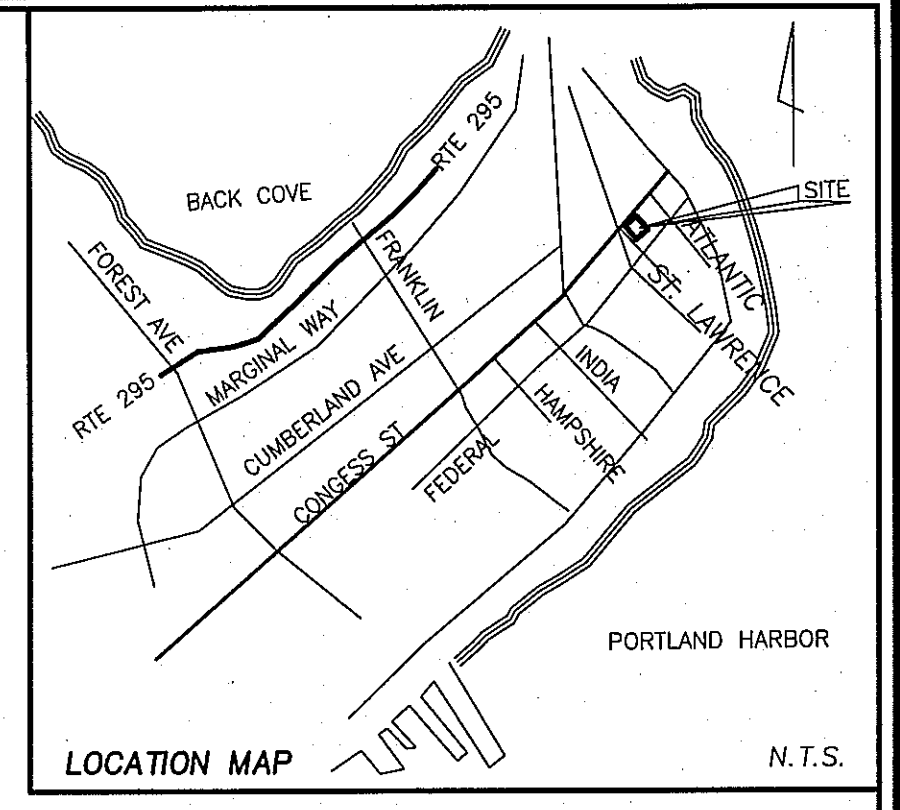


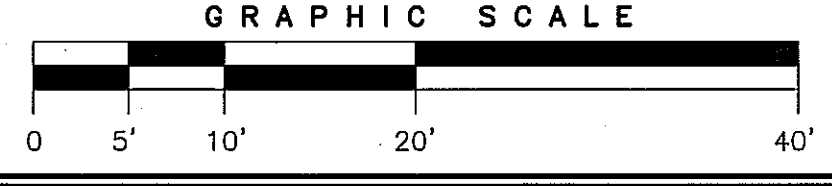
UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



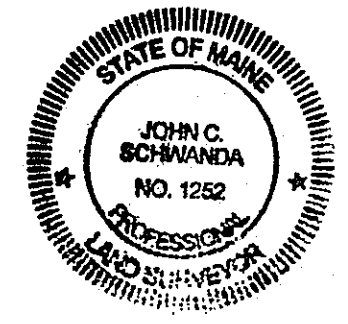
- NOTES:**
- OWNER OF RECORD: EMT LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, C.C.R.D. BOOK 14136, PAGE 274.
 - LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAPS.
 - BEARINGS ARE MAGNETIC 1926 PER PLAN REFERENCE 2.
 - ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MON. AT NORTHEAST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

- PLAN REFERENCES:**
- "PLAN OF LAND IN PORTLAND, MAINE, SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK" DEC. 1926 BY E.C. JORDAN CO.
 - 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
 - ⊗ GM GAS METER
 - ⊗ GAS VALVE
 - ⊗ WATER VALVE OR SHUTOFF
 - - - FENCE
 - - - CURB
 - - - OHW OVERHEAD WIRES
 - - - W WATER LINE
 - - - G GAS LINE
 - N/F NOW OR FORMERLY
 - IPF/IRF IRON PIPE OR ROD FOUND



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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 1, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:
 1) NO DEED DESCRIPTION PREPARED; 2) NO REPORT
 DATE 10-31-2013
 JOHN C. SCHWANDA, PLS #1252

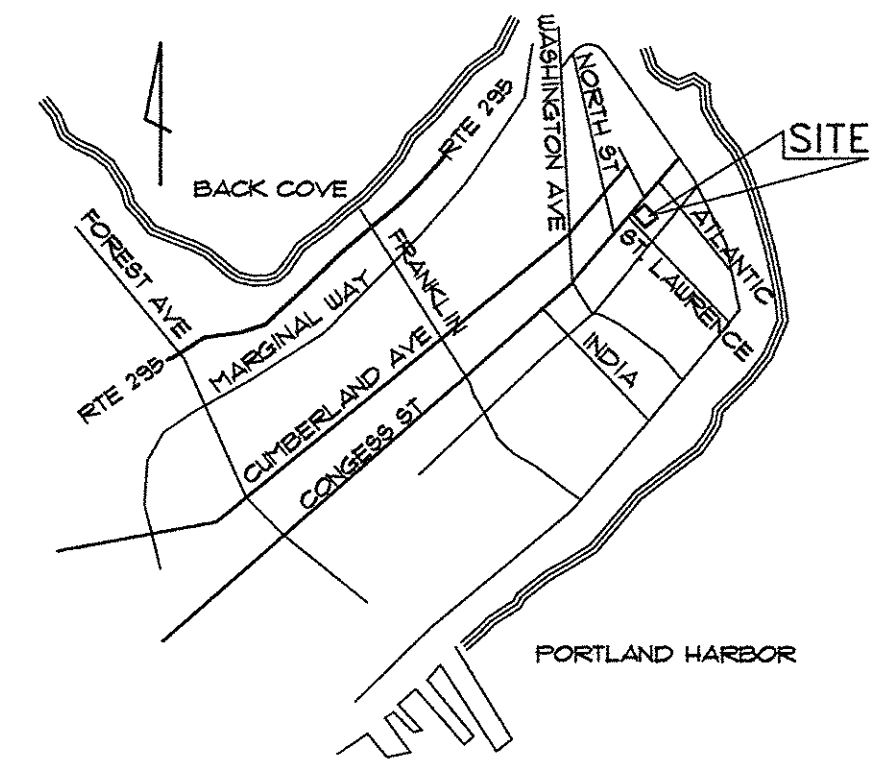


REV. 3	10-31-13	ADDED INVERTS & UPDATED UTILITIES
REV. 2	10-25-13	ADD TOPO & TIE TO CITY CONTROL
REV. 1	09-16-13	ADDED SPOT ELEVATIONS, MONUMENTATION SET

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

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0484
 PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	JULY 13, 1998	Job No.	98168P
Trace By	RWC	Scale	1" = 10'	Drwg. No.	1
Check By	JCS	Book No.	837/1119		



LOCATION PLAN

SCALE: 1"=250'

SUBDIVISION CONDITIONS OF APPROVAL

SURVEY NOTES

- OWNER OF RECORD: EMT LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, C.C.R.D. BOOK 14136, PAGE 214.
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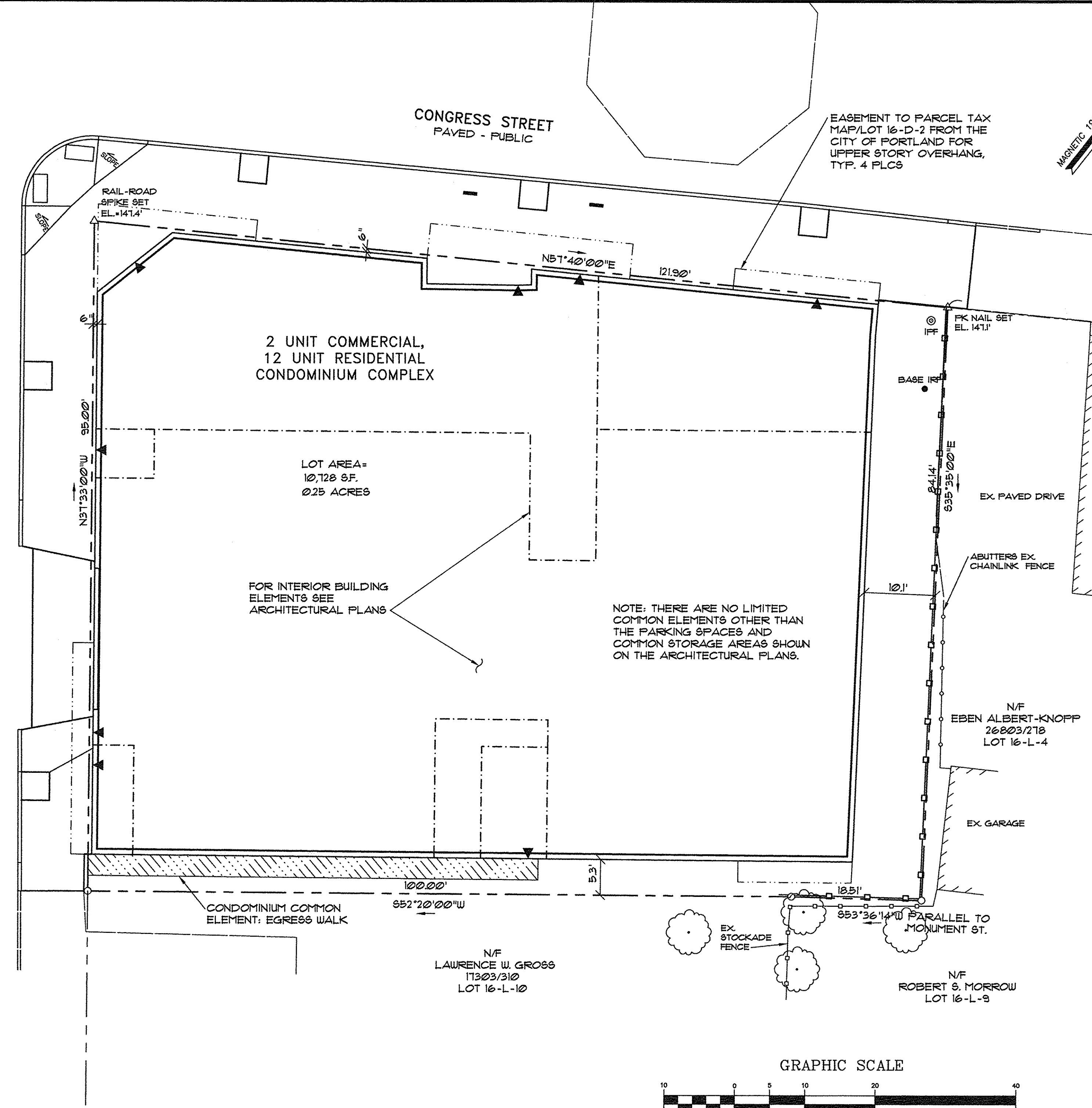
PLAN REFERENCES

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

LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- BUILDING
--- ABUTTERS PROPERTY	--- BUILDING ENTRY/EGRESS
--- EDGE OF PAVEMENT	--- WINDOW AND BALCONY EASMENT
--- CURB	--- INTERIOR ELEVATION CHANGES
--- BUILDING	--- EDGE OF PAVEMENT
--- STOCKADE FENCE	--- VERTICAL GRANITE CURB
--- CHAINLINK FENCE	--- FENCE
--- UTILITY POLE	--- GRANITE OR CONCRETE PAVERS OR SLAB
--- UTILITY POLE W/ GUY WIRE	
--- MONUMENT FOUND	
--- IRON PIPE FOUND	
--- IRON ROD FOUND OR SET	
--- PK NAIL SET	
--- TREE TO REMAIN	

ST. LAWRENCE STREET
PAVED - PUBLIC



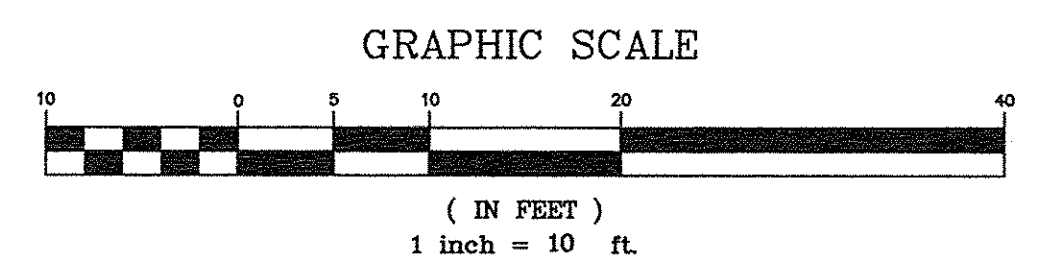
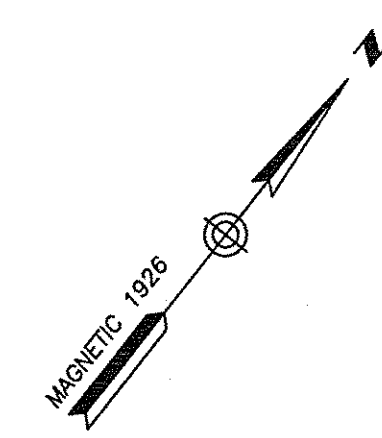
2 UNIT COMMERCIAL,
12 UNIT RESIDENTIAL
CONDOMINIUM COMPLEX

LOT AREA =
10,128 SF.
0.25 ACRES

FOR INTERIOR BUILDING
ELEMENTS SEE
ARCHITECTURAL PLANS

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

EASEMENT TO PARCEL TAX
MAP LOT 16-D-2 FROM THE
CITY OF PORTLAND FOR
UPPER STORY OVERHANG,
TYP. 4 PLCS



GENERAL NOTES

- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 214, DATE SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. BENCHMARK: CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69'.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HICKLEY (H1B), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
- TOTAL PARCEL = 0.25 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.

ZONE INFORMATION

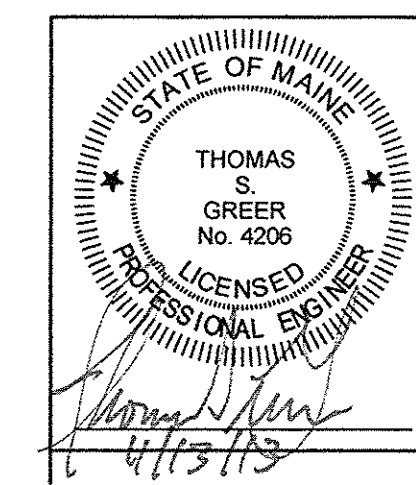
EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE
PROPOSED ZONE: B-1 WITH A ZONING AMENDMENT REQUEST
PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	0.5 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	0.5 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ②	50 FEET ②
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,122 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES

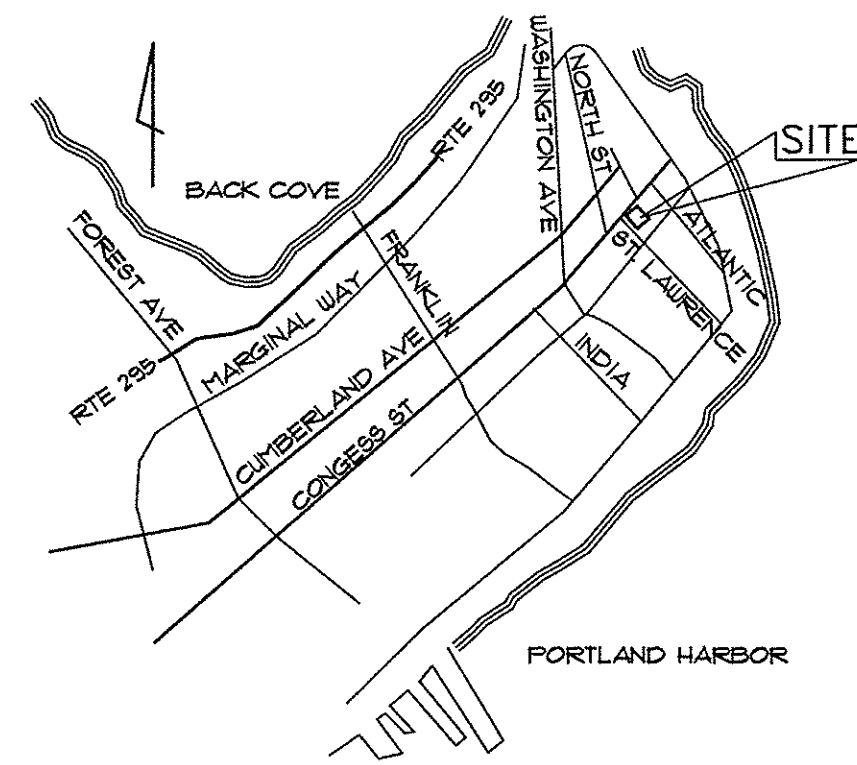
- ① EXCEPT THAT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.
- ② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.

