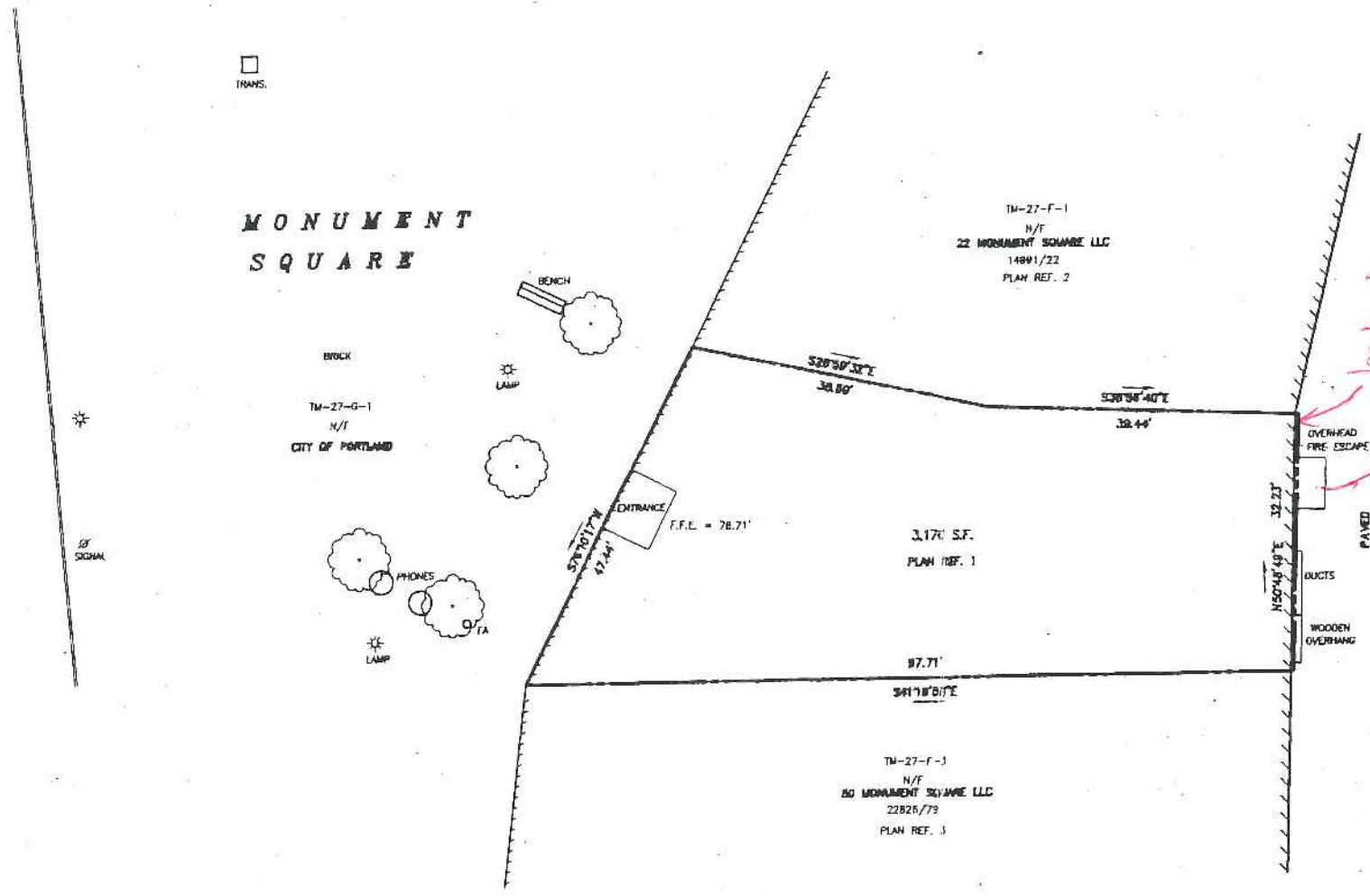




CONGRESS STREET
PAVED - PUBLIC

MONUMENT SQUARE



*location of new fire escape
old fire escape removed 08-16-09*

OVERHEAD FIRE ESCAPE
PAVED COMMON PASSAGEWAY
"LANCASTER LANE"
VARIABLE WIDTH
DUCTS
WOODEN OVERHANG

NOTES:

- OWNER OF RECORD: 28 MONUMENT SQUARE LLC BOOK 25131 PAGE 173
- PARCEL IS SHOWN AS LOT 2, BLOCK F, ON THE CITY OF PORTLAND'S ASSESSORS MAP 27
- BEARINGS ARE BASED ON PLAN REFERENCE 5
- ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM
- THIS PLAN SHOWS THE RESULTS OF A FIELD SURVEY OF THE OUTSIDE OF THE BUILDING ON THE LOT AT GROUND LEVEL. THE DIMENSIONS AT GROUND LEVEL APPEAR TO MATCH PLAN DIMENSIONS AS CITED. COMMON WALLS WITH THE ADJUTERS ARE FOR THE MOST PART INACCESSIBLE.

PLAN REFERENCES:

- PLAN OF PROPERTY AT NO. 28 MONUMENT SQUARE SURVEYED BY H.I. MARCH 1927 BY EC JORDAN AND CO.
- PLAN OF LAND IN PORTLAND, MAINE OWNED BY P. P. BAXTER DATED JORDAN DATED AUGUST 1941.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CASCO DEVELOPMENT ASSOCIATES DATED DEC. 19, 1983 BY H.I. AND E.C. JORDAN.
- PLAN DATED MARCH 1909 OF THE LANCASTER BLOCK BY H.I. AND E.C. JORDAN (FILE 97).
- BOUNDARY SURVEY ON 490-492 CONGRESS STREET, PORTLAND, MAINE MADE FOR MATTHEW ALCORN DATED FEB. 4, 2004 BY OWEN HASKELL, INC.
- RIGHTS TO THE USE OF LANCASTER LANE ARE DESCRIBED IN AN ACCESS AGREEMENT DATED APRIL 11, 1913, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 910, PAGE 167.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 8-27-09

JOHN W. SWAN, PLS #1038



State of Maine, Cumberland RR
Registry of Deeds
Received August 27, 2009
at 3:14 PM and recorded in
Plan Book 201 Page 323
Attest: *[Signature]*

CONDOMINIUM PLAT
"MONUMENT SQUARE CONDOMINIUM"
AT
#28 MONUMENT SQUARE
PORTLAND, MAINE
MADE FOR RECORD OWNER
28 MONUMENT SQUARE LLC
28 MONUMENT SQUARE, PORTLAND, MAINE 04101

