

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BROWN J B & SONS /Opechee Construction Corp

Located at

311 COMMERCIAL ST

PERMIT ID: 2013-00402

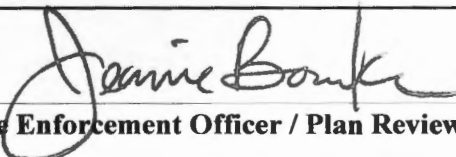
CBL: 040 E003001

has permission to **Phased permit for Geopier ground improvement for six story multi use building.**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00402

Located at: 311 COMMERCIAL ST

CBL: 040 E003001

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00402	Issue Date:	CBL: 040 E003001
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Location of Construction: 311 COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207 PORTLAND, ME 04112	Phone: (203) 527-9090
Business Name: Courtyard By Marriott	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont NH 03220	Phone: (603) 387-7145
Lessee/Buyer's Name	Phone:	Permit Type: Commercial - <i>site work</i>	Zone: B5b
Past Use: Gravel Parking Lot	Proposed Use: To construct new building for 131 hotel rooms with restaurant and 14 residential dwelling units	Permit Fee: \$0.00	Cost of Work: \$0.00
Proposed Project Description: Phased permit for Geopier ground improvement for six story multi use building.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: <i>N/A</i> Type: <i>N/A</i> <i>MURKIN 2009</i>
		Signature: <i>JMB</i>	Signature: <i>JMB 2/28/13</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 02/28/2013	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <i>14 D.U.</i> <input checked="" type="checkbox"/> Site Plan <i>#2012-615</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK per BP# 2013-00402</i> Date: <i>JMB PULMES</i>	<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	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB per D.A.</i> <i># 2013-00402</i>

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:	Date Applied For:	CBL:
2013-00402	02/28/2013	040 E003001

Location of Construction: 311 COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone: (203) 527-9090
Business Name: Courtyard By Marriott	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont	Phone: (603) 387-7145
Lessee/Buyer's Name	Phone:	Permit Type: Site	

Proposed Use: To construct new building for 131 hotel rooms with restaurant and 14 residential dwelling units	Proposed Project Description: Phased permit for Geopier ground improvement for six story multi use building.
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/28/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Zoning approved on BP #2013-00402 for the foundation/steel, which has not been issued.			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/28/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.			
2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. Building foundation work to be approved on a separate permit.			

Dept: Fire	Status: Not Applicable	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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.

1013-00402

Location/Address of Construction: 311-331 Commercial Street					
Total Square Footage of Proposed Structure/Area 113,321 sq. ft.			Square Footage of Lot 38,770 sq. ft.		
Tax Assessor's Chart, Block & Lot Chart# 40 Block# E Lot# 3		Applicant * <u>must</u> be owner, Lessee or Buyer* Name J. B. Brown & Sons Address PO Box 207 City, State & Zip Portland, ME 04112		Telephone: 207-774-5908	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>\$270,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>\$2,720</u>	
Current legal use (i.e. single family) <u>Gravel parking lot</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Multi use. Retail, hotel and residential condominiums</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Phased permit for Geopier ground improvement for a six story multi use building. Retail and hotel uses on the first floor, hotel uses on floors 2-5 and 14 residential condominiums on the sixth floor. Cost of Work above is for this work only.</u>					
Contractor's name: <u>Opechee Construction Corp., Attn: Jason Blais</u> Address: <u>11 Corporate Drive</u> City, State & Zip <u>Belmont, NH 03220</u> <u>603-527-9090</u> Telephone: _____ Who should we contact when the permit is ready: <u>Jason Blais</u> <u>603-527-9090</u> Telephone: _____ Mailing address: <u>Opechee Construction Corp., Attn: Jason Blais</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, 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: Jason Blais Date: 2/27/13

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

RECEIVED
FEB 27 2013
Dept. of Building Inspections
City of Portland Maine

Jeanie Bourke - RE: Geopier permit application

From: Jason Blais <jasonb@opechee.com>
To: 'Jeanie Bourke' <JMB@portlandmaine.gov>
Date: 2/28/2013 10:11 AM
Subject: RE: Geopier permit application

Hi Jeanie

Yes the cost for Geopiers was included in the original application. Below is a break down of the costs.

- Geopiers \$270,000
- Foundations \$186,000
- Steel \$1,491,000

Please let me know if you need anything further.

Thanks.

Jason Blais
Project Manager



Opechee Construction Corporation
11 Corporate Drive
Belmont, NH 03220
P (603) 527-9090
F (603) 527-9191

jasonb@opechee.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Thursday, February 28, 2013 8:29 AM
To: Jason Blais
Subject: Re: Geopier permit application

Morning Jason,
I noticed the cost of work was phased out for this work, just want to confirm if this was included in the foundation and steel application and that the permit fee has already been paid.
Thanks,
Jeanie