SUBDIVISION PLAT, APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE



REV.	DATE	DESCRIPTION
		118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME
		118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME
CONSULTING ENGINEERS 28 VANNAH AVENUE PORTLAND, MAINE SUBDIVISION RECORDING PLAT		
SCALE: AS SHOWN	DRN BY: JDC	C1.0
DATE: NOVEMBER 13, 2013	DESG BY: TSG	
PROJECT: 13143	CHK BY: <i>TSG</i>	



LOCATION PLAN

SCALE: 1" = 250'

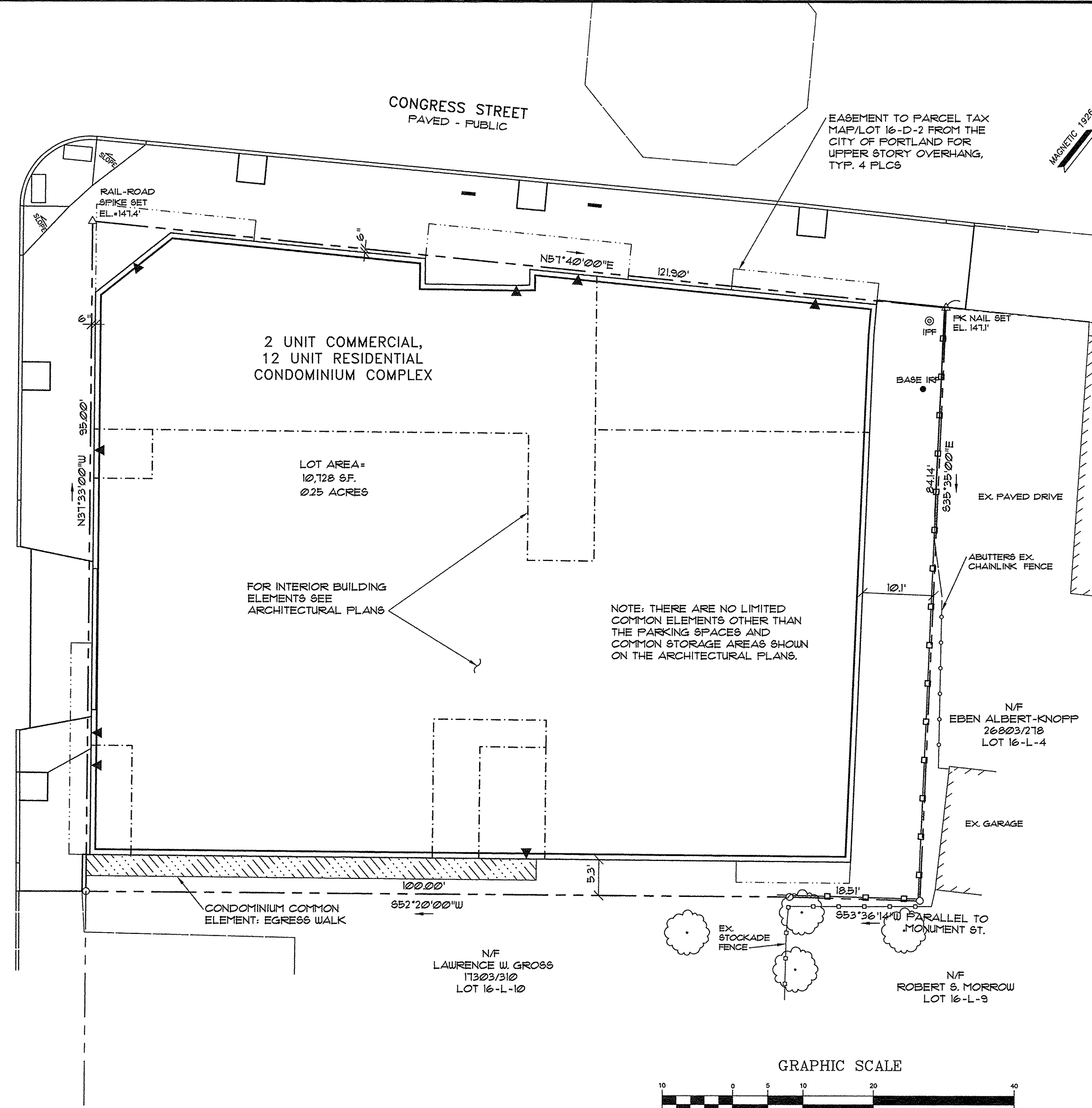
ZONE INFORMATION

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	25 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	25 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ②	50 FEET ②
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10000 SQ. FT. MAX.	9,122 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	834 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 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.

② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.

ST. LAWRENCE STREET
PAVED - PUBLIC



2 UNIT COMMERCIAL,
12 UNIT RESIDENTIAL
CONDOMINIUM COMPLEX

LOT AREA =
10,128 S.F.
0.25 ACRES

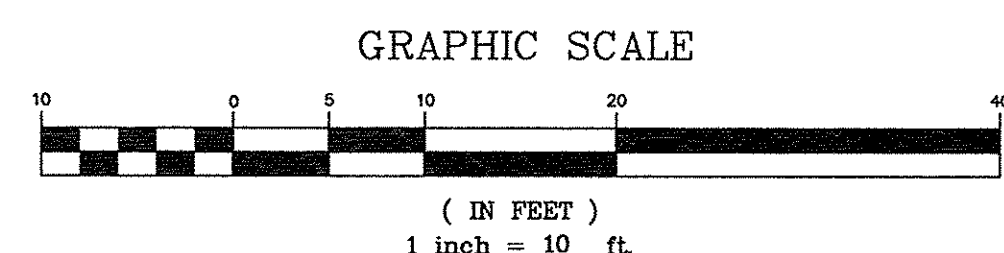
FOR INTERIOR BUILDING
ELEMENTS SEE
ARCHITECTURAL PLANS

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

EASEMENT TO PARCEL TAX
MAP/LOT 16-D-2 FROM THE
CITY OF PORTLAND FOR
UPPER STORY OVERHANG,
TYP. 4 PLCS

GENERAL NOTES

- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 214, DATE SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101
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- TOTAL PARCEL = 0.25 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.



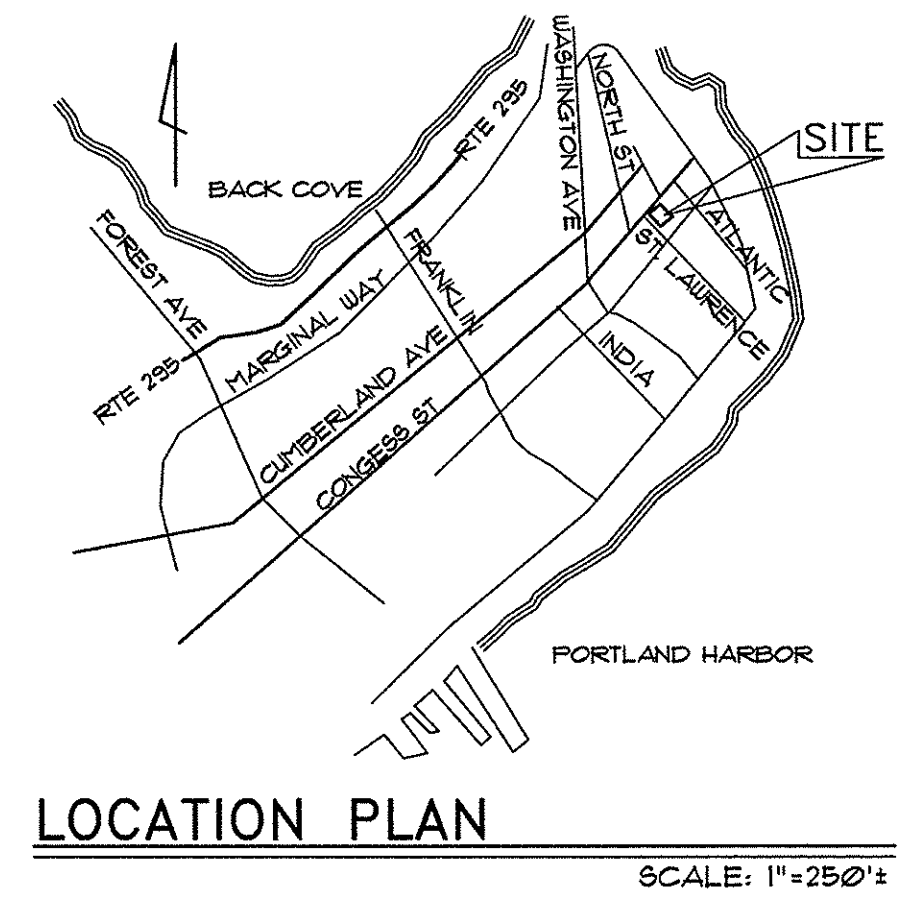
LEGEND

EXISTING	PROPOSED

	REV.	DATE	DESCRIPTION
			118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME
			118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME
			CONDOMINIUM PLAN
SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	NOVEMBER 13, 2013	DESG BY:	TSG
PROJECT:	13143	CHK BY:	TSG

C1.1

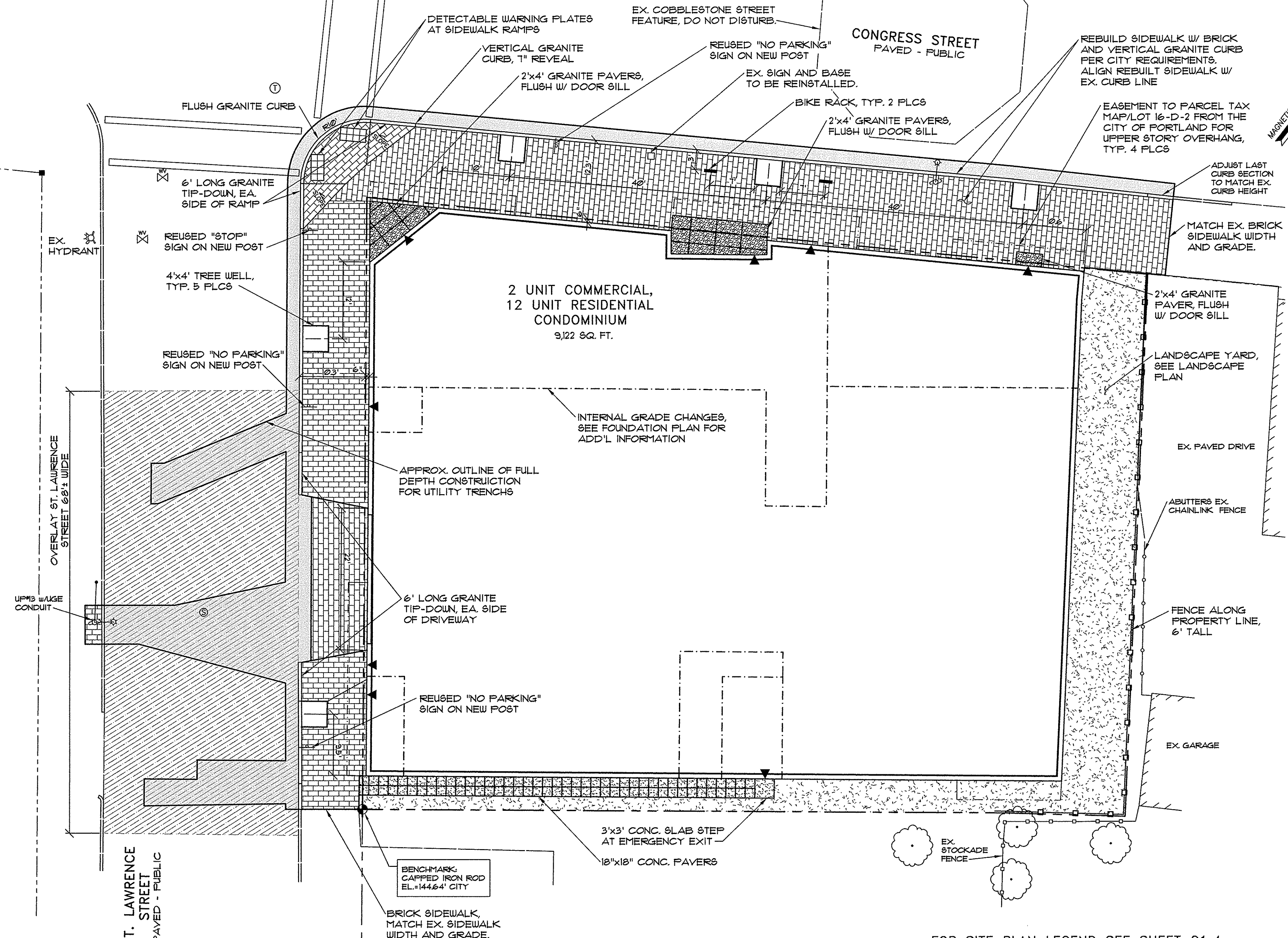
11/13/13



LOCATION PLAN
SCALE: 1"=250'

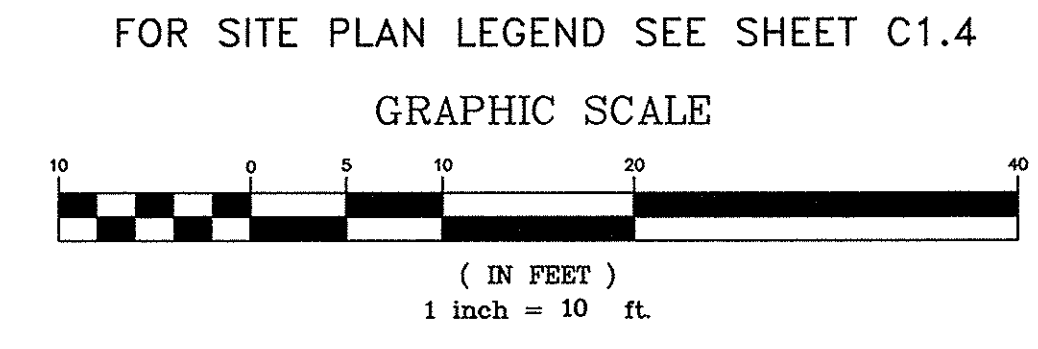
**CITY OF PORTLAND
SITE PLAN AND SUBDIVISION NOTES**

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIFDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."



GENERAL NOTES

- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK 14136, PG. 274, DATE SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
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- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.



ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE
PROPOSED ZONE: B-1 WITH A ZONING AMENDMENT REQUEST
PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.3 FEET
MINIMUM FRONT YARD	10 FEET MAX.	0.5 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	0.5 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ②	50 FEET ②
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,122 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES

① EXCEPT THAT WHERE A SIDE YARD ADJUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.
② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.

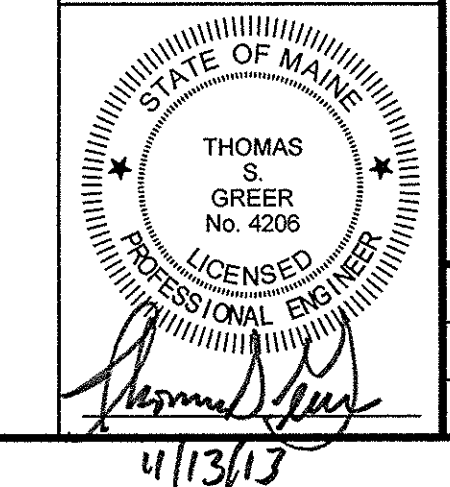
DRAWINGS INCLUDED IN THIS SUBMITTAL

NO.	DESCRIPTION	NO.	DESCRIPTION
C10	SUBDIVISION PLAN	1	STANDARD BOUNDARY SURVEY
C11	CONDOMINIUM PLAN		
C12	SITE PLAN		
C13	EXISTING CONDITIONS AND DEMOLITION PLAN	A101	FLOOR PLAN - PARKING LEVEL
C14	GRADING AND UTILITIES PLAN	A102	TYPICAL UNIT FLOOR
C15	EROSION CONTROL PLAN, NOTES AND DETAILS	A104	FOURTH FLOOR PLAN
C16	LANDSCAPE PLAN, NOTES AND DETAILS	A105	ROOF PLAN
C17	DETAILS	A201	BUILDING ELEVATIONS
C18	DETAILS	E01	ELECTRICAL & PHOTOMETRIC SITE PLAN

SITE PLAN AND SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

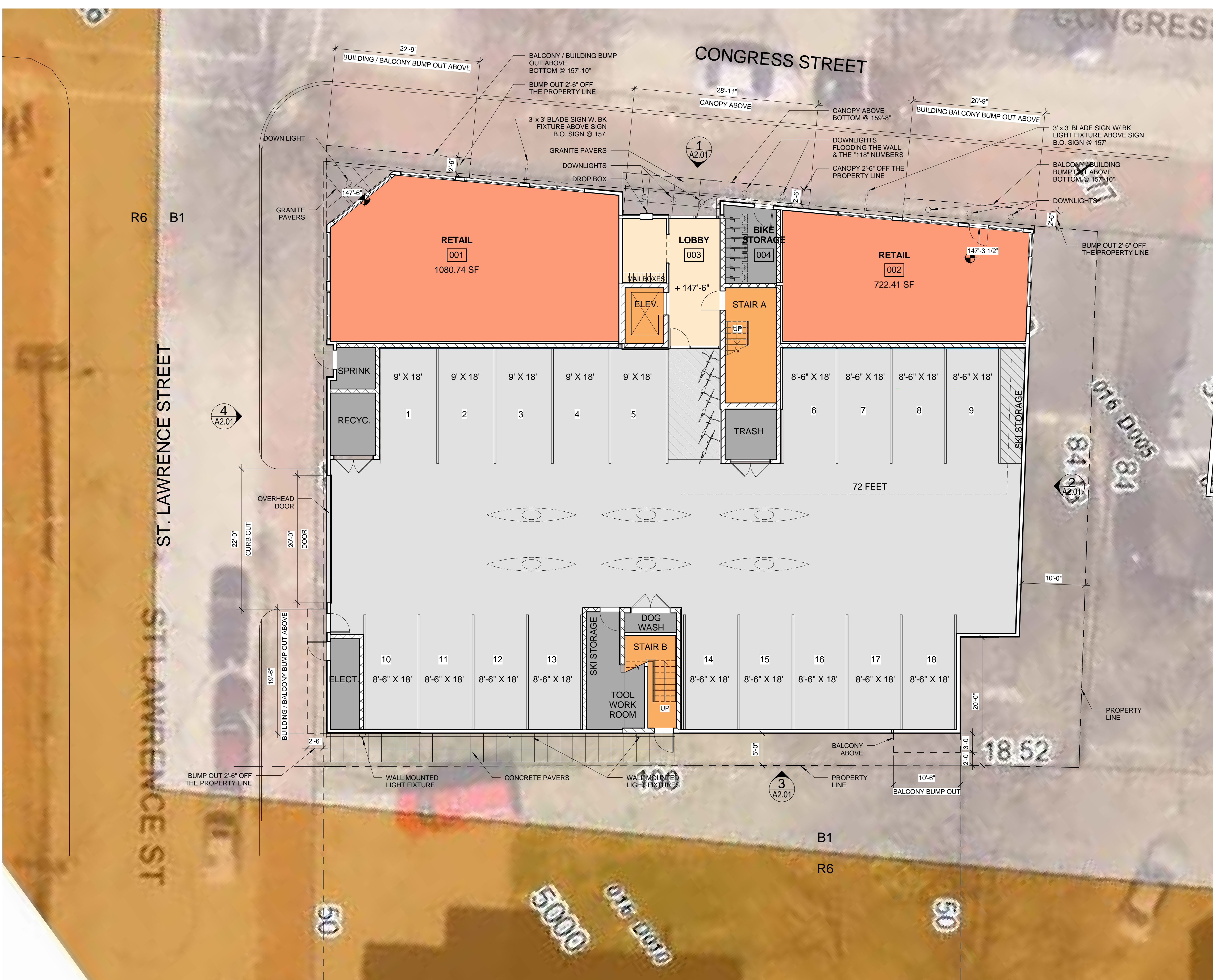
DATE	
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THESE SIXTEEN (16) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL SPACE CREATE A SUBDIVISION. THE CITY REVIEW IS FOR SITE AND SUBDIVISION APPROVAL.



