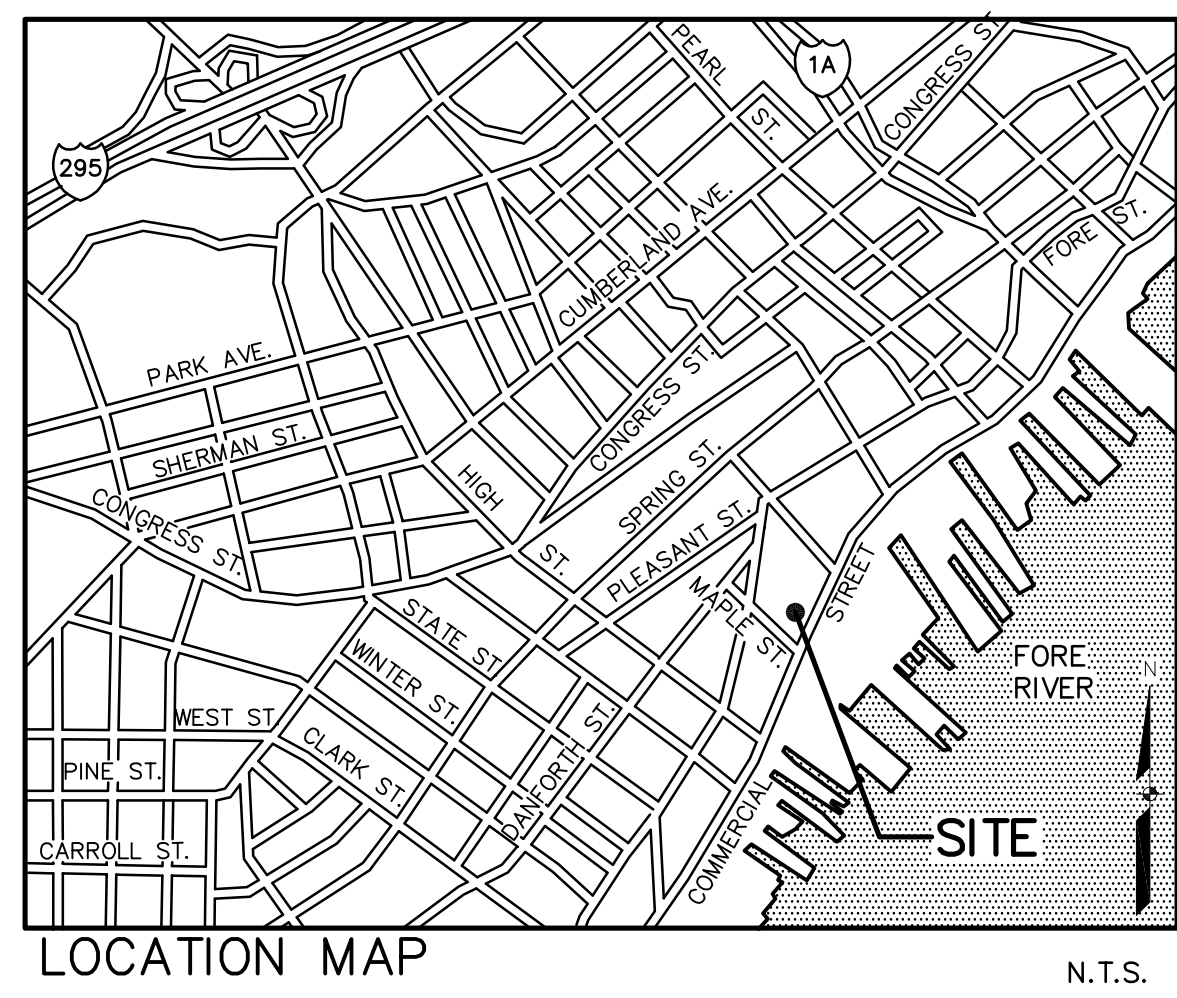
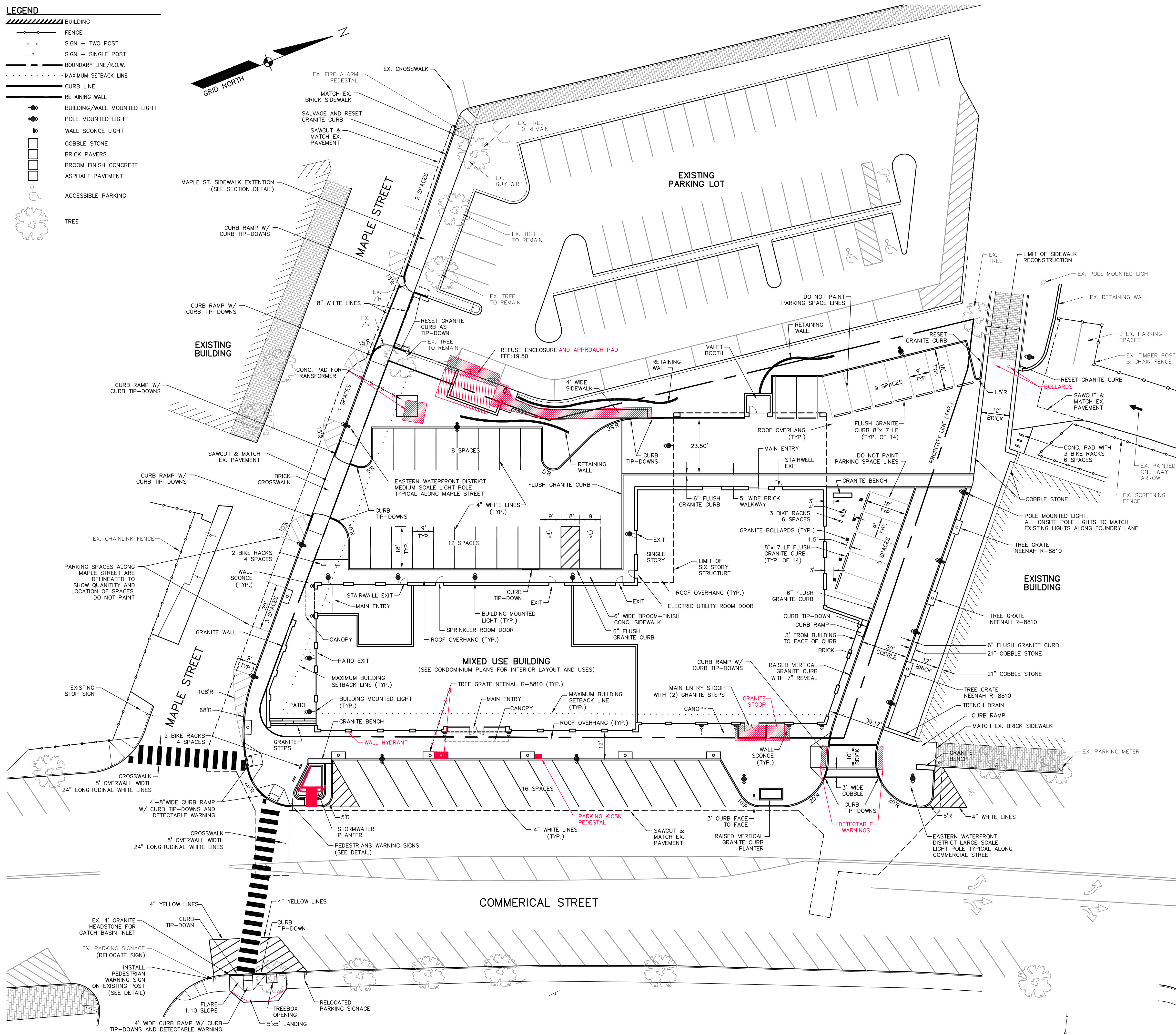
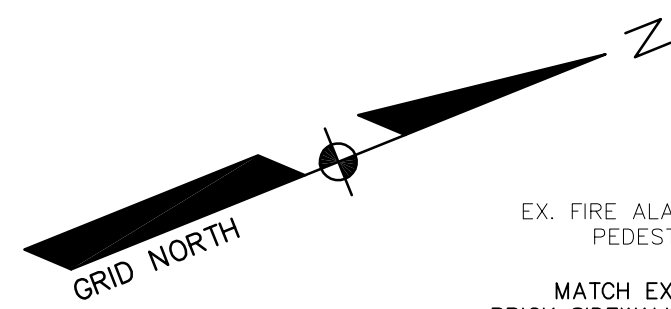
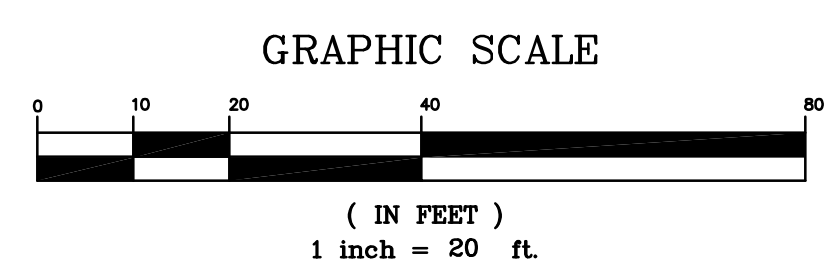


