

EXISTING CONDITIONS SURVEY AND PROPOSED NEW CONSTRUCTION SEABAGS

25 CUSTON HOUSE WHARF
PORTLAND, MAINE 04101

Area:
First Floor 1,672 SF
Second Floor 2,995 SF
Total 4,667 SF

NFPA Classification:
Industrial Occupancy
per NFPA section 6.1.12.1



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PROJECT

SEABAGS
EXISTING CONDITIONS
APRIL 27, 2012

SEABAGS
25 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101
(207) 780-0744

TITLE

COVER SHEET
EXISTING CONDITIONS
PROPOSED NEW CONSTRUCTION

STATUS: **DRAWING STATUS**
EXISTING CONDITIONS

DATE:

04.27.12

REVISION / DATE:

SCALE:

AS NOTED

06.12.12 NEW / PROPOSED
CONSTRUCTION ADDED

PROJECT NO.

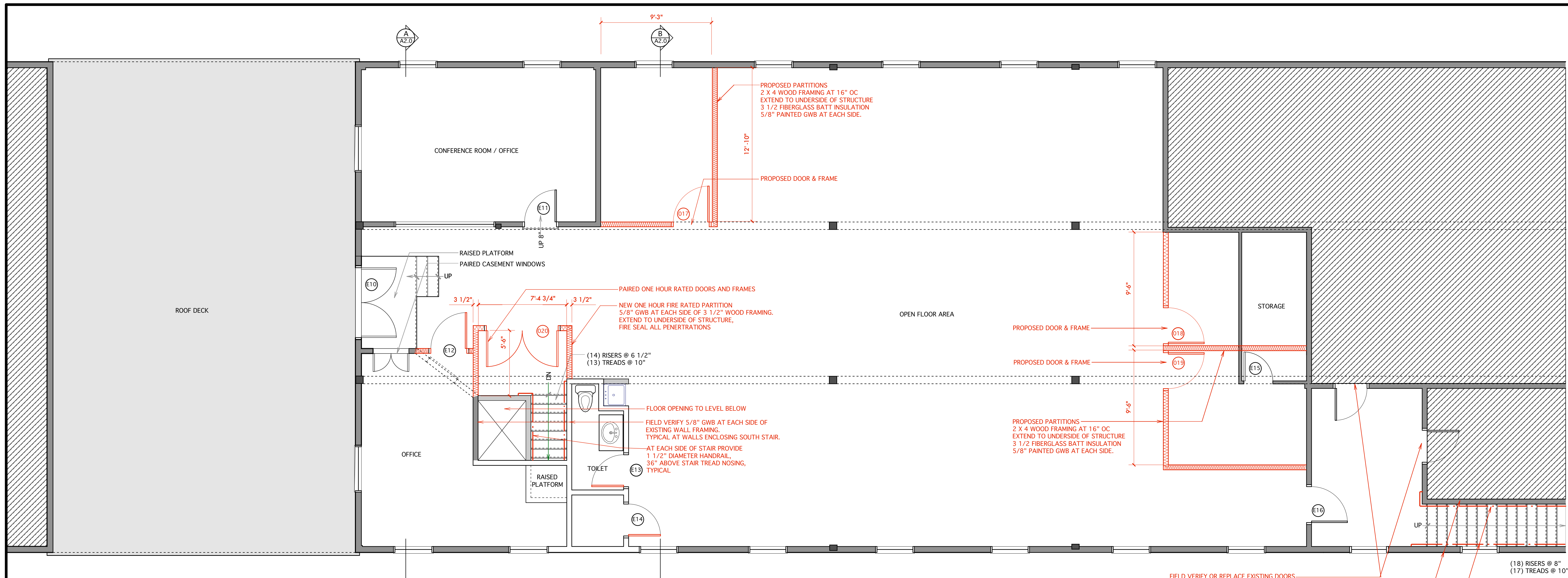
2012-0080

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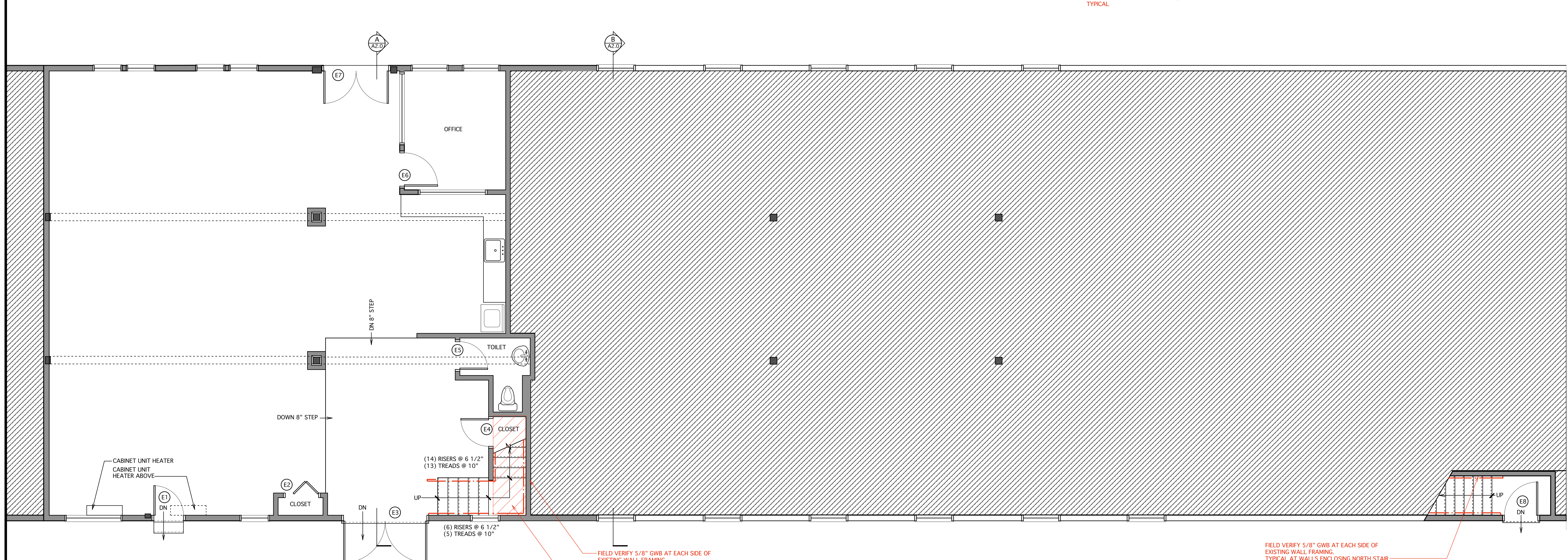
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DWG NO.

A-0.0



2 EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FIELD VERIFY OR REPLACE EXISTING DOORS TO PROVIDE ONE HOUR RATING IN STAIRCASE LOBBY.

FIELD VERIFY 5/8" GWB AT EACH SIDE OF EXISTING WALL FRAMING. TYPICAL AT WALLS ENCLOSING NORTH STAIR. NOTE: REMOVE ALL STORED ITEMS WITH STAIR LOBBY.

AT EACH SIDE OF STAIR PROVIDE 1 1/2" DIAMETER HANDRAIL, 36" ABOVE STAIR TREAD NOSING, TYPICAL.

FIELD VERIFY 5/8" GWB AT EACH SIDE OF EXISTING WALL FRAMING. TYPICAL AT WALLS ENCLOSING SOUTH STAIR.

FIELD VERIFY CEILING AT SOUTH STAIR PROVIDED ONE HOUR PROTECTION TO FLOOR ABOVE.

Area:
First Floor 1,672 SF
Second Floor 2,995 SF
Total 4,667 SF

NFPA Classification:
Industrial Occupancy
per NFPA section 6.1.12.1

SSA
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PROJECT
SEABAGS
EXISTING CONDITIONS
APRIL 27, 2012

SEABAGS
25 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101
(207) 780-0744

TITLE
FIRST & SECOND LEVEL
EXISTING CONDITIONS
PROPOSED NEW CONSTRUCTION

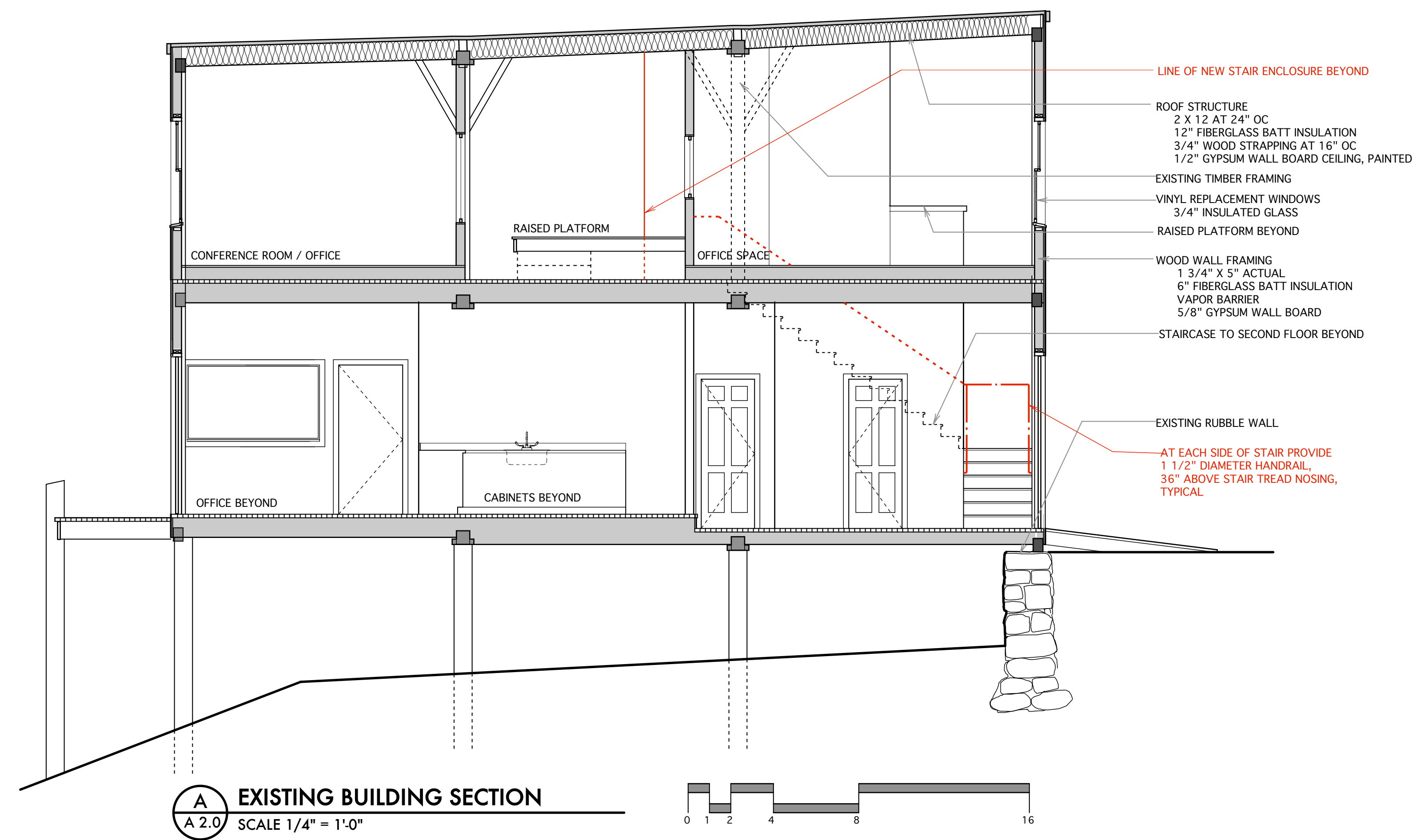
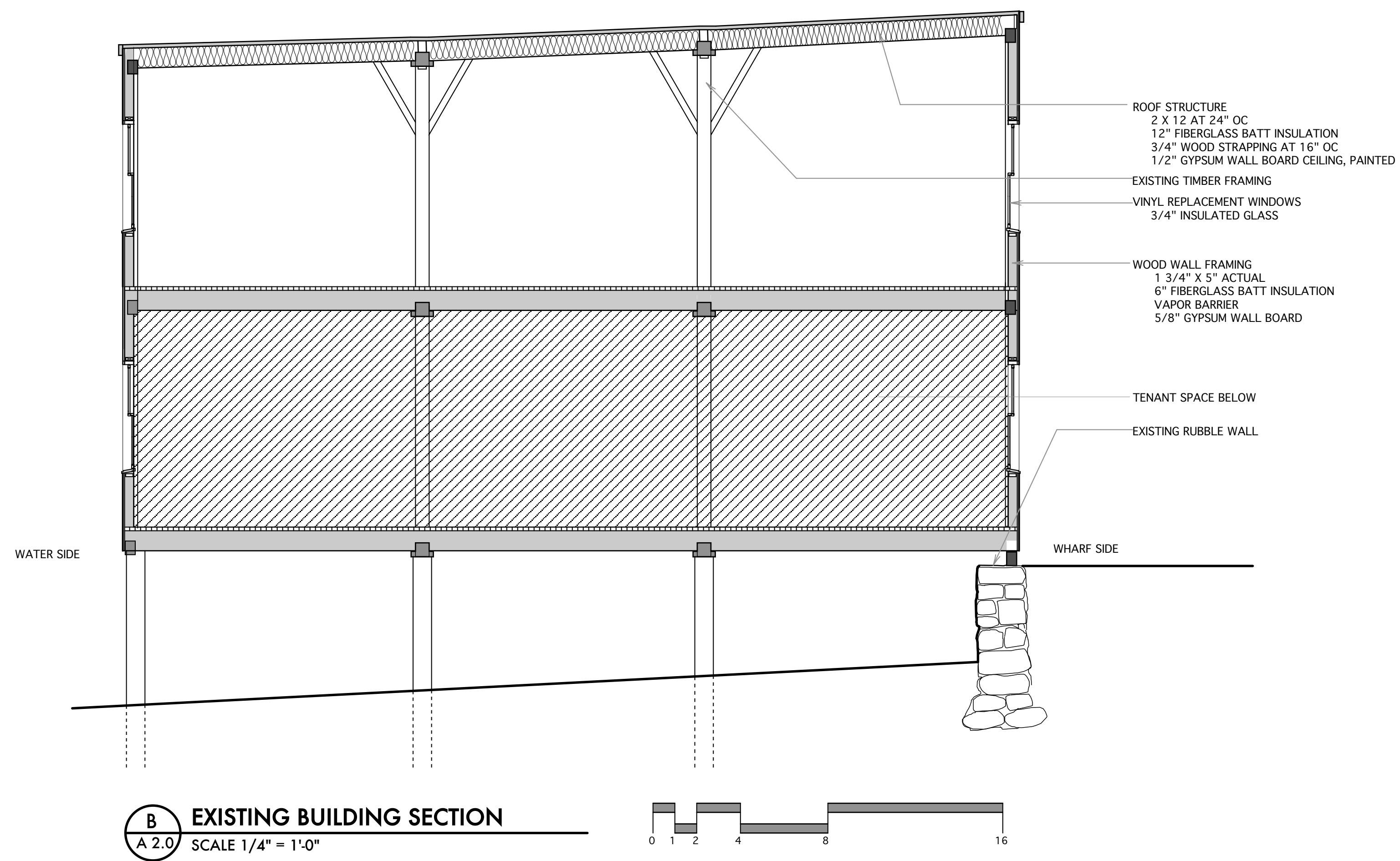
STATUS: **DRAWING STATUS**
EXISTING CONDITIONS