REV.	DATE	DESCRIPTION
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		DRN BY: JDC
DATE: NOVEMBER 13, 2013		DESG BY: TSG
PROJECT: 13143		CHK BY: TSG
SITE PLAN MAP 16/BLOCK D/LOT 2		
C1.2		

4/13/13



LEGEND:

BUILDING SECTION		SIM
WALL SECTION		SIM
SECTION DETAIL		SIM
PLAN DETAIL		SIM
WALL TYPE		
FLOOR TYPE		

NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	

Prepared For: **118 on Munjoy Hill, LLC**
118 CONGRESS STREET PORTLAND, ME 04101

Consultant: **ARCHETYPE architects**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

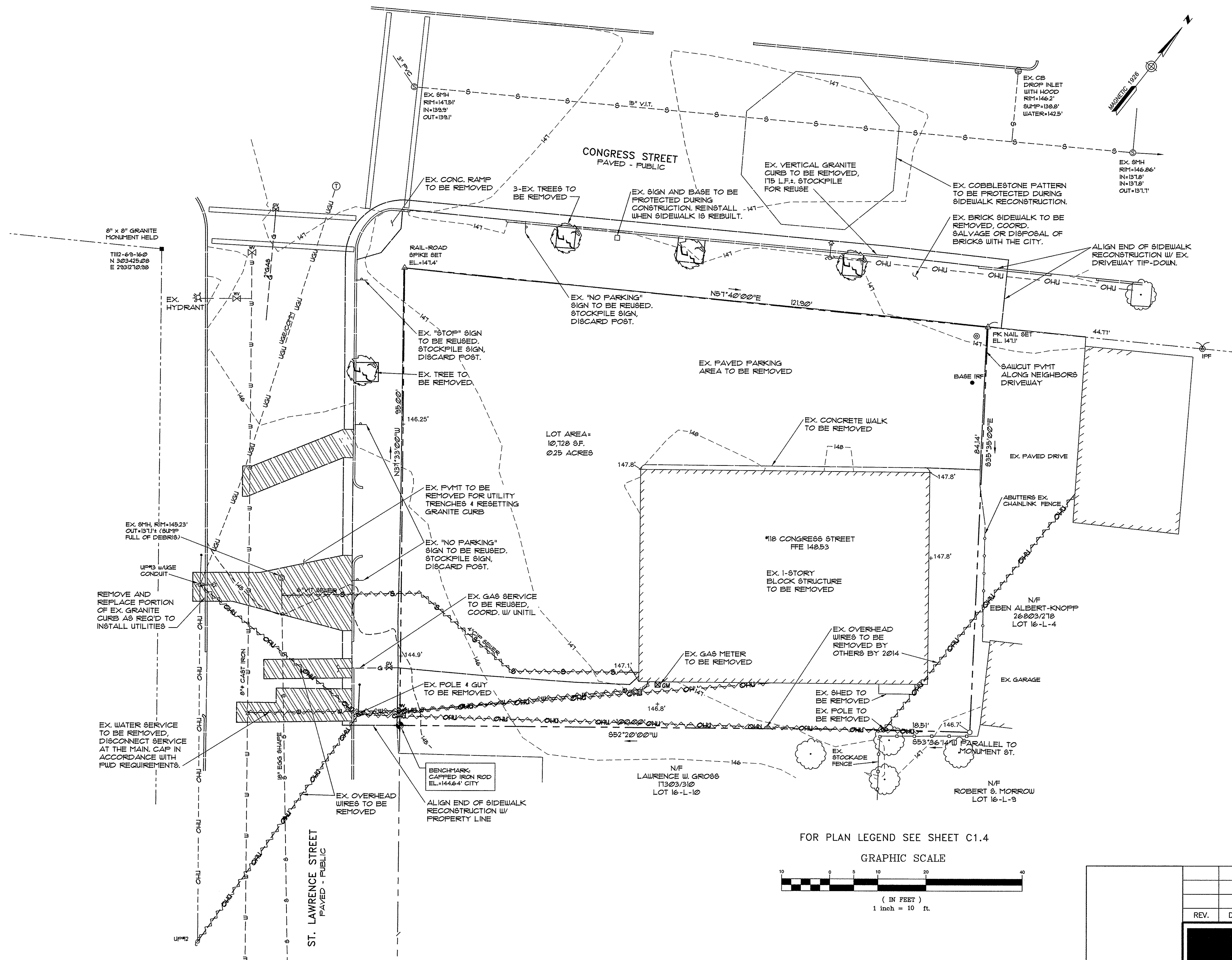
Project: **118 ON MUNJOY HILL**
118 CONGRESS STREET PORTLAND, MAINE

Date: DEC 5, 2013 Scale: As indicated

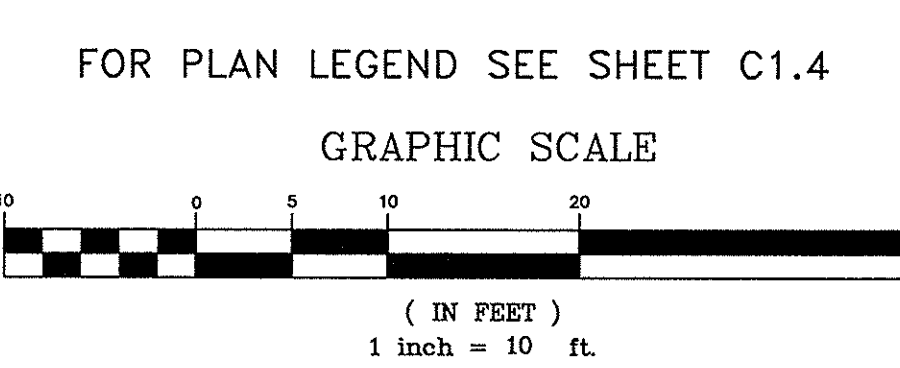
Revisions:

GROUND FLOOR PLAN

1 | PARKING LEVEL PROJECT FOOTPRINT: 8,986 GSF
1/8" = 1'-0"



DEMOLITION NOTES
 1. ANY UNUSED SERVICE LINES ARE TO BE PROPERLY REMOVED TO THE MAIN CAP EACH IN ACCORDANCE WITH THE APPROPRIATE UTILITY REQUIREMENTS.



REV.	DATE	DESCRIPTION
118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME 118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME PINKHAM & GREER CONSULTING ENGINEERS 28 WANNAM AVENUE PORTLAND, MAINE EXISTING CONDITIONS AND DEMOLITION PLAN		
SCALE:	AS SHOWN	DRN BY: JDC
DATE:	NOVEMBER 13, 2013	DESG BY: TSG
PROJECT:	13143	CHK BY: <i>TSG</i>

C1.3

11/13/13

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 WETLANDS 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 BMP'S PUBLISHED 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 SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. LOAM AND SEED ANY DISTURBED AREA WITHIN 75' OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO AND STORM 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 RESET SILT FENCES AND STONE CHECK DAMS 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 PROBLEM.
- APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, WITHIN 48 HOURS IF WITHIN 75' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 75' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED 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:
 - THE BASE OF GRASSSED WATERWAYS
 - SLOPES STEEPER THAN 15%
 - WITHIN 100' FT. OF STREAMS AND WETLANDS
 BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SIDE SLOPES OF GRASSSED WATERWAYS
 - SLOPES STEEPER THAN 8%
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME 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 BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. 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 SACKS DURING CONSTRUCTION.

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIRABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

- MATERIAL
 - SAND - 0.00 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) 45 - 75
 - SILT - 0.002 IN. TO 0.0008 IN. DIAMETER (% BY VOLUME) 20 - 40
 - CLAY - LESS THAN 0.0008 IN. DIAMETER (% BY VOLUME) 5 - 15
 ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION 111.03 FEAT HUMUS) (% BY VOLUME) . 10 - 20

NUTRIENTS:

 - CALCIUM (CA) (% SATURATION) 60 - 80
 - MAGNESIUM (MG) (% SATURATION) 10 - 25
 - POTASSIUM (K) (% SATURATION) 21 - 30
 - PHOSPHORUS (P) (POUNDS/ACRE) 10 - 40
 - PH 6.0 - 6.5
 PERMEABILITY (INCHES PER HOUR) 3 - 10

MAXIMUM STONE SIZE (INCHES) 3/4

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS, IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

MDOT 111.03(a) METHOD NUMBER 3

TEMPORARY SEED:

- CATS 80.00 LBS/ACRE 4/01 - 5/14
- ANNUAL RYEGRASS 40.00 LBS/ACRE
- SUDANGRASS 40.00 LBS/ACRE 5/15 - 8/14
- ANNUAL RYEGRASS 80.00 LBS/ACRE 5/15 - 9/14
- WINTER RYE 112.00 LBS/ACRE 9/15 - 9/30
- WINTER RYE (W/ MULCH COVER) 112.00 LBS/ACRE 10/01 - 3/31

LIME AND FERTILIZER:

APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (198 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

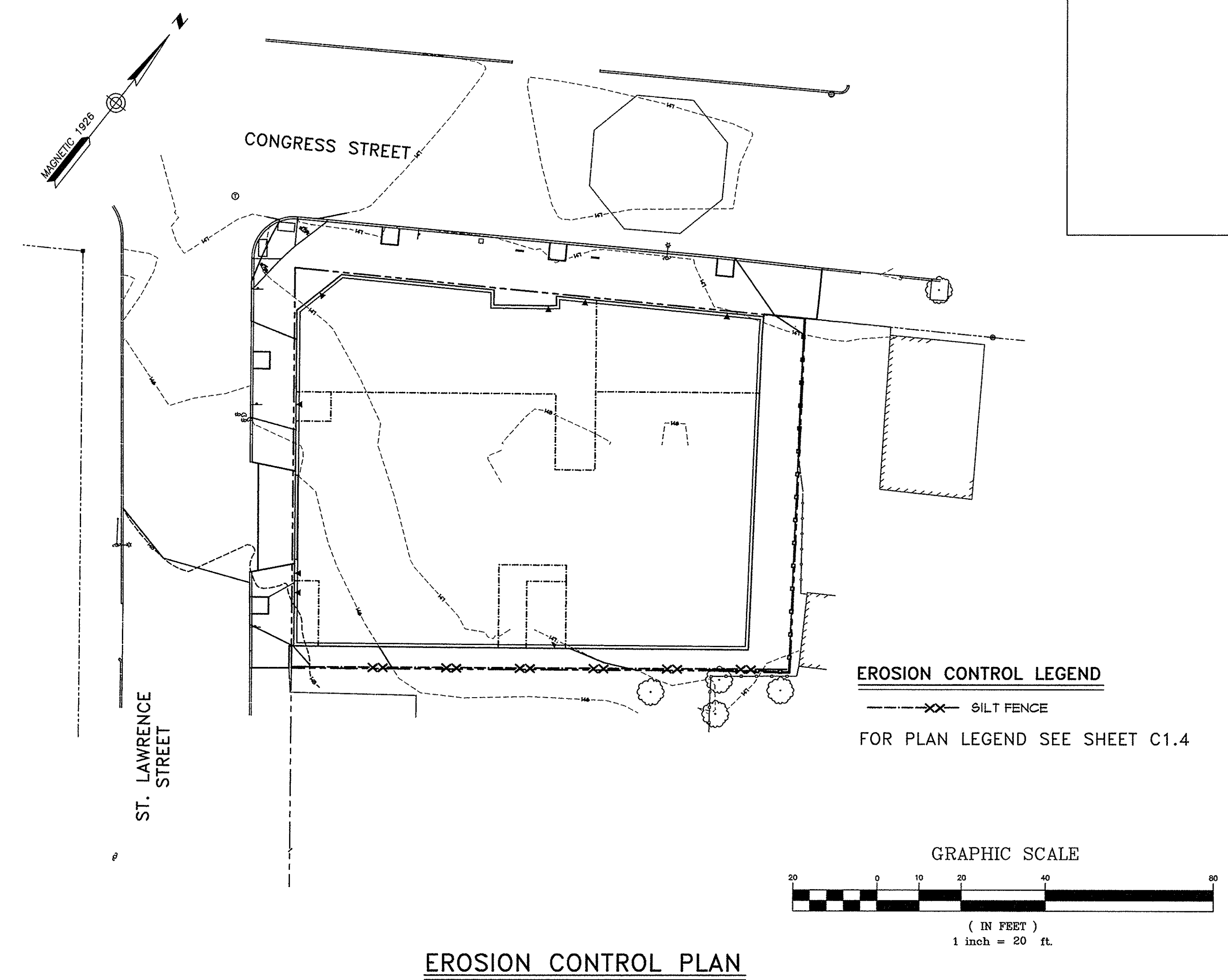
MULCH:

- STRAW OR HAY (ANCHORED) 70 - 90 LBS PROTECTED AREAS
- STRAW OR HAY (ANCHORED) 105 - 275 LBS WINDY AREAS
- SHREDDED OR CHOPPED 185 - 275 LBS
- JUTE MESH AS REQUIRED MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES

EXCELGIOR MAT AS REQUIRED

MULCH ANCHORING

- PEG AND TWINE LIQUID ASPHALT
- MULCH NETTING WOOD CELLULOSE FIBER
- ASPHALT EMULSION CHEMICAL TACK

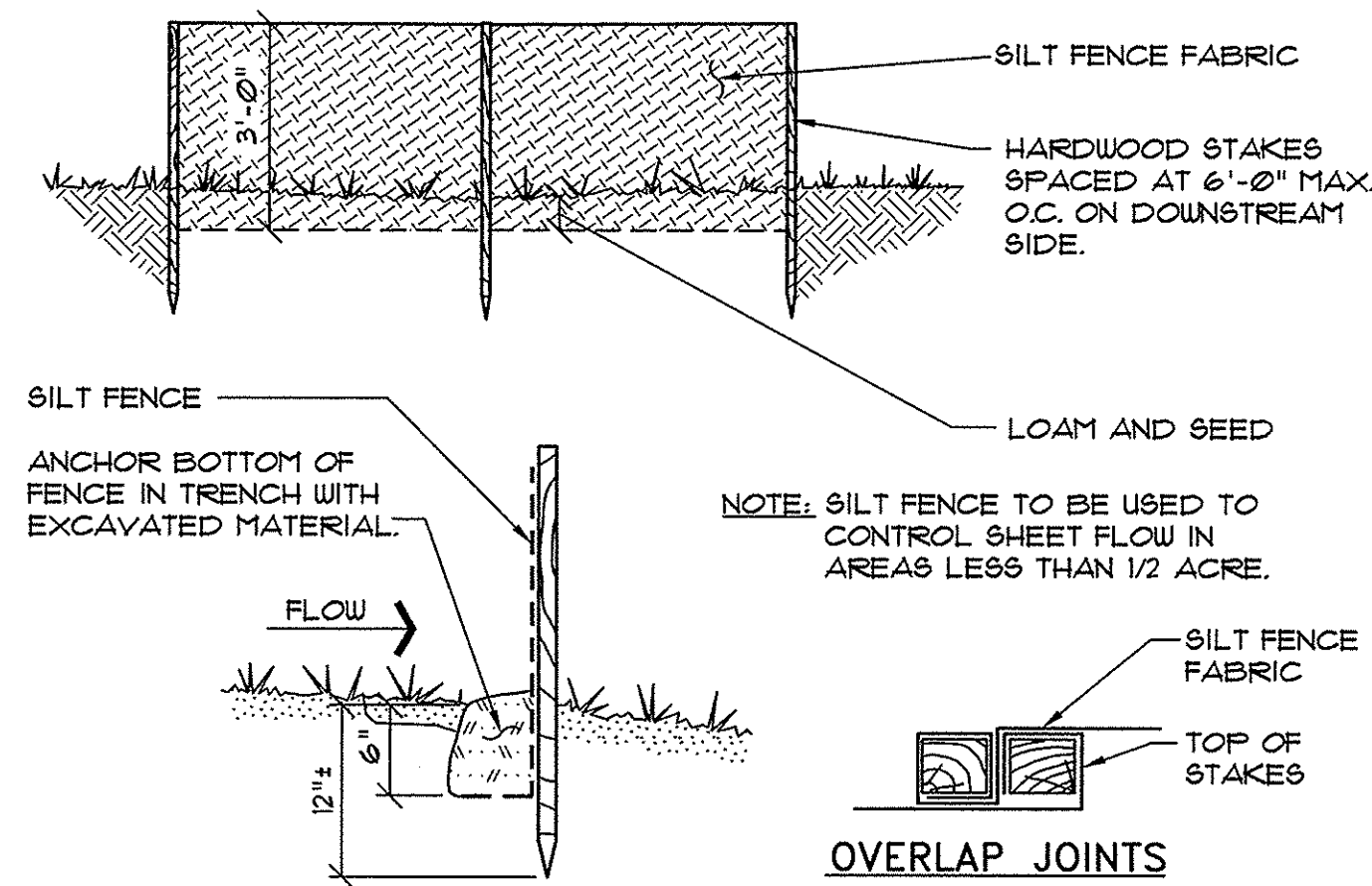


EROSION CONTROL PLAN

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 EARTHWORK FOR BUILDING FOUNDATION.
- STABILIZE AREAS DRAINING TO STORMDRAIN SYSTEM.
- CONNECT STORMDRAIN SYSTEM TO EXISTING SYSTEM.
- BEGIN BUILDING CONSTRUCTION.
- FINE GRADE SIDEWALKS AND ROUGH GRADE REMAINDER OF SITE.
- RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- COMPLETE FINE GRADING AND INSTALLATION OF SIDEWALKS AND STREET PAVEMENT.
- CLEAN STORM DRAIN SYSTEM OF CONSTRUCTION SEDIMENTATION.
- FINE GRADE, LOAM, SEED AND FERTILIZE REMAINDER OF SITE.
- REMOVE TEMPORARY SOIL EROSION MEASURES.

