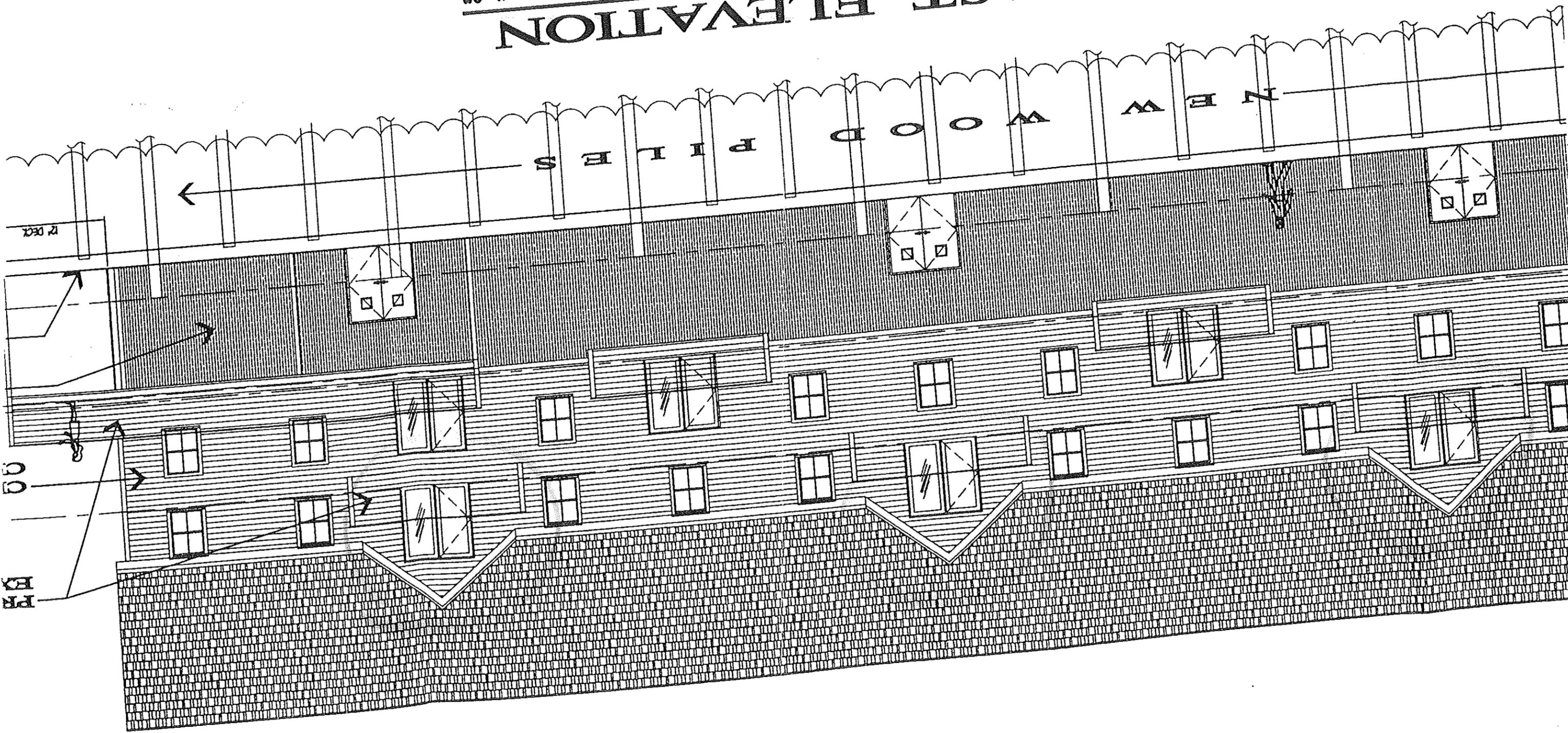


$1/8" = 1'-0"$
SOUTHEAST ELEVATION



MARINE USE FACILITY FOR PROPRIETORS OF CUSTOM HOUSE WHARF CUSTOM HOUSE WHARF PORTLAND, MAINE

LIST OF DRAWINGS

C-200	TITLE SHEET & GENERAL NOTES
C-201	SITE PLAN - GENERAL
C-202	SITE TOPOGRAPHY & EROSION CONTROL PLAN
C-203	SITE PHOTOMETRIC PLAN
A-200	FLOOR PLANS - GENERAL
S-0.1	STRUCTURAL NOTES & FOUNDATION LOADING PLAN
S-1.1	FIRST FLOOR STRUCTURAL FRAMING PLAN
S-1.2	SECOND FLOOR & ROOF STRUCTURAL FRAMING PLANS
S-2.1	STRUCTURAL BUILDING SECTIONS
S-2.2	PRECAST CONCRETE PANEL ELEVATIONS
S-3.1	FRAMING SECTIONS & DETAILS
LS-200	LIFE SAFETY PLAN
A-400	EXTERIOR BUILDING ELEVATIONS
A-500	COMPOSITE BUILDING SECTION "A"
A-501	COMPOSITE BUILDING SECTION "B"
A-502	COMPOSITE BUILDING SECTION "C"
A-503	DETAILS
A-504	TYPICAL WALL TYPES
A-500	DOOR & SIGNAGE SCHEDULES
A-801	ROOM & WINDOW SCHEDULES

DESIGN BUILD DISCIPLINES

PILE SUPPORTED STRUCTURAL CONCRETE DECK
 WASTEWATER & SUPPLY DISTRIBUTION PLAN
 ELECTRICAL SERVICE AND POWER DISTRIBUTION
 ELECTRICAL LIGHTING (INTERIOR)
 FIRE ALARM SYSTEM
 HEATING, VENTILATING & AIR CONDITIONING SYSTEM

PROJECT ALTERNATES

ALTERNATE NO. 1: METAL ROOF (SEE SPEC.)

