

SHEET NOTES



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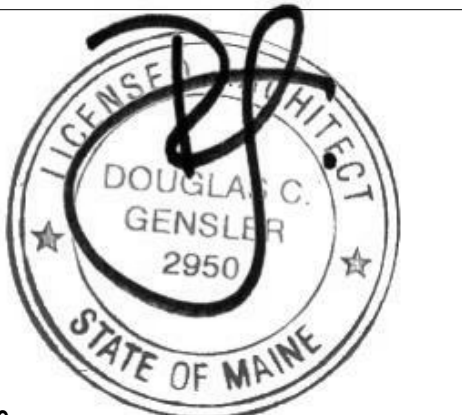
GENERAL NOTES

- ➔ 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
12/15/17	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 2 & 3 (HO2 & HO3)

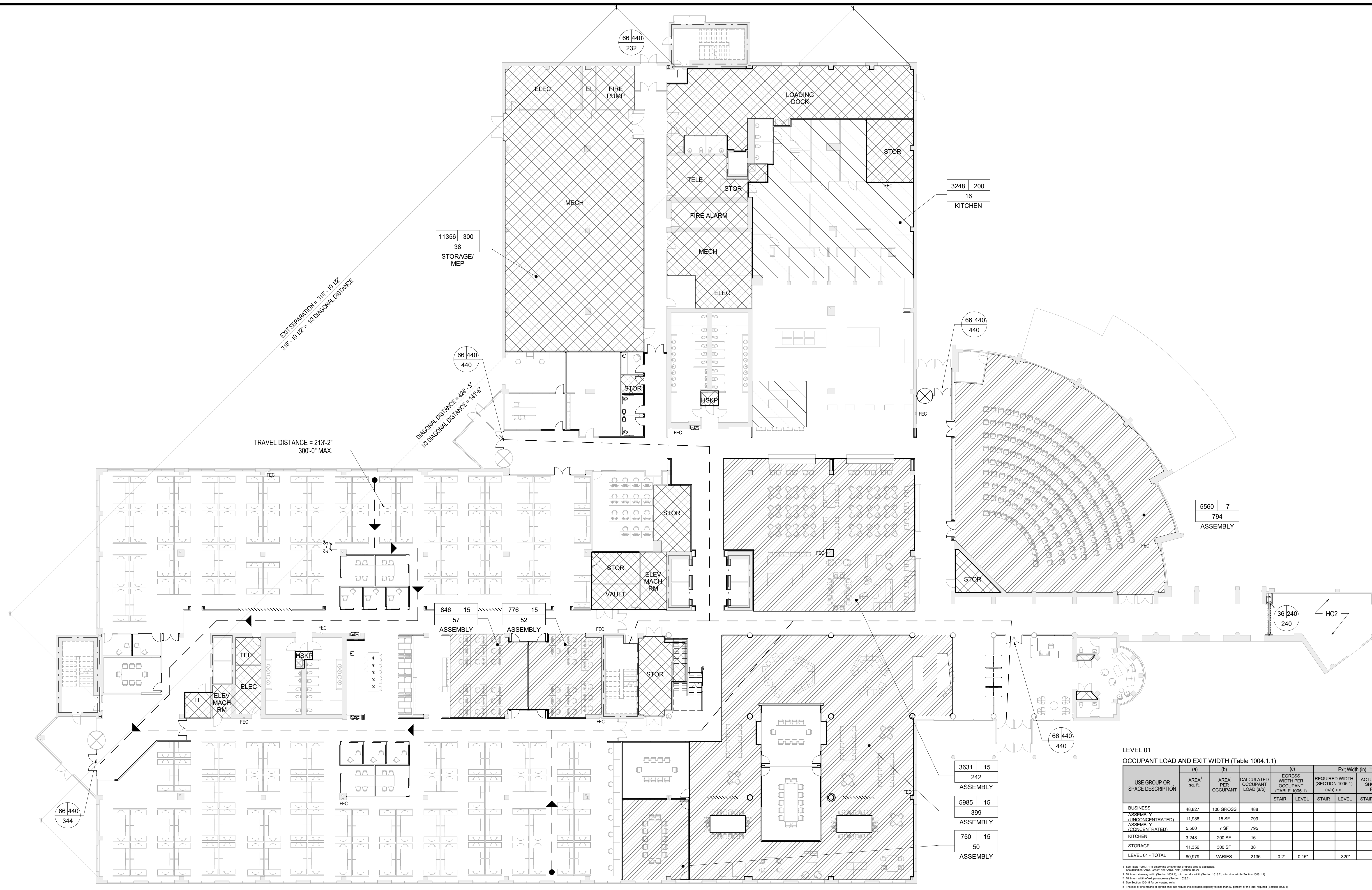
Project Number
59.6481.003

Description
LIFE SAFETY PLAN - LEVEL 01 - HO3

Scale
As indicated

LS02.101

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**LEVEL 01
OCCUPANT LOAD AND EXIT WIDTH (Table 1004.1.1)**

USE GROUP OR SPACE DESCRIPTION	AREA ^(a) per ft.	AREA ^(b) PER OCCUPANT	CALCULATED OCCUPANT LOAD (400)	EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR	LEVEL	STAIR	LEVEL
BUSINESS	48,827	100 GROSS	488				
ASSEMBLY	11,288	15 SF	752				
ASSEMBLY (CONCENTRATED)	5,560	7 SF	795				
KITCHEN	3,248	200 SF	16				
STORAGE	11,356	300 SF	38				
LEVEL 01 - TOTAL	80,079	VARIABLE	2,136	0.2'	0.10'	-	320'

1. See Table 1004.1.1 for minimum egress width per occupant load requirements.
2. Minimum egress width shall be 20 inches for all exits.
3. Minimum egress width shall be 24 inches for all exits.
4. Minimum egress width shall be 30 inches for all exits.
5. The total of any number of exits shall not reduce the available egress to less than 50 percent of the total required (Section 1005.1).
6. Egressway occupancy capacity.

1 EGRESS & OCCUPANCY PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

BUILDING CODE SUMMARY

