

# BUSINESS HOTEL

PORTLAND, MAINE  
203 Fore Street  
Portland Downtown, ME 04101

**PRELIMINARY SITE PLAN REVIEW**  
NOVEMBER 08, 2017 - Update



**PROJECT DESCRIPTION**

PROPOSED 6 STORY HOTEL BUILDING WITH 1 STORY OF COMMON SPACE, DINING, KITCHEN, SUPPORT SPACE RETAIL/RESTAURANT AND PARKING GARAGE; 6 STORIES OF HOTEL ROOMS WITH A ROOF-TOP BAR LOCATION ON THE 5TH FLOOR. PARKING IS LOCATED ON THE FIRST AND SECOND FLOORS THAT IS ONLY VALET ACCESSIBLE. THE LOBBY IS LOCATED ON THE FIRST FLOOR WITH ACCESS FROM FORE STREET. THE RESTAURANT IS ALSO LOCATED ON THE CORNER OF FORE AND INDIA STREET FOR EASY PEDESTRIAN ACCESS.

ZONE: 'INDIA STREET FORM BASED CODE'  
BUILDING AREA: SEE BUILDNG PROGRAM

**ZONING REQUIREMENTS**

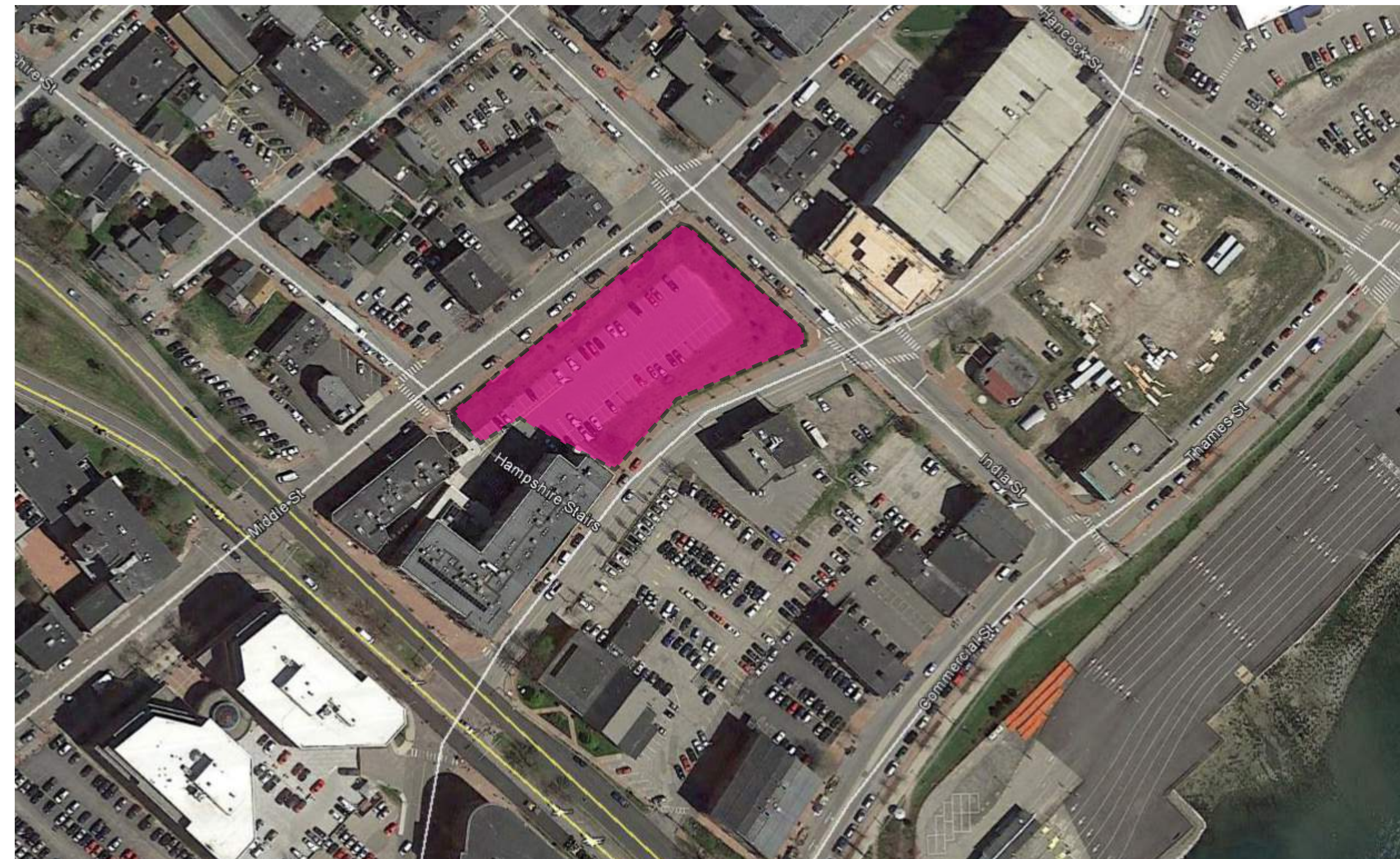
THE BUILDING MEETS THE FOLLOWING ZONING REQUIREMENTS BASED ON THE INDIA STREET FORM BASED CODE.  
- OUR BUILDING IS LOCATED IN A URBAN ACTIVE DISTRICT AND A URBAN TRANSITIONAL DISTRICT.  
- THE BUILDING HEIGHT IS LESS THAN THE 65' FEET AND 6-STORIES FOR THE UA DISTRICT AND 50' AND 4-STORIES FOR THE UT DISTRICT.  
- LOT SETBACKS IS 10'-0" FOR ALL STREETS AND 75% OF BUILDING FACADE NEEDS TO BE WITHIN THE 10'-0" SETBACK AREA, WHICH OUR BUILDING MEETS.  
- THE MAX. BUILDING LENGTH ALONG FORE STREET IS ALLOWED TO BE 200', WHICH OUR BUILDING MEETS THIS REQUIREMENT. PARKING STRUCTURE IS NOT CONSIDERED PART OF FORE STREET.

**BIKE STORAGE SUMMARY**

BIKE PARKING CODE REQUIREMENT: 2/10 GUESTROOMS  
EXISTING BIKE PARKING PROVIDED: 2/10 GUESTROOMS = 22 - HAMPTON INN HOTEL  
BIKE PARKING REQUIRED: 128 ROOMS 2/10 GUESTROOMS = 26 REQUIRED  
BIKE PARKING PROVIDED: = 20 PROVIDED  
TOTAL BIKE STORAGE: 20-NEW 22-EXISTING = TOTAL 42

**WAIVER REQUESTS**

1. WE ARE REQUESTING A WAIVER FOR THE 3-MODULE 3-DOOR ACCESS ALONG THE INDIA STREET ELEVATION. INDIA STREET FORM BASED CODE REQUIRES 3-MODULES WITH 1-DOOR ACCESS PER MODULE. DUE TO THE SITE CONSTRAINTS ALONG THIS ELEVATIONS WHERE WE HAVE 8'-0" OF GRADE CHANGE THAT SLOPES FROM THE HIGH POINT OF THE CORNER OF MIDDLE AND INDIA STREETS TO THE LOW POINT OF FORE AND INDIA STREETS. DUE TO THE SLOPE/GRADE CHANGES ALONG THIS ELEVATION, WE ARE PROPOSING OF HAVING 2-DOOR ACCESS POINTS IN LIEU OF THE REQUIRED 3-DOOR ACCESS.
2. WE ARE REQUESTING A WAIVER FOR THE AMOUNT OF REQUIRED GLAZING ALONG THE INDIA STREET ELEVATION. THE INDIA STREET FORM BASED CODE REQUIRES 60% - 90% OF THE ELEVATION TO BE GLAZING. WE CURRENTLY DO NOT MEET THE REQUIREMENT FOR 60% MINIMUM OF FENESTRATION-FOR THE ELEVATION DUE TO THE SITE CONSTRAINTS ALONG THIS ELEVATIONS WHERE WE HAVE 8'-0" OF GRADE CHANGE THAT SLOPES FROM THE HIGH POINT OF THE CORNER OF MIDDLE AND INDIA STREETS TO THE LOW POINT OF FORE AND INDIA STREETS. DUE TO THE SLOPE/GRADE CHANGES ALONG THIS ELEVATION, WE ARE PROPOSING OF HAVING AT LEAST 33% OF GLAZING ALONG THE INDIA STREET ELEVATION. FOR MIDDLE STREET WE DO NOT MEET THE 60% MINIMUM FENESTRATION ALONG THIS ELEVATION.
3. WE ARE REQUESTING A WAIVER FOR THE BUILDING ORIENTATION TOWARDS INDIA STREET. THE INDIA STREET FORM BASED CODES CONSIDERS INDIA STREET THE MAIN STREET OF THE SURROUNDING NEIGHBORHOOD. WE CURRENTLY DO NOT HAVE OUR MAIN BUILDING ACCESS ALONG THIS STREET DUE TO THE SITE CONSTRAINTS ALONG THIS ELEVATION WHERE WE HAVE 8'-0" OF GRADE CHANGE THAT SLOPES FROM THE HIGH POINT OF THE CORNER OF MIDDLE AND INDIA STREETS TO THE LOW POINT OF FORE AND INDIA STREETS. WE ARE PROPOSING OF HAVING OUR MAIN HOTEL ENTRY ALONG FORE STREET, BUT WE HAVE PROVIDED A MAIN POINT OF ENTRY AT THE CORNER OF FORE AND INDIA STREET FOR A PROPOSED RESTAURANT TENANT.



