

## DATE OF ISSUE

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 ISSUED FOR CONSTRUCTION - 01 JUNE 2013  
 ISSUED FOR CONSTRUCTION POST FIRE - 03 FEB 2014

## SQUARE FOOTAGES

EXISTING BUILDING FOOTPRINT = 13,629 Sq Ft  
 TOTAL BUILDING FOOTPRINT = 16,510 Sq Ft

TOTAL BUILDING GROSS SQ FT = 54,065 SqFt  
 Basement Floor = 13,983 SqFt  
 First Floor = 16,510 SqFt  
 Second Floor = 14,189 SqFt  
 Third Floor = 9,383 SqFt

Unit	Lower	Upper	Total
100	679	674	1353
106	729	632	1361
110	856	681	1537
113	---	1253	1253
116	---	1007	1007
115	1068	870	1938
120	---	1007	1007
121	1042	870	1912
123	---	1253	1253
126	856	681	1537
130	729	632	1361
136	679	674	1353
202	963	---	963
206	1107	---	1107
213	1252	---	1252
215	870	728	1598
216	1140	---	1140
221	870	728	1598
220	1138	---	1138
223	1252	---	1252
230	1107	---	1107
234	963	---	963

UNIT COUNT  
 22 UNITS  
 22 LOCKOUT UNITS  
 44 TOTAL KEYS

## RELEVANT CODES

### INTERNATIONAL BUILDING CODE 2009

OCCUPANCY R-1 (HOTEL)  
 CONSTRUCTION TYPE V-B  
 SPRINKLED W/NFPA 13R (WITH MODIFICATIONS - SEE CITY OF PORTLAND NOTES)  
 ALLOWABLE AREA - 21,000 SQ.FT. (TABULAR AREA PLUS SPRINKLER INCREASE)  
 PROPOSED FLOOR AREA (16,510 SQ.FT.)  
 ALLOWABLE HEIGHT (3) STORIES (TABULAR HGT. PLUS SPRINKLER INCREASE)  
 PROPOSED HEIGHT (3) STORIES  
 FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOUR)  
 FIRE RESISTANCE RATING BEARING WALLS (0 HOUR)  
 FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)  
 FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOUR)  
 FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOUR)

### FIRE PARTITIONS

CORRIDOR FIRE PARTITION 1-HOUR (PER NFPA)  
 CORRIDOR DOORS .33 HOURS IN 1 HOUR WALL  
 CORRIDOR DOORS TO HAVE SMOKE CONTROL  
 DWELLING UNIT SEPARATION - 1 HOUR  
 3-STORY SHAFT - 1 HOUR (INCLUDING ELEVATOR SHAFT)  
 DRAFTSTOPPING OR SPRINKLE CONCEALED SPACES  
 ELEVATOR LOBBIES NOT REQUIRED FOR FIRE  
 FIRE DEPT. CONNECTION REQUIRED  
 ALARM REQUIRED  
 AUTOMATIC SMOKE DETECTION REQUIRED  
 SINGLE AND MULTI STATION SMOKE ALARMS REQUIRED  
 ELEVATOR MACHINE ROOM - 1-HOUR  
 ELEVATOR HOISTWAY SMOKE VENTING NOT REQUIRED

### MEANS OF EGRESS

R-1 OCCUPANT LOAD 16,510/200=83  
 MINIMUM REQUIRED CORRIDOR WIDTH - 44"  
 ELEVATOR BACKUP GENERATOR NOT REQUIRED  
 ROOF HATCH - NOT REQUIRED  
 DEAD END CORRIDORS < 50 FT.  
 STAIR SHAFT LESS THAN FOUR STORIES - 1 HOUR

### MAINE HUMAN RIGHTS COMMISSION

ACCESSIBILITY CODE TO BE ANSI A117.1 - 2003  
 TWO (2) GUEST ROOMS MUST MEET ANSI A117.1 - ACCESSIBILITY

### REFERENCE

310  
 7601  
 903.3.1.2  
 7503  
 7503  
 504.2  
 7601  
 7601  
 7601  
 7601  
 7601  
 7601

