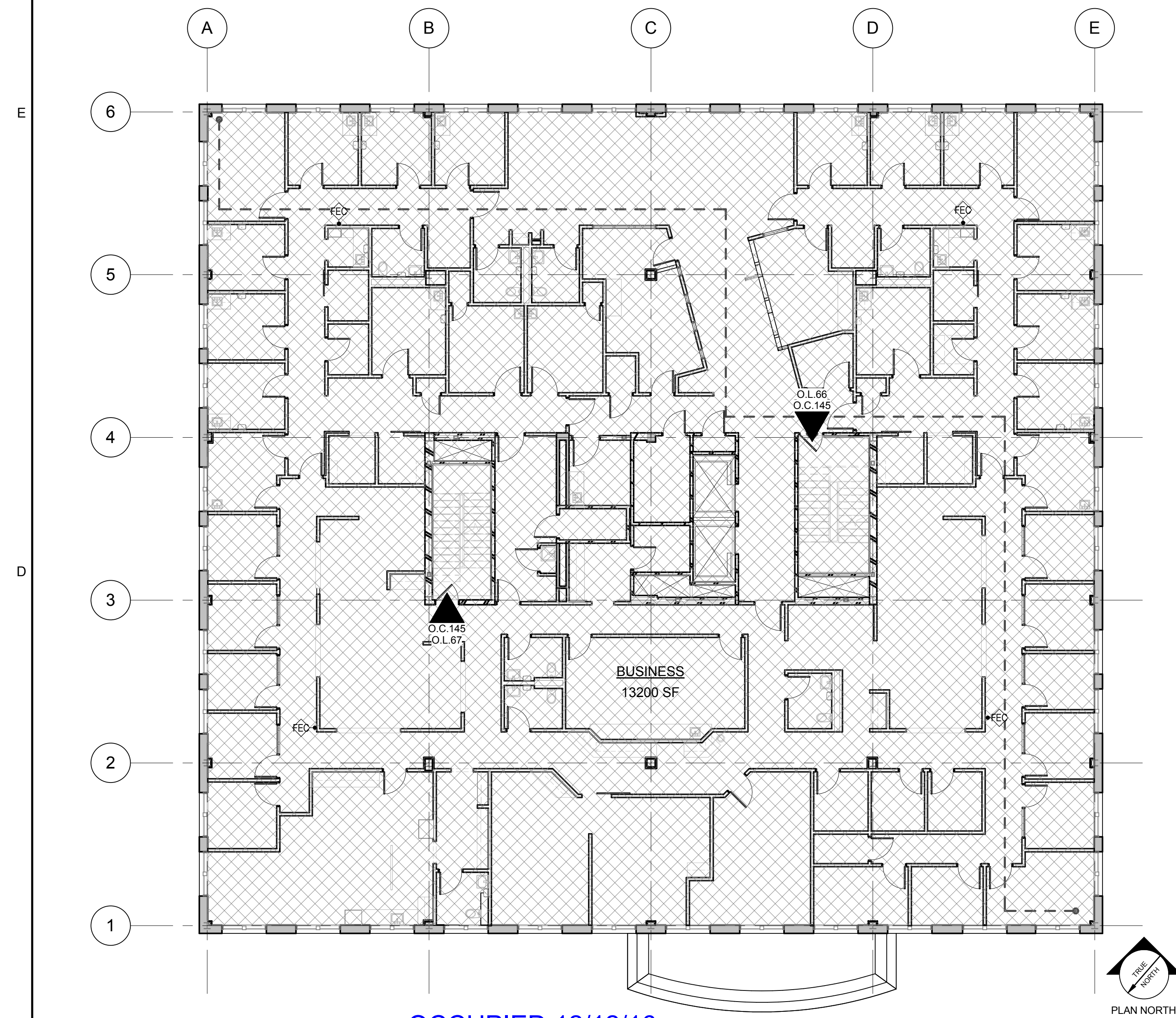


PORTLAND GASTROENTEROLOGY - CONSTRUCTION MANAGEMENT PLAN

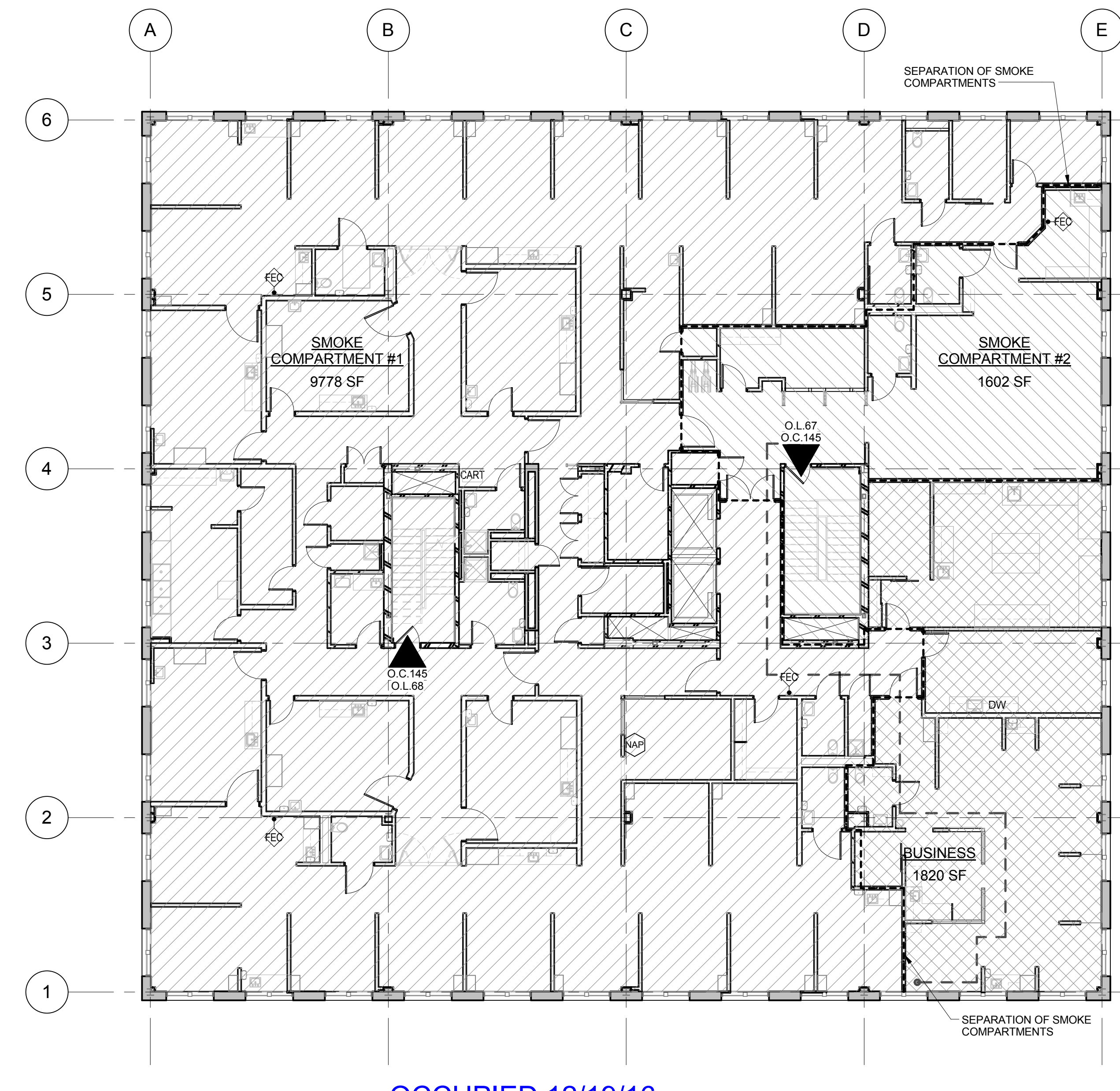


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PORTLAND GASTROENTEROLOGY CENTER  
161 Marginal Way Portland, Maine



