

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070597

This is to certify that LQ PORTEFOLIO EAST LLC / ROK Builders LLC

has permission to Interior renovations incl charing storage room, exercise room & new ramp at rear of bldg.

AT 340 PARK AVE

065 A00300

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 services 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 Casper

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 7/16/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

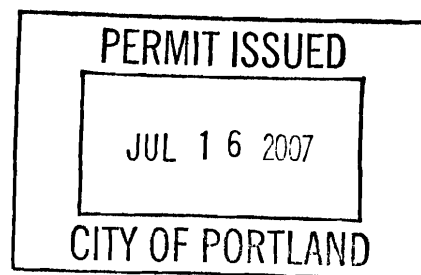
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0597	Issue Date:	CBL: 065 A003001
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Location of Construction: 340 PARK AVE	Owner Name: LQ PORTFOLIO EAST LLC	Owner Address: 909 HIDDEN RIDGE STE 600	Phone:
Business Name:	Contractor Name: ROK Builders LLC	Contractor Address: One Chalet Dr Wilton	Phone: 6036542040
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2

Past Use: Commercial / Hotel (La Quinta)	Proposed Use: Commercial / Hotel (La Quinta) Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.	Permit Fee: \$360.00	Cost of Work: \$33,200.00	CEO District: 1
Proposed Project Description: Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R-1</i> Type: <i>2B</i> <i>IBC-2003</i>	
		Signature: <i>Greg Cass</i>	Signature: <i>AMB 7/16/07</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: dmartin	Date Applied For: 05/21/2007	Zoning Approval		
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"/> <i>OK w/condition</i> Date: <i>6/4/07</i> <i>ABF</i>	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 checked="" 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 <i>ABM</i> Date: _____


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: 07-0597	Date Applied For: 05/21/2007	CBL: 065 A003001
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Location of Construction: 340 PARK AVE	Owner Name: LQ PORTFOLIO EAST LLC	Owner Address: 909 HIDDEN RIDGE STE 600	Phone:
Business Name:	Contractor Name: ROK Builders LLC	Contractor Address: One Chalet Dr Wilton	Phone (603) 654-2040
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Hotel (La Quinta) Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.	Proposed Project Description: Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2007

Note: 105 rooms. Will have 107 parking spaces so OK to remove one.

Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/16/2007

Note:

Ok to Issue:

- 1) 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.
- 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.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/07/2007

Note:

Ok to Issue:

- 1) No means of egress shall be blocked during construction
- 2) All construction shall comply with NFPA 101
- 3) Installation of Fire alarm equipment shall comply with NFPA 72



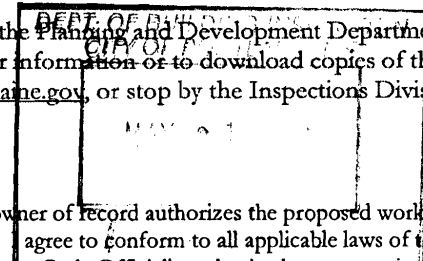
General Building Permit Application

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: 340 Park Avenue, Portland, Maine 04102		
Total Square Footage of Proposed Structure 11,506.42 sq. ft. (existing)		Square Footage of Lot 87,424.90 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 65 A 3.	Owner: La Quinta Acquisitions, LLC 909 Hidden Ridge - Suite 600 Irving, Texas 75038	Telephone: 214-429-6758
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Rolf K. Biggers BMA Architectural Group 12 Middle Street Amherst, New Hampshire 03031 603-673-1991	Cost Of Work: \$ 33,200 Fee: \$ 352.00 C of O Fee: \$ N/A
Current legal use (i.e. single family) <u>Hotel</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Hotel</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Convert Storage Room to Exercise Room with new heat pump and exterior condenser. Handrail extensions at Stairs. Handrail extensions at Stairs. Replace exhaust fan at Laundry and provide new combustion air louvers. Modify parking (omit 1 space) and sidewalks for ADA access, raise landing at exterior door, new ramp and railings at rear entry, add bollards at exterior equipment.		
Contractor's name, address & telephone: ROK Builders, LLC 603-654-2040 One Chalet Drive, Wilton, New Hampshire 03086 Who should we contact when the permit is ready: <u>Charles J. Landsman</u> Mailing address: Phone: <u>603-673-1991</u> BMA Architectural Group 12 Middle Street Amherst, New Hampshire 03031		

**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.

Architect as Agent for Owner:

Signature of applicant: BMA, P.C.

Rolf K. Biggers
PRES.

