

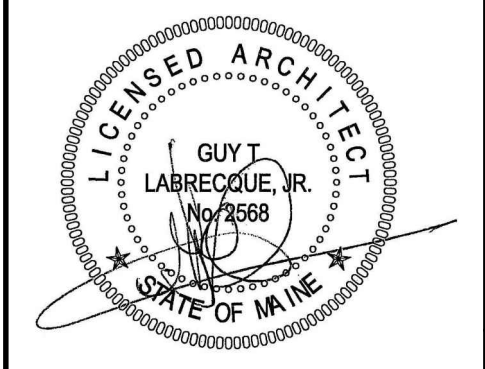
**BUILDING OWNER:**  
**164 REALTY, LLC**  
 DICK MCGOLDRICK  
 100 SILVER STREET  
 PORTLAND, ME 04101  
 (207) 774-1885

**CONTRACTOR:**  
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**ARCHITECT:**  
**CWS ARCHITECTS**  
 GUY LABRECQUE  
 434 CUMBERLAND AVE  
 PORTLAND, ME 04101  
 (207) 774-4441



CWS  
Architects



OWNER / DEVELOPER  
**164 REALTY, LLC**  
 100 SILVER STREET  
 PORTLAND, ME 04101

PROJECT TITLE  
**NEPHROLOGY ASSOCIATES  
 RENOVATIONS**  
 1600 CONGRESS STREET  
 PORTLAND, MAINE 04101

DRAWING TITLE  
**LIFE SAFETY PLAN**  
 CWS PROJ. NO.: 11422

| DATE | REVISION DESCRIPTION |
|------|----------------------|
|      |                      |
|      |                      |
|      |                      |
|      |                      |

**CWS Architects**  
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 Portland ME 04101-2325  
 Guy T. Labrecque - Architect  
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**NFPA 101 (2009) LIFE SAFETY CODES REVIEW**

**1.0 Codes Review**

**Description of Building's Function and Program:**  
 The intent of the project is to make interior cosmetic renovations to a portion of an existing office building at 1600 Congress Street in Portland. The current space is vacant but was used as a medical clinic prior to Nephrology Associates leasing the space. The majority of the interior partitioning will be demolished and new space layouts entertained. Existing points of egress will remain in place. Existing utilities will be upgraded accordingly.

**1.0.A Occupant Classification(s):**  
 Chapter 39, "Existing Business Occupancies"  
 Chapter 43, "Building Rehabilitation" - Building Modification

**1.0.B Type of Construction:**  
**Type IIB**  
**Structural System:**  
 The exterior walls are load bearing. Interior steel columns also support roof framing. The roof framing consists of structural steel framing and steel bar joists.  
**Exterior Walls:**  
 Cold-formed metal stud framing with masonry veneer wall assemblies.  
**Interior Walls:**  
 Cold-formed Metal Stud framing  
 Batt insulation  
 5/8" gypsum wallboard through out

**1.0.C Means of Egress:**  
**Chapter 7: Table 7.3.1.2**  
 Occupant Load NFPA: Business Occupancy: 100 s.f. / per occupant  
 Building Occupant Load @ 12,620 s.f. = 126 people

**Minimum Number of Exits:**  
 This building would meet the criteria set forth within 39.2.4.1 & 39.2.4.2 and would therefore require two exits.

**Capacity of Egress Components:**

| Element                | Minimum Allowable  |
|------------------------|--------------------|
| Exit Access Corridors: |                    |
| Width:                 | 36/44 inches clear |
| Doors:                 |                    |
| Width:                 | 32 inches clear    |

The existing and proposed corridors conform. The existing and proposed doors conform.

**Egress Arrangement:**  
 Dead-end corridor (39.2.5.2) 50 ft  
 Common Path of Travel (39.2.5.3.1) 100 ft  
 Travel Distance to an Exit (39.2.6.2) 200 ft

**1.0.D Emergency Lighting:**  
**Chapter 39.2.9.1:** Emergency Lighting is not required.

**1.0.E Interior Finish System:**  
**Chapter 39.3.3, and Chapter 10.2**  
**Wall and Ceiling Finishes:**  
 Vertical Exits Class A, B  
 Exit Access Corridors Class A, B  
 All other spaces Class A, B or C

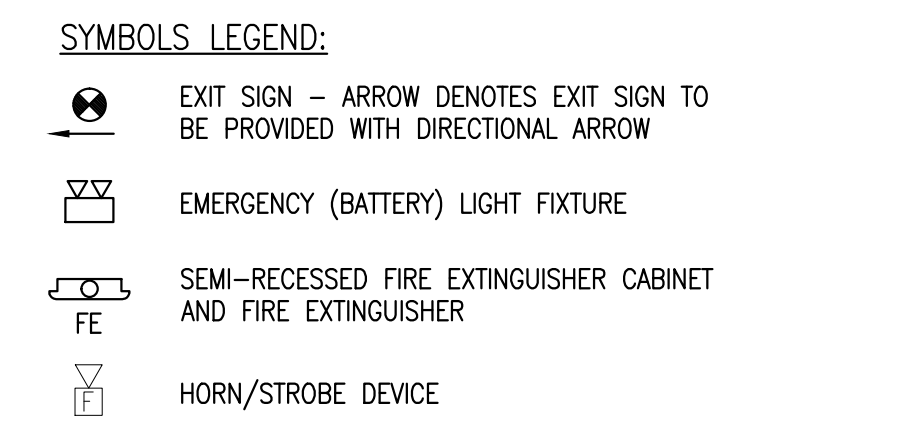
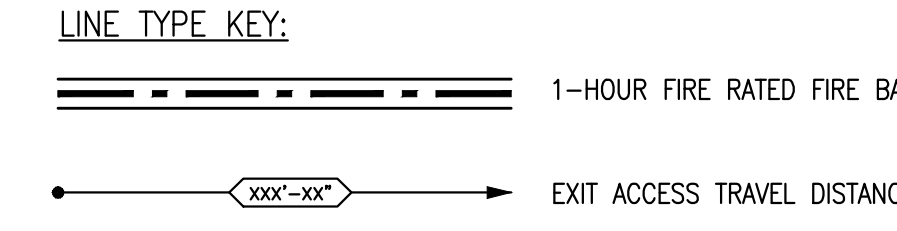
**Floor Finishes:**  
 Vertical Exits / Exit Corridors No Requirements Class I or II

**1.0.F Detection, Alarm, and Communications:**  
**Chapter 39.3.4.1:** A manual fire alarm system is not required.

**1.0.G Extinguishing Requirements:**  
**Chapter 39.3.5, 9.7.4.1**  
 Portable fire extinguishers are required and in accordance with NFPA 10.

**NFPA 10, Table 5.2.1:**  
 Fire extinguishers shall be provided such that the maximum travel distance to an extinguisher is 75'.

**PROPOSED USE:**  
 IBC 2009: BUSINESS  
 NFPA 101 (2009): BUSINESS  
**SQUARE FOOTAGE OF SPACE:** 12,620 SF  
**FIRE PROTECTION OF STRUCTURE:**  
 EXISTING FIRE PROTECTION SPRINKLER SYSTEM LAYOUT TO BE RECONFIGURED TO ACCOMMODATE NEW SPACE LAYOUT AS REQUIRED.



PROJECT NORTH

DRAWING NUMBER  
**LS1.01**  
 SCALE: 1/8"=1'-0"  
 DATE: 12/22/11

ISSUED FOR CONSTRUCTION