DATE: 04.27.12
SCALE: AS NOTED
PROJECT NO: 2012-0080
DRAWN BY:

REVISION / DATE:
06.12.12 NEW / PROPOSED CONSTRUCTION ADDED

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DWG NO. **A-1.0**



DOOR SCHEDULE

Door No.	Location	Style	Door Width	Door Height	Material	Elev.	Frame Material	Head	Jamb	Hardware Elev.	Key Set	Remarks
E1	ENTRY DOOR	EXISTING-EXTERIOR	2'-8"	EXIST.			EXIST.					
E2	CLOSET	EXISTING-WOOD BIFOLD	3'-0"	EXIST.			EXIST.					
E3	LANDING	EXISTING-PAIRED EXTERIOR WOOD	7'-6"	EXIST.			EXIST.					
E4	CLOSET	EXISTING-PRESSED METAL	2'-6"	EXIST.			EXIST.					
E5	TOILET	EXISTING-PRESSED METAL	2'-6"	EXIST.			EXIST.					
E6	OFFICE	EXISTING	3'-0"	EXIST.			EXIST.					
E7	WORK SPACE	EXISTING-PAIRED EXTERIOR	5'-10"	EXIST.			EXIST.					
E10	ROOF DECK	EXISTING-PAIRED INSWING	5'-10"	EXIST.								
E11	OFFICE	EXISTING	2'-8"	EXIST.								
E12	OFFICE	EXIST.	EXIST	EXIST			EXIST.					
E13	TOILET	EXIST.					EXIST.					
E14	CLOSET	EXIST.	EXIST.	EXIST.	EXIST.		EXIST.					
E15	STORAGE	EXIST.	EXIST.	EXIST.	EXIST.		EXIST.					
E16	LOBBY	EXISTING-PRESSED METAL										
017	OFFICE	PROPOSED INSWING	3'-0"	7'-0"	SC WOOD		HM					PROPOSED INSWING SOLID CORE WOOD VENER DOOR IN HOLLOW METAL FRAME
018	OFFICE	PROPOSED INSWING	3'-0"	7'-0"	SC WOOD		HM					PROPOSED INSWING SOLID CORE WOOD VENER DOOR IN HOLLOW METAL FRAME
019	OFFICE	PROPOSED INSWING	3'-0"	7'-0"	SC WOOD		HM					PROPOSED INSWING SOLID CORE WOOD VENER DOOR IN HOLLOW METAL FRAME
018	SOUTH STAIR	PROPOSED PAIRED	6'-0"	7'-0"	SC WOOD		HM					PROPOSED ONE HOUR RATED SOLID CORE WOOD VENER DOOR IN HOLLOW METAL FRAME

