

TAX MAP-BLOCK-LOT (ADDRESS)
 MAP 32, BLOCK C, LOTS 1 & 2 (390 CONGRESS STREET)

SITE DEVELOPMENT PLANS

FOR REDEVELOPMENT OF THE FORMER

PORTLAND PRESS HERALD BUILDING

INTO A 110 UNIT BOUTIQUE HOTEL

119 EXCHANGE STREET, PORTLAND, MAINE

OCTOBER, 2013

100% DESIGN REVIEW

OWNER / DEVELOPER
 119 DEVELOPMENT LLC
 P.O. BOX 7486
 PORTLAND, ME 04112-7486
 ATTN: JAMES H. BRADY
 jamesbrady@gmail.com

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CONDITIONS OF APPROVAL

1. THE APPLICANT SHALL SUBMIT THE PROPOSED EASEMENTS FOR THE SNOW MELT SYSTEM AND GREASE TRAP, THE PROPOSED LICENSE AGREEMENT FOR THE PLANTERS IN THE RIGHT-OF-WAY, THE PROPOSED MAINTENANCE AGREEMENT FOR THE SIDEWALK MATERIAL FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE PROPOSED EASEMENT AND CHANGE IN SIDEWALK MATERIAL WILL REQUIRE THE REVIEW AND APPROVAL OF THE CITY COUNCIL.
2. THE DESIGN OF THE EXTENSION OF THE SIDEWALK ON EXCHANGE STREET (I.E. BUMP-OFF) SHALL INCLUDE EVENLY SPACED BOLLARDS THAT PREVENT ITS USE AS A DROP-OFF LOCATION FOR HOTEL GUESTS SO THAT EXCHANGE STREET TRAFFIC FLOW IS NOT IMPEDED. IF THESE STRUCTURES DO NOT WORK TO PREVENT THE DROP-OFF AT THIS LOCATION, THE STAFF WILL WORK WITH THE OWNER TO MITIGATE WITH PROVISIONS SUCH AS CHAIN OR OTHER MECHANISMS.
3. THE 'VALET AREA' ON THE SITE PLAN SHALL BE NOTED AS 'HOTEL DROP-OFF AREA' ON THE FINAL SITE PLAN AND TRAFFIC SIGNAGE.
4. THE TRAFFIC CONDITIONS, SPECIFICALLY THE TRAVEL LANE ALIGNMENT FOR WESTBOUND TRAFFIC, ON FEDERAL STREET SHALL BE MONITORED ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF POST-IMPROVEMENT CONDITIONS INDICATE A DEFICIENCY, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY REQUIRED PAVEMENT MARKING AND/OR SIGNAGE CHANGES TO MITIGATE THE IDENTIFIED DEFICIENCY.
5. THE TREE PLANTERS AT THE MAIN ENTRANCE ON EXCHANGE STREET SHALL NOT OBSTRUCT THE PRIMARY PEDESTRIAN ROUTE.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A FINAL LANDSCAPE PLAN THAT ADDRESSES ITEM 1 OF THE CITY ARBORIST MEMORANDUM DATED JANUARY 16, 2013 FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY.
7. THE EXISTING CATCH BASIN WITHIN FEDERAL STREET SHALL BE REPLACED, AND THE NEW BASIN SHALL BE SITUATED ALONG THE GUTTER LINE WITH A STANDARD GRATE AND CURB INLET IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS. THE FINAL SITE PLAN SHALL BE UPDATED TO SHOW THIS CHANGE. A NOTE IS TO BE ADDED THAT ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE CITY OF PORTLAND TECHNICAL STANDARDS.
8. THE TWO RAMPS ON CONGRESS STREET SHALL SHOW THE APPROPRIATE DETECTABLE WARNING PANELS AS REQUIRED BY THE CITY'S TECHNICAL MANUAL. THE SIDEWALK RAMP DETAIL SHALL REFLECT THE STANDARD FOR HISTORIC DISTRICT. A SIDEWALK RAMP SHALL BE CONSTRUCTED ON CONGRESS STREET AT THE EXISTING MIDBLOCK CROSSWALK AT THE SOUTHWEST CORNER OF THE MARKET STREET INTERSECTION. THE FINAL PLANS SHALL REFLECT THESE CHANGES.
9. A CONSTRUCTION MANAGEMENT PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL OBTAIN CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION BOARD.
11. A FINAL LIGHTING PLAN, INCLUDING A PHOTOMETRIC PLAN AND CATALOGUE CUTS FOR THE PROPOSED EXTERIOR LIGHTING FIXTURES, AND ANY PROPOSED STREET LIGHTS MEETING THE CITY'S TECHNICAL STANDARDS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. PRIOR TO A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT THE NOISE LEVELS FOR ALL THE HVAC AND MECHANICAL EQUIPMENT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY.
13. THE PLANS FOR THE 1,500 GALLON GREASE TRAP SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY BRAD ROLAND, DEPARTMENT OF PUBLIC SERVICES, AND THE PLANNING AUTHORITY PRIOR TO ORDERING STRUCTURES AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS NOTE MUST APPEAR ON THE SITE AND UTILITY PLANS.