**HOTEL AREA SUMMARY**

| <b>Guestroom Floors Summary</b>   |          |           |           |           |           |           | Total      |
|-----------------------------------|----------|-----------|-----------|-----------|-----------|-----------|------------|
|                                   | 1        | 2         | 3         | 4         | 5         | 6         |            |
| <b>STUDIO</b>                     |          |           |           |           |           |           |            |
| Type A - Queen Studio             | 0        | 22        | 25        | 25        | 8         | 9         | 89         |
| Type SC - Queen Studio Connecting | 0        | 3         | 5         | 5         | 5         | 5         | 23         |
| Type SA - Queen Studio Accessible | 0        | 2         | 4         | 4         | 3         | 3         | 16         |
| <b>Total</b>                      | <b>0</b> | <b>27</b> | <b>34</b> | <b>34</b> | <b>16</b> | <b>17</b> | <b>128</b> |

| <b>Building Program</b>   |  | Area (GSF)    | SITE AREA | 47,473 |
|---------------------------|--|---------------|-----------|--------|
| Level                     |  |               |           |        |
| Lobby Level               |  | 12,227        |           |        |
| Level 02                  |  | 14,080        |           |        |
| Level 03                  |  | 16,617        |           |        |
| Level 04                  |  | 16,617        |           |        |
| Level 05                  |  | 11,212        |           |        |
| Level 06                  |  | 8,492         |           |        |
| <b>TOTAL BUILDING GSF</b> |  | <b>79,245</b> | GSF       |        |

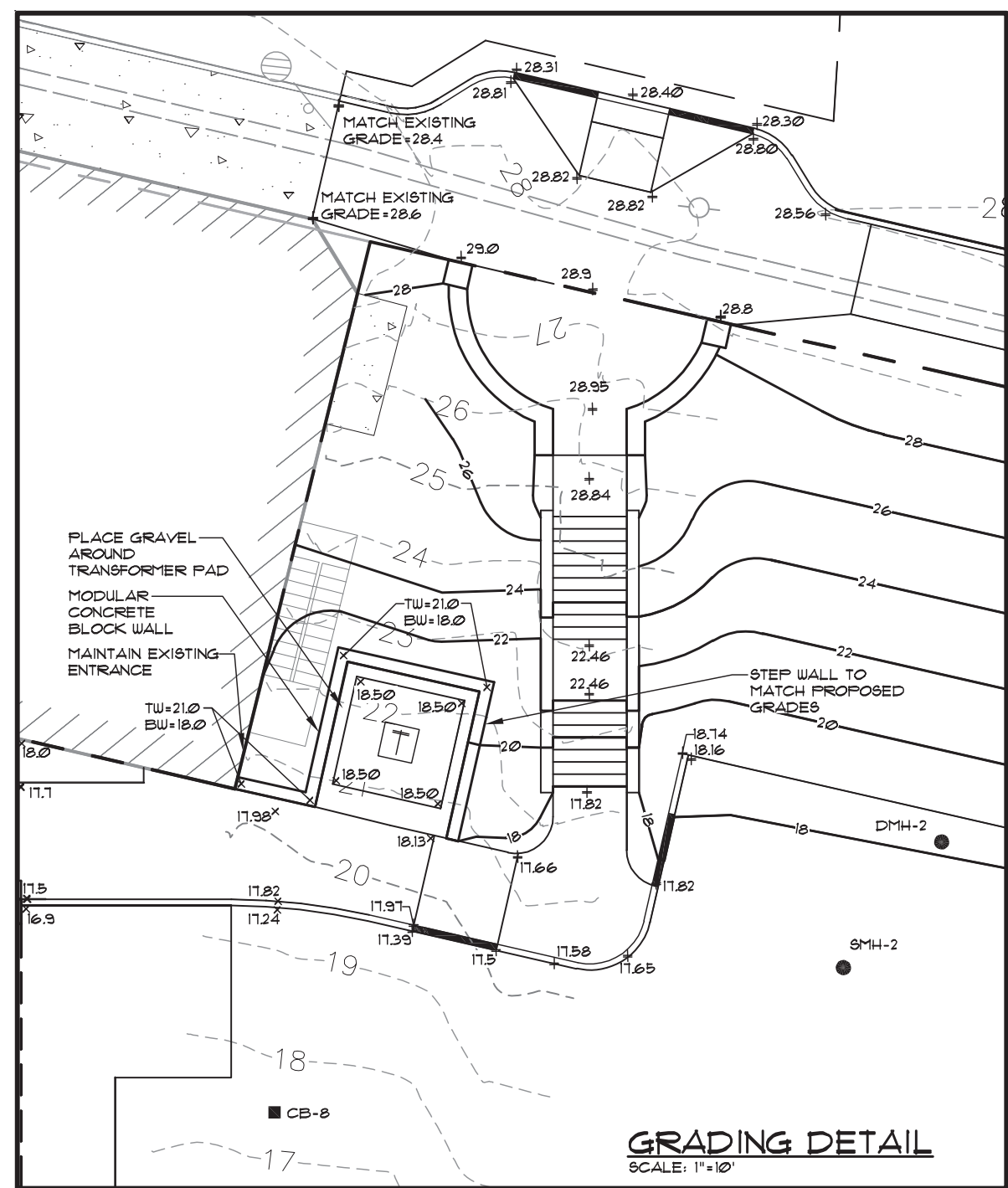
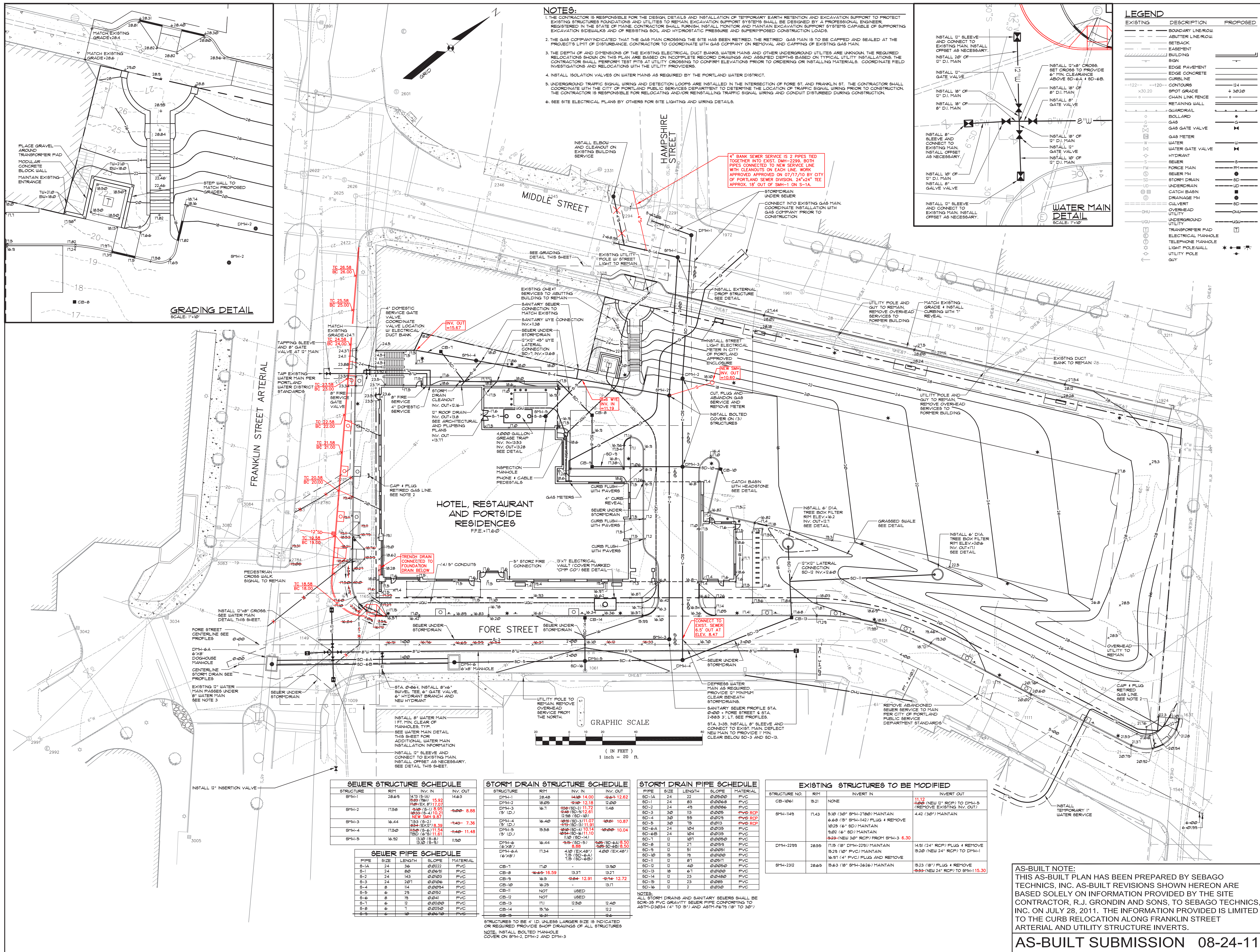
  

| <b>Proposed Parking</b>      |            |
|------------------------------|------------|
| <b>VALET PARKING GARAGE</b>  |            |
| Standard Valet Stalls        | 68         |
| Stacked Valet                | 12         |
| <b>Subtotal</b>              | <b>80</b>  |
| <b>VALET SURFACE PARKING</b> |            |
| Standard Valet Stalls        | 34         |
| Stacked Valet                | 6          |
| <b>Subtotal</b>              | <b>40</b>  |
| <b>ON-SITE PARKING TOTAL</b> | <b>120</b> |

