1 Level 1 Demo Plan
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. PRIOR TO REMOVAL OF ANY PARTITION, CONTRACTOR SHALL CONFIRM EXISTANCE OF STRUCTURAL BEARING AND TAKE APPROPRIATE STEPS TO MAINTAIN INTEGRITY. NOTIFY ARCHITECT ONCE IDENTIFICATION HAS OCCURED.
2. REMOVE ALL BATHROOM ACCESSORIES, FIRE EXTINGUISHER CABINETS FOR REINSTALLATION BY CONTRACTOR.
3. WHERE EXSTING WALLS ARE TO REMAIN, REMOVE EXISTING WALL BASE WHERE FLOORING IS SCHEDULED FOR REMOVAL.

HATCH INDICATES APPROXIMATE AREA OF TRENCHING REQUIRED TO INSTALL NEW WORK.

DEMOLITION PLAN NOTES

1. REMOVE EXISTING INTERIOR PARTITION COMPLETE.
2. REMOVE EXISTING INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE.
3. REMOVE EXISTING PLUMBING FIXTURES
3.1. REMOVE AND SALVAGE EXISTING PLUMBING FIXTURES FOR REINSTALLATION -SEE PLUMB DWGS.
4. REMOVE EXISTING CASEWORK
4.1. REMOVE AND SALVAGE EXISTING CASEWORK FOR REINSTALLATION
5. REMOVE EXISTING CEILING AND ASSOCIATED HANGER SYSTEM.
6. REMOVE EXISTING VCT FLOORING.
7. REMOVE EXISTING BORROWED LIGHT

2 Demo Notes
1/4" = 1'-0"

CODES AND STANDARDS APPLICABLE TO SCOPE:
LIFE SAFETY CODE
NFPA, INCLUDING 101 LIFE SAFETY CODE, 2009 EDITION

BUILDING CODE:
MAINE UNIFORM BUILDING AND ENERGY CODE, 2009

HANDICAPPED ACCESSIBILITY STANDARD:
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 2010 EDITION

DESCRIPTION OF FUNCTION:
RENOVATION TO EXISTING BUSINESS SPACE INCLUDING NEW PARTITIONS, DOORS, FINISHES, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS.

OCCUPANT CLASSIFICATION(S):
NFPA 101: NEW BUSINESS (CHAPTER 38)

USE GROUP CLASSIFICATION(S):
IBC: BUSINESS GROUP B

TOTAL NET AREA: 1,315 S.F.

BASIC LIFE SAFETY AND BUILDING CODE CRITERIA FOR EXISTING TENANT SPACE:

TYPE OF CONSTRUCTION FOR EXISTING BUILDING:
CAST-IN-PLACE CONCRETE FOUNDATION, SLAB ON GRADE, STRUCTURAL STEEL AND WOOD BEAM FLOOR FRAMING WITH WOOD DECK AND DRYWALL INTERIOR PARTITIONS.

NFPA 2009: TYPE III (200)
IBC 2009: TYPE 3B

BUILDING IS PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEMS IN CONFORMANCE WITH NFPA 13 WITH AN EXISTING ADDRESSABLE FIRE ALARM SYSTEM.

MINIMUM FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS (IBC, TABLE 601 & NFPA 220, TABLE 3-1):

ELEMENT 20000)	RATING
STRUCTURAL FRAME	0 HOUR
BEARING WALLS	2 HOUR
NONBEARING WALLS	0 HOUR
ROOF CONSTRUCTION	0 HOUR

BASIC LIFE SAFETY AND BUILDING CODE FOR EXISTING BUILDING (CONTINUED):

MINIMUM NUMBER OF EXITS (IBC, TABLE 1021.1):
2 (INCLUDING ALL ROOMS AND AREAS WITH OVER 50 OCCUPANTS)

EXIT ACCESS DIMENSIONS

CORRIDORS:	44 IN.
DOORS MINIMUM CLEARWIDTH:	32 IN.
DEAD-END CORRIDOR MAXIMUM:	50 FT.
COMMON PATH OF TRAVEL MAXIMUM:	100 FT.
TRAVEL DISTANCE MAXIMUM:	300 FT.

1

Minumum Cooridor width provided = ***48"***
Minumum Door clearwidth provided = ***34.5"***

Dead- End Corridro = ***NA***
Common Path of Travel = ***16'-0"***
Max Travel distance = ***100-0"***

Gross Clinic Area = 3,950 SF
Business Occupant load = 100 SF per Occupant

Occupant Load = 39.48 = ***40 Occupants***

EXTINGUISHMENT:
PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101, SECTION 9.7.4.1.

NOTES:

1. PROVIDE SMOKE OR FIRE SEALANT AT PENETRATIONS AS REQUIRED FOR WALL TYPES. ALL FIRE SEALANT, FIRE STOPPING, AND SMOKE STOPPING ASSEMBLIES SHALL BE U.L. RATED.
2. SEAL ALL PIPE AND DUCT FLOOR PENETRATIONS WITH RATED SEALANT.

4 CODE PLAN
1/4" = 1'-0"

LEGEND

- AREA OF RENOVATION
- EXIT
- TEMP EXIT (DURING CONSTRUCTION)
- 1-HOUR WALL
- PHASING DENOTATION

*NOTE - IT IS NOT ANTICIPATED THAT THE SPRINKLER SYSTEM OR FIRE ALARM WILL NEED TO BE DISABLED DURING ANY PHASE OF WORK. IF A SPRINKLER OR FIRE ALARM SHUT-DOWN IS REQUIRED THE FIRE DEPARTMENT WOULD BE ALERTED OF THE SCHEDULE. CONTRACTOR TO TAKE APPROPRIATE MEASURES AS REQUIRED BY THE FIRE DEPARTMENT AND CODE OFFICALS.

3 FIRST FLOOR CODE PLAN
1/8" = 1'-0"

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Reviewed for Code Compliance Inspections Division Approved as Noted
Date: 11/03/17

Project North

Greater Portland Health
63 Preble Street Renovation

Portland, Maine

REV	DESCRIPTION	DATE
1	LOCAL CODE ENFORCEMENT	10-30-2017
	ISSUED FOR CONSTRUCTION	07-26-2017

SEAL:

PROJECT NUMBER: 2017008

DATE: 07/26/2017

SHEET TITLE AND NUMBER:

A-000

FIRST FLOOR CODE AND DEMO PLAN