UTILITIES

WATER:
 PORTLAND WATER DISTRICT
 22 DOUGLAS STREET
 P.O. BOX 3553
 PORTLAND, MAINE 04104
 207.761.8310
 CONTACT: RICO SPUGNARDI

SEWER:
 CITY OF PORTLAND
 PUBLIC SERVICES DIVISION
 55 PORTLAND STREET
 PORTLAND, MAINE 04102
 207.874.8850
 CONTACT: DAVID MARGOLIS-PINEO, DEPUTY CITY ENGINEER

ELECTRIC:
 CENTRAL MAINE POWER
 162 CANCO ROAD
 PORTLAND, MAINE 04103
 207.842.2367
 CONTACT: PAUL DUPERRE

TELEPHONE:
 FAIRPOINT COMMUNICATIONS
 5 DAVIS HILL FARM ROAD
 PORTLAND, MAINE 04103
 207.797.1119
 CONTACT: SUE SERRETTE

NATURAL GAS:
 NORTHERN UTILITIES
 1075 FOREST AVENUE
 PORTLAND, MAINE 04103
 207.797.8002, EXT. 6220
 CONTACT: MIKE SMITH
 OR
 BRAD BUZZELL
 252.0907 (CELL)

DIG SAFE:
 CALL BEFORE YOU DIG
 888.344.7233

PERMITS / APPROVALS

TYPE:
LOCAL
 SITE PLAN SUBMISSION APPROVAL:

BUILDING PERMIT / DEMOLITION PERMIT:

UTILITY / STREET OPENING PERMITS:

GOVERNING BODY:

 CITY OF PORTLAND PLANNING AUTHORITY
 CITY HALL, CONGRESS STREET
 PORTLAND, MAINE 04103
 207.874.8722
 CONTACT: BARBARA BARHYDT / SHUKRIA WIAR

CITY OF PORTLAND CODE ENFORCEMENT OFFICE
 CITY HALL, CONGRESS STREET
 PORTLAND, MAINE 04103
 207.874.8900

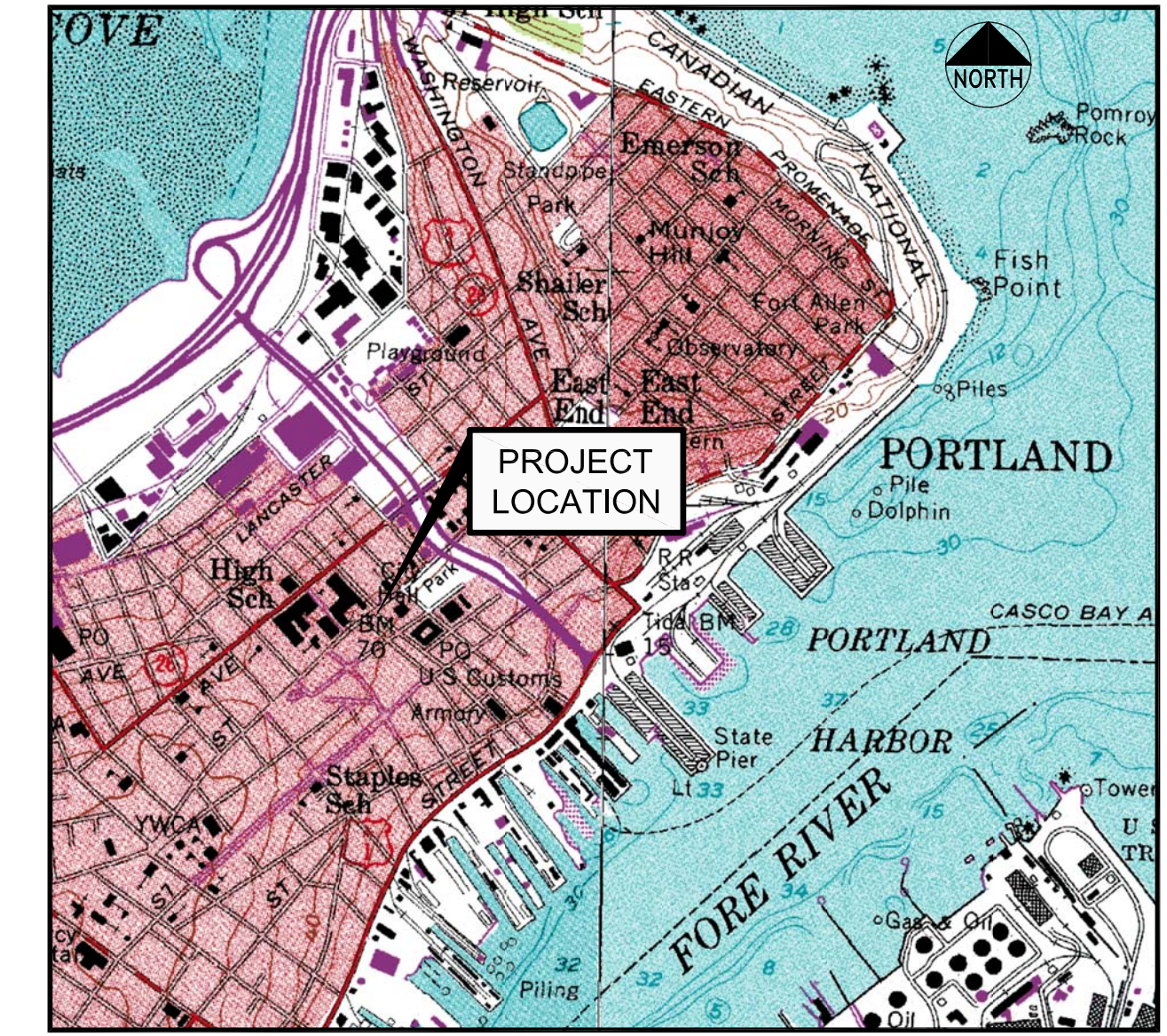
CITY OF PORTLAND PUBLIC SERVICES DIVISION
 55 PORTLAND STREET
 PORTLAND, ME 04102
 ATTN: CAROL MERRITT
 207.874.8801