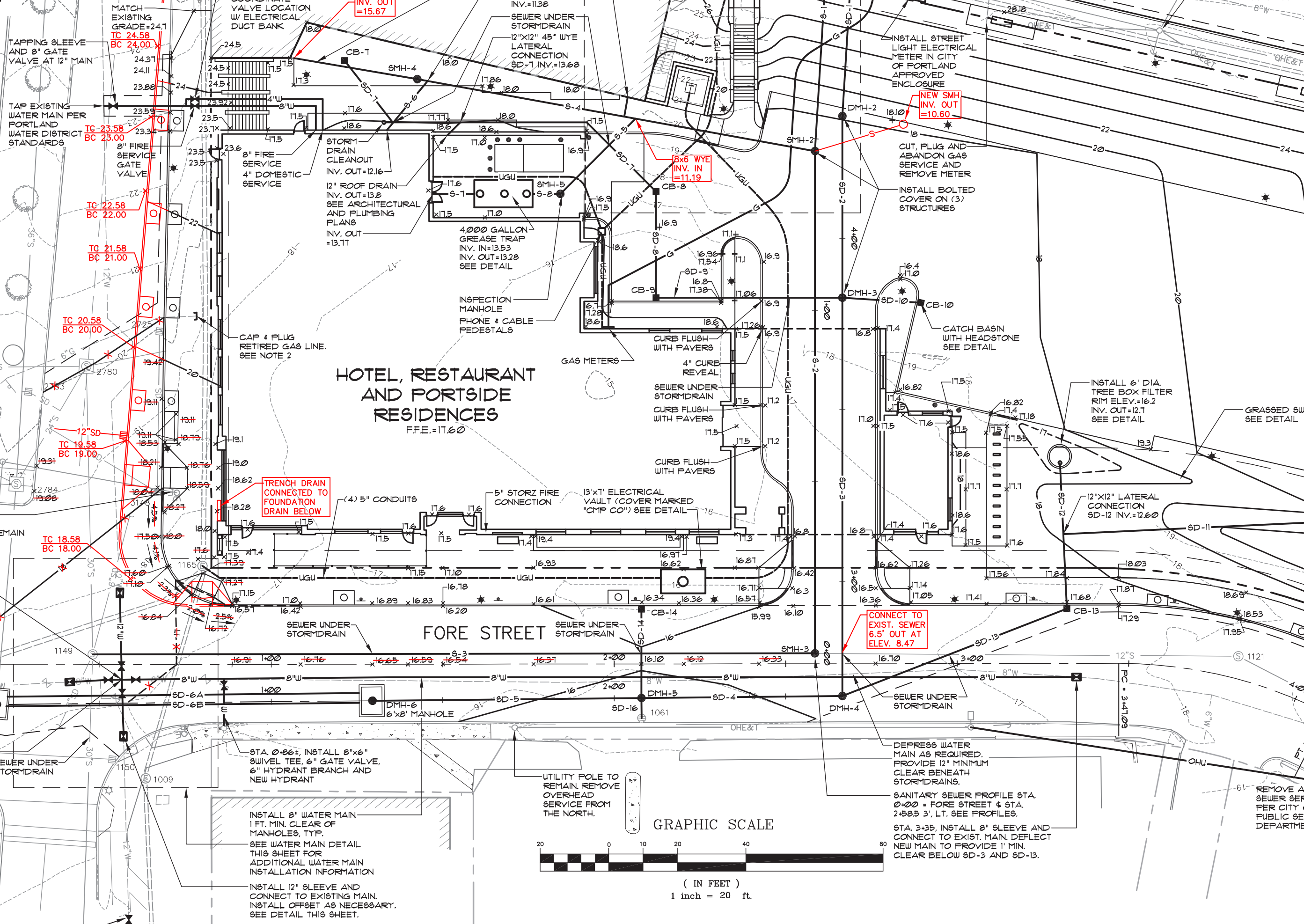
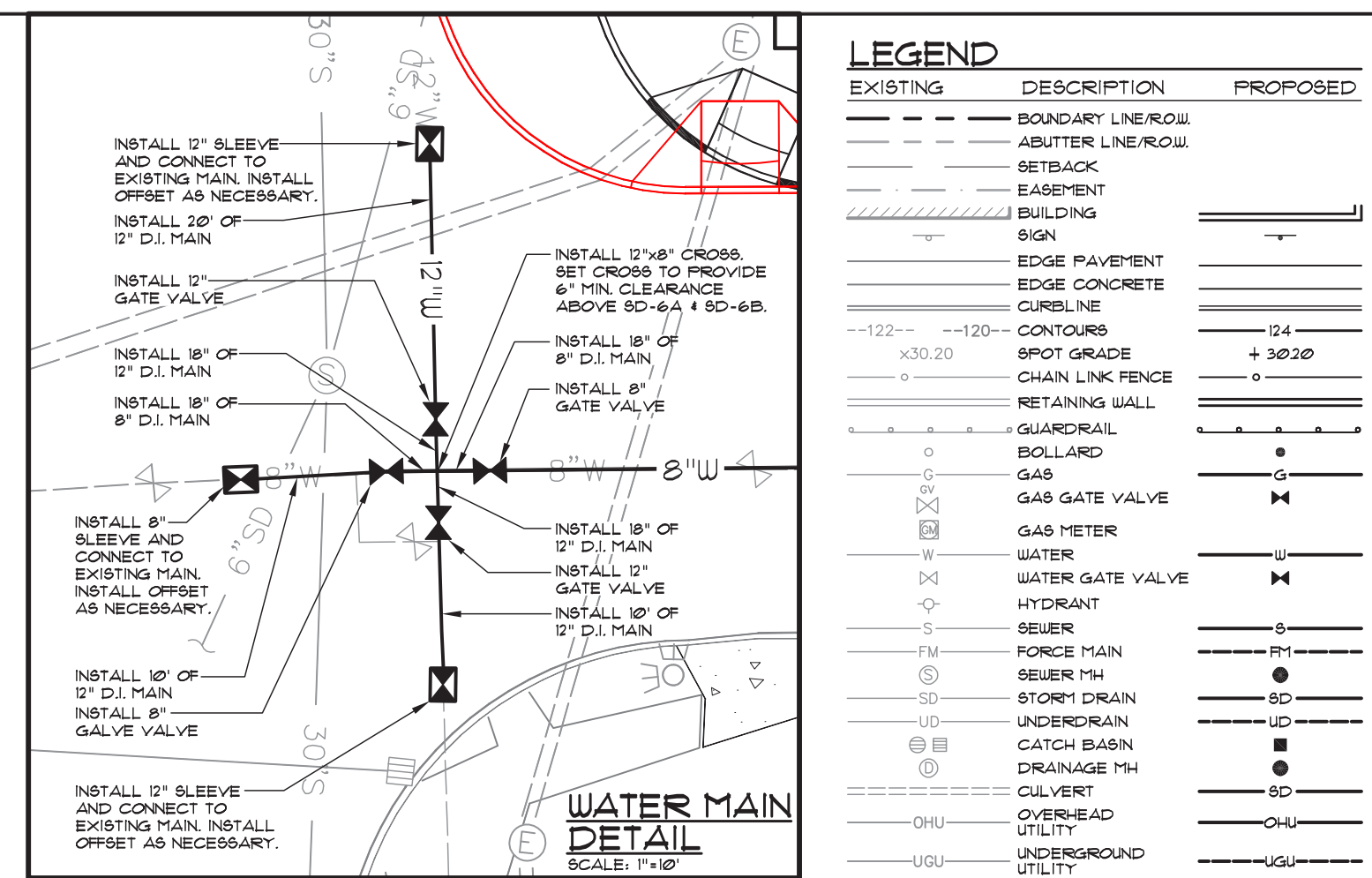
| <b>REQUIRED PARKING</b>                           |           |
|---------------------------------------------------|-----------|
| <b>Proposed Hotel</b>                             |           |
| 128 Guestrooms: 1 Stall / 4 Rooms = 32 Stalls     |           |
| Rooftop Bar @ 1,287sf: 1 Stall / 150sf = 9 Stalls |           |
| <b>Existing Hampton Inn</b>                       |           |
| 122 Guestrooms: 1 Stall / 4 Rooms = 31 Stalls     |           |
| Meeting Space @ 957sf: 1 Stall / 125sf = 8 Stalls |           |
| <b>Required Parking Stalls</b>                    | <b>80</b> |

VICINITY MAP  
NOT TO SCALE



**NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, DETAILS AND INSTALLATION OF TEMPORARY EARTH RETENTION AND EXCAVATION SUPPORT TO PROTECT EXISTING STRUCTURES FOUNDATIONS AND UTILITIES TO REMAIN. EXCAVATION SUPPORT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. CONTRACTOR SHALL RUSH, INSTALL, MONITOR AND MAINTAIN EXCAVATION SUPPORT SYSTEMS CAPABLE OF SUPPORTING EXCAVATION SIDEWALKS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED CONSTRUCTION LOADS.
- THE GAS COMPANY INDICATED THAT THE GAS MAIN CROSSING THE SITE HAS BEEN RETIRED. GAS MAIN IS TO BE CAPPED AND SEALED AT THE PROJECT'S LIMIT OF DISTURBANCE. CONTRACTOR TO COORDINATE WITH GAS COMPANY ON REMOVAL AND CAPPING OF EXISTING GAS MAIN.
- THE DEPTH OF AND DIMENSIONS OF THE EXISTING ELECTRICAL DUCT BANKS, WATER MAINS AND OTHER UNDERGROUND UTILITIES ARE UNKNOWN. THE REQUIRED RELOCATIONS SHOWN ON THIS PLAN ARE BASED ON INCOMPLETE RECORD DRAWINGS AND ASSUMED DEPTHS BASED ON TYPICAL UTILITY INSTALLATIONS. THE CONTRACTOR SHALL PERFORM TEST PITS AT UTILITY CROSSINGS TO CONFIRM ELEVATIONS PRIOR TO ORDERING OR INSTALLING MATERIALS. COORDINATE FIELD INVESTIGATIONS AND RELOCATIONS WITH THE UTILITY PROVIDERS.
- INSTALL ISOLATION VALVES ON WATER MAINS AS REQUIRED BY THE PORTLAND WATER DISTRICT.
- UNDERGROUND TRAFFIC SIGNAL WIRING AND DETECTION LOOPS ARE INSTALLED IN THE INTERSECTION OF FORE ST. AND FRANKLIN ST. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT TO DETERMINE THE LOCATION OF TRAFFIC SIGNAL WIRING PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING AND/OR REINSTALLING TRAFFIC SIGNAL WIRING AND CONDUIT DISTURBED DURING CONSTRUCTION.
- SEE SITE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING AND WIRING DETAILS.



