

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 'DIG SAFE' AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION...
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS (MIN. 6 SPACES).

IMPERVIOUS AND DEVELOPED AREA CALCULATIONS

EXISTING TOTAL IMPERVIOUS AREA = 93,655 S.F.
PROPOSED TOTAL IMPERVIOUS AREA = 78,503 S.F.
PROPOSED IMPERVIOUS NET CHANGE = (15,152 S.F.)
(A REDUCTION AS A RESULT OF THE PROPOSED DEVELOPMENT)

PARCEL INFORMATION

- 1. OWNER OF RECORD: PORTLAND HOTELS, INC.
2. STREET ADDRESS: 1210 BRIGHTON AVE., PORTLAND, MAINE
3. PARCELS SHOWN HEREON ARE CITY OF PORTLAND TAX MAP 265, BLOCK A, LOT 1.
4. TOTAL LOT AREA: 2.89 ACRES

ZONING REQUIREMENTS:

Table with 3 columns: Requirement, Required, Proposed. Includes zoning B4 Commercial Corridor Zone, lot area, street frontage, building height, impervious surface ratio, floor area ratio, setbacks, and parking requirements.

FIRE HYDRANT NOTES:

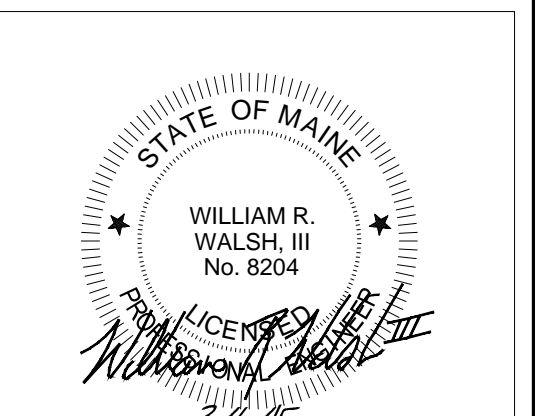
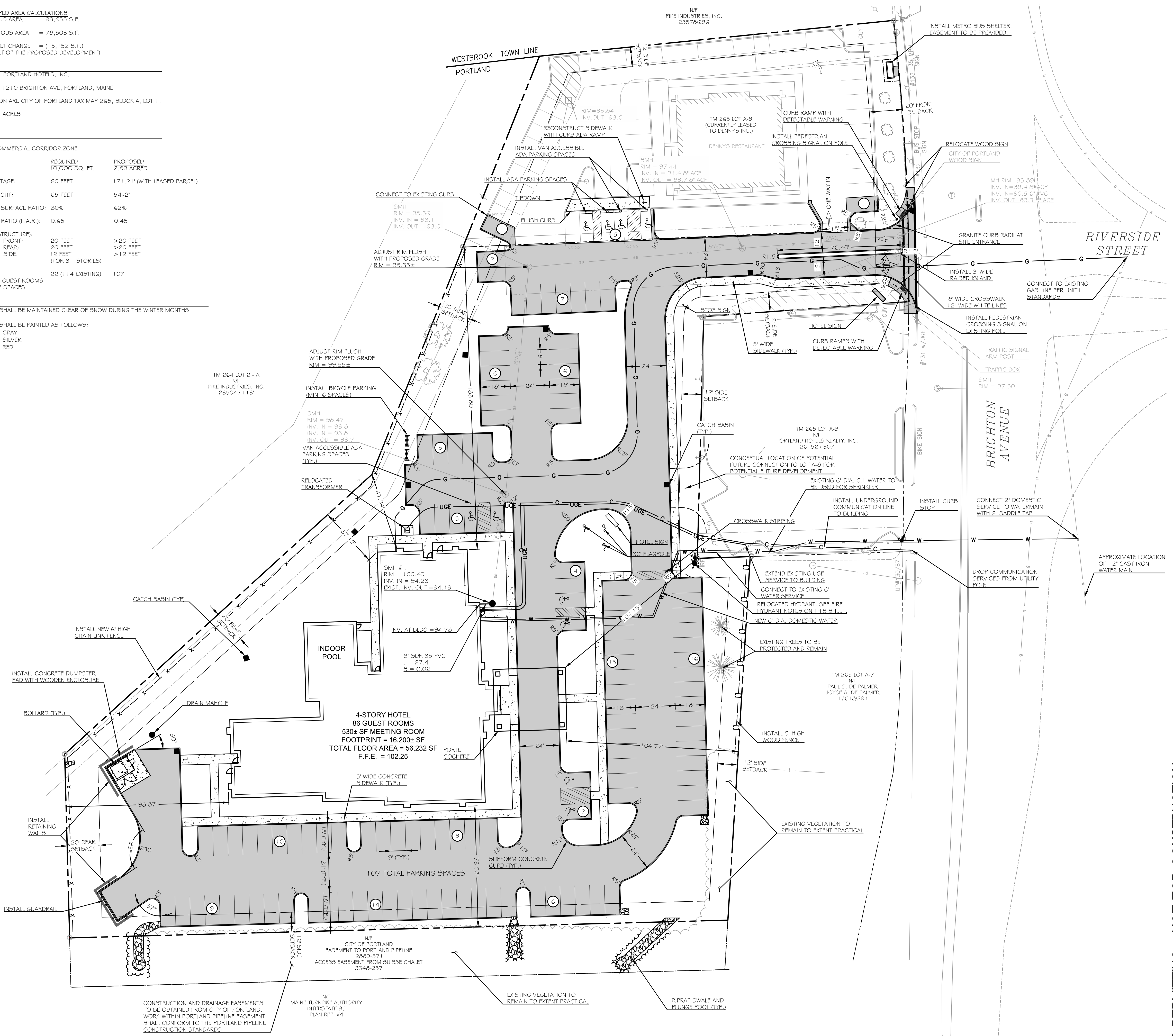
- 1. PRIVATE HYDRANTS SHALL BE MAINTAINED CLEAR OF SNOW DURING THE WINTER MONTHS.
2. PRIVATE HYDRANTS SHALL BE PAINTED AS FOLLOWS:
2.1. BONNET: GRAY
2.2. CAPS: SILVER
2.3. BARREL: RED

LAYOUT, MATERIALS, AND UTILITY NOTES:

- 1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNERS REPRESENTATIVE.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
3. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
5. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
6. CENTERLINES OF ROADS AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
7. BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND CODE OF ORDINANCES AND IN CONFORMANCE WITH THE TECHNICAL MANUAL.

LEGEND

Legend table with columns for EXISTING and PROPOSED symbols. Includes property lines, utility lines (sanitary sewer, water, electric, gas), buildings, fences, and parking markings.



HOTEL REDEVELOPMENT
1210 Brighton Avenue
Portland, Maine

Portland Hotels, Inc.
1200 Brighton Avenue
Portland, Maine 04102

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Revision table with columns: Rev., Date, Description, Drawn, Check. Includes entries for permit application, zoning summary, and review comments.

SITE LAYOUT AND UTILITY PLAN

Job information table with fields: Job No. (257), Date (Nov. 14, 2014), Scale (1"=30'), Drawn (SWC), Checked (WRW), and Sheet No. (C2.0).