STATUS/DATE ISSUED:

APPROVED 01.22.2013

TO BE FILED BY CONTRACTOR
 PRIOR TO CONSTRUCTION

TO BE FILED BY CONTRACTOR
 PRIOR TO CONSTRUCTION



LOCATION
 MAP
 N.T.S.

CONSULTANT LIST

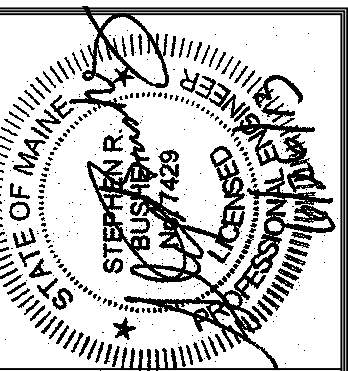
CIVIL ENGINEER:
 Fay, Spofford & Thorndike, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, MAINE 04106
 207.775.1121
 CONTACT: STEPHEN BUSHEY
 www.delucahoffman.com

ARCHITECT:
 Archetype Architects
 48 UNION WHARF
 PORTLAND, MAINE 04101
 207.772.6022
 ATTN: DAVID LLOYD
 www.archetype-architects.com

SURVEYOR:
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 75 JOHN ROBERTS ROAD, SUITE 1A
 SOUTH PORTLAND, MAINE 04106
 207.856.0277
 ATTN: WILLIAM SHIPPEN
 www.sebagotechnics.com

LIGHTING ENGINEER:
 Kugler Ning
 247 WEST 37TH STREET, SUITE 1502
 NEW YORK, NEW YORK 10018
 212.382.2100
 ATTN: ERIN E. GUSSERT

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 Sasaki Associates
 64 PLEASANT STREET
 WATERTOWN, MASSACHUSETTS 02472
 617.923.7328
 ATTN: STUART DAWSON



Prepared For:
 119 Development, LLC
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 Portland, ME 04112

Consultant:
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FST
 since 1944
FAY, SPOFFORD & THORNDIKE, INC.
 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, ME 04106

Architect:
ARCHETYPE
 architects
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 (207) 772-6022 Fax (207) 772-4056

Project:
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 119 Exchange St.
 Portland, ME 04101

Revisions:	10/14/13 Released for Bid
	08/29/13 Issued for 100% Design Review
	08/14/13 Issued for 60% Design Review and Pricing
	07/02/13 Issued for 30% Design Review and Pricing
	10/29/13 Final Plan Submission
	10/29/13 Final Plan Submission (not for Review)
	09/18/12 Preliminary Site Plan Application

Date: 01 JULY, 2013
 Scale: N.T.S.
 COVER SHEET

C1.00

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.