

ELEVATION MATERIALS LIST


- ① - WALLS - (E.I.F.S.)
EXTERIOR INSULATION FINISH
SYSTEM
- ② - 3/4" x 3/4" "V" DETAIL JOINT IN E.I.F.S.
- ③ - 4" x 2" DETAIL JOINT IN E.I.F.S.
- ④ - ROOF - COMPOSITION SHINGLES
SEE SPECIFICATIONS
- ⑤ - PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS
- ⑥ - HOLLOW METAL DOORS
SEE SCHEDULE
- ⑦ - GLASS/ALUMINUM DOORS
SEE SCHEDULE
- ⑧ - 4'-6" x 4'-0" WINDOW
- ⑨ - SIDELIGHT
- ⑩ - RIDGE VENT
- ⑪ - THRU-WALL HVAC
UNIT

PAINT COLOR

- MFG: SHUR COAT STO
- Ⓐ - STO 93240
SHUR COAT # 2073 (CLOUDY GREY)
 - Ⓑ - STO 20504
SHUR COAT # 2050 (SOFT ROSE)
 - Ⓒ - STO 20609
SHUR COAT # 2069 (RED CLAY)

E.I.F.S. THICKNESS

- ① = 1" THICK E.I.F.S.
- ② = 2" THICK E.I.F.S.
- ③ = 3" THICK E.I.F.S.
- ④ = 4" THICK E.I.F.S.
- ⑤ = 5" THICK E.I.F.S.



PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
FRONT ELEVATION

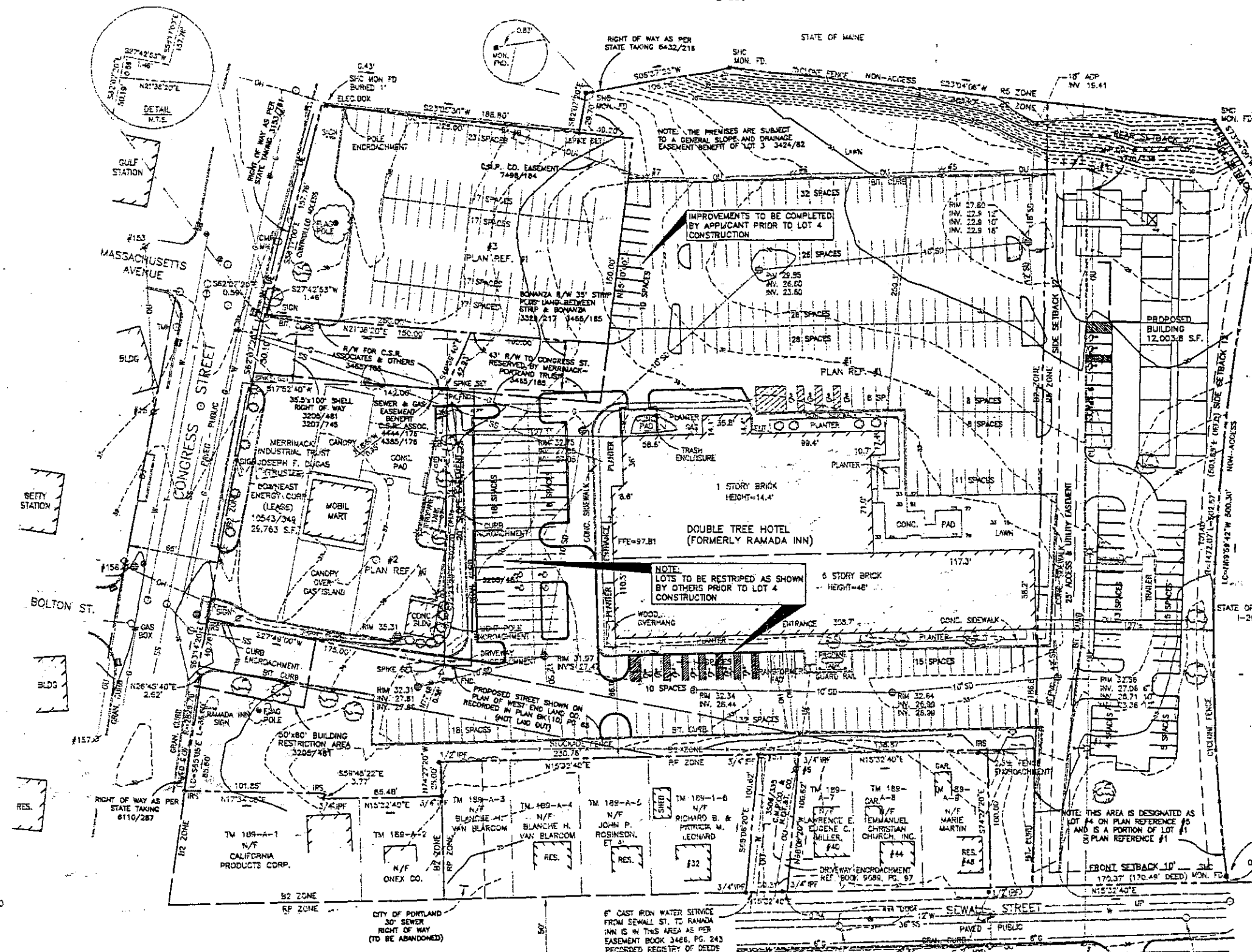
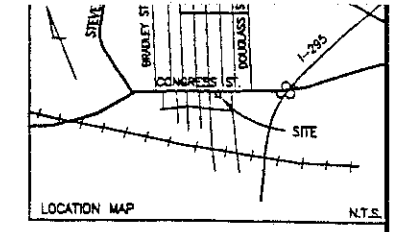
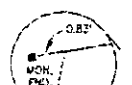
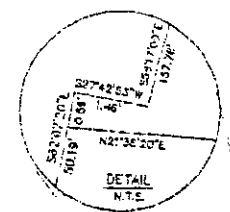
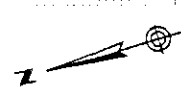


