NORTH

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

REVERSE ANGLE PARKING FOR REAR ENTRY

MARKET STREET

GRANITE CURB

MOTORCYCLE / SCOOTER SPACE

MOTORCYCLE / SCOOTER SPACE

FIRE ALARM BOX

NO PARKING SIGN

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

BITUMINOUS PAVING

CONCRETE

TREE WELL (TYP)

NO PARKING SIGN

1 HR PARKING

POINT OF ACCESS

2' TD

MORTARED BRICK

GRATING

MARKET STREET ENTRANCE

PROPOSED BIKE RACK

PROPOSED "NO PARKING" SIGN "RESERVED FOR DELIVERIES"

FIRE ESCAPE STAIRWAY

FAUCET CONNECTION

SIAMESE CONNECTION

LOADING ENTRANCE

MANHOLE COVERS

OLD BRICK

BRICK PER CITY STANDARD

BUILDING HEIGHT 58.7'±

EXISTING TREES

RECONSTRUCT ADA RAMP TO CITY STANDARD

BUILDING HEIGHT =67.7

BUILDING HEIGHT =77.0

PROPOSED SIDEWALK EXTENSION

FEDERAL STREET ENTRANCE

ENTRANCE

PROPOSED BIKE RACK

APPROXIMATE DISTURBANCE LIMITS SUBJECT TO CITY OF PORTLAND TECHNICAL REQUIREMENTS

FEDERAL STREET

PARKING SIGN

35.85'

19'

REMOVE AND RESET EXISTING CB TO GUTTER LINE INLET - PERMANENT TO EXISTING DRAIN LINE

67.69'

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

HELD EASTERLY 9" X 9" GRANITE AT EXCHANGE & INTERSECTION.

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

PRIMARY RESTAURANT ENTRANCE

GRANITE STOOP AT ENTRANCE

SIDEWALK TO BE RECONSTRUCTED FOLLOWING BASEMENT WATERPROOFING, TYP.

MORTARED BRICK DUE TO BASEMENT BELOW

STOP SIGN

PROTECT EXISTING BRICK SIDEWALK, TYP.

SIDEWALK TO BE RECONSTRUCTED TO PROVIDE ADA ENTRY

RECONSTRUCT ADA RAMP TO CITY STANDARD

BRICK PER CITY STANDARD

PARKING METER

ENTRANCE

FIRE DEPT. STAND PIPE

BUILDING CANOPY

SLOPE UP

SLOPE UP

TRASH BARREL

SIGN POST GOVERNMENT DISTRICT

EXISTING BIKE RACK

NO PARKING SIGN

RAISED CONCRETE ISLAND

BRICK SIDEWALK

DRILL HOLE SET IN BRICK

CONGRESS STREET

UGE TO LIGHT

TREE WELL (TYP)

GRANITE

NO PARKING SIGN

VALET PARKING ZONE

PROPOSED SIDEWALK EXTENSION

EXISTING TREES

REGRADE TO PROVIDE POSITIVE DRAINAGE ALONG CURB LINE TO EXISTING CB AT CORNER OF EXCHANGE AND FEDERAL STREETS

PRIMARY HOTEL ENTRANCE

REMOVE AND RESET EXISTING CB TO GUTTER LINE INLET - PERMANENT TO EXISTING DRAIN LINE

EXCHANGE STREET

GRANITE CURB

TD

STOP SIGN

5 MIN. DROP ZONE SIGN

ENTRANCE TO 120 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

10 0 5 10 20
( IN FEET )
1 inch = 10 ft.

DeLUCA-HOFFMAN ASSOCIATES, INC.
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|---|---|---|
| Prepared For:<br>119 DEVELOPMENT LLC<br>C/O DEVELOPERS<br>COLLABORATIVE LLC<br>17 CHESTNUT STREET<br>PORTLAND, ME 04101 | Project:<br>HOTEL<br>REDEVELOPMENT<br>PORTLAND, ME | Revisions:<br>10/29/12 Schematic Sidewalk Layout for Review<br>09/18/12 Preliminary Site Plan Application |
| – | 119 EXCHANGE STREET<br>PORTLAND, MAINE | |

Architect:
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STATE OF MAINE STEPHEN R. BUSHEY 7429 LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

Date: SEPT. 2012

Scale: 1" = 10'

SITE IMPROVEMENTS PLAN

C-3.0

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