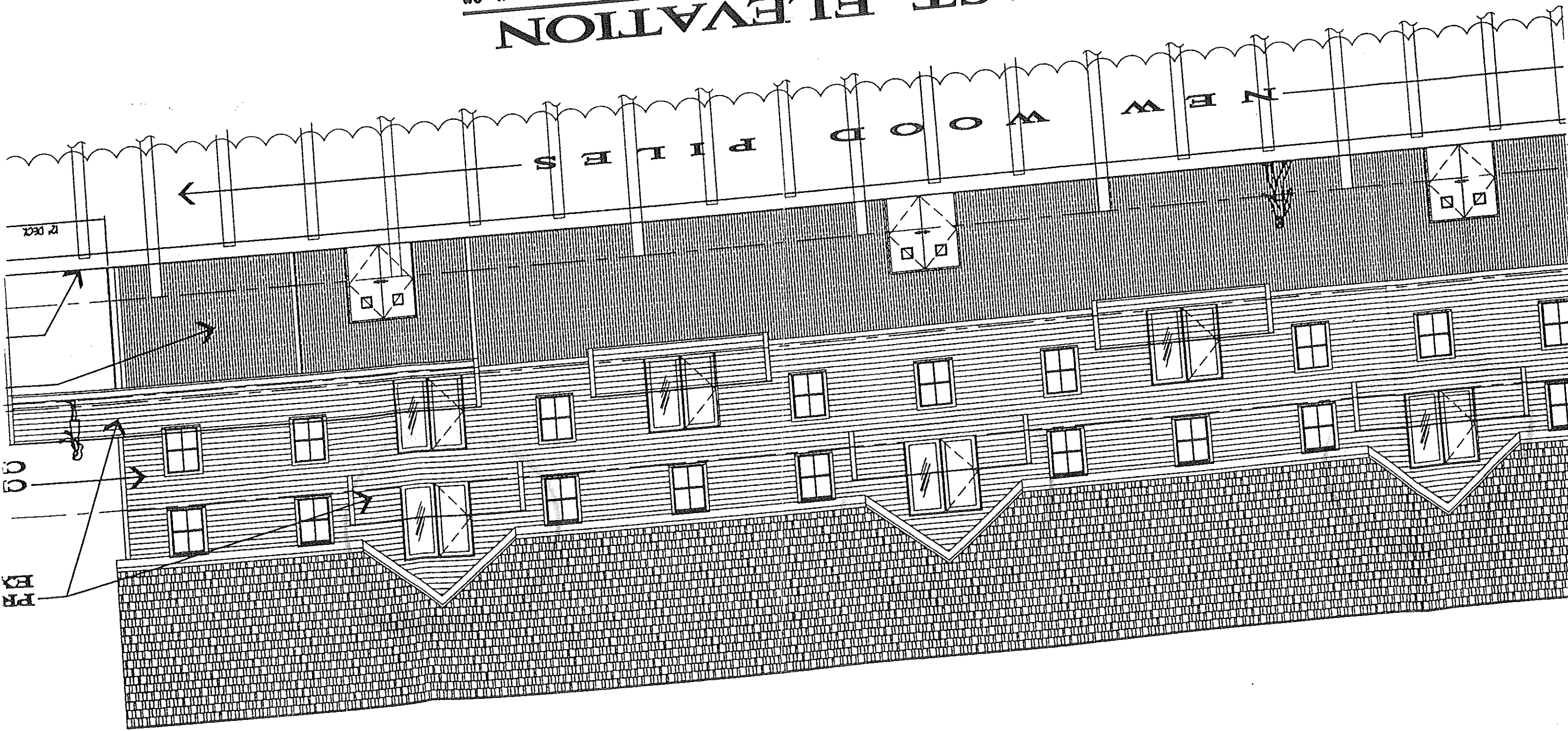


$1/8" = 1'-0"$
SOUTHEAST ELEVATION



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

LIST OF DRAWINGS

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C-202	SITE TOPOGRAPHY & EROSION CONTROL PLAN
C-203	SITE PHOTOMETRIC PLAN
A-200	FLOOR PLANS - GENERAL
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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
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A-501	COMPOSITE BUILDING SECTION "B"
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A-500	DOOR & SIGNAGE SCHEDULES
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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 OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

