

BUSINESS HOTEL

PORTLAND, MAINE
203 Fore Street
Portland Downtown, ME 04101

PRELIMINARY SITE PLAN REVIEW
FEBRUARY 16, 2018 - 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 BUILDING PROGRAM

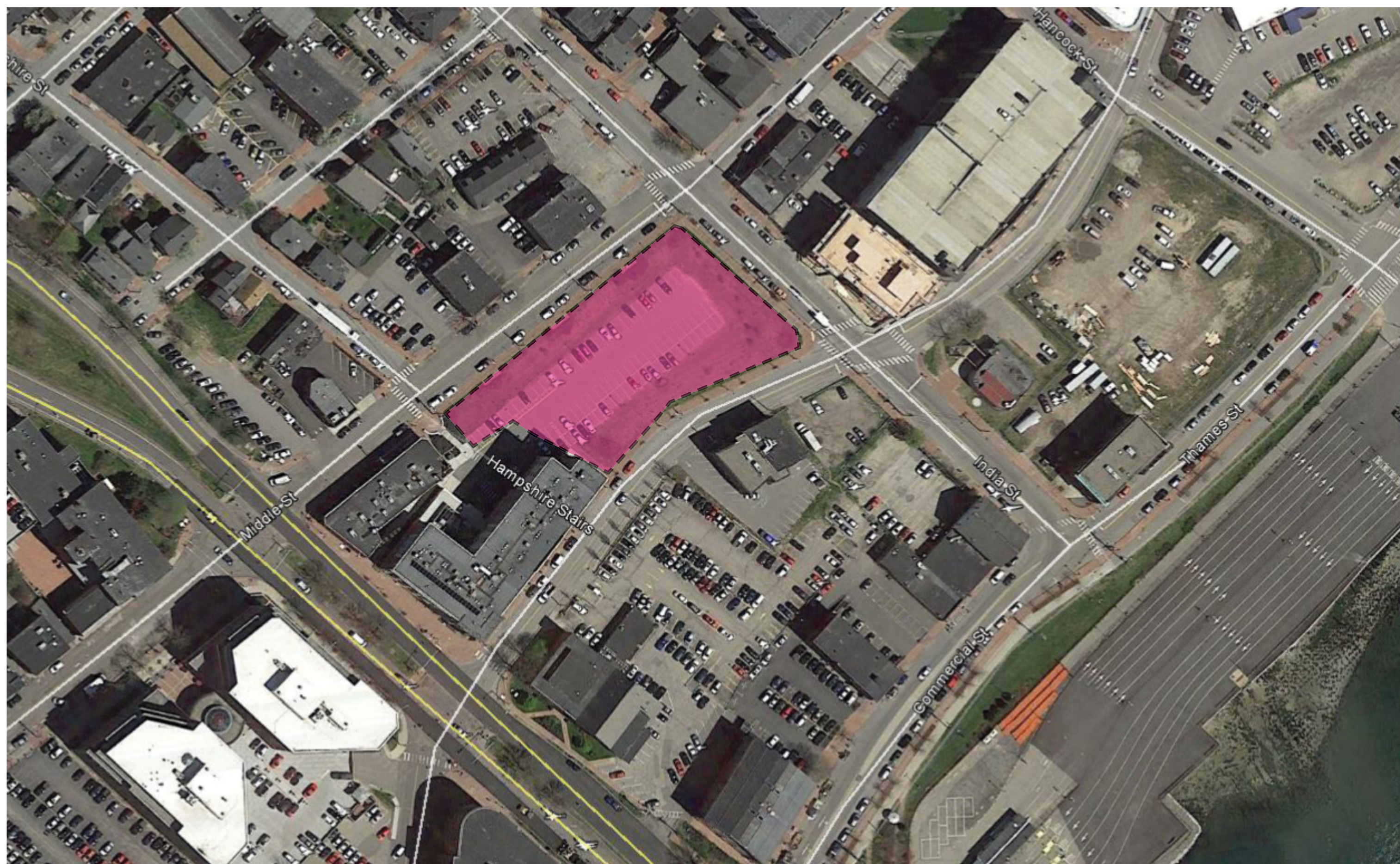
ZONING REQUIREMENTS

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.
- 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.
- THE MAX. BUILDING LENGTH ALONG INDIA STREET IS ALLOWED TO BE 150', WHICH OUR BUILDING MEETS THIS REQUIREMENT.
- THE MAX. BUILDING LENGTH ALONG MIDDLE STREET IS ALLOWED TO BE 50', WHICH OUR BUILDING MEETS THIS REQUIREMENT.

BIKE STORAGE SUMMARY

BIKE PARKING CODE REQUIREMENT: 2/10 GUESTROOMS
EXISTING BIKE PARKING PROVIDED: 2/10 GUESTROOMS = 25 REQUIRED - 40 PROVIDED HAMPTON INN HOTEL
BIKE PARKING REQUIRED: 126 ROOMS 2/10 GUESTROOMS = 26 REQUIRED
BIKE PARKING PROVIDED: = 20 PROVIDED
TOTAL BIKE STORAGE: 20-NEW 40-EXISTING = TOTAL 60



VICINITY MAP
NOT TO SCALE

WAIVER REQUESTS

1. WE ARE REQUESTING A WAIVER FOR THE BUILDING ORIENTATION. THE INDIA STREET FORM BASED CODE REQUIRES THE PRINCIPAL FRONTAGE TO FACE A UA STREET FOR CORNER LOTS HAVING UA FRONTAGE. THE MAIN ENTRANCE FOR THE HOTEL IS ON FORE STREET, A UT STREET. THE REASONS FOR ORIENTING THE HOTEL ENTRANCE ON FORE STREET INCLUDE TRAFFIC MANAGEMENT (UTILIZING EXISTING TRAFFIC PATTERNS FOR THE EXISTING HOTEL) AND THE TOPOGRAPHICAL CHALLENGES OF THE STEEP GRADE OF INDIA STREET. WHILE THE MAIN ENTRANCE OF THE HOTEL IS ORIENTED TOWARD FORE STREET, THE INDIA STREET SIDE CONTAINS THE MAIN ENTRANCES FOR THE RETAIL COMPONENT, AS WELL AS THE HOTEL ENTRANCES TO THE COFFEE SHOP AND DINING AREA.

FIRE CODE SEPARATION

THE PROPOSED STRUCTURE WILL COMPLY WITH THE CODE REQUIREMENTS OF SEPARATE OR NON-SEPARATE OCCUPANCIES BETWEEN THE PARKING AREA AND THE HOTEL AREA. THE STRUCTURE WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CODE. A FULL CODE REVIEW WILL BE DONE TO PROVIDE THE BEST COURSE OF ACTION FOR THE BUILDING CODE REQUIREMENTS ONCE DESIGN APPROVAL HAS BEEN GIVEN.

HOTEL AREA SUMMARY

Guestroom Floors Summary							Total
	1	2	3	4	5	6	
STUDIO							
Type A - Queen Studio	0	20	29	30	14	15	108
Type SA- Queen Studio Accessible	0	1	2	1	2	1	7
Type B - Queen One Bedroom	0	1	2	2	1	1	7
Total	0	22	33	33	17	17	122

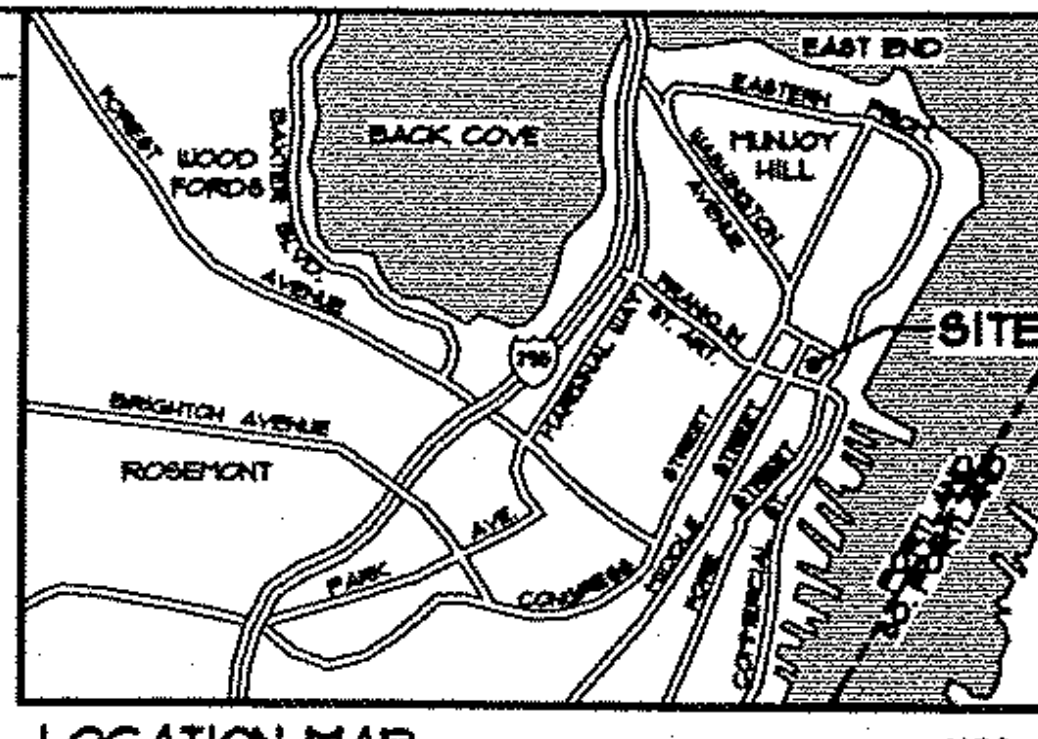
Building Program		Area (GSF)	SITE AREA	47,473
Level				
Lobby Level		10,630		
Level 02		13,576		
Level 03		15,762		
Level 04		15,762		
Level 05		11,212		
Level 06		8,492		
Total Building		75,434	GSF	
Lobby Parking		23,312		
Level 02 Parking		12,576		
Total Parking		35,888	GSF	
TOTAL BUILDING AND PARKING		111,322	GSF	

