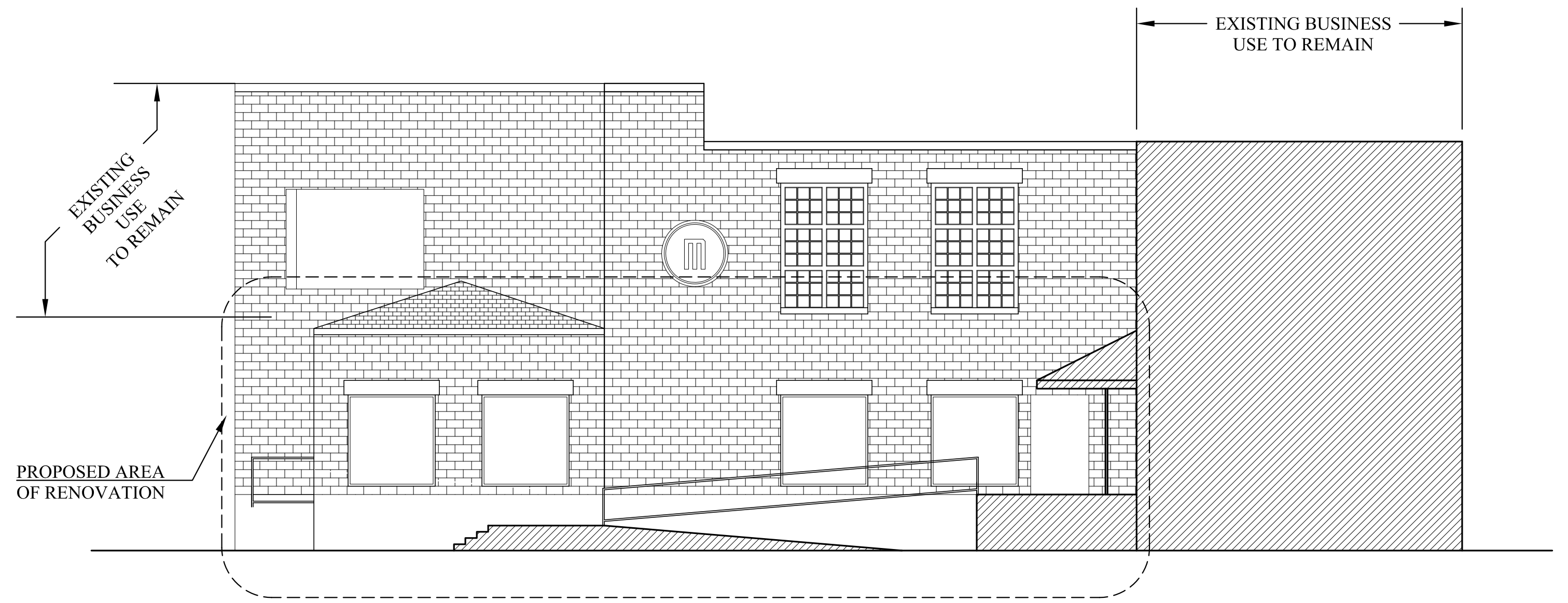
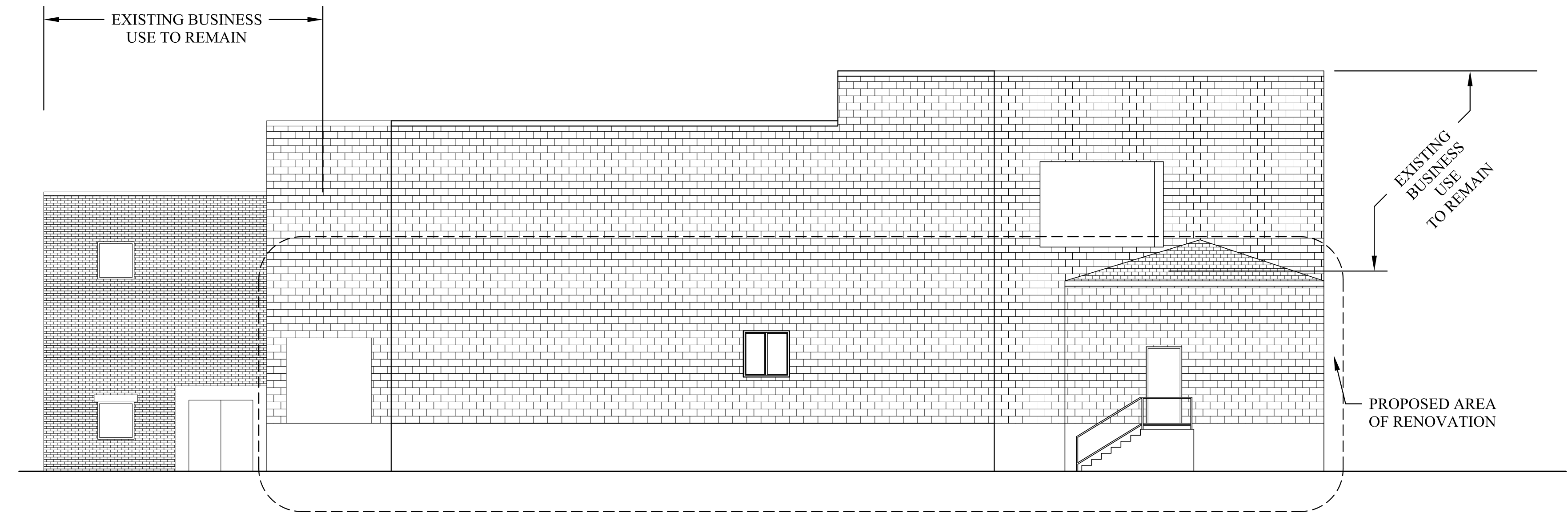


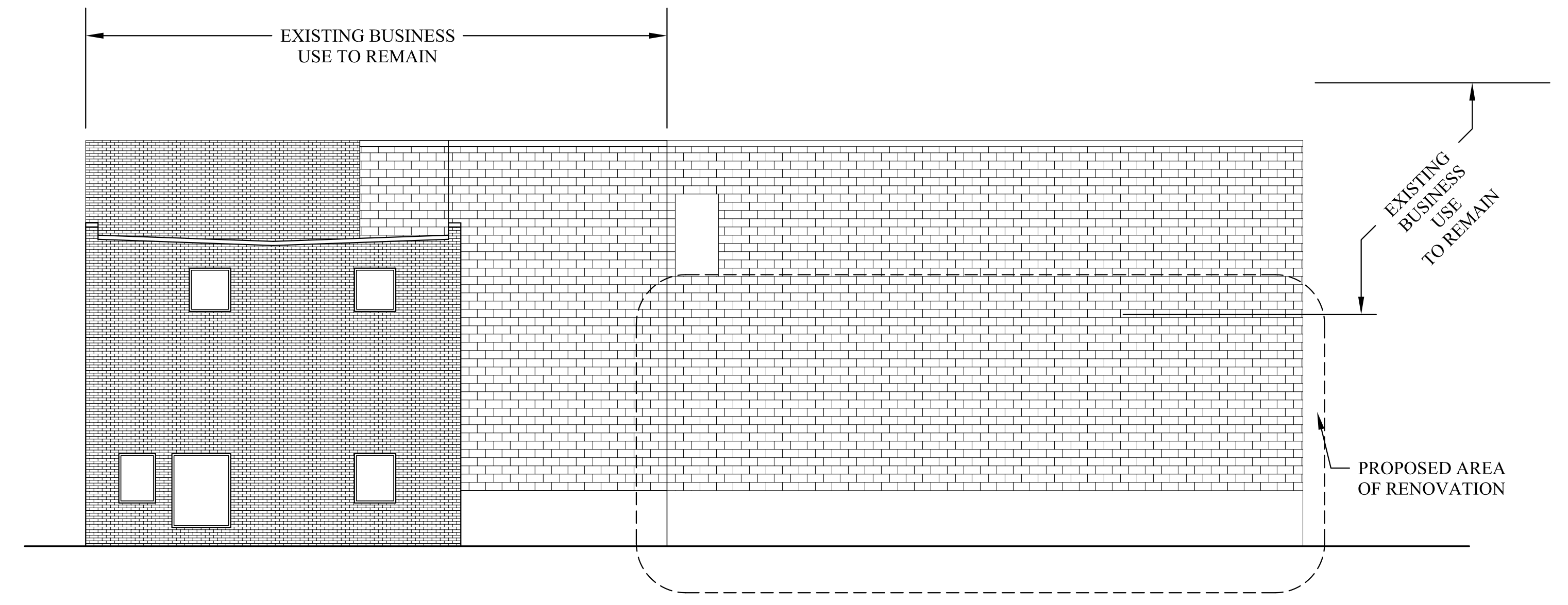
1 | EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



2 | EXISTING NORTH ELEVATION - FACING COMMERCIAL ST
SCALE: 1/8"=1'-0"

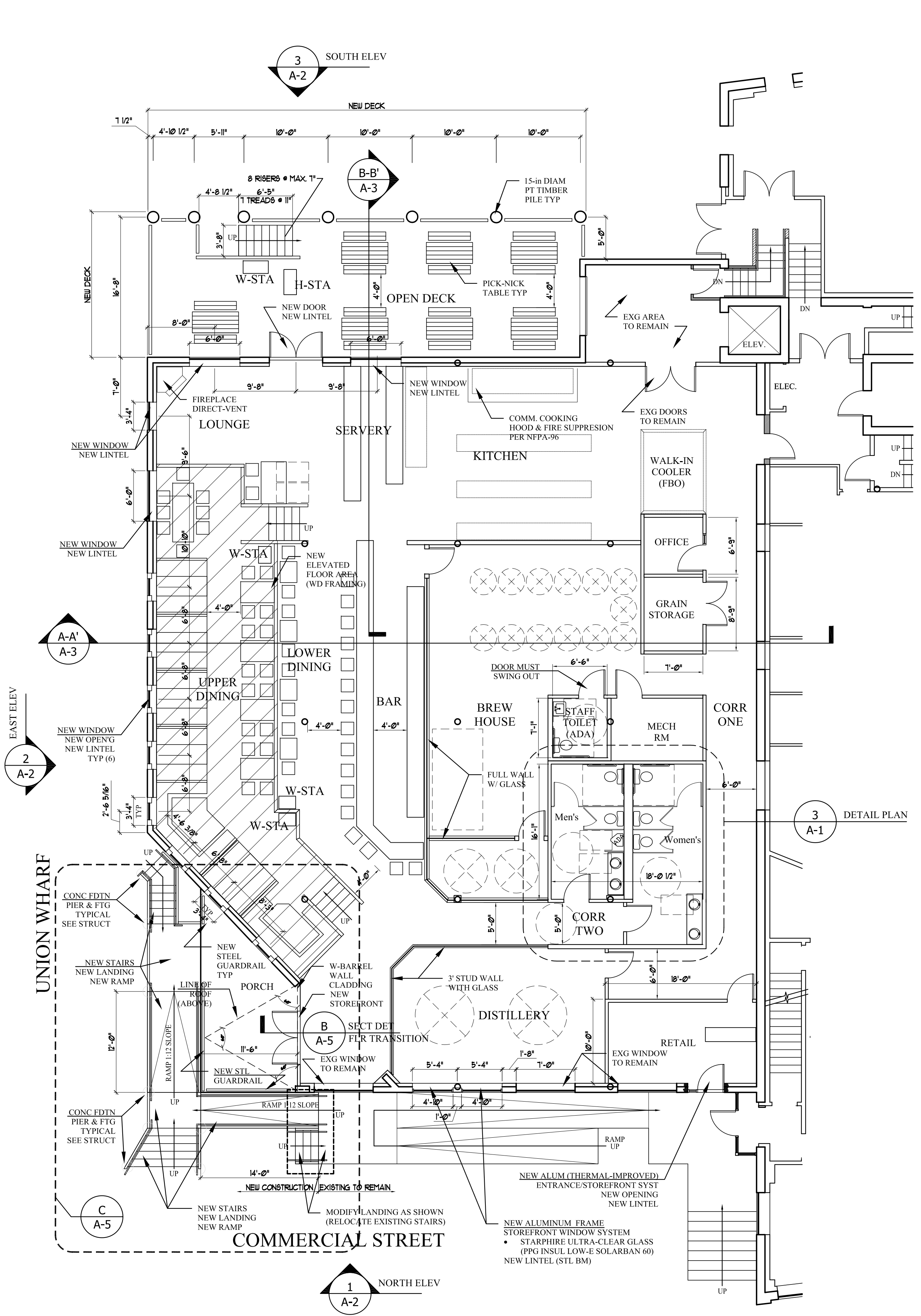


3 | EXISTING EAST ELEVATION - FACING UNION WHARF
SCALE: 1/8"=1'-0"



4 | EXISTING SOUTH ELEVATION - FACING CASCO BAY (WATER)
SCALE: 1/8"=1'-0"

Prepared For:	
Consulting Engineer:	
Architect:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
Project:	250 COMMERCIAL STREET PORTLAND, MAINE 04101
Revisions:	
Date:	10 May 2012
Scale:	AS NOTED
EXISTING CONDITIONS PLAN	
A-0	



- BUILDING & FIRE SAFETY LEGEND**
- ◆◆ 2 HR FIRE RESISTIVE RATED BUILDING ELEMENT
 - ◆ 1 HR FIRE RESISTIVE RATED BUILDING ELEMENT
 - C45 3/4 HR FIRE RESISTIVE OPENING PROTECTIVE
 - B60 1 HR FIRE RESISTIVE OPENING PROTECTIVE
 - EXISTING PORTABLE EXTINGUISHER
 - PROPOSED/NEW PORTABLE EXTINGUISHER
 - 15 → COMMON PATH OF TRAVEL (LINEAR FEET)
 - 25 → TRAVEL DISTANCE TO M.O.E. (L.F.)
 - ▲ 1 HR/2 HR THROUGH-PENETRATION PROTECTIVE ASSEMBLY
 - FA SMOKE DETECTOR
 - ⊕ FA HORN STROBE (STAND-ALONE APPLIANCE)
 - ○ EMERGENCY LIGHTING
 - EXIT ILLUMINATED EXIT SIGN
 - FA FIRE ALARM MANUAL PULL STATION

- BUILDING CODE & FIRE SAFEGUARD DATA**
IBC 2009
- BUILDING OCCUPANCY: NEW "A-2" (RESTAURANT/BAR) @ 1ST FLOOR, & EXIST "B" (PROFESSIONAL OFFICES) PART 1ST AND 2ND FL.
 - SPRINKLER SYSTEM REQUIRED (SEC 903.2.1.2)
 - EXISTING & PROPOSED FLOOR AREA: APPROXIMATE 10,300sf
 - 2 STORIES EXISTING, NO PROPOSED ADDITIONAL HEIGHT
 - CONS. TYPE 3B ALLOWABLE AREA FOR A-2 = 9500SF & B=19000 SF
 - AREA INCREASE W/ SPRINKLER 2X 9500 = 19000SF
 - BUILDING OCCUPANCIES MAY BE NON SEPARATED
 - PROPOSED SPACE AREA: APPROX. 4,500sf DINING/BREWERY + 800sf DECK
 - 200-PEOPLE OCCUPANCY GROSS LOAD (15sf NET/Person at dining areas, 100sf/Person at supporting areas)
 - 75-FOOT MAXIMUM-ALLOWED COMMON PATH OF TRAVEL
 - 20-FOOT MAXIMUM-ALLOWED DEAD END LIMIT
 - 250-FOOT MAXIMUM-ALLOWED LIMIT OF TRAVEL DISTANCE TO EXIT
 - (2) NUMBER OF EXITS PROVIDED, PLUS (1) EXISTING EXIT AT BACK-OF-HOUSE TO REMAIN
 - BUILDING CONSTRUCTION TYPE: 3B, NON-COMBUSTIBLE EXTERIOR BEARING WALLS, COMBUSTIBLE UNPROTECTED STRUCTURE III(200) (NFPA-220/IBC-09)

- NFPA 101**
-CONSTRUCTION TYPE LIMITATIONS 111 (200) 2 STORIES
WHERE "A" USE < 300 OCC. (T 12.1.6)
-ALARM INITIATION BY SPRINKLER FOR "B" PER 39.3.4.3.(2) & "A" PER 12.3.4.2.1(1) (a)

- FIRE PROTECTION (WHOLE BUILDING) DESIGN/INSTALLATION**
- FULLY AUTOMATIC SUPERVISED SPRINKLERED SYSTEM PER NFPA-13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS Edition 2010
 - AUDIBLE/VISIBLE NOTIFICATION FIRE ALARM APPLIANCE WITH HORN AND SYNCHRONIZED FLASH, ADDRESSABLE (MINI-HORN), CENTRAL STATION PER NFPA-72, NATIONAL FIRE ALARM & SIGNALING CODE Edition 2010
 - FIRE EXTINGUISHERS INSTALLED PER NFPA-10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS Edition 2012
 - KITCHEN HOOD WITH FIRE SUPPRESSION SYSTEM PER NFPA-96, STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS Edition 2012
 - MEANS OF EGRESS, BUILDING STRUCTURE ASSEMBLIES & OPENING PROTECTIVES, FINISHES AND COVERINGS PER NFPA-101, LIFE SAFETY CODE Edition 2012
 - EMERGENCY LIGHTING PROVIDING NOT LESS THAN AN AVERAGE OF ONE FOOT-CANDLE ALONG THE MEANS OF EGRESS PATH (UL-LISTED UNITS) PER NFPA-70, NATIONAL ELECTRICAL CODE Edition 2011
 - ILLUMINATED EXIT SIGN MARKING FIXTURES PROVIDING VISIBLE AND LEGIBLE DIRECTION ALONG THE MEANS OF EGRESS PATH (UL-LISTED UNITS) PER NFPA-70, NATIONAL ELECTRICAL CODE Edition 2011

Prepared For:

Consulting Engineer:

Project: **250 COMMERCIAL STREET**
PORTLAND, MAINE 04101

Date: 08 May 2012

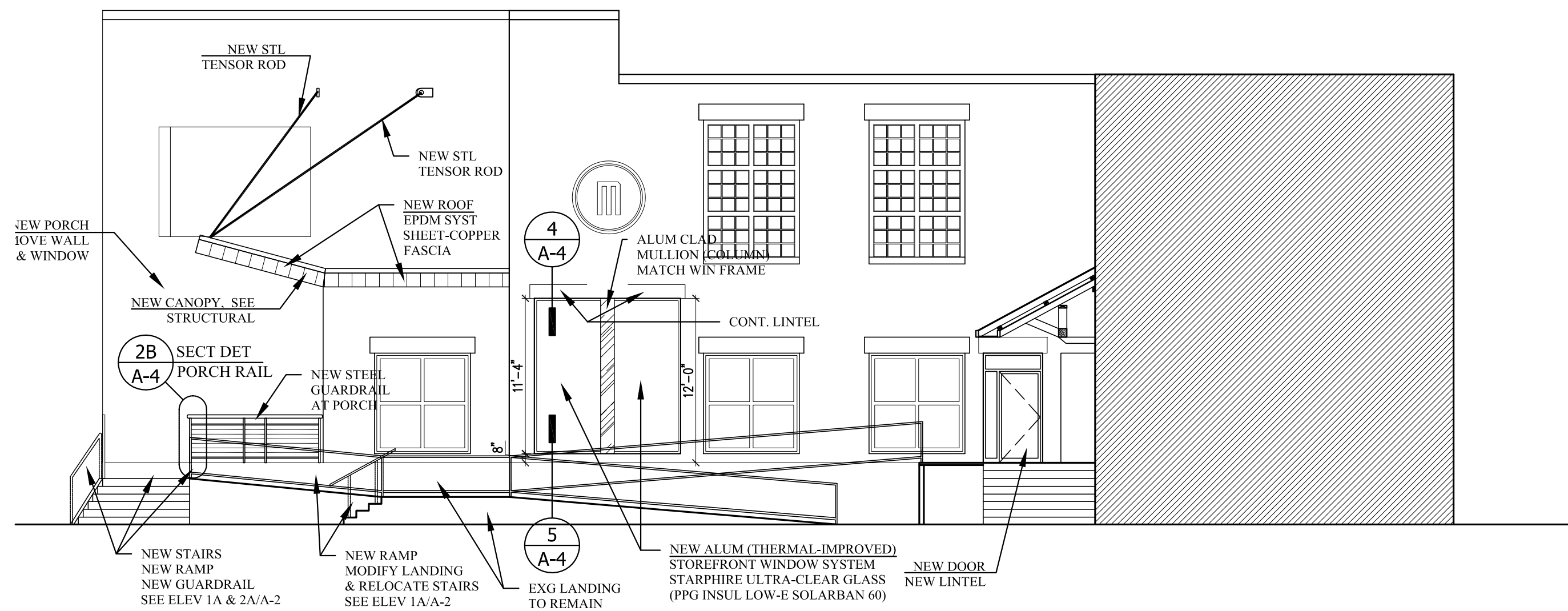
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Revisions:

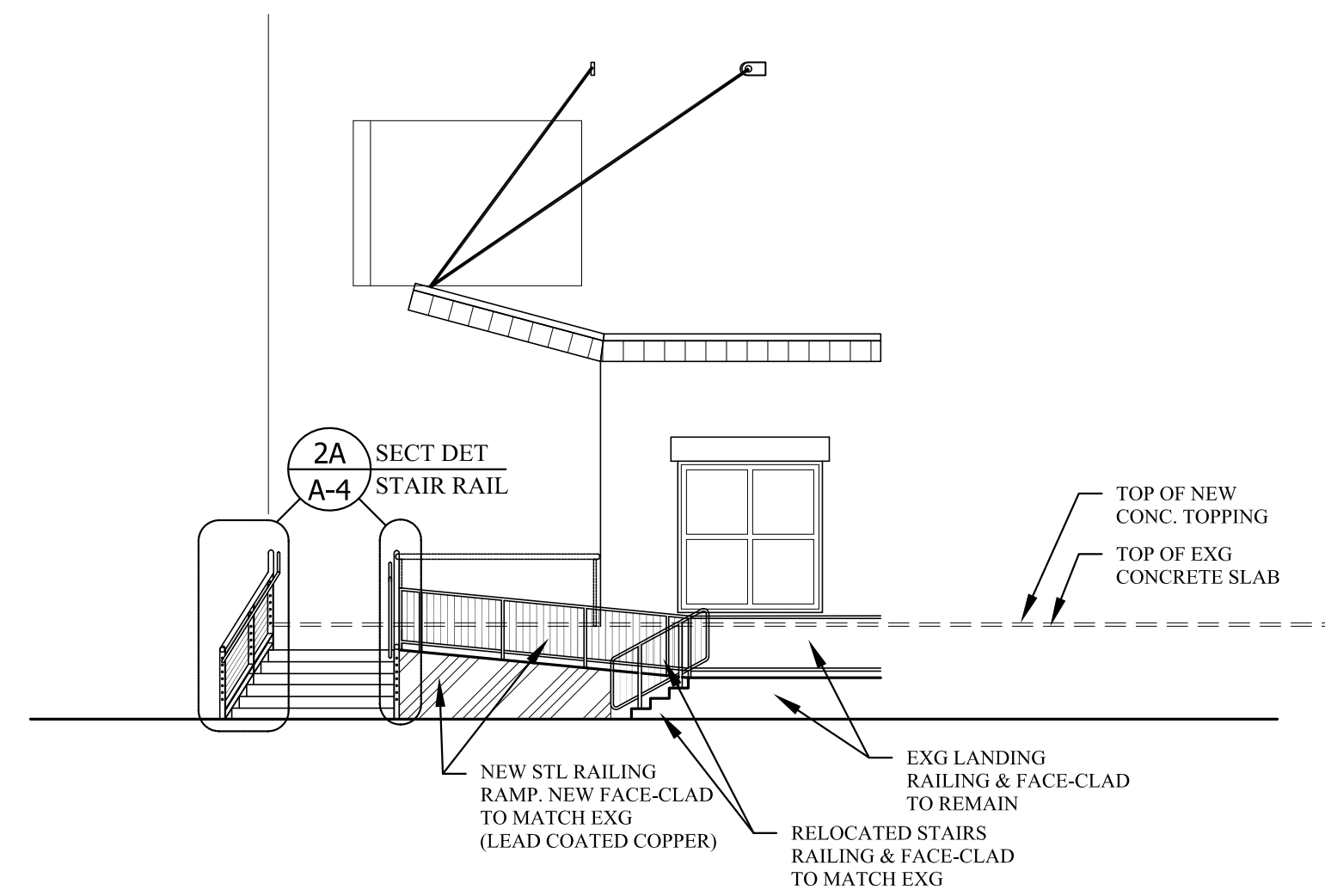
PROPOSED FLOOR PLAN & FIRE SAFETY PLAN

Architect: **ARCHETYPE architects**
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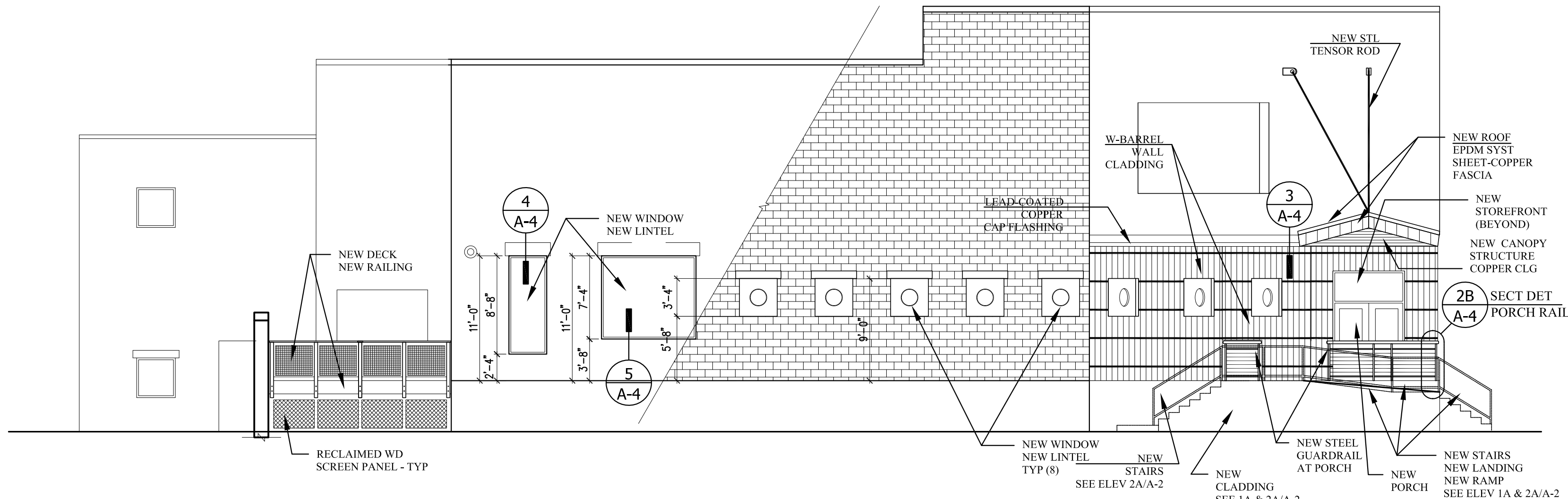
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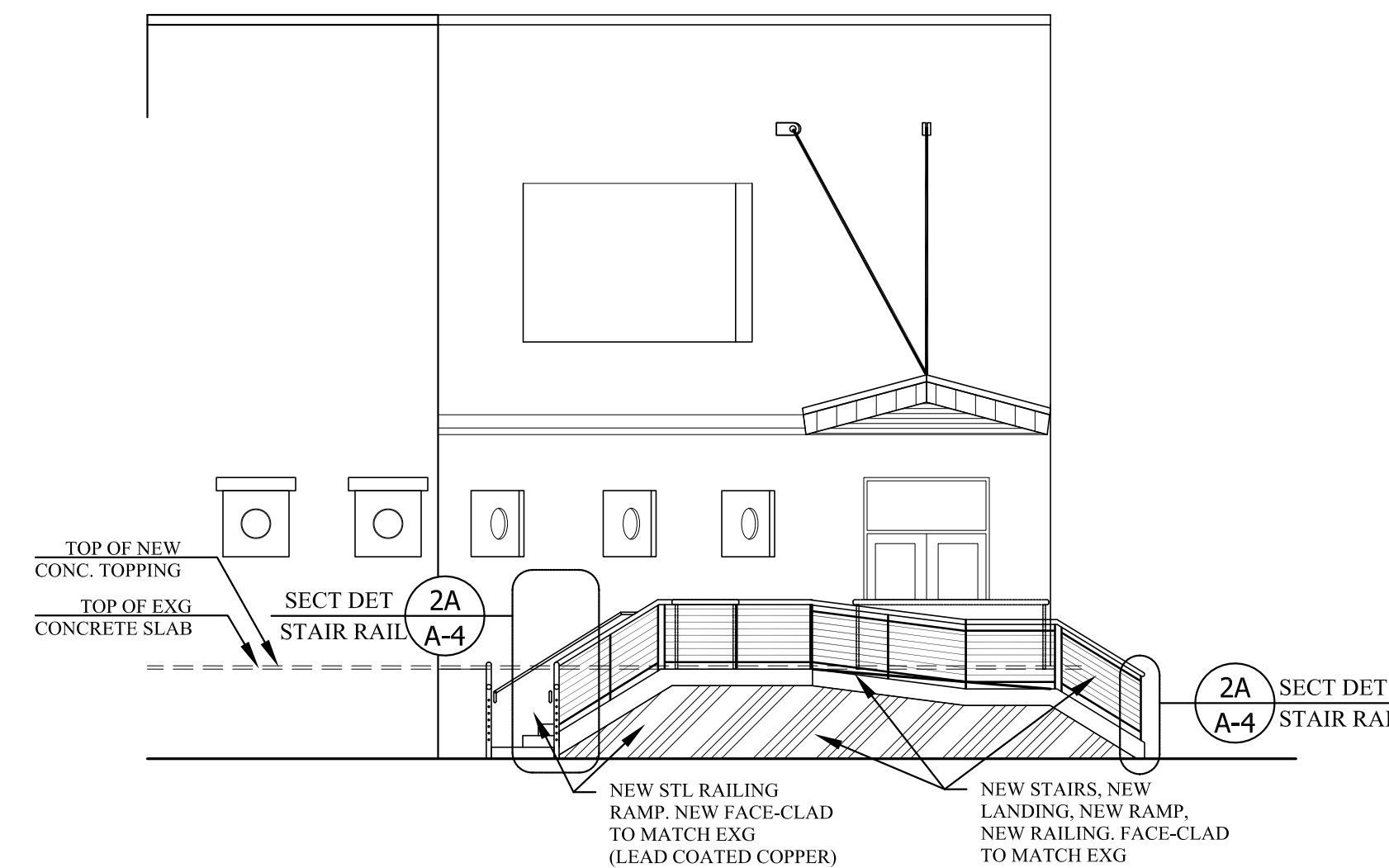
1 | NORTH ELEVATION – FACING COMMERCIAL ST
SCALE: 1/8"=1'-0"



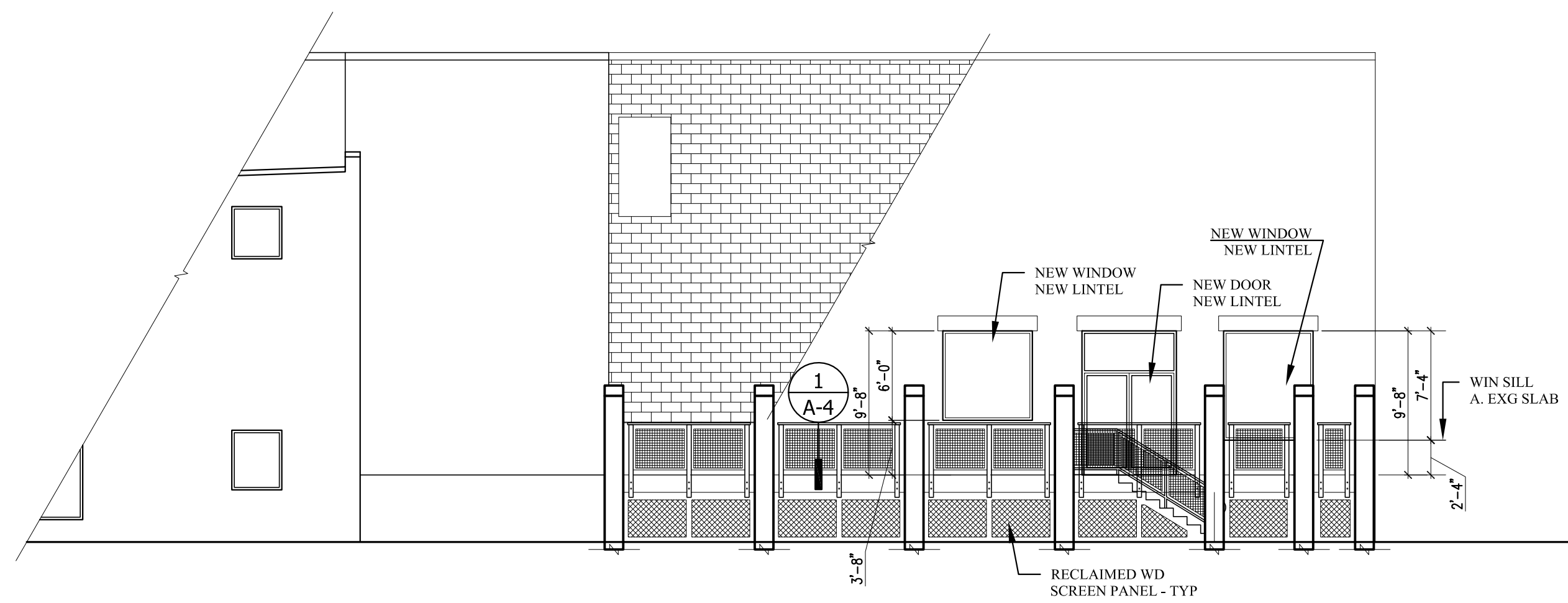
1A | NORTH ELEVATION – OUTER ELEMENTS (SHOWING GUARDRAILS)
SCALE: 1/8"=1'-0"