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ACCESSIBILITY NOTES

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DESIGN AND BUILDING DATA

EXISTING BUILDING USE:
 FACTORY USE LEVEL 11
 6,812 G.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:
 6,812 G.S.F. AT 10.50 ITR
 19,690 PERSONS
 13,519 G.S.F. AT 1.00 ITR
 0.93 PERSONS
 158 G.S.F. AT 10.00 ITR
 1,652 PERSONS
 TOTAL
 16,542 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 III (200)
 GROUND FLOOR: BOCA 3B, NFPA IV (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

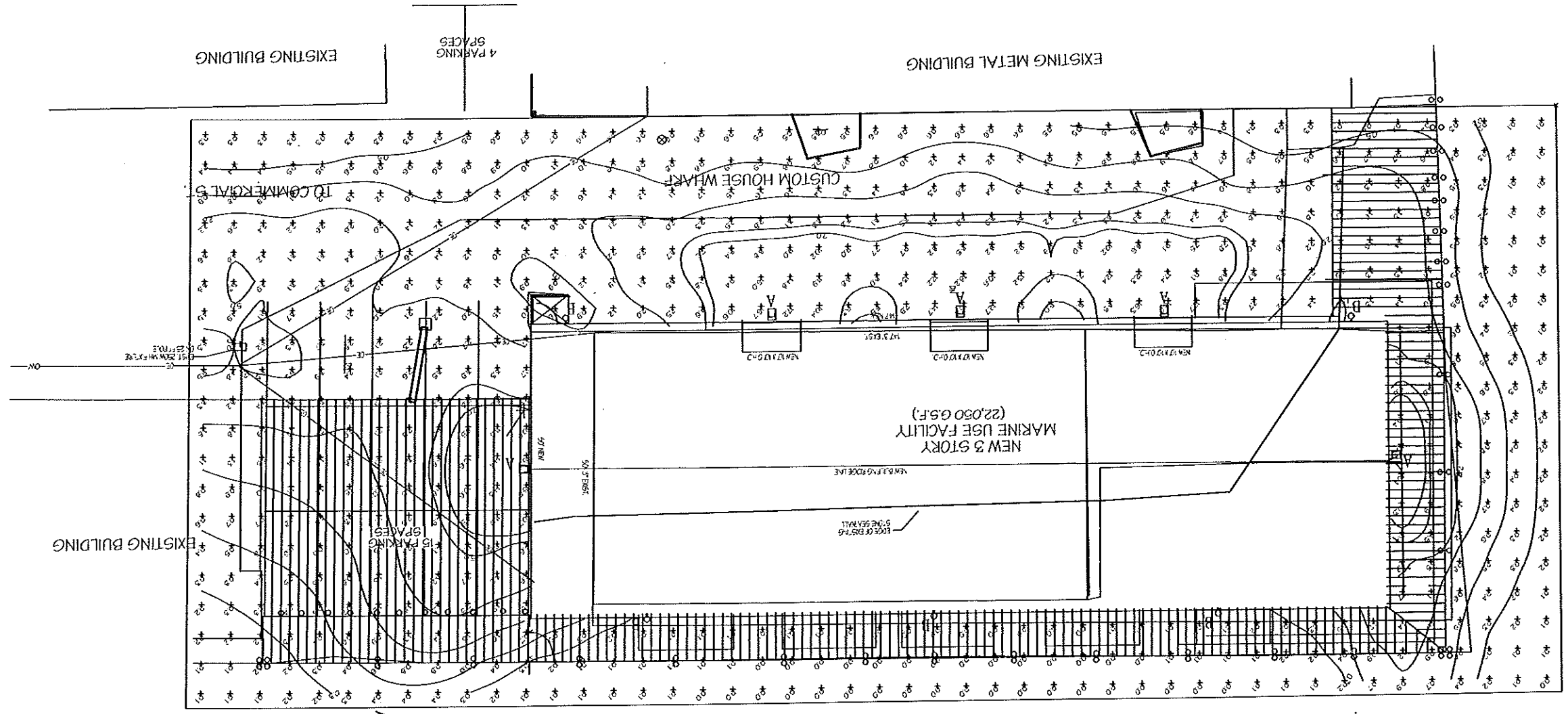
TRAVEL DISTANCE: (SPECIAL PURPOSE INDUSTRIAL USE)
 CONAGON PATH LEIGHT (SPRINKLERED) = 50 FT.
 DEAD END LIMIT (SPRINKLERED) = 50 FT.
 TRAVEL DISTANCE LIMIT (SPRINKLERED) = 40 FT.