ARCHITECT:

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
 100 STATE STREET, PORTLAND, MAINE 04101

STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES INC.
 100 STATE STREET, PORTLAND, MAINE 04101

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PROTECTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PROTECTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PROTECTION.

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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PROTECTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH PROTECTION.

ACCESSIBILITY NOTES

1. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

2. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH HEARING AND DEAFNESS IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

3. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH VISUAL IMPAIRMENT IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

4. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH COGNITIVE DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

5. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH MULTIPLE DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

6. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

7. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH HEARING AND DEAFNESS IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

8. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH VISUAL IMPAIRMENT IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

9. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH COGNITIVE DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

10. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO PERSONS WITH MULTIPLE DISABILITIES IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS (28 CFR PART 36).

DESIGN AND BUILDING DATA

EXISTING BUILDING USE:
 FACTORY USE LEVEL 11
 6,812 G.S.F. GROSS S.F.
 BUSINESS USE LEVELS 2 & 3
 158 GROSS S.F.
 MECH USE
 158 GROSS S.F.
 TOTAL
 20,509 GROSS S.F.

OCCUPANCY CLASSIFICATION:
 BUSINESS (B)
 FACTORY (F) SPECIAL PURPOSE
 TOTAL BUILDING OCCUPANCY:
 19,000 PERSONS
 6,812 G.S.F. AT 10.50 ITR
 1,133 PERSONS
 158 G.S.F. AT 10.00
 0.53 PERSONS
 1,133 PERSONS
 158 G.S.F. AT 10.00
 TOTAL
 16,92 PERSONS

SEPARATION FROM HAZARDOUS (NOT SPRINKLERED):
 BOLLER OR FURNACE ROOM (BUSINESS SPRINKLERED)
 = SMOKE BARRIER ONLY
 BOLLER OR FURNACE ROOM (ACTORY SPRINKLERED)
 = NO SMOKE OR FIRE BARRIER

CONSTRUCTION CLASSIFICATION:
 SECOND THIRD FLOOR: BOCA 3B, NFPA 1000
 FIRE PROTECTION:
 THE ENTIRE BUILDING WILL BE PROTECTED WITH A AUTOMATIC
 FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH BOCA SECTION 901.

OCCUPANCY CLASSIFICATION:
 FIRST FLOOR LEVEL
 SECOND FLOOR LEVEL
 THIRD FLOOR LEVEL
 (B) BUSINESS - OFFICES
 (F) BUSINESS - OFFICES

TRAVEL DISTANCE: (SPECIAL PURPOSE INDUSTRIAL USE)
 CONAGON PATH LENGTH (SPRINKLERED) = 50 FT.
 DEAD END LIMIT (SPRINKLERED) = 50 FT.
 TRAVEL DISTANCE LIMIT (SPRINKLERED) = 40 FT.

APPLICABLE GOVERNING CODES & REGULATIONS:
 NFPA 101: 1997 EDITION
 BOCA: 1997 EDITION
 IBC: 1997 EDITION
 MAINE HUMAN RIGHTS ACT - LATEST EDITION

PORTLAND, MAINE
 CUSTOM HOUSE WHARF
 MARINE USE FACILITY
 C-200

RELEASED FOR BIDDING - JULY 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
 1344 WASHINGTON AVENUE PORTLAND, MAINE
 PROJECT NO. 991113 PROJECT TITLE: MARINE USE FACILITY - CUSTOM HOUSE WHARF
 SCALE: 1" = 10'-0" SHEET TITLE: SITE PLAN - GENERAL
 PH: (207) 797-8661 FAX: (207) 797-8533

1	DATE: 07/26/01
2	BY: DDL
3	CHECKED: DDL
4	APPROVED: DDL
5	DATE: 07/26/01
6	BY: DDL
7	CHECKED: DDL
8	APPROVED: DDL
9	DATE: 07/26/01
10	BY: DDL
11	CHECKED: DDL
12	APPROVED: DDL

