

PLAN REFERENCES

1. ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
 - i. A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY OWEN HASKELL, INC. OF 390 US ROUTE ONE, FALMOUTH, MAINE, DATED JULY 2, 2013.
 - ii. ELEVATIONS ARE BASED ON NGVD23 DATUM.
2. OFFSITE TOPOGRAPHIC INFORMATION TAKEN FROM THE FOLLOWING:
 - i. PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY.
 - ii. PUBLICLY AVAILABLE LIDAR SURVEY DATA.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-1233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEAN, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAU CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE CITY OF PORTLAND REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL DUSTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
10. ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

EXISTING UTILITY NOTES

1. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
2. THE CONTRACTOR SHALL CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

SITE DEMOLITION NOTES

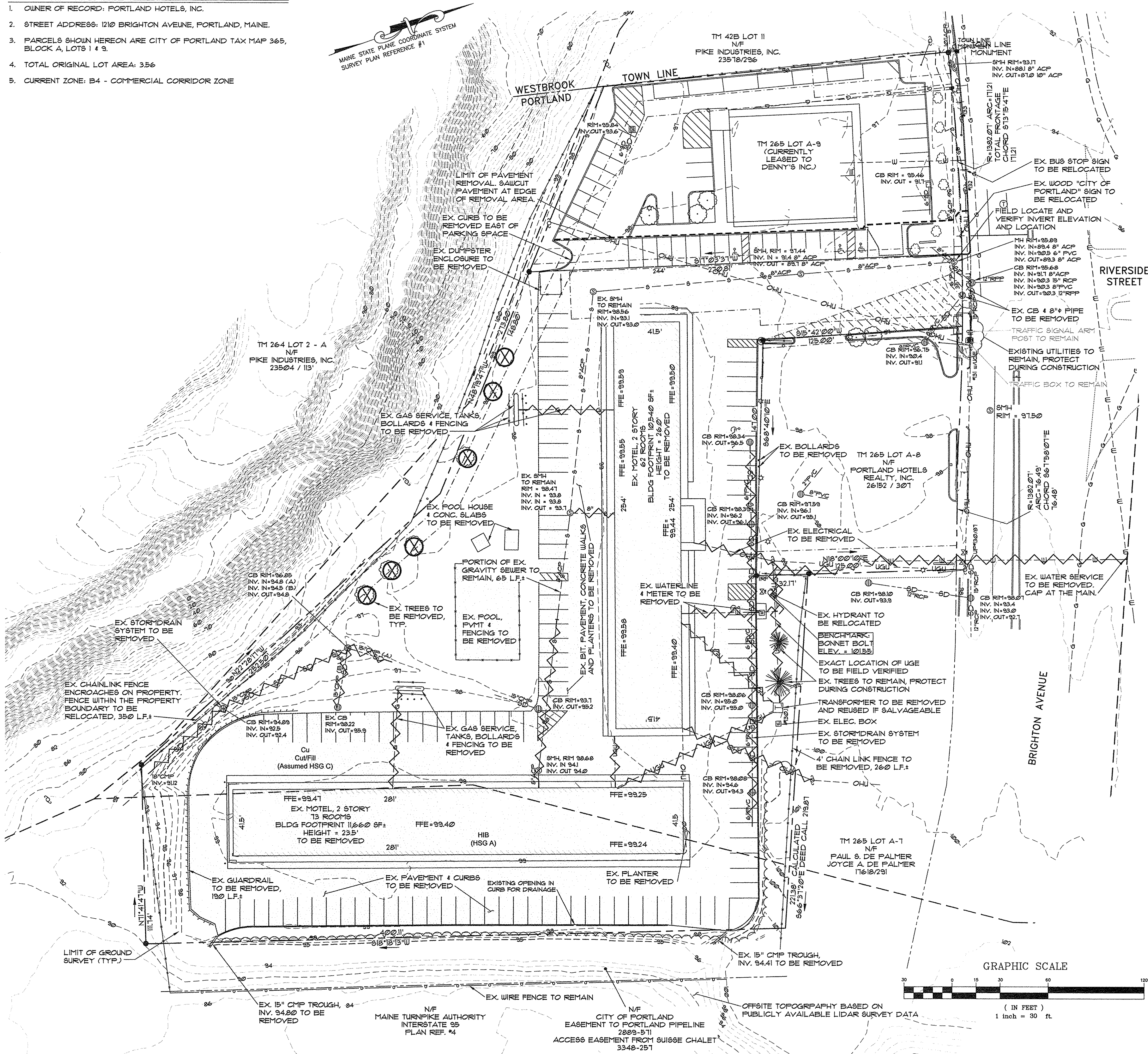
1. ALL SITE FEATURES INCLUDING BUT NOT LIMITED TO BUILDINGS, FOUNDATIONS, PAVEMENT, CURBING, UTILITIES, AND LANDSCAPING, SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED TO REMAIN.
2. ALL SITE DEMOLITION MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

LEGEND

| EXISTING | |
|----------|---|
| | PROPERTY LINE |
| | PROPERTY LINE TO BE VACATED |
| | BUILDING SETBACK |
| | ABUTTERS PROPERTY |
| | EASEMENT |
| | EDGE OF PAVEMENT |
| | CONTOURS |
| | BUILDING |
| | CURB |
| | TOWN LINE |
| | SOILS BOUNDARY |
| | GAS LINE |
| | SANITARY SEWER |
| | STORM DRAIN |
| | OVERHEAD UTILITY |
| | UNDERGROUND UTILITY |
| | WATER LINE |
| | CATCH BASIN |
| | DRAIN MANHOLE |
| | TELEPHONE MANHOLE |
| | ELECTRIC MANHOLE |
| | TRANSFORMER |
| | SEWER MANHOLE |
| | WATER METER PIT |
| | UTILITY POLE W/ GUY WIRE |
| | SIGN |
| | TREE |
| | TREELINE |
| | CHAINLINK FENCE |
| | STOCKADE FENCE |
| | GUARDRAIL |
| | MONUMENT FOUND |
| | IRON PIPE OR ROD FOUND |
| | HYDRANT |
| | GATE VALVE |
| | LIGHT POLE |
| | BOLLARD |
| | ACCESSIBLE PARKING SPACE |
| | UTILITY SERVICE TO BE REMOVED |
| | PAVEMENT, STRUCTURE, CONCRETE OR CURB TO BE REMOVED |

PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.
2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.
3. PARCELS SHOWN HEREON ARE CITY OF PORTLAND TAX MAP 365, BLOCK A, LOTS 1 & 9.
4. TOTAL ORIGINAL LOT AREA: 3.56
5. CURRENT ZONE: B4 - COMMERCIAL CORRIDOR ZONE



PINKHAM & GREER
CIVIL ENGINEERS
 28 WINDHAM AVE. PORTLAND, ME 04103
 TEL: 207.761.5442 FAX: 207.761.4495

Professional Engineer Seal for Thomas S. Greer, License No. 16200, State of Maine.

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---------------------|--------------|
| SCALE: AS SHOWN | DRN BY: JDC |
| DATE: APRIL 4, 2017 | DESG BY: TSG |
| PROJECT: 16198 | CHK BY: TSG |

PORTLAND HOTELS, INC.
 1200 BRIGHTON AVENUE
 PORTLAND, MAINE

HOTEL REDEVELOPMENT
 1210 BRIGHTON AVENUE
 PORTLAND, MAINE

**EXISTING CONDITIONS
 AND DEMOLITION PLAN**

C1.1

MAPLOT 265 / A / 1 & 9