APPLICABLE GOVERNING CODES & REGULATIONS:
 NFPA 101: 1997 EDITION
 BOCA: 1993 EDITION
 NFPA 101: 1997 EDITION
 NFPA 101: 1997 EDITION
 NFPA 101: 1997 EDITION
 NFPA 101: 1997 EDITION

1	SUBMITTAL SITE PLAN	JULY 26, 2001
2	PROPOSED MARINE USE FACILITY	JULY 26, 2001
3	EXISTING METAL BUILDING	JULY 26, 2001
4	EXISTING WHARF	JULY 26, 2001
5	EXISTING PAVILION	JULY 26, 2001
6	EXISTING WAREHOUSE	JULY 26, 2001
7	EXISTING OFFICE BUILDING	JULY 26, 2001
8	EXISTING GARAGE	JULY 26, 2001
9	EXISTING DRIVEWAY	JULY 26, 2001
10	EXISTING FENCE	JULY 26, 2001
11	EXISTING UTILITY	JULY 26, 2001
12	EXISTING LANDSCAPE	JULY 26, 2001
13	EXISTING SURVEY	JULY 26, 2001
14	EXISTING RECORDS	JULY 26, 2001
15	EXISTING ASSESSMENT	JULY 26, 2001
16	EXISTING ZONING	JULY 26, 2001
17	EXISTING PERMITS	JULY 26, 2001
18	EXISTING EASEMENTS	JULY 26, 2001
19	EXISTING ENCUMBRANCES	JULY 26, 2001
20	EXISTING RECORDS	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" = 10'-0" SHEET TITLE: SITE PHOTOMETRIC PLAN



