General Building Permit Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/17

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

Address/Location of Construction: 1210 Brighton Ave.

Total Square Footage of Proposed Structure: 57,188

Tax Assessor's Chart, Block & Lot
Chart# 265 Block# A Lot# 1

Applicant Name: Archetype, William Hopkins
Address 48 Union Wharf
City, State & Zip Portland, ME 04101
Telephone: (207) 772-6022
Email: hopkins@archetypepa.com

Lessee/Owner Name : Portland Hotels Inc.
(if different than applicant)
Address: 1200 Brighton Ave.
City, State & Zip: Portland, ME 04102
Telephone 207 807-1127
E-mail: KoPatel@me.com

Contractor Name: Portland Hotels, Inc. Kamlesh Patel
(if different from Applicant)
Address: 1200 Brighton Ave.
City, State & Zip: Portland, ME 04102
Telephone (207) 807-1127
E-mail: kopatel@me.com

Cost Of Work: $ 5,300,000
C of O Fee: $ 100.00
Historic Rev $ N/A
Total Fees : $ $58,353.50

Current use (i.e. single family) vacant lot
If vacant, what was the previous use? _____
Proposed Specific use: Hotel
Is property part of a subdivision? no If yes, please name _____
Project description:
New Construction, 4 story Hampton Inn & Suites

Who should we contact when the permit is ready: SUsan Geffers - Archetype
Address: 48 Union Wharf
City, State & Zip: Portland, ME 04101
E-mail Address: sue@archetypepa.com
Telephone: (207) 772-6022

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permitdenial.

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: **Date:** 2/11/16

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

New Commercial
Permit Application Checklist

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All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal .

- ■ Cross sections w/framing details
- ■ Floor plans and elevations
- ■ Window and door schedules
- ■ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ■ Detail egress requirements and fire separations
- ■ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009
- ■ Complete the Accessibility Certificate and The Certificate of Design
- ■ A statement of special inspections as required per the IBC 2009
- ■ Complete electrical and plumbing layout.
- ■ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment,
- ■ Electronic files in PDF format are required.
- ☐ State Fire Marshall Permit maybe required.
- ■ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

1 copy of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ■ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- ■ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ■ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ■ Finish floor or sill elevation (based on mean sea level datum)
- ■ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ■ Existing and proposed grade contours
- ■ Silt fence (erosion control) locations

Building Inspections Division · 389 Congress Street · Portland, Maine 04101 · (207) 874-8703 · FACSIMILE (207) 874-8716 · TTY (207) 874-8936

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Fire Department requirements.

The following shall be submitted on a separate sheet:

- ■ Name, address, e-mail and phone number of applicant **and** the project architect.
- ■ Proposed use of structure (NFPA and IBC classification)
- ■ Square footage of proposed structure (total and per story)
- ■ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- ■ A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- ■ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $25.00 for the first $1000.00 construction cost, $11.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Portland, Maine | Yes. Life's good here.

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Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

[4] provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),

[4] call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,

[ ] hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,

[ ] deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland, Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: _____ Date: 2/11/16

I have provided digital copies and sent them on: Susan Geffers Date: 2/11/16

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Certificate of Design Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/17

From Designer: Archetype Architects

Date: 12/11/16

Job Name: Hampton Inn

Address of Construction: 1210 Brighton Ave.

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) A-2, R-1

Type of Construction 5A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC yes

Is the Structure mixed use? yes If yes, separated or non separated or non separated (section 302.3) separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

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
Public Rooms and Corridors	100 PSF
Private Rooms and Corridors	40 PSF
Stairs	100 PSF

Wind loads (1603.1.4, 1609)

Analytical Method Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

Cat. II, 1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

.55 Internal pressure coefficient (ASCE 7)

50 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

20 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv. Lateral Force Design option utilized (1614.1)

1 Occupancy Category

0.324, 0.123 Spectral response coefficients, S_{Ds} & S_{D1} (1615.1)

D Site class (1615.1.5)

none Live load reduction

Roof *live* loads (1603.1.2, 1607.11)

42 PSF Roof snow loads (1603.7.3, 1608)

60 PSF Ground snow load, P_g (1608.2)

42 PSF If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.0 Roof thermal factor, C_t (1608.4)

42 PSF Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

Rein. masonry shear wall Basic seismic force resisting system (1617.6.2)

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

Equiv. Lateral Force Analysis procedure (1616.6, 1617.5)

150 Design base shear (1617.4, 16175.5.1)

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

Accessibility Building Code Certificate

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Designer: Archetype Architects

Address of Project: 1210 Brighton Ave.

Nature of Project: New Construction, 4 story,Hampton Inn & Suites

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.

REGISTERED ARCHITECT
WILLIAM KENNETH HOPKINS
No. 1060
STATE OF MAINE

Signature:

Title: Architect

Firm: Archetype

Address: 48 Union Wharf
Portland, ME

Phone: (207) 772-6022

E-mail: hopkins@archetypepa.com

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

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Certificate of Design

Date: 2/11/16

From: Archetype Architects

These plans and / or specifications covering construction work on:

1210 Brighton Ave.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

REGISTERED ARCHITECT
WILLIAM KENNETH HOPKINS
No. 1060
STATE OF MAINE

Signature:

Title: Architect

Firm: Archetype

Address: 48 Union Wharf
Portland, ME

Phone: (207) 772-6022

E-mail: hopkins@archetypepa.com

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