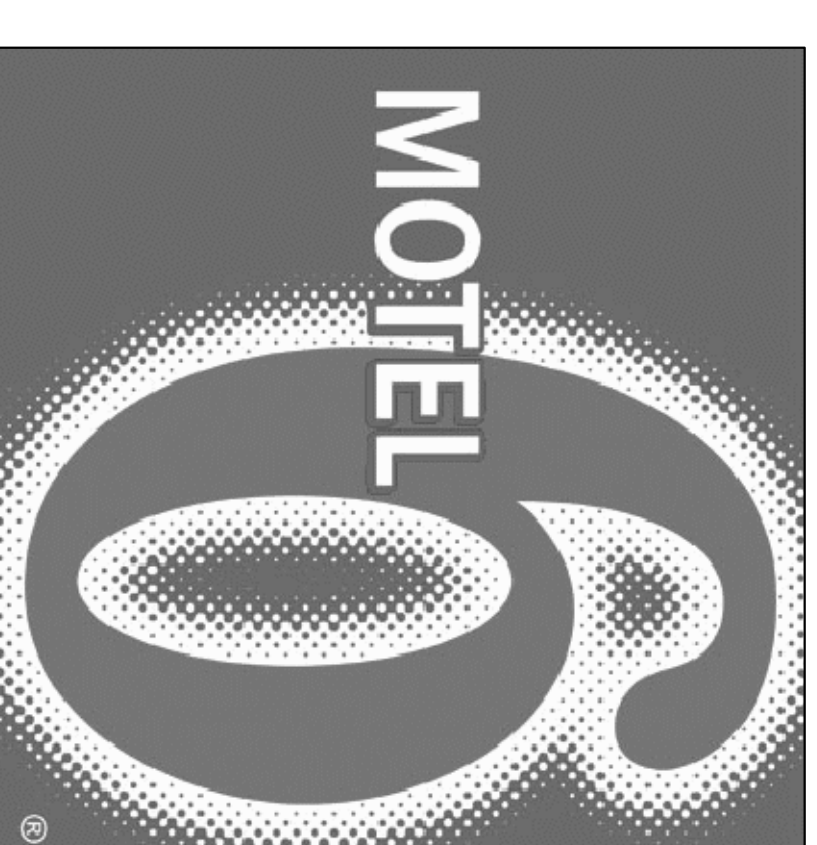


# MOTEL 6 # 1273 PORTLAND, ME 04102

## ACCESSIBILITY IMPROVEMENTS



		<p><b>OWNER</b></p> <p>ACCOR NORTH AMERICA          4001 International Pkwy          Carrollton, TX 75007          contact: Motel 6 Project Manager (see below)</p>	<p><b>LOCATION MAP</b></p>	<p><b>SCOPE OF WORK</b></p> <p>REMODEL GUEST ROOMS TO ACCOMMODATE INDIVIDUALS WITH DISABILITIES. THE WORK WILL INCLUDE DEMOLITION OF PORTIONS OF THE EXISTING RESTROOMS, CONSTRUCTION OF NEW ROLL IN SHOWERS, RELOCATION OF PLUMBING FIXTURES, AND RE-FINISHING OF ALL SURFACES. SITE WORK AS NECESSARY TO PROVIDE AN ACCESSIBLE ROUTE TO ACCESSIBLE ROOMS AND PARKING SPACES AND ALL PUBLIC FACILITIES ON THE PROPERTY.</p>																														
	<p><b>MOTEL 6 PROJECT MANAGER</b></p> <p>Dick Ellis          National Project Manager          4325 Beltline Road          Addison, TX 75001          phone: (972) 776-1625          fax: (972) 776-1618          email: rellis@motel6.com</p>		<p><b>LEGAL INFORMATION</b></p> <table border="1"> <tr> <td>LEGAL JURISDICTION:</td> <td>CITY OF PORTLAND</td> </tr> <tr> <td>BUILDING ADDRESS:</td> <td>ONE RIVERSIDE STREET                  PORTLAND, ME 04102</td> </tr> <tr> <td>A.P.N.:</td> <td>286-A-1</td> </tr> <tr> <td>LAND AREA:</td> <td>3.01 ACRES</td> </tr> <tr> <td>CODES:</td> <td>2003 INTERNATIONAL BUILDING CODE                  2003 NATIONAL MECHANICAL CODE                  2003 NATIONAL ELECTRIC CODE                  2003 INTERNATIONAL PLUMBING CODE                  2003 NFPA</td> </tr> <tr> <td>PROJECT AREA:</td> <td>3 ROOMS @ 281 SQ.FT. = 843 SQ.FT.                  4 ROOMS @ 373 SQ.FT. = 1492 SQ.FT.                  2335 SQ.FT. TOTAL</td> </tr> <tr> <td>OCCUPANCY:</td> <td>R1</td> </tr> <tr> <td>TYPE OF CONSTRUCTION:</td> <td>TYPE 5A 1-HOUR</td> </tr> <tr> <td>SPRINKLED:</td> <td>NO</td> </tr> <tr> <td>STORIES:</td> <td>4</td> </tr> </table>	LEGAL JURISDICTION:	CITY OF PORTLAND	BUILDING ADDRESS:	ONE RIVERSIDE STREET PORTLAND, ME 04102	A.P.N.:	286-A-1	LAND AREA:	3.01 ACRES	CODES:	2003 INTERNATIONAL BUILDING CODE 2003 NATIONAL MECHANICAL CODE 2003 NATIONAL ELECTRIC CODE 2003 INTERNATIONAL PLUMBING CODE 2003 NFPA	PROJECT AREA:	3 ROOMS @ 281 SQ.FT. = 843 SQ.FT. 4 ROOMS @ 373 SQ.FT. = 1492 SQ.FT. 2335 SQ.FT. TOTAL	OCCUPANCY:	R1	TYPE OF CONSTRUCTION:	TYPE 5A 1-HOUR	SPRINKLED:	NO	STORIES:	4	<p><b>ACCESSIBLE ROOM CALCS.