2 | EAST ELEVATION – FACING UNION WHARF
SCALE: 1/8"=1'-0"



2A | EAST ELEVATION – OUTER ELEMENTS (SHOWING GUARDRAIL)
SCALE: 1/8"=1'-0"



3 | SOUTH ELEVATION – FACING CASCO BAY (WATER)
SCALE: 1/8"=1'-0"



4 | PERSPECTIVE VIEW – FACING NORTHEAST
NOT TO SCALE

Prepared For:

Consulting Engineer:

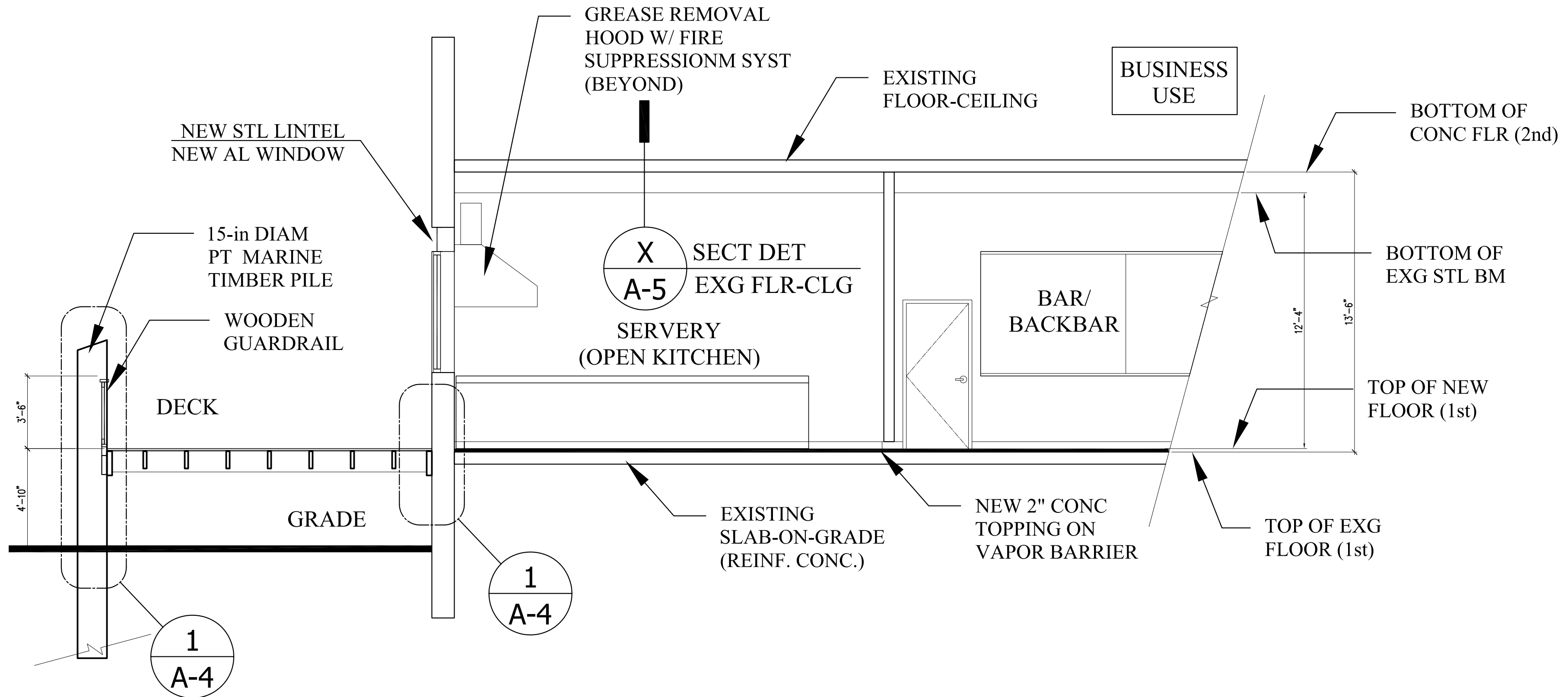
Architect:
ARCHETYPE
architects
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Project:
250 COMMERCIAL STREET
PORTLAND, MAINE 04101

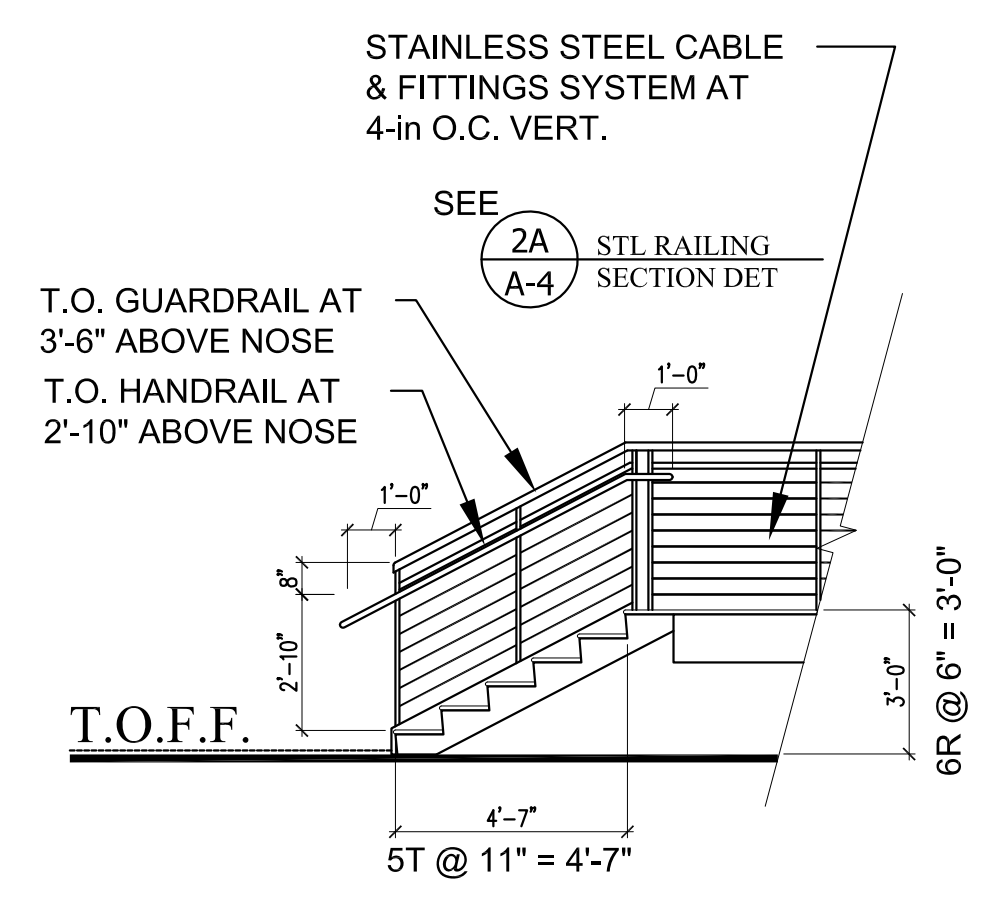
Revisions:

Date: 10 May 2012
Scale: AS NOTED
EXTERIOR ELEVATIONS

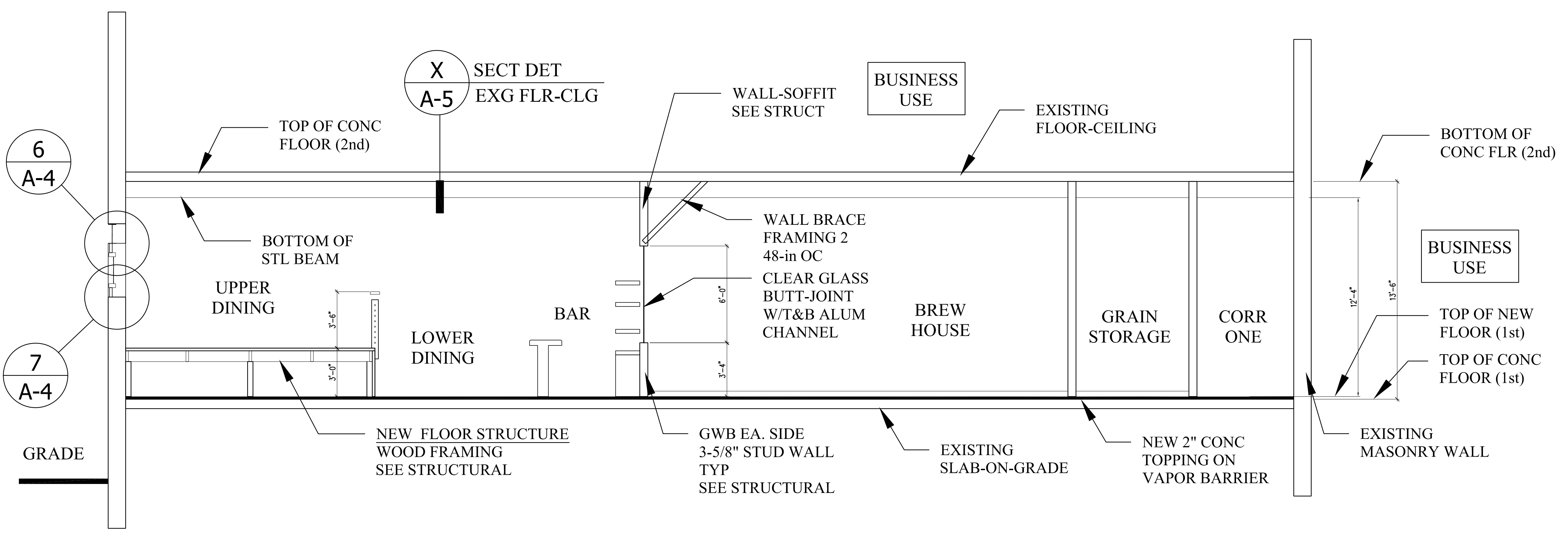
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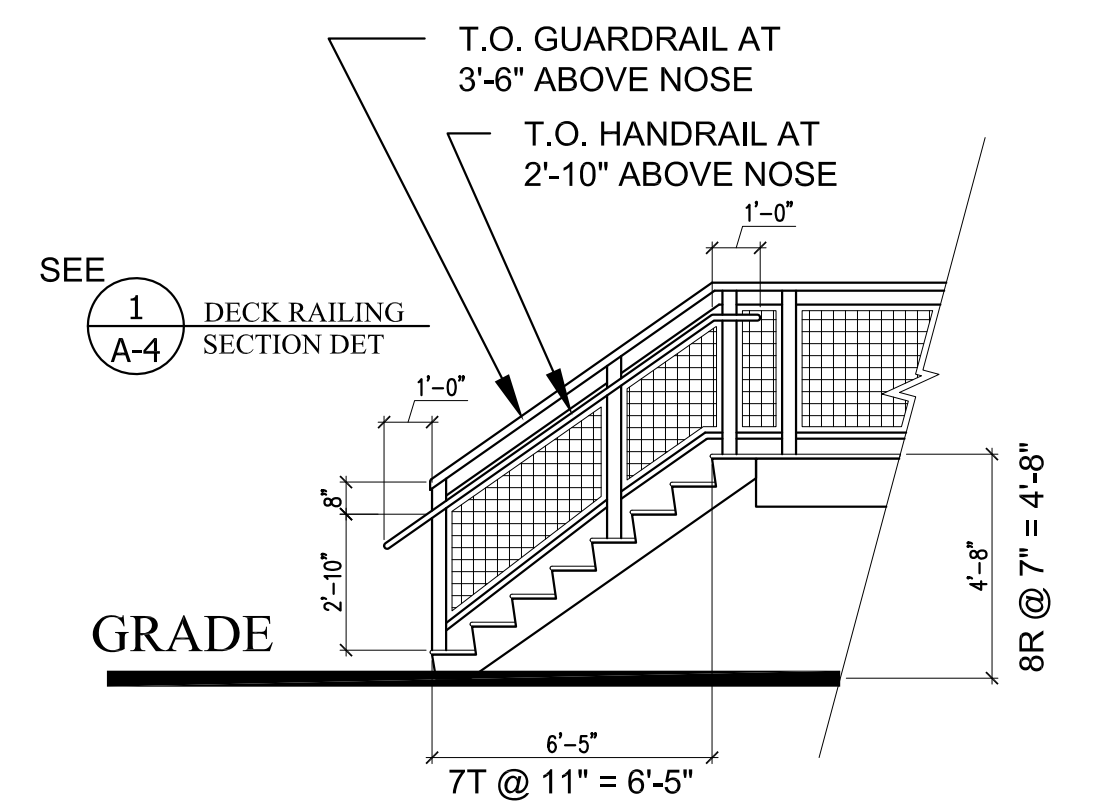
2 | BUILDING SECTION B-B'
SCALE: 1/4"=1'-0"



3 | BUILDING SECTION C-C'
SCALE: 1/4"=1'-0"



1 | BUILDING SECTION A-A'
SCALE: 1/4"=1'-0"



4 | BUILDING SECTION D-D'
SCALE: 1/4"=1'-0"

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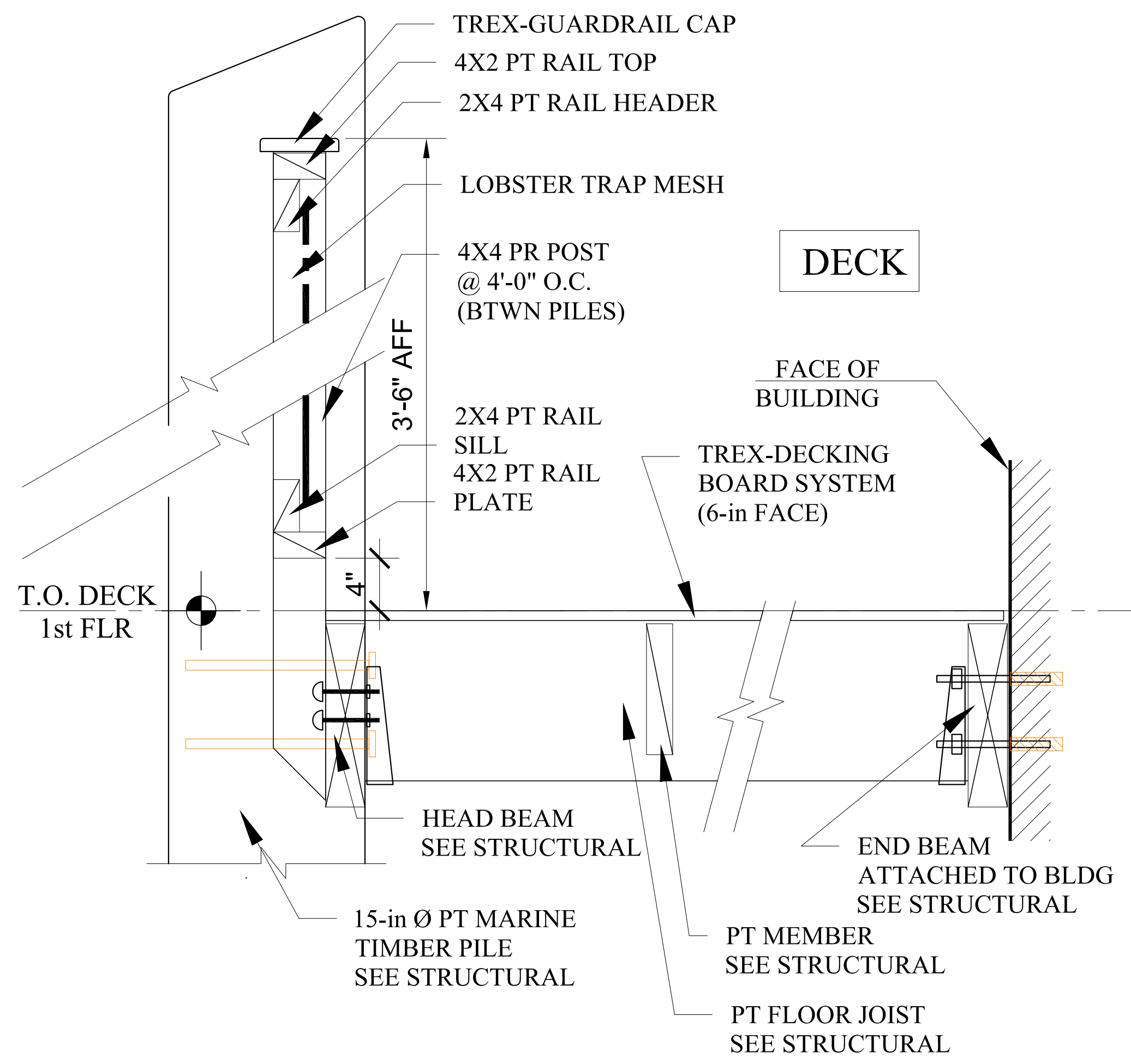
Project: **250 COMMERCIAL STREET**
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Revisions:

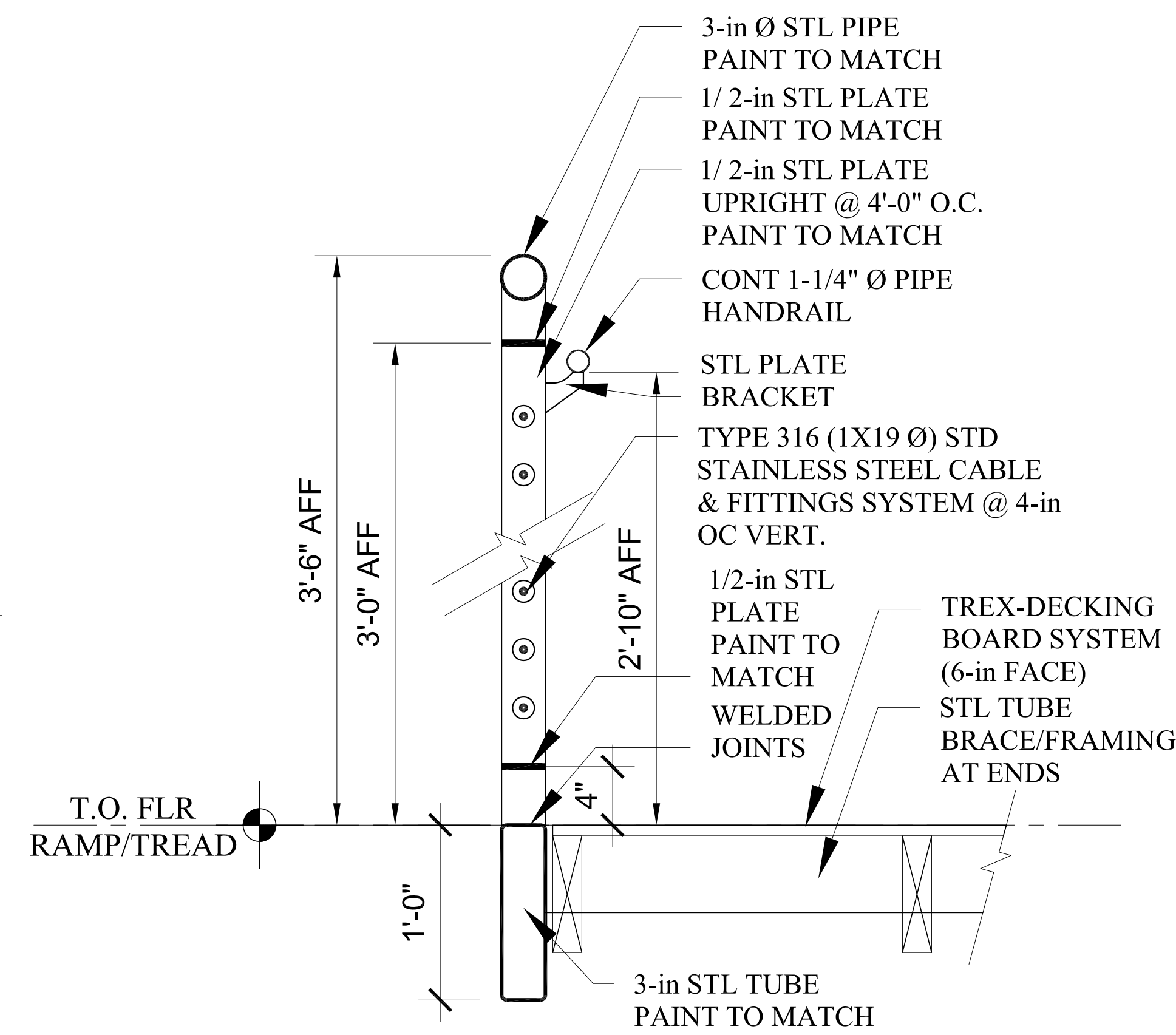
Date: 10 May 2012
Scale: AS NOTED

BUILDING & STAIRS SECTIONS

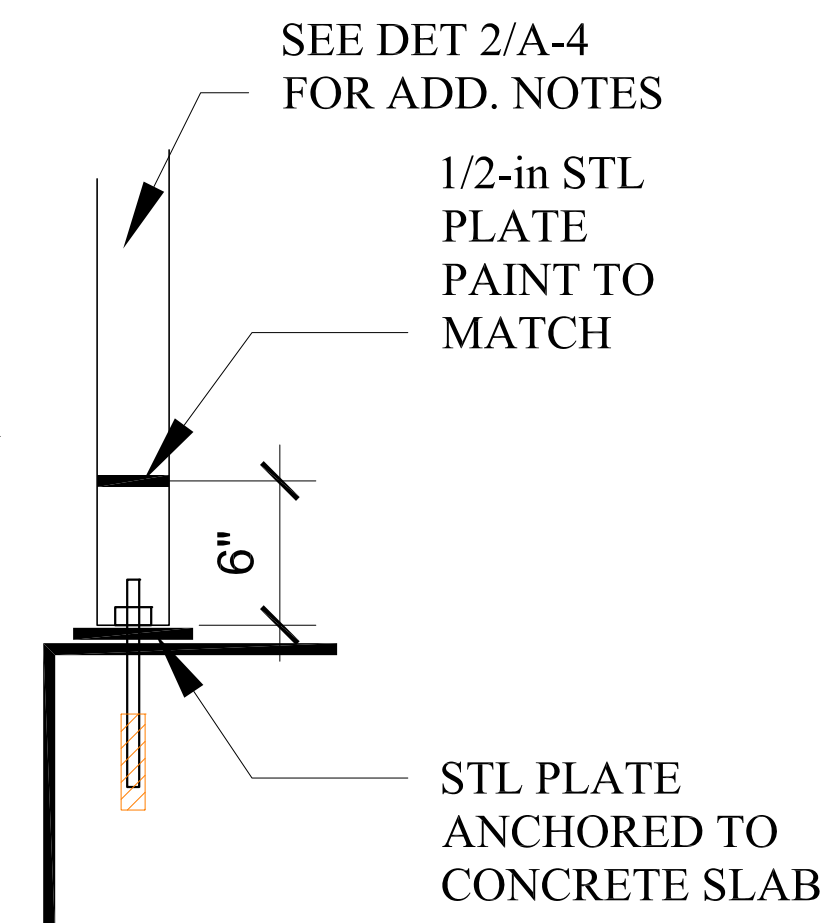
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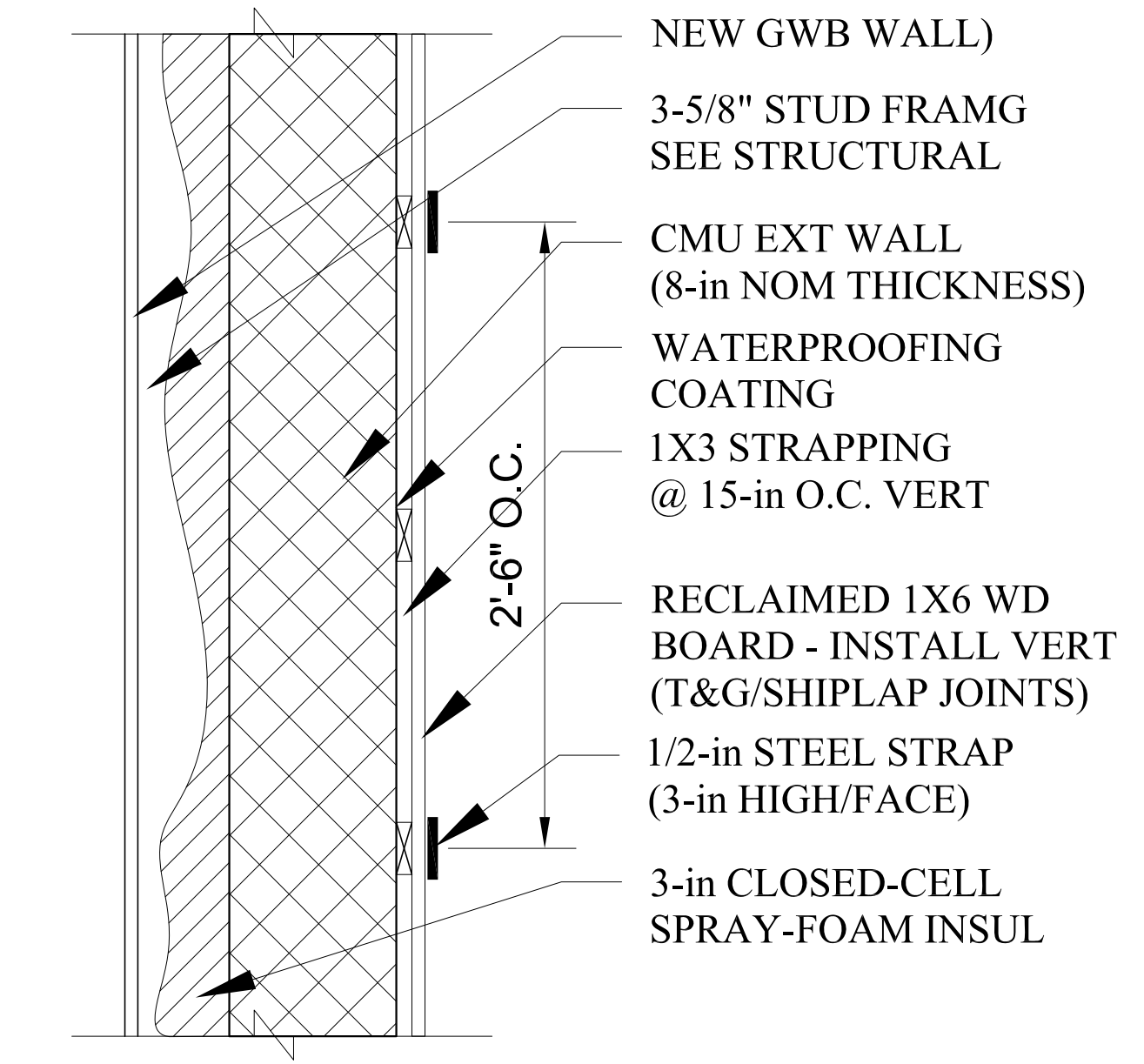
1 | SEC DET AT DECK RAILING
SCALE: 1'-1/2"=1'-0"



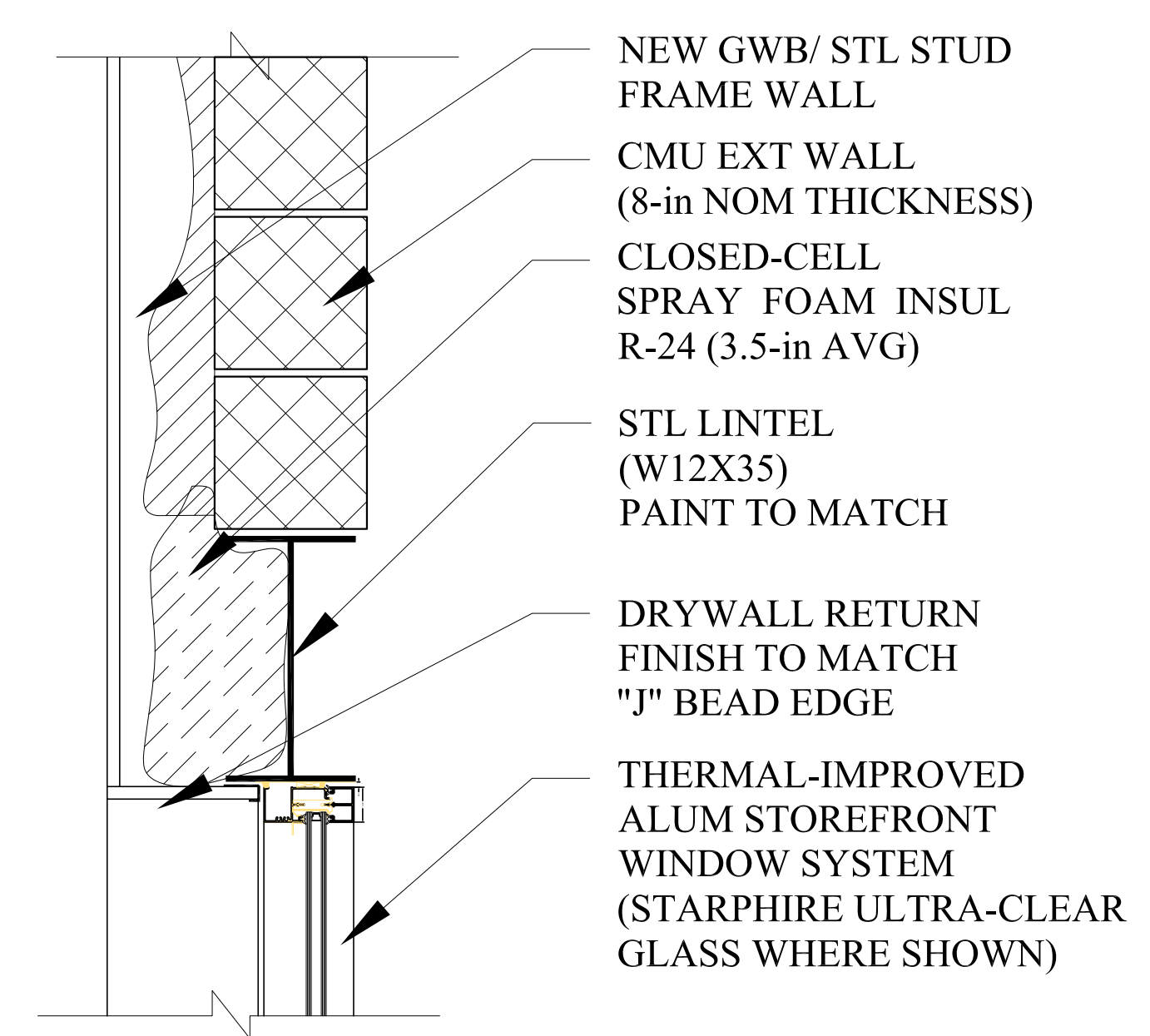
2A | SEC DET AT NEW RAMP/STAIR RAILING
SCALE: 1'-1/2"=1'-0"



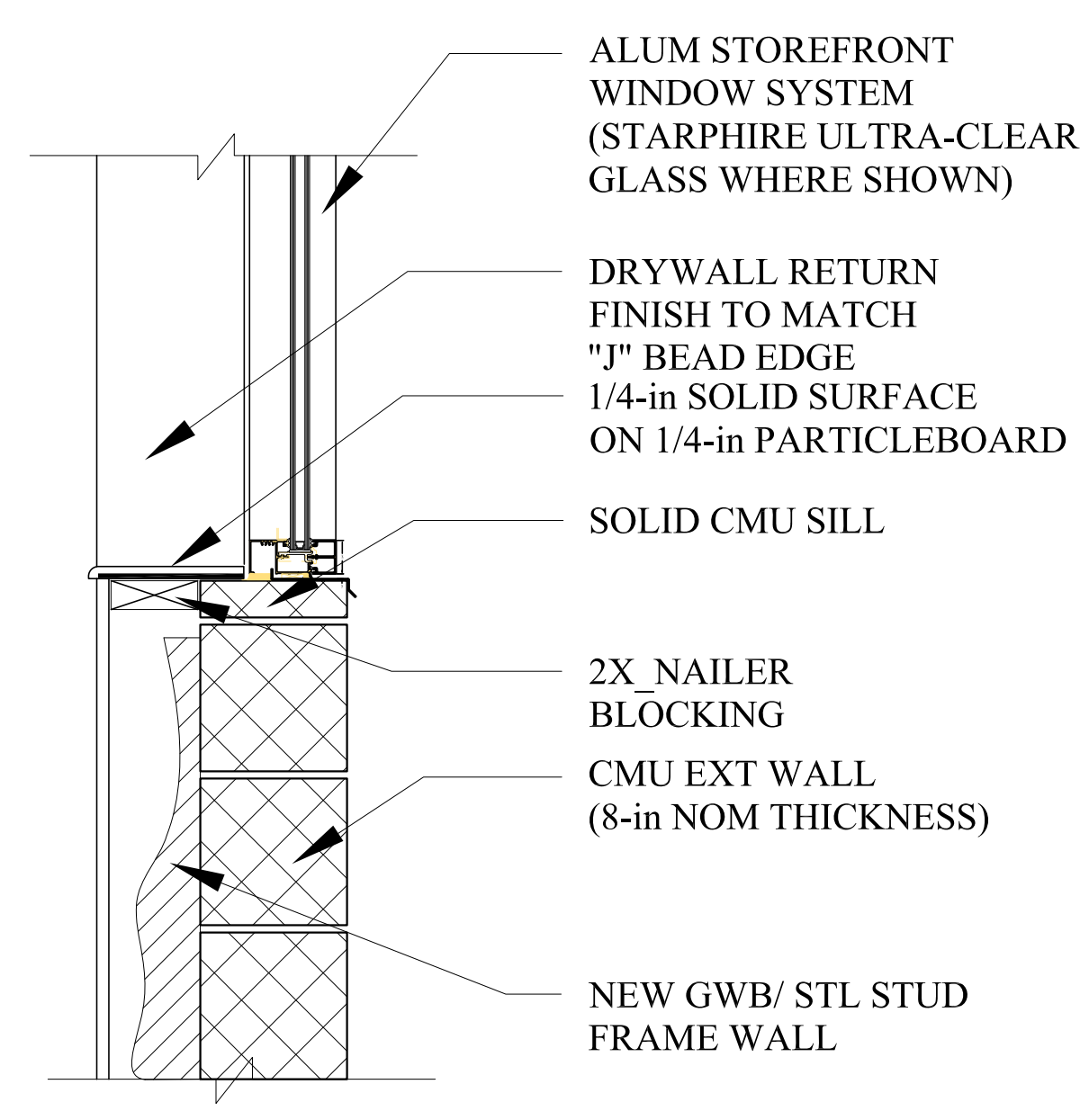
2B | SEC DET AT PORCH
SCALE: 1'-1/2"=1'-0"



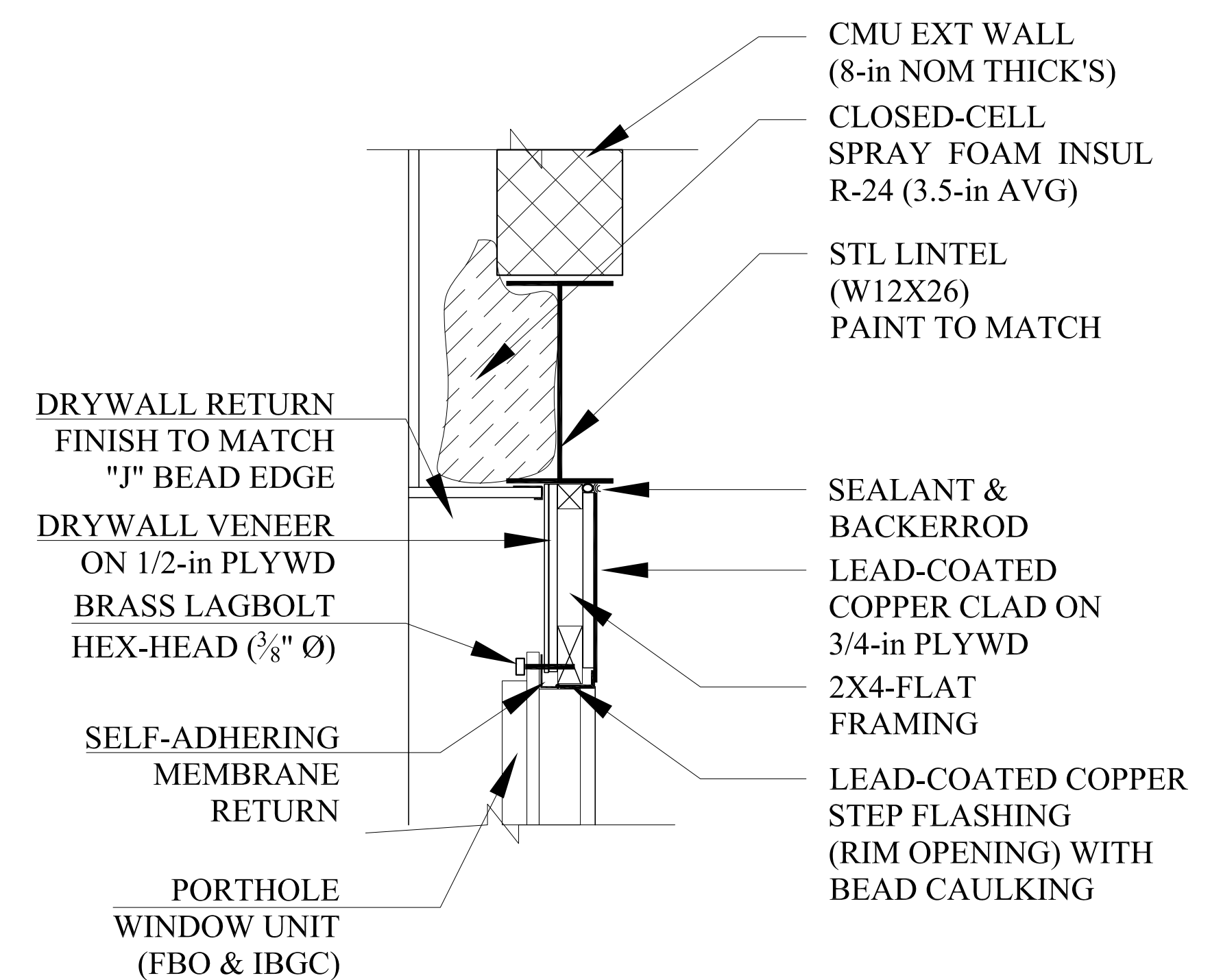
3 | DET AT W-BARREL WALL CLADDING
SCALE: 1'-1/2"=1'-0"



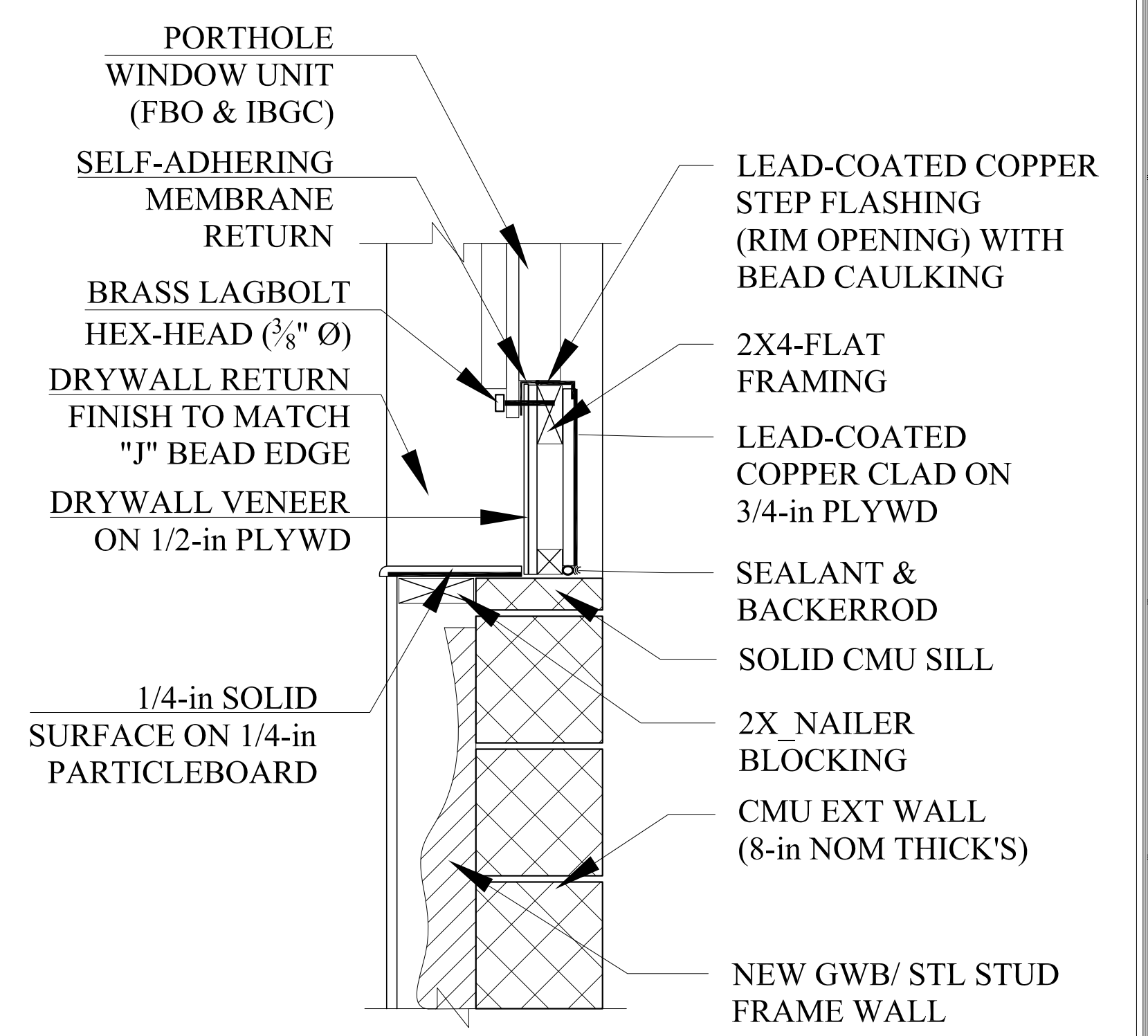
4 | SEC DET AT WINDOW HEAD STOREFRONT
SCALE: 1'-1/2"=1'-0"



5 | SEC DET AT WINDOW SILL STOREFRONT
SCALE: 1'-1/2"=1'-0"



6 | SEC DET AT WINDOW HEAD PORTHOLE
SCALE: 1'-1/2"=1'-0"



7 | SEC DET AT WINDOW SILL PORTHOLE
SCALE: 1'-1/2"=1'-0"

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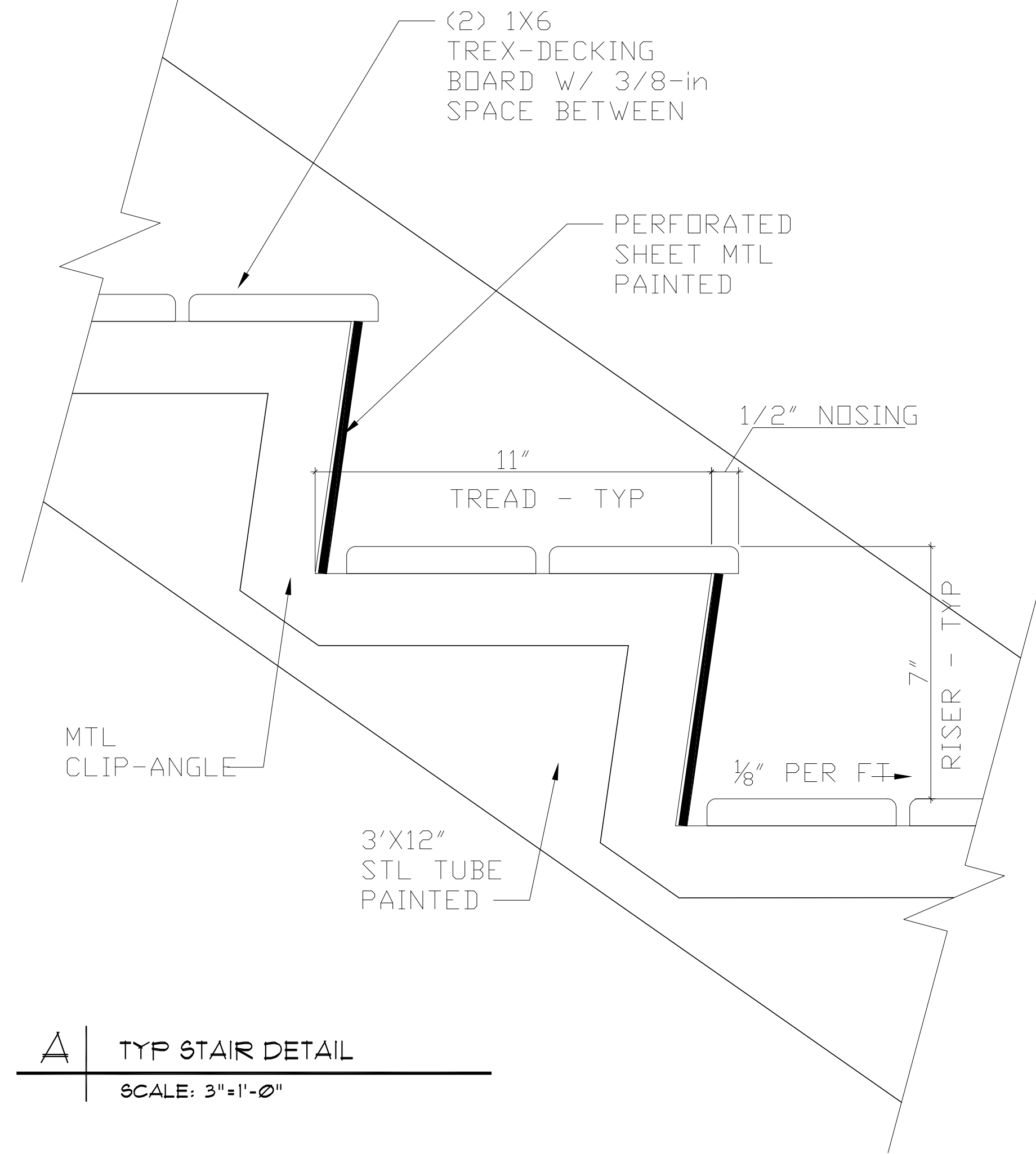
Revisions:

Date: 10 May 2012

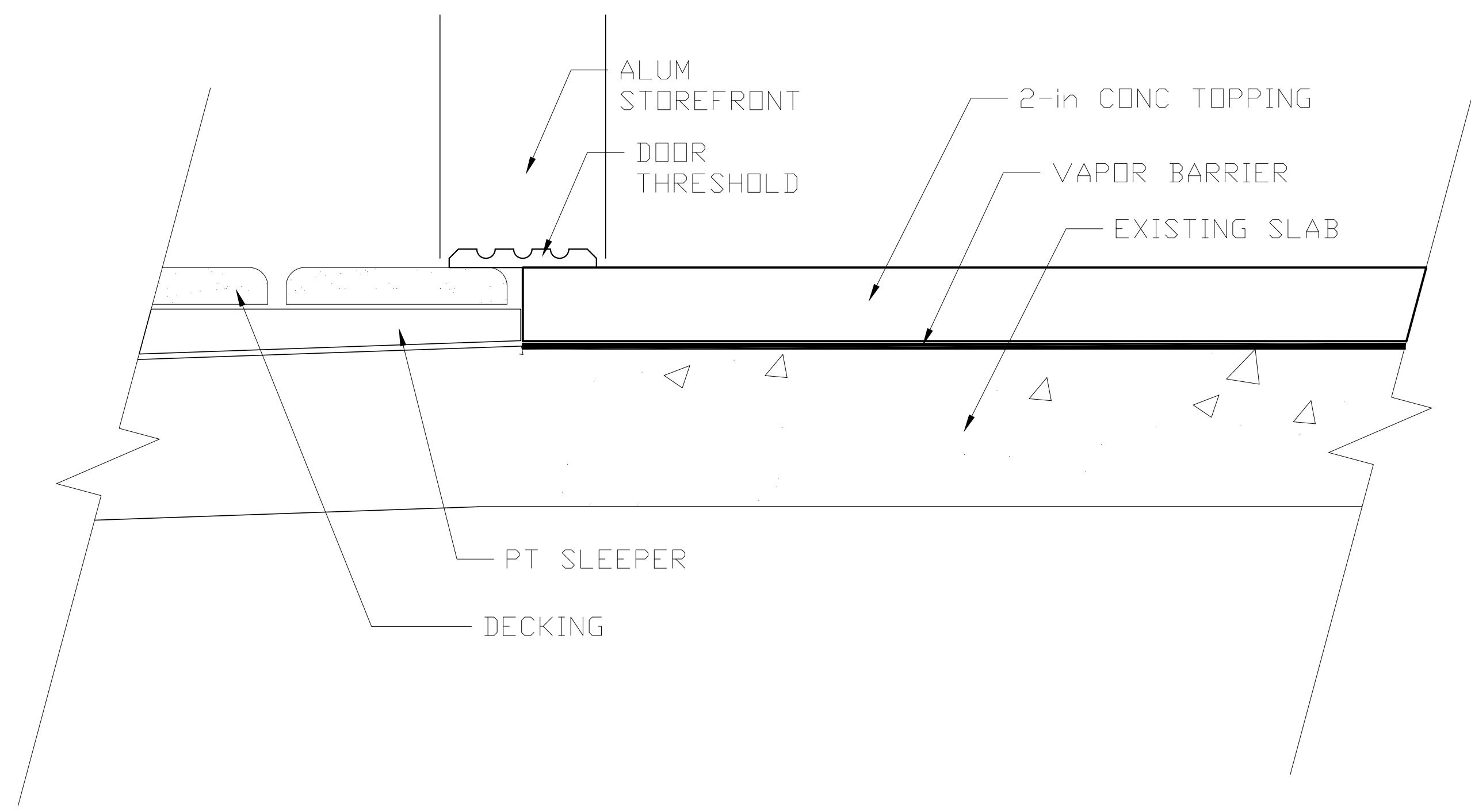
Scale: AS NOTED

SECTION DETAILS

A-4

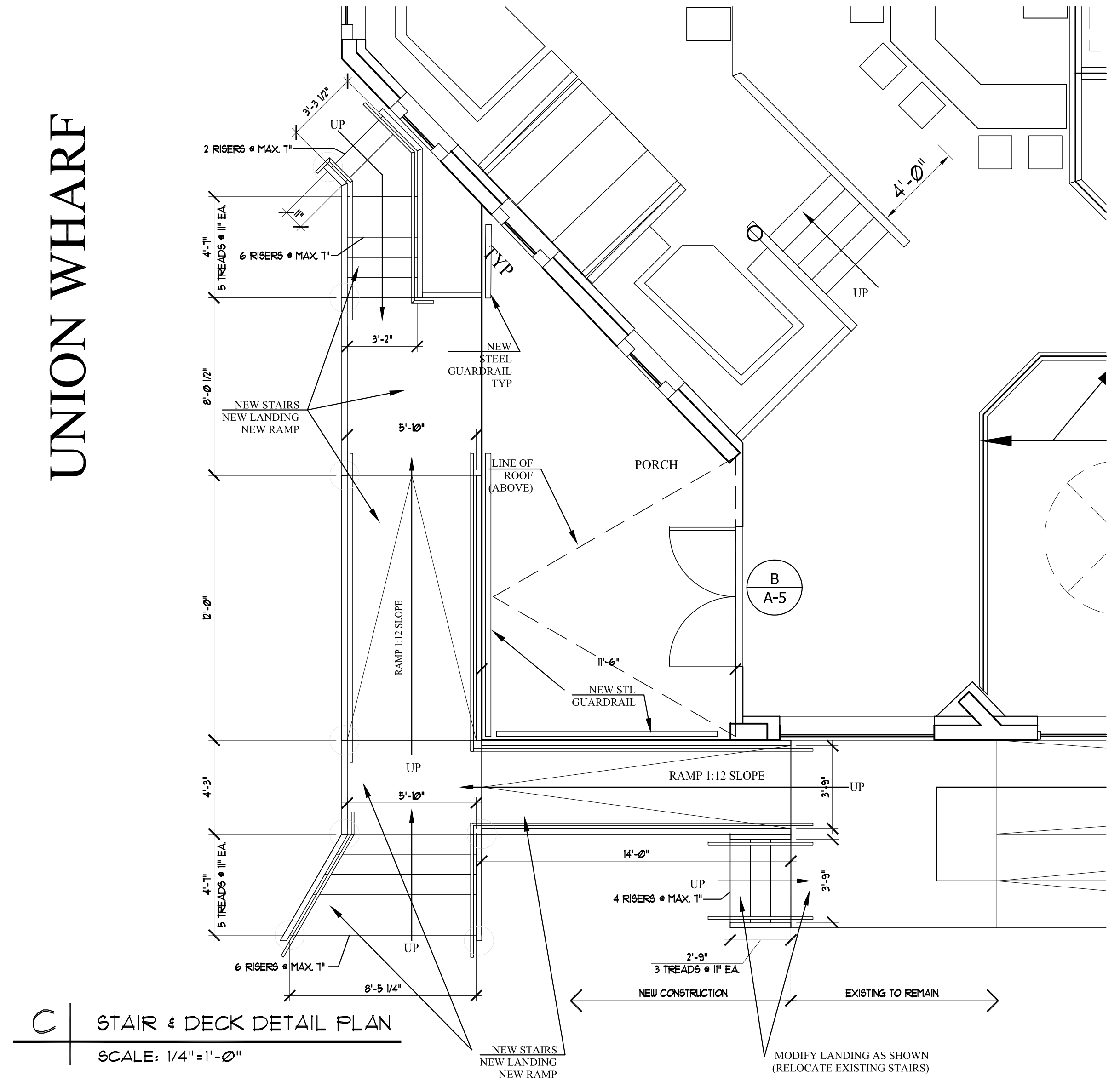


A TYP STAIR DETAIL
SCALE: 3"=1'-0"

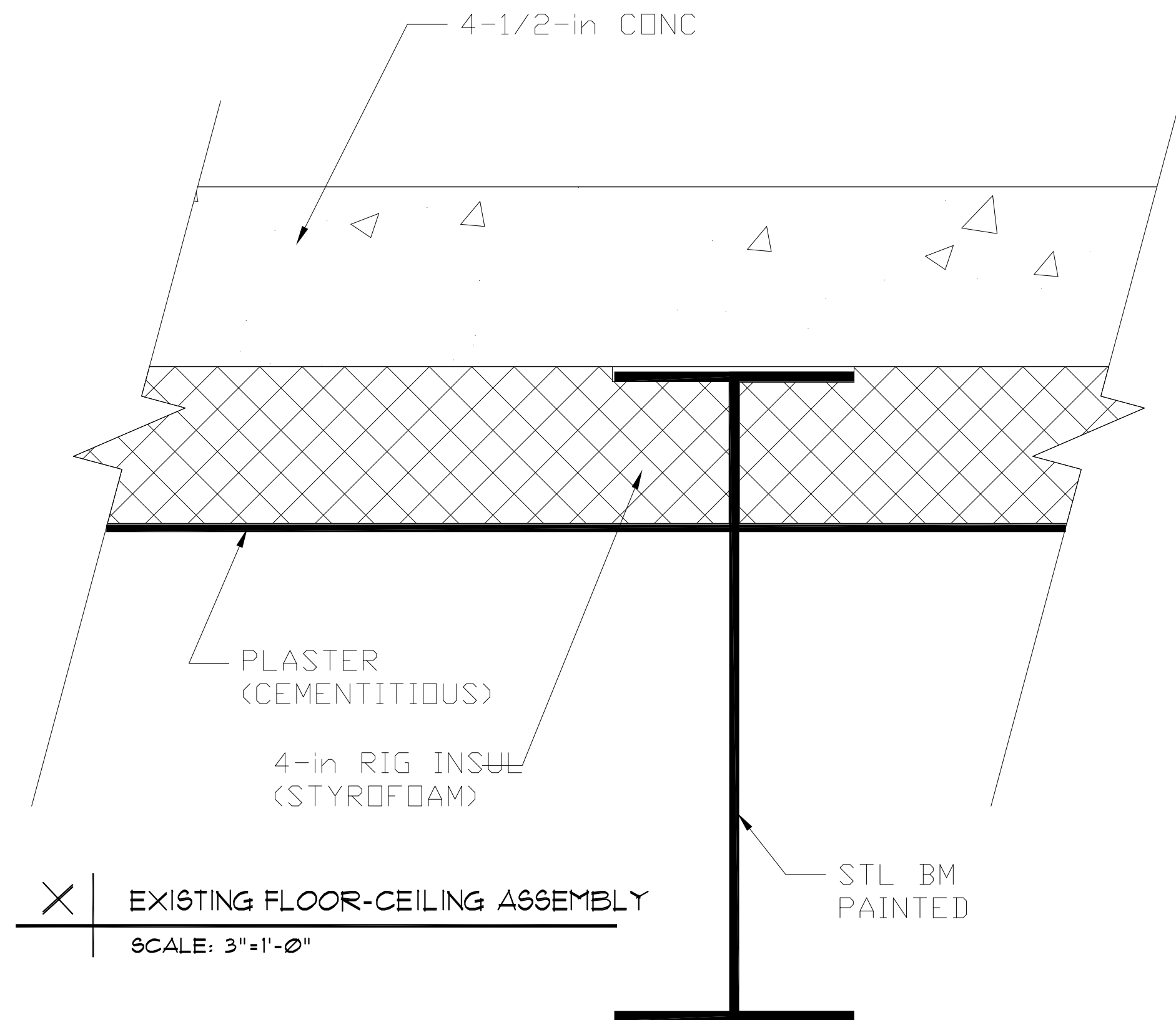


B FLOOR TRANSITION
SCALE: 3"=1'-0"

UNION WHARF



C STAIR & DECK DETAIL PLAN
SCALE: 1/4"=1'-0"



X EXISTING FLOOR-CEILING ASSEMBLY
SCALE: 3"=1'-0"

Prepared For:

Consulting Engineer:

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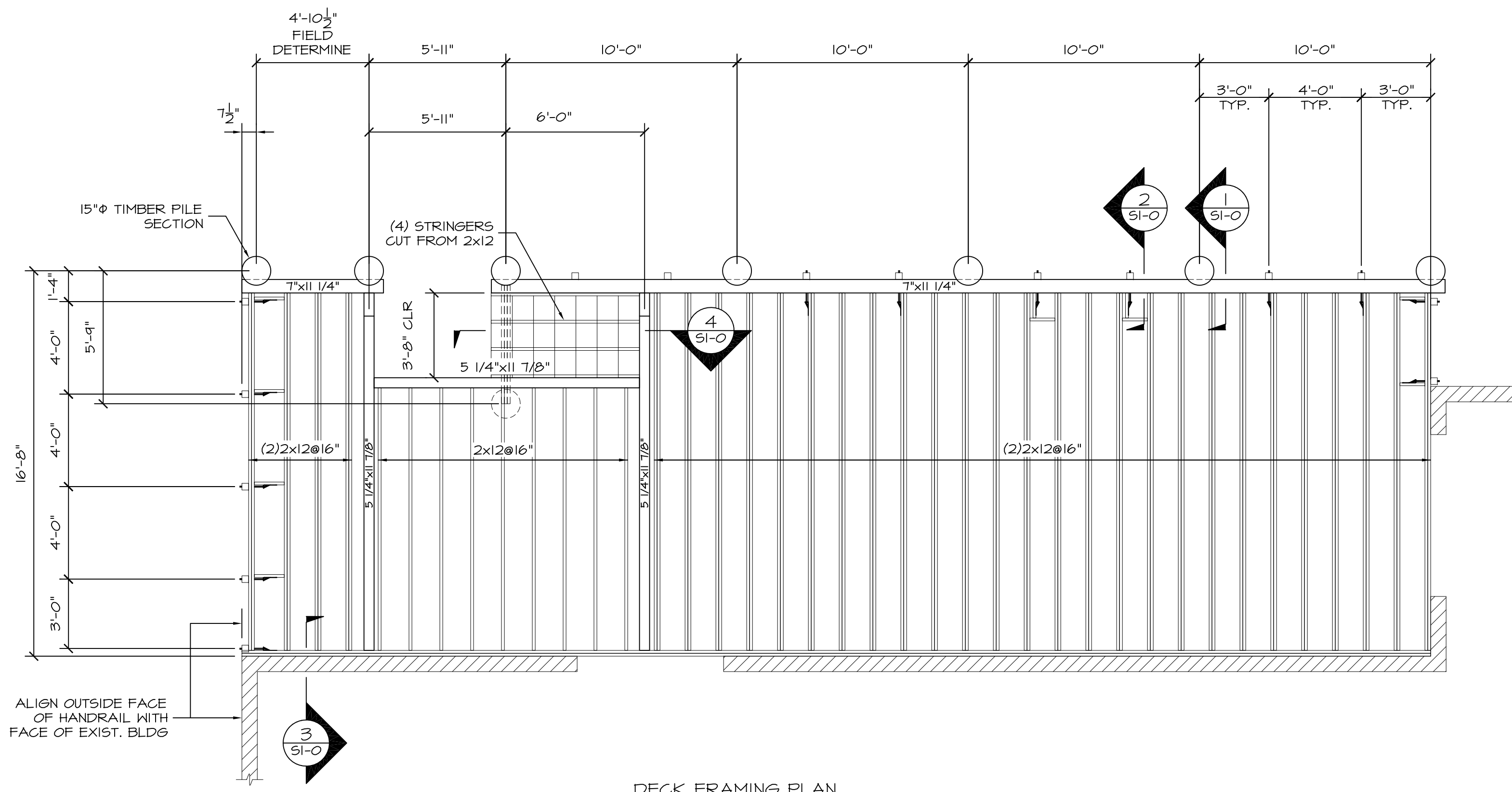
Architect:

Project:
250 COMMERCIAL STREET
PORTLAND, MAINE 04101

Revisions:

Date: 08 May 2012
Scale: AS NOTED
DETAILS

A-5



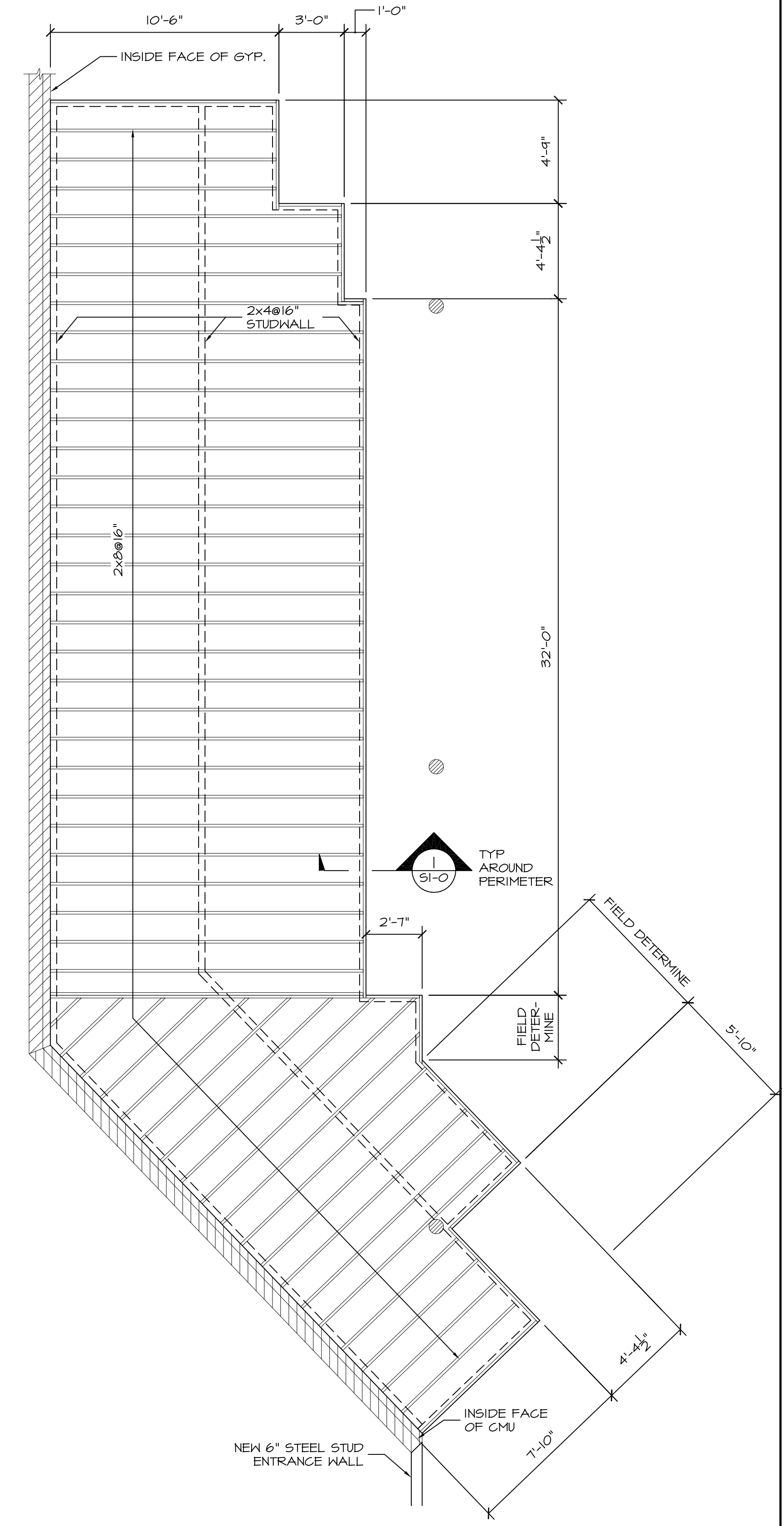
DECK FRAMING PLAN
 1/4"=1'-0"

ALL DECK FRAMING MEMBERS ARE PRESSURE TREATED.
 ALL JOISTS ARE S.O. YELLOW PINE NO. 2 OR BETTER.
 ALL BEAMS ARE 2.OE PARALLAM PSL.

ALL HARDWARE IS SIMPSON Z-MAX COATED, GALVANIZED OR STAINLESS STEEL.

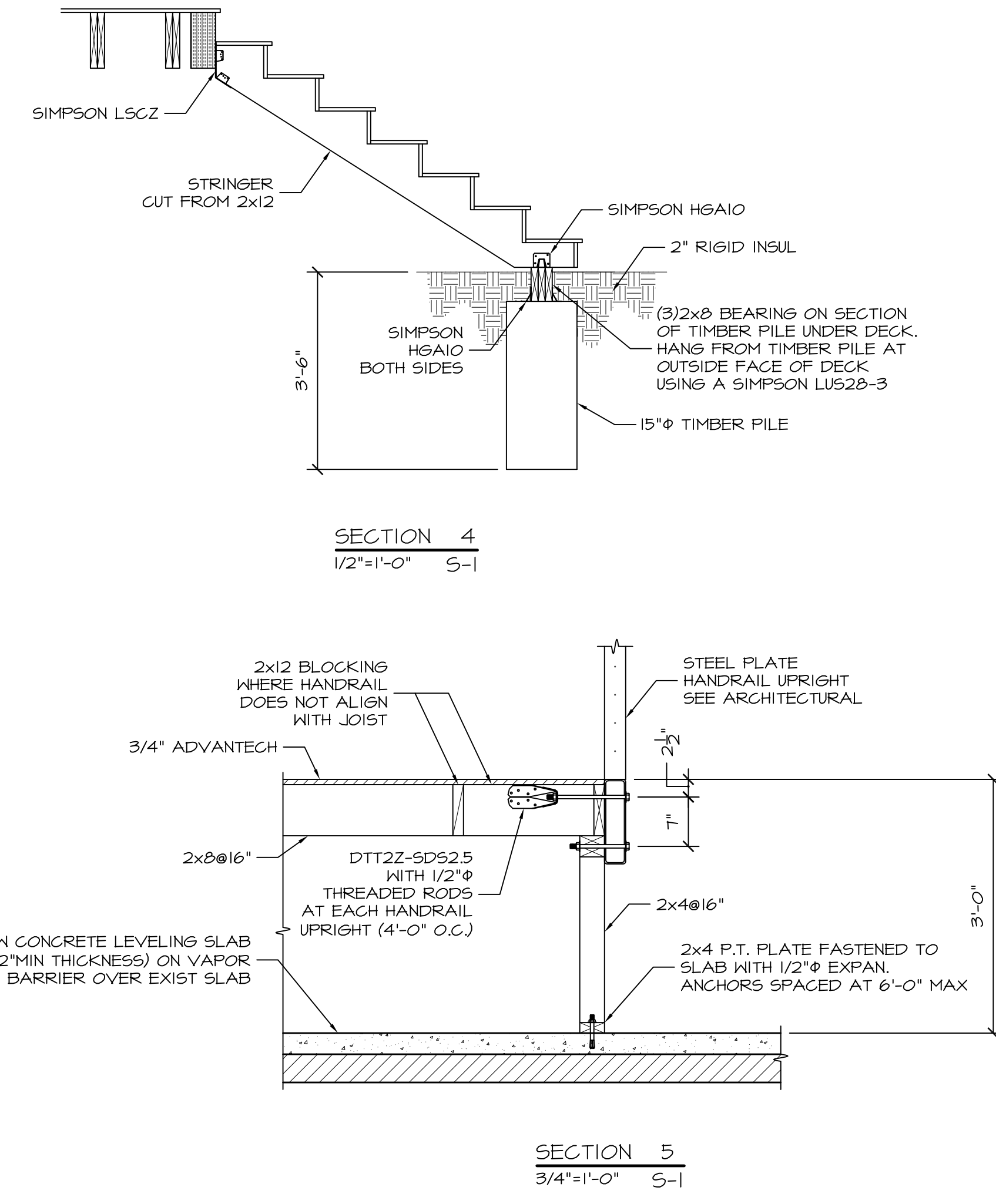
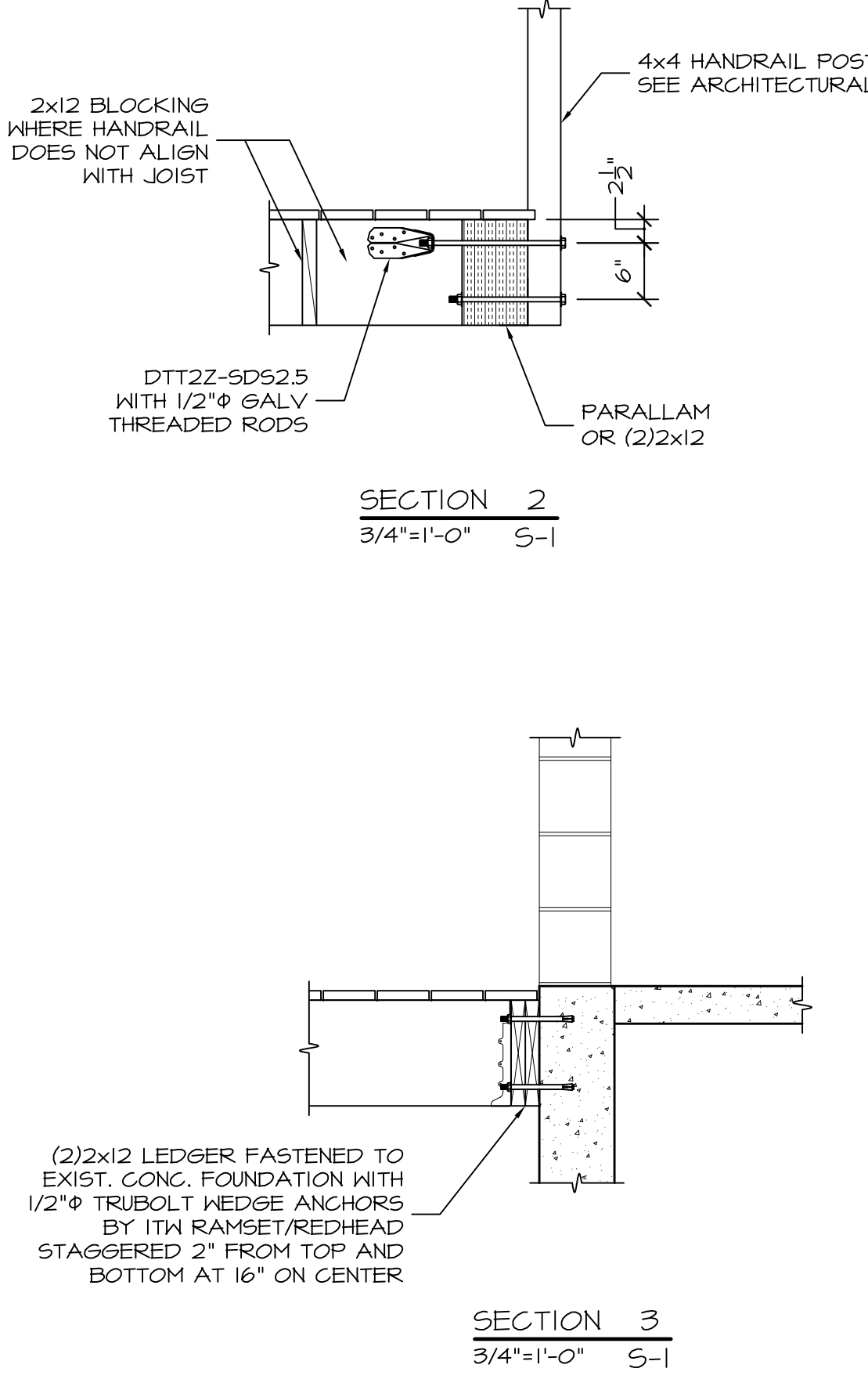
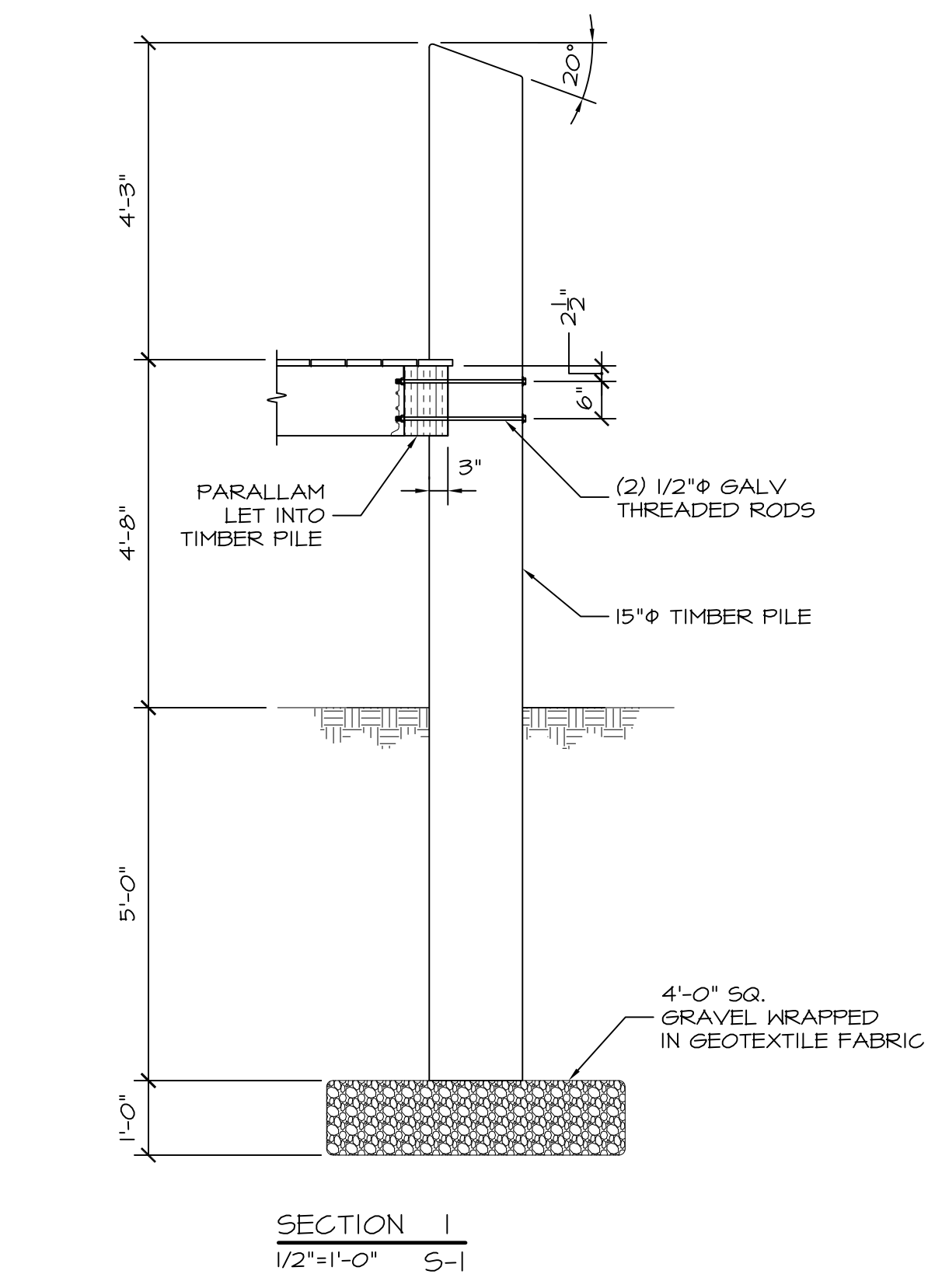
LOCATION	CONNECTOR
2x12 TO BEAM OR LEDGER	LU210
(2)2x12 TO BEAM OR LEDGER	U210-2
(3)2x12 TO BEAM	LU520
5 1/4"x11 7/8" PSL TO BEAM	HB5.50/11.80
STRINGER HANGER	LSCZ
STRINGER BASE	HGA10
HANDRAIL POST TIE	(2) DTT22-5D52.5 WITH 1/2"φ THRD. ROD

ALL HARDWARE MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED ALTERNATE.
 ALL HARDWARE TO HAVE SIMPSON Z-MAX COATING.



RAISED DINING AREA FRAMING PLAN
 1/4"=1'-0"

ALL DIMENSIONS ARE TO FACE OF FRAMING.
 ALL DECK FRAMING MEMBERS ARE S-P-F NO. 2 OR BETTER.



Prepared For:

Consulting Engineer: **STRUCTURAL DESIGN CONSULTING**

22 Oakmont Drive
 Old Orchard Beach, ME 04064-4761
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 Fax: 207-934-8038

Architect: **ARCHETYPE architects**
 48 Union Wharf Portland, Maine 04101
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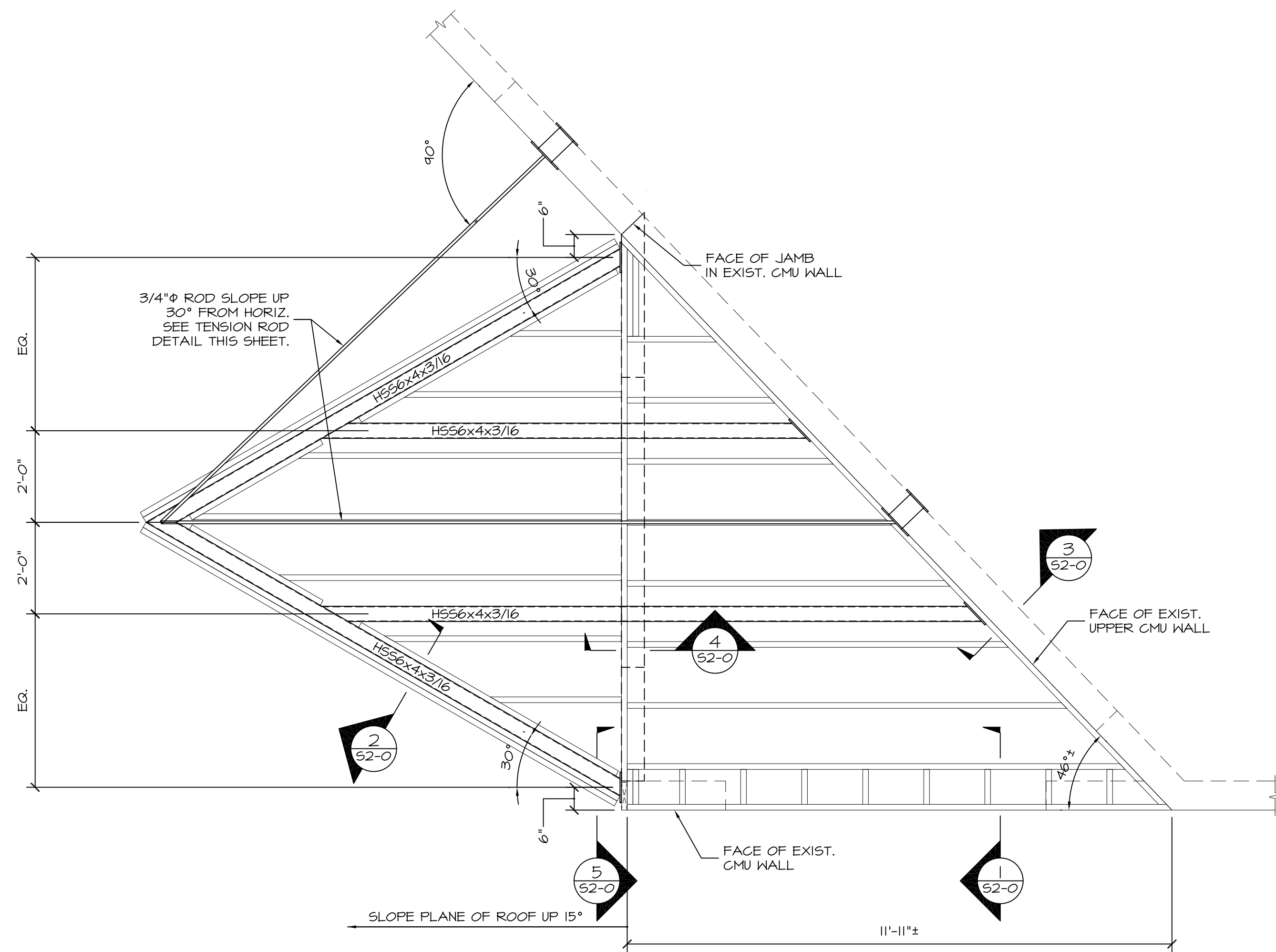
Project: **250 COMMERCIAL STREET**
 PORTLAND, ME 04101

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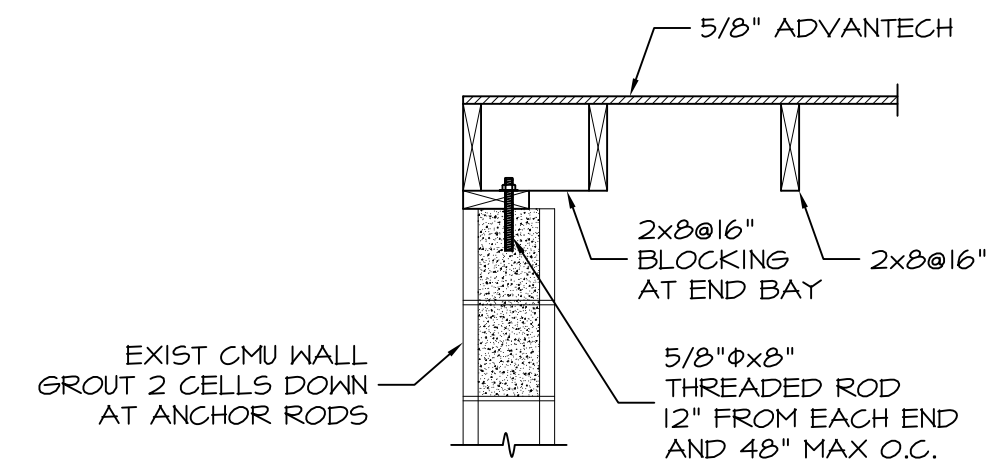
**DECK FRAMING
 RAISED DINING FRAMING
 AND DETAILS**

S1-0



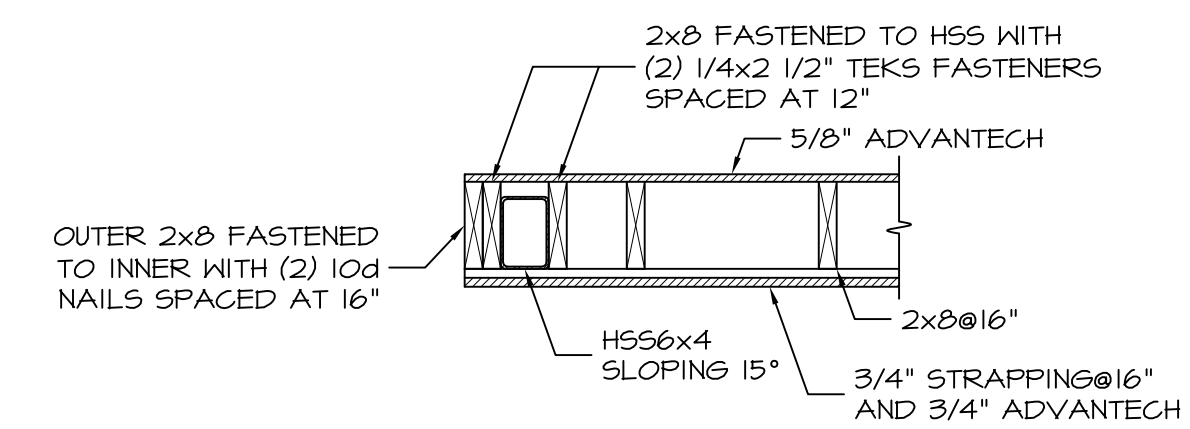
ENTRANCE ROOF FRAMING PLAN
1/2"=1'-0"

HSS SECTIONS ARE ASTM A-500, GR. B.
WELD ALL AROUND AT HSS-HSS AND
HSS TO PLATE CONNECTIONS.
PLATES ASTM A-36.
RODS ARE STAINLESS STEEL.
WOOD FRAMING MEMBERS ARE S-P-F NO. 2 OR BETTER.
JOIST HANGERS ARE SIMPSON L56U28.

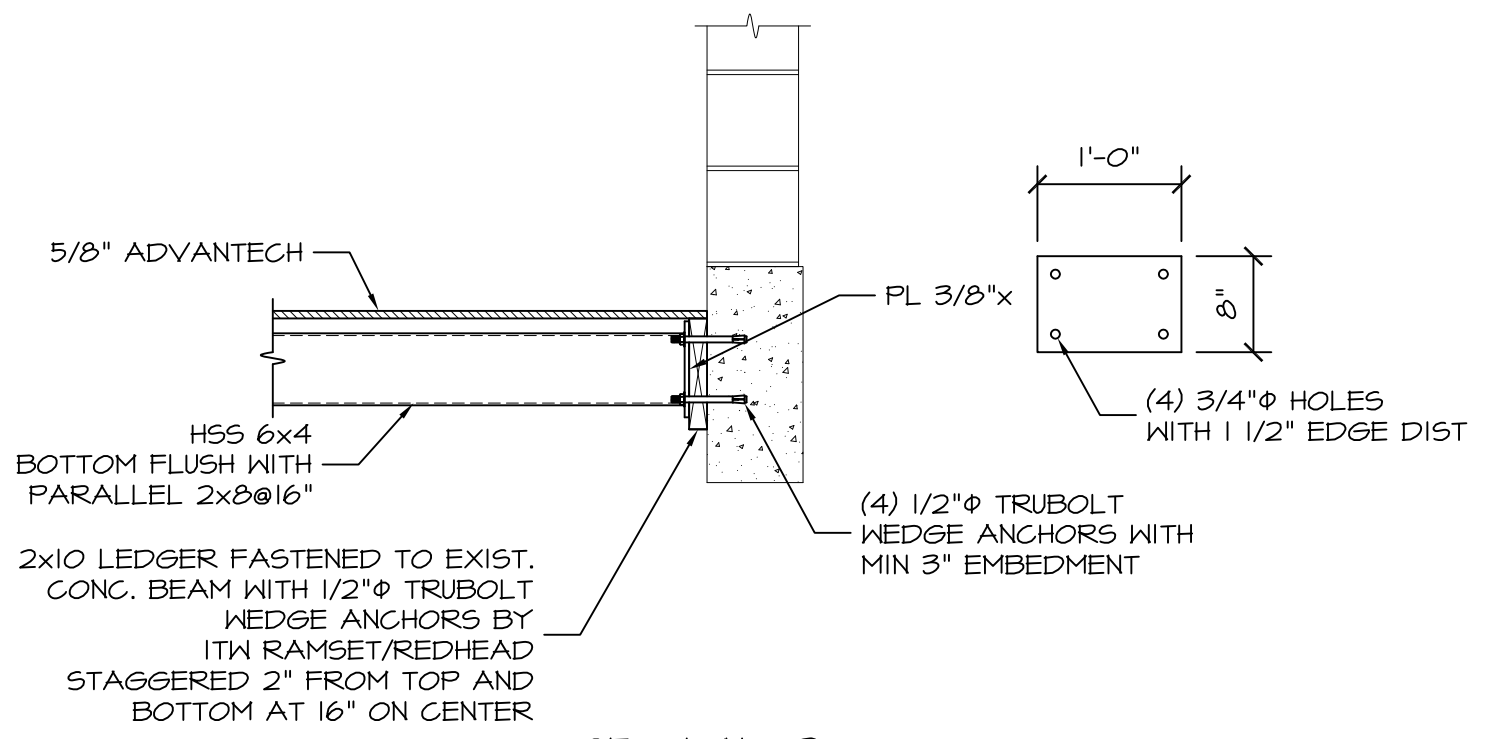


SECTION 1
3/4"=1'-0" S-2

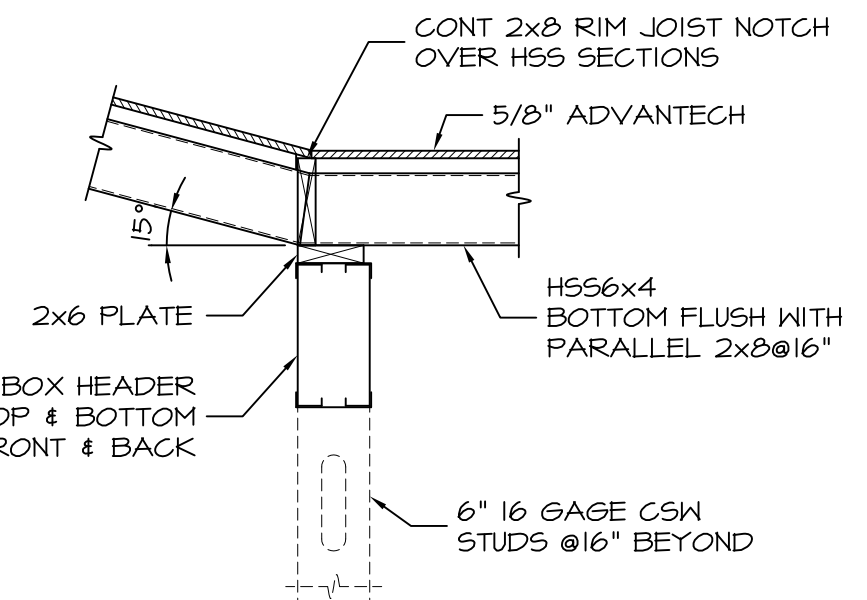
USE 5/8" EXPAN. ANCHORS WITH
MIN 3" EMBEDMENT IF TOP OF EXIST
WALL IS A GROUTED BOND BEAM



SECTION 2
3/4"=1'-0" S-2

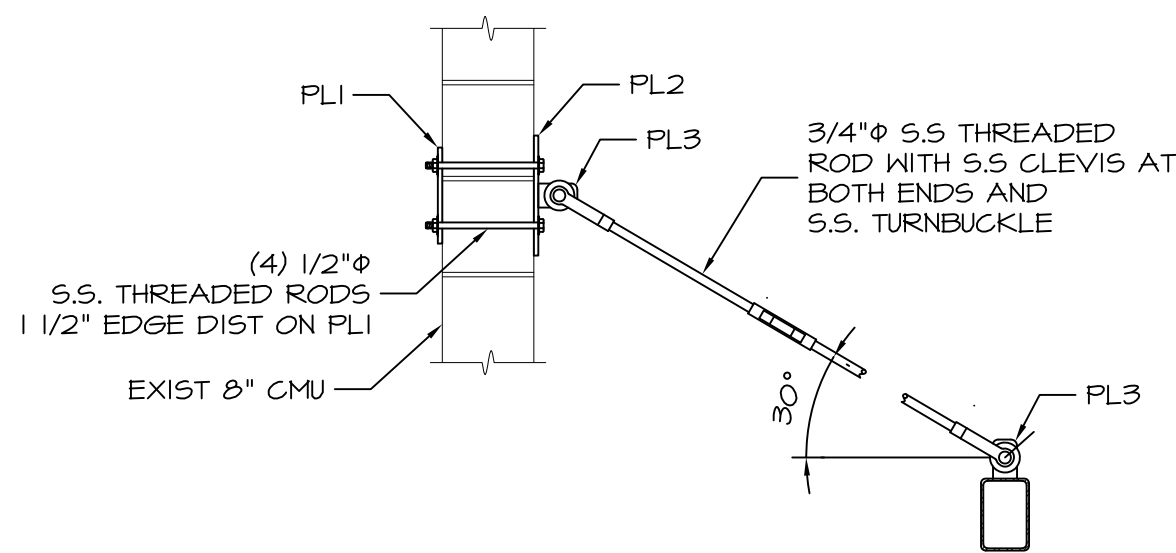


SECTION 3
3/4"=1'-0" S-2



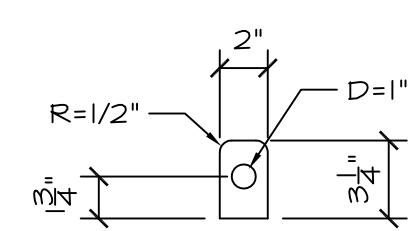
SECTION 4
3/4"=1'-0" S-2

ALL LIGHTGAUGE FRAMING IS BY
DIETRICH INDUSTRIES, INC. OR
APPROVED ALTERNATE

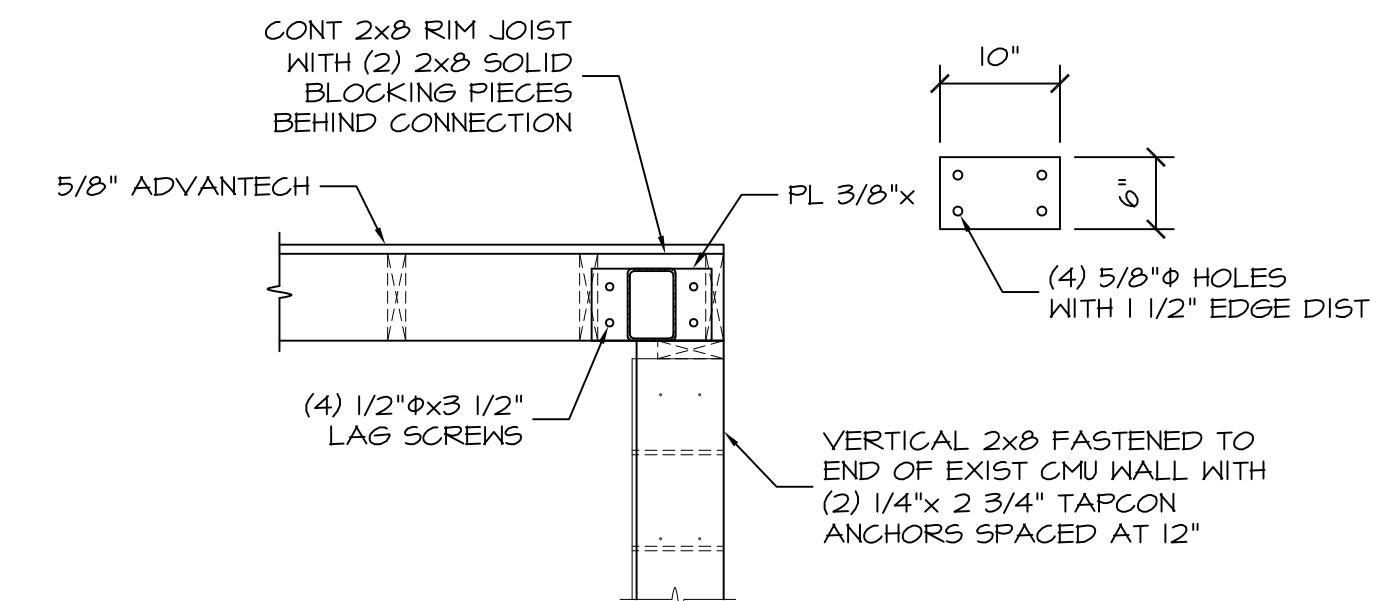


TENSION ROD DETAIL
3/4"=1'-0"

PLATE & HARDWARE SCHEDULE	
MARK	DESCRIPTION
P1	PL 3/8"x8"x0'-8"
P2	S.S. PL 3/8"x10"x0"
P3	S.S. 3/8" SEE DETAIL A
CLEVIS	2 1/2 S.S. WITH 0.625" GRIP
TURNBUCKLE	S.S. 3/4"



DETAIL A
1/2"=1'-0"



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

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Architect:
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Project:
250 COMMERCIAL
STREET
PORTLAND, ME 04101

Revisions:

No.	Description

Date: 10 May 2012
Scale: As Noted
ENTRANCE ROOF
FRAMING PLAN
AND DETAILS

S2-0