N/F
CITY OF PORTLAND
"CENTRAL FIRE STATION"
TM 28-A-1

CURB IMPROVEMENTS BY CITY

RESTRICTED PARKING SIGNAGE AS DETERMINED BY THE CITY, TYP. ALONG MARKET STREET

PAVEMENT PARKINGS BY CONTRACTOR ALONG MARKET, EXCHANGE AND FEDERAL STREETS, TYP

NO PARKING SIGN - COMMERCIAL LOADING ZONE (DELIVERIES ONLY)

TUNNEL LOCATION PER GENERAL NOTE 6D ON SURVEY PLAN BY SEBAGO TECHNICS

BRICK SIDEWALK

GRANITE

MARKET STREET

REMOVE AND RESET FIRE ALARM BOX (OPERATIONAL CONDITION IS UNKNOWN - COORDINATE WITH FIRE DEPARTMENT)

RECONSTRUCT ADA RAMP TO CITY STANDARD, TYP. (INCLUDES DETECTABLE WARNING PANEL FOR HISTORIC DISTRICTS, TYP.)

BIKE RACK-SURFACE MOUNT TO AVOID PENETRATION INTO CONCRETE BASEMENT SLAB BELOW.

MOTORCYCLE / SCOOTER SPACE

TREE WELL (TYP)

SIDEWALK VENT - 4'x8' STAINLESS STEEL ACCESS HATCH/COVER BY BILCO SYSTEMS OR EQUIVALENT SUITABLE FOR BRICK SIDEWALK APPLICATIONS - REQUIRES PUBLIC SERVICES REVIEW/APPROVAL PRIOR TO ORDERING, TYP OF 2 WITHIN MARKET STREET SIDEWALK

SIDEWALK VAULT BELOW (NO ACCESS INSIDE BUILDING)

GRATING

GAS ENTRY

PROPOSED BIKE RACKS. APPLICANT RESERVES THE RIGHT TO MODIFY BIKE RACK STYLE, SUBJECT TO PLANNING AUTHORITY APPROVAL.

APPROXIMATE DISTURBANCE LIMITS SUBJECT TO CITY OF PORTLAND TECHNICAL REQUIREMENTS

PARKING METER OR RESTRICTED PARKING SIGN AS DETERMINED BY THE CITY, TYP. OF 2

FLUSH CURB AT RAMP (TYP.)

MARKET STREET ENTRANCE

FLUSH CURB BETWEEN TIP DOWNS

LOADING AND UNLOADING ENTRANCE

BRICK PER CITY STANDARD

EXISTING TREES (PROTECT THROUGHOUT DURATION OF CONSTRUCTION)

BUILDING HEIGHT 58.7'±

RECONSTRUCT ADA RAMP TO CITY STANDARD SEE CONDITION #8 ON C1.00

CONSTRUCT ADA RAMP TO CITY STANDARD SEE CONDITION #8 ON C1.00

OLD BRICK

BUILDING HEIGHT =67.7

BUILDING HEIGHT =71.0

LOCUS PARCEL AREA
10,049. S.F.
OR 0.23 ACRES

PROPOSED SIDEWALK EXTENSION

FEDERAL STREET ENTRANCE

RED MAPLE "ARMSTRONG" 4-4 ½" CAL. B & B, TYP OF 4

FEDERAL STREET

3' x 6' GRANITE CURBED TREE WELL. TREE SELECTION TO BE COORDINATED WITH CITY ARBORIST. MINIMUM TREE SIZE SHALL BE 4"-4½" CAL.

BRICK SURFACE ON RAMPS TO MATCH EXISTING, TYP.

SIDEWALK TO BE RECONSTRUCTED FOLLOWING BASEMENT WATERPROOFING, TYP. - SEE SHEET A1.02 FOR DETAILS

3' WIDE PAVEMENT RESTORATION, TYP.