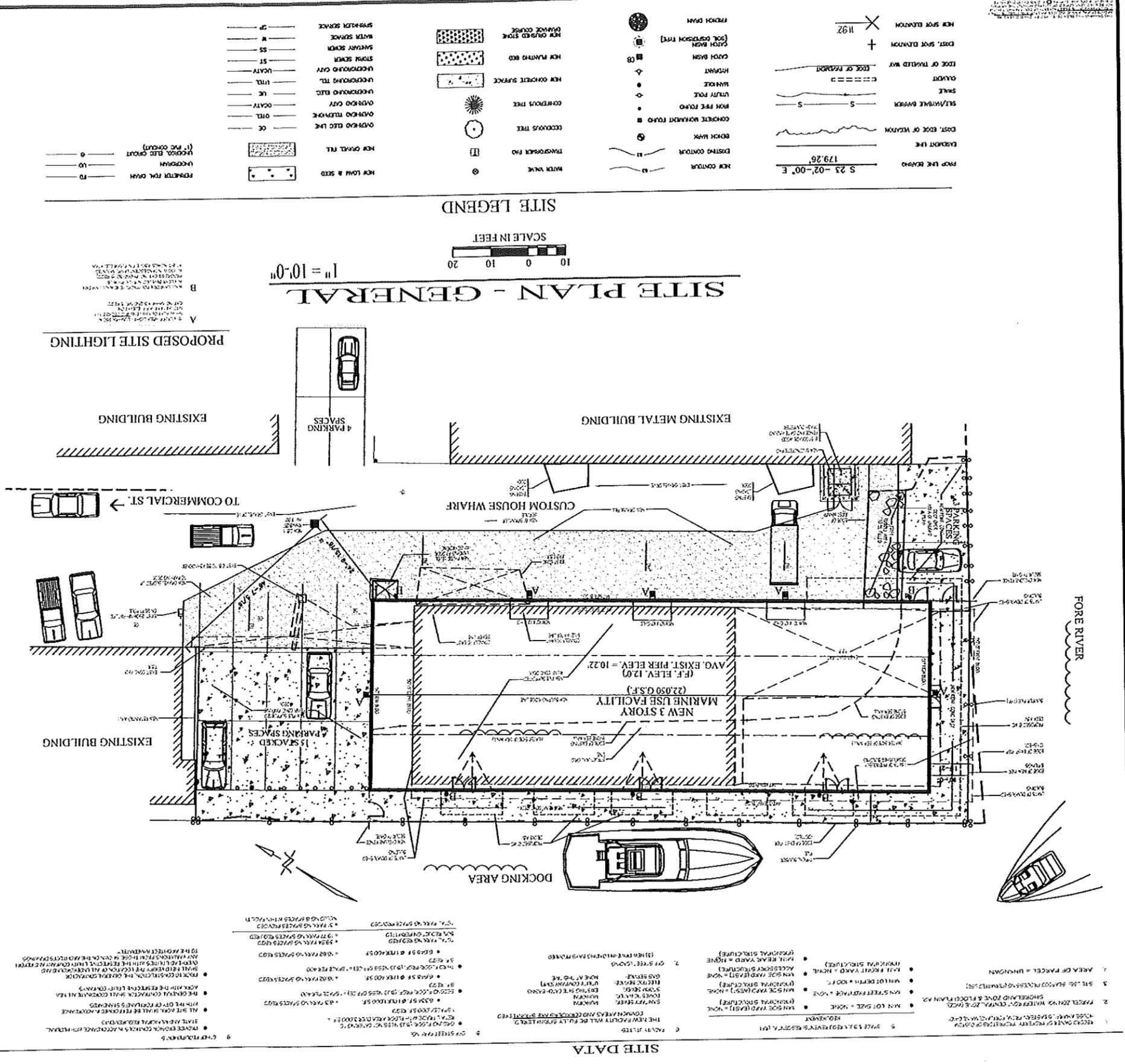


GENERAL NOTES:

1. THE PROPOSED FACILITY SHALL HOUSE USES IN ACCORDANCE WITH CITY OF PORTLAND LAND USE ORDINANCE SEC. 12.24. PERMITTED USES OR SEC. 12.25. EXISTENTIAL USES. IN ADDITION, SUCH USES SHALL COMPLY WITH THE REQUIREMENTS OF SEC. 12.3.3.10. NO ADVERSE IMPACT ON MARINE USE SHALL BE INCURRED BY THE PROPOSED FACILITY.
2. DEED AND PLAT BOOK REFERENCES ARE TO THE CLARENCE AND COUNTY REGISTRY OF DEEDS. BOOK 696.
3. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (M.S.L.). PORTLAND DATUM, BENCHMARK, P.M. 141 IN P.O.L. 11.
4. THIS IS NOT A BOUNDARY SURVEY. PLANT THEM FROM AN EXISTING CORNER SURVEY ONLY.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY AND EXISTING DRAWINGS. THE COMPANY ASSOCIATED HAS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THROUGH THE SURVEYOR DOES CERTIFY THAT THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
7. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
8. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
9. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
10. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
11. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.
12. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES AS NECESSARY.

PLAN REFERENCES:

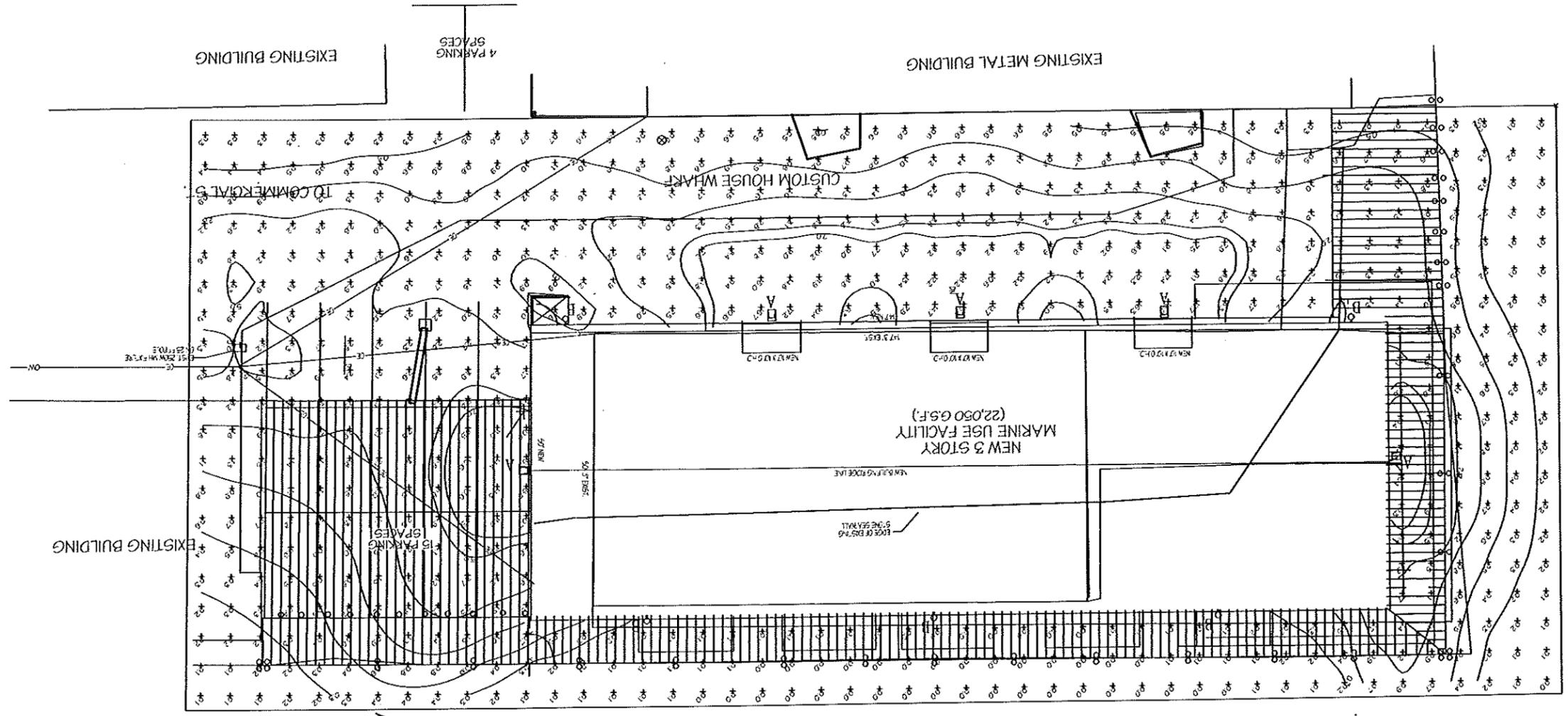
1. SITE INFORMATION AS SHOWN IS FROM A FIELD SURVEY BY TITCOMB ASSOCIATES DATED FEBRUARY 18, 1999.
2. PLAN OF UNDEVELOPED 5.5 ACRE PORTLAND MARINE USE FROM CITY OF PORTLAND, BROWN, HIGHT, INC. P.L.D. 10/27/88.



1	SUBMITTAL SITE PLAN	JUL 26 1998
2	REVISIONS	
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14	REVISIONS	
15	REVISIONS	
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17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	



DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
 1344 WASHINGTON AVENUE PORTLAND, MAINE PH: (207) 797-8661 FAX: (207) 797-8533
 PROJECT NO. 99113 PROJECT TITLE: MARINE USE FACILITY - CUSTOM HOUSE WHARF
 SCALE: 1" = 10'-0" SHEET TITLE: SITE PHOTOMETRIC PLAN



