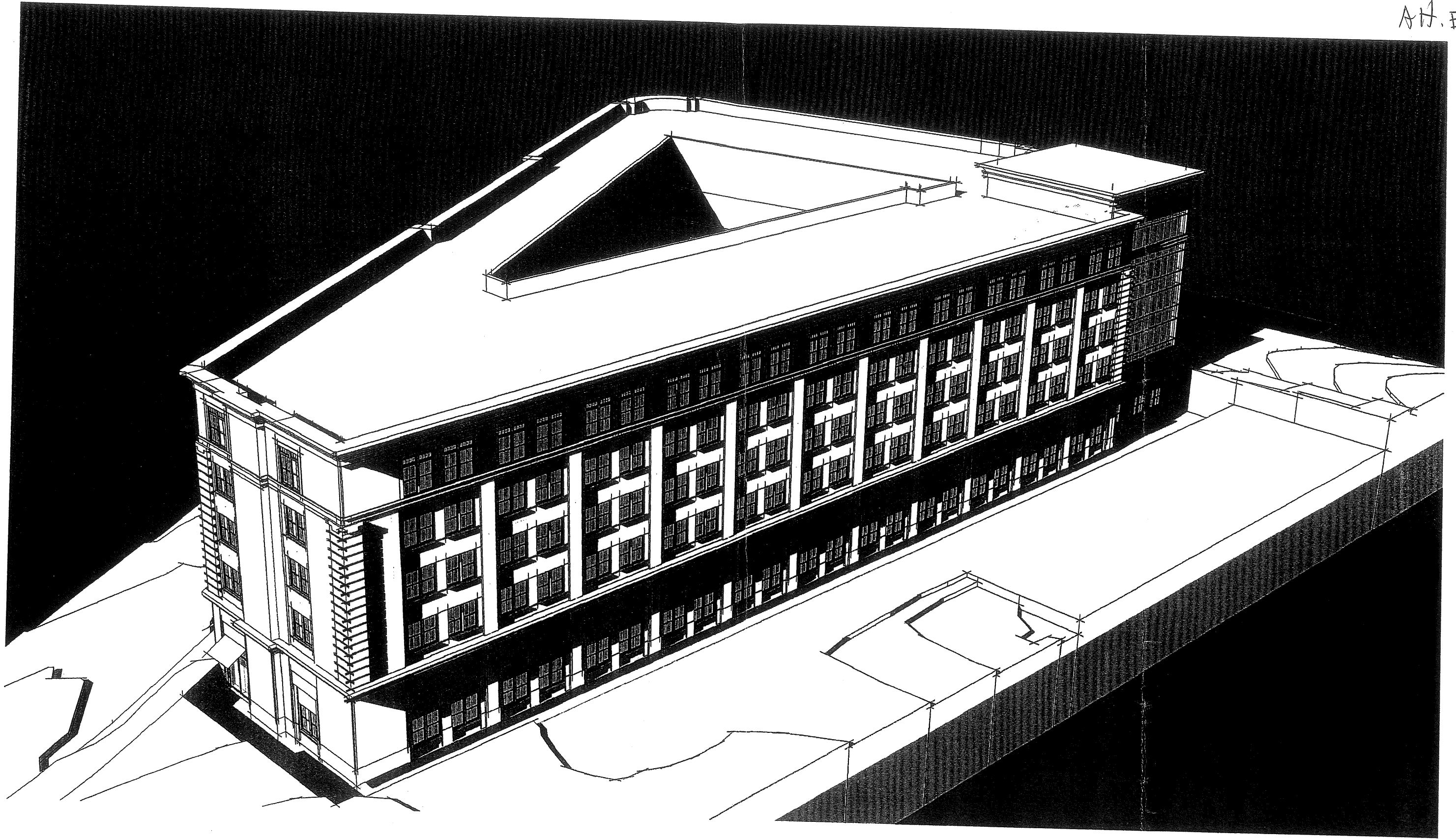


20-C-9

127 Fore Street

Residence Inn

Norwich Partners, LLC.



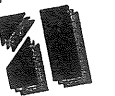
Proposed Hotel
Portland, ME

REAR PERSPECTIVE

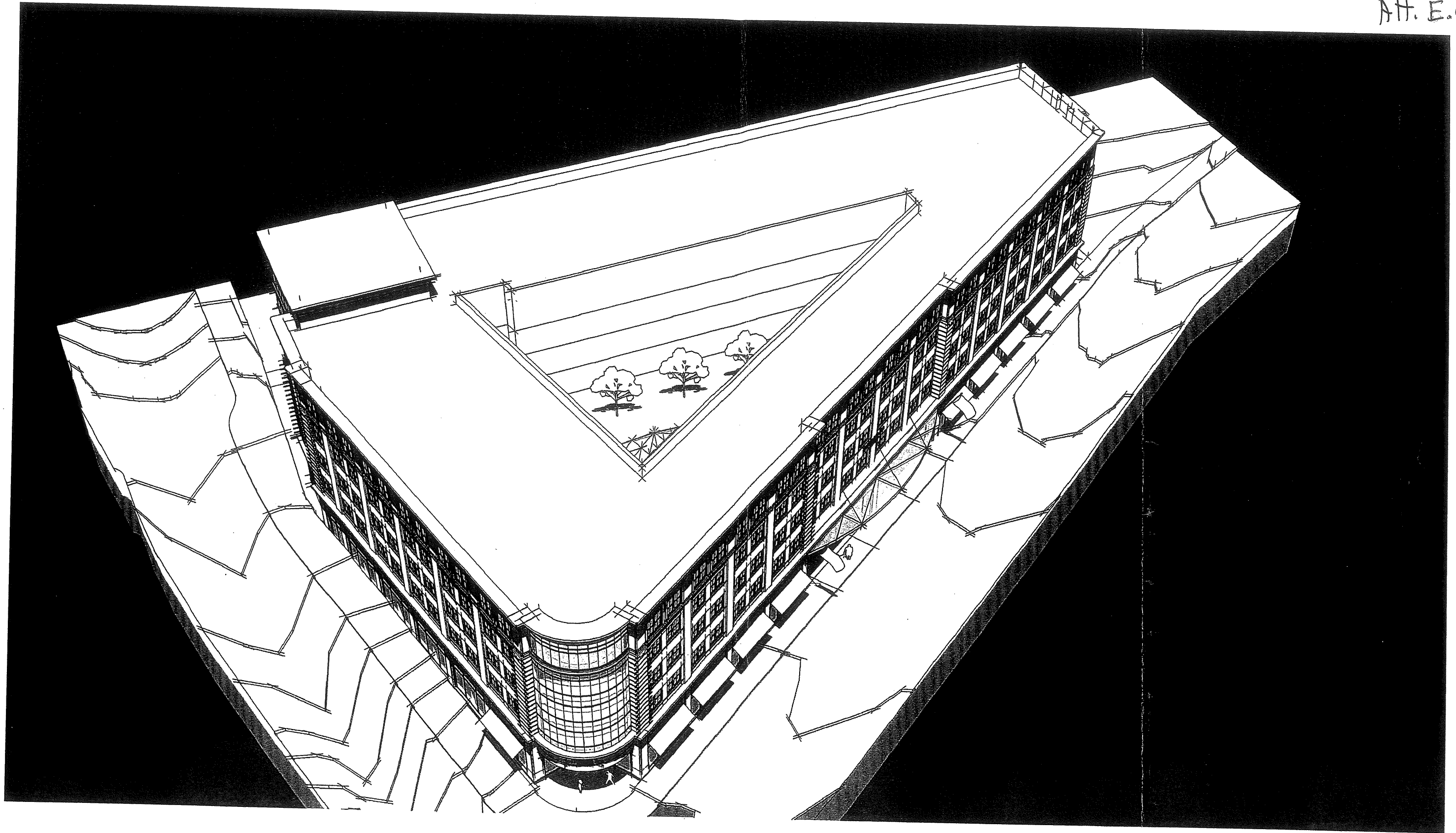
November 3, 2006

Group One Partners, Incorporated

21 West Third Street
Boston, MA 02127
617.268.7000 ph
617.268.0209 f
www.grouponeinc.com



A.H. E. 6



Proposed Hotel
Portland, ME

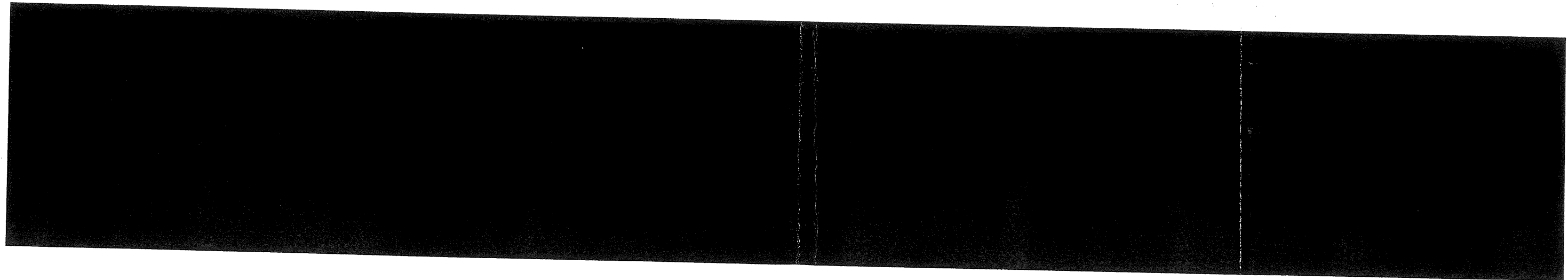
ROOF PERSPECTIVE

November 3, 2006

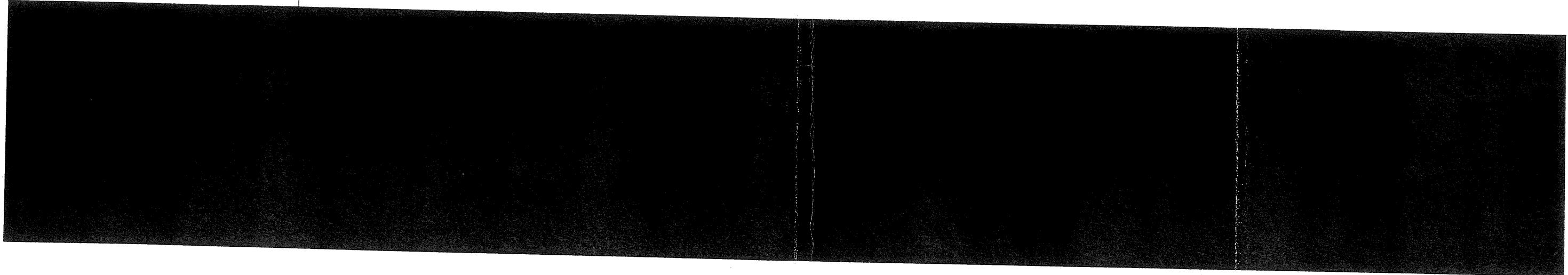
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Att. E. (