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PROJECT

SEABAGS
EXISTING CONDITIONS
APRIL 27, 2012

SEABAGS
25 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101
(207) 780-0744

TITLE

BUILDING SECTIONS
EXISTING CONDITIONS
PROPOSED NEW CONSTRUCTION

STATUS: **DRAWING STATUS**
EXISTING CONDITIONS

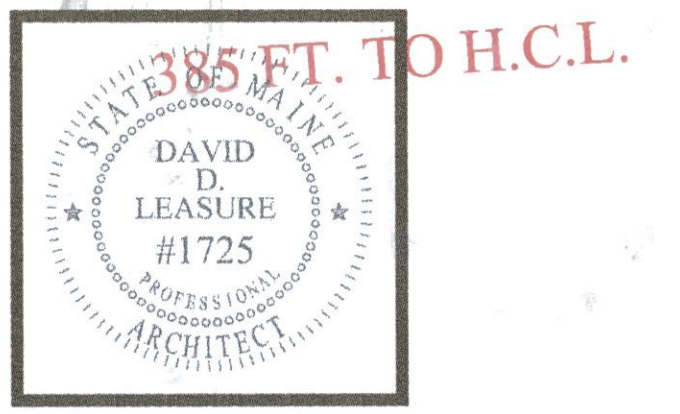
DATE: 04.27.12 REVISION / DATE: 06.12.12 NEW / PROPOSED CONSTRUCTION ADDED

SCALE: AS NOTED

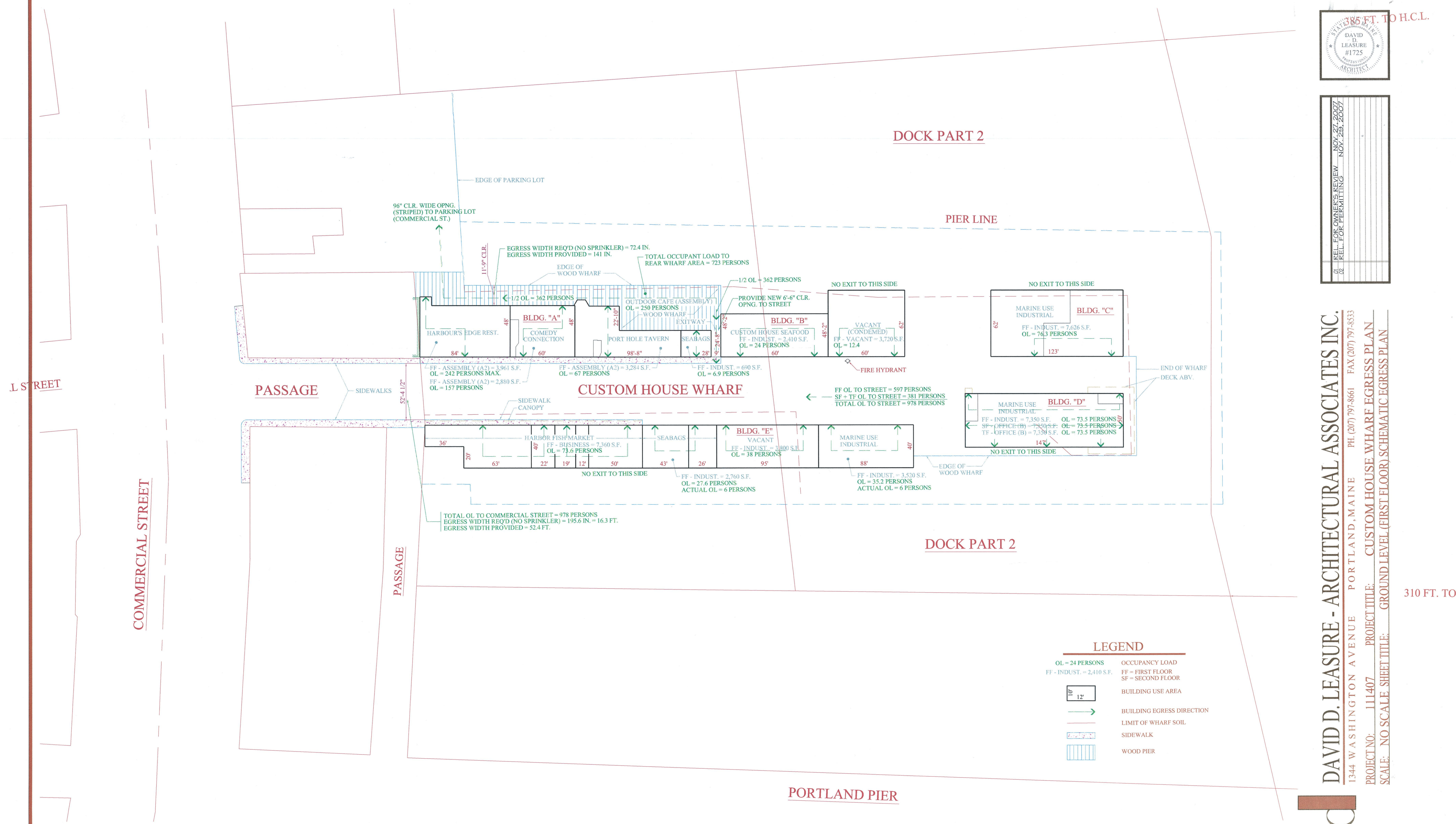
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DWG NO. **A-2.0**