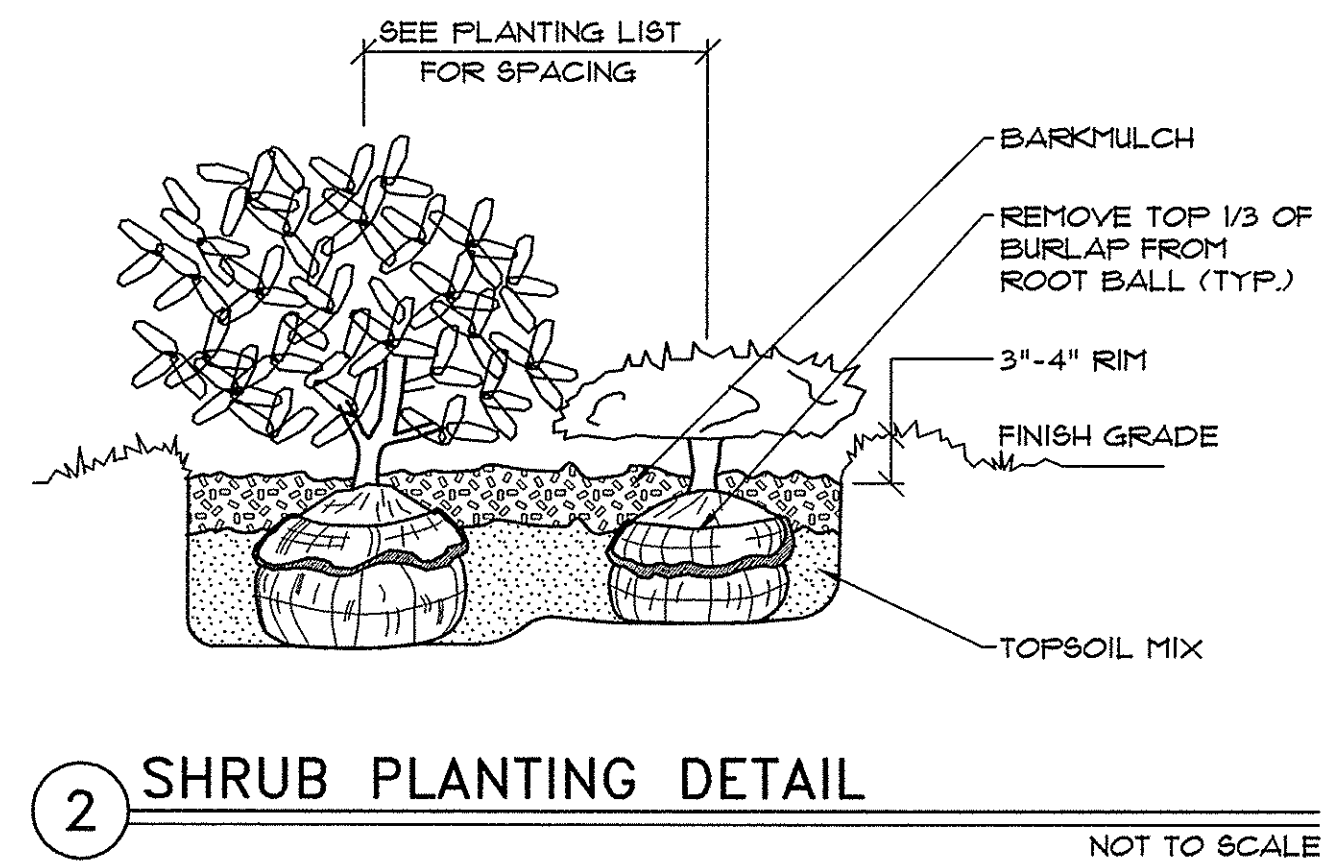


1 SILT FENCE DETAIL

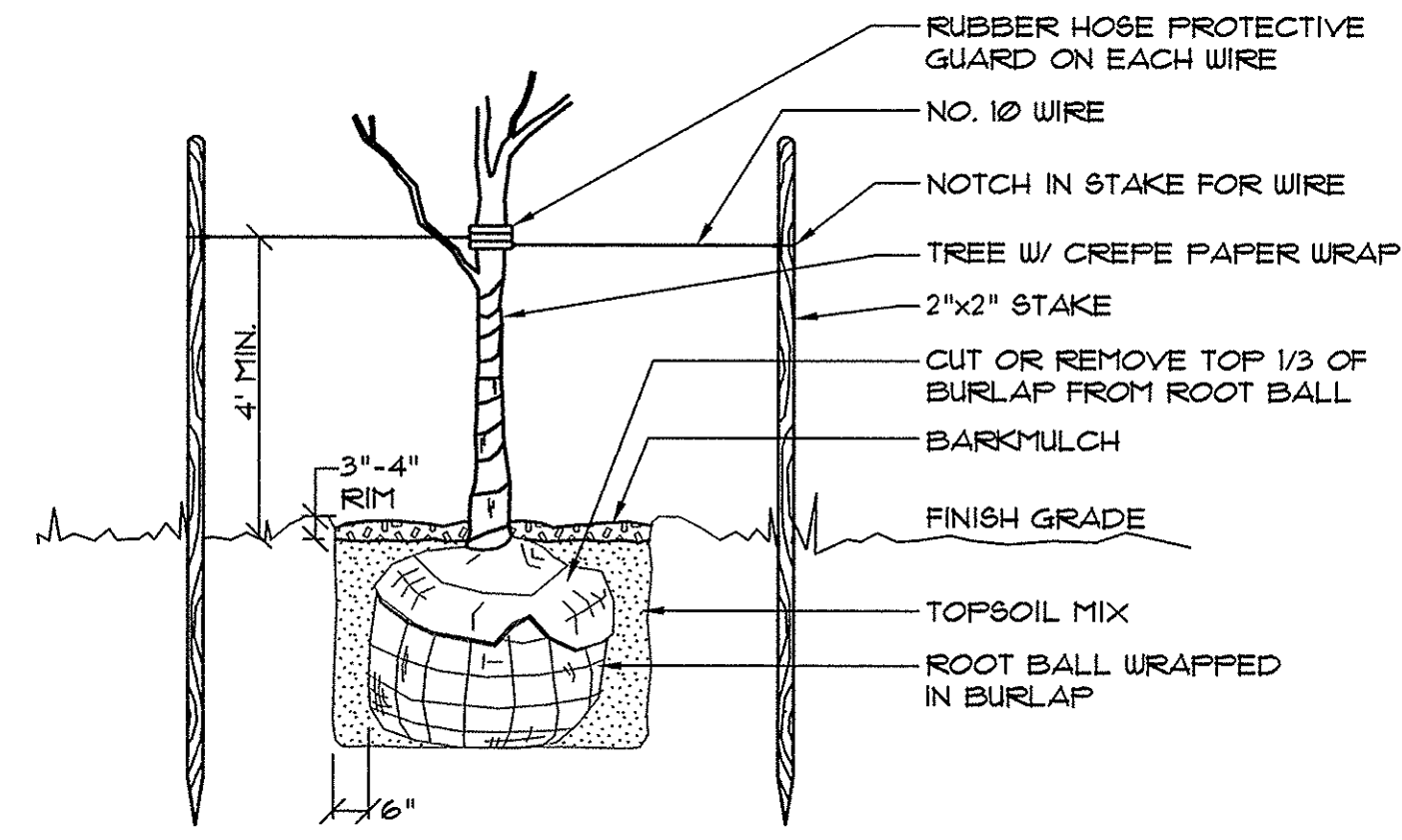
NOT TO SCALE

	REV.	DATE	DESCRIPTION
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			
EROSION CONTROL PLAN, NOTES AND DETAILS			
SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	NOVEMBER 13, 2013	DESG BY:	TSG
PROJECT:	13143	CHK BY:	TSG
			C1.5

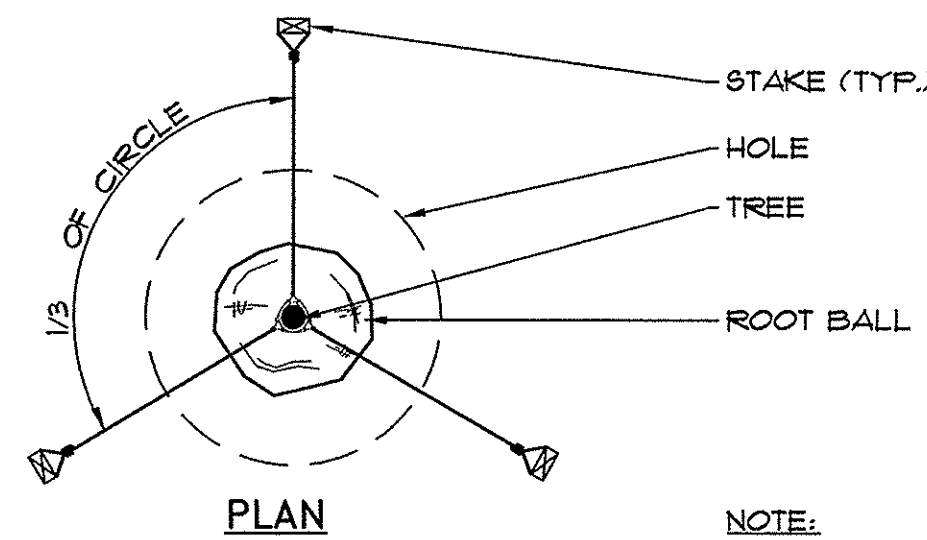
4/13/13



2 SHRUB PLANTING DETAIL NOT TO SCALE



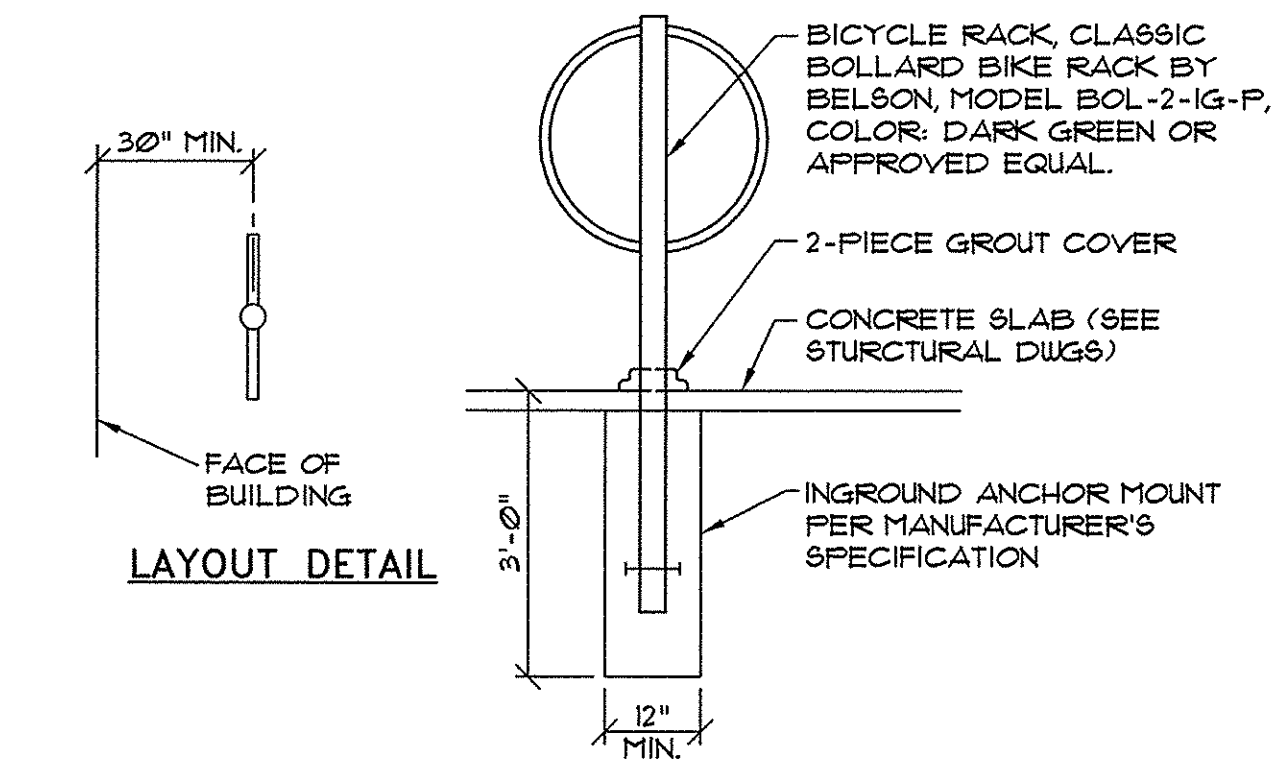
SECTION



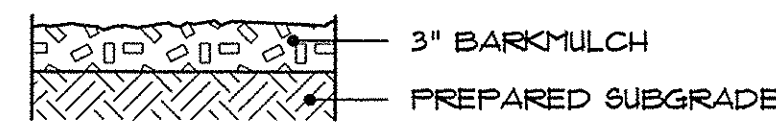
PLAN

NOTE: TREES UNDER 8' DO NOT REQUIRE STAKING.

1 TREE PLANTING DETAIL NOT TO SCALE



3 BIKE RACK DETAIL NOT TO SCALE

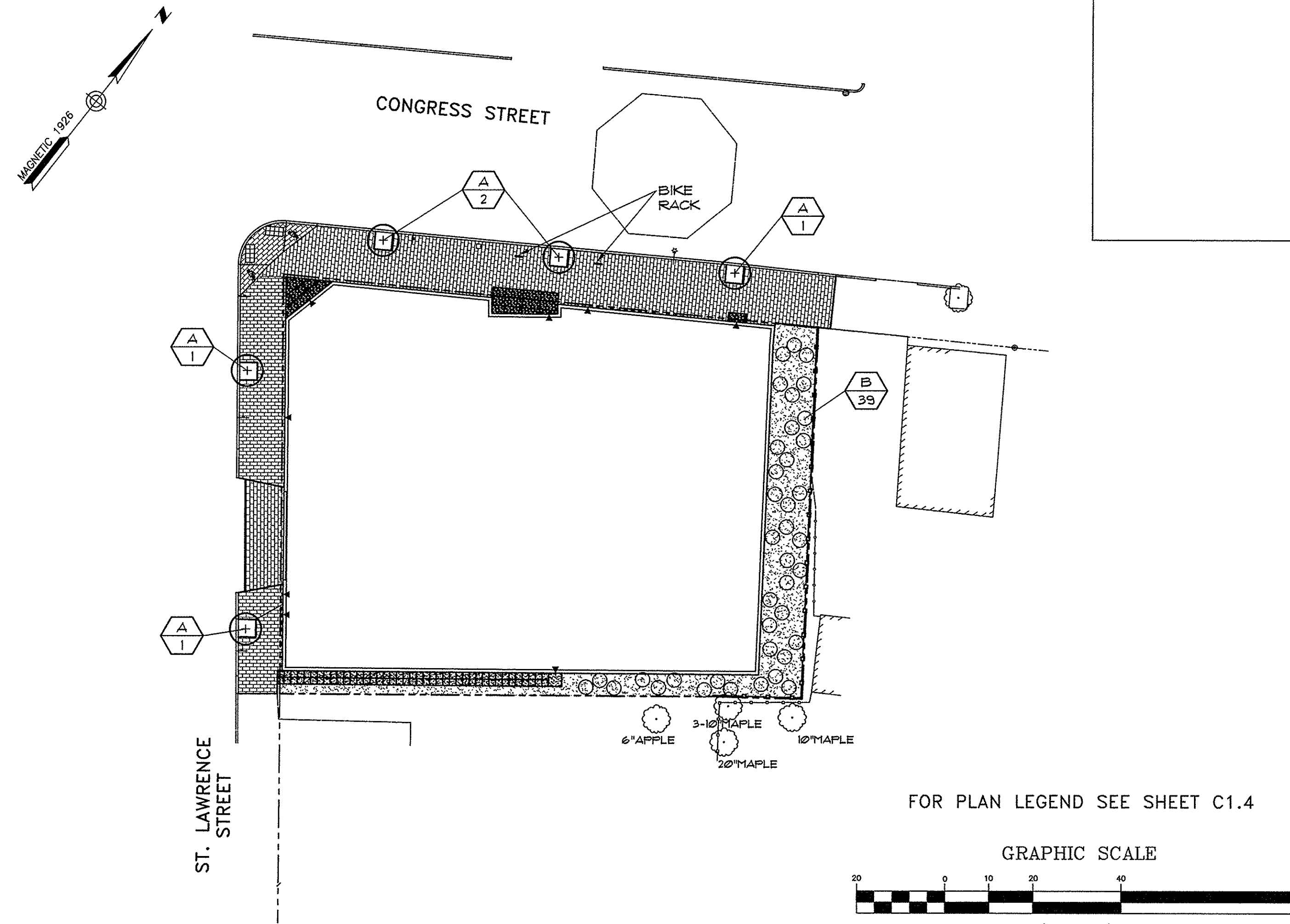


4 BARKMULCH BED DETAIL NOT TO SCALE

LANDSCAPE NOTES

GENERAL:

1. SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
2. ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
3. ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
4. PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
5. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
6. FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
7. ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.



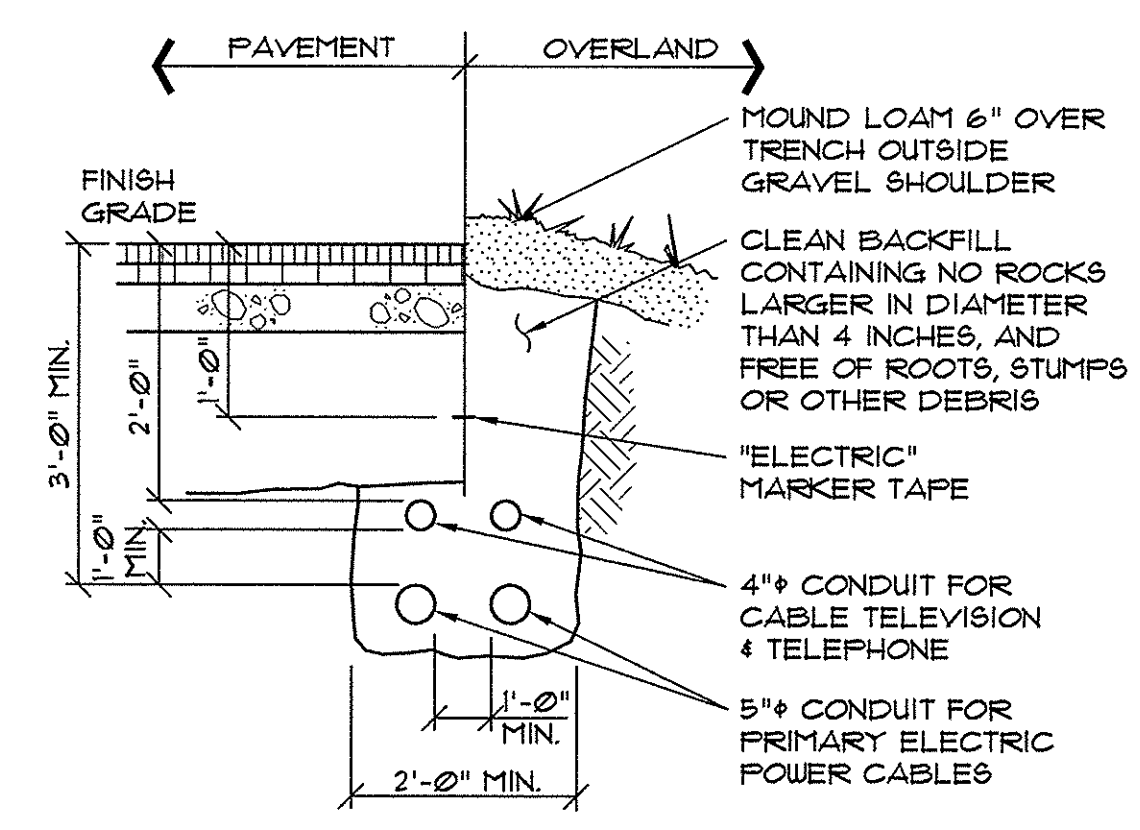
LANDSCAPE PLAN

PLANT LIST

SYMBOL QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	ARMSTRONG RED MAPLE / acer freemanii	1 1/2" cal.	5	B4B
B	MIX OF:			
	CLETHRA / alnifolia 'Hummingbird'	1 gal. pot	13	POTTED
	DEUTZIA / gracilis 'Nikko'	1 gal. pot	13	POTTED
	STEPHANANDRA / incisa 'Crispa'	1 gal. pot	13	POTTED

	REV.	DATE	DESCRIPTION
	118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME 118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME		
	PINKHAM & GREER CONSULTING ENGINEERS 28 WANNAM AVENUE PORTLAND, MAINE		
LANDSCAPE PLAN, NOTES AND DETAILS			C1.6
SCALE: AS SHOWN		DRN BY: JDC	
DATE: NOVEMBER 13, 2013		DESIGN BY: TSG	
PROJECT: 13143		CHK BY: TSG	



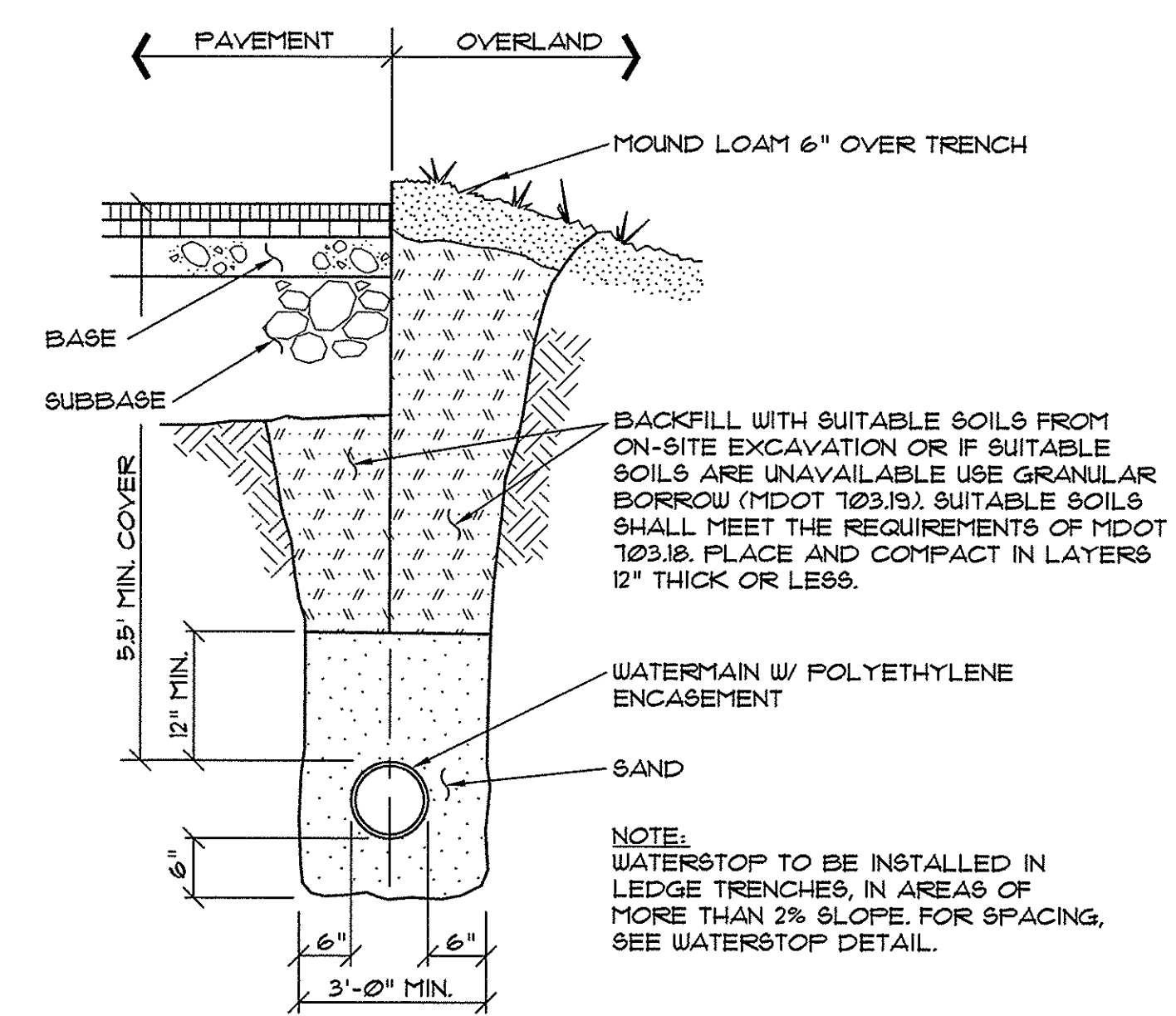
NOTES:
 1. INSTALLATION SHALL NOT ALLOW INTER-TWING OF CABLES.
 2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5'-0" BEYOND EDGE OF PAVEMENT.

3 CABLE TRENCH SECTION
 NOT TO SCALE

2 CONCRETE THRUSTBLOCK PLACEMENT(II-18)
 NOT TO SCALE

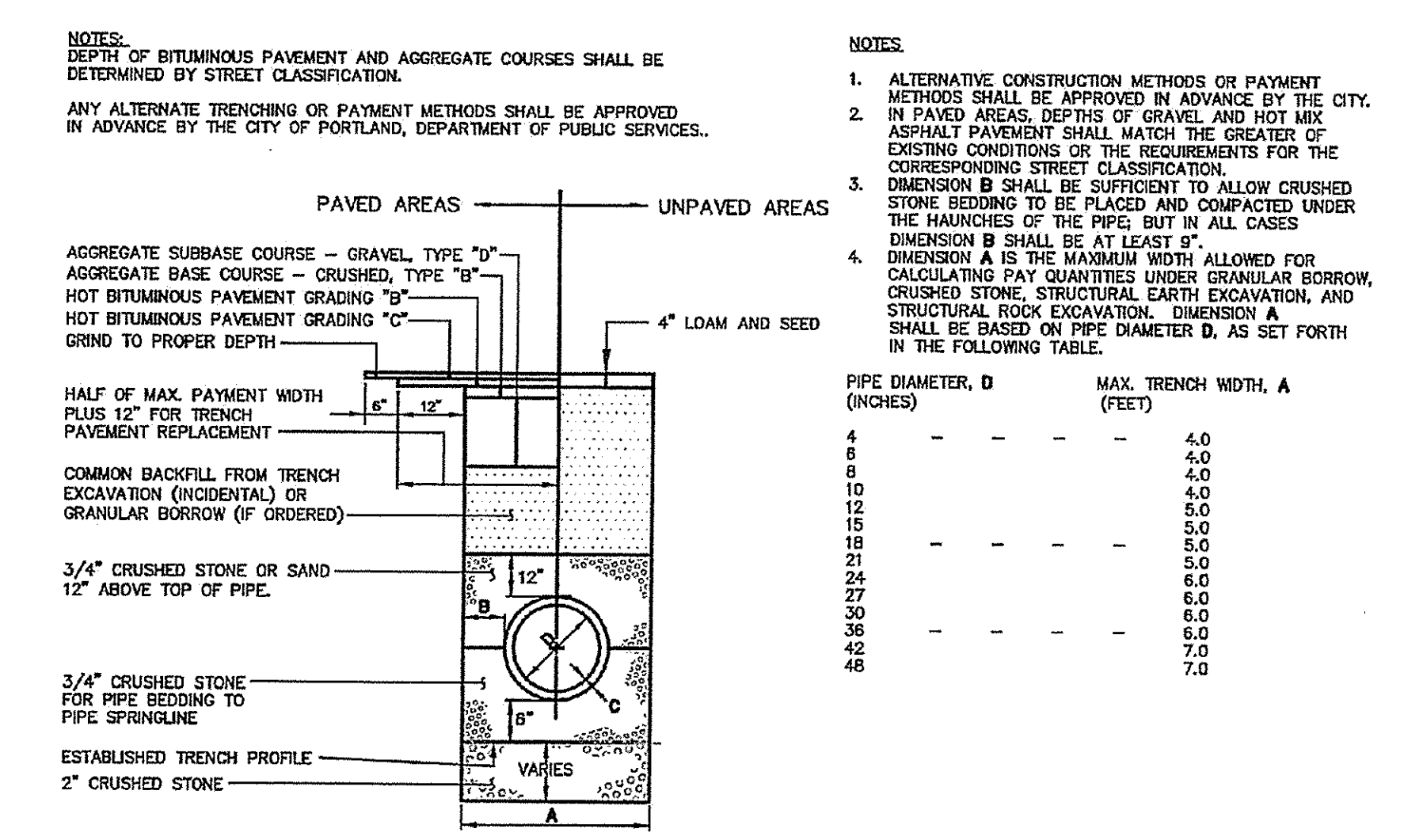
UNDERGROUND UTILITIES WARNING TAPE
 IDENTIFICATION TAPE TO BE INSTALLED ABOVE ALL NEW UNDERGROUND UTILITIES AND ABOVE ANY EXISTING UTILITIES THAT MAY BE EXPOSED BY THIS CONSTRUCTION.
 DETECTABLE UNDERGROUND MARKING TAPE TO BE PERMANENT, BRIGHT-COLORED, CONTINUOUS-PRINTED PLASTICIZED ALUMINUM TAPE, INTENDED FOR DIRECT-BURIAL SERVICE NOT LESS THAN 3" WIDE X 5 MILS THICK. PROVIDE TAPE WITH BLACK PRINTING IDENTIFYING THE UTILITY. DETECTABLE WARNING TAPE REQUIRED OVER ALL WATER, SEWER, DRAINAGE, OR GAS UTILITIES. TAPE TO BE TERRA TAPE BY REEF INDUSTRIES, INC, www.reefindustries.com, OR EQUAL.
APWA UNIFORM COLOR CODE:
 WHITE PROPOSED EXCAVATION
 PINK TEMPORARY SURVEY MARKINGS
 RED ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
 YELLOW GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
 ORANGE COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
 BLUE POTABLE WATER
 PURPLE RECLAIMED WATER, IRRIGATION AND SLURRY LINES
 GREEN SEWERS AND DRAIN LINES

1 UNDERGROUND UTILITIES WARNING TAPE
 NOT TO SCALE



POLYETHYLENE ENCASEMENT GENERAL SPECIFICATIONS
 1. TUBE TYPE POLYETHYLENE ENCASEMENT SHALL BE INSTALLED ON ALL DUCTILE IRON PIPE AND FITTINGS IN ACCORDANCE WITH APWA STANDARD C105 - LATEST REVISION, METHOD A.
 2. POLYETHYLENE ENCASEMENT SHALL BE EITHER LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) FILM WITH A MINIMUM THICKNESS OF 8-MIL OR HIGH-DENSITY, CROSS-LAMINATED POLYETHYLENE (HDCLPE) FILM WITH A MINIMUM THICKNESS OF 4-MIL.
 3. CIRCUMFERENTIAL WRAPS OF TAPE OR PLASTIC TIE STRAPS SHALL BE PLACED AT 2-FT. INTERVALS ALONG THE BARREL OF THE PIPE.
 4. THE POLYETHYLENE ENCASEMENT SHALL PREVENT CONTACT BETWEEN THE PIPE AND THE SURROUNDING BACKFILL AND BEDDING MATERIAL BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT OR WATERTIGHT ENCLOSURE. ALL LUMPS OF CLAY, MUD, CINDERS, AND SO FORTH, ON THE PIPE SURFACE SHALL BE REMOVED PRIOR TO INSTALLATION OF THE POLYETHYLENE ENCASEMENT. DURING INSTALLATION, CARE SHALL BE EXERCISED TO PREVENT SOIL OR EMBANKMENT MATERIAL FROM BECOMING TRAPPED BETWEEN THE PIPE AND THE POLYETHYLENE.
 5. THE POLYETHYLENE FILM SHALL BE FITTED TO THE CONTOUR OF THE PIPE TO EFFECT A SNUG, BUT NOT TIGHT, ENCASEMENT WITH MINIMUM SPACE BETWEEN THE POLYETHYLENE AND THE PIPE. SUFFICIENT SLACK SHALL BE PROVIDED IN CONTOURING TO PREVENT STRETCHING THE POLYETHYLENE WHERE IT BRIDGES IRREGULAR SURFACES, SUCH AS BELL-SPIGOT INTERFACES, BOLTED JOINTS, OR FITTINGS, AND TO PREVENT DAMAGE TO THE POLYETHYLENE DUE TO BACKFILLING OPERATIONS. OVERLAPS AND ENDS SHALL BE SECURED WITH ADHESIVE TAPE, STRING, PLASTIC TIE STRAPS, OR ANY OTHER MATERIAL CAPABLE OF HOLDING THE POLYETHYLENE ENCASEMENT IN PLACE UNTIL BACKFILLING OPERATIONS ARE COMPLETE.
 6. THREE LAYERS OF POLYETHYLENE ADHESIVE TAPE SHALL BE WRAPPED AROUND ANY POLYWRAPPED PIPE WHERE A TAPPING MACHINE WILL BE PLACED. ALL COPPER SERVICES CONNECTED TO A PIPE WRAPPED IN POLYETHYLENE ENCASEMENT SHALL BE WRAPPED WITHIN THREE FEET OF THE PIPE.

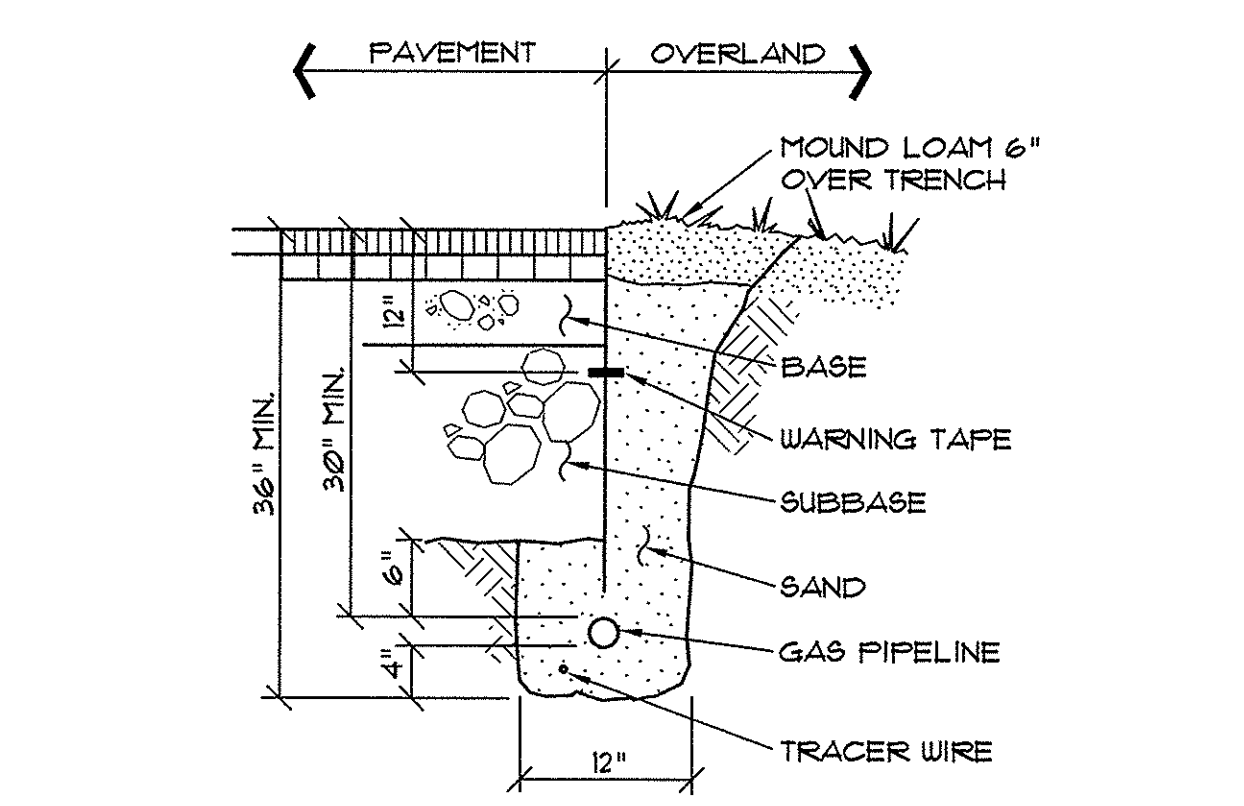
5 TYPICAL WATER MAIN SECTION
 NOT TO SCALE



