

LOCATION PLAN SCALE: 1" = 250'

SUBDIVISION CONDITIONS OF APPROVAL

- PLANNING BOARD CONDITIONS OF APPROVAL FOR THE CITY OF PORTLAND PLANNING BOARD REVIEW MEETING DATED FEBRUARY 3, 2014.
1. THAT THE SUBDIVISION PLAT SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY, CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES AND INCLUDE THE ASSOCIATION AGREEMENT, ARCHITECTURAL PLANS, AND ASSOCIATE CORPORATION COUNSEL IN RETAIL DATED 12/20/14 AND RELEVANT CONDITIONS.
 2. THAT THE WATER MANAGEMENT AGREEMENT AND ALL EASEMENTS SHALL BE FINALIZED TO THE SATISFACTION OF THE CORPORATION COUNSEL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 3. THAT THE CONDOMINIUM ASSOCIATION DOCUMENTS SHALL INCLUDE REFERENCES TO THE STORMWATER MAINTENANCE AGREEMENT AND STORMWATER INSPECTION AND MAINTENANCE PLAN, LANDSCAPE MAINTENANCE INCLUDING IN ROW AND ALL EASEMENTS AND SERVICES TO BE PROVIDED BY CONFORMANCE PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT.
 4. THAT THE APPLICANT AND ALL ASSOCIATES SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 33 SPECIFICS THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE COMMON AREAS SHALL BE PROVIDED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
 5. THAT THE APPLICANT SHALL SUBMIT REVISED PLANS AND ASSOCIATED DOCUMENTATION, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND CITY ASSOCIATE PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT. THE RECORDING OF THE SUBDIVISION PLAT SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY AND CITY ASSOCIATE PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT.
 6. THAT THE APPLICANT SHALL MAKE A CONTRIBUTION TO THE CITY'S STREET TREE FUND OF 14620 (FOR 1 TREE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

WAIVERS

1. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN STANDARD SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE A BAY 8' x 8'.
2. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN STANDARD SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW A DRIVE ABLE OF LESS THAN 24 FEET, AS SHOWN ON PLAN 14.

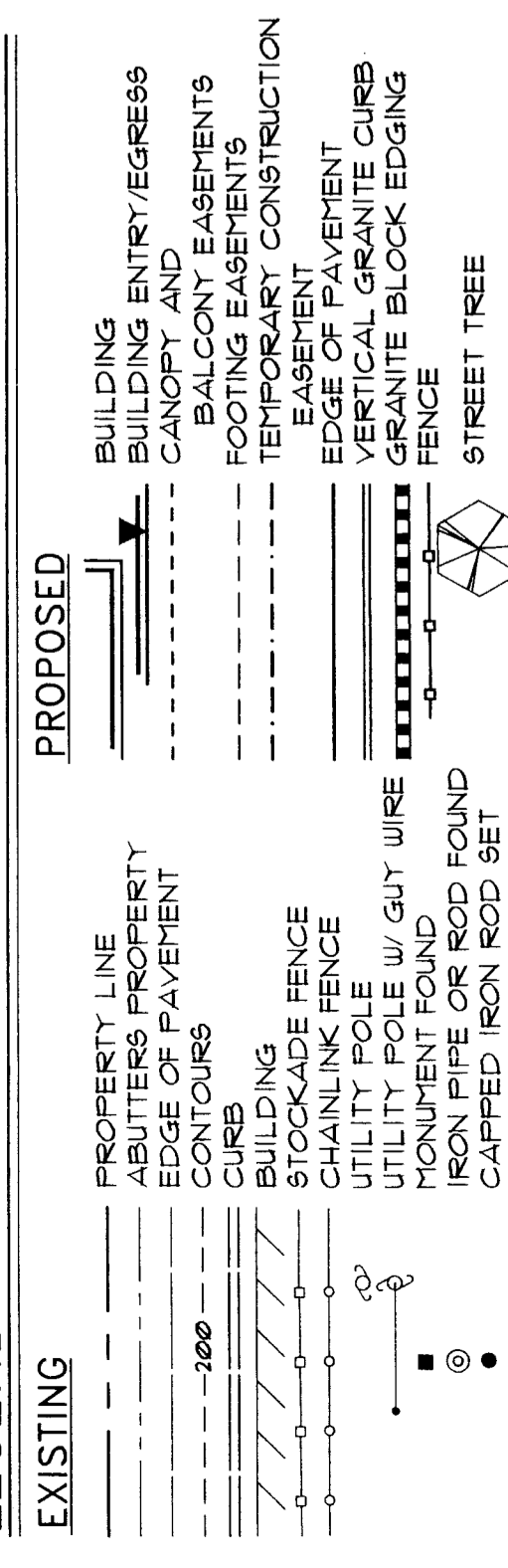
SURVEY NOTES

1. OWNER OF RECORD: EITZ LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, CORD BOOK 1436, PAGE 214.
2. LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAPS.
3. BEARINGS ARE MAGNETIC 1926 PER PLAN REFERENCE 2.
4. ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.63'.

PLAN REFERENCES

1. "PLAN OF LAND IN PORTLAND AND MAINE, SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK" DEC. 1926 BY E.C. JORDAN CO.
2. CITY WORKING PLANS 15, 140, 148, 1 DATED 1924 AND 1935.
3. STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND AND MAINE MADE FOR THERIAULT/LANDVANN ASSOCIATES JULY 15, 1996 OWEN HASKELL, INC. REVISED 10-31-05.

LEGEND



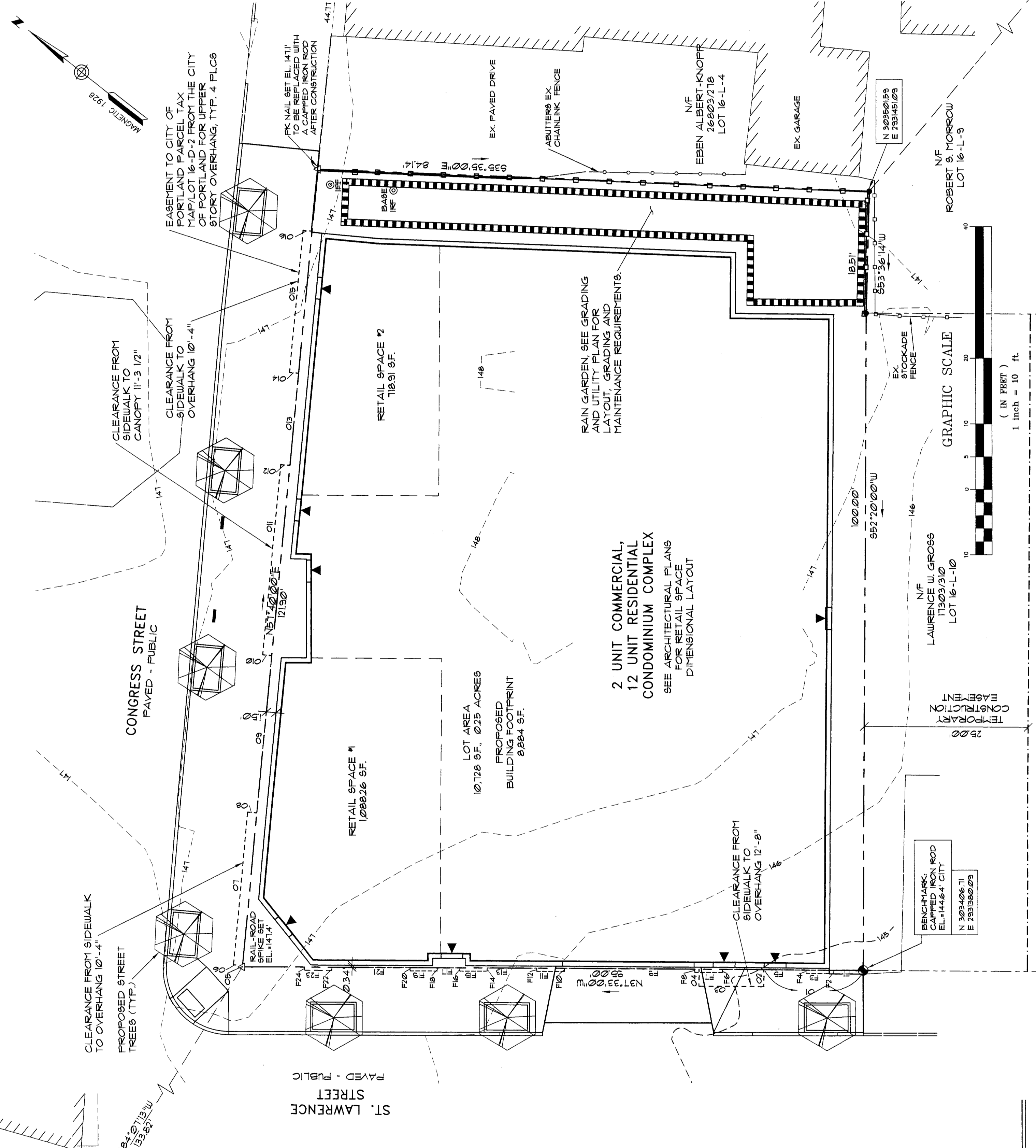
ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE	PROPOSED USE: COMMERCIAL OFFICE AND MULTIFAMILY DWELLINGS
SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	NONE
MINIMUM STREET FRONTAGE	125 FEET
MINIMUM FRONT YARD	10 FEET MAX.
MINIMUM REAR YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM LOT WIDTH	10 FEET MAX.
MINIMUM BUILDING HEIGHT	9.0 FEET
MAXIMUM INTERFLOOR SURFACE RATIO	80%
FLOOR AREA	10,000 SQ. FT. MAX.
OFF STREET PARKING	1 SPACE PER UNIT
	894 SQ. FT.
	19 SPACES

① EXCEPT THAT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

GENERAL NOTES

1. OWNER: EITZ LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 1436, PG. 214, DATED SEPTEMBER 10, 1938.
2. DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHITECTURE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101.
5. TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 3900 US ROUTE ONE, PORTLAND, MAINE 04101. DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.63'.
6. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (H1B), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP 'A1'.
7. TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
8. TOTAL PARCEL: 0.25 ACRES
9. CALL DIG-SAFE PRIOR TO COMMENCING WORK. 1-800-DIG-5476.
10. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
11. UNITS TO BE SERVICED BY PUBLIC WATER AND SEWERS. THESE SERVICES, INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
12. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
13. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
14. THERE ARE NO APPARENT PERMANENT ONSITE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY.
15. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NAMED TO THE NATIONAL REGISTER.
16. PROPOSED PARKING SPACES: 19 INTERIOR SPACES FOR RESIDENTS USE ONLY.
17. THE SUBJECT PARCEL SHOWN AS 118 CONGRESS STREET IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION.
18. REFER TO THE 118 ON MUNJOY HILL CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS RECORDED IN THE CORD BOOK 3143, PAGE 21.
19. REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 118 ON MUNJOY HILL SITE PLAN.
20. FLOODPLAIN: THIS PROPERTY SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 02014 A, EFFECTIVE DATE JULY 11, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
21. SEE SHEET C14, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
22. THE PORTLAND CITY COUNCIL HAS GRANTED A LICENSE TO EITZ LLC, THE OWNER OF 118 CONGRESS STREET, TO ALLOW BAYS TO PROJECT OVER ST. LAURENCE STREET AND TO ALLOW DECKS AND BAYS TO PROJECT OVER CONGRESS STREET, AND APPROVED MINOR VARIATIONS IN MATERIALS FROM THE CITY'S SIDEWALK REPLACEMENT MATERIAL POLICY TO ALLOW FOR THE USE OF PAVERS AND BRICKS WITHIN THE CITY'S RIGHT OF WAY. REFER TO THE LICENSE FOR THE OBLIGATIONS OF THE ASSOCIATION WITH RESPECT TO THE LICENSE AREAS. LICENSE GRANTED FEB. 24, 2014.



FOOTING EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
F1	N 37°33'00" W	4.41'
F2	S 52°21'00" W	0.50'
F3	N 37°33'00" W	4.20'
F4	N 57°21'00" E	0.50'
F5	S 52°21'00" W	12.00'
F6	N 37°33'00" W	4.20'
F7	N 57°21'00" E	4.20'
F8	N 37°33'00" W	19.00'
F9	S 52°21'00" W	0.50'
F10	N 37°33'00" W	4.20'
F11	N 57°21'00" E	0.50'
F12	N 37°33'00" W	1.61'
F13	S 52°21'00" W	0.50'
F14	N 37°33'00" W	4.20'
F15	N 57°21'00" E	0.50'
F16	N 37°33'00" W	3.49'
F17	S 52°21'00" W	0.50'
F18	N 37°33'00" W	12.00'
F19	N 37°33'00" W	4.20'
F20	N 57°21'00" E	0.50'
F21	N 37°33'00" W	12.00'
F22	S 52°21'00" W	0.50'
F23	N 37°33'00" W	4.20'
F24	N 57°21'00" E	0.50'

OVERHANG EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
O1	N 37°33'00" W	15.10'
O2	S 52°21'00" W	2.60'
O3	N 37°33'00" W	9.50'
O4	N 57°21'00" E	2.60'
O5	N 37°33'00" W	0.20'
O6	N 57°21'00" E	1.40'
O7	N 37°33'00" W	23.30'
O8	S 52°21'00" E	1.40'
O9	N 37°33'00" W	24.00'
O10	N 57°21'00" E	1.40'
O11	N 37°33'00" W	29.10'
O12	S 52°21'00" E	1.40'
O13	N 37°33'00" W	14.10'
O14	N 57°21'00" W	1.40'
O15	N 37°33'00" W	21.10'
O16	S 52°21'00" E	1.40'

CONDOMINIUM ASSOCIATION RESPONSIBILITIES

STREET TREES: THE ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CITY'S TECHNICAL STANDARD 12.4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF APPROVED STREET TREES AND THEIR GRANITE PLANTING BEDS AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

SUBSTITUTE MATERIALS: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THE SAFE CONDITION AND MAINTENANCE OF GRANITE PAVERS NEAR THE MAIN ENTRANCE ON CONGRESS STREET AND NEAR THE ENTRANCES TO THE TWO COMMON UNITS, AND SHALL BE RESPONSIBLE FOR ENSURING THE SAFE MAINTENANCE OF GRANITE PAVERS NEAR THE BRICK DRIVEWAY, APPROX. OFF OF ST. LAURENCE STREET LEADING INTO THE PARKING GARAGE.

ROOF DECKS: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THAT PERGOLAS AND OTHER USERS OF THE SIDEWALKS ALONG CONGRESS STREET AND ST. LAURENCE STREET ARE SAFE FROM SHOULDER OR OTHER DECKS THAT COULD FALL FROM DECKS, BAYS OR THE ROOFTOP OF THE CONDOMINIUM, INCLUDING ENSURING THAT UNIT OWNERS PROPERLY REMOVE SNOW AND ICE FROM THE BALCONIES AND ROOFTOP DECKS, ENSURING THAT UNIT OWNERS STORE OBJECTS ON BALCONIES OR ON ROOFTOP DECKS IN A MANNER SO AS TO PROVIDE FOR THE SAFETY OF PERSONS BELOW. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ROOFTOP DECKS AND BALCONIES. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE OBLIGATIONS OF THE ASSOCIATION WITH RESPECT TO THE LICENSE AREAS. LICENSE GRANTED FEB. 24, 2014.

PERGOLAS AND MAINTENANCE: UNIT OWNERS SHALL KEEP THEIR APARTMENT BALCONIES, TERRACES AND PARKING SPACES IN A SAFE, CLEAN AND NEAT CONDITION.

THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE ANY PORTION OF A UNIT THAT CONSISTS OF OR "GREEN WALLS" OR OTHER STRUCTURAL ELEMENT EXTERIOR WALL, OR INTERIOR EXTERIOR WALLS, AS SUCH UNIT OWNERS SHALL NOT ALTER, MAINTAIN, REPAIR, REPLACE OR ALTER SUCH ELEMENTS IN ANY MANNER.

TRASH: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENGAGING A PRIVATE TRASH HAULER TO PICK UP TRASH FROM THE COMMON AREAS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENGAGING A PRIVATE TRASH PICKUP SERVICE PROVIDED BY THE CITY OF PORTLAND, AND THE CITY HAS NO INTENTION OR OBLIGATION TO PROVIDE SUCH SERVICE.

RAIN GARDEN: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE "RAIN GARDEN" AND ALL LANDSCAPING AND HEDGING INCLUDING WITHOUT LIMITATION THE APPROVED PROJECT'S STREET TREES AND THEIR GRANITE PLANTING BEDS.

LIGHTING: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EXTERIOR LIGHTING, INCLUDING LIGHTS ON THE FRONT OF THE BUILDING TO SERVE THE COMMON UNITS AND LIGHTS ON THE FRONT OF THE BUILDING TO SERVE THE COMMON UNITS AND LIGHTS ON THE FRONT OF THE BUILDING TO SERVE THE COMMON UNITS WITH THE CITY'S TECHNICAL STANDARD 12.4 "SITE LIGHTING" SECTION 12.4.

118 Congress # 2013-255

CITY OF PORTLAND
APPROVED SITE PLAN
Approved by: David C. Gorman
Date of Approval: 1-28-2014

TH-311-136
N 32035423
E 23016414
MONUMENT FIELD

Subdivision Plat, Approved by the City of Portland Planning Board

Thomas Greer
Thomas Greer
Professional Engineer
No. 4206
State of Maine

January 28, 2014

REV.	DATE	DESCRIPTION
5	4/17/14	SUBMITTED FOR FINAL APPROVAL
4	3/27/14	SUBMITTED FOR FINAL APPROVAL
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 ON MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

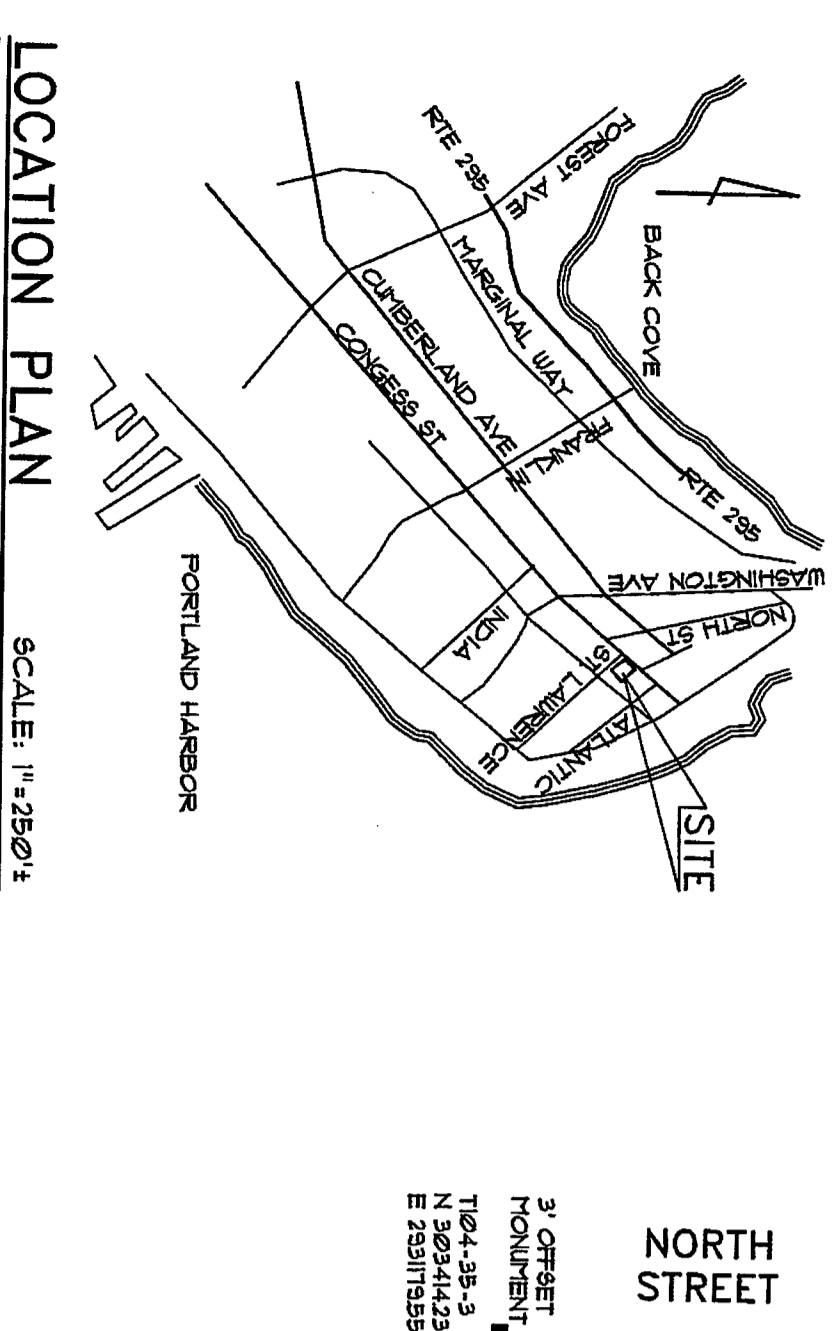
PINKHAM & GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: NOVEMBER 13, 2013
PROJECT: 13143

DRN BY: JDC
DESC BY: TSG
CHK BY: TSG

SUBDIVISION RECORDING PLAT
C1.0

for the record
Planning file



LOCATION PLAN
SCALE: 1"=250'

SUBDIVISION CONDITIONS OF APPROVAL

1. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.
2. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.
3. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.
4. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.
5. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.
6. THAT THE SUBDIVISION PLAN SHALL BE FINISHED TO THE SATISFACTION OF THE PLANNING BOARD REVIEWED HEREON DATED SEPTEMBER 3, 1998.