### 708.1

T-1018.1 (EX. 2)/NFPA 7.1.3.1  
 T-715.4  
 715.4.3.1  
 708.3 (EX. 2)  
 708.4  
 717.3.2 (EX. 2)  
 708.14.1  
 903.3.6 (AS DIRECTED BY FIRE)  
 907.2.8  
 907.2.10.2  
 907.2.11  
 3006.4  
 3004.1

### 1003

T-1004.1.1  
 1018.2  
 1007.2.1  
 1009.13  
 1018.4 EX. 2  
 1022.1

### 101.4.1

T502.1.2

### NFPA 101 - 2009

OCCUPANCY - HOTEL  
 ATTIC SPRINKLED  
 HOTEL SPRINKLED WITH NFPA 13R WITH MODIFICATIONS  
 CONSTRUCTION TYPE V(000)  
 STAIR MATERIALS SAME AS BUILDING CONSTRUCTION  
 DEAD END CORRIDOR < 50 FT.  
 SPRINKLED BLDG. EXIT ENCLOSURE 1 HOUR  
 AREA OF REFUGE NOT REQUIRED  
 HISTORIC BUILDING  
 EXIT STAIRSHAFT AND DOORS 1 HOUR  
 200' TRAVEL DISTANCE WITH SPRINKLER  
 200' TRAVEL REQUIRES 1 HOUR CORRIDOR  
 BULK LAUNDRY AND TRASH ROOMS 1 HOUR

### CITY OF PORTLAND

CITY OF PORTLAND CODE OF ORDINANCES SEC. 10-1  
 FIRE PREVENTION AND PROTECTION CHAPTER 10, REV. 8-1-12  
 AGREEMENT WITH CITY OF PORTLAND FOR SPRINKLER MODIFICATIONS ABOVE NFPA 13R:  
 1. ALL HABITABLE AREAS OF THE BUILDING WILL BE PROTECTED WITH NFPA 13R WET PIPE SPRINKLER SYSTEM.  
 2. ALL EXTERIOR DECKS AND CANOPIES WILL BE PROTECTED WITH AN ANTI-FREEZE SYSTEM USING A DESIGN AREA BASED ON NFPA 13R  
 3. THERE WILL BE A MANUAL WET CLASS I STANDPIPE INTERCONNECTED BETWEEN THE TWO STAIR TOWERS ONE ON EACH SIDE OF THE BUILDING  
 4. PROVIDE TWO-WAY COMMUNICATION PANELS AT EACH ELEVATOR LOBBY - ALL FLOORS

### INT. ENERGY CONSERVATION CODE (IECC) 2009

EXISTING BUILDING EXEMPT UNDER HISTORIC  
 NEW ADDITION  
 ROOF ABOVE DECK=R 20  
 ATTIC=R 38  
 SLAB ON GRADE= R 15 FOR 24" BELOW

### REFERENCE

6.1.8.1.3  
 8.6.10.2.1  
 9.7.1.1 (3)  
 TABLE A.8.2.1.2  
 7.2.2.3.1.2  
 28.2.5.6  
 28.2.2.1.2  
 28.2.2.12.2  
 43.10  
 28.2.2.1.2  
 28.2.6.3.3.1  
 28.2.6.3.3.2  
 T28.3.2.2.2

