

GENERAL NOTES

- 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 IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-1233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- 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.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
- 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.
- ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

LAYOUT, MATERIALS, AND UTILITY NOTES

- 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 OWNER'S REPRESENTATIVE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
- ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
- CENTERLINES OF ROADS AND WALKWAYS, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
- BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND CODE OF ORDINANCES AND IN CONFORMANCE WITH THE TECHNICAL MANUAL.

IMPERVIOUS AND DEVELOPED AREA CALCULATIONS

EXISTING TOTAL IMPERVIOUS AREA = 93,655 ± SF.
 PROPOSED TOTAL IMPERVIOUS AREA = 79,148 ± SF.
 PROPOSED IMPERVIOUS NET CHANGE = <14,507 SF.>

(A REDUCTION AS A RESULT OF THE PROPOSED DEVELOPMENT)

ZONE REQUIREMENTS

1. CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE

	REQUIRED	PROPOSED
2. MINIMUM LOT AREA:	10,000 SQ. FT.	115,501 SQ. FT.
3. MINIMUM STREET FRONTAGE:	60 FEET	60 FEET
4. MAXIMUM BUILDING HEIGHT:	65 FEET	54'-2"
5. MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	68%
6. MAXIMUM FLOOR AREA RATIO (F.A.R.):	0.65	0.49
7. SETBACKS (PRINCIPLE STRUCTURE):		
FRONT:	20 FEET	> 20 FEET
REAR:	20 FEET	> 20 FEET
SIDE:	12 FEET	> 12 FEET
(FOR 3+ STORIES)		
8. PARKING:		
1 SPACE FOR EVERY 4 GUEST ROOMS	22	115
86/4 = 21.5 = > 22 SPACES	(114 EXISTING)	

FIRE HYDRANT NOTES

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

TRAFFIC CIRCULATION NOTES

- ALL PAVEMENT MARKINGS, SIGNAGE, AND SIGNALIZATION SHALL MEET THE STANDARDS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF PORTLAND.
- TRAFFIC AND PEDESTRIAN SIGNALIZATION IMPROVEMENTS AT BRIGHTON AVENUE INTERSECTION TO BE SUBMITTED TO CITY OF PORTLAND FOR REVIEW PRIOR TO CONSTRUCTION.
- PAVEMENT LINES AND MARKINGS SHALL BE INSTALLED WITH RETROREFLECTIVE PAVEMENT MARKING PAINT OR REFLECTORIZED PLASTIC PAVEMENT MARKING.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	LOT LINE
BUILDING SETBACK	EDGE OF PAVEMENT
ABUTTERS PROPERTY EASEMENT	SLIPFORM CONCRETE CURB
EDGE OF PAVEMENT	GRADE BREAKS AT PLAZAS
BUILDING CURB	GRADE BREAKS AT SIDEWALK
TOWN LINE	BUILDING
CATCH BASIN	BUILDING ENTRY/EGRESS
DRAIN MANHOLE	STOCKADE FENCE
TELEPHONE MANHOLE	CHAINLINK FENCE
ELECTRIC MANHOLE	STEEL GUARDRAIL
TRANSFORMER	RETAINING WALL
SEWER MANHOLE	CATCH BASIN
WATER METER PIT	DRAIN MANHOLE
UTILITY POLE	TRANSFORMER
UTILITY POLE W/ GUY WIRE	SANITARY MANHOLE
SIGN	HYDRANT
CHAINLINK FENCE	WATER SHUT OFF
STOCKADE FENCE	UTILITY POLE
HYDRANT	SIGNAL POLE
	SINGLE HEAD LIGHT POLE
	DOUBLE HEAD LIGHT POLE
	BOLLARD LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	BIKE RACK
	FLAGPOLE
	BOLLARD SIGN
	RIFRAP
	TREELINE
	CONCRETE PAVEMENT
	DETECTABLE SURFACE AT RAMP

PAINTED PAVEMENT SYMBOLS

	HANDICAP PARKING
	CROSSWALK, 6' WIDE U.N.O.
	"STOP" LINE
	"NO PARKING" AREA
	PARKING COUNT
	VAN ACCESSIBLE PARKING SPACE
	CAR ACCESSIBLE PARKING SPACE
	STANDARD SPACE
	COMPACT SPACE
	TURNING LANE ARROW

PARKING INFORMATION

- 91 STANDARD 9'x18' SPACES
- 13 COMPACT 8'x15' SPACES
- 5 ACCESSIBLE 8'x18' SPACES
- 115 TOTAL PARKING SPACES
- 6 BICYCLE SPACES (3 RACKS)

CHAINLINK FENCE, 6' TALL, 520 LF.

BOLLARD (TYP.)

CONCRETE PAD FOR DUMPSTER, 18'x20', WITH WOODEN ENCLOSURE

MODULAR BLOCK RETAINING WALL, 30 LF.

MODULAR BLOCK RETAINING WALL, 36 LF.

STEEL GUARDRAIL 4 POSTS, 44 LF.

