Inspection Division
Date: 06/30/14

Reserved for City of Portland, Maine use

Proposed Tenant Improvements for:

KeyBank National Association

Forest Avenue Branch
400 Forest Avenue
Portland, Maine 04101

vocon.

cleveland.
3142 Prospect Ave.
Cleveland OH, 44115
216.588.0800

new york.
Two Grand Central Tower, Suite 14A.
140 East 45th Street
New York, NY 10017
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vocon. partners LLC.

Project Team

CLIENT
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GENERAL CONTRACTOR

To be determined

ARCHITECT / INTERIOR TEAM

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Site Location Map

Drawing Index

GENERAL INFORMATION DRAWINGS
G1.1 Title Sheet
G1.2 General Construction, Demolition Notes

ARCHITECTURAL DRAWINGS
A0.1 Demolition Plan and Notes
A1.1 Construction Plan, Door Schedule and Notes
A2.1 Not Used
A3.1 Not Used
A4.1 Finish Plan, Schedule and Notes
A5.1 Interior Elevations, Sections and Details

Building Key Plans

Egress Key Plan:
SCALE: NOT TO SCALE

Egress Key:
NOTE: OCCUPANCY TYPE IS (B) BUSINESS U.N.O.

- ## NO. OF OCCUPANTS
- # EXIT DESIGNATION (OR EXISTING STAIR)
- X OCCUPANCY TYPE (BUSINESS U.O.N.)
- ## TRAVEL DISTANCE
- f.e FIRE EXTINGUISHER
- ASSEMBLY OCCUPANCY
- STORAGE OCCUPANCY
- (NIC) Not In Contract
- BUILDING EXIT

Code Information - Non Sprinklered Building

SITE INFORMATION:

KeyBank Forest Ave. Branch
400 Forest Avenue
Portland, ME 04101

PROJECT DOCUMENT CONFORMANCE - LATEST CONSTRUCTION CODE REQUIREMENTS:
BUILDING CODE: 2008 New York City Building Code Includes Updates to Dec 31, 2009
(Based upon IBC 2003)
1968 New York City Building Code, ***Local Law No. 76 Effective December 6, 1968***
2008 NYC Plumbing Code, 2008 NYC Mechanical Code,
2008 NYC Fuel and Gas Code, 2008 NYC Fire Code,
2009 NYC Energy Conservation Code - LL85/09, ICC/ANSI A117.1-1986 - LL58/ 87

ACCESSIBILITY COMPLIANCE:
2008 New York City Building Code Chapter 11 & Appendix E,N &P. ICC A 117.1- 2003
2010 ADA Standards for Accessible Design; AMERICANS WITH DISABILITIES ACT OF 1994, TITLE II & III

SCOPE OF WORK: Project scope includes tenant alteration of the entire 2nd and 3rd Floors

CHAPTER 3: USE & OCCUPANCY CLASSIFICATION
Section 302.1 use group classification: (Construction Type I B = 2 Hr floor separation)
Building is Mixed Occupancy includes the base use group of A-3 ASSEMBLY and the following:
Section 304.1 Business occupancy Group B:: (unchanged)
Section 303.1 Assembly occupancy Group A (A-3) Show rooms 2-4th floors (Accessory use)
Other uses in the building
Section 309.1 Mercantile (M) Show rooms 2-4th floors (unchanged)
Section 311.3 Low Hazard Storage (S-2) (unchanged)
Section 311.2 Storage Group; Moderate-hazard (S-1) (unchanged accessory and separated 1 hr)
Section 306.2 Factory Industrial; Moderate-hazard (F-1)
Section 508.2 Accessory use - conference room < 50 occ. = Business or use.
Accessory use allows areas that are less than 10% of space to be accessory to the main use group.
Section 508.2.5 Incidental Accessory Occ. for multi story require floor & fire barrier (TABLE 508.2.5

CHAPTER 5: BUILDING HEIGHT, AREA, & OCCUPANCY SEPARATIONS:
Calculated: Actual building Height / Area: Based upon existing conditions (unchanged)
Existing building Height: 2 story building (unchanged)
Existing building Footprint: building Footprint area = 3,044.6 SqFt (unchanged)
Gross building total area: All floors of Building = ? SqFt (+/-)

Calculated: Project building Height / Area:
Tenant space is a Full Floor.
(TENANT) interior alteration build-out SCOPE = 3,044.6 U.S.F. of full floor 3,044.6 Sqft.