Date: 18 MAY 2007

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

BMA Architectural Group

Professional Corporation



Architecture ■ Design ■ Planning ■ Interiors

Fire Department Permit Information 16 May 2007

Project

La Quinta Inn & Suites Conversion, 340 Park Avenue, Portland, Maine 0410

Applicant/Owner

La Quinta Acquisitions LLC, 909 Hidden Ridge – Suite 600, Irving, Texas 75038.
Phone: 214-492-6758

Architect

Rolf K. Biggers, AIA, BMA Architectural Group, 12 Middle Street, Amherst, New Hampshire 03031.
Phone: 603-673-1991

Project Description

Minor interior and exterior renovations. Refer to description on building permit application and drawings attached.

Use of Structure

Existing Hotel

Fire Protection

Fire protection standpipes and sprinklers in the hotel are supplied by a 6-inch fire water service pipe connected to the municipal water service piping along the north side of the property. The fire protection standpipes and sprinklers in the hotel are provided in two zones on each floor. A Siamese fire hose connection pipe for the hotel standpipes is located on the north side of the hotel in the parking area. Municipal fire hydrants are located along public streets bordering the property.

Fire Alarm System

The building contains a Simplex zoned fire alarm control panel in the main electrical room with remote annunciator located in the entrance lobby. The fire alarm panel is connected to an automatic dialer for notification to the fire department in the event of an alarm. There are smoke detectors in the corridors, manual pull stations, alarm horns and strobes. Smoke and heat detectors are provided at guestrooms, corridors, public areas, elevator machine room, storage and other areas. There are pull stations along exit routes and stairwell entrances. Fire alarm strobe lighting and horns are installed in corridors, public areas, handicapped guestrooms, storage and other areas.

LETTER OF TRANSMITTAL

BMA ARCHITECTURAL GROUP

Professional Corporation

12 Middle Street
Amherst, NH 03031

Phone: 603 673 1991
Fax: 603 672 1385

TO: City of Portland
Building Inspections Division
Portland City Hall – Room 315
389 Congress Street
Portland, Maine 04101

DATE: 18 May 2007	JOB NO: 2705
PROJECTS: La Quinta Inn & Suites	
Conversion – Portland, ME	
RE: Building Permit Application	

WE ARE SENDING YOU VIA: Mail Facsimile Overnight Delivery Hand Delivery

Drawings Specifications Electronic Media Samples Miscellaneous

QUANTITY	DATE	DWG. NO.	DESCRIPTION
1	18-May-07		General Building Permit Application
1	16-May-07		Fire Department Permit Information Sheet
1	18-May-07		BMA Check No. 5272 in the amount of \$352.00
1 set	15-May-07		Construction Drawings (Cover Sheet, A0, A1, A2, M1, M2) (24"x32")
1 set	15-May-07		Construction Drawings (Cover Sheet, A0, A1, A2, M1, M2) (11"x17")

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|--------------------------------------------------|---------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Approved As Submitted | <input type="checkbox"/> Return of Prints After Loan |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Approved As Noted | <input type="checkbox"/> For Bids Due |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned For Corrections | |
| <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> Not Approved, Resubmit | |

REMARKS:

If you have any questions, please give me a call.

COPY TO: BMA file

SIGNED: CJ Landsman /led

If enclosures are not as noted, please notify us at once.

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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill *Ask Insp when on site*
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Richard P. [Signature]
Signature of Applicant/Designee
Date 9.5.07

[Signature]
Signature of Inspections Official
Date

CBL: 68-A3 Building Permit #: 070597



340 PARK AVE
PORTLAND, MAINE

Construction Document Conversion

SYMBOLS LEGEND

	SECTION REFERENCE
	DETAIL REFERENCE
	INTERIOR ELEVATION REFERENCE
	SPOT ELEVATION
	DOOR TAG
	WINDOW TAG
	PARTITION TYPE
	FURRING TYPE

CODE INFORMATION

JURISDICTION:

BUILDING INSPECTOR: PLANNING AND DEVELOPMENT DEPARTMENT, PORTLAND CITY HALL, INSPECTION SERVICES, 389 CONGRESS STREET, ROOM 315, PORTLAND, MAINE, 04101, INSPECTOR ARTHUR ROWE, PH: 207-874-8697, MON-FRI 8AM-4PM, THURS 8AM-1:00PM.

FIRE DEPT: FIRE DEPARTMENT, OFFICE OF FIRE PREVENTION, CITY OF PORTLAND, 380 CONGRESS STREET, PORTLAND, MAINE 04101, CAPTAIN CASS, PH: 207-874-8405.

