



Construction Services

Corporate Office

Five Star Industrial Park
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**City of Portland
Commercial Interior & Change of Use Application**

Fire Dept. Requirements

Project: Fidelity Investor Center
3 Canal Plaza
Portland, ME 04112

Permit Applicant: CCB, Inc.
65 Bradley Drive
Westbrook, ME 04092
Attn: Matt Dale

Project Architect: Kling Stubbins
2301 Chestnut Street
Philadelphia, PA 19103

Proposed Use of Structure: Banking Investment Center, Occupancy Use Group B

Square Footage: 3,867 gsf (Tenant Space)

Existing Fire Protection: No Sprinkler

Suppression System Plan: N/A

Fire Alarm Plan: Attached

Life Safety Plan: Attached

Elevators: N/A

FIRE ALARM LEGEND

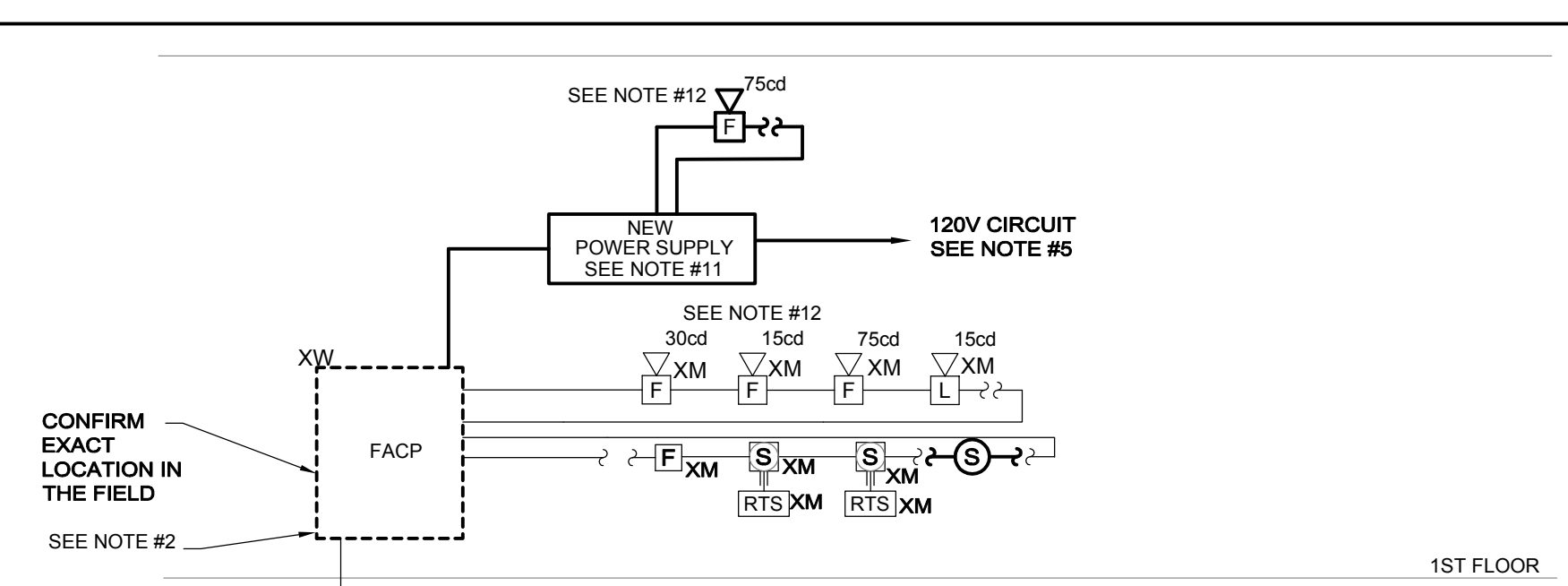
- ▽ 110cd
WG FIRE ALARM AUDIBLE AND VISUAL DEVICE, NUMERAL INDICATES CANDELA VALUE "WG" INDICATES WIRE GUARD
- ▽ 15cd
WP FIRE ALARM WEATHERPROOF
- ▽ 15cd
F CEILING MOUNTED FIRE ALARM AUDIBLE AND VISUAL DEVICE, NUMERAL INDICATES CANDELA VALUE
- ▽ 15cd
F FIRE ALARM VISUAL DEVICE
- F PULL STATION
- RA REMOTE ALARM INDICATOR
- RTS REMOTE TEST STATION
- ACM INDIVIDUAL ADDRESSABLE CONTROL MODULE
- FACP FIRE ALARM CONTROL PANEL
- FATC FIRE ALARM TERMINAL CABINET
- FAN FIRE ALARM ANNUNCIATOR
- ZMM ZONE MONITORING MODULE
- S DUCT MOUNTED SMOKE DETECTOR
- S ER FIRE ALARM SMOKE DETECTOR, PHOTO ELECTRIC UNLESS NOTED OTHERWISE "ER" INDICATES ELEVATOR RECALL
- "SC" INDICATES SELF-CONTAINED, SINGLE STATION TYPE
- "I" INDICATES IONIZATION TYPE DETECTOR
- "M" INDICATES MULTI-SENSOR
- "WG" INDICATES WIRE GUARD