Proposed Hotel
Portland, ME

HANCOCK STREET ELEVATION

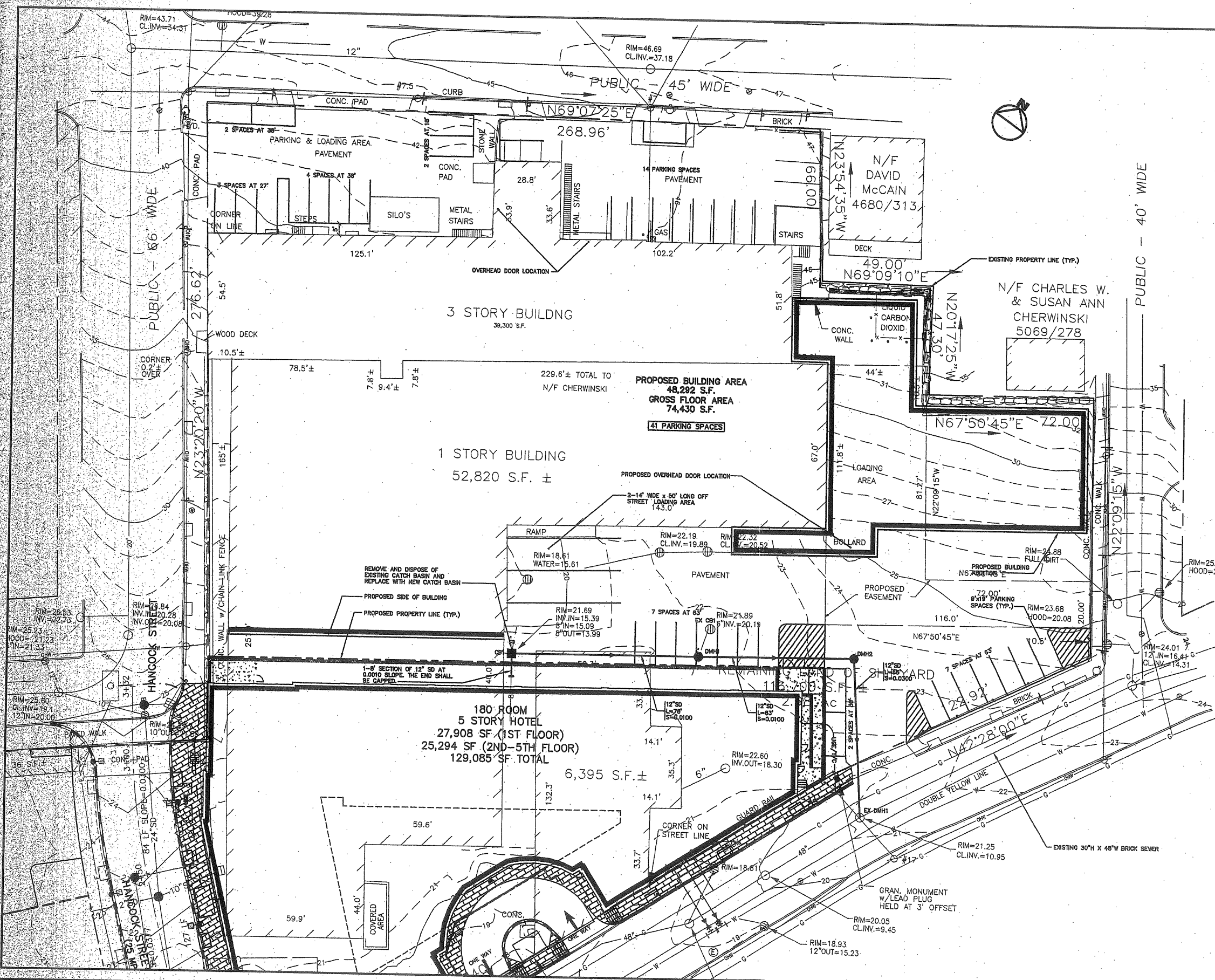
November 3, 2006

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617.268.0209 f
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AA D



SITE DATA

ZONE: URBAN COMMERCIAL - MIXED USE (B-5b)
1.90 ACRES
BUILDING AREA
SHIPYARD BREWERY 48,292 S.F.

SPACE AND BULK STANDARDS

B-5b ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	0.78 ACRES
MIN. FRONTAGE	NONE	450±
BUILDING SETBACKS		
FRONT	0'-10"	0'
REAR	NONE	0'
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BLDG HEIGHT	85'	65'

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

[Symbol]	STANDARD DUTY BITUMINOUS CONCRETE
[Symbol]	PORTLAND CEMENT CONCRETE
[Symbol]	BITUMINOUS CONCRETE OVERLAY

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

24"SL	24" WIDTH STOP LINE
4"SWL	4" WIDTH SOLID WHITE LANE LINE
4"CYCL	4" WIDTH DOUBLE YELLOW CENTERLINE
4"DWL	4" WIDTH DASHED WHITE LANE LINE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)	NORTHING	EASTING
CB1	4"	21.89	15.39/8"(EXISTING) 15.09/8"(EXISTING) 15.10/12"(STUB)	14.99/12"(DMH1)		
DMH1	4"	21.50	14.21/12"(CB1) 18.50/8"(EX CB2)	14.11/12"(DMH2)		
DMH2	4"	23.50	13.48/12"(DMH1)	13.38/12"(EX DMH1)		
EX CB1	4"	21.89	-	20.19/8"(DMH1)		
EX DMH1	4"	21.25	11.43/12"(DMH2)	EXISTING		

- NOTES:**
- TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 15, 2008.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Rev.	Date	Revision

Issued For	Date	By

Design: WHS Draft: DB Date: FEB 2007
 Checked: MPM Scale: 1"=20' Job No.: 1614.03
 File Name: 1614-03-SP-ALT LAYOUT.dwg

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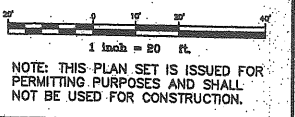
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 P.O. Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com

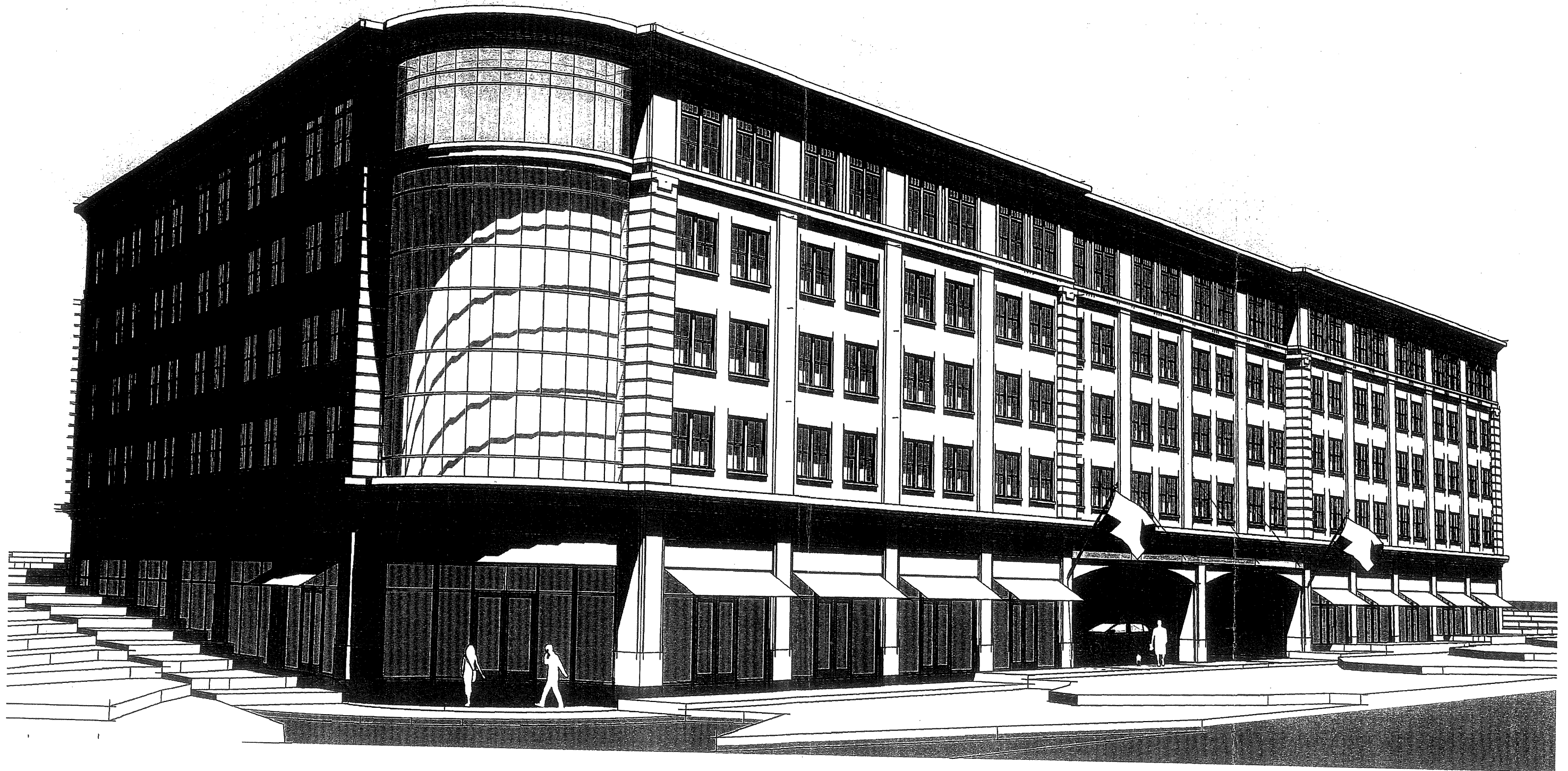
Drawing Name: **Site Layout Plan**

Project: **SHIPYARD BREWERY, SITE PLAN AMMENDMENT - PORTLAND, MAINE**

Client: **Shipyard Brewery Company, LLC**
 86 Newbury Street, Portland, ME 04101

Drawing No.: **C101A**





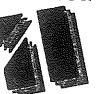
Proposed Hotel
Portland, ME

FORE STREET PERSPECTIVE

November 3, 2006

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A.H. E. 2



Proposed Hotel
Portland, ME

FORE STREET PERSPECTIVE

November 3, 2006

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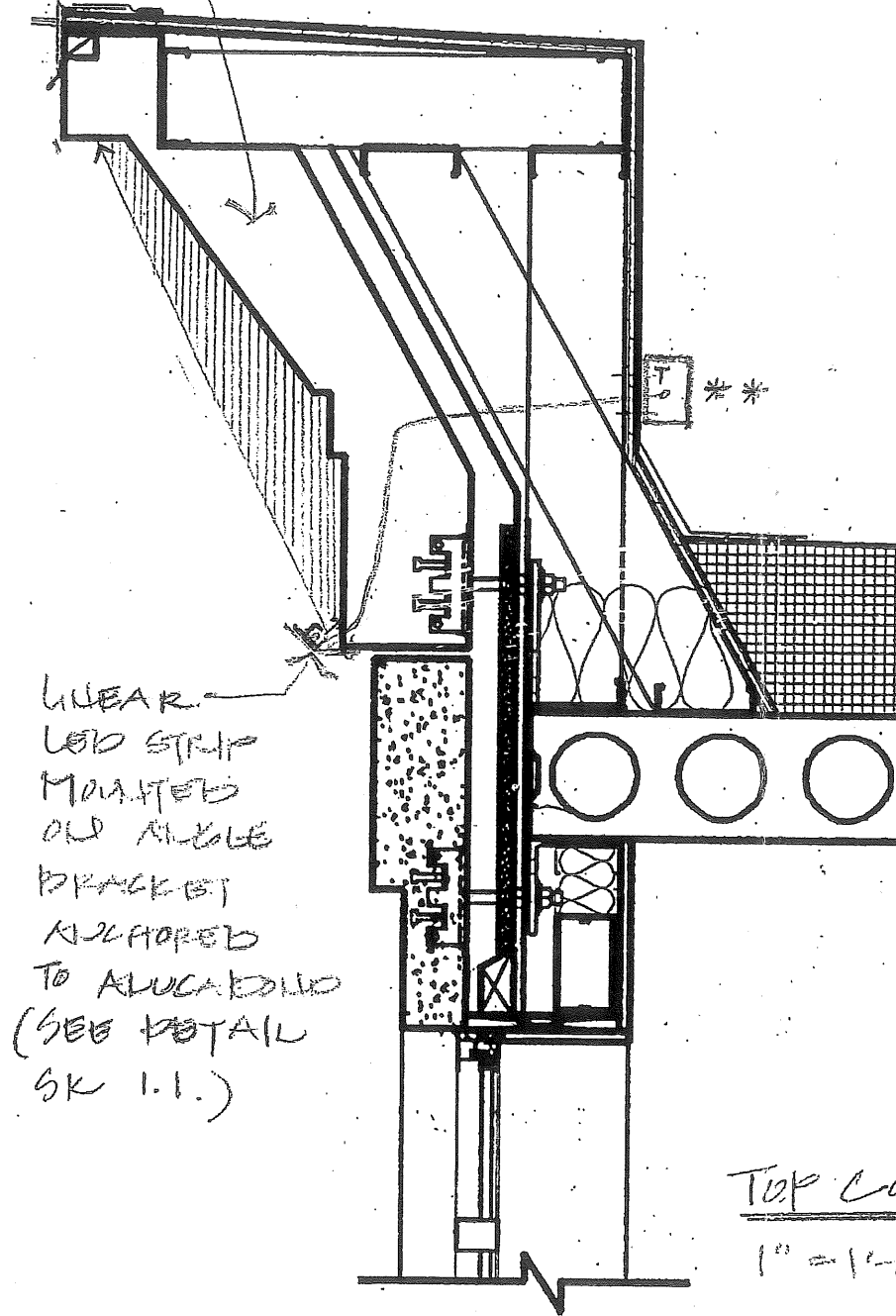


light grey = (80% reflectivity)

