

SHEET NOTES

- 01 DRAFT CURTAIN & CLOSELY SPACED SPRINKLER HEADS PER IBC 708.2
- 02 NEW GATE THAT PROHIBITS TRAVEL TO BUT ALLOW FREE ACCESS FROM LOWER LEVEL.
- 04 EXISTING STAIRS AND EXISTING GUARDS ARE COMPLIANT TO NFPA 101 7.2.2, EXCEEDING THE 30" MIN HEIGHT REQUIREMENT FOR GUARDS.

GRAPHIC SYMBOLS LEGEND

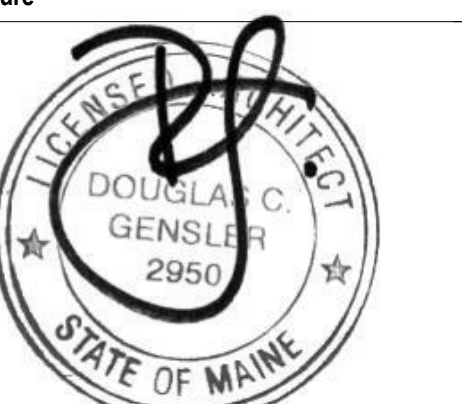
- TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- * POINT OF DECISION
- AREA NOT IN CONTRACT
- AREA CALCULATION
- AREA PER OCCUPANT [1004.1.1]
- OCCUPANCY (PEOPLE)
- CLEAR EXIT WIDTH AT DOOR
- MAXIMUM EGRESS CAPACITY AT DOOR [1005.1]
- ACTUAL EGRESS COUNT AT THIS DOOR
- CR CARD READER
- EM ELECTROMAGNETIC EGRESS LOCK PROVIDED WITH PUSH TO EGRESS BUTTON AND MOTION SENSOR
- DE 15 SECOND DELAYED EGRESS

Date	Description
08/18/17	ISSUE FOR PERMIT & CONSTRUCTION

OCCUPANCY CLASSIFICATION LEGEND

- ▨ ASSEMBLY (UNCONCENTRATED) 1 PERSON / 15 SF
- BUSINESS (GENERAL) 1 PERSON / 100 SF
- ▨ ACCESSORY STORAGE 1 PERSON / 300 SF

Seal / Signature



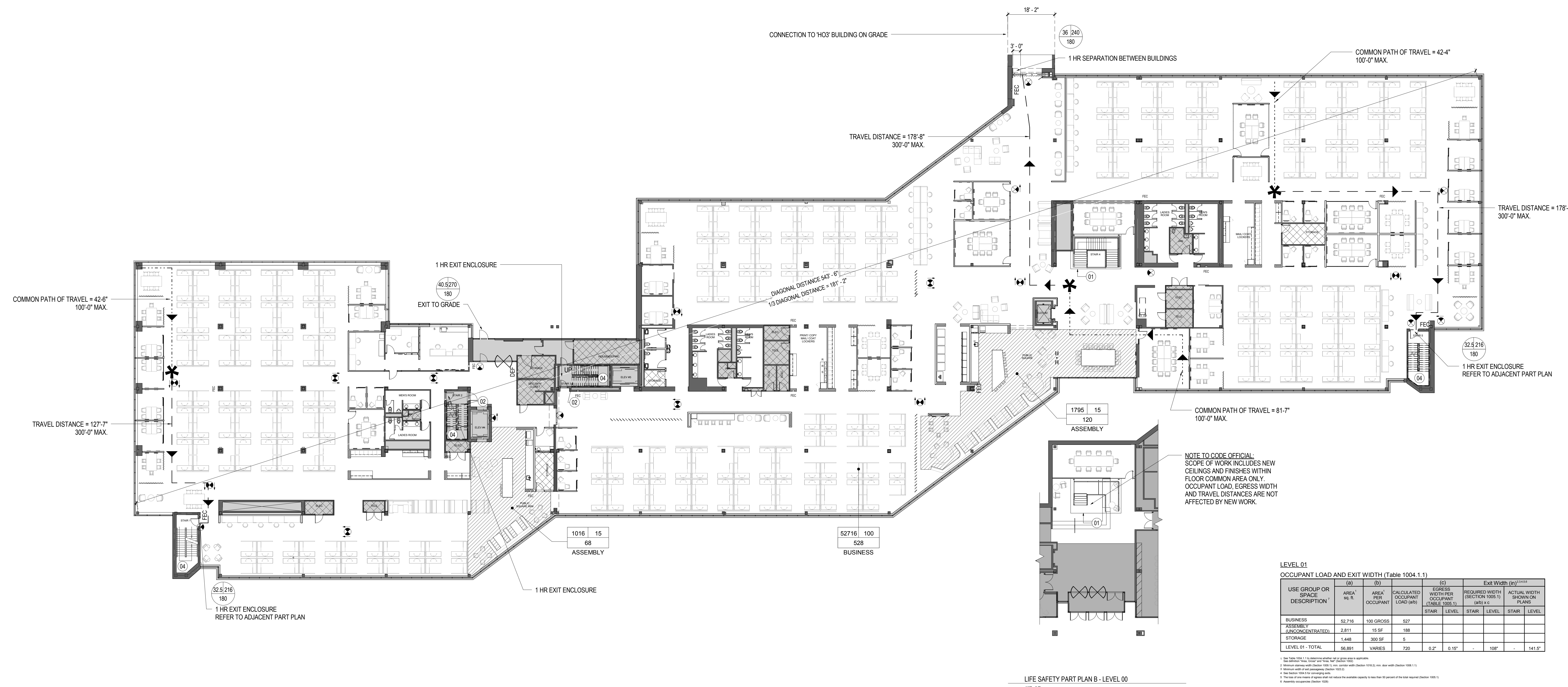
Project Name
Unum Workplace Transformation- Phase 1 (HO2)

Project Number
59.6481.003

Description
LIFE SAFETY PLAN - LEVEL 01 - HO2

Scale
As indicated

LS02.101



LEVEL 01
OCCUPANT LOAD AND EXIT WIDTH (Table 1004.1.1)

USE GROUP OR SPACE DESCRIPTION ¹	AREA ² (sq. ft.)	AREA ² PER OCCUPANT	CALCULATED OCCUPANT LOAD (A) ³	EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)		Exit Width (in) ^{4,5,6,7}	
				STAIR	LEVEL	STAIR	LEVEL
BUSINESS	52,216	100 GROSS	527				
ASSEMBLY (UNCONCENTRATED)	2,811	15 SF	188				
STORAGE	1,448	300 SF	5				
LEVEL 01 - TOTAL	56,891	VARIABLES	720	0.2"	0.15"	100"	141.5"

¹ See Table 1002.1.1 for appropriate occupancy classification and associated egress width requirements.
² Minimum egress width shall be 20 inches (508 mm) for all egress paths.
³ Minimum width of all egress paths shall be 20 inches (508 mm) for all egress paths.
⁴ See Section 1005.1 for egress width requirements.
⁵ The egress width shall be the clear width of the egress path.
⁶ The egress width shall be the clear width of the egress path to the extent of the egress path.
⁷ Minimum egress width shall be 20 inches (508 mm).

01 LIFE SAFETY PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

OVERALL BUILDING INFORMATION

BUILDING CODE SUMMARY

a. PROJECT INFORMATION

Name of Project: UNUM TRANSFORMATION - PORTLAND PHASE 1 (HO2)
 Address: 2211 CONGRESS STREET, PORTLAND, MAINE Zip Code: 04102
 Proposed Use: BUSINESS - B (NO CHANGE TO EXISTING OCCUPANCY OR USE)
 Owner / Authorized Agent: Phone #:
 Email:
 Owned By: City/County Private State
 Code Enforcement Jurisdiction: City - PORTLAND County State

b. PROJECT SUMMARY / ALTERNATIVE MEANS OF COMPLIANCE

Building Description: EXISTING 3 STORY OFFICE BUILDING

Scope of Work Details: INTERIOR RENOVATION OF EXISTING LEVEL 01, LEVEL 02, AND PORTION OF THE GROUND LEVEL. PROJECT WILL CONSIST OF THE CONSTRUCTION OF SELECT PARTITIONS, CEILING, FINISHES, AND ASSOCIATED ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION, AS WELL AS MILLWORK AND SYSTEMS FURNITURE.

c. DESIGN PROFESSIONAL INFORMATION

LEAD DESIGN PROFESSIONAL:
 DESIGNER: FIRM NAME LICENSE # PHONE # E-MAIL
 Architectural: GENSLER DOUGLAS GENSLER ARC2950 617.619.5700 doug.gensler@gensler.com
 Civil: JEFFREY SCOTT LOWERY, P.E. J.S. LOWERY 15160 704.357.9333 jlowery@gensler.com
 Fire Alarm: JEFFREY SCOTT LOWERY, P.E. J.S. LOWERY 15160 704.357.9333 jlowery@gensler.com
 Plumbing: BRAD J. RABINOWITZ, P.E. B. RABINOWITZ 15178 704.357.9333 brad.rabinowitz@gensler.com
 Mechanical: BRAD J. RABINOWITZ, P.E. B. RABINOWITZ 15178 704.357.9333 brad.rabinowitz@gensler.com
 Sprinkler-Standpipe: BRAD J. RABINOWITZ, P.E. B. RABINOWITZ 15178 704.357.9333 brad.rabinowitz@gensler.com
 Structural:
 Retaining Walls: 5' High:
 Other:
d. APPLICABLE CODES
 Building Code: 2009 International Existing Building Code (IBC)

Existing Building: Change of use/occupancy
 Building/tenant space interior completion (Alteration / Renovation)
 Year of construction: 1976/1983 Previous use: (B) OFFICE

g. BASIC BUILDING DATA

Construction Type (Table 601.1) I-A II-A III-A IV-IT V-A
 I-B II-B III-B V-B
 Sprinklers (Section 903) No Partial Yes NFPA 13-07 NFPA 13R-07 NFPA 13D-07
 Standpipes (Section 905) No Yes Class: I II III WET DRY NFPA 14-07
 Fire District: No Yes Flood Hazard Area: (Appendix G) No Yes
 Building Height (Feet): 48' (Table 503) Stories: 3
 Occupancy: B - BUSINESS, Accessory Occupancies (<10%): AS - ASSEMBLY

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	ALT. /RE (SF)
LEVEL 02	57,048	0	55,076
LEVEL 01	56,891	0	54,881
LEVEL 00	39,958	0	1,024
TOTAL	153,937		110,981

Story No.	Description and Use	(A) Bldg Area per Story (Actual)	(B) Table 503 ¹ Area	(C) Area for Forfeiture Increase ¹	(D) Area for Sprinkler Increase ²	(E) Allowable Area of Unlimited ³	(F) Maximum Building Area ⁴
LEVEL 02	B	57,259	23,000	(16,200) 46,000	69,000		
LEVEL 01	B	56,891	23,000	(16,200) 46,000	69,000		207,000
LEVEL 0	B	39,958	23,000	(16,200) 46,000	69,000		

¹ Forfeiture area increases from Section 503.2.2. A forfeited area is an area that is not counted towards the maximum building area.
² The maximum building area shall be the lesser of:
 1. The maximum building area as determined by the code.
 2. The maximum building area as determined by the code plus the area of the forfeited area.
³ The maximum building area shall be the lesser of:
 1. The maximum building area as determined by the code.
 2. The maximum building area as determined by the code plus the area of the forfeited area.
⁴ The maximum building area shall be the lesser of:
 1. The maximum building area as determined by the code.
 2. The maximum building area as determined by the code plus the area of the forfeited area.