Proposed Parking		REQUIRED PARKING	
VALET SURFACE PARKING		Proposed Hotel	
Standard Valet Stalls	56	122 Guestrooms: 1 Stall / 4 Rooms = 31 Stalls	
Stacked Valet	12	Rooftop Bar @ 2,573sf: 1 Stall / 150sf = 18 Stalls	
Subtotal	68	Retail @ 1,290sf: 1 Stall / 150sf = 9 Stalls	
VALET ELEVATED PARKING		Existing Hampton Inn	
Standard Valet Stalls	34	125 Guestrooms: 1 Stall / 4 Rooms = 32 Stalls	
Stacked Valet	6	Meeting Space @ 957sf: 1 Stall / 125sf = 8 Stalls	
Subtotal	40	Residential Stalls = 12 Stalls	
REQUIRED RESIDENTIAL PARKING		Required Parking Stalls	110
Residential Stalls	12		
PROPOSED ON-SITE PARKING TOTAL	120		

GENERAL NOTES:

1. APPLICANT: OLD PORT HOSPITALITY, LLC 8 CORPORATE DRIVE, BELMONT, NEW HAMPSHIRE, 03026.
2. THE RECORD BOOK OF THE PROPERTY IS OLD PORT HOSPITALITY, LLC BY DEED DATED JANUARY 23, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 2361, PAGE 49.
3. THE PROPERTY IS SHOWN AS LOTS 1, 2, 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 28.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 36,399 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY TITLED ALTA SURVEY OF JORDAN'S REALTY PROPERTY FOR OLD PORT HOSPITALITY, LLC BY BRAGG TECHNIC, INC. PERFORMED DATED DECEMBER 4, 2009 REVISED THROUGH DECEMBER 19, 2009 TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
 - (a) PER LOT SIZE: NONE
 - (b) PER LOT WIDTH: 15 FT.
 - (c) STREET WALL TO BUILD LINE: 5 FT. (SEE SEC. 14-22B, CHAPTER 14, OF CITY LAND USE ORDINANCE)
 - (d) PER YARD DIMENSIONS: NONE
 - (e) PER LOT MOUTH: NONE
 - (f) MAX. LENGTH OF UNPUNCTURED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE FOOTCURELWAY: 150 FT.
 - (g) PAD OVERLAY ZONE: B FT.
 - (h) ALL OTHERS: AS SHOWN.
 - (i) MAX. LOT COVERAGE: 50%
 - (j) PER BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 30 FT. IN HEIGHT EXCEPT FOR ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BLANK REFRIGERATION FACILITIES.
 - (k) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-22B, CHAPTER 14, OF CITY LAND USE ORDINANCE.
7. NOTE: RESTAURANT AND PORTSIDE RESIDENCES IS A PRIVATE CONDOMINIUM DEVELOPMENT THAT WILL CONSIST OF A HOTEL UNIT, A RESTAURANT UNIT AND A RESIDENTIAL UNIT. THE RESIDENTIAL UNIT WILL BE UP TO 12 DWELLING UNITS. FOR DIMENSIONS AND BOUNDARIES OF THE UNITS AND COMMON ELEMENTS REFER TO THE CONDOMINIUM PLANS AND PLANS OF THE FOREGOING CONDOMINIUM AND SUB-CONDOMINIUM TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
8. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN SHALL CONSTITUTE APPROVAL OF SUBDIVISION OF THE LAND INTO TWO LOTS AS SHOWN HEREON AND APPROVAL OF SUBDIVISION OF THE TOP FLOOR OF THE PROPOSED BUILDING INTO UP TO 12 RESIDENTIAL CONDOMINIUM UNITS. THE APPLICANT OR ITS SUCCESSORS OR AGENTS MAY DEMAGNATE AND ALTER THE LAYOUT, DIMENSIONS AND BOUNDARIES OF THE RESIDENTIAL DWELLING UNITS WITHOUT FURTHER PLANNING BOARD APPROVAL, PROVIDED THAT NO MORE THAN 12 RESIDENTIAL DWELLING UNITS MAY BE DEMAGNATED AND CONSTRUCTED.

9. THE PROJECT IS A PRIVATE CONDOMINIUM DEVELOPMENT AND SITE LIGHTING, TRASH REMOVAL AND INDOOR REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION OR THE HOTEL UNIT OPERATOR.
10. A SUBDIVISION SHALL BE DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD, WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDING OR OTHERWISE AND AS FURTHER DEFINED IN M.P.A. PURSA, SECTION 446F. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR RESIDENTIAL HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TRUCK-SHARE UNITS AND APARTMENTS.
11. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO MAINTAIN THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
12. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 2.
13. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
14. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO MAINTAIN THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
15. ALL BINARY SERVICES AND APPOINTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT WATER DIVISION.
16. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
17. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING BOARD OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF MOORED OR LAWN AREAS, ACCESS, SIDE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
19. LANDSCAPING SHALL MEET THE "LANDSCAPE GUIDELINES" SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



EXISTING CURVE DATA

CURVE	LENGTH	RADIUS	DATA	CHORD BEARINGS	CHORD DIST.
C1	10.11'	75.00'	217°52'	80°12'40"W	9.637'

EXISTING E DATA

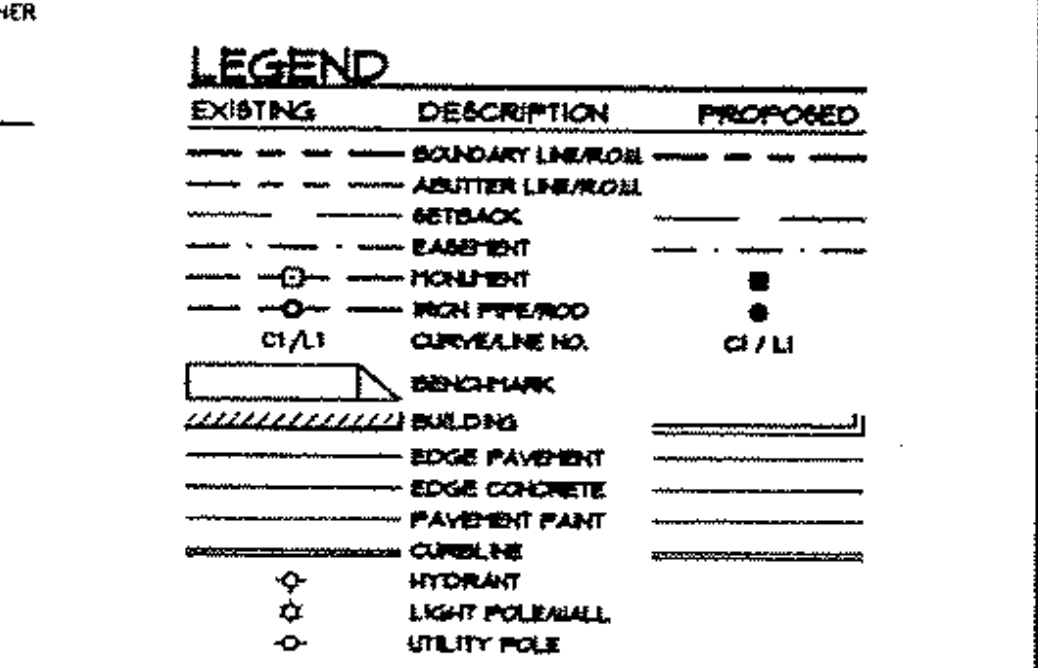
LINE	DIRECTION	DISTANCE
L1	N43°43'28"E	53.0'
L2	S28°32'12"E	53.0'
L3	S58°21'43"W	23.89'

PROPOSED E DATA

LINE	DIRECTION	DISTANCE
L4	S50°16'42"E	26.37'
L5	N81°08'24"W	26.37'
L6	N38°37'28"E	38.89'
L7	S81°08'24"W	26.37'
L8	S58°21'43"W	23.89'
L9	N81°08'24"W	26.37'

