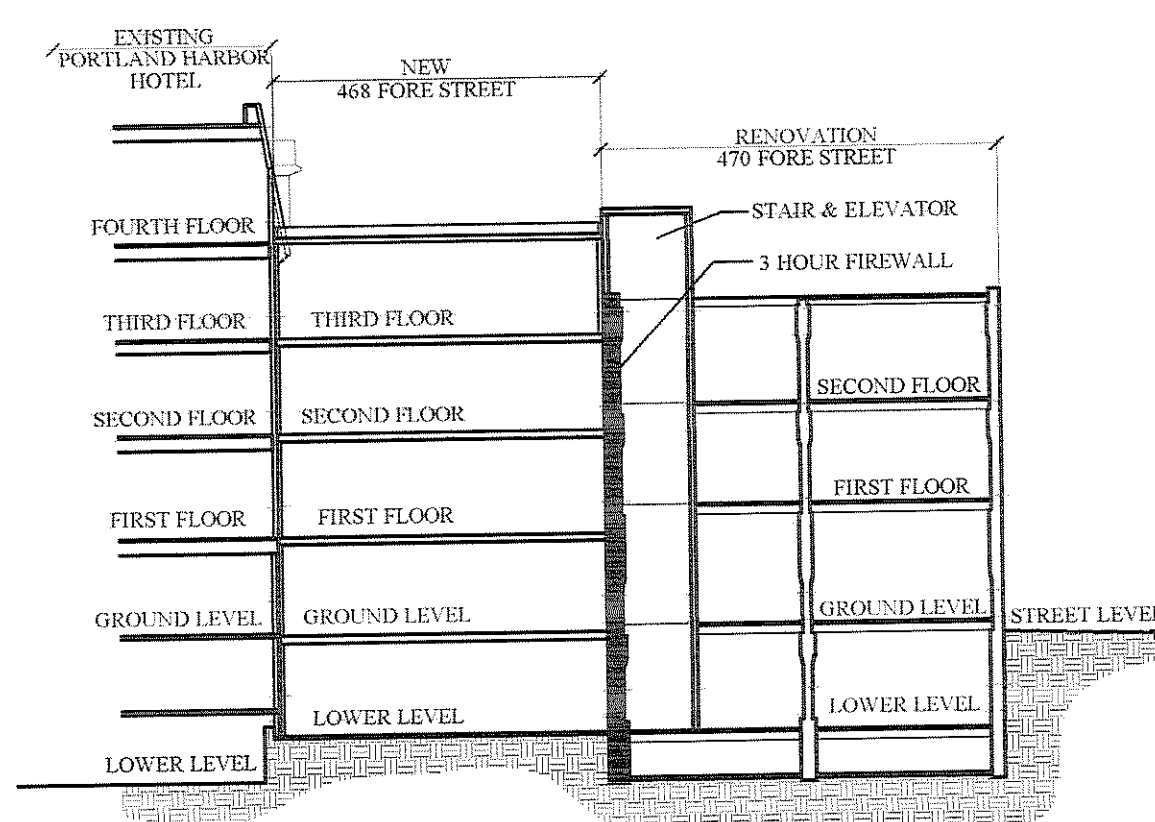


PORTLAND HARBOR HOTEL ANNEX INTERIOR FIT-UP

468-470 FORE STREET
PORTLAND, ME



DATE OF ISSUE

Permit Set - 19 March 2008

CONTACTS

Developer:

468 Fore Street Realty, LLC
Fore Street
Portland, ME 04101

Architect:

Archetype P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022

General Contractor:

Allied/Cook Construction
PO Box 1396
Portland, ME 04104

Interior Designers:

truexcollins interiors
209 Battery Street
Burlington, VT 05401

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A1.00 FLOOR PLANS
 - A1.10 LOWER LEVEL INTERIOR PLAN
 - A1.11 LOWER LEVEL FLOOR FINISHES
 - A1.12 LOWER LEVEL REFLECTED CEILING PLAN
 - A1.20 GROUND FLOOR INTERIOR PLAN
 - A1.21 GROUND FLOOR FINISHES
 - A1.22 GROUND FLOOR REFLECTED CEILING
 - A1.30 FIRST FLOOR INTERIOR PLAN
 - A1.31 FIRST FLOOR REFLECTED CEILING
 - A1.40 SECOND FLOOR INTERIOR PLAN
 - A1.50 THIRD FLOOR INTERIOR PLAN

- A4.00 WALL / FLOOR TYPES
 - A4.10 WALL ASSEMBLIES

- A7.00 SCHEDULES
 - A7.10 DOOR SCHEDULE

INTERIOR DESIGN DRAWINGS

- I101 1ST FLOOR FINISH PLAN
- I102 1ST FLOOR FURNITURE & MILLWORK PLAN
- I103 2ND & 3RD FLOOR FINISH & FURNITURE PLANS
- I104 1ST FLR REFLECTED CEILING PLAN
- I105 REFLECTED CEILING PLANS & LIGHTING LEGEND
- I201 INTERIOR ELEVATIONS
- I202 INTERIOR ELEVATIONS
- I203 INTERIOR ELEVATIONS
- I204 INTERIOR ELEVATIONS
- I205 INTERIOR ELEVATIONS
- I401 ENLARGED BATHROOM PLANS
- I402 MILLWORK DETAILS
- I403 MILLWORK DETAILS
- I404 MILLWORK DETAILS
- I501 DOOR SCHEDULE
- I502 MATERIAL LEGEND AND FINISH SCHEDULE

RELEVANT CODES - ADDITION TO PORTLAND HARBOR HOTEL

IBC-2003	CODE REFERENCE	FIRE PARTITIONS	
USE GROUP R-1 (HOTEL)		CORRIDOR FIRE PARTITION (NONBEARING) - 1/2 HR	708.1
USE GROUP S-2 (STORAGE)		DWELLING UNIT SEPARATION - 1 HR	T-1016.1
USE GROUP M (MERCANTILE)		4-STORY SHAFT - 2 HOURS	708.3
CONSTRUCTION TYPE 1-B (Protected non-combustible)	T-503	DRAFTSTOPPING - N/A	707.4
R-1 Sprinkled W/NFPA 13	903.3.1.1	STANDPIPE REQUIRED	717.3.2 exception 2
79,000sf. ALLOWED WITHOUT INCREASES		FIRE DEPT. CONNECTION REQUIRED	905.3.1
1,790sf. PROPOSED		ALARM REQUIRED	903.3.7 (AS DIRECTED BY FIRE)
ALLOWABLE HGT. WITH SPRINKLER 180'	504.2	SMOKE DETECTORS REQUIRED	907.2.10.1.1
12 STORIES ALLOWED WITH SPRINKLER	504.2	3' ELEVATOR VENT REQUIRED	3007.3
4 STORIES PROPOSED		FIREWALL REQUIRED BETWEEN USES - 3 HOURS	T-705.4
FIRE RESISTANCE FOR TYPE 1-B		FIREWALL - ANY NON-COMBUSTIBLE MATERIAL	705.3
COLUMNS AND FLOOR/CEILING - 2 HOURS	T-601	FIREWALL HAS NO 18" EXTENSION	705.5 Exception 3
ROOF - 1 HOUR	T-601	FIREWALL STOPS AT LOW ROOF OF STEPPED BLDG.	705.6.1
DOORS IN FIREWALL TO BE RATED 3 HOURS		RATING OF BRICK FIREWALL 3 HOURS = 4.9 IN.	T-715.3
		RATING OF EXTERIOR WALLS - 1 HOUR < 5ft.	T-720.1(2)
		LEVEL OF EXIT DISCHARGE UNRATED	T-602
			1023.1
			1003
			T-1004.1.2
			T-1014.1
			T-1004.1.2
			1005.1

RELEVANT CODES - RENOVATION OF 470 FORE ST.

IBC-2003	CODE REFERENCE	FIRE PARTITIONS	
USE GROUP B (BUSINESS) AND M (MERCANTILE)	310.1 AND 309.1	CORRIDOR FIRE PARTITION (NONBEARING) - 1 HR	1014.2.1ex1
CONSTRUCTION TYPE 3-B	T-503	ELEVATOR LOBBY REQUIREMENT N/A	707.14.1 exception 4
R-1 Sprinkled W/NFPA 13	903.3.1.1	DRAFTSTOPPING - N/A	717.3.2 exception 2
12,500sf. ALLOWED WITHOUT INCREASES		STANDPIPE NOT REQUIRED <30'-0"	905.3.1
2,077sf. PROPOSED		FIRE DEPT. CONNECTION REQUIRED	903.3.7 (AS DIRECTED BY FIRE)
ALLOWABLE HGT. WITH SPRINKLER 75'	504.2	MANUAL FIRE ALARM NOT REQUIRED	907.2.7
5 STORIES ALLOWED WITH SPRINKLER	504.2	SPRINKLER FLOW ALARM REQUIRED	903.4.2
3 STORIES PROPOSED (EXISTING)			
FIRE RESISTANCE FOR TYPE 3-B			
COLUMNS AND FLOOR/CEILING - 0 HOURS	T-601	FIREWALL REQUIRED BETWEEN USES - 3 HOURS	T-705.4
BEARING WALLS - EXTERIOR - 2 HOURS	T-601	FIREWALL - ANY NON-COMBUSTIBLE MATERIAL	705.3
BEARING WALLS - INTERIOR - 0 HOURS	T-601	FIREWALL HAS NO 18" EXTENSION	705.5 Exception 3
FLOOR CONSTRUCTION - 0 HOURS	T-601	FIREWALL STOPS AT LOW ROOF OF STEPPED BLDG.	705.6.1
ROOF CONSTRUCTION - 0 HOURS	T-601	DOORS IN FIREWALL TO BE RATED 3 HOURS	T-715.3
		RATING OF BRICK FIREWALL 3 HOURS = 4.9 IN.	T-720.1(2)
		RATING OF EXTERIOR WALLS - 1 HOUR < 5ft.	T-602
			1003
			T-1004.1.2
			T-1014.1
			T-1004.1.2
			1005.1

MAINE HUMAN RIGHTS COMMISSION

ACCESSIBILITY CODE TO BE ANSI A117.1 - 2003

NFPA 101 LIFE SAFETY

2-HOUR STAIR SHAFT NON-COMBUSTIBLE MATERIALS
STAIR MATERIALS SAME AS BUILDING CONSTRUCTION
EXIT ACCESS SEPARATION MEASURED ALONG
1-HOUR CORRIDOR LINE OF TRAVEL

NFPA A.7.1.3.2.1(5)
NFPA 7.2.2.3.1.2
NFPA 7.5.1.3.3
FIG. A.7.5.1.3.2(d)