**SEWER STRUCTURE SCHEDULE**

| STRUCTURE | RPT   | INV. IN      | INV. OUT |
|-----------|-------|--------------|----------|
| 8" S-1    | 28.63 | 14.3 (5'-4") | 14.63    |
| 8" S-2    | 17.58 | 15.9 (5'-3") | 15.92    |
| 8" S-3    | 11.44 | 13.3 (8'-2") | 14.01    |
| 8" S-4    | 11.50 | 11.5 (0'-0") | 11.54    |
| 8" S-5    | 16.92 | 13.0 (8'-8") | 13.00    |

**STORM DRAIN STRUCTURE SCHEDULE**

| STRUCTURE | RPT   | INV. IN       | INV. OUT |
|-----------|-------|---------------|----------|
| DPH-1     | 28.48 | 14.0 (14'-0") | 12.62    |
| DPH-2     | 18.95 | 12.18         | 12.00    |
| DPH-3     | 16.71 | 12.6 (10'-0") | 1.48     |
| DPH-4     | 16.42 | 11.9 (10'-0") | 10.87    |
| DPH-5     | 15.98 | 10.4 (10'-0") | 10.04    |
| DPH-6     | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-7     | 16.44 | 11.0 (10'-0") | 11.10    |
| DPH-8     | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-9     | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-10    | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-11    | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-12    | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-13    | 11.34 | 11.0 (10'-0") | 11.10    |
| DPH-14    | 11.34 | 11.0 (10'-0") | 11.10    |

**STORM DRAIN PIPE SCHEDULE**

| PIPE SIZE | LENGTH | SLOPE  | MATERIAL |
|-----------|--------|--------|----------|
| 8" S-1    | 24     | 0.0000 | PVC      |
| 8" S-2    | 24     | 0.0000 | PVC      |
| 8" S-3    | 24     | 0.0000 | PVC      |
| 8" S-4    | 24     | 0.0000 | PVC      |
| 8" S-5    | 24     | 0.0000 | PVC      |
| 8" S-6    | 24     | 0.0000 | PVC      |
| 8" S-7    | 24     | 0.0000 | PVC      |
| 8" S-8    | 24     | 0.0000 | PVC      |
| 8" S-9    | 24     | 0.0000 | PVC      |
| 8" S-10   | 24     | 0.0000 | PVC      |
| 8" S-11   | 24     | 0.0000 | PVC      |
| 8" S-12   | 24     | 0.0000 | PVC      |
| 8" S-13   | 24     | 0.0000 | PVC      |
| 8" S-14   | 24     | 0.0000 | PVC      |
| 8" S-15   | 24     | 0.0000 | PVC      |
| 8" S-16   | 24     | 0.0000 | PVC      |

**EXISTING STRUCTURES TO BE MODIFIED**

| STRUCTURE NO. | RPT  | INVERT IN                     | INVERT OUT |
|---------------|------|-------------------------------|------------|
| CB-1061       | 1121 | NONE                          | 11.12      |
| 8" S-1043     | 1143 | 11.0 (30" S-11-1180) MAINTAIN | 11.12      |
| DPH-2293      | 2855 | 11.0 (18" DPH-2293) MAINTAIN  | 11.12      |
| 8" S-2312     | 2865 | 11.0 (18" S-2312) MAINTAIN    | 11.12      |

**SEWER PIPE SCHEDULE**

| PIPE SIZE | LENGTH | SLOPE  | MATERIAL |
|-----------|--------|--------|----------|
| 8" S-1    | 24     | 0.0000 | PVC      |
| 8" S-2    | 24     | 0.0000 | PVC      |
| 8" S-3    | 24     | 0.0000 | PVC      |
| 8" S-4    | 24     | 0.0000 | PVC      |
| 8" S-5    | 24     | 0.0000 | PVC      |
| 8" S-6    | 24     | 0.0000 | PVC      |
| 8" S-7    | 24     | 0.0000 | PVC      |
| 8" S-8    | 24     | 0.0000 | PVC      |

**STORM DRAIN PIPE SCHEDULE**

| PIPE SIZE | LENGTH | SLOPE  | MATERIAL |
|-----------|--------|--------|----------|
| 8" S-1    | 24     | 0.0000 | PVC      |
| 8" S-2    | 24     | 0.0000 | PVC      |
| 8" S-3    | 24     | 0.0000 | PVC      |
| 8" S-4    | 24     | 0.0000 | PVC      |
| 8" S-5    | 24     | 0.0000 | PVC      |
| 8" S-6    | 24     | 0.0000 | PVC      |
| 8" S-7    | 24     | 0.0000 | PVC      |
| 8" S-8    | 24     | 0.0000 | PVC      |
| 8" S-9    | 24     | 0.0000 | PVC      |
| 8" S-10   | 24     | 0.0000 | PVC      |
| 8" S-11   | 24     | 0.0000 | PVC      |
| 8" S-12   | 24     | 0.0000 | PVC      |
| 8" S-13   | 24     | 0.0000 | PVC      |
| 8" S-14   | 24     | 0.0000 | PVC      |
| 8" S-15   | 24     | 0.0000 | PVC      |
| 8" S-16   | 24     | 0.0000 | PVC      |

**AS-BUILT NOTE:**  
THIS AS-BUILT PLAN HAS BEEN PREPARED BY SEBAGO TECHNICS, INC. AS-BUILT REVISIONS SHOWN HEREON ARE BASED SOLELY ON INFORMATION PROVIDED BY THE SITE CONTRACTOR, R.J. GRONDIAN AND SONS, TO SEBAGO TECHNICS, INC. ON JULY 28, 2011. THE INFORMATION PROVIDED IS LIMITED TO THE CURB RELOCATION ALONG FRANKLIN STREET ARTERIAL AND UTILITY STRUCTURE INVERTS.

**AS-BUILT SUBMISSION 08-24-11**

**LANDSCAPE NOTES**

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE LANDSCAPE CONTRACTOR ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS AND SPECIES TREES SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK, COLOR: BROWN BARK MULCH.
- THE SITE CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL MIX FOR STREET TREES AND ADJACENT AREA (3' BEHIND CURB).
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH HULL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