a. PROJECT INFORMATION

Name of Project: UNUM TRANSFORMATION - PORTLAND PHASE 2 AND 3 (HO2 & HO3)
Address: 2211 CONGRESS STREET, PORTLAND, MAINE Zip Code: 04102
Proposed Use: BUSINESS - B (NO CHANGE TO EXISTING OCCUPANCY OR USE)
Owner / Authorized Agent: [Blank] Phone # [Blank]
Email: [Blank]
Owned By: City/County Private State
Code Enforcement Jurisdiction: City - PORTLAND County [Blank] State [Blank]

b. PROJECT SUMMARY / ALTERNATIVE MEANS OF COMPLIANCE

Building Description: EXISTING 4 STORY OFFICE BUILDING
Scope of Work Details: INTERIOR RENOVATION OF EXISTING LEVEL 01, LEVEL 02, LEVEL 03 AND LEVEL 04
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

DESIGNER FROM	NAME	LICENSE #	PHONE #	E-MAIL
Architectural	GENSLER	DOUGLAS GENSLER ANS2950	617.619.5700	DOUGLAS.GENSLER@GENSLER.COM
Electrical	JEFFREY SCOTT LOWERY, P.E.	J. S. LOWERY 15160	704.357.8333	www.jenslow.com
Fire Alarm	JEFFREY SCOTT LOWERY, P.E.	J. S. LOWERY 15160	704.357.8333	www.jenslow.com
Plumbing	BRAD J. RABINOWITZ, P.E.	B. RABINOWITZ 15178	704.357.8333	www.bradsr.com
Mechanical	BRAD J. RABINOWITZ, P.E.	B. RABINOWITZ 15178	704.357.8333	www.bradsr.com
Sprinkler-Standpipe	BRAD J. RABINOWITZ, P.E.	B. RABINOWITZ 15178	704.357.8333	www.bradsr.com
Structural	[Blank]	[Blank]	[Blank]	[Blank]
Retaining Walls/Hgt.	[Blank]	[Blank]	[Blank]	[Blank]
Other	[Blank]	[Blank]	[Blank]	[Blank]

APPLICABLE CODES

Building Code: 2009 International Existing Building Code (IEBC)

