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DESIGNER

ILAP
IMMIGRANT LEGAL
ADVOCACY PROJECT

OWNER

PROJECT
**RENOVATIONS TO 489
CONGRESS STREET, SUITE 3**

489 CONGRESS STREET
PORTLAND, ME 04101

DRAWING

**EXISTING AND PROPOSED
PLANS**

CWS PROJECT NUMBER:

REVISIONS

NO.	DATE	DESCRIPTION

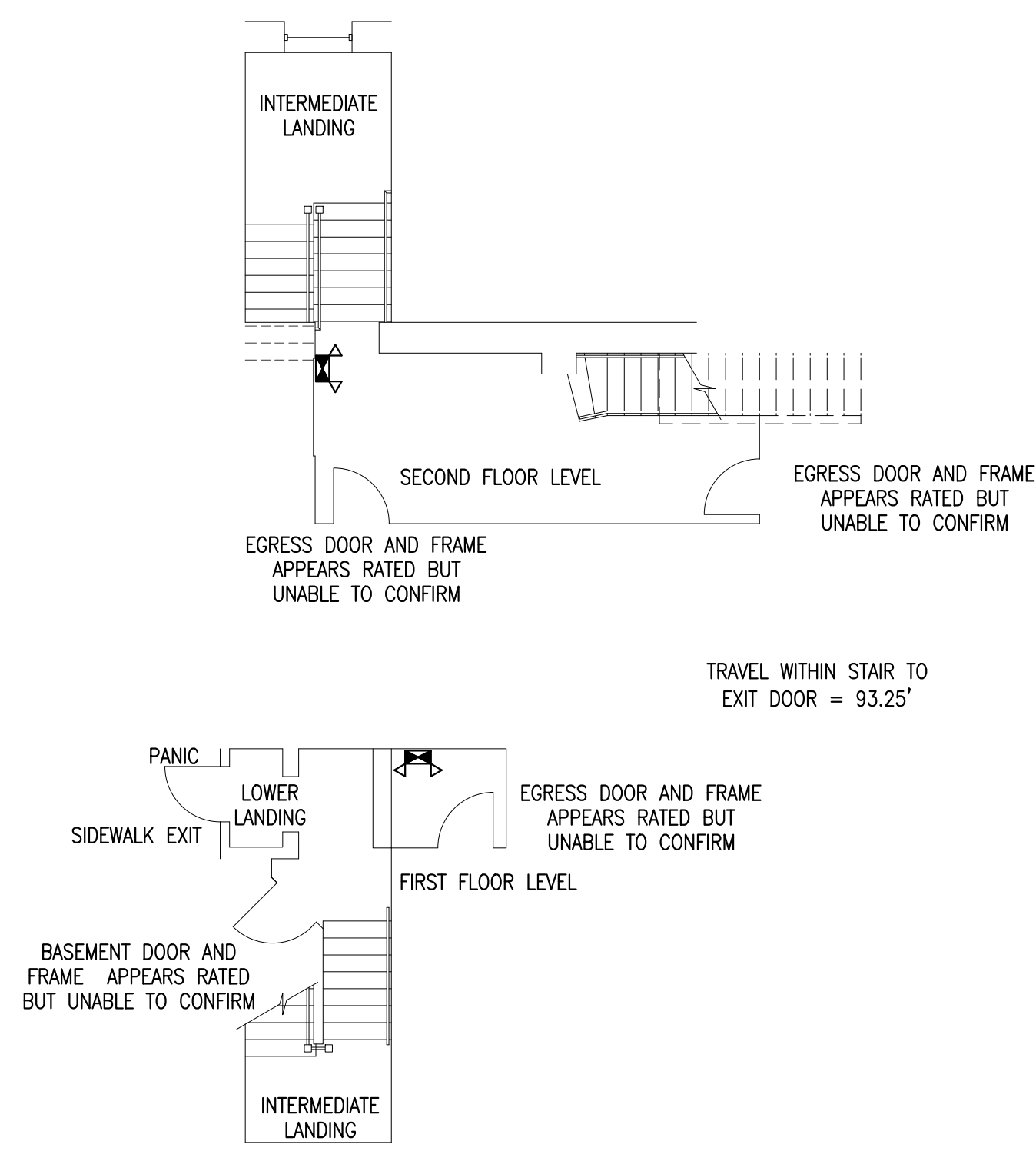
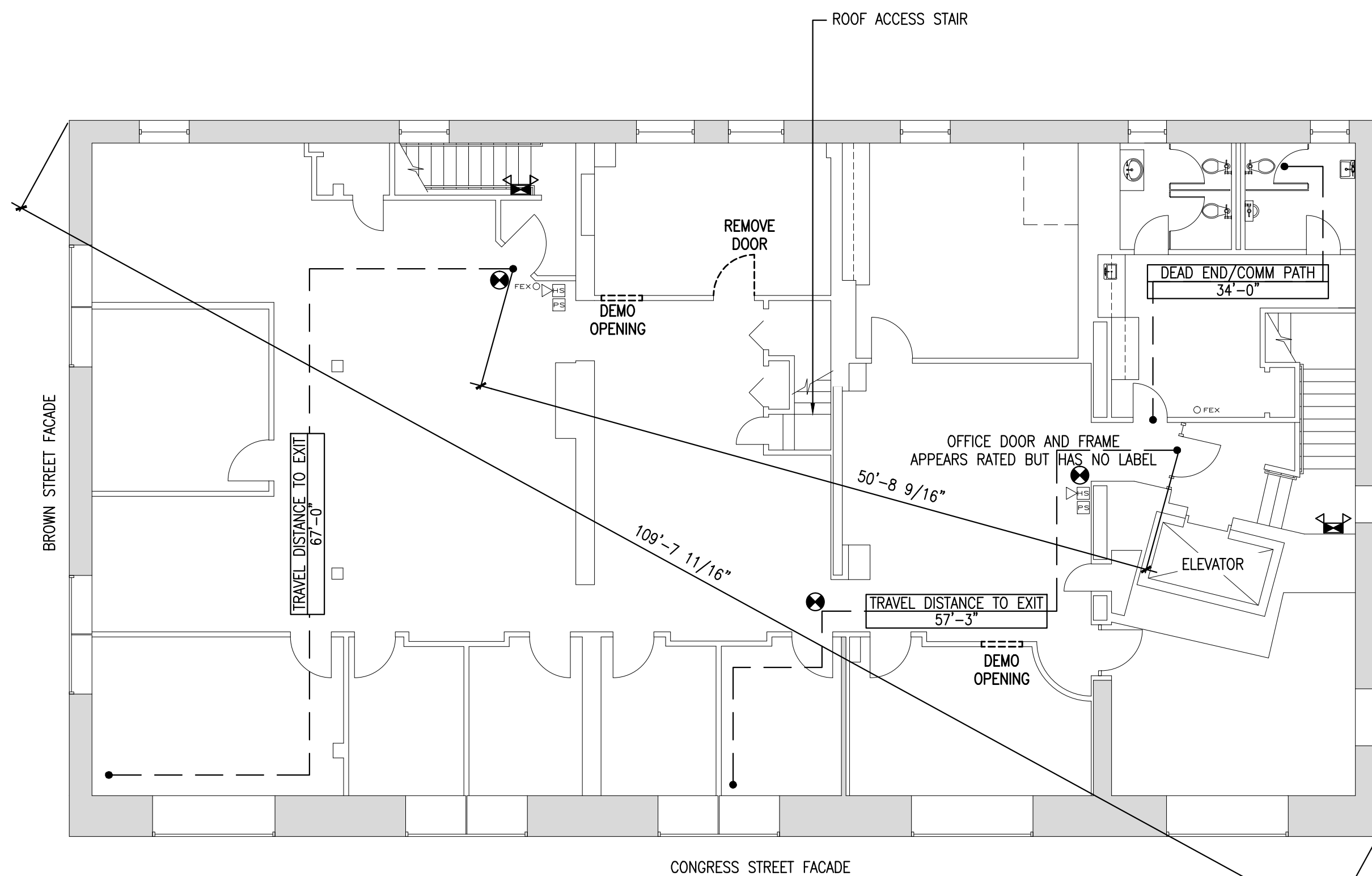
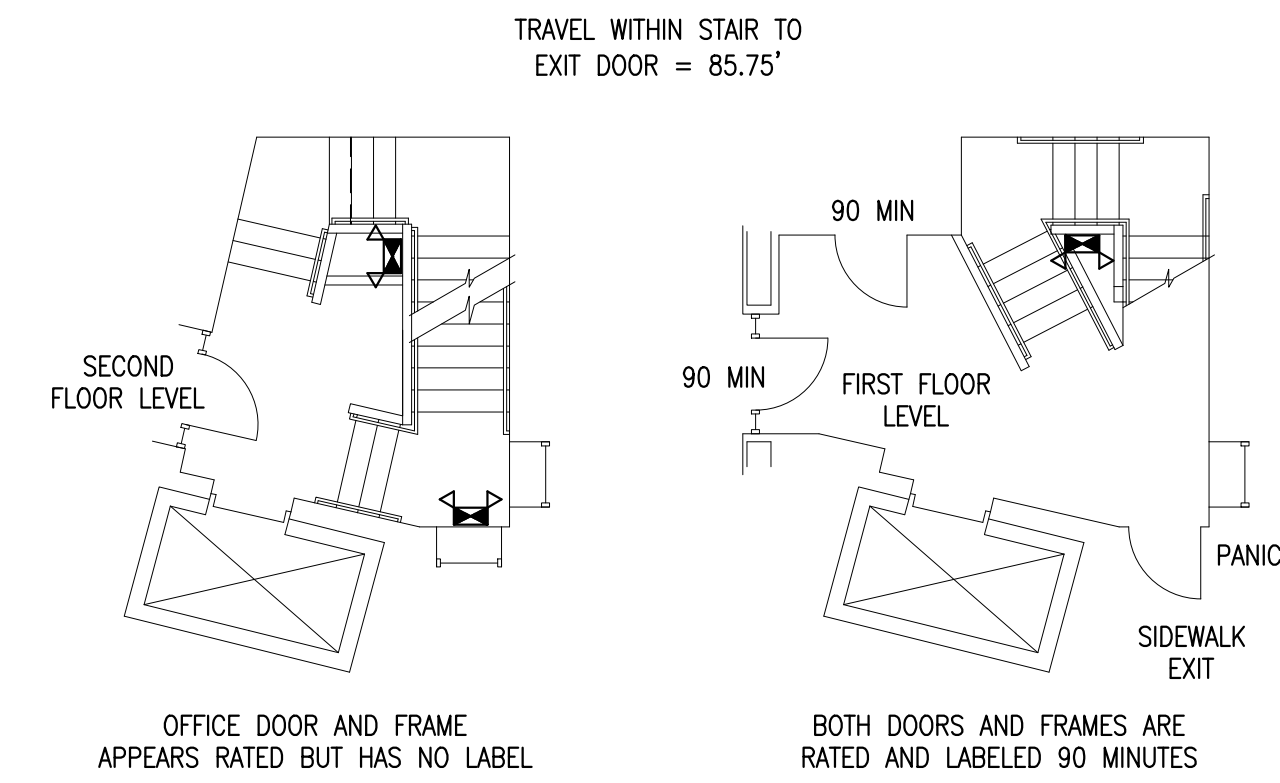
DRAWING NUMBER