SITE PHOTOMETRIC LIGHTING PLAN
 NOT TO SCALE

PROPOSED SITE LIGHTING

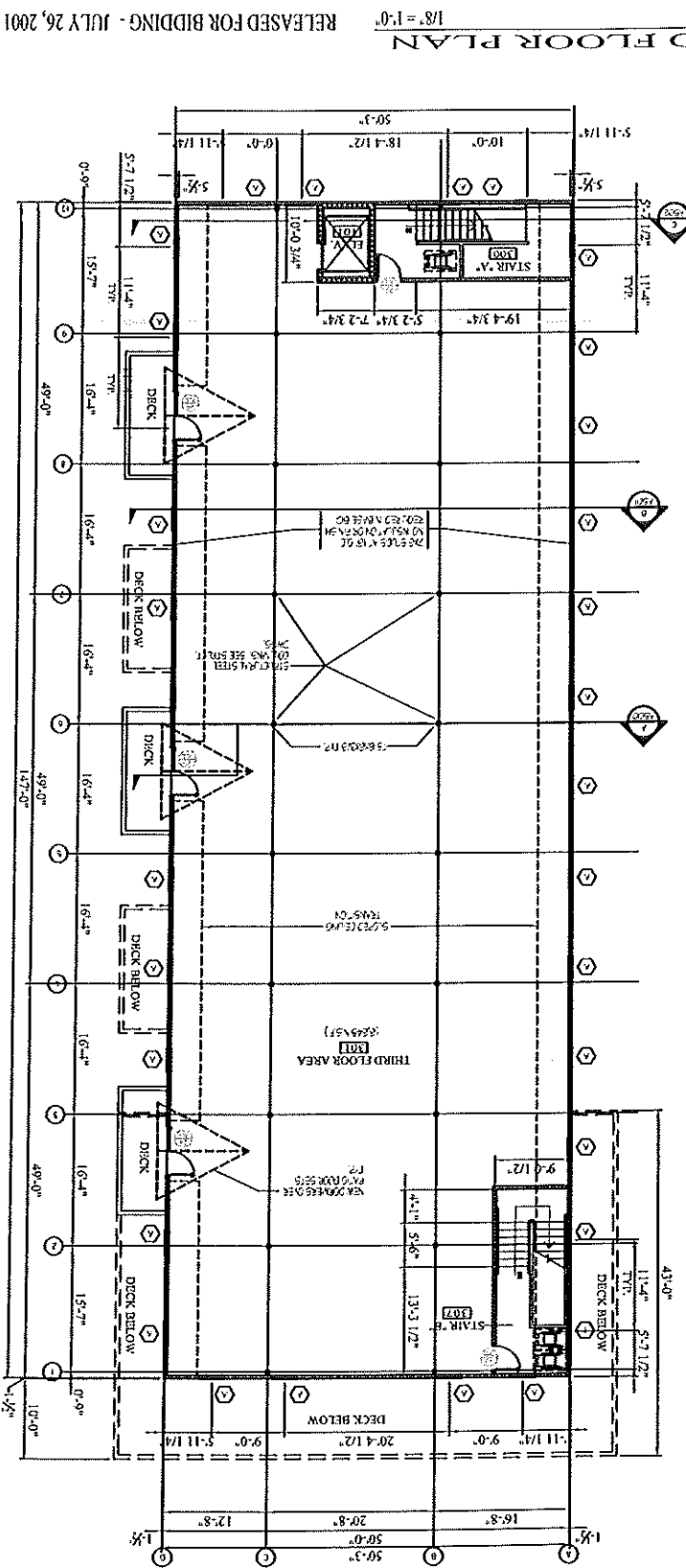
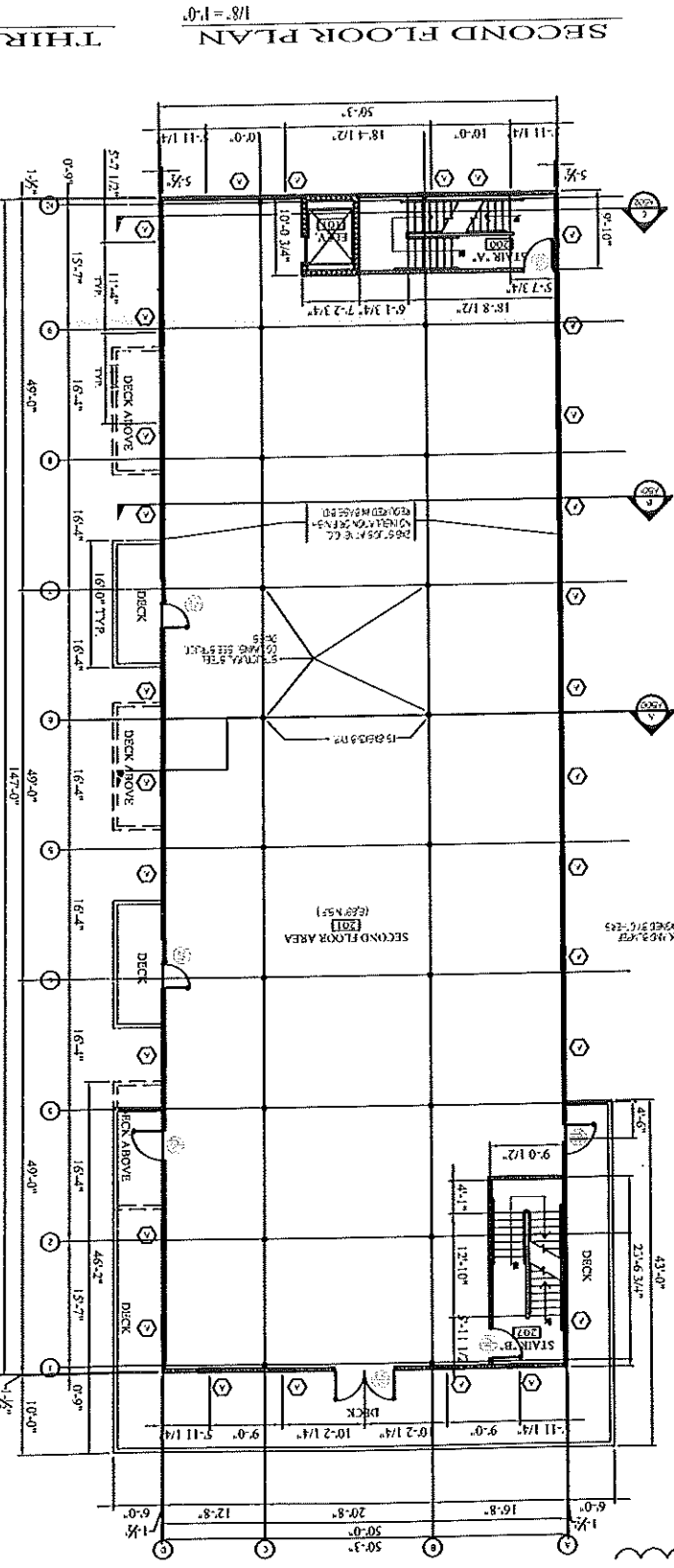
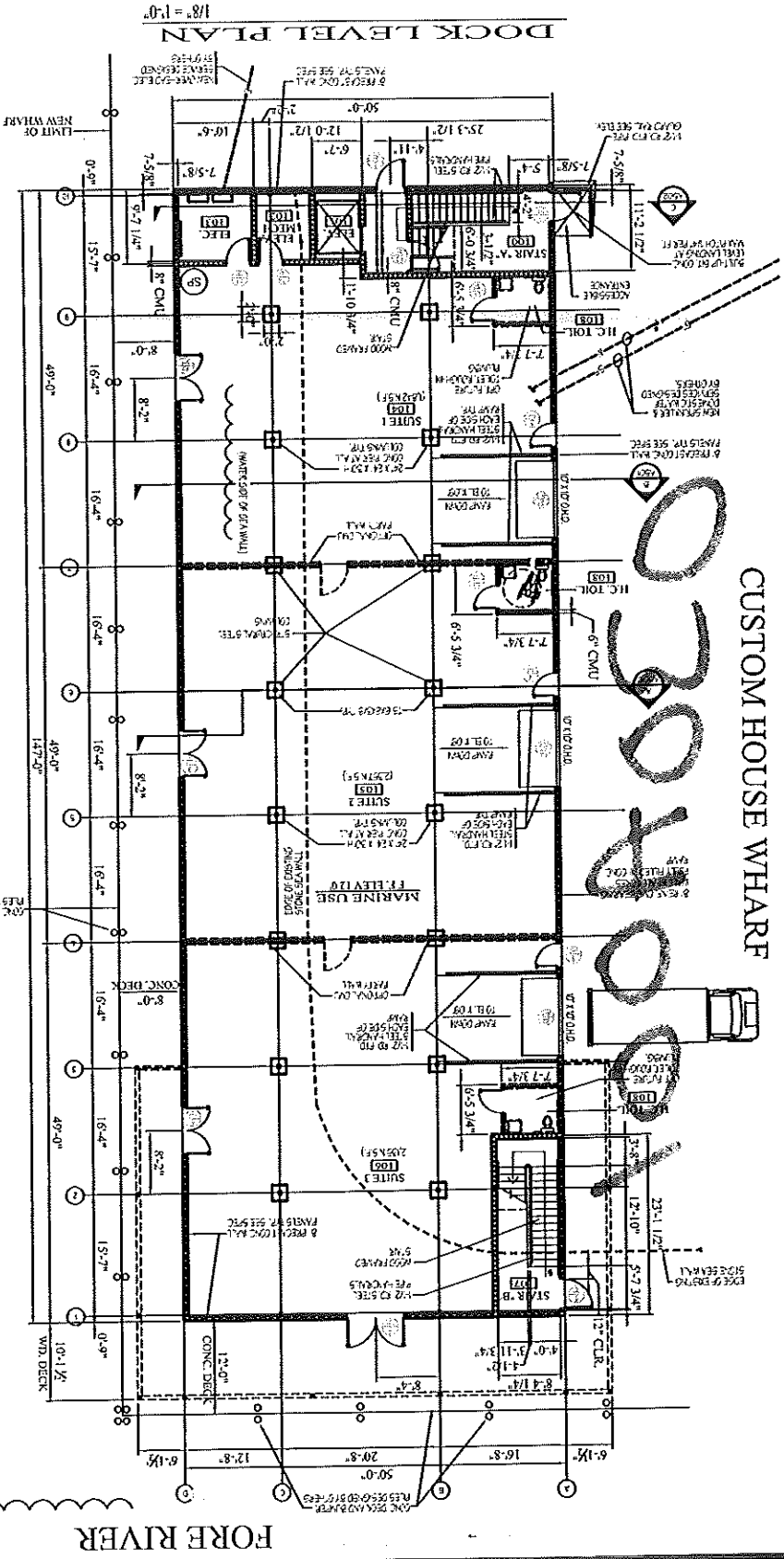
A
 B

MARINE USE FACILITY
 CUSTOM HOUSE WHARF
 PORTLAND WATERFRONT
 PORTLAND, MAINE

C-203

RELEASED FOR BIDDING - JULY 26, 2001

CUSTOM HOUSE WHARF



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

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

- SEPARATION FROM HAZARDS:
 - BOILER ROOMS w/ < 200,000 Btu 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

- 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 DEMPED HAZARDOUS BY AUTHORITY HAVING JURISDICTION
 - BOILER MECH. ROOM - 1 HR. OR SPRINKLER

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

- FIRE PROTECTION:
 - ASSEMBLY (A-2) USE (BAR WITH LIVE ENTERTAINMENT) - SPRINKLER SYSTEM
 - REQUIRED PER NFPA 101-2006

- 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

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

USE AREA
 1,268 NET S.F. @ 1/15 N.S.F. = 84.5 OCCUPANTS
 981 NET S.F. @ 1/15 N.S.F. = 65.4 OCCUPANTS
 355 NET S.F. @ 1/300 N.S.F. = 12 OCCUPANTS

S.F. METHOD
 1,268 NET S.F. + 1 PERFORMER + 3 WAIT STAFF + 1 USHER = 161 OCCUPANTS
 1 BAR TENDER + 1 BOX OFFICE ATTENDANT + 10.7 (DUPLICATIVE)
 BAR SEATS = 2 ADDITIONAL OCCUPANTS

LOBBY / BAR AREA
 NOTE: THIS AREA SHALL NOT BE USED FOR WAITING

ACTUAL = 151.1 OCCUPANTS
 ACTUAL = 164 OCCUPANTS

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

ACTUAL = 164 OCCUPANTS (PATRONS + STAFF)

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.	DATE	DESCRIPTION
1	DEC. 27, 2007	ISSUED FOR PERMITTING