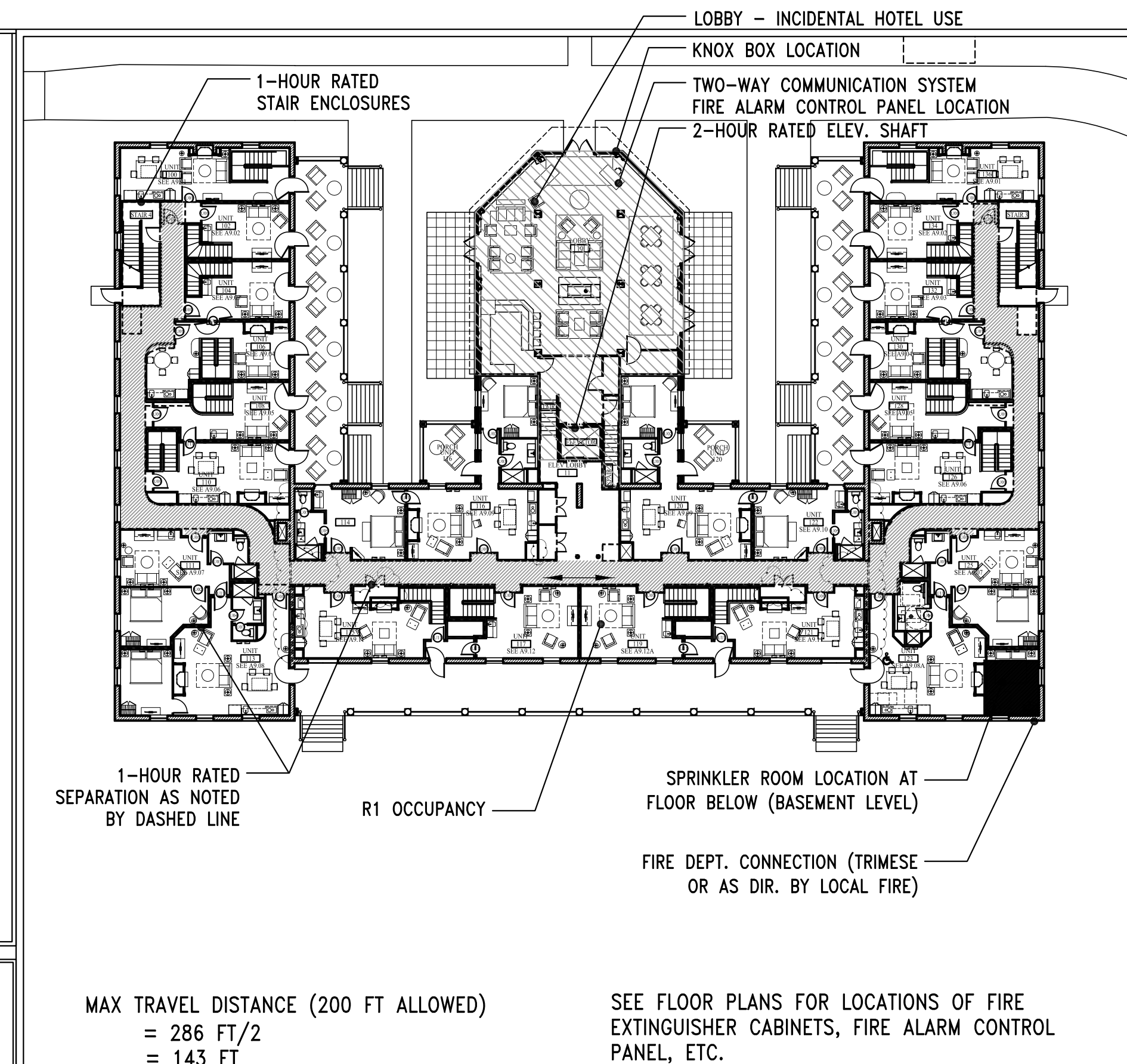
### REFERENCE

101.4.1  
 T502.1.2

# THE INN AT DIAMOND COVE

## McKINLEY COURT

### GREAT DIAMOND ISLAND, ME



## DRAWING LIST

### COVER SHEET

### GENERAL NOTES

GN-1 GENERAL NOTES

### CIVIL DRAWINGS

C1 SITE COVER SHEET  
 C2 GENERAL NOTES AND LEGEND  
 C3 EXISTING CONDITIONS AND DEMO PLAN  
 C4 SITE LAYOUT & UTILITY PLAN  
 C5 OVERALL GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 C6 DETAILED GRADING PLAN (10 SCALE)  
 C7 LANDSCAPE PLAN  
 C8 EROSION CONTROL DETAILS & NARRATIVE  
 C9 SITE DETAILS  
 C10 SITE DETAILS  
 C11 WATER SYSTEM IMPROVEMENT PLAN