LEGEND	
	BUILDING
	FENCE
	SIGN - TWO POST
	SIGN - SINGLE POST
	BOUNDARY LINE/R.O.W.
	MAXIMUM SETBACK LINE
	CURB LINE
	RETAINING WALL
	BUILDING/WALL MOUNTED LIGHT
	POLE MOUNTED LIGHT
	WALL SCONCE LIGHT
	COBBLE STONE
	BRICK PAVERS
	BROOM FINISH CONCRETE
	ASPHALT PAVEMENT
	ACCESSIBLE PARKING
	TREE



- 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 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 REPLACEMENT 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.
 - (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



DATE	REVISION	SCHEDULE
03-04-13	ADDED SPRINKLER ROOM AND ELECTRIC UTILITY ROOM DOORS.	BY: BUS
03-04-13	REVISED SIDEWALK AND PATIO IN VICINITY OF THE NEW DOORS	BY: BUS
04-12-13	REVISED GAS, WATER, DRAINAGE, SEWER AND THE DUMPSTER ENCLOSURE	BY: BUS
10-01-13	REMOVED POOL PATIO, ADDED PARKING SPACE, RELOCATED BIKE RACKS	BY: SML
09-02-14	AS-BUILT INFORMATION	BY: BUS

COPECHED
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PHONE (603) 327-9990 FAX (603) 327-9191

SITE PLAN - AS-BUILT PLAN

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

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

C04
SHEET: 4 OF 14

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