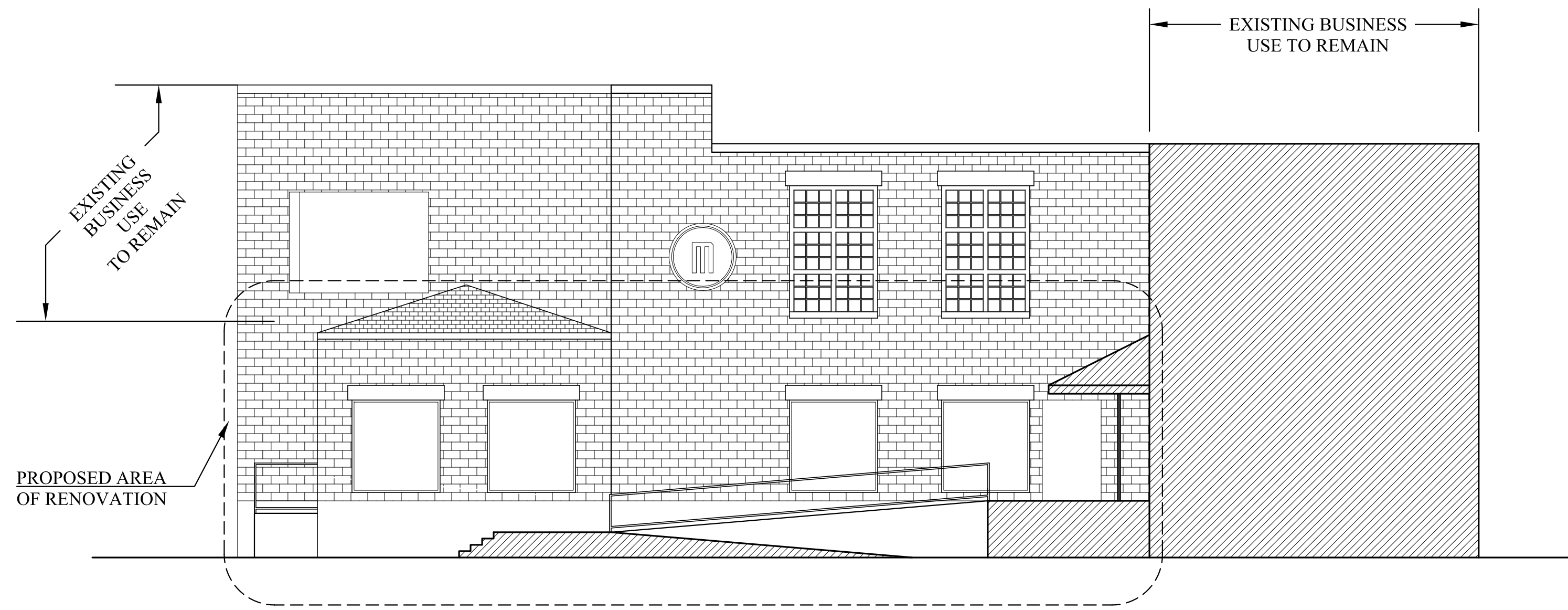
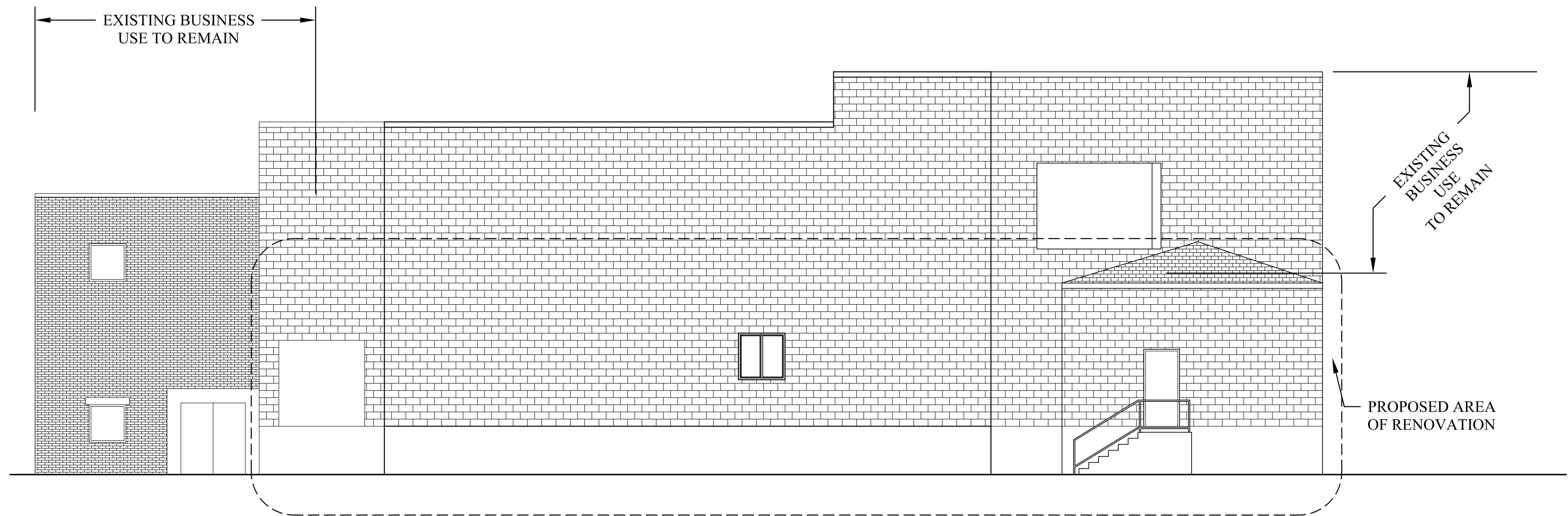


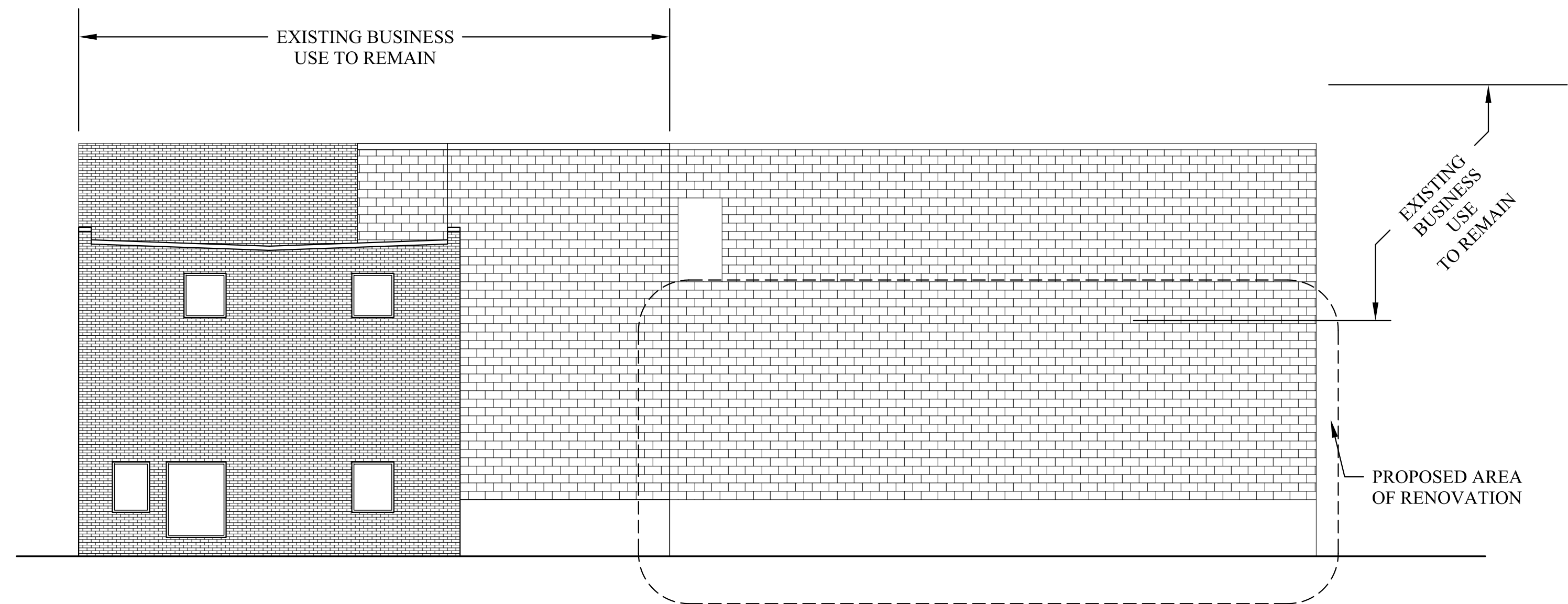
1 | EXISTING FLOOR PLAN  
SCALE: 1/8"=1'-0"



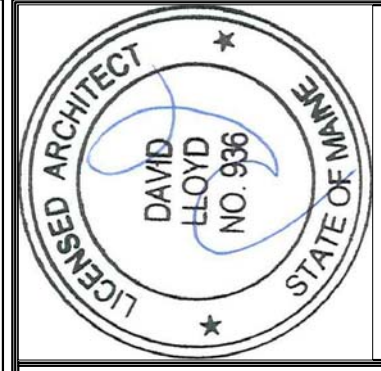
2 | EXISTING NORTH ELEVATION - FACING COMMERCIAL ST  
SCALE: 1/8"=1'-0"



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:

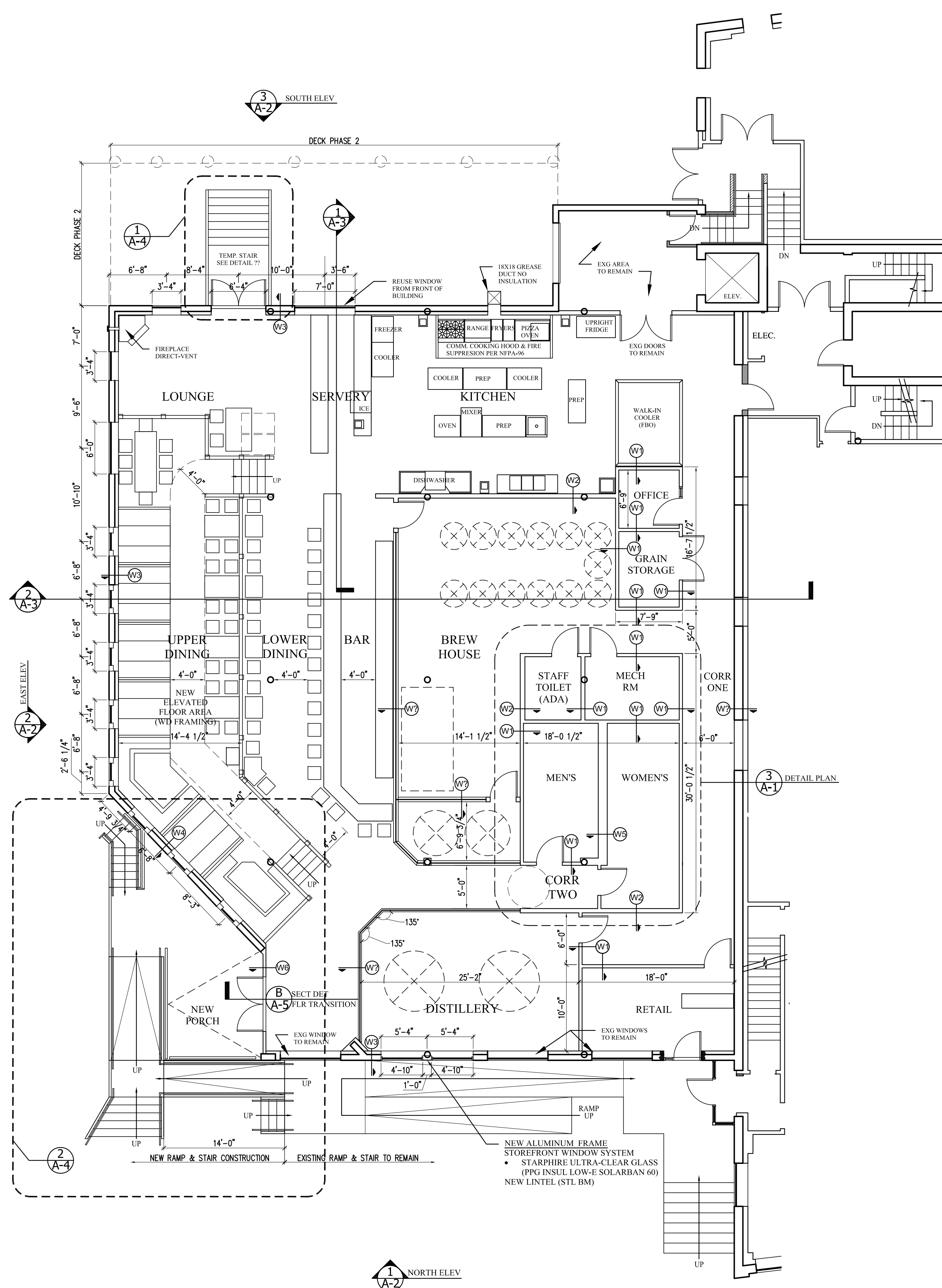
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(207) 772-6022 Fax (207) 772-4056

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

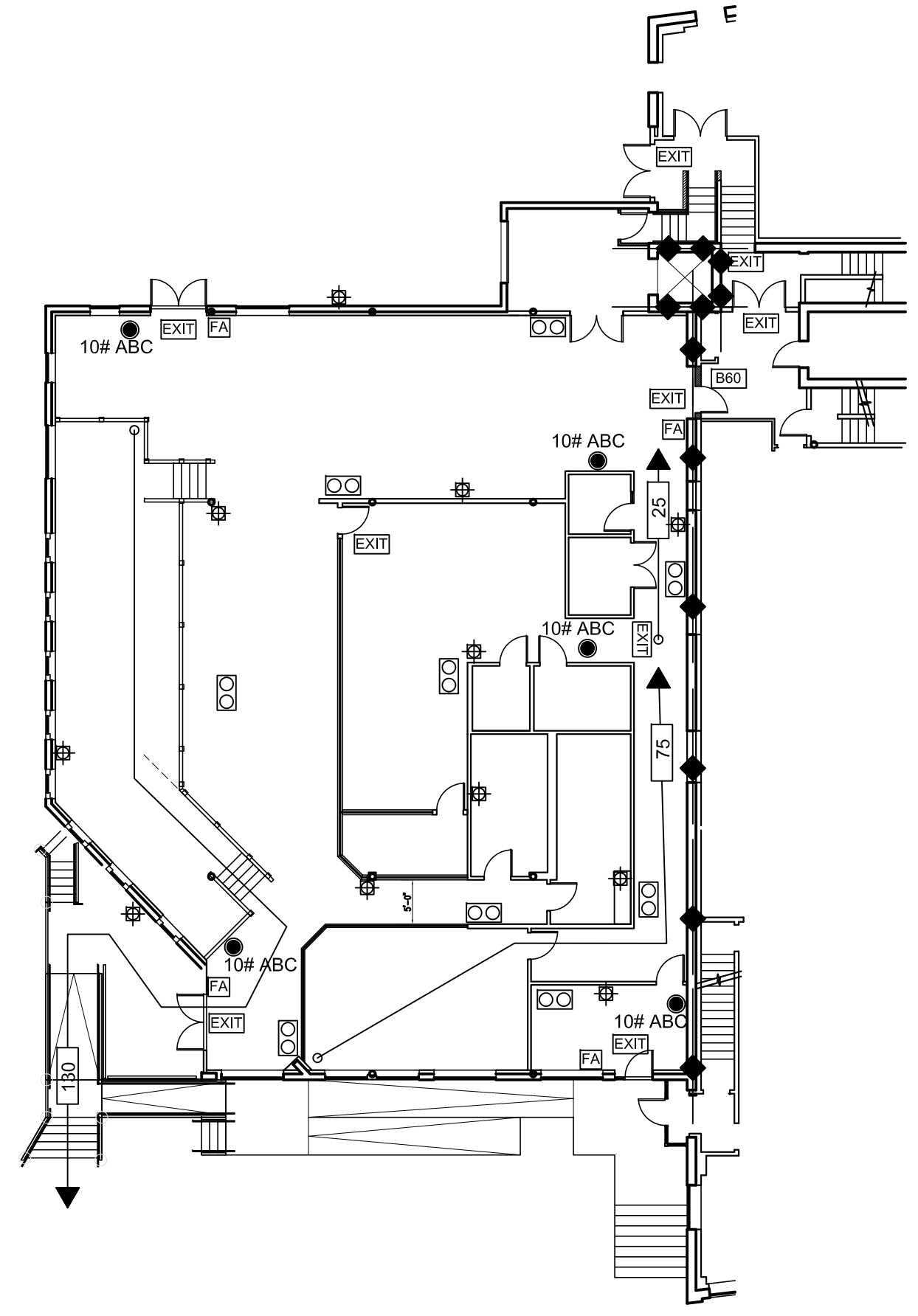
Revisions:

Date: 08 May 2012  
Scale: AS NOTED  
**EXISTING CONDITIONS PLAN**

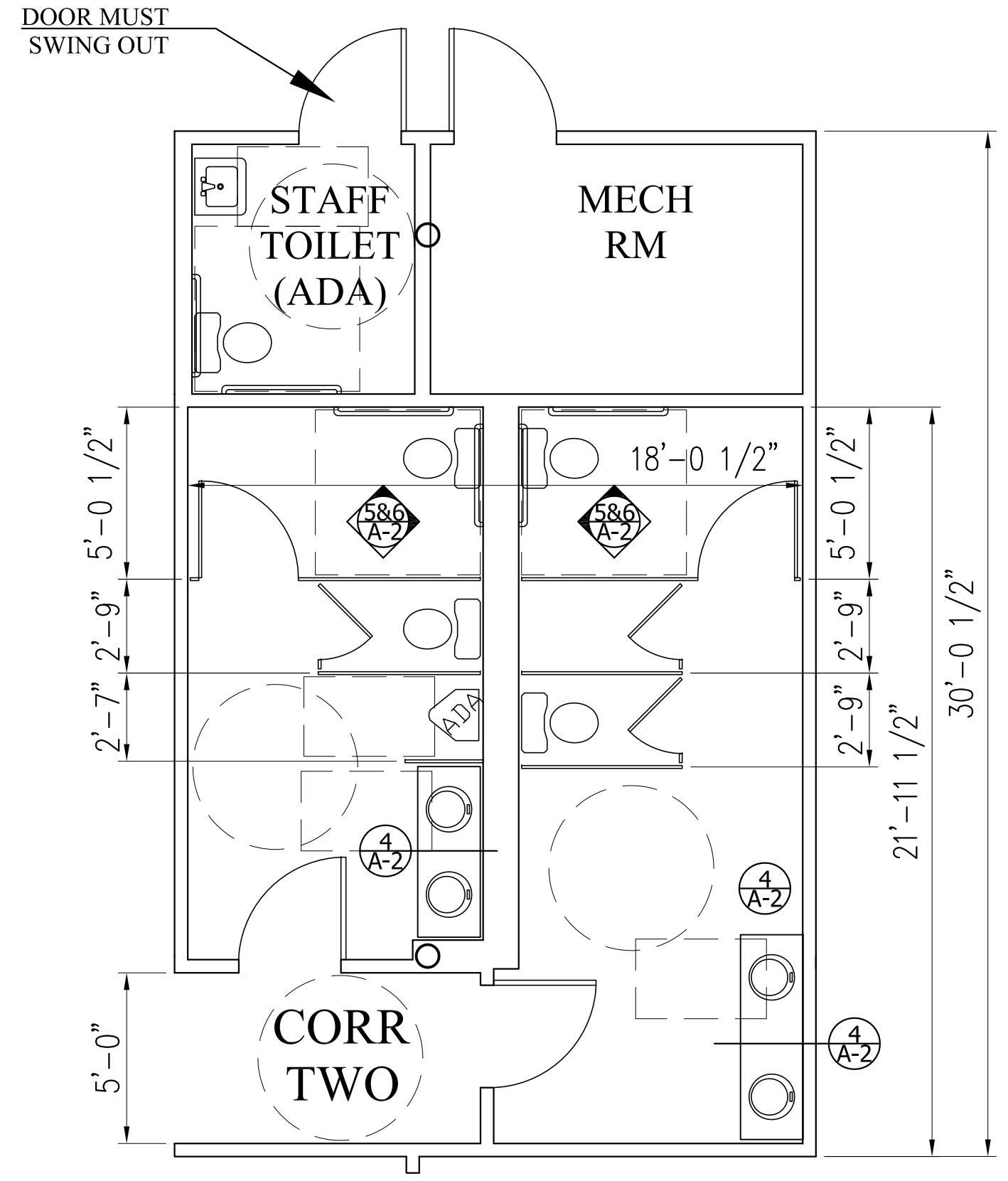
**A-0**



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



2 | FIRE SAFETY PLAN  
SCALE: 1/16"=1'-0"

