Approved for Historic Preservation
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Date: 07/09/18

TENANT SHELL WORK

51 WHARF STREET

PORTLAND, MAINE

UPDATED PER HISTORIC REVIEW 06-26-18

PERMIT DRAWINGS

MAY 01, 2018

DRAWING LIST

SHEET NUMBER	
G0-0	TITLE SHEET
G1-0	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
G1-1	CODE REVIEW PLAN
ARCHITECTURAL	
AD1-0	DEMOLITION PLAN AND ELEVATION
A0-1	WALL ASSEMBLIES
A1-0	FLOOR PLAN AND PARTELEVATION
A4-0	INTERIOR ELEVATIONS
A7-1	DOOR SCHEDULE

KEY PLAN
1/16" = 1'-0"

ARCHITECT

RYAN SENATORE **ARCHITECTURE**

565 CONGRESS STREET, SUITE 304, PORTLAND, MAINE 04101
207-650-6414

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

0 4' 8' 16' 32'

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3322
STATE OF MAINE

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51 WHARF STREET
RENOVATIONS
PORTLAND, MAINE

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CONSULTANTS:

REVISIONS:

DATE:	05 / 01 / 18
PROJECT No.	1821
DRAWN BY:	RJS, JPF
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
CODE REVIEW PLAN

G1-1

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GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF TYPE 'X' 5/8" GWB - 3-5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3-1/2" SOUND BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB HEAD DEFLECTION SLIP TRACK

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
1B	1 HR	V450	50-54	N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5-1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB HEAD DEFLECTION SLIP TRACK

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NB	N/A	N/A	35-39	N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF TYPE 'X' 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5-1/2" SOUND BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB HEAD DEFLECTION SLIP TRACK

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 HEAD DEFLECTION SLIP TRACK

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NA	N/A	N/A	35-39	N/A

WALL TYPE NOTES

1.) REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING

2.) FIRE RATED WALLS TO EXTEND UP TO DECKING ABOVE THROUGH THE FLOOR / CEILING ASSEMBLY.

3.) PROVIDE HEAD DEFLECTION SLIP TRACK AT ALL WALLS FRAMED TO DECK ABOVE

4.) INSTALL WATER RESISTANT GYPSUM WALLBOARD IN ALL RESTROOMS AND TOILET ROOM WALLS AND CEILINGS, AND AT ANY WALL WITH PLUMBING FIXTURES

5.) WHEN TWO ADJACENT WALL TYPES HAVE DIFFERING NUMBERS OF LAYERS OF GWB, THE FINISHED FACE OF GWB MUST FORM ONE CONTIUOUS PLANE, ADJUST STUD PLANE LOCATIONAS REQUIRED TO ACHIEVE THE CONTINUOUS PLANE

6.) HOLD BOTTOM OF GWB UP 1/2" FROM CONCRETE, PROVIDE SEALANT AT JOINT.

7.) ALL WALL TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED

8.) PROVIDE ACOUSTICAL SEALANT AROUND ALL PENETRATING ELEMENTS IN WALLS AND CEILINGS (ELECTRICAL BOXES, DUCTS, PIPES, ETC)

9.) PROVIDE DIAGONAL BRACING UP TO DECK ABOVE AT ALL INTERIOR PARTITIONS THAT DO NOT GO UP TO DECK ABOVE FOR STIFFNESS AS REQUIRED

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SHEET TITLE:
WALL TYPES

A0-1

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

0 4' 8' 16' 32'

1 DEMOLITION ELEVATION
1/4" = 1'-0"

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SHEET TITLE:
DEMOLITION PLAN

AD1-0

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WHARF STREET

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

0 4' 8' 16' 32'

NOTES:
1. DIFFERENTIATE BUILDINGS WITH COLOR
2. POTENTIAL GRILL PATTERN ON 1876 BUILDING NEW WINDOWS AND DOORS
3. POTENTIAL TO MAK E NEW WINDOWS ON 1876 BUILDING HAVE "ARCHED" TOP (BID ALTERNATE)
4. ALL HARDWARE TO BE "UNIFIED" (DARK BRONZE HARDWARE THROUGHOUT)

COLOR #1 = BLACK (EXACT COLOR TBD)
COLOR #2 = DARK RED (EXACT COLOR TBD)

2 PART ELEVATION (FROM WHARF STREET)
1/4" = 1'-0"

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REVISIONS:
1 - REVISED - 06-26-18
2 - REVISED - 07-02-18

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SHEET TITLE:
FLOOR PLAN

A1-0

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1 BATHROOM INTERIOR ELEVATIONS
1/2" = 1'-0"

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SHEET TITLE:
INTERIOR
ELEVATIONS

A4-0

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NOTES:

1. ALL DOORS TO BE SOLID CORE
2. ALL DOOR HARDWARE TO BE LEVER TYPE 'ACCESSIBLE'

GLAZING SCHEDULE

KEY	GLAZING TYPE
GL-1	INSULATED CLEAR GLAZING
GL-2	FIRE RATED INSULATED GLAZING
GL-3	CLEAR TEMPERED GLASS
GL-4	CLEAR INSULATED TEMPERED GLASS
GL-5	FIRE RATED GLAZING

1 DOOR TYPES

DOOR SCHEDULE

DOOR								FRAME						GENERAL				
		SIZE									DETAILS							
DOOR NO.	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	INSULATED	TYPE	MATERIAL	THRESHOLD	HEAD	JAMB	SILL	CLOSER	FIRE RATING (MINUTES)		REMARKS	FOB ACCESS
100.1	A	3'-0"	7'-0"	1-3/4"	AL/WD	PTD	Y	1	AL	AL	-	-	-	Y	-		PANIC HARDWARE, G.C. TO CONFRIM SIZE TO EXISTING ROUGH OPENING	
100.2	B	12'-0"	6'-8"	1-3/4"	AL/WD	PTD	Y	1	AL	AL	-	-	-	-	-		DOUBLE SLIDING DOOR, G.C. TO CONFRIM SIZE TO EXISTING ROUGH OPENING	
100.3	C	3'-0"	7'-0"	1-3/8"	WD	PTD	N	2	STL	-	-	-	-	Y	-	-	-	
201.1	A	3'-0"	7'-0"	1-3/4"	AL/WD	PTD	Y	1	AL	AL	-	-	-	Y	-		PANIC HARDWARE, G.C. TO CONFRIM SIZE TO EXISTING ROUGH OPENING	
201.2	A	3'-0"	7'-0"	1-3/4"	AL/WD	PTD	Y	1	AL	AL	-	-	-	Y	-		PANIC HARDWARE, G.C. TO CONFRIM SIZE TO EXISTING ROUGH OPENING	
201.3	D	3'-0"	7'-0"	1-3/4"	STL	PTD	Y	2	STL	AL	-	-	-	Y	90	-	HALF GLASS FIRE DOOR WITH MAGNETIC HOLD OPEN TIED TO FIRE ALARM SYSTEM	
201.4	C	3'-0"	7'-0"	1-3/4"	STL	PTD	Y	2	STL	AL	-	-	-	Y	60	-		

HARDWARE KEY
MLS - MORTISE LOCK SET
LS - LOCK SET
PR - PRIVACY SET
PS - PASSAGE SET
LP - LEVER PULL
PH - PEEPHOLE LENSE

NOTE: FOR DOOR HARDWARE SEE DOOR HARDWARE SPECIFICATION SECTION 08710

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SHEET TITLE:
DOOR SCHEDULE

A7-0

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3 EXISTING VIEW OF 51 WHARF LOOKING EAST

2 EXISTING VIEW OF 51 WHARF LOOKING EAST

1 VIEW OF 51 WHARF EXISTING MULTI-LEAF DOORS

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PHOTOS

P1