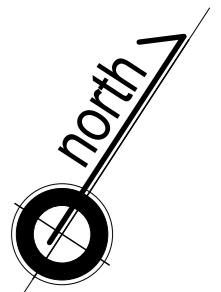




Winton Scott Architects
 5 Milk Street
 Portland, Maine 04101
 207 774 4811
 www.wintonscott.com

Architecture / Planning
 Preservation Architecture
 Interior Architecture



PLANNING BOARD
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 Strucutral Integrity
 Consulting Engineers, Inc.

Mechanical / Electrical
 Engineer
 Bennett Engineering

Owner
 JJR 443 Congress, LLC

443 Congress

Portland, Maine

Fourth Floor
 Proposed Plan

1/4" = 1'-0"

A 1.4

January 08, 2016

CODE ANALYSIS

AREAS
 FLOOR NET AREA = 5,775 SF
 FLOOR GROSS AREA = 6,223 SF
 BUILDING FOOTPRINT = 6,268 SF
 TOTAL BUILDING AREA ABOVE GRADE = 43,561 SF
 TOTAL BUILDING AREA INCLUDING BASEMENT = 49,784 SF

CONSTRUCTION TYPE (NFPA / IBC): II(000) / IIB

OCCUPANCY: BUSINESS / MULTIFAMILY RESIDENTIAL
 OCCUPANT LOADS: FLOORS 1-3 EXISTING BUSINESS 100 SF/PERSON - NO CHANGE PROPOSED
 FLOORS 4-7 PROPOSED CHANGE TO RESIDENTIAL 200 SF / PERSON = 28/FLOOR

FIRE PROTECTION: FULLY SPRINKLERED SUPERVISED SYSTEM PER NFPA13

EXITING: TWO EXISTING STAIRS SERVING ALL FLOORS BASEMENT THRU 7 FLOORS. STAIR 1 ACCESS THE ROOF

