

Amigo's Mexican Restaurant & Bar

Roof Deck and Patio
9 Dana Street
Portland, ME 04101

Owner: Bruce Mills
9 Dana Street
Portland, ME 04101



David Matero I Architecture

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01.28.16

Issued for Permit

Consultants:
Structural Engineering
Casco Bay Engineering
424 Fore Street
Portland, ME 04101
Eric Dube

RENOVATION GENERAL NOTES	
1. Remove items as noted on plans. General Contractor to verify that walls, posts, and other items are non-load bearing. Notify Architect or Structural Engineer of any discrepancies before removal of such walls, posts, or other items.	4. Care shall be taken to protect existing items and finishes to remain. All damage resulting from the Contractor's operations shall be repaired or replaced at no addition cost to the Owner.
2. Before penetrating joists, beams, or other structural members, consult Architect or Structural Engineer.	5. Where new walls or infill areas abut or intersect existing walls, align new finish with existing finish and make joints smooth and contiguous.
3. Prior to ordering windows or doors that infill existing openings, General Contractor to field verify all dimensions and notify the Architect of any discrepancies.	6. If suspect materials are discovered during construction, the General Contractor shall notify the Architect immediately for testing and/or removal.

LEGEND SYMBOLS	
	TYPICAL SECTION TAG DETAIL NUMBER SHEET NUMBER
	TYPICAL ELEVATION TAG DETAIL NUMBER SHEET NUMBER
	TYPICAL DETAIL TAG DETAIL NUMBER SHEET NUMBER
	ELEVATION
	ROOM TYPICAL ROOM IDENTIFICATION ROOM NAME & NUMBER
	TYPICAL WALL ELEVATION TAG SHEET AND DETAIL NUMBER
	PARTITION TYPE
	WINDOW / BORROWED LITE TYPE
	LOUVER TYPE
	DOOR TYPE

GENERAL NOTES	
1. All work included in these drawings and specifications shall conform to all state, national, and other codes and ordinances.	
2. The General Contractor shall be responsible for obtaining building permits and for payment of all fees and hook-ups. Owner will obtain State Fire Marshal approval.	
3. General contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings, work from dimensions only.	
4. The General Contractor shall obtain approval from the owner for staging areas and hours of allowable work times.	
5. Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, water coolers, cubbies, fire extinguishers, lighting, and other wall mounted equipment or appliances indicated in documents.	
6. General Contractor shall provide dust partitions between occupied areas and areas of renovation, and shall maintain a safe egress way throughout construction that is clearly identified.	
7. All doors shall be located a minimum of 3" (wall to frame) off adjoining stud walls, except where noted or dimensioned otherwise.	
8. All handicapped toilet rooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest edition, and the American Disability Act (ADA) for handicapped accessibility.	
9. Provide ADA insulation under sinks at exposed pipes.	
10. All exposed pipes and conduits shall be painted, color to be chosen by Architect.	
11. All exposed structure shall be painted, color to be chosen by Architect.	
12. All gypsum wall board within 3'-0" of plumbing fixtures shall be moisture resistant.	
13. All gypsum board in the basement or other wet areas shall be Dens Armor Plus, paperless gypsum board, NO EXCEPTIONS.	
14. Before penetrating or otherwise modifying joists, beams, or other structural members, consult with the Architect on maximum size and location of penetrations.	
15. Provide double studs at all door frames over 3'-0" wide.	
16. All materials in this building shall be new and not previously used, unless noted as "Existing to be relocated."	
17. All penetrations through rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.	
18. All exits shall be kept readily accessible and unobstructed at all times.	
19. Location of every exit shall be clearly indicated by exit signs placed, if required, at an angle with the exit opening. Install directional signs to serve as guides from all portions of the corridor or floor.	

ABBREVIATIONS					
Act	Acoustical Tile	Ga	Gauge	Prep	Preparation
AFF	Above Finished Floor	GC	General Contractor	PSF	Pounds per Square Foot
Alt	Alternate	GI	Glass	PSI	Pounds per Square Inch
Alum	Aluminum	GWB	Gypsum Wallboard	PT	Pressure Treated
AP	Access Panel	Gyp	Gypsum	QT	Quarry Tile
Arch	Architect	HD	High Density	R	Radius, Riser
BD	Board	HR	Hollow Core	RD	Roof Drain
Bit	Bituminous	HC	Hollow Core	Rec	Recreation
Bldg	Building	H, Hgt	Height	Rec	Rectangular
Bldg	Blocking	HM	Hollow Metal	Ref	Reference
Bkg	Between	Hor	Horizontal	Req	Required
Btw	Between	Hg	Heating	Rein	Reinforcing
Cab	Cabinet	HVAC	Heating/Ventilation/Air	Rev	Revised, Revision
CB	Catch Basin	Hour	Hour	Rm	Room
CF	Cubic feet	Insul	Insulate, Insulating	RO	Rough Opening
CJ	Control Joint	Int	Interior	RWB	Rubber Wall Base
Cl	Closet	Inv	Invert	S	South
Cig	Ceiling	Incl	Include, Including	San	Sanitary
CMU	Concrete Masonry Unit	ID	Inside Diameter	SC	Solid Core
Co	Cleanout	In (")	Inch	SD	Storm Drain
Col	Column	Insul	Insulate, Insulating	SF	Square Foot
Conc	Concrete	Int	Interior	Sht	Sheet
Const	Construction	Inv	Invert	Sim	Similar
Cont	Continue, Continuous	JC	Janitor's Closet	Spec	Specification
Coord	Coordinate	Jt	Joint	STC	Sound Transmission
CT	Ceramic Tile	Lam	Laminated	Coefficient	
CUH	Cabinet Unit Heater	Lav	Lavatory	Std	Standard
CW	Cold Water	LCC	Lead Coated Copper	Stl	Steel
CY	Cubic Yard	LF	Linear Foot	Sto	Storage
DAP	Dens Armor Plus	Lin	Linear	Susp	Suspended
Dbi	Double	Max	Maximum	Tr	Tread
DF	Drinking Fountain	Mech	Mechanical	Tel	Telephone
Dia	Diameter	Mfr	Manufacturer	Temp	Temperature, Tempered
Diag	Diagonal	Mh	Manhole	T&G	Tongue and Groove
Dim	Dimension	Misc	Miscellaneous	Th	Thickness
Dn	Down	MO	Masonry Opening	TO	Top of
Dwg	Drawing	MR	Moisture Resistant	TV	Television
E	East	Mtd	Mounted	Typ	Typical
Ea	Each	Mtg	Mounting	UL	Underwriters Laboratories
EF	Exhaust Fan	Mtl	Metal	Util	Utility
EJ	Expansion Joint	N	North	VCT	Vinyl Composite Tile
Elev	Elevation	Nat	Natural	Vent	Ventilation
Elec	Electrical	NIC	Not in Contract	Vert	Vertical
Eq	Equipment	Num	Number	Vest	Vestibule
Exam	Examination	NTS	Not to Scale	VWB	Vinyl Wall Base
Ex	Existing	OC	On Center	W	West, Width
Exp	Expansion	OD	Outside Diameter	W/	With
Ext	Exterior	OH	Opposite Hand	W/D	Washer / Dryer
FAP	Fire Alarm Pull Station	PI	Plate	WC	Water Closet
FBO	Furnished by Owner	PLAM	Plastic Laminate	Wd	Wood
FCO	Floor Cleanout	Plywd	Plywood	W/O	Without
FD	Floor Drain	Pnt	Paint	WMM	Welded Wire Mesh
FDN	Foundation	Poly	Polyethylene	XPS	Extruded Polystyrene
FEC	Fire Extinguisher Cabinet	Pre	Pre-finished		
Flr	Floor				
Flr	Floor				
Fl (')	Foot				
Ftg	Footing				

DRAWING LIST	
	Cover Sheet
R.1	Standard Boundary Survey
R.2	Code Review and Life Safety Plan
	Code Review and Life Safety Plan
A1.1	Proposed Patio Plan
A1.2	Proposed Deck Plan and Lighting Plan
A3.1	Proposed Building Elevations
A3.2	Proposed Building Elevations and Sections
A3.3	Details
S0.0	Structural Notes
S1.0	Foundation and Deck Floor Framing Plan

STANDARD HEIGHTS AND CLEARANCES / TYPICAL BARRIER FREE REQUIREMENTS	
Electrical Accessories	4'-0" to 6'-6" (Elect. switch and pull box)
Phone jack	6'-6" (Min)
Fire alarm horn	6'-6" (Min)
Electrical outlet (Electrician to verify casework height exceptions)	1'-6" (Min)
Color shall be white UNO	
Wall Mounted Exit Sign	Equal/Equal
Fire Extinguisher Cabinet	5'-0" (Max to controls)
Grab bar (EQ-7)	3'-6" (Min)
Grab bar (EQ-6)	3'-0" (Min)
Coat hook (EQ-5)	4'-0" (Min)
Urinal	1'-1 1/2" (Min)
Drinking Fountain	3'-0" (Min)
Toilet Partition	4'-0" (Min)
Toilet and Accessories	4'-0" (Clear area, no plumbing equipment or door swing)
Sink	4'-8" (Clear area, no plumbing fixtures or door swing)
Sink and Accessories	4'-0" (Clear area, no plumbing equipment or door swing)

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES	
Front approach, pull side	5'-0" (Clearance)
Front approach, push side	4'-0" (Clearance)
Front approach, push side, door provided with both closer and latch	4'-0" (Clearance)
Hinge approach, pull side	5'-0" (Clearance)
Hinge approach, push side	4'-6" (Clearance)
Hinge approach, push side, door provided with both closer and latch	3'-0" (Clearance)
Hinge approach, pull side	4'-0" (Clearance)
Hinge approach, push side, door provided with closer	4'-0" (Clearance)
Latch approach, pull side	4'-0" (Clearance)
Latch approach, push side, door provided with closer	2'-0" (Clearance)
Latch approach, push side	4'-0" (Clearance)
Doors in series	4'-0" (Clearance)
Latch approach, push side, door provided with closer	2'-0" (Clearance)
Latch approach, push side	4'-0" (Clearance)

APPLICABLE CODES	
International Building Code, 2009	
NFPA 101, Life Safety Code, 2006	
Uniform Plumbing Code	
ASHRAE 90.1 - 2007 Energy Standards for Buildings except Low-Rise Residential	
ASHRAE 62.1 - 2007 Ventilation for Acceptable Indoor Air Quality	
2009 International Energy Conservation Code	
Plumbing, Mechanical and Electrical system shall be design/build and shall meet all applicable codes.	

SUMMARY	
The existing ground floor patio will be renovated (975 sf). A wood fence will enclose the patio with 2 means of egress with panic hardware installed on the gates.	
A new second floor tube steel deck will be constructed with access directly from the second floor of the restaurant and direct access to grade from the deck. The deck is 600 sf.	
The existing building is fully sprinklered.	
No work to the interior other than adding an exterior door on the second floor and removing a closet wall for access to this door.	
Project has received Portland Historic approval.	