Table 503 Allowable building Height / Area: Based upon existing conditions (unchanged)
existing building design and egress unchanged
Group B / TYPE XIB: Allowed Height max. height = x story; xx ft - xx,xxx SqFt per story
GROUP B / TYPE IIB: ALLOWED max. height = 3 story; 55 ft - 23,000 SqFt per story
Actual2 story (23,000+46,000+17,250) = 86,250 sqft
* numbers in (parenthesis) indicate increases allowed by Sections 504.2 & 506.3 Fully Sprinkled buildings.
Section 508.3 NON-SEPARATED OCCUPANCIES
Section 508.3.1 OCCUPANCY CLASSIFICATION - Non-separated occupancies shall be individually classified in accordance with Chapter 3, except for the most restrictive applicable provisions of Section 403 & Chapter 9
Section 508.3.3 No separation between non-separated uses required. BUT INDIVIDUALLY CLASSIFIED BY OCCUPANCY.Height and Area based on the most restrictive allowances for the occupancy groups under consideration per Section 503.1

Chapter 9: Fire Protection Systems:
Portable fire extinguishers will be installed per Sections 906, and 3309; NFPA 10; IFC 1301:7-7-09.906; locations to be verified with the local fire official.
FIRE EXTINGUISHERS LOCATION & SIZE FOR CLASS-A HAZARDS
NFPA 6.2.1.5 & Where the area of the floor of a building is less than 11,250sf at least 1
OFC 906.3 fire extinguisher of minimum suggested size shall be provided
NFPA Table 6.2.1.1 & Max. Travel distance to extinguisher is 75'-0"
OFC Table 906.3(1) Min. Extinguisher Rating is 2-A
OFC 906.5 CONSPICUOUS LOCATIONS
Extinguishers shall be located in conspicuous locations & along normal paths of travel where they are readily accessible and immediately available for use.
OFC 906.6 UNOBSCURED LOCATIONS
In rooms or areas with visual obstruction, means to be provided to indicate the locations of extinguishers.

CHAPTER 6: TYPES OF CONSTRUCTION - Building Construction Classification:

Section 601 Construction Classification Fire Resistance Rating (Table 601)
TYPE - I B SECTION 601.2 (unchanged) Non-combustable / Protected
BLDG IS FULLY SPRINKLED (steel is firesprayed, repair as needed)

Sprinkler Drawing Submittals: certified submittal of the following documents will be provided by a State Licensed Sub-Contractor
Fire proofing Replaced or repaired at floor levels for 2hr requirement (any penetrations are required to be sealed per UL#) (roof is above 20 = no rating vs 1hr)
Section 107.4.4 Fire Protection Components
Sprinkler System: Section 903.3.1.1 NFPA 13, & 907 FIRE ALARM SYSTEMS fire alarm tie in to existing system that has central fire control center at first floor wih voice NFPA 72.
Portable Fire Extinguishers: Section 906.1 & 3309.1 NFPA 10,
IFC 1301:7-7-09.(906.1) & verify locations with the LOCAL Fire official.
Egress signage and emergency lighting per each tenant space.

(per Table 601) Fire Resistance Rating Requirements for Building Elements (hours)
Based on Construction type: **TYPE I B**
Primary structural frame: 2 hr.
Bearing walls - EXTERIOR: 2 hr.
Bearing walls - INTERIOR: 2 hr.

Nonbearing walls and partitions Exterior : TABLE 602 (property line Sep. distance) > 30' = 0hr.
Nonbearing walls and partitions Interior: 0 hr.
Floor construction/ 2ndary members 2 hr. Floor (Section 202)
Roof construction/ 2ndary members 1 hr. Roof (Section 202)

FIRE PARTITIONS: 709.1.4
Exit Access corridor walls (W/ Sprinkler per 903) 0 hr. (OBC TABLE 1018.1) A, M, S & B Occupancies
CORRIDOR DAMPERS N.R. (OBC 716.5.4.1 Exception 1 w/ sprinklers)

CHAPTER 7 FIRE RESISTANCE RATING CONSTRUCTION
Section 704.9 VERTICAL SEPARATION BETWEEN OPENINGS
No vertical separation req'd between openings due to
exception 1 (bldg is 3 stories in height) and exception 2 (bldg is fully sprinkled)
Section 707.3 Fire Barriers (For > 4 Stories)
Shaft Enclosures 2 HR min. Fire Rating (708.4)
Exit Enclosures 2 HR min. Fire Rating (1022.1)
Exit Passageway 1 min. Fire Rating
Section 707.3.8 Fire Barriers (Separated Occupancies) = 2 HR (for S-1 in building only)(S-2 to B only)
Section 717.1 Provide Fire blocking (and draftstops 717.3) at all walls and openings not extended to the structure above, etc.
Section 717.5 All concealed wood blocking to be fire retardant treated in Type I & II construction;
Section 603.1 blocking to be fire retardant treated , unless per uses in Section 717.5 concealed spaces section 602 of Mechanical CodePROVIDE FIREBLOCKING (AND DRAFTSTOPS, if required) AT ALL WALLS AND OPENINGS NOT EXTENDING TO THE STRUCTURE ABOVE.
Draftstops required by 717.4.3 at areas that exceed 3,000 sqft.attics and concealed roof spaces. (all areas are designed as open to roof structure - concealed spaces do not exceed).
Elevator lobby is enclosed per Sections 708.14.1 and 709 when connecting more that 3 stories (1 hour).
[Not required per Exception 6 when hoistway is pressurized.]

CHAPTER 8: FINISH INFORMATION:
Final Finish Submittals to be provided by Contractor for Compliance to:
Interior Finish and Trim - Shall be as noted per Section 803, TABLE 803.9,
Wall and Ceiling Finishes with Sprinkler system:

Group B, M	Group A	Location
CLASS B	CLASS B	vertical exits and exit passageways
CLASS C	CLASS B	Exit access corridors and other exit ways
CLASS C	CLASS C	Rooms and enclosed spaces

804.2 floor finishes for (Group B) Business Use
804.4.1 CLASS II - NFPA 253 = 0.22 watts/cm2 in exits, access and Un-separated Spaces.
all tenant areas must meet DOC FF-1 "pill test"
(Floor Coverings w/ Fibers) All carpte to meet Radiant Flux limits by NFPA - 253.

A copy of TEST Reports Shall identify Manufacturer, Style and Name / Representative of Carpet and shall be provided to appropriate building code official upon request of the General Contractor, or as part of the Permit Process/ review corrections.

Section 803.11.1 Direct Attachment of Furred Construction and SET-OUT construction. FURRED walls cannot exceed 1 3/ 4" thickness and must be fire blocked at 8'-0" o.c. horizontal and Vertical enclosures. if not then they must meet requirements of 803.11.1.1 & 2: filled with non combustible material or Class A material.

CHAPTER 11: Accessibility: Per chapter 11 and per ANSI A117.1 w/ 2010 SAD ADA requirements.
Section 1011 Exit Signage per this section for TENANT space egress only.
Exit Signs and Evacuation plan (at elevator) are provided by base building (existing)

CHAPTER 10 MEANS OF EGRESS
Section 1004 Occupant Load Table 1004.1.1 maximum area per occupant
Full Floor Area 3,044.6U.S.F. / 100 S.F. PER OCC = 31 occupants

Calculated: (xxx Floor) Tenant Total Total Calculated
Assembly XX,XXX U.S.F. / 15 (TABLES & CHAIRS) S.F. / OCC (if<750 sf) = XXX occupants
Business XX,XXX U.S.F. / 100 SF. per occ (prefunction simultaneous space) = XXX occupants
Mercantile XX,XXX U.S.F. / 60 SF. per occ (Retail/ showrooms) = XXX occupants
Calculated Allowable Occupant LOAD: = xxx occupants

Actual occupant load: Actual Number of Occupants = (butts in seats) Section 1004.1.1 (Used with Approval)
Section 1004.7 (Actual employees and visitors) LOAD may be HIGHER than calculated
Actual Occupant LOAD: (33 Floor) Tenant Total = 28 occupants

Occupant LOAD used for Design and (Posting if required for assembly):
Project Design Occupant LOAD: = xxx occupants

Section 1005.1 EGRESS WIDTH PER OCCUPANT
Stairway occupant load x 0.2 other egress components load x 0.15
CALCULATED: Number of Exits per Egress Width (and chapter 34 (3412.6.11(1) for existing bldgs.)
Width for Stairs = 31 Occupants X 0.2 = 6.2" (/ No of stairs (1/3) 30.4" < 44")
and Width for components = 31 Occupants X 0.15 = 4.65"
ACTUAL: number of Exits/Stairs = (3) 36" doors w/ 36" width stairs.
ACTUAL WIDTH of Stairs = (1) X 36" = 36" > 44" (44"min.per Section 1009.1)
and Width of components = (1) X 60" + (1) X 36"= 96" > 4.95" (exceeds code requirement)

Section 1005.1 Where occupancy exceeds 50, Access to 2 or more exits MUST be provided.
Table 1015.1 Allowable minimum number of exits required = 2
A, B, M > 49 occupants OR S= 29 OCCUPANTS (= 1 egress allowed from space)
Section 1015.1.1 or 1021.1 increased to 3 per < 501 - 1,000 OCCUPANTS or 4 < 1,001 - HIGHER.