### STRUCTURAL DRAWINGS

S1.0 FOUNDATION PLAN  
 S1.1 GENERAL NOTES EXISTING FOUNDATION AND BASEMENT FRAMING PLAN  
 S2.0 FIRST FLOOR FRAMING PLAN  
 S2.1 FIRST FLOOR FRAMING PLAN  
 S3.0 SECOND FLOOR FRAMING PLAN  
 S3.1 SECOND FLOOR AND LOWER ROOF FRAMING PLAN  
 S4.0 THIRD FLOOR FRAMING PLAN  
 S4.1 THIRD FLOOR AND HIGH ROOF FRAMING PLAN  
 S5.0 ROOF FRAMING PLAN  
 S6.0 STRUCTURAL SECTIONS AND DETAILS  
 S7.0 COLUMN SCHEDULE AND FRAMING SECTIONS

### ARCHITECTURAL DRAWINGS

A0.01 LIFE SAFETY BASEMENT PLAN  
 A0.02 LIFE SAFETY FIRST FLOOR PLAN  
 A0.03 LIFE SAFETY SECOND FLOOR PLAN  
 A0.04 LIFE SAFETY THIRD FLOOR PLAN  
 A1.00 BASEMENT FLOOR PLAN  
 A1.01 FIRST FLOOR PLAN  
 A1.02 SECOND FLOOR PLAN  
 A1.03 THIRD FLOOR PLAN  
 A1.04 ROOF PLAN  
 A2.01 BUILDING ELEVATIONS  
 A2.02 BUILDING ELEVATIONS  
 A2.03 BUILDING ELEVATIONS  
 A2.10 CABANA PLANS, ELEVATIONS & SECTIONS  
 A2.11 CABANA DECK PLAN  
 A3.01 BUILDING SECTIONS  
 A3.02 BUILDING SECTIONS  
 A3.10 WALL SECTIONS  
 A3.11 PORCH SECTIONS  
 A3.20 ELEVATOR SECTION & DETAILS  
 A3.21 STAIR SECTION, PLANS AND DETAILS  
 A4.01 WALL TYPES  
 A4.02 WALL TYPES  
 A4.03 FLOOR TYPES  
 A4.04 FLOOR TYPES  
 A5.01 DETAILS  
 A5.02 DETAILS  
 A5.10 WINDOW DETAILS  
 A5.11 WINDOW DETAILS  
 A6.00 BASEMENT REFLECTED CEILING PLAN  
 A6.01 FIRST FLOOR REFLECTED CEILING PLAN  
 A6.02 SECOND FLOOR REFLECTED CEILING PLAN  
 A6.03 THIRD FLOOR REFLECTED CEILING PLAN  
 A6.10 BASEMENT FLOOR FINISH SCHEDULE  
 A6.11 FIRST FLOOR FLOOR FINISH SCHEDULE  
 A6.12 SECOND FLOOR FLOOR FINISH SCHEDULE  
 A6.13 THIRD FLOOR FLOOR FINISH SCHEDULE  
 A7.00 LOBBY INTERIOR ELEVATIONS  
 A7.01 LOBBY INTERIOR ELEVATIONS  
 A7.02 INTERIOR MILLWORK DETAILS  
 A7.10 PUBLIC RESTROOM INTERIOR ELEVATIONS  
 A8.00 DOOR SCHEDULE  
 A8.10 FURNISHING KEY PLAN  
 A9.00 MILLWORK DETAILS  
 A9.00A MILLWORK DETAILS  
 A9.00B MILLWORK DETAILS  
 A9.01 INTERIOR ELEVATIONS UNITS 100, 136  
 A9.02 INTERIOR ELEVATIONS UNITS 102, 134  
 A9.03 INTERIOR ELEVATIONS UNITS 104, 132  
 A9.04 INTERIOR ELEVATIONS UNITS 106, 130  
 A9.05 INTERIOR ELEVATIONS UNITS 108, 128  
 A9.06 INTERIOR ELEVATIONS UNITS 110, 126  
 A9.07 INTERIOR ELEVATIONS UNITS 111, 125  
 A9.08 INTERIOR ELEVATIONS UNITS 113  
 A9.08A INTERIOR ELEVATIONS UNITS 123  
 A9.09 INTERIOR ELEVATIONS UNITS 116  
 A9.09A INTERIOR ELEVATIONS UNITS 120  
 A9.10 INTERIOR ELEVATIONS UNITS 114, 122  
 A9.11 INTERIOR ELEVATIONS UNITS 115, 121  
 A9.12 INTERIOR ELEVATIONS UNITS 117  
 A9.12A INTERIOR ELEVATIONS UNITS 119  
 A9.13 INTERIOR ELEVATIONS UNITS 200, 236  
 A9.14 INTERIOR ELEVATIONS UNITS 202, 234  
 A9.15 INTERIOR ELEVATIONS UNITS 206, 230  
 A9.16 INTERIOR ELEVATIONS UNITS 210, 226  
 A9.17 INTERIOR ELEVATIONS UNITS 211, 225  
 A9.18 INTERIOR ELEVATIONS UNITS 213, 223  
 A9.19 INTERIOR ELEVATIONS UNITS 215  
 A9.19A INTERIOR ELEVATIONS UNITS 221  
 A9.20 INTERIOR ELEVATIONS UNITS 217, 219  
 A9.21 INTERIOR ELEVATIONS UNITS 216  
 A9.21A INTERIOR ELEVATIONS UNITS 220  
 A9.22 INTERIOR ELEVATIONS UNITS 214, 222