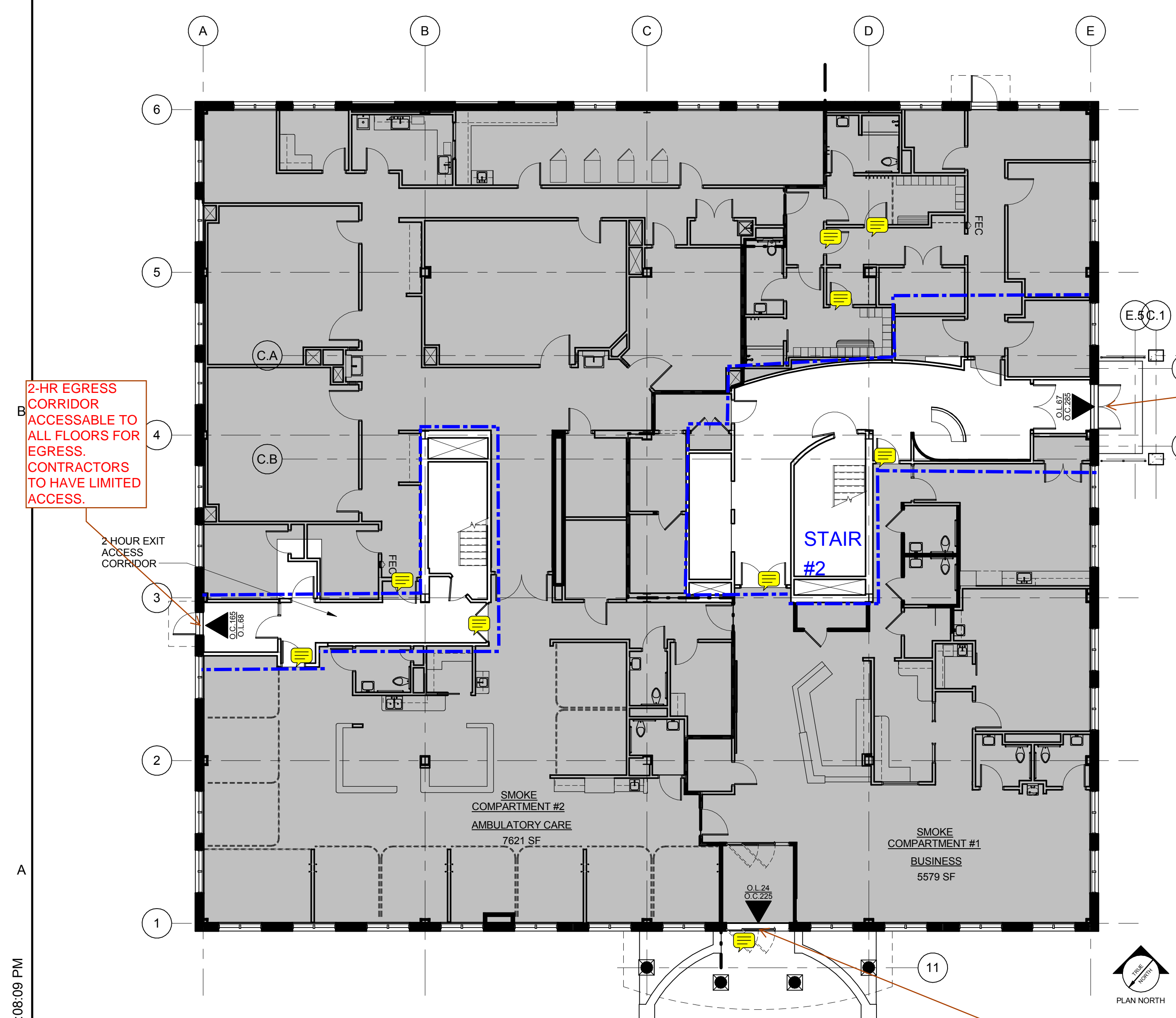
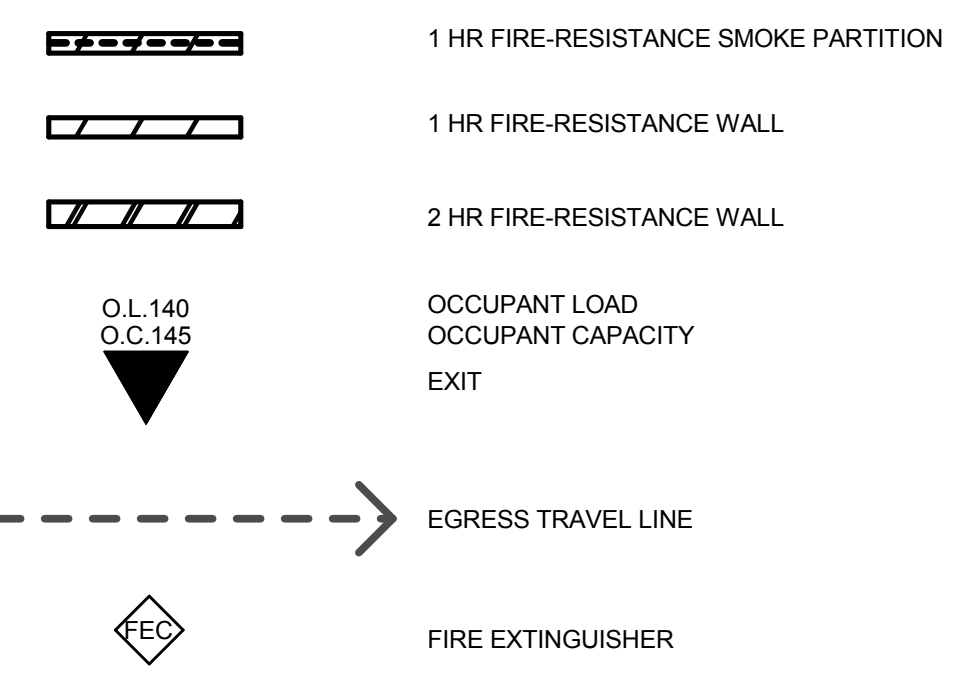
LEVEL 3 LIFE SAFETY PLAN OCCUPIED 12/12/16