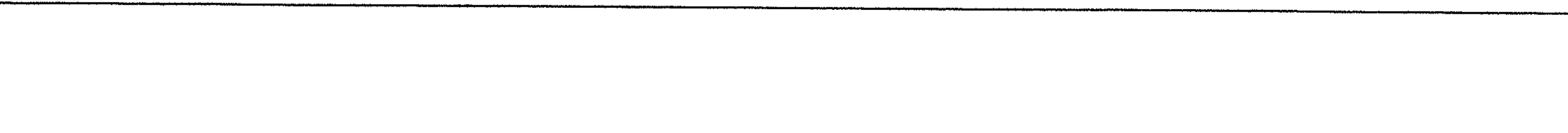
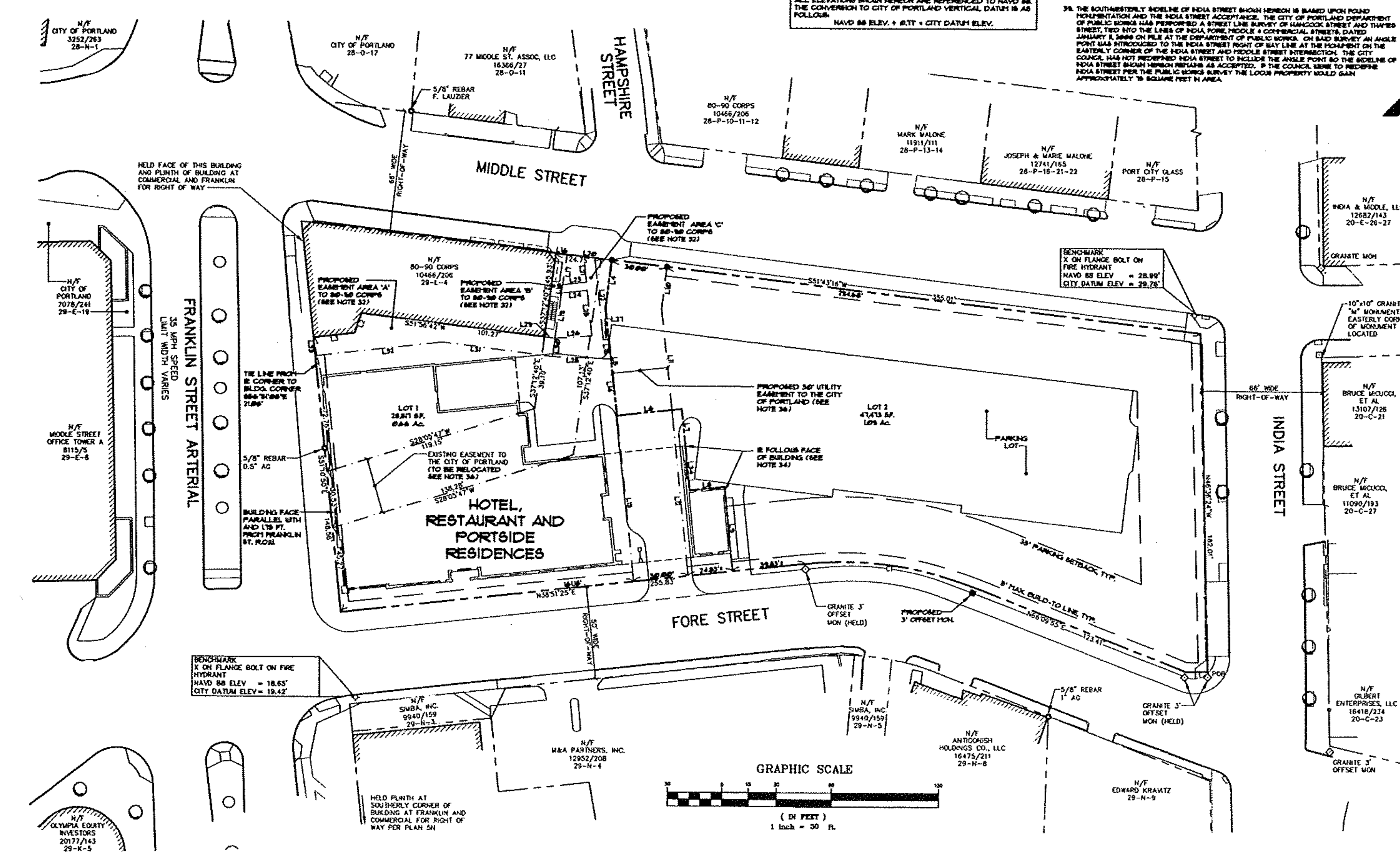
PROPOSED EASEMENT LINE DATA

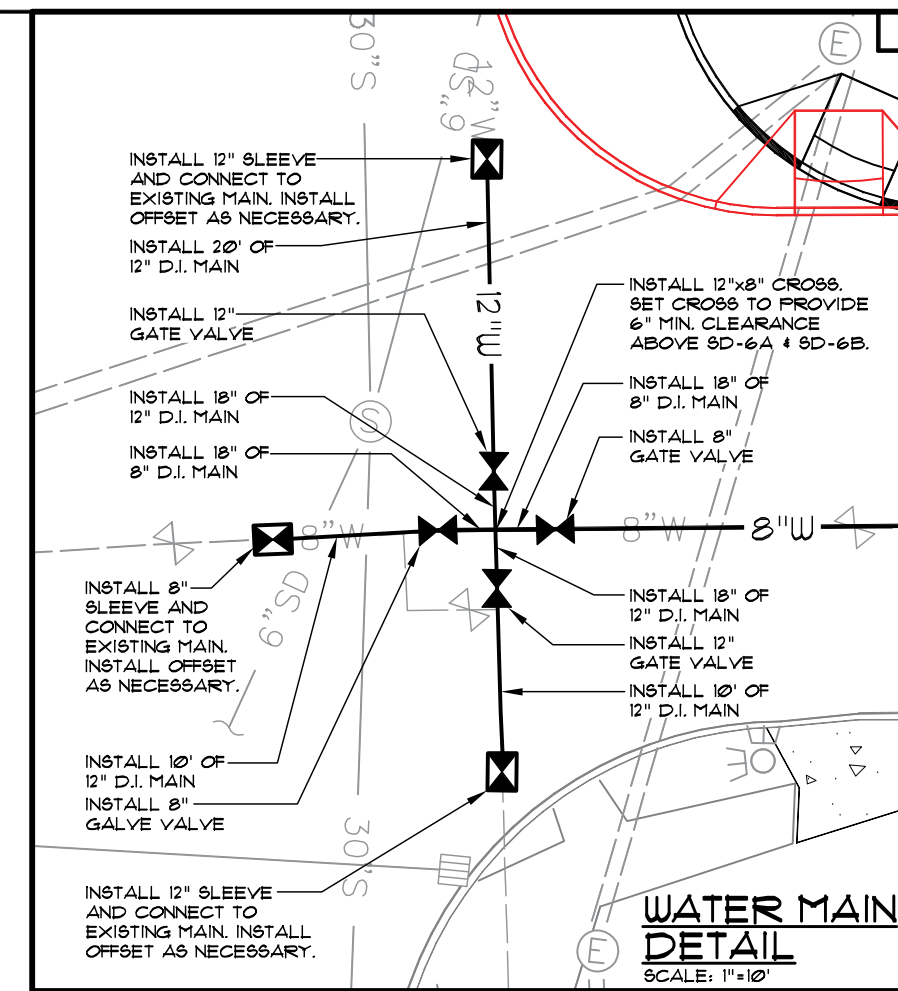
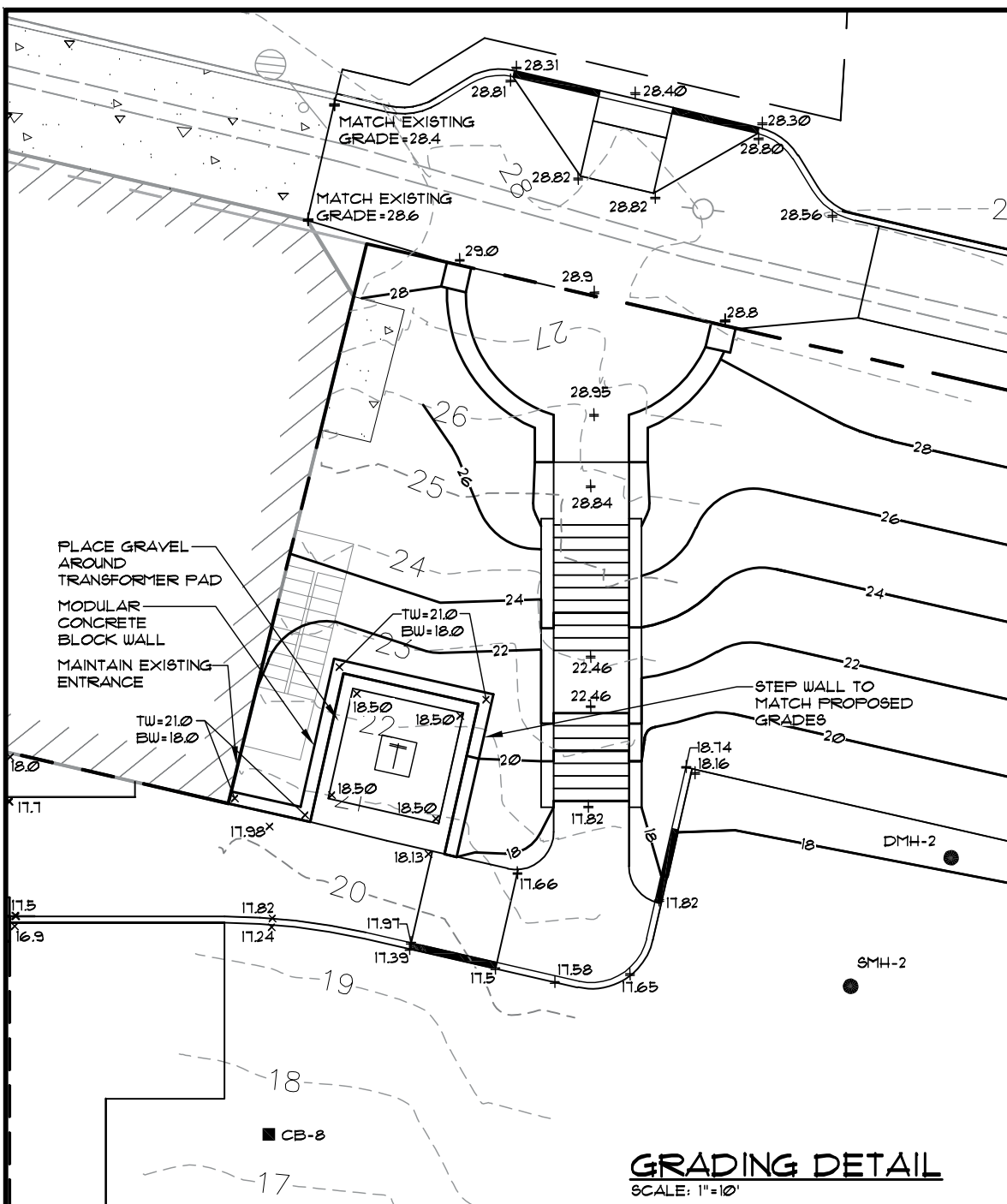
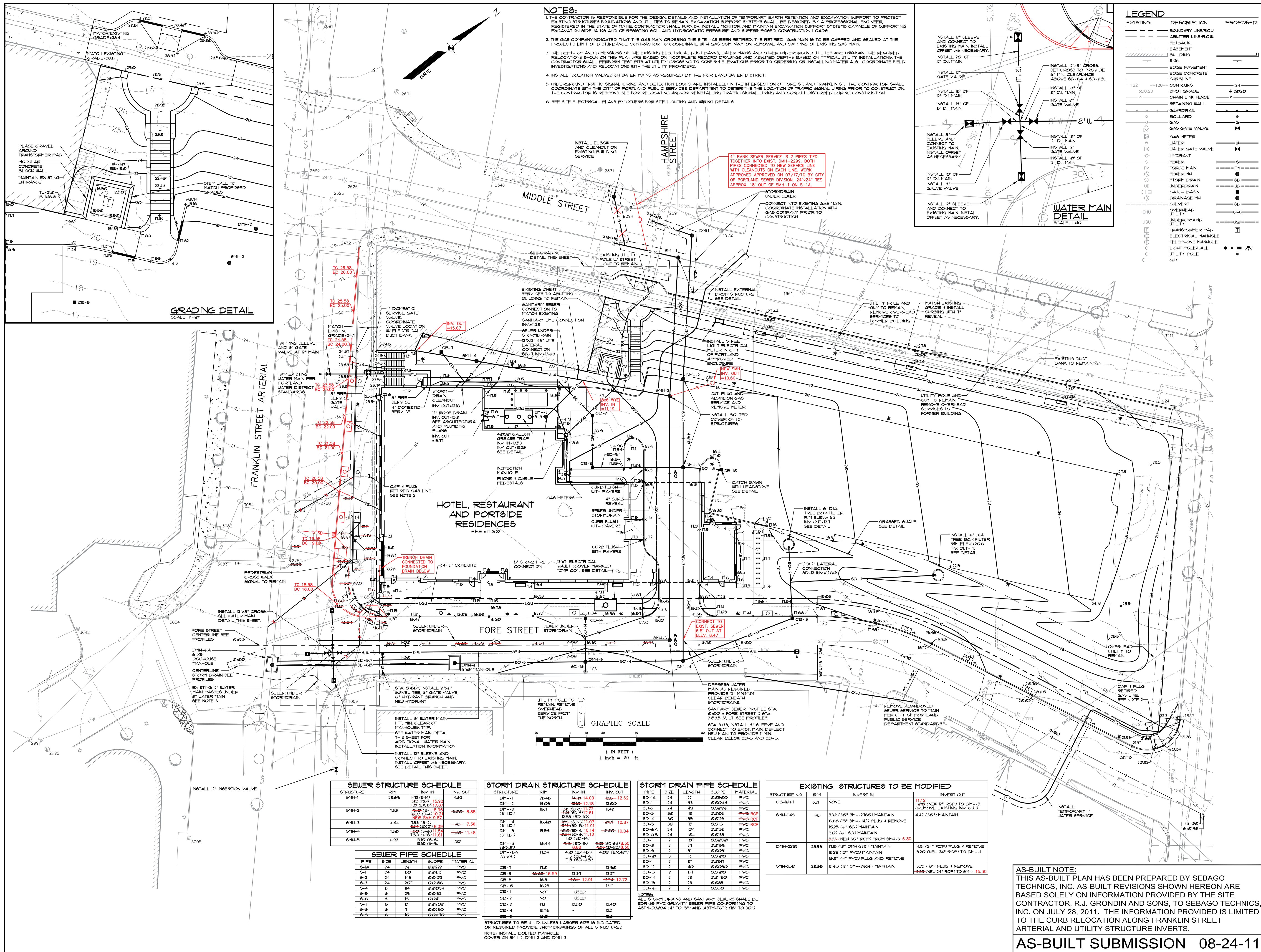
LINE	DIRECTION	DISTANCE
L10	N81°08'24"W	26.37'
L11	N81°08'24"W	26.37'
L12	N81°08'24"W	26.37'
L13	N81°08'24"W	26.37'
L14	N81°08'24"W	26.37'
L15	N81°08'24"W	26.37'
L16	N81°08'24"W	26.37'
L17	N81°08'24"W	26.37'
L18	N81°08'24"W	26.37'
L19	N81°08'24"W	26.37'
L20	N81°08'24"W	26.37'
L21	N81°08'24"W	26.37'
L22	N81°08'24"W	26.37'
L23	N81°08'24"W	26.37'
L24	N81°08'24"W	26.37'
L25	N81°08'24"W	26.37'
L26	N81°08'24"W	26.37'
L27	N81°08'24"W	26.37'
L28	N81°08'24"W	26.37'
L29	N81°08'24"W	26.37'
L30	N81°08'24"W	26.37'
L31	N81°08'24"W	26.37'
L32	N81°08'24"W	26.37'
L33	N81°08'24"W	26.37'