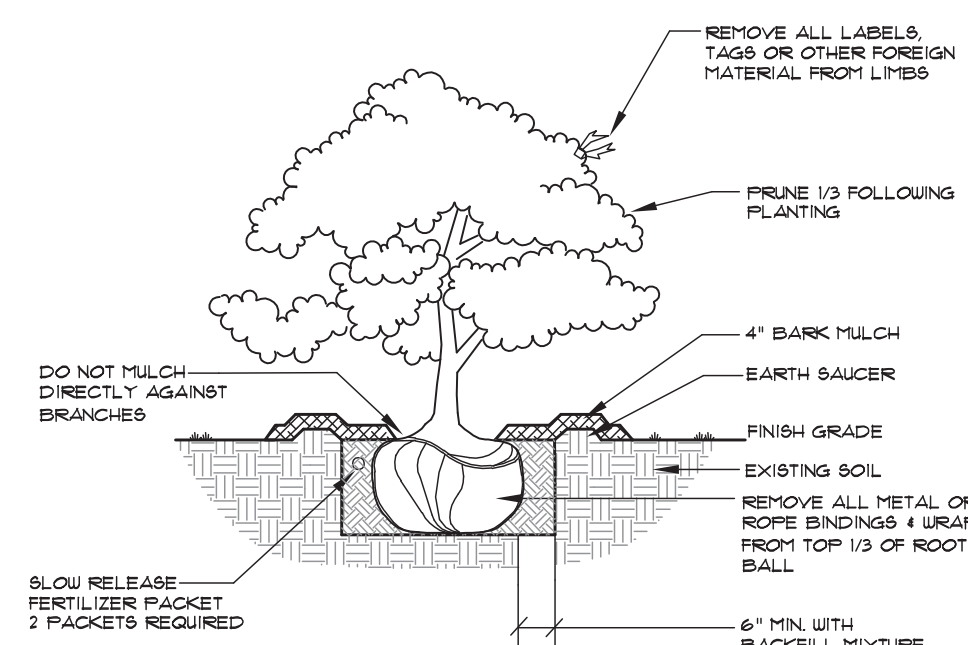
**PLANT LIST**

| KEY | BOTANICAL NAME                              | COMMON NAME                        | SIZE             |
|-----|---------------------------------------------|------------------------------------|------------------|
| BP  | BETULA PAPPYRIFERA 'RENAISSANCE REFLECTION' | RENAISSANCE REFLECTION WHITE BIRCH | 8-10' CLUMP      |
| CA  | CLETHRA ANOPIA SIXTEN CACTUS                | SIXTEN CACTUS CLETHRA              | NO. 3 CONT.      |
| CRH | CIMICIFUGA RAMOSA 'HILLSIDE BLACK BEAUTY 1' | HILLSIDE BLACK BEAUTY BUGSBANE     | NO. 1 CONT.      |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM'           | MOONBEAM TICKSEED                  | NO. 1 CONT.      |
| EPH | ECHINAGEA PURPUREA 'TAGUS'                  | MAGNUS PURPLE CONEFLOWER           | NO. 1 CONT.      |
| FP  | FRAXINUS PENNSYLVANICA 'CICAZA'             | CIPICARON ASH                      | 1 1/2" CAL.      |
| HA  | HYDRANGEA ANSORENSIS 'DANCING'              | WHITE DANCING HYDRANGEA            | 18-24" HGT.      |
| HM  | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'      | ENDLESS SUMMER HYDRANGEA           | 18-24" HGT.      |
| HEH | HEPEROCALLIS 'HAPPY RETURN'                 | HAPPY RETURN DAFFILY               | NO. 1 CONT.      |
| JVS | HELIOPSIS TUSCAN SUN                        | TUSCAN SUN FALSE SUNFLOWER         | NO. 1 CONT.      |
| HPR | HOSTA PLANTAGINEA 'ROYAL STANDARD'          | ROYAL STANDARD HOSTA               | NO. 1 CONT.      |
| JV  | JUNIPERUS VIRGINIANA 'GREY OIL'             | GREY OIL JUNIPER                   | 18-24" HGT.      |
| HTS | LIEBIGERSTRAUSER SUPERBUSH 'TIANA COGHILL'  | TIANA COGHILL SHASTA DAISY         | NO. 1 CONT.      |
| HTS | LIEBIGERSTRAUSER SUPERBUSH 'TIANA COGHILL'  | OSTRICH FERN                       | NO. 1 CONT.      |
| MSS | MISCANANTHUS SINENSIS 'BARBADENSIS'         | BARBADENSIS SILVER GRASS           | NO. 1 CONT.      |
| PHH | PHLOX 'HONEY SWEET'                         | HONEY SWEET SHRUBROSE              | 6'-7' HGT.       |
| RH  | RHOIS 'HONEY SWEET'                         | HONEY SWEET SHRUBROSE              | 8-24" HGT.       |
| RH  | RHOIS 'HONEY SWEET'                         | EARLY BIRD GOLD CONEFLOWER         | NO. 1 CONT.      |
| RH  | RHOIS 'HONEY SWEET'                         | PINK ROSEBAY RHODODENDRON          | 3-3 1/2' HGT.    |
| PHH | PHLOX 'HONEY SWEET'                         | HOTELIN HOUSTON GRASS              | 2-3 1/2' CAL.    |
| OR  | ORNITHOGALUM 'PRINCETON'                    | PRINCETON URBIGHT PLAGIOZA TREE    | 8-10' HGT. CLUMP |
| UA  | ULMUS AMERICANA 'PRINCETON'                 | JAPANESE LILAC TREE                | 2-3 1/2' CAL.    |
| ZS  | ZELKOVA BERRATA 'GREEN VASE'                | GREEN VASE ZELKOVA                 | 2-3 1/2' CAL.    |

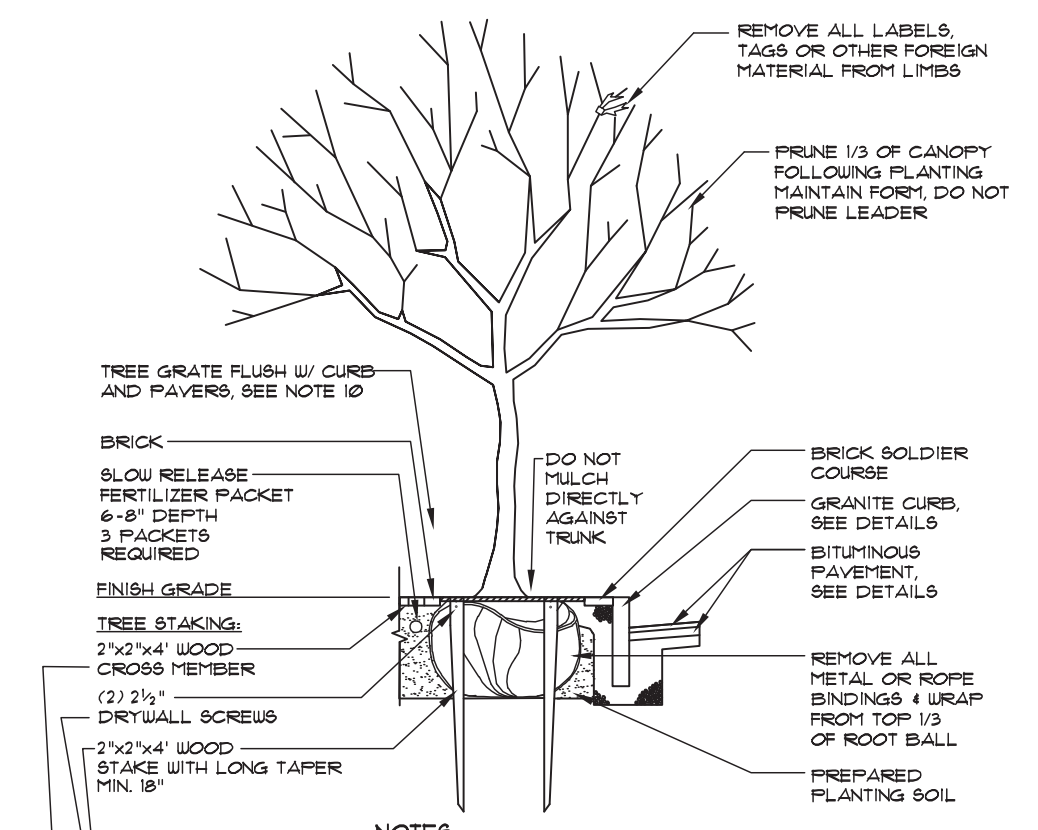
ELEVATION DATA:  
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.  
THE CONVERSION TO CITY OF PORTLAND VERTICAL DATUM IS AS FOLLOWS:  
NAVD 88 ELEV. + 0.11 = CITY DATUM ELEV.

