

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080284

This is to certify that DICTAR ASSOCIATES II LLC/ed/Cook Construction
has permission to Interior Fit-up and Renovation associated with Permit# 08-00
AT 468 FORE ST 038 E008D01

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Chase

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Joanne Bonka 5/6/08
Director - Building & Inspection Services

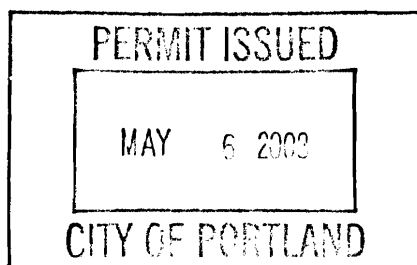
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0284		Issue Date:		CBL: 038 F008001	
Location of Construction: 468 FORE ST		Owner Name: DICTAR ASSOCIATES II		Owner Address: PO BOX 3572	
Business Name:		Contractor Name: Allied/Cook Construction		Phone: 207-772-2992	
Lessee/Buyer's Name		Phone:		Contractor Address: PO Box 1396 Portland	
Past Use: Commercial - Portland Harbor Hotel		Proposed Use: Commercial - Portland Harbor Hotel Interior Fit-up and Renovation associated with Permit# 08-0031		Phone: 2077722888	
Permit Type: Alterations - Commercial		Permit Fee: \$6,500.00		Cost of Work: \$648,000.00	
Zone: B-3		CEO District: 1		INSPECTION: Use Group: RI Type: 1B/BB	
Proposed Project Description: Interior Fit-up and Renovation associated with Permit# 08-0031		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions		Signature: [Signature] Date: 5/6/08	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):		Signature: [Signature] Date: 5/6/08	
Permit Taken By: lmd		Date Applied For: 03/27/2008		Zoning Approval	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
				Signature: _____ Date: _____	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/28/08	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires a separate review & approval Date:
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0284	Date Applied For: 03/27/2008	CBL: 038 F008001
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Location of Construction: 468 FORE ST	Owner Name: DICTAR ASSOCIATES II	Owner Address: PO BOX 3572	Phone: 207-772-2992
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: (207) 772-2888
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Portland Harbor Hotel Interior Fit-up and Renovation associated with Permit# 08-0031	Proposed Project Description: Interior Fit-up and Renovation associated with Permit# 08-0031
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 03/28/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All previous conditions on the original permit are still in force.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/06/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit approves fit up in the Hotel R-1 use areas, future permits required for the mercantile and business occupancies.			
2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.			
3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 04/18/2008
Note: Called 04/03/2008			Ok to Issue: <input checked="" type="checkbox"/>
1) Fire alarm system requires a Masterbox connection per city ordinance.			
2) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.			
3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			
4) A single source supplier should be used for all through penetrations.			
5) All construction shall comply with NFPA 101			
6) Application requires State Fire Marshal approval.			

Comments:

5/6/2008-jmb: Received an email from Kevin G. About the occupant load of the conference room assembly area, which is part of the R-1 use. The required number of fixtures for each gender is met with additional fixtures in the men's room. Ok to issue

5/4/2008-jmb: Left voicemail w/ Kevin G. For calcs on bathroom fixture count, M=6 and W=4 for the new public restrooms.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**


 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

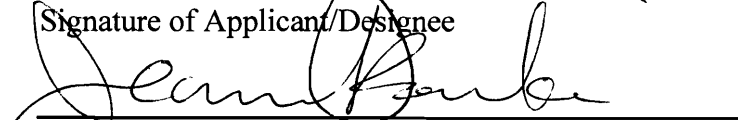
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

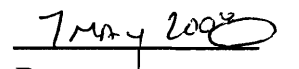
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.


CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee


Signature of Inspections Official



Date


Date



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 468 - 470 Fore Street		
Total Square Footage of Proposed Structure N/A		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# 38 Block# F Lot# 8	Owner: 468 Fore Street Realty, LLC 261 Commercial Street Portland, Maine 04101	Telephone: (207)772-2992
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Bateman 468 Fore Street Realty, LLC 261 Commercial Street Portland, Maine 04101 (207) 772-2992	Cost Of Work: \$ 648,000.00 Fee: \$ 6500.00 C of O Fee: \$ \$75.00
Current legal use (i.e. single family) <u>Hotel</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Hotel</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Interior fit-up to new shell and renovated building. Permit issued previously for building shell and life-safety.</u> <u>Portland Harbor Hotel</u> <u>1</u> <u>08-0031</u>		
Contractor's name, address & telephone: <u>Allied Cook Construction</u> <u>PO Box 1396</u> <u>Portland, ME (207) 772-2888</u> Who should we contact when the permit is ready: <u>Kevin Gough - Archetype</u> Mailing address: <u>Kevin Gough</u> Phone: <u>(207) 772-6022</u> <u>Archetype, P.A.</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u> <u>(207) 772-6022</u>		

MAR 26 2008

**Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.**

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 of applicant: 	Date: <u>26 MAR 2008</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Jeanie Bourke - 468 Fore Street Interior Fit Up

From: "Kevin Gough" <gough@archetypepa.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 5/5/2008 3:59:58 PM
Subject: 468 Fore Street Interior Fit Up

Jeannie,

I got your message this morning. By my calculations the occupancy of the new conference room (1112 SF), if assumed to be "Assembly without fixed seating" would be 160 people. For the female restroom, we get 1 per 65 for a total of 3 w.c.'s. If you also add the office space, we need an additional one for a total of four.

There is, to serve the other spaces (dining and existing meeting room) an existing restroom at the other end of the hotel corridor with 3 fixtures for women, and 3 for men, plus 2 lavatories each.

By my calculations this is adequate for the existing as well as the new spaces on the First Floor.

The floors below this have their own toilet facilities. The Lower Level has a men's and women's room, and each of the two retail spaces on the Ground Floor has a unisex toilet room.

If this is suitable, please let me know.

Thanks.

Kevin Gough

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

Fax: (207) 772-4056

gough@archetypepa.com

<http://www.archetype-architects.com>



Certificate of Design Application

From Designer: Archetype, PA

Date: March 26, 2008

Job Name: Portland Harbor Hotel Addition - Interior Fit-Up

Address of Construction: 468-470 Fore Street

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-1, S-2, M & B

Type of Construction 1B & 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Non 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
<u>Retail</u>	<u>100 PSF</u>
<u>Offices</u>	<u>50 PSF</u>
<u>Hotel Suites</u>	<u>40 PSF</u>
<u>Conference</u>	<u>100 PSF</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Wind loads (1603.1.4, 1609) N/A

 Design option utilized (1609.1.1, 1609.6)

 Basic wind speed (1809.3)

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

 Wind exposure category (1609.4)

 Internal pressure coefficient (ASCE 7)

 Component and cladding pressures (1609.1.1, 1609.6.2.2)

 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

 Design option utilized (1614.1)

 Seismic use group ("Category")

 Spectral response coefficients, S_D s & S_{D1} (1615.1)

 Site class (1615.1.5)

IBC 2003 Live load reduction

 Roof *live* loads (1603.1.2, 1607.11)

N/A Roof snow loads (1603.7.3, 1608)

N/A Ground snow load, P_g (1608.2)

N/A If $P_g > 10$ psf, flat-roof snow load P_f

N/A If $P_g > 10$ psf, snow exposure factor, C_e

N/A If $P_g > 10$ psf, snow load importance factor, I_s

N/A Roof thermal factor, C_t (1608.4)

N/A Sloped roof snowload, P_{sr} (1608.4)

C Seismic design category (1616.3)

3D Basic seismic force resisting system (1617.6.2)

3.5 Response modification coefficient, R , and
deflection amplification factor C_d (1617.6.2)

E.L.F.
ASCE 7 Analysis procedure (1616.6, 1617.5)

