LEGEND

- BUILDING
- FENCE
- SIGN – TWO POST
- SIGN – SINGLE POST
- BOUNDARY LINE/R.O.W.
- MAXIMUM SETBACK LINE
- CURB LINE
- RETAINING WALL
- BUILDING/WALL MOUNTED LIGHT
- POLE MOUNTED LIGHT
- WALL SCONCE LIGHT
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. SNOW MAY BE STORED ONLY ON THE GRASSED/LANDSCAPED AREAS ON SITE AND NO PARKING SPACES SHALL BE LOST TO SNOW STORAGE. WHEN NECESSARY, SNOW SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO A PROPER LOCATION IF ACCUMULATED SNOW IMPAIRS ANY ENTRANCE/EXIT, PEDESTRIAN CIRCULATION, OR OTHERWISE PRESENTS A HAZARD.
2. STORAGE FOR RESIDENTIAL BIKES PROVIDED WITHIN STORAGE ROOM ON 6TH FLOOR
3. ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.
4. ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PLANNING AUTHORITY AND DEPARTMENT OF PUBLIC SERVICES.
5. ALL PROPOSED CURB SHALL BE GRANITE. THE CURBING THAT IS INSTALLED AROUND THE PLANTERS, THE PATIO, AND FLUSH WITH FINISH GRADE SHALL BE 6 INCHES WIDE UNLESS OTHERWISE SPECIFIED. ALL OTHER CURB SHALL BE 5 INCHES WIDE.
6. VEHICLE DELIVERIES AND COLLECTION OF WASTE SHALL TAKE PLACE ON THE SITE, ON THE ADJACENT SITE, OR ON COMMERCIAL STREET, AND THAT DELIVERY VEHICLES SHALL NOT BE ALLOWED TO PARK ON MAPLE STREET IN ORDER TO SERVE THE DEVELOPMENT. COORDINATION OF DELIVERIES SHALL BE SUCH THAT THE CROSSWALKS ARE NOT BLOCKED BY VEHICLES.
7. EXISTING TREES INDICATED TO REMAIN ARE SUBJECT TO REPLACMENT REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR TREE PRESERVATION AND REPLACEMENT NOTES.

ZONING SUMMARY:

1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 SQ.FT.
3. BUILDING FOOTPRINT..... 19,501 SQ.FT.
4. BUILDING FLOOR SPACE
   RESTAURANT..... 7,185 SQ.FT.
   HOTEL..... 86,608 SQ.FT.
   14 RESIDENTIAL UNITS..... 18,764 SQ.FT. PLUS 764 SQ.FT. LOBBY
   TOTAL.....113,321 SQ.FT.
5. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
6. SPACE AND BULK CRITERIA FOR THE B5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
   (a) MINIMUM LOT SIZE: NONE
   (b) MINIMUM STREET FRONTAGE: NONE
   (c) YARD DIMENSIONS:
      1. MINIMUM YARDS IN THE B-5 AND B-5b ZONES:
         FRONT SETBACK: NONE
         SIDE SETBACK: NONE
         REAR SETBACK: NONE
      2. MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: 10 FEET; **PROVIDED: 2.01' COMMERCIAL ST., 3.59' MAPLE ST.**
      3. MAXIMUM STREET SETBACK: NOT APPLICABLE
   (d) MAXIMUM LOT COVERAGE: 100 PERCENT; **PROVIDED: 92 PERCENT**
   (e) MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE; 53 ALLOWED; **PROVIDED: 14 UNITS**
   (f) MAXIMUM BUILDING HEIGHT: 65 FEET; **PROVIDED: 64'-10"**
   (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/08/14

REVISION SCHEDULE

DATE	REVISION DESCRIPTION
03-04-13	ADDED SPRINKLER ROOM AND ELECTRIC UTILITY ROOM DOORS.
03-04-13	REVISED SIDEWALK AND PATIO IN VICINITY OF THE NEW DOORS
04-12-13	REVISED GAS, WATER, DRAINAGE, SEWER AND THE DUMPSTER ENCLOSURE
10-01-13	REMOVED POOL PATIO, ADDED PARKING SPACE, RELOCATED BIKE RACKS

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CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603)527-9090 FAX (603)527-9191

SITE PLAN

PROJECT:
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

C04

SHEET: 4 OF 14