LEVEL 4 LIFE SAFETY PLAN OCCUPIED 12/19/16

OCCUPANT LOADS							
AREA OCCUPANCY	AREA	OCCUPANT LOAD	OCCUPANTS	EGRESS WIDTH REQUIRED FROM LEVEL	EGRESS PROVIDED FROM LEVEL	STAIR WIDTH REQUIRED FROM LEVEL	STAIR WIDTH PROVIDED FROM LEVEL
LEVEL 3 BUSINESS	13200 SF	100 SF	133	26.6	69	39.9	90
LEVEL 3.1			133	26.6		39.9	
LEVEL 4 AMBULATORY CARE AREA 1	9778 SF	100 SF	99	19.8	69	29.7	90
AMBULATORY CARE AREA 2	1602 SF	100 SF	17	3.4	69	5.1	90
BUSINESS	1820 SF	100 SF	19	3.8	0	5.7	0
LEVEL 4.3	13200 SF		135	27.0		40.5	

Egress-Travel Path Schedule	
Travel Path ID	Travel Distance
1	120' - 5' 15/16"
2	123' - 4' 1/32"
3	115' - 7' 9/32"



LEVEL 1 LIFE SAFETY PLAN - LEVEL OF EXIT DISCHARGE

CONTRACTORS ENTRANCE DURING MAINE RENOVATIONS

MAIN ENTRANCE FOR PUBLIC AND STAFF

2-HR EGRESS CORRIDOR ACCESSIBLE TO ALL FLOORS FOR EGRESS. CONTRACTORS TO HAVE LIMITED ACCESS.

2-HOUR EXIT ACCESS CORRIDOR

**CODES**  
Maine Uniform Building Code - MUBC  
Maine Uniform Energy Code - MUEC  
International Building Code - IBC - 2009  
National Fire Protection Association - NFPA 1 and NFPA 101-2009  
Uniform Plumbing Code - UPC 2009  
Portland City Code, Chapter 10, Fire Prevention and Protection

**NARRATIVE:**  
The existing building consists of four stories served by 2 stairs, and existing elevators. The building is defined as a reconstruction per NFPA. Any new work is to be built to current code. We will be required to add illumination and emergency lighting to the current means of egress if not provided.

**43.6.2.1. General.** The means of egress shall comply with the requirements applicable to the existing occupancy as modified by 43.6.2.

**43.6.2.2.1** Means of egress in rehabilitation work areas shall be provided with illumination and emergency lighting in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy.

**43.6.2.2.2** Where the reconstruction rehabilitation work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall be provided with illumination and emergency lighting in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy, unless otherwise specified in 43.6.2.2.4.

**43.6.4.1** In a building with rehabilitation work areas involving over 50 percent of the aggregate building area, automatic sprinkler systems shall be provided on the highest floor containing a rehabilitation work area and on all floors below in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy.

**OCCUPANCY CLASSIFICATIONS/OCCUPANCY GROUPS:**  
Level 3 - Business (IBC 304)  
Level 4 - Business and Ambulatory Care (IBC 304, NFPA 20 and 38)

**CONSTRUCTION TYPE:**  
Existing Construction - NFPA Type II (1.1.1), IBC Type IIA. The building is permitted as type 2A in accordance with BOCA 1996. This would exceed current type 2A construction.

**FIRE PROTECTION SYSTEMS:**  
Existing NFPA-13

**ALLOWABLE AREA PER FLOOR - BUILDING 3:**  
IBC 503  
TYPE OCCUPANCY ALLOWABLE AREA SPRINKLER (INCREASE +200%)  
IIA BUSINESS 37,500 112,500

**ACTUAL OCCUPANCY AREAS - BUILDING 3:**  
EACH LEVEL - BUSINESS: 13,500 SF

**AREA RATIOS:**  
BASED ON BUSINESS OCCUPANCY - 13,200/112,500 = 0.12

**ALLOWABLE HEIGHT:**  
IBC 503  
TYPE OCCUPANCY FEET STORIES  
IIA BUSINESS 65+20 = 85 5+1 = 6

**NFPA-101**  
TYPE OCCUPANCY FEET STORIES  
II (111) AMBULATORY N/A ≥2 PERMITTED  
II (111) BUSINESS N/A NO MINIMUM REQUIREMENTS

**SEPARATION OF OCCUPANCIES:**  
IBC 508.4, Table 508.4  
No separation required for Business Occupancy  
IBC 422  
Smoke barriers. Smoke barriers shall be provided to subdivide every ambulatory care facility greater than 10,000 sf. into a minimum of 2 smoke compartments per story. The travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet. The smoke barriers shall be installed in accordance with 710

**NFPA-101**  
6.1.1.4 Separated Occupancies  
Table 6.1.1.4.4.1(a) - 1-hr fire-rated separation required between Business and Ambulatory occupancies.  
20.3.7.2 Every story of an ambulatory health care facility shall be divided into not less than two smoke compartments, unless otherwise permitted by the following:  
(1) This requirement shall not apply to facilities of less than 5000 ft<sup>2</sup> (465 m<sup>2</sup>) that are protected by an approved automatic smoke detection system.  
(2) This requirement shall not apply to facilities of less than 10,000 ft<sup>2</sup> (929 m<sup>2</sup>) that are protected throughout by an approved, supervised automatic sprinkler system installed in accordance with Section 8.7.

**SMOKE AND FIRE PROTECTION:**  
Corridor walls: No Requirements for Business or Ambulatory care  
Exterior walls: None  
Vertical openings: Fire-Resistance Rating. Shaft Enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories  
Exit stair enclosures: 2-hour w/ 90 minute opening protectives  
Smoke Compartments: Minimum two in Ambulatory care over 10,000 sf.  
Fire Barriers: Fire barriers must be continuous from floor deck to the floor or roof assembly above. Structure supporting fire barriers that provide enclosure of exits or protection of vertical openings must be provided with a fire-rating corresponding to the fire-rating of the supported fire barrier

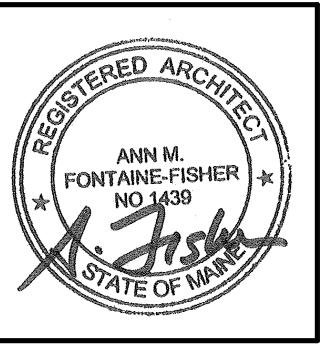
**MEANS OF EGRESS:**  
Egress width: Stairs 3"/person (not less than 44")  
Corridors/doors/ramps 2"/person (min 44" in Business/Ambulatory occupancies)  
Door Width: Min clear 32" Max leaf 48"  
Common path of travel: Business IBC 1014.3 - Shall not exceed 100'  
IBC NA NFPA 38.2.5.3.1 - Shall not exceed 100'  
IBC NA NFPA Reference 38.2.5  
Ambulatory

Number of exits: Two exits or exit access from any Space space w/ o.l. < 49 or where Common Path of Travel distance is exceeded. Min two exits from each floor level.

Distance to an exit: Business 300 ft (IBC/NFPA)  
Ambulatory 200 ft (NFPA)

Dead End: Business 50 ft (IBC/NFPA)  
Ambulatory 50 ft (NFPA)

No.	Date	Description
		Revision Schedule



JOB NO. 14054

DRWN, CHK Checker

SCALE: 1/8" = 1'-0"

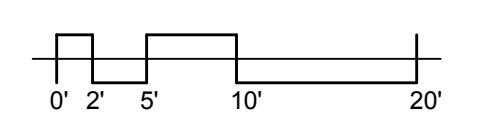
ISSUE PERMIT ISSUE 03/18/16 CONFORMED SET

