

# DIVERSIFIED COMMUNICATIONS

## INTERIOR RENOVATIONS & FIT-UP OF

### 3RD FLOOR (PARTIAL)

121 FREE STREET  
PORTLAND, MAINE 04101



**OWNER**

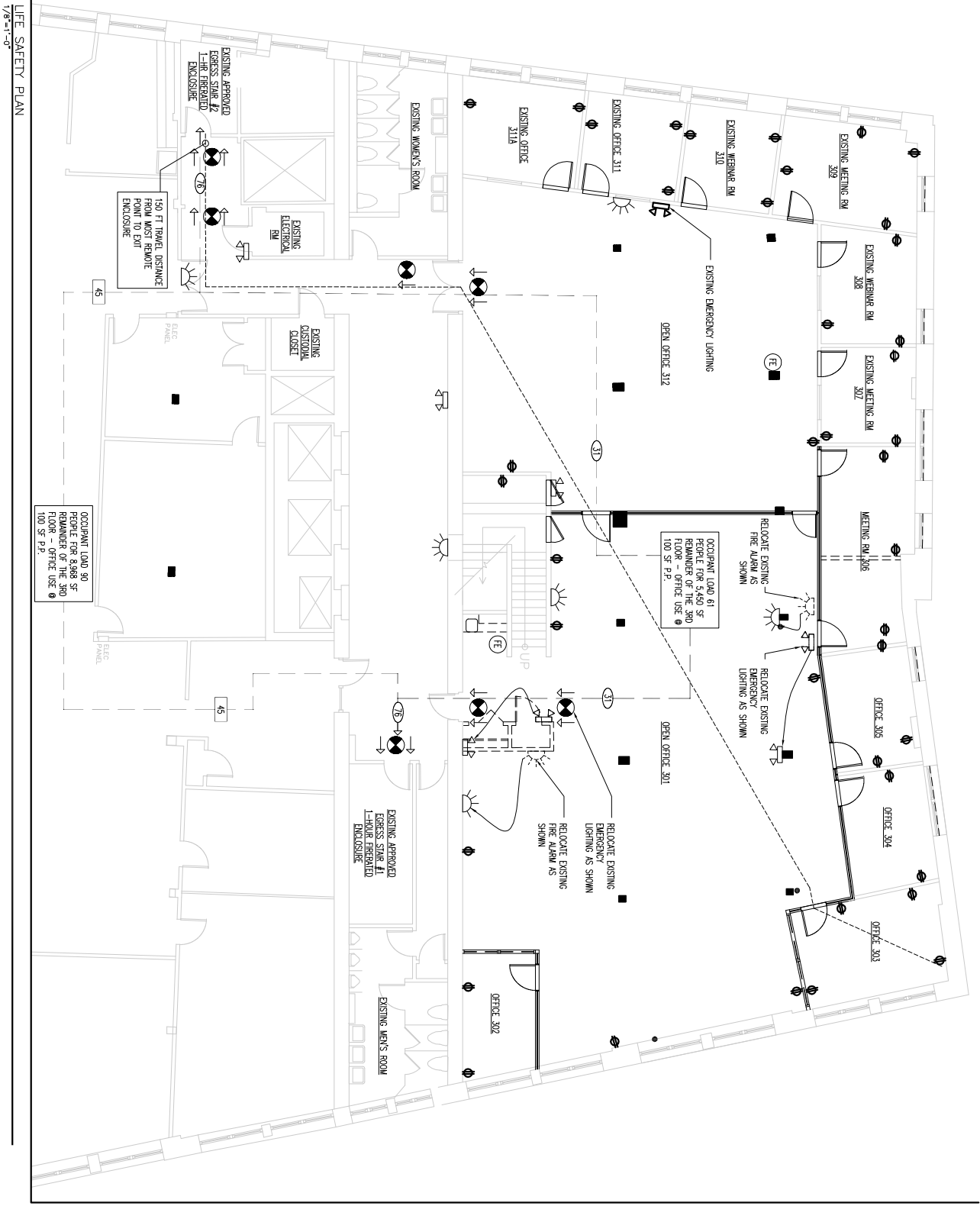
**FORE RIVER MANAGEMENT**  
5 MILK STREET  
PORTLAND, MAINE 04101  
PH: 207-879-1671

**DESIGN PROFESSIONAL**

**WHITED PLANNING + DESIGN**  
45 HEATHER ROAD  
PORTLAND, ME 04103  
PH: 207-329-2189

**SCOPE OF WORK**

WORK CONSISTS OF RENOVATIONS & FIT-OUT OF A PORTION OF THE THIRD FLOOR AT 121 FORE ST, FOR USE BY AN EXISTING TENANT. SEE KEY PLAN. WORK INCLUDES, BUT IS NOT LIMITED TO: MISC DEMOLITION; NEW NON-LOAD-BEARING GYPSUM BOARD WALL SYSTEM; NEW GLAZED PARTITION ASSEMBLY; BOTH GLASS & METAL DOORS; CARPETING; PAINTING; UPDATED KITCHENETTE WITH ADA ACCOMMODATIONS; UPDATED SPRINKLER HEAD(S); RELOCATED FIRE ALARM FIXTURES; ELECTRICAL HEATING & VENTILATION REVISIONS – COMPLETE AND READY TO USE.







