



June 30, 2017

Ms. Helen Donaldson
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

**RE: AC Hotel Portland
Plan Set Revision Summary**

Dear Nell,

On behalf of Portland Norwich Group, LLC we are pleased to submit this revised set of Site Plans along with the following plan set sheet revision / update summary relating to the approved AC Hotel Portland. This submission consists of only the plans that have changed and not every sheet in the set. If you would like we can send along the other remaining unchanged plans but did not want to complicate the review.

Plan Set Sheet Revision / Update Summary

The following summarizes changes and modifications that have been made to the site plans since our last submission:

Cover Sheet (G1)

Revisions: List of Plans

1 Boundary Plan (C1)

Revisions: None.

C0.1 Existing Conditions Plan (C2)

Revisions: None.

C1.0 Site Plan (C4)

Revisions: Relocate all bike racks (5) to one central location adjacent to the drop-off circle, reduce size of adjacent landscape bed, remove streetscape improvements along Fore Street south of entry driveway from hotel project; revisions to stairs/outdoor seating at Thames Street entrance (see sheet L1.1).

C1.1 Utility Plan (C5)

Revisions: Revised location of gas main. Detail of water connection.

C1.2 Grading, Drainage and Erosion Control Plan (C6)

Revisions: Site revisions (see C1.0), install new precast catch basins at curb rather than reusing/adjusting existing brick catch basins, revised location of 12" SD, revised or additional spot grades.

C2.0 Construction Details (C7)

Revisions: None

C2.1 Construction Details (C8)

Revisions: None

C2.2 Construction Details (C9)

Revisions: None

C2.3 Construction Details (C10)

Revisions: None

C2.4 Construction Details (C11)

Revisions: None

C2.5 Construction Details (C12)

Revisions: None

L1.0 Landscape and Lighting Plan (L1)

Revisions: Relocate all bike racks (5) to one central location adjacent to the drop-off circle, reduce size of adjacent landscape bed, increase # of plants in three landscape beds adjacent to hotel entry and central turning circle, relocate street light from intersection of Thames/Hancock Streets to in-line with others proposed along Thames Street, adjust curved step radius and termination point along Thames Street, reconfigure street trees and seatwall (adjacent to steps) along Thames Street, and remove streetscape improvements along Fore Street, south of entry driveway, from hotel project (3 street trees, 1 street light, and brick sidewalk - to be installed with development of Lot #2).

L1.1 Thames Street Seating and Entry Area (L1.1)

Revisions: New sheet showing detailed grading and layout information.

L2.0 Landscape Details (L2)

Revisions: Update granite finish info for tree planters and edging. Remove narrow and three sided tree planters (as no longer used along Thames St.) and add long planter.

L2.1 Landscape Details (L2.1)

Revisions: Update Thames Street steps and handrail detail. Add Thames Street granite seatwall details. Update granite bench finish info and shape.

L2.2 Landscape Details (L2.2)

Revisions: Add light bollard installation details (2) and street light installation detail.

L2.3 Paving Plan (L2.3)

Revisions: New sheet showing paving material layout specifics and patterning.

L3.0 Photometric Plan (L3)

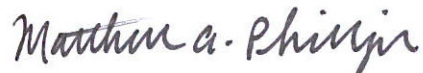
Revisions: none.

Striping Plan

Revisions: none.

Please review the attached and contact me with any questions or if you need additional information. We look forward to your timely review.

With Regards,
CARROLL ASSOCIATES



Matthew A. Phillips
Maine Licensed Landscape Architect

Cc: Ara Aftandilian, Portland Norwich Group, LLC
Maureen McGlone, Ransom Consulting Engineers

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