Section 1007.1 Accessible MEANS OF EGRESS:Accessible spaces shall be provided with a minimum of 2 accessible means of egress per Section 1015.1 or 1021.1.
Conditions of less than ONE accessible means of egress:
* if a single egress space = only one accessible means of egress

Section 1008.1.1 Minimum door clear opening width = 32" clear.
EXEMPTION #3: Door openings to Reach-in storage closets < 10 SF are not limited by minimum width.
Section 1008.1.2 All doors to swing in direction of egress if occupancy is > 50
Panic hardware > 50 occupants per Section 1008.1.9
Section 1009.1 Stairway width: shall not be less that 44" clear (see accessible actual = 48")
Section 1009.2 Stairway head room: provide a minimum 80" clear
Section 1017.2 corridor minimum 36" width of load served (Section 1005.1= Corridor width = 44"MIN 1018.2)
Exception: if serving > 50 occupants and non accessible space = 28

Table 1016.1 Length of exit access travel. (From most remote point to the nearest exit)
Business = 200 FT. W/ BLDG. withOUT a Sprinkler System.
Section 1018.4 DEAD ENDS = 20'-0"
Section 1014.3.1 COMMON PATH OF TRAVEL: = 75 feet
Exception #2 = (B, U & S)USE and occupant load is 30 or less = 100 FT

Section 1015.2.1 (Arrangement) Remoteness of Exits:
Minimum exit separation shall be 1/2 of the length of the maximum overall diagonal of the building (for full floor tenants) or tenant space (for partial floor tenants) for buildings w/OUT automatic sprinkler system
overall diagonal length (79'- 2") x 0.5 = 39'- 7" Minimum required separation
Actual Separation Provided: = 57'- 4" > 39'- 7"

Posting of areas Section 1004.3 Assembly Spaces: Posting by Owner:
Building shall be posted by the owner according to Section 1004 and Section 111.
Section 106.1 and 106.2 Live Load Posting required where space is designed to exceed standard 50 psf.
Structural Design LOAD: (refer to structural drawings)
Occupant LIVE LOAD = xxLBS/SF Occupant DEAD LOAD = xxLBS/SF

PLUMBING REQUIREMENTS: CHAPTER 29
Required fixtures per use: Per Table 2902.1 & Section 410.1 Plumbing Code

TABLE 403.1 IPC	B - Business	(Required)	(Provided) Totals
Water Closets:	1/ 50 33 occ load	1	?
Lavatories	1/ 80	1	?
Drinking Fountain:	1/ 100	1	?
Service Sink:	1 REQ'D	1	1 per floor

IBC 2902.4.1 LOCATION OF TOILET FACILITIES: to be within one story of the tenant space and within no more than 500 feet along the path of travel
IPC 410.1 * DRINKING FOUNTAIN EXCEPTION: Drinking fountains shall not be required where water is served in restaurants or where bottled water coolers are provided in other occupancies.
Kitchenettes on Floors include a sink, storage for drinking glasses, and a refrigerator w/ water dispenser.
Chapter 11, ganged single user toilets 50% are required to be accessible one for each sex.
(BOTTLED WATER is only provided for 50% of the required water fountains Certain states)

I hereby certify that this drawing, Specification, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Architect (or Engineer, respectively) under the laws of the State of which govern this project. WARNING: per LAW No person may alter these documents unless person is " or under the direct supervision of " the licensed record architect (or Engineer, respectively). [including all copyrights, JCW]
PROFESSIONAL SEAL:

Date: _____
John C. Workley Registration No: 03-62844-1
Expiration Date: 6/30/2015

PROPOSED TENANT IMPROVEMENTS FOR:

KeyBank National Association
Forest Avenue Branch
400 Forest Ave.
Portland, Maine 04101

DRAWING RELEASE

No.	Date	Description
1	05/28/2014	OWNER REVIEW

DRAWN BY: SDR
CHECKED BY: SDW
JOB NUMBER: 140480.00

DATE ISSUED FOR: x/x/2014 - CD APPROVAL

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
G1.1

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