### MECHANICAL DRAWINGS

M1.00 BASEMENT MECHANICAL PLAN  
 M1.01 FIRST FLOOR MECHANICAL PLAN  
 M1.02 SECOND FLOOR MECHANICAL PLAN  
 M1.03 THIRD FLOOR MECHANICAL PLAN  
 M2.00 BASEMENT PLUMBING PLAN  
 M2.01 FIRST FLOOR PLUMBING PLAN  
 M2.02 SECOND FLOOR MECHANICAL PLAN  
 M2.03 THIRD FLOOR MECHANICAL PLAN

### ELECTRICAL DRAWINGS

LS-1.00 BASEMENT LIFE SAFETY  
 LS-1.01 FIRST FLOOR LIFE SAFETY  
 LS-1.02 SECOND FLOOR LIFE SAFETY  
 LS-1.03 THIRD FLOOR LIFE SAFETY  
 FA-1.00 BASEMENT FIRE ALARM  
 FA-1.01 FIRST FLOOR FIRE ALARM  
 FA-1.02 SECOND FLOOR FIRE ALARM  
 FA-1.03 THIRD FLOOR FIRE ALARM  
 L-1.00 BASEMENT LIGHTING  
 L-1.01 FIRST FLOOR LIGHTING  
 L-1.02 SECOND FLOOR LIGHTING  
 L-1.03 THIRD FLOOR LIGHTING  
 P-1.00 BASEMENT POWER  
 P-1.01 FIRST FLOOR POWER  
 P-1.02 SECOND FLOOR POWER  
 P-1.03 THIRD FLOOR POWER  
 C-1.00 BASEMENT CONDUIT  
 K-1.00 ENLARGED KITCHEN  
 K-1.01 KITCHEN SCHEDULE

## CONTACTS

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