</b></p> <table border="1"> <tr> <td>TOTAL NO. OF ROOMS</td> <td>126</td> </tr> <tr> <td>ACCESSIBLE ROOMS WITH TUB AND REQUIREMENTS FOR HEARING IMPAIRED</td> <td>5</td> </tr> <tr> <td>ACCESSIBLE ROOMS WITH ROLL-IN SHOWER AND REQUIREMENTS FOR HEARING IMPAIRED</td> <td>2</td> </tr> <tr> <td>HEARING IMPAIRED ROOMS ADDITIONAL TO ACCESSIBLE ROOMS</td> <td>5</td> </tr> <tr> <td>SEE SCH 1.2 FOR ACCESSIBILITY REQUIREMENTS</td> <td></td> </tr> </table>	TOTAL NO. OF ROOMS	126	ACCESSIBLE ROOMS WITH TUB AND REQUIREMENTS FOR HEARING IMPAIRED	5	ACCESSIBLE ROOMS WITH ROLL-IN SHOWER AND REQUIREMENTS FOR HEARING IMPAIRED	2	HEARING IMPAIRED ROOMS ADDITIONAL TO ACCESSIBLE ROOMS	5	SEE SCH 1.2 FOR ACCESSIBILITY REQUIREMENTS	
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	<p><b>ARCHITECT</b></p> <p>ALDERMAN-PACCONE ARCHITECTS          2708 S. Lamar Blvd. Suite 200-B          Austin, TX 78704          contact: David Peeler          phone: 512.916.0041          fax: 512.916.0051          email: dpeeler@aldermandesign.com</p>	<p><b>LEGAL DESCRIPTION</b></p> <p>A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTHERLY SIDE OF BRIGHTON AVENUE OF VARYING WIDTH AND EASTERLY SIDE OF RIVERSIDE STREET OF VARYING WIDTH IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A 5/8 INCH REBAR SET FLUSH WITH THE GROUND MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BRIGHTON AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAND OF V.L.P., INC., A DISTANCE OF 217.77 FEET FROM A 6 INCH BY 9 INCH GRANITE TOWN LINE MONUMENT 9 INCHES BELOW GRADE MARKING THE LINE BETWEEN THE CITY OF PORTLAND AND CITY OF WESTBROOK.</p> <p>THENCE N 01° 38' 00" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE STREET, A DISTANCE OF 98.10 FEET TO A 5/8 INCH IRON REBAR SET FLUSH IN THE GROUND AT THE POINT OF TANGENCY OF A CIRCULAR CURVE TO THE LEFT;</p> <p>THENCE N 19° 14' 00" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE STREET, A DISTANCE OF 47.82 FEET TO A 5/8 INCH IRON REBAR SET FLUSH IN THE GROUND AT THE POINT OF TANGENCY ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET WITH A CENTRAL