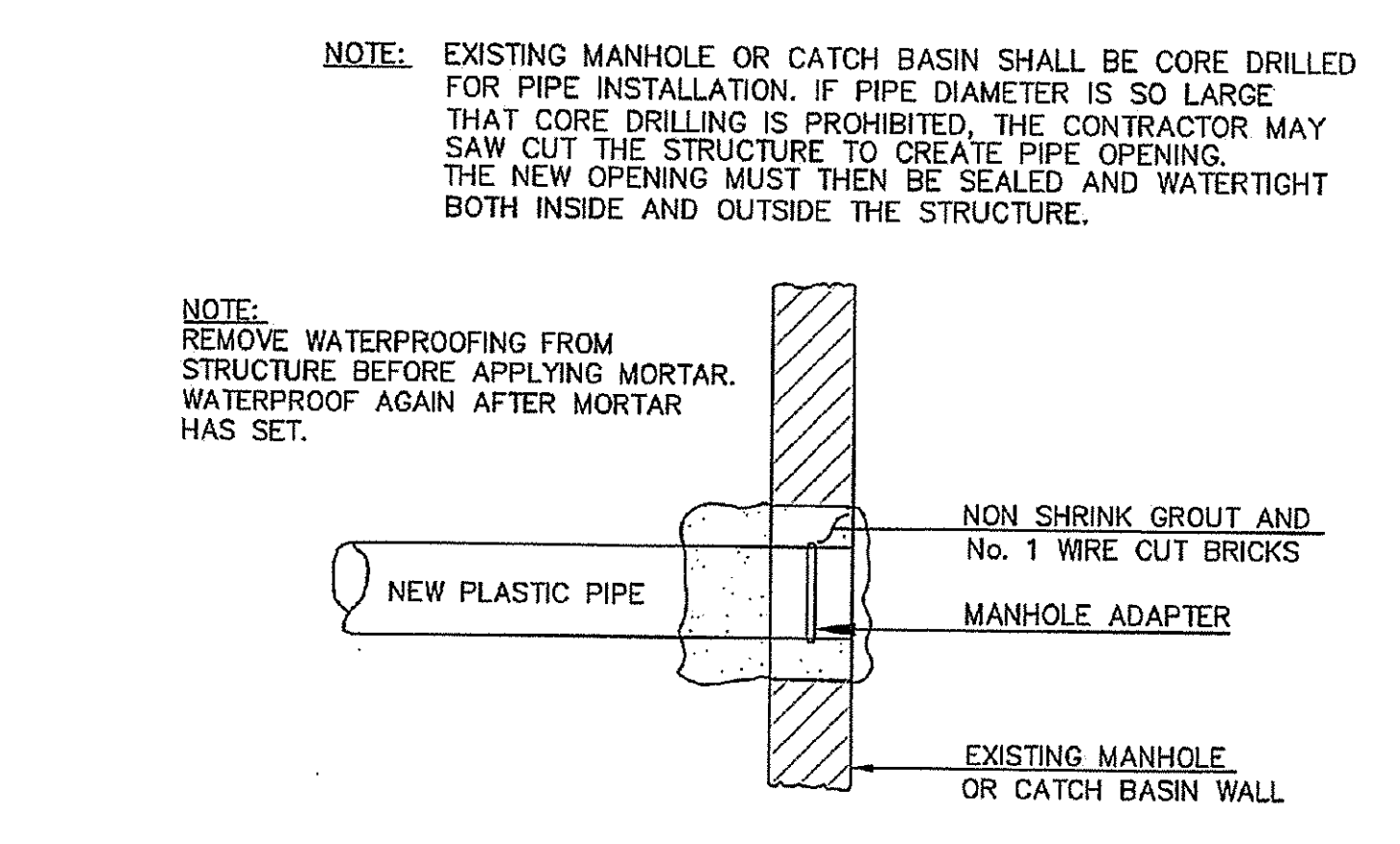
NOTES:
 1. ALTERNATE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
 2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
 3. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE, BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 6".
 4. DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL GARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	6.0
42	7.0
48	7.0

4 TYPICAL PIPE TRENCH INSTALLATION (11-12)
 NOT TO SCALE



7 GAS PIPING TRENCH SECTION
 NOT TO SCALE



6 PLASTIC PIPE CONNECTION METHOD 3 (II-14)
 NOT TO SCALE

REV.	DATE	DESCRIPTION

118 CONDOMINIUMS, LLC
 118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
 118 CONGRESS STREET, PORTLAND, ME

PINKHAM & GREER
 CONSULTING ENGINEERS
 28 WANNAM AVENUE
 PORTLAND, MAINE

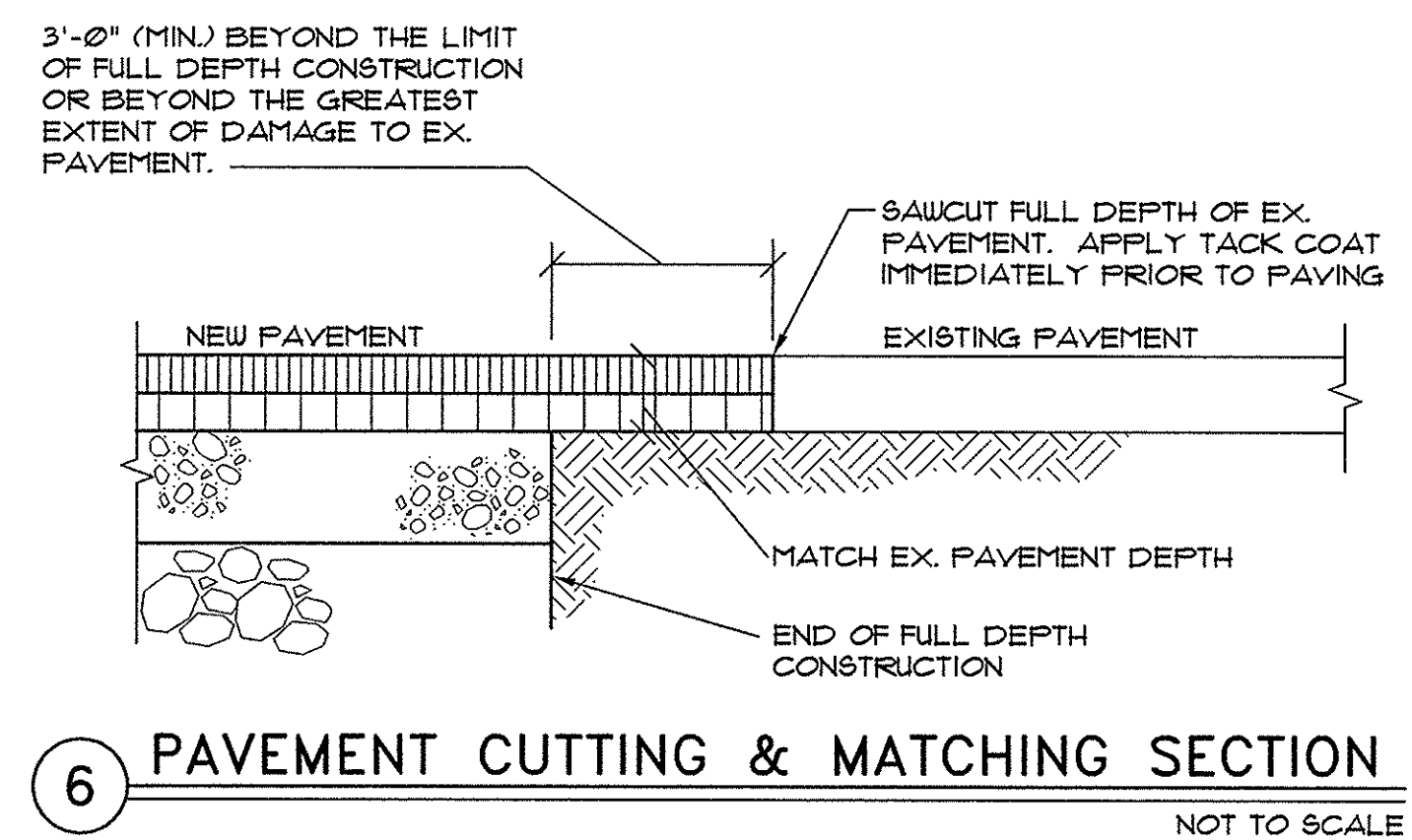
DETAILS

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

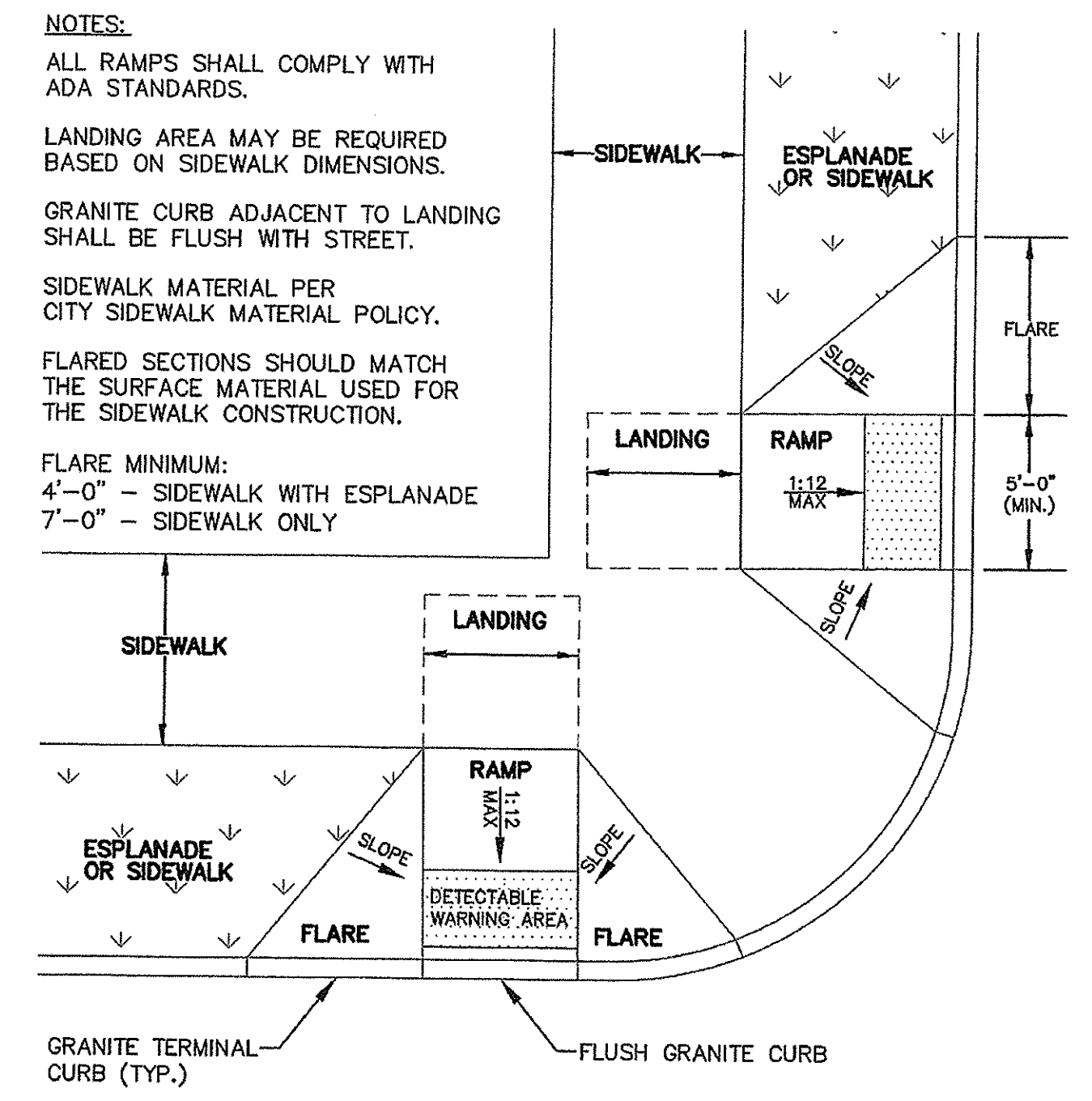
THOMAS S. GREER
 No. 4206
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MAINE

11/13/13

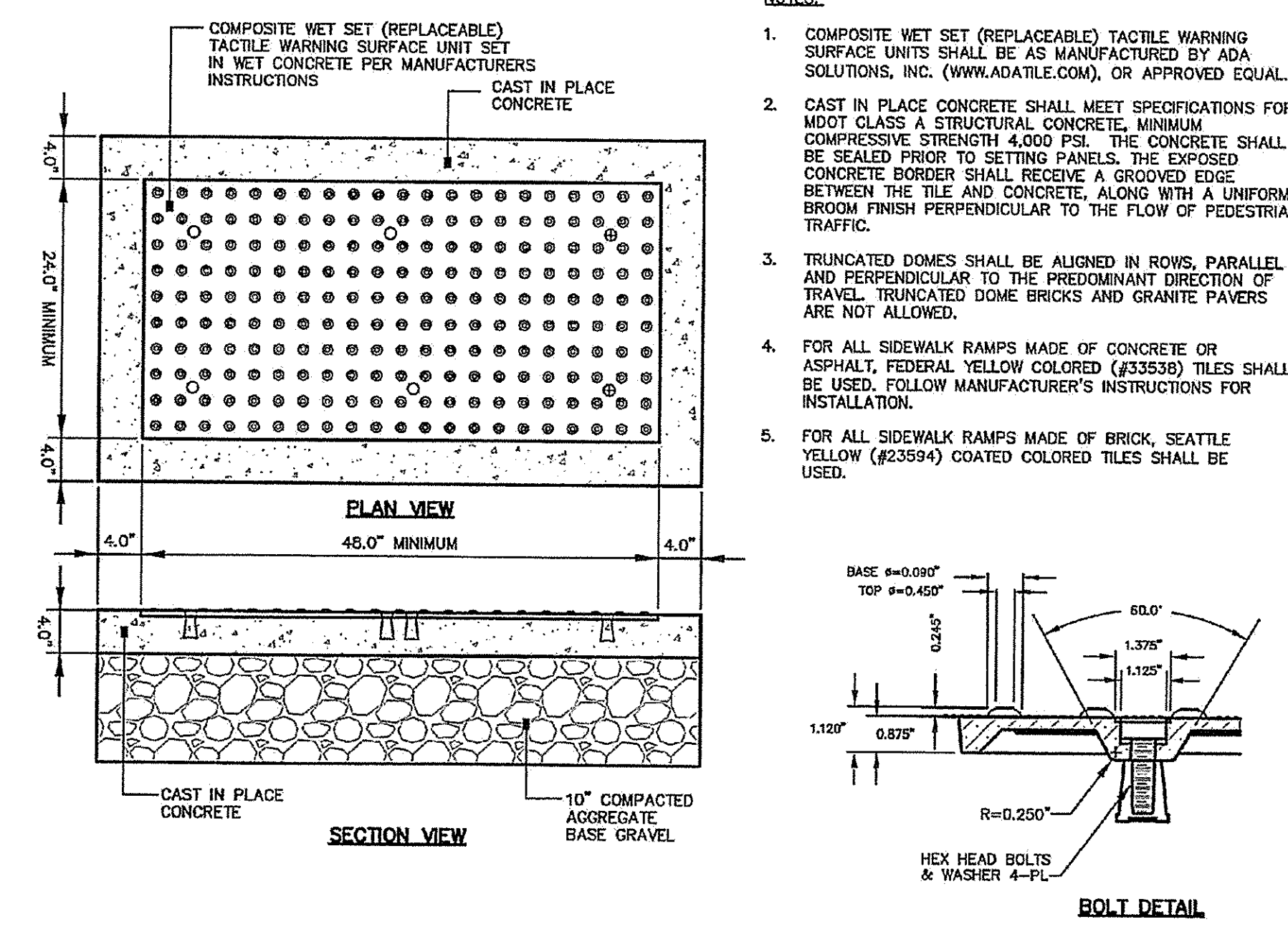
C1.7



6 PAVEMENT CUTTING & MATCHING SECTION
NOT TO SCALE

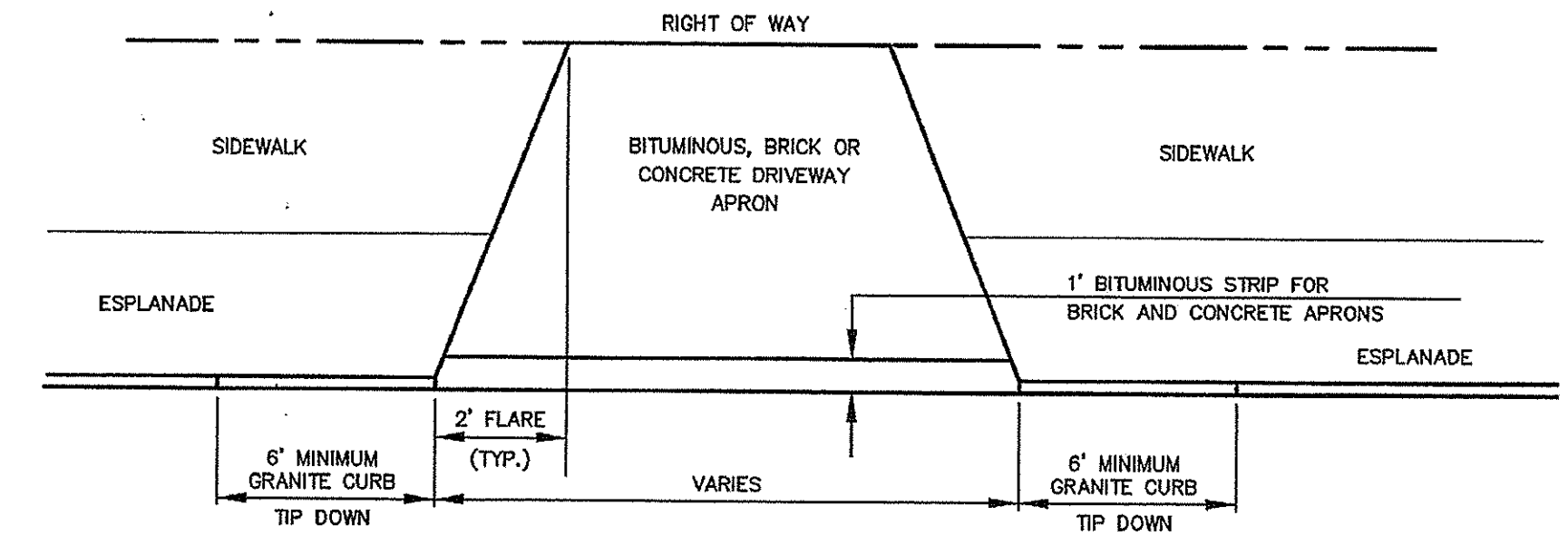


3 PREFERRED SIDEWALK RAMP INTERSECTION (1-6E)
NOT TO SCALE

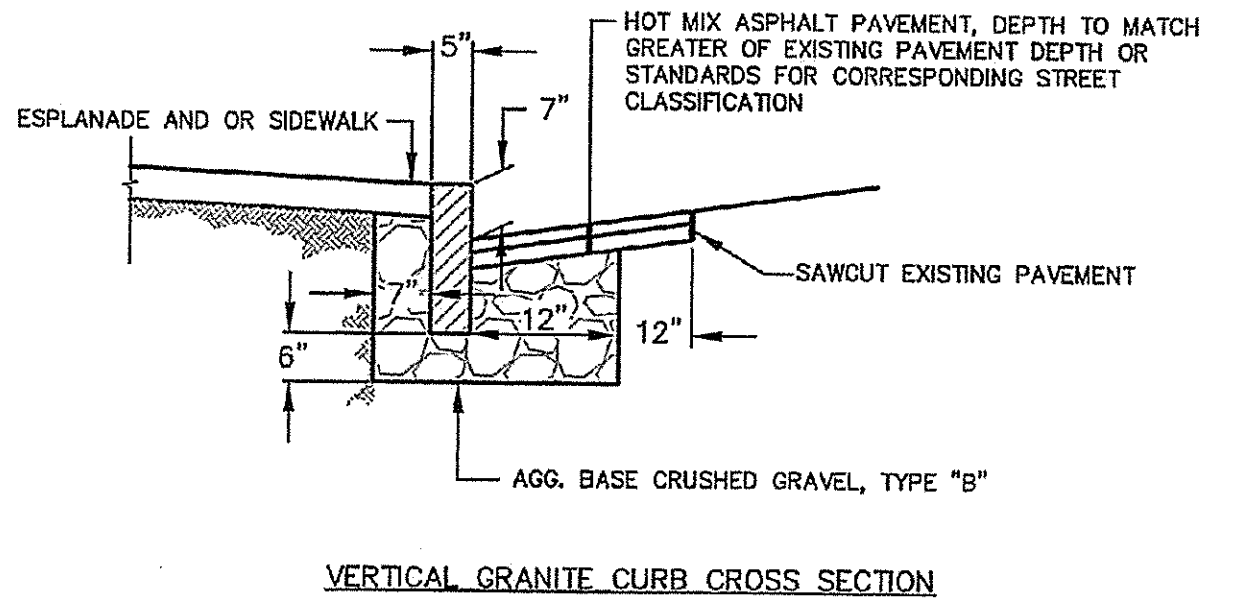
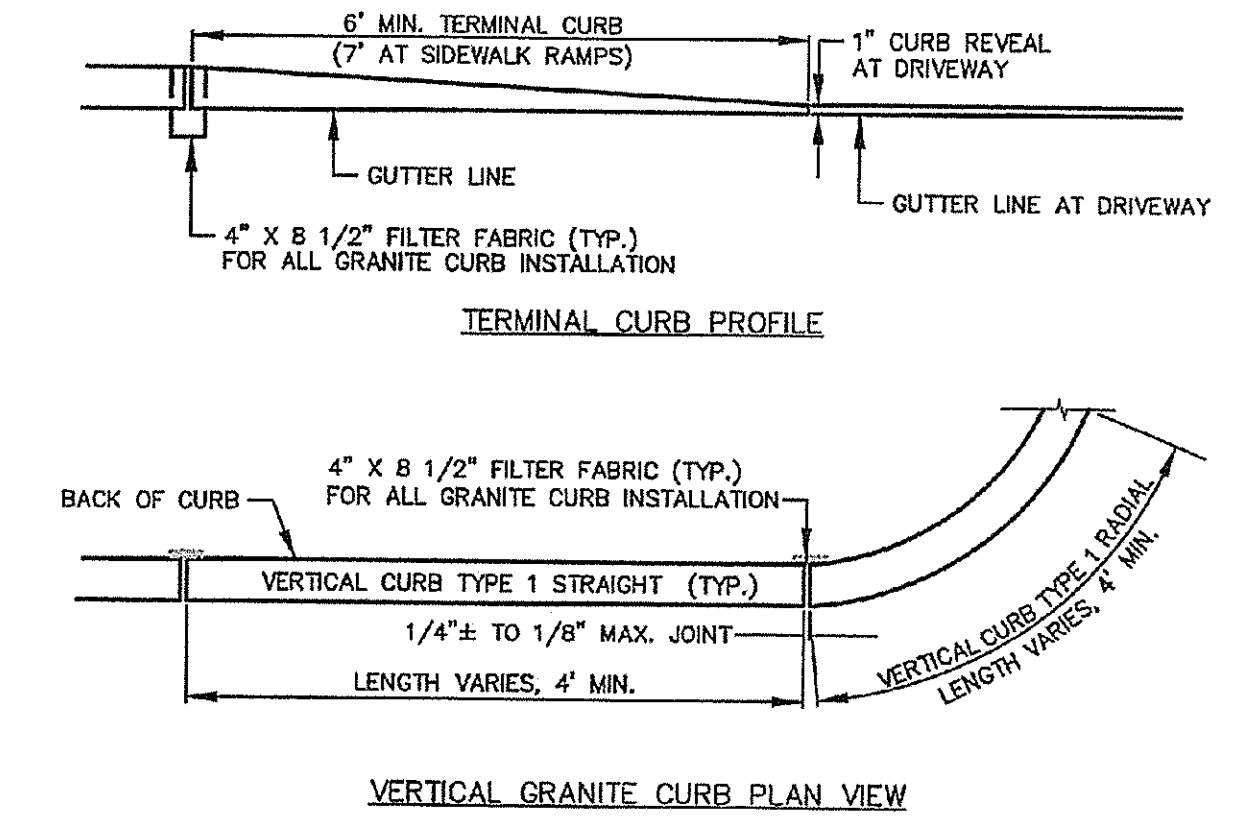


4 SIDEWALK RAMP DETECTABLE WARNING TILE (1-7)
NOT TO SCALE

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



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

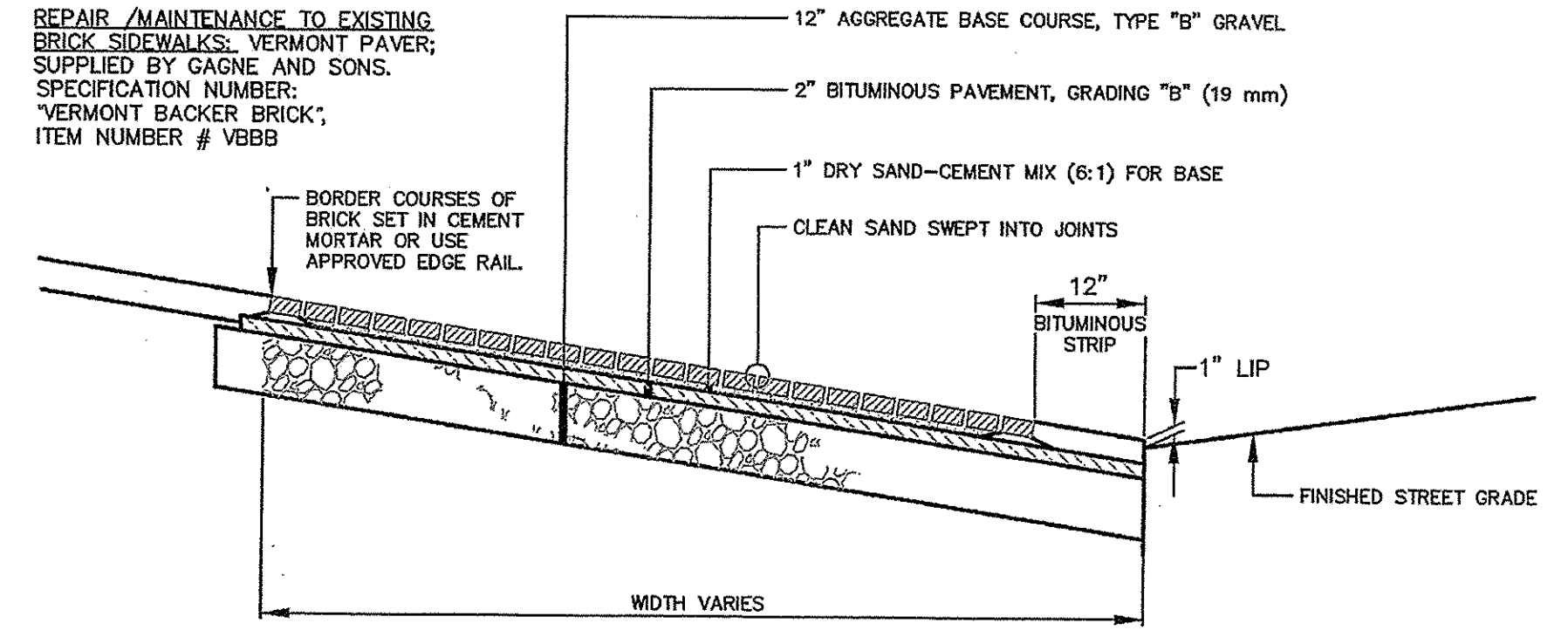


1 VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREET (1-17)
NOT TO SCALE

BRICKS TO BE USED:

NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVEMENT BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVEMENT BRICK.

REPAIR / MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVEMENT SUPPLIED BY GAGNE AND SONS. SPECIFICATION NUMBER: 'VERMONT BACKER BRICK'; ITEM NUMBER # VBBB



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

REV.	DATE	DESCRIPTION

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

PINKHAM & GREER

CONSULTING ENGINEERS
28 WANNAM AVENUE
PORTLAND, MAINE

DETAILS

SCALE: AS SHOWN DRN BY: JDC
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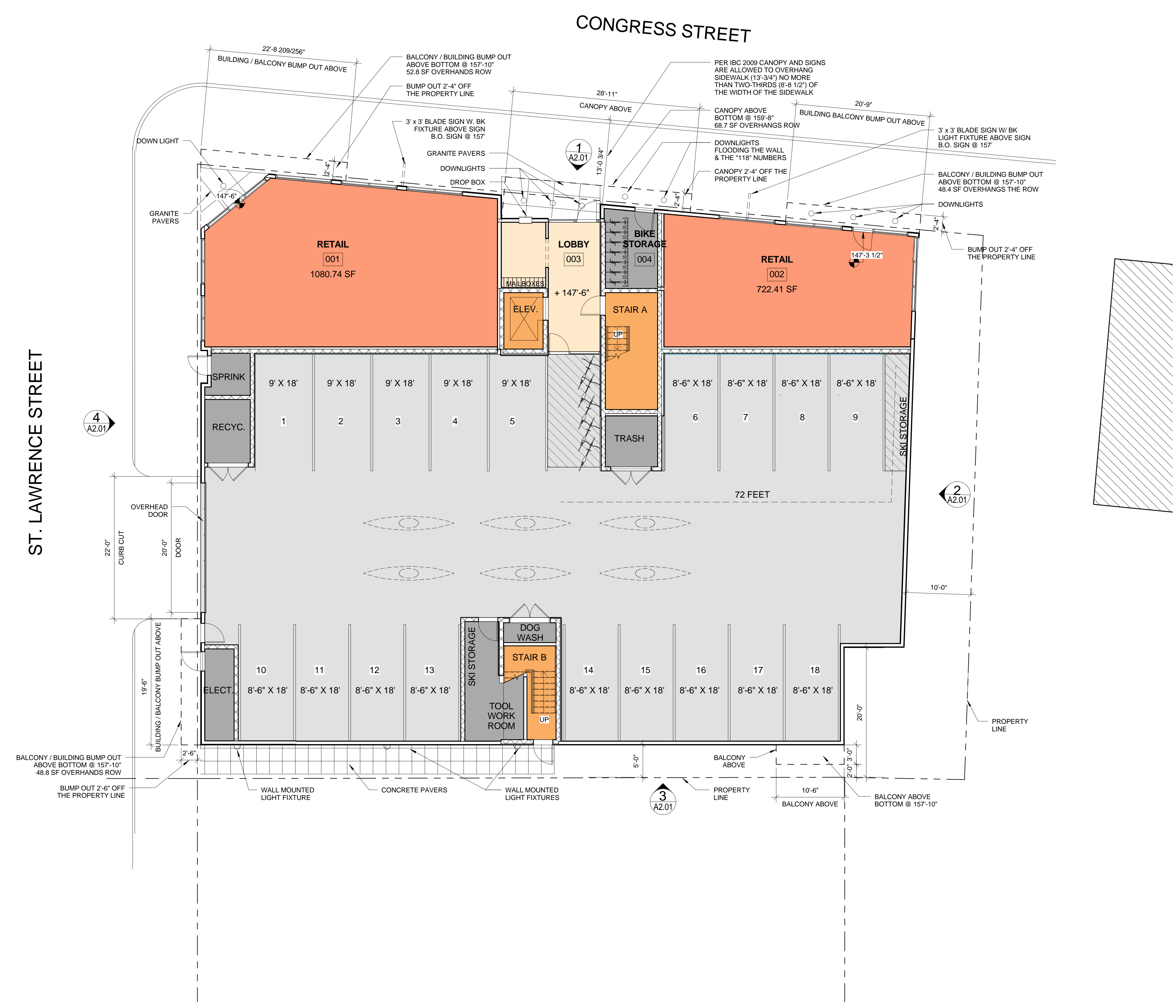
C1.8

THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE
11/13/13

LEGEND:

BUILDING SECTION		SIM
WALL SECTION		SIM
SECTION DETAIL		SIM
PLAN DETAIL		SIM
WALL TYPE		
FLOOR TYPE		

NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	



1 PARKING LEVEL PROJECT FOOTPRINT: 8,981 GSF
1/8" = 1'-0"

Prepared For:
118 on Munjoy Hill, LLC
118 CONGRESS STREET
PORTLAND, ME 04101

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

Project:
118 ON MUNJOY HILL
118 CONGRESS STREET
PORTLAND, MAINE

Revisions:
Date: DEC 9, 2013 Scale: As indicated
GROUND FLOOR PLAN

A1.01

Prepared For:
118 on Munjoy Hill, LLC
118 CONGRESS STREET
PORTLAND, ME 04101

Consultant:
ARCHETYPE
architects
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Project:
118 ON MUNJOY HILL
118 CONGRESS STREET
PORTLAND, MAINE

Revisions:
Date: DEC 6, 2013
Scale: 1/8" = 1'-0"
TYPICAL UNIT FLOOR

A1.02

ST. LAWRENCE STREET

CONGRESS STREET



1 TYP. FLOOR PLAN GROSS SQUARE FEET: 8,894 SF
 1/8" = 1'-0" 0 2' 4' 8' 16'
 DECKS: 347 SF



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

Prepared For:
118 on Munjoy Hill, LLC
 118 CONGRESS STREET
 PORTLAND, ME 04101

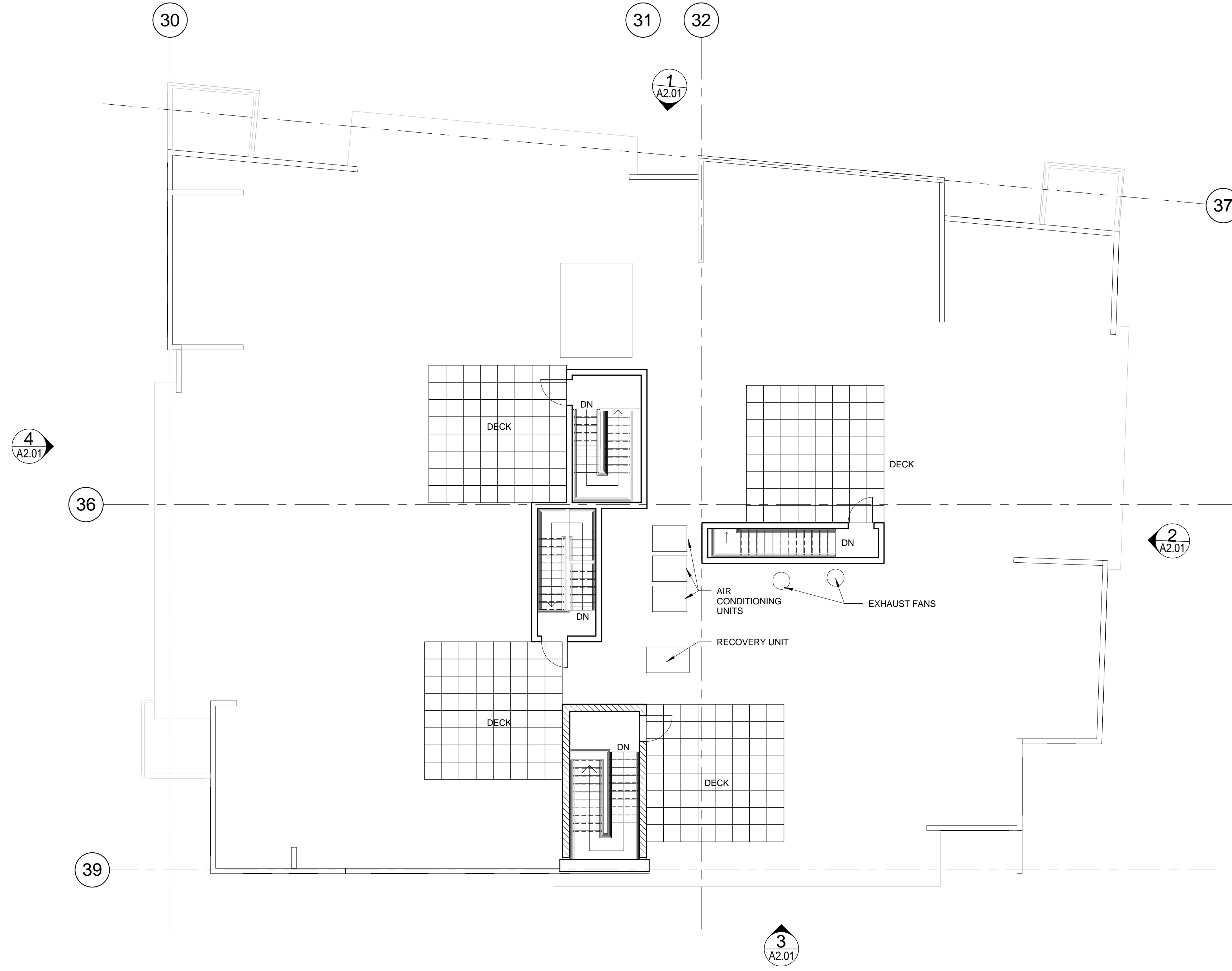
Consultant:
ARCHETYPE architects
 48 Union Wharf Portland, Maine 04101
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Project:
118 ON MUNJOY HILL
 118 CONGRESS STREET
 PORTLAND, MAINE

Revisions:

Date: DEC 12, 2013
 Scale: 1/8" = 1'-0"
FOURTH FLOOR PLAN

A1.04



1 | ROOF PLAN
 1/8" = 1'-0"

Prepared For:
 118 on Munjoy Hill, LLC
 Address
 City, State

Consultant:

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

Project:

118 ON MUNJOY HILL
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 PORTLAND, MAINE

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ROOF PLAN

A1.05



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



2 EAST ELEVATION
1/8" = 1'-0"

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" (156.75") wide, two-thirds of the width of the sidewalk is 8'-8 1/2" (104.5"). Our canopy extends out 2'-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' 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.