A1.03

SCALE: 1/8" = 1'-0"
DATE: 11/03/2017

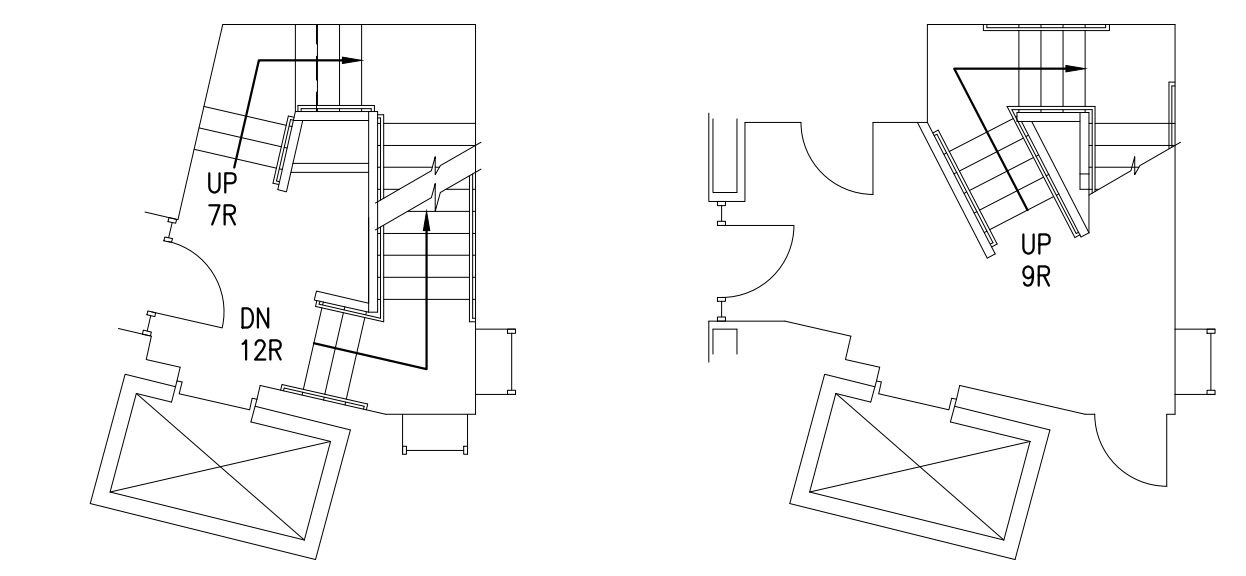
ISSUED FOR CITY PERMITTING

GENERAL NOTE:
OFFICE SPACE IS LOCATED ON THE THIRD FLOOR OF A THREE STORY BUILDING
OCCUPANCY AT SECOND FLOOR IS OFFICE SPACE
OCCUPANCY AT FIRST FLOOR IS RETAIL AND ASSEMBLY SPACE
BUILDING CONSTRUCTION IS "NORMAL" MASONRY AND WOOD FRAME
CONSTRUCTION WITH EIFS RETROFIT CLADDING