SITE PHOTOMETRIC LIGHTING PLAN
 NOT TO SCALE

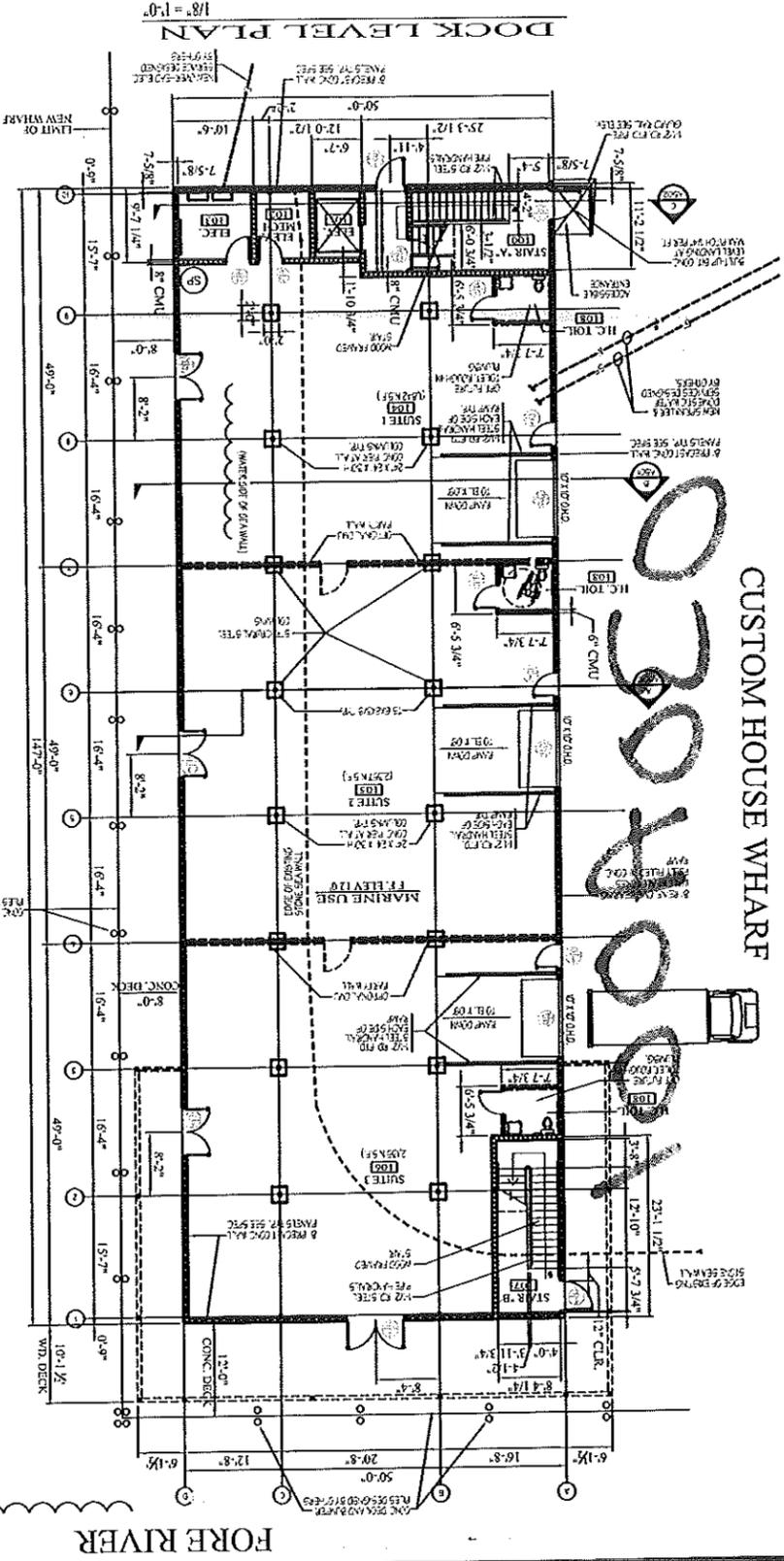
PROPOSED SITE LIGHTING

A
 B

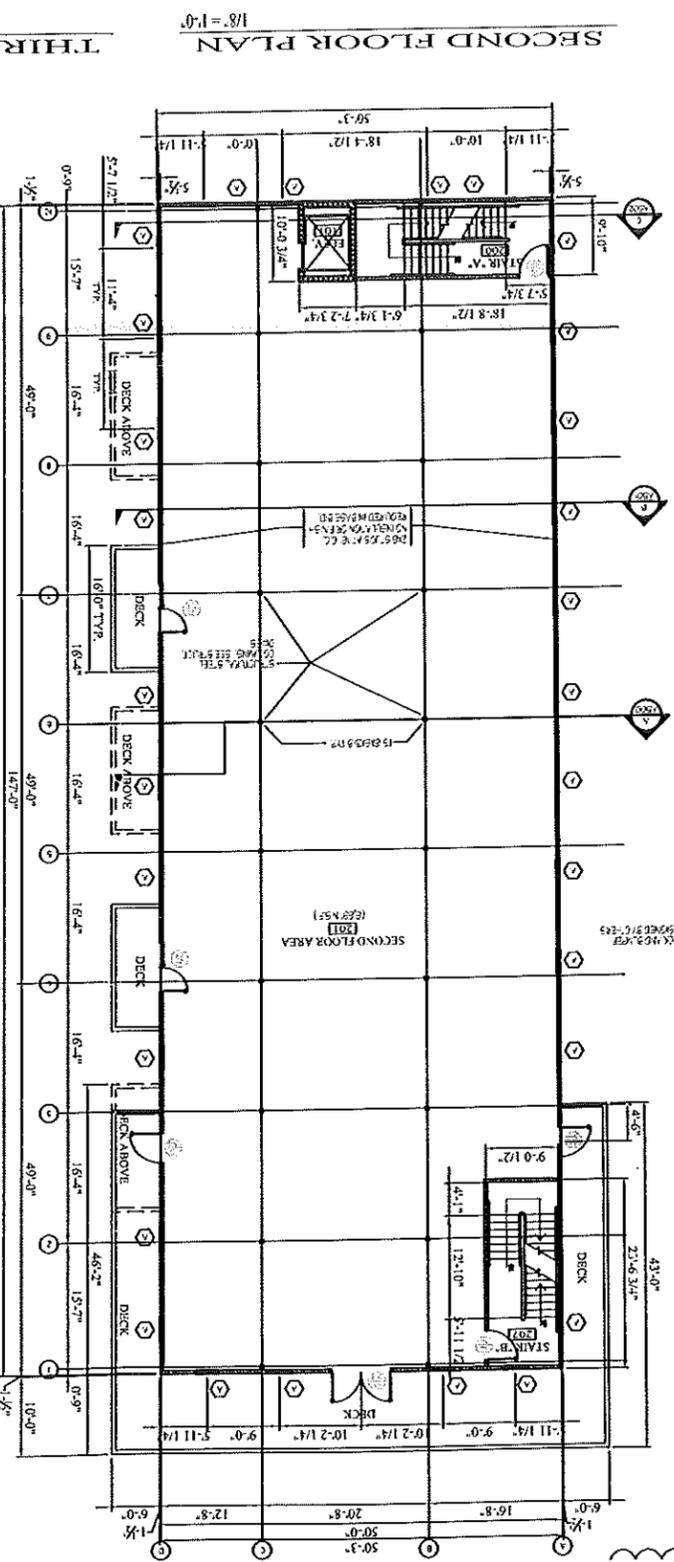
RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
 CUSTOM HOUSE WHARF
 PORTLAND WATERFRONT
 PORTLAND, MAINE
C-203

