

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 080031

This is to certify that HARBOR PLAZA ASSOCIATES II/AL Construction  
has permission to Interior Renovation to existing Hotel Lobby and Dining Area - Phase 1  
AT 259 COMMERCIAL ST 038 F009001

provided that the person or persons, firm or corporation accepting 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 procedure is complete before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

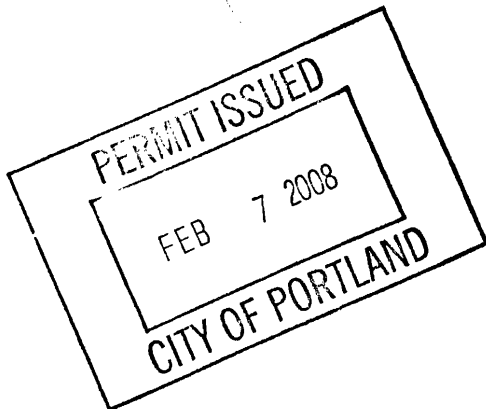
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*Jeanne Bonke* 2/6/08  
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: 08-0031	Issue Date:	CBL: 038 F009001
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Location of Construction: 259 COMMERCIAL ST / Fore St	Owner Name: HARBOR PLAZA ASSOCIATES I	Owner Address: PO BOX 3572	Phone: 272-2992
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: 2077722888
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial Hotel -Portland Harbor Hotel	Proposed Use: Commercial Hotel - Portland Harbor Hotel. Interior Renovation to existing Hotel Lobby and Dining area. Phase I	Permit Fee: \$4,925.00	Cost of Work: \$482,600.00	CEO District: 1
Proposed Project Description: Interior Renovation to existing Hotel Lobby and Dining Area. Phase I		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R-1 Type: 1B <i>IBC 2003</i>	
		Signature: <i>Loree Cook</i>	Signature: <i>AMB 2/6/08</i>	

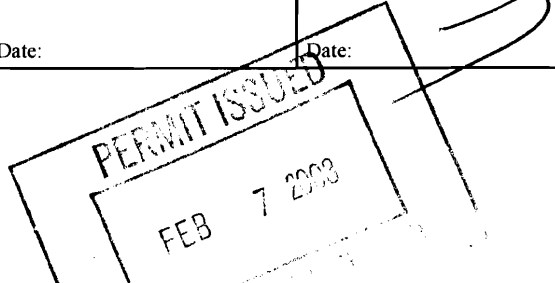
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: lmd	Date Applied For: 01/08/2008	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>1/10/08</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

<b>Permit No:</b> 08-0031	<b>Date Applied For:</b> 01/08/2008	<b>CBL:</b> 038 F009001
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<b>Location of Construction:</b> 259 COMMERCIAL ST	<b>Owner Name:</b> HARBOR PLAZA ASSOCIATES II	<b>Owner Address:</b> PO BOX 3572	<b>Phone:</b> ( ) 272-2992
<b>Business Name:</b>	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone</b> (207) 772-2888
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial Hotel - Portland Harbor Hotel. Interior Renovation to existing Hotel Lobby and Dining area. Phase 1	<b>Proposed Project Description:</b> Interior Renovation to existing Hotel Lobby and Dining Area. Phase 1
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 01/10/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 02/06/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Approved with condition that a floor plan design showing appliances, fixtures and plumbing shall be submitted for the the new bar and service area to review for compliance with the food code 2) 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. 3) 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.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 01/25/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The courtyard needs to be evaluated as an assembly space and means of egress shall be determined.			

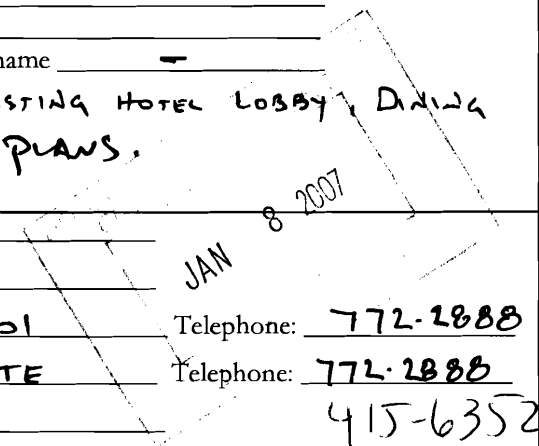
<b>Comments:</b> 2/6/2008-jmb: Spoke to Paul L. About the new bar and service area design to check compliance with the food code requirements. They have not finalized this and will submit when available. Ok to issue
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# General Building Permit Application

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: <u>456 - 458 FORE ST. - PORTLAND HARBOR HOTEL</u>		
Total Square Footage of Proposed Structure/Area <u>5296 sqft INTERIOR RENOVATION</u>		Square Footage of Lot <u>—</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>38 - F - 9</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>HARBOR PLAZA ASSOC. II</u> Address <u>456 - 458 FORE ST.</u> City, State & Zip <u>PORTLAND, 04101</u>	Telephone: <u>272-2992</u>
Lessee/DBA (If Applicable) <u>PORTLAND HARBOR HOTEL ASSOCIATES</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>482,600</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>4921</u>
Current legal use (i.e. single family) <u>HOTEL</u> If vacant, what was the previous use? <u>—</u> Proposed Specific use: <u>HOTEL</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>—</u> Project description: <u>INTERIOR RENOVATION TO EXISTING HOTEL LOBBY, DINING AREA <del>+</del> PHASE I OF PLANS.</u>		
Contractor's name: <u>ALLIE/COOK CONSTRUCTION</u>		
Address: <u>P.O. Box 1394</u>		
City, State & Zip <u>PORTLAND ME 04101</u>		Telephone: <u>772-2888</u>
Who should we contact when the permit is ready: <u>PAUL LALIBERTE</u>		Telephone: <u>772-2888</u>
Mailing address: <u>SAME</u>		<u>415-6352</u>



Please submit all of the information outlined on the applicable 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](http://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: [Signature] Date: 8 JANUARY 2008

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

# 1215

DESIGN CONTACT :

KEVIN GOUGH  
ARCHETYPE

772-6022



# Certificate of Design Application

From Designer: ARCHETYPE P.A ARCHITECTS  
 Date: 8 JAN 2008  
 Job Name: PORTLAND HARBOR HOTEL  
 Address of Construction: 456-458 FORE ST.

## 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

Type of Construction I-B

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

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

### 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $w_b$  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,  $S_D$  &  $S_{D1}$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof *live* loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)
- \_\_\_\_\_ Response modification coefficient,  $R_f$  and deflection amplification factor  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Certificate of Design

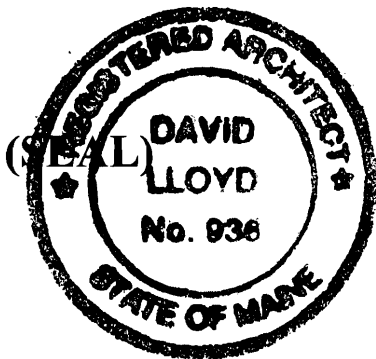
Date: 8 Jan 2008

From: ARCHETYPE PA

These plans and / or specifications covering construction work on:

INTERIOR RENOVATION PORTLAND HARBOR HOTEL

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: [Handwritten Signature]

Title: ARCHITECT

Firm: ARCHETYPE PA

Address: 40 ALION WHARF

PORTLAND ME 04101

Phone: 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](http://www.portlandmaine.gov)



**Portland Harbor Hotel  
468 Fore Street  
Portland, ME 04101**

1/8/08

City Of Portland  
389 Congress Street  
Portland, ME 04101

Re: Building Permit for the renovations at the Portland Harbor Hotel

To Whom It May Concern:

Per the request of the City of Portland, I David Bateman, a member of the Portland Harbor Hotel certify that the Portland Harbor Hotel was constructed in 2001. I further certify that no asbestos was used in the construction of the Hotel and that no asbestos is currently present in the Portland Harbor Hotel.

Sincerely

  
David Bateman  
Member Portland Harbor Hotel