TITLE LIFE SAFETY PLANS

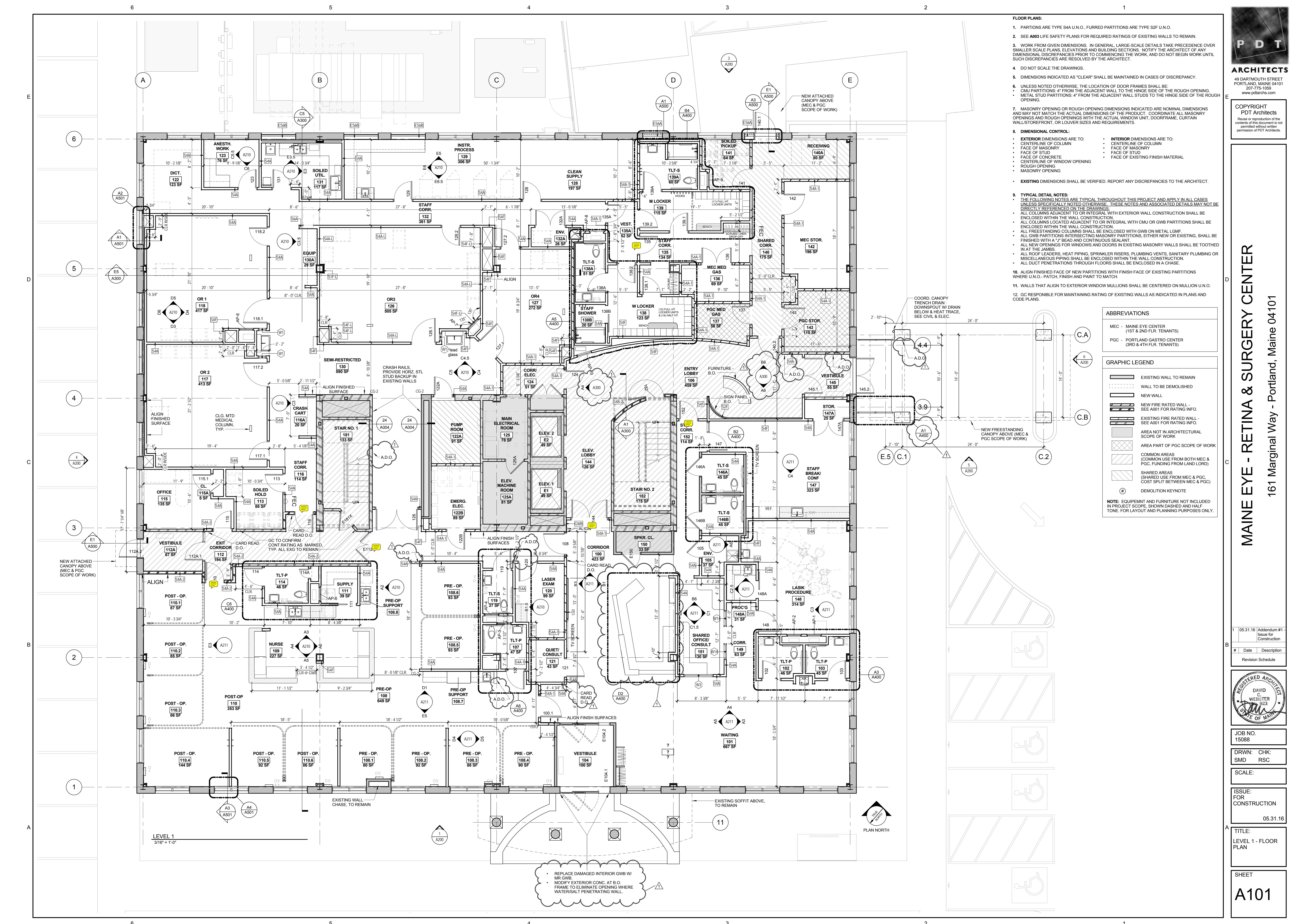
SHEET

A002

5/20/2016 5:08:09 PM







- FLOOR PLANS:**
- PARTITIONS ARE TYPE S4A U.N.O., FURRED PARTITIONS ARE TYPE S2F U.N.O.
  - SEE A003 LIFE SAFETY PLANS FOR REQUIRED RATINGS OF EXISTING WALLS TO REMAIN.
  - WORK FROM GIVEN DIMENSIONS. IN GENERAL, LARGE-SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE PLANS, ELEVATIONS AND BUILDING SECTIONS. NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING THE WORK, AND DO NOT BEGIN WORK UNTIL SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT.
  - DO NOT SCALE THE DRAWINGS.
  - DIMENSIONS INDICATED AS "CLEAR" SHALL BE MAINTAINED IN CASES OF DISCREPANCY.
  - UNLESS NOTED OTHERWISE, THE LOCATION OF DOOR FRAMES SHALL BE:
    - CMU PARTITIONS: 4" FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE ROUGH OPENING.
    - METAL STUD PARTITIONS: 4" FROM THE ADJACENT WALL STUDS TO THE HINGE SIDE OF THE ROUGH OPENING.
  - MASONRY OPENING OR ROUGH OPENING DIMENSIONS INDICATED ARE NOMINAL DIMENSIONS AND MAY NOT MATCH THE ACTUAL DIMENSIONS OF THE PRODUCT. COORDINATE ALL MASONRY OPENINGS AND ROUGH OPENINGS WITH THE ACTUAL WINDOW UNIT, DOORFRAME, CURTAIN WALL/STOREFRONT, OR LOUVER SIZES AND REQUIREMENTS.
  - DIMENSIONAL CONTROL:**
    - INTERIOR DIMENSIONS ARE TO:
      - CENTERLINE OF COLUMN
      - FACE OF MASONRY
      - FACE OF STUD
      - FACE OF CONCRETE
      - CENTERLINE OF WINDOW OPENING
      - ROUGH OPENING
      - MASONRY OPENING
    - EXISTING DIMENSIONS SHALL BE VERIFIED. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  - TYPICAL DETAIL NOTES:**
    - UNLESS SPECIFICALLY NOTED OTHERWISE, THESE NOTES AND ASSOCIATED DETAILS MAY NOT BE DIRECTLY REFERENCED ON THE DRAWINGS.
    - ALL COLUMNS ADJACENT TO OR INTEGRAL WITH EXTERIOR WALL CONSTRUCTION SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
    - ALL COLUMNS LOCATED ADJACENT TO OR INTEGRAL WITH CMU OR GWB PARTITIONS SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