PLAN REVIEW, OFFICE OF THE STATE FIRE MARSHAL:
45 COMMERCE DRIVE (UPS OR FED-EX ADDRESS),
52 STATE HOUSE STATION (MAIL), AUGUSTA, 04333-0052,
PH: 207-626-3880, FAX: 207-287-6251.
INCLUDES GENERAL PLAN REVIEW, SPRINKLERS, ACCESSIBILITY

BUILDING CODE

INTERNATIONAL BUILDING CODE, 2003 EDITION
MAINE STATE PLUMBING CODE (BASED ON 2000 UNIFORM PLUMBING CODE)
NATIONAL ELECTRIC CODE, 2005 EDITION
LIFE SAFETY CODE 101, 2003 EDITION
MAINE ACCESSIBILITY CODE
CITY OF PORTLAND AMENDMENTS (BUILDING AND FIRE CODE)

MATERIALS LEGEND

	EARTH
	GYP BOARD/SHEATHING
	CONCRETE
	CONCRETE BLOCK
	STEEL
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	WOOD FRAME CONT.
	WOOD BLOCKING

ABBREVIATIONS

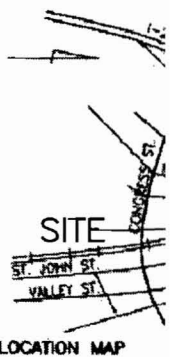
AFF	ABOVE FINISHED FLOOR
CL	CENTER LINE
CLR	CLEAR(ANCE)
CONT	CONTINUE/CONTINUOUS
EA	EACH
ELEV	ELEVATION
EO	EQUAL
FT	FOOT
GWB	GYPSPUM WALL BOARD
HP	HIGH POINT
INSUL	INSULATION
LP	LOW POINT
MAX	MAXIMUM
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOW	OWNER FURNISHED, OWNER INSTALLED
OPC	OPENING
R	RADIUS
REF	REFER
REQ	REQUIRED
RO	ROUGH OPENING
TO	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH

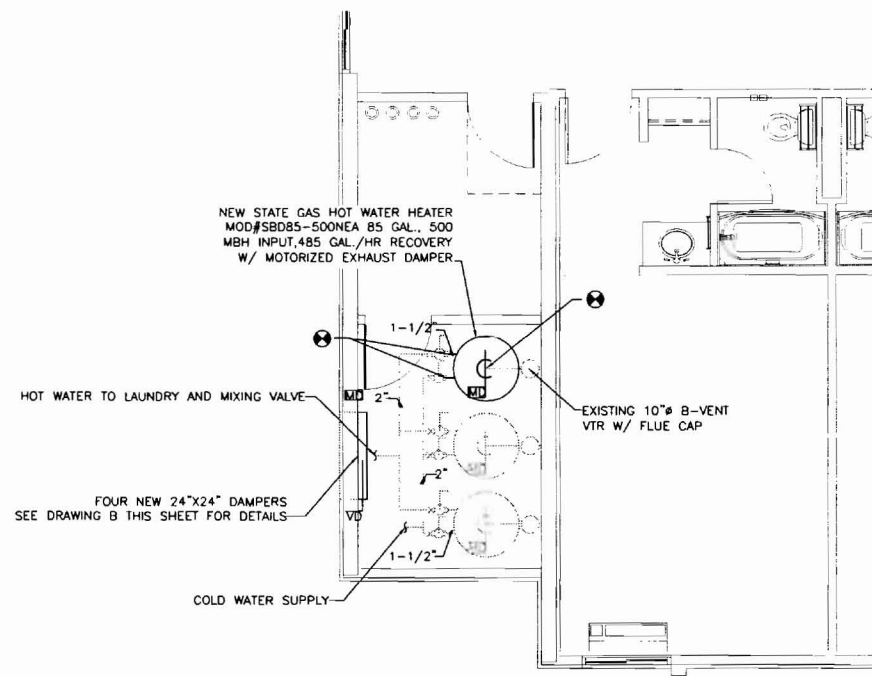
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL GOVERNING LOCAL AND STATE CODES.
- ALL DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. FIELD CONDITIONS MAY VARY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING AND FABRICATION.
- PERFORM DEMOLITION WORK AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- ALL DEBRIS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONSULT OWNER REGARDING REUSE OR DISPOSAL OF ANY EXISTING ITEMS. SALVAGED AMENITIES INCLUDE, CASEGOODS, LIGHTS, EQUIPMENT ETC.
- CONTRACTOR TO PROTECT ALL EXISTING AREAS BEYOND LIMIT OF WORK AS REQUIRED.
- ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
- IN CASE OF DISCREPANCIES IN THE DRAWINGS, THE GENERAL CONTRACTOR SHALL CONTACT ARCHITECT BEFORE PROCEEDING WITH WORK.
- ALL REQUIREMENTS OF THE GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A201) AND SUPPLEMENTARY CONDITIONS ARE FULLY APPLICABLE TO THE WORK.
- SCOPE OF WORK: THE WORK IN THE DRAWINGS INCLUDES ALL NECESSARY LABOR, TOOLS, EQUIPMENT, MATERIALS, SUPPLIES, AND MISCELLANEOUS ITEMS REQUIRED TO FULLY COMPLETE ALL WORK SHOWN OR CALLED FOR INCLUDING ANY WORK WHICH IS REASONABLY IMPLIED AND REQUIRED TO COMPLETE THAT CALLED FOR, WITH THE EXCEPTION OF THOSE ITEMS WHICH ARE SPECIFICALLY NOTED AS NOT BEING INCLUDED IN THE CONTRACT (N.I.C.).
- PERMITS AND FEES:
ALL NECESSARY PERMITS AND FEES FOR PORTIONS OF THE WORK SHALL BE ACQUIRED BY THE INDIVIDUAL TRADES PERFORMING THE WORK AND AS FOLLOWS: GENERAL CONSTRUCTION PERMIT AND FEE IS THE RESPONSIBILITY OF THE OWNER. PLUMBING, MECHANICAL, ELECTRICAL, PERMITS ARE THE RESPONSIBILITY OF THE MEP CONTRACTORS. ALL OTHER PERMITS ARE THE RESPONSIBILITY OF THE OWNER.
- ALTERNATE NO. 1: AT NEW EXERCISE ROOM OMIT HEAT PUMP AND CONDENSER AND PROVIDE NEW PTAC AND THRU-WALL SLEEVE. CAULK PERIMETER JOINTS.