EXISTING EQUIPMENT LEGEND

- XM EXISTING EQUIPMENT TO REMAIN
- X EXISTING EQUIPMENT TO BE REMOVED
- XR EXISTING EQUIPMENT TO BE RELOCATED
- XN NEW LOCATION OF EXISTING RELOCATED EQUIPMENT
- NR EXISTING EQUIPMENT TO BE REMOVED AND NEW EQUIPMENT TO BE INSTALLED ON EXISTING BRANCH/FEEDER
- XW EXISTING EQUIPMENT TO BE REWORKED, AS INDICATED
- EXISTING EQUIPMENT FOR INFORMATION ONLY - INDICATED BY SYMBOL WITH LIGHT AND OUT OF FUNCTION LINE TYPE
- EXISTING EQUIPMENT TO BE REWORKED - INDICATED BY SYMBOL WITH DASHED AND IN FUNCTION LINE TYPE
- LINETYPE INDICATES EQUIPMENT TO BE DEMOLISHED

FIRE ALARM NOTES:

1. REFER TO DRAWING E-000 FOR LEGEND, SYMBOLS AND GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ASSOCIATED NOTES, MOUNTING DETAILS, HEIGHTS AND EXACT LOCATIONS OF ALL DEVICES.
3. FIRE ALARM BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT FROM THE PANEL TO THE FIRST DEVICE AND/OR WHERE EXPOSED. FIRE ALARM BRANCH CIRCUITRY MAY BE TYPE MC CABLE WHERE CONCEALED ABOVE SUSPENDED CEILING AND IN METAL STUD WALLS.
4. MC CABLE FOR FIRE ALARM SERVICE SHALL HAVE A RED IDENTIFIER ALONG ITS ENTIRE LENGTH. JUNCTION BOX COVERS AND CONDUIT COUPLINGS FOR ALL FIRE ALARM WIRING RACEWAYS SHALL BE PAINTED RED PRIOR TO INSTALLATION.
5. MAINTAIN CONTINUITY OF BRANCH CIRCUITRY ASSOCIATED WITH ALL EXISTING FIRE ALARM DEVICES TO REMAIN.



NOTES:

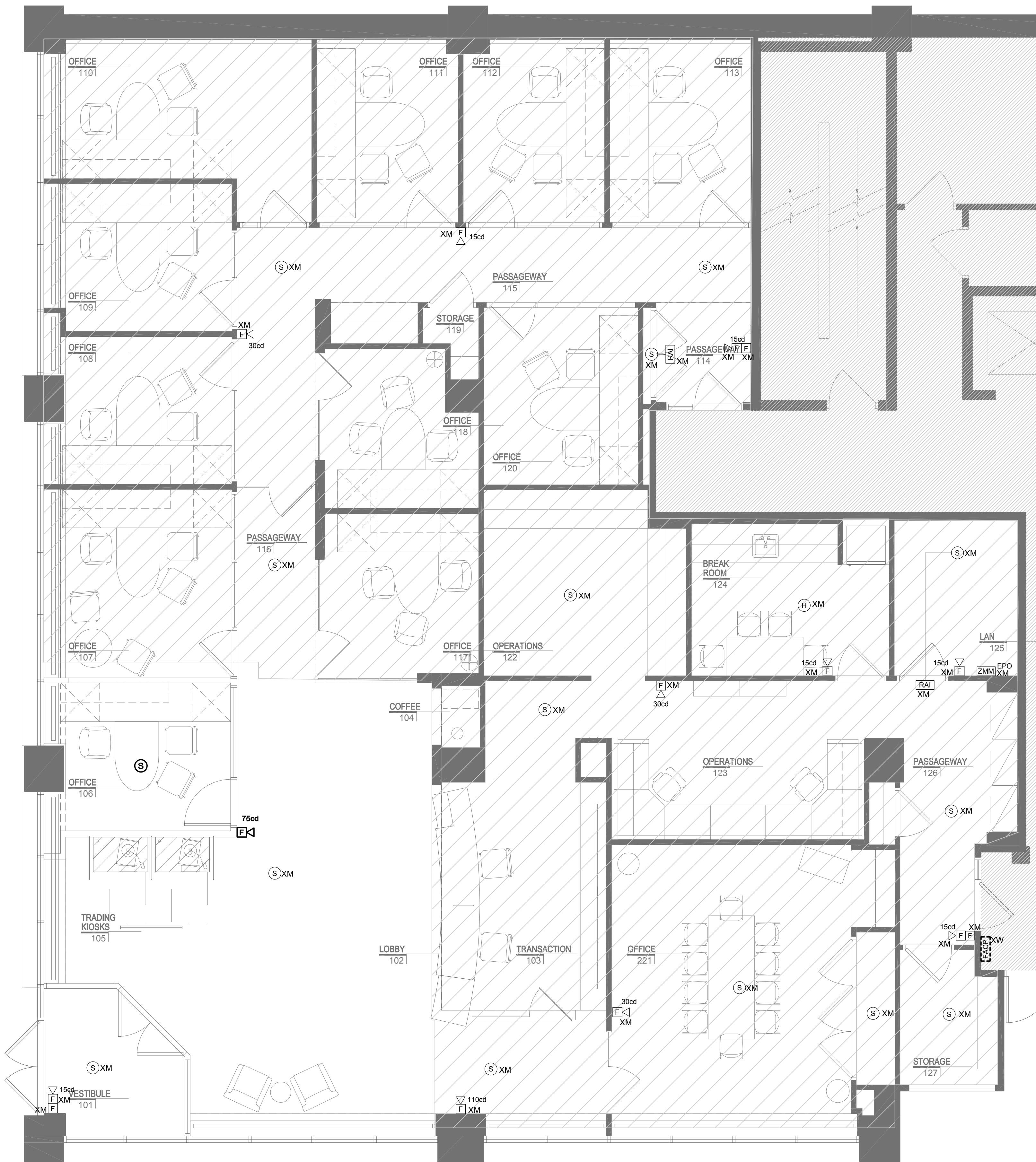
1. THIS DRAWING IS INTENDED TO ILLUSTRATE MAJOR EQUIPMENT AND THE INTENDED INTERCONNECTIONS. REFER TO THE FLOOR PLAN FOR EXACT LOCATIONS AND QUANTITIES OF DEVICES. REFER TO THE MANUFACTURER'S WIRING DIAGRAMS FOR INTERCONNECTION REQUIREMENTS. INTERCONNECTION DETAILS SHALL BE INCLUDED IN THE SHOP DRAWING WITH COMPONENT CUT SHEETS FOR REVIEW AND APPROVAL.
2. ALL FINAL CONNECTIONS INTO THE EXISTING FIRE ALARM SYSTEM SHALL BE PERFORMED BY THE OWNER'S FIRE ALARM MAINTENANCE CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL CARRY ALL ASSOCIATED COSTS FOR FINAL CONNECTION AND ASSOCIATED TESTING.
3. FIRE ALARM SYSTEM SHALL BE IN CONFORMANCE WITH THE LOCAL FIRE DEPARTMENT RULES AND REGULATIONS.
4. PROVIDE BATTERIES SIZED TO ACCOMMODATE NOTIFICATION APPLIANCE QUANTITIES ILLUSTRATED WITH 50% ADDITIONAL SPARE CAPACITY.
5. PROVIDE UL LISTED LOCKING DEVICE FOR POWER SOURCE CIRCUIT BREAKER AND LABEL AS "FIRE ALARM CONTROL CIRCUIT" IN THE PANELBOARD DIRECTORY.
6. VISUAL APPLIANCES WITHIN SAME ROOM OR FIELD OF VIEW SHALL BE SYNCHRONIZED.
7. STROBES INDICATED AS 15cd OR 30cd SHALL BE DUAL RATED 15/75cd OR 30/75cd RESPECTIVELY.
8. CONTRACTOR SHALL FURNISH FOR RECORD FINAL APPROVED SHOP DRAWINGS TO BUILDING MANAGEMENT COMPANY AND ENGINEER.
9. ALL FIRE ALARM SYSTEM RACEWAY SIZES AND CIRCUITRY REQUIREMENTS SHALL BE IN ACCORDANCE WITH FIRE ALARM MANUFACTURER'S RECOMMENDATIONS, NFPA 72, ALL CODES WHICH MAY APPLY, AND THE LOCAL FIRE DEPARTMENT.
10. PROVIDE SIGNAL TO SECURITY CARD READER/KEY PAD/DOOR RELEASE SYSTEM TO UNLOCK ALL DOORS (EQUIPPED WITH CARD READERS, KEY PADS OR DOOR RELEASE BUTTONS) DURING FIRE ALARM CONDITION. COORDINATE WITH SECURITY CONTRACTOR.
11. PROVIDE POWER BOOSTERS SIZED TO ACCOMMODATE NOTIFICATION APPLIANCE QUANTITIES ILLUSTRATED WITH 50% ADDITIONAL SPARE CAPACITY. PROVIDE DEDUCT ALTERNATE TO DELETE NEW POWER SUPPLY IF EXISTING CAPACITY IS SUFFICIENT AND ILLUSTRATED WITH CALCULATIONS.
12. ALL NEW FIRE ALARM DEVICES SHALL MATCH EXISTING MANUFACTURER AND BE CROSSED LISTED FOR CONNECTION TO THE EXISTING SYSTEM. ALL NEW AUDIOVISUAL DEVICES SHALL BE WHITE WITH RED LETTERS.

