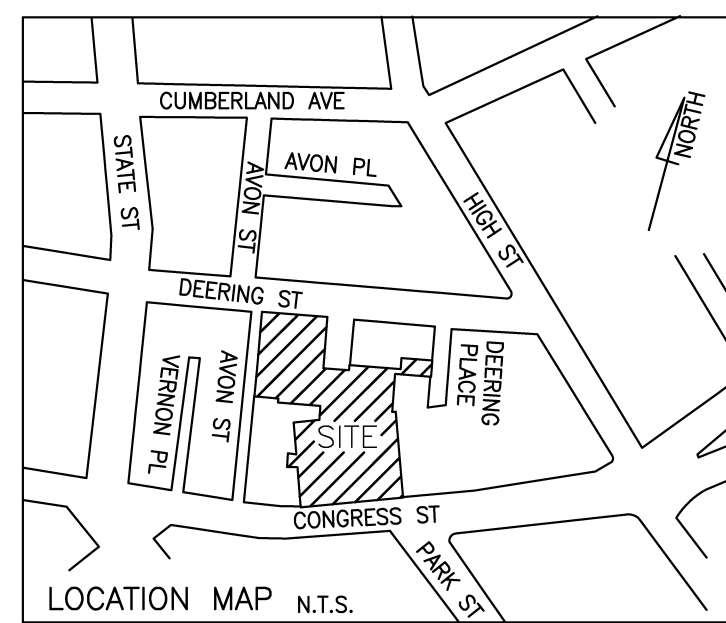
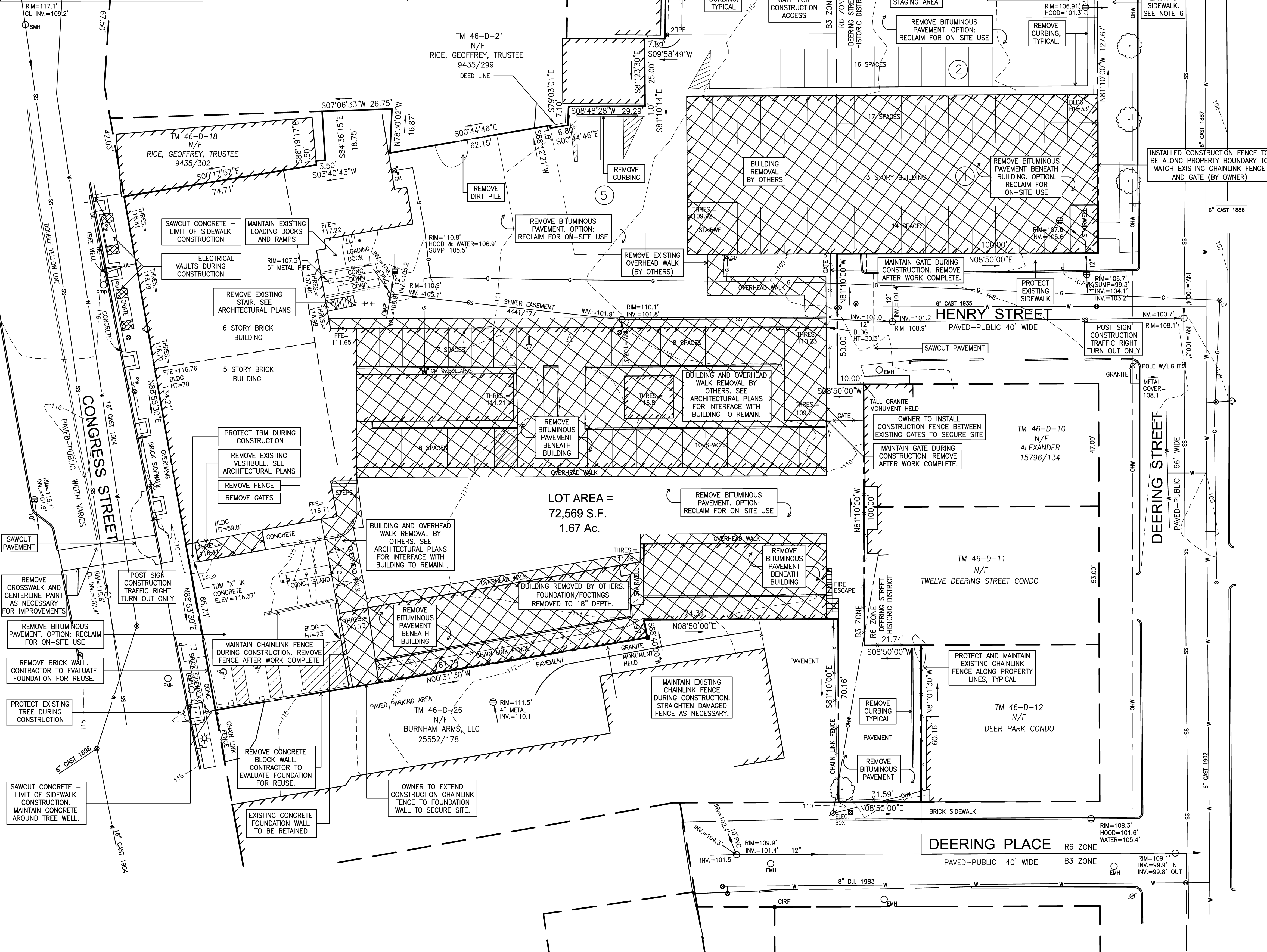


- CONSTRUCTION NOTES:**
- EXISTING UTILITY SERVICES TO BE DISCONTINUED SHALL BE TERMINATED IN ACCORDANCE WITH UTILITY COMPANY AND OR CITY OF PORTLAND STANDARDS.
 - EXISTING SANITARY SEWER LATERALS FOR THE BUILDINGS BEING DEMOLISHED SHALL BE SEALED AT THE SEWER MAIN AFTER OBTAINING A SEALED DRAIN PERMIT FROM PUBLIC SERVICES. SEWER LATERALS MAY BE SEALED OUTSIDE THE FOUNDATION AS AN INTERIM MEASURE.
 - ALL DEMOLITION CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO RIGHT TURN ONLY FROM THE SITE AT CONGRESS STREET AND DEERING STREET.
 - SITE CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTLAND PUBLIC WORKS ON ALL DEMOLITION AND SITE PROTECTION MEASURES WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PROTECT ALL EXISTING BOUNDARY MONUMENTS DURING CONSTRUCTION.
 - PROTECT EXISTING CONCRETE SIDEWALK ALONG DEERING AND HENRY STREETS. DAMAGE RESULTING FROM CONTRACTOR SHALL REQUIRE REPLACEMENT AND INSTALLING NEW BRICK SIDEWALK CONFORMING TO THE CITY OF PORTLAND STANDARDS AT CONTRACTOR'S EXPENSE.
 - CONSTRUCTION PLAN FOR WORK IN CITY RIGHT-OF-WAY BY CONTRACTOR.



- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY OF 645 CONGRESS STREET MADE FOR BAYSIDE MAINE LLC, C/O SHINBERG CONSULTING, LLC BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424. PRELIMINARY SURVEY DATED NOVEMBER 21, 2008.
 - OWNER OF RECORD IS BAYSIDE MAINE LLC, 26422/49, C.C.R.D.
 - BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC IN THE YEAR 1928.
 - SUBJECT PROPERTY IS SHOWN AS LOT 22, BLOCK D ON MAP 46 OF THE CITY OF PORTLAND'S ASSESSOR'S MAPS.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE MAP (FIRM), FOR THE CITY OF PORTLAND, MAINE, IN CUMBERLAND COUNTY, MAP NUMBER 230051 0013 B, PANEL 13 OF 17, WITH AN EFFECTIVE DATE OF JULY 17, 1986, THIS PROPERTY LIES IN ZONE C, AN AREA OF MINIMAL FLOODING.
 - THE PROPERTY LIES IN ZONES B-3, DOWNTOWN BUSINESS WITH A DEQZ, DOWNTOWN ENTERTAINMENT ZONE OVERLAY, AND R-6, RESIDENTIAL. DETAILED DIMENSIONAL REQUIREMENTS CAN BE FOUND IN THE CITY OF PORTLAND'S CODE OF ORDINANCES.
 - ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM, TAKEN FROM THE TOP OF A GRANITE "M" MONUMENT AT THE WESTERLY CORNER OF FOREST AND CUMBERLAND AVENUES. ELEVATION IS 80.57'.
 - ADDITIONAL EASEMENTS EXIST AND ARE IN THE PROCESS OF BEING RESEARCHED.

