General Building Permit Applicatic

If you or the property owner owes real estate or personal property taxes or user cl
within the City, payment arrangements must be made before permits of any

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Address/Location of Construction: 390 Congress Street

Date: 01/22/14

Total Square Footage of Proposed Structure: 83,500

Tax Assessor's Chart, Block & Lot	**Applicant Name:** 119 Development LLC or assigns	Telephone:
Chart# 32 Block# C Lot# 2	Address: PO Box 7486 City, State & Zip: Portland, ME 04101	(207) 653-9990 Email: jameshbrady@gmail
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	**Contractor Name:** (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: $ 9,500,500 C of O Fee: $ 75.00 Historic Rev $ **Total Fees : $** 95,095.00

Current use (i.e. single family) Vacant
If vacant, what was the previous use? Office
Proposed Specific use: Hotel
Is property part of a subdivision? No If yes, please name
Project description:
Conversion of former Press Herald offices into a full service hotel with restaurant and meeting spa

Who should we contact when the permit is ready: James Brady
Address: PO Box 7486
City, State & Zip: Portland, ME 04101
E-mail Address: jameshbrady@gmail.com
Telephone: (207) 653-9990

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: David Lloyd **Date:** 10/28/13

This is not a permit; you may not commence ANY work until the permit is issued.

PORTLAND M

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Date: 01/22/14

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☐ Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.

☐ I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: David Lloyd Date: 10/28/13

I have provided digital copies and sent them on: Date: 10/28/13

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Commercial Interior & Change of U
Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as y
application package will ensure your package is complete and will help to expedite the permittir

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One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal.

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009
- ☐ Proof of ownership is required if it is inconsistent with the assessors records.
- ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☐ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: $30.00 for the first $1000.00 construction cost, $10.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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Certificate of Design Application

From Designer: Archetype Architects

Date: 10/28/13

Job Name: Press Hotel

Address of Construction: 119 Exchange Street

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2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R-1 Hotel & A-2 Restaurant & A-3

Type of Construction 1B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) no

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Private Rooms	40 psf
Public Rooms	100 psf
Stairs/Exits	100 psf
Restaurant	100 psf

Wind loads (1603.1.4, 1609)

n/a Design option utilized (1609.1.1, 1609.6)

n/a Basic wind speed (1809.3)

n/a Building category and wind importance Factor, I_w table 1604.5, 1609.5)

n/a Wind exposure category (1609.4)

n/a Internal pressure coefficient (ASCE 7)

n/a Component and cladding pressures (1609.1.1, 1609.6.2.2)

n/a Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

n/a Design option utilized (1614.1)

n/a Seismic use group ("Category")

n/a Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

n/a Site class (1615.1.5)

ASCE 7-05 Live load reduction

100 psf Roof *live* loads (1603.1.2, 1607.11)

35 psf Roof snow loads (1603.7.3, 1608)

50 psf Ground snow load, P_g (1608.2)

35 psf If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.0 Roof thermal factor, C_t (1608.4)

n/a Sloped roof snowload, P_s (1608.4)

n/a Seismic design category (1616.3)

n/a Basic seismic force resisting system (1617.6.2)

n/a Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)

n/a Analysis procedure (1616.6, 1617.5)

n/a Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)

n/a Elevation of structure

Other loads

n/a Concentrated loads (1607.4)

n/a Partition loads (1607.5)

n/a Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certific

Reviewed for Code Compliance
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Designer: Archetype Architects Date: 01/22/14

Address of Project: 119 Exchange Street

Nature of Project: New hotel and restaurant in historic building

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Signature: David Lloyd

Title: Maine Licensed Architect

Firm: Archetype Architects

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

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Certificate of Design

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Inspections Division
Approved with Conditions

Date: 01/22/14

Date: 10/28/13

From: Archetype Architects

These plans and / or specifications covering construction work on:

119 Exchange Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Signature: David Lloyd

Title: Maine Licensed Architect

Firm: Archetype Architects

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

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