**LEGEND**

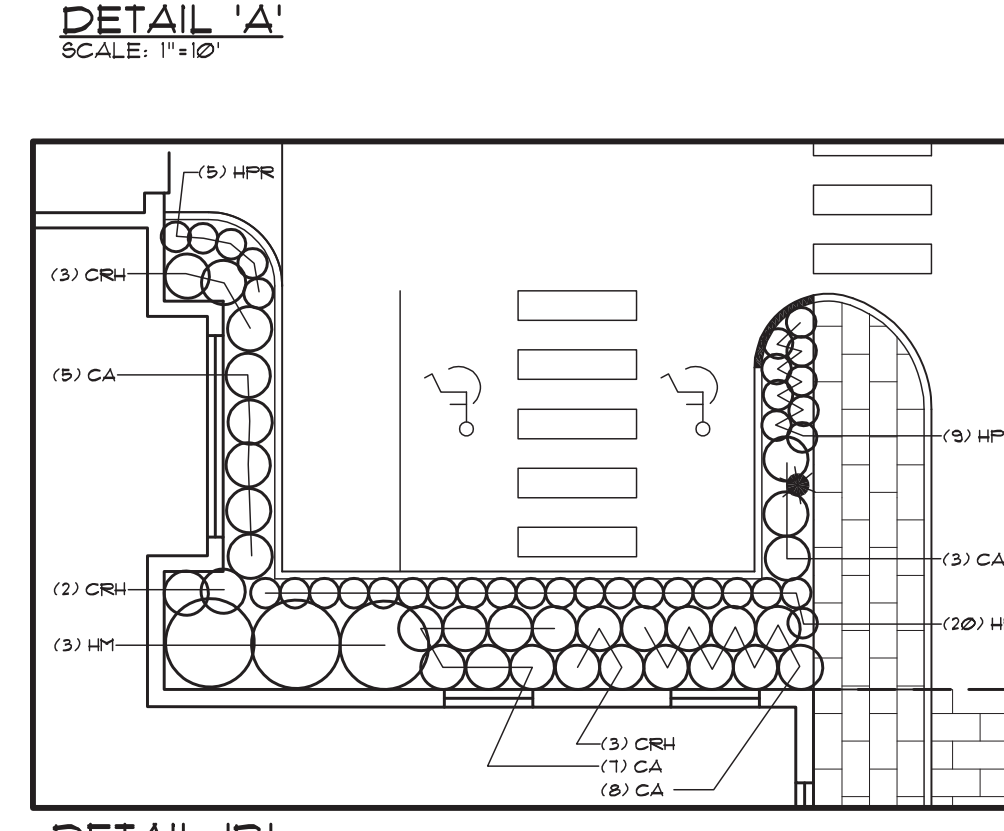
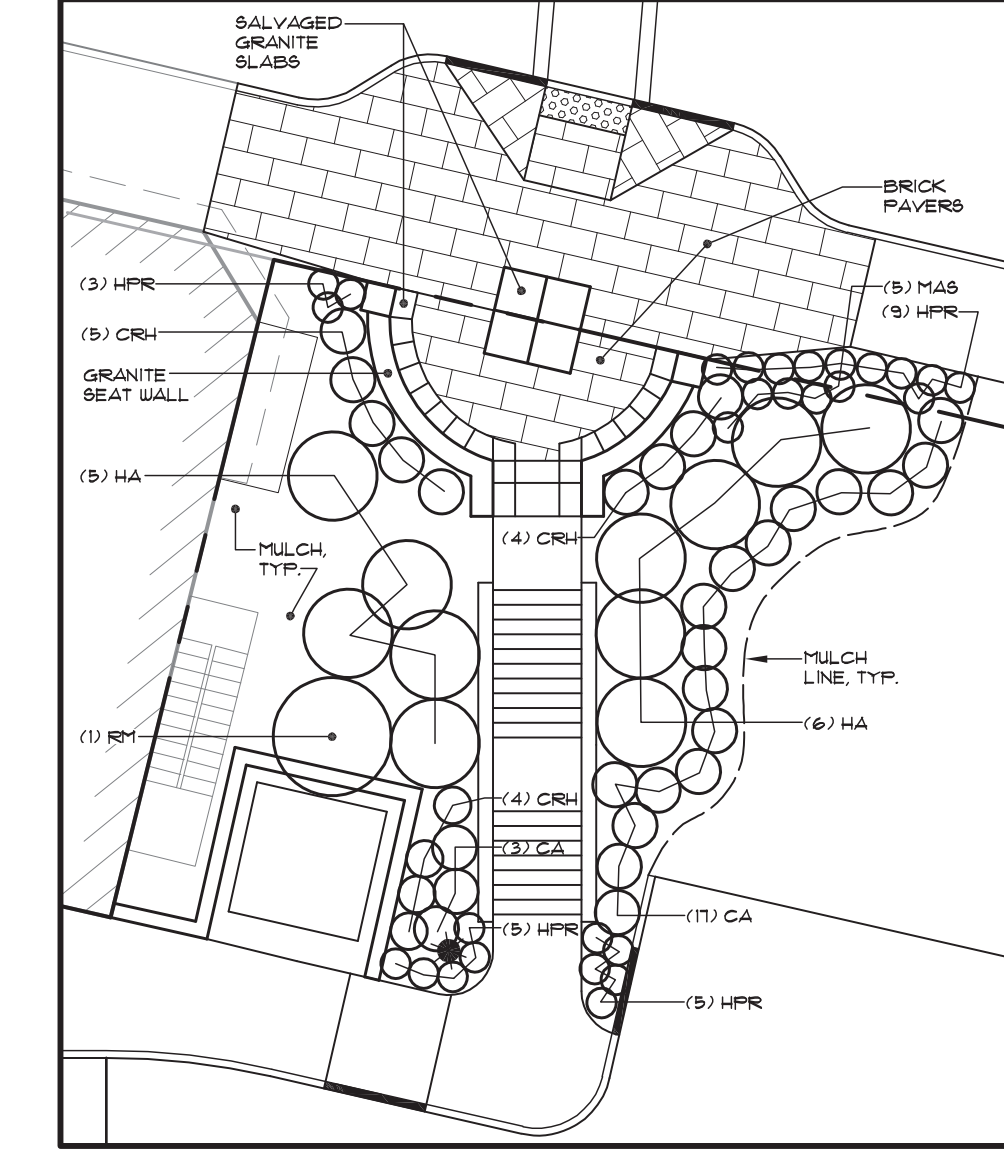
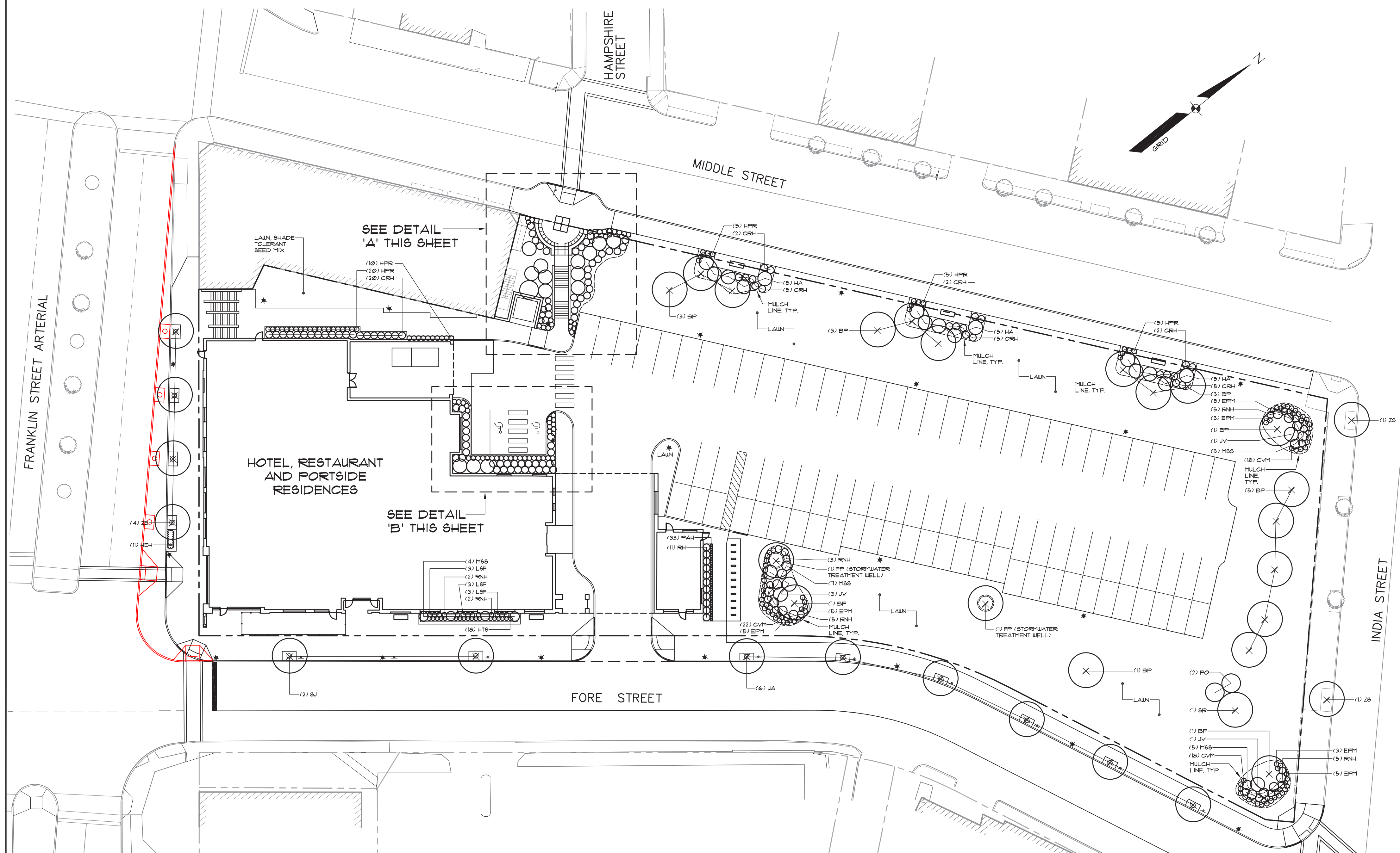
| EXISTING | DESCRIPTION       | PROPOSED |
|----------|-------------------|----------|
| ---      | BOUNDARY LINE/ROW | ---      |
| ---      | ADJUTER LINE/ROW  | ---      |
| ---      | BUILDING          | ---      |
| ---      | EDGE PAVEMENT     | ---      |
| ---      | PAVEMENT PAINT    | ---      |
| ---      | CURBLINE          | ---      |
| ○        | DECIDUOUS TREE    | ○        |
| ●        | CONIFEROUS TREE   | ●        |
| ☆        | LIGHT POLE/WALL   | ☆        |