FIRE ALARM RISER DIAGRAM

N.T.S.

SEQUENCE OF OPERATIONS

- A. THE GENERAL ARRANGEMENT OF THE SEQUENCE OF OPERATION IS DESCRIBED BELOW AND IS SUBJECT TO CONFIRMATION BY THE INSTALLING CONTRACTOR AND FIRE ALARM SYSTEM CONTROL UNIT TECHNICAL REPRESENTATIVE.
- B. ACTIVATION OF A MANUAL PULL STATION, SMOKE DETECTOR, HEAT DETECTOR OR SPRINKLER SYSTEM WATERFLOW SWITCH SHALL INITIATE THE PREDEFINED FIRE ALARM SYSTEM "ALARM" SEQUENCE:
 1. DISPLAY ALARM CONDITION AT FIRE ALARM CONTROL UNIT AND REMOTE ANNUNCIATOR(S).
 2. ENERGIZE AUDIBLE (TEMPORAL-3 PATTERN) AND VISUAL (UL 1971 SYNCHRONIZED STROBE) OCCUPANT NOTIFICATION CIRCUITS WITHIN EVACUATION ZONE(S) AS DESIGNATED BY PRE-ESTABLISHED CONTROL UNIT SEQUENCE OF OPERATIONS.
 3. PERFORM AUXILIARY FIRE SAFETY FUNCTIONS AS DESIGNATED BY PRE-ESTABLISHED CONTROL UNIT SEQUENCE OF OPERATIONS SUCH AS ELEVATOR RECALL, DAMPER ACTIVATION, DOOR CLOSURE, AHU SHUTDOWN, PRESSURIZATION SYSTEMS, ETC.
 4. TRANSMIT ALARM CONDITION TO CENTRAL / SUPERVISING STATION AND/OR LOCAL FIRE DEPARTMENT VIA MUNICIPAL ALARM SYSTEM.
- C. THE OPERATION OF A NEW SPRINKLER TAMPER SWITCH OR DUCT SMOKE DETECTOR SHALL INITIATE THE PREDEFINED FIRE ALARM SYSTEM "SUPERVISORY" SEQUENCE:
 1. DISPLAY SUPERVISORY CONDITION AT FIRE ALARM CONTROL UNIT AND REMOTE ANNUNCIATOR(S).
 2. TRANSMIT SUPERVISORY CONDITION TO CENTRAL / SUPERVISING STATION.
 3. IN ADDITION, THE OPERATION OF AN EXISTING OR NEW DUCT DETECTOR SHALL SHUT-DOWN THE CORRESPONDING AIR HANDLING UNIT (AHU).
- D. NORMAL POWER FAILURE TO FIRE ALARM SYSTEM REMOTE POWER SUPPLIES, GROUND FAULTS, SHORT CIRCUITS AND OPEN CIRCUIT CONDITIONS SHALL INITIATE THE PREDEFINED FIRE ALARM SYSTEM "TROUBLE" SEQUENCE:
 1. DISPLAY SUPERVISORY CONDITION AT FIRE ALARM CONTROL UNIT AND REMOTE ANNUNCIATOR(S).
 2. TRANSMIT TROUBLE CONDITION TO CENTRAL / SUPERVISING STATION.