END AT EX. FENCE

EX. VEGETATION TO REMAIN ON PORTLAND PIPELINE PROPERTY

INDOOR POOL

PORTE COCHERE

4-STORY HOTEL
86 GUEST ROOMS
5302 ± SF. MEETING ROOM
FOOTPRINT = 16,200 ± SF.
TOTAL FLOOR AREA =
56,232 SF.
F.F.E. 10225

CONCRETE SIDEWALK, 5' WIDE (TYP.)

12" x 2" HIGH CONCRETE ISLAND

SLIPFORM CONCRETE CURB (TYP.)

3' WIDE OPENING IN THE CURB

PRECAST CONCRETE WHEELSTOPS, TYP. 26 PARKING STALLS.

EXISTING TREES TO REMAIN, PROTECTED DURING CONSTRUCTION

STOCKADE STYLE WOOD FENCE, 5' TALL 120 LF.

BICYCLE RACKS, MIN. 3-RACKS FOR 6-SPACES.

CONCRETE PAD, 5'x10' FOR BIKE RACKS

HANDICAP ONLY PARKING SIGNS & VAN ACCESSIBLE SIGN

EX. VEGETATION TO REMAIN TO EXTENT PRACTICAL

TRAFFIC SIGNAL ARM POST TO REMAIN

INSTALL PEDESTRIAN CROSSING SIGNAL ON EX. TRAFFIC SIGNAL POLE

TRAFFIC BOX TO REMAIN

PAVED - PUBLIC

BRIGHTON AVENUE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.

2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.

3. APPROVAL FOR PARCEL SHOWN HEREON IS CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1.

4. ORIGINAL LOT A-1 AREA: 2.89 ACRES

RECONFIGURED LOT A-1 AREA: 2.65 ACRES

LOT 265-A-9
28262 SF.

EX. BUSINESS SIGN

SIGN: DO NOT ENTER

2-HANDICAP ONLY PARKING SIGNS

MATCH EX. SIDEWALK AND CURB

SLOPED CURB ISLAND (SLIPFORM CONCRETE), 3' WIDE

RELOCATE BUS STOP SIGN

METRO BUS SHELTER TO BE INSTALLED. EASEMENT TO BE PROVIDED.

RELOCATE WOOD "CITY OF PORTLAND" SIGN, COORD. LOCATION W/ PUBLIC WORKS

CONTINUE SIDEWALK TO CURB RAMP, 5' WIDE

CURB RAMPS WITH DETECTABLE WARNING

INSTALL PEDESTRIAN CROSSING SIGNAL ON NEW POLE

GRANITE CURB RADIUS AT SITE ENTRANCE

PAINTED CROSSWALK, 8' WIDE

HOTEL SIGN

FUTURE ACCESS TO LOT A-8

3-FLAGPOLES, 30' TALL

PAINTED CROSSWALK, 5' WIDE

STOP SIGN

PAINTED "STOP" BAR

HOTEL SIGN

3-FLAGPOLES, 30' TALL

FUTURE ACCESS TO LOT A-8

HANDICAP ONLY PARKING SIGNS

EXISTING TREES TO REMAIN, PROTECTED DURING CONSTRUCTION

STOCKADE STYLE WOOD FENCE, 5' TALL 120 LF.
 BICYCLE RACKS, MIN. 3-RACKS FOR 6-SPACES.
 CONCRETE PAD, 5'x10' FOR BIKE RACKS
 HANDICAP ONLY PARKING SIGNS & VAN ACCESSIBLE SIGN
 EX. VEGETATION TO REMAIN TO EXTENT PRACTICAL

TRAFFIC SIGNAL ARM POST TO REMAIN

INSTALL PEDESTRIAN CROSSING SIGNAL ON EX. TRAFFIC SIGNAL POLE

TRAFFIC BOX TO REMAIN

PAVED - PUBLIC

BRIGHTON AVENUE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.

2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.

3. APPROVAL FOR PARCEL SHOWN HEREON IS CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1.

4. ORIGINAL LOT A-1 AREA: 2.89 ACRES

RECONFIGURED LOT A-1 AREA: 2.65 ACRES

LOT 265-A-8
30131 SF.

RELOCATE BUS STOP SIGN

METRO BUS SHELTER TO BE INSTALLED. EASEMENT TO BE PROVIDED.