WAIVERS

1. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.
2. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.
3. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.
4. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.
5. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.
6. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN GRADING SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 19 OF THE INDOOR PARKING SPACES TO BE BUILT AT AN ANGLE TO THE CURB.

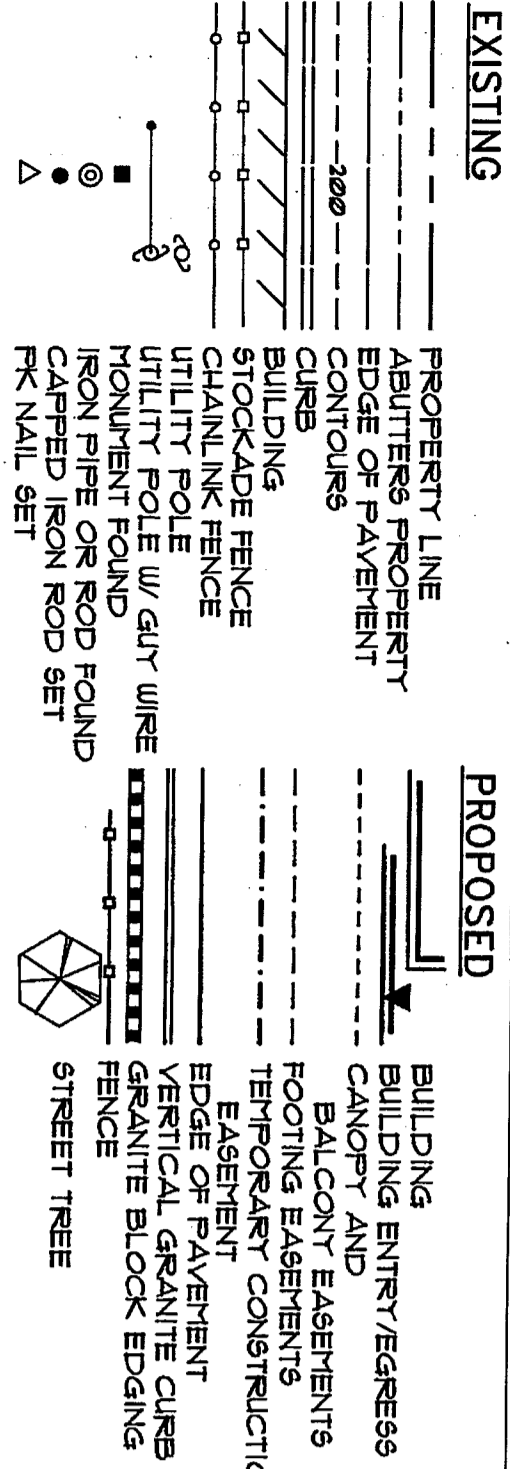
SURVEY NOTES

1. OWNER OF RECORD: ENT LLC, 18 CONGRESS STREET, PORTLAND, MAINE 04102, BOOK 1460, PAGE 12.
2. LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAP.
3. BEARINGS ARE BASED ON CITY DATA, BASED ON NON-AT-NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 162.83.
4. BEARINGS ARE BASED ON CITY DATA, BASED ON NON-AT-NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 162.83.
5. BEARINGS ARE BASED ON CITY DATA, BASED ON NON-AT-NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 162.83.
6. BEARINGS ARE BASED ON CITY DATA, BASED ON NON-AT-NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 162.83.

PLAN REFERENCES

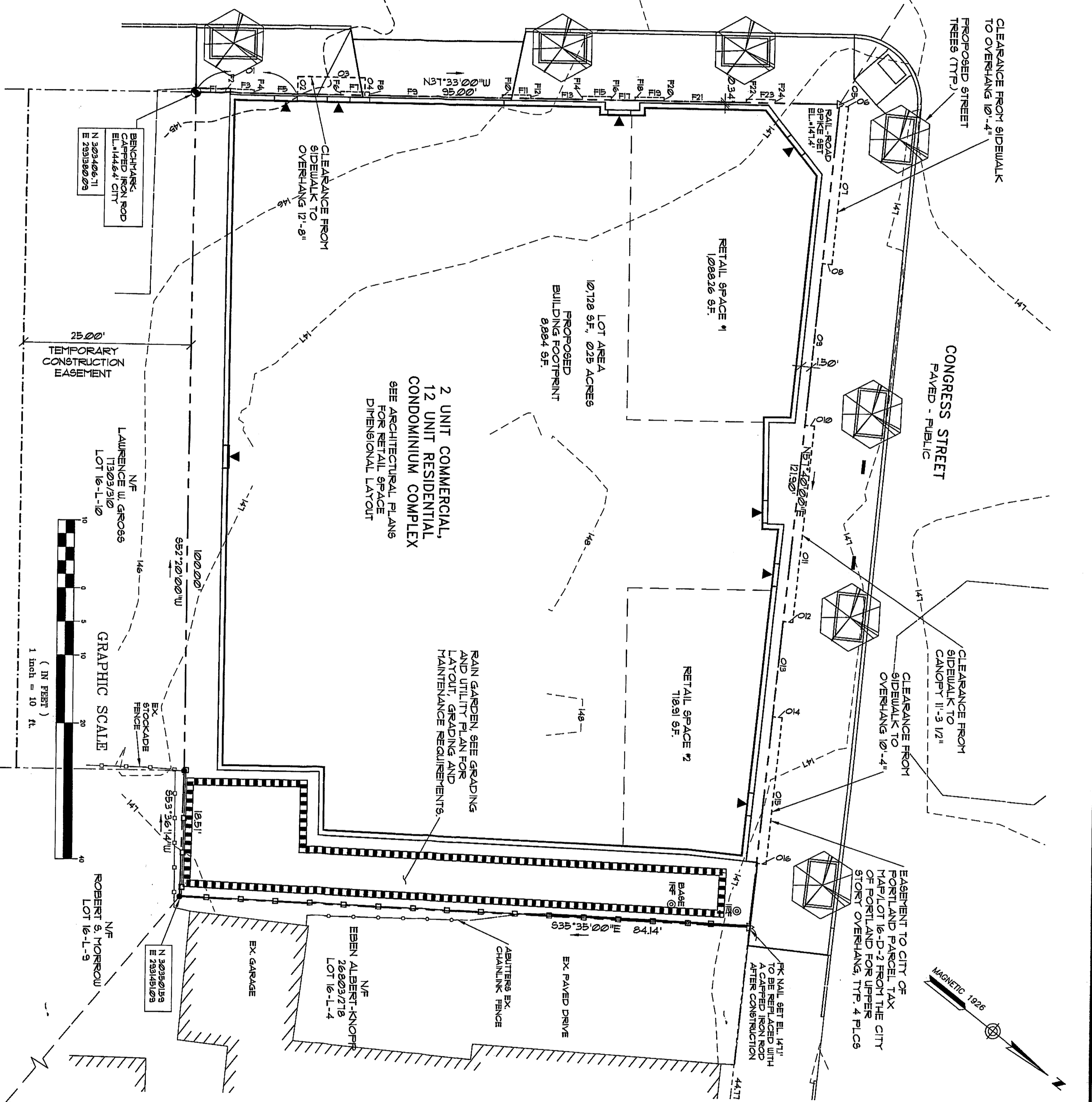
1. PLAN OF LAND IN PORTLAND, MAINE, SUBMITTED FOR ST. LAWRENCE OIL COMPANY OF NEW YORK, DEC. 1926, BY E.C. LOMBARD CO.
2. CITY WORKING PLANS 28, 140, 146, 1 DATED 1924 AND 1928.
3. STANDARD BOUNDARY SURVEY ON 18 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERMULADYNAMAN ASSOCIATES JULY 19, 1989 JOHN HARKELL, INC. REVISED 10-31-15.

LEGEND



ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	625 SQ. FT.
MINIMUM STREET FRONTAGE	NONE	10.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	13 FEET
MINIMUM REAR YARD	NONE	10 FEET
MINIMUM SIDE YARD	NONE	5.2 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	10.9 FEET
MINIMUM LOT WIDTH	NONE	62.5 FEET
MAXIMUM BUILDING HEIGHT	60 FEET	62.5 FEET
MAXIMUM PERMITTED SURFACE RATIO	30%	35%
FLOOR AREA PER DWELLING UNIT	10,000 SQ. FT. MAX.	3,125 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	450 SQ. FT.	854 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES



FOOTING EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
F1	N 31°33'00" W	4.71
F2	S 82°21'00" W	0.20
F3	N 31°33'00" W	4.20
F4	N 82°21'00" W	1.20
F5	N 31°33'00" W	0.20
F6	S 82°21'00" W	0.20
F7	N 31°33'00" W	0.20
F8	N 82°21'00" W	1.20
F9	N 31°33'00" W	0.20
F10	S 82°21'00" W	0.20
F11	N 31°33'00" W	0.20
F12	S 82°21'00" W	1.20
F13	N 31°33'00" W	0.20
F14	S 82°21'00" W	1.20
F15	N 31°33'00" W	0.20
F16	S 82°21'00" W	1.20
F17	N 31°33'00" W	0.20
F18	S 82°21'00" W	1.20
F19	N 31°33'00" W	0.20
F20	S 82°21'00" W	1.20
F21	N 31°33'00" W	0.20
F22	S 82°21'00" W	1.20
F23	N 31°33'00" W	0.20
F24	S 82°21'00" W	1.20

OVERHANG EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
O1	N 31°33'00" W	15.00
O2	S 82°21'00" W	2.50
O3	N 31°33'00" W	2.50
O4	N 82°21'00" W	2.50
O5	N 31°33'00" W	2.50
O6	S 82°21'00" W	2.50
O7	N 31°33'00" W	2.50
O8	S 82°21'00" W	2.50
O9	N 31°33'00" W	2.50
O10	S 82°21'00" W	2.50
O11	N 31°33'00" W	2.50
O12	S 82°21'00" W	2.50
O13	N 31°33'00" W	2.50
O14	S 82°21'00" W	2.50
O15	N 31°33'00" W	2.50
O16	S 82°21'00" W	2.50

CONDOMINIUM ASSOCIATION RESPONSIBILITIES

STREET TREES: THE ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CITY OF PORTLAND AND INCLUDING THE MAINTENANCE AND CARE OF ALL PROVIDED STREET TREES AND THEIR GRANITE PLANTING BEDS AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

GRANITE PLANTING BEDS: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE GRANITE PLANTING BEDS AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

LANDSCAPE MAINTENANCE: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE MAINTENANCE AND CARE OF ALL PROVIDED STREET TREES AND THEIR GRANITE PLANTING BEDS AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

CONDOMINIUM ASSOCIATION RESPONSIBILITIES: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDOMINIUM ASSOCIATION RESPONSIBILITIES AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

GENERAL NOTES

1. OWNER, ENT, LLC, 18 CONGRESS STREET, PORTLAND MAINE 04102, DEED RECORDED IN THE CLERKLAND COUNTY REGISTER OF DEEDS BK. 1436, PG. 214, DATED SEPTEMBER 10, 1998.
2. DEVELOPER, 18 CONGRESS STREET, PORTLAND, MAINE 04102.
3. ENGINEER, PINKHAM & GREER CONSULTING ENGINEERS, 28 YANNAH AVENUE, PORTLAND, MAINE 04103.
4. ARCHITECT, ARCHITECTURE ARCHITECTS, 48 UNION SQUARE, PORTLAND, MAINE 04102.
5. TOPOGRAPHIC AND BOUNDARY INFORMATION, JOHN HARKELL, INC. 350 N. ROUTE ONE FALMOUTH, MAINE. BENCHMARK CITY DATUM, BASED ON NON-AT-NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 162.83.
6. SOIL & PLANNING TAKEN FROM SOIL CONSERVATION STUDY OF CLARENDON COUNTY AND GROUP #41, CLASSIFIED AS HINCKLEY (T1B), GRAVELLY SANDY LOAM 3-8% BLOOM, HYDROLOGICAL GROUP #41.
7. TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
8. TOTAL PARCEL = 0.23 acres
9. CALL DIG-548E PRIOR TO COMMENCING WORK, 1-800-DIG-548E.
10. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
11. UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER THESE SERVICES, INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
12. POWER TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
13. EXISTING UTILITIES, INCLUDING 6" GAS AND 12" WATER, ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
14. THESE ARE NO APPARENT PERMANENT NIGHT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY.
15. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
16. PROPOSED PARKING SPACES, 18 INTERIOR SPACES FOR RESIDENTS USE ONLY.
17. THE SUBJECT PARCEL SHOWN AS 18 CONGRESS STREET IS SUBJECT TO THE CITY OF PORTLAND PERMITS AND CITY COUNCIL HAS GRANTED A LICENSE TO ENT, LLC THE OWNER OF 18 CONGRESS STREET, TO ALLOW BAYS TO PROJECT OVER ST. LAWRENCE STREET, AND APPROVED MINOR VARIATIONS IN MATERIALS FROM THE CITY'S SIDEWALK REPLACEMENT MATERIAL POLICY TO ALLOW FOR THE USE OF PAVES AND BRICKS WITHIN THE CITY'S RIGHT OF WAY. REFER TO THE LICENSE FOR THE REGULATIONS OF THE ASSOCIATION WITH RESPECT TO THE LICENSE AREAS, LICENSE GRANTED FEB. 14, 2014.
18. REFER TO SHEET C14, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
19. REFER TO SHEET C14, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
20. FLOODPLAIN: THIS PROPERTY SHOWN ON FLOOD INSURANCE RATE MAP CONTINENTAL PANEL 1300251 0014, EFFECTIVE DATE JULY 11, 1986, IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
21. SEE SHEET C14, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
22. THE PORTLAND CITY COUNCIL HAS GRANTED A LICENSE TO ENT, LLC THE OWNER OF 18 CONGRESS STREET, TO ALLOW BAYS TO PROJECT OVER ST. LAWRENCE STREET, AND APPROVED MINOR VARIATIONS IN MATERIALS FROM THE CITY'S SIDEWALK REPLACEMENT MATERIAL POLICY TO ALLOW FOR THE USE OF PAVES AND BRICKS WITHIN THE CITY'S RIGHT OF WAY. REFER TO THE LICENSE FOR THE REGULATIONS OF THE ASSOCIATION WITH RESPECT TO THE LICENSE AREAS, LICENSE GRANTED FEB. 14, 2014.

NO.	DATE	DESCRIPTION
1	1/27/14	SUBMITTED FOR FINAL APPROVAL
2	1/27/14	50% PLOTTING SET
3	1/27/14	REV'D PER STAFF REVIEW
4	1/27/14	REVISED LAYOUT, ADDED GARDEN
5	4/17/14	SUBMITTED FOR FINAL APPROVAL

SUBDIVISION RECORDING PLAT

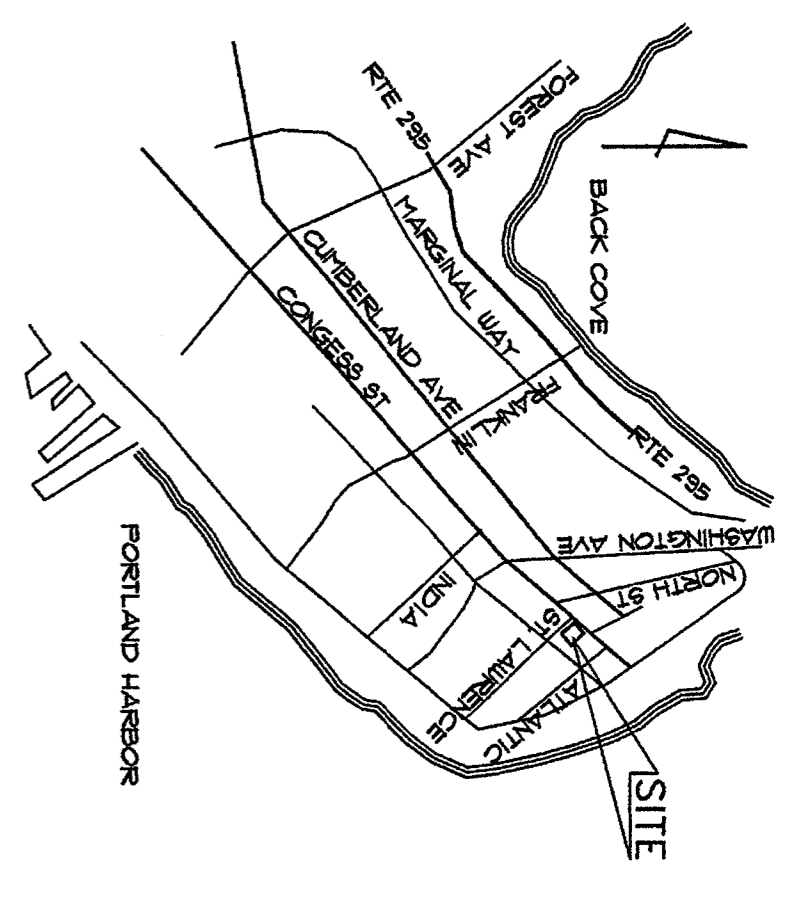
118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME
118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

CONSTITUTING BUSINESS
28 YANNAH AVENUE
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: NOVEMBER 13, 2013
PROJECT: 13143

DNV BY: JDC
DESIG BY: TSG
CHK BY:

C1.0



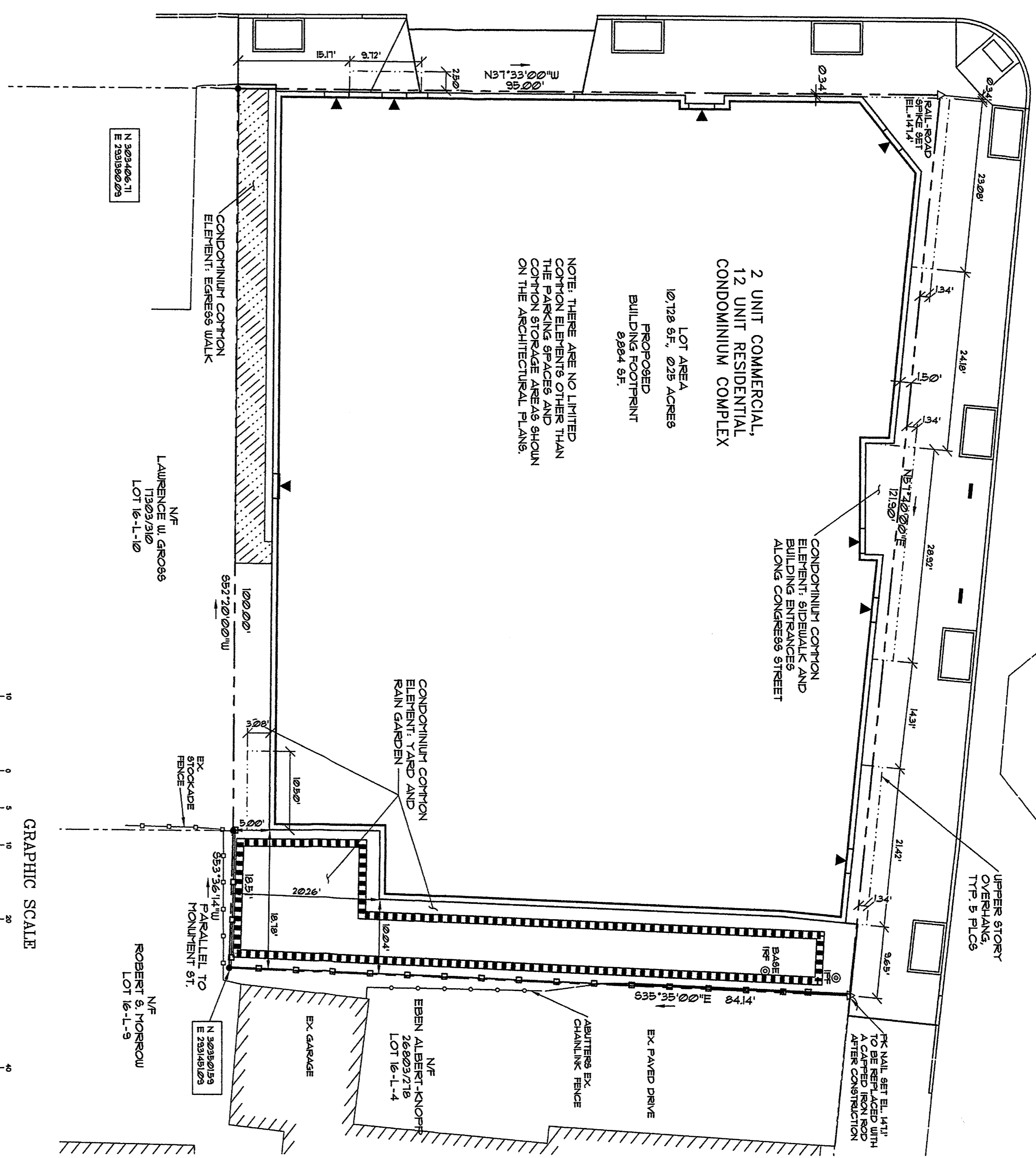
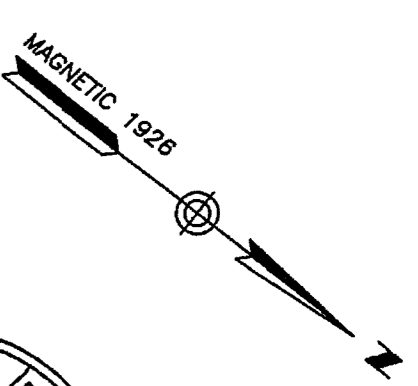
SCALE: 1"=250'

ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE	PROVIDED
PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS	
SPACE STANDARDS	
MINIMUM LOT SIZE	NONE
MINIMUM STREET FRONTAGE	0.25 AC
MINIMUM FRONT YARD	50 FEET
MINIMUM REAR YARD	10 FEET MAX
MINIMUM SIDE YARD ON A SIDE STREET	NONE @
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	10.5 FEET
MAXIMUM PERVIOUS SURFACE RATIO	30%
FLOOR AREA	10,000 SQ. FT. MAX
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT
	10 SPACES

EXCEPT THAT WHERE A SIDE YARD ADJUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

ST. LAWRENCE STREET
PAVED - PUBLIC

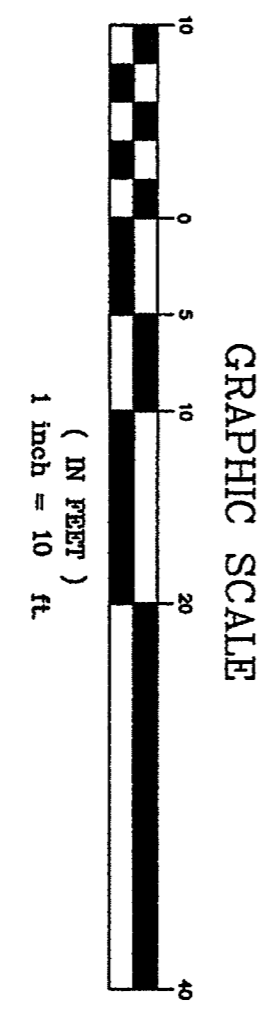


2 UNIT COMMERCIAL,
12 UNIT RESIDENTIAL,
CONDOMINIUM COMPLEX

LOT AREA
10,128 SF, 0.23 ACRES

PROPOSED
BUILDING FOOTPRINT
0.284 ACRES

NOTE: THERE ARE NO LIMITED COMMON AREAS OTHER THAN THE PARKING SPACES AND COMMON STORAGE AREAS SHOWN ON THE ARCHITECTURAL PLANS.



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	BUILDING
ADJUTERS PROPERTY	BUILDING ENTRY/EGRESS
EDGE OF PAVEMENT	CANOPY AND BALCONY OVERHANG
CONTOURS	EDGE OF PAVEMENT CURB
BLINDING	VERTICAL GRANITE CURB
STOCKADE FENCE	MONUMENT BLOCK EDGING
CHAINLINK FENCE	
UTILITY POLE W/ GUY WIRE	
UTILITY POLE	
MONUMENT FOUND	
IRON PIPE FOUND	
IRON ROD FOUND	
PK NAIL SET	

GENERAL NOTES

- OWNER: BPT, LLC, 118 CONGRESS STREET, PORTLAND, ME 04101
- DEVELOPER: BPT, LLC, 118 CONGRESS STREET, PORTLAND, ME 04101
- ENGINEER: PINKHAM & GREER, 25 VANAN AVENUE, PORTLAND, MAINE 04103

STATE OF MAINE
THOMAS S. GREER
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10333

PINKHAM & GREER

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

REV.	DATE	DESCRIPTION
5	4/17/14	SUBMITTED FOR FINAL APPROVAL
4	3/27/14	SUBMITTED FOR FINAL APPROVAL
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

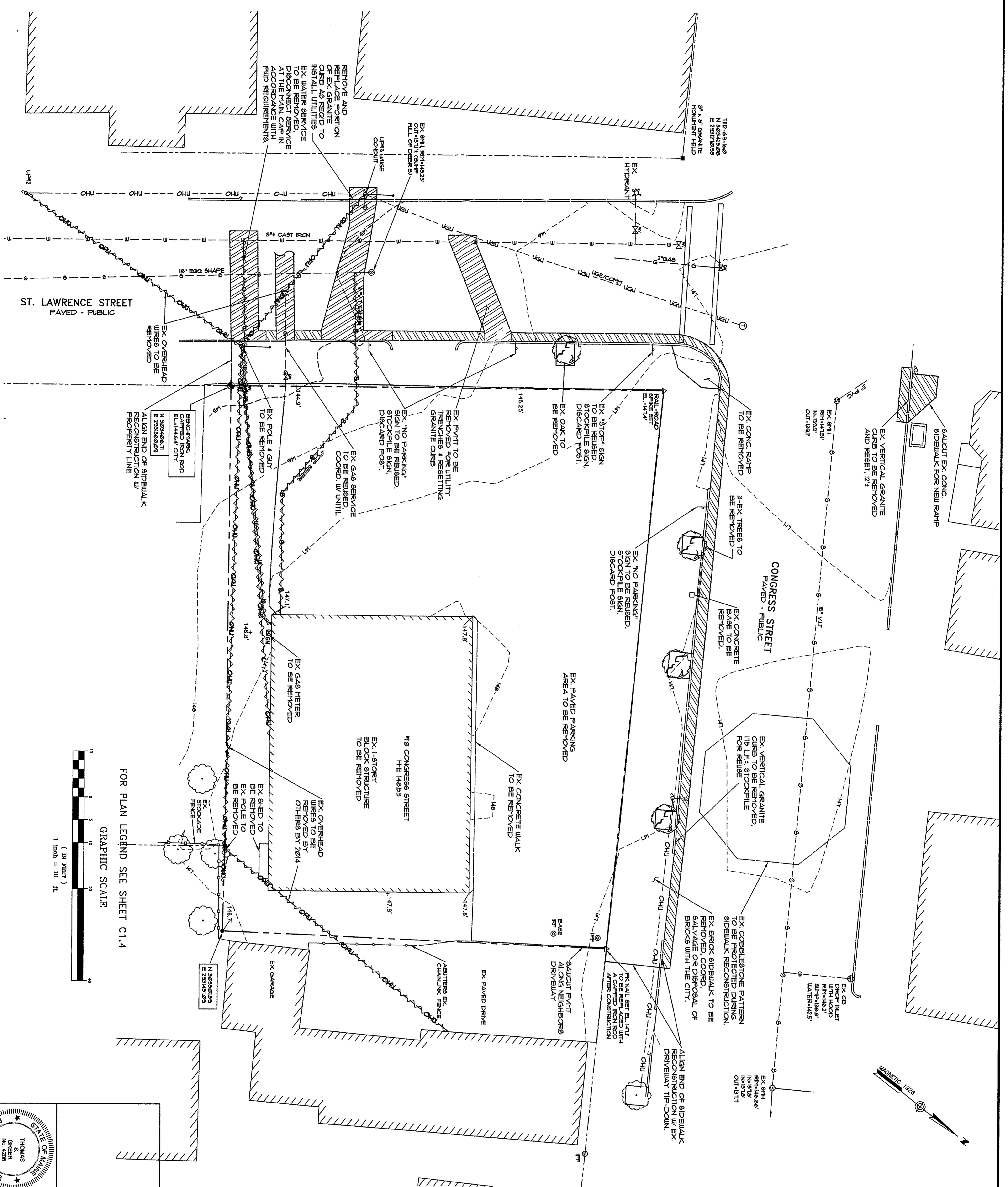
CONSULTING ENGINEERS
25 VANAN AVENUE
PORTLAND, MAINE

SCALE: AS SHOWN DWN BY: JDC
DATE: NOVEMBER 13, 2013 DESG BY: TSG
PROJECT: 13143 CHK BY: TSG

C1.1

not stamped for record

- DEMOLITION NOTES**
1. ANY UNUSED SERVICE LINES ARE TO BE PROPERLY REMOVED. THE MAIN CAP EACH IN ACCORDANCE WITH THE APPROPRIATE UTILITY REQUIREMENTS.
 2. NOTIFY THE CITY OF PORTLAND ARBORIST 5 DAYS PRIOR TO REMOVING THE EXISTING TREES.



REV.	DATE	DESCRIPTION
1	1/27/14	REV'D PER STAFF REVIEW
2	1/13/14	REV'D PER STAFF REVIEW
3	2/26/14	100% CONSTRUCTION DOCUMENTS
4	3/27/14	SUBMITTED FOR FINAL APPROVAL
5	4/17/14	SUBMITTED FOR FINAL APPROVAL
6	4/17/14	SUBMITTED FOR FINAL APPROVAL

CITY OF PORTLAND
APPROVED SHEET
DESIGNED BY: TSG
DATE: 1-28-2014

PINKHAM & GREER
CONSULTING ENGINEERS
28 W. MAIN AVENUE
PORTLAND, ME

EXISTING CONDITIONS AND DEMOLITION PLAN

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME
118 ON MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

SCALE: AS SHOWN
DATE: NOVEMBER 13, 2013
PROJECT: 13143

DRN. BY: JDC
DESIGN BY: TSG
CHK. BY: TSG

C1.3

4/16/14

EROSION CONTROL NOTES

GENERAL:

- THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
 - SOIL EROSION IS KEPT TO A MINIMUM.
 - NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
 - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND UTILITIES EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL REGULATIONS BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 2003.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE PROJECT.
 - LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 1 DAY. LOAM AND SEED ANY DISTURBED AREA WITHIN 15 OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO ANY STORED EVENT. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
 - INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESEAL SILT FENCES AND CHECK DRAINAGE WHICH ACCUMULATE SEDIMENT AND DEBRIS.
 - PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEMS.
 - APPLY MULCH TO BARE SOILS WITHIN 1 DAY OF INITIAL DISTURBANCE OF SOILS WITHIN 48 HOURS IF WITHIN 15 OF WETLAND OR WATERBODY PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
 - TEMPORARILY SEED WITHIN 1 DAY ANY AREA WHICH WILL BE LEFT DISTURBED AND UNPROTECTED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF PERMANENT SEED MIXES WHICH CAN BE LOANED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
 - MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SLOPES OF GRASSSEED WATERWAYS
 - WITHIN 100 FT OF STREAMS AND WETLANDS
 - SLOPES OF GRASSSEED WATERWAYS
 - SLOPES OF GRASSSEED WATERWAYS
 - SLOPES STEEPER THAN 8%
 - BETWEEN OCT 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SLOPES OF GRASSSEED WATERWAYS
 - SLOPES STEEPER THAN 8%
 - FOLLOW SILT FENCE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BURYING WITH SOIL OR CHIPPED DEBRIS. REFER TO SILT FENCE DETAILS.
 - PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LINE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED OR FERTILIZER FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIALS ARE REMOVED. FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN FERTILIZER. PERMANENT STABILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 90% CATCH.
 - ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT BAGS DURING CONSTRUCTION.

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FERTILE SANDY LOAM OR LOAM AS DERIVED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM FREE FROM ADVERTISEMENTS OF STONES, RUBBLE, LARGE STONES, CLODS, ROOTS, WEEDS, LIMBS OR OTHER UNSUITABLE FOREIGN MATTER AS DETERMINED BY THE PROJECT ENGINEER. TOPSOIL SHALL BE SUBMITTED FOR LABORATORY TESTING TO DETERMINE PERCENTAGE OF ORGANIC MATTER. TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SITES SHOULD BE PLACED. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - MATERIAL
 - SAND - 0.075 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) 45 - 75
 - SILT - 0.002 IN. TO 0.0002 IN. DIAMETER (% BY VOLUME) 20 - 40
 - CLAY - LESS THAN 0.0002 IN. DIAMETER (% BY VOLUME) 5 - 15
 - ORGANICS (SHALL MEET THE REQUIREMENTS OF MOST STANDARD SPECIFICATION TESTS) (% BY VOLUME) 10 - 20
 - NITROGEN (CAL) (% SATURATION) 60 - 80
 - MAGNESIUM (MG) (% SATURATION) 21 - 30
 - POTASSIUM (K) (% SATURATION) 10 - 40
 - PHOSPHORUS (P) (POUNDS/ACRE) 60 - 85
 - PERMEABILITY (INCHES PER HOUR) 3 - 10
 - MAXIMUM STONE SIZE (INCHES) 3/4

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/20. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 1 MONTHS. IF USING PERMANENT SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

HOT MIX (2) METHOD NUMBER 3

TEMPORARY SEED:

ANNUAL RYEGRASS	9000 LBS/ACRE	4/01 - 5/14
SUDANGRASS	4000 LBS/ACRE	5/15 - 9/14
ANNUAL RYEGRASS	8000 LBS/ACRE	5/15 - 9/14
WINTER RYE	1200 LBS/ACRE	9/15 - 9/20
WINTER RYE (W/ MULCH COVER)	1200 LBS/ACRE	10/01 - 5/31

LIME AND FERTILIZER:

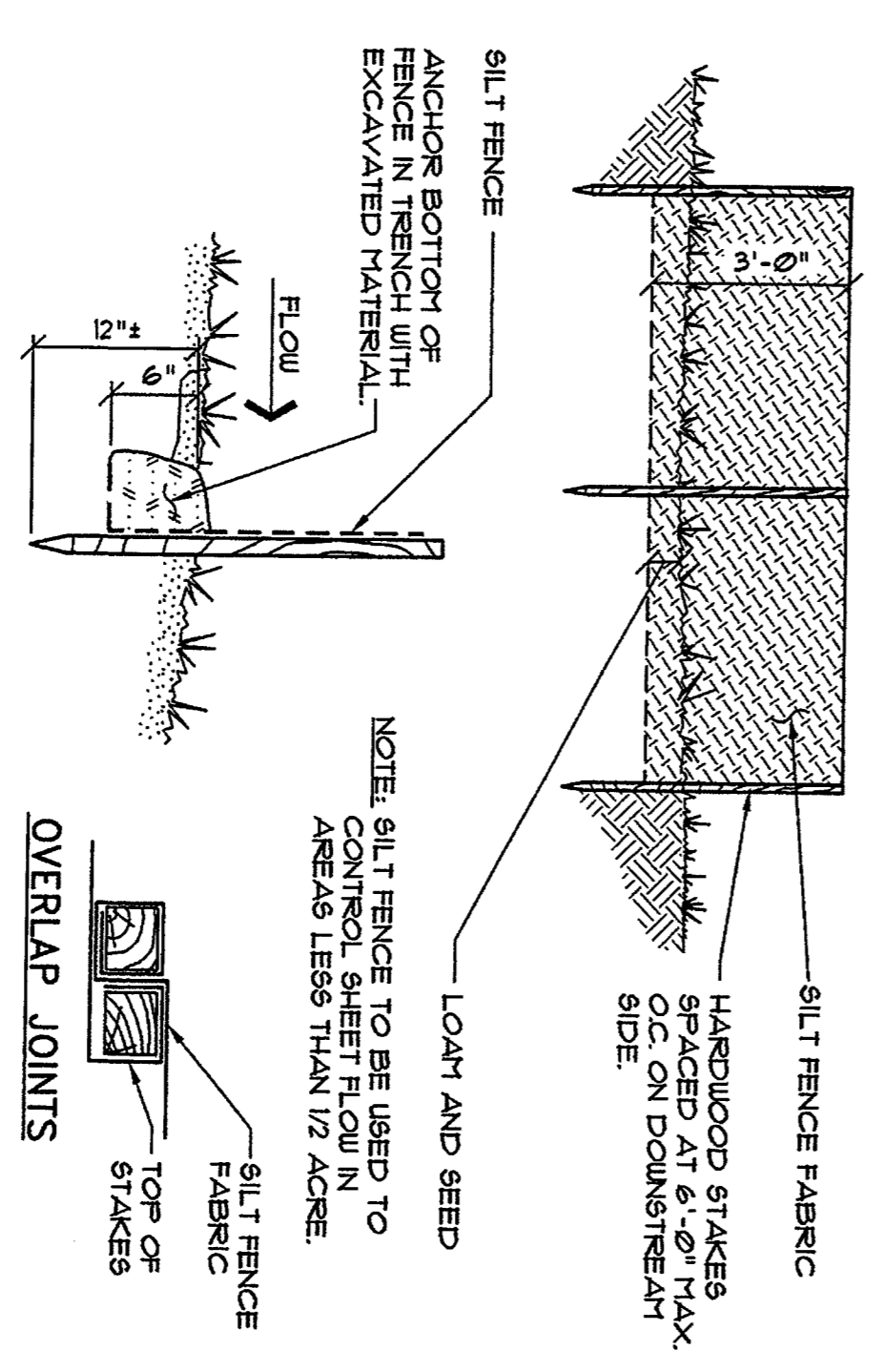
APPLY GROUND LIMESTONE (EQUIVALENT TO 80% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (100 LBS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

MULCH:

STRAW OR HAY (ANCHORED)	10 - 30 LBS	PROTECTED AREAS
STRAW OR HAY (UNANCHORED)	25 - 75 LBS	WINDY AREAS
SHREDED OR CHOPPED	AS REQUIRED	Moderate to High Velocity Areas
LITE MESH	AS REQUIRED	STEEP SLOPES
EXCELSTOR MAT	AS REQUIRED	
MULCH ANCHORING		
PEG AND TUNE		
MULCH NETTING	LIQUID ASPHALT	
ASPHALT EMULSION	CHEMICAL TACK	

1 SILT FENCE DETAIL

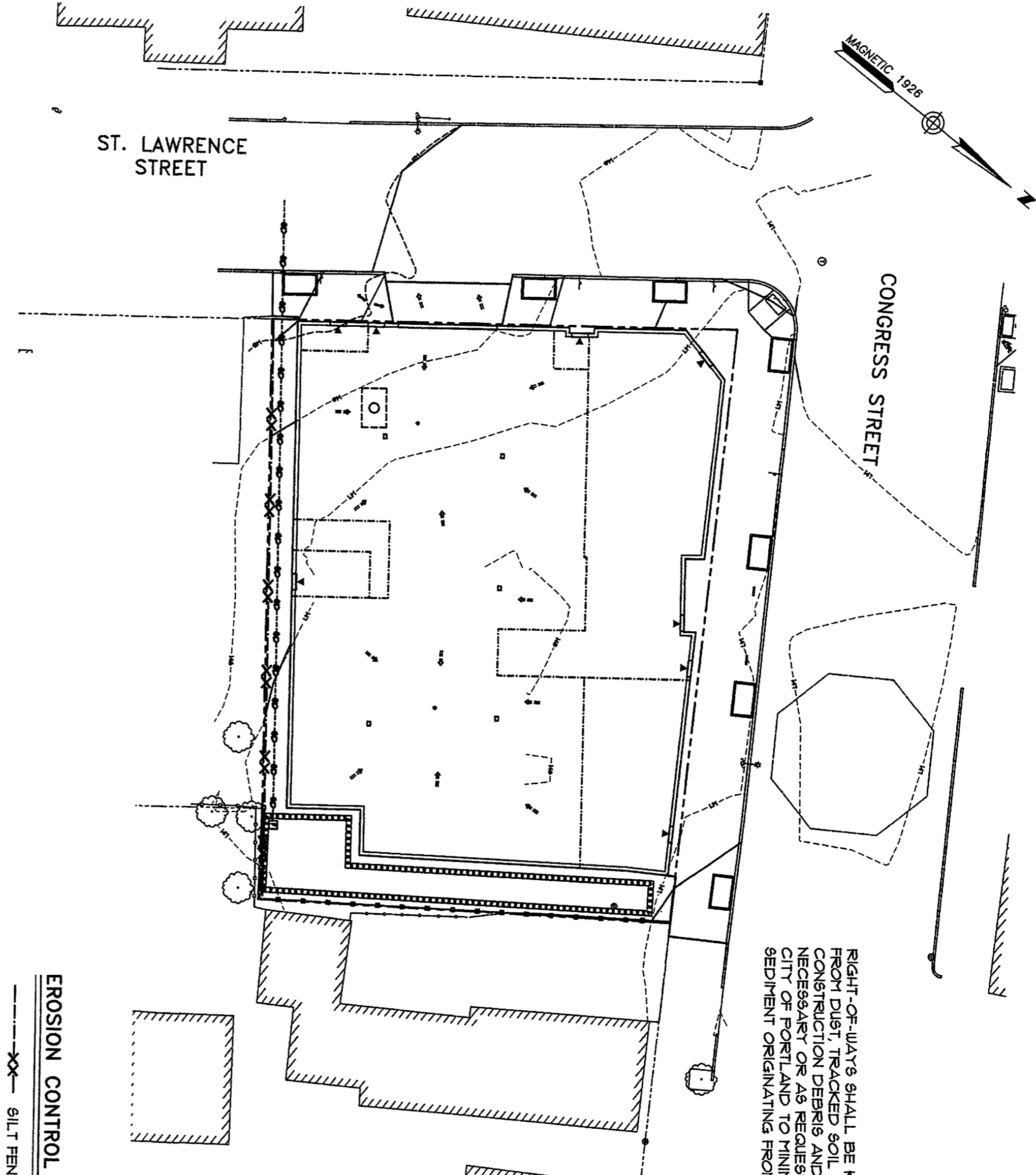
NOT TO SCALE



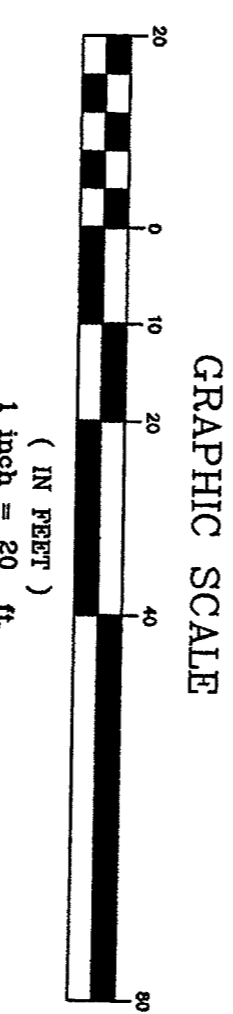
SUGGESTED SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:

- THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.
- INSTALL PERIMETER SILT FENCE.
 - DEMOLISH EXISTING BUILDING.
 - CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
 - BEGIN EARLIER WORK FOR BUILDING FOUNDATION.
 - BEGIN LEADERS DRAINING TO STORMDRAIN SYSTEM.
 - CONNECT STORM DRAINING TO EXISTING SYSTEM.
 - COMPLETE STORM DRAINING CONSTRUCTION.
 - FINE GRADE SIDEWALKS AND ROUGH GRADE REMAINDER OF SITE UNDISTURBED FOR MORE THAN 14 DAYS.
 - COMPLETE FINE GRADING AND INSTALLATION OF SIDEWALKS AND CURBS.
 - COMPLETE FERTILIZATION SYSTEM OF CONSTRUCTION SEDIMENTATION.
 - COMPLETE FERTILIZATION SYSTEM OF CONSTRUCTION SEDIMENTATION.
 - FINE GRADE LOAM SEED AND INSTALL PERMANENT OR TEMPORARY SILT FENCES.
 - REMOVE TEMPORARY SOIL EROSION MEASURES.

EROSION CONTROL PLAN



EROSION CONTROL LEGEND
 --- SILT FENCE
 FOR PLAN LEGEND SEE SHEET C1.4



REV.	DATE	DESCRIPTION
6	4/17/14	SUBMITTED FOR FINAL APPROVAL
5	3/27/14	SUBMITTED FOR FINAL APPROVAL
4	2/26/14	100% CONSTRUCTION DOCUMENTS
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

118 CONDOMINIUMS, LLC
 118 CONGRESS STREET, PORTLAND ME
 118 on MUNJOY HILL
 118 CONGRESS STREET, PORTLAND, ME

EROSION CONTROL PLAN, NOTES AND DETAILS

CONSULTING ENGINEER
 PINKHAM & GREER
 PORTLAND, MAINE

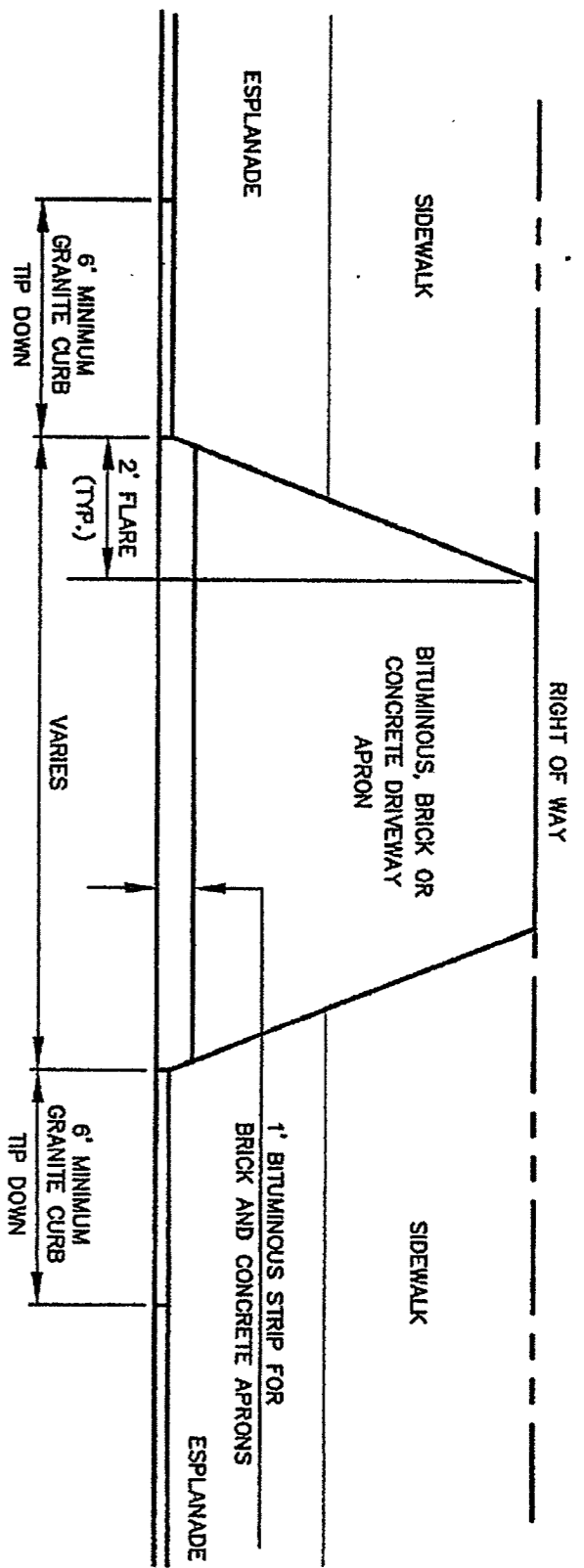
SCALE: AS SHOWN
 DATE: NOVEMBER 13, 2013
 PROJECT: 13143

DRN BY: JDC
 DESG BY: TSG
 CHK BY: TSG

4/16/14

C1.5

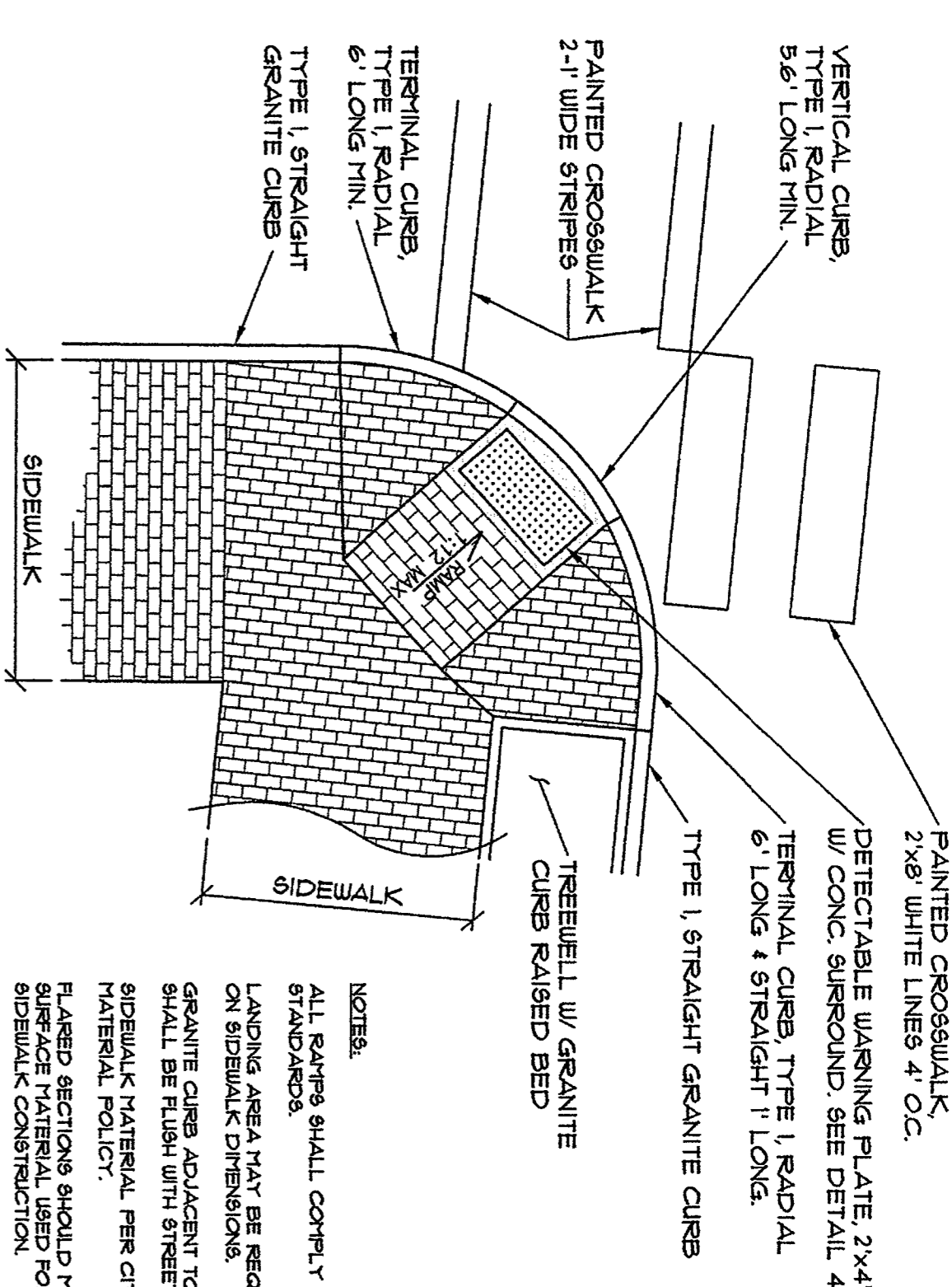
NOTE:
MATCH GRADE OF EXISTING DRIVEWAY
AT R. OF W. LINE, EXCEPT WHEN
DIRECTED OTHERWISE BY CITY ENGINEER.



NOTES:
LANDINGS SHALL COMPLY WITH
ADA STANDARDS.
GRANITE CURB ADJACENT TO RAMP
SHALL BE FLUSH WITH STREET.

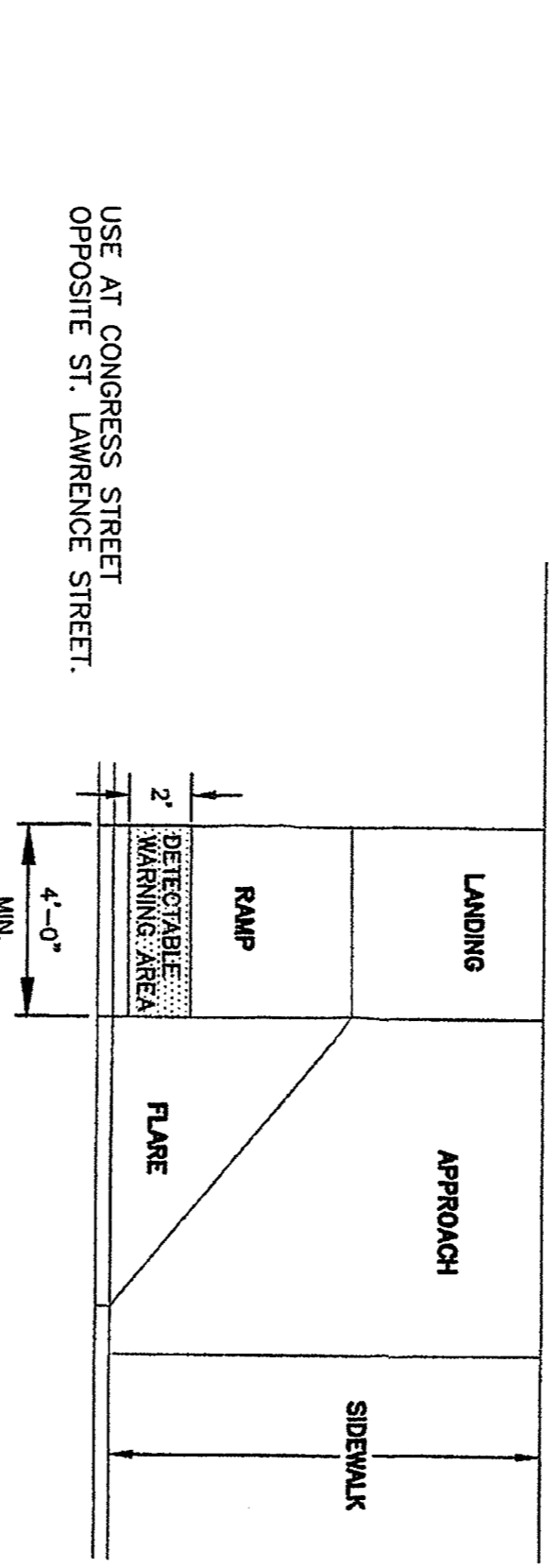
DESIGN ELEMENT	SLOPE	MIN. DESECTION OF TRAVEL	GROSS SLOPE
APPROACH	2%	8.33% MAXIMUM	2%
RAMP	2%	6.33% MAXIMUM	2%
FLARE	2%	10% MAX. AT CURB FACE	2%
SIDEWALK	2%	MATCH STREET GRADE	2%

5 DRIVEWAY APRON LAYOUT (1-9)
NOT TO SCALE



USE AT CORNER OF CONGRESS AND ST. LAWRENCE STREETS

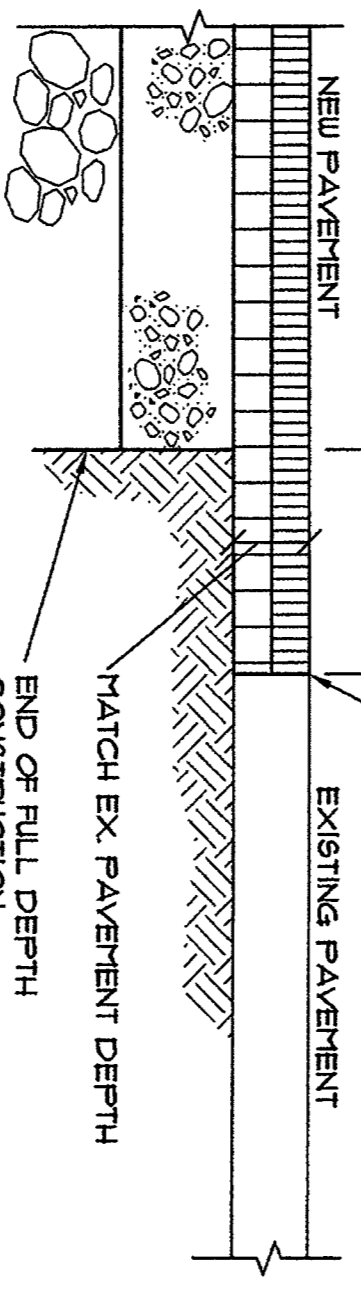
3 SIDEWALK RAMP INTERSECTION
NOT TO SCALE



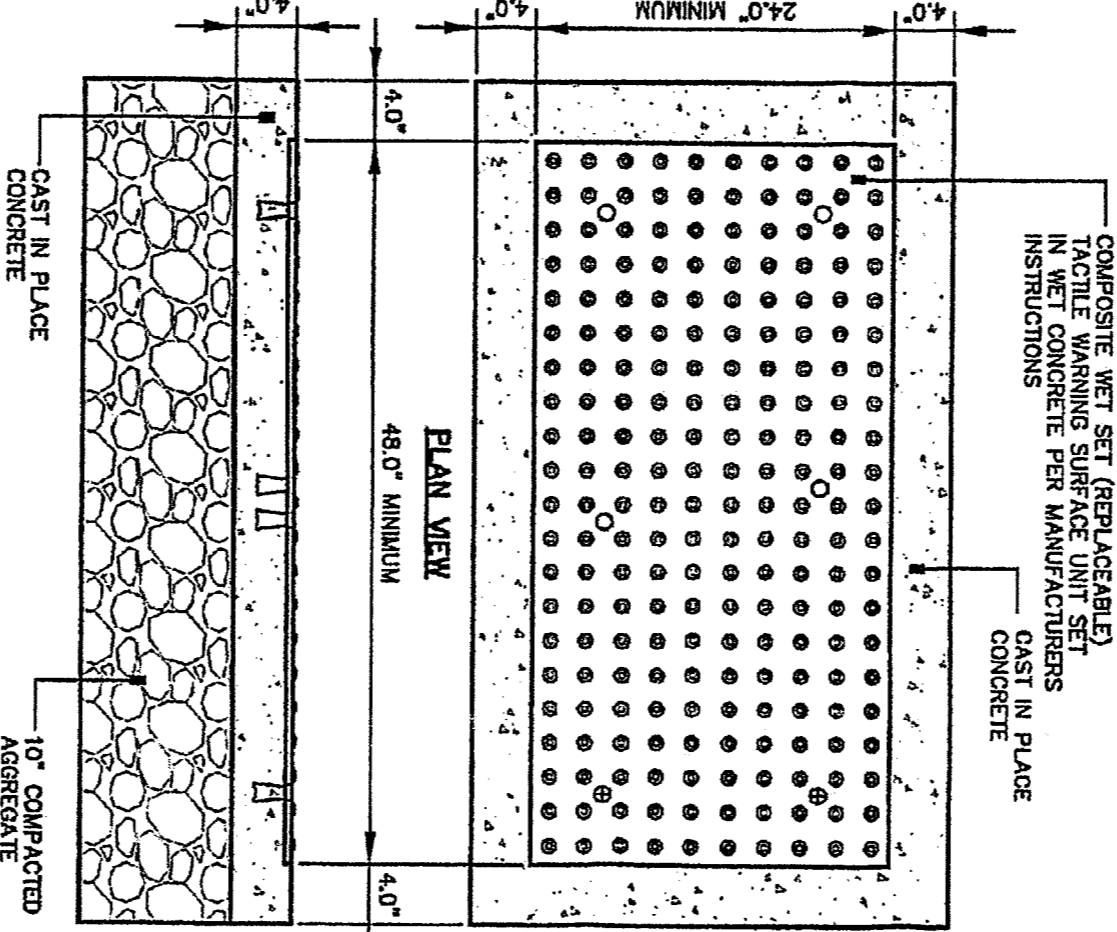
USE AT CONGRESS STREET
OPPOSITE ST. LAWRENCE STREET.

6 PERPENDICULAR ADA RAMP LAYOUT FOR
WIDE SIDEWALK WITH NO ESPLANADE (1-6A)
NOT TO SCALE

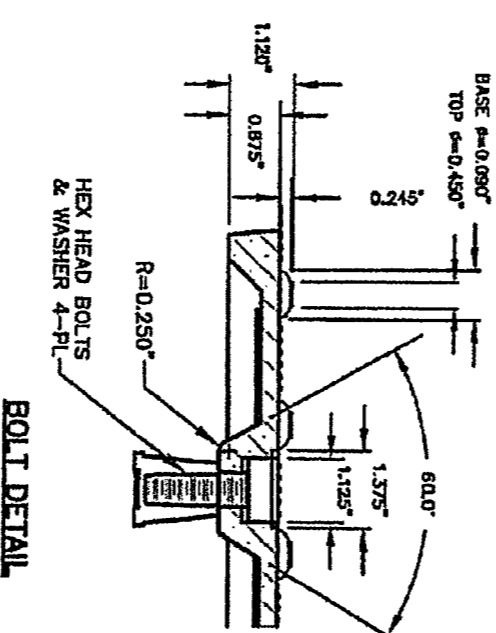
3'-0" (MIN) BEYOND THE LIMIT
OF FULL DEPTH CONSTRUCTION
OR BEYOND THE GREATEST
EXTENT OF DAMAGE TO EX-
ISTING PAVEMENT.