    - ALL FREESTANDING COLUMNS SHALL BE ENCLOSED WITH GWB ON METAL LGMF.
    - ALL GWB PARTITIONS INTERSECTING MASONRY PARTITIONS, EITHER NEW OR EXISTING, SHALL BE FINISHED WITH A "B" BEAD AND CONTINUOUS SEALANT.
    - ALL NEW OPENINGS FOR WINDOWS AND DOORS IN EXISTING MASONRY WALLS SHALL BE TOOTHED IN AT THE JAMBS.
    - ALL ROOF LEADERS, HEAT PIPING, SPRINKLER RISERS, PLUMBING VENTS, SANITARY PLUMBING OR MISCELLANEOUS PIPING SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
    - ALL DUCT PENETRATIONS THROUGH FLOORS SHALL BE ENCLOSED IN A CHASE.
  - ALIGN FINISHED FACE OF NEW PARTITIONS WITH FINISH FACE OF EXISTING PARTITIONS WHERE U.N.O., PATCH, FINISH AND PAINT TO MATCH.
  - WALLS THAT ALIGN TO EXTERIOR WINDOW MULLIONS SHALL BE CENTERED ON MULLION U.N.O.
  - GC RESPONSIBLE FOR MAINTAINING RATING OF EXISTING WALLS AS INDICATED IN PLANS AND CODE PLANS.

**ABBREVIATIONS**

MEC - MAINE EYE CENTER (1ST & 2ND FLR. TENANTS)  
 PGC - PORTLAND GASTRO CENTER (3RD & 4TH FLR. TENANTS)

**GRAPHIC LEGEND**

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- NEW WALL
- NEW FIRE RATED WALL - SEE A001 FOR RATING INFO.
- EXISTING FIRE RATED WALL - SEE A001 FOR RATING INFO.
- AREA NOT IN ARCHITECTURAL SCOPE OF WORK
- COMMON AREAS (COMMON USE FROM BOTH MEC & PGC, FUNDING FROM LAND LORD)
- SHARED AREAS (SHARED USE FROM MEC & PGC, COST SPLIT BETWEEN MEC & PGC)
- DEMOLITION KEYNOTE

**NOTE:** EQUIPMENT AND FURNITURE NOT INCLUDED IN PROJECT SCOPE. SHOWN DASHED AND HALF-TONE. FOR LAYOUT AND PLANNING PURPOSES ONLY.

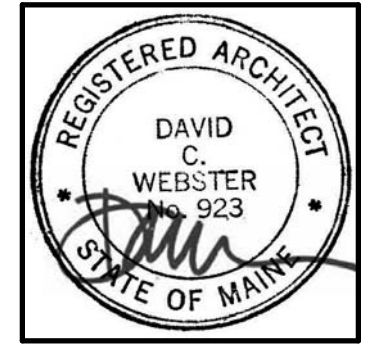


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**MAINE EYE - RETINA & SURGERY CENTER**  
 161 Marginal Way - Portland, Maine 04101

1	05.31.16	Addendum #1 - Issue for Construction
#	Date	Description
Revision Schedule		



JOB NO.  
15088

DRWN: CHK:  
SMD RSC

SCALE:

ISSUE FOR CONSTRUCTION  
05.31.16

TITLE:  
LEVEL 1 - FLOOR PLAN

SHEET  
A101





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MAINE EYE - RETINA & SURGERY CENTER  
161 Marginal Way - Portland, Maine 04101