RELOCATE WOOD "CITY OF PORTLAND" SIGN, COORD. LOCATION W/ PUBLIC WORKS

CONTINUE SIDEWALK TO CURB RAMP, 5' WIDE

CURB RAMPS WITH DETECTABLE WARNING

INSTALL PEDESTRIAN CROSSING SIGNAL ON NEW POLE

GRANITE CURB RADIUS AT SITE ENTRANCE

PAINTED CROSSWALK, 8' WIDE

HOTEL SIGN

FUTURE ACCESS TO LOT A-8

3-FLAGPOLES, 30' TALL

PAINTED CROSSWALK, 5' WIDE

STOP SIGN

PAINTED "STOP" BAR

HOTEL SIGN

3-FLAGPOLES, 30' TALL

FUTURE ACCESS TO LOT A-8

HANDICAP ONLY PARKING SIGNS

EXISTING TREES TO REMAIN, PROTECTED DURING CONSTRUCTION

STOCKADE STYLE WOOD FENCE, 5' TALL 120 LF.
 BICYCLE RACKS, MIN. 3-RACKS FOR 6-SPACES.
 CONCRETE PAD, 5'x10' FOR BIKE RACKS
 HANDICAP ONLY PARKING SIGNS & VAN ACCESSIBLE SIGN
 EX. VEGETATION TO REMAIN TO EXTENT PRACTICAL

TRAFFIC SIGNAL ARM POST TO REMAIN

INSTALL PEDESTRIAN CROSSING SIGNAL ON EX. TRAFFIC SIGNAL POLE

TRAFFIC BOX TO REMAIN

PAVED - PUBLIC

BRIGHTON AVENUE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.

2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.

3. APPROVAL FOR PARCEL SHOWN HEREON IS CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1.

4. ORIGINAL LOT A-1 AREA: 2.89 ACRES

RECONFIGURED LOT A-1 AREA: 2.65 ACRES

LOT 265-A-1
115,501 SF.

INDOOR POOL

PORTE COCHERE

4-STORY HOTEL
86 GUEST ROOMS
5302 ± SF. MEETING ROOM
FOOTPRINT = 16,200 ± SF.
TOTAL FLOOR AREA =
56,232 SF.
F.F.E. 10225

CONCRETE SIDEWALK, 5' WIDE (TYP.)

12" x 2" HIGH CONCRETE ISLAND

SLIPFORM CONCRETE CURB (TYP.)

3' WIDE OPENING IN THE CURB

PRECAST CONCRETE WHEELSTOPS, TYP. 26 PARKING STALLS.

EXISTING TREES TO REMAIN, PROTECTED DURING CONSTRUCTION

STOCKADE STYLE WOOD FENCE, 5' TALL 120 LF.
 BICYCLE RACKS, MIN. 3-RACKS FOR 6-SPACES.
 CONCRETE PAD, 5'x10' FOR BIKE RACKS
 HANDICAP ONLY PARKING SIGNS & VAN ACCESSIBLE SIGN
 EX. VEGETATION TO REMAIN TO EXTENT PRACTICAL

TRAFFIC SIGNAL ARM POST TO REMAIN

INSTALL PEDESTRIAN CROSSING SIGNAL ON EX. TRAFFIC SIGNAL POLE

TRAFFIC BOX TO REMAIN

PAVED - PUBLIC

BRIGHTON AVENUE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.

2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.

3. APPROVAL FOR PARCEL SHOWN HEREON IS CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1.

4. ORIGINAL LOT A-1 AREA: 2.89 ACRES

RECONFIGURED LOT A-1 AREA: 2.65 ACRES

LOT 265-A-9
28262 SF.

EX. BUSINESS SIGN

SIGN: DO NOT ENTER

2-HANDICAP ONLY PARKING SIGNS

MATCH EX. SIDEWALK AND CURB

SLOPED CURB ISLAND (SLIPFORM CONCRETE), 3' WIDE

RELOCATE BUS STOP SIGN

METRO BUS SHELTER TO BE INSTALLED. EASEMENT TO BE PROVIDED.

RELOCATE WOOD "CITY OF PORTLAND" SIGN, COORD. LOCATION W/ PUBLIC WORKS

CONTINUE SIDEWALK TO CURB RAMP, 5' WIDE

CURB RAMPS WITH DETECTABLE WARNING

INSTALL PEDESTRIAN CROSSING SIGNAL ON NEW POLE

GRANITE CURB RADIUS AT SITE ENTRANCE

PAINTED CROSSWALK, 8' WIDE

HOTEL SIGN

FUTURE ACCESS TO LOT A-8

3-FLAGPOLES, 30' TALL

PAINTED CROSSWALK, 5' WIDE

STOP SIGN

PAINTED "STOP" BAR

HOTEL SIGN

3-FLAGPOLES, 30' TALL

FUTURE ACCESS TO LOT A-8

HANDICAP ONLY PARKING SIGNS

EXISTING TREES TO REMAIN, PROTECTED DURING CONSTRUCTION

STOCKADE STYLE WOOD FENCE, 5' TALL 120 LF.
 BICYCLE RACKS, MIN. 3-RACKS FOR 6-SPACES.
 CONCRETE PAD, 5'x10' FOR BIKE RACKS
 HANDICAP ONLY PARKING SIGNS & VAN ACCESSIBLE SIGN
 EX. VEGETATION TO REMAIN TO EXTENT PRACTICAL

TRAFFIC SIGNAL ARM POST TO REMAIN

INSTALL PEDESTRIAN CROSSING SIGNAL ON EX. TRAFFIC SIGNAL POLE

TRAFFIC BOX TO REMAIN