APPROVAL:
CITY OF PORTLAND
PLANNING BOARD
APRIL 13, 2010

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED June 4th 2010
AT 10:11 AM AND RECORDED IN
PLAN BOOK 210 PAGE 199
ATTEST *Paula E. Joly* REGISTRAR





EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE CURBLINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	GUARDRAIL	---
---	BOLLARD	---
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	HYDRANT	---
---	SEWER	---
---	SEWER MAIN	---
---	SEWER MH	---
---	STORY DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	VALVE	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	ELECTRICAL MANHOLE	---
---	TELEPHONE MANHOLE	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---

- 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 RUN/SH, 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 CROSSINGS.
 - 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.

STRUCTURE	RPT	INV. IN	INV. OUT
8"MH-1	28.63	14.13 (5.41)	15.92
8"MH-2	17.58	14.96 (8.17)	15.07
8"MH-3	16.44	13.5 (8.21)	14.01
8"MH-4	17.50	15.5 (8.41)	10.21
8"MH-5	16.92	13.0 (7.81)	13.0

STRUCTURE	RPT	INV. IN	INV. OUT
DPH-1	28.48	14.0 (14.00)	12.62
DPH-2	18.95	12.0 (12.18)	12.00
DPH-3	16.71	15.0 (15.31)	14.8
DPH-4	16.42	14.0 (14.31)	10.87
DPH-5	15.98	14.0 (14.14)	10.04
DPH-6	17.34	14.0 (14.41)	11.10
DPH-7	16.44	14.0 (14.41)	11.10
DPH-8	17.34	14.0 (14.41)	11.10
DPH-9	17.34	14.0 (14.41)	11.10
DPH-10	17.34	14.0 (14.41)	11.10
DPH-11	17.34	14.0 (14.41)	11.10
DPH-12	17.34	14.0 (14.41)	11.10
DPH-13	17.34	14.0 (14.41)	11.10
DPH-14	17.34	14.0 (14.41)	11.10

PIPE SIZE	LENGTH	SLOPE	MATERIAL
SD-1A	24	22	0.0200 PVC
SD-1B	24	23	0.0200 PVC
SD-2	24	43	0.0200 PVC
SD-3	24	13	0.0200 PVC
SD-4	24	59	0.0200 PVC
SD-5	24	15	0.0200 PVC
SD-6A	24	104	0.0200 PVC
SD-6B	24	104	0.0200 PVC
SD-7	12	107	0.0200 PVC
SD-8	12	21	0.0200 PVC
SD-9	12	91	0.0200 PVC
SD-10	12	42	0.0200 PVC
SD-11	12	81	0.0200 PVC
SD-12	12	42	0.0200 PVC
SD-13	12	61	0.0200 PVC
SD-14	12	23	0.0200 PVC
SD-15	12	23	0.0200 PVC
SD-16	12	2	0.0200 PVC

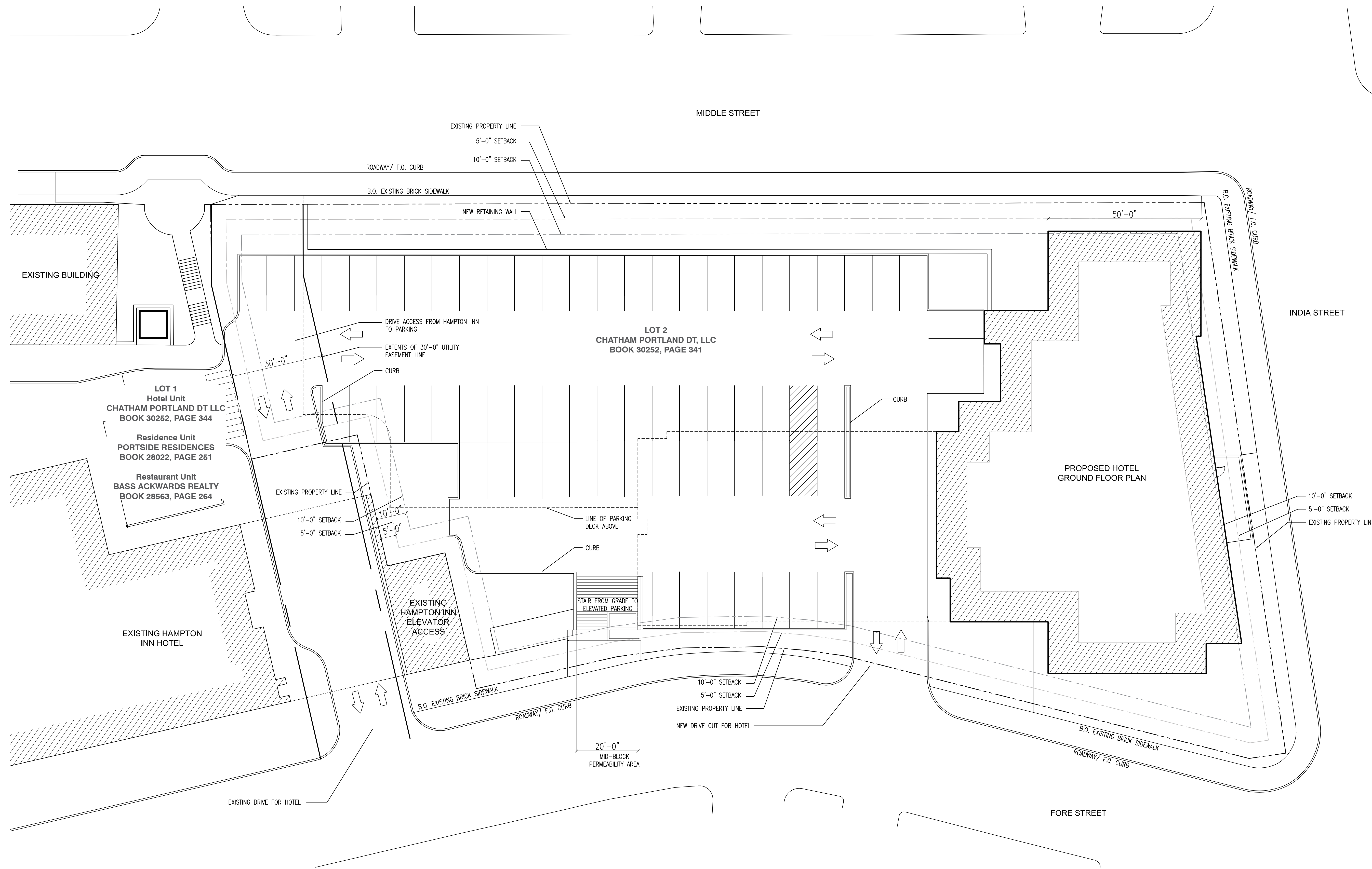
STRUCTURE NO.	RPT	INVERT IN	INVERT OUT
CB-1061	121	NONE	11.12
8"MH-1048	1743	5.10 (30" 8"MH-1048) MAINTAIN	4.42 (30" MAINTAIN
DPH-2293	2855	17.0 (18" DPH-2293) MAINTAIN	14.91 (24" RCP) TO DPH-1
8"MH-2312	2865	15.63 (18" 8"MH-2312) MAINTAIN	15.20 (NEW 24" RCP) TO 8"MH-1

