Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 11/12/14

| 2009 IBC: CODE DATA | I.B.C. EXISTING BUILDING CODE, LEVEL 2 RENOVATION |
|---|---|
| USE GROUP CLASSIFICATION | INSTITUTIONAL GROUP "I-2" |
| TYPE OF CONSTRUCTION (EXISTING TO REMAIN)<br>TYPE OF CONSTRUCTION (NEW CONSTRUCTION) | VB (UNPROTECTED COMBUSTIBLE)<br>2B (UNPROTECTED COMBUSTIBLE) |
| FLOOR AREA (ENTIRE BUILDING, NOT INCL. ADDITION) | 47,773 SF |
| FLOOR AREA (AREA OF BUILDING AFFECTED BY THE SCOPE OF WORK SHOWN HEREIN) | 9,973 SF |
| TABLE 503 BUILDING AREA LIMITATION-SF | EXISTING UNCHANGED |
| 506.2 STREET FRONTAGE INCREASE - (25%) | EXISTING UNCHANGED |
| 506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%) | EXISTING UNCHANGED |
| ALLOWABLE BUILDING FLOOR AREA-SF | EXISTING UNCHANGED |
| BUILDING HEIGHT | SINGLE STORY |
| FIRE SUPRESSION | FULLY SUPERVISED FIRE SUPPRESSION |
| NEW 1 HR. SMOKE SEPARATION WALL AT JUNCTION OF RESIDENT WING AND BUILDING COMMON CORE | REFER TO CODE PLAN |
| STAIR ENCLOSURES | N/A |
| SHAFTS | N/A |
| EXIST ACCESS CORRIDORS | N/A |
| INTERIOR LOAD BEARING WALLS | 0 HR |
| STRUCTURAL MEMBER SUPPORTING WALLS | 0 HR |
| FLOOR CONSTRUCTION | 0 HR |
| ROOF CONSTRUCTION | 0 HR |
| FIRE EXTINGUISHERS | LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION |
| FLAME SPREAD RATINGS: | |
| REQUIRED VERTICAL EXITS | CLASS A OR CLASS B |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS A OR CLASS B |
| ROOMS OR ENCLOSED SPACES | CLASS A OR CLASS B |
| INTERIOR FLOOR FINISH REQUIREMENTS | CLASS A OR CLASS B |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS 1 OR CLASS 11 |
| ROOMS OR ENCLOSED SPACES | CLASS 1 OR CLASS 11 |
| | |

GENERAL NOTES:

1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS,AS REQUIRED.

2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.

| 2009 NFPA: CODE DATA | |
|---|---|
| OCCUPANT LOAD FLOOR AREA<br>[BUILDING AREA LESS STORAGE AREAS]<br>FLOOR AREA (AFFECTED BUILDING AREA) | 42,773 SF TOTAL<br>9,973 SF |
| OCCUPANT LOAD - HEALTH CARE FACILITY (INPATIENT CARE) | NON PATIENT ROOM AREA IN THIS PHASE |
| USE GROUP CLASSIFICATION | EXISTING HEALTH CARE |
| TYPE OF CONSTRUCTION (EXISTING TO REMAIN)<br>TYPE OF CONSTRUCTION (NEW CONSTRUCTION) | UNPROTECTED:TYPE V (000)<br>UNPROTECTED:TYPE II (000) |
| ACTUAL BUILDING AREA | 42,773 SF TOTAL |
| BUILDING HEIGHT | SINGLE STORY |
| FIRE SUPRESSION | SUPERVISED FIRE SUPPRESSION PROVIDED |
| FIREWALL-(EXISTING/ NEW HEATHCARE SEPARATION - CONNECTED / ADJACENT STRUCTURE) | 2 HR. (ESTABLISHES TWO SEPARATE BUILDING STRUCTURES) |
| STAIR ENCLOSURES | N/A |
| SHAFTS | N/A |
| ACCESS CORRIDORS | N/A |
| INTERIOR LOAD BEARING WALLS | 0 HR |
| STRUCTURAL MEMBER SUPPORTING FLOORS AND ROOF | 0 HR |
| FLOOR CONSTRUCTION | 0 HR |
| ROOF CONSTRUCTION | 0 HR |
| FIRE EXTINGUISHERS | LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION |
| ARRANGEMENT OF MEANS OF EGRESS | - |
| DEAD END CORRIDORS | NOT TO EXCEED 30 FT |
| COMMON PATH OF TRAVEL | NOT TO EXCEED 75 FT |
| CORRIDOR WIDTH | 96 INCHES MIN |
| FLAME SPREAD RATINGS | INTERIOR FINISH REQUIREMENTS |
| REQUIRED VERTICAL EXITS | CLASS A OR CLASS B |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS A OR CLASS B |
| ROOMS OR ENCLOSED SPACES | CLASS A OR CLASS B |
| INTERIOR FLOOR FINISH REQUIREMENTS | |
| REQUIRED VERTICAL EXITS | CLASS 1 OR CLASS 11 |
| CORRIDORS PROVIDING EXIT ACCESS | CLASS 1 OR CLASS 11 |
| ROOMS OR ENCLOSED SPACES | CLASS 1 OR CLASS 11 |