Point A: $0.8 \times 0.5 = 0.4 \text{ fl}$

Point B: $0.8 \times 2.6 = 2.06 \text{ fl}$

hollow
inside

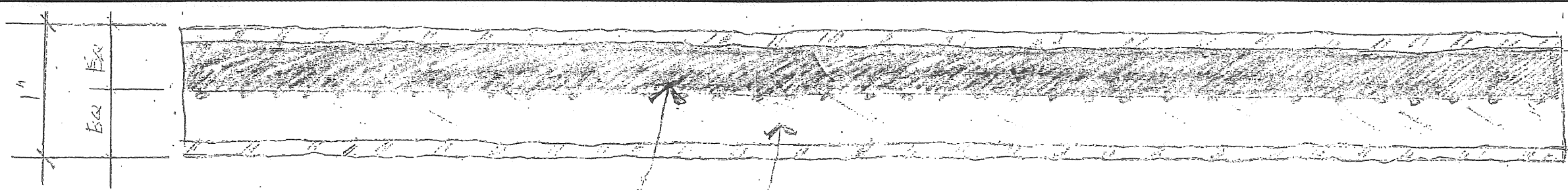


LINEAR
LED STRIP
MOUNTED
ON ANGLE
BRACKET
ANCHORED
TO ALUMINUM
(SEE DETAIL
SK 1.1.)

** DUAL FEED
TRANSFORMER
TO BE LOCATED
EVERY 50'-0" IN
CONCEALED BUT
ACCESSIBLE LOCATION (BEHIND PARAPET)

TOP CORNICE DETAIL

1" = 1'-0"



LED PLAN
FULL SCALE

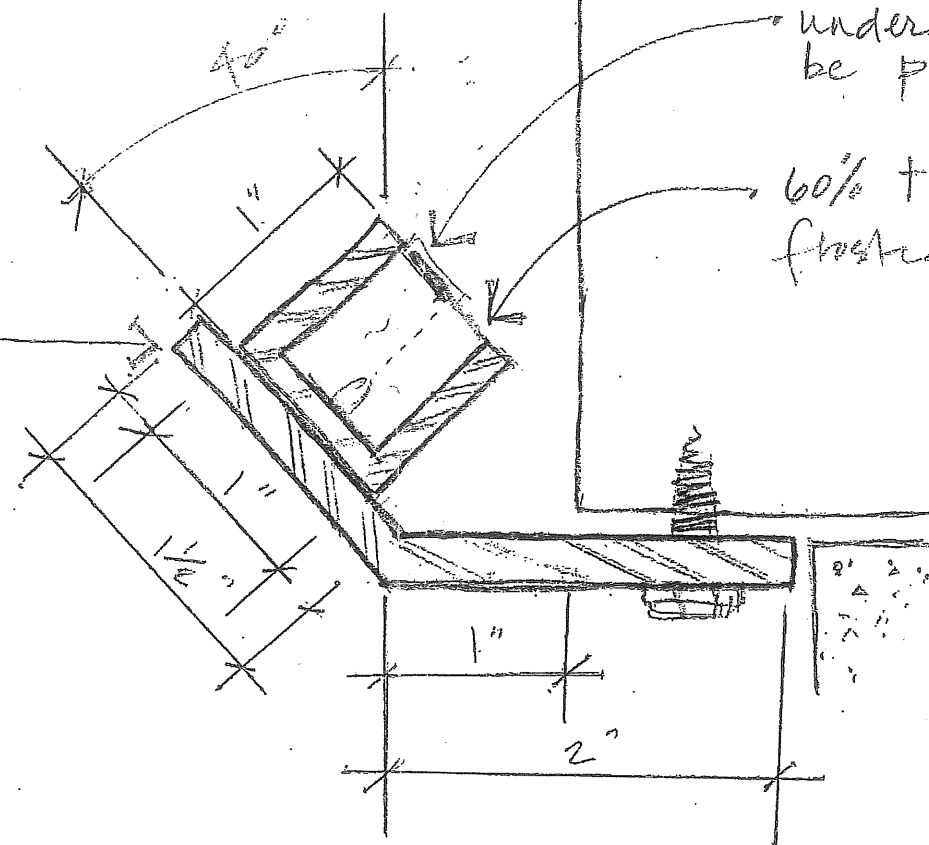
Painted out
frosted lens.
60% transmittance
frosted lens

aluminum

underside of frosted lens to
be painted out. (lengthwise)

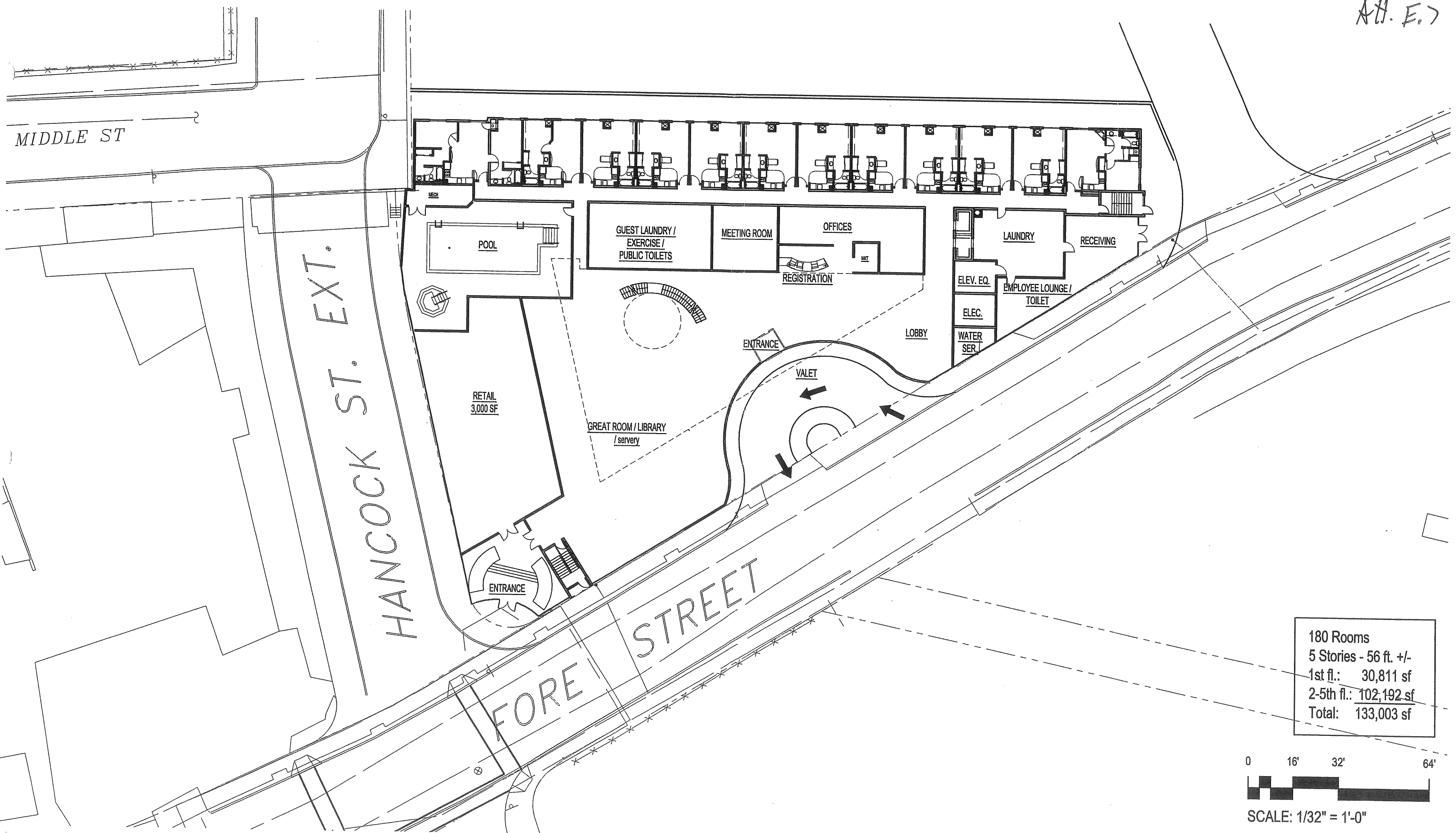
60% transmittance
frosted lens

metal
angle
anchored
to aluminum

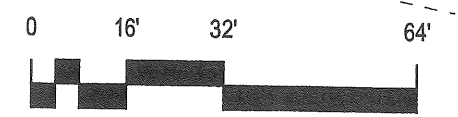


LED DETAIL
FULL SCALE

A.H. E.7



180 Rooms
5 Stories - 56 ft. +/-
1st fl.: 30,811 sf
2-5th fl.: 102,192 sf
Total: 133,003 sf



SCALE: 1/32" = 1'-0"

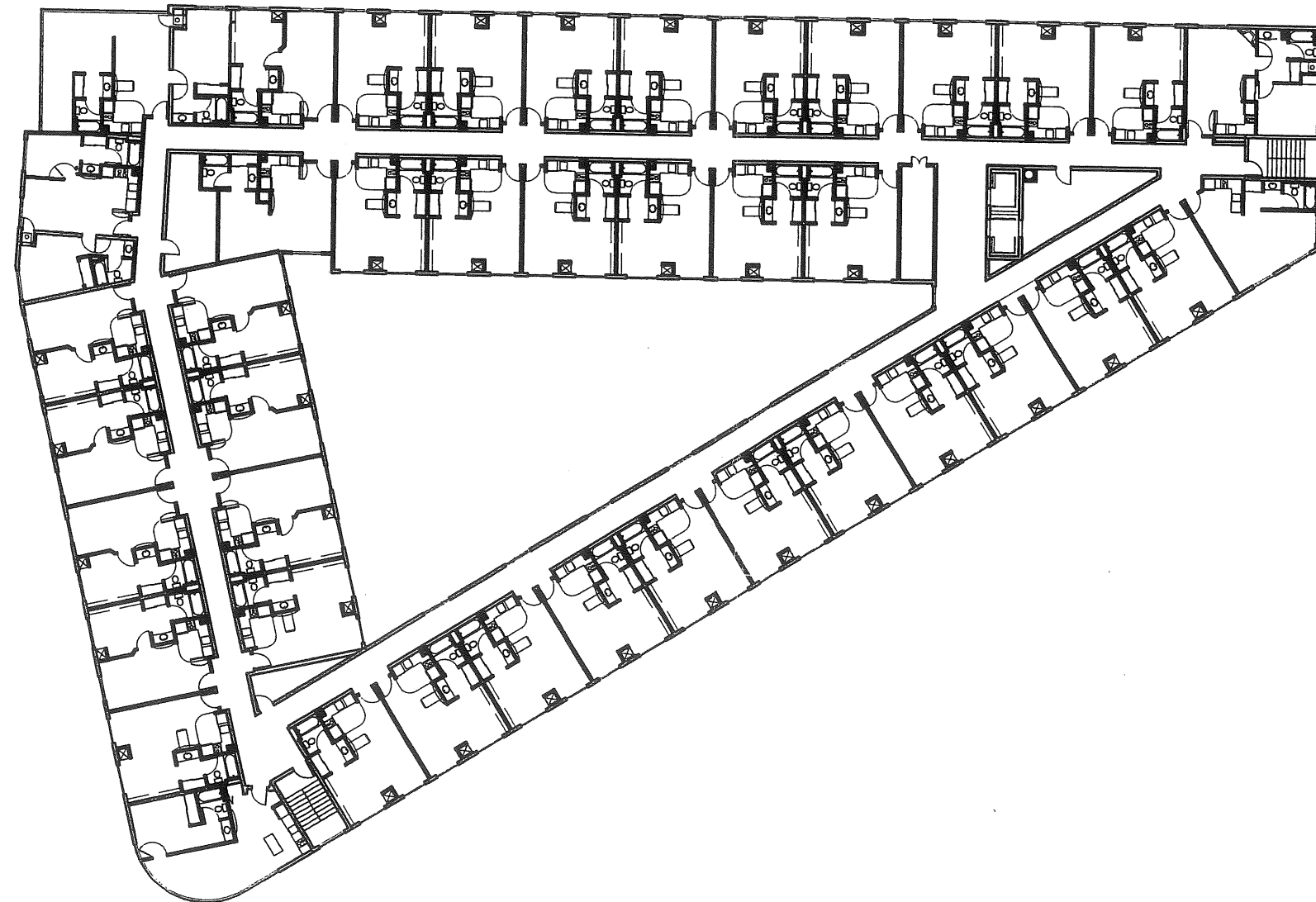
Proposed Hotel
Portland, ME

GROUND FLOOR PLAN

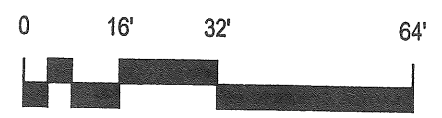
November 3, 2006

Group One Partners, Incorporated
 21 West Third Street
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 617.268.0209 f
 www.grouponeinc.com