PIPE SIZE	LENGTH	SLOPE	MATERIAL
8" S-1	24	80	0.0200 PVC
8" S-2	24	143	0.0200 PVC
8" S-3	24	107	0.0200 PVC
8" S-4	8	114	0.0200 PVC
8" S-5	8	78	0.0200 PVC
8" S-6	8	19	0.0200 PVC
8" S-7	6	12	0.0200 PVC
8" S-8	6	1	0.0200 PVC

PIPE SIZE	LENGTH	SLOPE	MATERIAL
SD-1	24	22	0.0200 PVC
SD-2	24	43	0.0200 PVC
SD-3	24	13	0.0200 PVC
SD-4	24	59	0.0200 PVC
SD-5	24	15	0.0200 PVC
SD-6A	24	104	0.0200 PVC
SD-6B	24	104	0.0200 PVC
SD-7	12	107	0.0200 PVC
SD-8	12	21	0.0200 PVC
SD-9	12	91	0.0200 PVC
SD-10	12	42	0.0200 PVC
SD-11	12	81	0.0200 PVC
SD-12	12	42	0.0200 PVC
SD-13	12	61	0.0200 PVC
SD-14	12	23	0.0200 PVC
SD-15	12	23	0.0200 PVC
SD-16	12	2	0.0200 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