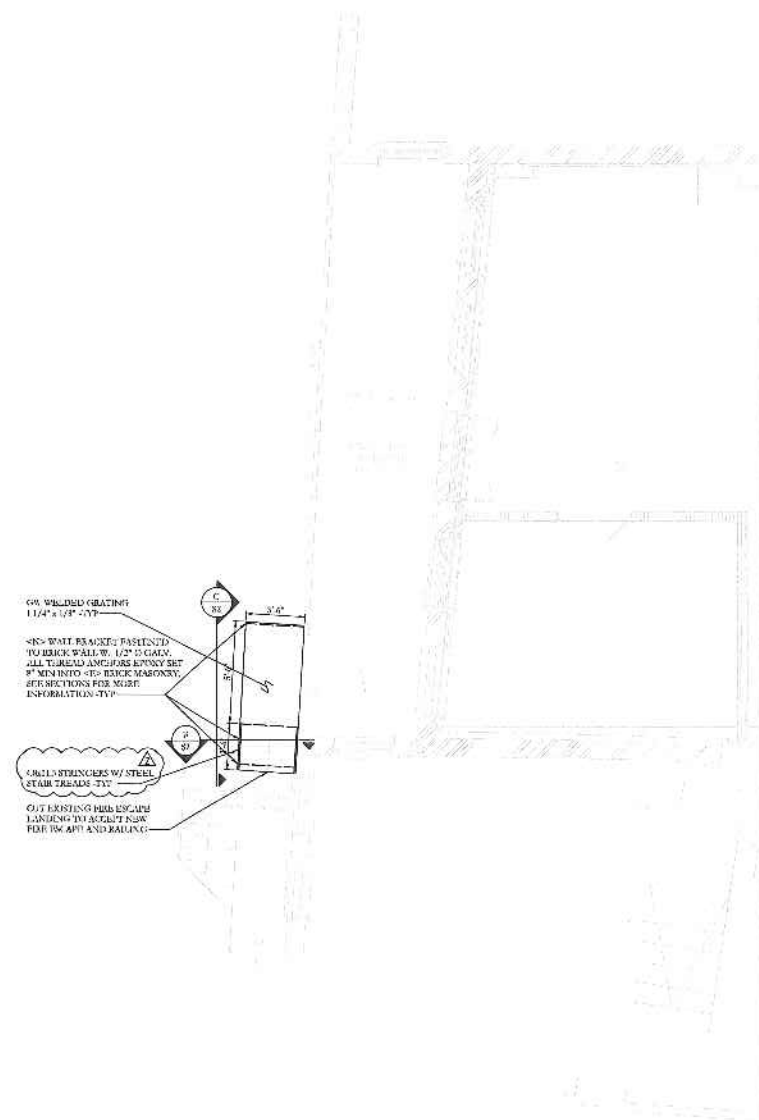
OWEN HASKELL, INC.
18 CASCO ST., PORTLAND, ME 04101 (207) 774-9484
PROFESSIONAL LAND SURVEYORS

Drawn By: RRL	Date: JULY 29, 2008	Job No.: 2007-006P
Trace By: RRL	Scale:	Draw. No.:
Checked By: JWS	Sheet:	Proj. No.:

LEGEND:

- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CLUB

GRAPHIC SCALE



GW WELDED GRATING
1 1/4" x 1 1/2" TYP

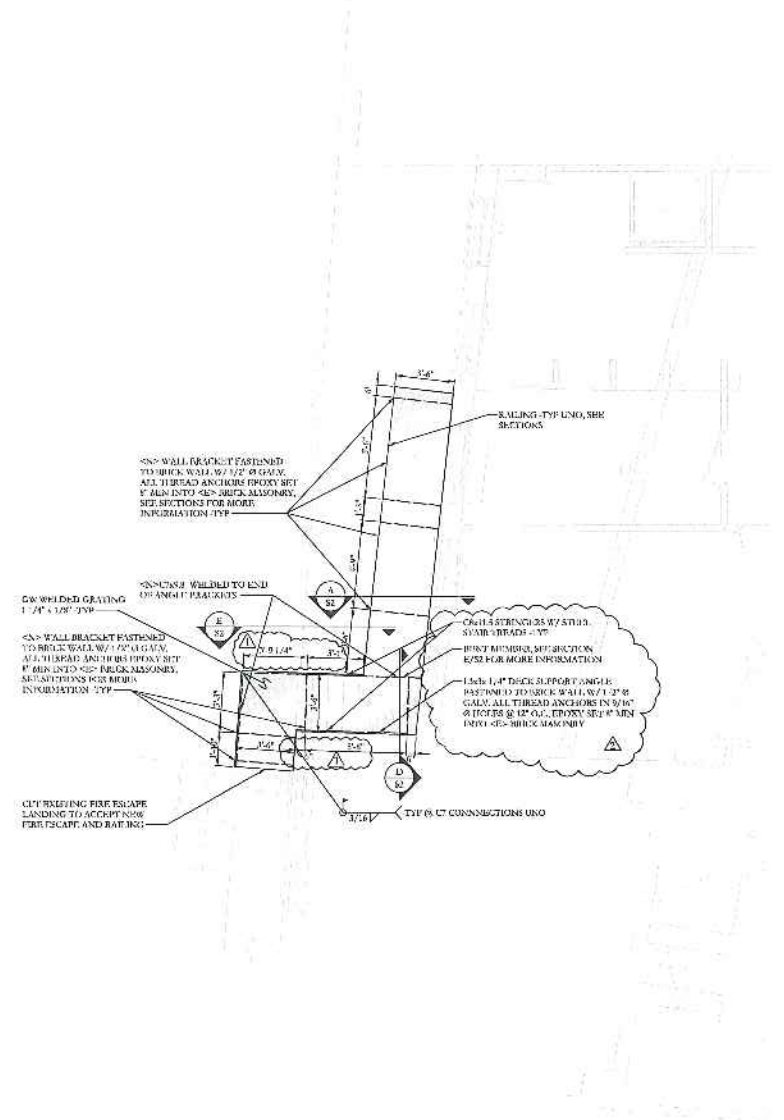
NO WWT BRACKET FASTENED TO BRICK WALL BY 1/2" O GALV. ALL THREAD ANCHORS EPOXY SET 8" MIN INTO BRICK MASONRY. SEE SECTIONS FOR MORE INFORMATION TYP