Existing Building: Change of use/occupancy Building tenant space interior completion (Alteration / Renovation)
Year of construction: 1998 - Previous use: (B) OFFICE

a. BASIC BUILDING DATA

Construction Type (Table 601): IA I-A I-B I-C I-D I-E I-F I-G I-H I-I I-J I-K I-L I-M I-N I-O I-P I-Q I-R I-S I-T I-U I-V I-W I-X I-Y I-Z

Sprinklers (Section 903): No Partial Yes NFPA 13-07 NFPA 13R-07 NFPA 13-07 NFPA 13R-07 WET DRY NFPA 14-07

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): 61' (Table 503) Stories: 4
Occupancy: B - BUSINESS Accessory Occupancies (<10%): A3 - ASSEMBLY

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	ALT. RE (SF)
LEVEL 01	80,079	0	61,894
LEVEL 02	66,218	0	62,489
LEVEL 03	67,497	0	63,887
LEVEL 04	67,270	0	63,679
TOTAL	281,064	0	251,959

Story No.	Description and Use	(A) Story Area per Story (Actual)	(B) Table 503.5 Area	(C) Area for Forcage Increase 1	(D) Area for Sprinkler Increase 2	(E) Allowable Area or Unlimited 2	(F) Maximum Building Area 3
LEVEL 01	B	80,079	UL	NA	NA	NA	NA
LEVEL 02	B	66,218	UL	NA	NA	NA	NA
LEVEL 03	B	67,497	UL	NA	NA	NA	NA
LEVEL 04	B	67,270	UL	NA	NA	NA	NA

1. Forage increase from Section 503.5.2. See Appendix B for details.
2. Increase in area for sprinkler protection. See Section 903.5.2 for details.
3. Maximum building area shall not exceed the area of the building. See Section 503.5.3 for details.
4. Maximum building area shall not exceed the area of the building. See Section 503.5.3 for details.
5. The maximum building area shall not exceed the area of the building. See Section 503.5.3 for details.

1. ALLOWABLE HEIGHT (Chapter 5)

Type of Construction	Type	IB	IB	IB	IB
Building Height in Feet	Feet - 160'	Feet+20'	180'	61'	61'
Building Height in Stories	Stories - 11	Stories+1	20	4	4

a. EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS (Table 1021.1)

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER 1 OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS 1,2 (SECTION 1015.2)	
	REQUIRED (Single Exit 1021.2)	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	ACTUAL TRAVEL DISTANCE (SHOWN ON PLANS)	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
LEVEL 01	2	6	300'-0" MAX.	213'-2"	141'-6"	316'-10"
LEVEL 02	2	3	300'-0" MAX.	197'-0"	141'-6"	316'-10"
LEVEL 03	2	3	300'-0" MAX.	197'-0"	141'-6"	316'-10"
LEVEL 04	2	3	300'-0" MAX.	197'-0"	141'-6"	316'-10"

1. Egressway occupancy capacity.
2. Egressway occupancy capacity.
3. Egressway occupancy capacity.

b. PLUMBING FIXTURES REQUIREMENTS

OCCUPANCY USE GROUP AND/OR DESIGNATION SPACE	WATERCLOSETS		URINALS		LAVATORIES		SHOWERS/TUBS	DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
LEVEL 01 (REQUIRED)	13	19	0	9	9	0	4	
LEVEL 01 (PROVIDED)	13	19	5	15	15	0	6	
LEVEL 02 (REQUIRED)	9	10	0	6	6	0	3	
LEVEL 02 (PROVIDED)	7	16	5	9	10	0	4	
LEVEL 03 (REQUIRED)	9	13	0	6	6	0	3	
LEVEL 03 (PROVIDED)	6	12	4	8	9	0	4	
LEVEL 04 (REQUIRED)	9	9	0	6	6	0	3	
LEVEL 04 (PROVIDED)	6	13	4	9	9	0	4	
TOTAL REQUIRED	40	51	0	27	27	0	13	
TOTAL PROVIDED	32	60	18	40	43	0	18	

c. FIRE RESISTANCE RATINGS IIB

EXIT PASSAGEWAY	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		

L. WALL LEGENDS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

Fire Walls 706 Fire Barriers 707 Shaft Enclosures 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 (1006) 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 (207.2.2) No Yes

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