STOP SIGN

TRASH BARREL

SIGN POST GOVERNMENT DISTRICT

PRIMARY RESTAURANT ENTRANCE

GRANITE THRESHOLD AT ENTRANCE

BUILDING CANOPY

EXISTING BIKE RACK

NO PARKING SIGN

EXISTING CANOPY TO BE REFURBISHED

RECONSTRUCT ADA RAMP TO CITY STANDARD

"15 MINUTE PARKING"

"RESERVED FOR HOTEL LOADING" SIGN

REMOVABLE PLANT POT, TYP. OF 2

SIDEWALK TO BE RECONSTRUCTED TO PROVIDE ADA ENTRY AND WATER PROOFING

"RESERVED FOR HOTEL LOADING" SIGN-SURFACE MOUNT SIGN POST

BRICK PER CITY STANDARD

PARKING METER (TO BE REMOVED)

ENTRANCE

HOTEL LOADING ZONE

FLUSH GRANITE CURBING AT RAMPS, TYP.

DRILL HOLE SET IN BRICK

NO PARKING SIGN

TREE WELL (TYP)

EXISTING TREES TO REMAIN (PROTECT THROUGHOUT DURATION OF CONSTRUCTION) RECONSTRUCT TREE WELLS, TYP

GRANITE CURBING TO BE REMOVED AND RESET IF IN ACCEPTABLE CONDITION. ANY NEW CURB SHALL MATCH EXISTING TO THE EXTENT PRACTICABLE.

REMOVE PARKING METER

18" SQ. STONE BOLLARD EVENLY SPACED, TYP. OF 4

ENTRANCE AREA BRICK PATTERNING TO BE COORDINATED WITH PUBLIC SERVICES DIVISION AND PROJECT LANDSCAPE ARCHITECT

PRIMARY HOTEL ENTRANCE 8' x 12' GRANITE STONE SURFACE BENEATH EXISTING CANOPY. APPLICANT RESERVES THE RIGHT TO INSTALL RADIAN SNOW MELT SYSTEM BENEATH ENTRANCE AREA. EXACT LIMITS TO BE DETERMINED PRIOR TO CONSTRUCTION AND REVIEWED BY DEVELOPMENT REVIEW COORDINATOR AND PUBLIC SERVICES DIVISION REPRESENTATIVES.

NOTE: ALL NEW TREE PLANTINGS SHALL BE REVIEWED AND ACCEPTED BY THE CITY ARBORIST PRIOR TO INSTALLATION.

5 MIN. DROP ZONE SIGN

ENTRANCE TO 120 EXCHANGE STREET

MAIN SIZE UNKNOWN

BRICK SIDEWALK

GRANITE CURB

CONGRESS STREET

EXCHANGE STREET

N/F
A&M PARTNERS, INC.
10603/113
TM 32-G-1

N/F
THE ONETEN COMPANY, LLC
25587/251
TM 32-H-2

N/F
TOP OF EXCHANGE, LLC
24099/1
TM 32-D-2

HELD EASTERLY COR
9" X 9" GRANITE MO
AT EXCHANGE & FE
INTERSECTION.

(IN FEET)
1 inch = 10 ft.

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STATE OF MAINE — STEPHEN R. BUSHEY — 7425 — REGISTERED LANDSCAPE ARCHITECT

Prepared For: 119 Development, LLC
P.O. Box 7468
Portland, ME 04112

Consultant: ENGINEERS FST Since 1914
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS PLANNERS SURVEYORS
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Project: Press Hotel
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Portland, ME 04101

Revisions:
08/14/13 Issued for 60% Design Review and Pricing
07/01/13 Issued for 30% Design Review and Pricing
04/30/13 Resubmitted to TS & E Committee
03/15/13 Resubmitted to TS & E Committee
03/12/13 Submitted to TS & E Committee
01/15/13 Revised Final Plan Submission
12/20/12 Final Plan Submission
10/29/12 Schematic Site Plan Layout for Review
09/18/12 Preliminary Site Plan Application

Scale: 1" = 10'

Date: 01 JULY, 2013

SITE IMPROVEMENTS PLAN

C3.0R