I. ALLOWABLE HEIGHT (Chapter 5)

Type of Construction	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type: IB		Type: IB	
Building Height in Feet	Feet - 55	Feet+H-20' = 75'		
Building Height in Stories	Stories - 3	Stories+1 = 4		

CODE & LIFE SAFETY DATA - HO2 BUILDING

e. EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS (Table 1021.1)

FLOOR, ROOM, OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS	REQUIRED TRAVEL DISTANCE (TABLE 1019.1)	TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS ¹ (SECTION 1019.2)	
			ALLOWABLE TRAVEL DISTANCE (TABLE 1019.1)	ACTUAL TRAVEL DISTANCE BETWEEN EXITS (SHOWN ON PLANS)	REQUIRED DISTANCE BETWEEN EXITS (TABLE 1019.2)	ACTUAL DISTANCE BETWEEN EXITS (SHOWN ON PLANS)
LEVEL 02	3	4	300'-0" MAX	285'-0"	18'-2"	331'-6"
LEVEL 01	3	4	300'-0" MAX	288'-0"	18'-2"	331'-6"
LEVEL 00	2	4	300'-0" MAX	281'-0"	18'-2"	331'-6"

¹ Exit doors shall be 20 inches (508 mm) wide.
² Exit doors shall be 20 inches (508 mm) wide.
³ Exit doors shall be 20 inches (508 mm) wide.
⁴ Exit doors shall be 20 inches (508 mm) wide.

f. PLUMBING FIXTURES REQUIREMENTS

OCCUPANCY USE GROUP AND/OR DESIGNATION SPACE	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS/TUBS	DRINKING FOUNTAINS
	MALE	FEMALE		MALE	FEMALE		
LEVEL 02 - BUSINESS, EXIST	5	14	5	6	5	0	2
LEVEL 02 - BUSINESS, NEW	0	1	0	0	1	0	2
LEVEL 01 - BUSINESS, EXIST	5	14	5	6	5	0	2
LEVEL 01 - BUSINESS, NEW	1	1	0	1	1	0	2
TOTAL REQUIRED	16	16	0	12	12	0	8
TOTAL PROVIDED	11	30	0	13	18	0	8

¹ The number of water closets shall be the greater of:
 1. The number of water closets as determined by the code.
 2. The number of water closets as determined by the code plus the area of the forfeited area.
² The number of lavatories shall be the greater of:
 1. The number of lavatories as determined by the code.
 2. The number of lavatories as determined by the code plus the area of the forfeited area.
³ The number of showers/tubs shall be the greater of:
 1. The number of showers/tubs as determined by the code.
 2. The number of showers/tubs as determined by the code plus the area of the forfeited area.
⁴ The number of drinking fountains shall be the greater of:
 1. The number of drinking fountains as determined by the code.
 2. The number of drinking fountains as determined by the code plus the area of the forfeited area.

j. FIRE RESISTANCE RATINGS IIB

EXIT TYPE	RATING	LOAD BEARING WALLS	RATING
HORIZONTAL EXIT	2 HOUR	LOAD BEARING WALLS	0 HOUR
EXIT PASSAGEWAY	1 HOUR	FLOOR CONSTRUCTION	0 HOUR
STAIR ENCLOSURES	1 HOUR	ROOF CONSTRUCTION	0 HOUR
CORRIDORS	0 HOUR	SHAFTS	1 HOUR
COLUMNS	0 HOUR	ELEVATOR ENCLOSURES	1 HOUR
LOAD BEARING WALLS	0 HOUR		

k. WALL LEGENDS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
 Fire Walls 706 Fire Barriers 707 Shaft Enclosure 708 Fire Partitions 709
 Smoke Barriers 710 Smoke Partitions 711 No rated walls are present

m. LIFE SAFETY SYSTEMS (Existing or new systems)

Emergency Lighting (1008) No Yes
 Exit Signs (1011) No Yes
 Fire Alarm: (907, NFPA 72-07) No Yes
 Smoke Detection Systems: (907) No Yes Partial
 Panic Hardware: (1008.1.10) No Yes
 Life safety systems generator: (2072.2) No Yes