

DIVERSIFIED COMMUNICATIONS

INTERIOR RENOVATIONS & FIT-UP OF 4TH & 5TH FLOORS

121 FREE STREET
PORTLAND, ME 04101

SCOPE OF WORK

WORK CONSISTS OF RENOVATIONS & FIT-UP OF THE 4TH & 5TH FLOOR AT 121 FREE STREET FOR USE BY AN EXISTING TENANT.

WORK INCLUDES, BUT IS NOT LIMITED TO: MISC DEMOLITION, NEW GLAZED PARTITIONS, GLASS & METAL DOORS, CARPETING, PAINTING, RELOCATED SPRINKLER HEADS, ELECTRICAL HEATING & VENTILATION REVISIONS.

OWNER

TERBAR REALTY INC.
P.O. BOX 7525
PORTLAND, ME 04112
PH: 207-772-6404

DESIGN PROFESSIONAL

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

LIFE SAFETY CODE SUMMARY

NFPA 101 (2009) NOTES
BUILDING OCCUPANCY:
EXISTING BUSINESS (NFPA), GROUP B (IBC)

ORDINARY HAZARD
CONSTRUCTION TYPE: TYPE III (211)
BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM

SQUARE FOOTAGE IS:
4TH FLOOR = 17,600 SQ. FT. (INCLUDES ELEVATORS, STAIRS, BATHROOMS, CORRIDORS, UTILITIES & WALLS)
5TH FLOOR = 17,600 SQ. FT. (INCLUDES ELEVATORS, STAIRS, BATHROOMS, CORRIDORS, UTILITIES & WALLS)
TOTAL AREA = 35,200 SQ. FT.

OCCUPANCY LOAD IS:
4TH FLOOR TOTAL OFFICE, MEETING ROOM, HUDDLE ROOM & WORK ROOMS = 8,595 SQ FT
8,595 SQ FT @ 100 SF PER PERSON = 86 PEOPLE
4TH FLOOR WAITING/STAFF EATING AREA IN LOBBY = SEATING FOR 21
4TH FLOOR TOTAL OCCUPANT LOAD = 107

5TH FLOOR TOTAL OFFICE, MEETING ROOM, HUDDLE ROOM & WORK ROOMS = 8,089 SQ FT
8,089 SQ FT @ 100 SF PER PERSON = 81 PEOPLE
5TH FLOOR WAITING/STAFF EATING AREA IN LOBBY = SEATING FOR 21
5TH FLOOR TOTAL OCCUPANT LOAD = 102

EXISTING STAIR 1/ EXISTING STAIR 2
PER 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

PER NFPA 10, 2007: OCCUPIED SPACE IS SERVED BY 6 CLASS A FIRE EXTINGUISHERS ON 4TH FLOOR AND 6 CLASS A FIRE EXTINGUISHERS ON 5TH FLOOR.
MAX TRAVEL DISTANCE TO EXTINGUISHERS IS 75 FT.

DRAWING LIST

- A1 4TH FLOOR LIFE SAFETY PLAN
- A2 5TH FLOOR LIFE SAFETY PLAN
- A3 4TH FLOOR NORTH FLOOR & CEILING PLANS AND DETAILS
- A4 4TH FLOOR SOUTH FLOOR & CEILING PLANS
- A5 5TH FLOOR NORTH FLOOR & CEILING PLANS
- A6 5TH FLOOR SOUTH FLOOR & CEILING PLANS
- A7 4TH FLOOR STOREFRONT ELEVATIONS
- A8 4TH & 5TH FLOOR STOREFRONT ELEVATIONS
- A9 5TH FLOOR STOREFRONT ELEVATIONS
- A10 4TH FLOOR ELEVATOR LOBBY FLOOR & CEILING PLANS
- A11 5TH FLOOR ELEVATOR LOBBY FLOOR & CEILING PLANS
- A12 4TH FLOOR CARPET PATTERN PLANS
- A13 5TH FLOOR CARPET PATTERN PLANS