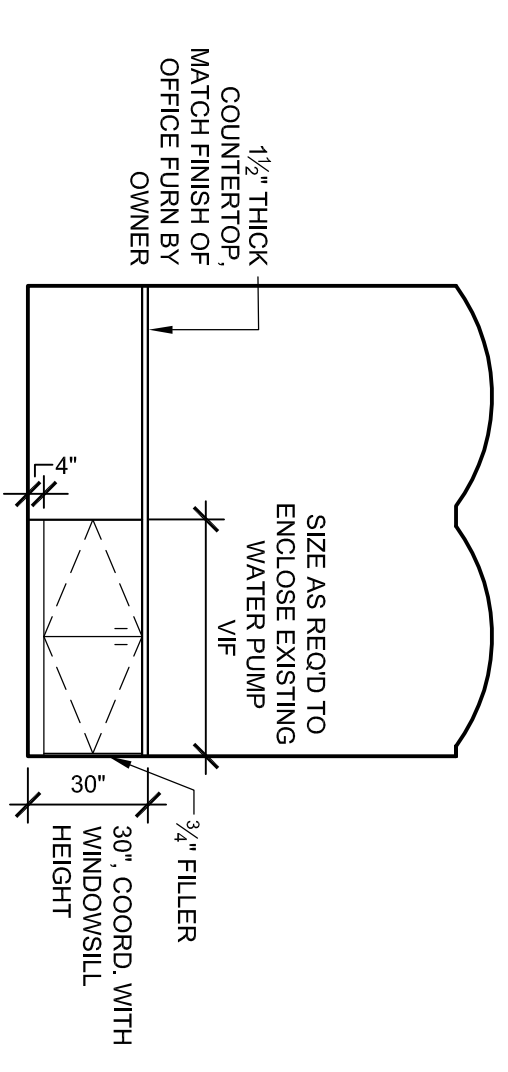
3 Section Detail - At Soffit Ext.
SCALE: 1 1/2" = 1'-0"

