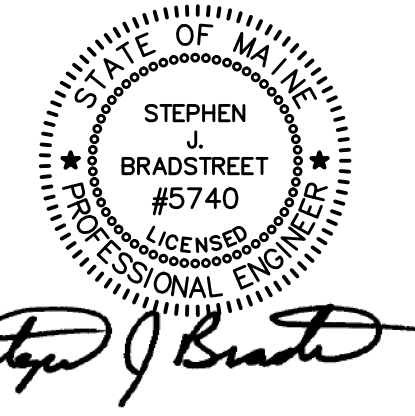


**PROPOSED AC HOTEL
PORTLAND**
FORE STREET /
HANCOCK STREET /
THAMES STREET
PORTLAND, MAINE

Prepared for:
PORTLAND NORWICH GROUP, LLC.
2330 PALM RIDGE ROAD #305
SANIBEL, FLORIDA 33957



CIVIL ENGINEER:
STEPHEN J. BRADSTREET, PE #5740
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SPACE AND BULK STANDARDS

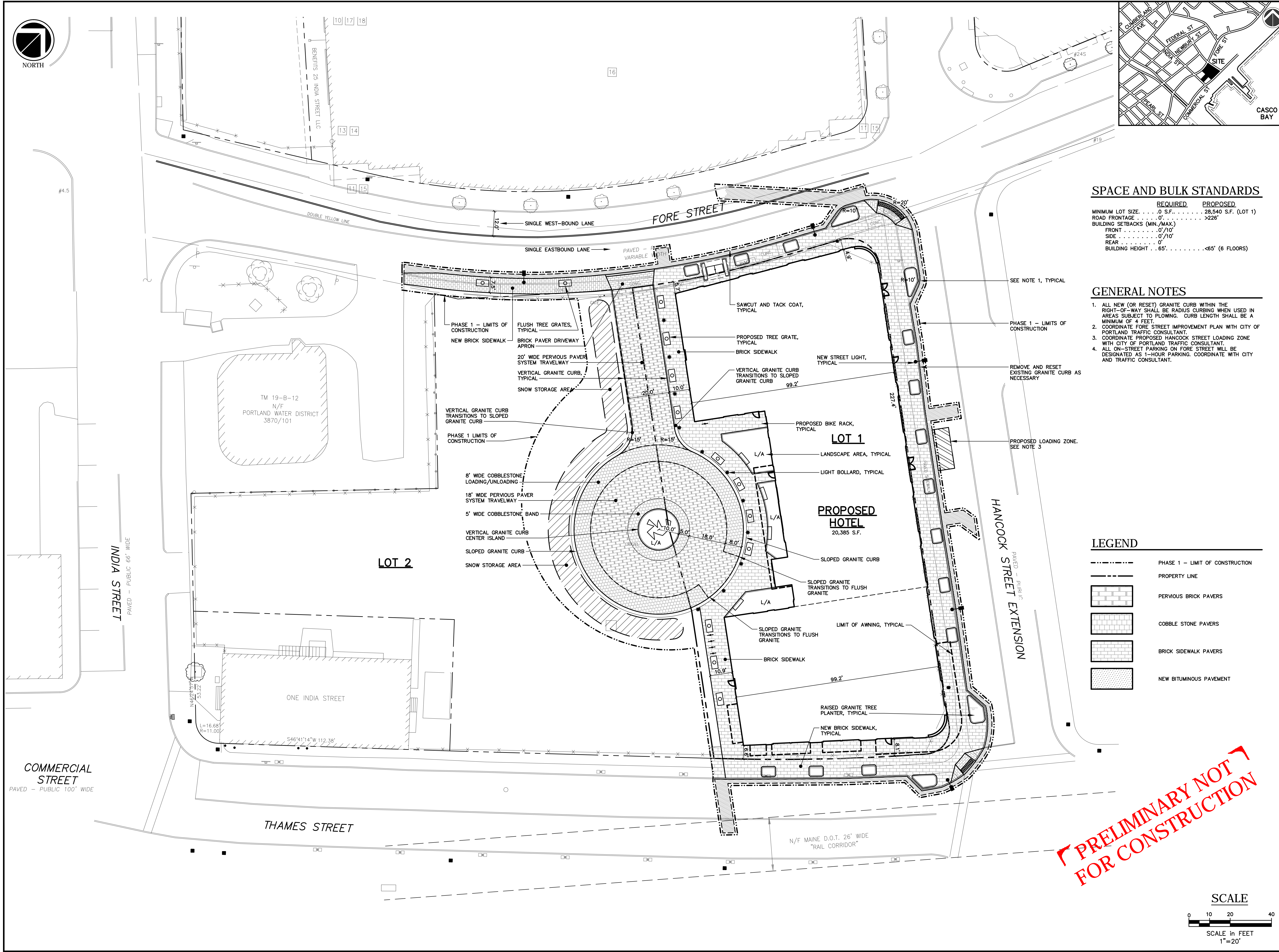
| | REQUIRED | PROPOSED |
|-------------------------------|----------|---------------------|
| MINIMUM LOT SIZE | 0 S.F. | 28,540 S.F. (LOT 1) |
| ROAD FRONTAGE | 0' | >226' |
| BUILDING SETBACKS (MIN./MAX.) | | |
| FRONT | 0'/10' | |
| SIDE | 0'/10' | |
| REAR | 0' | |
| BUILDING HEIGHT | 65' | 65' (6 FLOORS) |