180 Rooms
5 Stories - 56 ft. +/-
1st fl.: 30,811 sf
2-5th fl.: 102,192 sf
Total: 133,003 sf



SCALE: 1/32" = 1'-0"





Proposed Hotel
Portland, ME

FORE STREET DROP OFF (VIEW 1)

February, 2007

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Proposed Hotel
Portland, ME

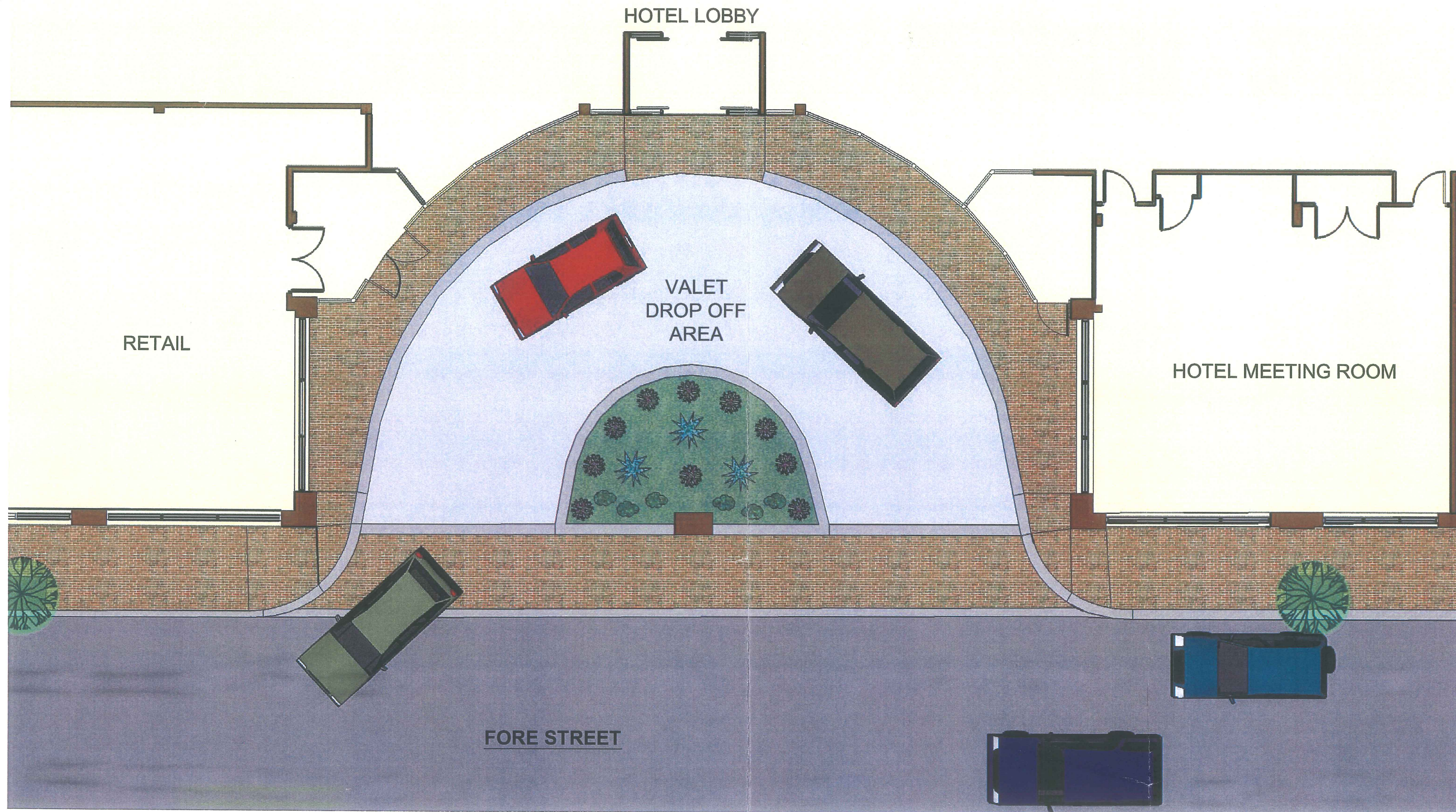
HANCOCK STREET ELEVATION

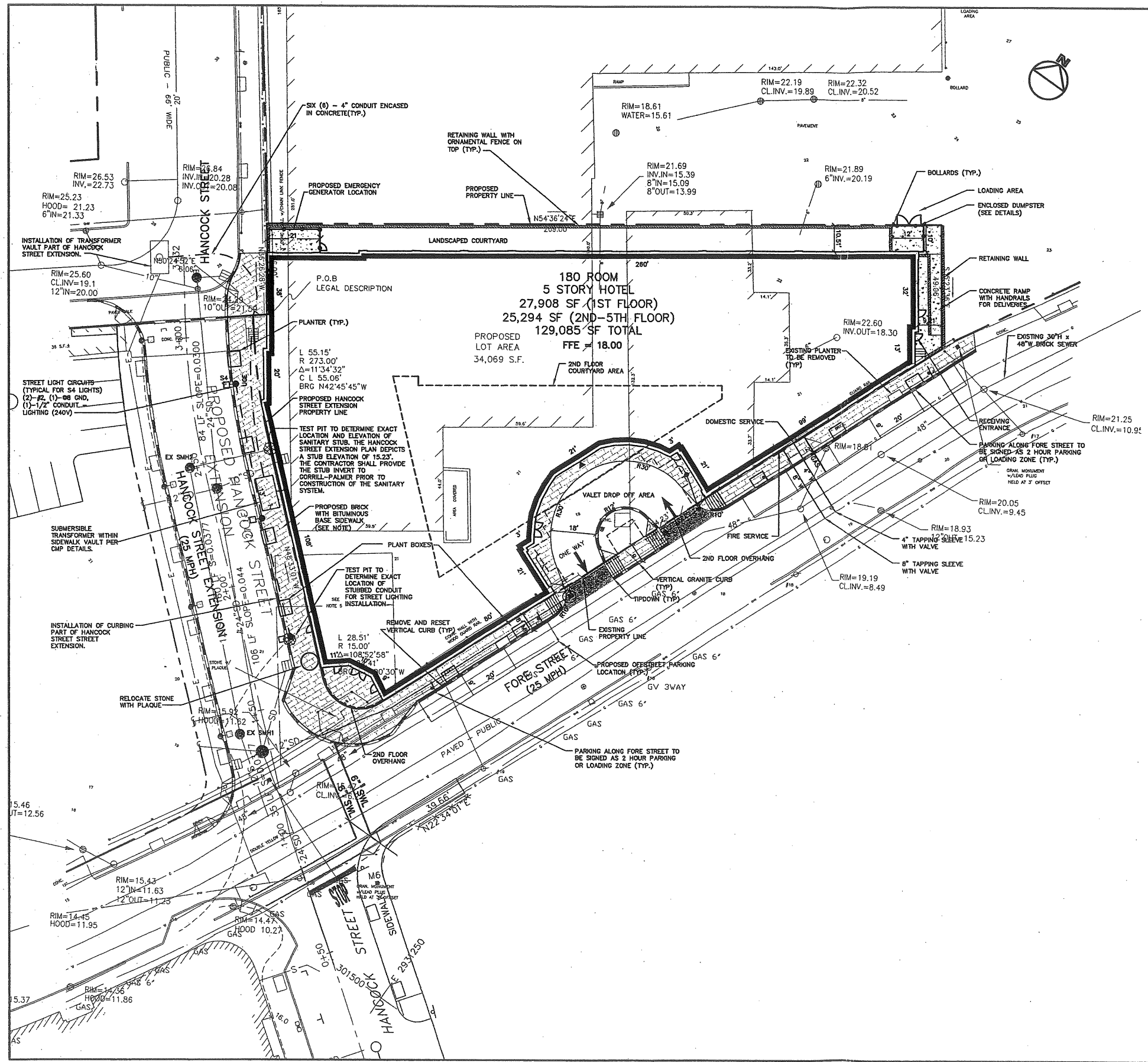
February, 2007

Group One Partners, Incorporated

21 West Third Street
Boston, MA 02127
617.268.7000 ph
617.268.0209 f
www.grouponeinc.com







SITE DATA		
ZONE: URBAN COMMERCIAL - MIXED USE (B-5b)		
0.78 ACRES		
BUILDING AREA: HOTEL	129,085 S.F.	

SPACE AND BULK STANDARDS		
B-5b ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	0.78 ACRES
MIN. FRONTAGE	NONE	450'±
BUILDING SETBACKS		
FRONT	0'-10'	0'
SIDE	NONE	0'
REAR	NONE	0'
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BLDG HEIGHT	65'	65'

CURBING LEGEND			
	VERTICAL GRANITE		
	REMOVE AND RESET VERTICAL GRANITE		

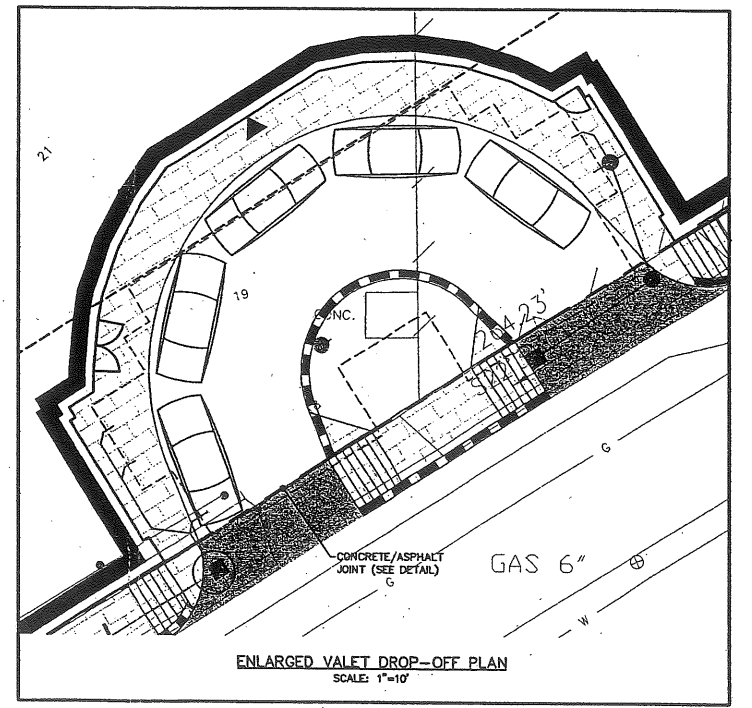
SIGN LEGEND			
R1-1 30' x 30'	R7-8 12' x 18'	R7-8 12' x 18'	W11A-2 30' x 30'
1	2	3	4

PAVEMENT LEGEND			
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:			
	STANDARD DUTY BITUMINOUS CONCRETE		
	PORTLAND CEMENT CONCRETE		
	BITUMINOUS CONCRETE OVERLAY		

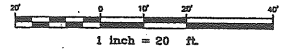
STRIPING LEGEND			
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.			
24"SL - 24" WIDTH STOP LINE			
4"SWL - 4" WIDTH SOLID WHITE LANE LINE			
4"DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE			
4"DWL - 4" WIDTH DASHED WHITE LANE LINE			

- NOTES:**
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 - COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
 - COORDINATE EXIT POINT FOR SECONDARY ELECTRIC SERVICE WITH ARCHITECT / ELECTRICAL ENGINEER.
 - THE SEWER SYSTEM SHALL BE INSPECTED AND TESTED PER THE CITY OF PORTLAND REQUIREMENTS.
 - SIDEWALK CONSTRUCTION/RECONSTRUCTION SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL DESIGN STANDARDS AND GUIDELINES FOR BRICK WITH BITUMINOUS BASE SIDEWALK CONSTRUCTION, AND CURB INSTALLATION. EXISTING SIDEWALKS ALONG FORE STREET SHALL BE RECONSTRUCTED. SIDEWALKS ALONG HANCOCK STREET EXTENSION SHALL BE COMPLETED DURING CONSTRUCTION OF THIS HOTEL.

