



A C O R N

ENGINEERING, INC.

Assistant Chief Keith Gautreau
City of Portland Fire Department
380 Congress St.
Portland, ME 04101

January 13, 2017

Subject: 340 Park Avenue – Fire Department Checklist
Section J of Application

On behalf of La Quinta Inn & Suites, the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

LQ Management, LLC
909 Hidden Ridge, Suite 600
Irving, Texas 75038
(214) 492-6758

2. Name address, telephone number of architect

Exterior Architect:
Epstein
600 West Fulton
Chicago, IL 60661
(312) 454-9100

Interior Architect:
BMA Architectural Group
12 Middle Street
Amherst, NH 03031
(603) 673-1991

Proposed uses of any structures [NFPA and IBC classification]

The Code Analysis was prepared by BMA Architectural Group and is attached.

3. Square footage of all structures, including decks [total and per story]

1 st Floor	11,740	sf
2 nd Floor	11,740	sf
3 rd Floor	11,740	sf
4 th Floor	11,740	sf
Porte cochere	315	sf
	47,275	sf

4. Elevation of all structures

The average building height is 35.33' at four stories tall. See the attached elevations provide by the Architect for additional information.

5. Proposed fire protection of all structures

The hotel has a 6" fire suppression line running underground along the west side of the building. There are no proposed alterations to the fire suppression line at this time other than the possibility of altering the elevation of the service line to facilitate the stormwater upgrade. The alteration of the fire suppression line is dependent upon test pits to be carried out by the contractor before construction.

As previously discussed with the Department, the fire alarm line that runs underground from the utility pole on the corner of Marston St. and Park Ave. is to be removed and replaced with a wireless city box if the Hotel has not already upgraded to wireless system at the time of construction. The contractor shall coordinate this removal with the Department.

6. Hydrant locations

An existing hydrant is located within the property just off of Park Ave. The hydrant is located 70 feet from the nearest building edge. Hydrant flow data from the Portland Water District once received may be made available to the Fire Department upon request.

7. Water main size and location

The development is currently served by the water main in Park Ave. An 8" line services a water meter pit on the site which then breaks off into 6" fire suppression line and a 4" domestic water line. No alterations are proposed to these lines other than the possibility of elevation adjustments, as mentioned above, to avoid conflicts with stormwater and sewer lines.

8. Access to all structures [min. 2 sides]

Access to the structure is currently provided from the Park Ave. and Marston St. driveways as well as internally within the site using the paved, bituminous driveway.

9. The Architect will provide a code summary referencing NFPA 1 and all fire department technical standards.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The project site is located in a densely developed area and is fronted by a public street. The following pavement street width is currently available:

- Park Avenue: 44 feet
- Marston Street: 26 feet



Per NFPA 1 – Chapter 18.2.3.3.1, there is not public street access within 50 feet of at least one exterior door. The closest distance from an exterior door to the Right-of-Way is 52'. This is an existing condition.

Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors are located less than 450 feet from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Response: Not applicable

3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Response: As depicted on the site plan, the proposed layout provides a minimum of two paved access points to the structure: one from Marston Street and one from Park Avenue.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Response: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public street for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Response: The building will be provided with exterior doors that will be 52' from a Fire Department access route, namely Marston Street.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Response: The proposed site maintains the required clearance height of nine feet.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

Response: The existing elevators are not proposed to be altered.

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible



from the public right of way.

Response: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

Please let me know if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Arienti', with a horizontal line extending to the right.

Mark Arienti, P.E.
Senior Environmental Engineer
Acorn Engineering, Inc.



BMA Architectural Group

Professional Corporation



Architecture

■ Design

■ Planning

■ Interiors

11 January 2017

Assistant Chief Keith Gautreau
City of Portland Fire Department
380 Congress Street
Portland, Maine 04101

via Acorn Engineering

Re: **La Quinta Inn & Suites**
40 Park Avenue
Portland, Maine
BMA Reference J-3044

Dear Mr. Gautreau:

The subject property is an existing four (4) story concrete block and plank hotel, originally constructed on or about 1985 as a Type 2B building and an R1 (Hotel) Use Group. These parameters will not be modified.

The proposed scope includes the following:

1. Deletion of five (5) guestrooms to allow for a new fitness room, administrative office area, relocation of food prep area, and enlargement of lobby seating areas.
2. Creation of new ADA-compliant guestrooms on the various floors.
3. New main entrance and vestibule on the existing footprint with a new entrance canopy.
4. New finishes, furniture, and millwork throughout the public and miscellaneous areas.
5. New/upgraded HVAC, plumbing, and electrical at some public and miscellaneous areas.
6. New façade/parapet at main entrance area (by others).

The proposed renovations are classified as a Level 2 Alteration (IEBC 404.1) for the building proper and an addition (IEBC 407) for the entrance canopy.

The applicable Codes for this project are:

- Maine Uniform Building and Energy Code (MUBEC) which generally consists of the 2009 ICC Codes with amendments
- 2009 NFPA 101 Life Safety Code with amendments
- 2009 NFPA 1 Fire Code with amendments

Please feel free to contact our office if there are any questions or concerns.

Very truly yours,

BMA Architectural Group, PC

Rolf K. Biggers, AIA
Maine Architect License #2597