

SITE DATA	
ZONE: URBAN COMMERCIAL - MIXED USE (B-5b)	0.78 ACRES
BUILDING AREA	129,085 S.F.
HOTEL	

CURBING LEGEND	
	VERTICAL GRANITE
	REMOVE AND RESET VERTICAL GRANITE

SIGN LEGEND	
	R1-1 30' x 30'
	R7-8 12' x 18'
	R7-8 12' x 18'
	W1A-2 30' x 30'

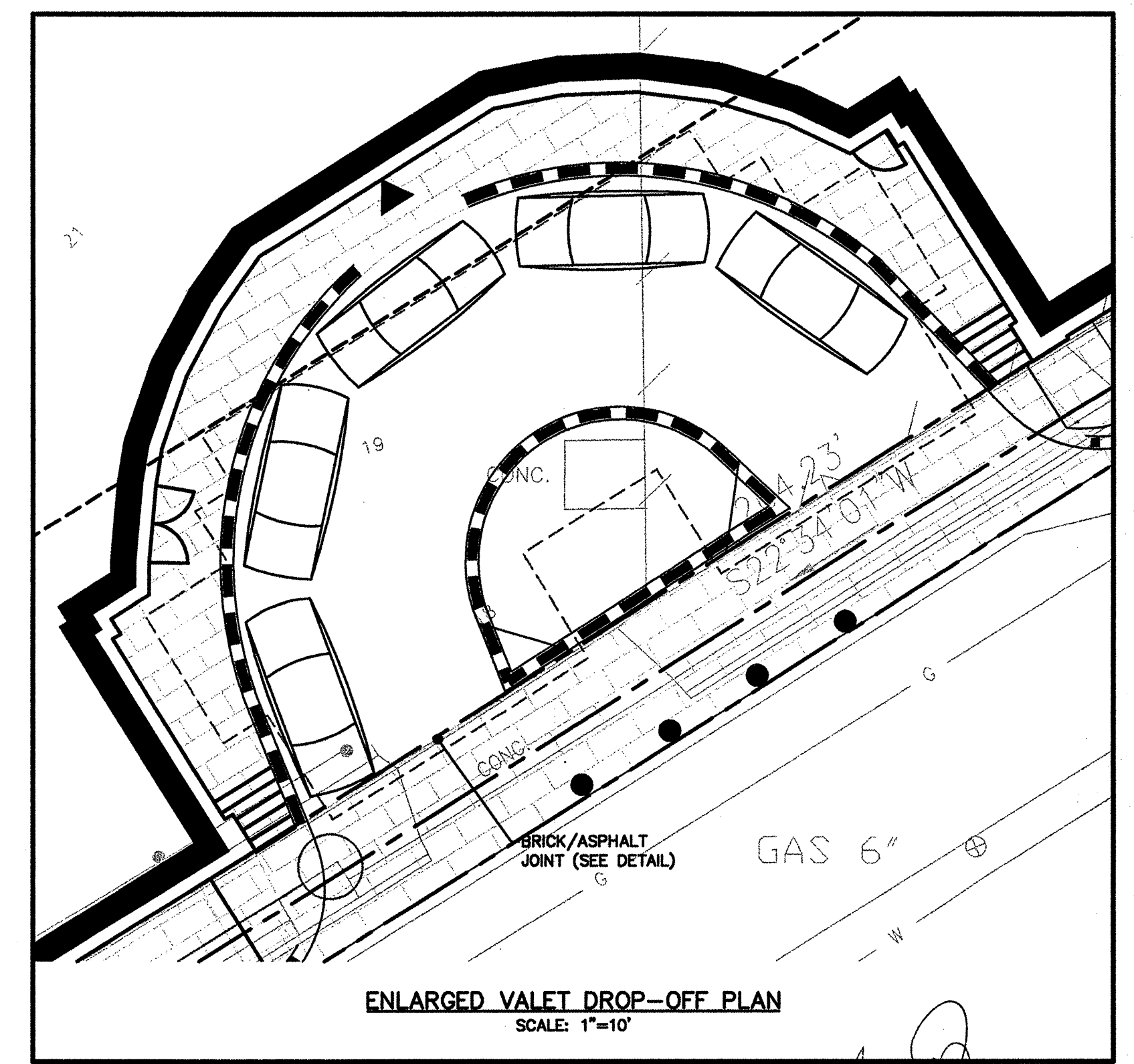
SPACE AND BULK STANDARDS		
B-5b ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	0.78 ACRES
MIN. FRONTAGE	NONE	450'±
BUILDING SETBACKS		
FRONT	0'-10"	0'
SIDE	NONE	0'
REAR	NONE	0'
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BLDG HEIGHT	65'	65'

PAVEMENT LEGEND	
	STANDARD DUTY BITUMINOUS CONCRETE
	PORTLAND CEMENT CONCRETE
	BITUMINOUS CONCRETE OVERLAY

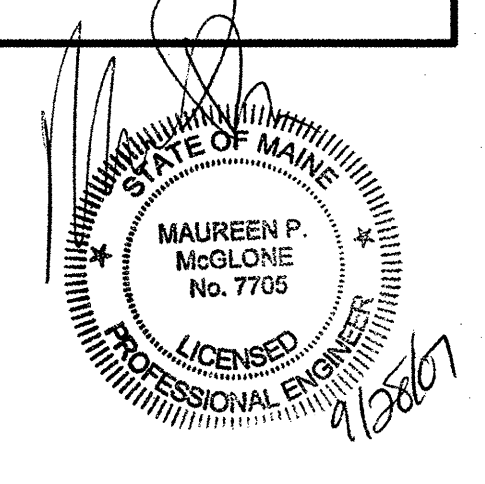
STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
24" SL - 24" WIDTH STOP LINE	
4" SWLL - 4" WIDTH SOLID WHITE LANE LINE	
4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE	
4" DWLL - 4" WIDTH DASHED WHITE LANE LINE	

- NOTES:**
- TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 15, 2006.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE 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 UPON 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.
 - COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
 - COORDINATE EXIT POINT FOR SECONDARY ELECTRIC SERVICE WITH ARCHITECT / ELECTRICAL ENGINEER.
 - THE SEWER SYSTEM SHALL BE INSPECTED AND TESTED PER THE CITY OF PORTLAND REQUIREMENTS.
 - SIDEWALK CONSTRUCTION/RECONSTRUCTION SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL DESIGN STANDARDS AND GUIDELINES FOR BRICK WITH BITUMINOUS BASE SIDEWALK CONSTRUCTION, AND CURB INSTALLATION. EXISTING SIDEWALKS ALONG FORE STREET SHALL BE RECONSTRUCTED. SIDEWALKS ALONG HANCOCK STREET EXTENSION SHALL BE COMPLETED DURING CONSTRUCTION OF THIS HOTEL.
 - BRICK, PLANTERS, AND STREET LIGHTS ALONG HANCOCK STREET EXTENSION PROPERTY LINE SHALL BE INSTALLED AS PART OF THE CONSTRUCTION OF THIS HOTEL PROJECT AND SHALL CONFORM TO THE CITY OF PORTLAND STANDARDS.
 - THE EXISTING SIDEWALK ALONG FORE STREET SHALL BE RECONSTRUCTED AS PART OF THIS PROJECT.
 - EXISTING PAVEMENT TO BE REMOVED SHALL FIRST BE SAWCUT IN ACCORDANCE WITH THE DETAILS.

STREET LIGHTING SCHEDULE							
FIXTURE DESIGNATION	MODEL	LAMP	LIGHT FIXTURE MANUFACTURER	PHOTOMETRIC FILE	MAINTENANCE LIGHT LOSS FACTOR	INITIAL LAMP LUMENS	LUMINAIRE MOUNTING HEIGHT
S4	ESPLANADE SERIES TYPE III DISTRIBUTION PATTERN	250W METAL HALIDE	HOLOPHANE	47384.IES	0.62	21500	18 FT. ABOVE SIDEWALK



1 inch = 20 ft.
 NOTE: THIS PLAN SET IS ISSUED FOR BIDDING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision
3	06/01/07	REVISIONS PER CITY COMMENTS
2	02/06/07	REVISIONS PER CITY COMMENTS
1	01/14/07	REVISIONS PER CITY COMMENTS

Issued For	Date	By
90% PROGRESS	09/17/07	MPM
BIDDING	07/27/07	MPM
PUBLIC HEARING SUBMISSION	05/02/07	MPM
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM
SKETCH PLAN	10/25/06	MPM

Design: WHS Draft: BVD Date: OCT. 2006
 Checked: MPM Scale: 1"=20' Job No.: 1614
 File Name: 1614-SP.dwg
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Drawing Name:	Site Layout and Utility Plan
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.
C101