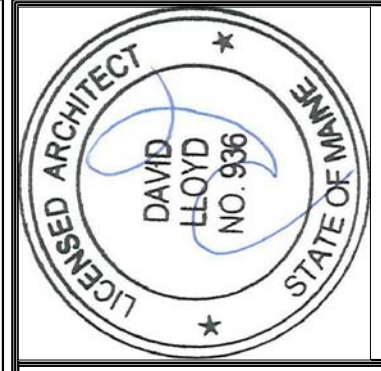


3 | ENLARGED PARTIAL PLAN - RESTROOMS  
SCALE: 1/4"=1'-0"

- 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

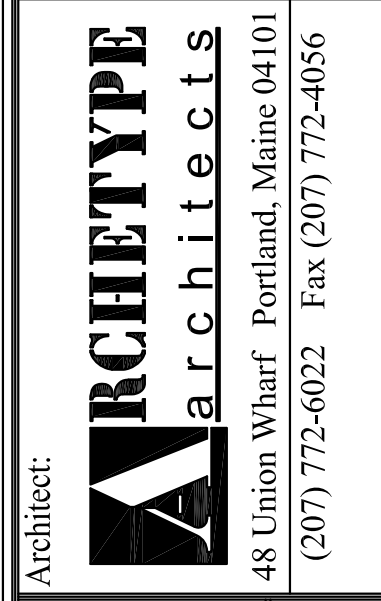
- BUILDING CODE & FIRE SAFEGUARD DATA**  
IBC 2009
- BUILDING OCCUPANCY: NEW "A-2" (RESTAURANT/BAR) @ 1ST FLOOR, & EXIST "B" (PROFESSIONAL OFFICES) PART 1ST AND 2ND FL.
  - SPRINKLER SYSTEM REQUIRED (SEC 903.2.1.2)
  - EXISTING & PROPOSED FLOOR AREA: APPROXIMATE 10,300sf
  - 2 STORIES EXISTING, NO PROPOSED 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-FEET MAXIMUM-ALLOWED COMMON PATH OF TRAVEL
  - 20-FEET MAXIMUM-ALLOWED DEAD END LIMIT
  - 250-FEET 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:

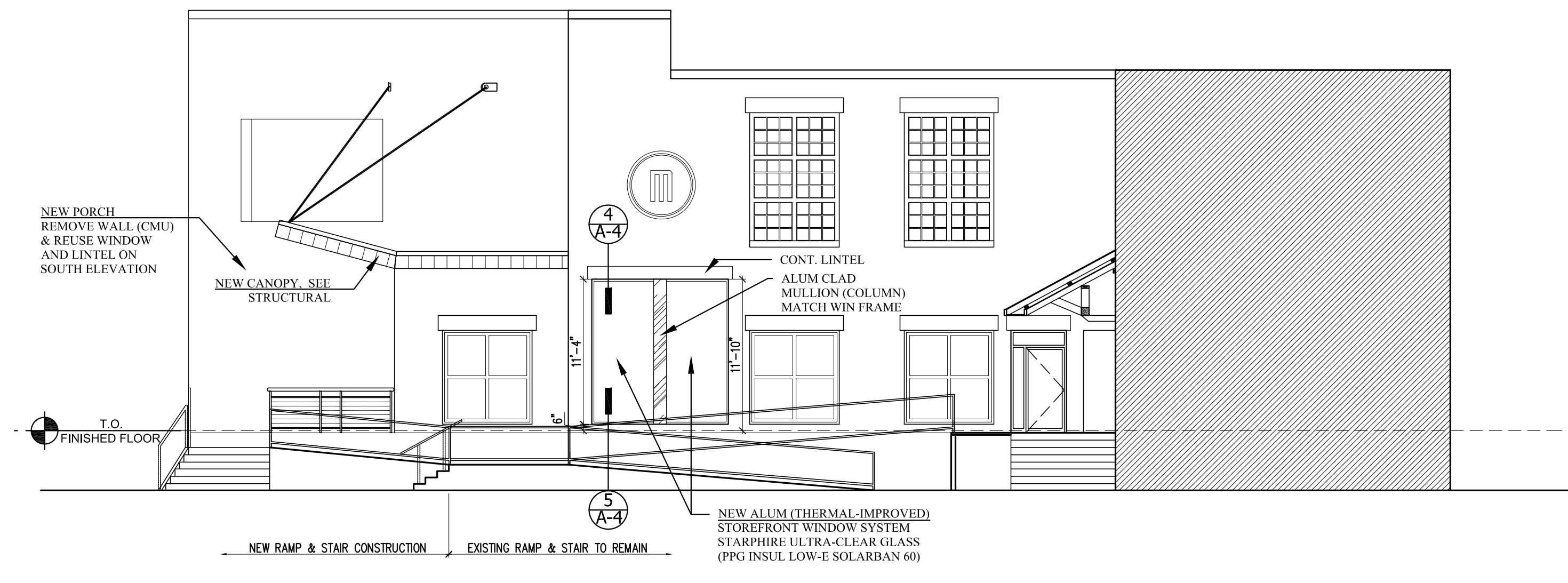


Project: 250 COMMERCIAL STREET  
PORTLAND, MAINE 04101

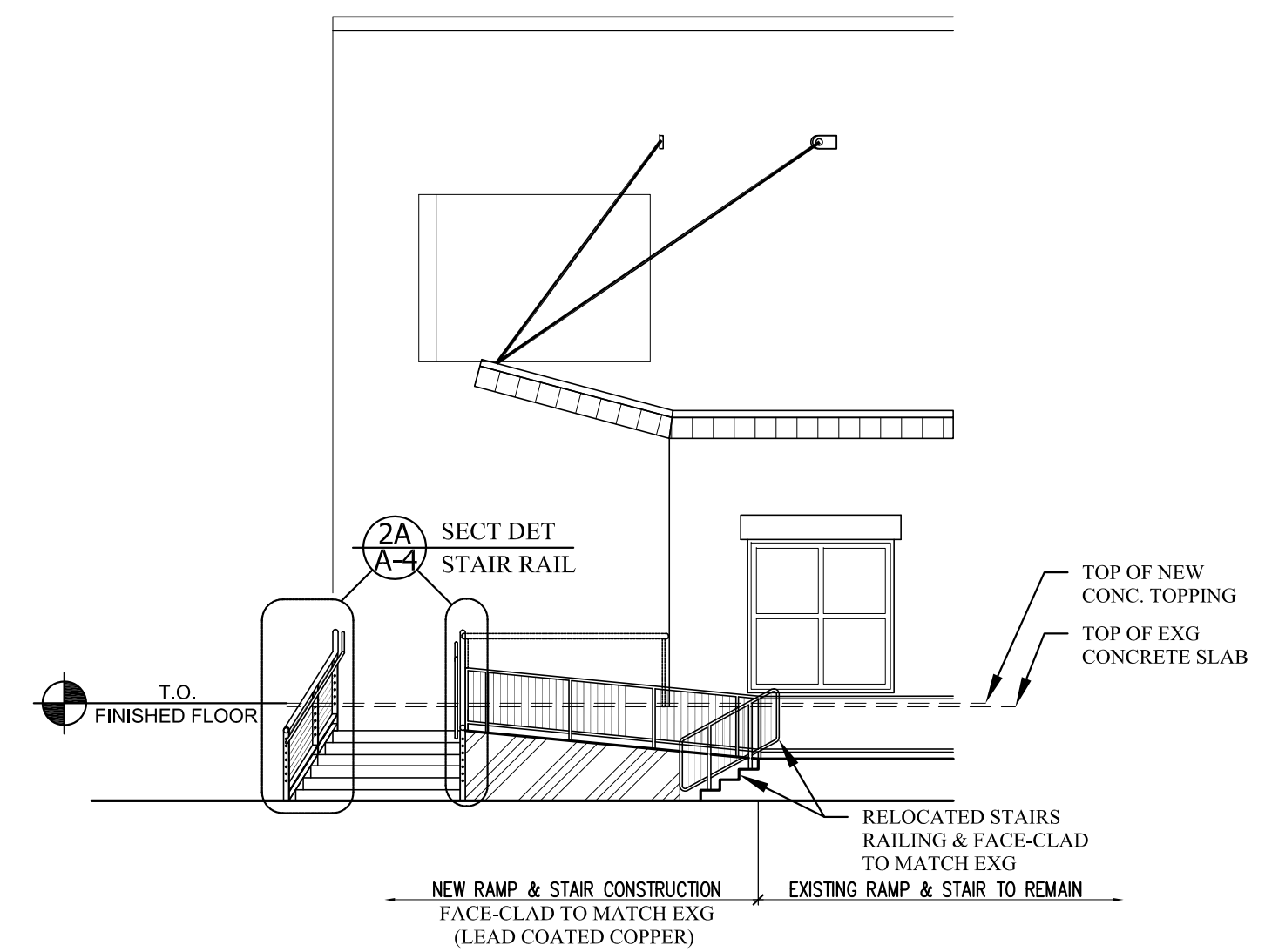
Revisions:


Date: 20 JUN 2012  
Scale: AS NOTED  
PROPOSED FLOOR PLAN & FIRE SAFETY PLAN

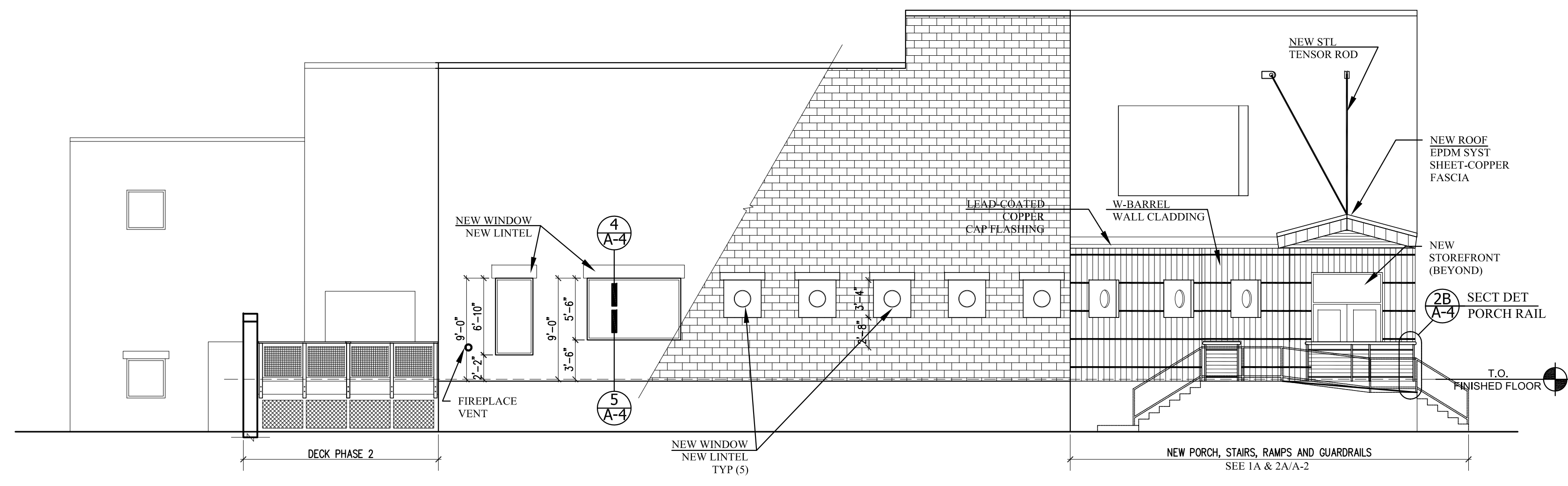
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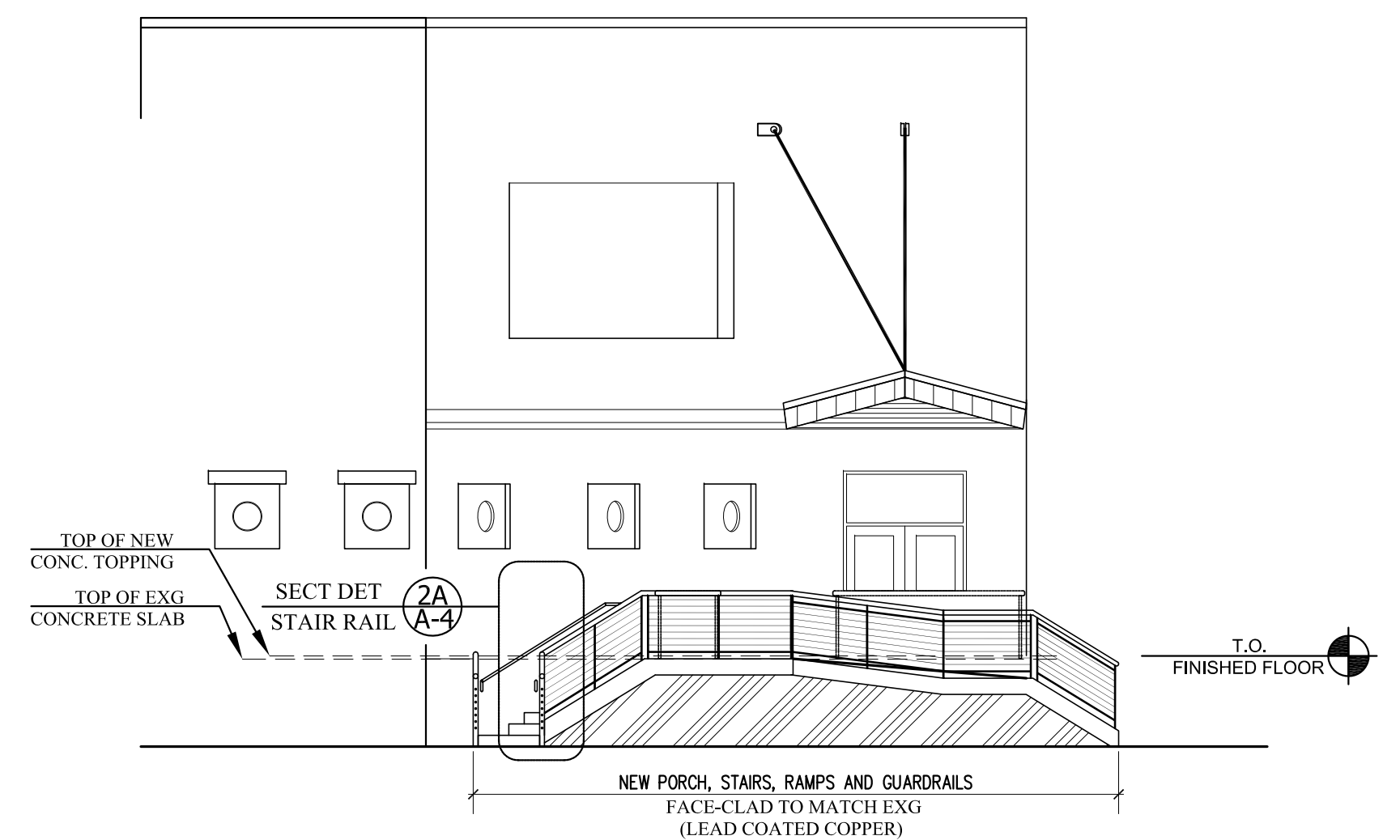
1 | NORTH ELEVATION - FACING COMMERCIAL ST  
SCALE: 1/8"=1'-0"



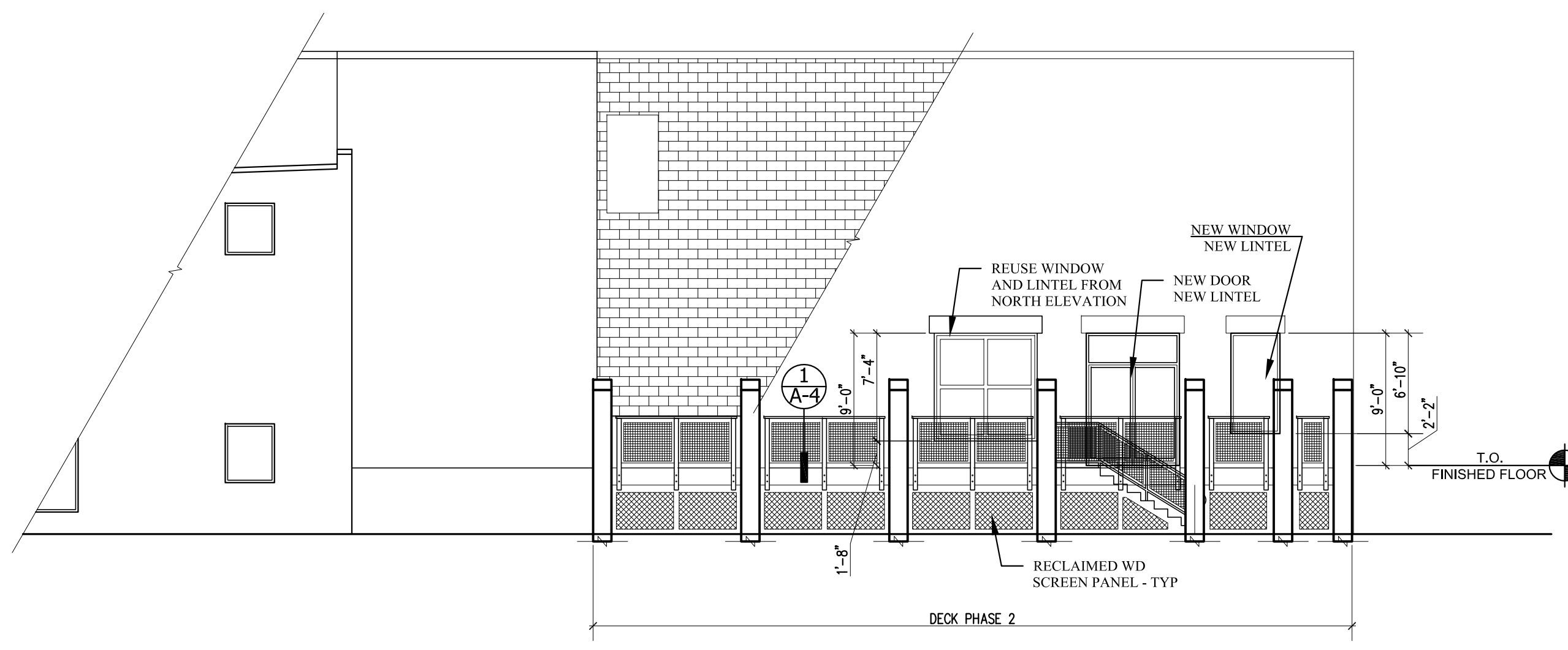
1A | NORTH ELEVATION - OUTER ELEMENTS (SHOWING GUARDRAILS)  
SCALE: 1/8"=1'-0"