CALL STAIRS W/ STEEL STAIR TREADS TYP

EXISTING HUB ESCAPE LANDING TO ACCEPT NEW FIRE ESCAPE AND RAILING

← THIRD FLOOR LANDING
SCALE 1/4"=1'-0"

NOTES:
1. ALL SHW STEEL SHALL HAVE (1) COAT OF PRIMER AND (2) COATS BLACK ENAMEL TYP UNO
2. CONTRACTOR SHALL REVIEW STEEL SHOP DRAWINGS PRIOR TO FABRICATION
3. ALL BAR GRATE TO BE WELDED TO SUPPORTS @ 6" MAX TYP
4. ALL EPOXY SHALL BE SIMPSON AT OR EQUAL TYP
5. VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION OR ERECTION TYP



GW WELDED GRATING
1 1/4" x 1 1/2" TYP

NO WALL BRACKET FASTENED TO BRICK WALL BY 1/2" O GALV. ALL THREAD ANCHORS EPOXY SET 8" MIN INTO BRICK MASONRY. SEE SECTIONS FOR MORE INFORMATION TYP

NO ANGLE WELDED TO END OF ANGLE FRAGILES

CALL STAIRS W/ STEEL STAIR TREADS TYP

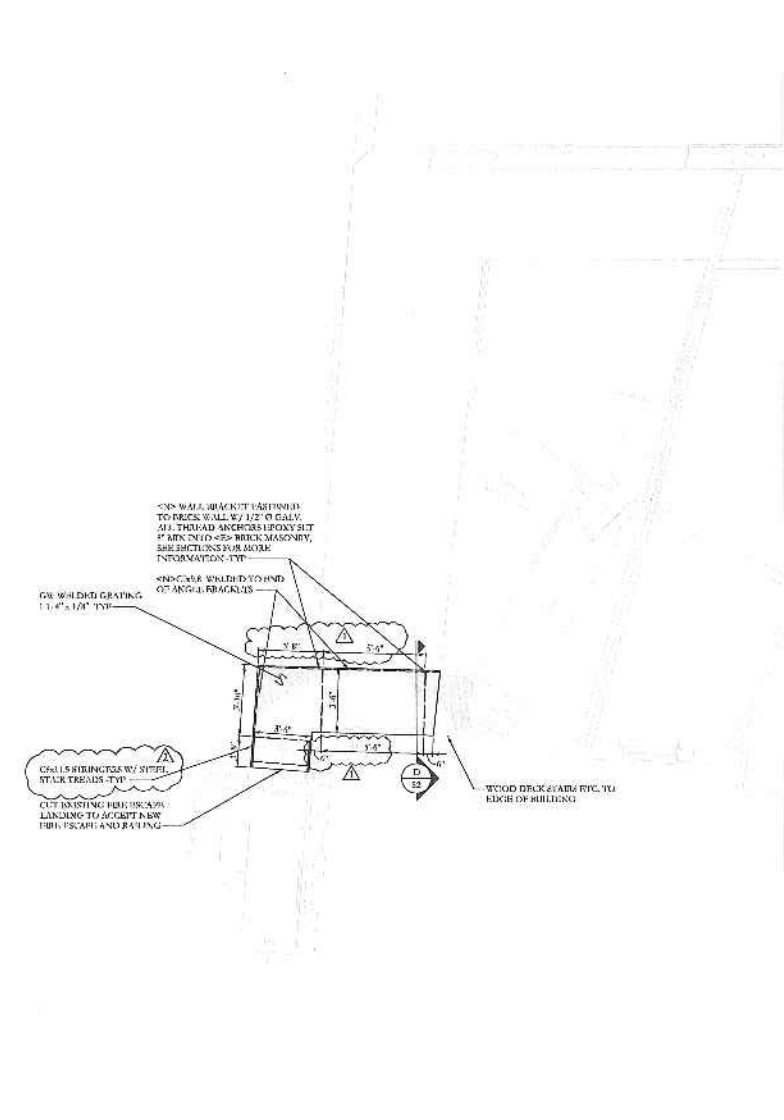
1x6x1/4" DECK SUPPORT ANGLE FASTENED TO BRICK WALL BY 1/2" O GALV. ALL THREAD ANCHORS IN 8" MIN @ 12" O.C. EPOXY SET 8" MIN INTO BRICK MASONRY

EXISTING FIRE ESCAPE LANDING TO ACCEPT NEW FIRE ESCAPE AND RAILING

TYE @ 6" CONNECTIONS UNO

← FOURTH FLOOR LANDING
SCALE 1/4"=1'-0"

NOTES:
1. ALL SHW STEEL SHALL HAVE (1) COAT OF PRIMER AND (2) COATS BLACK ENAMEL TYP UNO
