

CONG TU BOT - RESTAURANT FIT-UP

59 WASHINGTON AVENUE
PORTLAND, MAINE

PERMIT DRAWINGS

OCTOBER 17, 2016

DRAWING LIST

SHEET NUMBER

G0-0 TITLE SHEET
G1-0 GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
G1-1 CODE REVIEW PLAN

DEMOLITION

AD1-0 FIRST FLOOR DEMOLITION PLAN

ARCHITECTURAL

A0-1 WALL ASSEMBLIES
A1-0 FIRST FLOOR PLAN
A1-1 FIRST FLOOR - RCP
A1-2 FIRST FLOOR EQUIPMENT PLAN
A4-0 INTERIOR ELEVATIONS
A5-0 DETAILS
A7-0 DOOR SCHEDULE

ARCHITECT

RYAN SENATORE **ARCHITECTURE**

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GENERAL NOTES

1: DRAWING NOTES:

CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE:

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.

4: DISCREPANCIES & CLARIFICATIONS:

THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT:

UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING:

UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

7: SYMMETRY:

WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: ACCESSIBILITY:

ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-406, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISSION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

9: DRAWING SCALES:

WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

10: WATER-RESISTANT GWB:

INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

10A: HIGH IMPACT GWB:

INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS

11: INTERIOR ELEVATIONS:

THE INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

12: BUILDING INSULATION:

PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

13: BLOCKING:

INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

14: PENETRATIONS AT STRUCTURAL MEMBERS:

BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

15: DAMAGED WORK:

BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

16: UTILITIES:

VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

17: RATED CONSTRUCTION:

PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS:

SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO: SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS, AND HARDWARE.

19: PERMITS:

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

20: INTERIOR FINISHES:

ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH SECTION 920.0 BOCA (INTERIOR FLAME SPREAD).

21: ELECTRICAL DESIGN:

REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS

22: WASTE REMOVAL:

THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

23: LANDLORD COORDINATION:

THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

24: TEMPORARY FACILITIES:

PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

25: FINAL CLEANING:

EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

26: MANUFACTURERS INSTRUCTIONS:

ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

27: GUARANTEE:

GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

28: ASBESTOS:

ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

29: HAZARDOUS FUMES:

THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE HAZARDOUS AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

30: PEST CONTROL:

SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

31: EXPOSED UTILITIES:

ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

32. OWNER SUPPLIED EQUIPMENT:

EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR. EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL CONTRACTOR INSTALLED ITEMS.

33: FIRE PROTECTION NOTE:

EXISTING SPRINKLERHEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM, WITH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN.

34. SOILS AT FOOTINGS:

REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS.

35: ACCESS PANELS:

CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

36: EXISTING HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED, ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

37: INDUSTRY STANDARDS:

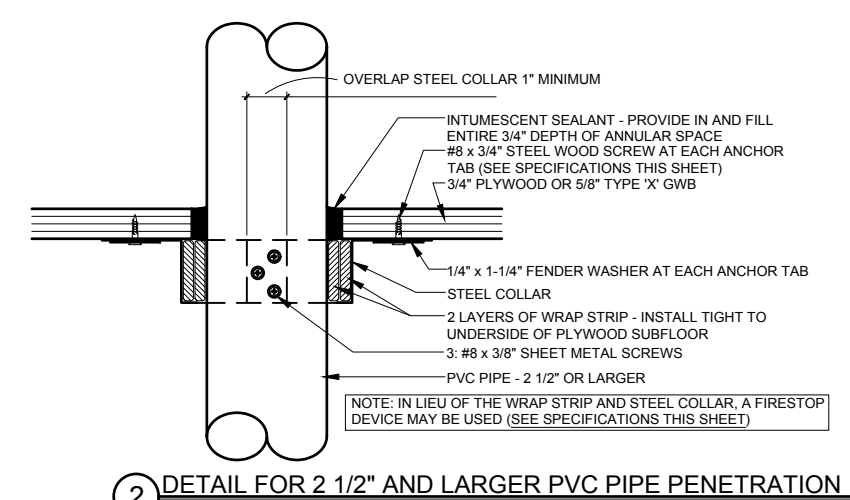
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- AAMA AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
- ACI AMERICAN CONCRETE INSTITUTE
- ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
- ASTM AMERICAN SOCIETY FOR TESTS AND MATERIALS
- AWI ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE"
- AWS AMERICAN WELDING SOCIETY
- IGMA INSULATING GLASS MANUFACTURERS ALLIANCE
- NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
- NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
- NTCA NATIONAL TILE CONTRACTORS ASSOCIATION
- SMACNA ARCHITECTURAL WOODWORK INSTITUTE ASSOCIATION
- WDMA WINDOW AND DOOR MANUFACTURERS ASSOCIATION

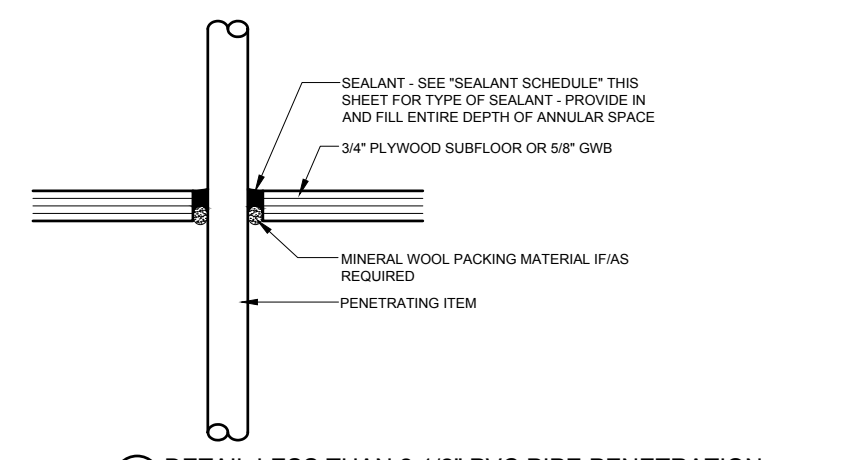
ABBREVIATIONS

<p>A AC AIR CONDITIONING ACT ACOUSTICAL CEILING TILE AD ADHESIVE ADAAG AMERICANS WITH DISABILITIES ACT ACCESSIBILITY'S GUIDELINES ADD ADDENDUM AFF ABOVE FINISHED FLOOR AHU AIR-HANDLING UNIT AL ALUMINUM ARCH ARCHITECTURAL AWP ACOUSTIC WALL PREAD</p> <p>B B TO BLS BACK-TO-BACK ANGLES B.G.C. BASE BUILDING GENERAL CONTRACTOR BLDg BUILDING LINE BLDG BUILDING BLKG BLOCKING BSMT BASEMENT BTWN BETWEEN BO BY OTHERS</p> <p>C COURSE (MASONRY) CER CERAMIC CG CORNER GUARD CH COAT HOOK CJ CONTROL JOINT CL CENTER LINE CLG CEILING CMU CONCRETE MASONRY UNIT CO CLEAN OUT COL COLUMN CONC CONCRETE COND CONDITION CONC CONNECTION CONST CONSTRUCTION CONT CONTINUOUS CORR CORROSION CT CERAMIC TILE CUH CABINET UNIT HEATER</p> <p>D DBL DOUBLE DF DRINKING FOUNTAIN DIA DIAMETER DIFF DIFFUSER DIM DIMENSION DN DOWN DR DOOR DSP DRY STAND PIPE DWG DRAWING</p> <p>E EA EAST EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR ENTR ENTRANCE EQ EQUAL EQUIP EQUIPMENT EXP EXPANSION EXPB EXPANSION BOLT EXT EXTERIOR EXTJ EXTERIOR JOINT EWC ELECTRIC WATER COOLER</p> <p>F FAHRENHEIT FB FLAT BAR FC FIRE EXTINGUISHER AND CABINET FD FLOOR DRAIN FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FTWD FIRE TREATED WOOD FIN FINISH FLR FLOOR FOB FACE OF BRICK FOC FACE OF CONCRETE FOF FACE FINISH FOS FACE OF STUDS FOW FACE OF WALL FSS FIRE SUPPRESSION SYSTEM FT FOOT FRG FIBER REINFORCED GYPSUM FTR FIN TUBE RADIATION FH FUME HOOD</p> <p>G GALV GALVANIZED GB GRAB BAR GC GENERAL CONTRACTOR GFI GROUND-FAULT INTERRUPTER GL GLASS/GLAZING/GLAZED GLU GLUE/LAMINATED WOOD GND GROUND GWB GYPSUM WALL BOARD</p> <p>H HB HOSE BIB HC HANDICAP HM HOLLOW METAL HORIZ HORIZONTAL HORZ LOWER/HIGH POINT/HEAT PUMP HR HOUR HW HOT WATER HVAC HEATING-VENTILATION AIR CONDITIONING</p> <p>I INS INSIDE DIMENSION/INSIDE DIAMETER IN INCHES INFO INFORMATION INSUL INSULATION</p> <p>J JST JOIST JT JOINT</p> <p>K KD KILN DRIED KP 1000 POUNDS</p>	<p>L LAB LABORATORY LAM LAMINATED LB POUND LH LEFT-HAND LCC LEAD COATED COPPER</p> <p>M MACH MACHINE MAS MASONRY MATL MATERIAL MAX MAXIMUM MDO MEDIUM-DENSITY OVERLAY MECH MECHANICAL MEMB MEMBRANE MET METAL MEZZ MEZZANINE MFR MANUFACTURER MINI MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MNTD MOUNTED MTL METAL MB MARKER BOARD</p> <p>N NORTH # NUMBER NIC NOT IN CONTACT NOM NOMINAL DIMENSION NTS NOT TO SCALE</p> <p>O O/O ON/OVER OC ON CENTER OD OUTSIDE DIAMETER/OUTSIDE DIMENSION OFF OFFICE OPEN OPENING OPP OPPOSITE OPH OPPOSITE HAND OSB ORIENTED STRAND BOARD OZ OUNCE</p> <p>P PBOIBC PURCHASED BY OWNER INSTALLED BY CONTRACTOR PC PRECAST PL PLATE PLAM PLASTIC LAMINATE PAIR PAIR PRE FAB PREFABRICATE PRY PRY PRIM PRIMED PSF POUNDS PER SQUARE FOOT P/S POUNDS PER SQUARE INCH PTD PAINTED PTN PARTITION PVC POLYVINYL CHLORIDE PLYWOOD PLYWOOD PT PRESSURE TREATED PERF PERFORATED</p> <p>Q QT QUARRY TILE QTR QUARTER</p> <p>R RISER/RADIUS RAD RADIUS RUBBER BASE RCP REFLECTED CEILING PLAN RD ROOF DRAIN REBAR REINFORCING BAR REF REFRIGERATOR REIN REINFORCED REQ REQUIRED RES RESILIENT REV REVERSE RM ROOM RO ROUGH OPENING ROW RIGHT OF WAY</p> <p>S SOUTH SCHED SCHEDULE TEL TELEPHONE SF SQUARE FEET SIMILAR SPEC SPECIFICATION SQ SQUARE SUS UNLESS STEEL STC SOUND TRANSMISSION CLASS STANDARD STD STEEL STOR STORAGE STRUCT STRUCTURE/STRUCTURAL SUSP SUSPENSION</p> <p>T T&G TONGUE&GROOVE TEL TELEPHONE THK THICK TOD TOP OF DECK TOS TOP OF STEEL TYP TYPICAL TV TELEVISION TAB TAB BOARD TOC TOP OF CONCRETE</p> <p>U U UNDERWRITERS LABORATORIES, INC. UV UNIT VENTILATOR</p> <p>V VCT VINYL COMPOSITION TILE VERT VERTICAL VF VERT IN FIELD VOL VOLUME</p> <p>W WEST W/O WITHOUT W WITH WD WOOD WF WIDE FLANGE WP WORK POINT WT WEIGHT</p>
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FIRESTOPPING DETAILS



2 DETAIL FOR 2 1/2" AND LARGER PVC PIPE PENETRATION
SCALE: 3/4" = 1'-0"



1 DETAIL LESS THAN 2 1/2" PVC PIPE PENETRATION
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

WRAP STRIP: 1/4" THICK x 1 1/2" MINIMUM WIDTH INTUMESCENT MATERIAL WITH PLASTIC FILM FACING BOTH SIDES. TEMPORARILY SECURE WITH MASKING TAPE. SPECIFIED TECHNOLOGIES, INC. (STI) "SpecSeal Red Wrap Strip" OR "SpecSeal BLU Wrap Strip" OR EQUAL.

STEEL COLLAR: WRAP STRIP MANUFACTURER'S STEEL COLLAR, FABRICATED FROM .016 INCH THICK GALVANIZED STEEL. WIDTH TO MATCH WRAP STRIP (1 1/2" MINIMUM), WITH 1 INCH x 2 INCH ANCHOR TABS AND RETAINER TABS. ANCHOR TABS TO BE SYMMETRICALLY OPPOSED AROUND COLLAR, PROVIDE 3 TABS FOR 2 1/2" AND 3" PIPE; PROVIDE 4 TABS FOR 4" PIPE.

INTUMESCENT SEALANT: ONE-PART, INTUMESCENT LATEX ELASTOMER TESTED TO ASTM E 814. MINIMUM EXPANSION OF 3x AT 1000°F. 3M "FIRE BARRIER SEALANT CP 25WB" OR EQUAL.

FIRESTOP SEALANT: SINGLE COMPONENT NONCOMBUSTIBLE FIRE RATED SEALANT TESTED TO ASTM E 814. TESTED TO 3000°F. BOSS 136 FIRESTOP/DRAFT SEALANT MANUFACTURED BY ACCUMETRIC, LLC. OR EQUAL.

SEALANT SCHEDULE:

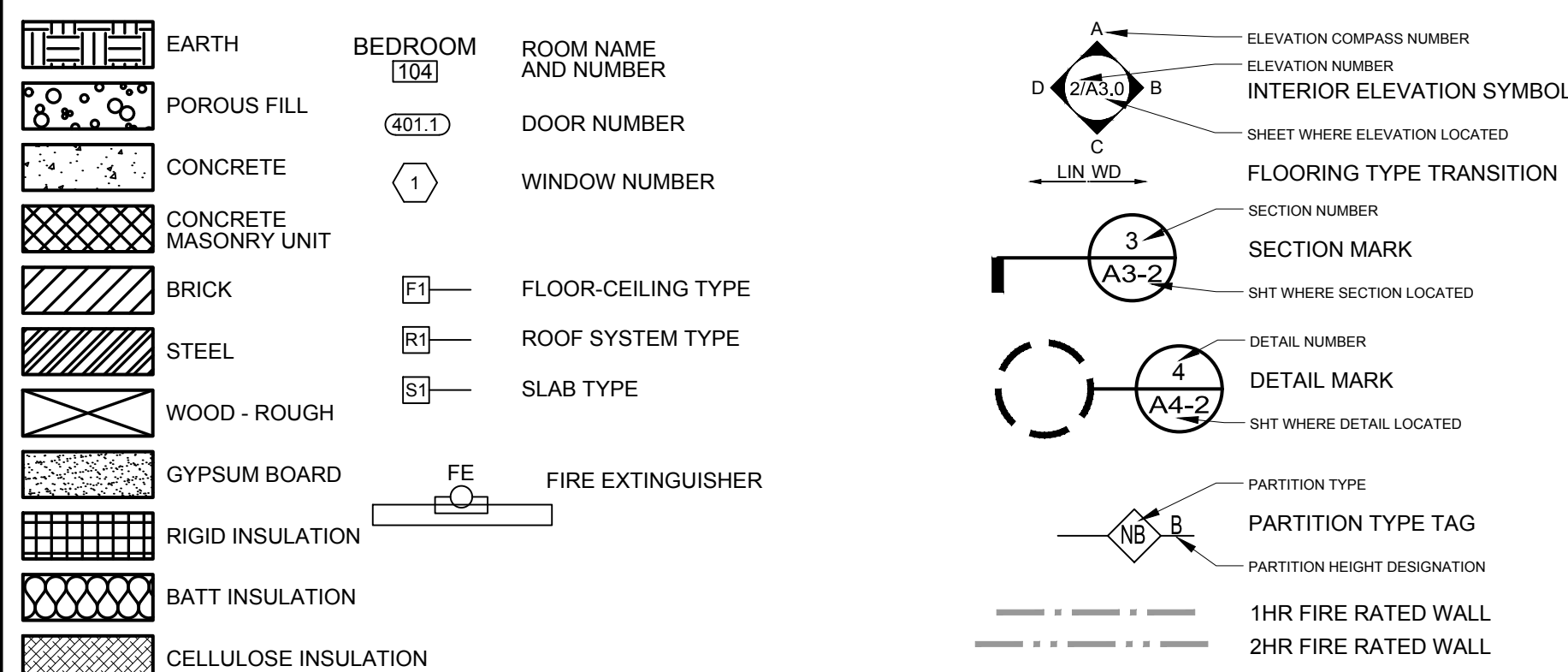
INTUMESCENT SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING BUT NOT LIMITED TO: PVC PIPE, ROOF LEADER PIPES, GAS PIPES & LINES, SPRINKLER PIPES, ELECTRICAL & COMMUNICATIONS CABLES & WIRES, AND ALARM SYSTEM WIRES. DO NOT USE INTUMESCENT SEALANT AT DOMESTIC HOT WATER OR HYDRONIC HEATING SYSTEM PIPES.

FIRESTOP SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING DOMESTIC HOT AND COLD WATER PIPES AND HYDRONIC HEATING SYSTEM PIPES.

NOTE:

FOR LOCATIONS OF RATED CONSTRUCTION, SEE ARCHITECTURAL FLOOR PLANS AND SECTIONS

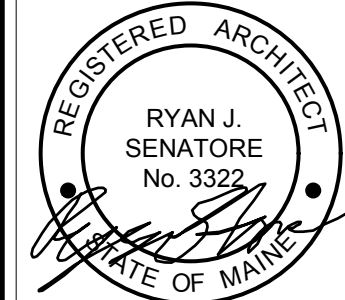
DRAWING LEGEND



WALL AND PARTITION NOTES

GENERAL PARTITION NOTES:

- 1) INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL RESTROOMS AND TOILET ROOMS WALLS AND CEILINGS, AND AT ANY WALL WITH PLUMBING FIXTURES.
- 2) ALL PARTITION TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED.
- 3) PENETRATIONS THROUGH RATED WALLS AND CEILING ASSEMBLIES SHALL HAVE SEALANTS CONFORMING TO RATING REQUIREMENTS.
- 4) HOLD BOTTOM EDGE OF GWB 1/2" UP FROM CONCRETE TYPICAL
- 5) PATCH EXISTING WALLS AS REQUIRED IF POSSIBLE (IF DAMAGE IS EXTENSIVE SEE NOTE 10)
- 6) RUN NEW 5/8" GWB OVER DAMAGED EXISTING WALL COVERING IF NECESSARY



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CONSULTANTS:

REVISIONS:

DATE: 17, OCTOBER 2016

PROJECT No. 1643

DRAWN BY: JPF, RJS

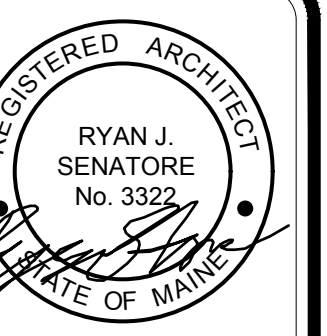
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G1-0



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CONSULTANTS:

REVISIONS:

DATE: 17, OCTOBER 2016

PROJECT No. 1643

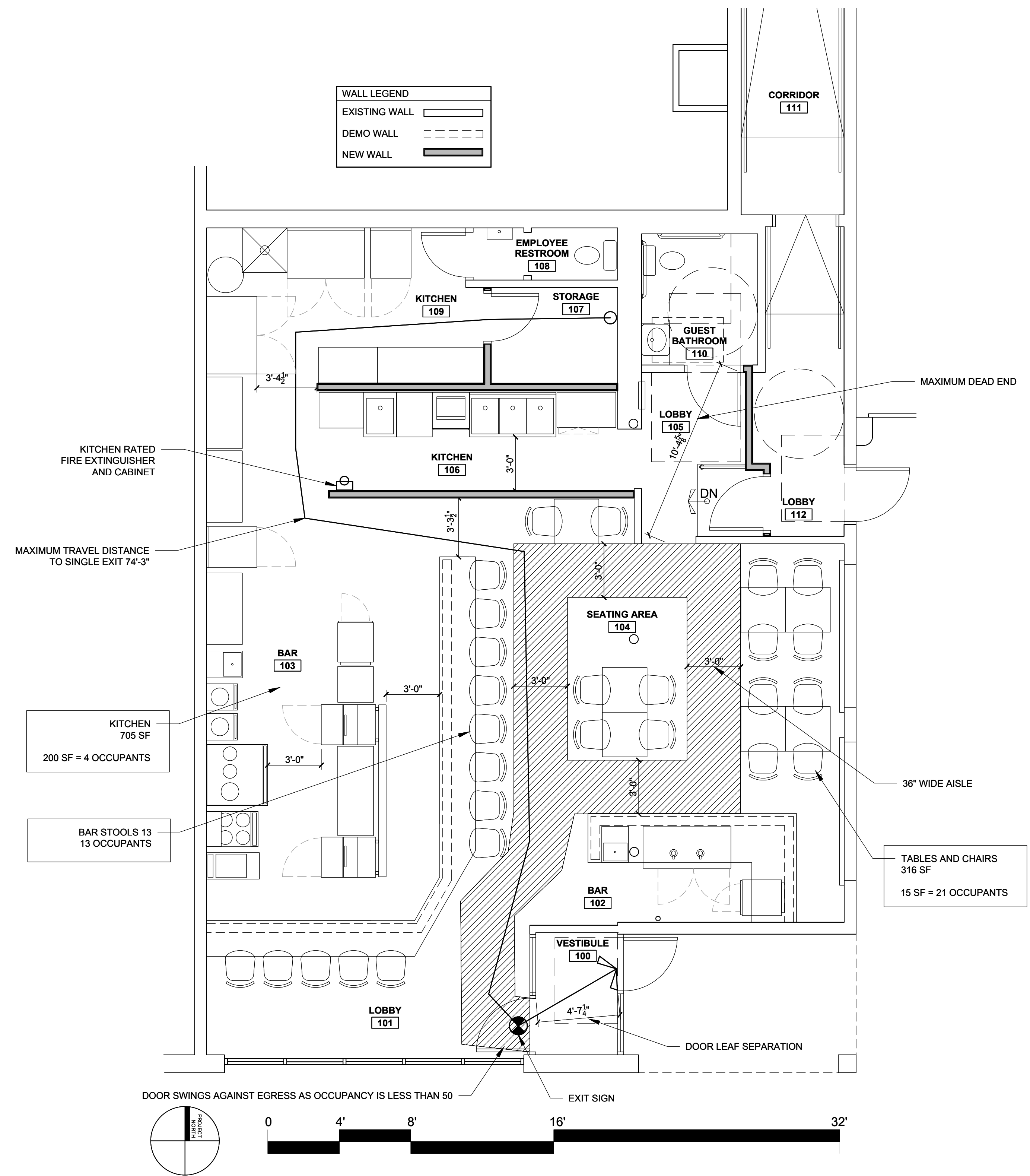
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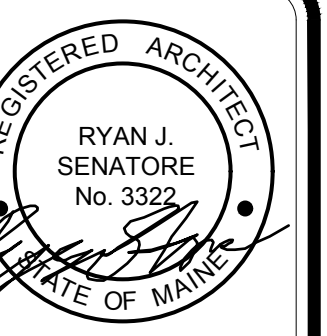
SCALE: AS NOTED

SHEET TITLE:
CODE REVIEW PLAN

G1-1



1 CODE REVIEW PLAN
1/4" = 1'-0"



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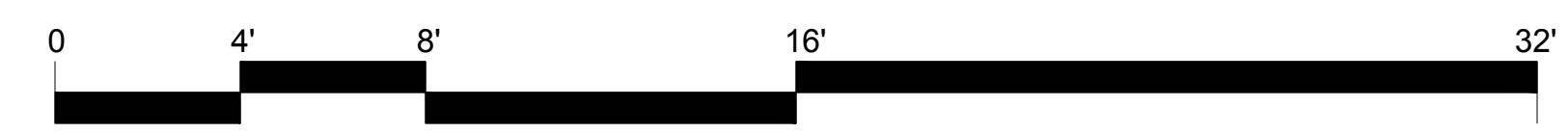
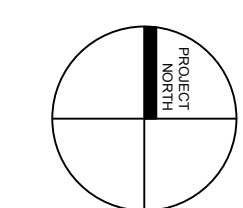
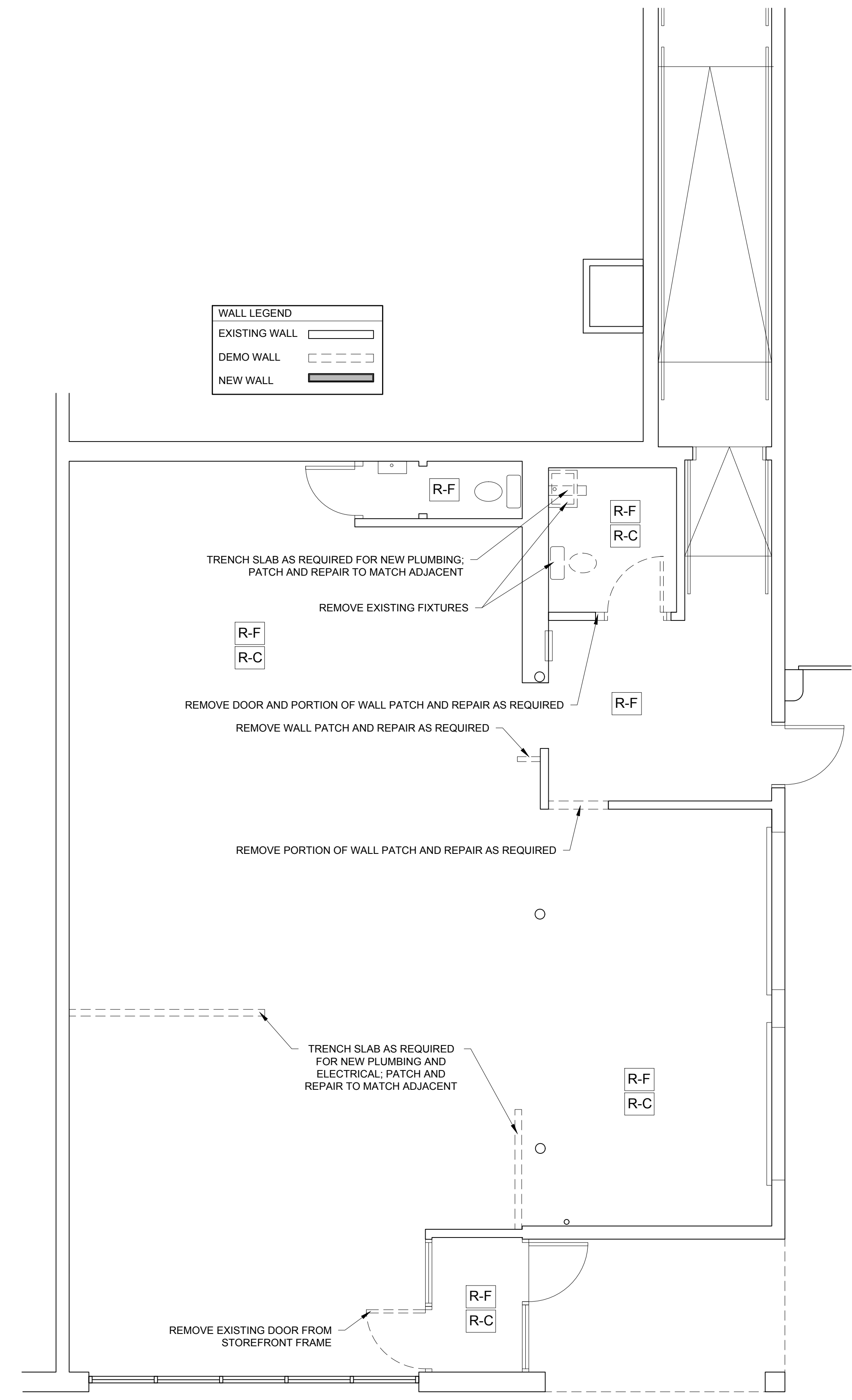
SHEET TITLE:
FIRST FLOOR DEMOLITION PLAN

AD1-0

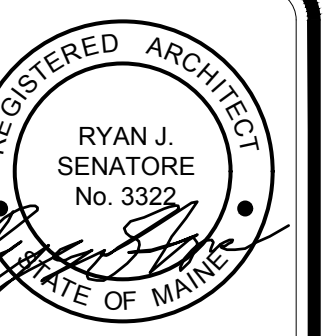
DEMO LEGEND	
[R-F]	REMOVE FLOORING
[R-C]	REMOVE CEILING

- DEMOLITION NOTES**
- 1) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - 2) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO REMOVING SUCH ELEMENTS
 - 3) REMOVE ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE REUSED
 - 4) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING
 - 5) AT LOCATIONS OF CEILINGS INDICATED TO BE REMOVED REMOVE ALL CEILINGS, TILES, GRIDS, AND STRAPPING TO JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS NOT SCHEDULED TO BE REUSED
 - 6) RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS LOCATED IN WALLS, FLOORS AND CEILINGS INDICATED TO BE REMOVED
 - 7) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE REMOVED, REPAINTED OR RE COVERED
 - 8) PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED BUILT-INS, ETC.
 - 9) G.C. TO CONFIRM WITH STRUCTURAL ENGINEER BEFORE CUTTING SLAB.
 - 10) G.C. TO VERIFY EXISTING PLUMBING PIPE DEPTHS TO ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH, PRIOR TO WORK.

WALL LEGEND	
[Solid line]	EXISTING WALL
[Dashed line]	DEMO WALL
[Thick solid line]	NEW WALL



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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CONG TU BOT - RESTAURANT FIT-UP
 59 WASHINGTON AVENUE
 PORTLAND, MAINE



RYAN SENATORE ARCHITECTURE
 565 CONGRESS STREET
 PORTLAND, MAINE 04101
 207-650-6414
 senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 17, OCTOBER 2016

PROJECT No. 1643

DRAWN BY: JPF, RJS

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

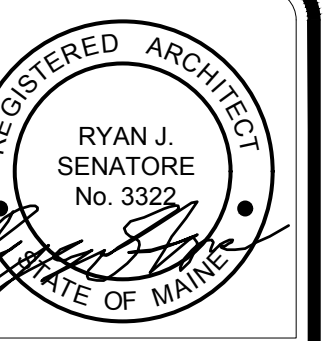
WALL ASSEMBLIES

A0-1

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - LAYER OF 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NB	N/A	N/A		N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF TYPE X 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 24" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF TYPE X 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1A	1 HR	V450	50-54	N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA	N/A	N/A		N/A	



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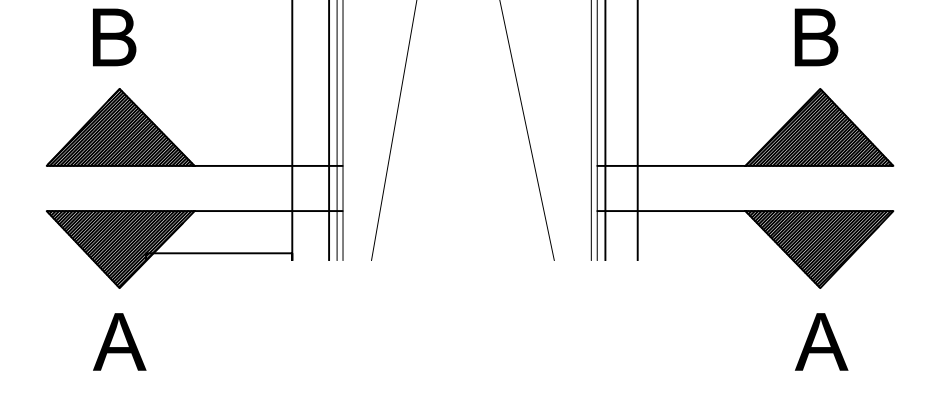
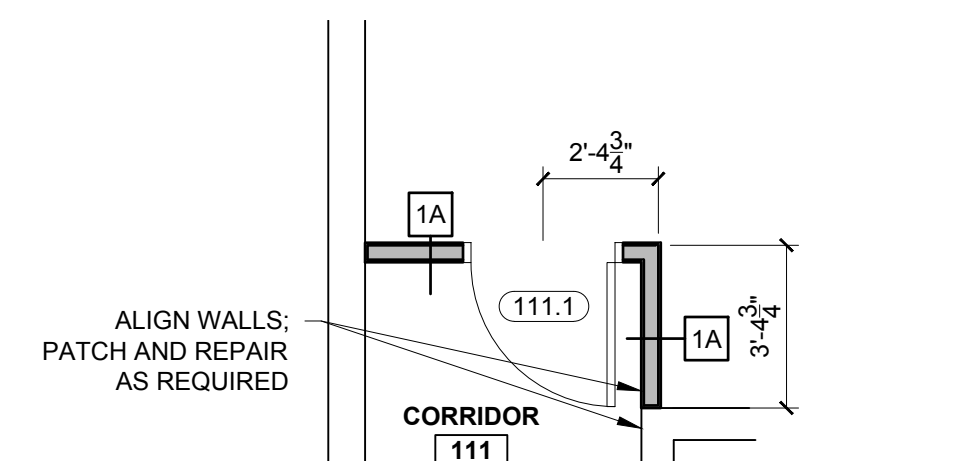
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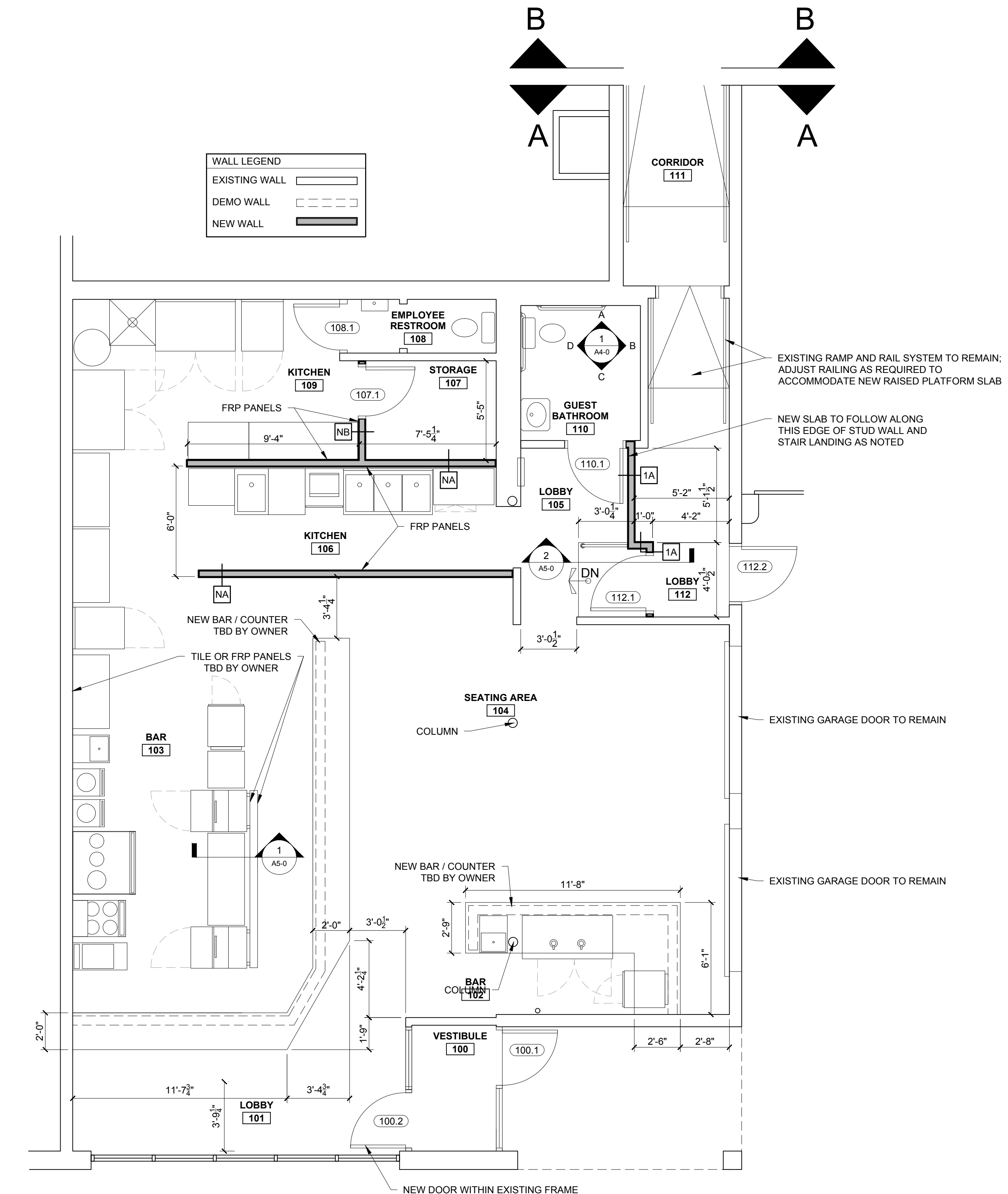
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FIRST FLOOR PLAN

A1-0

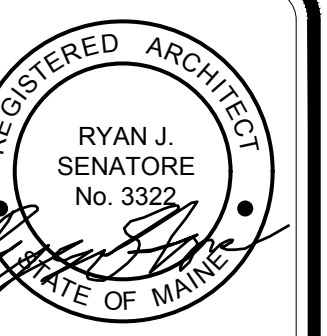


2 FLOOR PLAN - PART B
1/4" = 1'-0"

WALL LEGEND	
EXISTING WALL	
DEMO WALL	
NEW WALL	



1 FLOOR PLAN - PART A
1/4" = 1'-0"



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SHEET TITLE:

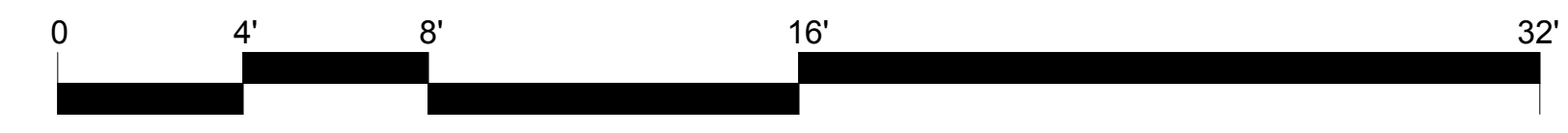
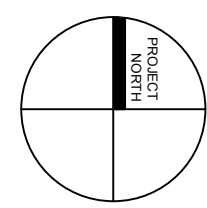
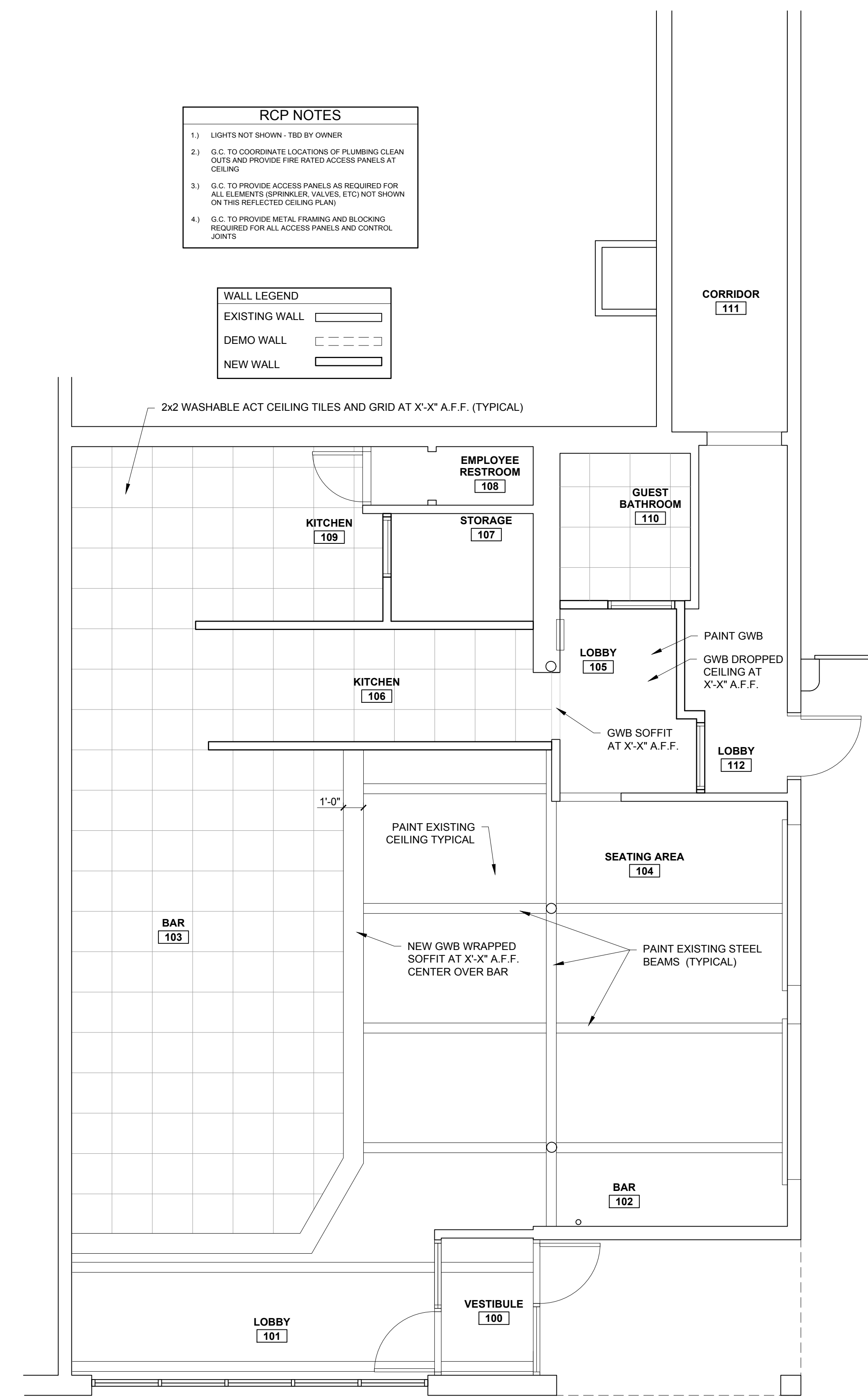
FIRST FLOOR REFLECTED CEILING PLAN

A1-1

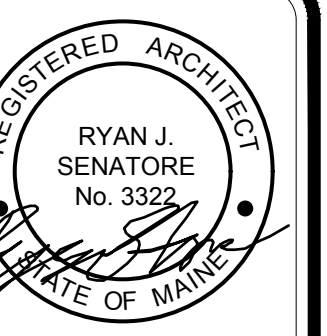
- RCP NOTES**
- 1) LIGHTS NOT SHOWN - TBD BY OWNER
 - 2) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING
 - 3) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN
 - 4) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

WALL LEGEND

EXISTING WALL	
DEMO WALL	
NEW WALL	



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



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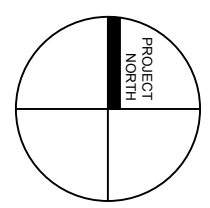
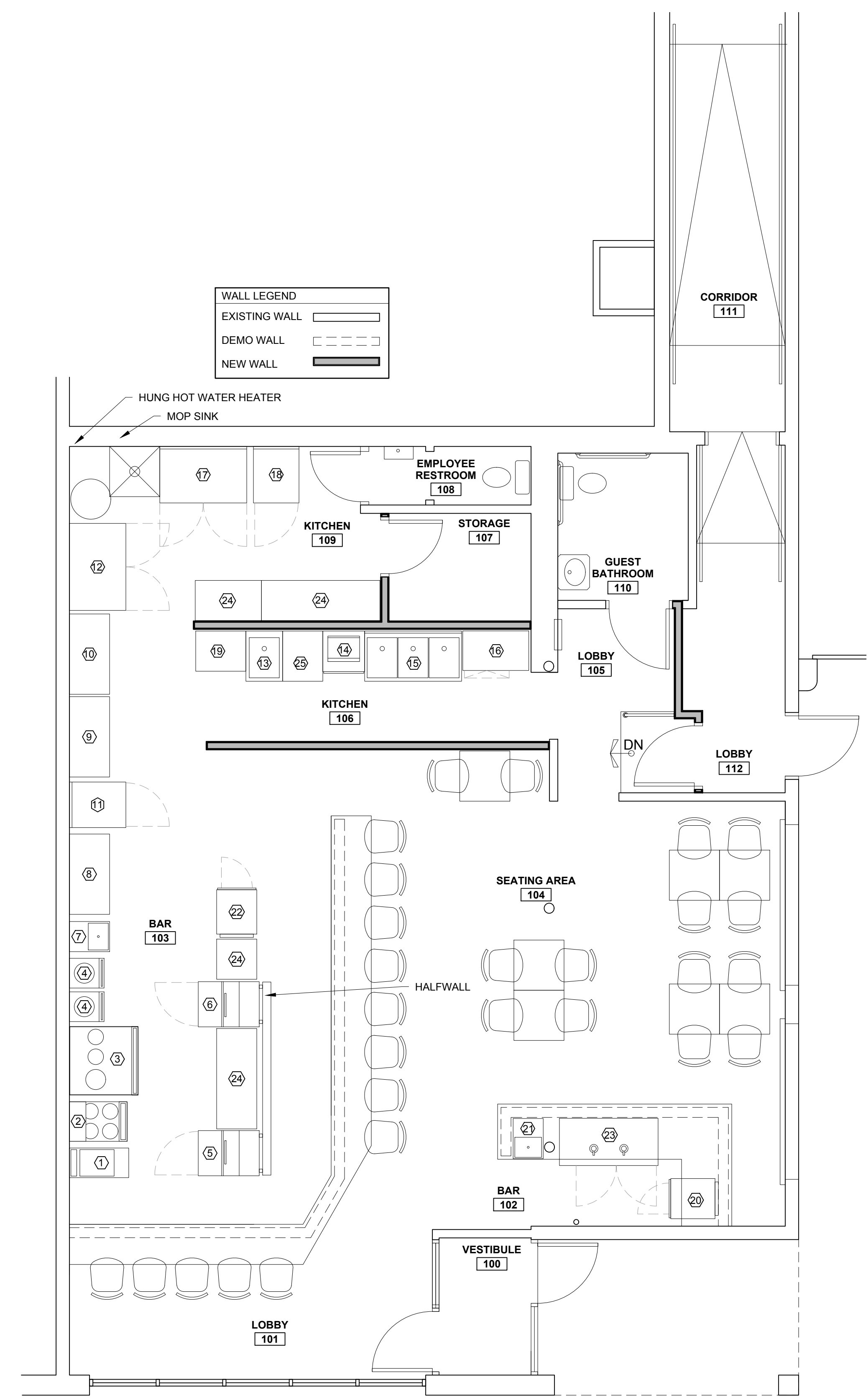
SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR EQUIPMENT PLAN

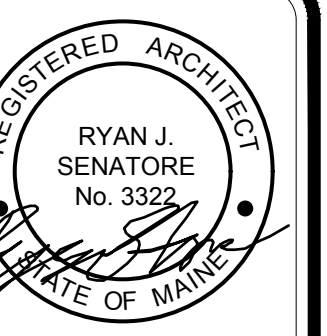
A1-2

RESTAURANT APPLIANCE SCHEDULE:

#	EQUIPMENT	DIMENSIONS (W x D x H)
#1	NOODLE BOILER	17.75" x 35.5" x 40.5"
#2	4 BURNER RANGE	23.625" x 34.5" x 57"
#3	DOUBLE WOK RANGE	41" x 48" x 36"
#4	SINGLE STOCK RANGE	17.75" x 20.75" x 24.5"
#5	PREP LOWBOY 1DR 1	27" x 38.375" x 45.5"
#6	PREP LOWBOY 1DR 2	27" x 38.375" x 45.5"
#7	HAND SINK	TBD
#8	METRO RACK SHELF	24" x 48"
#9	METRO RACK SHELF	24" x 48"
#10	METRO RACK SHELF	24" x 48"
#11	SINGLE DOOR REACH-IN	27.25" x 33.75" x 78"
#12	DOUBLE DOOR REACH-IN	52" x 33.75" x 78"
#13	PREP SINK	TBD
#14	DISHWASHER	25.25" x 25.25" x 76.75"
#15	3 COMPARTMENT SINK	TBD
#16	ICE MACHINE	39.5" x 23.625" x 33.5"
#17	DOUBLE DOOR REACH-IN	52" x 33.75" x 78"
#18	SINGLE DOOR FREEZER	27.25" x 33.75" x 78"
#19	METRO RACK SHELF	24" x 30"
#20	BACK BAR REFRIGERATOR	24" x 29.5" x 37.75"
#21	HAND SINK	TBD
#22	BACK BAR REFRIGERATOR	24" x 29.5" x 37.75"
#23	BEER DIPENSER	59" x 28.25" x 37.25"
#24	PREP TABLE	VARIOUS SIZES
#25	PREP TABLE	24" WIDE



1 FIRST FLOOR EQUIPMENT PLAN
 1/8" = 1'-0"



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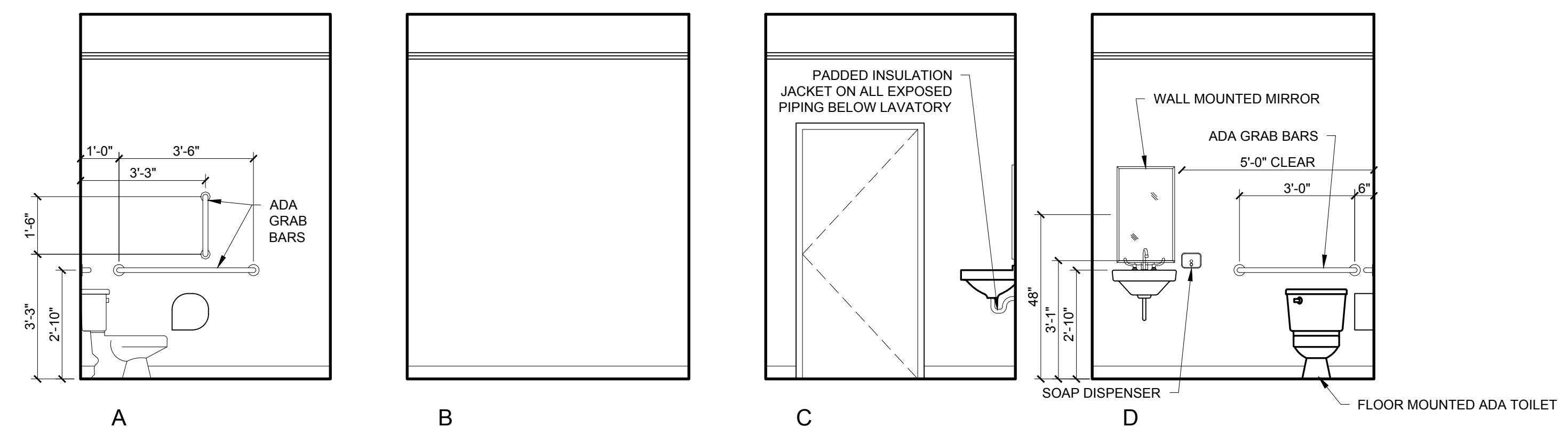
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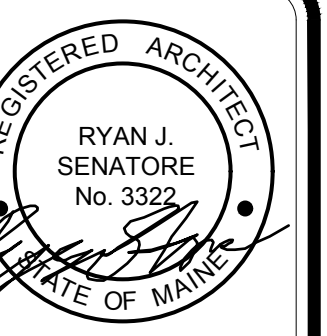
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SHEET TITLE:
INTERIOR
ELEVATIONS

A4-0



1 RESTROOM INTERIOR ELEVATIONS
3/8" = 1'-0"



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SHEET TITLE:

DETAILS

A5-0

