


EXISTING CONDITIONS/DEMOLITION PLAN

SITE PLAN

 REMOVE EXISTING PAVEMENT

**GENERAL NOTES:**

1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE CITY OF PORTLAND AND LOCAL UTILITY COMPANIES.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, THE EXACT BUILDING CORNERS, PRECISE BUILDING DIMENSIONS, AND THE EXACT BUILDING UTILITY ENTRANCE POINTS. ACTUAL BUILDING LAYOUT SHALL BE BASED UPON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL SERVICE CONNECTIONS IN THE CONTRACT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR 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 ON 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.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND STANDARD SPECIFICATIONS AND THE PROJECT SPECIFICATIONS. WHERE A MORE STRINGENT APPROVAL OR STANDARD IS REQUIRED, PRICES SHALL BE BASED UPON THE MORE STRINGENT STANDARD. NOTIFY THE OWNER OF THE CONFLICT FOR VERIFICATION PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
6. THE CONTRACTOR SHALL BE REQUIRED TO PREPARE AND SUBMIT A CONSTRUCTION MOBILIZATION SITE PLAN FOR REVIEW & APPROVAL BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE START OF CONSTRUCTION. THE PLAN MUST SHOW TEMPORARY CONSTRUCTION ACCESS REQUIREMENTS, INCLUDING TEMPORARY SOIL & EROSION CONTROL MEASURES MEETING THE MADEP BEST MANAGEMENT PRACTICES.
7. THIS SITE PLAN HAS BEEN PREPARED BASED UPON AN EXISTING CONDITIONS SURVEY PREPARED BY OWEN HASKELL, INC., OF PORTLAND, MAINE.

**DEMOLITION NOTES:**

1. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE.
2. ALL PAVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN CONFORMANCE WITH THE STREET OPENING REQUIREMENTS OF THE CITY OF PORTLAND.
3. ALL ITEMS REMOVED AS PART OF THIS PROJECT (CONCRETE RETAINING WALLS, BITUMINOUS PAVEMENT, BRICK SIDEWALK, LANDSCAPE MATERIALS & APPURTENANCE STRUCTURES) SHALL BE DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**SITE LAYOUT NOTES:**

1. ALL VERTICAL GRANITE CURB SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO THE EDGE OF PAVEMENT, FACE OF CURB OR THE FACE OF THE BUILDING.
3. ALL ACCESSIBLE SIDEWALK RAMP ARE TO BE CONSTRUCTED WITH THE CURB FLUSH AT THE CROSSING OR TO CURRENT ADA STANDARDS.

**GRADING AND DRAINAGE NOTES:**

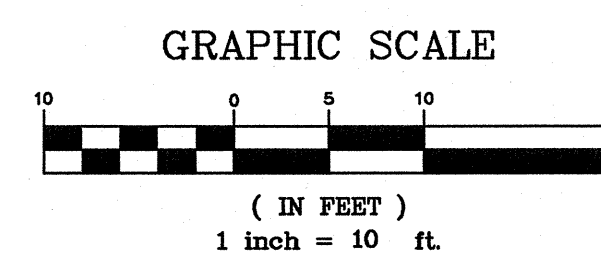
1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNING'S ROUGHNESS COEFFICIENT OF N = .012 OR LESS.

THE AKARI BUILDING IS CURRENTLY SERVED BY WATER & SEWER SERVICE CONNECTIONS TO THE PUBLIC UTILITIES WITHIN FORE STREET. THE PROPOSED RENOVATION OF THE EXISTING AKARI BUILDING WILL CONTINUE TO UTILIZE THESE EXISTING SERVICE CONNECTIONS.

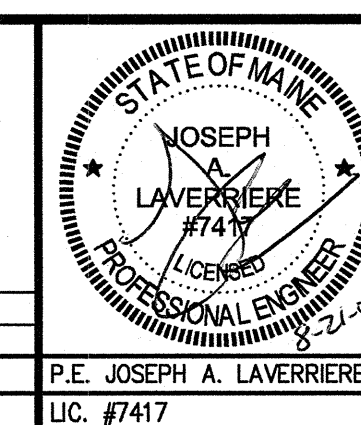
THE EXISTING UTILITIES (SEWER, WATER, ELECTRIC, COMMUNICATIONS, ETC.) WITHIN THE PORTLAND HARBOR HOTEL WILL BE EXTENDED WITHIN THE BUILDING TO PROVIDE SERVICE TO THE PROPOSED PORTLAND HARBOR HOTEL ANNEX.

NO UTILITY CONNECTION WORK WILL BE PERFORMED WITHIN FORE STREET OR CROSS STREET FOR THIS PROJECT.


PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
2	08.21.07	SUBMITTED TO THE CITY OF PORTLAND
1	08.15.07	SUBMITTED TO ARCHITYPE FOR REVIEW



PROJECT	PORTLAND HARBOR HOTEL ANNEX
SHEET TITLE	EX. CONDITIONS/DEMOLITION PLAN AND SITE PLAN
CLIENT	468 FORE STREET REALTY LLC

 <b>DeLUCA-HOFFMAN ASSOCIATES, INC.</b> 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	DRAWN: CDD CHECKED: JAL FILE NAME: 2760-SP SHEET: 2	DATE: AUGUST 2007 SCALE: 1" = 10' JOB NO. 2760
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