Exhibit 2b

SITE DATA TABLE

NOTE: THIS MONUMENT HAS MOVED SINCE 1673 SURVEY PLAN REF. 1

SITE AREA:	1.73 ACRES			
ZONE:	B2 (CONTRACT)			
EXISTING USE:	VACANT			
PROPOSED USE:	70 ROOM CANDLEWOOD HOTEL			
PARKING REQUIREMENTS:				
DOUBLE TREE HOTEL (FORMERLY RAMADA INN)	REQUIRED SPACES	SIZE	PROVIDED	
GUEST ROOMS	1 SPACE PER ROOM	148 ROOMS	148 SPACES	
MAIN BALL ROOM	1 SPACE PER 100 SF	3200 SF	32 SPACES	
MEETING ROOM	1 SPACE PER 100 SF	1836 SF	18 SPACES	
RESTAURANT	1 SPACE PER 150 SF	1120 SF	8 SPACES	
PRIVATE DINING ROOM	1 SPACE PER 150 SF	800 SF	5 SPACES	
PETE & LARRY'S LOUNGE	1 SPACE PER 150 SF	1844 SF	13 SPACES	
		TOTAL	225 SPACES	
SEPARATE PARCEL:				
ACCORDING TO THE TERMS OF SALE OF THE ADJACENT LOT TO THE DOUBLE TREE HOTEL, TEN (10) PARKING SPACES ADJACENT TO THE PARCEL NEED TO BE DEDICATED TO THAT PARCEL.				
CANDLEWOOD HOTEL		REQUIRED SPACES	SIZE	PROVIDED
GUEST ROOMS	1 SPACE PER ROOM	70 ROOMS	70 SPACES	
MAIN BALL ROOM	1 SPACE PER 100 SF	0 SF	0 SPACES	
MEETING ROOM	1 SPACE PER 100 SF	0 SF	0 SPACES	
RESTAURANT	1 SPACE PER 150 SF	0 SF	0 SPACES	
PRIVATE DINING ROOM	1 SPACE PER 150 SF	0 SF	0 SPACES	
LOUNGE	1 SPACE PER 150 SF	0 SF	0 SPACES	
		TOTAL	70 SPACES	
TOTAL REQUIRED	305 SPACES	TOTAL PROVIDED	306 SPACES	
SPACE STANDARDS				
MIN. STREET FRONTAGE	REQUIRED 50 FT	PROVIDED 140		
MIN. LOT WIDTH	REQUIRED 50 FT	PROVIDED 125.65 FT		
MAX. BUILDING HEIGHT	REQUIRED 45 FT	PROVIDED 42 FT		
SETBACKS				
FRONT	10 FT	PROVIDED 300.33 FT		
REAR	20 FT	PROVIDED 45.24 FT		
SIDE	12 FT	PROVIDED 12 FT		
FRONT YARD PARKING	10%	SEE ATTACHED NOTE		
MAX. IMPERVIOUS AREA	60%	55%		

REFERENCES:

- OWNER OF RECORD OF LOT #1 HEREON IS C.S.R. MANAGEMENT, INC. BOOK 11,411, PAGE 182. OWNER OF RECORD OF LOT #3 HEREON IS JOSEPH F. DUGAS, TRUSTEE OF MERRIMACK INDUSTRIAL TRUST BOOK 10,394, PAGE 12.
- THE SURVEYED PREMISES CONTAINS 328,115 SQUARE FEET = 7.53 ACRES AND IS COMPRISED ON LOTS 10, 13 AND 14 ON CITY TAX MAP 188 SECTION A.
- THE SURVEYED PREMISES DO NOT LIE WITHIN A FLOOD ZONE (FIRM).
- VISIBLE UTILITIES WERE FIELD LOCATED. UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- ANY DIFFERENCES IN MEASUREMENTS BETWEEN THIS SURVEY AND PLAN REFERENCES #1 AND #5 ARE DUE TO THE ACCURACY REQUIREMENTS OF THIS SURVEY AND MONUMENTATION FOUND WITH RESPECT TO THE STATE OF MAINE TAKINGS.
- FORMER CITY SEWER EASEMENTS ACROSS PREMISES HAVE BEEN RELEASED BY CITY COUNCIL MARCH 7, 1978, REF. BOOK 1327, PAGE 137.
- THE SURVEYED PREMISES CONTAINS 330 REGULAR PARKING SPACES AND 10 HANDICAP SPACES.
- PREMISES IS LOCATED IN THE B2, R3 AND RP ZONES.
- ELEVATIONS ARE BASED UPON NATIONAL FLOOD INSURANCE MAP 13 BENCH MARK RM-33 ELEVATION 36.80 N.G.V.D.

LEGEND:

- 5/8" IRON ROD SET
- IRON PIPE OR ROD FOUND
- WATER VALVE
- GAS VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- SHRUB
- FENCE
- CURB
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATER MAIN
- SANITARY SEWER
- SANITARY SEWER
- GAS MAIN
- TELEPHONE
- EXISTING 1" CONTOUR

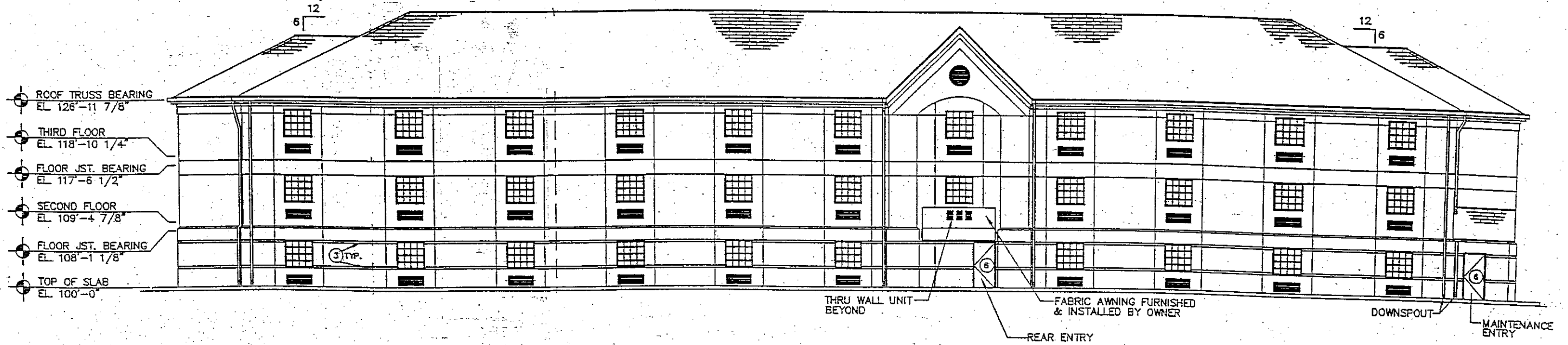


PLAN REFERENCES:

- "PLAN OF LAND IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES" BY OWEN HASKELL, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 104, PAGE 33.
- PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO WEST END LAND CO. AND P.M. AND J.M. BROWN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10, PAGE 85.
- PLAN MADE BY E.C. JORDAN RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 6, PAGE 1.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SEPT. 1982 RECORDED IN REGISTRY PLAN BOOK 155, PAGE 37 & 40.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP MAY 1967 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42.
- AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES DATED SEPT. 24, 1973, APPROVED JAN. 13, 1997.