4 Section Detail - At Office Glazing
SCALE: 1 1/2" = 1'-0"

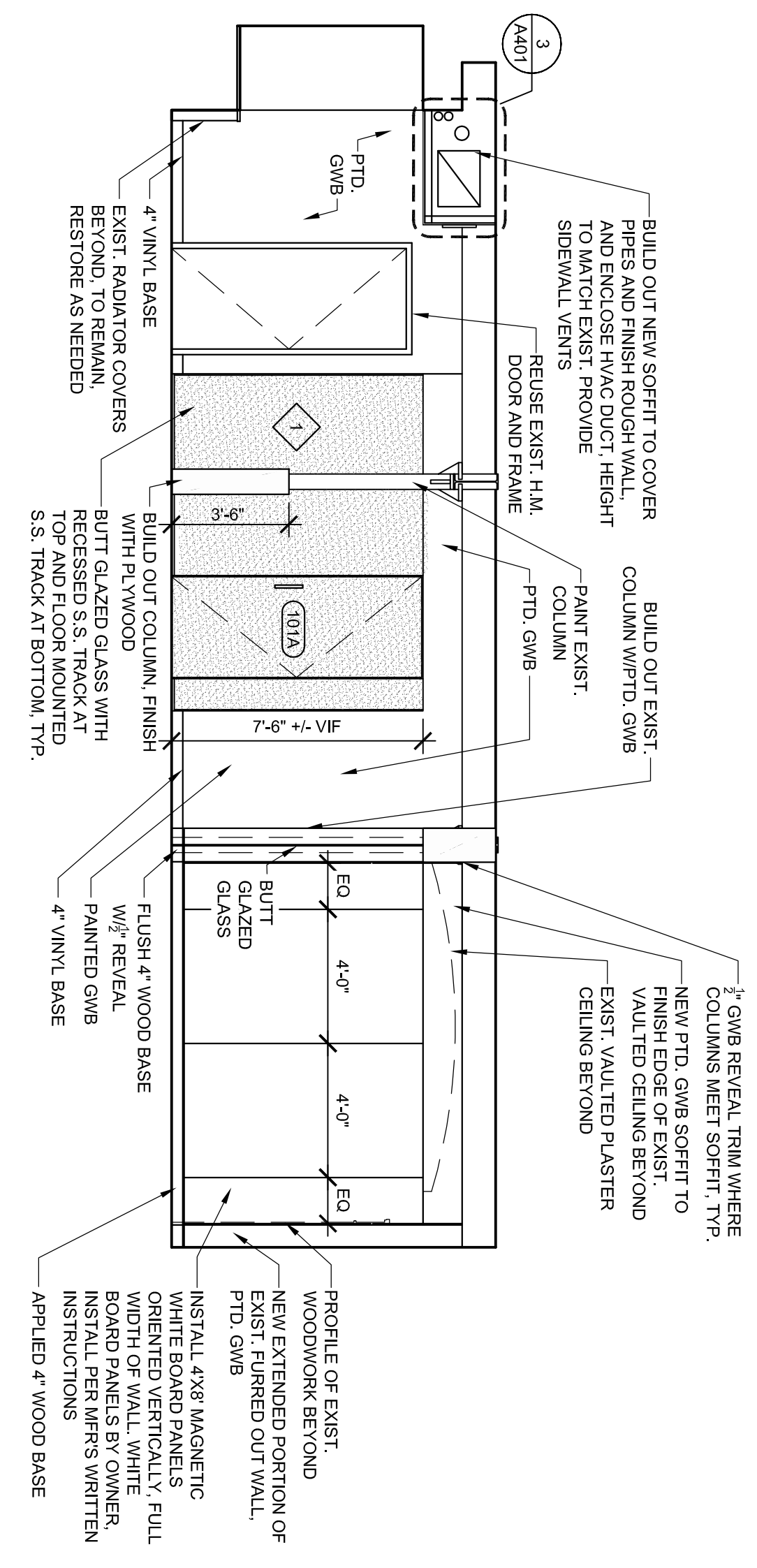


5 Interior Glazing Elevations
SCALE: 1/4" = 1'-0"

6 Cabinet Elevation
SCALE: 1/4" = 1'-0"

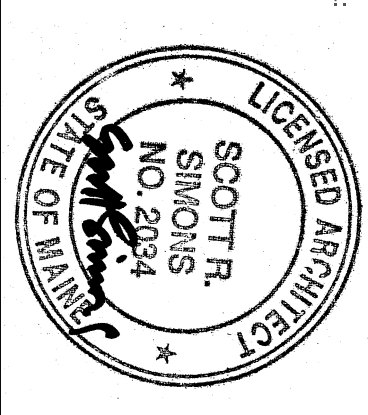


7 Interior Elevation
SCALE: 1/4" = 1'-0"



8 Interior Elevation
SCALE: 1/4" = 1'-0"

PROJECT NAME:
Via Phase II
RENOVATIONS
619 CONGRESS STREET
PORTLAND, ME 04101



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1	ISSUED FOR CONSTRUCTION - JUNE 25, 2012
2	DATE
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5	DATE
6	DATE

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INTERIOR ELEVATIONS, DETAILS & ALTERNATES

A401

VIA PHASE II RENOVATIONS

619 CONGRESS STREET, PORTLAND, MAINE 04101

ISSUED FOR CONSTRUCTION: JUNE 25, 2012

- GENERAL INFORMATION FOR PRICING
1. PROVIDE SEPARATE PRICING FOR EACH FLOOR'S
 2. SCOPE OF WORK, PROVIDE COST FOR ADD ALTERNATE #1.
 3. PROVIDE COST FOR DEDUCT ALTERNATE 2, DELETE GLAZING AT PARTITION BETWEEN OFFICE 102 AND 102A AND CHANGE DOORS 102B TO SOLID WOOD FRENCH DOORS. SEE A100.

KEYPLANS

FLOOR 1

FLOOR 2

FLOOR 3

MATERIAL KEY	ARCHITECTURAL ABBREVIATIONS	ARCHITECTURAL SYMBOLS	DRAWING LIST
	<p>ARCHITECTURAL ABBREVIATIONS</p> <p>AB ARCHIBORNT ACT ADDITIONAL ADL ADDITIONAL AFR ABOVE FINISH FLOOR ALUM ALUMINUM APV ASPHALT PAVEMENT ARCH ARCHITECT BD BOARD BIT BITUMINOUS BLG BLOCK BNG BENCH MARK BRG BRICK BSM BRICK CAB CABINET CEN CEMENT CFM CEMENT CFR CORRUGATED FIBER CGL CENTER LINE CJO CONCRETE JOINT COU CONCRETE CONC CONCRETE CONT CONTINUOUS COOR COORDINATED CPS CERAMIC TILE CTH CERAMIC TILE CUH CERAMIC TILE CY CUBIC YARD</p>	<p>ARCHITECTURAL SYMBOLS</p> <p>FINISH MATERIAL</p> <p>ROOM NUMBER</p> <p>DOOR NUMBER</p> <p>WINDOW TYPE</p> <p>PARTITION TYPE</p> <p>REVISION REFERENCE</p> <p>FIRE EXTINGUISHER, RECESSED CABINET</p> <p>FIRE EXTINGUISHER SURFACE MOUNT</p> <p>DETAIL</p>	<p>DRAWING LIST</p> <p>GENERAL COVER SHEET</p> <p>ARCHITECTURAL</p> <p>A100 PARTIAL FIRST FLOOR PLAN/PARTITION TYPES</p> <p>A101 PARTIAL FIRST FLOOR RCP</p> <p>A102 SECOND FLOOR PLANS / SCHEDULES</p> <p>A103 THIRD FLOOR PLANS</p> <p>A401 INTERIOR ELEVATIONS AND DETAILS</p>