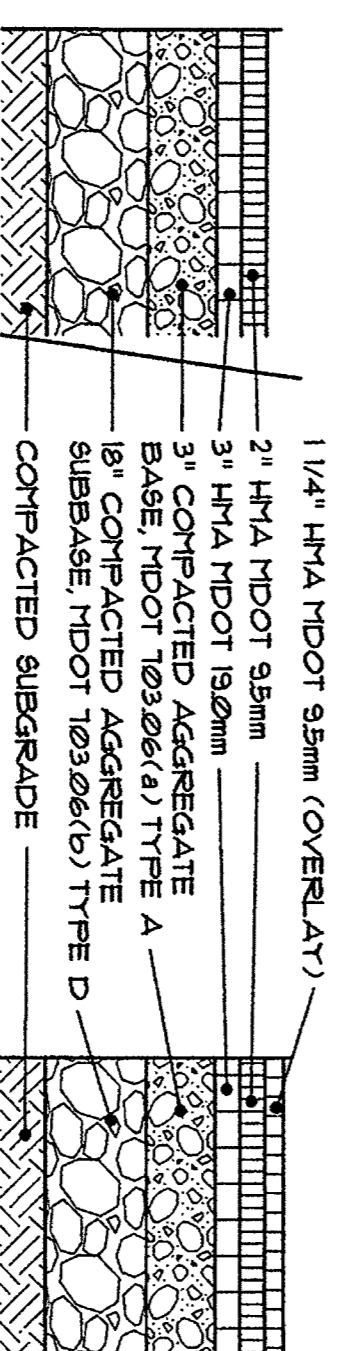
8 PAVEMENT CUTTING & MATCHING SECTION
NOT TO SCALE



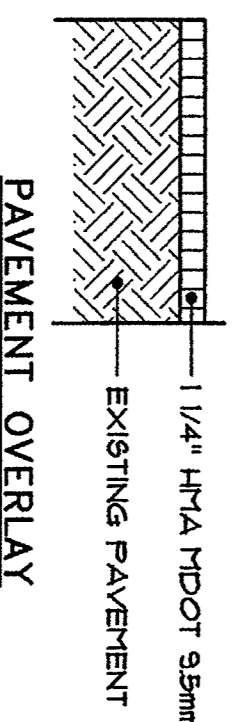
- NOTES:
- COMPOSITE WET SET (REPLACEMENT) TACTILE WARNING SURFACE UNITS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADAVILE.COM), OR APPROVED EQUAL.
 - CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MOST CLASS A STRUCTURAL CONCRETE. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4000 PSI. CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS. THE EXPOSED CONCRETE FINISH SHALL BE A GROVED EDGE FINISH. FINISH SHALL BE PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 - TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL TO THE RAMP. TRUNCATED DOME FINISHES AND SPACING ARE NOT ALLOWED.
 - FOR ALL SIDEWALK RAMPS MADE OF CONCRETE OR ASPHALT FEDERAL YELLOW COLORED (ASTM) TILES SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR RESISTANCE TO DEFORMATION.
 - FOR ALL SIDEWALK RAMPS MADE OF BRICK, SEATTLE YELLOW (ASTM) COLORED TILES SHALL BE USED.



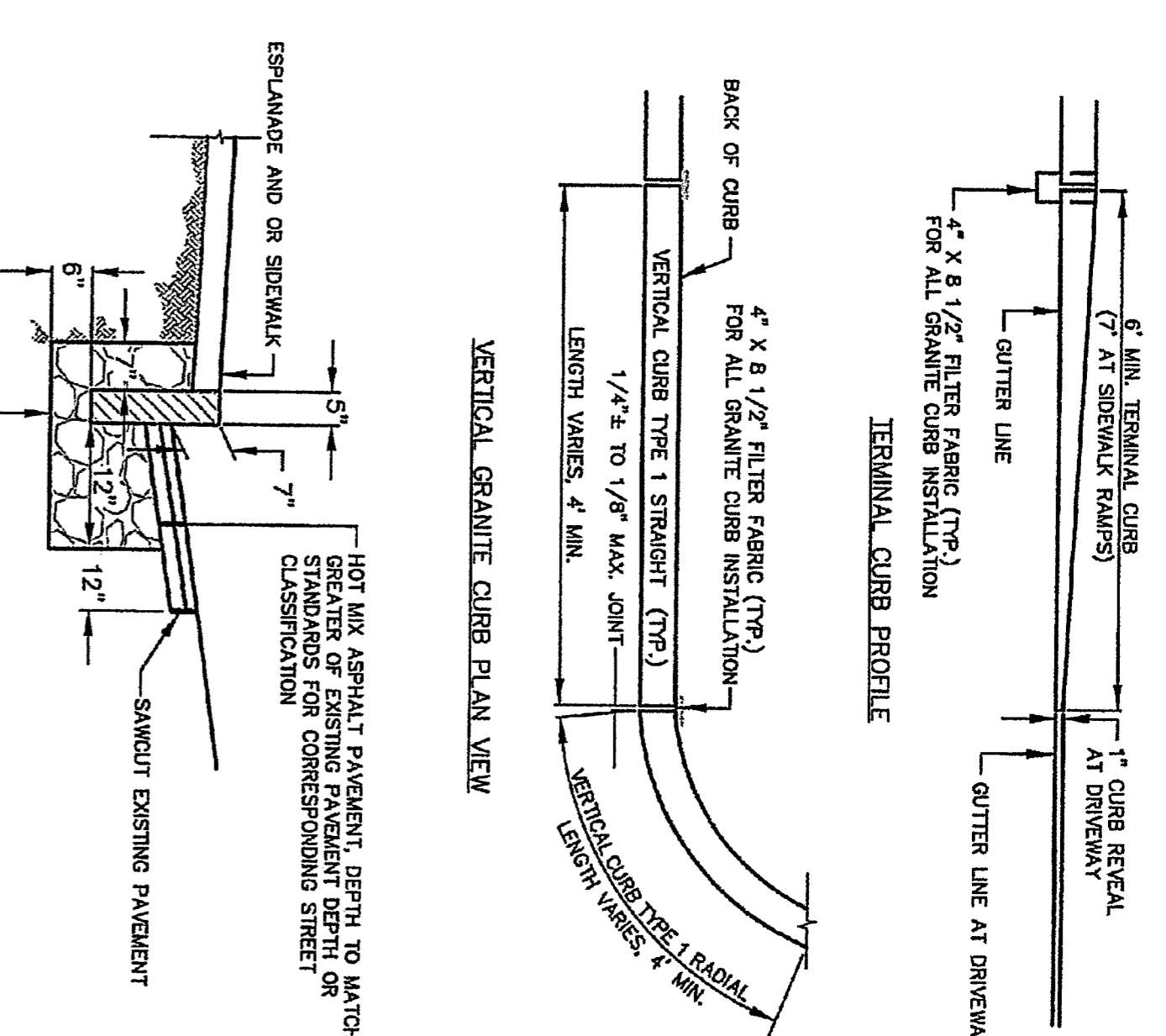
4 SIDEWALK RAMP DETECTABLE WARNING TILE (1-7)
NOT TO SCALE



- NOTES:
- HMA - HOT MIX ASPHALT.
 - MDOT - MAINE DEPARTMENT OF TRANSPORTATION.
 - ALL COURSE THICKNESS AFTER FINAL COMPACTION.



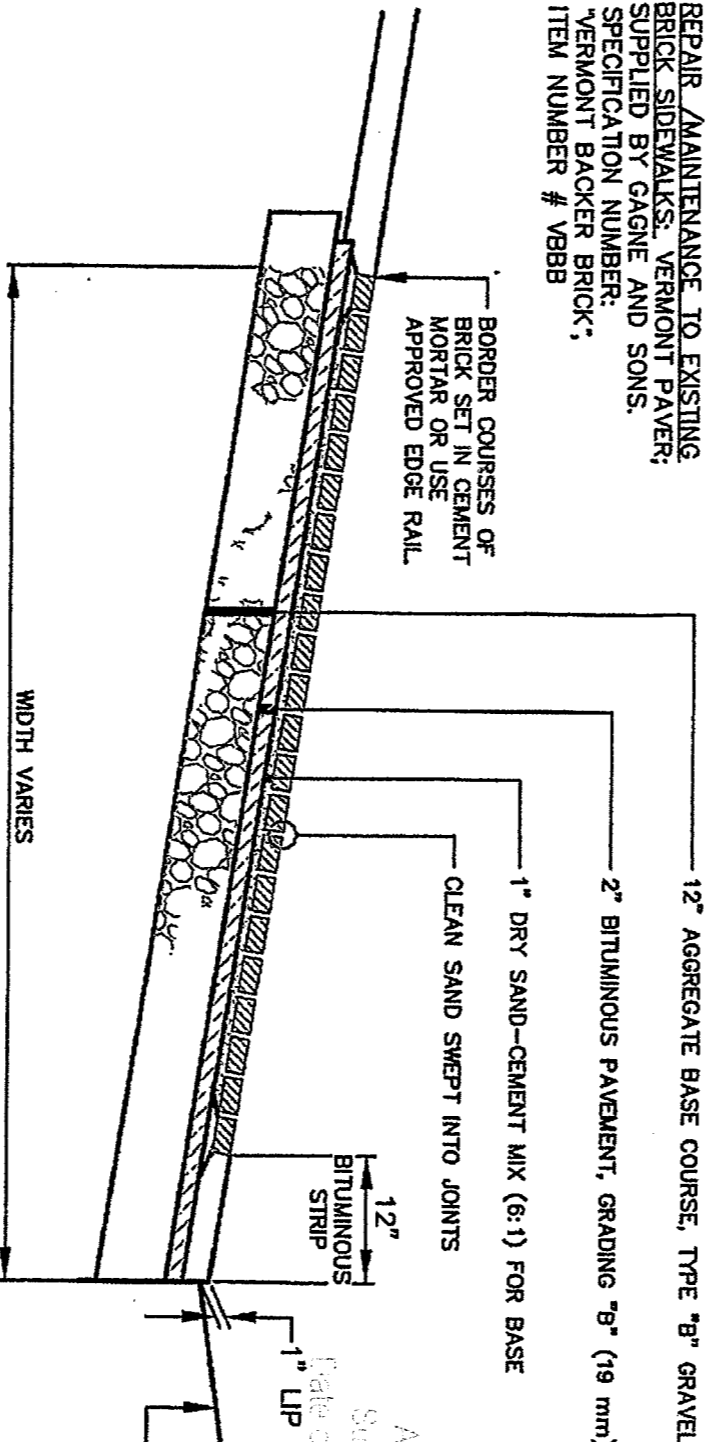
7 BITUMINOUS PAVEMENT SECTIONS
NOT TO SCALE



1 VERTICAL GRANITE CURB INSTALLATION
IN EXISTING STREET (1-17)
NOT TO SCALE

BRICKS TO BE USED:

NEW CONSTRUCTION:
FOR THE FULL PATHWAY PAPER
BOOK, SEE THE PLAN FOR THE
BRICKS TO BE USED. THE
CO., MADISON, NORTH CAROLINA,
LACHANCE ITEM # 193623. PINE
HALL PATHWAY PAPER BRICK.
REPAIR, ADJACENT TO EXISTING
BRICK SIDEWALKS: VERNONT PAVEMENT
SPECIFICATION NUMBER:
"VERMONT BACKER BRICK",
ITEM NUMBER # 9888



2 BRICK DRIVEWAY APRON WITH BITUMINOUS BASE (1-11)
NOT TO SCALE

SEE SHEET L2.0 FOR CITY OF PORTLAND
BRICK SIDEWALK AND CURB DETAIL.

REV.	DATE	DESCRIPTION
7	4/18/14	ADD STREET MORATORIUM NOTE, REVISE CROSSWALK & RAMP
6	4/17/14	SUBMITTED FOR FINAL APPROVAL
5	3/27/14	SUBMITTED FOR FINAL APPROVAL
4	2/28/14	100% CONSTRUCTION DOCUMENTS
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	CHANGED DRAWING NUMBER

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME
118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

CONSULTING ENGINEERS
THOMAS GREEN
REGISTERED PROFESSIONAL ENGINEER
NO. 4208

SCALE: AS SHOWN
DATE: NOVEMBER 13, 2013
PROJECT: 13143

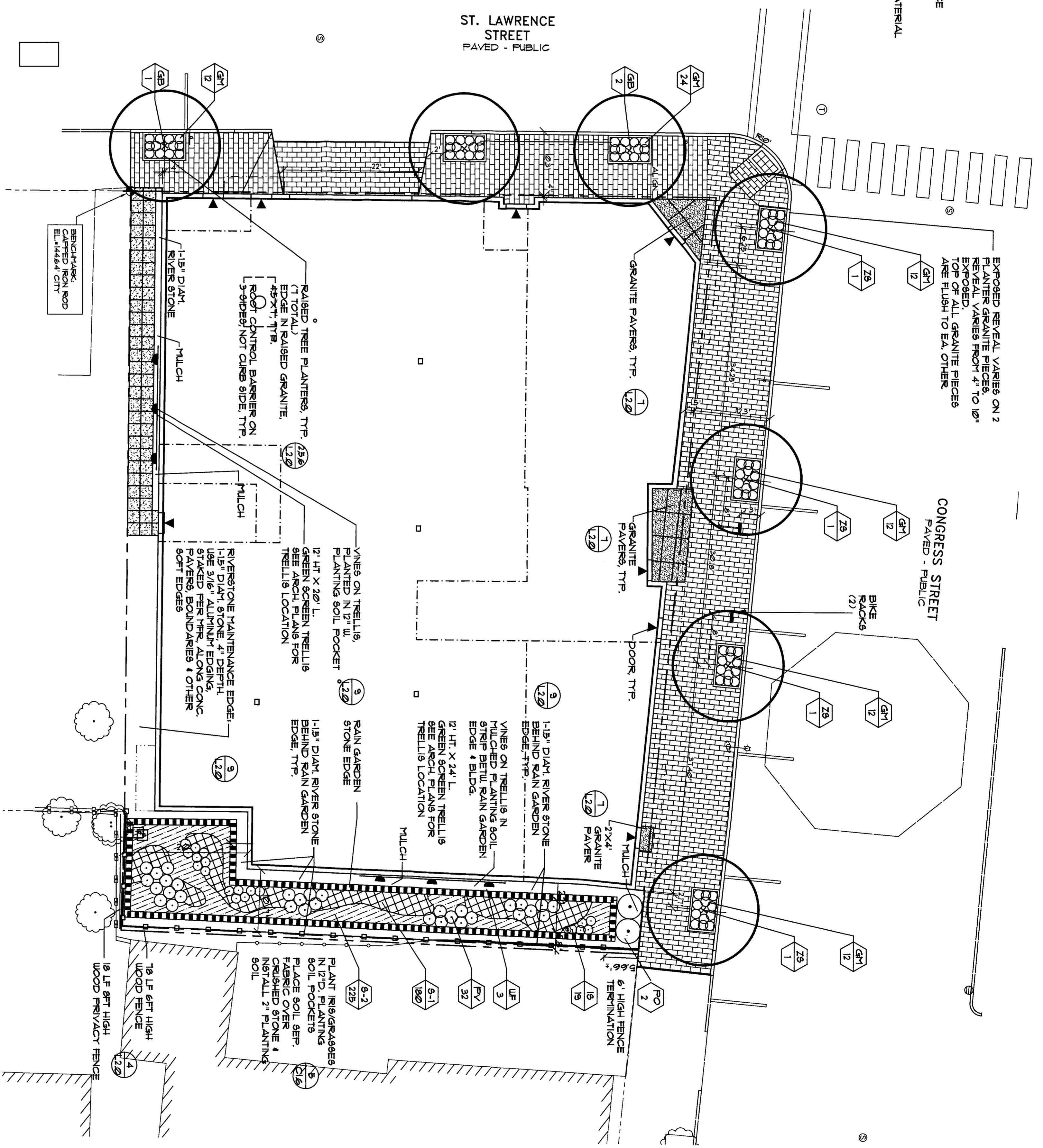
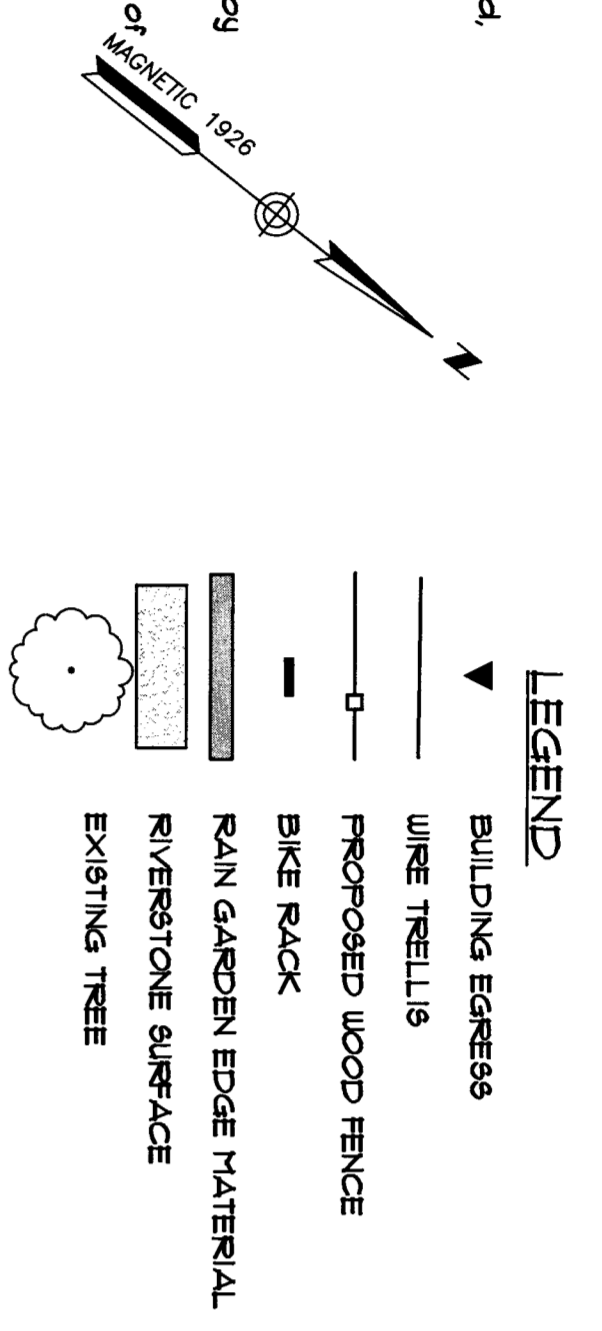
C1.7

LANDSCAPE NOTES

- All plants shall meet the specifications of the American Standard for Nursery Stock (latest Edition) as set forth by the American Nursery and Landscape Association. All plants shall have a normal habit of growth for the species and shall be sound, healthy and free of disease and insects.
- If quantities of plants listed in the plan do not correlate with those indicated on the plan, the quantities on the plan shall govern.
- Any substitution of specified plants shall be pre-approved by the Landscape Architect, Owner, and municipal authority (if applicable). Any change to plant species, due to lack of availability during construction, shall be approved by the Landscape Architect.
- The Landscape Contractor is advised of the existence of underground utilities and of wetland setbacks, the location of which shall be verified by the Contractor prior to commencing work and any excavation operations.
- Planting of trees and shrubs shall not occur until all grading and paving is completed in the area. Optimally, planting is recommended to occur between April 15-June 30 and/or August 15-November 1.
- Remove existing grass and weeds from all areas to be planted prior to plant installation. Loam, feed and straw mulch (or other surface treatment as indicated) all areas disturbed by construction.
- All balled and burlapped plants shall have rockball-wrapping material (burlap, wire string, rope, etc.) removed from the top third of the rootball at the time of planting. Remove soil placed above roots to expose the trunk flare as indicated on drawings. Existing mulch and pits shall be removed or replaced with that which would later grade sheeting. All pits shall be lighted or cut or the root ball shall be cut utilizing the "buttery method".
- The planting media in the raised planters shall be composed of EQUAL parts of compost or topsoil and sandy fill. The planting media in the rain garden shall be EQUAL parts of compost and imported topsoil in accordance with the detail on Page C16. Planting pits shall be excavated to twice the diameter and same depth as the plant root ball. Backfill 1/2 the pit depth at a time and compact. Refer to fertilizer rates and install fertilizer after first backfill fill.
- Fertilize all plantings with slow-release fertilizer, at the rates recommended by soil tests or by the fertilizer manufacturer.
- Only trees that are planted on slopes and/or pose a safety hazard if blown shall be staked. The staking material shall require staking shall have a minimum of 3 stakes each. The staking material shall be removed by the Landscape Contractor after one growing season.
- All plantings outside of the rain garden shall be mulched with finely shredded bark, 3" in depth. The rain garden plantings shall not be mulched. Trunk flares shall be exposed and no mulch shall be placed against trunks or plant crowns. All plant beds shall be free of weeds or grass prior to installation of mulch. If vegetation exists, treat with herbicide.
- The Contractor shall be responsible for plant, maintenance, maintenance (watering, fertilizing, weeding, watering, pruning, mulching, and pest management) shall commence at the time of installation and continue until substantial completion and acceptance by the Owner.
- After substantial completion, acceptance by the Owner, plant maintenance shall be the responsibility of the Owner. Allowable pruning shall be limited to crown cleaning to form a natural-looking plant mass. Do not clear shrubs, perform only selective pruning for form to promote interior branching, and to remove damaged or diseased wood. Annually replace as necessary to repair damage from snow removal operations.
- Plant materials shall be guaranteed for one (1) year after planting. Any dead, unsightly, or staking plants shall be replaced in kind at no cost to the Owner.
- The Contractor shall replace or repair to original condition any and all environmental protection buffers, utilities, paving, curbing, lawn, plantings, etc. damaged as a result of their operations at no additional cost to the Owner.