ANGLE OF 10° 20' 48" ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE STREET, AN ARC DISTANCE OF 217.77 FEET TO A 5/8 INCH IRON REBAR SET 6 INCHES HIGH MARKING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY V.L.P., INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10945, PAGE 125;</p> <p>THENCE S 89° 29' 44" E, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE STREET AND ALONG THE SOUTHERLY LINE OF SAID LAND OF V.L.P., INC., A DISTANCE OF 156.38 FEET TO A 5/8 INCH IRON REBAR SET FOR AN ANGEL POINT;</p> <p>THENCE S 71° 01' 35" E ALONG THE SOUTHERLY LINE OF SAID LAND OF V.L.P., INC., A DISTANCE OF 216.14 FEET TO A 5/8 INCH REBAR 3 INCHES HIGH FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY OWNED BY THE MAINE TURNPIKE AUTHORITY BEING OF VARYING WIDTH, THE BASELINE AS DEPICTED ON A PROPERTY PLAN DATED JULY 1994 SUPPLEMENTAL SHEET NO. 4 OF SECTION 2 PORTLAND TO AUGUSTA, MAINE TURNPIKE RECORDED AT SAID REGISTRY IN PLAN BOOK 41, PAGE 70;</p> <p>THENCE S 89° 06' 00" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAND OF THE MAINE TURNPIKE AUTHORITY, A DISTANCE OF 361.00 FEET TO A 5/8 INCH IRON REBAR SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIGHTON AVENUE;</p> <p>THENCE N 77° 08' 00" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BRIGHTON AVENUE, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING.</p> <p>MEANING AND INTENDING TO DESCRIBE A PARCEL OF LAND CONTAINING 131.143 SQUARE FEET OR 3.01 ACRES, MORE OR LESS.</p>		<p><b>SHEET INDEX</b></p> <table border="1"> <tr> <td>G1.1</td> <td>COVER SHEET</td> </tr> <tr> <td>AS1.1</td> <td>ARCHITECTURAL SITE PLANS</td> </tr> <tr> <td>AS1.2</td> <td>SITE DETAILS</td> </tr> <tr> <td>A1.1</td> <td>ARCHITECTURAL PLANS</td> </tr> <tr> <td>A2.1</td> <td>INTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.1</td> <td>DETAILS</td> </tr> <tr> <td>SCH1.1</td> <td>GENERAL &amp; KEY NOTES</td> </tr> <tr> <td>SCH1.2</td> <td>ACCESSIBILITY REQUIREMENTS</td> </tr> </table>	G1.1	COVER SHEET	AS1.1	ARCHITECTURAL SITE PLANS	AS1.2	SITE DETAILS	A1.1	ARCHITECTURAL PLANS	A2.1	INTERIOR ELEVATIONS	A3.1	DETAILS	SCH1.1	GENERAL & KEY NOTES	SCH1.2	ACCESSIBILITY REQUIREMENTS														
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