HANCOCK STREET LIGHTING SCHEDULE						
FIXTURE DESIGNATION	MODEL	LAMP	LIGHT FIXTURE MANUFACTURER	PHOTOMETRIC FILE	MAINTENANCE LIGHT LOSS FACTOR	INITIAL LAMP LUMENS
S4	ESPLANADE SERIES TYPE III DISTRIBUTION PATTERN	150W METAL HALIDE	HOLOPHANE	47384JES	0.82	21500



THESE PLANS HAVE BEEN ISSUED FOR THE PLANNING BOARD WORKSHOP. FINAL SITE PLAN SUBMISSION WILL BE ISSUED AT A LATER DATE.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
2	02/06/07	REVISIONS PER CITY COMMENTS
1	01/14/07	REVISIONS PER CITY COMMENTS

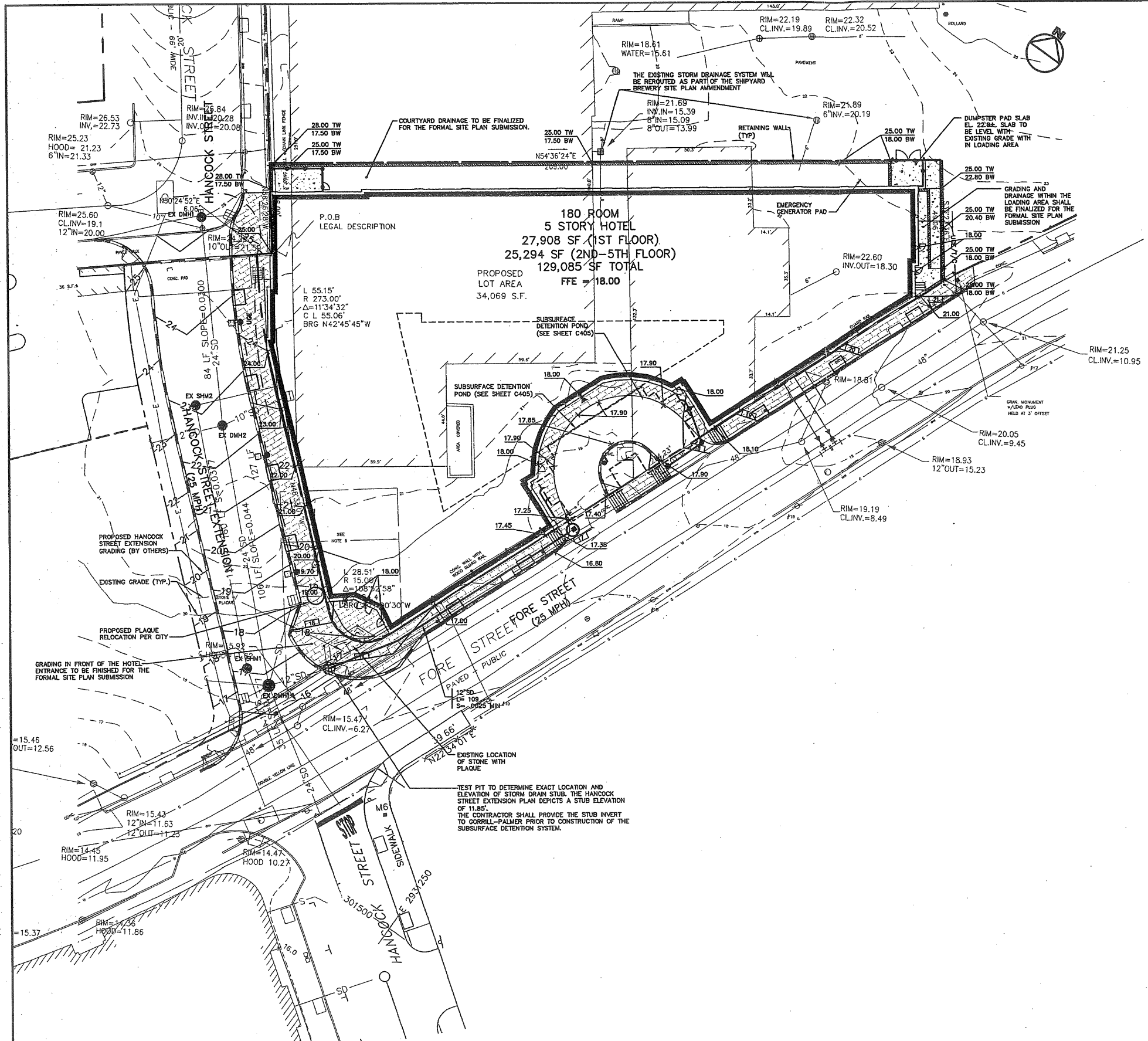
Issued For	Date	By
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SKETCH PLAN	10/25/06	MPM

Design: WHS Draft: BVD Date: OCT. 2006
 Checked: MPM Scale: 1"=20' Job No.: 1614
 File Name: 1614-SP.dwg
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Traffic and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com

Drawing Name: **Site Layout and Utility Plan**
 Project: **Residence Inn by Marriott - Portland, Maine**
 Client: **Summit Hotel Properties, LLC**
 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

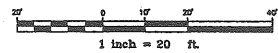
Drawing No. **C101**



NOTES

- PER THE CITY OF PORTLAND'S, TECHNICAL AND DESIGN, STANDARDS AND GUIDELINES, THE CURBING ALONG ALL STREETS SHALL HAVE A 7" REVEAL.
- SPOT GRADES SHOWN ARE THE ELEVATIONS AT THE BOTTOM OF THE CURB. THE TOP OF THE CURB SHALL BE 0.58' OR 7" HIGHER UNLESS OTHERWISE NOTED.

THESE PLANS HAVE BEEN ISSUED FOR THE PLANNING BOARD WORKSHOP. FINAL SITE PLAN SUBMISSION WILL BE ISSUED AT A LATER DATE.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

Issued For	Date	By
2ND PB WORKSHOP SUBMISSION	02/15/07	MPM
SKETCH PLAN	02/08/07	MPM

Design: WHS Draft: BYD Date: OCT. 2006
 Checked: MPM Scale: 1"=20' Job No.: 1614
 File Name: 1614-GRAD.dwg
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 Traffic and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Grading, Drainage, and Erosion Plan
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
C102

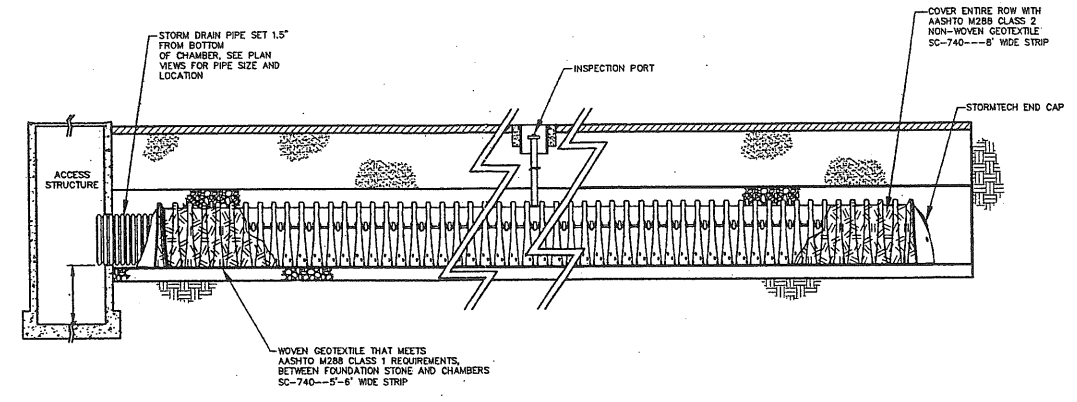
STORMTECH PRODUCT SPECIFICATIONS

- 1.0 GENERAL
1.1 STORMTECH CHAMBERS ARE DESIGNED TO CONTROL STORMWATER RUNOFF. AS A SUBSURFACE RETENTION SYSTEM, STORMTECH CHAMBERS RETAIN AND ALLOW EFFECTIVE INFILTRATION OF WATER INTO THE SOIL. AS A SUBSURFACE DETENTION SYSTEM, STORMTECH CHAMBERS DETAIN AND ALLOW FOR THE METEDED FLOW OF WATER TO AN OUTFALL.
- 2.0 CHAMBER PARAMETERS
2.1 THE CHAMBER SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING (ESCR), AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.
- 2.2 THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-740 SHALL BE 30.0 INCHES TALL, 51.0 INCHES WIDE AND 90.7 INCHES LONG. THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-310 SHALL BE 18.0 INCHES TALL, 34.0 INCHES WIDE AND 80.7 INCHES LONG. THE INSTALLED LENGTH OF A JOINED CHAMBER SHALL BE 85.4 INCHES.
- 2.3 THE CHAMBER SHALL HAVE A CONTINUOUSLY CURVED SECTION PROFILE.
- 2.4 THE CHAMBER SHALL BE OPEN-BOTTOMED.
- 2.5 THE CHAMBER SHALL INCORPORATE AN OVERLAPPING CORRUGATION JOINT SYSTEM TO ALLOW CHAMBER ROWS OF ALMOST ANY LENGTH TO BE CREATED. THE OVERLAPPING CORRUGATION JOINT SYSTEM SHALL BE EFFECTIVE WHILE ALLOWING A CHAMBER TO BE TRIMMED TO SHORTEN ITS OVERALL LENGTH.
- 2.6 THE NOMINAL STORAGE VOLUME OF A JOINED STORMTECH SC-740 CHAMBER SHALL BE 74.9 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 2.2 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED. THE NOMINAL STORAGE VOLUME OF AN INSTALLED STORMTECH SC-310 CHAMBER SHALL BE 31.0 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 1.3 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED.
- 2.7 THE CHAMBER SHALL HAVE FORTY-EIGHT ORIFICES PENETRATING THE SIDEWALLS TO ALLOW FOR LATERAL CONVEYANCE OF WATER.
- 2.8 THE CHAMBER SHALL HAVE TWO ORIFICES NEAR ITS TOP TO ALLOW FOR EQUALIZATION OF AIR PRESSURE BETWEEN ITS INTERIOR AND EXTERIOR.
- 2.9 THE CHAMBER SHALL HAVE BOTH OF ITS ENDS OPEN TO ALLOW FOR UNIMPEDED HYDRAULIC FLOWS AND VISUAL INSPECTIONS DOWN A ROW'S ENTIRE LENGTH.
- 2.10 THE CHAMBER SHALL HAVE 14 CORRUGATIONS.
- 2.11 THE CHAMBER SHALL HAVE A CIRCULAR, INDENTED, FLAT SURFACE ON THE TOP OF THE CHAMBER FOR AN OPTIONAL 4-INCH INSPECTION PORT OR CLEAN-OUT.
- 2.12 THE CHAMBER SHALL BE ANALYZED AND DESIGNED USING AASHTO METHODS FOR THERMOPLASTIC CULVERTS CONTAINED IN THE LRFD BRIDGE DESIGN SPECIFICATIONS, 2ND EDITION, INCLUDING INTERIM SPECIFICATIONS THROUGH 2001. DESIGN LIVE LOAD SHALL BE THE AASHTO HS20 TRUCK. DESIGN SHALL CONSIDER EARTH AND LIVE LOADS AS APPROPRIATE FOR THE MINIMUM TO MAXIMUM SPECIFIED DEPTH OF FILL.
- 2.13 THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.
- 3.0 END CAP PARAMETERS
3.1 THE END CAP SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING, AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.
- 3.2 THE END CAP SHALL BE DESIGNED TO FIT INTO ANY CORRUGATION OF A CHAMBER, WHICH ALLOWS: CAPPING A CHAMBER THAT HAS ITS LENGTH TRIMMED; SEGMENTING ROWS INTO STORAGE BASINS OF VARIOUS LENGTHS.
- 3.3 THE END CAP SHALL HAVE SAW GUIDES TO ALLOW EASY CUTTING FOR VARIOUS DIAMETERS OF PIPE THAT MAY BE USED TO INLET THE SYSTEM.
- 3.4 THE END CAP SHALL HAVE EXCESS STRUCTURAL ADEQUACIES TO ALLOW CUTTING AN ORIFICE OF ANY SIZE AT ANY INVERT ELEVATION.
- 3.5 THE PRIMARY FACE OF AN END CAP SHALL BE CURVED OUTWARD TO RESIST HORIZONTAL LOADS GENERATED NEAR THE EDGES OF BEDS.
- 3.6 THE END CAP SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