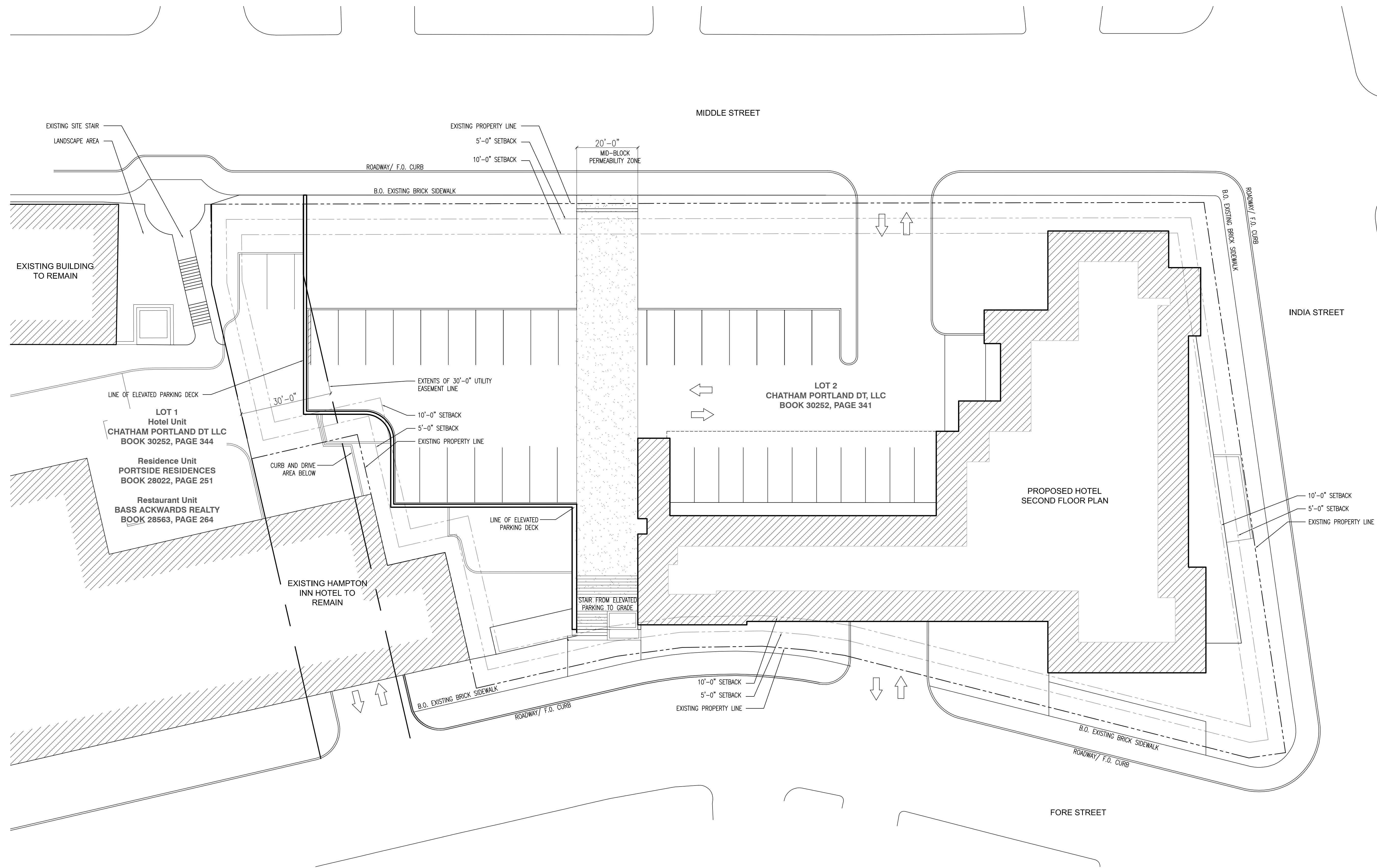
DEED INFORMATION

LOT 1
 Hotel Unit
 CHATHAM PORTLAND DT LLC
 BOOK 30252, PAGE 344

Residence Unit
 PORTSIDE RESIDENCES
 BOOK 28022, PAGE 251

Restaurant Unit
 BASS ACKWARDS REALTY
 BOOK 28563, PAGE 264

LOT 2
 CHATHAM PORTLAND DT, LLC
 BOOK 30252, PAGE 341



DEED INFORMATION

LOT 1
Hotel Unit
CHATHAM PORTLAND DT LLC
BOOK 30252, PAGE 344

Residence Unit
PORTSIDE RESIDENCES
BOOK 28022, PAGE 251

Restaurant Unit
BASS ACKWARDS REALTY
BOOK 28563, PAGE 264

LOT 2
CHATHAM PORTLAND DT, LLC
BOOK 30252, PAGE 341

LOT 1
Hotel Unit
CHATHAM PORTLAND DT LLC
BOOK 30252, PAGE 344

Residence Unit
PORTSIDE RESIDENCES
BOOK 28022, PAGE 251

Restaurant Unit
BASS ACKWARDS REALTY
BOOK 28563, PAGE 264

LOT 2
CHATHAM PORTLAND DT, LLC
BOOK 30252, PAGE 341

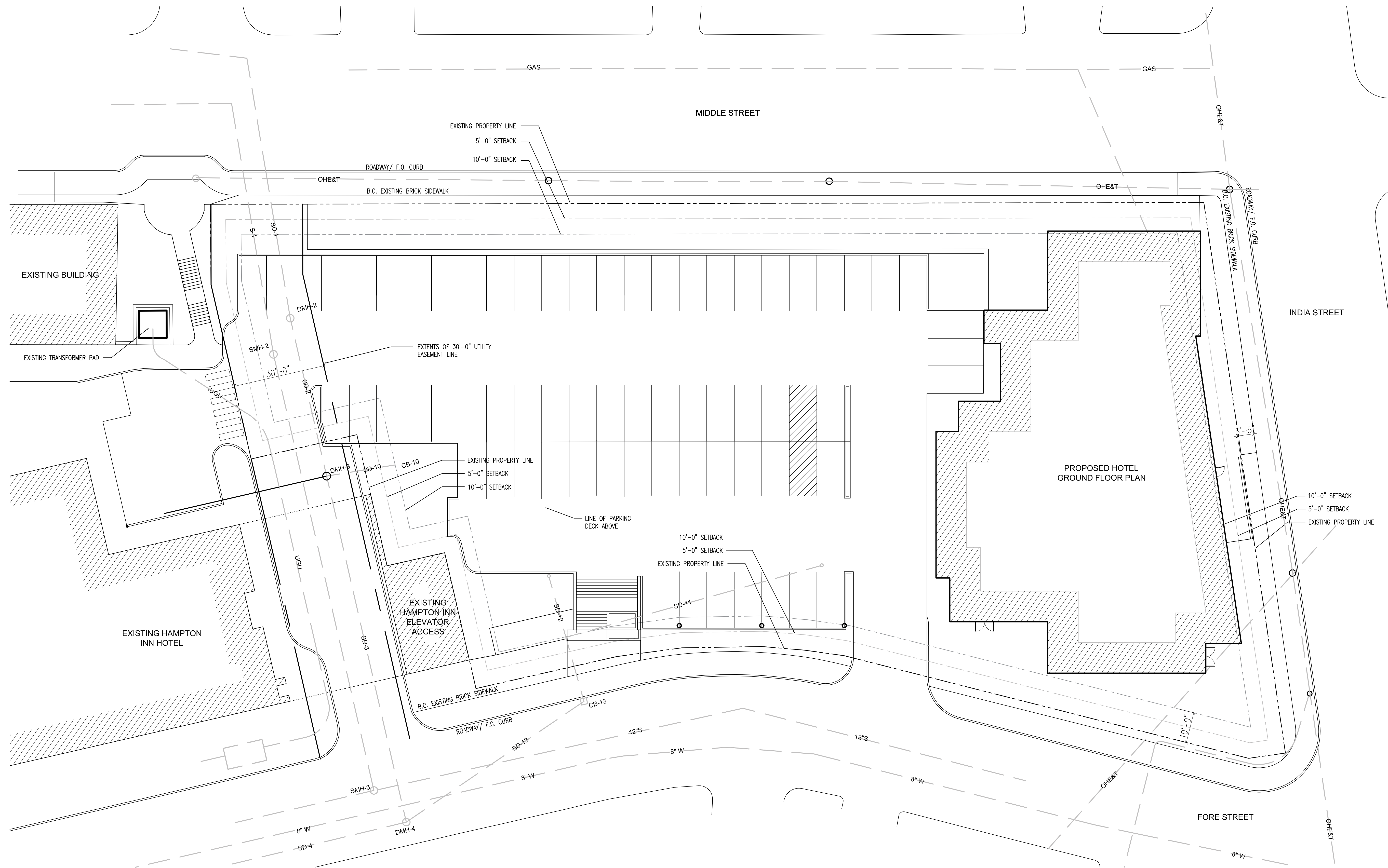
PROPOSED HOTEL
SECOND FLOOR PLAN

EXISTING HAMPTON
INN HOTEL TO
REMAIN

EXISTING BUILDING
TO REMAIN

EXISTING UTILITY ABBREVIATIONS

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



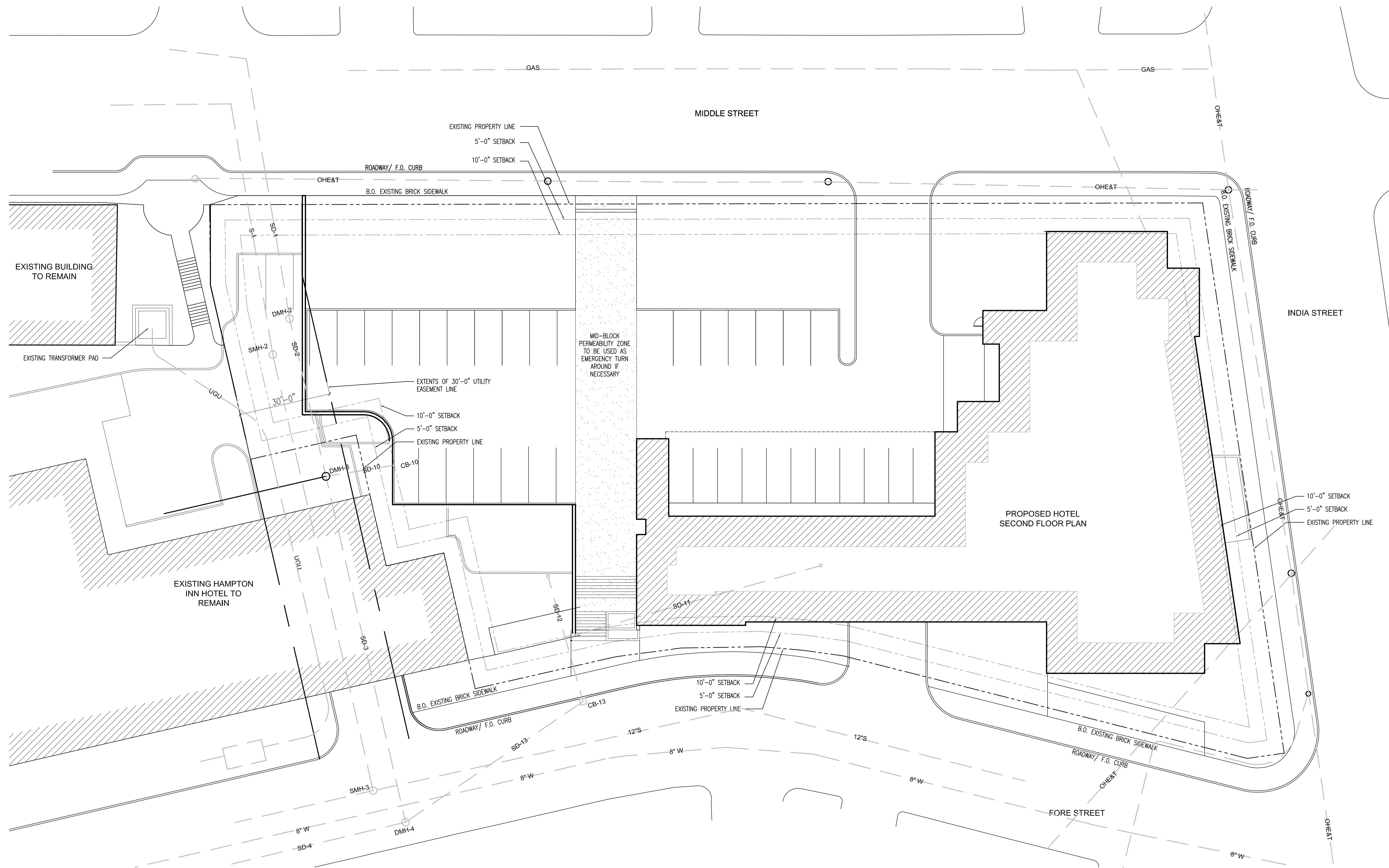
UTILITY PLAN LEVEL 01 - FORE STREET
1/16" = 1'-0"



A8

EXISTING UTILITY ABBREVIATIONS

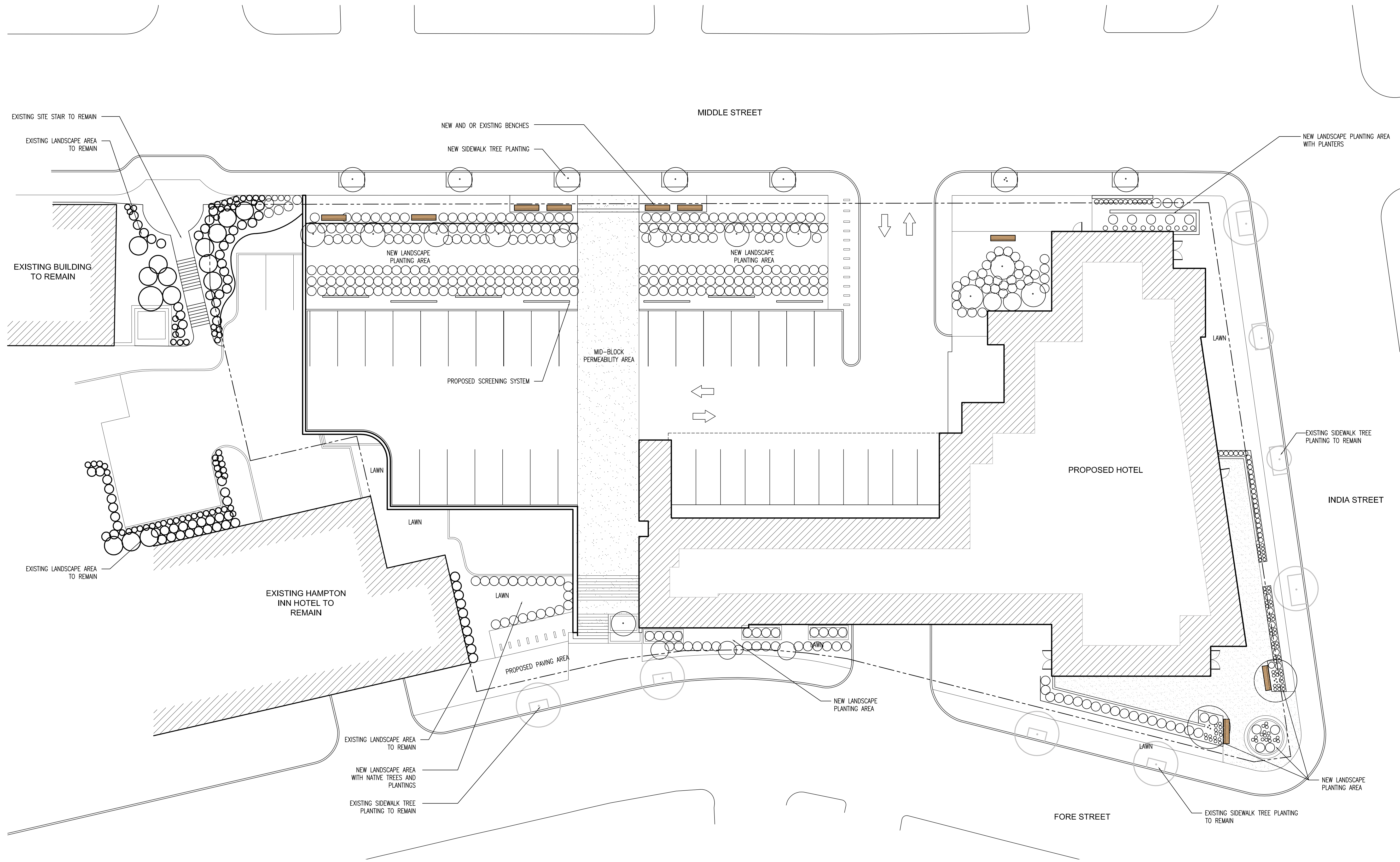
- SD - STORM DRAIN
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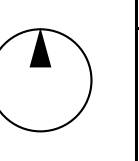
UTILITY PLAN LEVEL 02 - MIDDLE STREET
1/16" = 1'-0"