1	7/22/97	ISSUED FOR REVIEW		
PREPARED FOR:	OLYMPIA EQUITY INVESTORS II, LLC			
PROJECT:	CANDLEWOOD HOTEL SEWALL STREET, PORTLAND, ME.			
SITE PLAN				
DeLuca-Hoffman Associates, Inc. Consulting Engineers 778 Main Street South Portland, Maine 04106 207-775-1121				
Designed	TLD	Date	JULY 1997	Sheet No.
Drawn	JCD	Scale	1" = 40'	
Checked	AMP	Job No.	1578	

EXTERIOR ELEVATION



ELEVATION MATERIALS LIST

- ① - WALLS - (E.I.F.S.)
EXTERIOR INSULATION FINISH
SYSTEM
- ② - 3/4" x 3/4" "V" DETAIL JOINT IN E.I.F.S.
- ③ - 4" x 2" DETAIL JOINT IN E.I.F.S.
- ④ - ROOF - COMPOSITION SHINGLES
SEE SPECIFICATIONS
- ⑤ - PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS
- ⑥ - HOLLOW METAL DOORS
SEE SCHEDULE
- ⑦ - GLASS/ALUMINUM DOORS
SEE SCHEDULE
- ⑧ - 4'-6" x 4'-0" WINDOW
- ⑨ - SIDELIGHT
- ⑩ - RIDGE VENT
- ⑪ - THRU-WALL HVAC
UNIT


PAINT COLOR

MFG: SHUR COAT STO

- Ⓐ - STO 93240
SHUR COAT # 2073 (CLOUDY GREY)
- Ⓑ - STO 20504
SHUR COAT # 2050 (SOFT ROSE)
- Ⓒ - STO 20609
SHUR COAT # 2069 (RED CLAY)

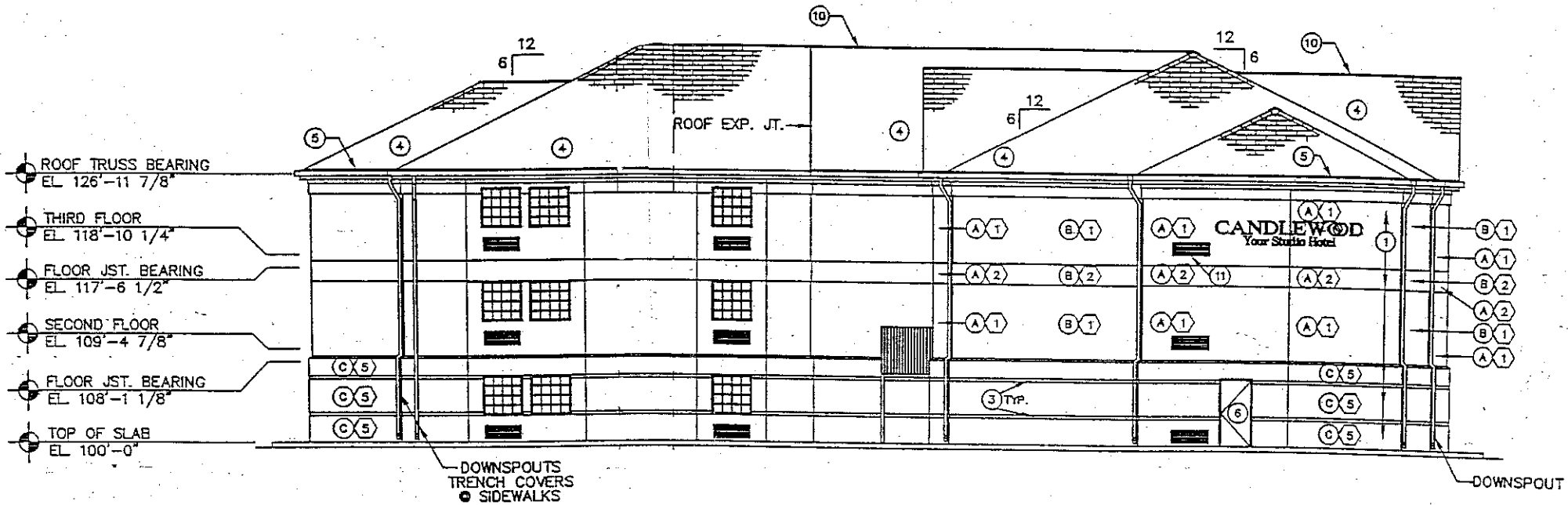
E.I.F.S. THICKNESS

- ① = 1" THICK E.I.F.S.
- ② = 2" THICK E.I.F.S.
- ③ = 3" THICK E.I.F.S.
- ④ = 4" THICK E.I.F.S.
- ⑤ = 5" THICK E.I.F.S.



**PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
REAR ELEVATION**

REAR



ELEVATION MATERIALS LIST

- ① - WALLS - (E.I.F.S.)
EXTERIOR INSULATION FINISH
SYSTEM
- ② - 3/4" x 3/4" "V" DETAIL JOINT IN E.I.F.S.
- ③ - 4" x 2" DETAIL JOINT IN E.I.F.S.
- ④ - ROOF - COMPOSITION SHINGLES
SEE SPECIFICATIONS
- ⑤ - PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS
- ⑥ - HOLLOW METAL DOORS
SEE SCHEDULE
- ⑦ - GLASS/ALUMINUM DOORS
SEE SCHEDULE
- ⑧ - 4'-6" x 4'-0" WINDOW
- ⑨ - SIDELIGHT
- ⑩ - RIDGE VENT
- ⑪ - THRU-WALL HVAC
UNIT

PAINT COLOR

MFG: SHUR COAT STO

- ① - STO 93240
SHUR COAT # 2073 (CLOUDY GREY)
- ② - STO 20504
SHUR COAT # 2050 (SOFT ROSE)
- ③ - STO 20609
SHUR COAT # 2069 (RED CLAY)

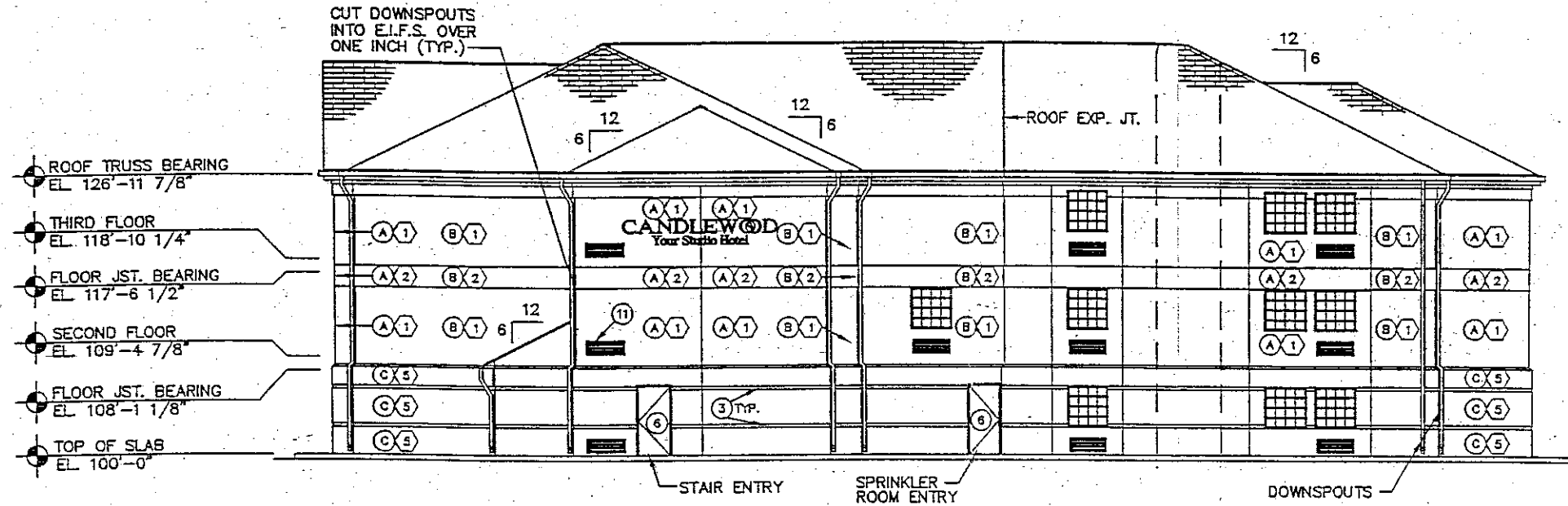
E.I.F.S. THICKNESS

- ① = 1" THICK E.I.F.S.
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- ③ = 3" THICK E.I.F.S.
- ④ = 4" THICK E.I.F.S.
- ⑤ = 5" THICK E.I.F.S.



PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
WEST SIDE ELEVATION

EXTERIOR ELEVATION



ELEVATION MATERIALS LIST

- | | |
|--|--|
| ① - WALLS - (E.I.F.S.)
EXTERIOR INSULATION FINISH
SYSTEM | ⑦ - GLASS/ALUMINUM DOORS
SEE SCHEDULE |
| ② - 3/4" x 3/4" "V" DETAIL JOINT IN E.I.F.S. | ⑧ - 4'-6" x 4'-0" WINDOW |
| ③ - 4" x 2" DETAIL JOINT IN E.I.F.S. | ⑨ - SIDELIGHT |
| ④ - ROOF - COMPOSITION SHINGLES
SEE SPECIFICATIONS | ⑩ - RIDGE VENT |
| ⑤ - PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS | ⑪ - THRU-WALL HVAC
UNIT |
| ⑥ - HOLLOW METAL DOORS
SEE SCHEDULE | |

PAINT COLOR

MFG: SHUR COAT STO

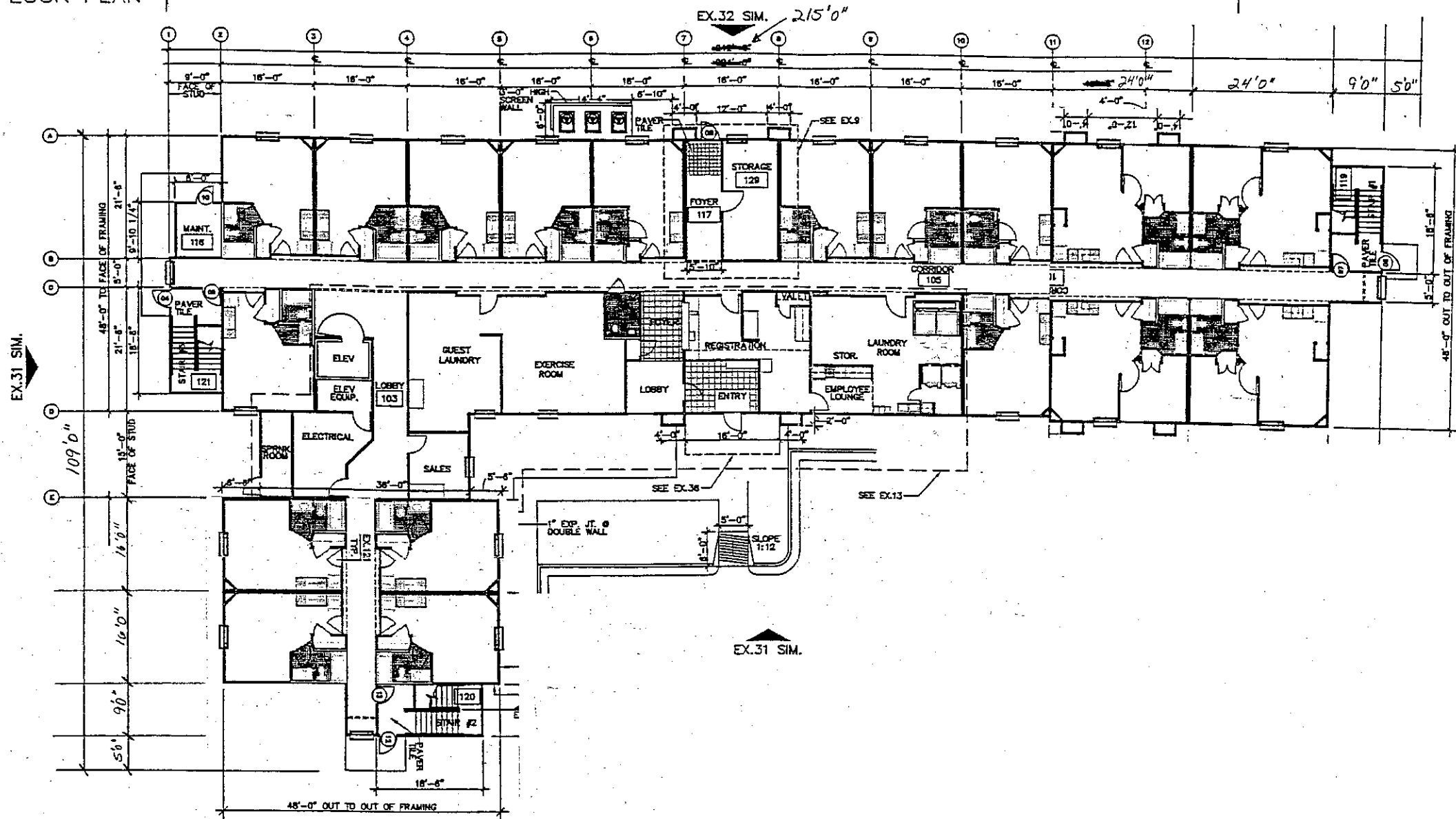
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|---|
| ① - STO 93240
SHUR COAT # 2073 (CLOUDY GREY) |
| ② - STO 20504
SHUR COAT # 2050 (SOFT ROSE) |
| ③ - STO 20609
SHUR COAT # 2069 (RED CLAY) |

E.I.F.S. THICKNESS

- | | |
|-----------------------|-----------------------|
| ① = 1" THICK E.I.F.S. | ④ = 4" THICK E.I.F.S. |
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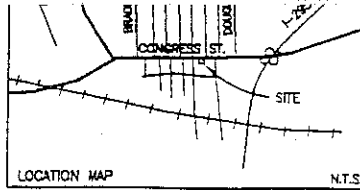
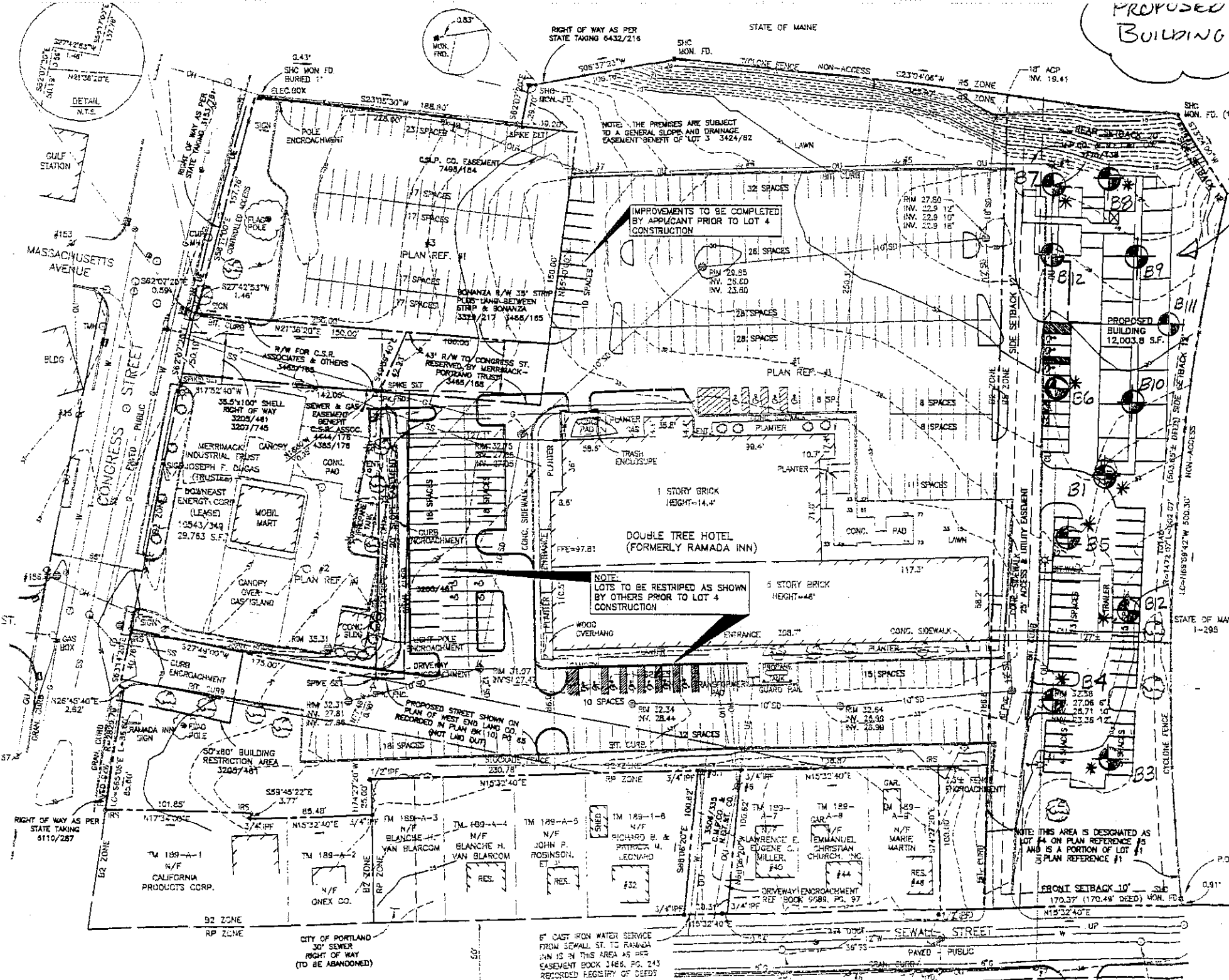


PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
EAST SIDE ELEVATION



Alliance
CONSTRUCTION
INCORPORATED

PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
PROPOSED FLOOR PLAN



SITE DATA TABLE

NOTE: THIS MONUMENT HAS MOVED SINCE 1973 SURVEY PLAN REF. 1

SITE AREA:	1.73 ACRES		
ZONE:	B2(CONTRACT)		
EXISTING USE:	VACANT		
PROPOSED USE:	70 ROOM CANDLEWOOD HOTEL		
PARKING REQUIREMENTS:			
DOUBLE TREE HOTEL (FORMERLY RAMADA INN)	REQUIRED SPACES	SIZE	PROVIDED
GUEST ROOMS	1 SPACE PER ROOM	149 ROOMS	149 SPACES
MAIN BALL ROOM	1 SPACE PER 100 SF	3200 SF	32 SPACES
MEETING ROOM	1 SPACE PER 100 SF	1838 SF	18 SPACES
RESTAURANT	1 SPACE PER 150 SF	1120 SF	8 SPACES
PRIVATE DINING ROOM	1 SPACE PER 150 SF	900 SF	5 SPACES
PETE & LARRY'S LOUNGE	1 SPACE PER 150 SF	1944 SF	13 SPACES
		TOTAL	225 SPACES
SEPARATE PARCEL			
ACCORDING TO THE TERMS OF SALE OF THE ADJACENT LOT TO THE DOUBLE TREE HOTEL, TEN (10) PARKING SPACES ADJACENT TO THE PARCEL, NEED TO BE DEDICATED TO THAT PARCEL.			
CANDLEWOOD HOTEL	REQUIRED SPACES	SIZE	PROVIDED
GUEST ROOMS	1 SPACE PER ROOM	70 ROOMS	70 SPACES
MAIN BALL ROOM	1 SPACE PER 100 SF	0 SF	0 SPACES
MEETING ROOM	1 SPACE PER 100 SF	0 SF	0 SPACES
RESTAURANT	1 SPACE PER 150 SF	0 SF	0 SPACES
PRIVATE DINING ROOM	1 SPACE PER 150 SF	0 SF	0 SPACES
LOUNGE	1 SPACE PER 150 SF	0 SF	0 SPACES
		TOTAL	70 SPACES
TOTAL REQUIRED	305 SPACES	TOTAL PROVIDED	305 SPACES
SPACE STANDARDS		REQUIRED	PROVIDED
MIN. STREET FRONTAGE	50 FT	140	
MIN. LOT WIDTH	50 FT	125.65 FT	
MAX. BUILDING HEIGHT	45 FT	42 FT	
FRONT SETBACKS			
FRONT	10 FT	300.33 FT	
REAR	20 FT	45.24 FT	
SIDE	12 FT	12 FT	
FRONT YARD PARKING	10%	SEE ATTACHED NOTE	
MAX. IMPERVIOUS AREA	60%	55%	

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- OWNER OF RECORD OF LOT #1 HEREON IS C.S.R. MANAGEMENT, INC. BOOK 11,411, PAGE 182. OWNER OF RECORD OF LOT #3 HEREON IS JOSEPH F. DUCAS, TRUSTEE OF MERRIMACK INDUSTRIAL TRUST BOOK 10,394, PAGE 12.
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- THE SURVEYED PREMISES CONTAINS 350 REGULAR PARKING SPACES AND 10 HANDICAP SPACES.
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PLAN REFERENCES:

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- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SEPT. 1982 RECORDED IN REGISTRY PLAN BOOK 155, PAGE 37 & 40.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP MAY 1987 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42.
- AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES DATED SEPT. 24, 1973, APPROVED JAN. 13, 1997.

LEGEND

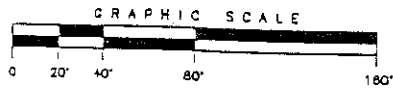
- Proposed Test Core #16 Location
- Test Borings Completed as of 3/28/97

BASE PLAN PROVIDED BY ALLIANCE CONSULTANTS

S.W. COLE ENG INC
 PROPOSED EXPLORATION
 LOCATION PLAN
 PROPOSED HOTEL
 5/28/97

NOT TO SCALE / SHEET 1

- LEGEND:**
- 5/8" IRON ROD SET
 - IRON PIPE OR ROD FOUND
 - WATER VALVE
 - GAS VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - SHRUB
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - UNDERGROUND ELECTRIC
 - WATER MAIN
 - SANITARY SEWER
 - SANITARY SEWER
 - GAS MAIN
 - TELEPHONE
 - EXISTING 1" CONTOUR



Rev	7/22/97	ISSUED FOR REVIEW
Prepared For:	OLYMPIA EQUITY INVESTORS II, LLC	
Project:	CANDLEWOOD HOTEL SEWALL STREET, PORTLAND, ME.	
SITE PLAN		
DeLuca-Hoffman Associates, Inc. Consulting Engineers 778 Main Street South Portland, Maine 04106 207-775-1121		
Designed	TLO	Date
Drawn	JCD	Scale
Checked	AMP	Job No.
		Sheet No.