NOV 27 2007
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L STREET

COMMERCIAL STREET

PASSAGE

PASSAGE

CUSTOM HOUSE WHARF

DOCK PART 2

PIER LINE

DOCK PART 2

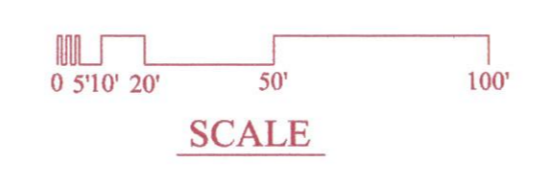
PORTLAND PIER

LEGEND

- OL = 24 PERSONS
- FF - INDUST. = 2,410 S.F.
- 10' 12'
- BUILDING USE AREA
- BUILDING EGRESS DIRECTION
- LIMIT OF WHARF SOIL
- SIDEWALK
- WOOD PIER
- OCCUPANCY LOAD
- FF = FIRST FLOOR
- SF = SECOND FLOOR
- BUILDING USE AREA
- BUILDING EGRESS DIRECTION
- LIMIT OF WHARF SOIL
- SIDEWALK
- WOOD PIER

GENERAL NOTES

- ADDITIONAL DETAIL OF EGRESS COMPONENTS FOR BUILDING "A" WILL BE PROVIDED UNDER SEPARATE COVER.
- THESE DRAWINGS ARE CONCEPTUAL IN NATURE. FURTHER DEVELOPMENT, INFORMATION AND DETAIL IS NECESSARY FOR THESE DRAWINGS TO ADEQUATELY DEFINE CONSTRUCTION DIRECTIVES AND COMPLIANCE STRATEGIES TO ALL GOVERNING CODES AND REGULATIONS. THE CLIENT AND OR GENERAL CONTRACTOR ASSUME SOLE RESPONSIBILITY FOR CONFORMANCE TO ALL GOVERNING CODES AND REGULATIONS IF THESE DRAWINGS ARE USED FOR ANY PURPOSE BEYOND WHICH THEY ARE INTENDED AT THIS TIME. THESE DRAWINGS ARE NOT INTENDED FOR USE IN BIDDING, CONSTRUCTION, OR OBTAINING GOVERNING AUTHORITY APPROVALS AND PERMITS.



GROUND LEVEL (FIRST FLOOR) SCHEMATIC EGRESS PLAN

NO SCALE

RELEASED FOR PERMITTING - NOVEMBER 29, 2007

CUSTOM HOUSE WHARF EGRESS PLAN
 KENNETH MACGOWAN
 18 CUSTOM HOUSE WHARF
 PORTLAND, MAINE 04101

LS-200

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 PROJECT NO. 1111407 PROJECT TITLE: CUSTOM HOUSE WHARF EGRESS PLAN
 SCALE: NO SCALE SHEET TITLE: GROUND LEVEL (FIRST FLOOR) SCHEMATIC EGRESS PLAN

310 FT. TO F

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