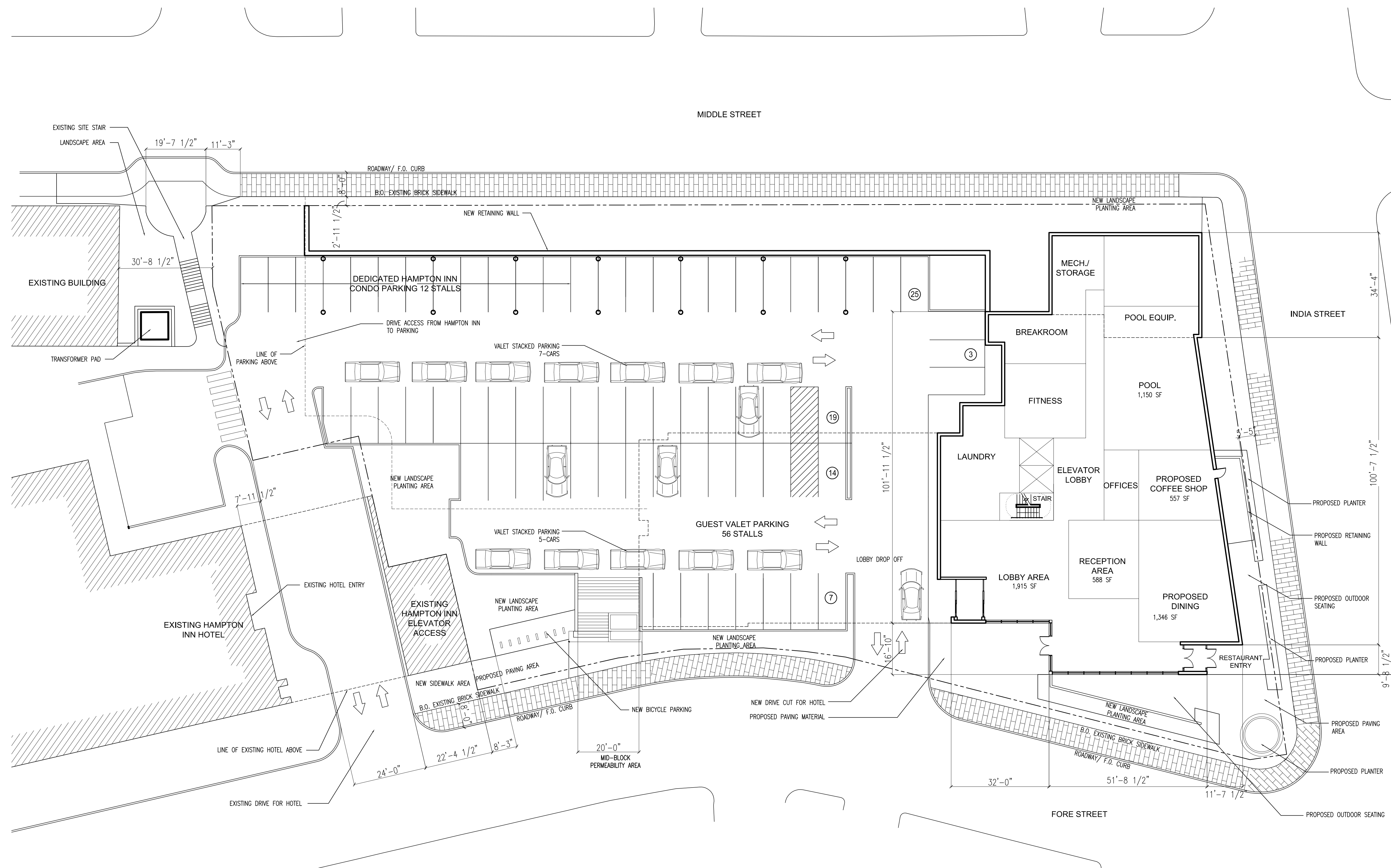
PRELIMINARY TREE PLANTING LIST

SWAMP WHITE OAK
 AMERICAN ELM - VALLEY FORGE
 AMERICAN HORNBEAM
 SERVICEBERRY 'COLMULUS'
 WHITE CEDAR 'TECHNY'

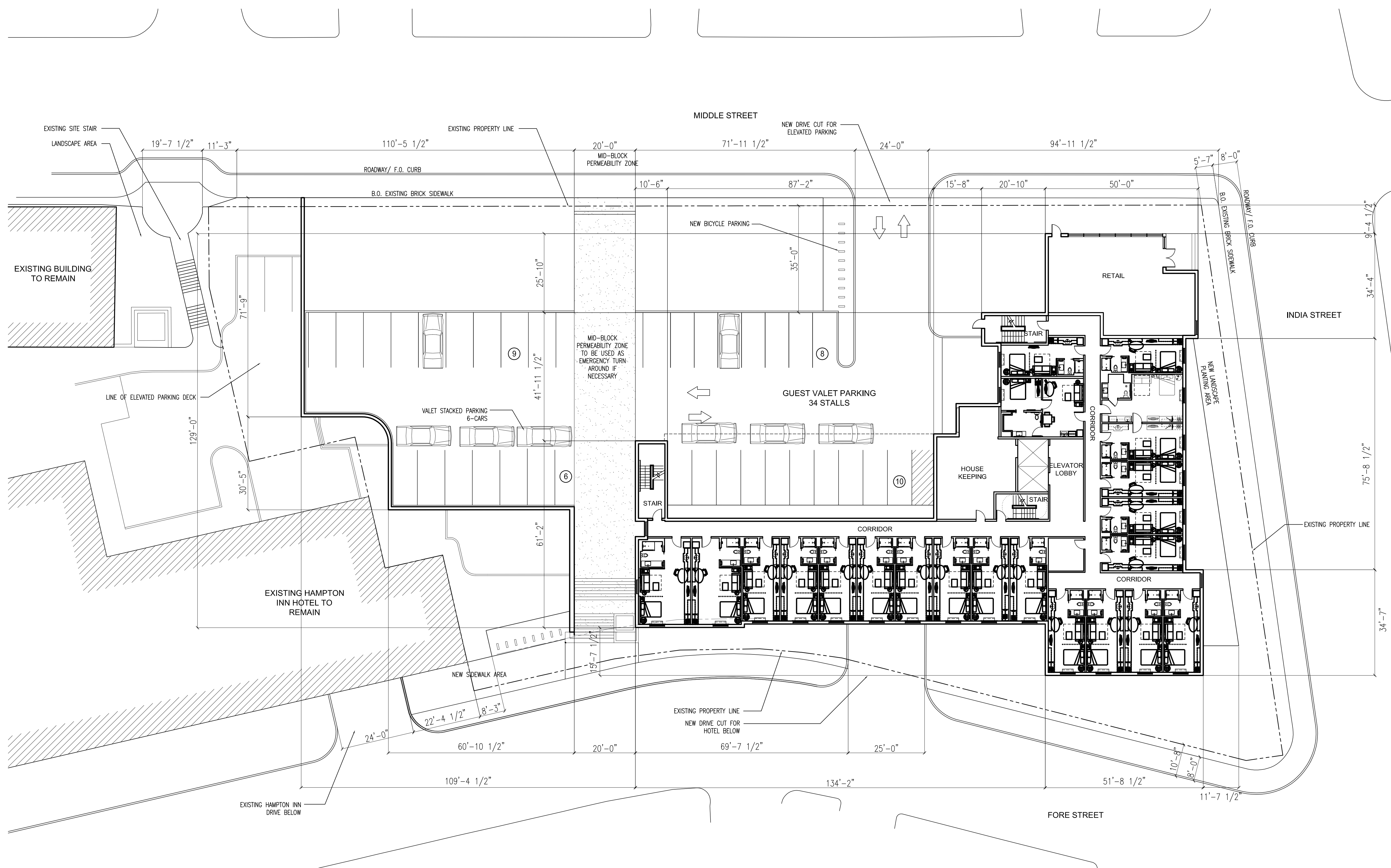


LANDSCAPE PLAN
 1/16" = 1'-0"

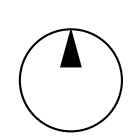




FLOOR PLAN LEVEL 01 - FORE STREET
 1/16" = 1'-0"