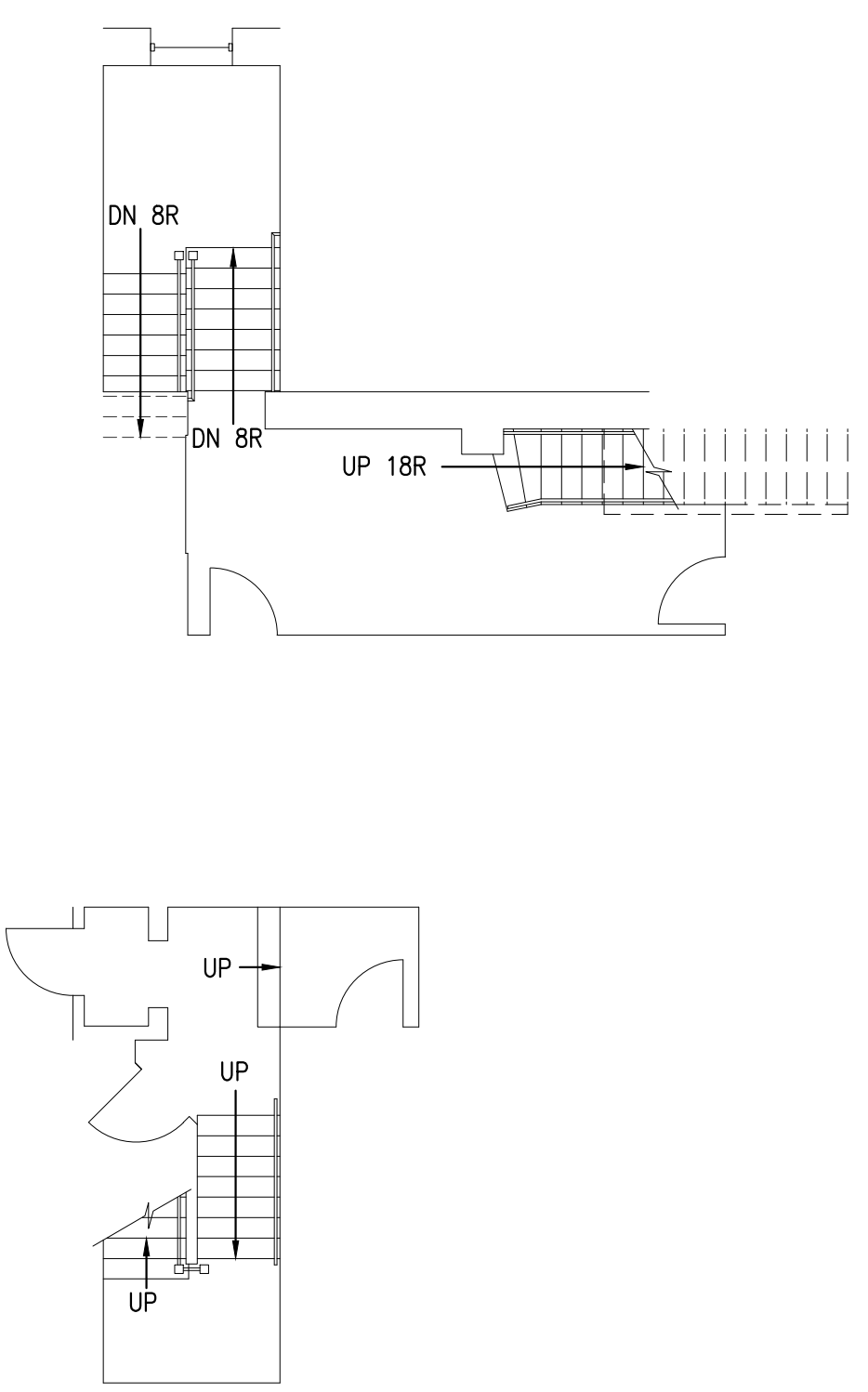