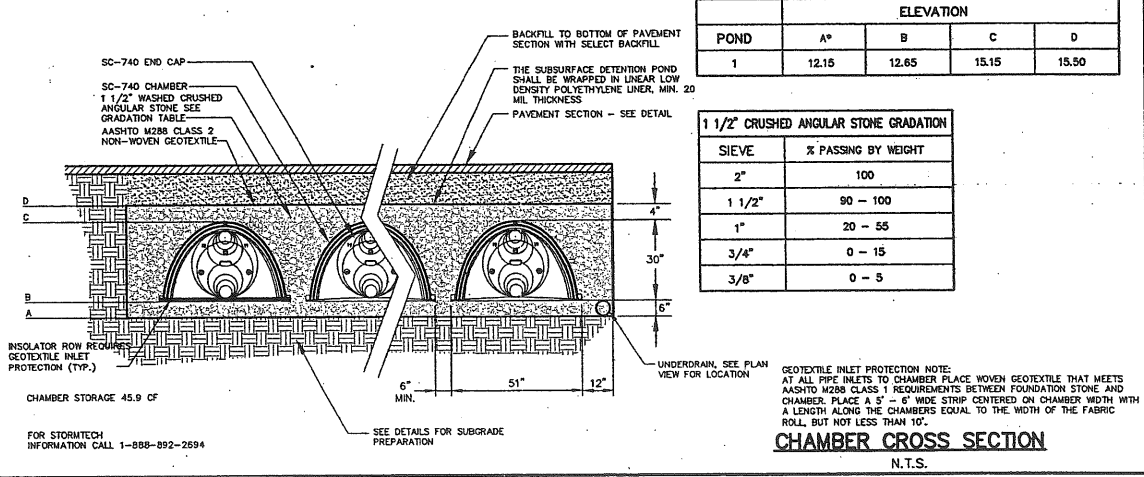
STORMTECH GENERAL NOTES

1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEMS CONSTRUCTION. CALL 1-888-892-2594 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2594 OR VISIT WWW.STORMTECH.COM.

SUBSURFACE DETENTION SYSTEMS MAY BE SUBSTITUTED WITH AN ENGINEER APPROVED EQUAL WHICH PROVIDES EQUAL DETENTION STORAGE AND WATER QUALITY TREATMENT



CHAMBER ISOLATOR ROW
N.T.S.



Rev.	Date	Revision
-	-	-

Issued For	Date	By
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SITE PLAN APPLICATION	02/16/07	MPM

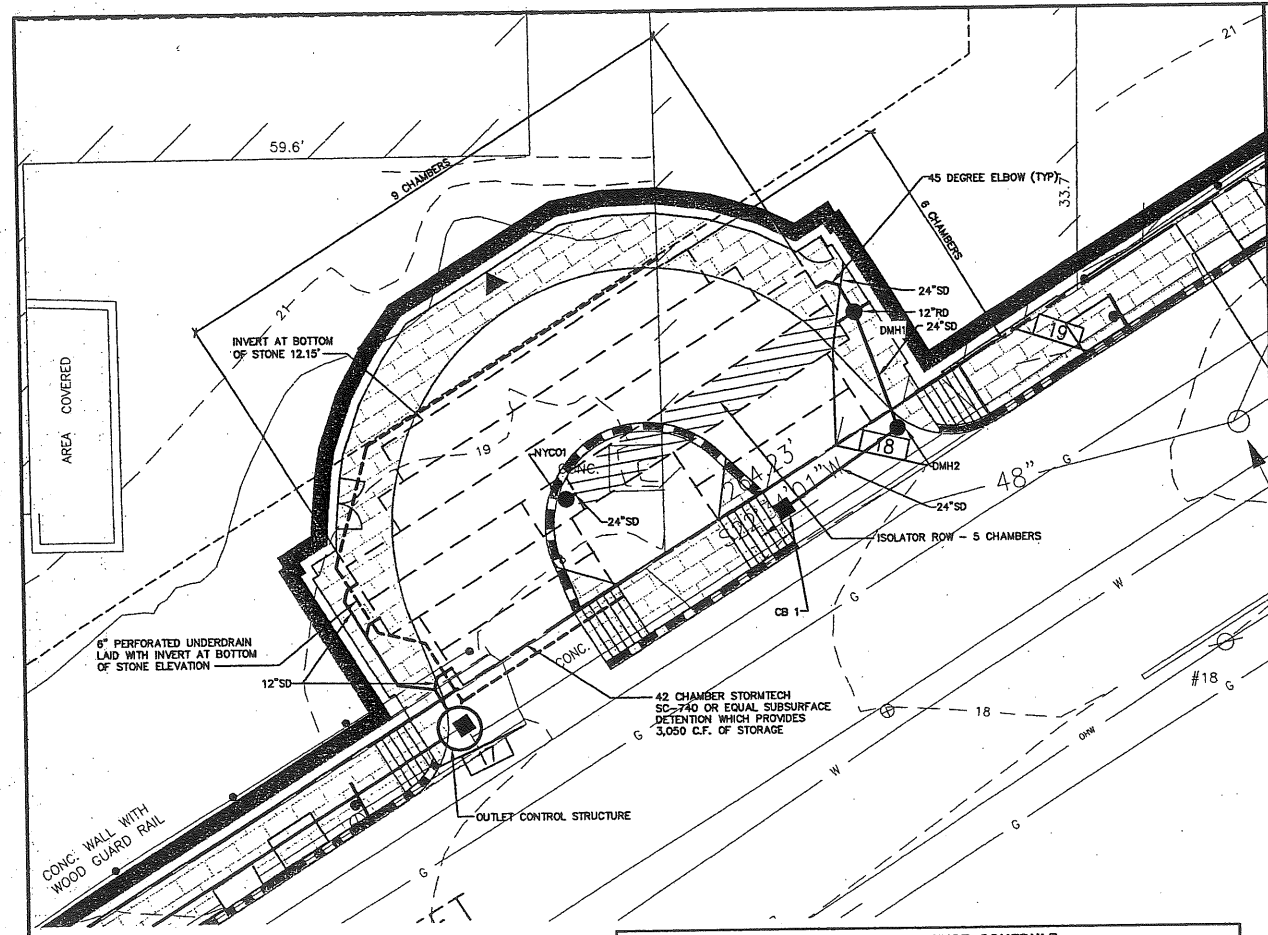
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Checked: MPM	Scale: NONE	Job No.: 1614
File Name: 1614-DETAILS-POND.dwg		
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 PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
 15 Shaker Road Gray, ME 04039 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Drainage Details
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
C403

A.H. 13.4

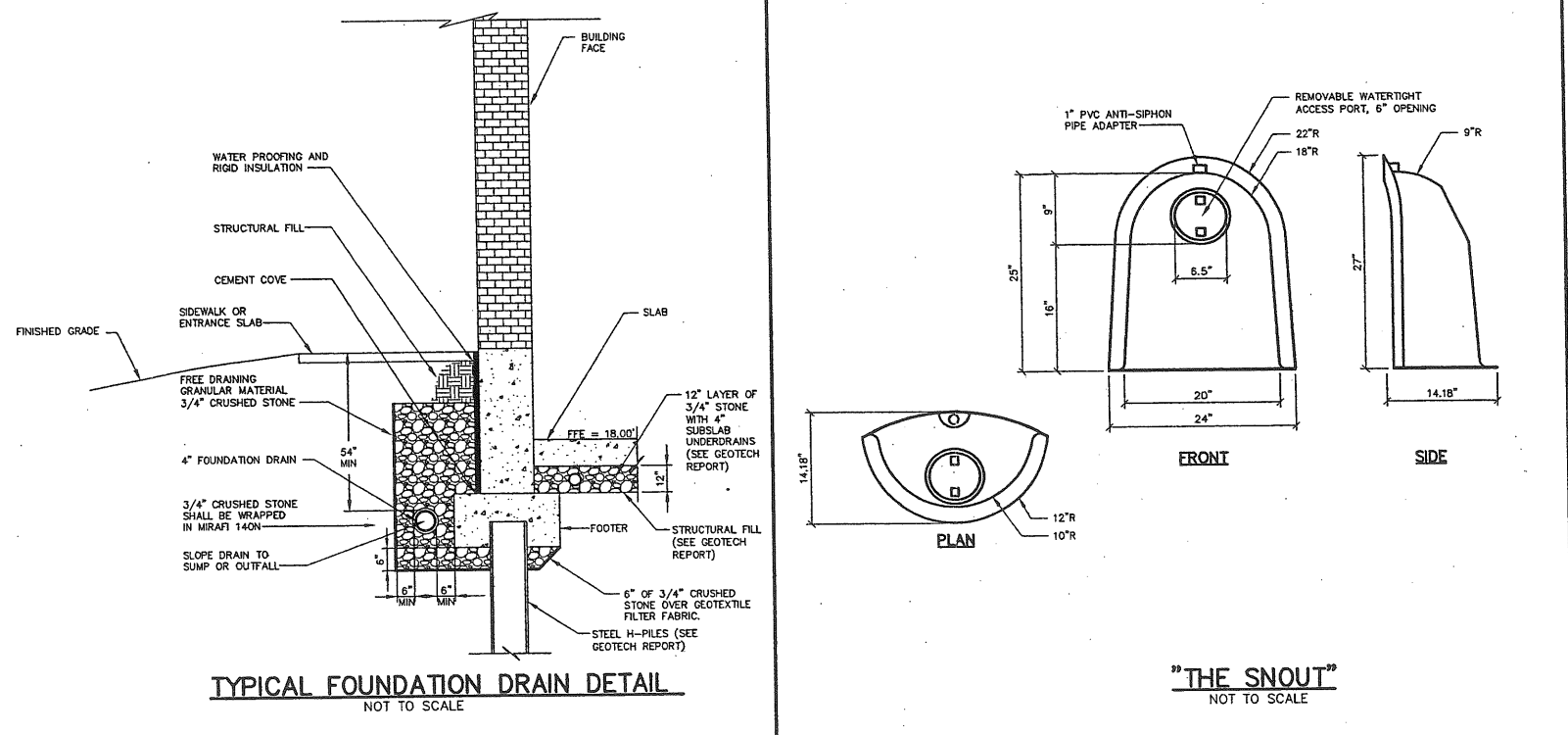


DRAINAGE STRUCTURE SCHEDULE						
STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)	NORTHING	EASTING
DMH1	5'φ	18.10	12.90/12" (BLDG)	12.80/24" (ISO) 14.00/24" (TECH) 14.10/24" (DMH2)		
NYLO 1	2.5'φ	18.25	-	12.80/24" (TECH)		
DMH2	4'φ	18.05	13.95/24" (DMH1)	13.85/24" (CBI)		
CB 1	4'φ	17.90	13.70/24" (DMH2)	-		