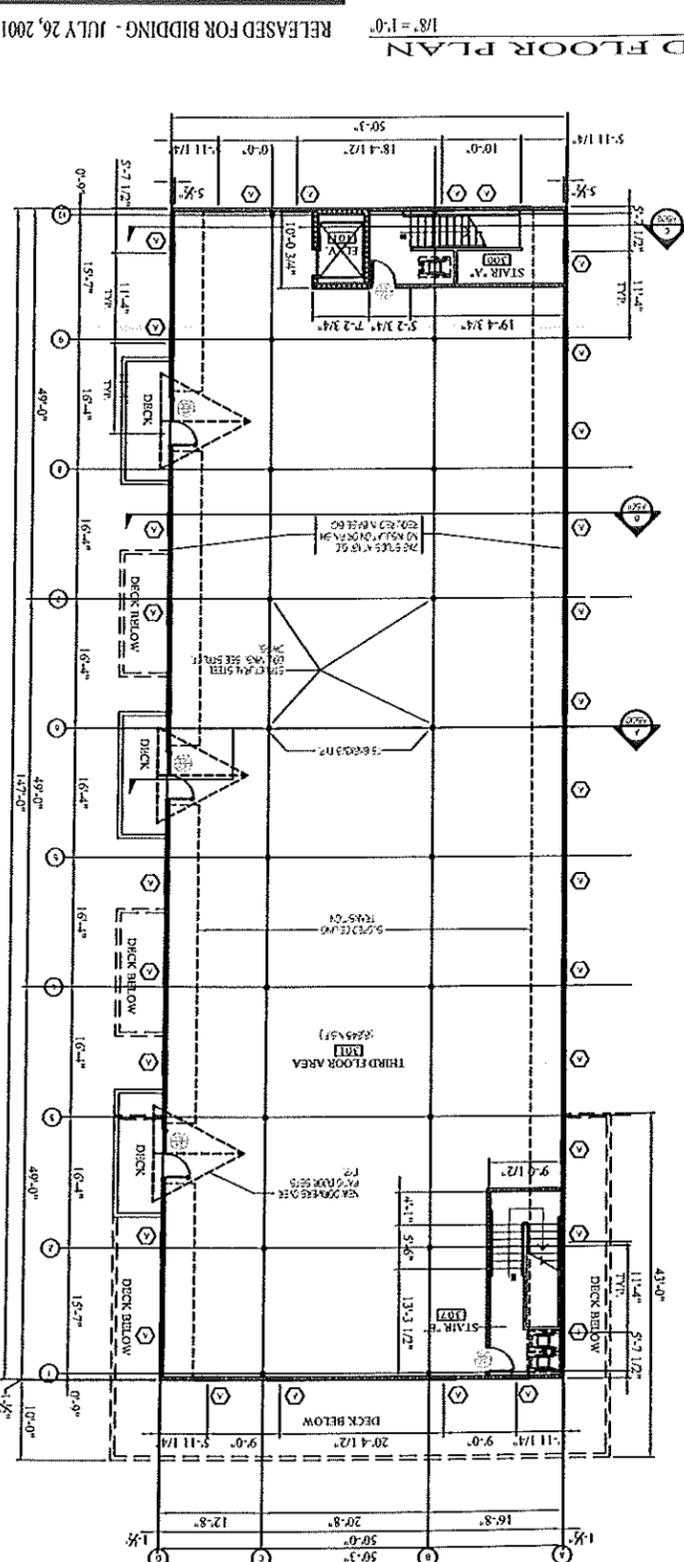
CUSTOM HOUSE WHARF



DOCK LEVEL PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS
1/8" = 1'-0"

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-200

RELEASED FOR BIDDING - JULY 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH: (207) 797-8661 FAX: (207) 797-8533
PROJECT NO. 99113 PROJECT TITLE: MARINE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: 1/8" = 1'-0" SHEET TITLE: FLOOR PLAN - GENERAL

1	REVISIONS	DATE
2	REVISIONS	DATE
3	REVISIONS	DATE
4	REVISIONS	DATE
5	REVISIONS	DATE
6	REVISIONS	DATE
7	REVISIONS	DATE
8	REVISIONS	DATE
9	REVISIONS	DATE
10	REVISIONS	DATE



COMEDY CONNECTION FIRE AREA - LIFE SAFETY DATA

- APPLICABLE GOVERNING CODES & REGULATIONS:
 - NFPA 101 - LIFE SAFETY CODE: 2006 EDITION
 - INTERNATIONAL BUILDING CODE: 2006 EDITION
 - AMERICANS WITH DISABILITY ACT - TITLE III
 - MAINE HUMAN RIGHTS ACT - LATEST EDITION

2003?

- NUMBER OF EXITS:
 - ASSEMBLY WITH LESS THAN 500 OCCUPANTS = 2 EXITS (4 PROVIDED INCL. 1 HORIZONTAL EXIT)

- TRAVEL DISTANCE: ASSEMBLY USE - GROUND FLOOR
 - TRAVEL DISTANCE LIMIT (NON-SPRINKLERED) = 150 FT.
 - DEAD END LIMIT (NON-SPRINKLERED) = 20 FT.
 - COMMON PATH LIMIT (NON-SPRINKLERED) = 20 FT.