**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE

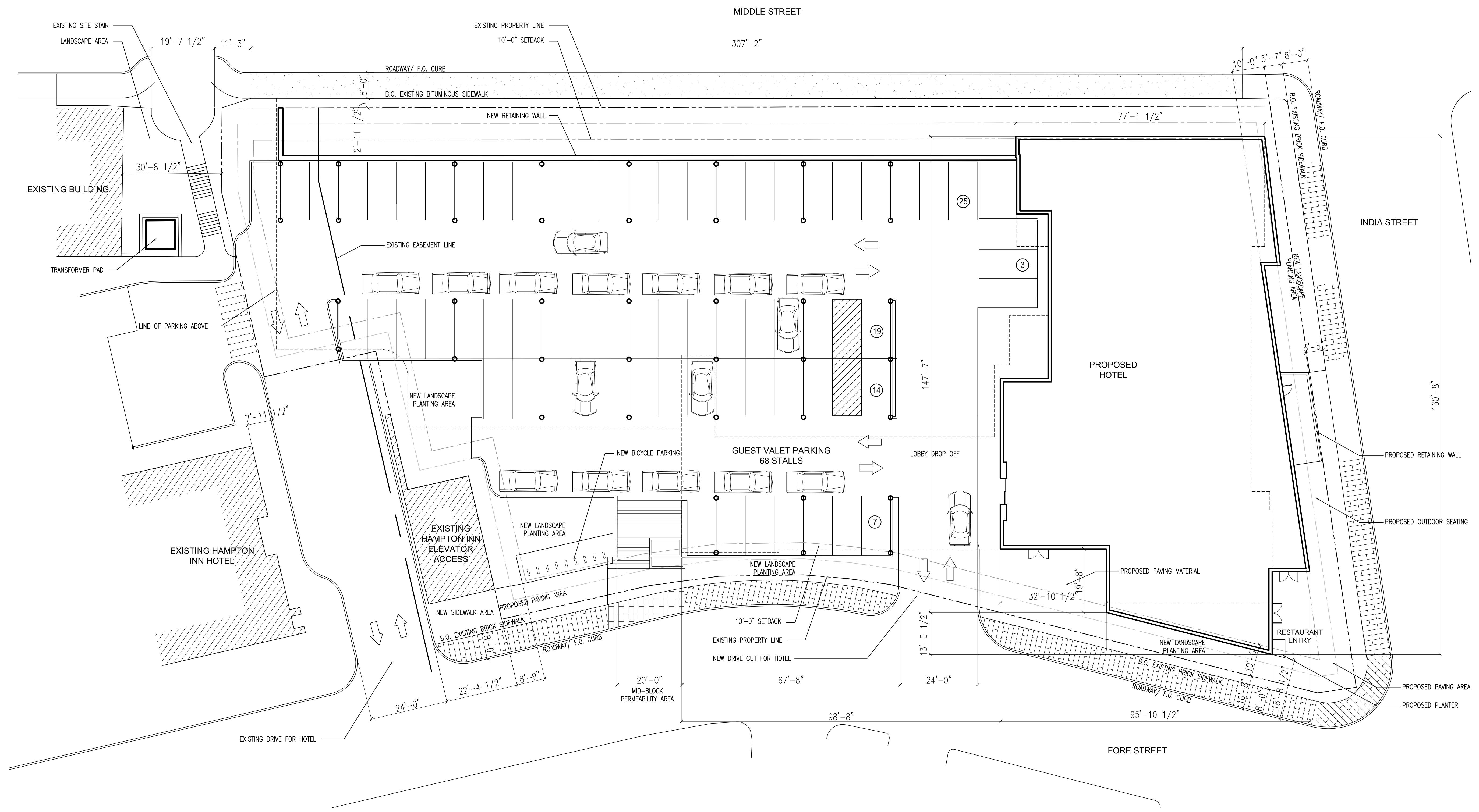


**STREET SHADE TREE**  
NOT TO SCALE



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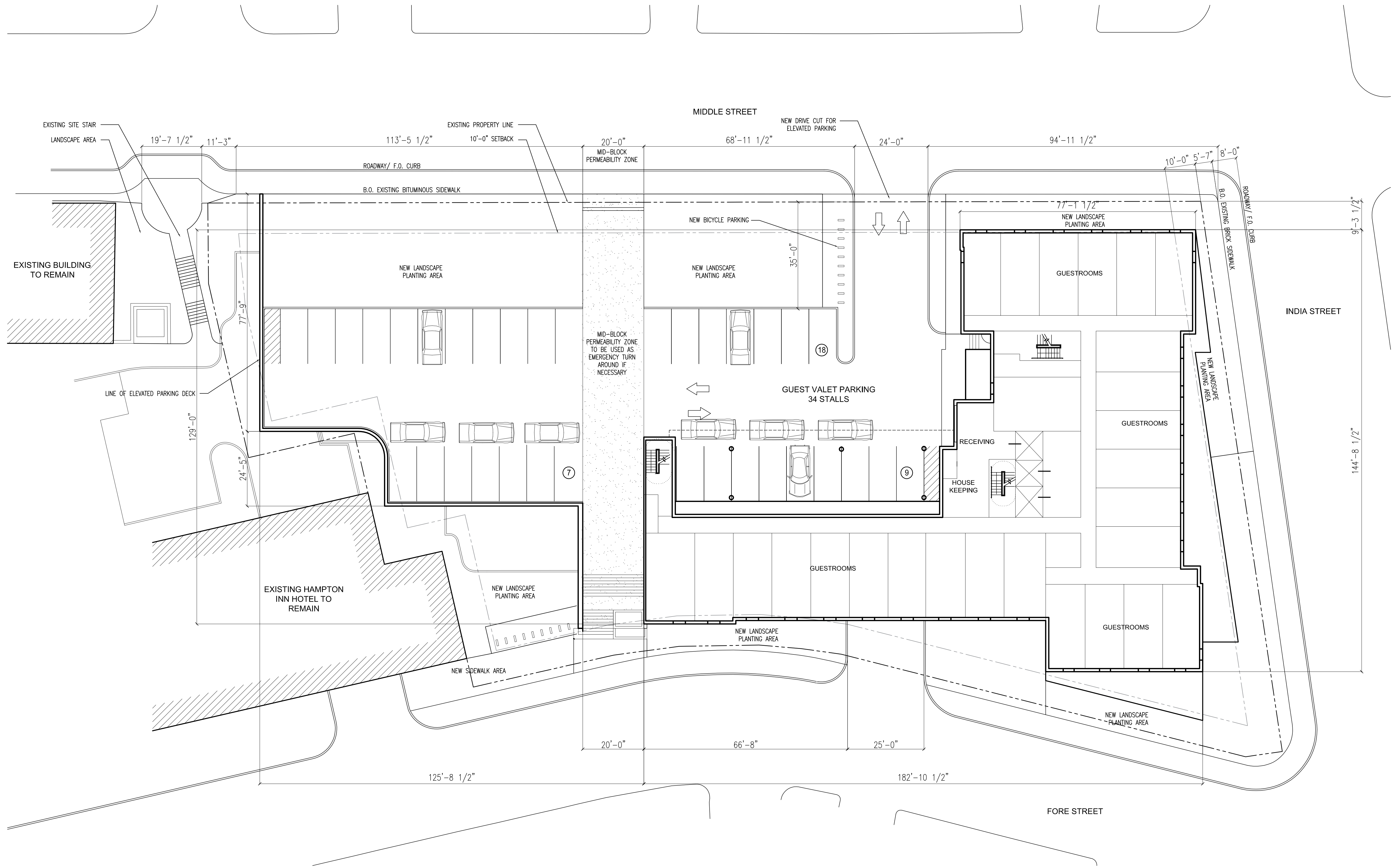
**AS-BUILT SUBMISSION 08-24-11**



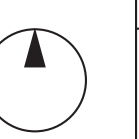
SITE PLAN LEVEL 01 - FORE STREET  
1/16" = 1'-0"

