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OWNER

ILAP
IMMIGRANT LEGAL
ADVOCACY PROJECT
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PORTLAND, ME 04101

PROJECT

RENOVATIONS TO 489
CONGRESS STREET, SUITE 3

DRAWING

EXISTING AND PROPOSED
PLANS

REVISIONS

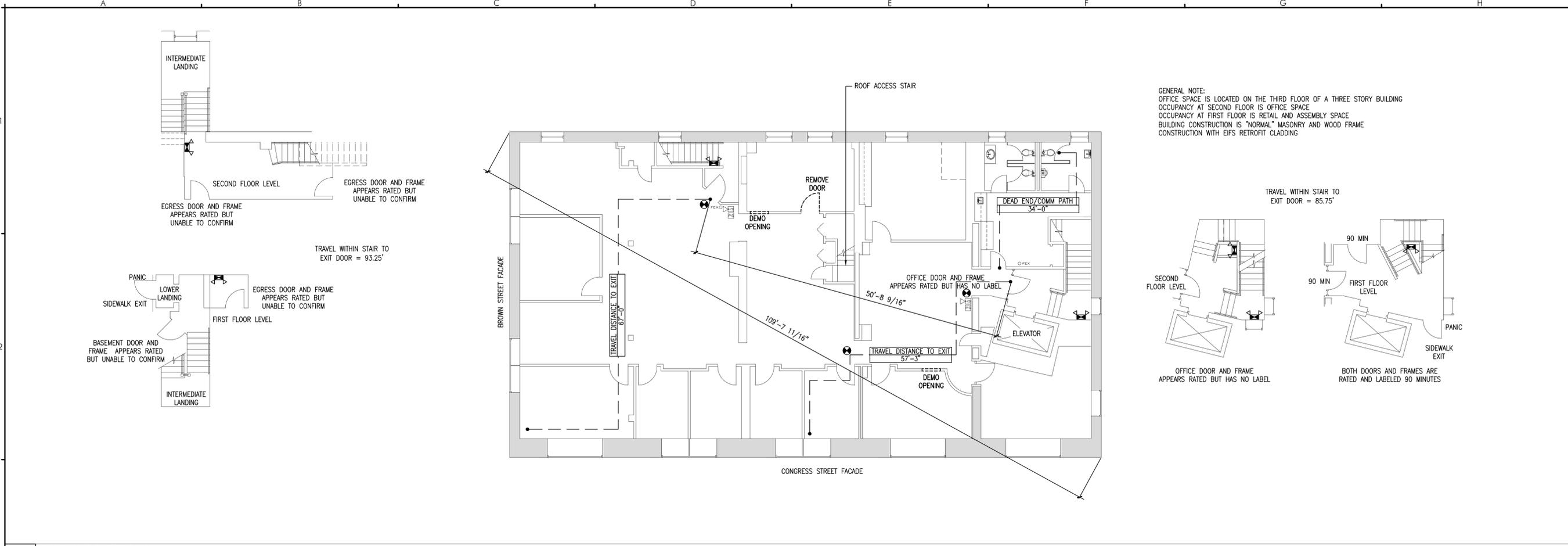
NO.	DATE	DESCRIPTION

DRAWING NUMBER

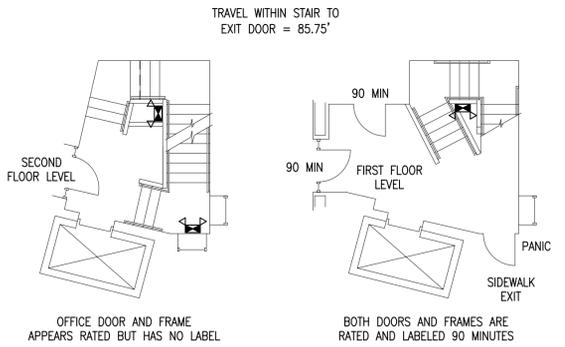
A1.03

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

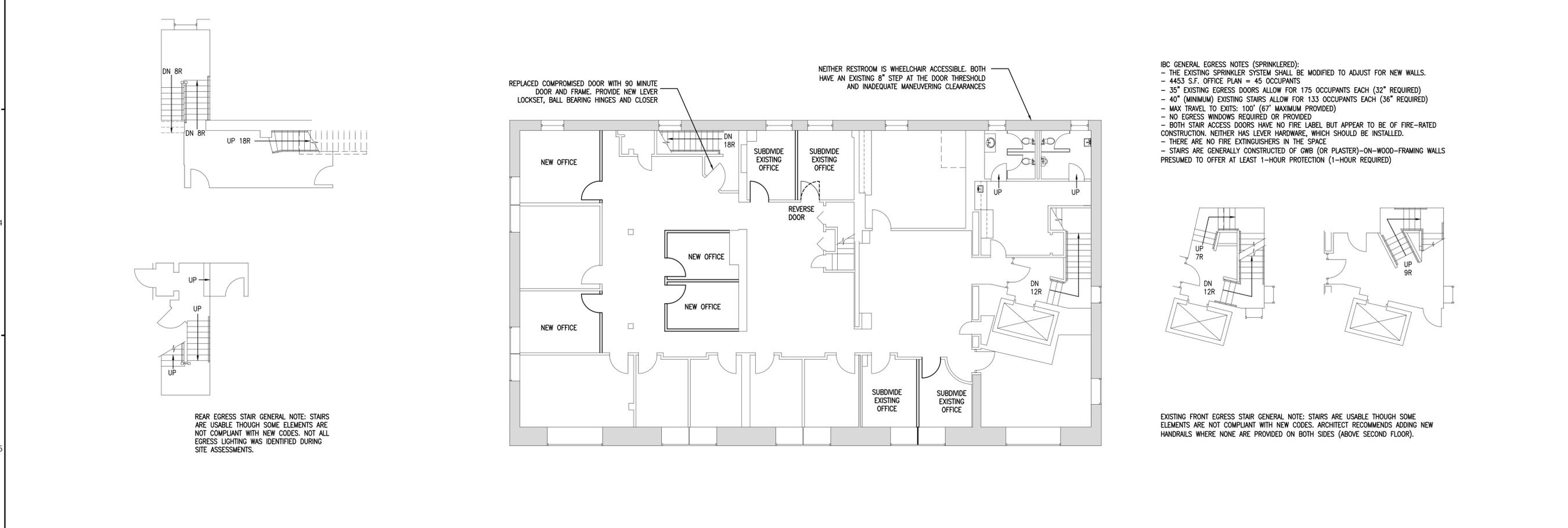
ISSUED FOR CITY PERMITTING



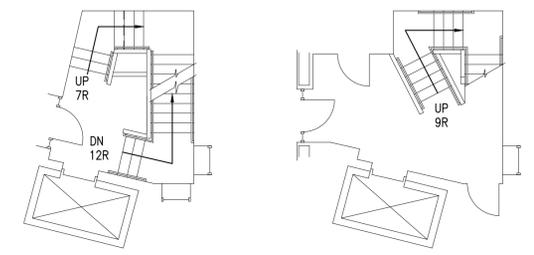
GENERAL NOTE:
OFFICE SPACE IS LOCATED ON THE THIRD FLOOR OF A THREE STORY BUILDING
OCCUPANCY AT SECOND FLOOR IS OFFICE SPACE
OCCUPANCY AT FIRST FLOOR IS RETAIL AND ASSEMBLY SPACE
BUILDING CONSTRUCTION IS "NORMAL" MASONRY AND WOOD FRAME
CONSTRUCTION WITH EIFS RETROFIT CLADDING



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)



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.

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).

A5 PROPOSED PLAN