



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
Date: 02/06/14

# DATE OF ISSUE

ISSUED FOR PERMIT - 4 DECEMBER 2013

# MAINE WHARF PORTLAND, ME BUILDING A - PHASE III

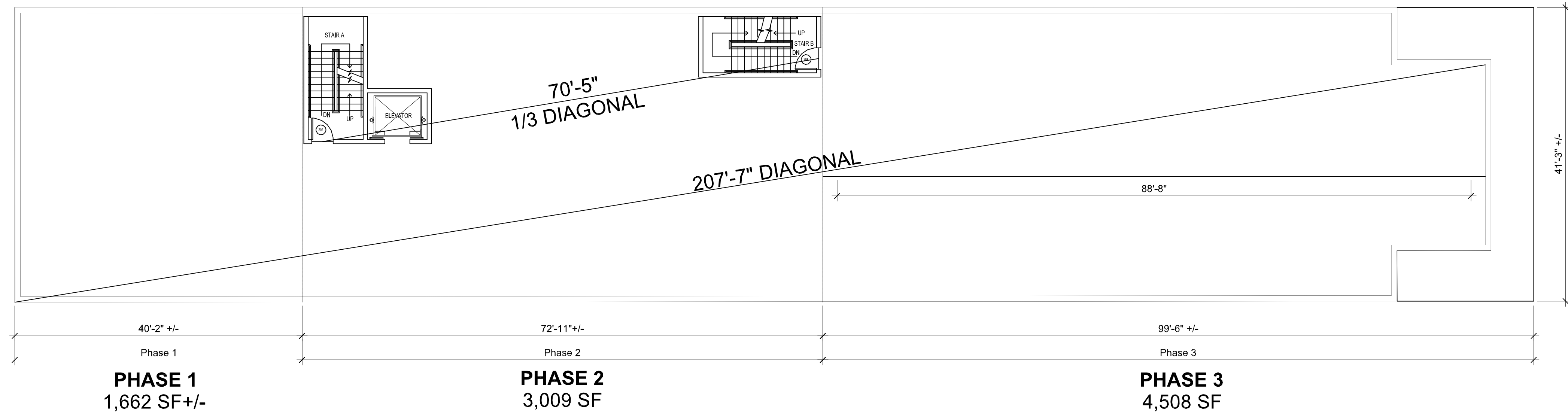


LOCATION MAP NOT TO SCALE

## CONTACTS

Architect:  
Archetype Architects  
48 Union Wharf  
Portland, ME 04101  
(207) 772 6022

Structural Engineer:  
Structural Design Consulting, Inc.  
22 Oakmont Drive  
Old Orchard Beach, ME 04064  
(207) 934-8038



**PHASE 1**  
1,662 SF +/-

**PHASE 2**  
3,009 SF

**PHASE 3**  
4,508 SF

**TOTAL SF = 9200**

## RELEVANT CODES

| INTERNATIONAL BUILDING CODE                                       | REFERENCE |
|---|-----------|
| CONSTRUCTION TYPE 3B  | 310       |
| SPRINKLED W/ NFPA 13  | T601      |
| <b>HEIGHT AND AREA</b>  |           |
| POTENTIAL OCCUPANCY USES ARE A-2, B, M, S-1                       |           |
| A-2 IS MOST RESTRICTIVE   |           |
| ALLOWABLE USES WITH SPRINKLER INCREASE                            |           |
| A-2 = 9500 SF X 200% = 19,000 SF                                  |           |
| NOTE PHASE 1 = 2 = 3 = 8673 SF                                    |           |
| ALLOWABLE STORIES = 2 + 1 WITH SPRINKLER INCREASE . TOTAL 3       |           |
| ALLOWABLE HEIGHT = 55 FT, EXISTING = 43 FT +/-                    |           |
| <b>FIRE RATINGS</b>   |           |
| FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOUR)                  | 504.2     |
| FIRE RESISTANCE RATING OF EXTERIOR BEARING WALLS 2 HOURS          | T601      |
| FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS) | T601      |
| FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOUR)                | T601      |
| FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOUR)                 | T601      |
| CORRIDOR RATING (0 HOURS)   | 1018.1    |
| STAIR AND ELEVATOR SHAFT - 1 HOURS                                | 708.4     |
| ELEVATOR LOBBIES NOT REQUIRED FOR FIRE                            | 708.14.1  |
| VERTICAL STANDPIPE NOT REQUIRED <30 FT. ABOVE GRADE)              | 905.3.1   |

| INTERNATIONAL BUILDING CODE                         | REFERENCE                     |
|---|-------------------------------|
| <b>DRAFT STOPPING OR SPRINKLER CONCEALED SPACES</b> | 717.3.2 (EX. 2)               |
| FIRE DEPT. CONNECTION REQUIRED                      | 903.3.6 (AS DIRECTED BY FIRE) |
| ALARM REQUIRED                                      | 907.2.9 (EX. 2)               |
|   | 907.2.10.2                    |
| <b>NFPA 101 - 2006</b>                              |                               |
| CONSTRUCTION TYPE III(000)                          | REFERENCE                     |
| SPRINKLED W/NFPA 13                                 | NFPA 6.1.8                    |
| COMMON PATH 100'                                    | NFPA TABLE A.8.2.1.2          |
| AREA OF REFUGE NOT REQUIRED WITH SPRINKLER          | 38.2.3.5                      |
| STAIR AND ELEVATOR = 1 HOUR                         | 38.2.2.12.2                   |
| STAIR SEPERATION 1/3 DIAGONAL                       | 7.1.3.2.1.1                   |
|   | 7.5.1.3.3.                    |

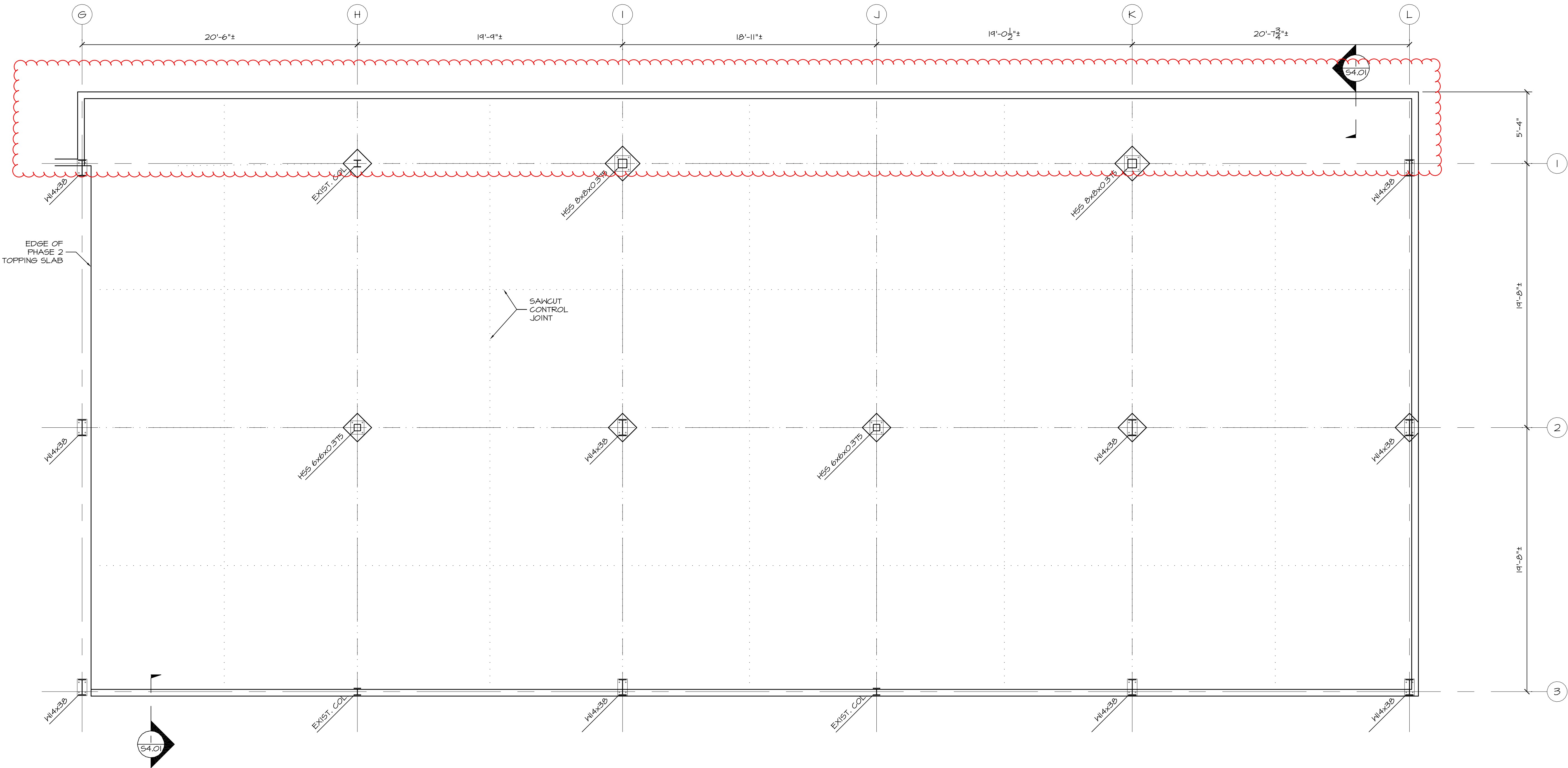
## DRAWING LIST

| STRUCTURAL DRAWINGS    |                                 |
|------------------------|---------------------------------|
| S2.01                  | FIRST FLOOR SLAB PLAN           |
| S2.02                  | SECOND FLOOR FRAMING PLAN       |
| S2.03                  | THIRD FLOOR FRAMING PLAN        |
| S2.04                  | ROOF FRAMING PLAN               |
| S4.01                  | STRUCTURAL SECTIONS AND DETAILS |
| S4.02                  | STRUCTURAL SECTIONS AND DETAILS |
| ARCHITECTURAL DRAWINGS |                                 |
| A1.00                  | SITE PLAN                       |
| A1.01                  | FLOOR PLANS                     |
| A2.01                  | BUILDING ELEVATIONS             |
| A3.01                  | BUILDING SECTIONS               |
| A3.02                  | SECTION AND WALL TYPES          |
| A4.01                  | STAIR DETAILS                   |
| A4.02                  | ELEVATOR DETAILS                |
| A4.03                  | WINDOW SCHEDULE                 |
| A4.04                  | DOOR SCHEDULE                   |

▲ - Rev. 1-23-14  
▲ - Rev. 2-4-14



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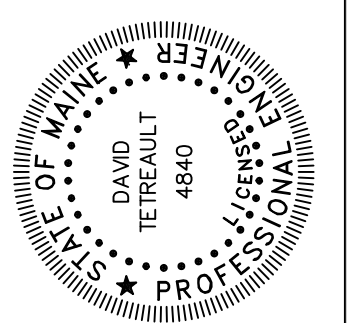
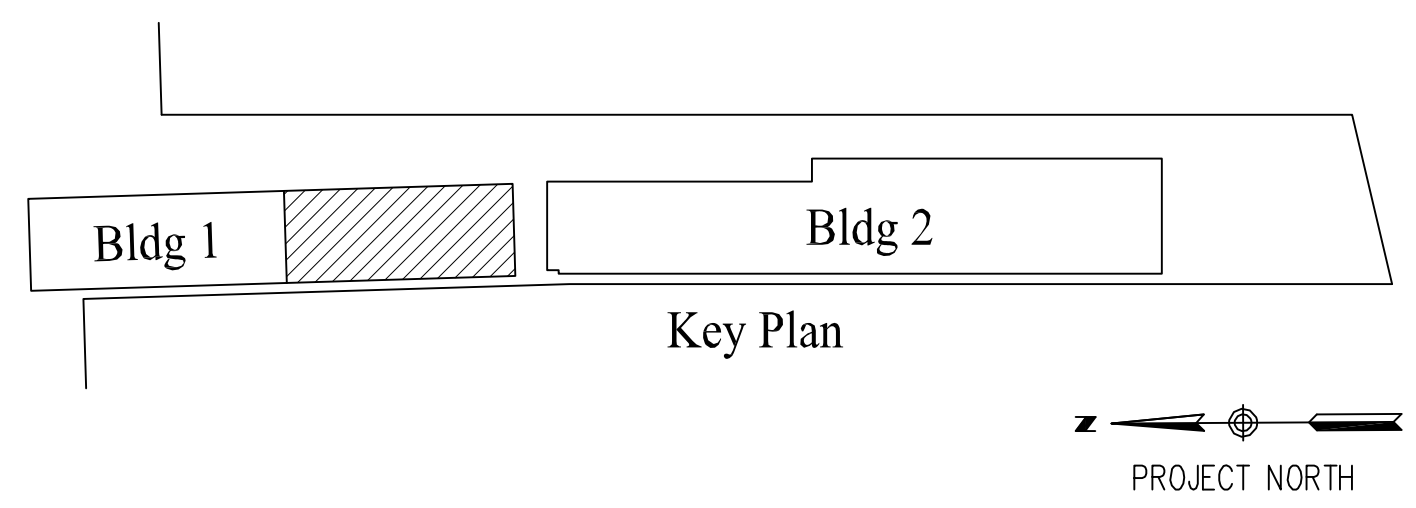
**FIRST FLOOR SLAB PLAN**  
 1/4"=1'-0"

TOPPING SLAB THICKNESS VARIES.  
 TOP OF TOPPING SLAB EL = 0'-0" (EQUAL TO SITE ELEV 9.80')

MATERIAL PROPERTIES:

|                     |  |
|---------------------|--|
| CONCRETE            | 4000 PSI AT 28 DAYS  |
| AGGREGATE           | 3/4" ASTM C33  |
| ENTRAINED AIR       | 7% ± 1%  |
| SLUMP               | 3" ± 1"  |
| CORROSION INHIBITOR | 3 1/2 GAL/GY ADDED AT BATCH PLANT<br>GRACE DCI-5 OR<br>MASTER BUILDERS RHEOCRETE CNI |

REINFORCING: ASTM A-615 EPOXY COATED



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Project:  
**Maine Wharf Building 1 Section C**  
68 Commercial Street  
Portland, ME

Revisions:

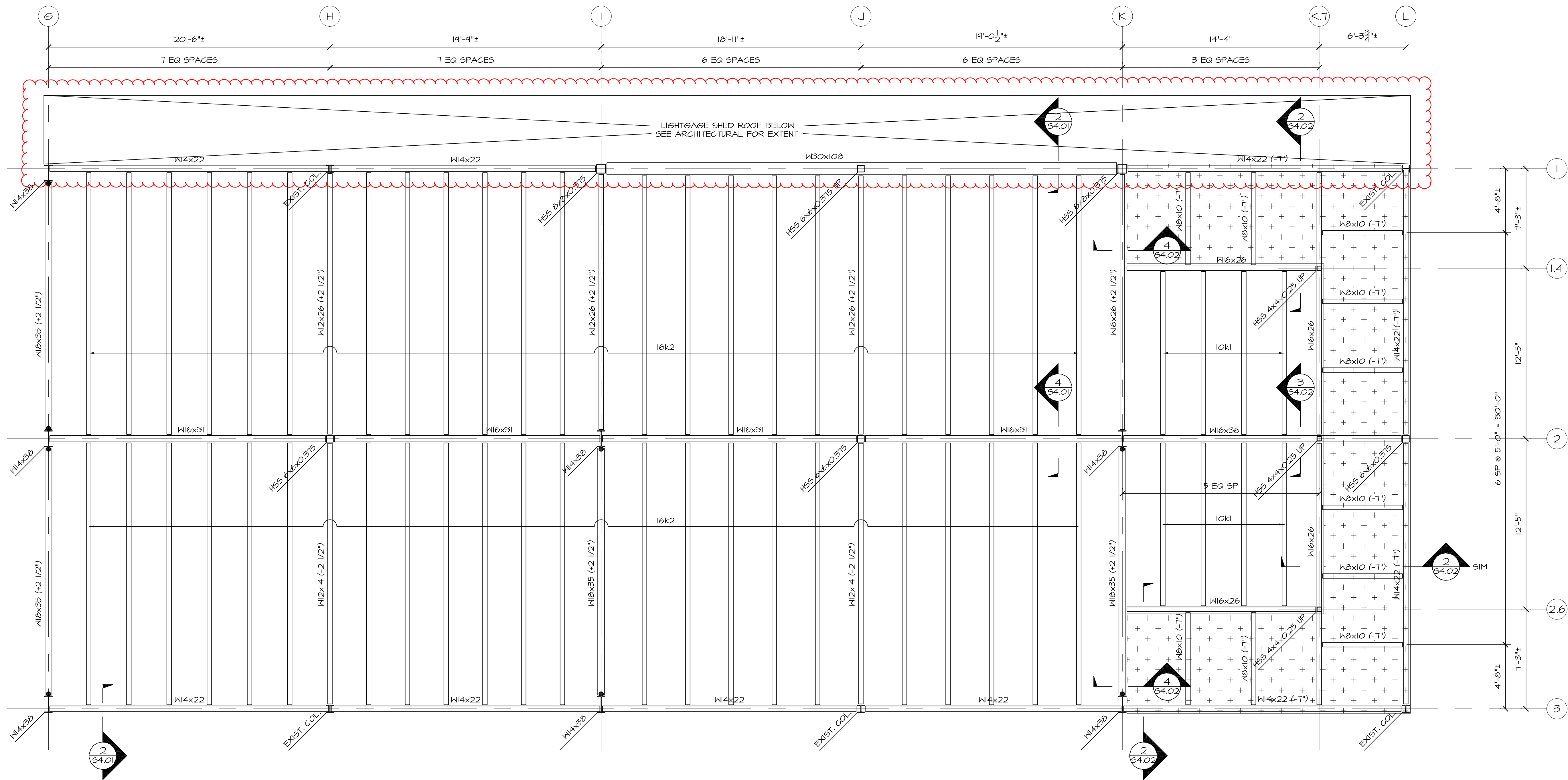
|                         |          |
|-------------------------|----------|
| Phase 3 Permit & Const. | 12/12/13 |
|                         |          |
|                         |          |
|                         |          |

Date: 12 Dec 2013  
Scale: 1/4"=1'-0"  
**FIRST FLOOR SLAB PLAN**

**S3.01**



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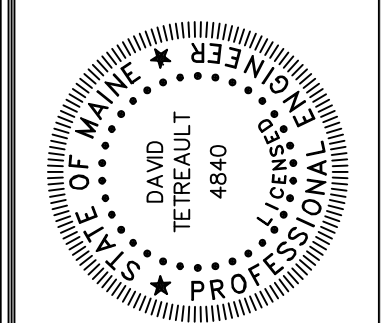
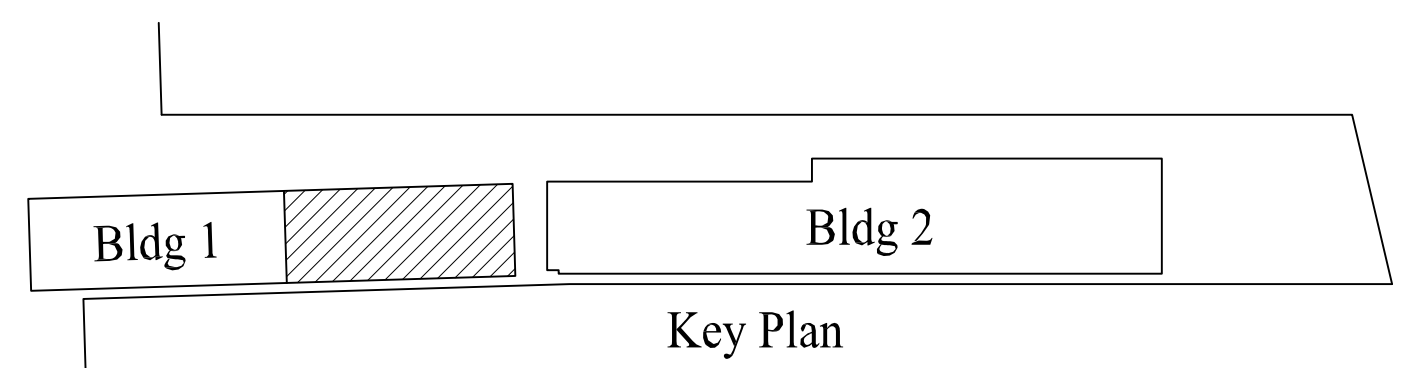


**SECOND FLOOR FRAMING PLAN**

1/4"=1'-0"  
TOP OF STEEL ELEV = 16'-4" UNLESS NOTED (4")

FLOOR SLAB IS GALVANIZED, 22 GAUGE, 0.60 CSW CONFORM STEEL DECK BY VULCRAFT WITH 2" CONCRETE TOPPING (TOTAL THICKNESS = 2 1/2") WITH 6x6-W14x14 W/F LOCATED 1" FROM THE TOP SURFACE.

- INDICATES MOMENT CONNECTION.
- + + INDICATES EXTERIOR DECK.



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Revisions:  
Phase 3 Permit & Const. 12/12/13

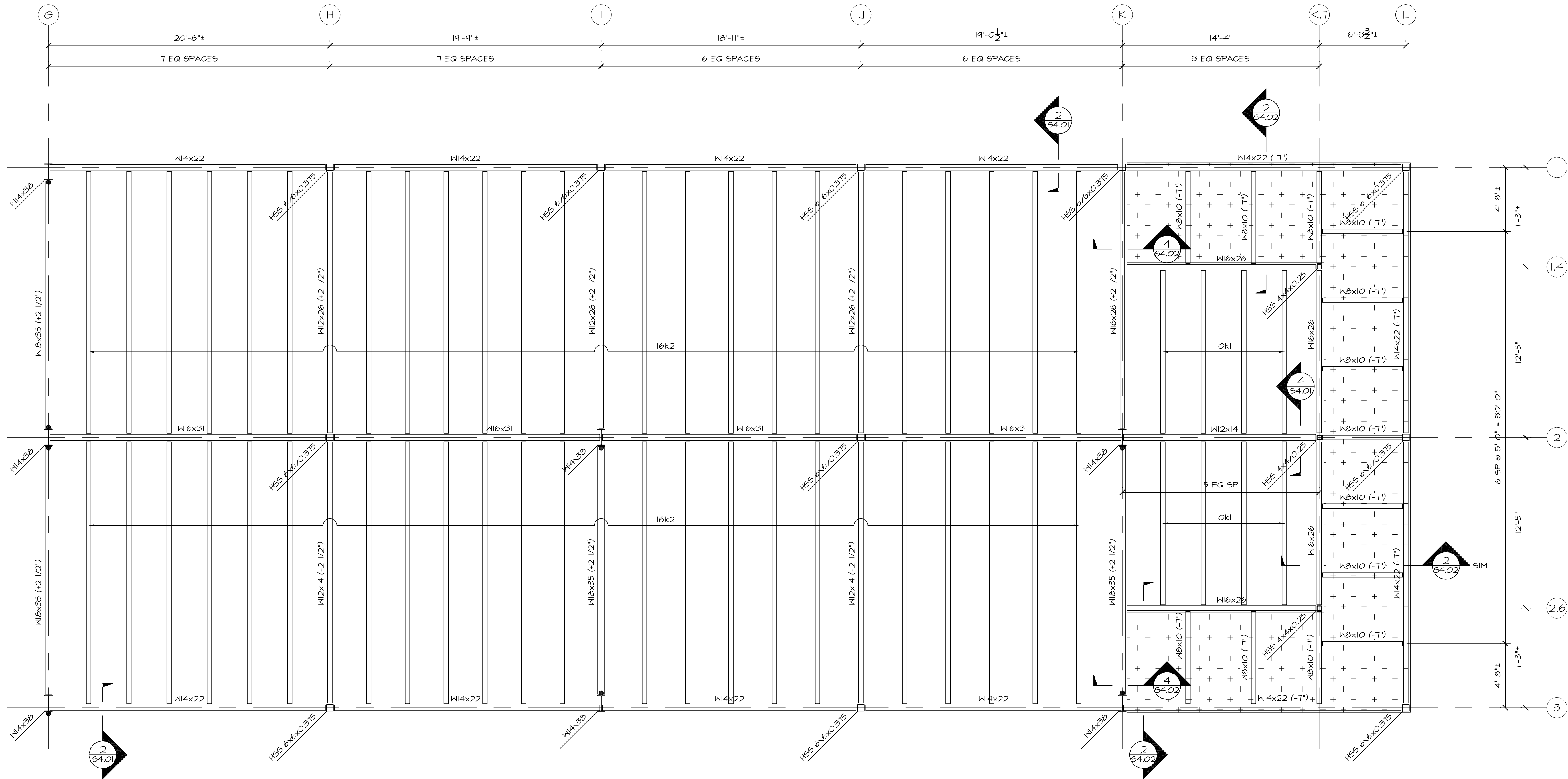
Date: 12 Dec 2013  
Scale: 1/4"=1'-0"  
**SECOND FLOOR FRAMING PLAN**

**S3.02**



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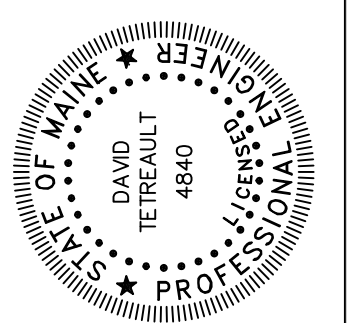
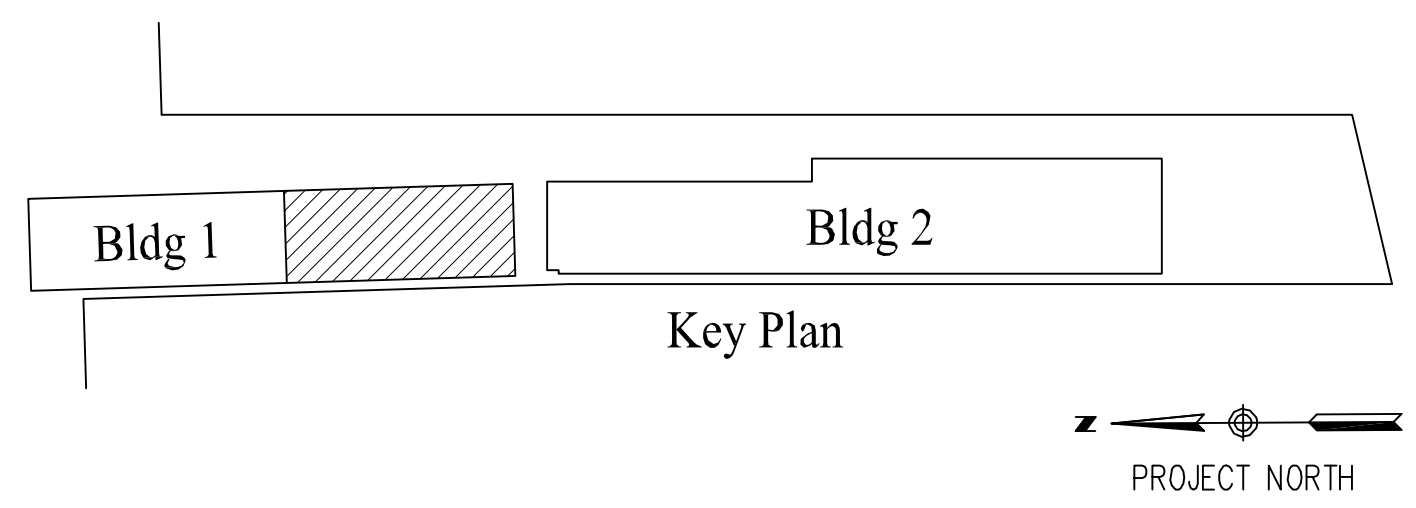


**THIRD FLOOR FRAMING PLAN**  
 1/4"=1'-0"

TOP OF STEEL ELEV = 28'-1" UNLESS NOTED (4")

FLOOR SLAB IS GALVANIZED, 22 GAUGE, 0.60 CSW CONFORM STEEL DECK BY VULCRAFT WITH 2" CONCRETE TOPPING (TOTAL THICKNESS = 2 1/2") WITH 6x6-W1.4xW1.4 WNF LOCATED 1" FROM THE TOP SURFACE.

- INDICATES MOMENT CONNECTION.
- + + INDICATES EXTERIOR DECK.



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Project:  
**Maine Wharf Building 1 Section C**  
 68 Commercial Street  
 Portland, ME

Revisions:  
 Phase 3 Permit & Const. 12/12/13

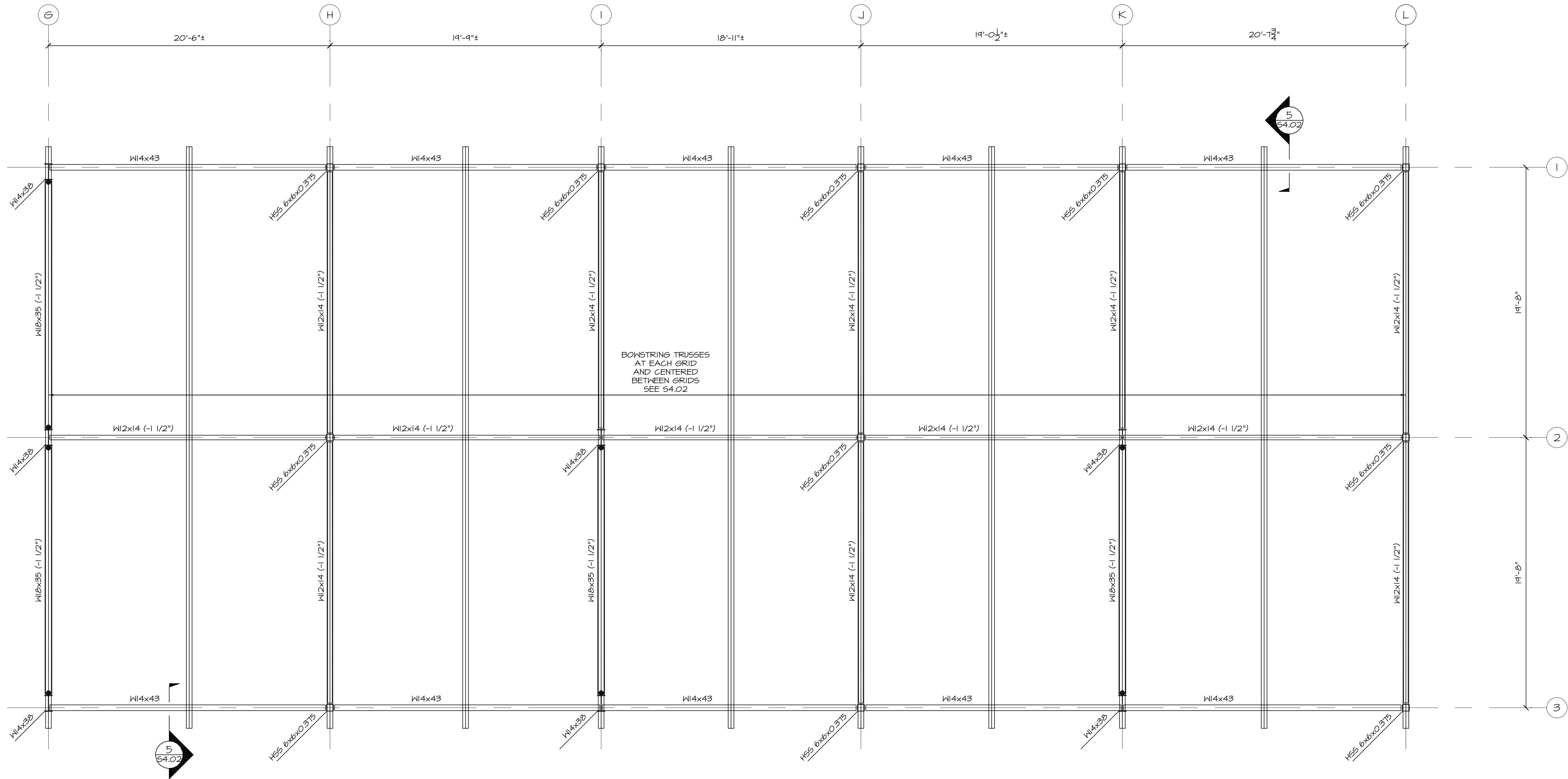
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 Scale: 1/4"=1'-0"  
**THIRD FLOOR FRAMING PLAN**

**S3.03**

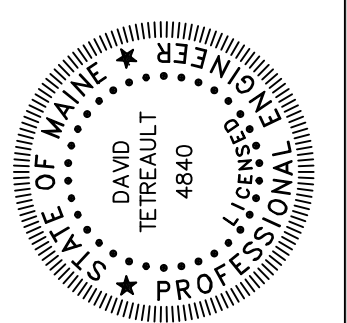
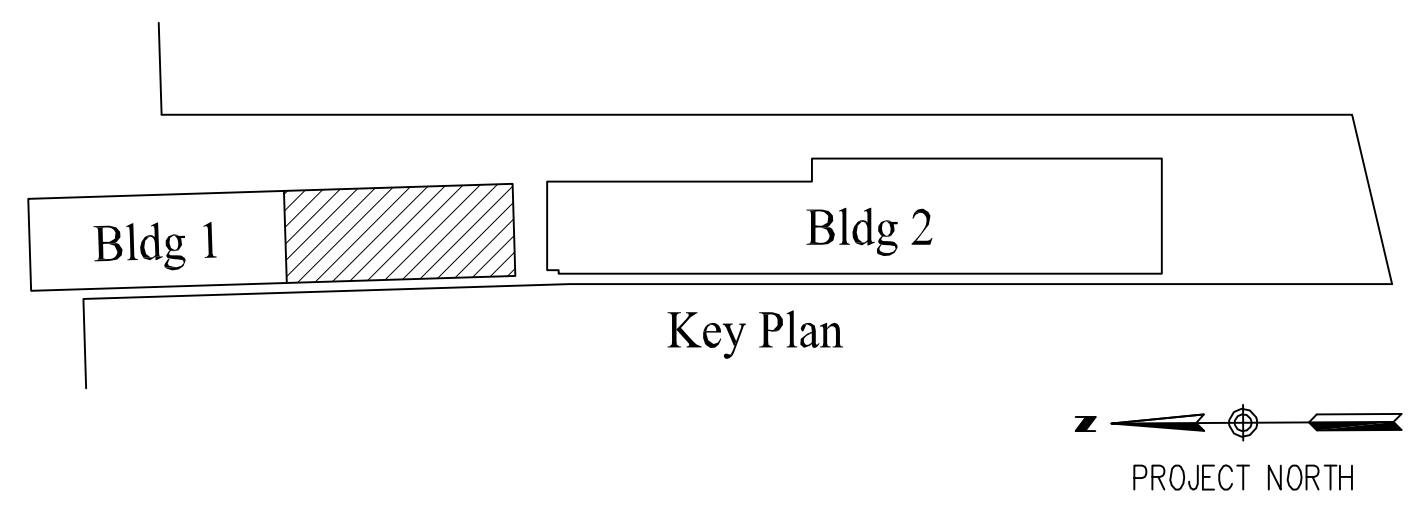


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**ROOF FRAMING PLAN**  
 1/4"=1'-0"  
 TOP OF STEEL ELEV = 40'-0" UNLESS NOTED (4X").  
 ROOF DECK IS 18 GAGE, BN PAINTED METAL DECK  
 SPANNING PERPENDICULAR TO BOWSTRING TRUSSES.  
 ● INDICATES MOMENT CONNECTION.



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**Maine Wharf Building 1 Section C**  
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 Portland, ME

|            |                         |          |
|------------|-------------------------|----------|
| Revisions: | Phase 3 Permit & Const. | 12/12/13 |
|------------|-------------------------|----------|

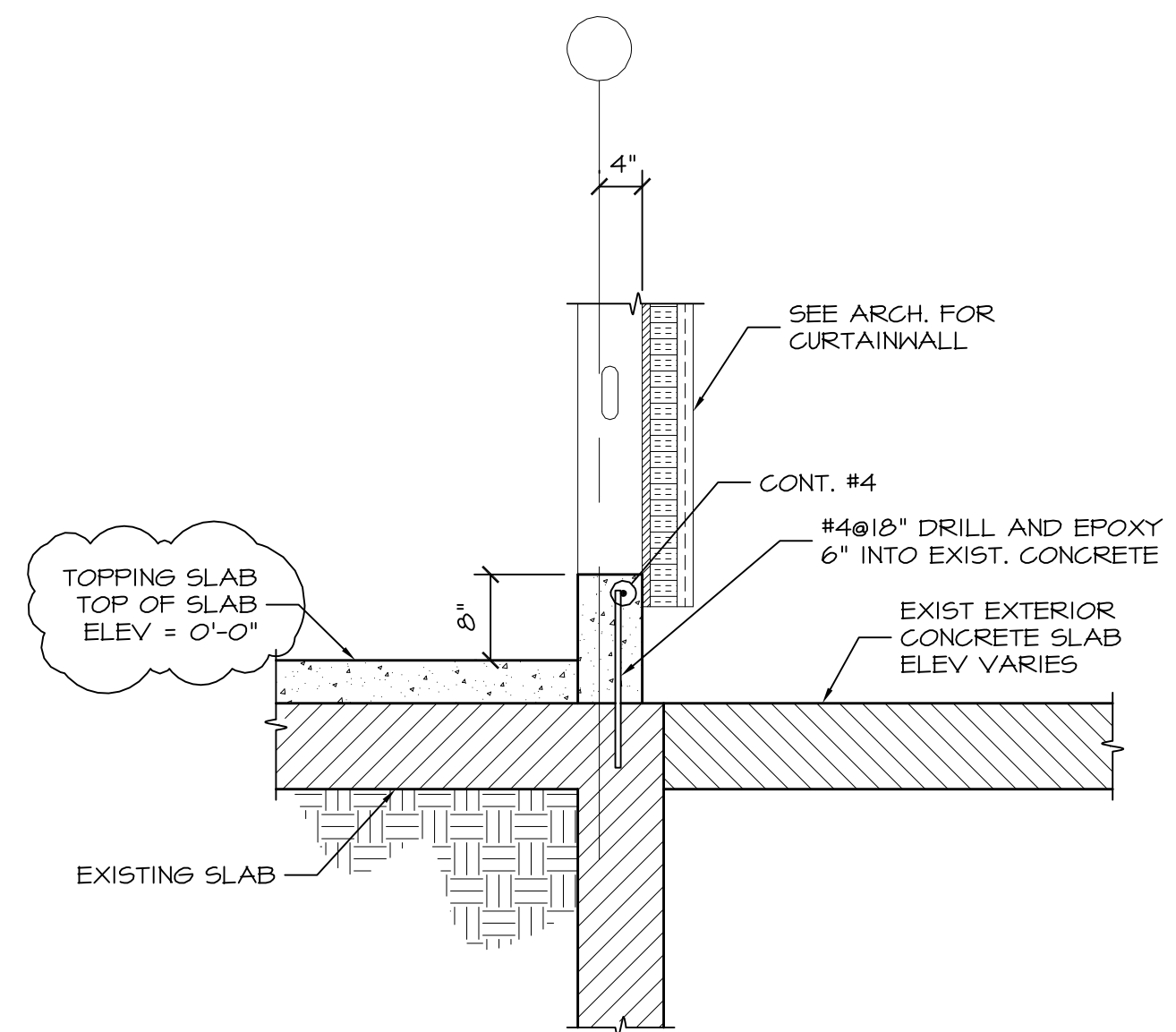
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 Scale: 1/4"=1'-0"  
**ROOF FRAMING PLAN**

**S3.04**

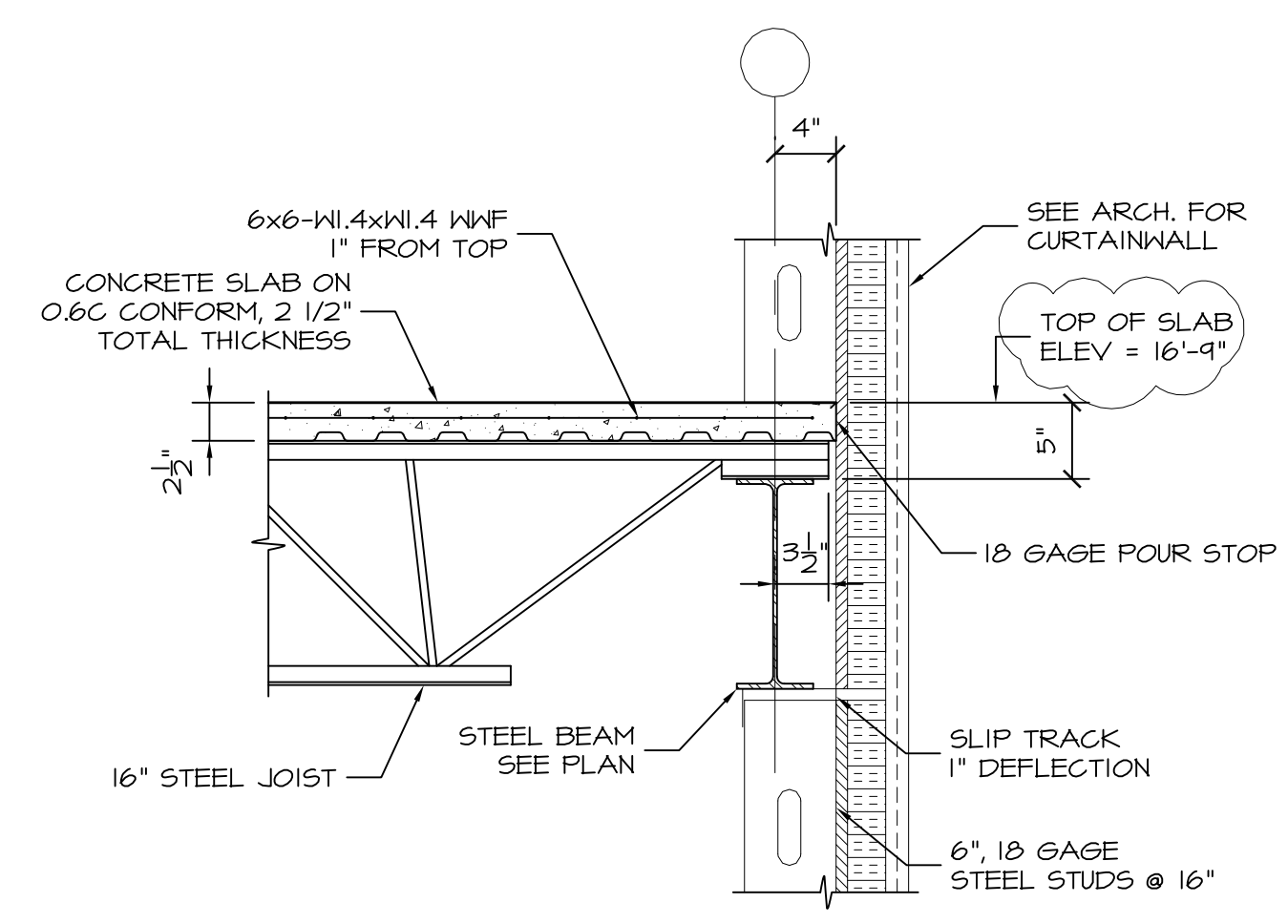


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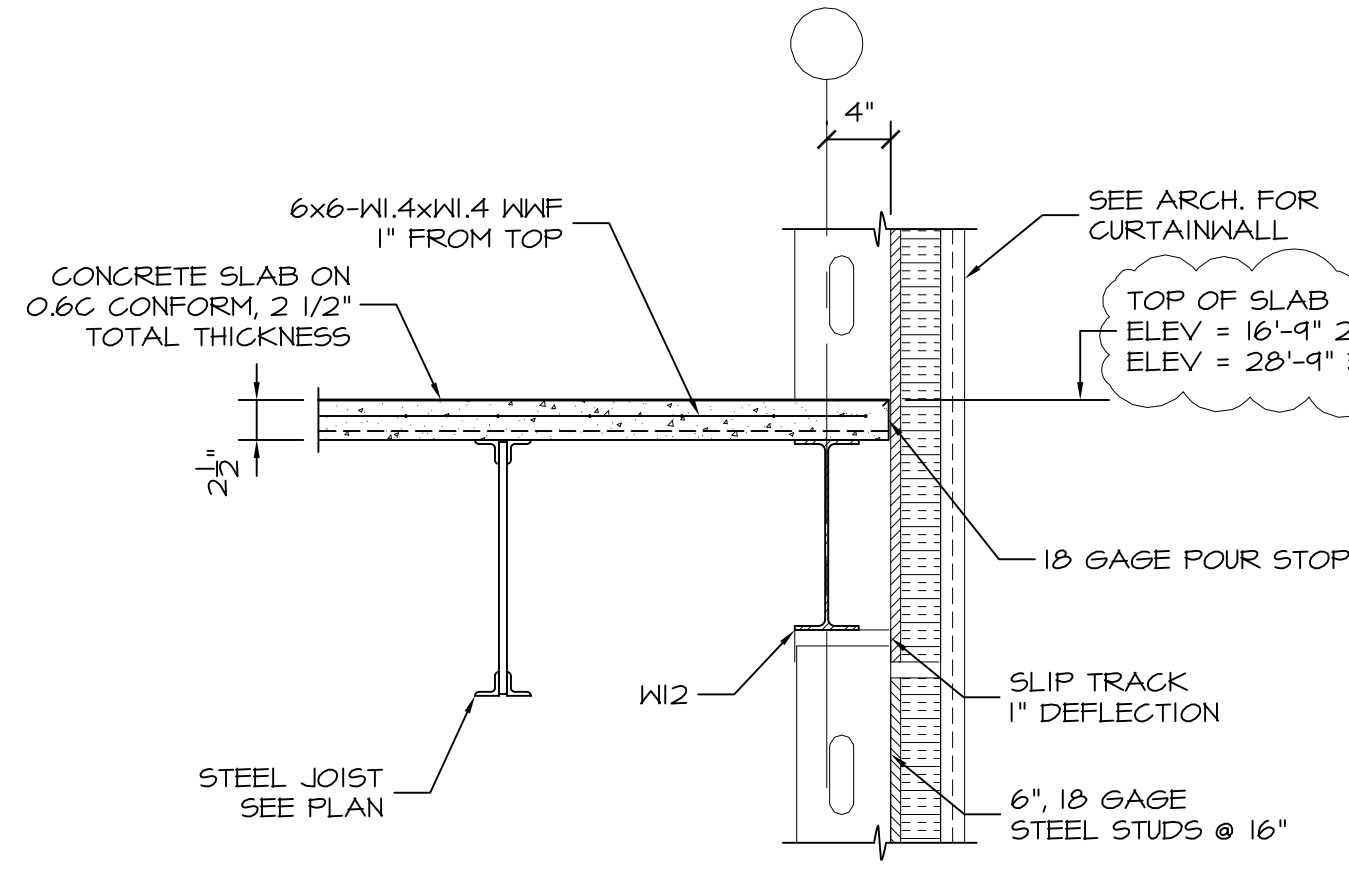
Date: 02/06/14



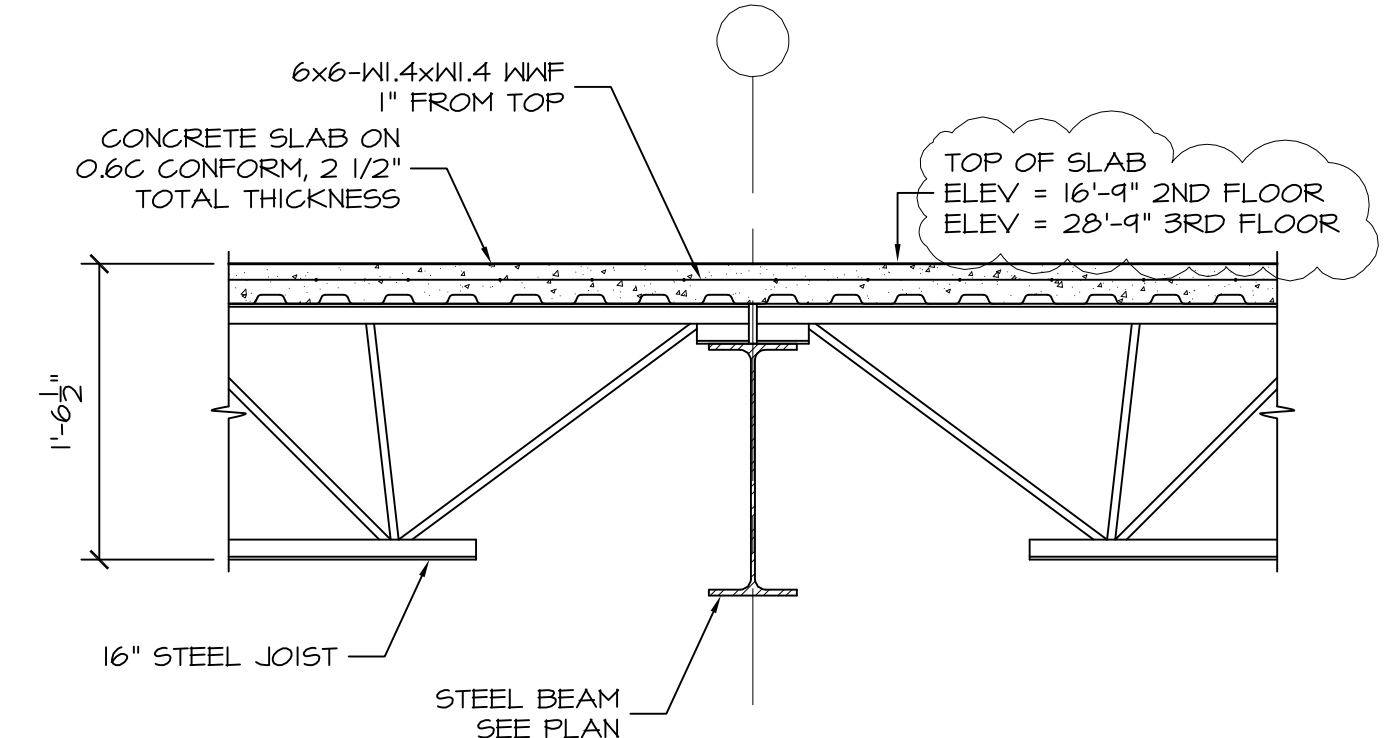
**SECTION 1**  
3/4"=1'-0" S1.01  
S2.01  
S3.01



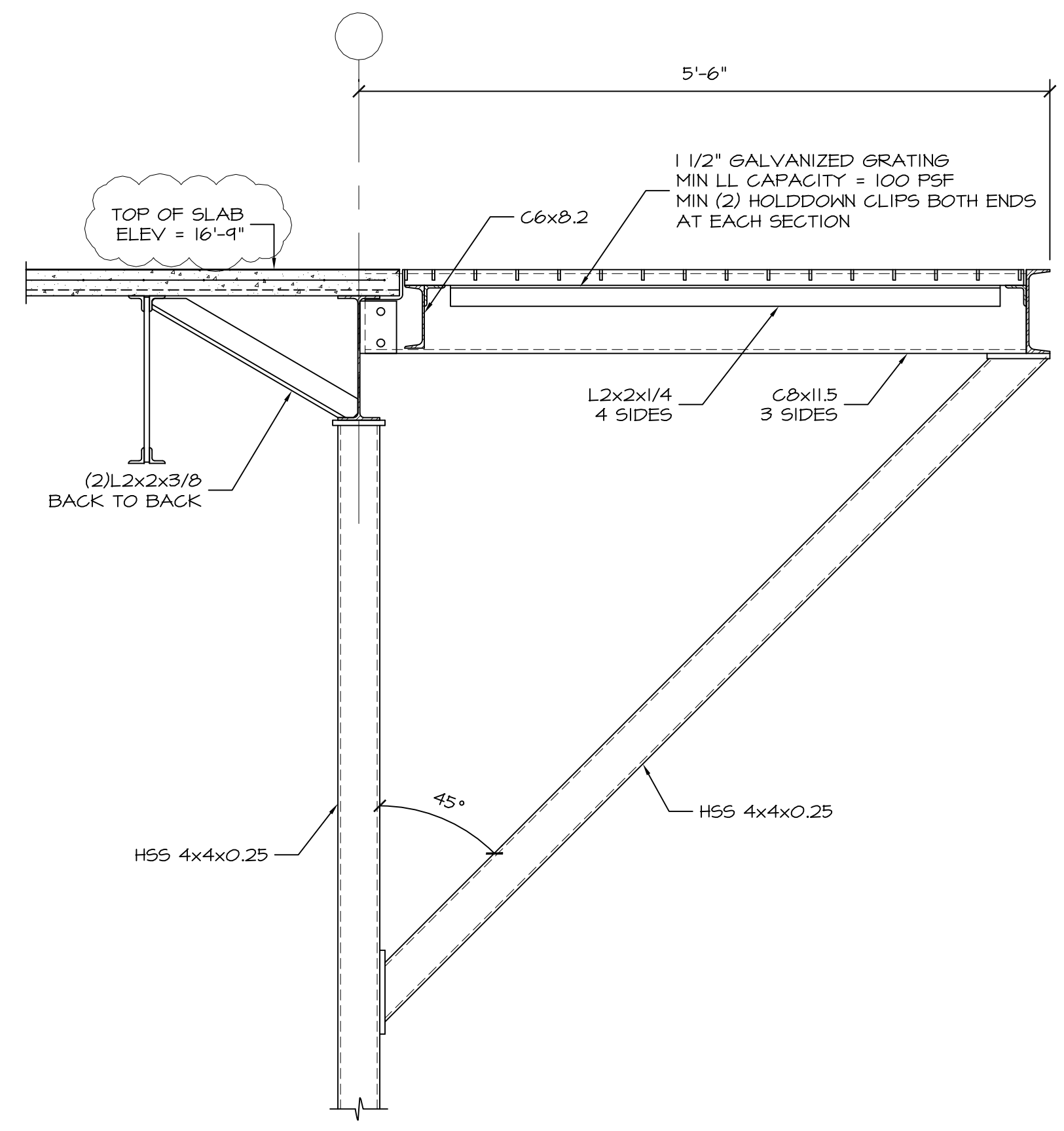
**SECTION 2**  
1"=1'-0" S1.02  
S2.02 S2.03  
S3.02 S3.03



**SECTION 3**  
1"=1'-0" S1.02

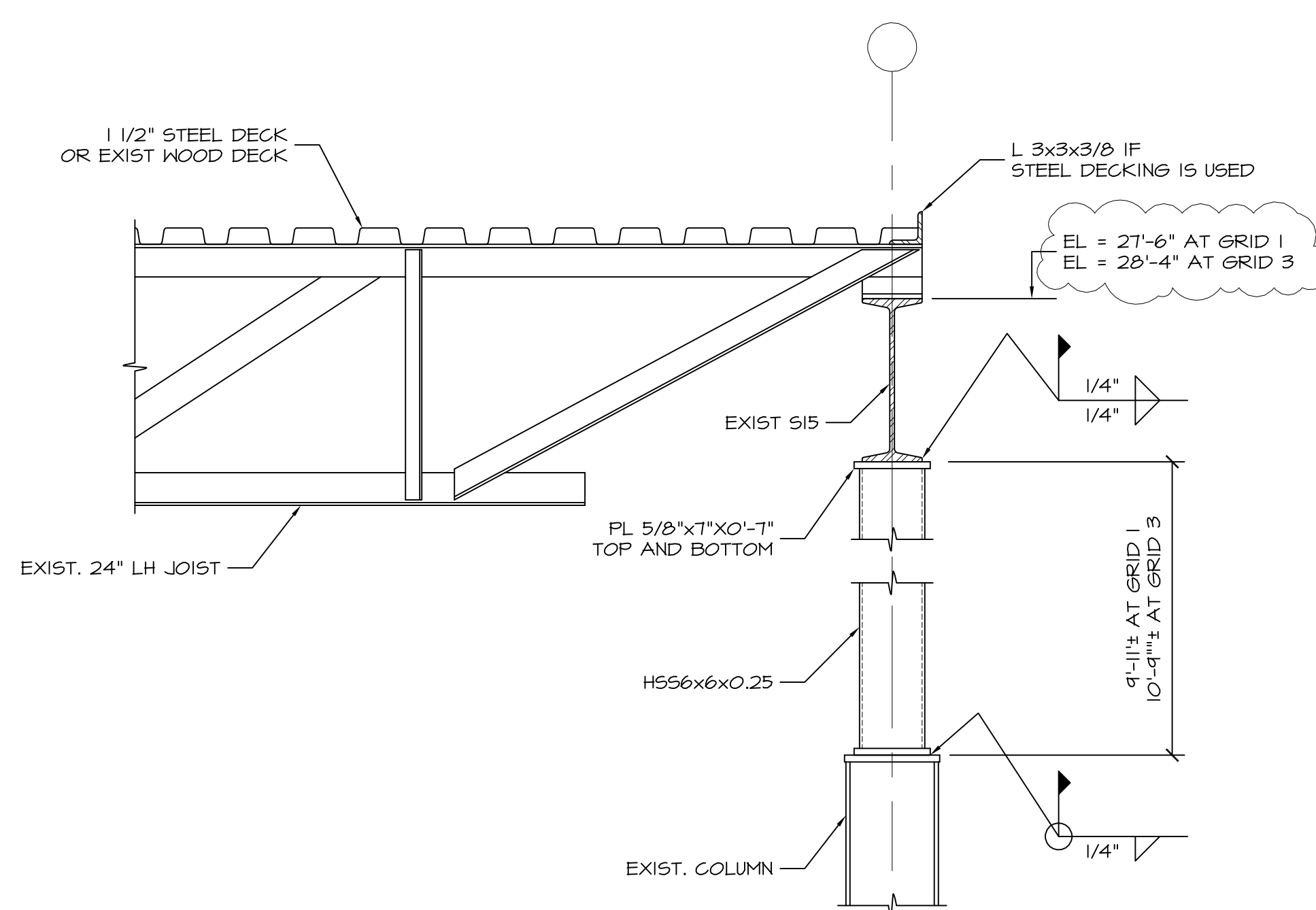


**SECTION 4**  
1"=1'-0" S1.02  
S2.02 S2.03  
S3.02 S3.03

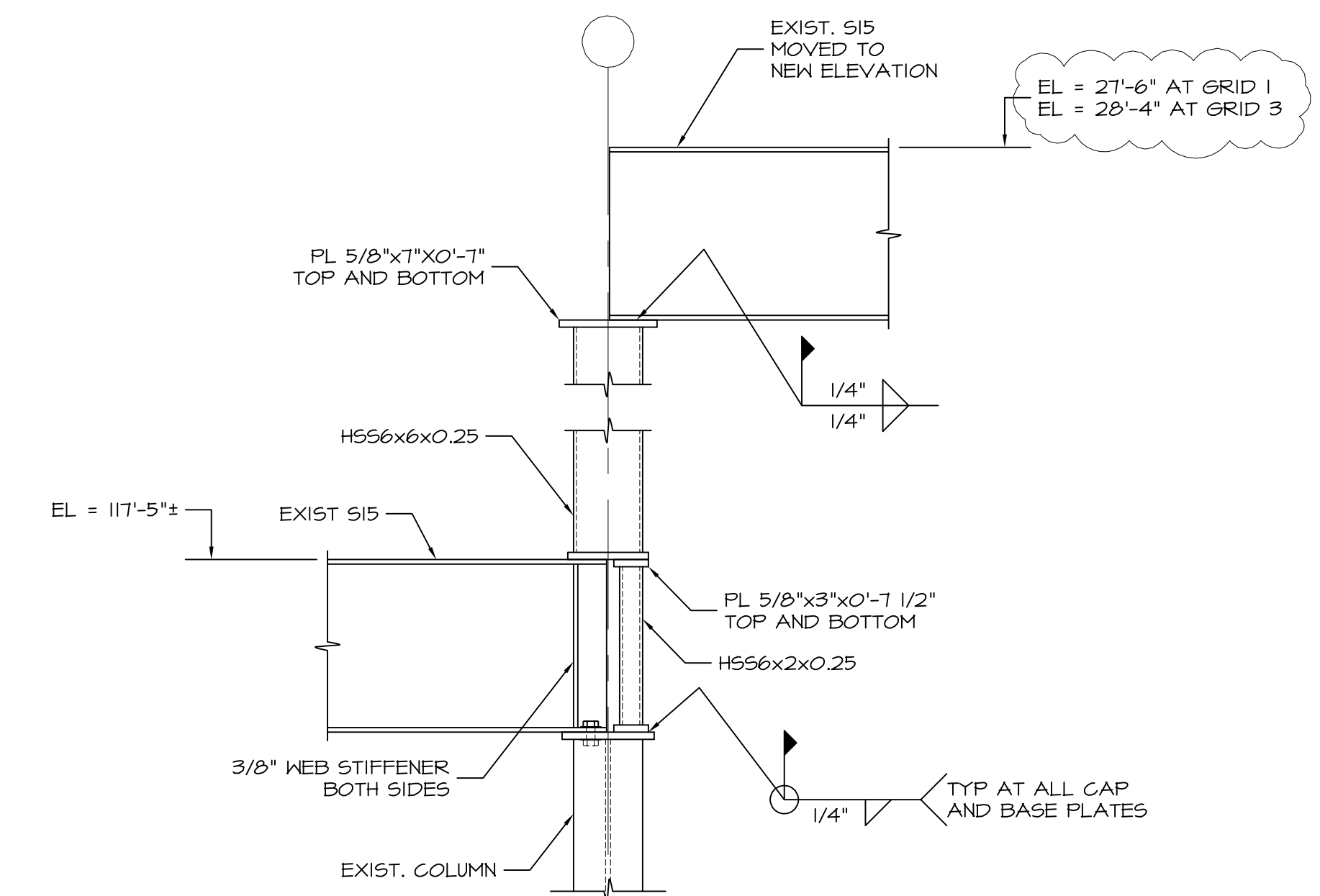


**SECTION 5**  
1"=1'-0" S1.02

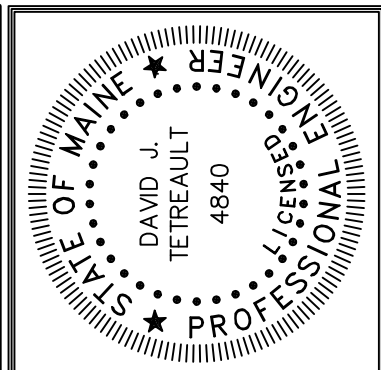
ALL EXTERIOR STEEL SHALL BE HOT-DIPED GALVANIZED.  
SEE ARCHITECTURAL FOR HANDRAILS.  
SEE SECTION 3/54.01 FOR ADDITIONAL INFORMATION



**SECTION 6**  
1"=1'-0" S1.03



**SECTION 7**  
1"=1'-0" S1.03



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Project:  
**MAINE WHARF BUILDING 1**  
68 Commercial Street  
Portland, ME

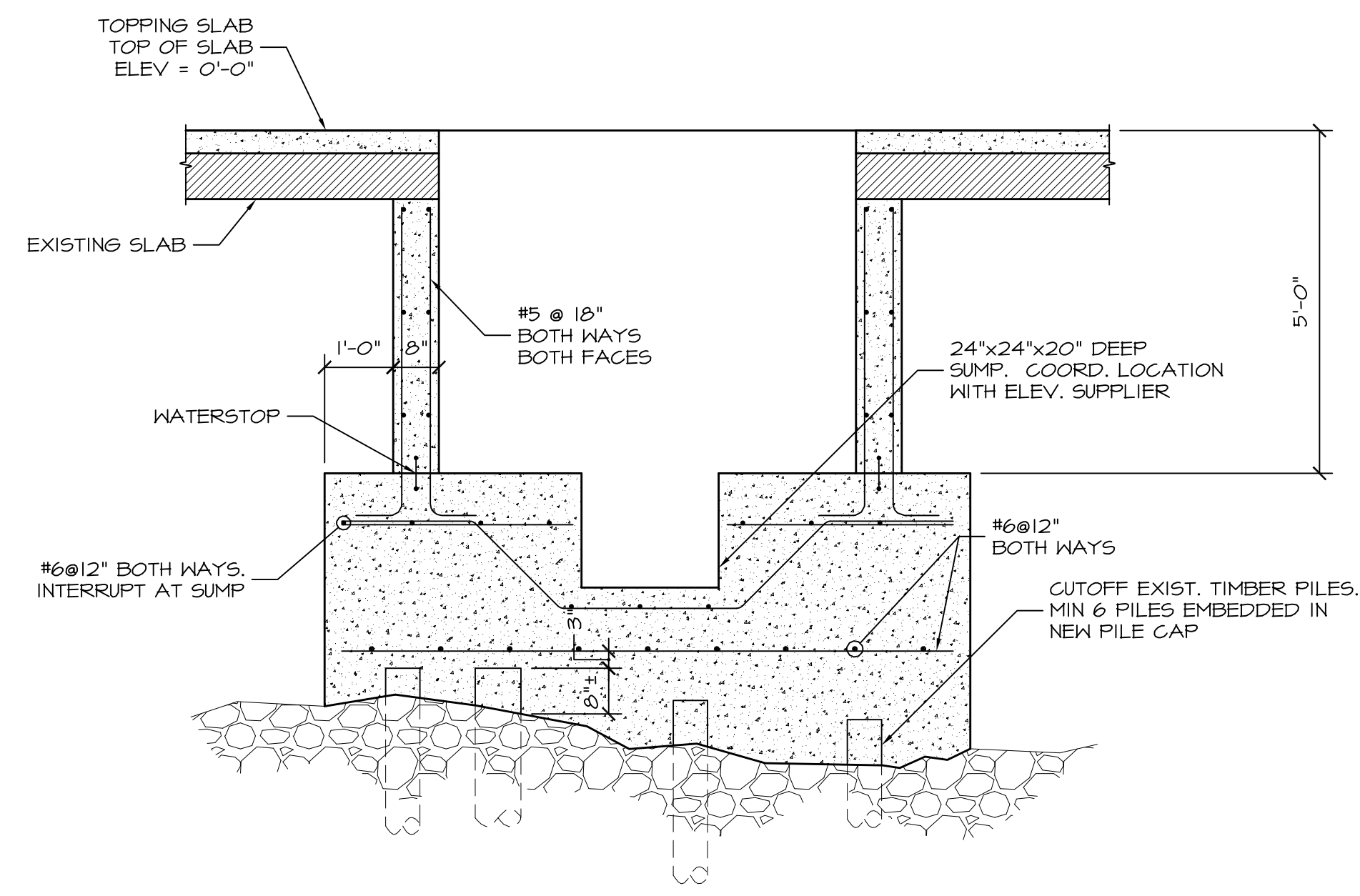
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| Revisions:              | 11/22/13 |
| Phase 1 Permit & Const. | 12/04/13 |
| Phase 2 Permit & Const. | 12/12/13 |
| Phase 3 Permit & Const. |          |

Date: 22 Nov 2013  
Scale: As Noted  
**STRUCTURAL SECTIONS AND DETAILS**

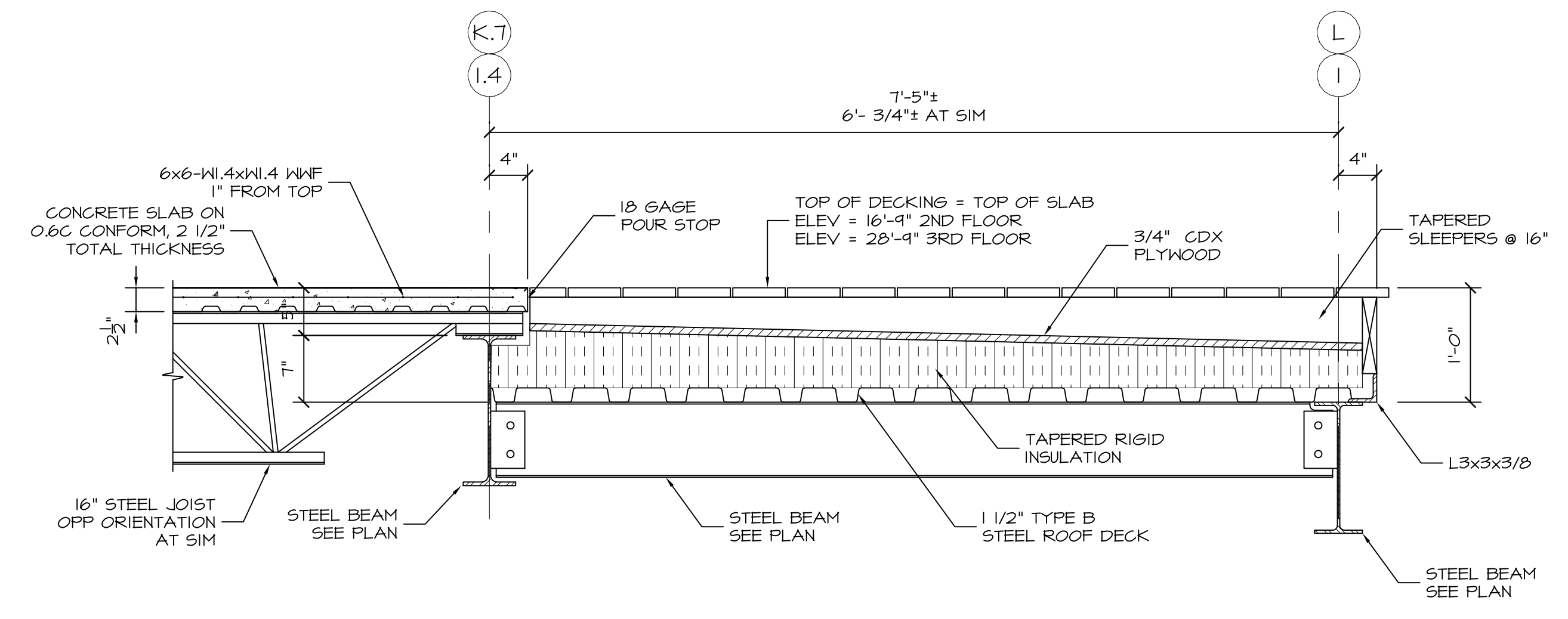
**S4.01**



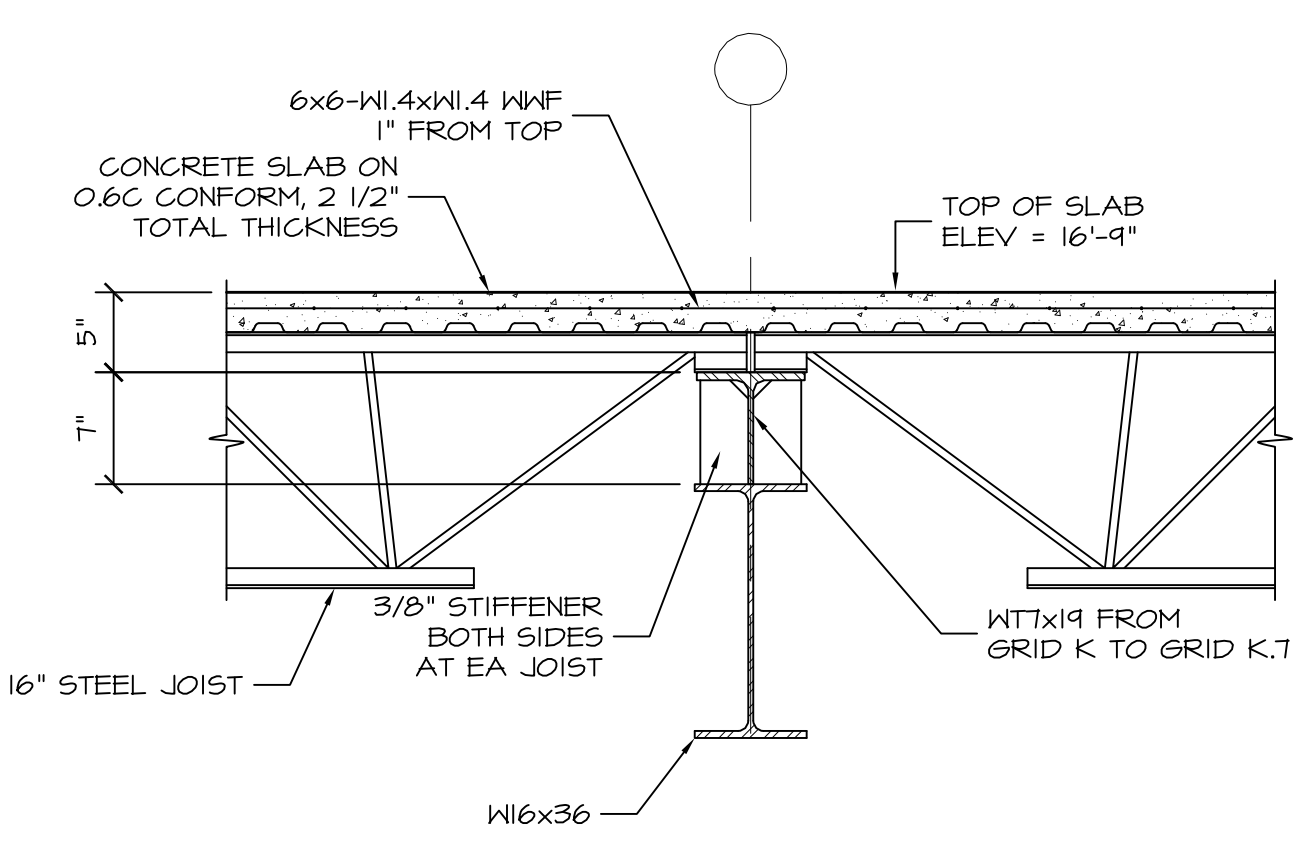
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Date: 02/08/14



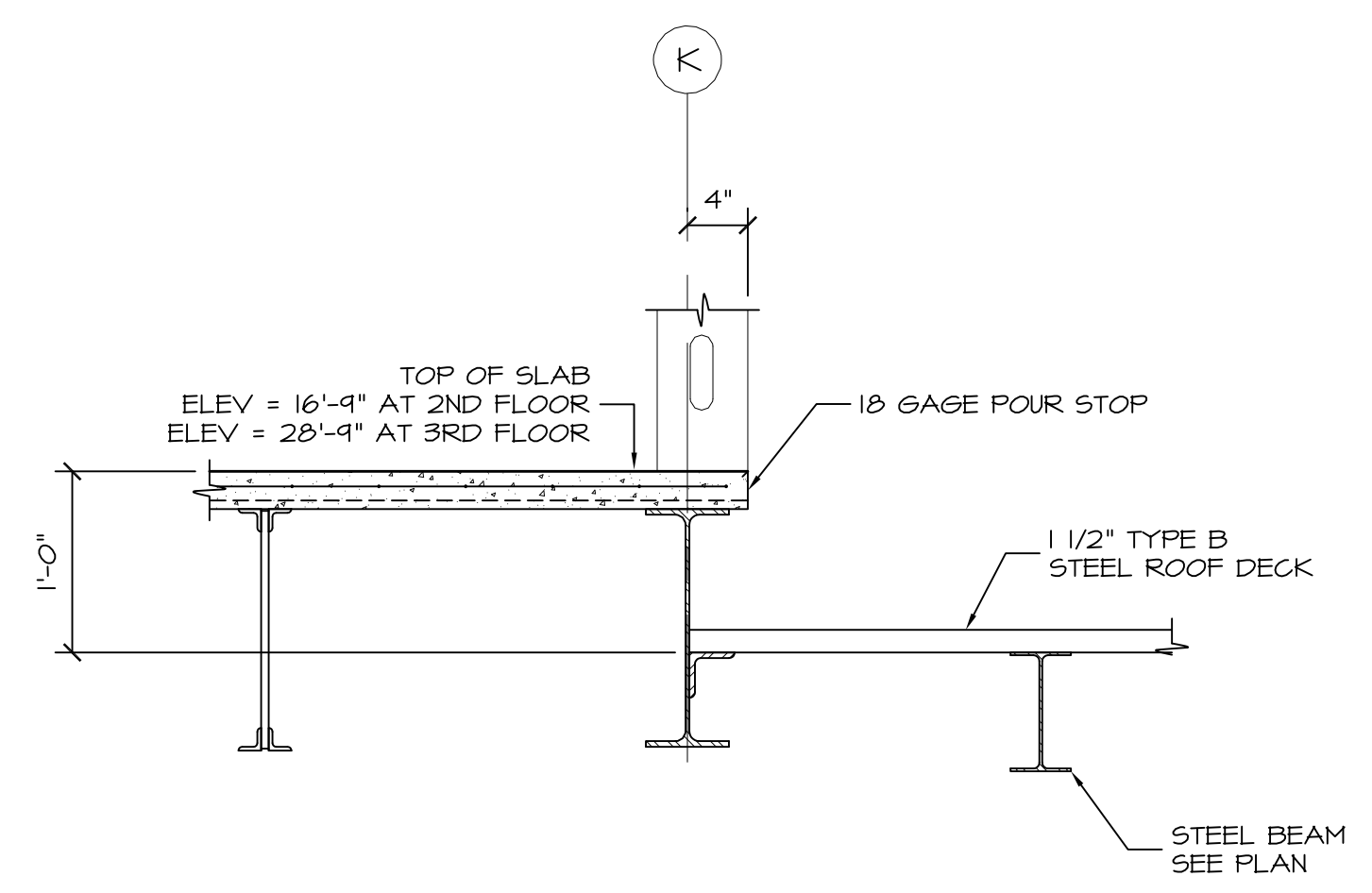
**SECTION 1**  
1/2"=1'-0" S3.01  
COORDINATE ALL ELEVATOR PIT DIMENSIONS WITH ELEVATOR SUPPLIER.



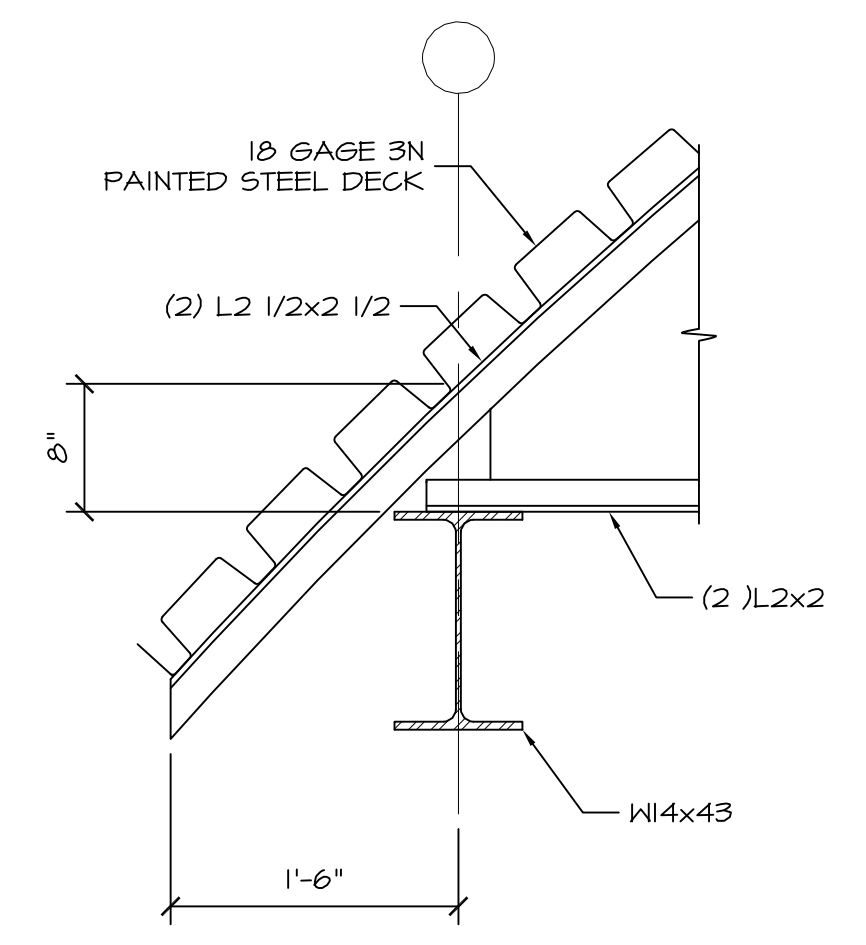
**SECTION 2**  
1"=1'-0" S3.02  
S3.03



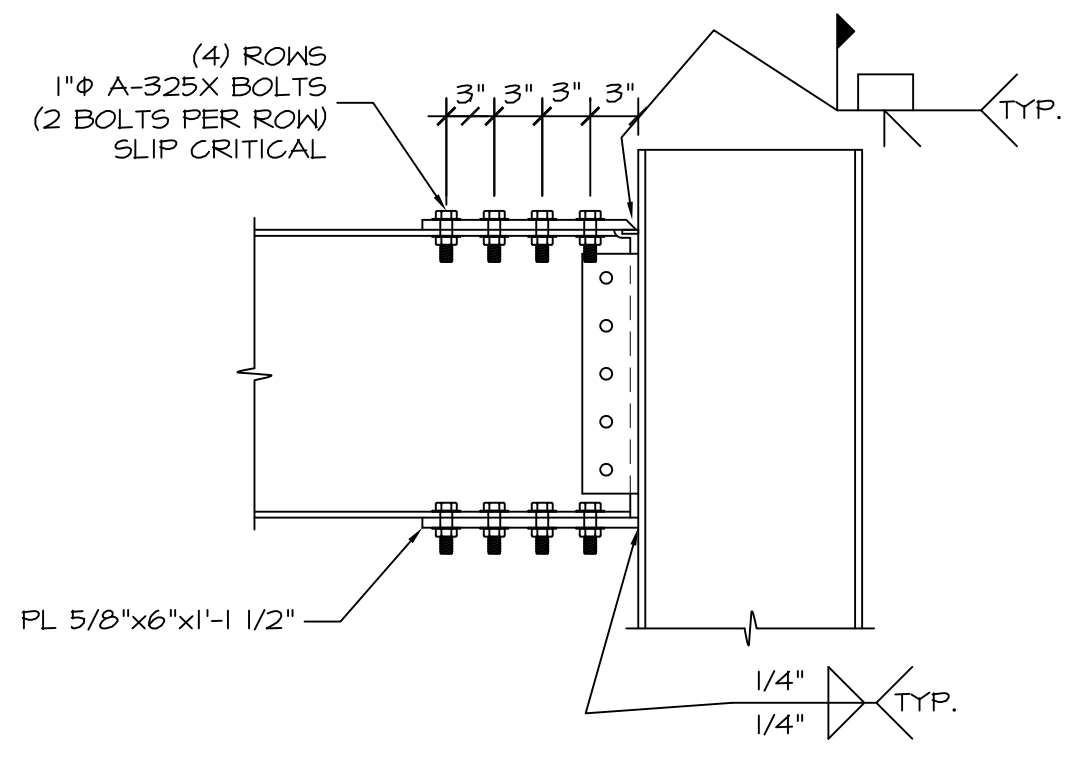
**SECTION 3**  
1"=1'-0" S3.02



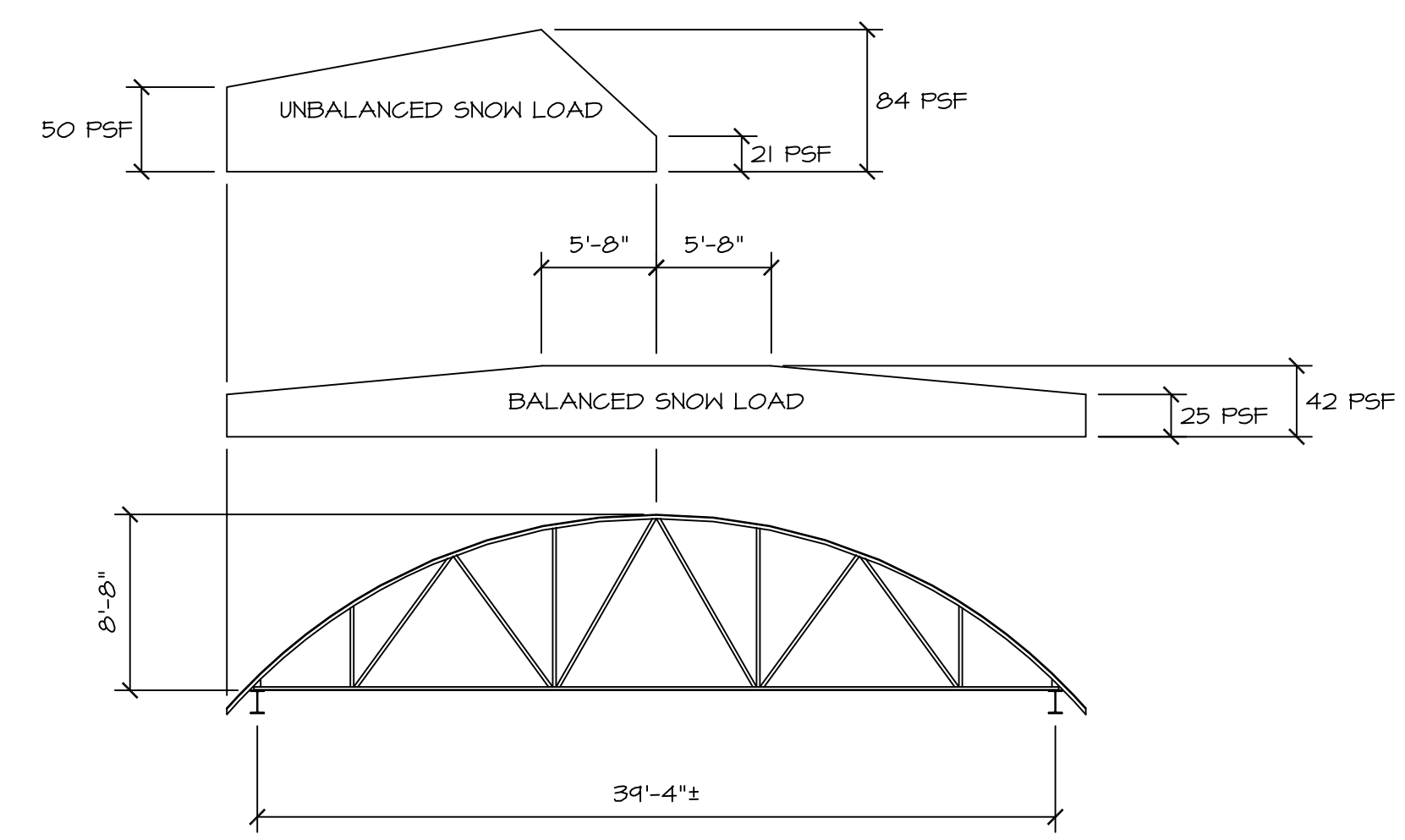
**SECTION 4**  
1"=1'-0" S3.02  
S3.03



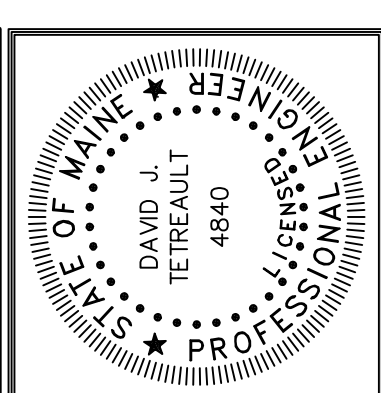
**SECTION 5**  
1"=1'-0" S3.04



**TYPICAL MOMENT CONNECTION**  
1/2"=1'-0"



**BOWSTRING TRUSS ELEVATION**  
1/8"=1'-0"  
SPACED AT 10'-0"  
TOP CHORD DEAD LOAD = 20 PSF  
BOTTOM CHORD DEAD LOAD = 10 PSF



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Project: **MAINE WHARF BUILDING 1**  
68 Commercial Street  
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Revisions:

|                         |          |
|-------------------------|----------|
| Phase 2 Permit & Const. | 12/04/13 |
| Phase 3 Permit & Const. | 12/12/13 |

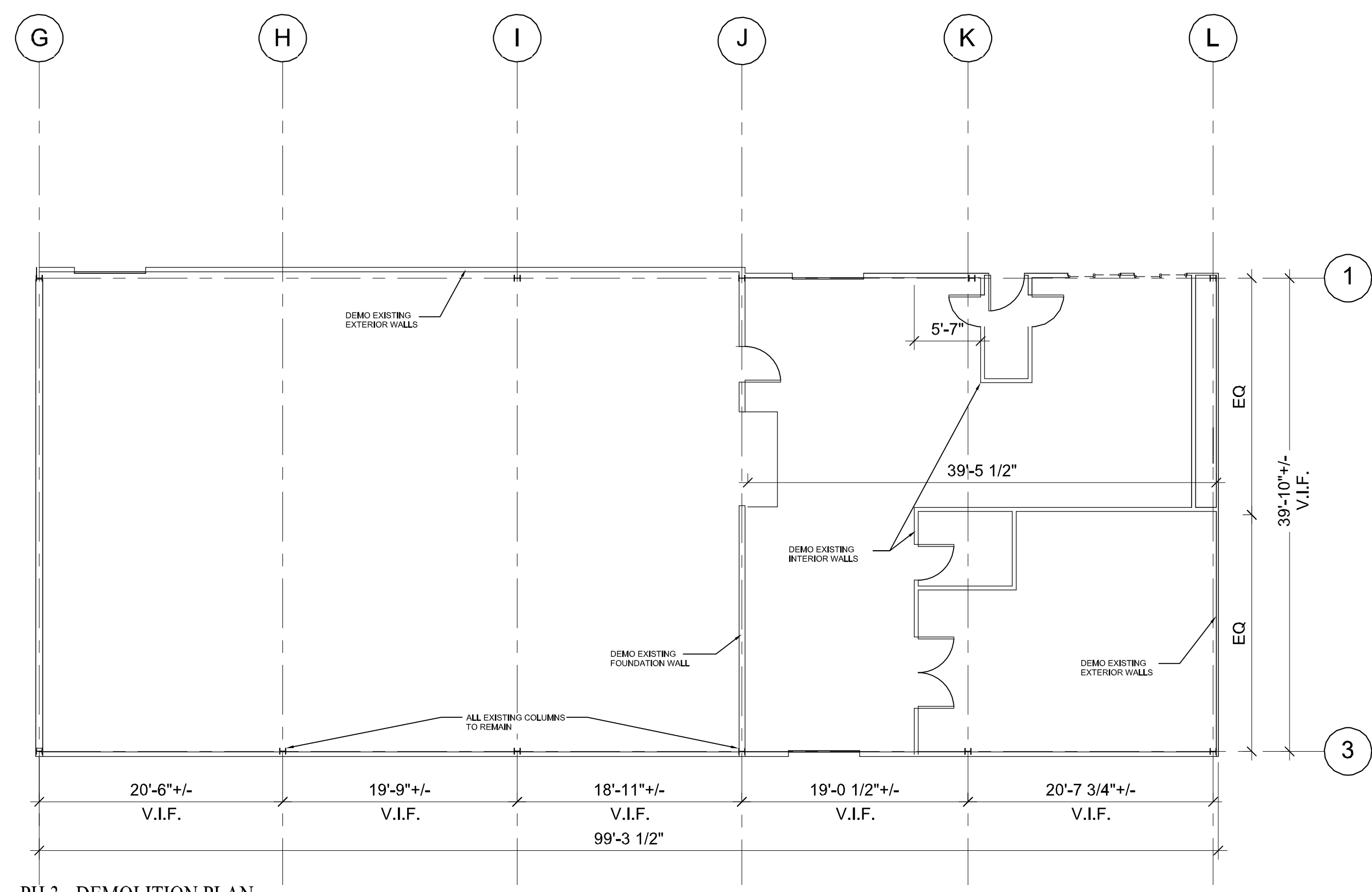
Date: 04 Dec 2013  
Scale: As Noted  
**STRUCTURAL SECTIONS AND DETAILS**

**S4.02**

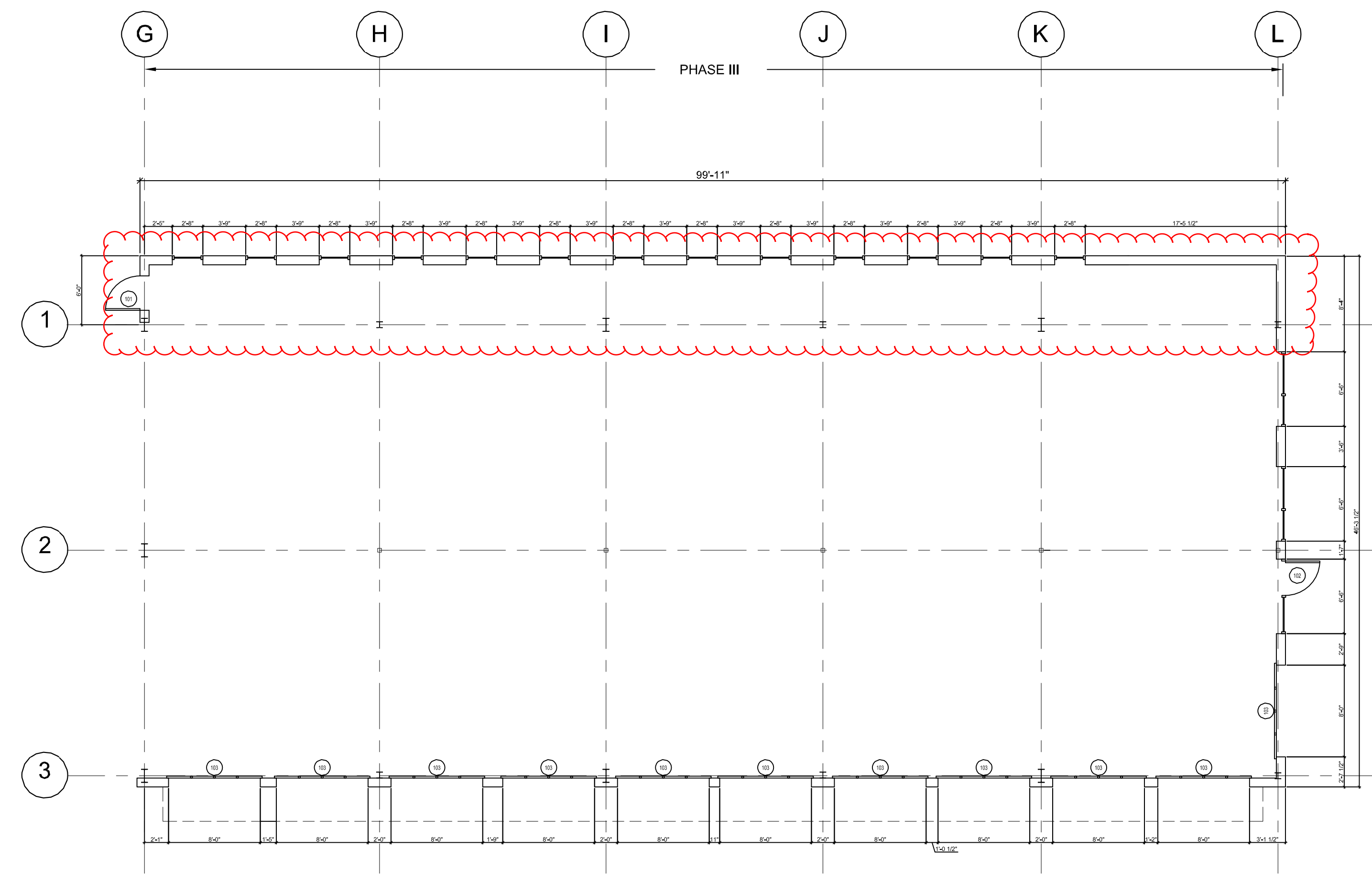


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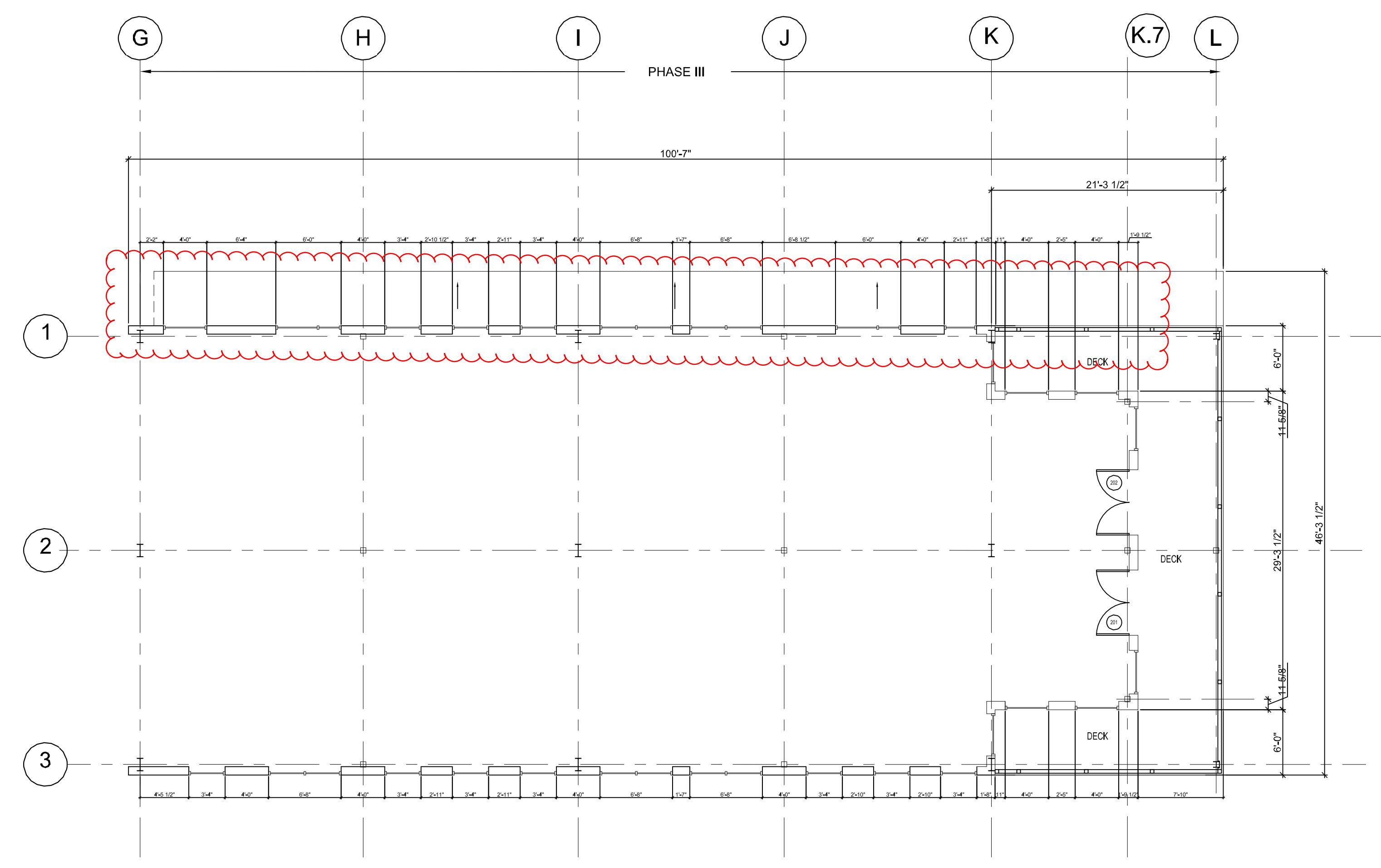
PROJECT NORTH



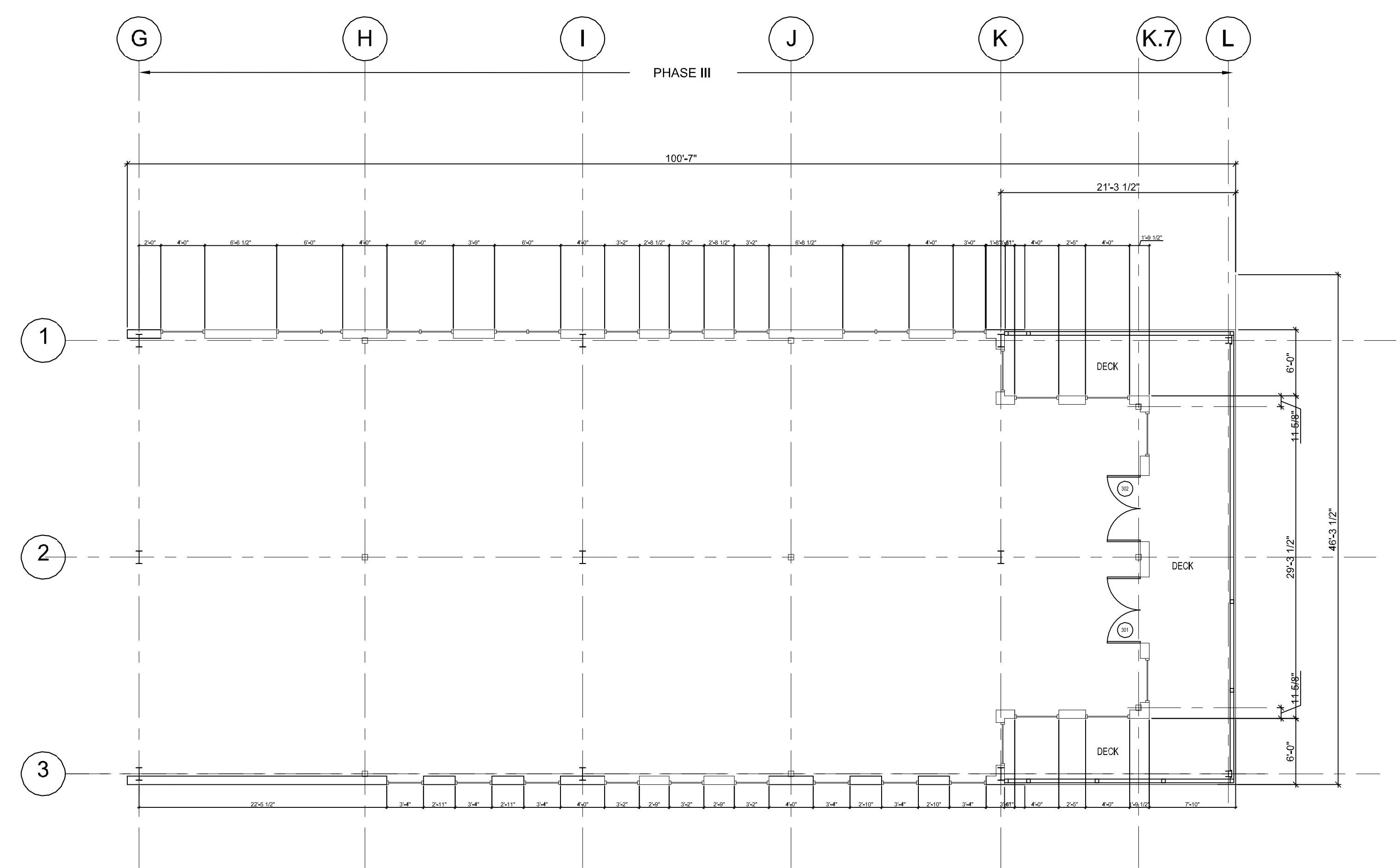
1 PH 3 - DEMOLITION PLAN  
SCALE: 1/8"=1'-0"  
10' 8' 6' 4' 2' 0 5' 10' 20'



2 PH 3 - 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"  
10' 8' 6' 4' 2' 0 5' 10' 20'

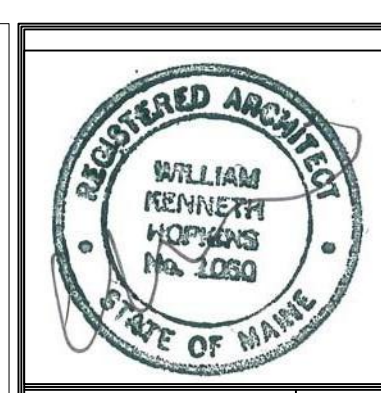


3 PH 3 - 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"  
10' 8' 6' 4' 2' 0 5' 10' 20'



4 PH 3 - 3RD FLOOR PLAN  
SCALE: 1/8"=1'-0"  
10' 8' 6' 4' 2' 0 5' 10' 20'

GENERAL NOTE:  
1. ALL EXISTING DIMENSIONS TO BE FIELD  
VERIFIED IN FIELD PRIOR TO SHOP  
DRAWINGS.



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PORTLAND, MAINE

Revisions:  
PHASE 3 PERMIT AND CONST.  
12/13/13

Date: 13 Dec 2013  
Scale: AS INDICATED  
**PHASE 3  
FLOOR PLANS**

**A1.01**





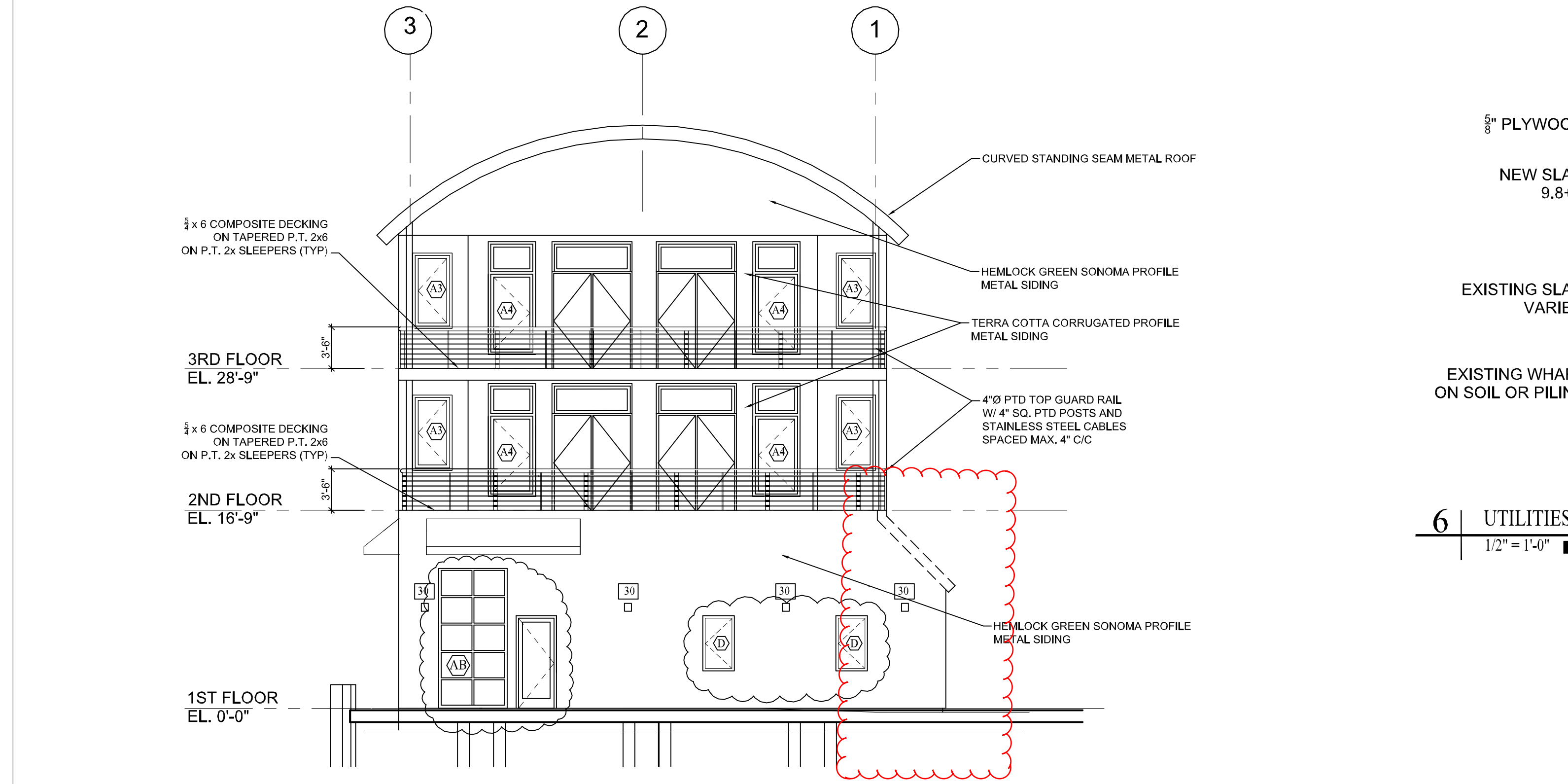
Date: 02/06/14



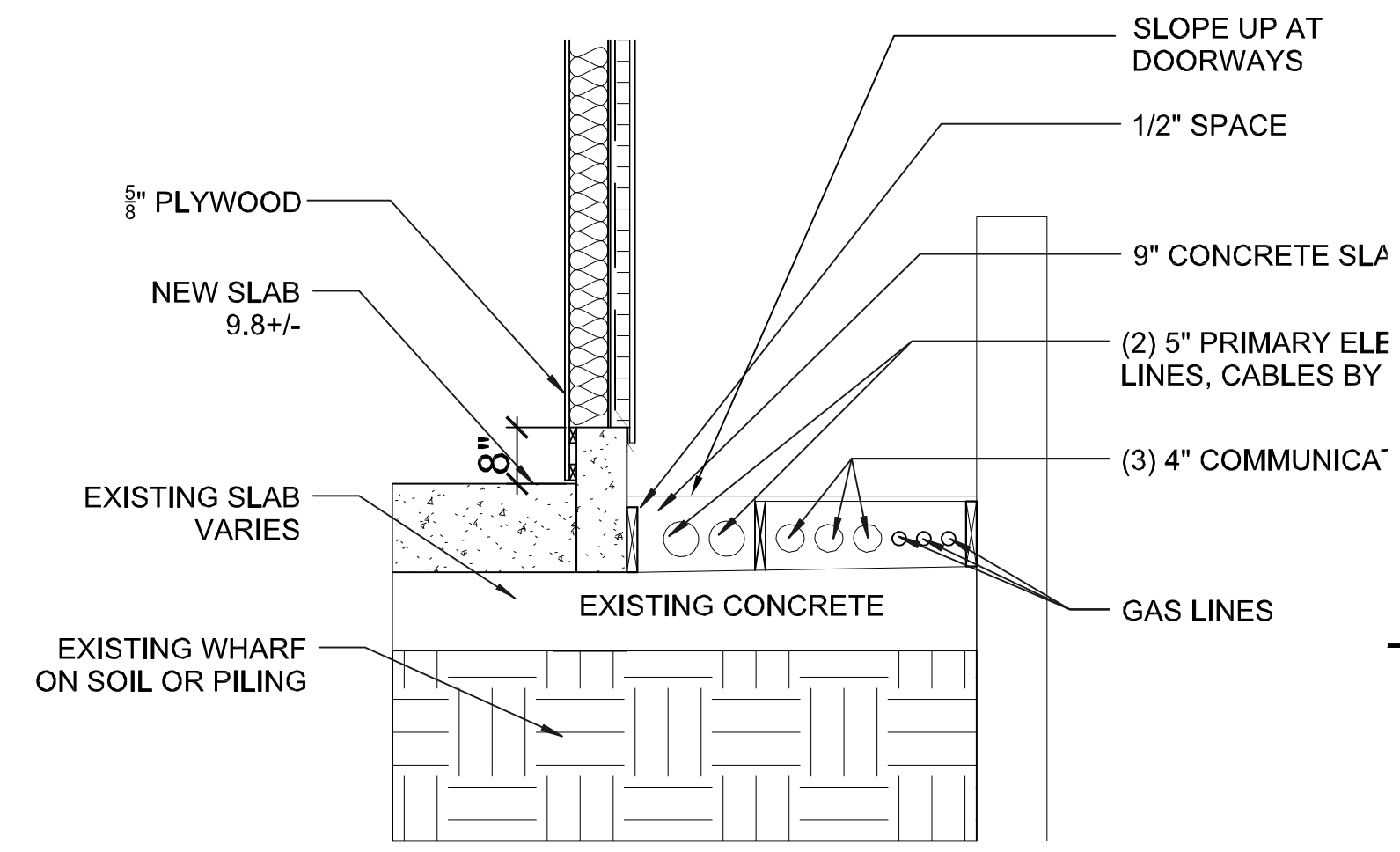
**1 EAST ELEVATION**  
 1/8" = 1'-0"  
 10' 8' 6' 4' 2' 0' 5' 10' 20'



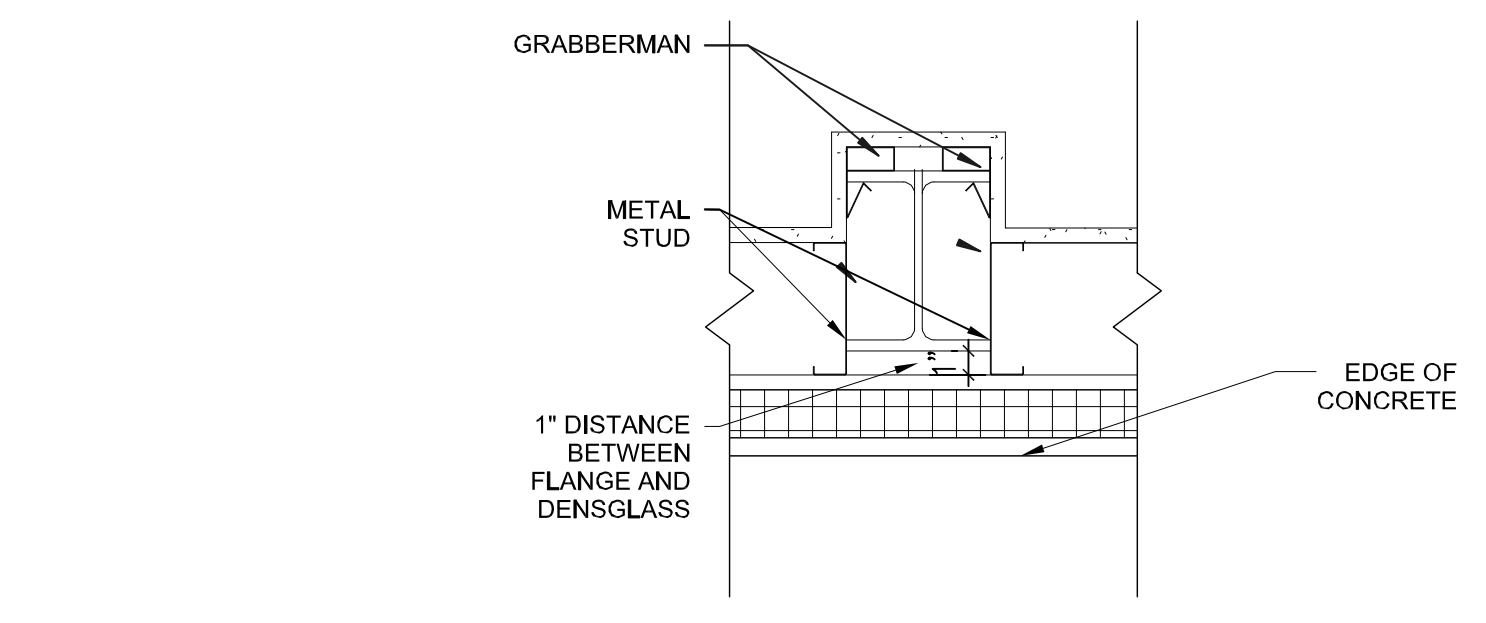
**2 WEST ELEVATION**  
 1/8" = 1'-0"  
 10' 8' 6' 4' 2' 0' 5' 10' 20'



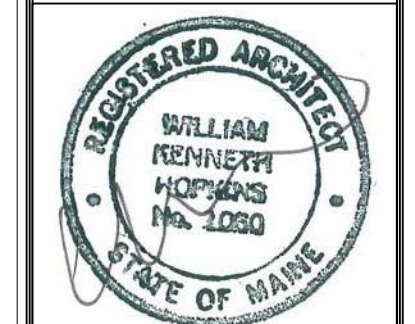
**3 SOUTH ELEVATION**  
 1/8" = 1'-0"  
 10' 8' 6' 4' 2' 0' 5' 10' 20'



**6 UTILITIES**  
 1/2" = 1'-0"  
 2' 1' 6" 0'



**5 TYPICAL COLUMN DETAIL**  
 1 1/2" = 1'-0"  
 6" 4" 2" 0' 1' 2'



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Project: **MAINE WHARF**  
 68 COMMERCIAL STREET  
 PORTLAND, MAINE

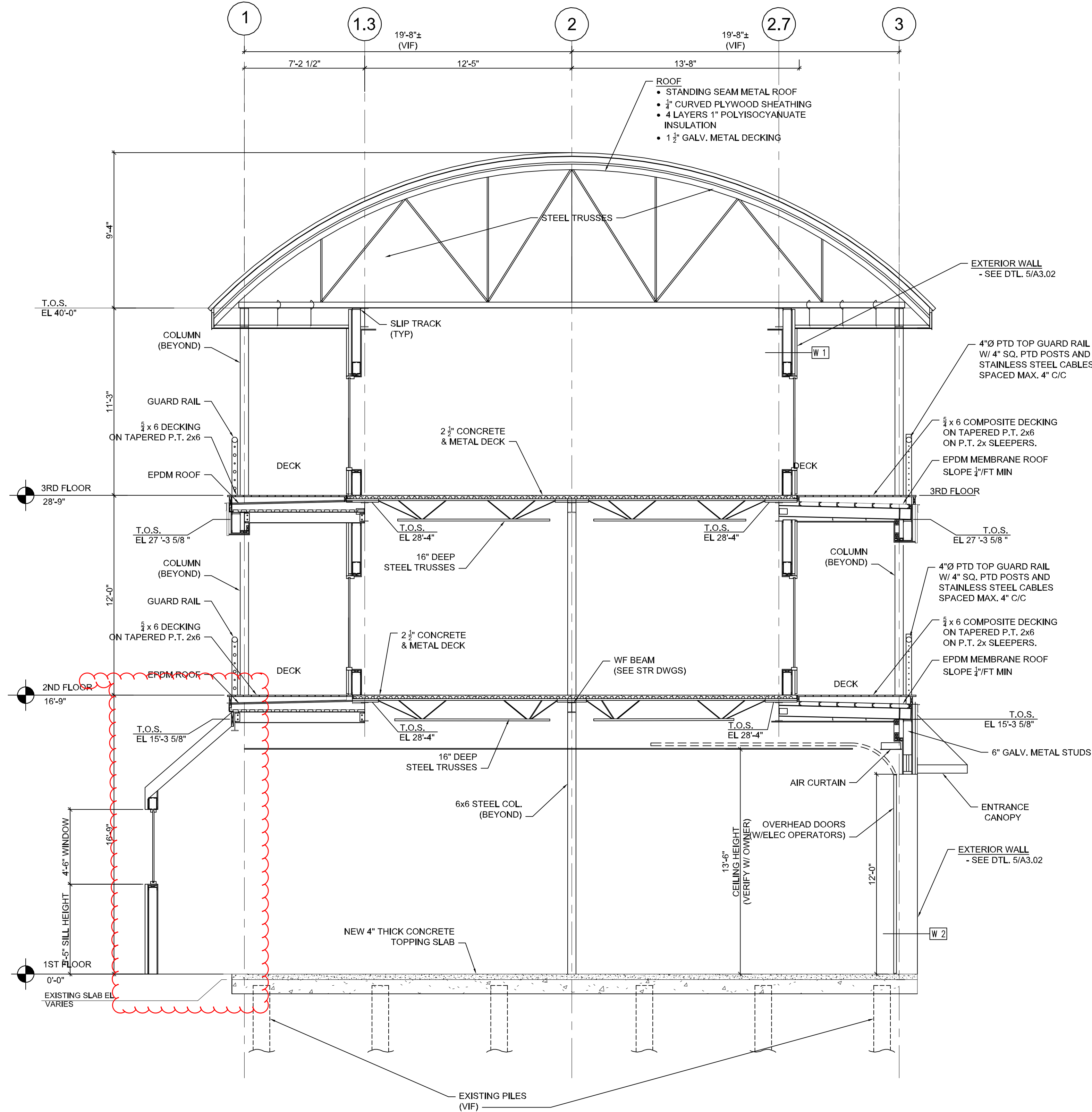
Revisions:  
 PHASE 3 PERMIT AND CONST.  
 12/13/13  
 UPDATED WINDOWS 2/4/14

Date: 13 Dec 2013  
 Scale: AS INDICATED  
**PHASE 3 BUILDING ELEVATIONS**

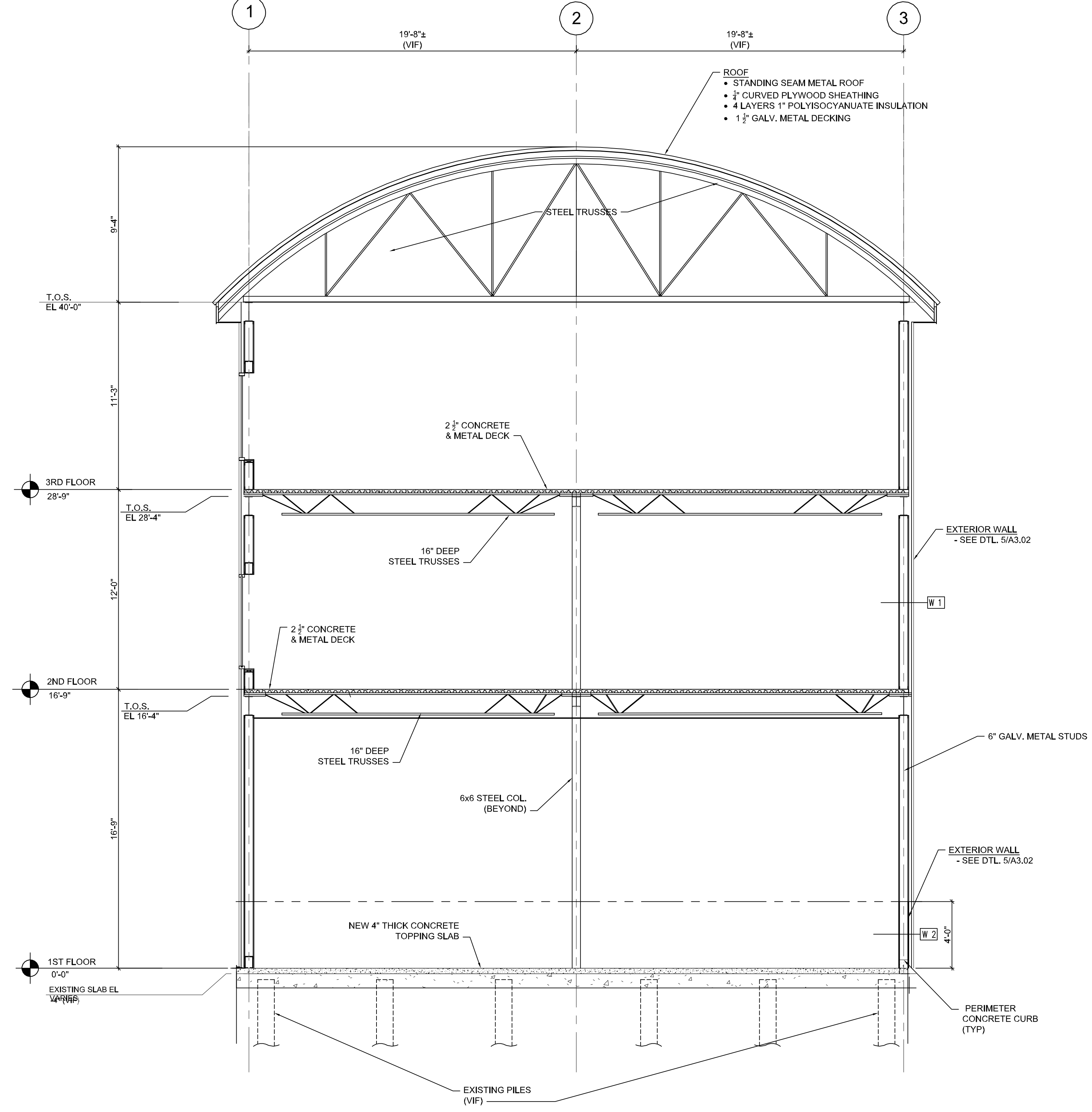
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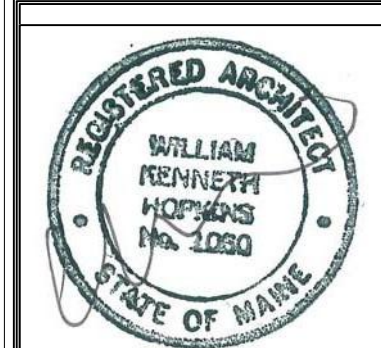
Date: 02/06/14



**1 BUILDING SECTION**  
 1/4" = 1'-0"  
 5' 4' 3' 2' 1' 0 5' 10'



**2 BUILDING SECTION**  
 1/4" = 1'-0"  
 5' 4' 3' 2' 1' 0 5' 10'



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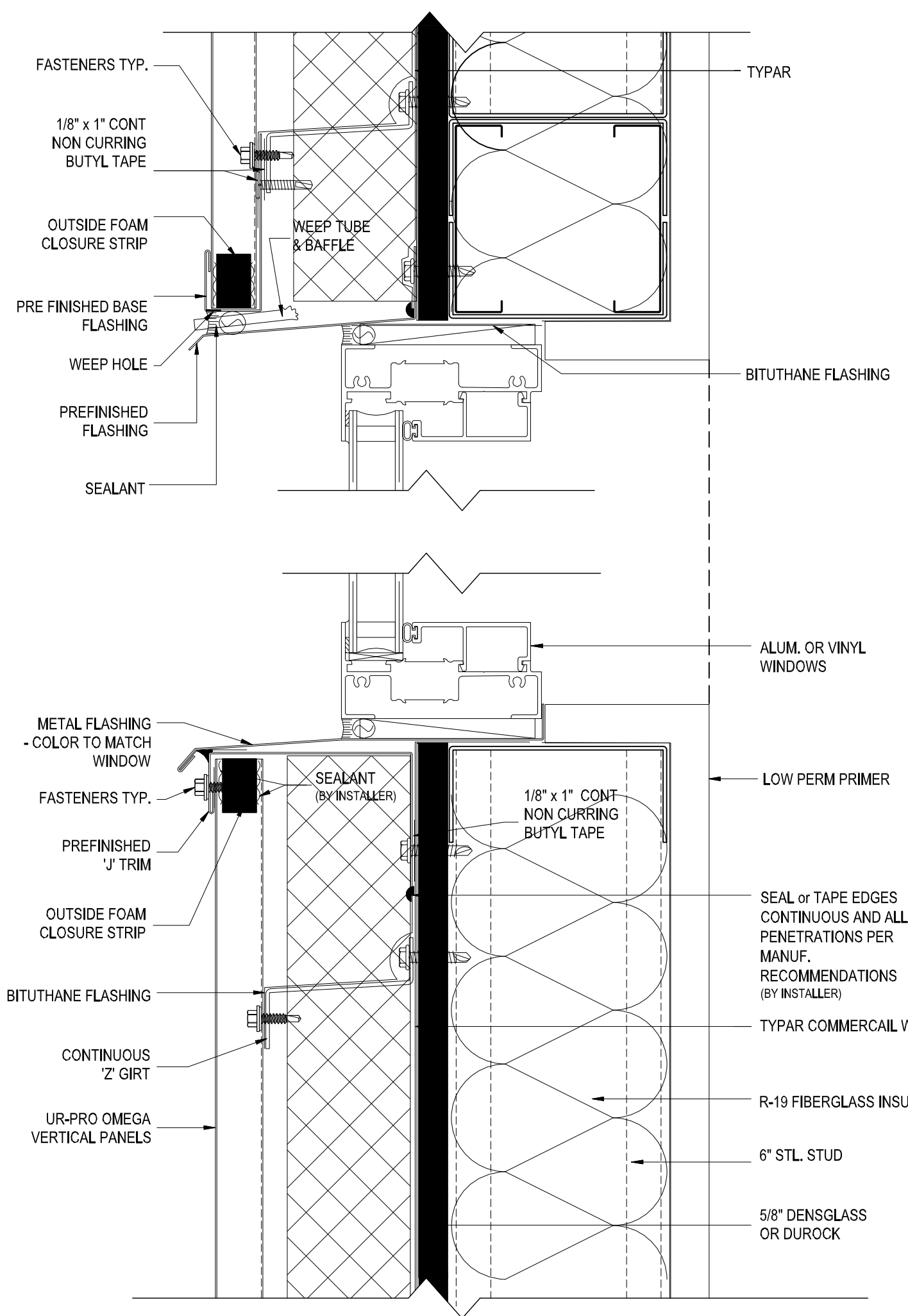
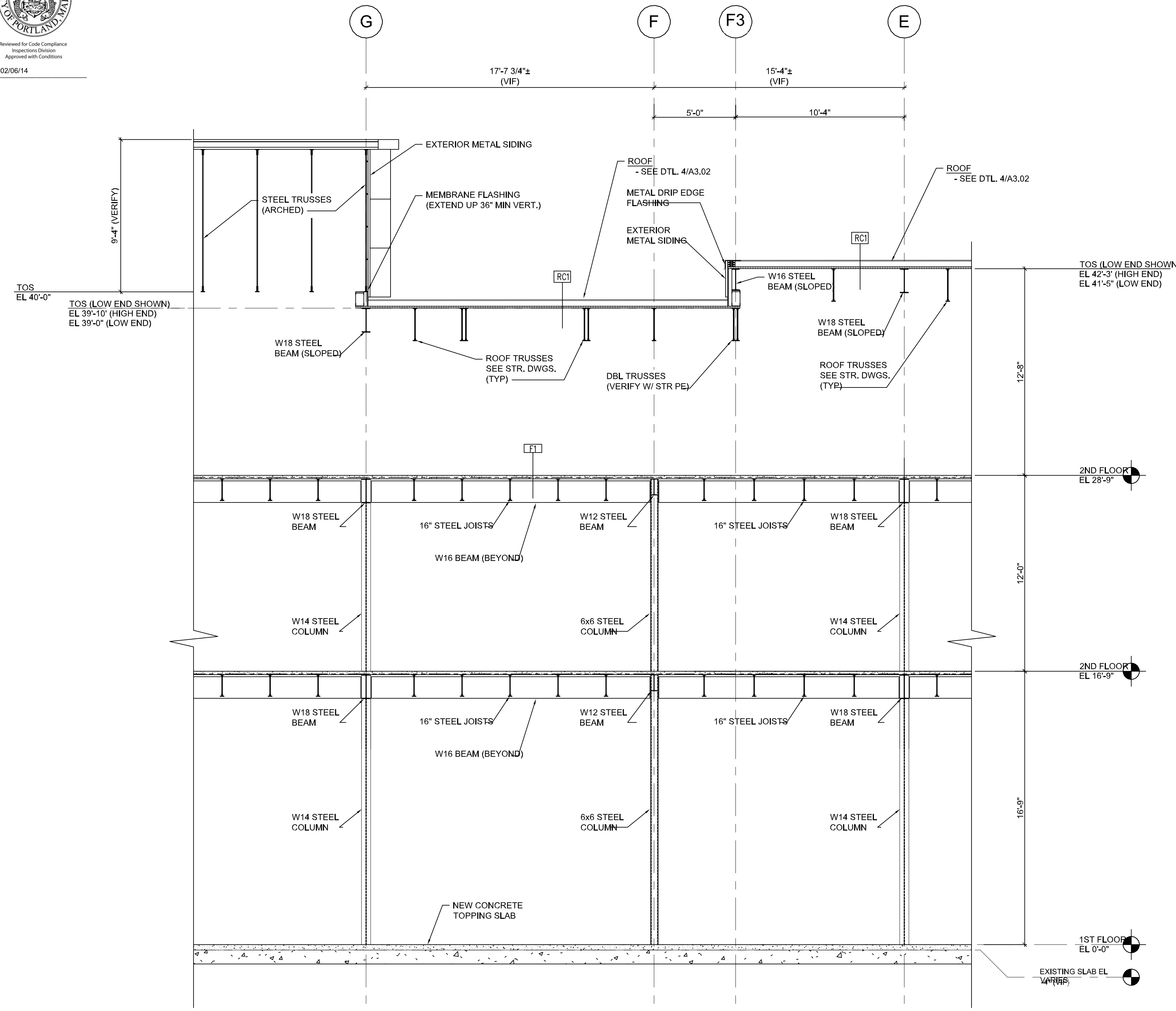
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Scale:  
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**PHASE 3 SECTIONS**  
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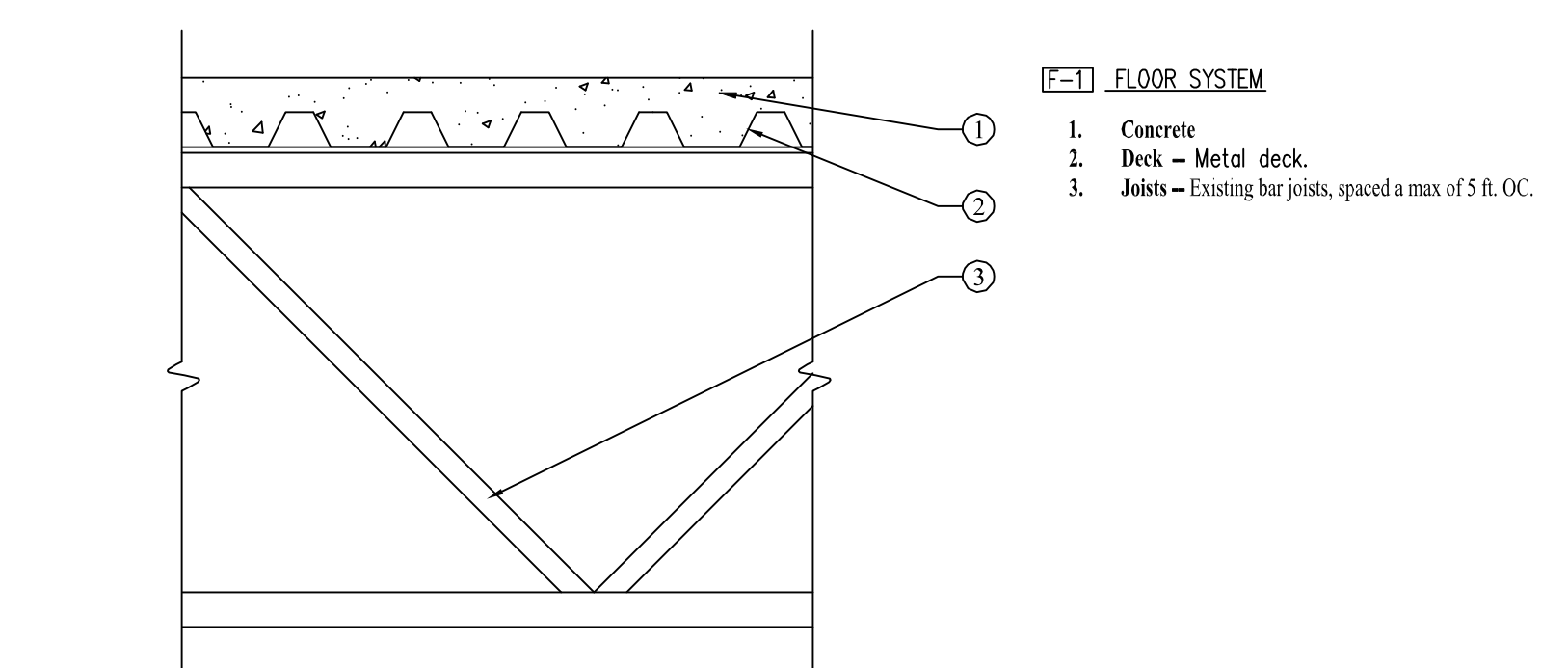


Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
Date: 02/06/14

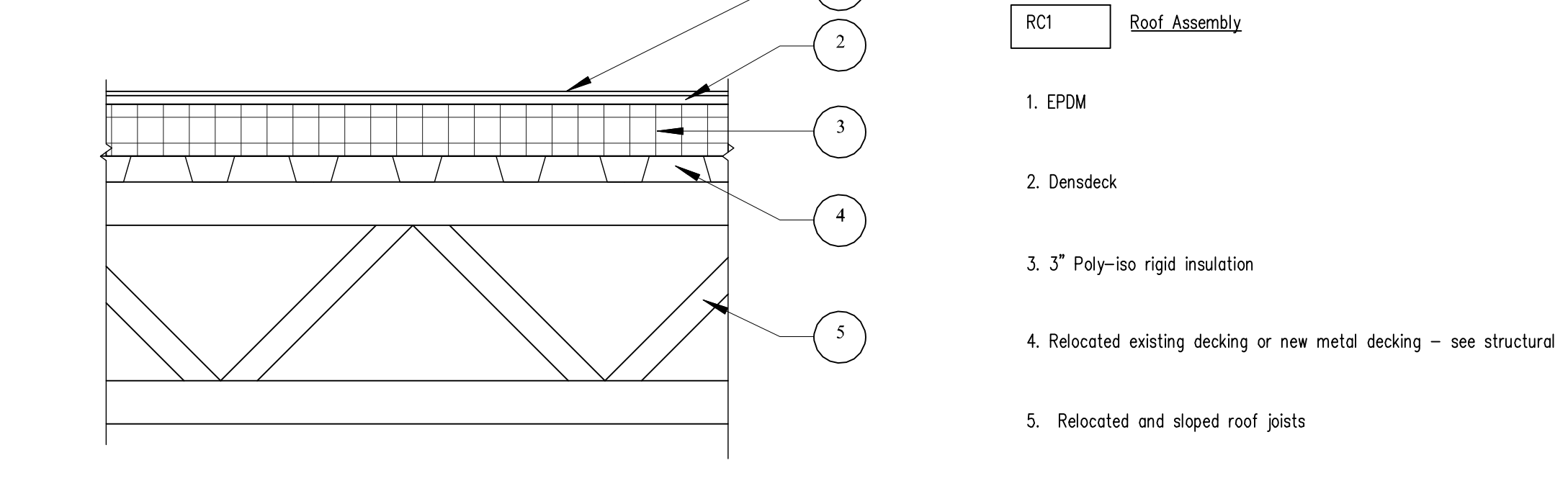


1 BUILDING SECTION  
1/4" = 1'-0"  
5' 4' 3' 2' 1' 0 5' 10'

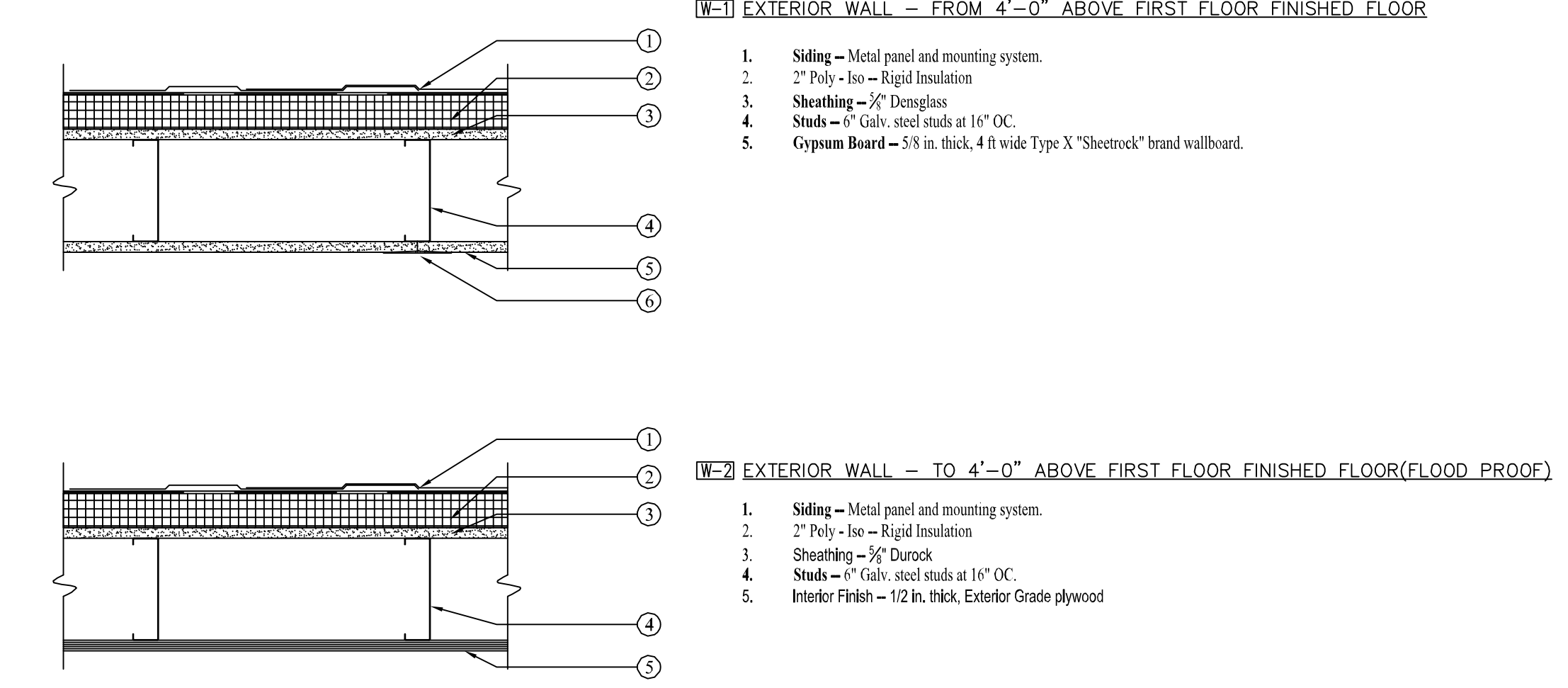
2 WINDOW DETAIL  
6" = 1'-0"  
3" 2" 1" 0 3" = 1'-0" 1'



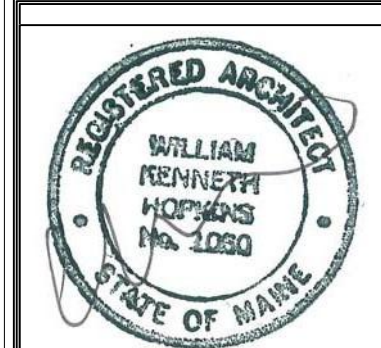
3 FLOOR/CEILING ASSEMBLY  
1 1/2" = 1'-0"  
6" 4" 2" 0 1' 2'



4 ROOF ASSEMBLY  
1 1/2" = 1'-0"  
6" 4" 2" 0 1' 2'



5 WALL TYPES  
1 1/2" = 1'-0"  
6" 4" 2" 0 1' 2'



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**PHASE 3 SECTIONS**

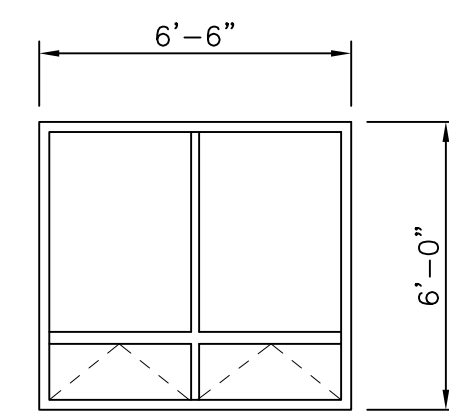
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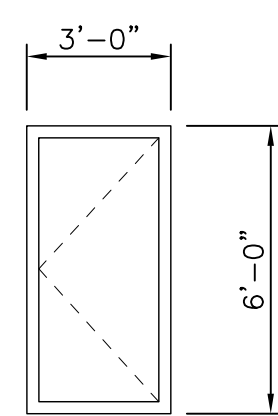
Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 02/06/14

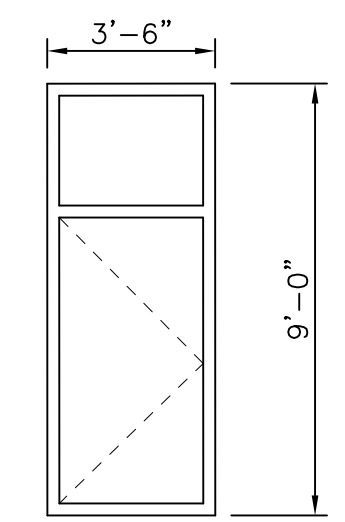
**\* WINDOW SCHEDULE \***



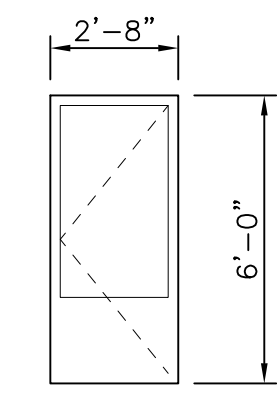
**TYPE A2**  
ALUM. FIXED OVER AWNING WINDOWS  
WITH MULLION  
(FIRST FLOOR)



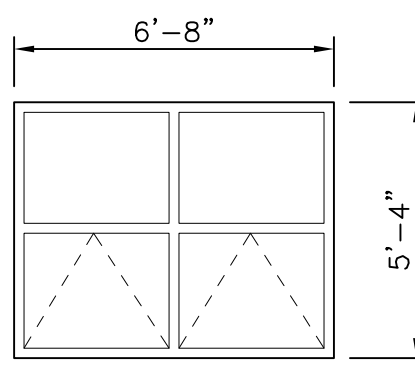
**TYPE A3**  
PVC CASEMENT WINDOW



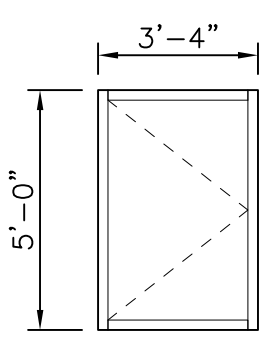
**TYPE A4**  
PVC FIXED OVER CASEMENT WINDOW



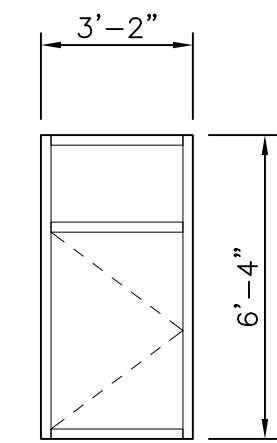
**TYPE D**  
ALUM. CASEMENT WINDOW  
(FIRST FLOOR)



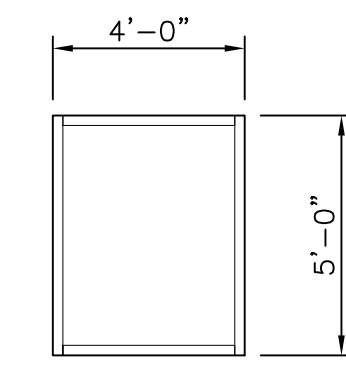
**TYPE G**  
PVC FIXED OVER AWNING WINDOW  
CENTER MULLION



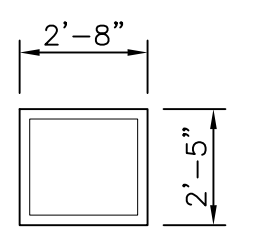
**TYPE K**  
PVC CASEMENT WINDOW



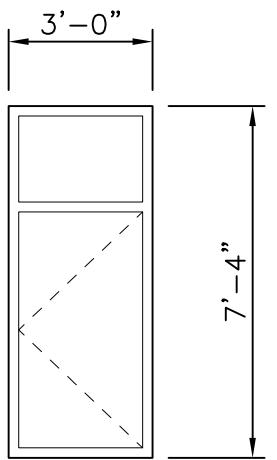
**TYPE L**  
PVC FIXED OVER CASEMENT  
WINDOW



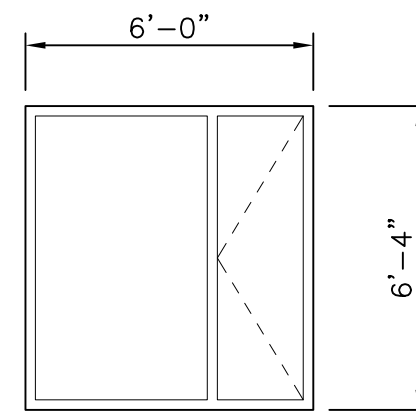
**TYPE M**  
PVC FIXED WINDOW



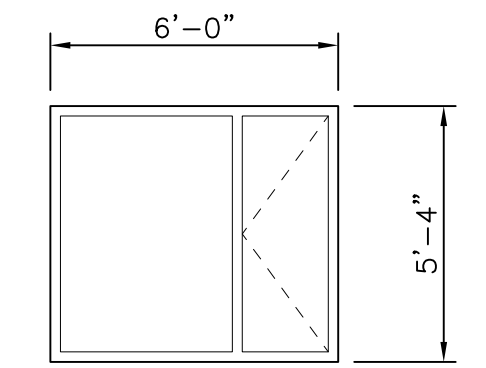
**TYPE N**  
ALUM. FIXED WINDOW  
(FIRST FLOOR)



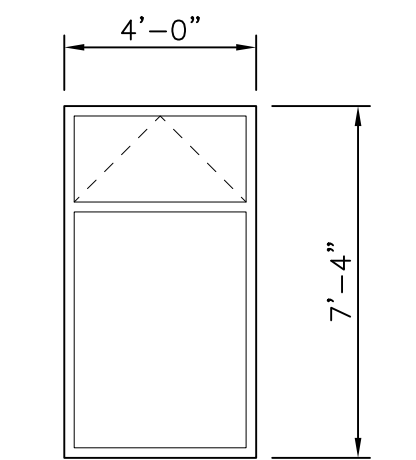
**TYPE U**  
PVC FIXED OVER CASEMENT WINDOW



**TYPE V**  
PVC FIXED ADJACENT TO CASEMENT WINDOW  
WITH MULLION

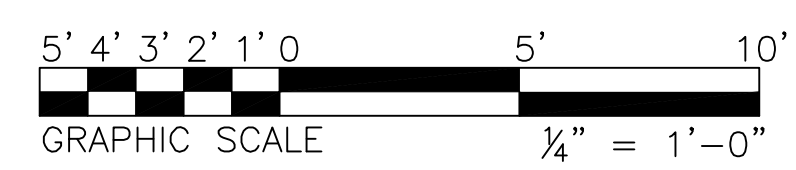


**TYPE V1**  
PVC FIXED ADJACENT TO CASEMENT WINDOW  
WITH MULLION



**TYPE W1**  
PVC FIXED BELOW AWNING WINDOW

NOTE:  
ALL WINDOW OPENINGS  
MEASUREMENTS TO BE  
FIELD VERIFIED.



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**PHASE 3**  
**WINDOW SCHEDULE**

**A4.01**

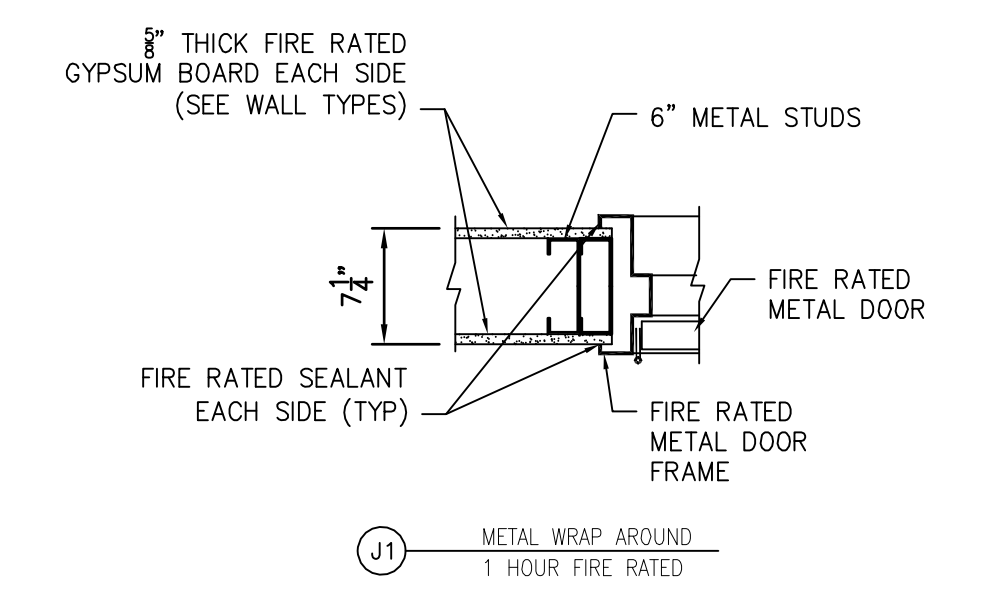
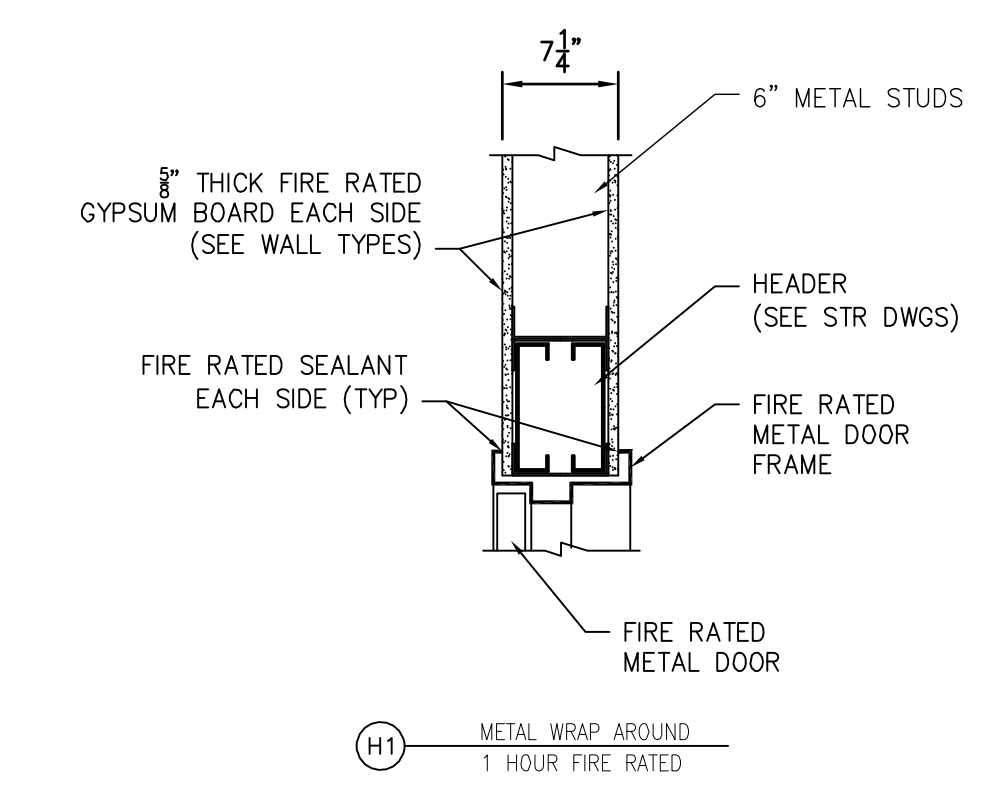


# DOOR SCHEDULE

## DOOR SCHEDULE ABBREVIATIONS

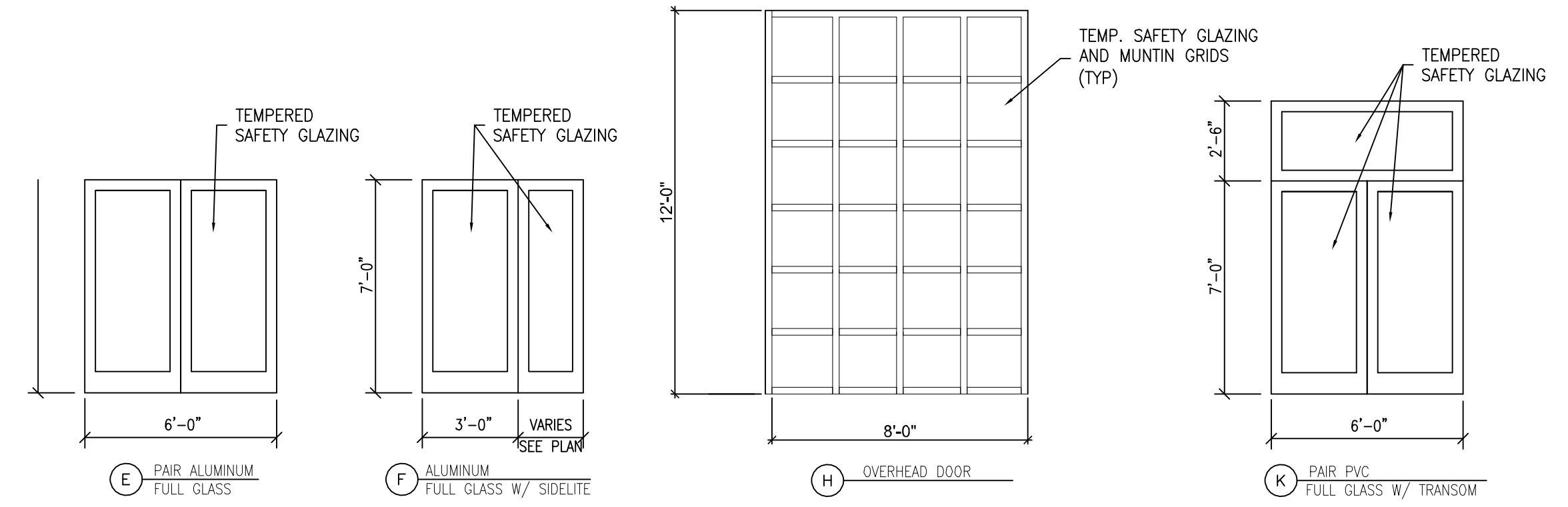
|                                 |  |                              |
|---------------------------------|--|------------------------------|
| CLO. CLOSER                     | HM HOLLOW METAL                        | S.C. SOLID CORE HARDBOARD    |
| DSI DOOR SILENCERS              | INS INSULATED                          | S.H. SPRING HINGE            |
| D.S. DOOR SWEEP (SOUNDPROOFING) | K KICKPLATE (PUSH SIDE)                | S.J. SPLIT JAMB (WOOD)       |
| DST DOOR STOP                   | KL KEY LOCK                            | TEMP TEMPERED SAFETY GLAZING |
| EHO ELECTRO. HOLD OPENER        | MTL. METAL                             | TL THUMB LATCH               |
| ES ELECTRIC STRIKE              | NO NUMBER                              | THK THICKNESS                |
| F.J.P. FINGER JOINTED PRIMED    | PS PASSAGE SET                         | UC UNDERCUT                  |
| FR FIRE RATED                   | P.H. FIRE EXIT PANIC HARDWARE (NOTE 3) | WD WOOD (SOLID)              |
| HA HANDICAP ACCESSIBLE          | P.P. PUSH PADDLE                       | WG WIRE GLASS                |
| HC HOLLOW CORE HARDBOARD        | PVS PRIVACY SET                        | WS WEATHERSTRIPPING          |
| HDWE HARDWARE                   | S. STEEL                               | VF VERIFY IN FIELD           |

| MARK | TYPE | SIZE               | THK. | F.R. | HDWE SET              | MAT. | GLASS |           | REMARKS   | FRAME TYPES |       |         |      | THRESHOLD |        | REMARKS  |                              |     |
|------|------|--------------------|------|------|-----------------------|------|-------|-----------|---|-------------|-------|---------|------|-----------|--------|----------|------------------------------|-----|
|      |      |                    |      |      |                       |      | SIZE  | TYPE      |   | TYPE        | MAT.  | DETAILS |      | MAT.      | DETAIL |          |                              |     |
|      |      |                    |      |      |                       |      |       |           |   |             |       | HEAD    | JAMB |           |        |          | SILL                         | HT. |
| 101  | E    | (PR) 3'-0" x 7'-0" | -    | -    | FIRE EXIT PANIC HDWRE | ALUM | FULL  | INS GLASS | HA, CLO, PH, DSI, DS, TEMP, WS                        | CC          | ALUM  | -       | -    | -         | -      | 1/2" MAX | NOTE 3                       |     |
| 102  | F    | 3'-0" x 7'-0"      | -    | -    | FIRE EXIT PANIC HDWRE |      | FULL  | INS GLASS | HA, CLO, PH, DSI, DS, TEMP, WS                        | CC          | ALUM  | -       | -    | -         | -      | 1/2" MAX | NOTE 3, FULL GLASS SIDELIGHT |     |
| 103  | H    | 8'-0" x 12'-0"     | -    | -    | -                     | ALUM | FULL  | INS GLASS | MANUF. OVERHEAD DOOR HARDWARE WITH ELECTRIC OPERATORS | CC          | ALUM  | -       | -    | -         | -      | 1/2" MAX | NOTE 3                       |     |
| 201  | K    | (PR) 3'-0" x 7'-0" | -    | -    | LEVER                 | PVC  | FULL  | INS GLASS | HA, CLO, DSI, TEMP, KL, WS                            | AA          | METAL | -       | -    | -         | -      | -        | -                            |     |
| 202  | K    | (PR) 3'-0" x 7'-0" | -    | -    | LEVER                 | PVC  | FULL  | INS GLASS | HA, CLO, DSI, TEMP, KL, WS                            | AA          | METAL | -       | -    | -         | -      | -        | -                            | -   |
| 301  | K    | (PR) 3'-0" x 7'-0" | -    | -    | LEVER                 | PVC  | FULL  | INS GLASS | HA, CLO, DSI, TEMP, KL, WS                            | AA          | METAL | -       | -    | -         | -      | -        | -                            | -   |
| 302  | K    | (PR) 3'-0" x 7'-0" | -    | -    | LEVER                 | PVC  | FULL  | INS GLASS | HA, CLO, DSI, TEMP, KL, WS                            | AA          | METAL | -       | -    | -         | -      | -        | -                            | -   |

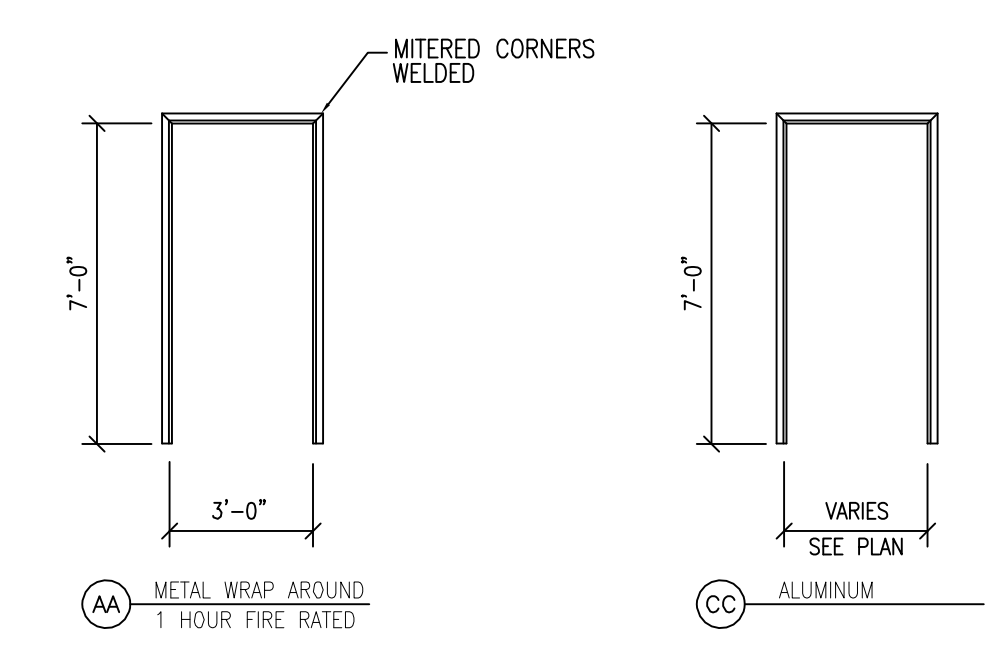


### NOTES

- SPECIFIC SELECTION OF DOOR TYPES, THICKNESS, VENEER, HINGES, LEVER HANDLES, FIRE EXIT PANIC BARS, PUSH PADS, WOOD TRIM AND OTHER RELATED DOOR HARDWARE BY OWNER/G.C. (MAINTAIN FIRE RATINGS REQUIRED FOR DOORS, FRAMES AND HARDWARE DEVICES INDICATED IN THIS SCHEDULE, TYP)
- ALL NON-FIRE RATED DOORS SHALL BE EQUIPPED WITH LEVER TYPE HANDLES (UDN) AND SHALL BE ADA COMPLIANT. OPERABLE PARTS SHALL BE 34" MIN. TO 48" MAX. ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2N) MAXIMUM.
  - a) DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS SECONDS, MINIMUM
- LABELED FIRE DOORS OR EGRESS EXIT DOORS SHALL BE EQUIPPED WITH FIRE EXIT PANIC HARDWARE CONSISTING OF LISTED FIRE LABEL (IF APPLICABLE) WITH LATCHING MECHANISM. REQUIRED FIRE EXIT PANIC HARDWARE SHALL NOT BE EQUIPPED WITH ANY LOCKING DEVICE, SET SCREW, OR OTHER ARRANGEMENT THAT PREVENTS THE RELEASE OF THE LATCH WHEN PRESSURE IS APPLIED TO THE RELEASING DEVICE.



### DOOR TYPES



### FRAME TYPES

### HEAD & JAMB TYPES

#### NOTES

- DESIGN OF HEADS, JAMBS ETC. - SEE STRUCTURAL DRAWINGS
- G.C. VERIFY ACTUAL THICKNESS OF EXISTING WALLS IN FIELD PRIOR TO ORDERING OR FABRICATION.
- WALL TYPES-SHEET A



**REGISTERED ARCHITECT**  
 WILLIAM WHARF  
 ARCHITECTS  
 No. 1080  
 STATE OF MAINE

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**PHASE 3**  
**DOOR SCHEDULE**

**A4.02**