

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP A-1

B.O.C.A. TYPE OF CONSTRUCTION P 001321

ZONING LOCATION B-8 PORTLAND, MAINE July 10, 1984

NOV 14 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 20 2 1/2 Milk Street, N.S.T. Fire District #1 [] #2 []

1. Owner's name and address Granger Northern, Inc. - same 774-3500 Telephone 863-6395

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone 5888

Proposed use of building 100 room hotel 773-3728 No. of sheets

Last use warehouse No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 4,000,000

FIELD INSPECTOR - Mr. Appeal Fees \$

@ 775-5451 Base fee plus plan 300.00

Late Fee 30,020.00

TOTAL 6320

Stamp of Special Conditions

Major Site Plan Review TO MAKE renovations to existing warehouse

to be used for hotel as per plans.

10 sheets of plans, structural changes also.

Change of use from warehouse to hotel

100 AMG. Send to P. O. Box 7230 DTS 04112

Stamp of Special Conditions PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes existing Is any electrical work involved in this work? yes

Is connection to be made to public sewer? If not, what is proposed for sewer?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber - Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE BUILDING INSPECTION - PLAN EXAMINER

ZONING O.R. H.P.T. 11/19/85 MISCELLANEOUS

BUILDING CODE Will work require disturbing of any tree on a public street?

Fire Dept. Will there be in charge of the above work a person competent

Health Dept. to see that the State and City requirements pertaining thereto

Others are observed?

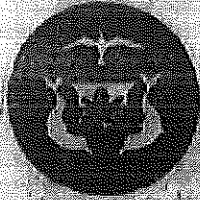
Signature of Applicant Terry Brown Phone # 8638

Type Name of above Terry Brown, Esq. Brown Homes [] 2 [] 3 [] 4 []

Other ICC

and Address

FIELD INSPECTOR'S COPY PERMIT ISSUED WITH LETTER APPLICANT'S COPY OFFICE FILE COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Joe G

November 14, 1985

Armory Associates
P.O. Box 7230 DTB
Portland, Maine 04112

RE: 20 Milk Street
Portland, Maine

Dear Sir or Madam:

Your application to make renovations to existing warehouse to be a 100-room hotel as per plan has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services: Parking for 120 cars by valet services is subject of separate permit which must be approved prior to a Certificate of Occupancy, subject to Public Works' approval of drainage plan for same.

Mr. W.J. Turner 11/19/85

Public Works: 1) Approval is for Armory Site plan only.
2) Any curb or sidewalk damaged during construction shall be repaired by the developer at their expense.

Mr. R.J. Roy 10/26/85

Fire Department:

Approved

Lt. Jim Collins 10/01/85

Planning Division: 1) That the maintenance agreement and pedestrian access easement agreement be executed and delivered to the City.
2) That 120 parking spaces be provided in perpetuity as per an approved site plan for the Fore/India Street parking lot.
3) That the following revisions be placed on the site plan:
a. a note stating no parking to be permitted in the public Milk Street right-of-way.
b. Concrete may be substituted for granite/cobblestone on the "spoke" of the ornamental paving on the streets and sidewalks.
c. Utility notes to reflect that all utilities are underground.

1 of 3

- 4) That the developer reach an agreement with the Portland Water District regarding the relocation of the water main in Milk Street.
- 5) Submission of a revised drainage plan to the City for administrative review and approval prior to issuance of a building permit.
- 6) That granite curbs and materials to match existing sidewalks be used to close off the existing curb cut on India Street.