**Candlewood Hotel
Site Plan Approval Package**

Attachment E

Building Floor Plans and Elevations

(Full Size Elevation Drawings In Front Pocket)



Phillip J. Doughty Associates - Architects

PJDA

PROPOSED CANDLEWOOD HOTEL
 PORTLAND, MAINE
 PROPOSED BUILDING ELEVATIONS

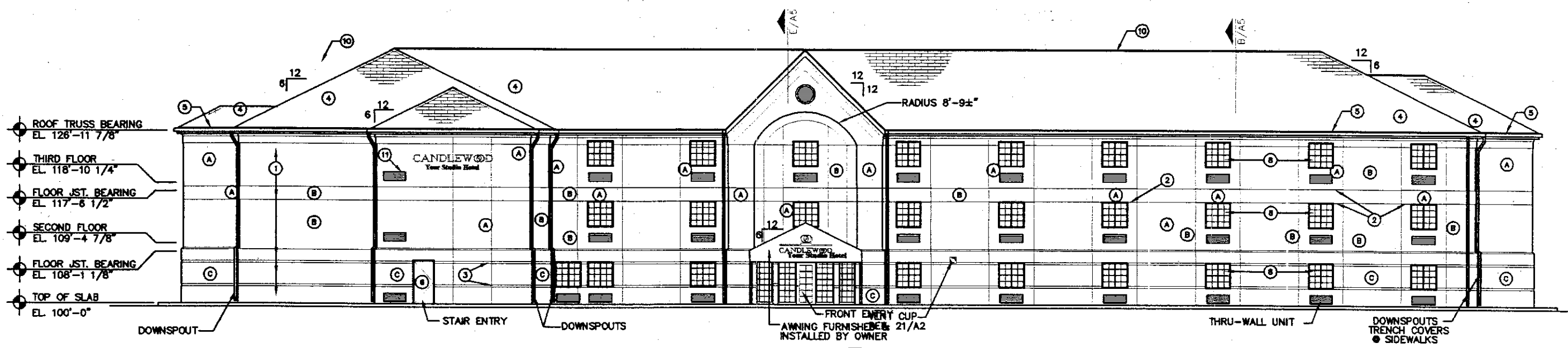
9/8/97 REVISED

ELEVATION MATERIALS LIST

- ① - WALLS - (E.L.F.S.)
EXTERIOR INSULATION FINISH SYSTEM
- ② - 3/4" x 3/4" V DETAIL JOINT IN E.L.F.S.
- ③ - 4" x 2" DETAIL JOINT IN E.L.F.S.
- ④ - ROOF - COMPOSITION SHINGLES
SEE SPECIFICATIONS
- ⑤ - PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS
- ⑥ - HOLLOW METAL DOORS
SEE SCHEDULE
- ⑦ - GLASS/ALUMINUM DOORS
SEE SCHEDULE
- ⑧ - 4'-0" x 4'-0" WINDOW
- ⑨ - SIDELIGHT
- ⑩ - RIDGE VENT
- ⑪ - THRU-WALL HVAC
UNIT- SEE MECH.

PAINT COLOR

- SPR - SHUR COAT 570
- A - STO 93240
SHUR COAT # 2073 (CLOUDY GREY)
 - B - STO 20504
SHUR COAT # 2050 (SOFT ROSE)
 - C - STO 20808
SHUR COAT # 2089 (RED CLAY)



A NORTH ELEVATION
 NTS 3/32" = 1'-0"