SUBSURFACE DETENTION POND
SCALE: 1"=10'

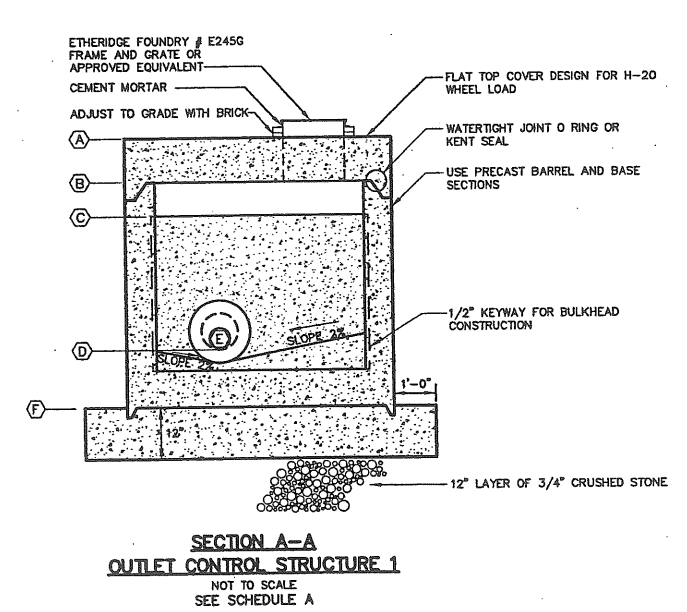
SCHEDULE A OUTLET CONTROL STRUCTURE	
ITEM DESCRIPTION	DIMENSION/ELEVATION
(A) TOP OF STRUCTURE	16.20
(B) UNDERSIDE TOP SLAB	15.53
(C) TOP CONCRETE BULKHEAD	15.00
(D) ORIFICE INVERT	12.15
(E) ORIFICE DIAMETER	1"
(F) WALL SLEEVE I.D.	10"
(G) BOTTOM OF STRUCTURE	10.65
(H) PIPE DIAMETER	12"
(I) INVERT IN	13.85
(J) PIPE DIAMETER	12"
(K) INVERT OUT	12.13
(L) PIPE DIAMETER	6"
(M) INVERT IN	12.15

SCHEDULE B ORIFICE	
DESCRIPTION	DIMENSION
(A) FLANGE O.D.	18.00"
(B) BOLT CIRCLE	14.25"
(C) NOMINAL PIPE DIA.	10"
(D) BOLT HOLE DIA.	1"
(E) ECCENTRIC ORIFICE DIAMETER	1"

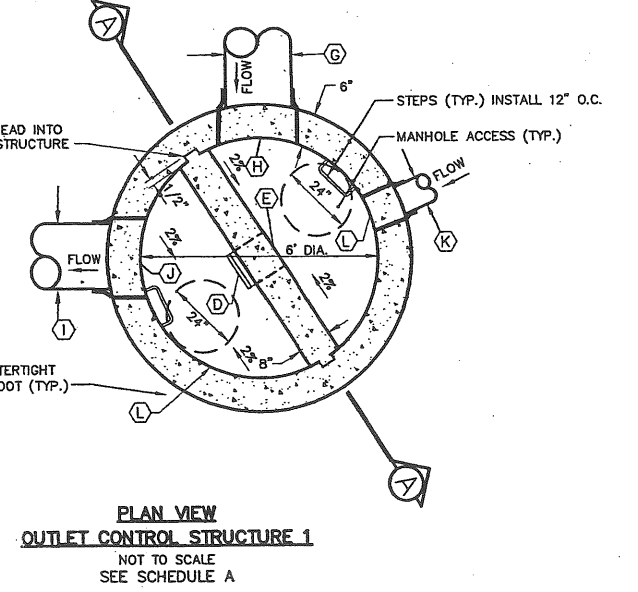


TYPICAL FOUNDATION DRAIN DETAIL
NOT TO SCALE

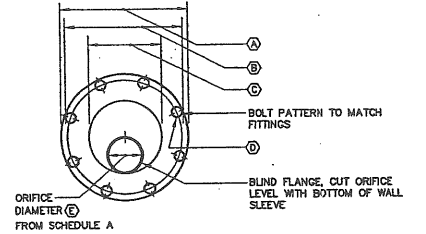
"THE SNOOT"
NOT TO SCALE



**SECTION A-A
OUTLET CONTROL STRUCTURE 1**
NOT TO SCALE
SEE SCHEDULE A



**PLAN VIEW
OUTLET CONTROL STRUCTURE 1**
NOT TO SCALE
SEE SCHEDULE A



ORIFICE DETAIL 1
SEE SCHEDULE B

THESE PLANS HAVE BEEN ISSUED FOR THE PLANNING BOARD WORKSHOP. FINAL SITE PLAN SUBMISSION WILL BE ISSUED AT A LATER DATE.

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

Issued For	Date	By
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SKETCH PLAN	02/08/07	MPM

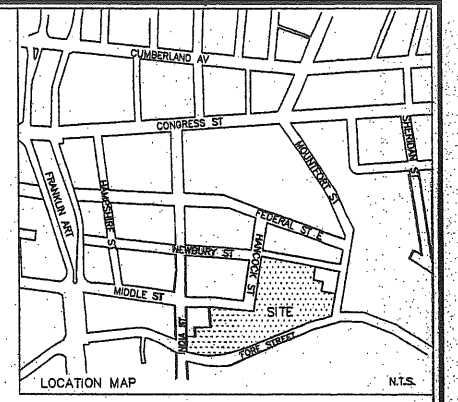
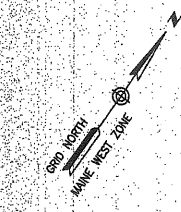
Design: WHS Draft: BVD Date: OCT. 2006
Checked: MPM Scale: AS NOTED Job No.: 1614
File Name: 1614-DETAILS-POND.dwg
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PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Subsurface Detention Pond Plan and Details**
Project: **Residence Inn by Marriott - Portland, Maine**
Client: **Summit Hotel Properties, LLC**
218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
C404

A.H.C

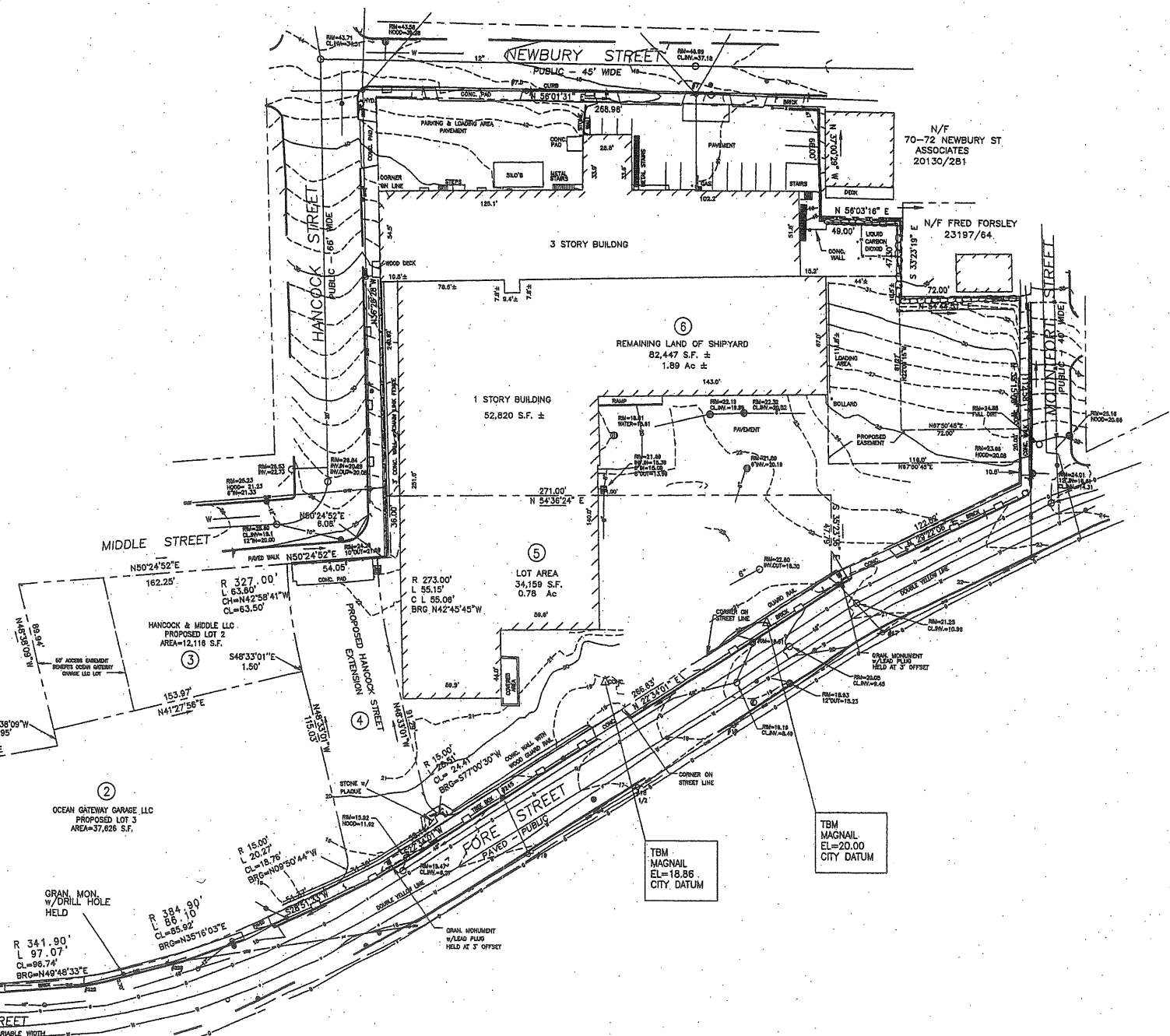
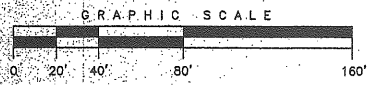


DIMENSIONAL REQUIREMENTS B-5b ZONE

MINIMUM LOT SIZE: NONE
MINIMUM FRONTAGE: NONE
SETBACKS:
FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: NONE REQUIRED
MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: TEN (10) FEET.

TBM
MICON RRSFK
EL=27.40
CITY DATUM

- LEGEND:**
- GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - FENCE
 - CURB
 - WATER LINE



NOTES

- OWNER OF RECORD: SHIPYARD BREWING COMPANY LIMITED LIABILITY COMPANY C.C.R.D. BOOK 12,206 PAGE 170. (LOTS 5 & 6).
- LOCUS IS SHOWN AS APPORTION OF LOT 9, BLOCK C, ON TAX MAP 20.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- LOCUS IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) AS SCALED FROM THE FLOOD INSURANCE RATE MAP CITY OF PORTLAND CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 230051 0014 B EFFECTIVE DATE JULY 17, 1986.
- LOCUS IS SUBJECT TO AN AGREEMENT 2253/85.
- ALL ELEVATIONS BASED ON CITY DATUM.
- PROPERTY IS ZONED B-5b ACCORDING TO CITY OF PORTLAND ORDINANCES.
- FEATURES SHOWN ARE TAKEN FROM PLAN REFERENCE 8.
- LOTS 1-4 SHOWN ON OCEAN GATEWAY SUBDIVISION RECORDED 1-29-07 IN PLAN BOOK 207, PAGE 54.