PLANT LIST

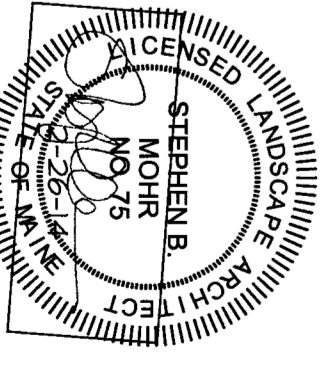
KEY	QTY	BOTANICAL NAME	COTTON NAME	SIZE
GB	4	TREES	GINKGO	2-2 1/2" CAL., 5-6' CLEAR TRUNK, TREES OF SAME CULTIVAR
ZS	3	ZELKOVA BERESATA MIBASHINO'	COLUMNAR ZELKOVA	2-2 1/2" CAL., 5-6' CLEAR TRUNK
GB1	84	SIBIRIJA GRASSIES 1 GROUNDCOVERS GERANIUM THACORONAZHIT BEYANS VARIETY'	BEYANS CRANEBILL	1 GAL., FULL, 18" OC
IB	18	IRIS SIBERICA 'WITTES 4 SUKAR'	SIBERIAN IRIS, 'VORY'	1 GAL., FULL, 18-24" OC
OF 18		IRIS SIBERICA 'CASAIRE BROTHER'	SIBERIAN IRIS, BLUE-VIOLET	1 GAL., 18-24" OC
PO 2		PHYSCALIPUS OPILICOLUS 'LITTLE DEVIL'	DUARF NINEBARK	24-30" HT, 3 GAL., 4" OC
PV 32		PANICUM VIRGATUM NORTHWIND'	NORTHWIND SWITCHGRASS	2 GAL., FULL, 24" OC
6-1	180	SEDUM 'AUTUMN JOY'	TALL SEDUM	FILL Y ROOTED MATS
	9F	SEDUM 'BRILLIANT'	TALL SEDUM	OF MIXED CULTIVARS
		SEDUM 'MAYRONA'	TALL SEDUM	
6-2	225	SEDUM 'ACRE'	LOW SEDUM	FILL Y ROOTED MATS
	9F	SEDUM 'BLAZE'	LOW SEDUM	OF MIXED CULTIVARS
		SEDUM 'DRAGON'S BLOOD'	LOW SEDUM	
		SEDUM 'JOHN CREECH'	LOW SEDUM	
UF	6	WISTERIA FRUTICOSA 'AMETHYST FALLS'	AMERICAN WISTERIA	2 GAL., (3) 24-36" RUNNERS, ESPALIERED



LANDSCAPE PLAN
SCALE: 1" = 8'-0"



CITY OF PORTLAND
APPROVED SITE PLAN
Submitted to Dept. of Planning
Date of Approval: 1-28-2014



MOORE & SERRIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
ph: 1.207.871.0003
fax: 1.207.871.1419

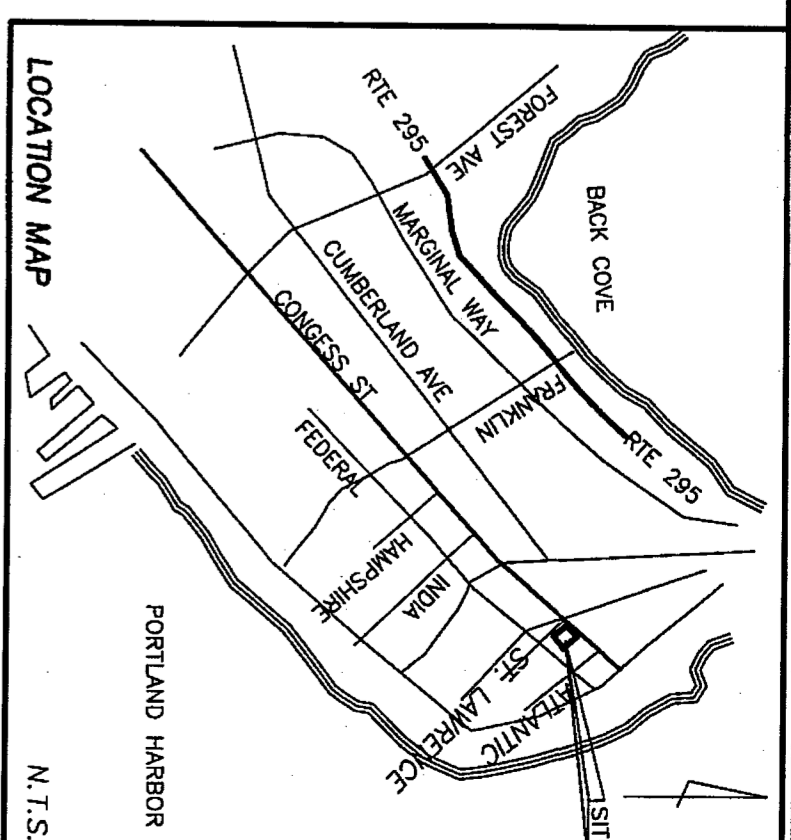
Consultants:
Architects:
Antelope
48 Union Wharf
Portland, Maine 04101
207.772.6022
Civil Engineering:
Pughlin & Cree
Consulting Engineers
Portland, Maine 04103
207.781.3242

118 ON MUNJOY HILL
118 Congress Street, Portland, Maine

TITLE: **LANDSCAPE IMPROVEMENTS PLAN**

No.	Date	Revision
1	12/7/14	Add intg. rev. footprint
2	2/26/14	Fence ht. rev. footprint
3	4/01/14	Rain garden
4	4/18/14	Tree Location Adjust

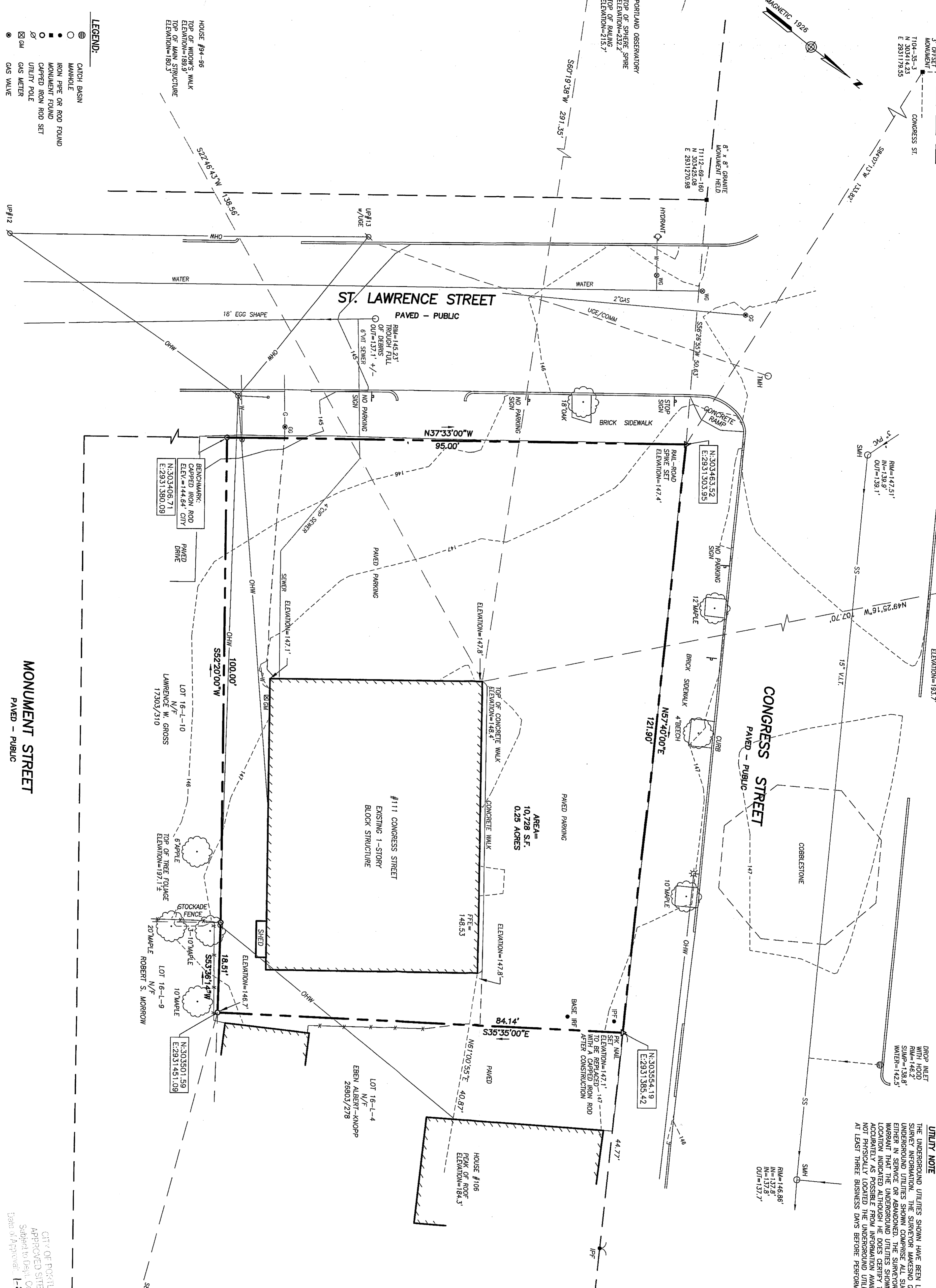
Job # 842
Date: Dec. 31, 2013
Scale: 1" = 10'
Drawn: SB
Checked: SM
Dwg. No. **L1.0**



UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE LOCATION OF ANY UTILITIES IS ACCURATE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES SHOWN IN THIS PLAN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE LOCATION OF UTILITIES SINCE THE DATE OF SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE LOCATION OF UTILITIES SINCE THE DATE OF SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE LOCATION OF UTILITIES SINCE THE DATE OF SURVEY.

NOTES:
 1. OWNER OF RECORD, EMT LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, C.C.R.D. BOOK 14136, PAGE 274.
 2. LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAPS.
 3. BEARINGS ARE MAGNETIC 1926 PER PLAN REFERENCE 2.
 4. ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69'.

PLAN REFERENCES:
 1. PLAN OF LAND IN PORTLAND, MAINE, SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK DEC. 1926 BY E.C. JORDAN CO.
 2. CITY WORKING PLANS 25, 140, 148, 1 DATED 1924 AND 1925.



LEGEND:
 ○ CATCH BASIN
 ● MANHOLE
 ○ IRON PIPE OR ROD FOUND
 ○ MONUMENT FOUND
 ○ CAPPED IRON ROD SET
 ○ UTILITY POLE
 ⊠ GAS METER
 ⊙ GAS VALVE
 ⊙ WATER VALVE OR SHUTOFF
 ⊙ FENCE
 ⊙ CURB
 --- OVERHEAD WIRES
 --- WATER LINE
 --- GAS LINE
 --- IRON PIPE OR FORMERLY
 --- IRON PIPE OR ROD FOUND

GRAPHIC SCALE
 0 5 10 20 40

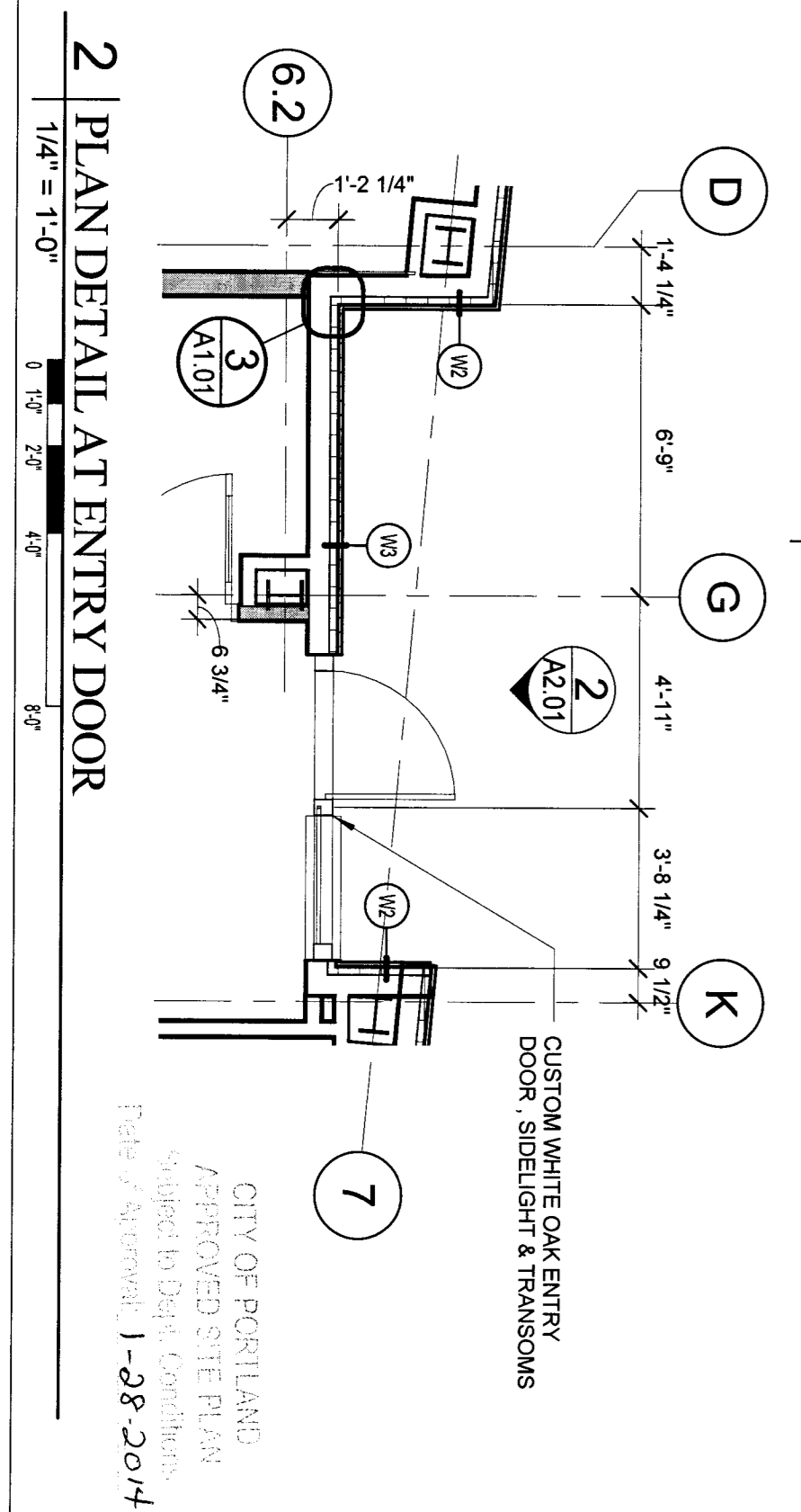
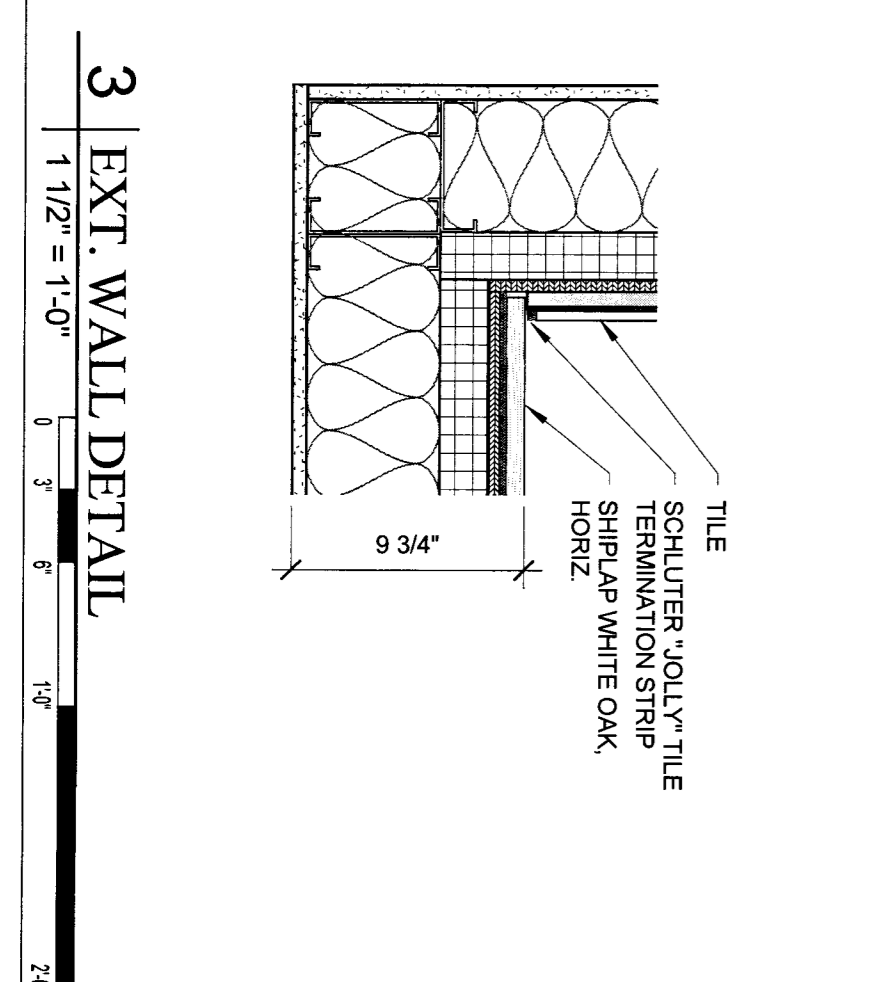
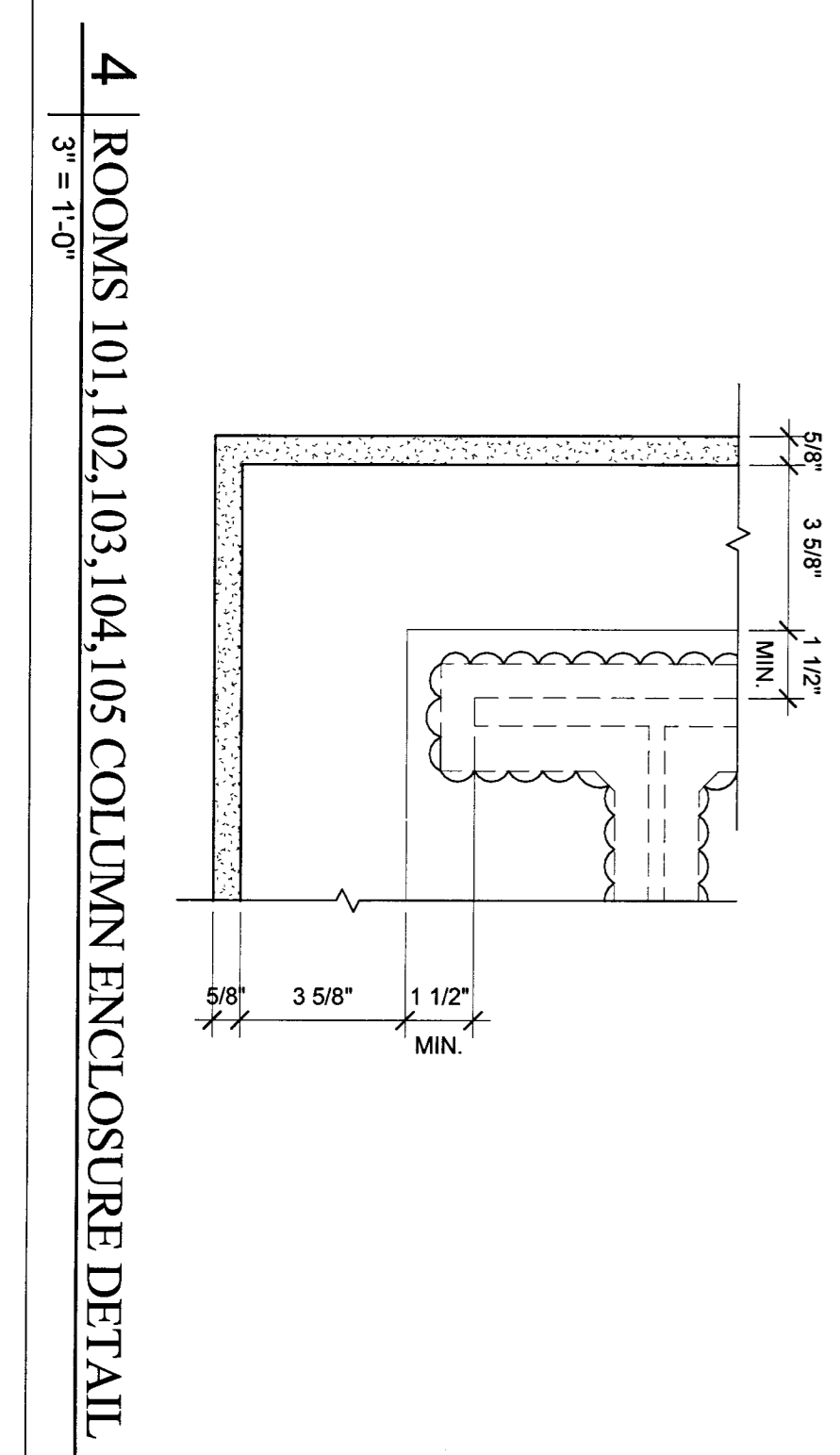
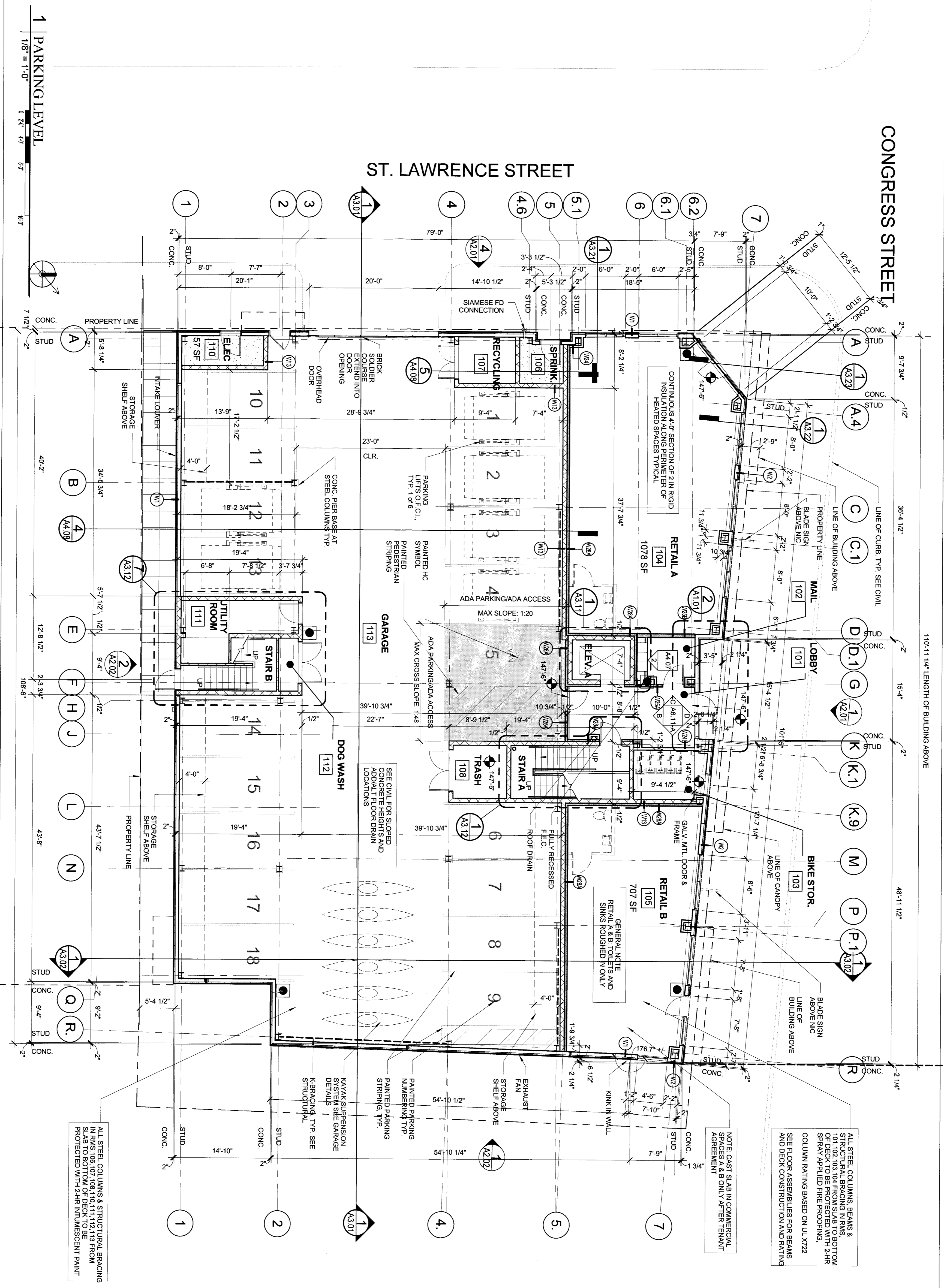
CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE STANDARDS FOR PROFESSIONAL LAND SURVEYING STANDARDS FOR A CATEGORY 1, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:
 1) NO DEED DESCRIPTION PREPARED; 2) NO REPORT

