TRAVEL WITHIN STAIR TO EXIT DOOR = 93.25'

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

TRAVEL WITHIN STAIR TO EXIT DOOR = 85.75'

A3 EXISTING CONDITIONS

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.

While IEBC Chapter 7 would require the door to be replaced with a 30 minute door, IBC would require the door to be 60 minute rated and it is substantially damaged. "90" is a drafting error. The door and frame shall be 60-minute rated.

Why 90 minute?

REPLACED COMPROMISED DOOR WITH 90 MINUTE DOOR AND FRAME. PROVIDE PANIC LADDER LOCKSET, BALL BEARING HINGES AND CLOSER

NEITHER RESTROOM IS WHEELCHAIR ACCESSIBLE. BOTH HAVE AN EXISTING 8" STEP AT THE DOOR THRESHOLD AND INADEQUATE MANEUVERING CLEAARANCES

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)

IEBC 706.1 requires that Accessible hardware be provided where alterations are made (the rear stair door) but no such requirement exists for the unaltered main door. Given that the main activity will be at the front door (elevator lobby) we recommend this hardware be changed at the owner's / tenant's discretion.

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).

Please indicate the percentage of work area to determine which level of Alterations per IEBC this falls under.

19% of Net floor area = Level 2 Alteration

Please clarify scope of work.

Two (2) handrails are NOT required per IEBC 705.9. However, given the business clients entering the building we are recommending that a second handrail be provided at the owner's / tenant's discretion.

A5 PROPOSED PLAN

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN
264 US Route One Box 6, Suite 100-2A
Scarborough ME 04074
OFFICE: 207 774 4441 CWSARCH.COM

Reviewed for Code Compliance Inspections Decision Approved as Submitted
Date: 12/18/17

LICENSED ARCHITECT GEORGE G. LAVIGNE NO. 3114 STATE OF MAINE

DESIGNER

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN
264 US ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
T. 207-774-4441
WWW.CWSARCH.COM

OWNER

ILAP
IMMIGRANT LEGAL ADVOCACY PROJECT
309 CUMBERLAND AVENUE
PORTLAND, ME 04101

PROJECT

RENOVATIONS TO 489 CONGRESS STREET, SUITE 3
489 CONGRESS STREET
PORTLAND, ME 04101

DRAWING

EXISTING AND PROPOSED PLANS
CWS PROJECT NUMBER:

REVISIONS

DRAWING NUMBER
A1.03

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

ISSUED FOR CITY PERMITTING

11/2/2017 12:05 PM

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