- EGRESS COMPONENT WIDTH
 - DOORS, RAMPS & CORRIDORS 82 OCCUPANTS x 0.2 INCHES PER OCCUPANT = 16.4" = 36" MIN. (PROVIDED)
 - STAIRS NOT APPLICABLE

- DETECTION, ALARM AND COMMUNICATION SYSTEMS:
 - COMMON FIRE ALARM SYSTEM NOT REQUIRED FOR ASSEMBLY OCCUPANCIES WITH
 - OCCUPANT LOADS LESS THAN 300 OCCUPANTS.

- EXIT SIGNS FOR MARKING OF MEANS OF EGRESS:
 - REQUIRED

- EMERGENCY LIGHTING:
 - REQUIRED

- HEIGHT AND AREA LIMITATIONS:
 - 1 STORY 20' 4.200 S.F./FLOOR
 - 200% INCREASE - TWO STORY MAX. (W/ AUTOMATIC SPRINKLER) = 12,600 S.F./FLOOR PERMITTED
- FIRE PROTECTION:
 - ASSEMBLY (A-2) USE (BAR WITH LIVE ENTERTAINMENT) - SPRINKLER SYSTEM
 - REQUIRED PER NFPA 101-2006

- OCCUPANCY CLASSIFICATION:
 - COMEDY CONNECTION - ASSEMBLY (A-2) USE (BAR WITH LIVE ENTERTAINMENT)

- FIRE BARRIER SEPARATION WALLS: (NON-SPRINKLERED)
 - VERTICAL OPENINGS (INCL. DUCT CHASES) = 1 HR. (LESS THAN 2 STORIES)
 - ELEVATOR SHAFTS = 2 HR.
 - STAIR ENCLOSURES - 1 HR. (LESS THAN 2 STORIES)
 - STORAGE ROOMS - 1 HR. IF DEEMED HAZARDOUS BY AUTHORITY HAVING JURISDICTION
 - BOILER MECH. ROOM - 1 HR. OR SPRINKLER

- SEPARATION FROM HAZARDS:
 - BOILER ROOMS W/ < 200,000 Btu/h AGGREGATE INPUT RATING = 0 HR.
 - STORAGE OF HAZARDOUS SUPPLIES OR COMBUSTIBLE LIQUIDS = 1 HR. AND SPRINKLERED
 - VERTICAL OPENINGS MAY BE UNENCLOSED IF BUILDING FULLY SPRINKLERED

- OCCUPANCY CLASSIFICATION:
 - CODE: NFPA-101 - ASSEMBLY (A-2) USE WITH LIVE ENTERTAINMENT

- OCCUPANCY LOAD: COMEDY CONNECTION - GROUND FLOOR (ASSEMBLY W/ LIVE ENTERTAINMENT)

USE AREA
 PERFORMANCE AREA (WITH TABLES & CHAIRS) 1,268 NET S.F. @ 1/15 N.S.F. = 84.5 OCCUPANTS
 LOBBY / BAR AREA 981 NET S.F. @ 1/15 N.S.F. = 65.4 OCCUPANTS
 NOTE: THIS AREA SHALL NOT BE USED FOR WAITING

S.F. METHOD
 STORAGE AREA 355 NET S.F. @ 1/300 N.S.F. = 1.2 OCCUPANTS
 TOTAL (DINING PLAN) = 151.1 OCCUPANTS

TOTAL OCCUPANCY LOAD (COMEDY CONNECTION) = 151.1 OCCUPANTS (PATRONS + STAFF)
 ACTUAL = 164 OCCUPANTS (PATRONS + STAFF)

ACTUAL = 164 OCCUPANTS (STAFF) MAX.

LIFE SAFETY STUDY FOR
 COGEE ENTERTAINMENT
 16 CUSTOM HOUSE WHARF
 PORTLAND, MAINE

LS-201

RELEASED FOR PERMITTING - DECEMBER 27, 2007
 NOT FOR CONSTRUCTION

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
 1344 WASHINGTON AVENUE PORTLAND, MAINE
 PROJECT NO. 122707 PROJECT TITLE: COMEDY CONNECTION LIFE SAFETY STUDY
 SCALE: 3/8" = 1'-0" SHEET TITLE: COMEDY CONNECTION - LIFE SAFETY DATA