APPROVED SITE PLAN
 CITY OF PORTLAND
 Approved by Dept. of Planning
 Date of Approval: 1-28-2014

STANDARD BOUNDARY SURVEY
 118 CONGRESS STREET, PORTLAND, MAINE
 MADE FOR
THERAULT/LANDMANN ASSOCIATES
 PORTLAND, MAINE

OWEN HASKELL, INC.
 3800 U.S. ROUTE ONE, BATHURST, ME 04406 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	JCS	Date	JULY 13, 1998	Job No.	
Trace By	RWC	Scale	1" = 10'	Dwg. No.	
Check By	JCS				
Book No.	837/1119				



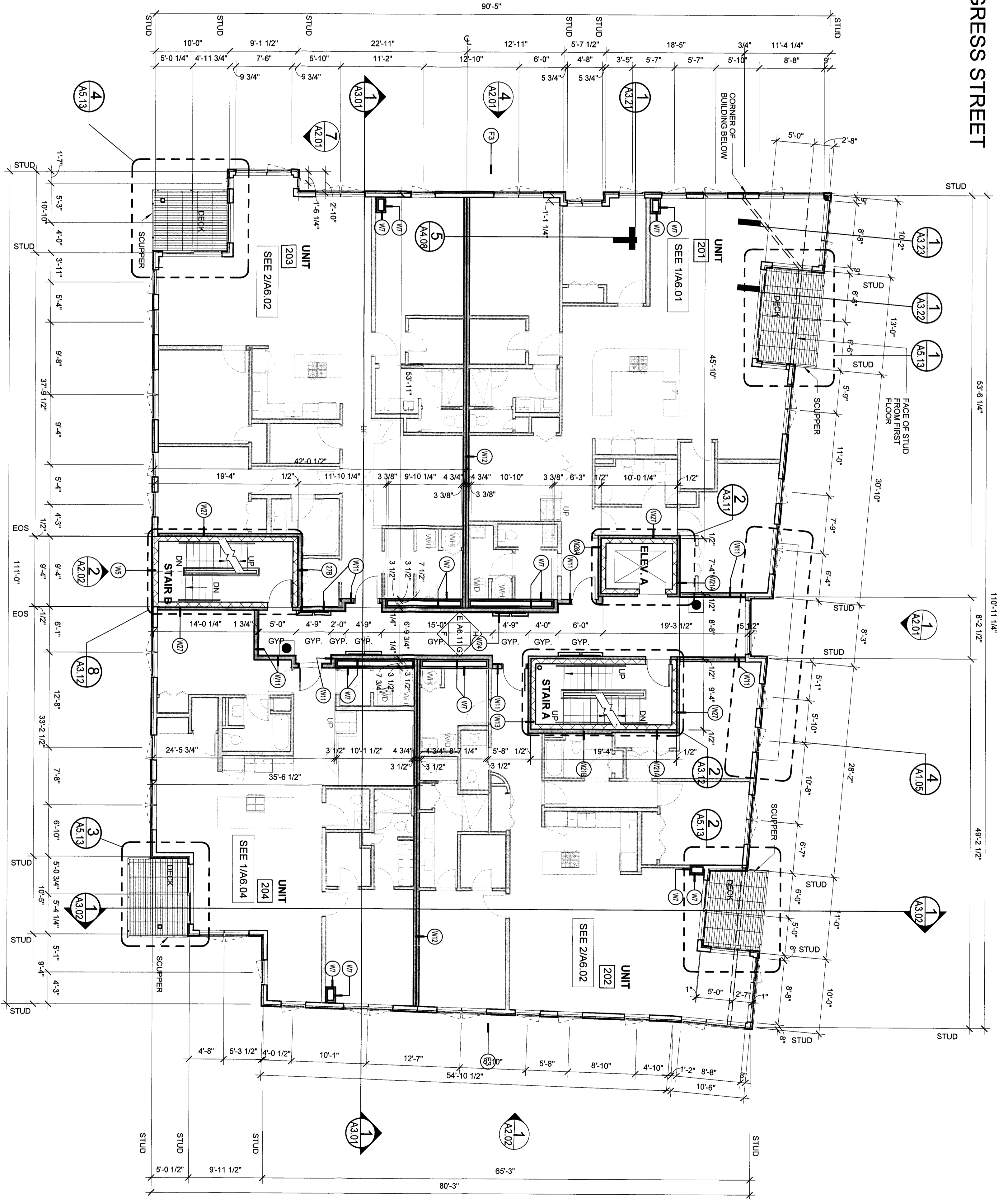
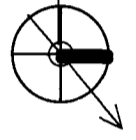
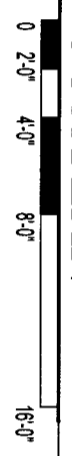
A1.01	Date: 11 MAR 2014	Scale: As indicated	Revisions: 100% CONSTRUCTION DOCUMENTS	Project: 118 ON MUNJOY HILL	Architect: ARCHETYPE Architects	Consultant:	Prepared For: 118 on Munjoy Hill, LLC	
	GROUND FLOOR PLAN			118 CONGRESS STREET PORTLAND, MAINE		48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		

CONGRESS STREET

ST. LAWRENCE STREET

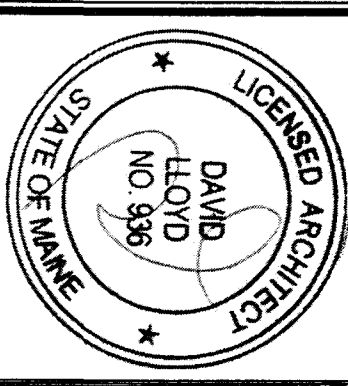
1 SECOND FLOOR PLAN

1/8" = 1'-0"

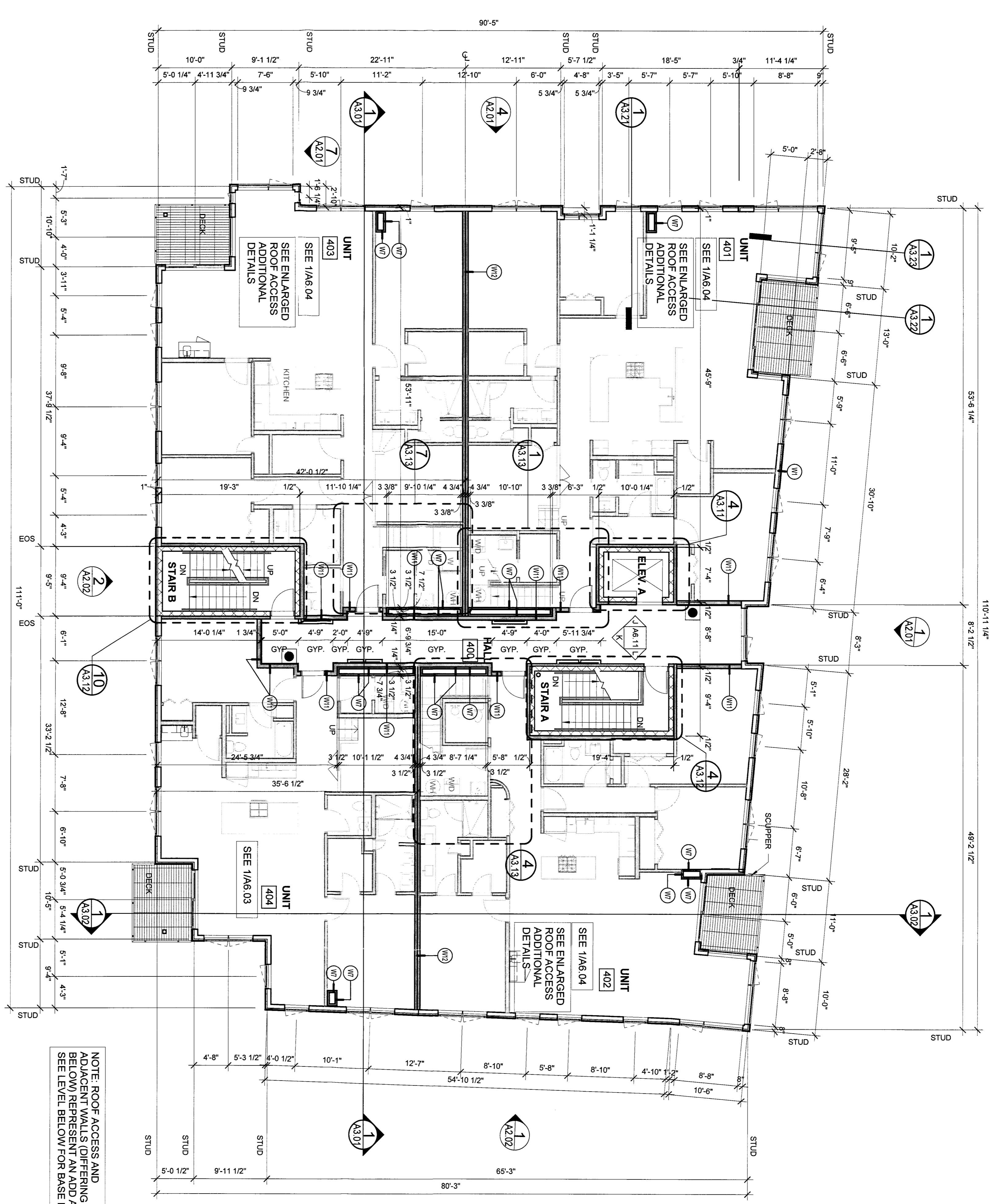


CITY OF PORTLAND
 APPROVED SITE PLAN
 Submitted to Dept. of Planning
 Date of Approval: 1-28-2014

A1.02	Date: 11 MAR 2014	Scale: 1/8" = 1'-0"	Revisions:	Project: 118 ON MUNJOY HILL	Architect: ARCHETYPE architects	Consultant:	Prepared For: 118 on Munjoy Hill, LLC
	SECOND FLOOR PLAN			118 CONGRESS STREET PORTLAND, MAINE	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		118 CONGRESS STREET PORTLAND, ME 04101



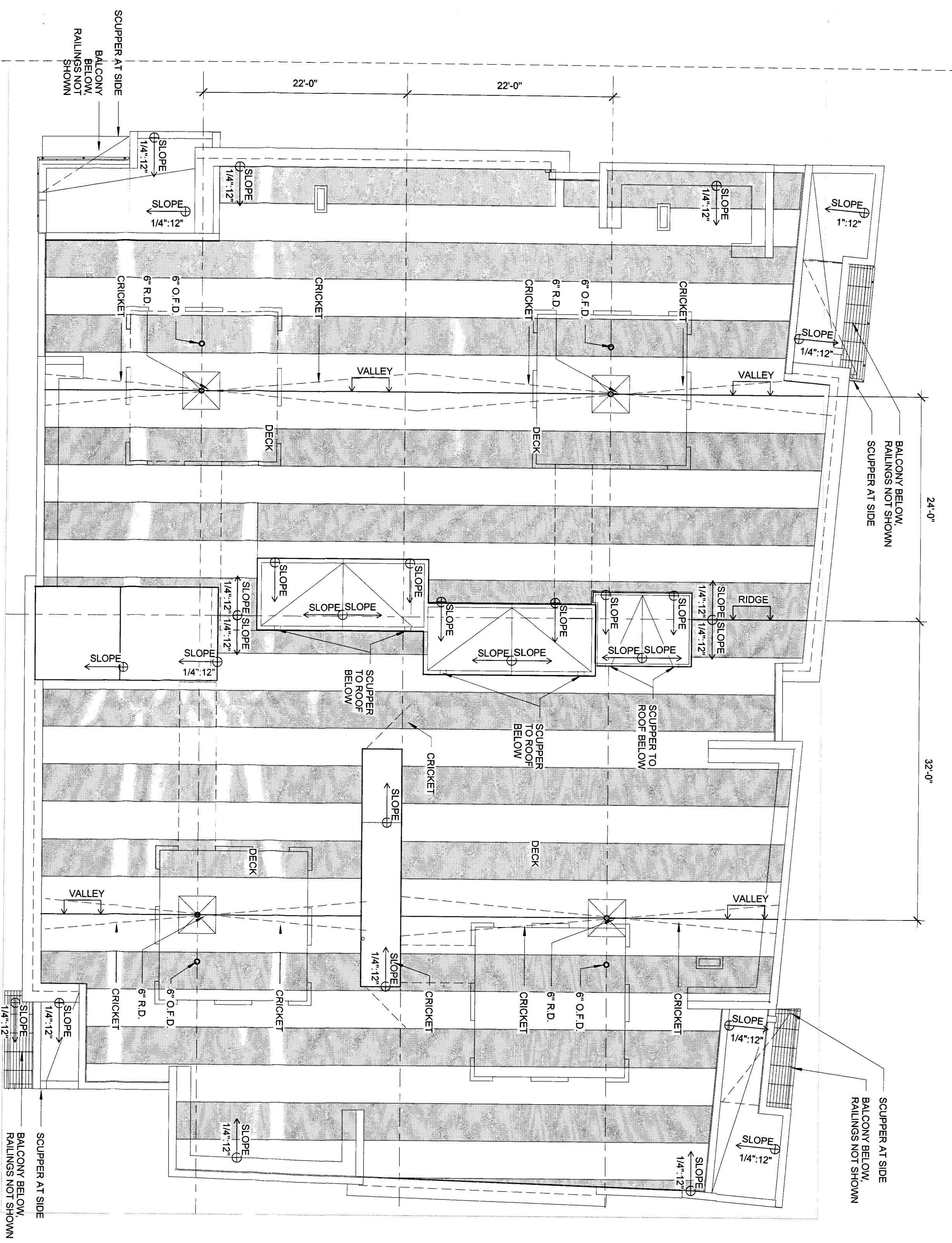
1 | 4TH FLOOR PLAN
 1/8" = 1'-0"
 0 2' 4' 8'



