RESURGAM CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/22/14

PRESS HOTEL

119 EXCHANGE STREET
PORTLAND, MAINE

DATE OF ISSUE

1 JULY 2013	30% MARRIOTT SUBMISSION & PRICING SET -	SCHEMATIC
9 SEPT. 2013	60% MARRIOTT SUBMISSION & PRICING SET -	DESIGN DEVELOPMENT
14 OCT. 2013	100% MARRIOTT SUBMISSION & BID SET -	CONSTRUCTION DOCUMENTS

BUILDING AREA TABULATION

BUILDING FOOTPRINT: = 10,081 SF

TOTAL BUILDING AREA:

SUB-BASEMENT:	7,705 SF
LOWER LEVEL:	11,691 SF
FIRST FLOOR (GRADE):	10,081 SF
SECOND FLOOR:	10,081 SF
THIRD FLOOR:	10,081 SF
FOURTH FLOOR:	10,081 SF
FIFTH FLOOR:	10,081 SF
SIXTH FLOOR:	7,244 SF
SEVENTH FLOOR:	6,475 SF +
TOTAL BUILDING AREA:	83,506 SF

GUEST ROOM MATRIX

TYPE	2	3	4	5	6	7	TOTAL
KING	17	19	19	19	4	7	89
DOUBLE / DOUBLE	2	2	2	2	2	2	12
JUNIOR SUITE	1	1	1	1	2	-	6
KING - SINGLE BEDROOM	1	-	-	-	1	1	3
TOTAL	21	22	22	21	3	10	10
ADA							
KING	-	11	-	-	-	1	4
DOUBLE / DOUBLE	-	1	-	-	-	-	1
JUNIOR SUITE	1	-	-	-	-	-	1
KING - SINGLE BEDROOM	-	-	-	-	-	-	-
TOTAL	1	2	1	1	1	1	07

LOCATION MAP NOT TO SCALE

CONTACTS

Developer:	Architect of Record:	Kitchen Design:
119 Development LLC	Architecture Architects	TJM Consulting, Inc.
or Assigns	48 Union Wharf	273 Main Street, Suite 5
P.O. Box 7486	Portland, ME 04101	Yarmouth, ME 04096
Portland, ME 04112	207.772.0022	207.847.3337
Jim Brady, Developer	Kevin Gough, Architect	Thomas J. McAnlis
Interior Design:	Civil Engineer:	Restaurant Design:
Stonehill & Taylor	Fay, Spofford & Thorndike	Biglimp Design Studios
31 W. 27th Street, 5th Floor	778 Main Street, Ste. 8	8425 Biscayne Blvd., Ste. 102
New York, NY 10001	South Portland, ME 04106	Miami, FL 33138
212.266.8898	207.775.1121	305.758.4566
Laura Plastiras, Int. Designer	Steve Bushey, Engineer	Carlin Fortis
Structural Engineer:	Mechanical/Plumbing Engineer:	LEED Consultant:
Structural Design Consulting	Crabtree Engineering	Thornton Tomasetti
22 Oakmont Drive	278 Amelia Cove	388 Fore Street
Old Orchard Beach, ME 04064	Collierville, TN 38017	Portland, ME 04101
207.934.8038	901.767.9898	207.245.6060
David Tetreault, Engineer	Jeff Crabtree, Engineer	Gunnar Hubbard
		Jay Waterman
Electrical Engineer:	Lighting Designer:	Pre-Construction Manager:
CHS Engineering	Kugler Ning Lighting	Pin-Con Construction
7946 Wood Oak Cove	247 W. 37th St., Suite 1502	1359 Hooksett Road
Cordova, TN 38016	New York, NY 10018	Hooksett, NH 03106
901.830.5300	212.382.2100	603.623.8811
Connie Scott, Engineer	Jackson Ning, Designer	Paul Roy, Proj. Manager

RELEVANT CODES

	REFERENCE
INTERNATIONAL BUILDING CODE - 2009	
EXISTING BUILDING ALTERATION - CHANGE OF USE	
OCCUPANCY R-1 (HOTEL FIRST TO SEVENTH FLOORS)	
ALLOWABLE AREA: UL FOR TYPE 1B	310.1
EXISTING FOOTPRINT AREA: 9923 SQ.FT.	T503
ALLOWABLE HEIGHT: 11 STORIES	
PROPOSED HEIGHT: 7 STORIES	
OCCUPANCY (ACCESSORY): A-2 (RESTAURANT FIRST FLOOR ONLY)	303.1
ALLOWABLE AREA: UL FOR TYPE 1B	T503
PROPOSED AREA: 3986 SF	
ALLOWABLE HEIGHT: 11 STORIES	T503
PROPOSED HEIGHT: 1 STORY	
OCCUPANCY (ACCESSORY): A-3 (MEETING ROOMS FIRST FLOOR AND LOWER LEVEL)	303.1
ALLOWABLE AREA: UL FOR TYPE 1B	T503
PROPOSED AREA: 5321 SF	T503
ALLOWABLE HEIGHT: 11 STORIES	
PROPOSED HEIGHT: 1 STORY	T601
CONSTRUCTION TYPE 1B	
FIRE RESISTANCE RATING:	T601
STRUCTURAL FRAME: 2 HOURS (1 HR WHERE SUPPORTING ONLY ROOF)	
BEARING WALLS: EXT. AND INT. 2 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
SHAFT ENCLOSURES: 2 HOURS (OVER 4 STORIES)	708.4
COMMUNICATING STAIR:	708.2 ex. 2.2.1
Shaft enclosure not required at stair connecting less than 4 stories when provided with closely-spaced sprinkler heads and draft curtain.	
LAUNDRY CHUTE: 2 HOURS	708.13
LAUNDRY CHUTE ACCESS ROOM: 1 HOUR RATED	708.13.3
LAUNDRY CHUTE TERMINATION ROOM: 1 HOUR RATED	708.13.4
ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.14.1. ex. 4
FIRE PARTITIONS:	T1018.1 & T709.3.1
CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 HOUR	T716.4
CORRIDOR DOORS: .33 HOUR IN 1-HOUR WALL	T715.4.3.1
CORRIDOR DOORS TO HAVE SMOKE CONTROL	T09.3
DWELLING/GUEST ROOM SEPARATION: 1 HOUR	
FIRE PROTECTION:	901.6.1
AUTOMATIC SPRINKLER SUPERVISORY SERVICE	903.2.11.2
AUTOMATIC SPRINKLER IN LINEN CHUTE	903.2.11.5
AUTOMATIC SPRINKLER IN COMMERCIAL COOKING EXHAUST	903.3.1.1
NFPA 13 SPRINKLER SYSTEM	903.4
FIRE ALARM CONTROL UNIT SUPERVISION	907.5.3.1
CLASS III STANDPIPE IN STAIRWELLS	905.6
LOCATION OF CLASS III STANDPIPE:	
LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS	906.1.1
PORTABLE FIRE EXTINGUISHERS REQUIRED	907.2.8
FIRE AND SMOKE ALARMS REQUIRED	T907.5.2.3.3
VISUAL ALARM NOTIFICATION FOR FIRE AND SMOKE:	
PER (2) TWELVE GUESTROOMS	909.20.5
STAIR PRESSURIZATION REQUIRED	912.1
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	
MEANS OF EGRESS:	
R-1 (HOTEL) OCCUPANT LOAD: 9288/200 = 47 FLOORS 2-5	
6260/200 = 32 FLOOR 6	
5300/200 = 27 FLOOR 7	
4112/200 = 21 LOBBY	
A-2 (RESTAURANT) OCCUPANT LOAD 100 (ACTUAL)	
A-3 (MEETING ROOMS) OCCUPANT LOAD 225/6* = 322 LOWER LEVEL	
ACCESSIBLE MEANS OF EGRESS	1007.1
ELEVATOR SERVING AS ACCESSIBLE MEANS OF EGRESS	1007.2.1
STANDBY POWER GENERATOR REQ'D FOR ELEVATOR	1007.4
AREA OF REFUGE AT ELEVATOR NOT REQ'D	1007.4 ex.2
TWO-WAY COMMUNICATION SYSTEM REQUIRED AT EACH ELEVATOR LANDING	1007.8

	REFERENCE
INTERNATIONAL BUILDING CODE - 2009	
MEANS OF EGRESS (CONTINUED):	
MINIMUM STAIR WIDTH: 44 INCHES (SEE ALSO CHAPTER 34 BELOW)	1009.1
MAXIMUM DEAD END CORRIDOR: < 50'-0"	1018.4 ex.2
EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)	1027.1 ex.1
ACCESSIBILITY:	
ACCESSIBLE DWELLING AND SLEEPING UNITS IN R-1	T1107.6.1.1
TOTAL ACCESSIBLE UNITS: 7	
REQ'D NUMBER OF UNITS WITH ROLL-IN SHOWERS: 2	
ACCESSIBILITY TO MEET ANSI 117.1 TYPE 'A' ACCESSIBILITY AND ADAAG	
ELEVATORS:	
ELEVATOR SHAFT VENTING REQUIRED	3004.1
ELEVATOR MACHINE ROOM - 2 HOUR RATED ENCLOSURE	3006.4
HISTORIC BUILDING:	
HISTORIC BUILDINGS: THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION, ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, AND CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHERE SUCH BUILDINGS ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT LIFE SAFETY HAZARD.	3409.1
NFPA 101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL - HOTEL	6.1.8.1.3
OCCUPANCY - ASSEMBLY (<300 TO < 1000)	6.1.2.1
SEPARATION BETWEEN OCCUPANCIES - 2 HOURS	Tb.1.14.4.1(a)
REDUCED TO 1 HOUR (SPRINKLED)	
CONSTRUCTION TYPE (2) II(222) - SEE NFPA 5000 - T7.4.1	T.A.8.2.1.2
SPRINKLED WITH NFPA 13	
FIRE RESISTANCE RATINGS - TYPE II(222)	T.A8.2.1.2
EXTERIOR BEARING WALLS: 2 HOURS	
INTERIOR BEARING WALLS: 2 HOURS	
COLUMNS: 2 HOURS	
COLUMNS SUPPORTING ROOF ONLY: 1 HOUR	
BEAMS: 2 HOURS	
BEAMS SUPPORTING ROOF ONLY: 1 HOUR	
FLOOR/CEILING ASSEMBLY: 1 HOUR	
ROOF ASSEMBLY: 1 HOUR	
NON-BEARING PARTITIONS: 0 HOURS	7.1.3.1
CORRIDOR RATING: 1/2 HOUR (SPRINKLED) SEE 28.3.6.1.3	7.1.3.2.1
STAIRS CONNECTING 4 OR MORE STORIES: 2 HOUR	
EXCEPTION 2(a): EXISTING EXIT STAIRS IN EXISTING NON-HIGH-RISE BUILDING: 1HOUR RATED	
EXISTING STAIRS:	T7.2.2.2.1.1(b)
MIN. WIDTH CLEAR: 36 INCHES	
MAX. HEIGHT OF RISER: 8 INCH	
MIN. TREAD DEPTH: 9 INCH	
MIN. HEADROOM: 6 FT. 8 IN	
MAX. HEIGHT BETWEEN LANDINGS: 12 FT.	
NEW HANDRAILS ON STAIRS: NOT < 34 IN. AND NOT > 38 IN.	7.2.2.4.4.1
EXISTING HANDRAILS NOT < 30 IN. AND NOT > 38IN.	7.2.2.4.4.2
NEW HANDRAILS PROVIDE MIN. 2-1/4 IN. MIN. CLEARANCE BETWEEN RAIL AND WALL	7.2.2.4.4.5
STAIRWAY SIGNAGE SHALL COMPLY WITH 7.2.2.5.4.1 PARTS (A) THRU (M)	7.2.2.5.4
AREA OF REFUGE CONSISTING OF A STORY PROTECTED BY SUPERVISED AUTOMATIC SPRINKLER SYSTEM SHALL HAVE:	7.2.12.1.1
1. EACH ELEVATOR LANDING PROVIDED WITH TWO-WAY COMMUNICATING SYSTEM TO FIRE COMMAND CENTER OR CENTRAL CONTROL POINT	
2. DIRECTIONS FOR USE OF TWO-WAY COMM. SYSTEM	
3. TWO-WAY COMM. SYSTEM INCLUDES BOTH AUDIBLE AND VISIBLE SIGNALS	
ELEVATOR STANDBY POWER AND CONTROL WIRING - 1 HR. PROTECTED	7.2.13.7
EXIT ACCESS PERMITTED THROUGH ACCESSORY ROOMS OR SPACES	7.5.1.6

	REFERENCE
NFPA 101 - 2009 (CONTINUED)	
HOUSKEEPING ROOM ON FLOORS 2-7 - 1 HOUR RATED ENCLOSURE	8.7.1.1
COMMUNICATING STAIR: DROP-DOWN SMOKE BARRIER IN CONFORMANCE WITH 8.5.1	8.6.6
CONVENIENCE OPENINGS - CONNECTING ONLY TWO ADJACENT STORIES	8.6.8.1
VERTICAL OPENINGS PERMITTED:	8.6.8.2
1. ONE FLOOR PIERCED ONLY	
2. SEPARATED WITH SMOKE BARRIER (DROP DOWN)	
3. SEPARATED FROM CORRIDOR	
4. N/A	
5. NOT AN ELEMENT OF MEANS OF EGRESS	
COMMERCIAL COOKING EQUIP. IN ACCORDANCE WITH NFPA 96	9.2.3
ELEVATOR MACHINE ROOMS - VENTILATED OR AIR CONDITIONED ON STANDBY POWER	9.4.5
LAUNDRY CHUTES SHALL BE PERMITTED TO OPEN INTO ROOMS NOT EXCEEDING 400 SQ.FT. THAT ARE USED FOR STORAGE, PROVIDED THE ROOM IS SPRINKLED	9.5.1.5 (2)
DEAD-END CORRIDORS IN ASSEMBLY USE SHALL NOT EXCEED 20 FT.	12.2.5.1.3
PROTECTION OF VERTICAL OPENINGS - PERMITTED IN ACCORDANCE WITH 8.6.8.2 WHERE PROTECTED BY SPRINKLER	12.3.1 (3)
MAX. COMMON PATH OF TRAVEL < 50 FT.	28.2.5.4
MAX. DEAD END CORRIDOR < 50 FT.	28.2.5.6
MAX. TRAVEL DISTANCE - GUESTROOM DOOR TO EXIT ACCESS < 100 FT.	28.2.6.3.1
BOILER ROOM: 1 HOUR & SPRINKLED	T28.3.2.2.2
EMPLOYEE LOCKER ROOM: 1 HOUR & SPRINKLED	
BULK LAUNDRY: 1 HOUR & SPRINKLED	
MAINTENANCE SHOP: 1 HOUR & SPRINKLED	
STORAGE ROOMS: 1 HOUR & SPRINKLED	
TRASH COLLECTION ROOM: 1 HOUR & SPRINKLED	
CORRIDOR WALLS: 1/2 HOUR (SPRINKLED)	28.3.6.1.3
CORRIDOR DOORS: 20 MIN. RATED (.33 HOURS)	28.3.6.2.1
CORRIDOR DOORS: SELF-CLOSING AND SELF-LATCHING	28.3.6.2.3
GUEST ROOM DEMISING WALLS: 1/2 HOUR (1-HOUR PER IBC)	28.3.7.2

OCCUPANT LOADS:

MEETING ROOMS (ASSEMBLY A-3):	2258 SF / 7 NET (EGRESS PER MARRIOTT)				322
RESTAURANT (ASSEMBLY A-2):	ACTUAL SEATING COUNT				100
HOTEL LOBBY (ACCESSORY TO R-1):	4112 SF / 200 NET				21
HOTEL FLOOR 2:	9288 SF / 200 NET				47
HOTEL FLOOR 3:	9288 SF / 200 NET				47
HOTEL FLOOR 4:	9288 SF / 200 NET				47
HOTEL FLOOR 5:	9288 SF / 200 NET				47
HOTEL FLOOR 6:	6010 SF / 200 NET				33
HOTEL FLOOR 7:	5305 SF / 200 NET				27

PLUMBING CODE (2009 UPC T-4-1):	WC - MALE - FEM.	URINAL	LAV - MALE - FEM.	H20 FOUNTAIN
MEETING ROOMS 2033 SF / 15 NET = 136/2 = 68	1 4 1	1	1 1	1
RESTAURANT 100 / 2 = 50	1 1 1	1	1 1	0
HOTEL LOBBY 4112 SF / 200 NET = 21 / 2 = 11	2 2 1	1	1 1	0
TOTALS	4 7 3	3	3 3	1
PROVIDED	4 9 4	4	4 4	1 (COOLER)

DRAWING LIST - VOL 1.

GENERAL
A.S1.1 ACCESSIBILITY STANDARDS
GN1.1 GENERAL NOTES
LS1.1 LIFE SAFETY PLANS - SUB-BSMT. TO 4TH
LS1.2 LIFE SAFETY PLANS - 5TH TO 7TH FLOORS

CIVIL DRAWINGS
C-1.00 COVER SHEET
C-1.01 GENERAL NOTES AND LEGEND
C-2.00 ALTA/ACSM LAND TITLE SURVEY
C-2.01 EXISTING CONDITIONS PLAN
C-2.02 DEMOLITION PLAN
C-3.0R SITE IMPROVEMENTS PLAN
C-3.01 UTILITY AND GRADING PLAN
C-4.00 DETAILS
C-4.01 DETAILS
C-4.02 CROSS SECTIONS

STRUCTURAL DRAWINGS
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S1.02 FIRST FLOOR FRAMING PLAN
S1.03 SECOND FLOOR FRAMING PLAN
S1.04 THIRD FLOOR FRAMING PLAN
S1.05 FOURTH FLOOR FRAMING PLAN
S1.06 FIFTH FLOOR FRAMING PLAN
S1.07 SIXTH FLOOR/ LOWER ROOF FRAMING PLAN
S1.08 SEVENTH FLOOR FRAMING PLAN
S1.09 UPPER ROOF FRAMING PLAN
S1.10 ENLARGED FRAMING PLANS
S2.01 STRUCTURAL SECTIONS AND DETAILS
S2.02 STRUCTURAL SECTIONS AND DETAILS
S2.03 STRUCTURAL SECTIONS AND DETAILS

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A0.02 LOWER LEVEL EXISTING AND DEMOLITION PLANS
A0.03 FIRST FLOOR EXISTING AND DEMOLITION PLANS
A0.04 SECOND FLOOR EXISTING AND DEMOLITION PLANS
A0.05 THIRD FLOOR EXISTING AND DEMOLITION PLANS
A0.06 FOURTH FLOOR EXISTING AND DEMOLITION PLANS
A0.07 FIFTH FLOOR EXISTING AND DEMOLITION PLANS
A0.08 SIXTH FLOOR EXISTING AND DEMOLITION PLANS
A0.09 SEVENTH FLOOR EXISTING AND DEMOLITION PLANS
A0.10 ROOF EXISTING AND DEMOLITION PLANS
A1.01 SUB-BASEMENT PLAN
A1.02 LOWER LEVEL
A1.03 FIRST FLOOR PLAN
A1.04 SECOND FLOOR PLAN
A1.05 THIRD FLOOR PLAN
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A2.03 NORTH & SOUTH ELEVATIONS
A2.04 ENTRY PLANS, ELEVATIONS & DETAILS
A2.05 ENTRY PLANS, ELEVATIONS & DETAILS
A2.06 CANOPY DETAILS
A2.07 ROOFTOP ELEVATIONS
A3.01 BUILDING SECTION
A3.02 BUILDING SECTION
A3.21 ELEVATOR PLANS & SECTIONS
A3.22 ELEVATOR PLANS & SECTIONS
A3.23 STAIR PLANS & SECTIONS
A3.24 STAIR PLANS & SECTIONS
A3.25 STAIR & ELEVATOR DETAILS
A3.26 MONUMENTAL STAIR DETAILS
A3.31 FINISH SCHEDULE & ENLARGED PLAN - BATHROOM
A3.32 ENLARGED PLAN - GUESTROOM BATHROOM
A3.33 ENLARGED PLAN - GUESTROOM BATHROOM
A3.34 ENLARGED PLAN - GUESTROOM BATHROOM
A4.00 WALL TYPES
A4.01 WALL TYPES
A4.02 FLOOR, CEILING, & ROOF TYPES
A4.03 COLUMN AND BEAM TYPES
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A4.05 TYPICAL INTERIOR DETAILS
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A4.07 INTERIOR DETAILS
A5.01 EXTERIOR DETAILS
A5.02 EXTERIOR DETAILS
A6.03 MISC. DETAILS
A7.01 LOWER LEVEL AND SUB-BASEMENT RCP
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A8.11 WINDOW DETAILS
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A9.01 MILLWORK DETAILS

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ID-7.07 LOBBY LEVEL RESTROOM ELEVATIONS
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ID-7.11 RM TYPE A - ADA PLANS & ELEVATIONS
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ID-7.20a RM TYPE J - ADA PLANS & ELEVATIONS
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ID-7.21a RM TYPE J-S PLANS & ELEVATIONS
ID-7.21b RM TYPE J-S PLANS & ELEVATIONS
ID-7.22 RM TYPE K PLANS & ELEVATIONS
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FS-7 FOODSERVICE EQUIPMENT DETAILS & ELEVATIONS
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M0.22 ENLARGED LOWER LEVEL PLAN - HVAC
M1.00 FIRST FLOOR PLAN - HVAC
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M2.00 SECOND FLOOR HVAC PLAN
M3.00 THIRD FLOOR HVAC PLAN
M4.00 FOURTH FLOOR HVAC PLAN
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BID SET - VOL. 1