GENERAL NOTES

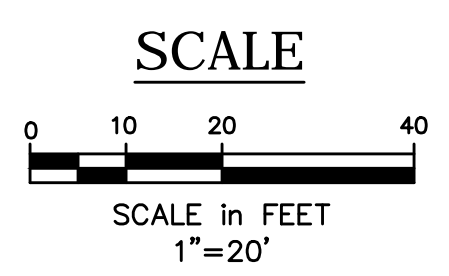
1. ALL NEW (OR RESET) GRANITE CURB WITHIN THE RIGHT-OF-WAY SHALL BE RADIUS CURBING WHEN USED IN AREAS SUBJECT TO PLOWING. CURB LENGTH SHALL BE A MINIMUM OF 4 FEET.
2. COORDINATE FORE STREET IMPROVEMENT PLAN WITH CITY OF PORTLAND TRAFFIC CONSULTANT.
3. COORDINATE PROPOSED HANCOCK STREET LOADING ZONE WITH CITY OF PORTLAND TRAFFIC CONSULTANT.
4. ALL ON-STREET PARKING ON FORE STREET WILL BE DESIGNATED AS 1-HOUR PARKING. COORDINATE WITH CITY AND TRAFFIC CONSULTANT.

LEGEND

| | |
|--|---------------------------------|
| | PHASE 1 - LIMIT OF CONSTRUCTION |
| | PROPERTY LINE |
| | PERVIOUS BRICK PAVERS |
| | COBBLE STONE PAVERS |
| | BRICK SIDEWALK PAVERS |
| | NEW BITUMINOUS PAVEMENT |



PRELIMINARY NOT FOR CONSTRUCTION



SITE PLAN

| No. | Revision/Issue | Date |
|-----|------------------------|----------|
| D | RESPONSE TO COMMENTS | 05/10/16 |
| C | FINAL SUBMISSION | 03/15/16 |
| B | PRELIMINARY SUBMISSION | 09/29/15 |
| A | CLIENT REVIEW | 09/15/15 |

| | | | |
|------------|---------------|--------------|-------------|
| Design by: | MPM | Checked by: | SJB |
| Drawn by: | JAR | Approved by: | SJB |
| Project: | 150.06094 | Date: | AUGUST 2015 |
| Sheet No: | C1.0 | | |
| | Sheet 4 of 17 | | |

RANSOM
Consulting
Engineers
and Scientists

400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com