NO.	REV.	DATE	DESCRIPTION
1		DEC. 27, 2007	ISSUED FOR PERMITTING



LS-200

LIFE SAFETY STUDY FOR
COGEE ENTERTAINMENT
16 CUSTOM HOUSE WHARF
PORTLAND, MAINE

RELEASED FOR PERMITTING - DECEMBER 27, 2007
NOT FOR CONSTRUCTION

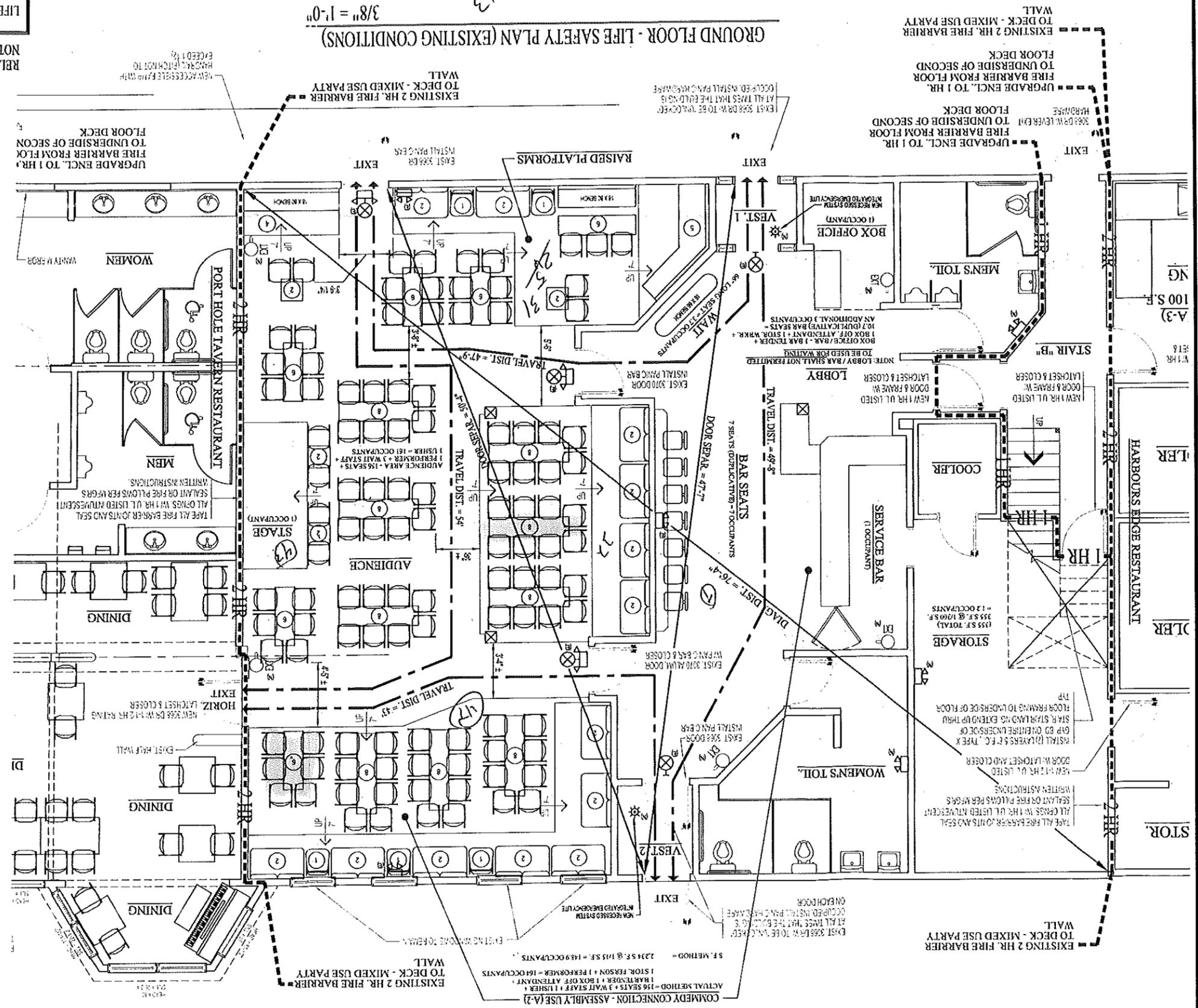
DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH (207) 797-8661 FAX (207) 797-8333
PROJECT NO. 122707 PROJECT TITLE: COMEDY CONNECTION LIFE SAFETY STUDY
SCALE: 3/8" = 1'-0" SHEET TITLE: GROUND FLOOR - LIFE SAFETY PLAN

- LIFE SAFETY DEVICE LEGEND**
- ☉ PHOTOELECTRIC SMOKE DETECTOR (SIGNAL STATION)
 - ☉ INTENSIVELY ILLUMINATED EXIT SIGN - SECTIONAL CAVITY
 - ☉ DUAL LED SYSTEM INTEGRATED EMERGENCY LIGHT
 - ☉ COMPOSITE INTERNALLY ILLUMINATED EXIT SIGN - EMERGENCY LIGHT
 - ☉ 10.0 AMP FIRE EXTINGUISHER - SIGNAGE
 - ☉ NEW COMPONENT TO BE INSTALLED
 - ☉ EXISTING COMPONENT TO REMAIN
 - ☉ NEW COMPONENT TO BE REMOVED
 - ☉ POSTING COMPONENT TO BE REMOVED

GENERAL NOTES

1. THE EXISTING FLOOR CONSTRUCTION SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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10. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

- PLAN LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WOOD STUD WALL
 - EXISTING WALL TO BE REMOVED
 - NEW MASONRY WALL TO REMAIN
 - NUMBER OF SEATS (OCCUPANTS)
 - (E) EXISTING DEVICE OR COMPONENT
 - (N) NEW DEVICE OR COMPONENT
 - (R) DEVICE OR COMPONENT TO BE REMOVED



NO.	REV.	DATE	DESCRIPTION
1		DEC. 27, 2007	ISSUED FOR PERMITTING



GROUND FLOOR - LIFE SAFETY PLAN (EXISTING CONDITIONS)
3/8" = 1'-0"

Handwritten notes:
143/152/158/154/150/154 = 143/150
154