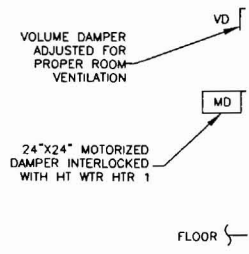
- SUBMITTALS:
 - SUBMIT FOR APPROVAL CONSTRUCTION DOCUMENTS, OWNER OR ARCHITECT. SHOP DRAWINGS, REVIEW SUFFICIENT NUMBER TO ARCHITECT.
 - INCLUDE DETAILS OF C IN SHOP DRAWINGS. C REQUIREMENTS OF THE MATERIALS FROM APPROVAL.
 - SUBMITTALS INCLUDE 5 APPLICATIONS FOR PAYMENT WARRANTIES, 1 PRODUCT WARRANTIES, MAINTENANCE MANUALS, RECORD DOCUMENTATION.
 - INCLUDE CONTRACTOR'S APPROVAL BY THE CONTRACTOR HAS SEEN AND EXAMINED REQUIREMENTS OF THE TECHNICAL SECTIONS H.

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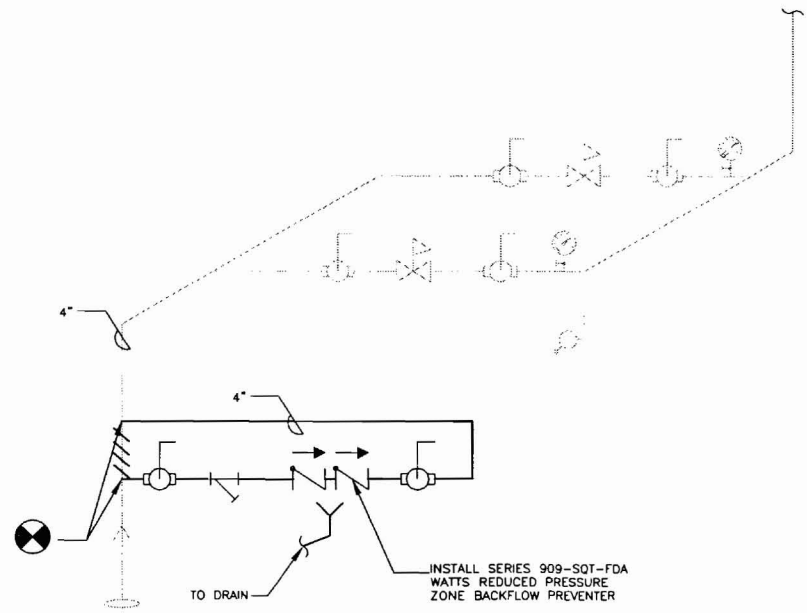




A FOURTH FLOOR HOT WATER PLAN
 SCALE: 1/4" = 1'-0"



B WATER
 SCALE: NTS



C COLD WATER PIPING DIAGRAM
 SCALE: 1/4" = 1'-0"