84K Design base shear (1617.4, 1617.5.1)

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)



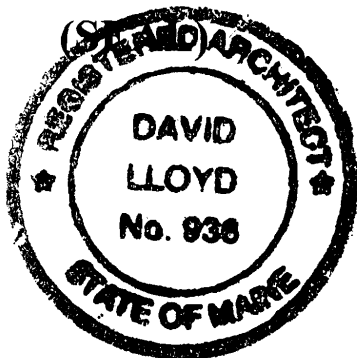
Accessibility Building Code Certificate


Designer: Archetype, PA

Address of Project: 468-470 Fore Street

Nature of Project: Interior Fit-up to previously permitted building shell

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.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

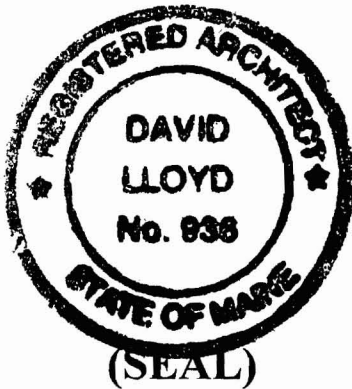
Date: March 26, 2008

From: Archetype, PA

These plans and / or specifications covering construction work on:

468-470 Fore Street - Interior Fit-Up

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

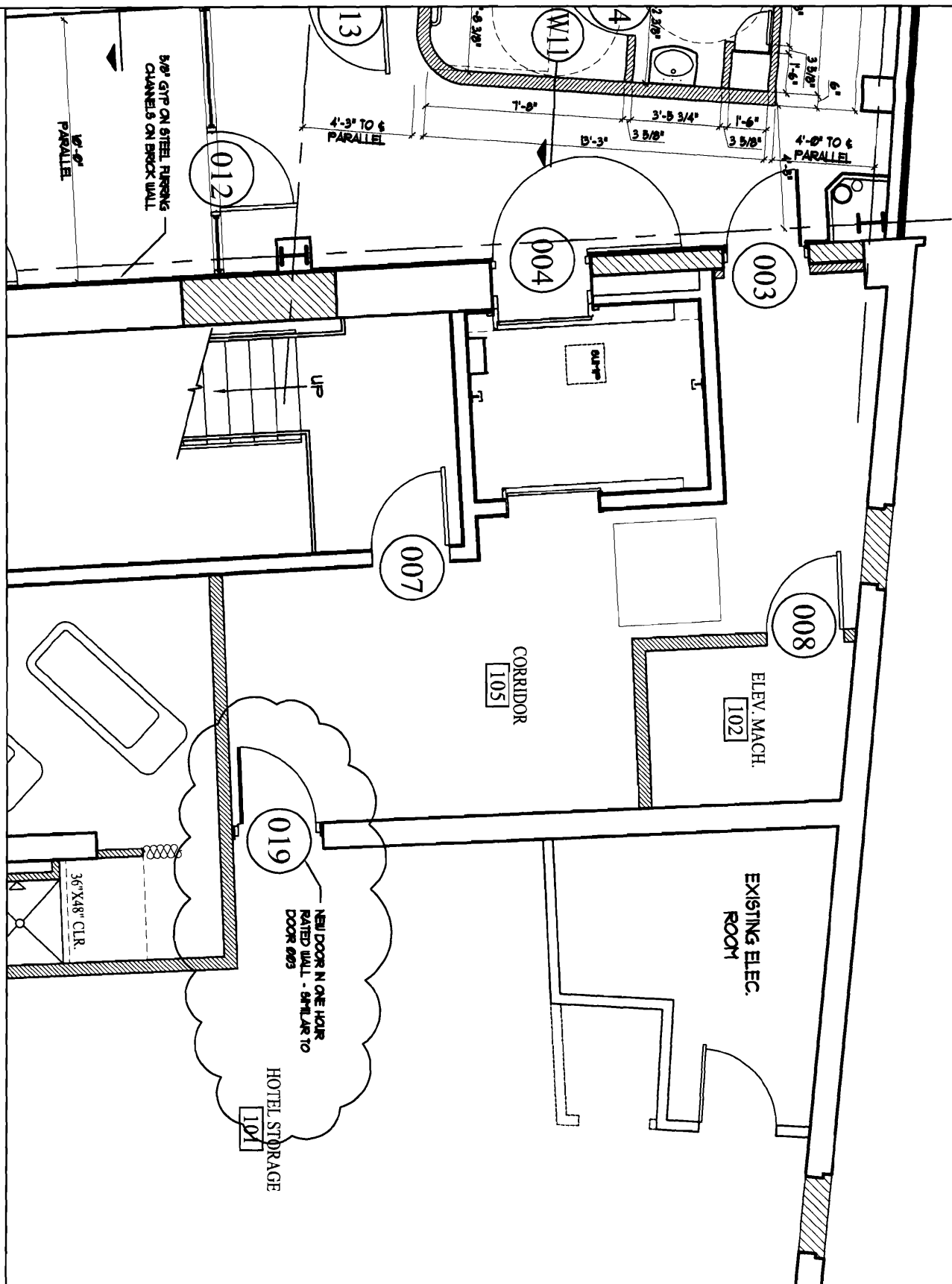
Portland, ME 04101

Phone: (207) 772-6022

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1 LOWER LEVEL PLAN AT HOTEL STORAGE

SCALE: 3/16" = 1'-0"



SK21

SK TO SHEET A1.11

Project:

468-470 FORE STREET

468-470 FORE STREET
PORTLAND, MAINE

Date
16 April 2008

RATED DOOR AT
HOTEL STORAGE 101

Scale
3/16" = 1'-0"

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Jeanie Bourke - 468 Fore Street Interior Fit Up Permit

From: "Kevin Gough" <gough@archetypepepa.com>
To: <gec@portlandmaine.gov>
Date: 4/16/2008 10:35 AM
Subject: 468 Fore Street Interior Fit Up Permit
CC: "Jeanie Bourke" <JMB@portlandmaine.gov>, "David Bateman" <david@batemanpartnersllc.com>, "Paul Laliberte" <Paul@AlliedCook.com>, <phhannex@alliedcook.com>, "George Liming" <George@AlliedCook.com>

Captain Cass,

Based on our conversation during your review of the drawings for the interior fit-up of the addition to the Portland Harbor Hotel, the following comments should help to clarify my response to your requests:

- ① • Egress from the Spa Treatment Rooms through the waiting room and out into the corridor is an approved common path of travel based on a review by Gregory Harrington, PE, of NFPA in a phone conversation. His opinion is that the waiting area is an accessory space to the treatment rooms, thus a person leaving those rooms would not be considered as exiting through another user's space. They have common path of travel until they reach the exit access at the corridor.
- ② • Wall Type W9 – Shaft Enclosure lists on the drawing a fire test by the US Gypsum Association, "Fire Resistance Design Manual, 17th ed." This listing also references a UL classification for comparison.
- ③ • The Fire Rated Glass assembly will be specified using the attached document as a specification. This system has a rating on both the glass and the frame, thus eliminating the potential problem for the failure in the fire hose test. The attached document describes the frame and clip system which holds the fireglass in place.
- ④ • The occupant load in the Fitness Room on the Lower level, based upon IBC Table 1004.1.1 is 16 people. The egress is at grade (on the South side of the building), in addition to the stair up to the Fore Street Level as the second means of egress.
- ⑤ • I will provide to the city a drawing, attached as SK21 – Door to Storage Room, which shows the addition of a rated door between the One Hour corridor and the Storage room on the Lower Level.

I believe that should cover all of the concerns you raised in your review. Thanks for taking the time to talk this over with me.

If you have any more questions, please don't hesitate to call.

Kevin Gough

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

Fax: (207) 772-4056

gough@archetypepepa.com

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