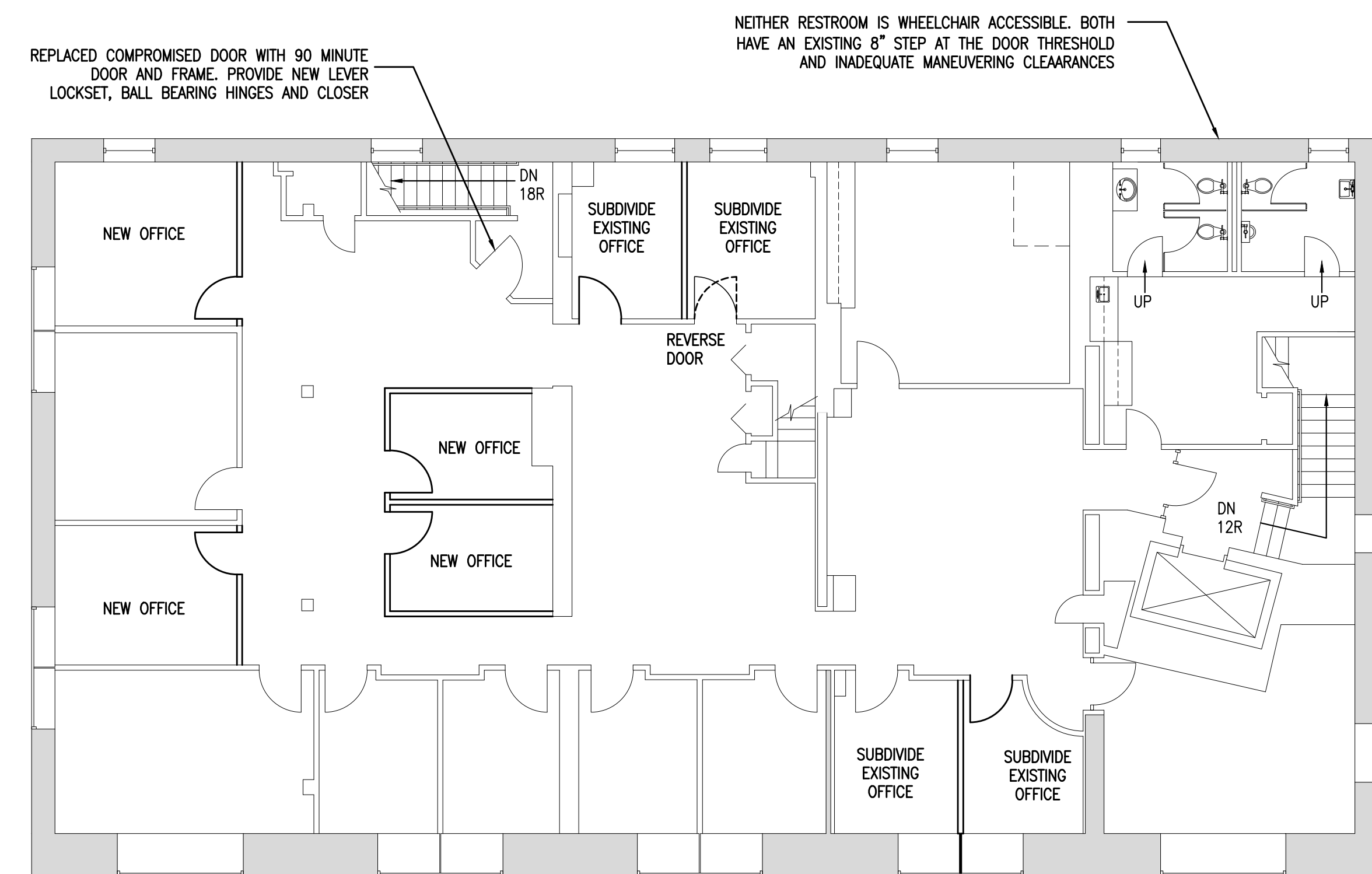


A3 EXISTING CONDITIONS

IBC GENERAL EGRESS NOTES (SPRINKLERED):
- THE EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED TO ADJUST FOR NEW WALLS.
- 4453 S.F. OFFICE PLAN = 45 OCCUPANTS
- 35" EXISTING EGRESS DOORS ALLOW FOR 175 OCCUPANTS EACH (32" REQUIRED)
- 40" (MINIMUM) EXISTING STAIRS ALLOW FOR 133 OCCUPANTS EACH (36" REQUIRED)
- MAX TRAVEL TO EXITS: 100' (67" MAXIMUM PROVIDED)
- NO EGRESS WINDOWS REQUIRED OR PROVIDED
- BOTH STAIR ACCESS DOORS HAVE NO FIRE LABEL BUT APPEAR TO BE OF FIRE-RATED CONSTRUCTION. NEITHER HAS LEVER HARDWARE, WHICH SHOULD BE INSTALLED.
- THERE ARE NO FIRE EXTINGUISHERS IN THE SPACE
- STAIRS ARE GENERALLY CONSTRUCTED OF GWB (OR PLASTER)-ON-WOOD-FRAMING WALLS PRESUMED TO OFFER AT LEAST 1-HOUR PROTECTION (1-HOUR REQUIRED)



EXISTING FRONT EGRESS STAIR GENERAL NOTE: STAIRS ARE USABLE THOUGH SOME ELEMENTS ARE NOT COMPLIANT WITH NEW CODES. ARCHITECT RECOMMENDS ADDING NEW HANDRAILS WHERE NONE ARE PROVIDED ON BOTH SIDES (ABOVE SECOND FLOOR).



REAR EGRESS STAIR GENERAL NOTE: STAIRS ARE USABLE THOUGH SOME ELEMENTS ARE NOT COMPLIANT WITH NEW CODES. NOT ALL EGRESS LIGHTING WAS IDENTIFIED DURING SITE ASSESSMENTS.

A5 PROPOSED PLAN