

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 1-888-344-7233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE 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 WALKWAY, 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

- CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE
- MINIMUM LOT AREA:

REQUIRED	PROPOSED
10,000 SQ. FT.	115,501 SQ. FT.
- MINIMUM STREET FRONTAGE: 60 FEET
- MINIMUM BUILDING HEIGHT: 65 FEET
- MAXIMUM IMPERVIOUS SURFACE RATIO: 80%
- MAXIMUM FLOOR AREA RATIO (F.A.R.): 0.65
- SETBACKS (PRINCIPLE STRUCTURE):

FRONT:	REAR:	SIDE:
20 FEET	> 20 FEET	> 20 FEET
20 FEET	> 20 FEET	> 12 FEET
12 FEET	> 12 FEET	> 12 FEET
- PARKING:

1 SPACE FOR EVERY 4 GUEST ROOMS	80/4 = 215 = 22 SPACES	115
(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	SLIPFORM CONCRETE CURB
EASEMENT	GRADE BREAKS AT PLAZAS
EDGE OF PAVEMENT	GRADE BREAKS AT SIDEWALK
BUILDING CURB	BUILDING
TOWN LINE	BUILDING ENTRY/EGRESS
CATCH BASIN	STOCKADE FENCE
DRAIN MANHOLE	CHAINLINK FENCE
TELEPHONE MANHOLE	STEEL GUARDRAIL
ELECTRIC MANHOLE	RETAINING WALL
TRANSFORMER	CATCH BASIN
SEWER MANHOLE	DRAIN MANHOLE
WATER METER PIT	TRANSFORMER
UTILITY POLE	SANITARY MANHOLE
UTILITY POLE W/ GUY WIRE	HYDRANT
SIGN	WATER SHUT OFF
CHAINLINK FENCE	UTILITY POLE
STOCKADE FENCE	SIGNAL POLE
HYDRANT	SINGLE HEAD LIGHT POLE
	DOUBLE HEAD LIGHT POLE
	BOLLARD LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	BIKE RACK
	FLAGPOLE
	BOLLARD
	SIGN
	RIP-RAP
	TREELINE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	DETECTABLE SURFACE
	AT RAMP

PAINTED PAVEMENT SYMBOLS

	HANDICAP PARKING
	CROSSWALK, 6' WIDE UNO.
	"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'x15' SPACES
- 13 COMPACT 8'x15' SPACES
- 5 ACCESSIBLE 8'x15' SPACES
- 115 TOTAL PARKING SPACES
- 6 BICYCLE SPACES (3 RACKS)

CHAINLINK FENCE,
6' TALL, 520 LF.±

BOLLARD (TYP.)

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

MODULAR BLOCK RETAINING WALL,
38 LF.±

MODULAR BLOCK RETAINING WALL,
36 LF.±

STEEL GUARDRAIL
4 POSTS, 44 LF.±

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