LIFE SAFETY PLAN  
1/8"=1'-0"

**LIFE SAFETY CODE SUMMARY**

<p>NFPA 101 (2009) NOTES BUILDING OCCUPANCY: EXISTING BUSINESS (NFPA) GROUP B (90) ORDINARY HAZARD CONSTRUCTION TYPE TYPE III (211) BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM TOTAL SQUARE FOOTAGE OF PROJECT: 5,490 SF</p> <p>EXISTING STAIR 1 / EXISTING STAIR 2 PERF. NFPA 101, CHAPTER 39 EXISTING BUSINESS OCCUPANCIES, SECTION 39.2.6.3 THE TRAVEL DISTANCE IS LESS THAN 300 FT FROM TERMINATION OF EXIT ENCLOSURE PERF. NFPA 101, 2007 OCCUPIED SPACE IS SERVED BY 2 CLASS A FIRE EXTINGUISHERS, MAX. TRAVEL DISTANCE TO EXTINGUISHERS IS 75'</p>	<p>PROPOSED TOTAL OCCUPANT LOAD</p> <p>OPEN OFFICE 301: 2294 SF @ 100 P.P. = 23 PEOPLE OFFICE 302: 126 SF @ 100 P.P. = 1 PEOPLE OFFICE 303: 138 SF @ 100 P.P. = 1 PEOPLE OFFICE 304: 137 SF @ 100 P.P. = 1 PEOPLE MEETING ROOM 306: 241 @ 100 P.P. = 2 PEOPLE EXISTING MEETING ROOM 307: 122 @ 100 P.P. = 1 PEOPLE EXISTING MEETING ROOM 308: 189 SF @ 100 P.P. = 2 PEOPLE EXISTING MEETING ROOM 310: 124 SF @ 100 P.P. = 1 PEOPLE EXISTING MEETING ROOM 311: 132 SF @ 100 P.P. = 1 PEOPLE EXISTING OFFICE 314: 157 SF @ 100 P.P. = 2 PEOPLE OPEN OFFICE 312: 1448 SF @ 100 P.P. = 15 PEOPLE</p> <p>PERF. NFPA 101, 2007 OCCUPIED SPACE IS SERVED BY 2 CLASS A FIRE EXTINGUISHERS, MAX. TRAVEL DISTANCE TO EXTINGUISHERS IS 75'</p> <p>TOTAL OCCUPANCY: 61</p>
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**LIFE SAFETY KEY**

	FIRE EXTINGUISHER
	EMERGENCY LIGHTING & BATTERY PACK
	FIRE ALARM
	EXIT LIGHT AND OUTLET BOX, SIGN, DIRECTIONAL ARROWS AS INDICATED

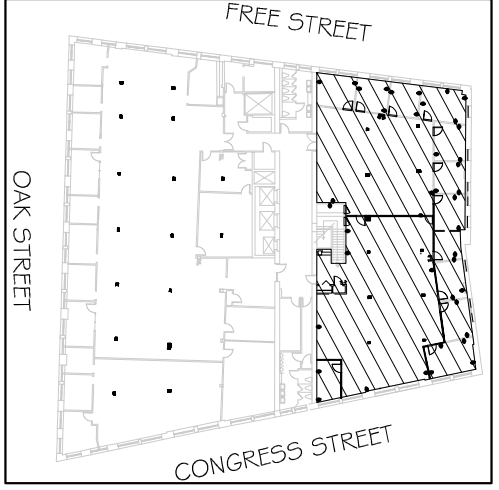
**REMOVAL NOTES:**

1. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO ALL AREAS AFFECTED BY THE WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING STRUCTURAL ELEMENTS THAT IS NOT IDENTIFIED IN THESE REMOVAL NOTES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING STRUCTURAL ELEMENTS THAT IS NOT IDENTIFIED IN THESE REMOVAL NOTES.
2. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. ALL DEBRIS SHALL BE REMOVED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AND READY FOR RE-USE.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PERMITS AFFECTED ARE ADEQUATELY SUPPORTED BY OTHER TEMPORARY SUPPORT OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. ALL ADJACENT PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED FROM DAMAGE.
6. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVALS. REMOVE PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONFINEMENT OR BELOW FINISH SURFACE. ALL SHALL BE PROPERLY CAPED OR PLUGGED. DO NOT REMOVE ANY SPRINKLER SYSTEM COMPONENTS. COORDINATE WITH SPRINKLER CONTRACTOR FOR ANY REMOVALS.
7. THE CONTRACTOR SHALL PROVIDE EJECT AND MAINTAIN ALL TEMPORARY BARBERS, GUARDS, AND ALL TEMPORARY SHORING STRUCTURAL REQUIREMENTS OF THE BC 3003. ALL SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

**DRAWING LIST**

GENERAL	TITLE SHEET & GENERAL NOTES
<input type="radio"/>	G100
ARCHITECTURAL	
<input type="radio"/>	A103 3RD FLOOR PLAN
<input type="radio"/>	A104 3RD FLOOR REFLECTED CEILING PLAN

**KEY PLAN**



KEY PLAN (3RD FLOOR)  
1/32"=1'-0"