

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Permit No:</b> 2013-00498	<b>Issue Date:</b>	<b>CBL:</b> 032 I042001
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<b>Location of Construction:</b> 29 UNION ST	<b>Owner Name:</b> COW PLAZA HOTEL LLC	<b>Owner Address:</b> 100 COMMERCIAL ST PORTLAND , ME 04101		<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 15 Franklin St Portland ME 04101		<b>Phone</b> (207) 317-6220
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Multi-Family 5+	<b>Zone:</b> B3	
<b>Past Use:</b> Parking Lot	<b>Proposed Use:</b> Hotel	<b>Permit Fee:</b> \$102,715.00	<b>Cost of Work:</b> \$10,262,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> New 7 story hotel; 130 rooms and other amenities.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 03/15/2013	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date:	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input 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 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



# 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.

29 UNION


Location/Address of Construction: <del>433 Fore Street</del> Portland, ME. 04101		
Total Square Footage of Proposed Structure/Area 80,141		Square Footage of Lot 19,130
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# Tax map 32 parcel I-40	Applicant * <u>must</u> be owner, Lessee or Buyer* Name              Cow Plaza Hotel LLC Address            100 Commercial St. Portland, ME. 04101 City, State & Zip	Telephone:  207-775-2252  10,262,000 11,833,000
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>MAR 15 2013</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <del>14,892,500</del> <u>30</u> #8 C of O Fee: \$ 75.00 Total Fee: \$ <del>70,126</del> #86 See attached summary
Current legal use (City single family) <u>Parking Lot</u>	If vacant, what was the previous use? <u>Parking Lot</u>	Proposed Specific use: <u>Hotel</u>
Is property part of a subdivision? <u>No</u>	If yes, please name _____	Project description: <u>New seven (7) story hotel with one-hundred, thirty (130) guest rooms and other amenities.</u>
Contractor's name: <u>Consigli Construction Co., Inc.</u>		
Address: <u>15 Franklin St.</u>		
City, State & Zip <u>Portland, ME. 04101</u>		Telephone: <u>207-317-6220</u>
Who should we contact when the permit is ready: <u>Tim Schneider</u>		Telephone: <u>207-317-6220</u>
Mailing address: <u>Consigli Construction Co., Inc.</u>		

102,715  
26,589  
Balance

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:  Date: 3/8/13

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



# Certificate of Design Application

From Designer: BECKER STRUCTURAL ENGINEERS  
 Date: 12/4/12  
 Job Name: HYATT PLACE PORTLAND - OLD PORT  
 Address of Construction: 433 FORE ST.

## 2009 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) R-1  
 Type of Construction 1B  
 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

COMPLETED Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
<u>ALL GROUND FLR</u>	<u>100 PSF</u>
<u>ALL PUBLIC SPACES</u>	<u>100 PSF</u>
<u>PUBLIC CORRIDORS</u>	<u>100 PSF</u>
<u>STAIRS</u>	<u>100 PSF</u>
<u>PRIVATE ROOMS &amp; CORRIDORS</u>	<u>40 PSF</u>

### Wind loads (1603.1.4, 1609)

MHTD 2 Design option utilized (1609.1.1, 1609.6)  
100 MPH Basic wind speed (1809.3)  
II, 1.0 Building category and wind importance Factor,  $I_w$  table 1604.5, 1609.5)  
C Wind exposure category (1609.4)  
+/- 0.18 Internal pressure coefficient (ASCE 7)  
PER ASCE 7-05 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
PER ASCE 7-05 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

Equiv. Lat. Force Design option utilized (1614.1)  
II Seismic use group ("Category")  
0.324 / 0.123 Spectral response coefficients,  $S_D$  &  $S_{DI}$  (1615.1)  
D Site class (1615.1.5)

N/A Live load reduction  
20 PSF Roof live loads (1603.1.2, 1607.11)  
46 PSF + DRIFT Roof snow loads (1603.7.3, 1608)  
60 PSF Ground snow load,  $P_g$  (1608.2)  
46 PSF + DRIFT 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,  $I_s$   
1.1 Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
B Seismic design category (1616.3)  
OCBF, OEBF Basic seismic force resisting system (1617.6.2)  
3.0, 3.0 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)  
Equiv Lat Force Analysis procedure (1616.6, 1617.5)  
300K Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)  
N/A Elevation of structure

### Other loads

AS INDICATED Concentrated loads (1607.4)  
INCLUDED Partition loads (1607.5)  
AS INDICATED Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

**Designer:** CANAL 5 STUDIO, LLC

**Address of Project:** 433 FORE STREET

**Nature of Project:** 7 STORY, 130 GUEST ROOM HOTEL. HYATT PLACE BRAND.

\_\_\_\_\_  
\_\_\_\_\_

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.