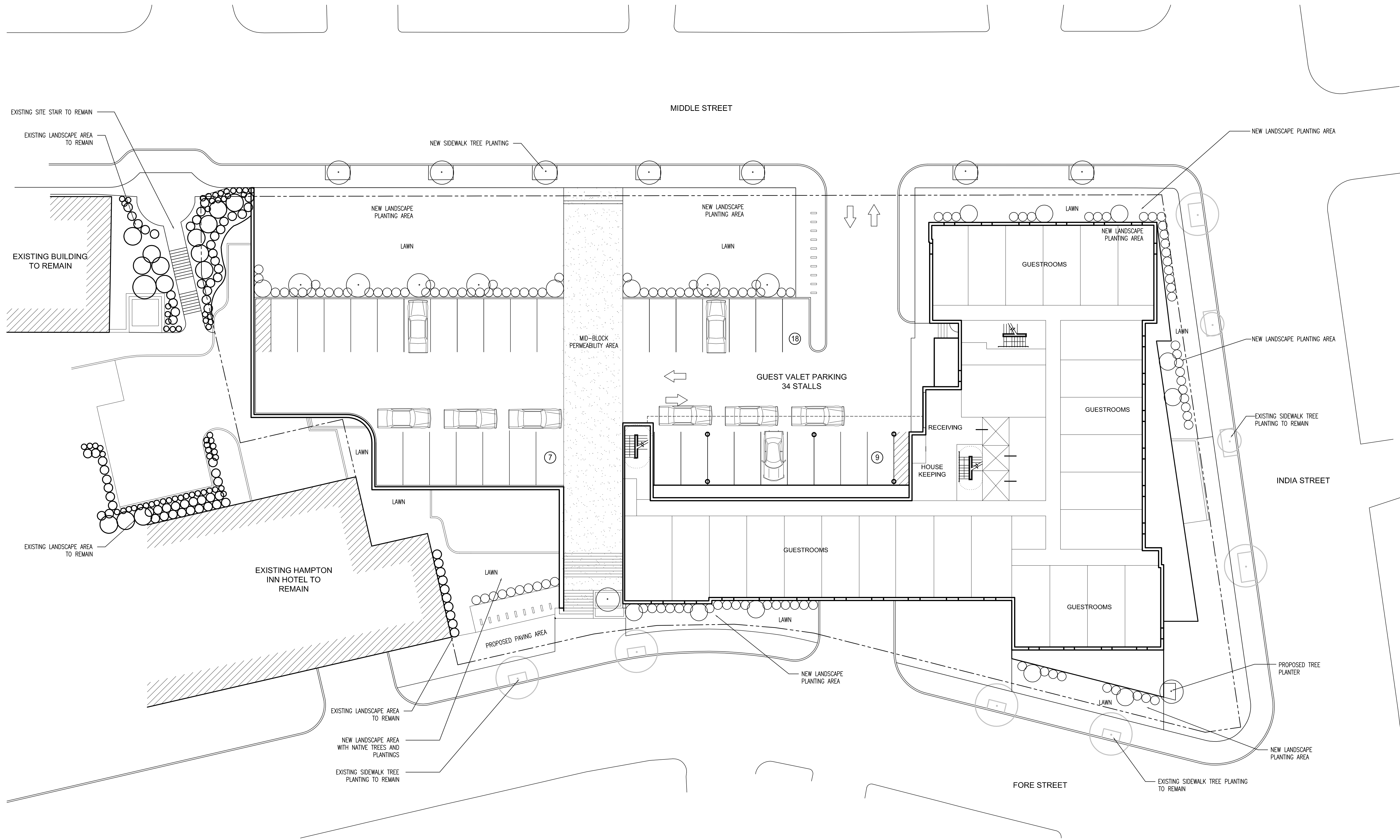


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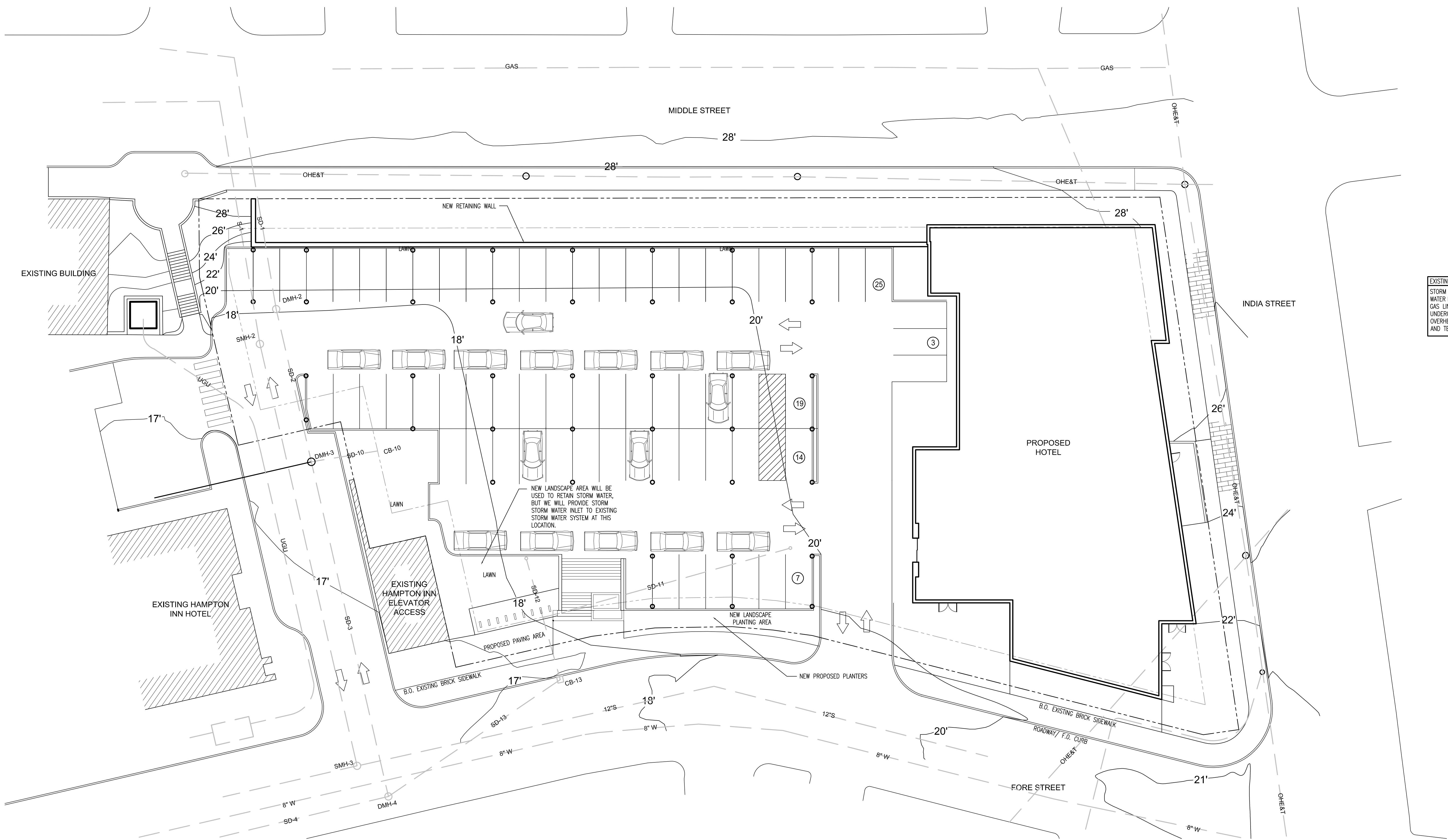


SITE PLAN LEVEL 02 - MIDDLE STREET  
 1/16" = 1'-0"





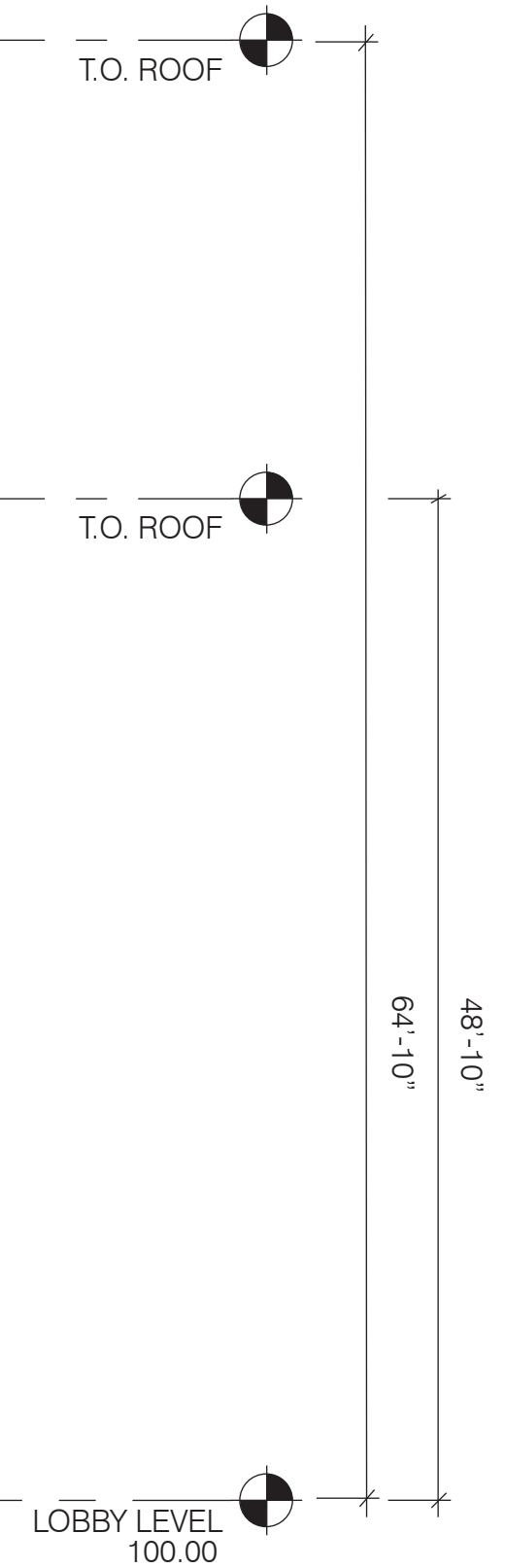
| PRELIMINARY TREE PLANTING LIST |  |
|--------------------------------|--|
| SWAMP WHITE OAK                |  |
| AMERICAN ELM - VALLEY FORGE    |  |
| AMERICAN HORNBEAM              |  |
| SERVICEBERRY 'CUMMULUS'        |  |
| WHITE CEDAR 'TECHNY'           |  |



| EXISTING UTILITY ABBREVIATIONS |       |
|--------------------------------|-------|
| STORM DRAIN                    | SD    |
| WATER LINE                     | W     |
| GAS LINE                       | GAS   |
| UNDERGROUND UTILITY            | UGU   |
| OVERHEAD POWER AND TELEPHONE   | OHE&T |



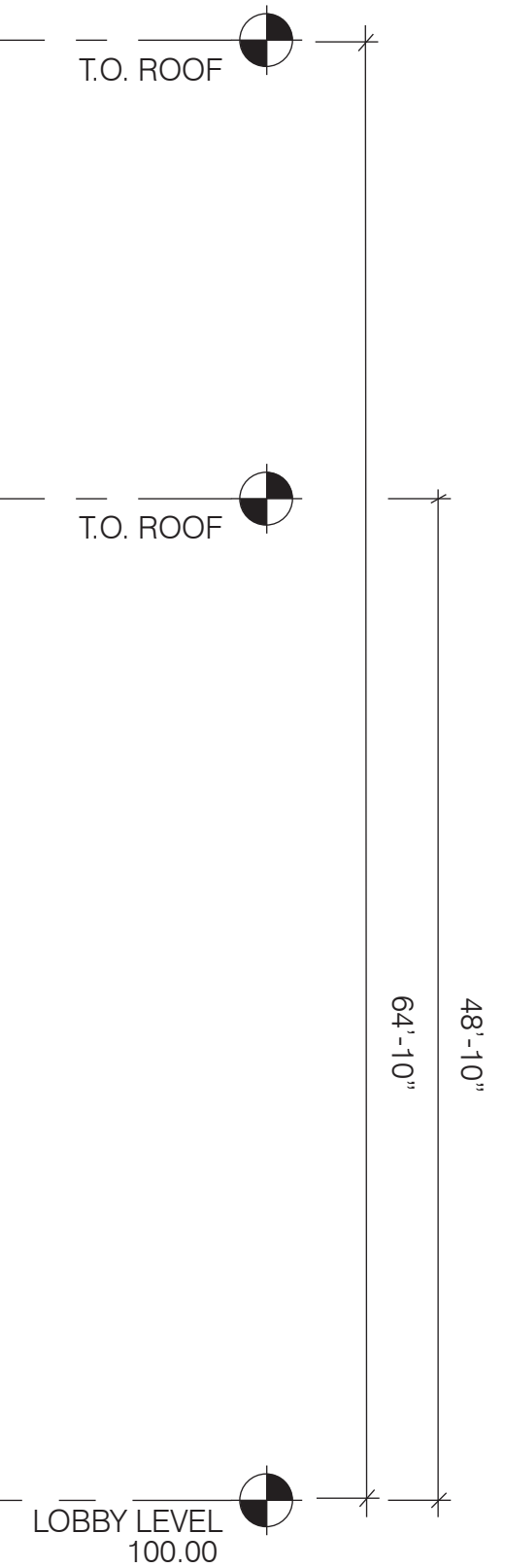




NORTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"





SOUTH ELEVATION  
1/8" = 1'-0"



VIEW FROM FORE STREET  
LOOKING EAST



VIEW FROM NW CORNER  
AT INTERSECTION OF FORE AND INDIA STREETS



VIEW FROM INTERSECTION  
AT FORE AND INDIA STREETS



VIEW OF STREETScape AND HOTEL ARRIVAL  
ALONG FORE STREET



VIEW FROM NE CORNER  
AT INTERSECTION OF INDIA AND MIDDLE STREETS



VIEW ROOF DECK  
AT INTERSECTION OF FORE AND INDIA STREETS



AERIAL VIEW  
ALONG MIDDLE STREET



VIEW ALONG MIDDLE STREET  
PARKING FIELD AND GUESTROOM TOWER