1 ELECTRICAL FIRE ALARM PLAN

E-401 SCALE: 1/4" = 1'-0"

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19103

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Fidelity's Engineering Consultant:



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Durham, NC • Charlotte, NC
70 Fargo Street Boston, MA 02210-1964
T 617-345-8888

Seals:

General Notes:

Project Title:



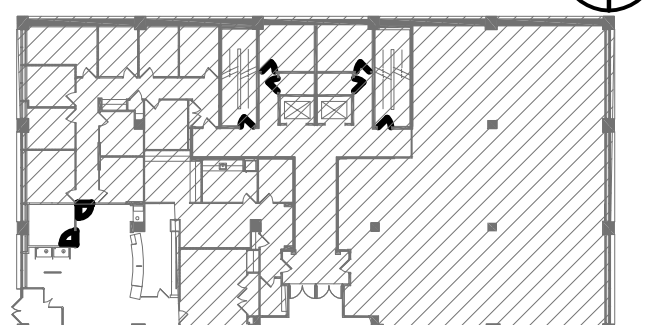
Fidelity Real Estate Company
245 Summer Street
Boston, MA 02110

Fidelity Investor Center
3 Canal Plaza
Portland, ME 04112
Branch ID No. 120

Number	Description	Date
	ISSUED FOR PERMIT & CONSTR	03 OCT 14

Key Plan:

Project North



CAD File:
Project No.: 20140629
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Drawing Sheet Title:

ELECTRICAL FIRE ALARM
PLAN

Drawing Sheet Number:

E-401

Owner's Drawing Sheet No.:

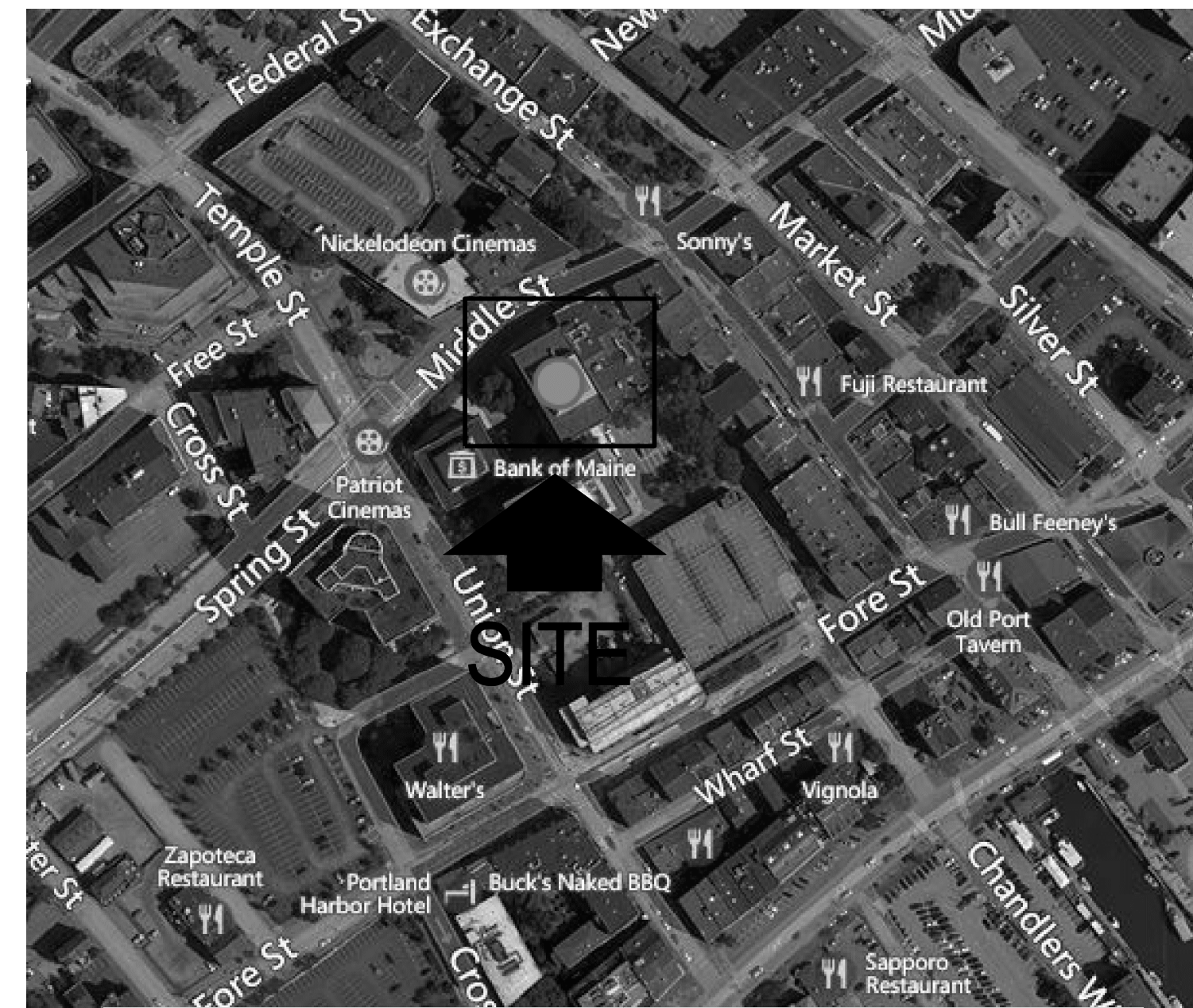
PROJECT DESCRIPTION

PROJECT SCOPE IS AN ALTERATION OF AN EXISTING BANKING INVESTMENT CENTER WITHIN AN EXISTING BUILDING. TO INCLUDE A NEW PRIVATE OFFICE AND TRADING KIOSKS.
CURRENT TENANT SPACE IS OCCUPIED.

CODE SUMMARY

BUILDING CODE	2009 INTERNATIONAL BUILDING CODE
EXISTING BUILDING CODE	2009 INTERNATIONAL EXISTING BUILDING CODE
ENERGY CONSERVATION CODE	2009 INTERNATIONAL ENERGY CONSERVATION CODE
PLUMBING CODE	2012 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE	BOCA NATIONAL MECHANICAL CODE / ASHREA
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE
PREVAILING LOCAL CODES	-