**Signature:** \_\_\_\_\_

**Title:** ARCHITECT, PRINCIPAL

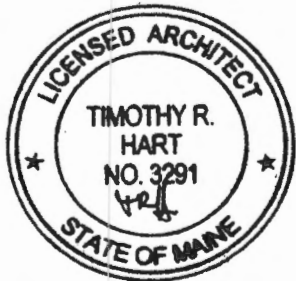
**Firm:** CANAL 5 STUDIO

**Address:** ONE CANAL PLAZA, #888

PORTLAND, ME 04101

**Phone:** 207-553-2115 EXT. 101

**(SEAL)**



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)



# Certificate of Design


**Date:** 03-07-2013

**From:** TIMOTHY R. HART

These plans and / or specifications covering construction work on:

THE HYATT PLACE PORTLAND - OLD PORT HOTEL, 433 FORE STREET PORTLAND

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

Signature: 

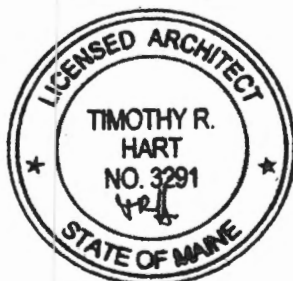
Title: ARCHITECT, PRINCIPAL

Firm: CANAL 5 STUDIO

Address: ONE CANAL PLAZA, #888  
PORTLAND, ME 04101

Phone: 207-553-2115 EXT.101

(SEAL)



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**CONSIGLI**  
*Est. 1905*

March 12, 2013  
Hyatt Place Portland  
General Building Permit Application

**RE: Fire Department Requirements**

Applicant

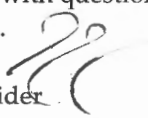
1. **Cow Plaza Hotel LLC.**  
100 Commercial St.  
Portland, ME. 04101  
207-775-2252

Architect

**Canal Five Studio**  
One Canal Plaza, Suite 888  
Portland, ME. 04101  
207-553-2115

2. **Proposed use of structure:**
  - a. **Primary Occupancy - Residential R-1 (IBC 2009)**
  - b. **Other Occupancies - M (Retail), A-2 (REST), A-3 (Mtg Rms), U (Carport), B (Lobby)**
3. **Square Footage of Proposed Structure:**
  - a. **Total – 80,141**
  - b. **Floor 1 = 9,749**
  - c. **Floor 2 = 13,014**
  - d. **Floors 3 – 6 = 11,542**
  - e. **Floor 7 = 7967**
4. **Existing and Proposed Fire Protection of Structure:**
  - a. **Existing = N/A.**
  - b. **Proposed = Fully sprinklered with manual standpipe system.**
5. **Separate Life Safety Plan – Sheet A05.1 provided.**
6. **Elevators must be sized to fit 80"x24" stretcher – Elevators are sized appropriately to allow an 80" x 24" stretcher to fit within.**

Please call with questions or concerns.  
Thank you.

  
Tim Schneider  
Consigli Construction Co., Inc.  
Project Manager  
207.317.6220

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 201300498	<b>Applicant:</b> COW PLAZA HOTEL LLC
<b>Project Name:</b> New 7 story hotel; 130 rooms and o	<b>Location:</b> 29 UNION ST
<b>CBL:</b> 032 I042001	<b>Permit Type:</b> New Multi-Family 5+
<b>Invoice Date:</b> 03/15/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$102,715.00		\$76,126.00		\$26,589.00	On Receipt

**First Billing**

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$102,610.00
		\$102,715.00
<b>Total Current Fees:</b>		<b>+ \$102,715.00</b>
<b>Total Current Payments:</b>		<b>- \$76,126.00</b>
<b>Amount Due Now:</b>		<b>\$26,589.00</b>

Detach and remit with payment

**CBL** 032 I042001  
**Bill to:** COW PLAZA HOTEL LLC  
 100 COMMERCIAL ST  
 PORTLAND, ME 04101

**Application No:** 201300498  
**Invoice Date:** 03/15/2013  
**Invoice No:** 40394  
**Total Amt Due:** \$26,589.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.