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      - ROUGH OPENING
      - MASONRY OPENING
    - INTERIOR DIMENSIONS ARE TO:
      - CENTERLINE OF COLUMN
      - FACE OF MASONRY
      - FACE OF STUD
      - FACE OF EXISTING FINISH MATERIAL
  - TYPICAL DETAIL NOTES:**
    - THE FOLLOWING NOTES ARE TYPICAL THROUGHOUT THIS PROJECT AND APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE. THESE NOTES AND ASSOCIATED DETAILS MAY NOT BE DIRECTLY REFERENCED ON THE DRAWINGS.
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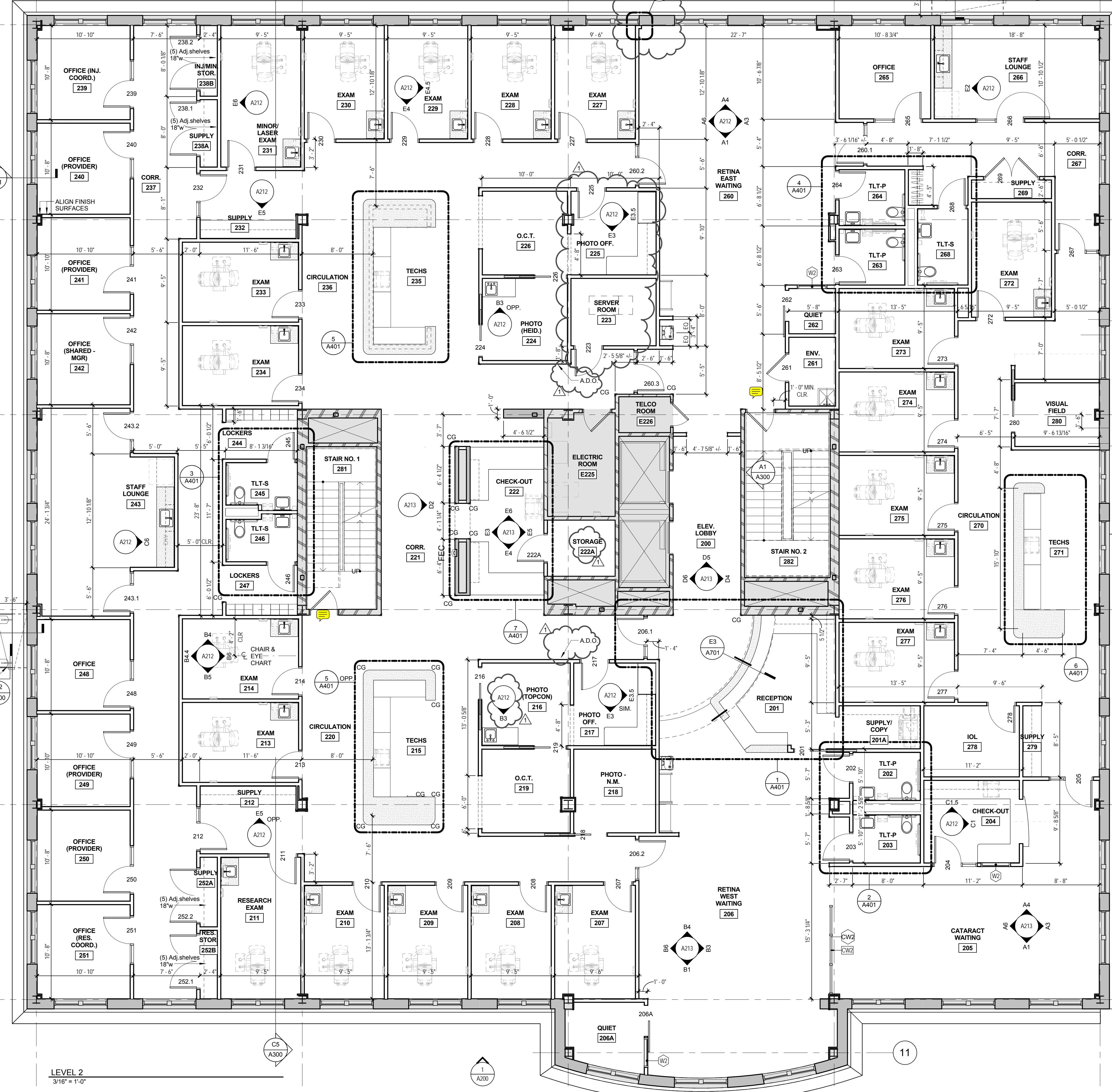
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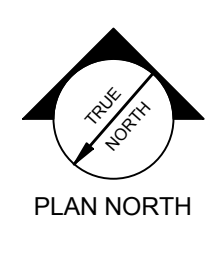
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LEVEL 2  
3/16" = 1'-0"



#	Date	Description
1	05.31.16	Addendum #1 Issue for Construction
Revision Schedule		



JOB NO. 15088

DRWN: CHK: SMD RSC

SCALE:

ISSUE FOR CONSTRUCTION 05.31.16

TITLE: LEVEL 2 - FLOOR PLAN

SHEET A102