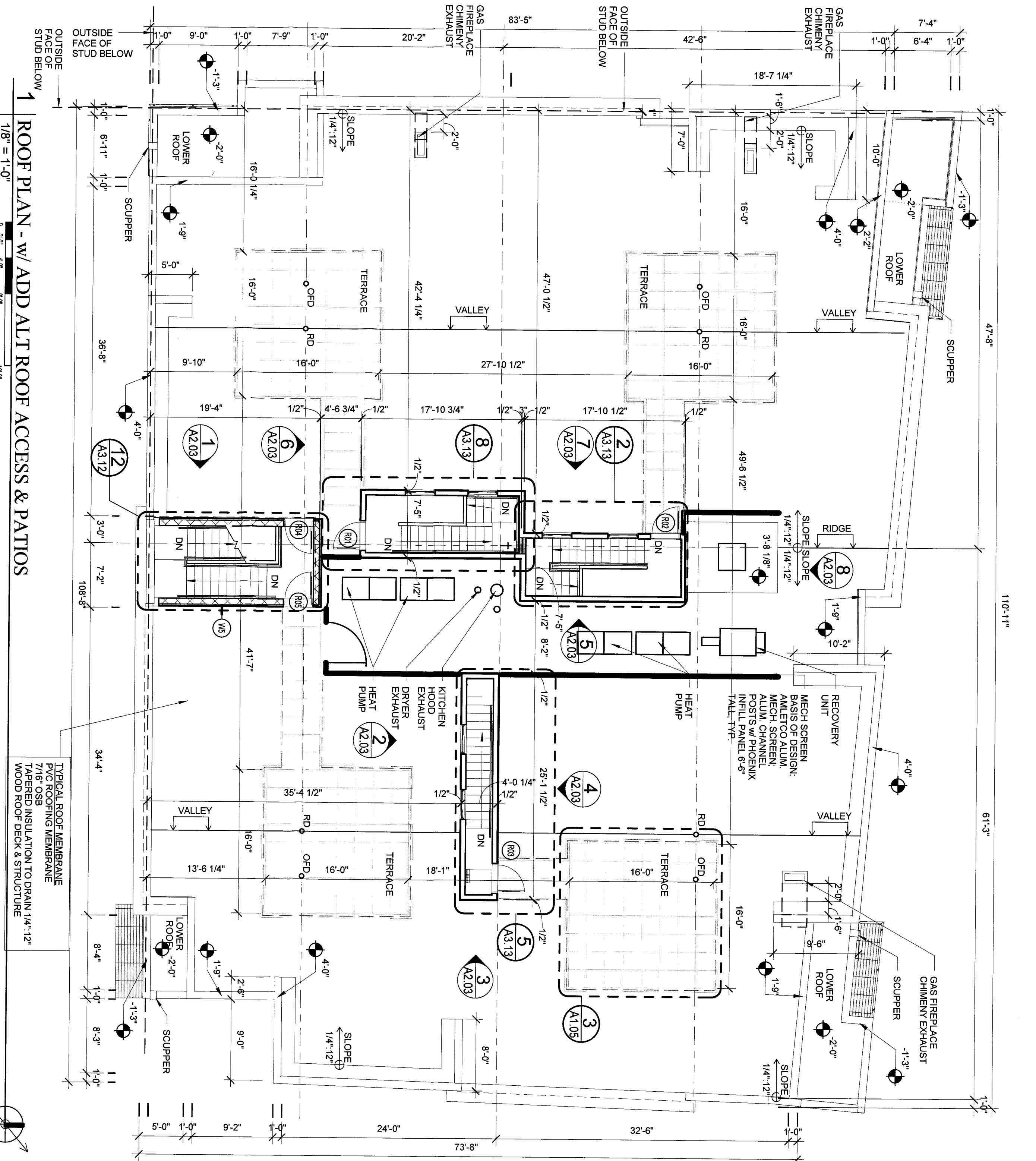
NOTE: ROOF ACCESS AND ADJACENT WALLS (DIFFERING FROM BELOW) REPRESENT AN ADD AT SEE LEVEL BELOW FOR BASE BID

CITY OF PORTLAND
 APPROVED SITE PLAN
 Submitted to Dept. of Planning
 Date of Approval: 1-28-2014

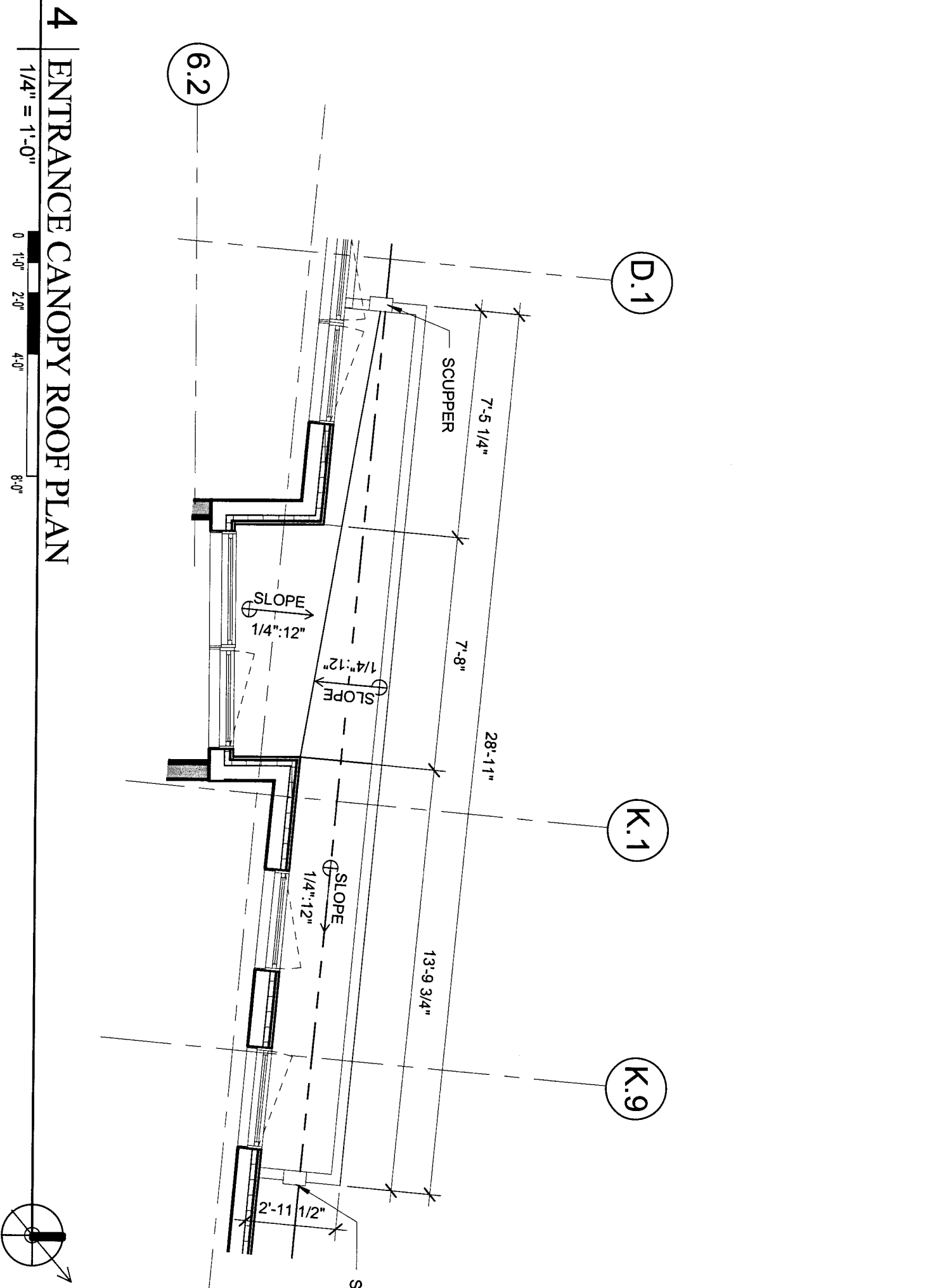
A1.04	Date: 11 MAR 2014	Scale: 1/8" = 1'-0"	Revisions:	Project: 118 ON MUNJOY HILL	Architect: ARCHETYPE Architects	Consultant:	Prepared For: 118 on Munjoy Hill, LLC	
	FOURTH FLOOR PLAN				118 CONGRESS STREET PORTLAND, MAINE	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		



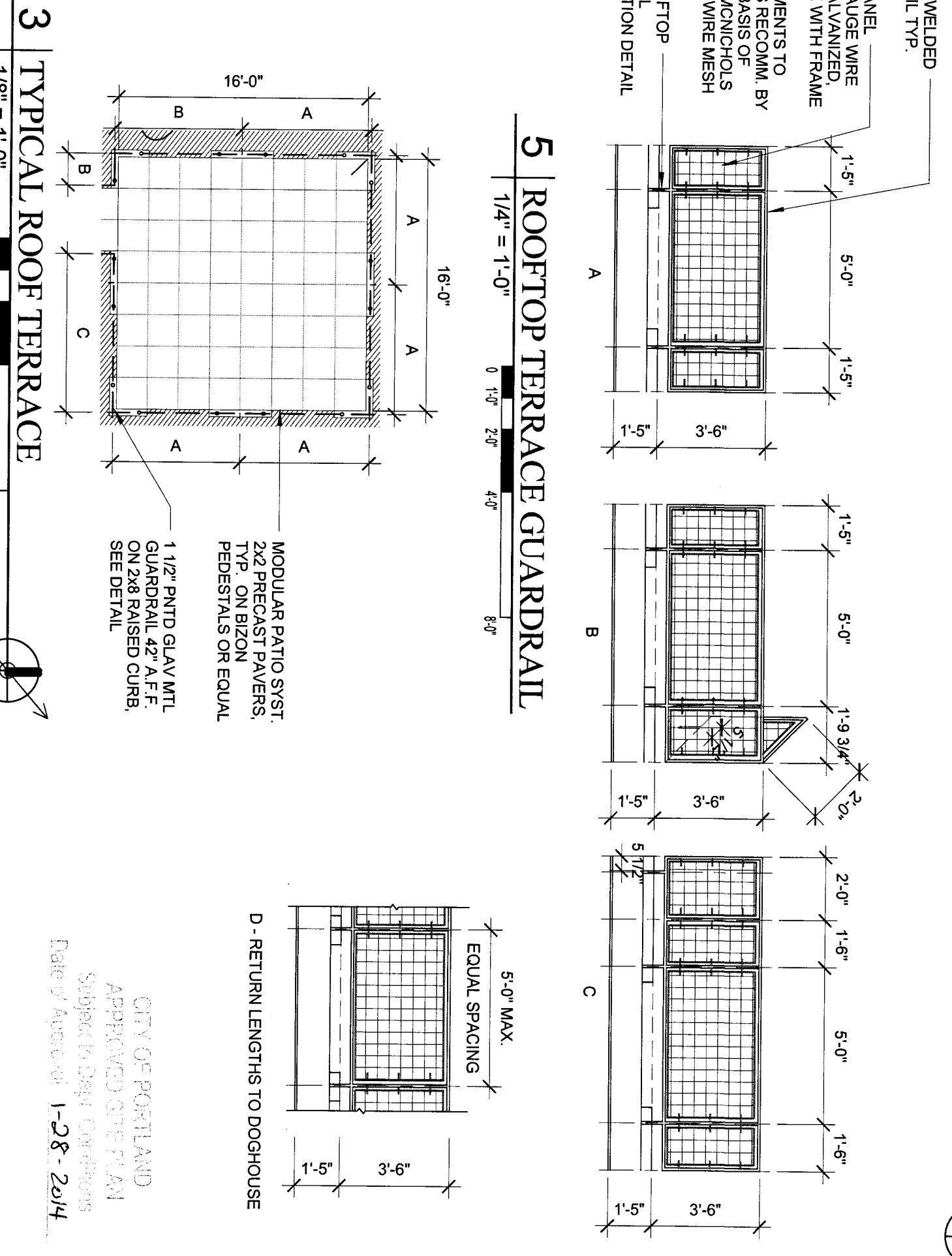
2 ROOF PLAN - w/ ADD ALT ROOF ACCESS & PATIOS
 1/8" = 1'-0"
 0 2' 4' 8'



1 ROOF PLAN - w/ ADD ALT ROOF ACCESS & PATIOS
 1/8" = 1'-0"
 0 2' 4' 8'



4 ENTRANCE CANOPY ROOF PLAN
 1/4" = 1'-0"
 0 1' 2' 4' 8'



3 TYPICAL ROOF TERRACE
 1/8" = 1'-0"
 0 2' 4' 8'

5 ROOFTOP TERRACE GUARDRAIL
 1/4" = 1'-0"
 0 2' 4' 8'

1 1/2" PINTD GALV/MTL GUARDRAIL 42" A.F.F. ON 2" RASSED CURB. SEE DETAIL.
 MODULAR PATIO SIST 222 PRECAST PATIOS, TYP. ON BIZON PEDESTALS OR EQUAL.
 5'-0" MAX EQUAL SPACING
 D. RETURN LENGTHS TO DOORHOUSE

CRV OF ROUSHAND
 APPLIED SYSTEMS
 500 Spring Street
 Portland, ME 04101
 Date of Revision: 1-28-2014

A1.05	Date: 11 MAR 2014	Scale: As indicated	Revisions:	Project: 118 ON MUNJOY HILL	Architect: ARCHETYPE Architects	Consultant:	Prepared For: 118 on Munjoy Hill, LLC	
	ROOF PLAN			118 CONGRESS STREET PORTLAND, MAINE	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		118 CONGRESS STREET PORTLAND, ME 04101	

Encroachments 8 feet or more above grade per IBC 2009 Sec. 3202.3

Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building.

Our Congress Street sidewalk is 13'-3/4" (156, 757) wide, two-thirds of the width of the sidewalk is 8'-8 1/2" (104 5 7). Our canopy extends out 1'-4" and the two blade signs extend out 3'-0"

Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance to such is more than 8 feet the following applies:

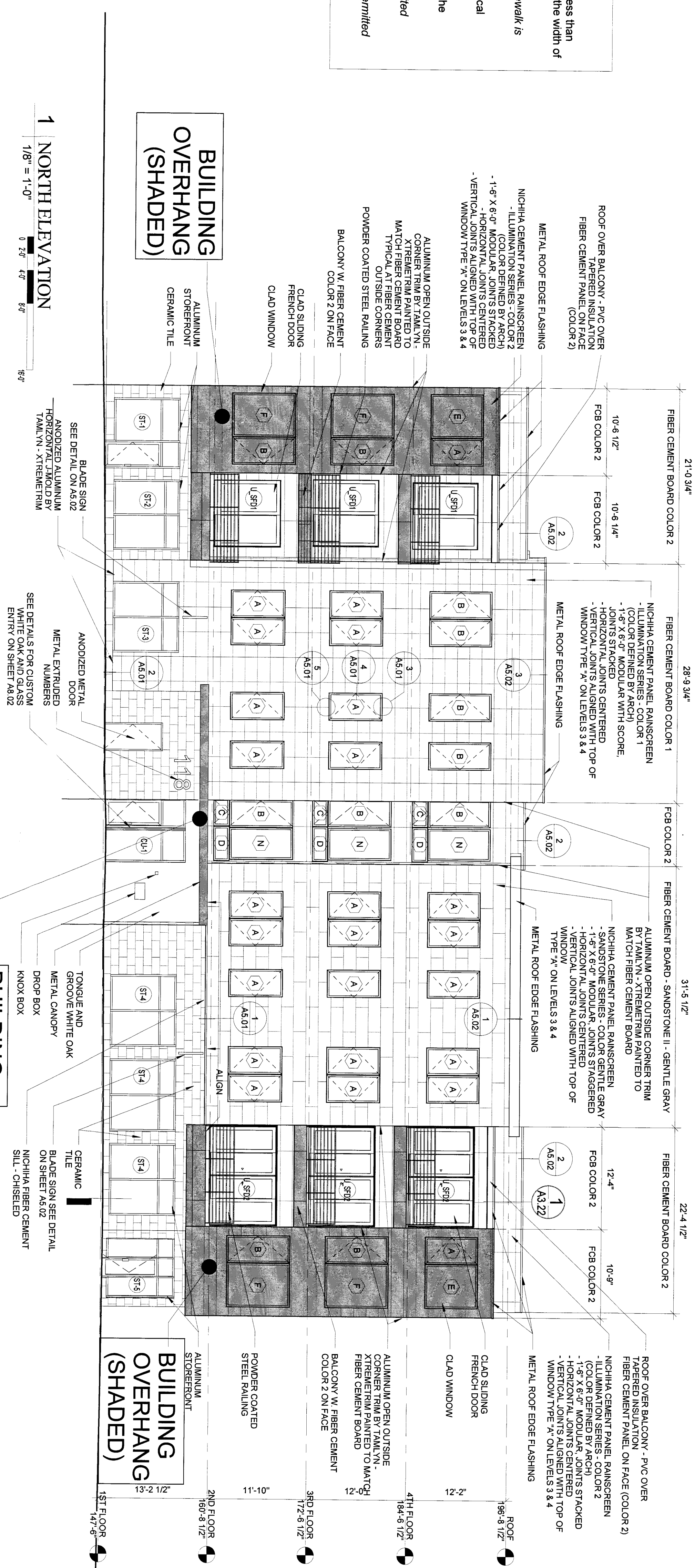
1 inch of encroachment is permitted for each additional 1 inch of clearance above 8 feet. The maximum encroachment shall be 4 feet.

On Congress Street the vertical clearance is 10'-4", which is 2'-4" above 8 feet. Our permitted encroachment is 2'-4". Our balconies building bumps out are 1'-4".

On St. Lawrence Street the vertical clearance is 12'-8", which is 4'-8" above 8 feet. Our permitted encroachment is 4'-0" (max. allowed). Our balcony building bump out is 2'-6".

- GENERAL NOTES:**
- BUILDING HEIGHT BY DEFINITION: 4 CORNER AVERAGE GRADE - 147.15' + 147.25' + 145.00' + 147.45' = 588.5' / 4 = 146.71' AVERAGE 146' - 8 1/2" + 50" = 196' - 8 1/2" ALLOWABLE BUILDING HEIGHT (HEIGHT MEASURED TO TOP OF ROOF TRUSS)**
 - ROOF PENTHOUSES NOT SHOWN IN 2D ELEVATIONS**
 - RECESSED ELEVATIONS NOT SHOWN - SEE PLAN FOR WINDOW LOCATIONS**

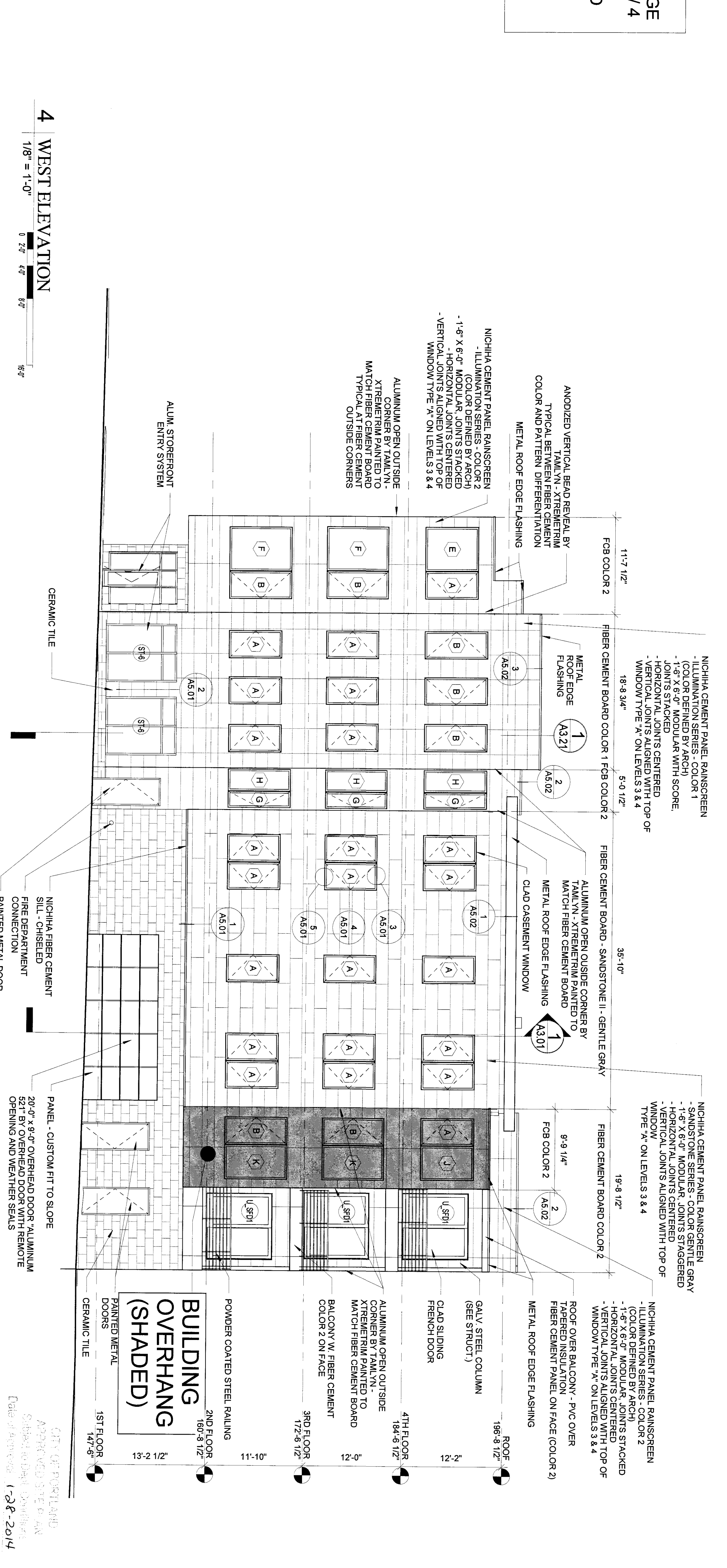
1 NORTH ELEVATION
1/8" = 1'-0"



BUILDING OVERHANG (SHADED)

1 NORTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



Date: 10 FEB 2014
Scale: 1/8" = 1'-0"
Revisions:
Project: 118 ON MUNJOY HILL
Architect: ARCHETYPE Architects
Consultant:
Prepared For: 118 on Munjoy Hill, LLC

A2.01

BUILDING ELEVATIONS

118 CONGRESS STREET
PORTLAND, MAINE

118 ON MUNJOY HILL
118 CONGRESS STREET
PORTLAND, MAINE

ARCHETYPE Architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

118 on Munjoy Hill, LLC
118 CONGRESS STREET
PORTLAND, ME 04101