- PLAN REFERENCES:**
- "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR PORTLANDER" DATED OCTOBER 31, 1962 BY H.I. & E.C. JORDAN.
 - "BOUNDARY AND TOPOGRAPHIC SURVEY ON CONGRESS STREET, PORTLAND, MAINE, MADE FOR ARCHETYPE, P.A." DATED SEPTEMBER 22, 2008 BY OWEN HASKELL, INC.
 - STREET LINE MAPS OF VARIOUS DATES OBTAINED FROM THE CITY OF PORTLAND AND THE RECORDS OF E.C. JORDAN.
 - "PLAN OF BEST WESTERN EXECUTIVE INN, CUMBERLAND COUNTY, PORTLAND, MAINE, FOR EXECUTIVE INN REALTY TRUST" DATED DECEMBER 4, 1986 BY STEVENS MORTON ROSE & THOMPSON (S.M.R.T.).
 - "A PLAN OF PART OF DEERING PASTURE," PLAN BOOK 2, PAGE 2 C.C.R.D.
 - CITY OF PORTLAND'S ASSESSOR'S MAPS.

UTILITY NOTE:
 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-DISSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LEGEND:

IRON PIPE OR ROD FOUND	●	EXISTING	○	PROPOSED
GAS VALVE	○	EXISTING	○	PROPOSED
WATER VALVE	○	EXISTING	○	PROPOSED
HYDRANT	○	EXISTING	○	PROPOSED
UTILITY POLE	○	EXISTING	○	PROPOSED
LIGHT POLE	○	EXISTING	○	PROPOSED
MANHOLE	○	EXISTING	○	PROPOSED
CATCH BASIN	○	EXISTING	○	PROPOSED
SIGN	○	EXISTING	○	PROPOSED
GAS METER	○	EXISTING	○	PROPOSED
PARKING METER	○	EXISTING	○	PROPOSED
DECIDUOUS TREE	○	EXISTING	○	PROPOSED
CURB	○	EXISTING	○	PROPOSED
OVERHEAD WIRES	○	EXISTING	○	PROPOSED
UNDERGROUND ELECTRIC	○	EXISTING	○	PROPOSED
WATER LINE	○	EXISTING	○	PROPOSED
GAS LINE	○	EXISTING	○	PROPOSED
SANITARY SEWER	○	EXISTING	○	PROPOSED
STORM DRAIN	○	EXISTING	○	PROPOSED
1" CONTOUR	○	EXISTING	○	PROPOSED
CONC.	○	EXISTING	○	PROPOSED
NOW OR FORMERLY SAWCUT LINE	○	EXISTING	○	PROPOSED
EXISTING STRUCTURE TO BE REMOVED	○	EXISTING	○	PROPOSED

Prepared for Owner:
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 Tel: (207) 772-7070
 Contact: Greg Shinberg

Prepared By:

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 PHONE: 207.774.4427 FAX: 207.874.2699

CWS ARCHITECTS

shinberg CONSULTING, LLC

CASCO BAY ENGINEERING

645 CONGRESS STREET
Portland, Maine

Date: MAY 27, 2009

Issued For: BIDDING & PERMITTING

Revisions:
 May 27, 2009 - Bidding and Permitting
 June 2, 2009 - Addendum #1.

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Title: EXISTING CONDITIONS AND DEMOLITION PLAN

Scale: 1"=20'

Magnetic North:

Sheet No: **1**