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

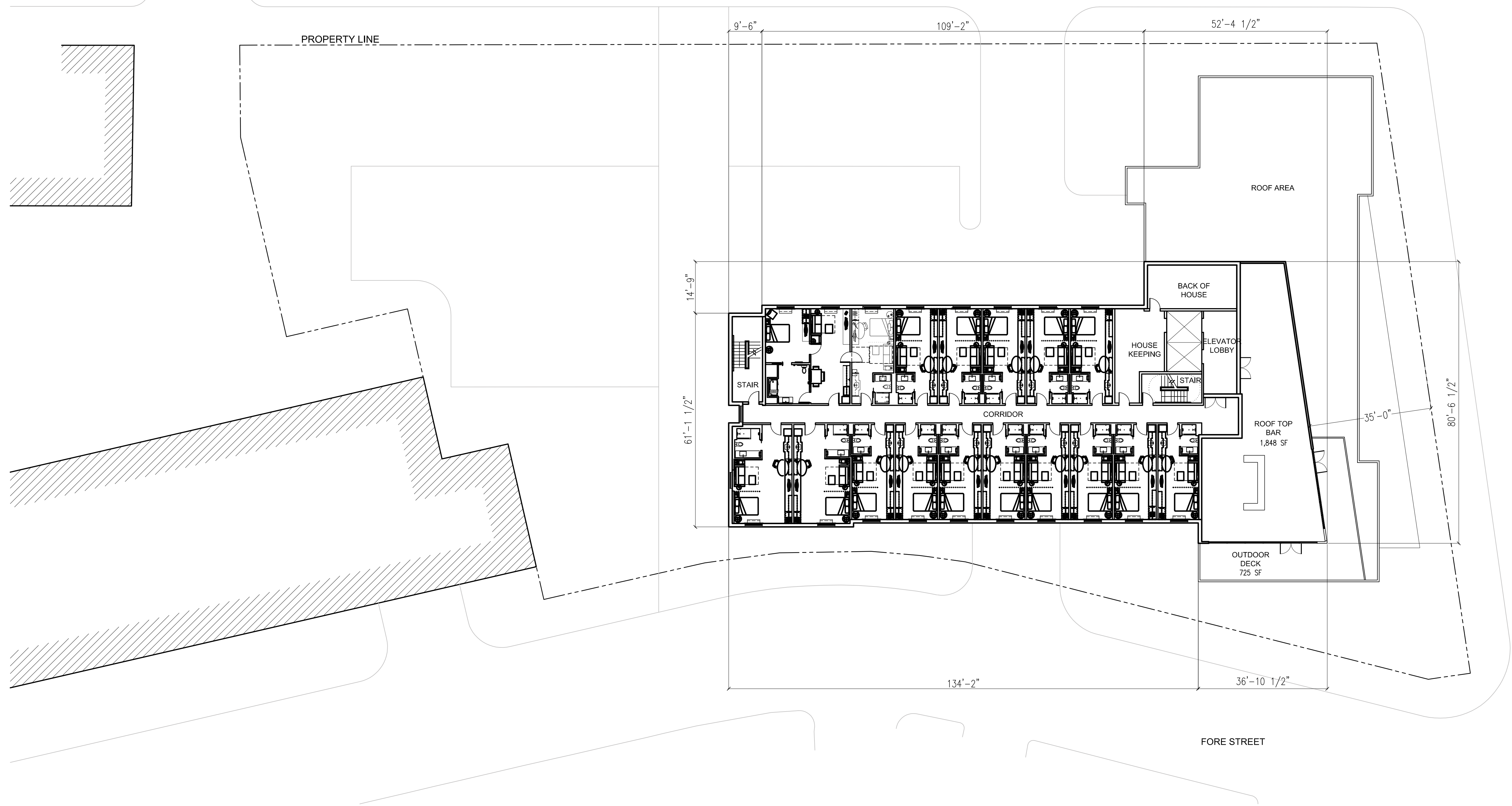


PRELIMINARY SITE PLAN REVIEW
PROPOSED HOME BUSINESS HOTEL
 203 Fore Street, Portland, ME 04101

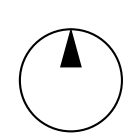
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FEBRUARY 16 - 2018

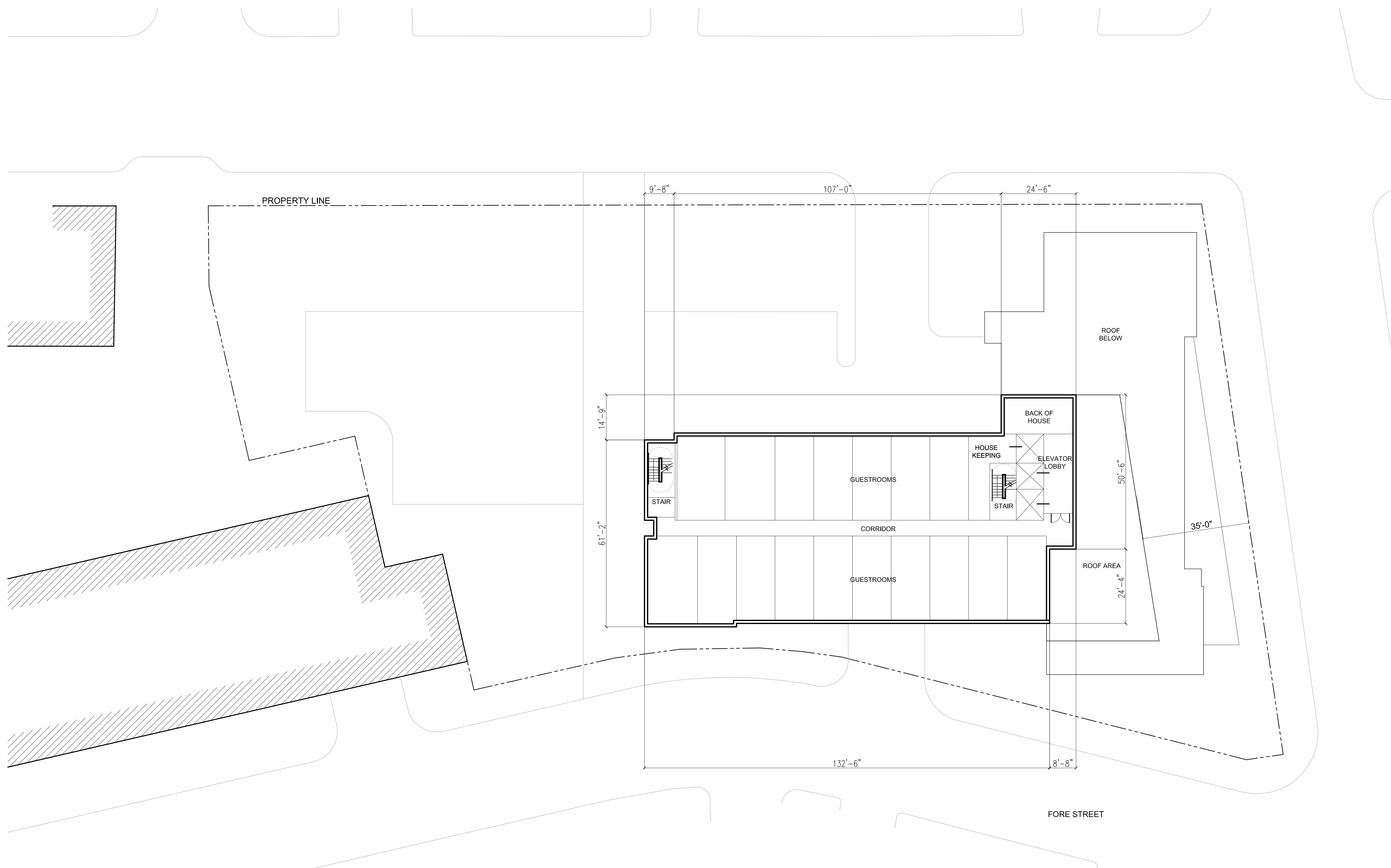


7290 West 133rd Street
 Overland Park, Kansas 66213
 P: 913.789.7811
 F: 913.789.7833



FLOOR PLAN LEVEL 05
 1/16" = 1'-0"





FLOOR PLAN LEVEL 06
 1/16" = 1'-0" 

PRELIMINARY SITE PLAN REVIEW
PROPOSED HOME BUSINESS HOTEL
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A16

DLR Group
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 FEBRUARY 16 - 2018

Material Palette



Materials Legend

- ① BRICK 01
CRIMSON - VELOUR TEXTURE
 - ② PORCELAIN TILE
AVENUE DARK GREY
 - ③ CAST STONE 01
CHAMPAGNE
 - ④ METAL 01
MIDNIGHT BRONZE - SQUARE TUBE PROFILE
 - ⑤ METAL 02
MIDNIGHT BRONZE - FLAT PROFILE
 - ⑥ WOOD 01
ITALIAN WALNUT
 - ⑦ METAL 03
COLONIAL WHITE
 - ⑧ CONCRETE 01
NATURAL CONCRETE
- GLASS
SOLAR CONTROL, LOW-E GLAZING



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

Material Palette



Materials Legend

- ① BRICK 01
CRIMSON - VELOUR TEXTURE
 - ② PORCELAIN TILE
AVENUE DARK GREY
 - ③ CAST STONE 01
CHAMPAGNE
 - ④ METAL 01
MIDNIGHT BRONZE - SQUARE TUBE PROFILE
 - ⑤ METAL 02
MIDNIGHT BRONZE - FLAT PROFILE
 - ⑥ WOOD 01
ITALIAN WALNUT
 - ⑦ METAL 03
COLONIAL WHITE
 - ⑧ CONCRETE 01
NATURAL CONCRETE
- GLASS
SOLAR CONTROL, LOW-E GLAZING



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

Material Palette



Materials Legend

- ① BRICK 01
CRIMSON - VELOUR TEXTURE
 - ② PORCELAIN TILE
AVENUE DARK GREY
 - ③ CAST STONE 01
CHAMPAGNE
 - ④ METAL 01
MIDNIGHT BRONZE - SQUARE TUBE PROFILE
 - ⑤ METAL 02
MIDNIGHT BRONZE - FLAT PROFILE
 - ⑥ WOOD 01
ITALIAN WALNUT
 - ⑦ METAL 03
COLONIAL WHITE
 - ⑧ CONCRETE 01
NATURAL CONCRETE
- GLASS
SOLAR CONTROL, LOW-E GLAZING



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

Material Palette



Materials Legend

- ① BRICK 01
CRIMSON - VELOUR TEXTURE
 - ② PORCELAIN TILE
AVENUE DARK GREY
 - ③ CAST STONE 01
CHAMPAGNE
 - ④ METAL 01
MIDNIGHT BRONZE - SQUARE TUBE PROFILE
 - ⑤ METAL 02
MIDNIGHT BRONZE - FLAT PROFILE
 - ⑥ WOOD 01
ITALIAN WALNUT
 - ⑦ METAL 03
COLONIAL WHITE
 - ⑧ CONCRETE 01
NATURAL CONCRETE
- GLASS
SOLAR CONTROL, LOW-E GLAZING



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



VIEW FROM NW CORNER
AT INTERSECTION OF FORE AND INDIA STREETS



VIEW FROM NE CORNER
AT INTERSECTION OF INDIA AND MIDDLE STREETS





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