GENERAL NOTES:

1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS,AS REQUIRED.
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.

OWNER: FIRST ATLANTIC CORPORATION
100 WATERMAN DRIVE SUITE 4
S. PORTLAND, ME 04106
207 874-2700

CONST MANAGER:
LEDGEWOOD CONSTRUCTION
27 MAIN STREET
S. PORTLAND, ME 04106
207 767-1866

FIRE ALARM: NEW FIRE ALARM SYSTEM WILL BE INSTALLED IN THIS PORTION OF THE LOBBY AND REHAB AREA.
EXISTING WET & DRY SPRINKLER SYSTEM HAS COVERAGE IN CRAWL SPACE, FIRST FLOOR AND ATTIC. HEAD LOCATIONS SHALL BE MODIFIED TO NEW ROOM LAYOUTS BY APPROVED SPRINKLER CONTRACTOR.

ENTIRE BUILDING IS SUPPORTED BY A DIESEL EMERGENCY BACK-UP GENERATOR. NO DEDICATED EMERGENCY LIGHTING REQUIRED.

NOT REQUIRED TO MEET THE IECC REQUIREMENTS FOR LEVEL 2 RENOVATIONS

SEE SHEETS A101 AND A103 FOR FIRE RATED SMOKE PARTITIONS IN BASEMENT AND ATTIC

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## GENERAL NOTES:

1. REPORT AN DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS AND WORK CURRENTLY COMPLETED AND IN PLACE DURING CONSTRUCTION WHICH IS AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IBC (MUBEC), NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS. APPARENT DISCREPANCIES REQUIRING CLARIFICATION SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION.

6. DEMOLITION MAY REQUIRE SELECTIVE REMOVAL OF EXISTING MATERIALS. TEMPORARY BRACING AND STRUCTURAL SHORING. REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL REGULATIONS.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF TYPE, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK AND INSPECTIONS AND APPROVALS UPON COMPLETION OF THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. THE LOCATION OF ALL DOOR FRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

11. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

12. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

13. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

14. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT, TOUCH-UP, REPAIR AND RESTORE ALL MARRED EXPOSED FINISHES.

15. IF TWO CONFLICTING CONDITIONS OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS THE CONTRACTOR SHALL MAKE THEM KNOWN TO THE ARCHITECT, IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES, AT NO ADDITIONAL COST.

## REVISIONS:

07/24/14 CM REVIEW REVISIONS

FORESIDE ARCHITECTS LLC
5 FUNDY ROAD
FALMOUTH, ME 04105
Phone: 207-781-3344
Fax: 207-699-5564
Online @ foresidearchitects.com

Project Status:
BIDDING & PERMIT SET

Project Number:
SRH0314

LICENSED ARCHITECT MARK J. BURNES 1880 STATE OF MAINE

Seaside Rehabilitation and Healthcare Center
Lobby / Rehab Renovation
850 Baxter Boulevard
Portland, Maine

Drawing Name:
CODE PLANS

Scale:
AS NOTED

Date:
07/18/14

SHEET:
A002