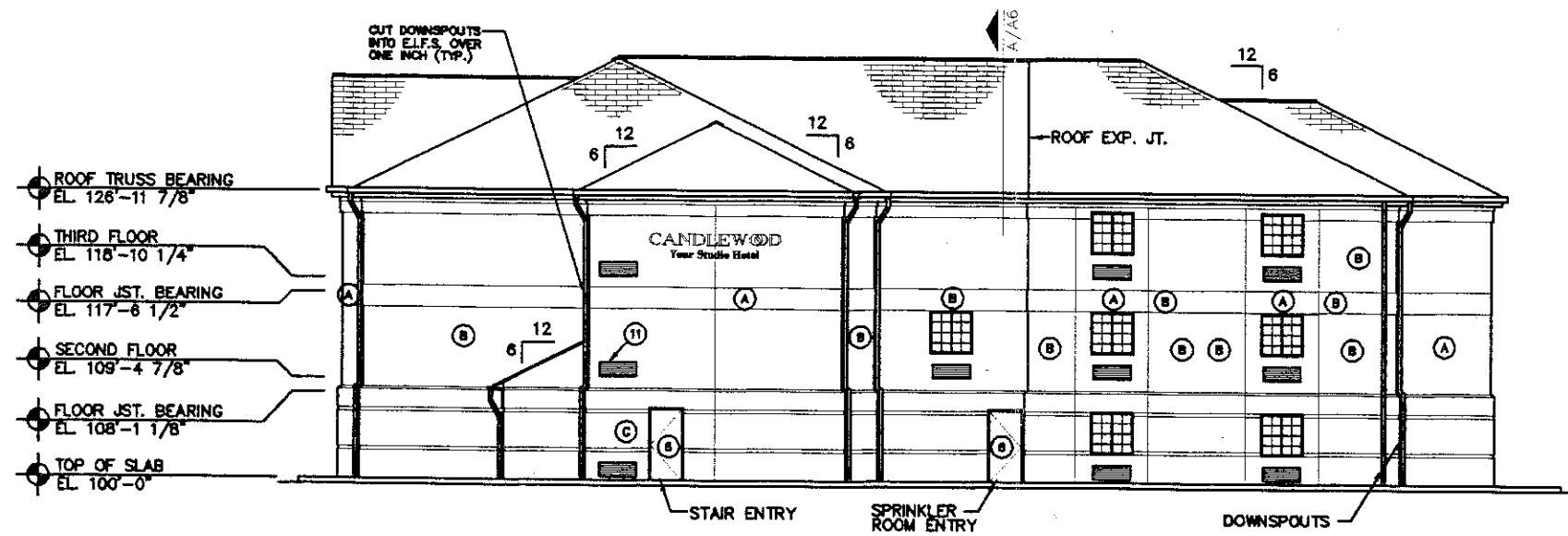
A Alliance
CONSTRUCTION
INCORPORATED

Phillip J. Doughty Associates - Architects

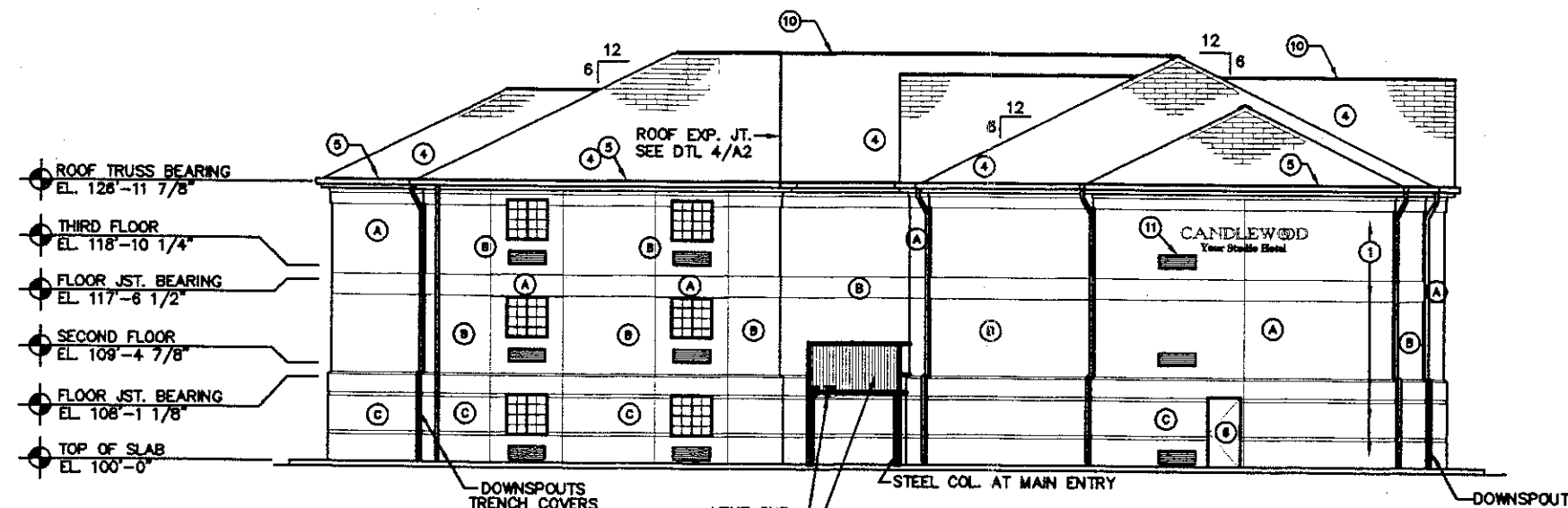
PJDA

PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
PROPOSED BUILDING ELEVATIONS

9/8/97 REVISED



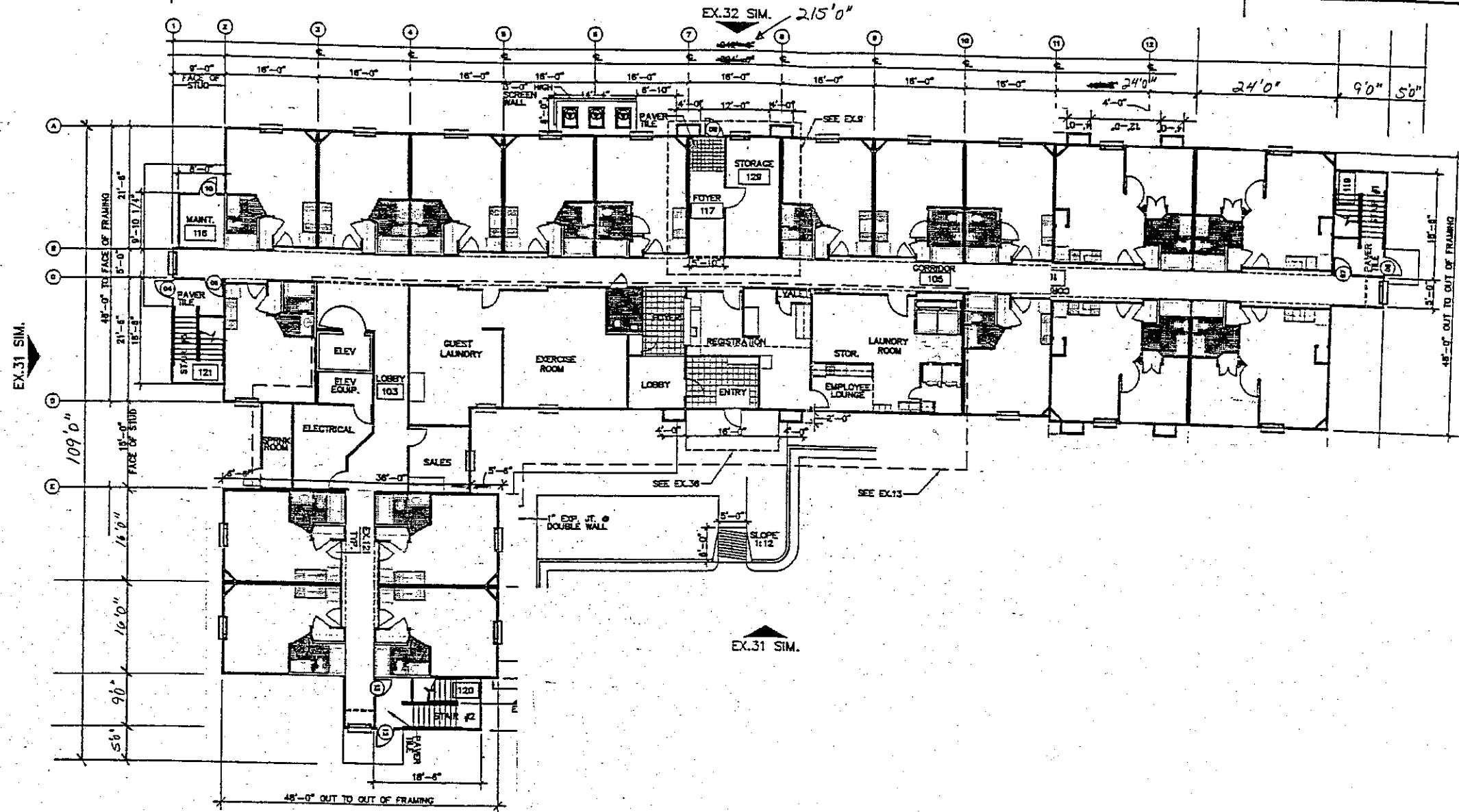
C EAST ELEVATION
NTS 3/32" = 1'-0"



D WEST ELEVATION
NTS 3/32" = 1'-0"

FIRST FLOOR PLAN

CANDLEWOOD
DESIGN STANDARDS
6/2/97



Alliance
CONSTRUCTION
INCORPORATED

PROPOSED CANDLEWOOD HOTEL
PORTLAND, MAINE
PROPOSED FLOOR PLAN