Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/12/16

Amigo's Mexican Restaurant & Bar

Roof Deck and Patio
7 Dana Street
Portland, ME 04101

Owner: Bruce Mills
7 Dana Street
Portland, ME 04101

David Matero I Architecture

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Suite 40
Bath Maine US 04530
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07.06.16
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.

2. Before penetrating joists, beams, or other structural members, consult Architect or Structural Engineer.

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.

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.

5. Where new walls or infill areas abut or intersect existing walls, align new finish with existing finish and make joints smooth and contiguous.

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 — 1 / A5-02 — DETAIL NUMBER / SHEET NUMBER
- TYPICAL ELEVATION TAG — 1 / A5-02 — DETAIL NUMBER / SHEET NUMBER
- TYPICAL DETAIL TAG — 1 / A5-02 — DETAIL NUMBER / SHEET NUMBER
- ELEVATION
- ROOM # — TYPICAL ROOM IDENTIFICTION — ROOM NAME & NUMBER
- # DETAIL # — TYPICAL WALL ELEVATION TAG — SHEET AND DETAIL NUMBER
- # — PARTITION TYPE
- A — WINDOW / BORROWED LITE TYPE
- L# — LOUVER TYPE
- 01 — 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 Armour Plus, paperless gypsbum 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 form 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	Gl	Glass	PSI	Pounds per Square Inch
Alum	Aluminum	GWB	Gypsum Wallboard	PT	Pressure Treated
AP	Access Panel	Gyp	Gypsum		
Arch	Architect			QT	Quarry Tile
		HD	High Density		
BD	Board	HR	Hour	R	Radius, Riser
Bit	Bituminous	HC	Hollow Core	RD	Roof Drain
Bldg	Building	H, Hgt	Height	Rec	Recreation
Blkg	Blocking	HM	Hollow Metal	Rect	Rectangular
Btw	Between	Hor	Horizontal	Ref	Reference
		Htg	Heating	Req	Required
Cab	Cabinet	HVAC	Heating/Ventilation/Air	Reinf	Reinforcing
CB	Catch Basin		Conditioning	Rev	Revised, Revision
CF	Cubic feet	HW	Hot Water	Rm	Room
CJ	Control Joint	Hyd	Hydrant	RO	Rough Opening
Clo	Closet			RWB	Rubber Wall Base
Clg	Ceiling	Incl	Include, Including		
CMU	Concrete Masonry Unit	ID	Inside Diameter	S	South
Co	Cleanout	In (")	Inch	San	Sanitary
Col	Column	Insul	Insulate, Insulating	SC	Solid Core
Conc	Concrete	Int	Interior	SD	Storm Drain
Const	Construction	Inv	Invert	SF	Square Foot
Cont	Continue, Continuous			Sht	Sheet
Coord	Coordinate	JC	Janitor's Closet	Sim	Similar
CT	Ceramic Tile	Jt	Joint	Spec	Specification
CUH	Cabinet Unit Heater			STC	Sound Transmission Coefficient
CW	Cold Water	Lam	Laminated		
CY	Cubic Yard	Lav	Lavatory	Std	Standard
		LCC	Lead Coated Copper	Stl	Steel
DAP	Dens Armor Plus	LF	Linear Foot	Sto	Storage
Dbl	Double	Lin	Linear	Susp	Suspended
DF	Drinking Fountain				
Dia	Diameter	Max	Maximum	Tr	Tread
Diag	Diagonal	Mech	Mechanical	Tel	Telephone
Dim	Dimension	Mfr	Manufacturer	Temp	Temperature, Tempered
Dn	Down	MH	Manhole	T&G	Tongue and Groove
Dwg	Drawing	Misc	Miscellaneous	Th	Thickness
		MO	Masonry Opening	TO	Top of
E	East	MR	Moisture Resistant	TV	Television
Ea	Each	Mtd	Mounted	Typ	Typical
EF	Exhaust Fan	Mtg	Mounting		
EJ	Expansion Joint	Mtl	Metal	UL	Underwriters Laboratories
Elev	Elevation			Util	Utility
Elec	Electrical	N	North		
Eq	Equal	Nat	Natural	VCT	Vinyl Composite Tile
Exam	Examination	NIC	Not in Contract	Vent	Ventilation
Ex, Exist	Existing	No	Number	Vert	Vertical
Exp	Expansion	NTS	Not to Scale	Vest	Vestibule
Ext	Exterior			VWB	Vinyl Wall Base
		OC	On Center		
FAP	Fire Alarm Pull Station	OD	Outside Diameter	W	West, Width
FBO	Furnished by Owner	OH	Opposite Hand	W/	With
FCO	Floor Cleanout			W/D	Washer / Dryer
FD	Floor drain	Pl	Plate	WC	Water Closet
FDN	Foundation	PLam	Plastic Laminate	Wd	Wood
FEC	Fire Extinguisher Cabinet	Plywd	Plywood	W/O	Without
Fin	Finish	Pnt	Paint	WWM	Welded Wire Mesh
Flr	Floor	Poly	Polyethylene		
Ft (')	Foot	Pre	Pre-finished	XPS	Extruded Polystyrene
Ftg	Footing				

DRAWING LIST

	Cover Sheet
	Standard Boundary Survey
R.1	Code Review and Life Safety Plan
R.2	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

APPLICABLE CODES

International Building Code, 2009
NFPA 101, Life Safety Code, 2009
Uniform Plumbing Code
ASHRAE 90.1 – 2007 Energy Standards for Buildings except Low-Rise Residential
ASHRA 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.

STANDARD HEIGHTS AND CLEARANCES / TYPICAL BARRIER FREE REQUIREMENTS

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES