

NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS

TAP EXISTING 8" WATER MAIN FOR NEW 6" DI SERVICE. PROVIDE GATE VALVE

EXISTING SEWER SERVICE TO REMAIN

TAP EXISTING 8" WATER MAIN FOR NEW 6" DI SERVICE

8' WIDE BRICK SIDEWALK PER CITY CODE EXACT LIMITS TO BE REVIEWED BY CITY DPS, TYP

INSTALL SHUTOFF ON EXISTING 2" WATER AND EXTEND TO BLDG

ELECTRICAL, TELEPHONE AND CABLE SERVICE

CONCRETE KNEE WALL WITH RAILING (TYP.)

BUILDING B  
45 MARGINAL WAY - 4 UNITS

6" FIRE SERVICE, AND (3) 1" DOMESTIC SERVICES

BICYCLE RACK ON 8' x 6' PAD

CONNECT TO EX PIPE WITH WYE FITTING

6" SAN SEWER INV OUT 5.70

4" SAN SEWER INV OUT 5.70

BICYCLE RACK

EXISTING BUILDING

BUILDING A  
195 KENNEBEC STREET - 3 UNITS  
4,950 SF

6" FIRE SERVICE AND (3) 1" DOMESTIC SERVICES - INSTALLED IN SINGLE TRENCH

FIRE DEPT. CONNECTION

BICYCLE RACK

8 PARALLEL PARKING SPACES 9' x 22', TYP

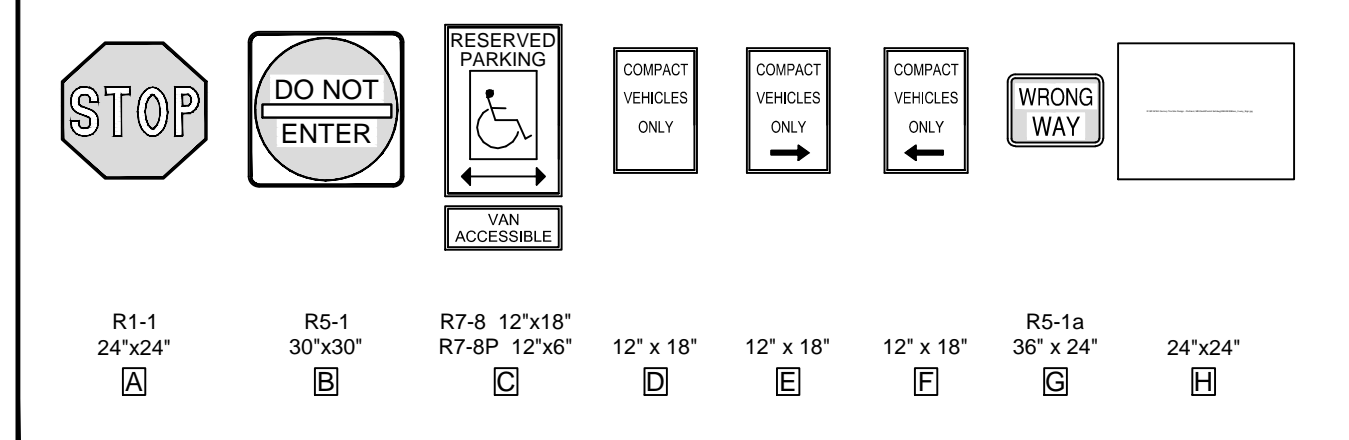
8 PARALLEL PARKING SPACES 9' x 22', TYP

NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS

NOTES:

- 1. STREET LIGHTS ON MARGINAL WAY SHALL BE: BAYSIDE DISTRICT LARGE SCALE LIGHT LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-R-RAL 6012 COLOR : TIGER DRYLAC OLD NAVY SILVER Y003J POLE: TAPERED 24'-3" NOMINAL HEIGHT RAL #6012 (DARK GREEN) SEE DETAIL X-2B PORTLAND TECHNICAL MANUAL STREET LIGHT FIXTURES SHALL BE LED.
2. STREET LIGHTS ON KENNEBEC STREET SHALL BE: BAYSIDE DISTRICT MEDIUM SCALE LIGHT LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-PR POLE: TAPERED 19'-3" NOMINAL HEIGHT SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL STREET LIGHT FIXTURES SHALL BE LED.
3. BOLLARDS FOR BICYCLE LANE DELINEATION SHALL BE: PEXCO CITY POST, 42 INCH HIGH, GREEN, INSTALLED AT 15 FT ON CENTER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. CYCLE LANE MARKINGS SHALL BE: PREMARK PERFORMED THERMOPLASTIC MARKINGS BY ENNIS-FLINT. ALL MARKINGS SHALL BE STANDARD FHWA DESIGNS
5. GREEN BIKE LANE PAINT SHALL BE: RIDE-A-WAY BY ENNIS-FLINT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SIGN LEGEND

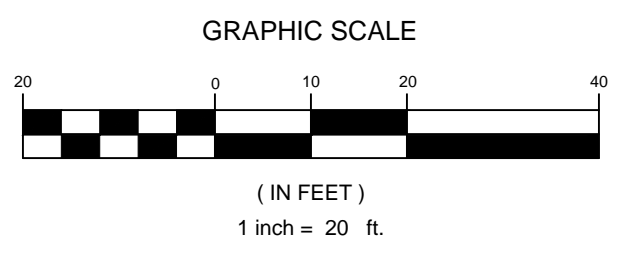


CENTURY TIRE SEWER SCHEDULE table with columns for STRUCTURE, RIM, INV IN, DIR, INV OUT, SUMP, and SIZE. It lists details for GREASE TRAP, SMH 1, and various pipe connections between buildings.

- PLAN REFERENCES
1. EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
2. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
3. OWNERS OF RECORD: TAX MAP 34-C-9 ATLANTIC BAYSIDE INVESTMENTS, LLC DEED BOOK 31304 PAGE 031
4. PROPOSED BUILDING PLANS ARE PROVIDED BY ARCHETYPE ARCHITECTS DATED 03.06.2015.

BUILDING A: 4,950 SF TOTAL
BUILDING B: 8,239 SF TOTAL GLA
UNIT 1: 2,500 SF
UNIT 2: 1,500 SF
UNIT 3: 4,239 SF

FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. Z30051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL HAZARD AREA.



Revisions table with columns for REV, DATE, DESCRIPTION, and REVISIONS. It tracks changes from construction revisions to client review.

P.E. ANDREW D. JOHNSTON
LIC. #9994

PROJECT: CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME
SHEET TITLE: SITE LAYOUT AND UTILITY PLAN
CLIENT: NORTHLAND ENTERPRISES, LLC

FST logo and contact information for FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS, including address, phone, and drawing details.