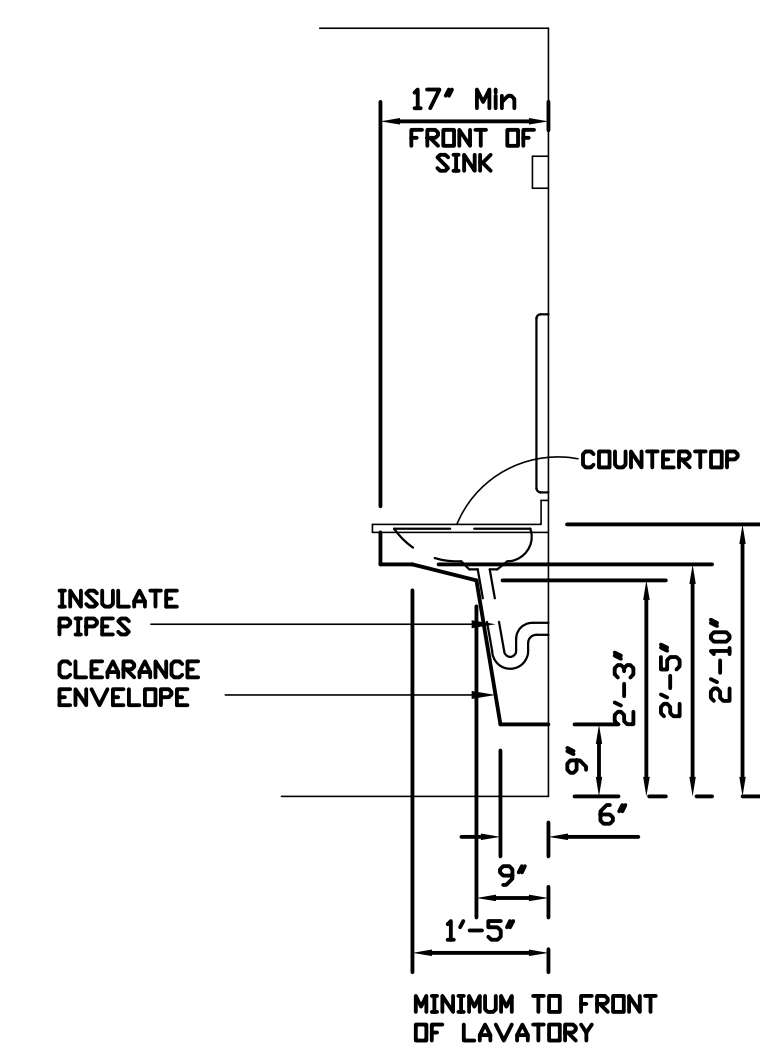
2 | EAST ELEVATION - FACING UNION WHARF  
SCALE: 1/8"=1'-0"



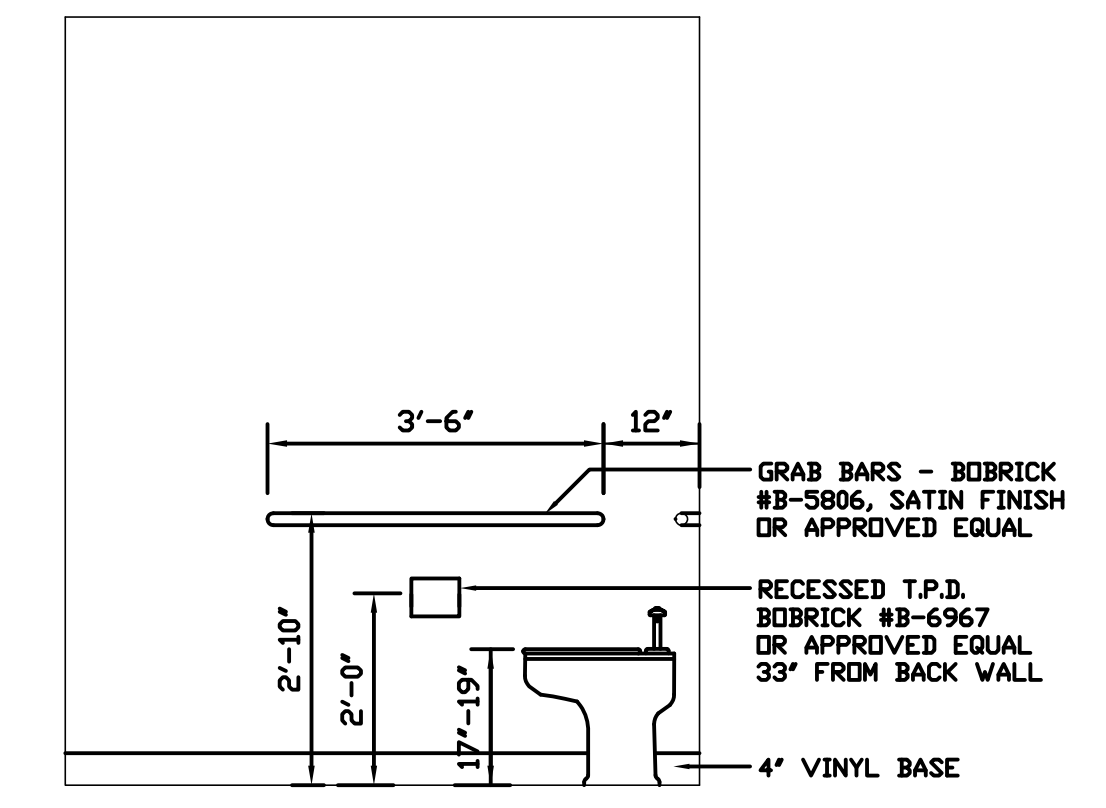
2A | EAST ELEVATION - OUTER ELEMENTS (SHOWING GUARDRAIL)  
SCALE: 1/8"=1'-0"



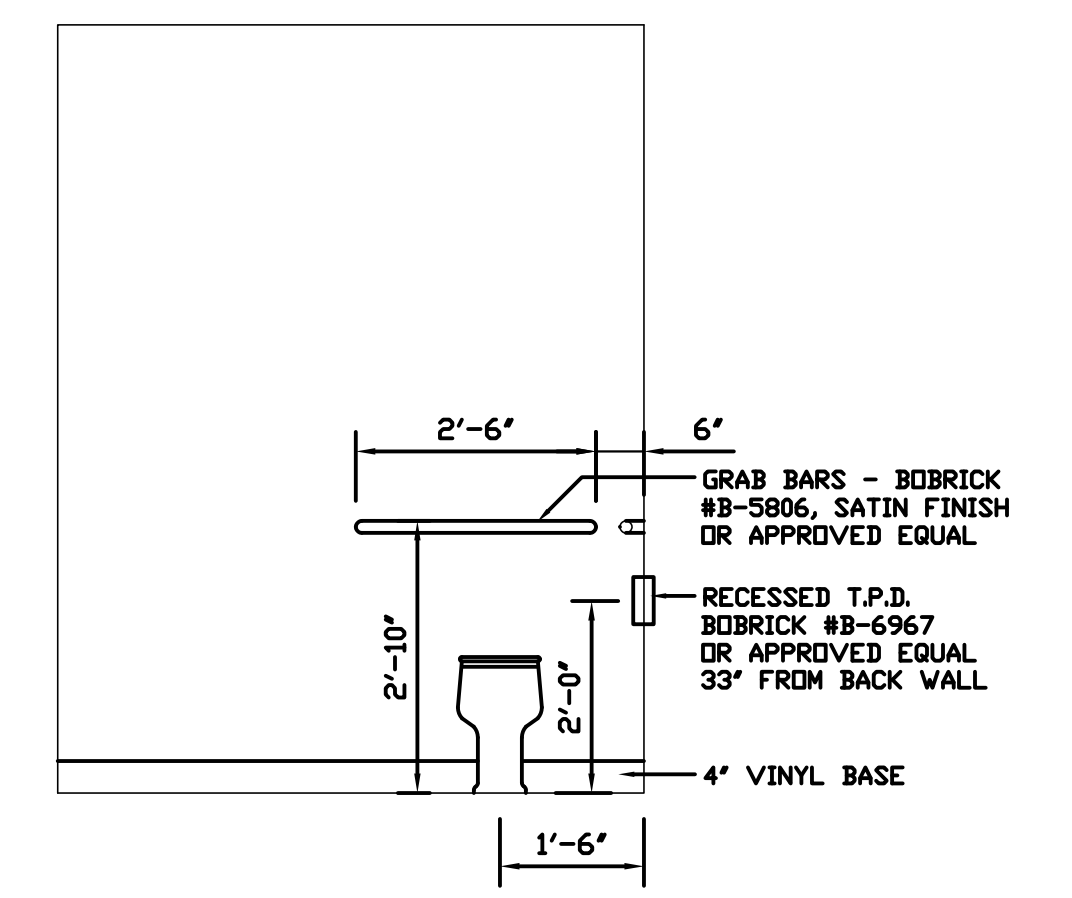
3 | SOUTH ELEVATION - FACING CASCO BAY (WATER)  
SCALE: 1/8"=1'-0"



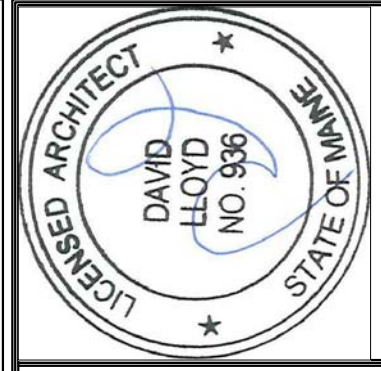
4 | ADA SINK SECTION  
SCALE: 1/4"=1'-0"



5 | ADA TOILET ELEVATION  
SCALE: 1/4"=1'-0"



6 | ADA TOILET ELEVATION  
SCALE: 1/4"=1'-0"



Prepared For:

Consulting Engineer:

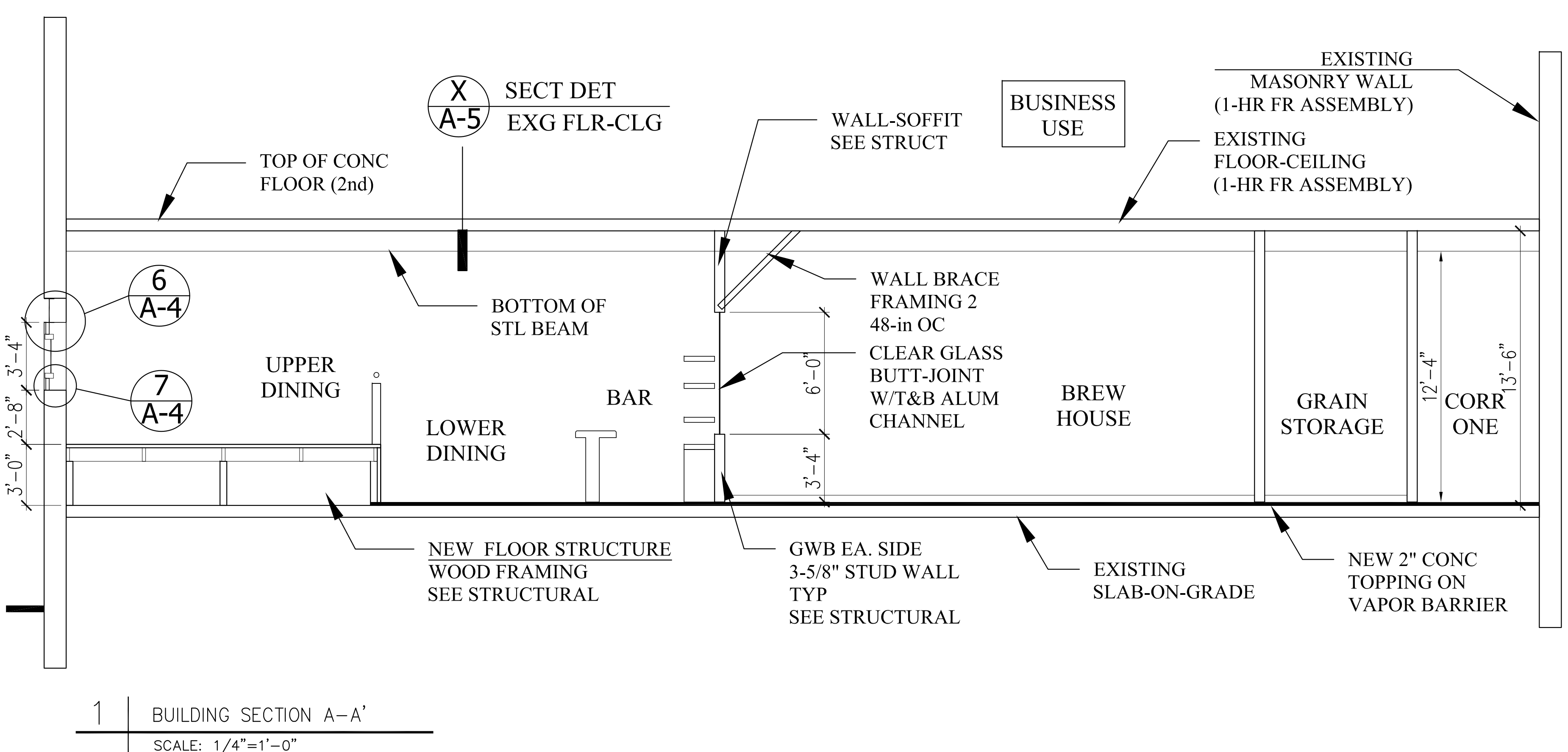
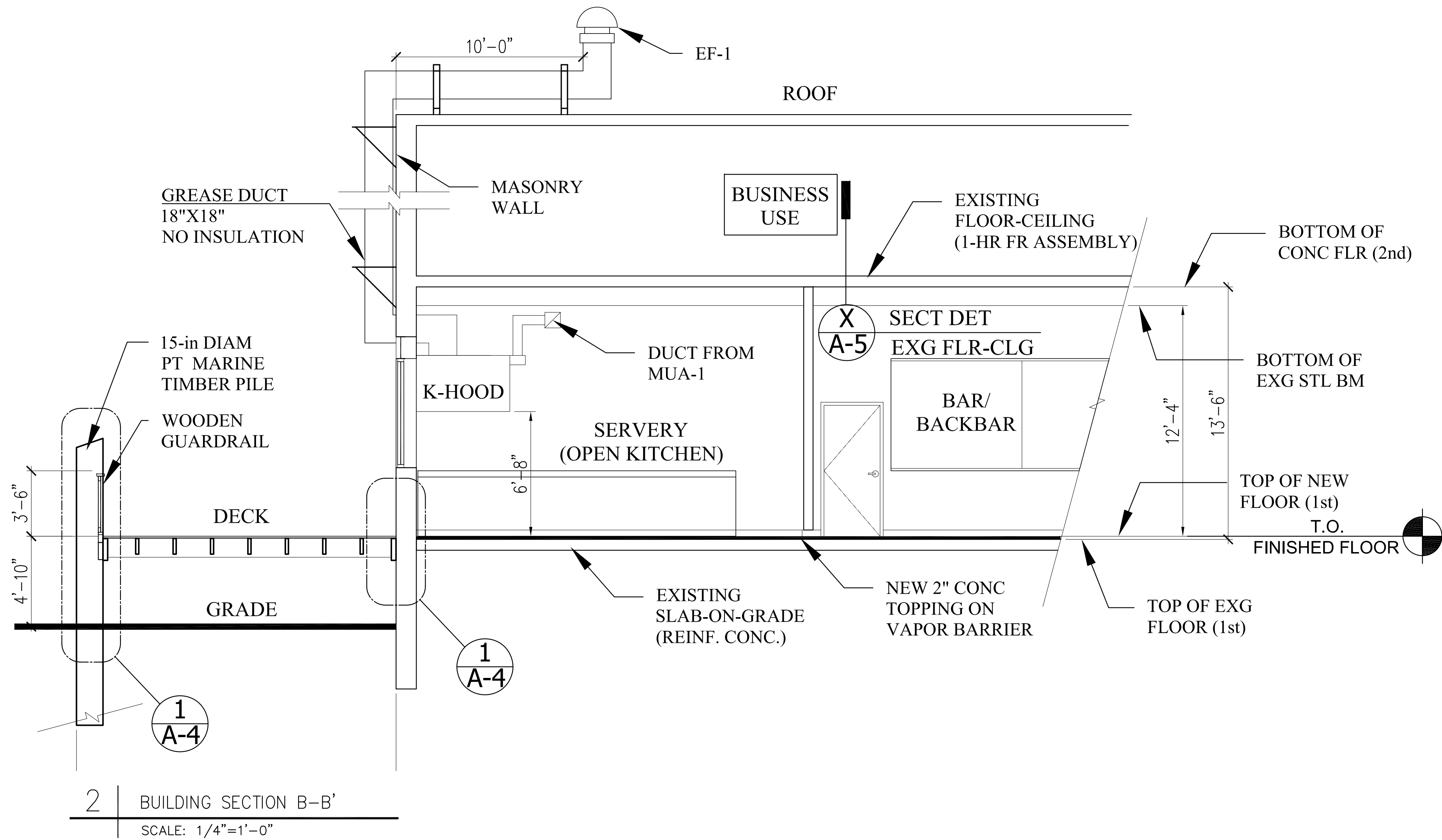
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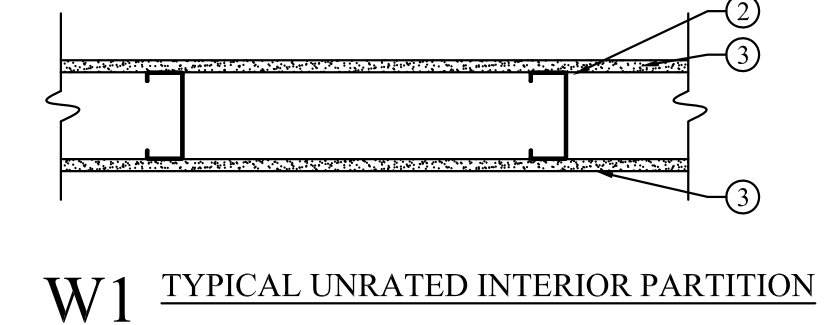
Revisions:


Date: 21 JUNE 2012  
Scale: AS NOTED  
**EXTERIOR ELEVATIONS**

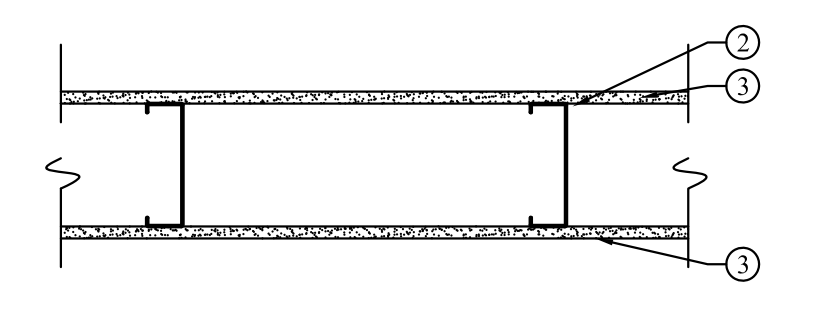
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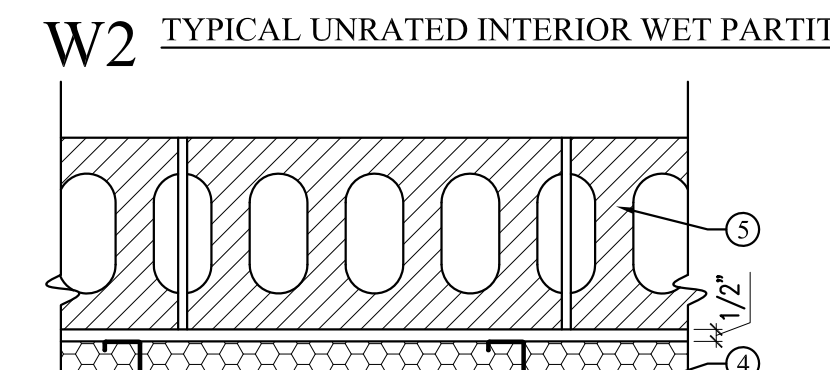
**WALL TYPES**



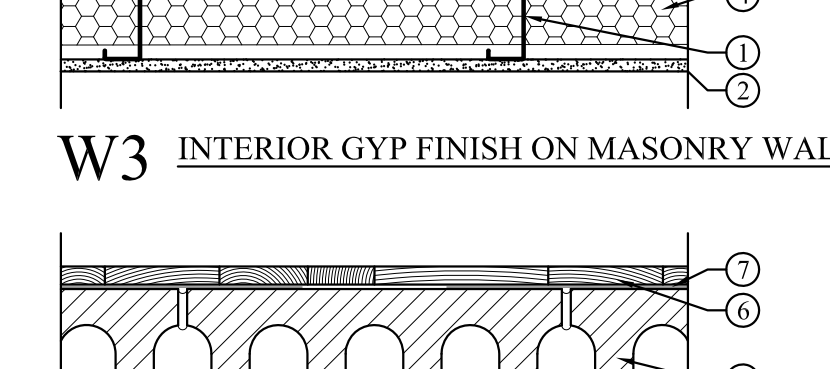
- W1 UNRATED PARTITION WALL ASSEMBLY**
1. Floor and Ceiling Runners — Channel shaped, attached to floor and ceiling, with steel fasteners spaced 24 in. OC. Runners fabricated from min No. 25 MSG galv steel, 1-1/4 in. deep and 3-5/8 in. wide.
  2. Steel Studs — Channel shaped, supplied with cutouts, friction-fitted into floor and ceiling runners and spaced a max 24 in. OC. Studs cut 1/2 in. less than assembly height and evenly staggered between the floor and ceiling runners. Studs fabricated from min No. 25 MSG galv steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs.
  3. Gypsum Board — 5/8 in. thick, 4 ft wide, attached to steel studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  4. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  5. Blocking — Blocking as needed for installation of door frames and baseboard trim.



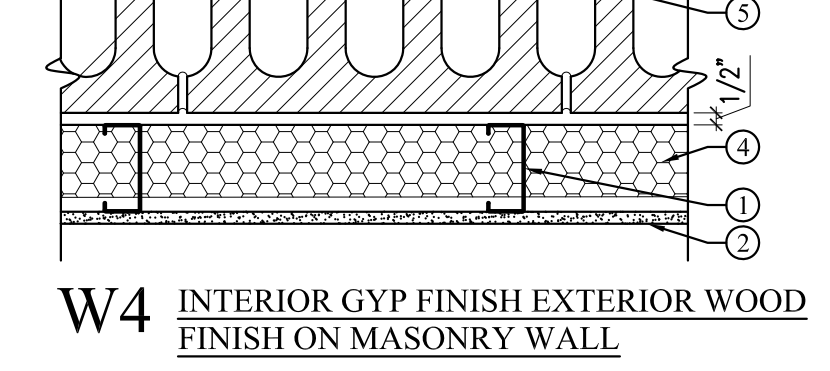
- W2 UNRATED WET PARTITION WALL ASSEMBLY**
1. Floor and Ceiling Runners — Channel shaped, attached to floor and ceiling, with steel fasteners spaced 24 in. OC. Runners fabricated from min No. 25 MSG galv steel, 1-1/4 in. deep and 3-5/8 in. wide.
  2. Steel Studs — Channel shaped, supplied with cutouts, friction-fitted into floor and ceiling runners and spaced a max 24 in. OC. Studs cut 1/2 in. less than assembly height and evenly staggered between the floor and ceiling runners. Studs fabricated from min No. 25 MSG galv steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs.
  3. Gypsum Board — 5/8 in. thick, 4 ft wide, attached to steel studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  4. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  5. Blocking — Blocking as needed for installation of door frames and baseboard trim.



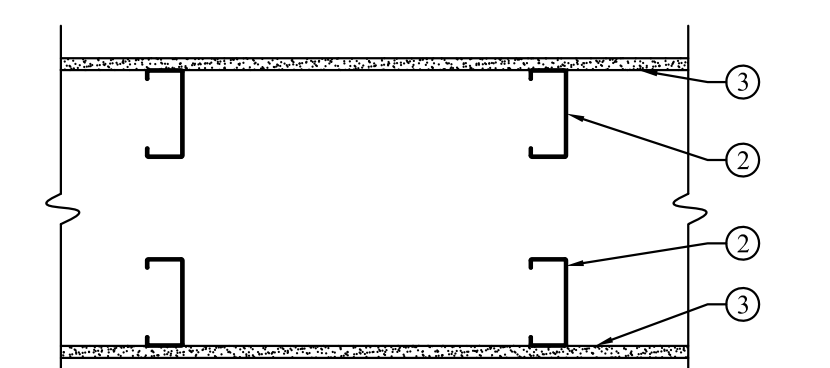
- W3 GYP FINISHED WALL AT EXISTING EXTERIOR MASONRY WALL**
1. Metal Studs — 3-5/8 in. with 3-5/8 in. top and bottom plates. Wall plate set 1/2" off face of existing masonry wall.
  2. Gypsum Board — 5/8 in. thick, attached to metal studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  3. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  4. Insulation — Closed-cell spray foam insulation to a min. depth of 3" inches.
  5. Existing Masonry wall



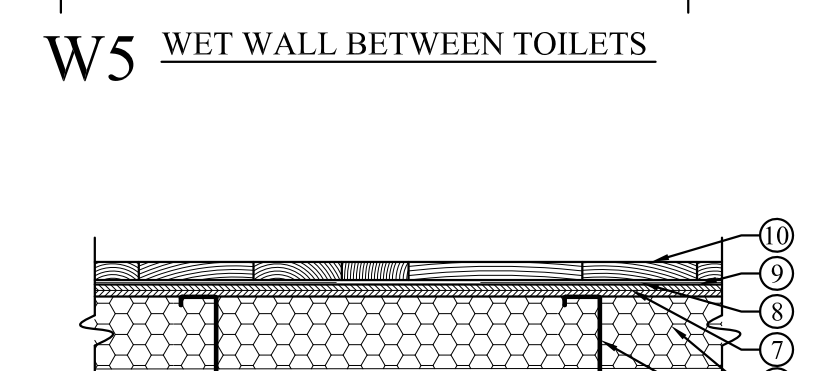
- W4 GYP AND WOOD FINISHED WALL AT EXISTING EXTERIOR MASONRY WALL**
1. Metal Studs — 3-5/8 in. with 3-5/8 in. top and bottom plates. Wall plate set 1/2" off face of existing masonry wall.
  2. Gypsum Board — 5/8 in. thick, attached to metal studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  3. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  4. Insulation — Closed-cell spray foam insulation to a min. depth of 3" inches.
  5. Existing Masonry wall
  6. WOOD — With metal strapping for whiskey barrel look.
  7. Rainscreen Matrix — Rainscreen wall system comprised of a positively draining open matrix type pressure-moderated air space of min. 1-1/4 in., vented at top and bottom of the wall.



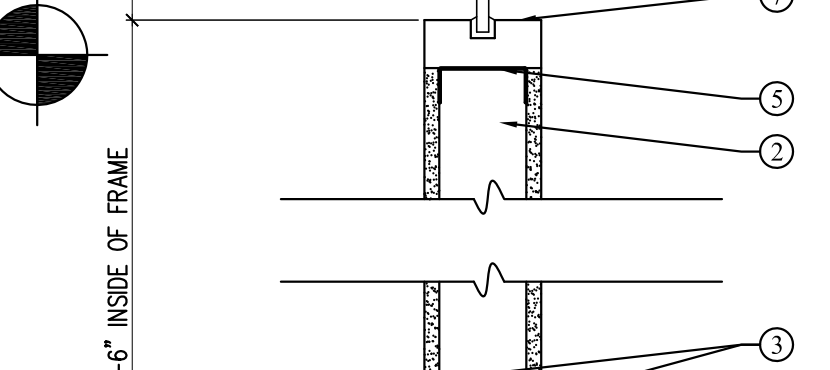
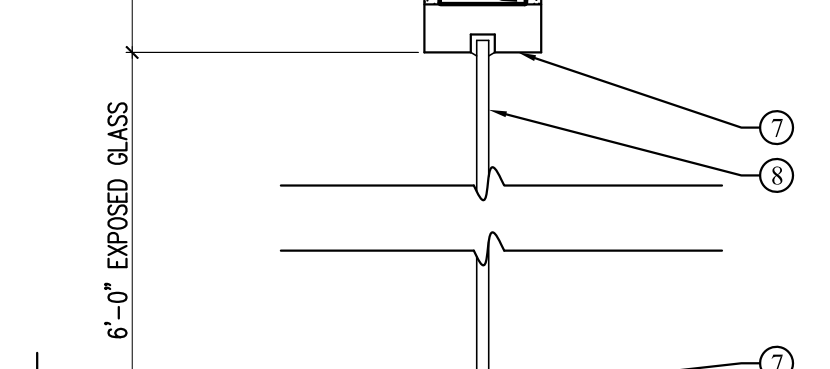
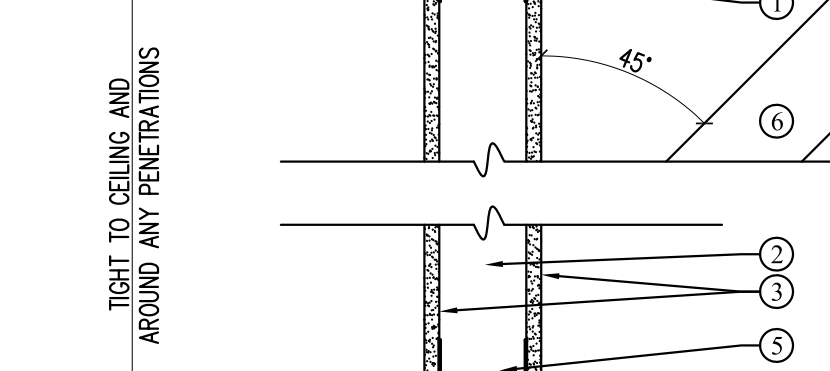
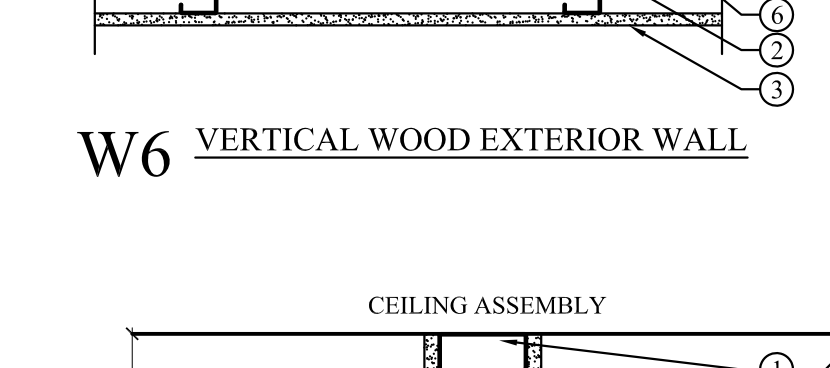
- W5 UNRATED WET PARTITION WALL ASSEMBLY**
1. Floor and Ceiling Runners — Channel shaped, attached to floor and ceiling, with steel fasteners spaced 24 in. OC. Runners fabricated from min No. 25 MSG galv steel, 1-1/4 in. deep and 3-5/8 in. wide.
  2. Steel Studs — Channel shaped, supplied with cutouts, friction-fitted into floor and ceiling runners and spaced a max 24 in. OC. Studs cut 1/2 in. less than assembly height and evenly staggered between the floor and ceiling runners. Studs fabricated from min No. 25 MSG galv steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs.
  3. Gypsum Board — 5/8 in. thick, 4 ft wide, attached to steel studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  4. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  5. Blocking — Blocking as needed for installation of fixtures.



- W6 VERTICAL WOOD EXTERIOR WALL**
1. Floor and Ceiling Runners — Channel shaped, attached to floor and ceiling, with steel fasteners spaced 24 in. OC. Runners fabricated from min No. 25 MSG galv steel, 1-1/4 in. deep and 3-5/8 in. wide.
  2. Steel Studs — Channel shaped, supplied with cutouts, friction-fitted into floor and ceiling runners and spaced a max 24 in. OC. Studs cut 1/2 in. less than assembly height and evenly staggered between the floor and ceiling runners. Studs fabricated from min No. 25 MSG galv steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs.
  3. Gypsum Board — 5/8 in. thick, 4 ft wide, attached to steel studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  4. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  5. Blocking — Blocking as needed for installation of door frames and baseboard trim.
  6. Insulation — Closed-cell spray foam insulation to a min. depth of 3" inches.
  7. Wood Structural Panel Sheathing — Min 1/16 in. thick, 4 ft wide wood structural panels, min grade "CD" or "Sheathing", installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking.
  8. Air/Moisture Barrier — Building Wrap
  9. Rainscreen Matrix — Rainscreen wall system comprised of a positively draining open matrix type pressure-moderated air space of min. 1-1/4 in., vented at top and bottom of the wall.
  10. WOOD — With metal strapping for whiskey barrel look.



- W7 INTERIOR GLASS VIEWING WALL ASSEMBLY**
1. Floor and Ceiling Runners — Channel shaped, attached to floor and ceiling, with steel fasteners spaced 24 in. OC. Runners fabricated from min No. 25 MSG galv steel, 1-1/4 in. deep and 3-5/8 in. wide.
  2. Steel Studs — Channel shaped, supplied with cutouts, friction-fitted into floor and ceiling runners and spaced a max 24 in. OC. Studs cut 1/2 in. less than assembly height and evenly staggered between the floor and ceiling runners. Studs fabricated from min No. 25 MSG galv steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs.
  3. Gypsum Board — 5/8 in. thick, 4 ft wide, attached to steel studs with Type S steel screws spaced 8 in. OC, along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
  4. Joint Tape and Compound — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
  5. Blocking — Blocking as needed for installation of door frames and baseboard trim.
  6. Kicker — to brace top of wall at 45°.
  7. Aluminum Frame
  8. Glass — Butt-jointed - for distillery glass refer to sprinkler design



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Consulting Engineer: **ARCHETYPE architects**  
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Project: **250 COMMERCIAL STREET**  
PORTLAND, MAINE 04101

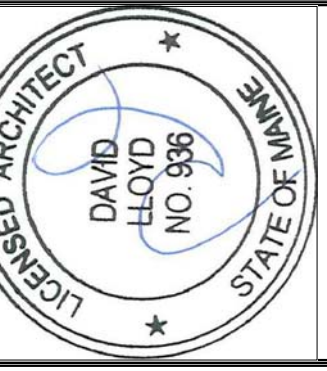
Revisions:

Scale: **AS NOTED**

Date: **21 JUNE 2012**

**BUILDING SECTIONS AND WALL TYPES**

**A-3**



Prepared For:

Consulting Engineer:

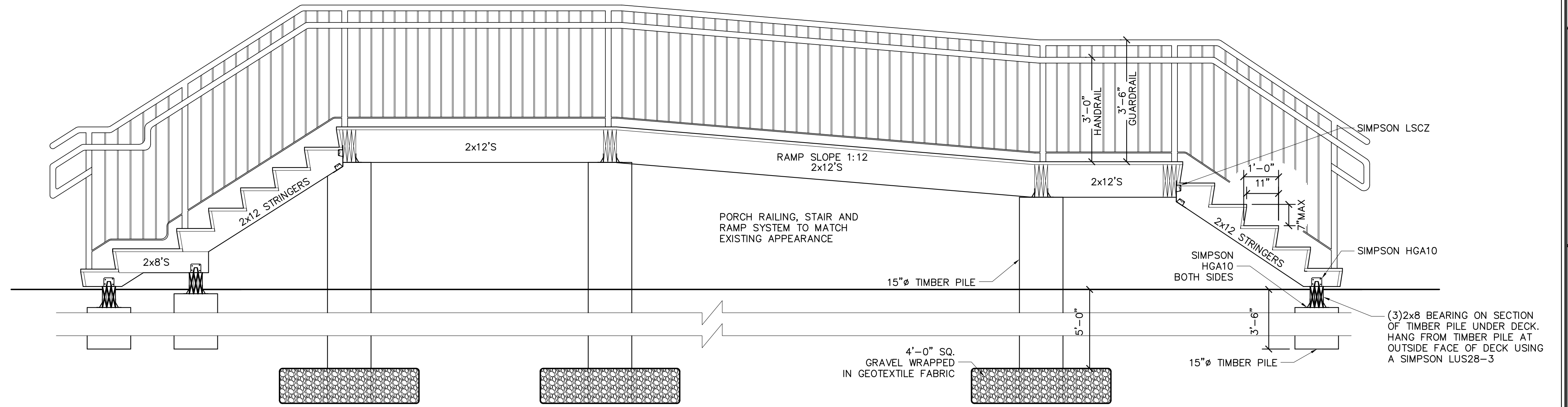
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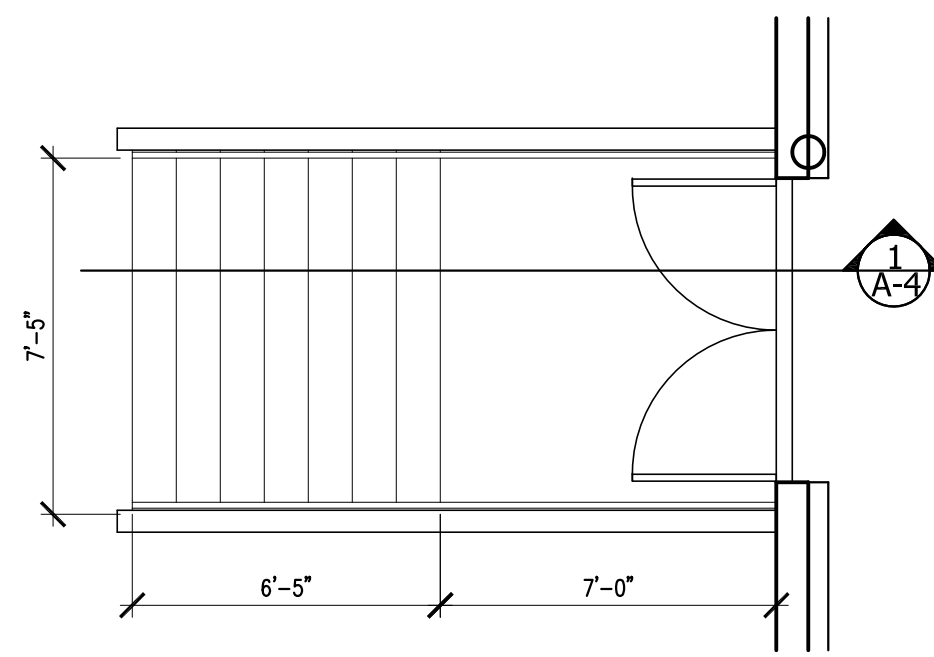
Revisions:

Date: 21 JUNE 2012  
Scale: AS NOTED  
**STAIRS AND RAMPS  
PLANS AND SECTIONS**

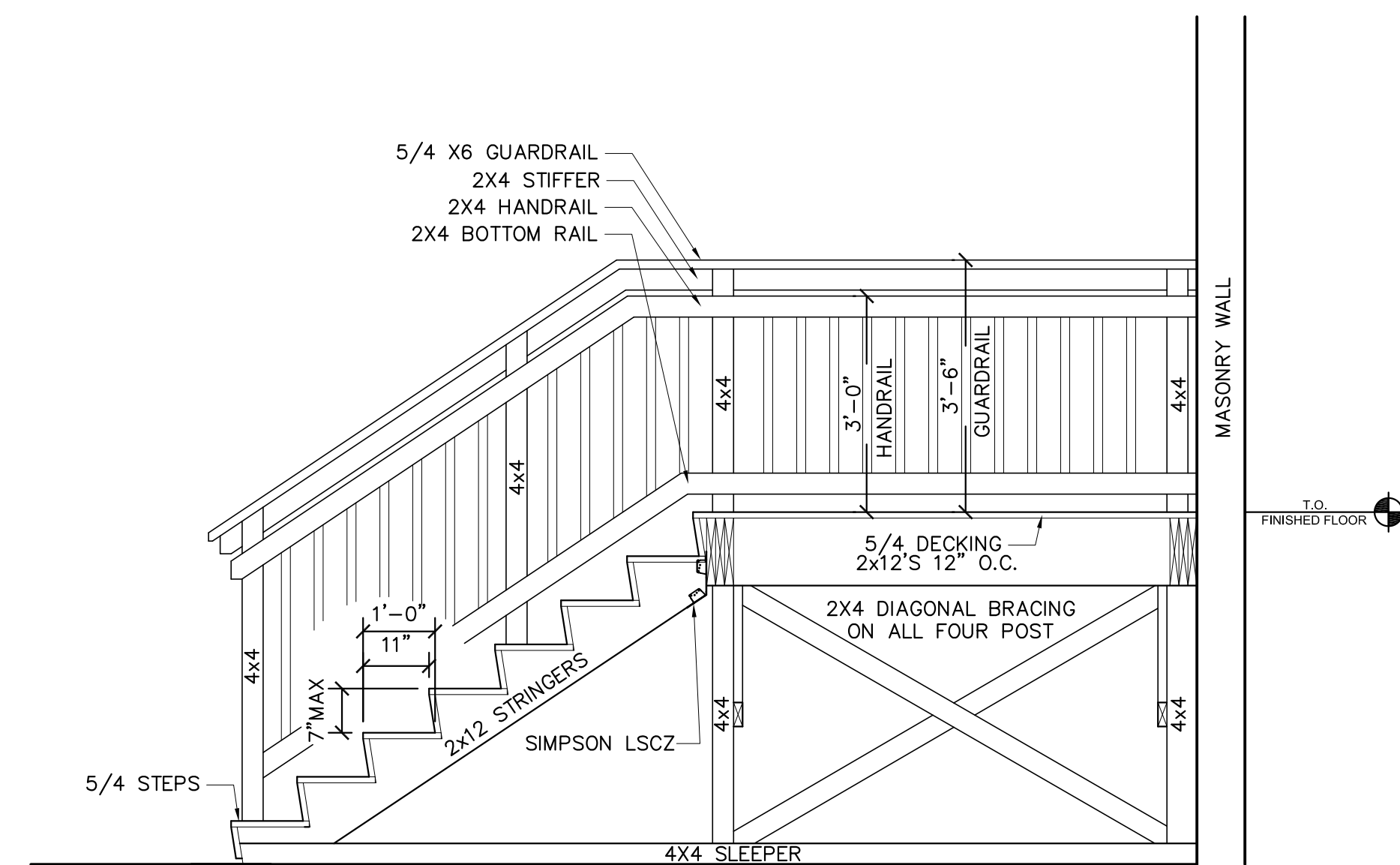
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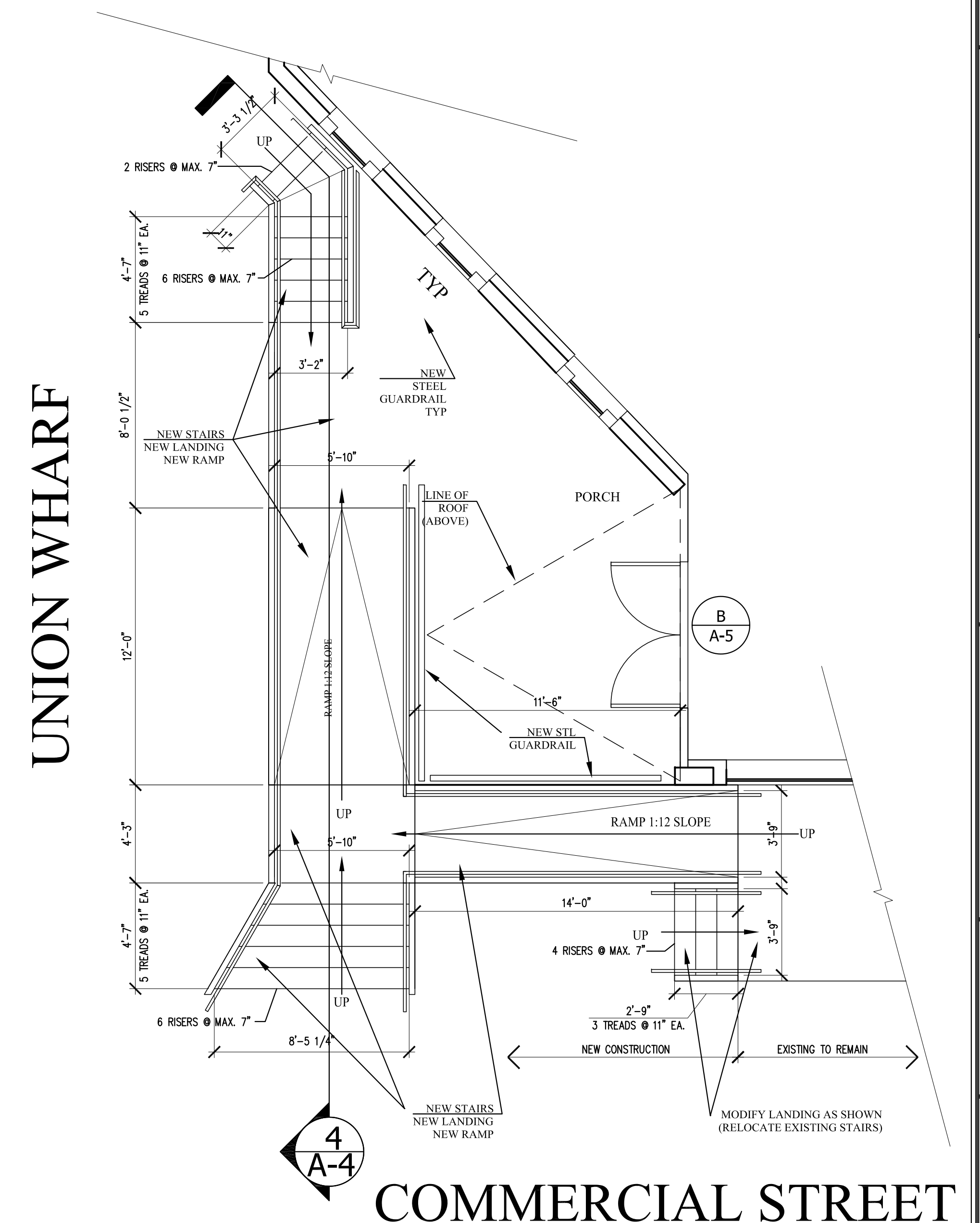
**4** STAIR AND RAMP SECTION  
SCALE: 1/2"=1'-0"



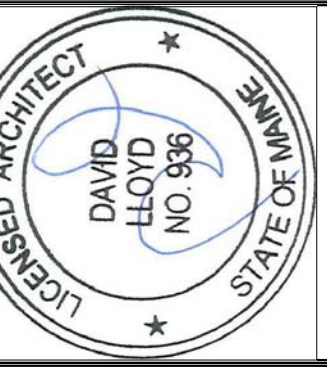
**3** TEMP STAIR PLAN  
SCALE: 1/4"=1'-0"



**1** TEMP. STAIR SECTION  
SCALE: 1/4"=1'-0"



**2** STAIR AND RAMP PLAN  
SCALE: 1/4"=1'-0"



Prepared For:

Consulting Engineer:

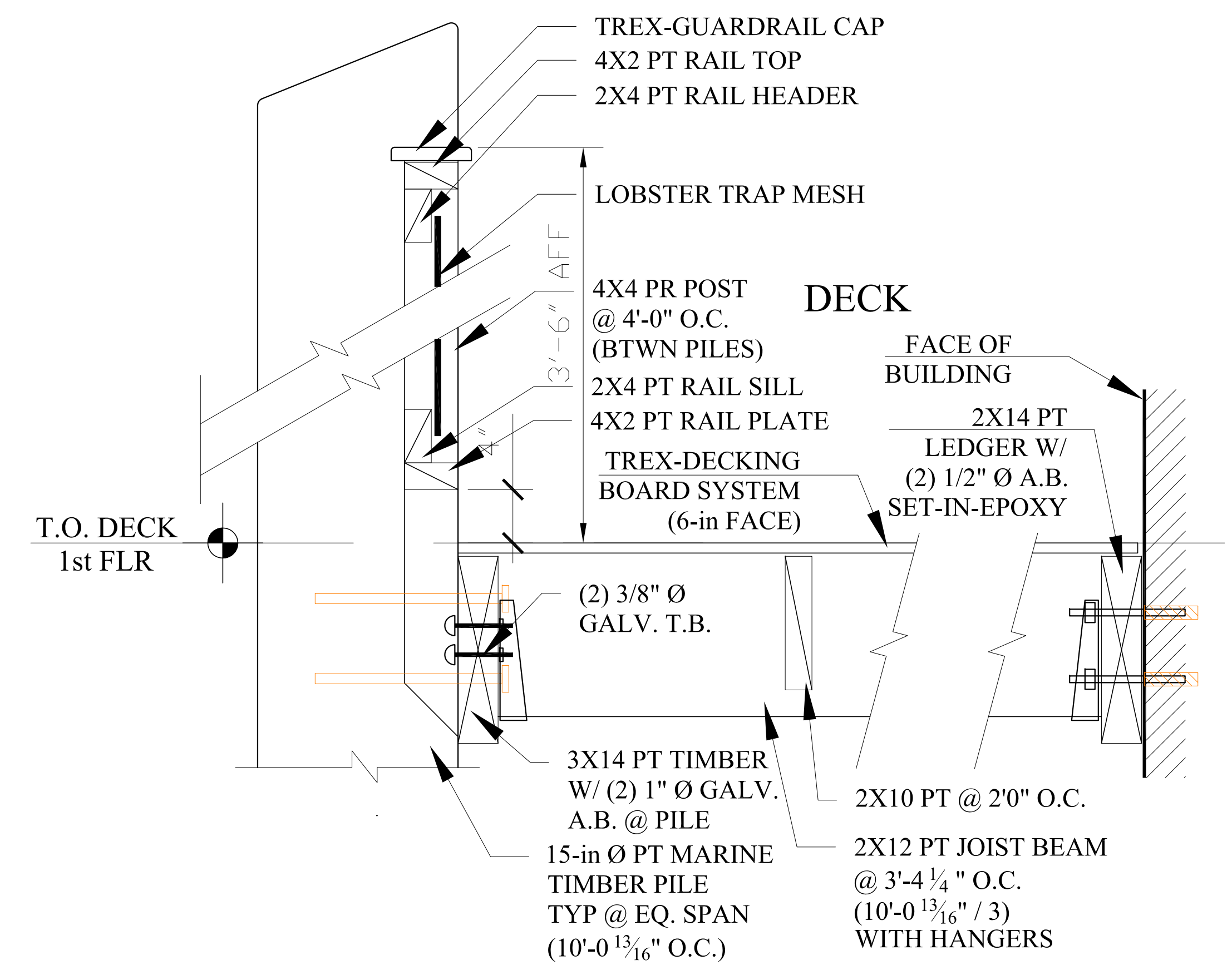
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

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

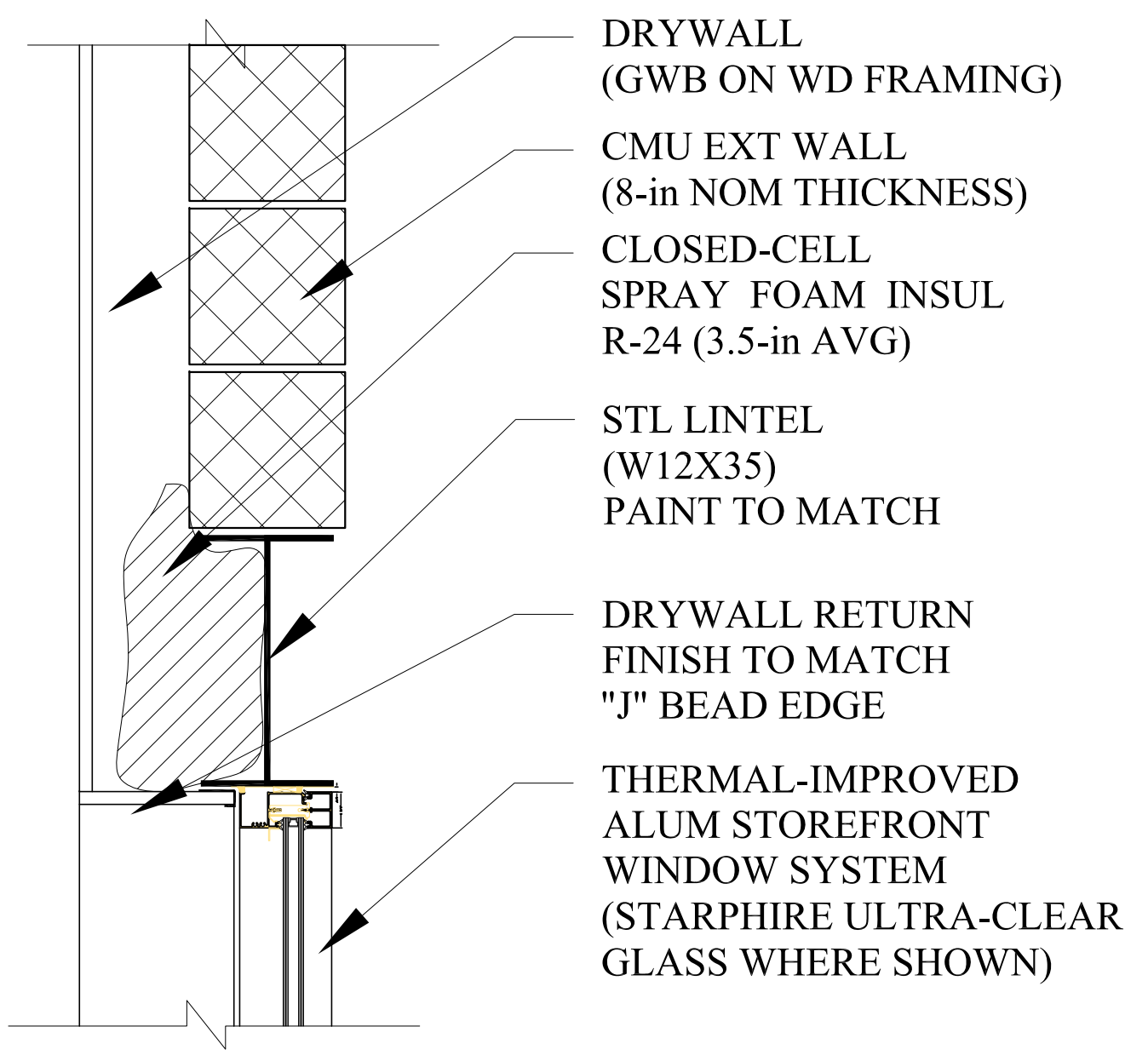
Revisions:


Date: 21 JUNE 2012  
Scale: AS NOTED  
**BUILDING SECTIONS**

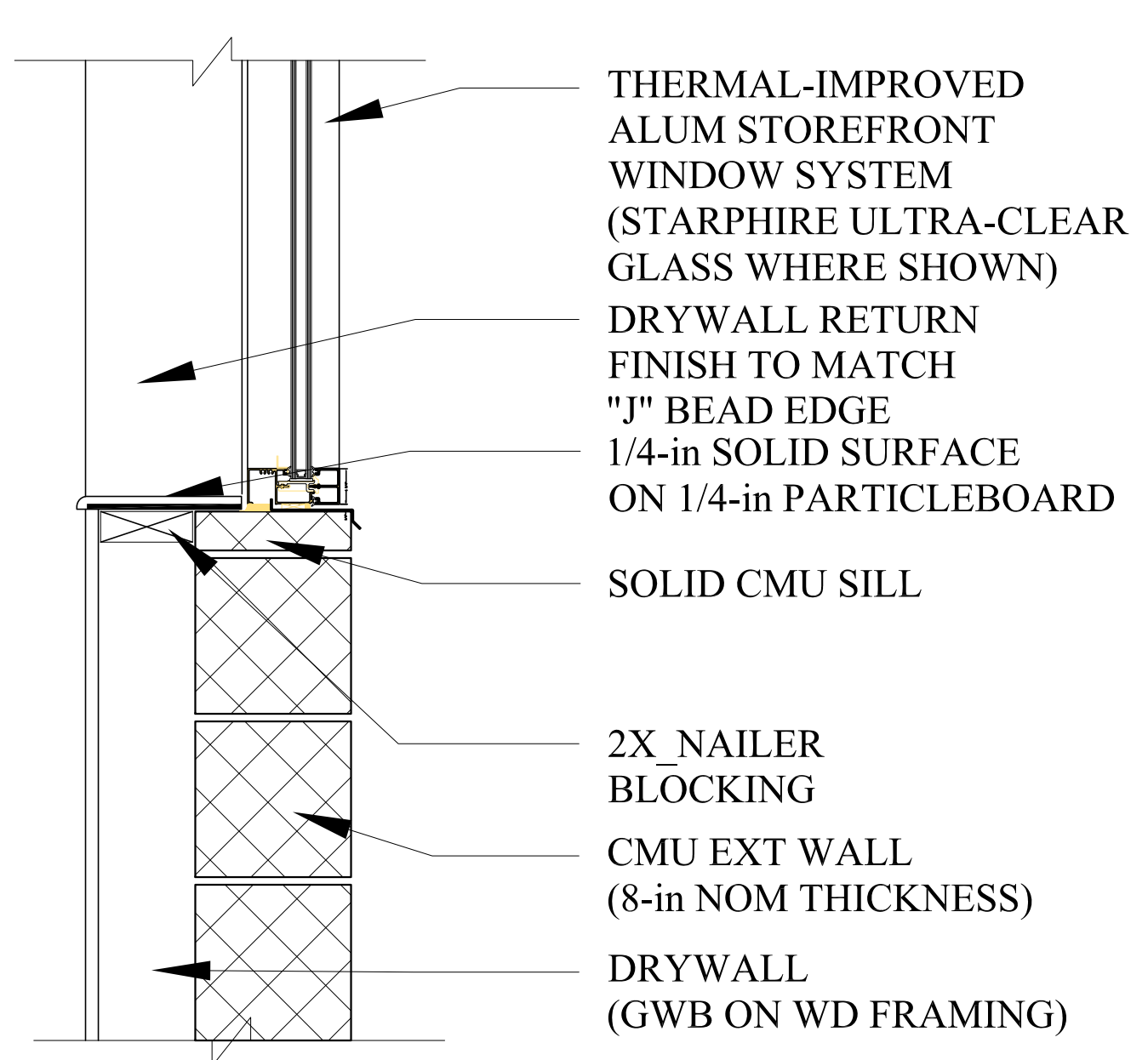
**A-5**



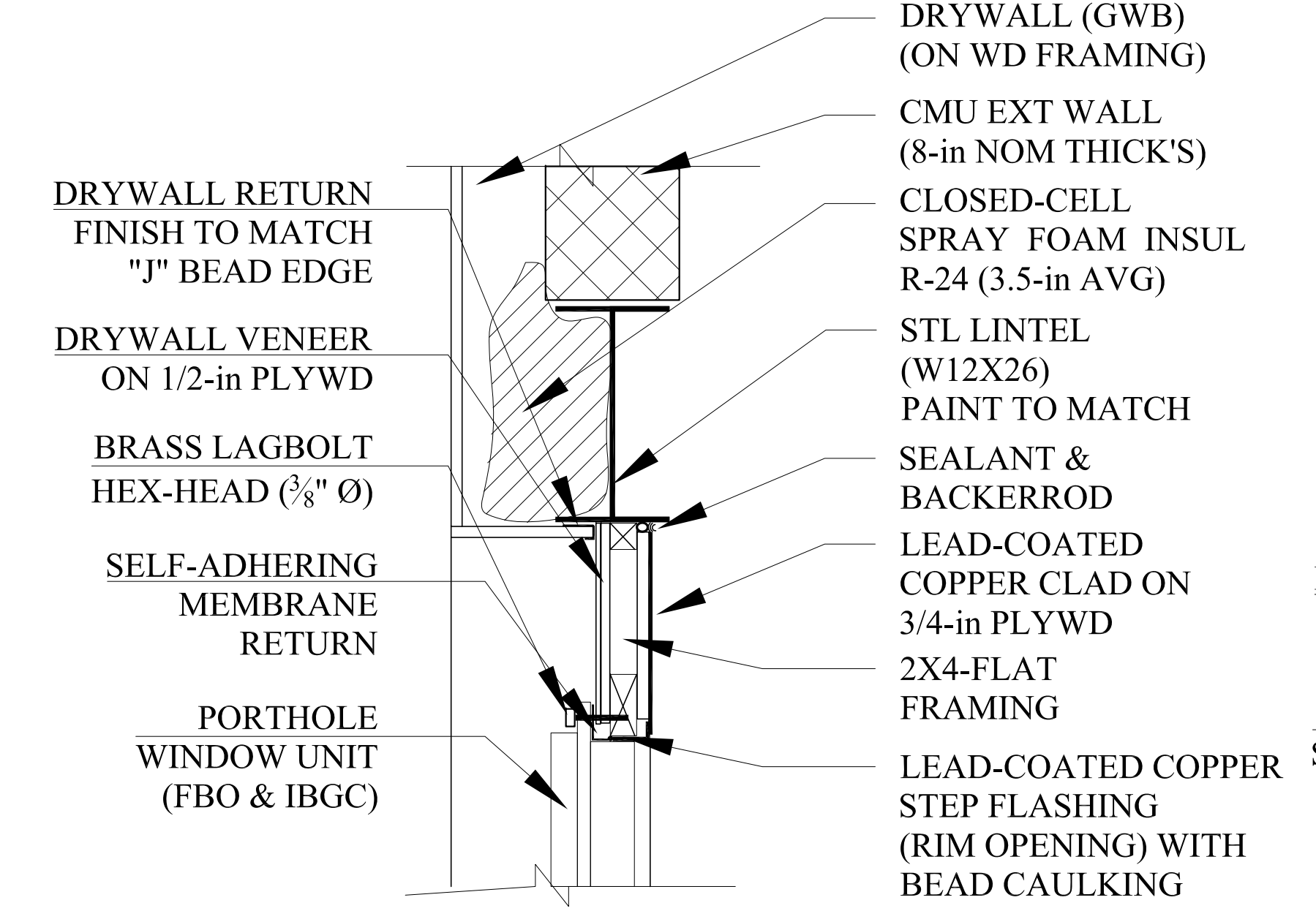
1 | BUILDING SECTION A-A'  
SCALE: 1/4"=1'-0"



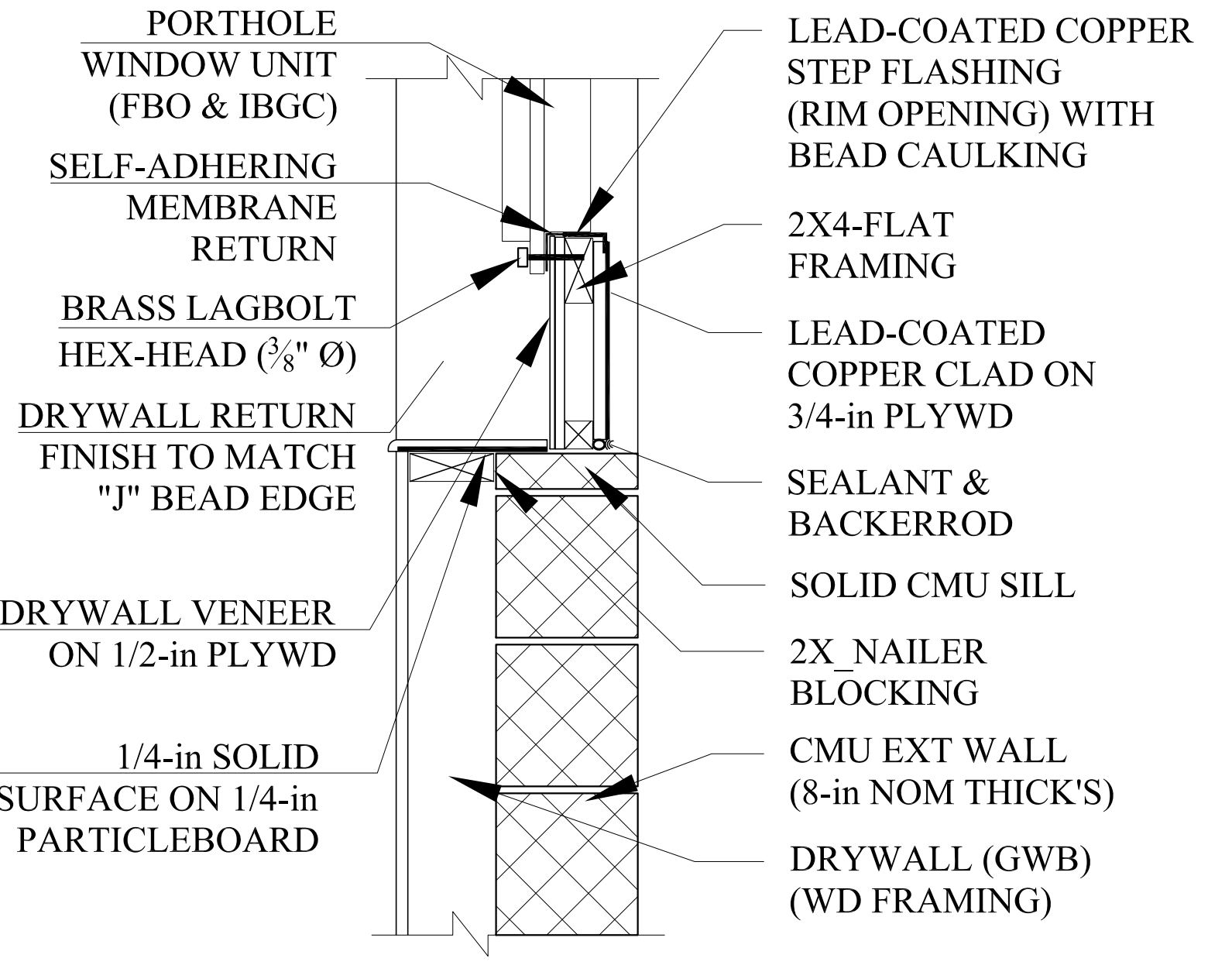
4 | SEC DET AT WINDOW HEAD  
SCALE: 1'-1/2"=1'-0"



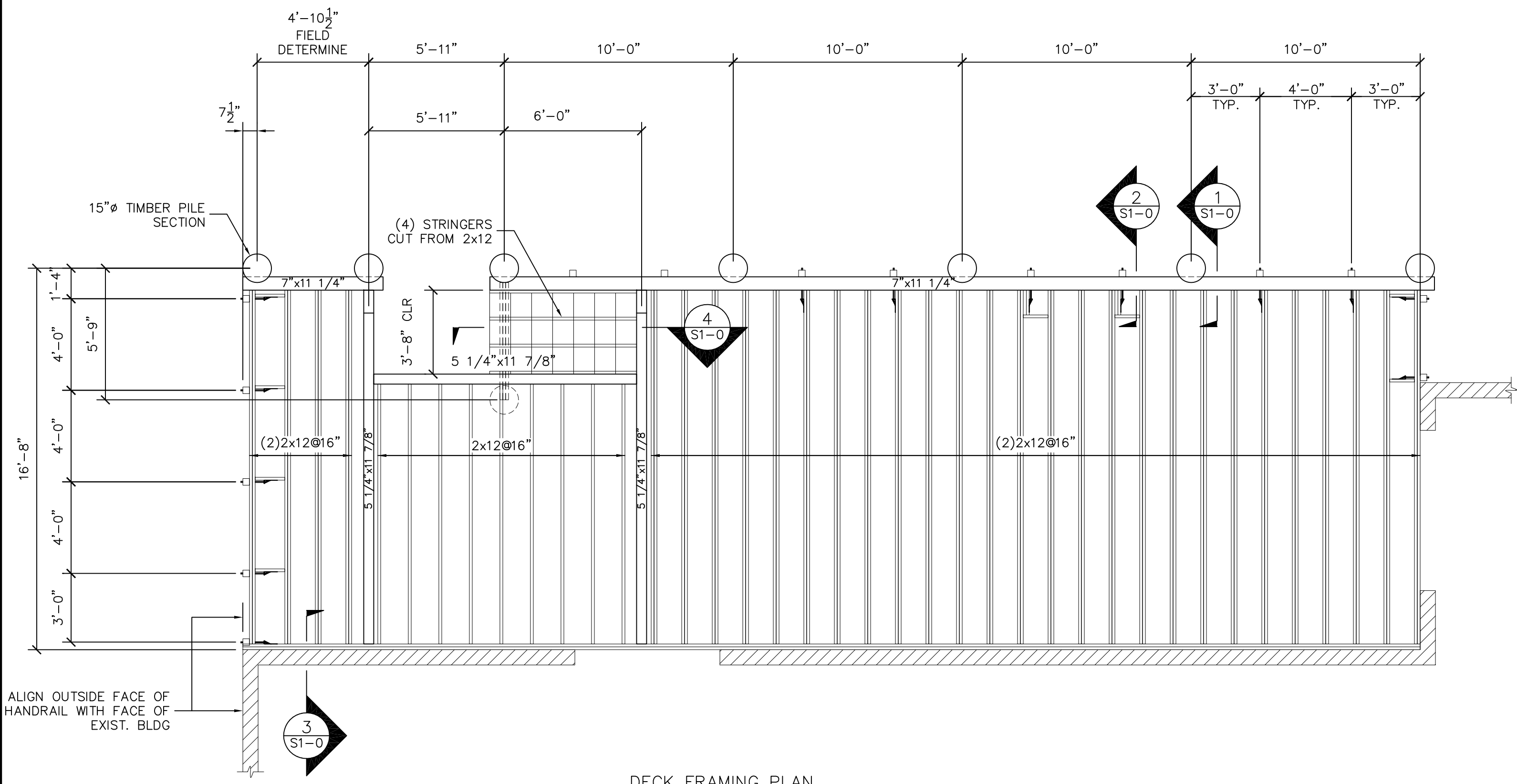
5 | SEC DET AT WINDOW SILL  
SCALE: 1'-1/2"=1'-0"



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



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



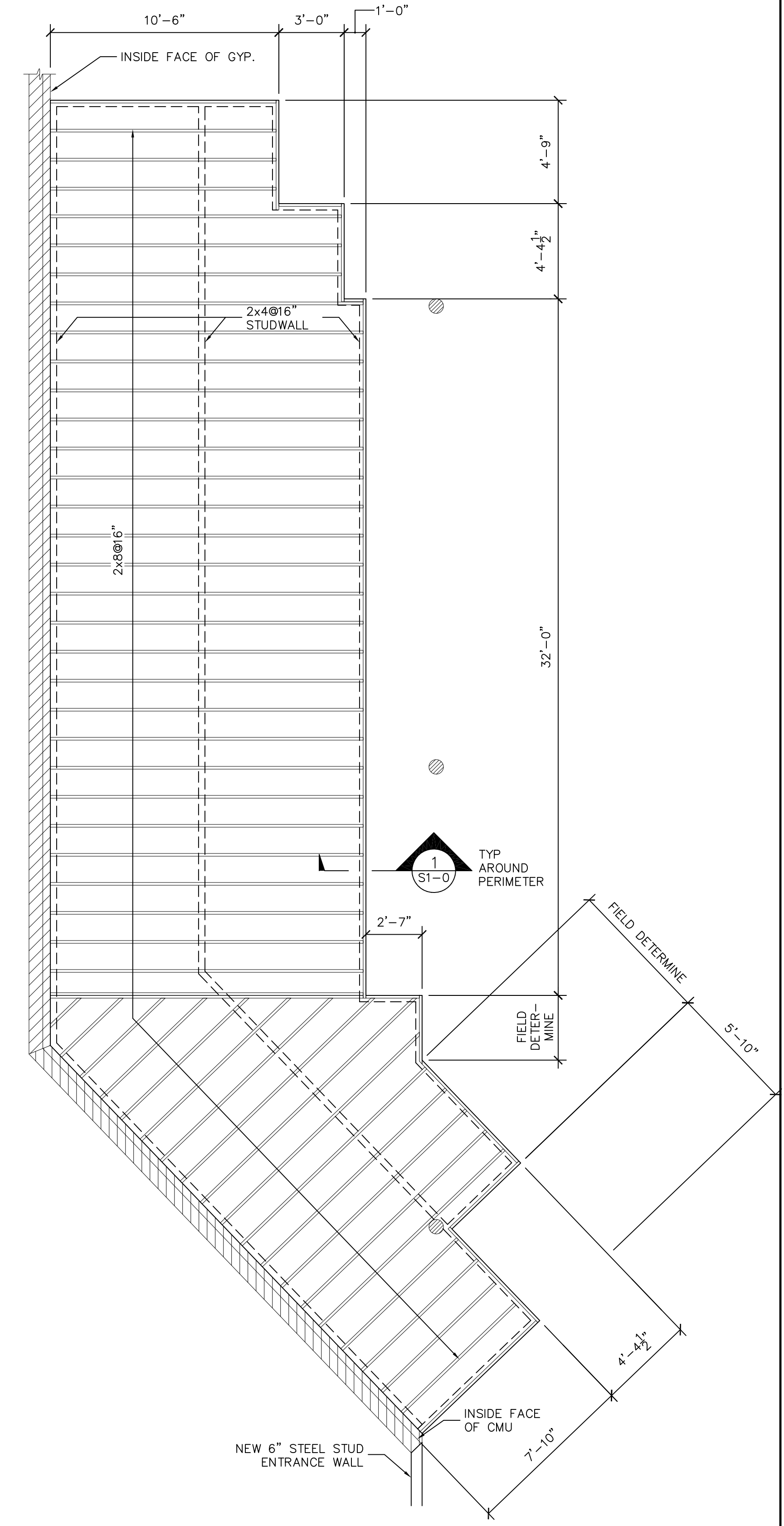
**DECK FRAMING PLAN**  
 1/4"=1'-0"

ALL DECK FRAMING MEMBERS ARE PRESSURE TREATED.  
 ALL JOISTS ARE SO. YELLOW PINE NO. 2 OR BETTER.  
 ALL BEAMS ARE 2.0E PARALLAM PSL.

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

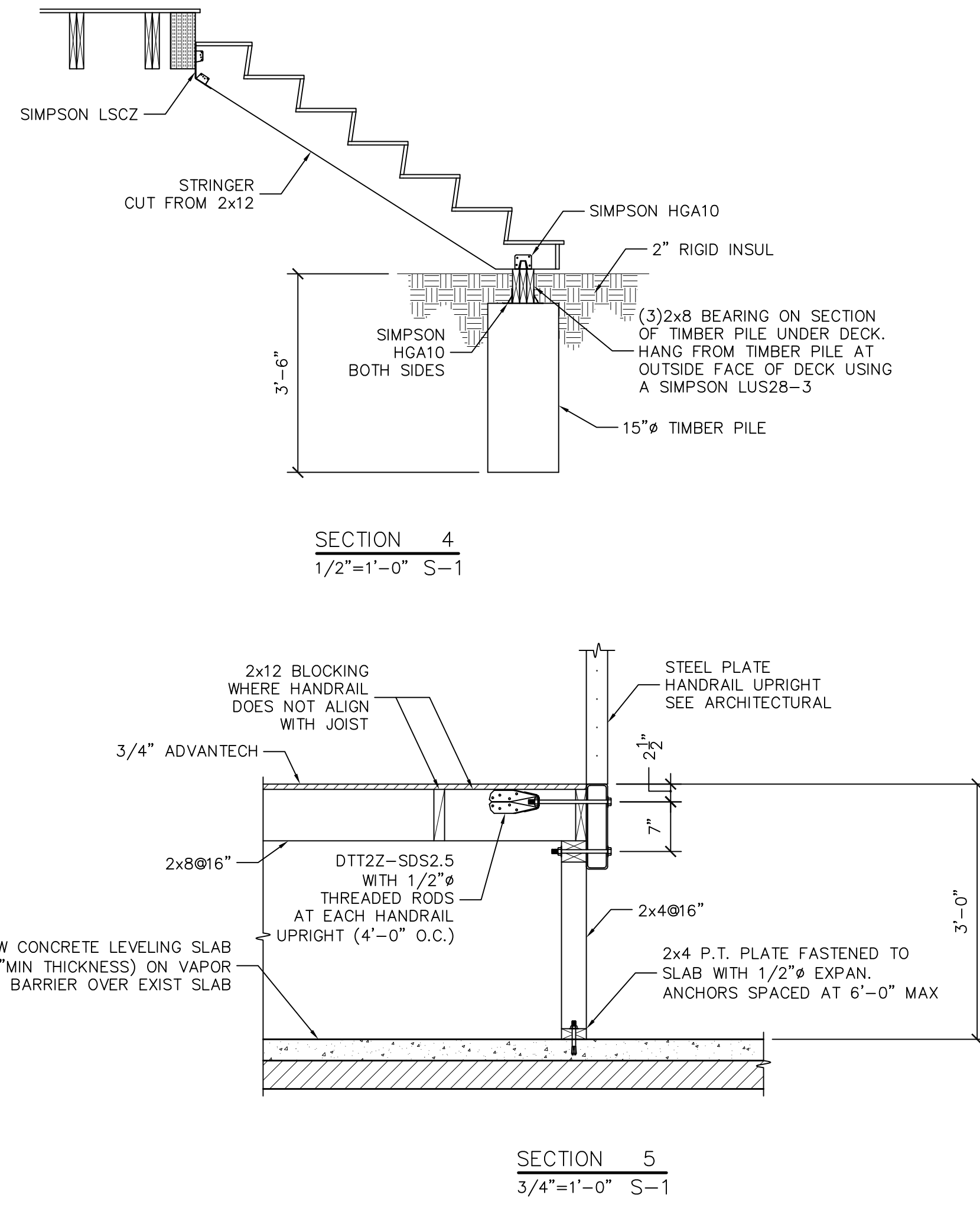
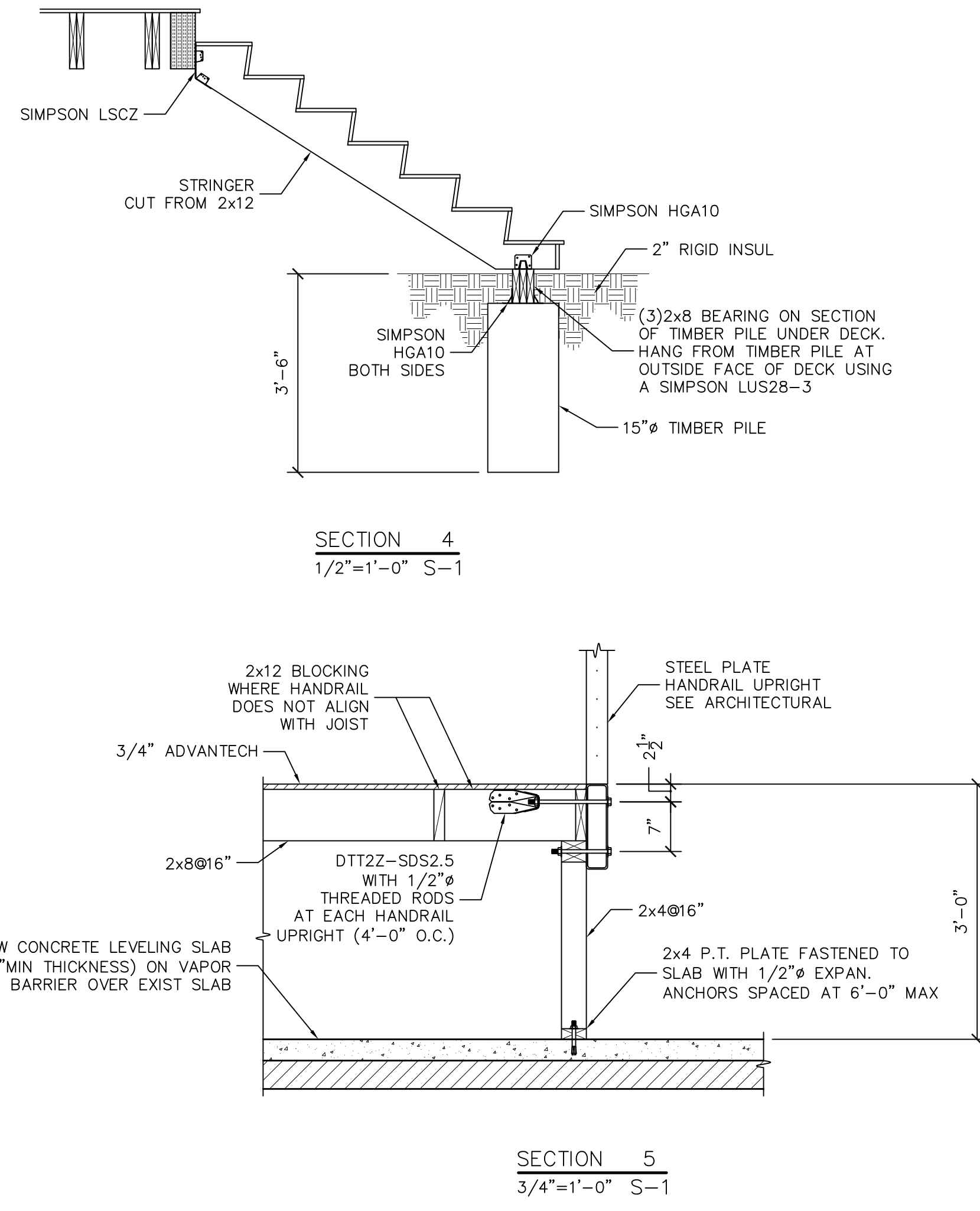
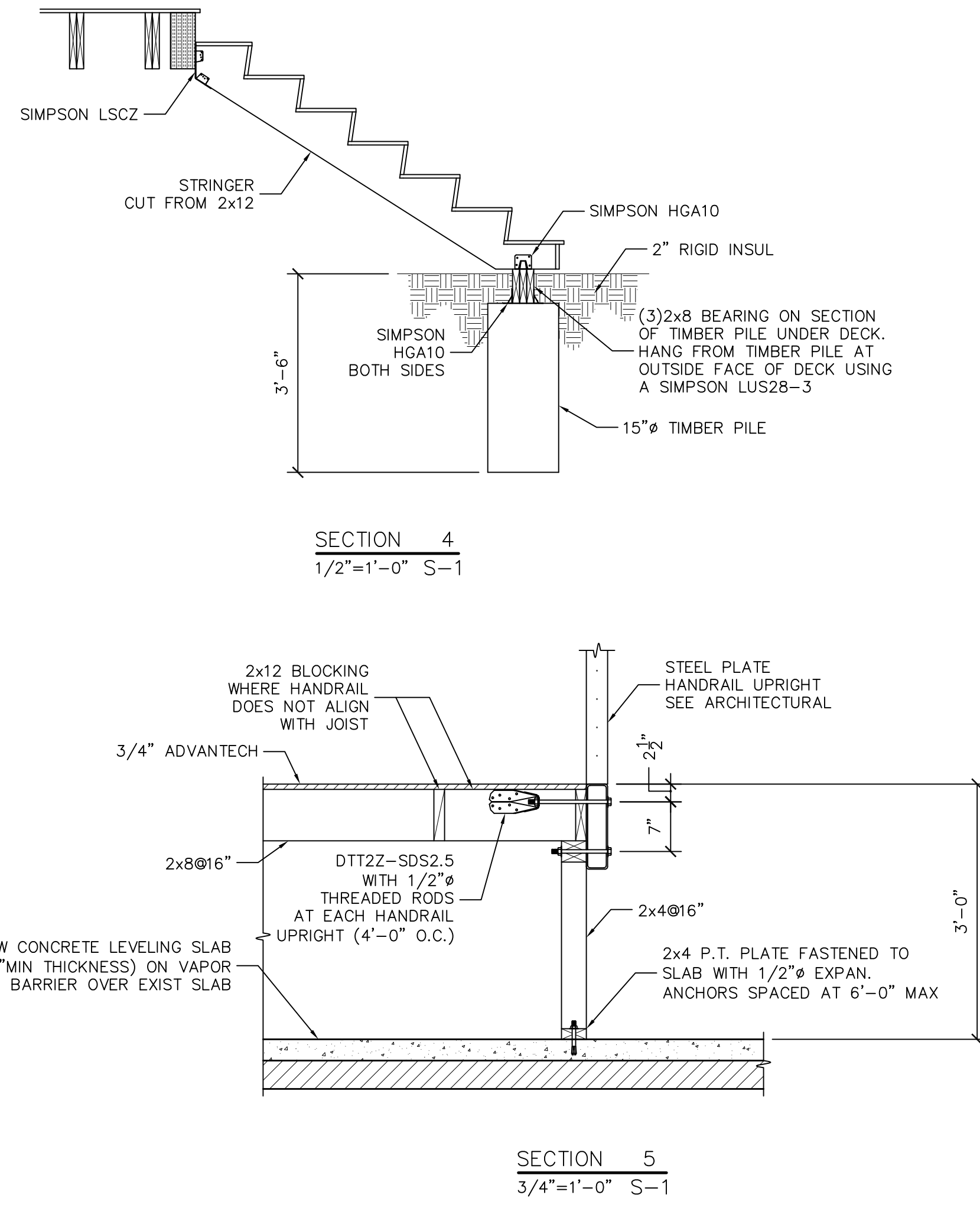
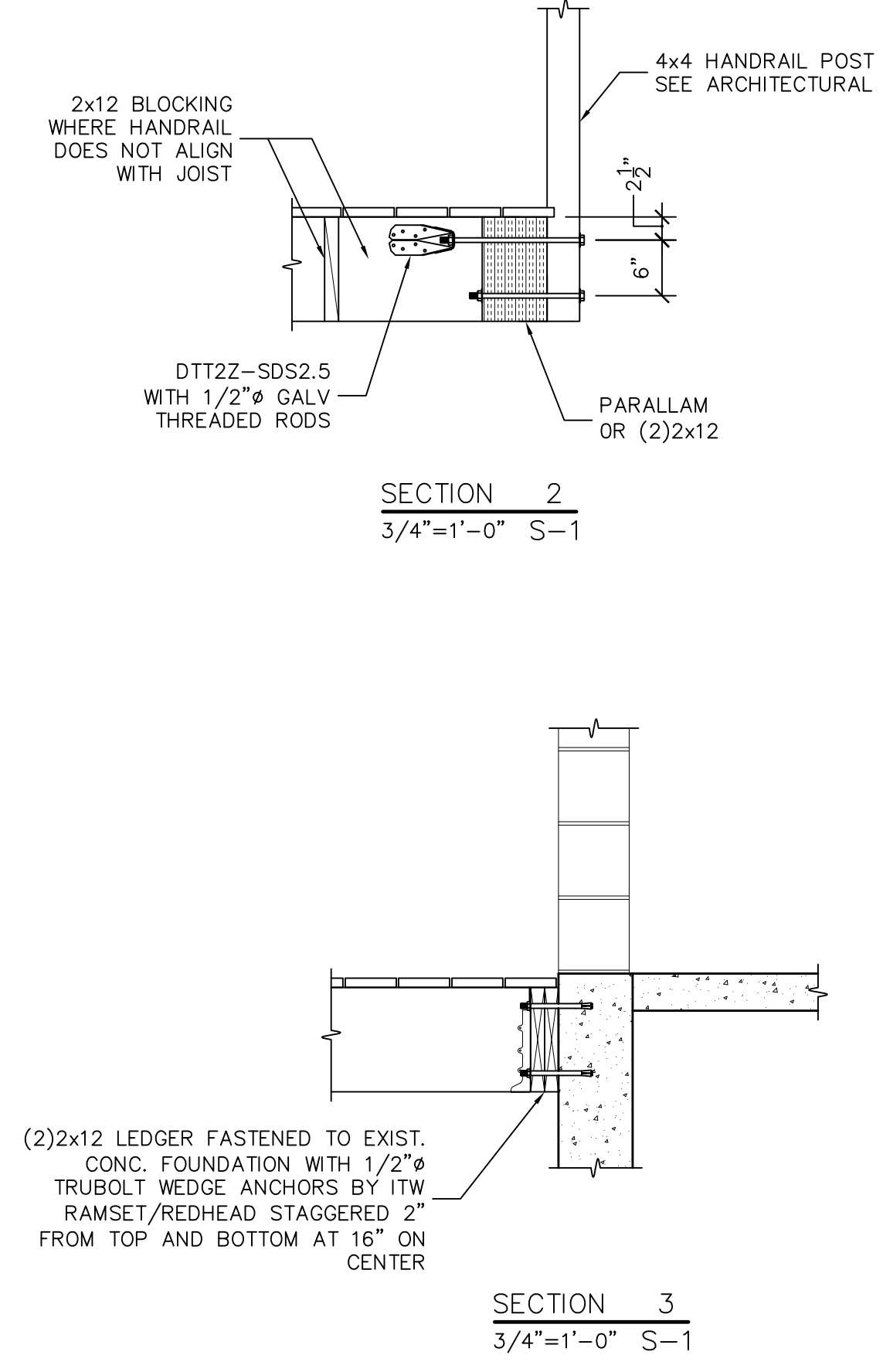
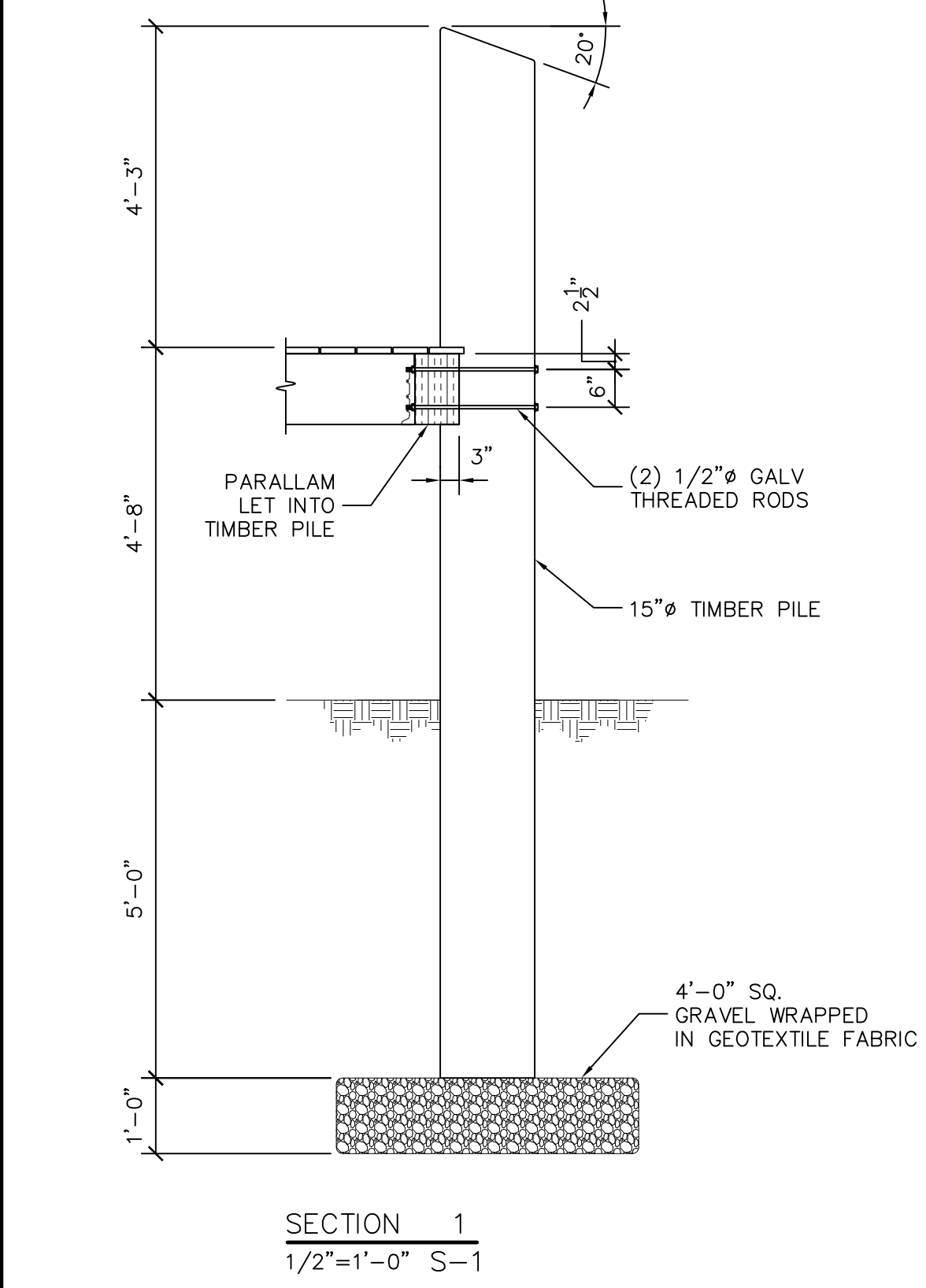
FRAMING HARDWARE SCHEDULE	
LOCATION	CONNECTOR
2x12 TO BEAM OR LEDGER	LU210
(2)2x12 TO BEAM OR LEDGER	U210-2
(3)2x12 TO BEAM	LUS28
5 1/4" x 11 7/8" PSL TO BEAM	HB5.50/11.88
STRINGER HANGER	LSCZ
STRINGER BASE	HGA10
HANDRAIL POST TIE	(2) DTT2Z-SDS2.5 WITH 1/2" THRD. ROD

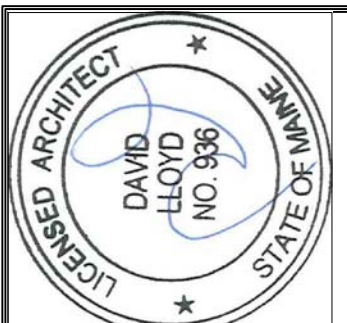
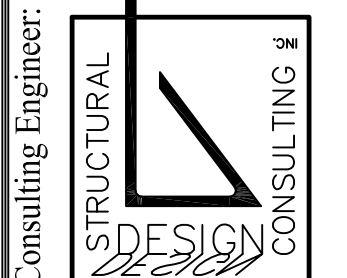
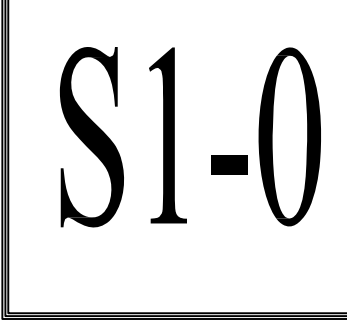
ALL HARDWARE MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED ALTERNATE.  
 ALL HARDWARE TO HAVE SIMPSON Z-MAX COATING.

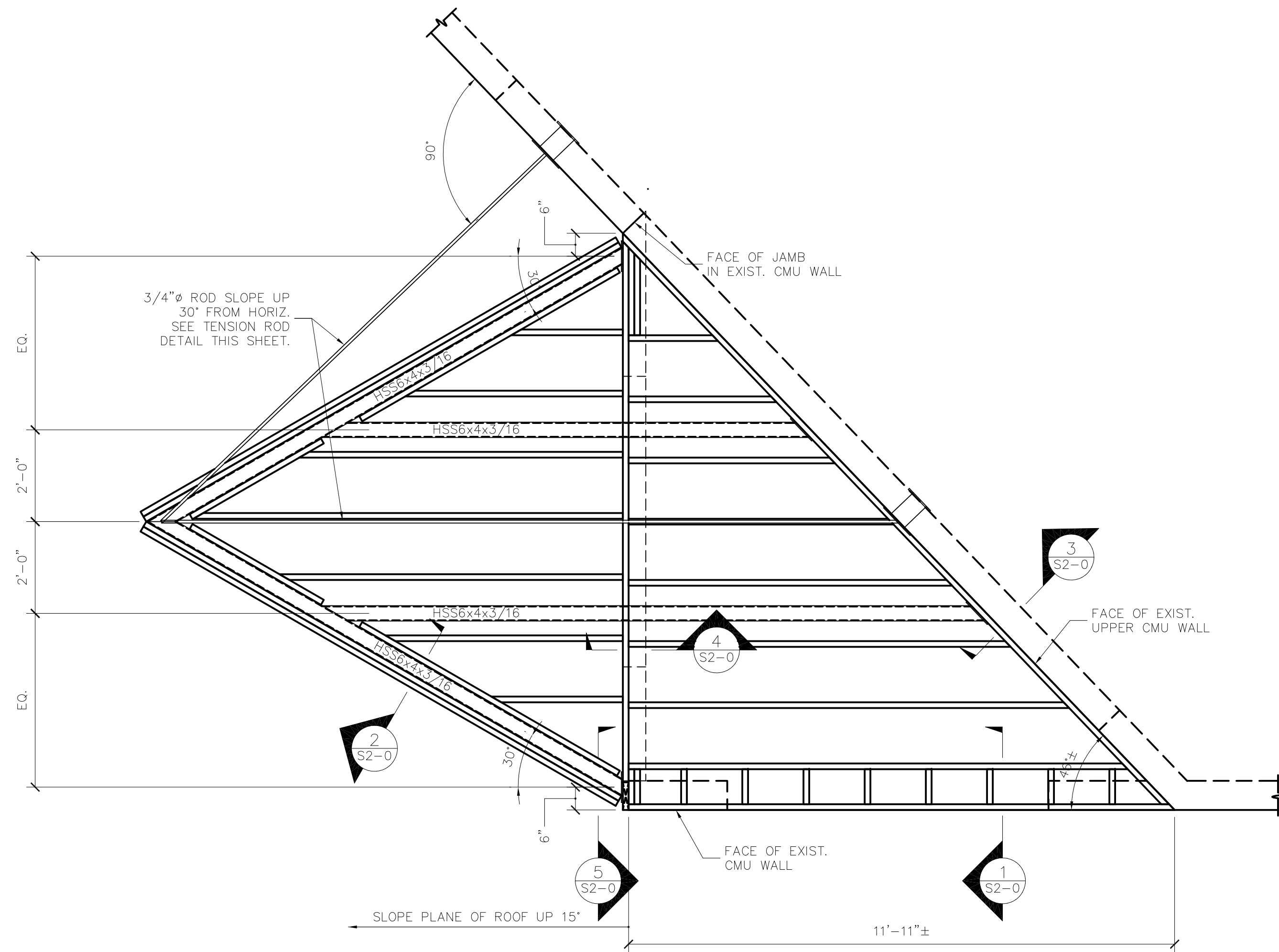


**RAISED DINING AREA FRAMING PLAN**  
 1/4"=1'-0"

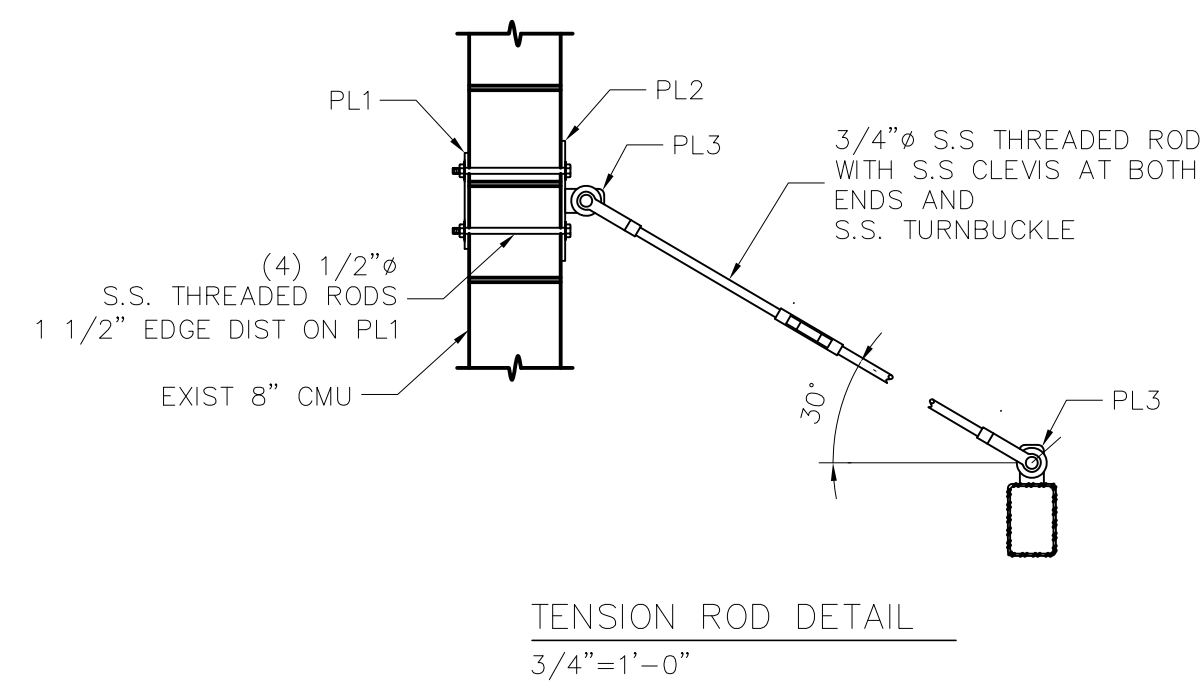
ALL DIMENSIONS ARE TO FACE OF FRAMING.  
 ALL DECK FRAMING MEMBERS ARE S-P-F NO. 2 OR BETTER.



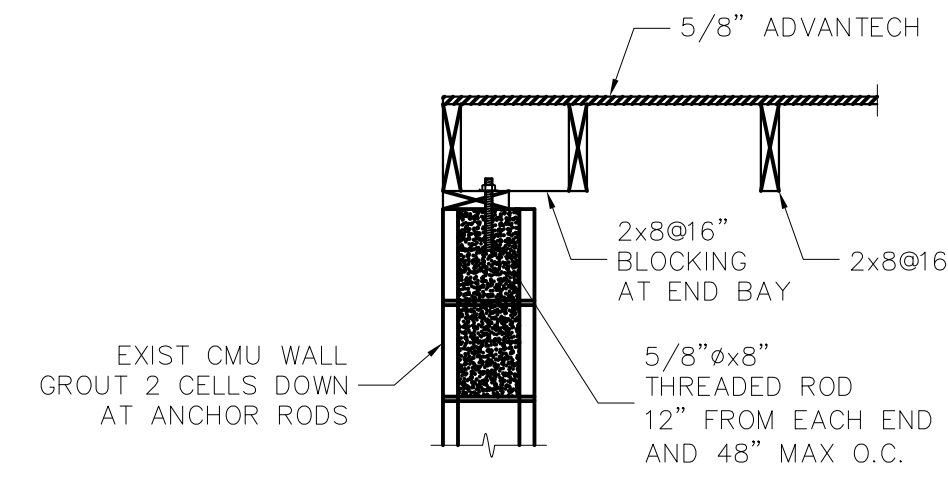

  
 Prepared For:
   
 Consulting Engineer:
   

  
 ARCHETYPE architects
   
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 (207) 772-6022 Fax (207) 772-4056
   
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 PORTLAND, ME 04101
   
 Revisions:
   
 Date: 10 May 2012
   
 Scale: As Noted
   
 DECK FRAMING
   
 RAISED DINING FRAMING AND DETAILS
   




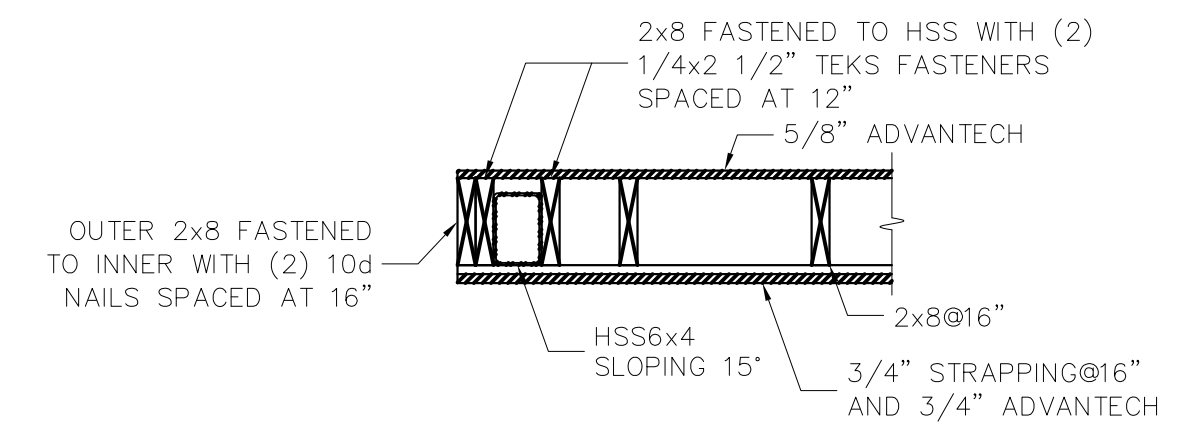
**ENTRANCE ROOF FRAMING PLAN**  
1/2"=1'-0"  
HSS SECTIONS ARE ASTM A-500, GR B.  
WELD ALL AROUND AT HSS-HSS AND  
HSS TO PLATE CONNECTIONS.  
PLATES ASTM A-36.  
RODS ARE STAINLESS STEEL.  
WOOD FRAMING MEMBERS ARE S-P-F NO. 2 OR BETTER.  
JOIST HANGERS ARE SIMPSON LSSU28.



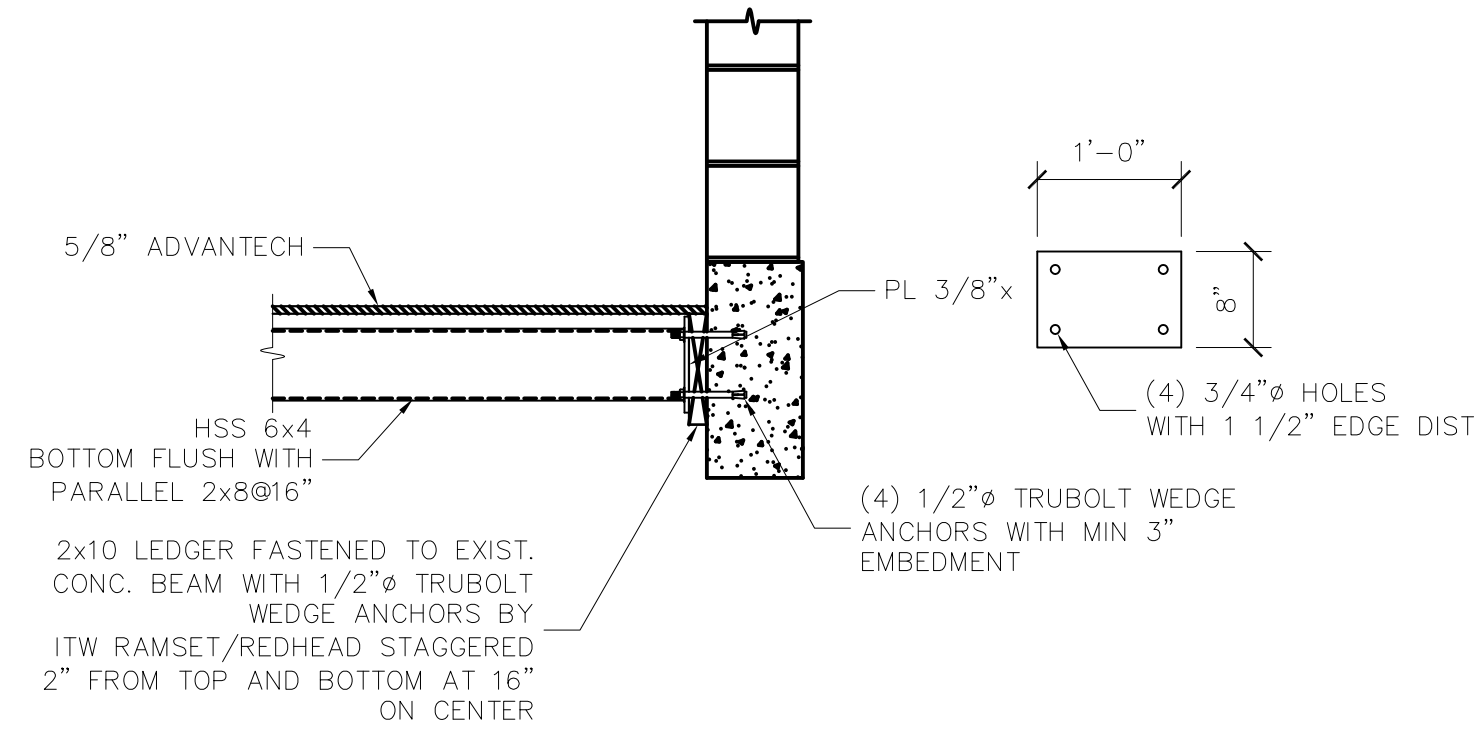
**TENSION ROD DETAIL**  
3/4"=1'-0"



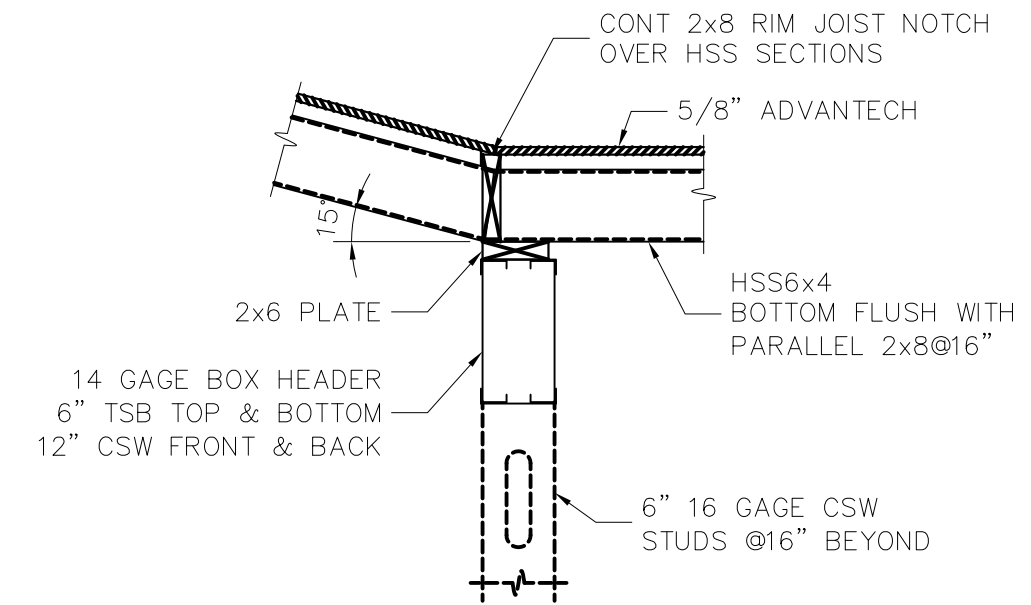
**SECTION 1**  
3/4"=1'-0" S-2  
USE 5/8" EXPAN. ANCHORS WITH  
MIN 3" EMBEDMENT IF TOP OF EXIST  
WALL IS A GROUTED BOND BEAM



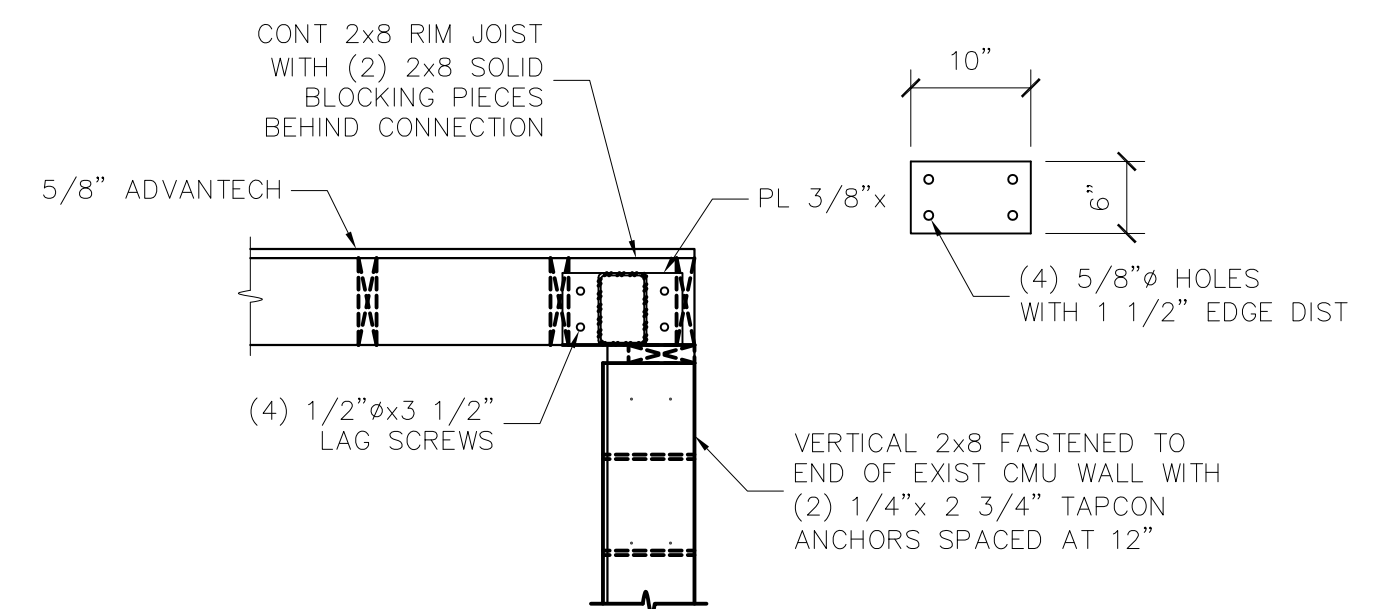
**SECTION 2**  
3/4"=1'-0" S-2



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

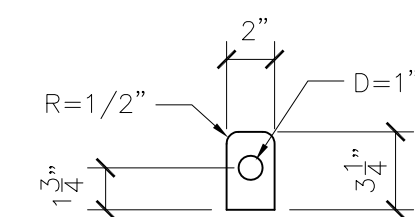


**SECTION 4**  
3/4"=1'-0" S-2



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

PLATE & HARDWARE SCHEDULE	
MARK	DESCRIPTION
P1	PL 3/8"x8"x0'-8"
P2	S.S. PL 3/8"x10"φ
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 1/2"=1'-0"