Ms. K. Cosner

10/21/85

Building Fire Code Requirements

1. All exterior walls shall have a fire resistance of two (2) hours.
2. Fire walls and party walls shall have a fire resistance of two (2) hours.
3. Fire enclosure of exits, exit hallways and stairways and stairs shall have a fire resistance of two (2) hours.
4. Exit access corridors shall have a fire resistance of 1/2 hour.
5. All the following shall have a fire resistance of one (1) hour:
 - a. tenant separation
 - b. dwelling separation
 - c. interval bearwalls
 - d. bearing partitions
 - e. columns
 - f. girders
 - g. structural members support walls
 - h. floor construction
 - i. roof construction
 - j. arches, roof decks
6. Those buildings of Use Group R-1 containing more than 20 dwelling units shall be made accessible to physically handicapped persons in accordance with this Section. The number of dwelling units accessible to physically handicapped persons shall be not less than the following:
 - a. 21 through 99 one unit.
 - b. 100 and over, one, plus one for each additional 100 units or fraction thereof.
 - c. Standby power system shall conform to NFPA 70, Article 701.

- d. Standby power systems shall have the capacity and rating to operate equipment such as mechanical system, fire pumps, signal lighting, communications, elevators, and other standby equipment as required by the building code.
- e. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.
- f. The atrium shall be in compliance with Section 6 - 2.2.3.5 of the 101 Life Safety Code.
- g. All stairways shall be enclosed and separated from use areas with two-hour fire rated construction, including fire doors (1½) with self-closers.
- h. Building is to be protected throughout with an approved supervised automatic sprinkler system. The system shall be provided with flow switches and zoned per floor. This system shall be connected to an approved Central Station of the Municipal Fire Department.
- i. An approved manual fire alarm system shall be provided throughout. This system shall also be connected to an approved Central Station of the Municipal Fire Department.
- j. Doors between guest rooms and exit access corridors shall be 20 minute rated and provided with self-closers.
- k. Single station smoke detectors, not connected to the building system, shall be provided for each sleeping room.
- l. A completed set of structural plans signed by a registered structural engineer, must be submitted to this office before any work begins.

Sincerely,

F. Samuel Hoffaas
Chief of Inspection Services

FSH/crb

Rs 1 20 Milk St.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services
FROM: Kathleen Connor, Senior Planner
SUBJECT: Parking Lot for Old Fort Armory Hotel

DATE:
December 23, 1985

On November 12, 1985 the Portland Planning Board approved the site plan for the Old Fort Armory Hotel on Milk Street. The concept for an off-site parking lot was approved with the condition that the developer submit a revised drainage plan to the City for administrative review and approval, prior to the issuance of a building permit. This revised plan must be approved before any work can take place on the site.

I have talked to Stan Gawron on two occasions since the Planning Board public hearing regarding the status of the site plan. He told me that the site plan is in progress. It is important that this plan be approved so that the developer of the hotel is not caught short without parking when he is ready to open the hotel for business.

As a side note, Friday, December 20, 1985 I received a copy of the final hotel site plan with revisions as per the Planning Board conditions. I will forward a copy of the plan when the architect gives me additional copies.

If you have any questions, please contact me. Thank you.

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
✓ Building Permit File
Robert Roy, Planning Engineer



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to: **ADREY ASSOCIATES**

LOCATION: **20 Milk Street**

Date of Issue: **September 2, 1987**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **85/1321**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire
Limiting Conditions:

100 REEM Hotel

This certificate supersedes
certificate issued

Approved:

9/2/87
(Date)

Arthur...
Inspector

James P. Collins, Sr.
Director of Building

E. J. ...
Inspector

Notice: This certificate identifies lawful use of building or premises, and shall be transferred from owner to owner when property changes hands. They will be retained to owner or leasee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 20 Milk St

CBL 029 R001001

Issued to Portland Regency Inc /Applicant

Date of Issue 10/27/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1395, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Lower Level

APPROVED OCCUPANCY

Day Spa & Health Club/Accessory to Hotel
Use Group R-1
Type 3A
BOCA 1999

Limiting Conditions:

This certificate supersedes
certificate issued July 24, 2003

Approved:

10/27/03 Jamie Burke
(Date) Inspector

Jamie Burke 10/27/03
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.