PLAN REFERENCES

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR AMERICAN HOIST & DERRICK CO. BY H.I. & E.C. JORDAN DATED NOV. 7, 1955.
- PLAN OF LAND IN PORTLAND, MAINE FOR AMERICAN HOIST & DERRICK CO. BY OWEN HASKELL, INC. DATED MAY 30, 1972.
- SURVEY MADE FOR GUY CENTAFANTE IN PORTLAND DATED FEB. 1953 C.C.R.D. PLAN BOOK 46, PAGE 9.
- E.C. JORDAN CO. PLANS OF MIDDLE STREET AND NEWBURY STREET.
- E.C. JORDAN CO. PLAN FOR VILLAGE CAFE.
- CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING DRAWINGS:
#18 MOUNTFORT STREET #73 MIDDLE STREET
#21 NEWBURY STREET #113 INDIA STREET
#26 FORE STREET #190 HANCOCK STREET
- CITY OF PORTLAND ENGINEERING DEPARTMENT FIELD NOTES:
L.B. 459/10
L.B. 505/100
- EXISTING CONDITIONS SURVEY FORE, INDIA, MIDDLE, NEWBURY, HANCOCK AND MOUNTFORT STREETS PORTLAND MAINE MADE FOR SHIPYARD BREWING CO. DATED JULY 6, 2005 BY OWEN HASKELL, INC.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON-THE-GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS #1038

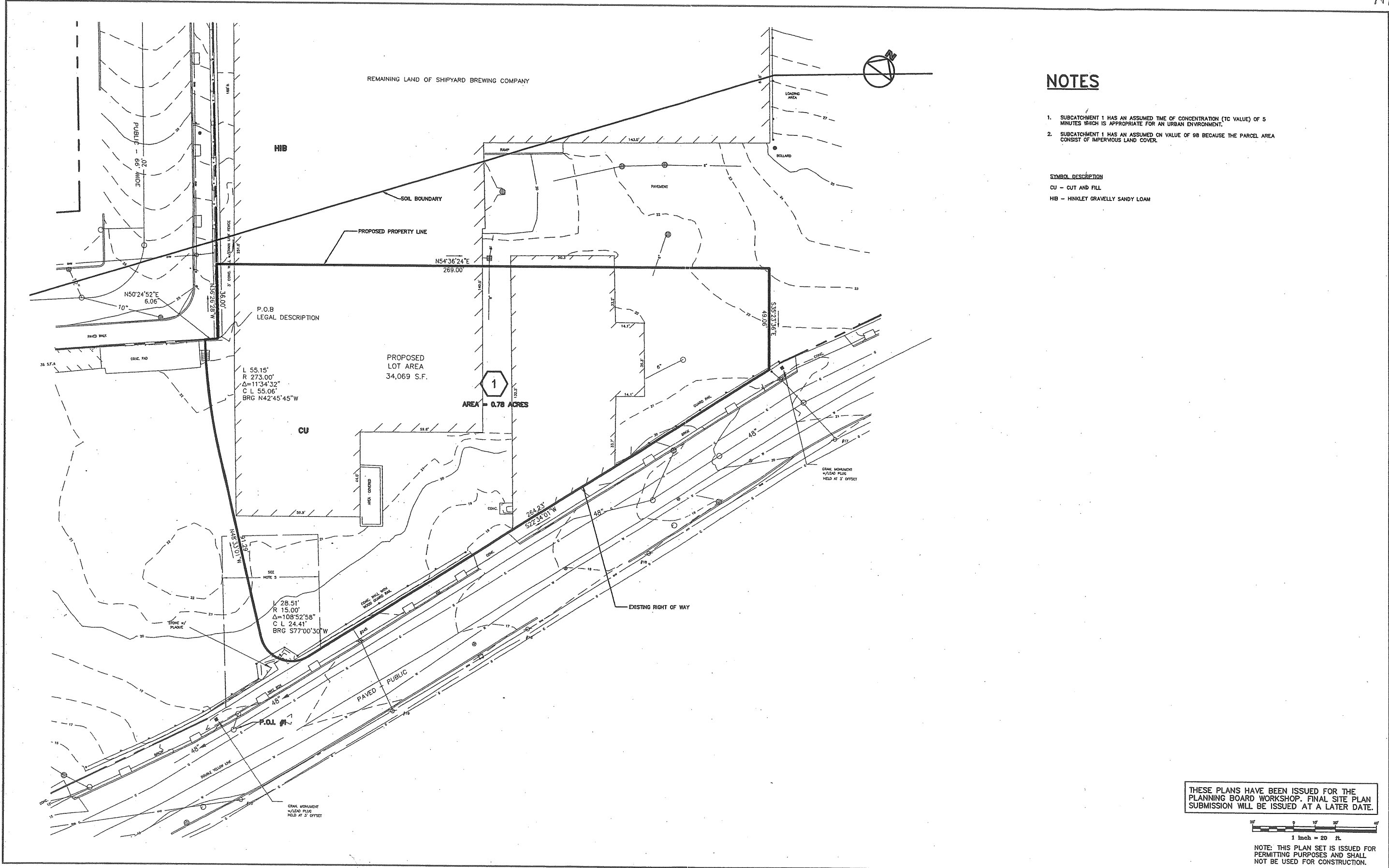
SUBDIVISION PLAN

ON
FORE STREET, PORTLAND, MAINE
MADE FOR
NORWICH PARTNERS, LLC
OWNER OF RECORD:
SHIPYARD BREWING CO, LLC,
NEWBURY STREET, PORTLAND, MAINE



OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	Job No.
Trace By	RWC	FEBRUARY 20, 2007	2006-262 P
Check By	JWS	Scale	Drwg. No.
Book No.	1015	1" = 40'	2

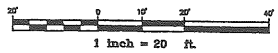


NOTES

1. SUBCATCHMENT 1 HAS AN ASSUMED TIME OF CONCENTRATION (TC VALUE) OF 5 MINUTES WHICH IS APPROPRIATE FOR AN URBAN ENVIRONMENT.
2. SUBCATCHMENT 1 HAS AN ASSUMED CN VALUE OF 98 BECAUSE THE PARCEL AREA CONSIST OF IMPERVIOUS LAND COVER.

SYMBOL DESCRIPTION
 CU - CUT AND FILL
 HIB - HINKLEY GRAVELLY SANDY LOAM

THESE PLANS HAVE BEEN ISSUED FOR THE PLANNING BOARD WORKSHOP. FINAL SITE PLAN SUBMISSION WILL BE ISSUED AT A LATER DATE.



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Issued For	Date	By
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SKETCH PLAN	02/08/07	MPM

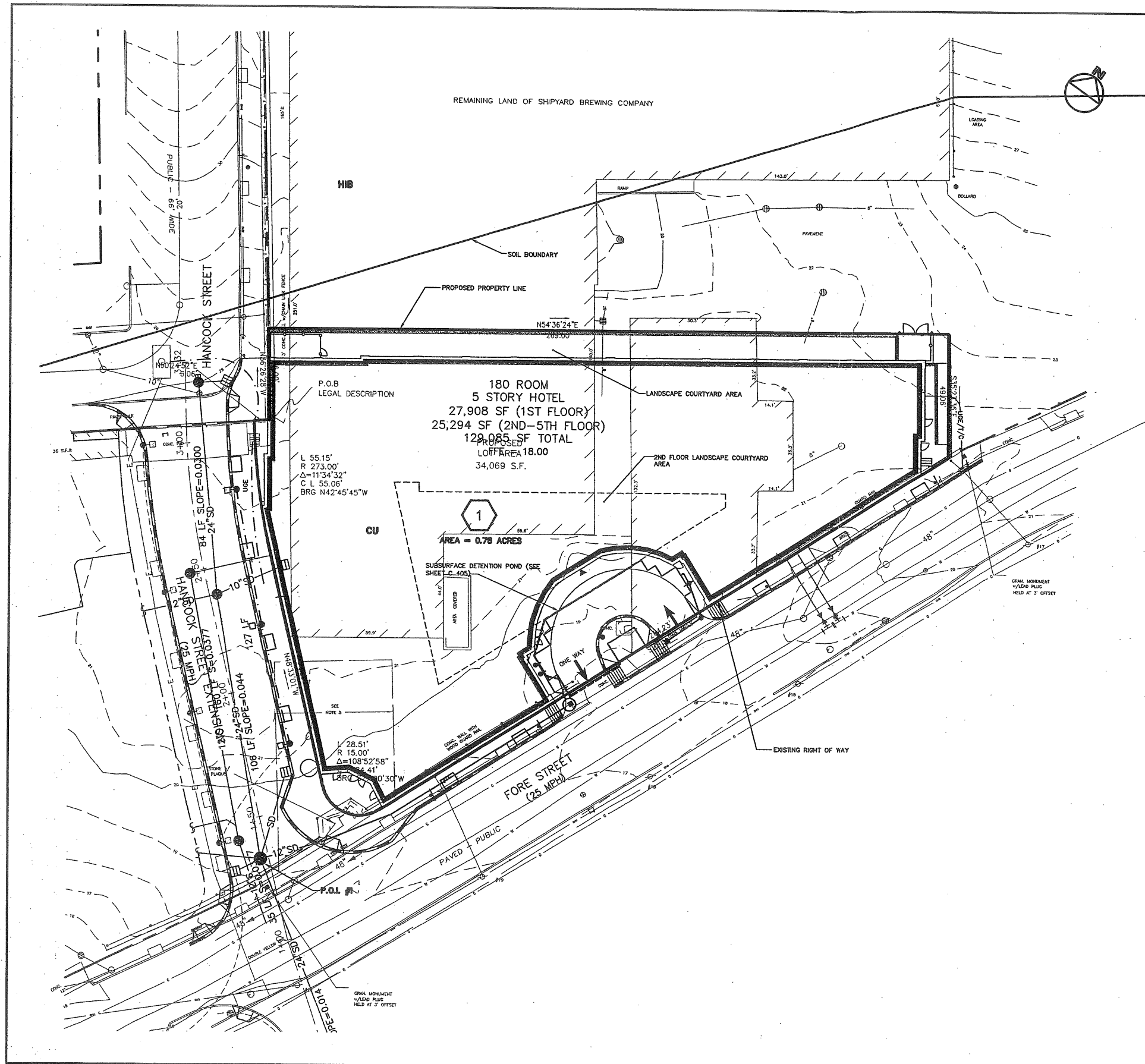
Design: WHS Draft: BVD Date: OCT. 2006
 Checked: MPM Scale: 1"=20' Job No.: 1614
 File Name: 1614-WS-PRE.dwg
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 Traffic and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrilpalmer.com

Drawing Name:	Predevelopment Watershed Map
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
WS-1

Att. A.2



NOTES

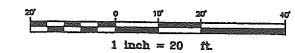
1. SUBCATCHMENT 1 HAS AN ASSUMED TIME OF CONCENTRATION (TC VALUE) OF 5 MINUTES WHICH IS APPROPRIATE FOR AN URBAN ENVIRONMENT.
2. TO BE CONSERVATIVE THE LANDSCAPE AREA WAS NOT TAKEN INTO CONSIDERATION WHEN DETERMINING THE CN VALUE. AN ASSUMED CN VALUE OF 98, TYPICAL OF IMPERVIOUS AREAS, WAS APPLIED TO ENTIRE DEVELOPMENT AREA.

SYMBOL DESCRIPTION
 CU - CUT AND FILL
 HIB - HINKLEY GRAVELLY SANDY LOAM

P.O.B LEGAL DESCRIPTION
 180 ROOM
 5 STORY HOTEL
 27,908 SF (1ST FLOOR)
 25,294 SF (2ND-5TH FLOOR)
 129,085 SF TOTAL
 LOFF AREA 18.00
 34,069 S.F.

1
 AREA = 0.78 ACRES

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2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SKETCH PLAN	02/08/07	MPM

Design: WHS Draft: BVD Date: OCT, 2006
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 Traffic and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Postdevelopment Watershed Map
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St, Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
WS-2