



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: EASTLAND PARK HOTEL

PROJECT ADDRESS: 157 HIGH STREET, PORTLAND, ME 04101 CHART/BLOCK/LOT: 37-E-7

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

HOTEL RENOVATION - (EXPANSION TO "TOP OF THE EAST", COOLING TOWER REPLACEMENT, EMERGENCY GENERATOR INSTALLATION)

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: RB PORTLAND, LLC c/o CAPITAL, LLC <sup>ROCKBRIDGE</sup>

Address: 4100 REGENT STREET, SUITE F  
COLUMBUS, OH 43219

Work #: 614-246-2400

Cell #: \_\_\_\_\_

Fax #: 614-246-2481

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: IDC CONSTRUCTION, LLC (NATHAN CORK, PROJECT MANAGER)

Address: 1000 CHURCHILL COURT  
WOODSTOCK, GA 30188

Work #: 678-213-5267

Cell #: 404-227-5263

Fax #: 678-213-5261

Home #: \_\_\_\_\_

E-mail: n.cork@idcconstruction.com

### Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

### Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- |   |            |       |
|---|------------|-------|
| a) Is the proposal within existing structures?                    | <u>YES</u> | _____ |
| b) Are there any new buildings, additions, or demolitions?        | <u>YES</u> | _____ |
| c) Is the footprint increase less than 500 sq. ft.?               | <u>No</u>  | _____ |
| d) Are there any new curb cuts, driveways or parking areas?       | <u>N/A</u> | _____ |
| e) Are the curbs and sidewalks in sound condition?                | <u>N/A</u> | _____ |
| f) Do the curbs and sidewalks comply with ADA?                    | <u>N/A</u> | _____ |
| g) Is there any additional parking?                               | <u>N/A</u> | _____ |
| h) Is there an increase in traffic?                               | <u>N/A</u> | _____ |
| i) Are there any known stormwater problems?                       | <u>N/A</u> | _____ |
| j) Does sufficient property screening exist?                      | <u>N/A</u> | _____ |
| k) Are there adequate utilities?                                  | <u>No</u>  | _____ |
| l) Are there any zoning violations?                               | <u>N/A</u> | _____ |
| m) Is an emergency generator located to minimize noise?           | <u>YES</u> | _____ |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>NO</u>  | _____ |

**RECEIVED**

**MAY 24 2012**

City of Portland  
Planning Division

Signature of Applicant: <u>[Signature]</u> PROJECT MANAGER	Date: <u>5/21/12</u>
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**Planning Division Use Only**

Authorization Granted \_\_\_\_\_ Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

**Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

## Administrative Authorization Decision

Name: Eastland Park Hotel

Address: 157 High Street, Portland, ME 04101

Project Description: Expansion of "Top of the East", cooling tower replacement and emergency generator installation

**Criteria for an Administrative Authorizations:**

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	Yes	yes
b) Are there any new buildings, additions, or demolitions?	Yes	Yes- expansion of top of east –
c) Is the footprint increase less than 500 sq. ft.?	No	no footprint increase
d) Are there any new curb cuts, driveways or parking areas?	N/A	No
e) Are the curbs and sidewalks in sound condition?	N/A	Yes
f) Do the curbs and sidewalks comply with ADA?	N/A	Yes
g) Is there any additional parking?	N/A	No
h) Is there an increase in traffic?	N/A	No
i) Are there any known stormwater problems?	N/A	No
j) Does sufficient property screening exist?	N/A	N/A
k) Are there adequate utilities?	No	Upgrades as part of the renovation and generator
l) Are there any zoning violations?	N/A	no
m) Is an emergency generator located to minimize noise?	Yes	Yes – see condition
n) Are there any noise, vibration, glare, fumes or other impacts?	No	Generator will be mitigated

The Administrative Authorization for the Eastland Park Hotel for the expansion of the "Top of the East", replacement of the cooling tower and the installation of the emergency generator was approved by Barbara Barhydt, Development Review Services Manager on June 18, 2012 with the following condition(s) of approval listed below:

1. The Emergency Generator will be installed with a super critical grade exhaust silencer and the noise attenuation enclosure as stated in Nathan Cork's e-mail, dated June 13, 2012.
2. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
Development Review Services Manager  
June 18, 2012

AA. )

**Barbara Barhydt - Eastland Park- Emergency Generator (Muffler Type) Clarification**

---

**From:** Nathan Cork <NCork@idcconstruction.com>  
**To:** "BAB@portlandmaine.gov" <BAB@portlandmaine.gov>  
**Date:** Wednesday, June 13, 2012 9:10 AM  
**Subject:** Eastland Park- Emergency Generator (Muffler Type) Clarification  
**CC:** Bryan Tate <BTate@idcconstruction.com>, "Valente, Adam D." <advalente@ro...>

---

Barbara,

When we met last week there was a question regarding the type of "muffler" that was going to be utilized on the Emergency Generator for Eastland Park Hotel.

I have discussed with the Electrician and the following is what we will be providing:

"The Generator exhaust is a Critical grade exhaust silencer, installed within the enclosure.  
The enclosure is a sound attenuated generator enclosure."

Please let me know if you should need anything further in regards to zoning review and approval.

Thanks,

**Nathan Cork**

Project Manager | P.678.213.5267 | C.404.227.5263 | [ncork@idcconstruction.com](mailto:ncork@idcconstruction.com)  
IDC Construction, LLC 1000 Churchill Court Woodstock GA 30188



<http://www.idcconstruction.com>

**Tobie Kay**

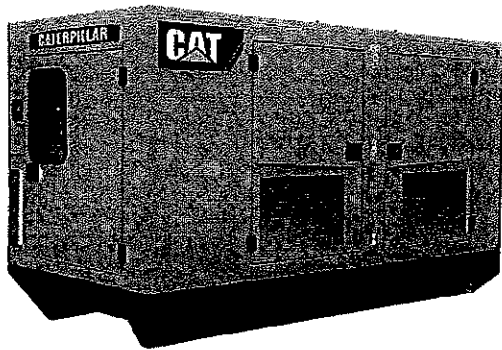
**EMERGENCY GENERATOR**

**From:** Gilbert, Mike <Mike\_Gilbert@miltoncat.com>  
**Sent:** Friday, April 27, 2012 8:44 AM  
**To:** Tobie Kay  
**Subject:** Eastland Generator sound spec  
**Attachments:** C9 Sound Attenuated Enclosure LEHE5419-08.pdf

Tobie,

Please see attached spec sheet. The 300 KW has a sound level of 72 dB(A) @ 23' in free field conditions.

Mike Gilbert  
Milton CAT  
Power Systems Sales Representative  
603-746-8709 ph  
207-885-8044 ph  
603-415-8468 fax  
<http://www.miltoncat.com/products/NewGenerators/Pages/default.aspx>



Picture shown may not reflect actual package.

## C9 SOUND ATTENUATED ENCLOSURES

### Griffin 60 Hz

These sound attenuated, factory installed enclosures incorporate internally mounted super critical level silencers, designed for safety and aesthetic value on fabricated steel skid bases. Optional UL listed tanks are available. These enclosures are of extremely rugged construction to withstand exposure to the elements of weather, and provides weather protection.

#### FEATURES

##### ROBUST/HIGHLY CORROSION RESISTANT CONSTRUCTION

- Approved for use with UL 2200 listed generator set packages
- Environmentally friendly, polyester powder baked paint
- 14 gauge steel
- Zinc plated or stainless steel fasteners
- Internally mounted super critical exhaust silencing system
- Factory installed

##### EXCELLENT ACCESS

- Large cable entry area for installation ease
- Accommodates optional rear-mounted breaker
- Double doors on both sides
- Vertically hinged doors allow 180° opening rotation
- Lube oil and coolant drains pipes to exterior of enclosure and terminated with drain valves
- Radiator fill cover

##### SECURITY AND SAFETY

- Lockable access doors with standard key utilization
- Cooling fan and battery charging alternator fully guarded
- Fuel fill, oil fill, coolant and battery can only be reached via lockable access
- Stub-up cover sheets for "rodent proofing"
- Externally mounted emergency stop button
- Insulation has UL 94-HFI flame rating
- Designed for spreader-bar lifting to ensure safety
- Control panel viewing window

#### OPTIONS

- Yellow, white, beige or ASA 61 gray paint
- Interior lighting system
- Skid base with dragging and fork pockets
- UL listed integral fuel tank
- UL listed sub-base fuel tank
- Dual breakers (second breaker mounted right hand side)
- Seismic Certification per Applicable Building Codes: IBC 2000, IBC 2003, IBC 2006, IBC 2009, CBC 2007
- Tested and Analyzed in Accordance with: ASCE 7-98, ASCE 7-02, ASCE 7-05, ICC-ES AC-156
- Special Seismic Certification OSHPD Pre-Approval OSP-0084-10
- IBC certifiable for 90 mph wind loading
- Anchoring details are site specific, and are dependent on many factors such as generator set size, weight, and concrete strength. IBC Certification requires that the anchoring system used is reviewed and approved by a Professional Engineer.

# ENCLOSURES

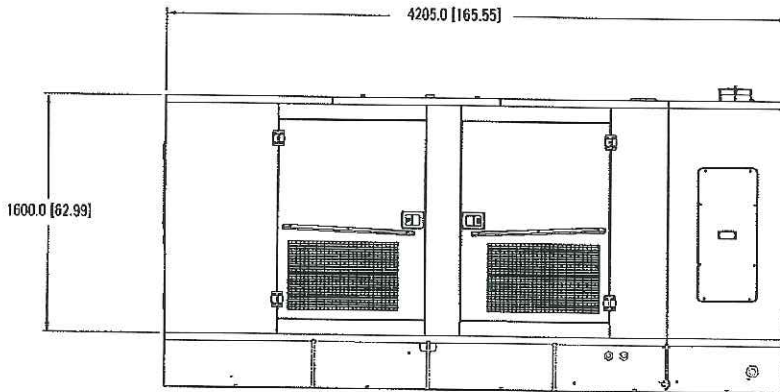
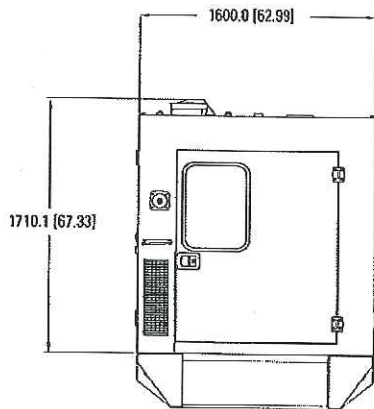
- merge - if this etc - noise



## ENCLOSURE OPERATING CHARACTERISTICS

60 Hz Certified SA Enclosure			Ambient Capability*		Airflow Rate		Sound Pressure Levels dBA @ Full Load			Exhaust Back Pressure	
ekW	kVA	PP/SB	°C	°F	m³/s	CFM	3.3 ft	23.0 ft	49.2 ft	in/H <sub>2</sub> O	kPa
300	375	SB	45	113.0	6.0	12,636	83.3	72.0	66.0	9.9	2.46
275	344	PP	43	109.4	6.0	12,636	83.0	71.4	65.4	9.7	2.42
250	313	SB	51	124.0	6.0	12,636	82.7	71.0	65.0	9.4	2.33
225	282	PP	49	120.0	6.0	12,636	82.4	70.5	64.5	8.8	2.20
200	250	SB	51	124.0	6.0	12,636	82.2	70.2	64.2	9.4	2.33
180	225	PP	49	120.0	6.0	12,636	82.2	70.2	64.2	8.8	2.20

\*Ambient measured with Cat® Extended Life Coolant



Approximate weight of enclosure package: 3380 kg (7,452 lb)\*

Enclosure weight includes: Sound Attenuated enclosure, exhaust system and extended base.

\*Dependant on options.

Caterpillar is pleased to offer these additional generator set enclosure colors: white, bright beige, and ASA 61 gray. (Caterpillar yellow is standard color.)

Information contained in this publication may be considered confidential.

Discretion is recommended when distributing.

Materials and specifications are subject to change without notice.

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www.Cat-ElectricPower.com

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Sound Pressure Levels (SPL) in dB RE 0.0002 Microbar

Sound Power Levels (PWL) in dB RE 10-12 Watt

MODEL AT-112-212

MOTOR 25.00 HP

# MOTORS 1

SPEED: Full Speed

1 CELL DATA

BAND	SOUND PRESSURE LEVEL (dB)										SOUND POWER LEVEL (dB)
	End		Motor Side		Opp End		Opp Mtr. Side		Top		
	5 ft (1.5m)	50 ft (15m)	5 ft (1.5m)	50 ft (15m)	5 ft (1.5m)	50 ft (15m)	5 ft (1.5m)	50 ft (15m)	5 ft (1.5m)	50 ft (15m)	
63 HZ	69	65	69	65	69	65	69	65	78	68	98
125 HZ	77	66	77	66	77	66	77	66	79	69	99
250 HZ	77	65	77	65	77	65	77	65	80	71	99
500 HZ	74	59	74	59	74	59	74	59	76	66	93
1 KHZ	71	56	70	57	71	56	70	57	72	59	89
2 KHZ	69	53	69	55	69	53	69	55	71	57	87
4 KHZ	71	52	71	53	71	52	71	53	73	56	85
8 KHZ	73	49	73	52	73	49	73	52	69	53	83
CALC dBA	79	63	79	63	79	63	79	63	80	68	96

Sound option(s) selected: None





# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_ CHART/BLOCK/LOT: \_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Work #: \_\_\_\_\_

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#### Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

#### Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- |   |       |       |
|---|-------|-------|
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Signature of Applicant:

Date:

\_\_\_\_\_

Planning Division Use Only

Authorization Granted \_\_\_\_ Partial Exemption \_\_\_\_ Exemption Denied \_\_\_\_

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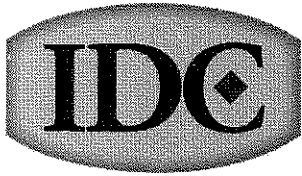
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**Letter of Transmittal**

To: Barhydt, Barbara  
City of Portland Plan Review  
389 Congress St.  
4th Floor  
Portland, ME 04101

Transmittal #: 23  
Date: 5/22/2012  
Job: 1056-01 Eastland Hotel Portland ME

Subject: Administrative Authorization Application

- WE ARE SENDING YOU**
- Attached
  - Under separate cover via None the following items:
  - Shop drawings
  - Prints
  - Plans
  - Samples
  - Copy of letter
  - Change order
  - Specifications
  - Other

Document Type	Copies	Date	No.	Description
Form & Plans	1	5/22/12		Administrative Authorization App

**THESE ARE TRANSMITTED as checked below:**

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE
- Approved as submitted
- Approved as noted
- Returned for corrections
- Other
- PRINTS RETURNED AFTER LOAN TO US
- Resubmit \_\_\_ copies for approval
- Submit \_\_\_ copies for distribution
- Return \_\_\_ corrected prints

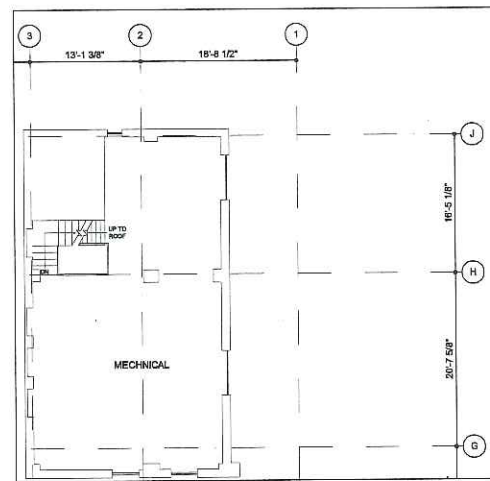
Remarks:

Copy To:

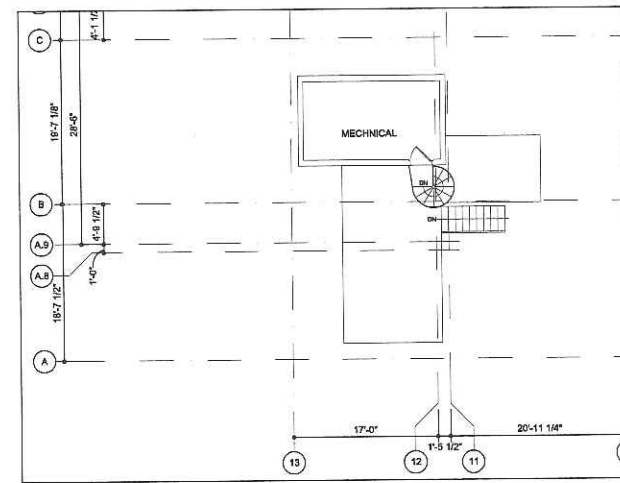
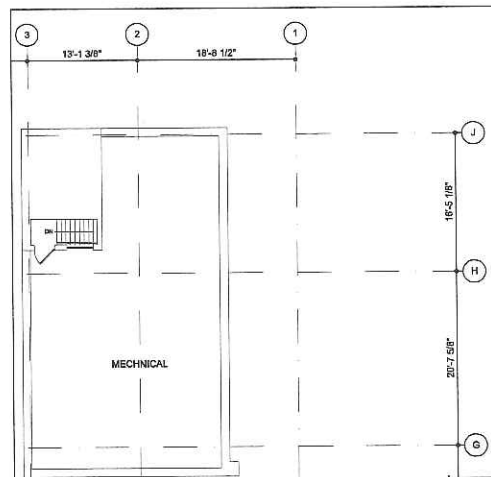
From: Cork; Nathan (IDC Construction, LLC)

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

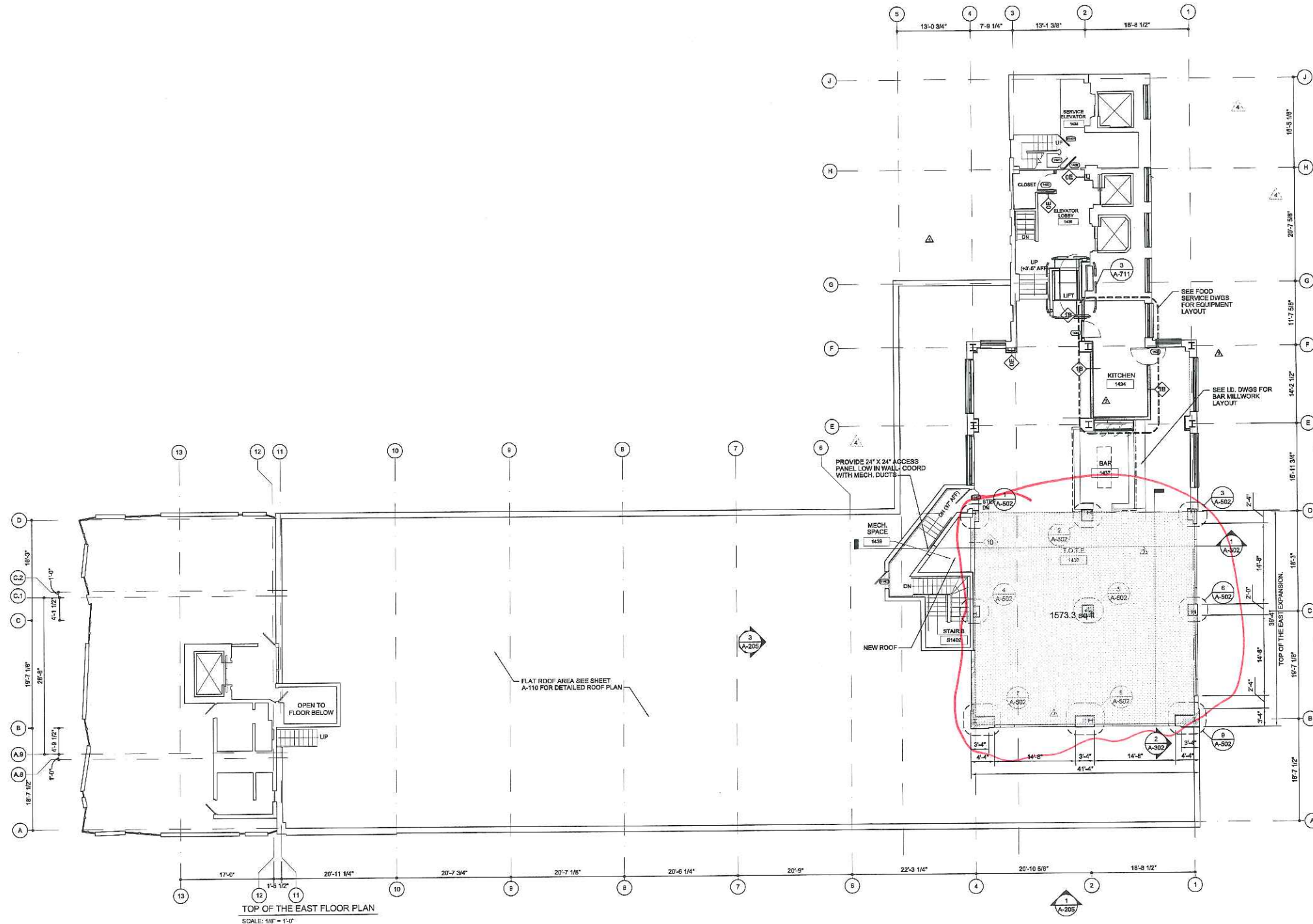




UPPER TOWER FLOOR PLANS  
SCALE: 1/8" = 1'-0"



UPPER TOWER EXPANSION FLOOR PLAN  
SCALE: 1/8" = 1'-0"



TOP OF THE EAST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

WALL LEGEND

	EXISTING
	NEW
	1 HOUR
	2 HOUR
	EXISTING DEMISING



- Issue Dates:
- ▲ NOVEMBER 21, 2011
  - ▲ ISSUE FOR PERMIT
  - ▲ DECEMBER 19, 2011
  - ▲ PERMIT SET REVISIONS
  - ▲ JANUARY 22, 2012
  - ▲ REVIEW SET
  - ▲ MARCH 15, 2012
  - ▲ FINAL REVIEW SET
  - ▲ MAY 8, 2012
  - ▲ CLARIFICATIONS AND CITY MEETING REVIEW

NOT TO SCALE. DIMENSIONS SHOWN HAVE BEEN PRODUCED FROM LIMITED ORIGINAL DATA AND FIELD SURVEY. THE DIMENSIONS OF THE ATTACHED DIMENSIONS AND ACTUAL DIMENSIONS SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL EXISTING CONDITIONS.

Project:  
**WESTIN EASTLAND PARK HOTEL RENOVATION**  
FOR  
**ROCKBRIDGE CAPITAL, LLC.**  
157 HIGH STREET  
PORTLAND, ME

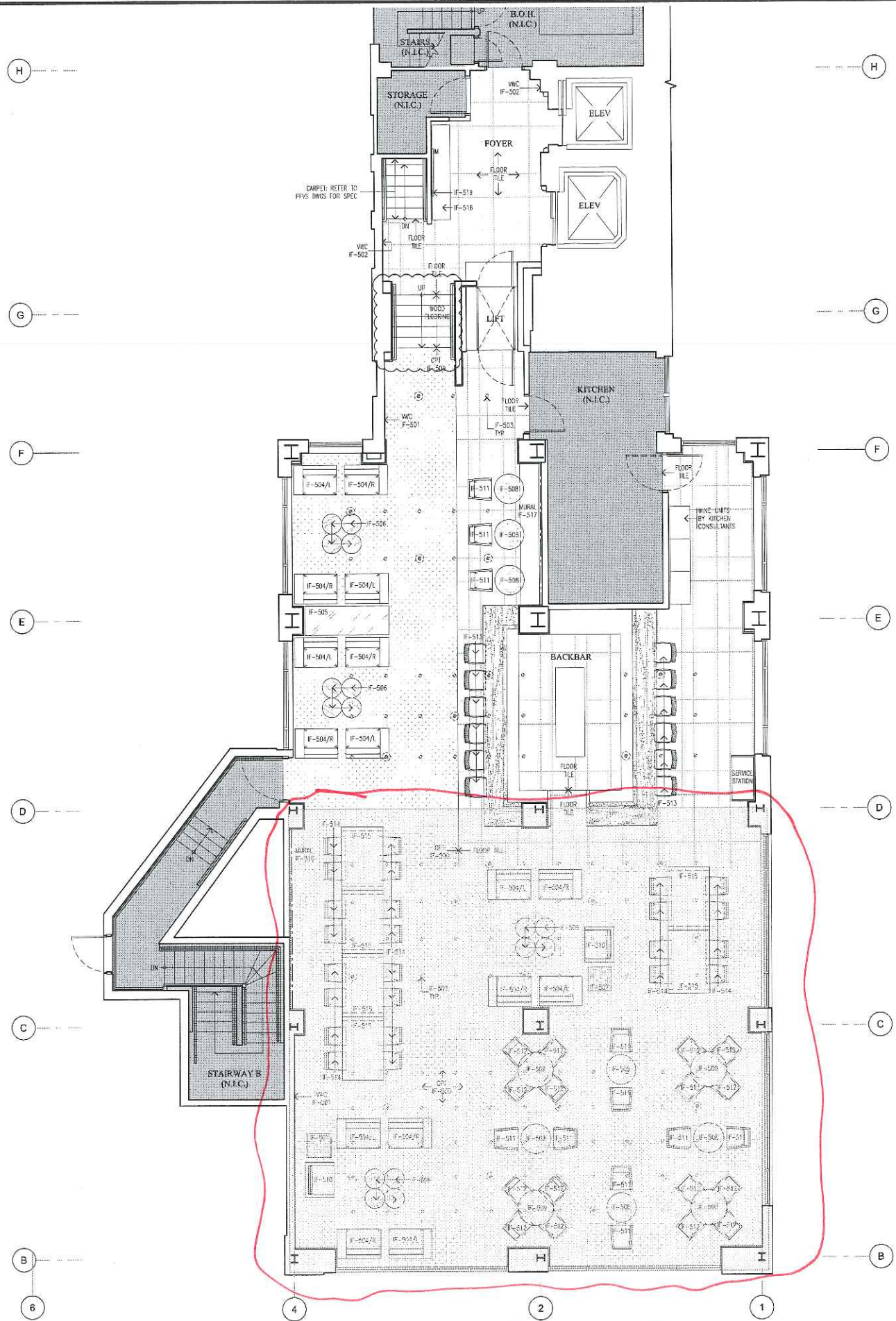
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Sheet Title:  
**TOP OF THE EAST FLOOR PLAN**

Job Number: 11006  
Scale: 1/8" = 1'-0"  
Drawn: ARR  
Checked: BAS  
Date:

PERMIT SET - RELEASED FOR CONSTRUCTION

**Notes:**  
These drawings are for design intent only.  
All dimensions are to be verified on site  
prior to commencement of work.



TOP OF THE EAST SEATING CAPACITY	
TABLE FOR 2	X 4 = 8
TABLE FOR 4	X 10 = 40
BANQUETTE SEATING	= 6
BAR SEATING	= 12
LOUNGE SEATING	= 18
<b>TOTAL SEATS CAPACITY</b>	<b>= 84</b>

No.	Date	Revision/Issue
JAN 23 2012		ISSUED FOR REVIEW SET
JAN 13 2012		ISSUED FOR FINAL REVIEW SET
NOV 30 2011		ISSUED FOR P.F. & E.
NOV 21 2011		ISSUED FOR PERMIT
NOV 07 2011		ISSUED FOR PROGRESS SET
OCT 07 2011		ISSUED FOR REVIEW
SEP 14 2011		ISSUED FOR REVIEW
SEP 12 2011		ISSUED FOR REVISION
SEP 06 2011		ISSUED FOR REVISION
AUG 29 2011		ISSUED FOR SDC 3.3 APPROVAL
AUG 26 2011		ISSUED FOR REVIEW
AUG 10 2011		ISSUED FOR REVIEW
JUL 26 2011		ISSUED FOR PRESENTATION
JUL 14 2011		ISSUED FOR PRESENTATION
JUL 06 2011		ISSUED FOR PRESENTATION

Project Number: B12      Scale: 1/4" = 1'-0"

Drawn by: TP      Checked by:

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**WESTIN EASTLAND PARK**  
PORTLAND, MAINE

**THIRTEENTH FLOOR**  
**TOP OF THE EAST**  
**EXPANSION**

FURNITURE PLAN

ID.19



Issue Dates:

NOVEMBER 21, 2011	ISSUE FOR PERMIT
DECEMBER 19, 2011	PERMIT SET REVISIONS
JANUARY 23, 2012	REVIEW SET
MARCH 15, 2012	FINAL REVIEW SET

**WESTIN**  
HOTELS & RESORTS  
ROCKBRIDGE CAPITAL

NEW CASTLE HOTELS  
& RESORTS

CONTRACTOR  
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IDC CONSTRUCTION, LLC

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Project:  
**WESTIN EASTLAND PARK HOTEL RENOVATION**  
FOR  
ROCKBRIDGE CAPITAL, LLC.  
157 HIGH STREET  
PORTLAND, ME