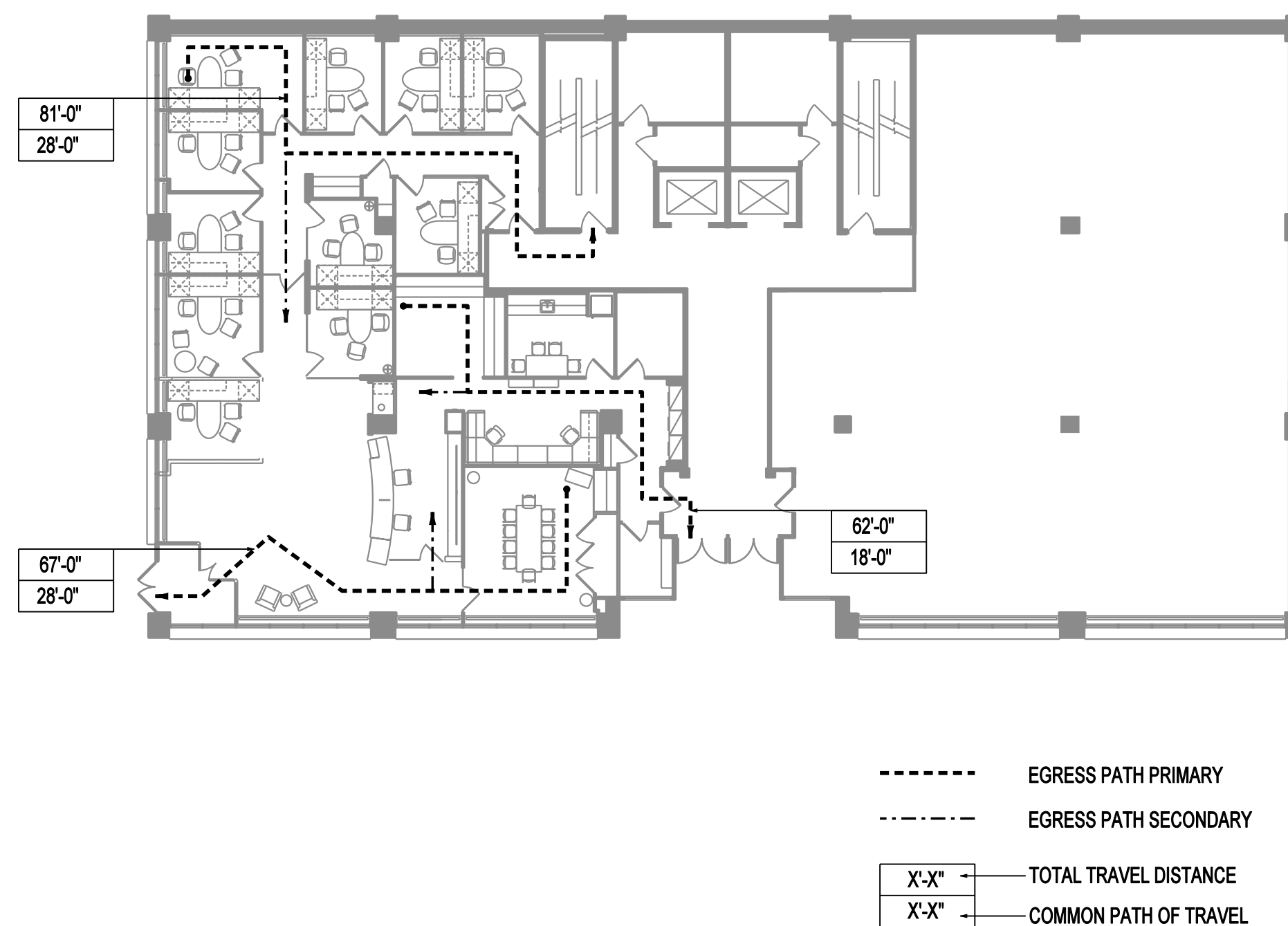
LOCATION MAP



EGRESS NOTES

EGRESS ANALYSIS:	EXISTING TENANT SPACE
NUMBER OF STORIES:	5
CONSTRUCTION TYPE:	2B (existing assumed)
OCCUPANCY USE GROUP:	B
TENANT AREA:	3,867 GSF
OCCUPANCY LOAD:	3,867 @ 100 SF / PERSON = 38 OCCUPANTS
EXITS REQUIRED:	2 (travel distance)
EXITS PROVIDED:	3
EGRESS WIDTH PROVIDED:	FRONT ENTRY: 68 INCHES REAR EXIT: 34 INCHES REAR EXIT: 34 INCHES TOTAL: 136 INCHES
EGRESS WIDTH REQUIRED:	38 OCCUPANTS x 0.2 INCHES = 7.6 INCHES
FULLY SPRINKLED:	NO
MAXIMUM TRAVEL DISTANCE:	81'-0"

EGRESS PLAN



DRAWING INDEX

INTERIOR IMPROVEMENTS

INTERIOR DESIGN

ID-000	DRAWING INDEX, LOCATION MAP AND PROJECT INFORMATION	●
ID-001	GRAPHIC SYMBOLS, TYPICAL ACCESSIBILITY INFORMATION & DEVICE MOUNTING DETAILS	●
ID-002	GENERAL NOTES & ABBREVIATIONS	●
ID-010	DOOR, FRAME, HARDWARE & FINISH SCHEDULES AND DETAILS	●
ID-201	DEMOLITION PLAN AND PARTITION PLAN	●
ID-301	POWER & COMMUNICATION LOCATION PLAN AND REFLECTED CEILING PLAN	●
ID-401	FINISH PLAN AND FURNITURE PLAN	●
ID-800	PARTITION, FLOOR, BASE, TRANSITION AND CEILING DETAILS	●
ID-840	TRADING KIOSK PLAN, ELEVATIONS AND DETAILS	●

HVAC

H-000	HVAC LEGEND, NOTES AND ABBREVIATIONS	●
HD-201	HVAC DEMOLITION PLAN	●
H-201	HVAC PLAN	●
H-700	HVAC DETAILS & SCHEDULES	●
H-900	HVAC SPECIFICATIONS	●

ELECTRICAL

E-000	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS	●
E-201	ELECTRICAL LIGHTING PLAN	●
E-301	ELECTRICAL POWER PLAN	●
E-401	ELECTRICAL FIRE ALARM PLAN	●
E-800	ELECTRICAL DETAILS	●
E-900	ELECTRICAL SCHEDULES	●
E-1000	ELECTRICAL SPECIFICATIONS AND DEMOLITION NOTES	●

TELECOMMUNICATIONS

T-000	TELECOMMUNICATIONS LEGEND, NOTES & ABBREVIATIONS	●
T-201	TELECOMMUNICATIONS PLAN	●
T-600	TELECOMMUNICATIONS DETAILS	●

SECURITY

ES-000	ELECTRONIC SECURITY LEGEND, NOTES & ABBREVIATIONS	●
ES-201	ELECTRONIC SECURITY PLAN	●
ES-600	ELECTRONIC SECURITY DETAILS	●
ES-700	ELECTRONIC SECURITY SPECIFICATIONS	●

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Seals:

Joseph A. Castron, Maine License No. 3583

General Notes:

Project Title:

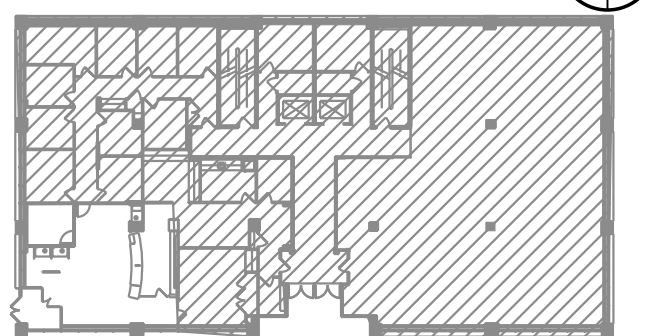
Fidelity
INVESTMENTS

Fidelity Real Estate Company
245 Summer Street
Boston, MA 02110

Fidelity Investor Center
3 Canal Plaza
Portland, ME 04112
Branch ID No. 120

Number	Description	Date
	ISSUED FOR PERMIT & CONST	03 OCT 14

Key Plan:



CAD File: PDR_ID-000.dgn
Project No.: K2812515 R24
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Drawing Sheet Title:

DRAWING INDEX
LOCATION MAP AND
PROJECT INFORMATION

Drawing Sheet Number:

ID-000

Owner's Drawing Sheet No.: