

Jeanie Bourke - FW: The Inn at Diamond Cove - permit review

From: Susan Geffers <sue@archetypepa.com>
To: JMB@portlandmaine.gov
Date: 4/15/2013 12:20 PM
Subject: FW: The Inn at Diamond Cove - permit review
Attachments: A1.00 - Basement Floor Plan.pdf; A1.03 - Third Floor Plan.pdf; A2.01 - Building Elevations.pdf; A3.11 - Wall Sections.pdf; A3.20 - Elevator and Stairs.pdf; A5.10 - Window Details.pdf; A7.02 - Lobby Interior Elevations.pdf; A8.00 - Door Schedule.pdf

Jeanie,
 See notes below and attached revised plans.
 Sue

Susan Geffers, Office Manager
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From: Barry Yudaken [mailto:yudaken@archetypepa.com]
Sent: Monday, April 15, 2013 12:06 PM
To: David Lloyd; Susan Geffers
Subject: The Inn at Diamond Cove - permit review

From: David Lloyd [mailto:lloyd@archetypepa.com]
Sent: Thursday, April 11, 2013 5:14 PM
To: Barry Yudaken; sue@archetypepa.com
Subject: please add your information

Additional Comments:

CBL: 083E E4600 **Permit ID:** 2013-00436

4/10/2013-JMB/Building:

I have completed my review and have the following comments:

1. Design Cert Application - there is a discrepancy on the type of construction here (3B) and on the cover page of the plans (5B), please clarify, **sorry yes we did our code review as a 5B, 95% of the building is 3B but we have a section of 5B so we analyzed under 5B**
2. Provide a statement of special inspections for the new steel framed addition, **we will provide**
3. Provide an electronic copy of the project specifications documents **We will provide**
4. Plan A0.02 - verify the X'd out (shaft or opening) near unit 107A and above the kitchen exhaust shaft it is wall type **W5 shown on A1.01 and A1.02, Also I picked up that it was incorrectly labeled on A1.03 so we have adjusted to W5 – see revised A1.03.**
5. Provide tempered window locations per Sec. 2406, **See revised Window Schedule drawing A5.10**
6. Plan A3.10 - wall section - justify the thermal break at the exterior foundation wall from the rigid insulation at grade to the wood framed wall **I don't understand what the problem is with this detail**
7. Plan A3.11 - Justify exterior pipe rail compliance deviation of code requirements for the opening limitations & height **Section 3409 Historic Buildings . This project is a designated historic landmark being rebuilt under the requirements of the National Park Service. Also all railings approved by Portland HP board we hope to receive**

your blessing that these railings do not constitute a distinct life safety.

8. Plan A.100 - It appears the entry doors at Units 111A & 102A impede on 1/2 the egress width for Units 111B & 102B per Sec. 1005.2 **We will change all these and have doors swing in – See revised plan A1.00.**
9. Plan A8.00 - The Unit lockout doors U-11 should maintain the sleeping unit fire rated separation, please Confirm **yes we will show as one hour – see revised Door Schedule A8.00**
10. Plan A1.00 - Basement units 101, 102, 111, 112 entry doors and partition walls are within a 1 hour rated exit enclosure, not a corridor. Justify the assigned wall types and door rating **agree we will show as one hour – see revised plan drawing A1.00**
11. Plan A3.20 - Clarify wall types for partitions at stair #5, door #63 is 1 hour rated but the partitions aren't **noted on detail 8 and 9 A3.20 as one hour**
12. Plan A3.20 - Provide stair section C for stair #2 **shown above plan on drawing but see revised drawing A3.20**
13. Plan A7.02 - Provide stair dimensional details for the individual sleeping units, note Sec. 1009.4.2.5 does include R-1 in the exception **see revised drawing A7.02**
14. Provide exterior stair section and dimensional details **see revised stair section drawing A3.11**
15. Are plumbing and mechanical plans completed, at least schematics? **We do not have these at this time.**

David Lloyd

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