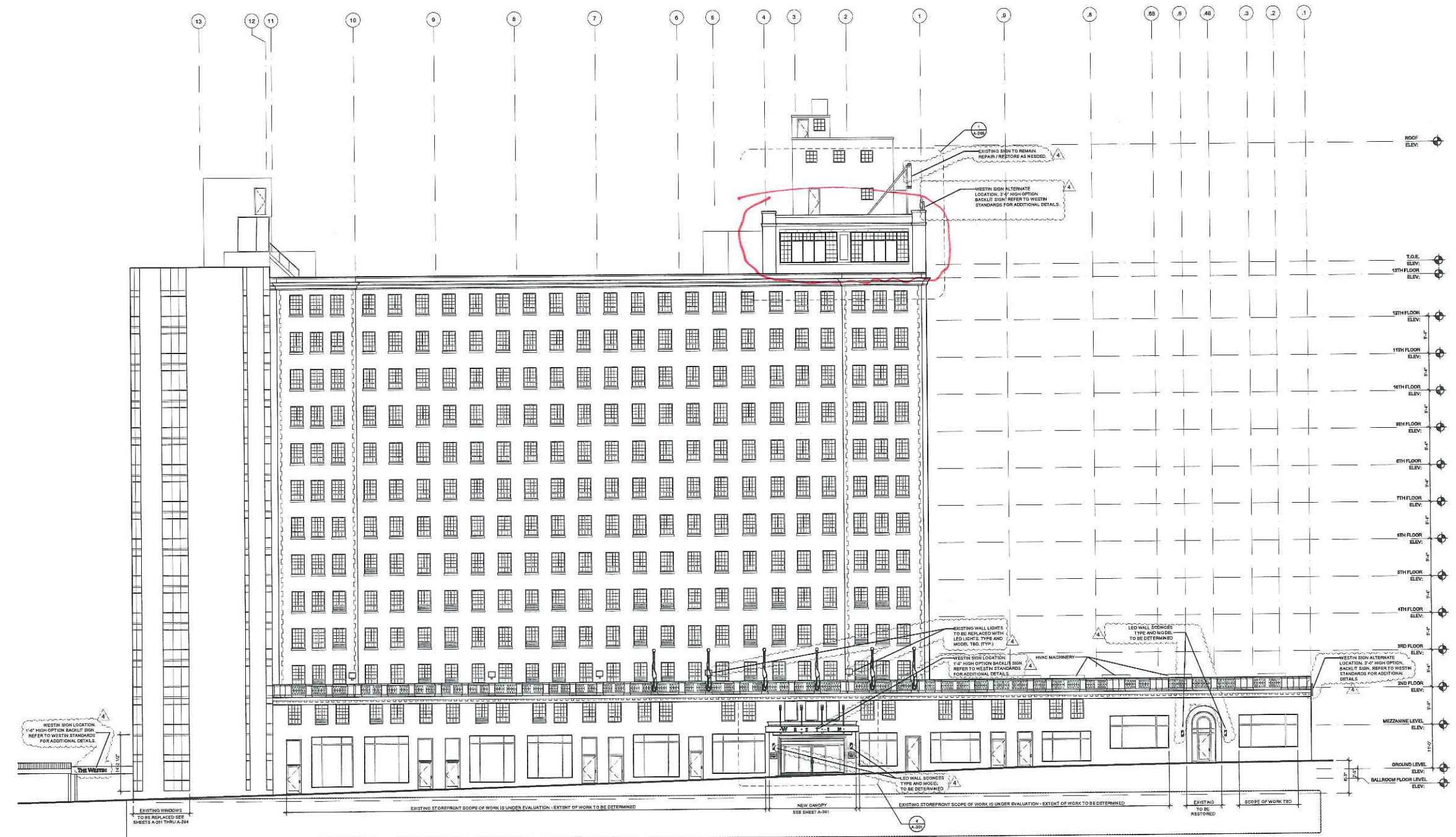
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Sheet Title:

**FRONT ELEVATION**

Sheet Number	11009	<b>A-201</b>
Scale	3/32" = 1'-0"	
Drawn	YY	
Checked	AR	
Date	28 JUN 2011	

PERMIT SET - RELEASED FOR CONSTRUCTION



FRONT ELEVATION (HIGH STREET SIDE)  
SCALE: 3/32" = 1'-0"



Issue Dates:

NOVEMBER 21, 2011	ISSUE FOR PERMIT
DECEMBER 10, 2011	PERMIT SET REVISIONS
JANUARY 23, 2012	REVIEW SET
MARCH 15, 2012	MARKET SET
APRIL 15, 2012	FINAL REVIEW SET

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Project:  
**WESTIN EASTLAND PARK HOTEL RENOVATION**  
 FOR  
 ROCKBRIDGE CAPITAL, LLC.  
 157 HIGH STREET  
 PORTLAND, ME

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Sheet Title:

**RIGHT SIDE ELEVATION**

Job Number:	11009
Scale:	1/8" = 1'-0"
Drawn:	VY
Checked:	AR
Date:	

**A-202**

PERMIT SET - RELEASED FOR CONSTRUCTION



**RIGHT SIDE ELEVATION (CONGRESS STREET SIDE)**  
 SCALE: 1/8" = 1'-0"





Issue Date:	NOVEMBER 21, 2011
▲	ISSUE FOR PERMIT
▲	DECEMBER 19, 2011
▲	PERMIT SET REVISIONS
▲	JANUARY 23, 2012
▲	REVIEW SET
▲	MARCH 15, 2012
▲	FINAL REVIEW SET

**WESTIN**  
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Project:  
**WESTIN EASTLAND PARK HOTEL RENOVATION**  
 FOR  
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 157 HIGH STREET  
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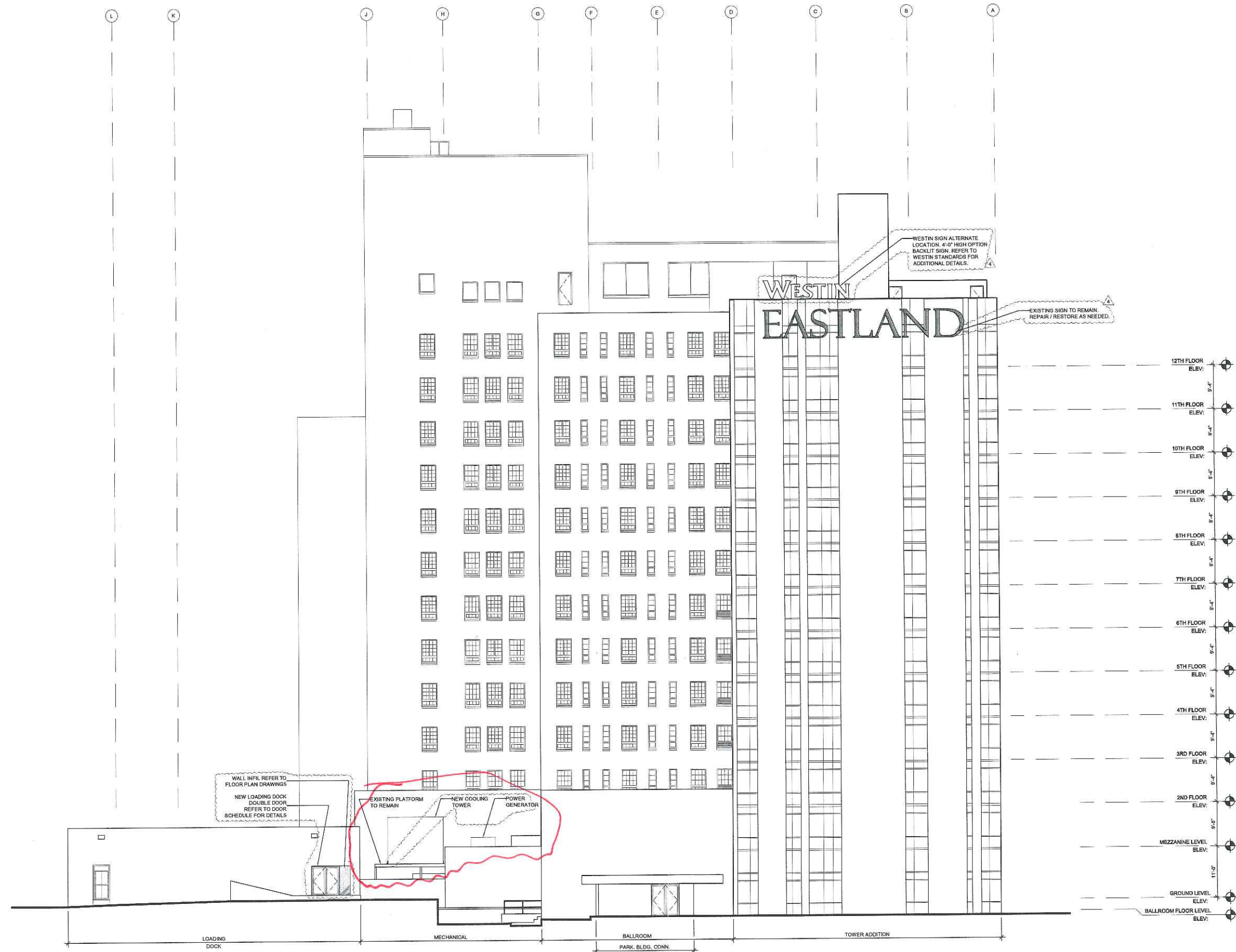
Sheet Title:

**LEFT SIDE ELEVATION**

Job Number:	11009
Scale:	1/8" = 1'-0"
Drawn:	YY
Checked:	AR
Date:	

**A-204**

PERMIT SET - RELEASED FOR CONSTRUCTION



**SOUTH (FRONT) ELEVATION**  
 SCALE: 1/8" = 1'-0"