2. CONTRACTOR SHALL REVIEW STEEL SHOP DRAWINGS PRIOR TO FABRICATION
3. ALL BAR GRATE TO BE WELDED TO SUPPORTS @ 6" MAX TYP
4. ALL EPOXY SHALL BE SIMPSON AT OR EQUAL TYP
5. VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION OR ERECTION TYP



GW WELDED GRATING
1 1/4" x 1 1/2" TYP

NO WALL BRACKET FASTENED TO BRICK WALL BY 1/2" O GALV. ALL THREAD ANCHORS EPOXY SET 8" MIN INTO BRICK MASONRY. SEE SECTIONS FOR MORE INFORMATION TYP

NO ANGLE WELDED TO END OF ANGLE FRAGILES

CALL STAIRS W/ STEEL STAIR TREADS TYP

EXISTING FIRE ESCAPE LANDING TO ACCEPT NEW FIRE ESCAPE AND RAILING

WOOD DECK @ AREA ETC. TO EACH OF BILINGS

← FIFTH FLOOR LANDING
SCALE 1/4"=1'-0"

NOTES:
1. ALL SHW STEEL SHALL HAVE (1) COAT OF PRIMER AND (2) COATS BLACK ENAMEL TYP UNO
2. CONTRACTOR SHALL REVIEW STEEL SHOP DRAWINGS PRIOR TO FABRICATION
3. ALL BAR GRATE TO BE WELDED TO SUPPORTS @ 6" MAX TYP
4. ALL EPOXY SHALL BE SIMPSON AT OR EQUAL TYP
5. VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION OR ERECTION TYP




 REVISIONS:
 Δ 10/5/09 DIMENSION MODIFICATIONS
 Δ 10/26/09 STAIR MODIFICATIONS

28 Monument Square Fire Escape
 Portland, Maine

DATE:
 9/23/09

FIRE ESCAPE PLANS

S1