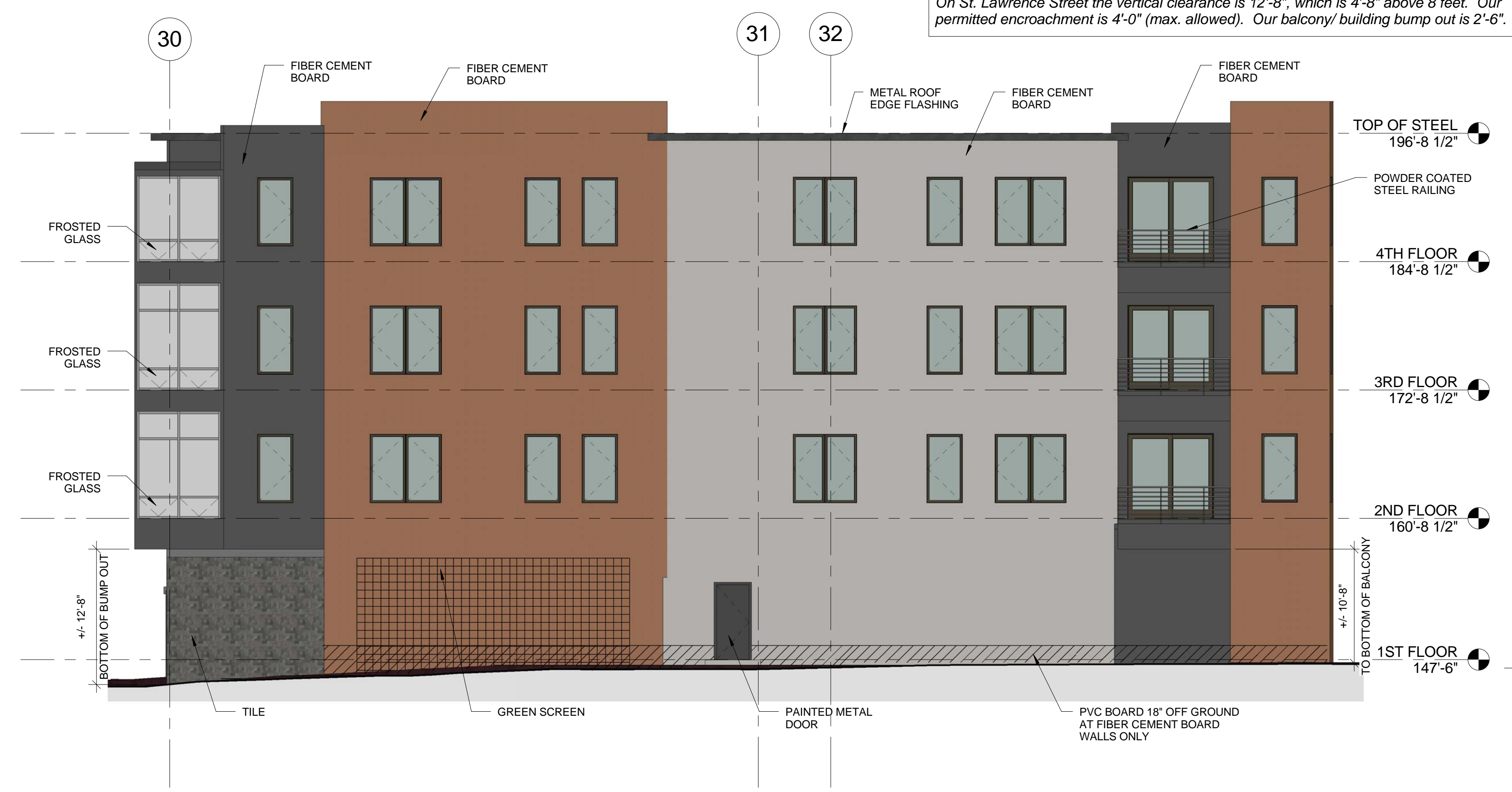
On Congress Street the vertical clearance is 10'-4", which is 2'-4" above 8 feet. Our permitted encroachment is 2'-4". Our balconies/ building bumps out are 2'-4".

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:

1. BUILDING HEIGHT BY DEFINITION: 4 CORNER
 AVERAGE GRADE - 147.15' + 147.25' + 145.00' + 147.45' / 4 = 146.71'
 AVERAGE 146' - 8 1/2" + 50' = 196' - 8 1/2"
 ALLOWABLE BUILDING HEIGHT (HEIGHT MEASURED TO TOP OF STEEL)

2. ROOF PENTHOUSES NOT SHOWN IN 2D ELEVATIONS



3 SOUTH ELEVATION
1/8" = 1'-0"



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

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118 CONGRESS STREET
PORTLAND, ME 04101

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

Project:
118 ON MUNJOY HILL
118 CONGRESS STREET
PORTLAND, MAINE

Date: DEC 9, 2013
Scale: 1/8" = 1'-0"
Revisions:
BUILDING ELEVATIONS

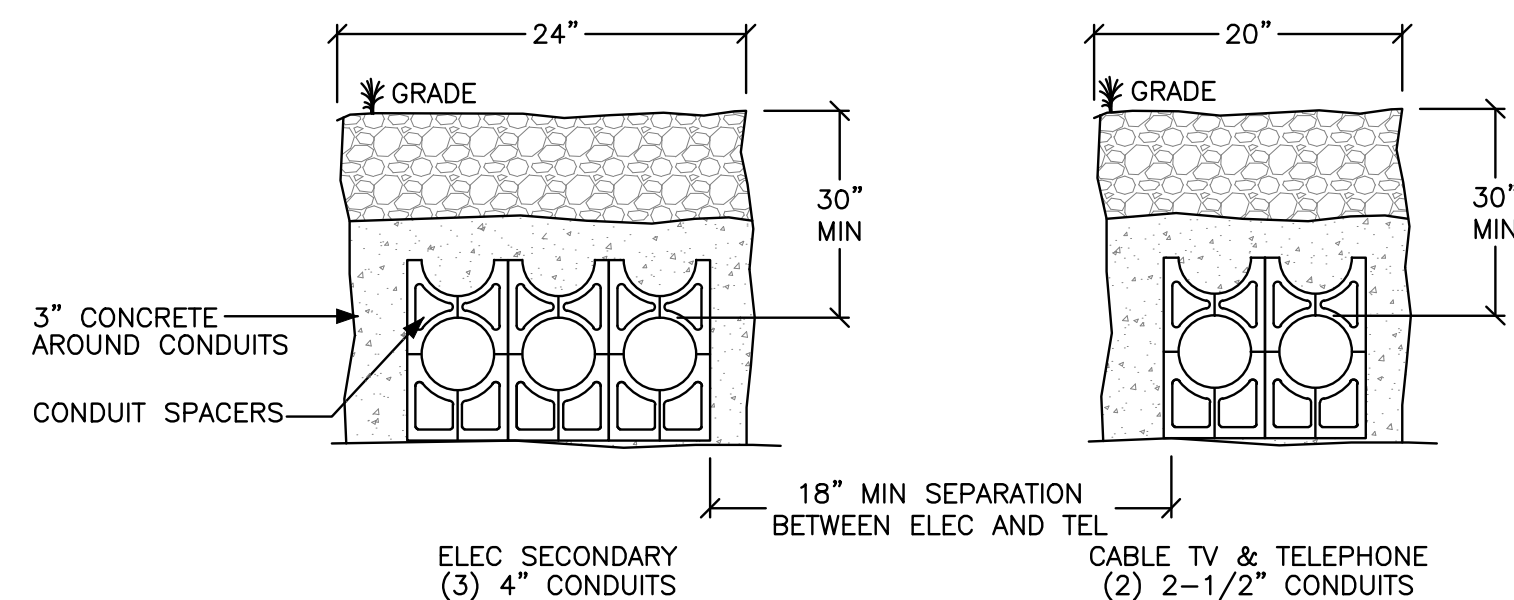
A2.01

ELECTRICAL & PHOTOMETRIC SITE PLAN NOTES:

1. CALCULATED VALUES REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
2. LIGHTING CALCULATIONS WERE PERFORMED USING A 0.9 LIGHT LOSS FACTOR.
3. MOUNTING HEIGHTS FOR TYPE S2 LIGHTS ARE LISTED ON THE PHOTOMETRIC PLAN. THE TYPE S1 LIGHTS SHALL BE RECESSED INTO CANOPY CEILINGS.
4. MAXIMUM FOOTCANDLE LEVEL WAS CALCULATED TO BE 3.6.
5. TYPE S1:
RECESSED LED DOWNLIGHT WITH NARROW BEAM SYMMETRICAL LIGHT DISTRIBUTION, CLEAR TEMPERED GLASS LENS, DIE-CAST ALUMINUM STEP BAFFLE AND INTERNAL ALUMINUM REFLECTOR. FIXTURE UTILIZES A 6.5W LED LAMP WITH AN INTEGRAL 120V DRIVER. COLOR TEMP 3K. UL LISTED FOR WET LOCATION. FIXTURE FINISH: BRUSHED STAINLESS STEEL.
BEGA LIGHTING #6604 LED
- TYPE S2
WALL MOUNTED DIE-CAST ALUMINUM FIXTURE WITH TEMPERED ETCHED GLASS LENS AND ALUMINUM REFLECTOR. FIXTURE UTILIZES A 12W LED LAMP WITH AN INTEGRAL 120V ELECTRONIC DRIVER. COLOR TEMP 3K. UL LISTED FOR WET LOCATIONS. FIXTURE FINISH: WHITE.
BEGA LIGHTING #2380 LED WHT
- TYPE S3
24IN LONG WALL MOUNTED STRAIGHT STEM 8W LED SIGN LIGHT WITH 180deg VERTICAL AND 360deg HORIZONTAL LOCKING ADJUSTMENT, FIELD CHANGEABLE OPTICAL DISTRIBUTION AND INTEGRAL TRANSFORMER LOCATED IN FIXTURE CANOPY. PROVIDE FIXTURE WITH MEDIUM FLOOD DISTRIBUTION, SOFT FOCUS LENS AND 45deg CUT-OFF END CAP. COLOR TEMP 3K. UL LISTED FOR WET LOCATIONS. FIXTURE FINISH: WHITE.
B-K LIGHTING #SN LED e22 MFL A9 WHT 12 A 24 C PC

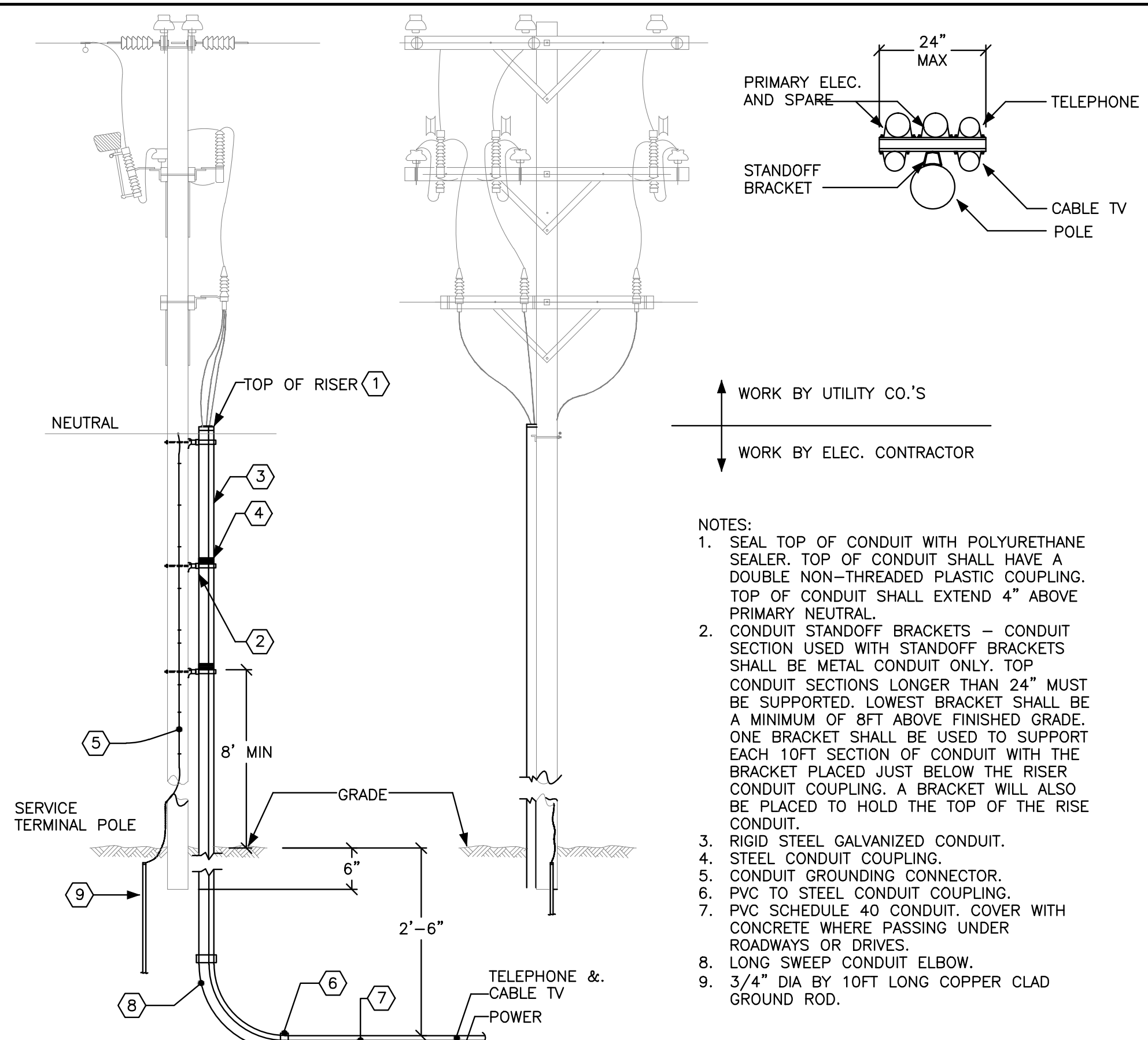
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NOTES 5



SCALE: NOT TO SCALE

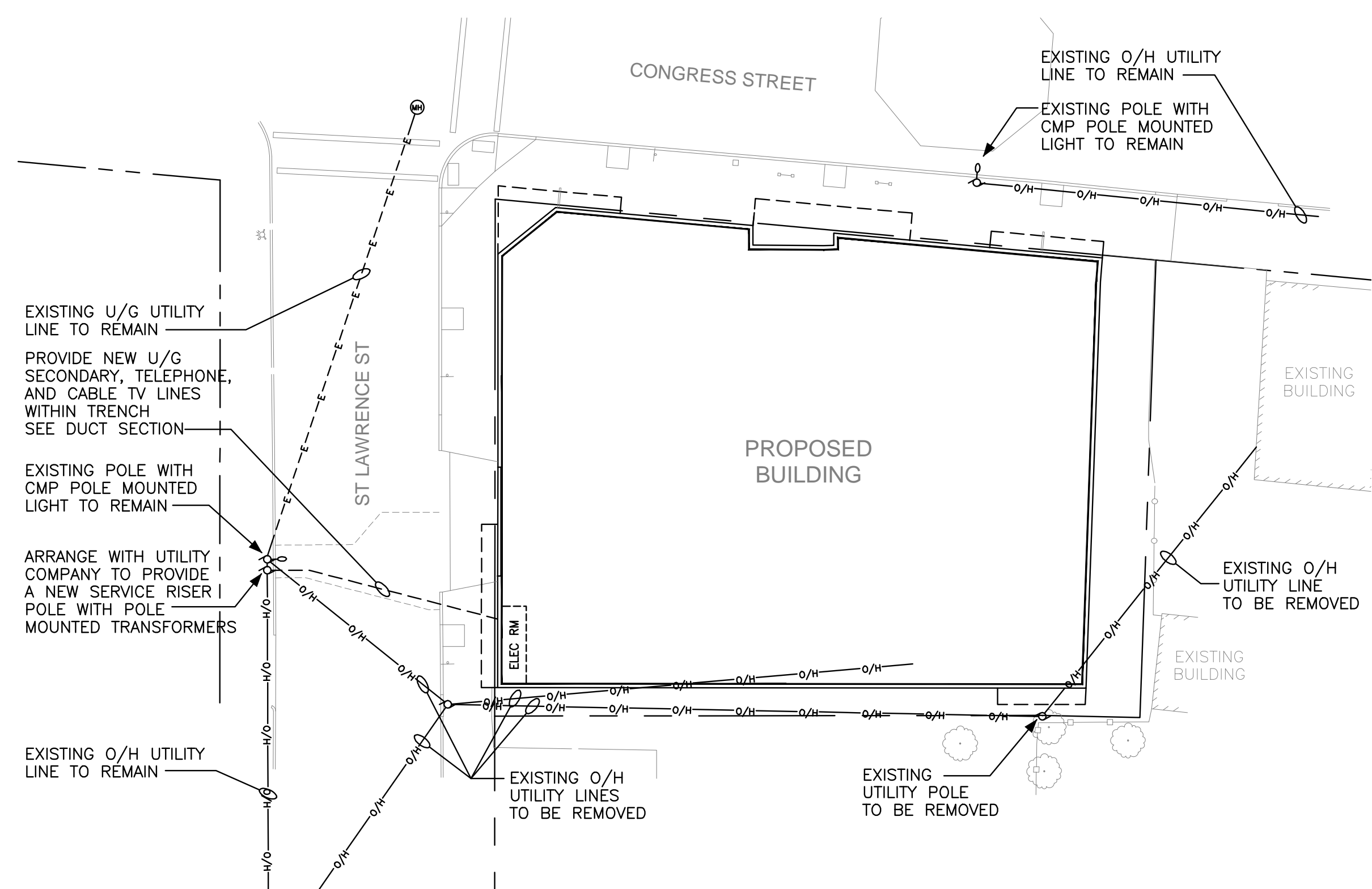
DUCT SECTION 4



- NOTES:
1. SEAL TOP OF CONDUIT WITH POLYURETHANE SEALER. TOP OF CONDUIT SHALL HAVE A DOUBLE NON-THREADED PLASTIC COUPLING. TOP OF CONDUIT SHALL EXTEND 4" ABOVE PRIMARY NEUTRAL.
 2. CONDUIT STANDOFF BRACKETS - CONDUIT SECTION USED WITH STANDOFF BRACKETS SHALL BE METAL CONDUIT ONLY. TOP CONDUIT SECTIONS LONGER THAN 24" MUST BE SUPPORTED. LOWEST BRACKET SHALL BE A MINIMUM OF 8FT ABOVE FINISHED GRADE. ONE BRACKET SHALL BE USED TO SUPPORT EACH 10FT SECTION OF CONDUIT WITH THE BRACKET PLACED JUST BELOW THE RISER CONDUIT COUPLING. A BRACKET WILL ALSO BE PLACED TO HOLD THE TOP OF THE RISE CONDUIT.
 3. RIGID STEEL GALVANIZED CONDUIT.
 4. STEEL CONDUIT COUPLING.
 5. CONDUIT GROUNDING CONNECTOR.
 6. PVC TO STEEL CONDUIT COUPLING.
 7. PVC SCHEDULE 40 CONDUIT. COVER WITH CONCRETE WHERE PASSING UNDER ROADWAYS OR DRIVES.
 8. LONG SWEEP CONDUIT ELBOW.
 9. 3/4" DIA BY 10FT LONG COPPER CLAD GROUND ROD.

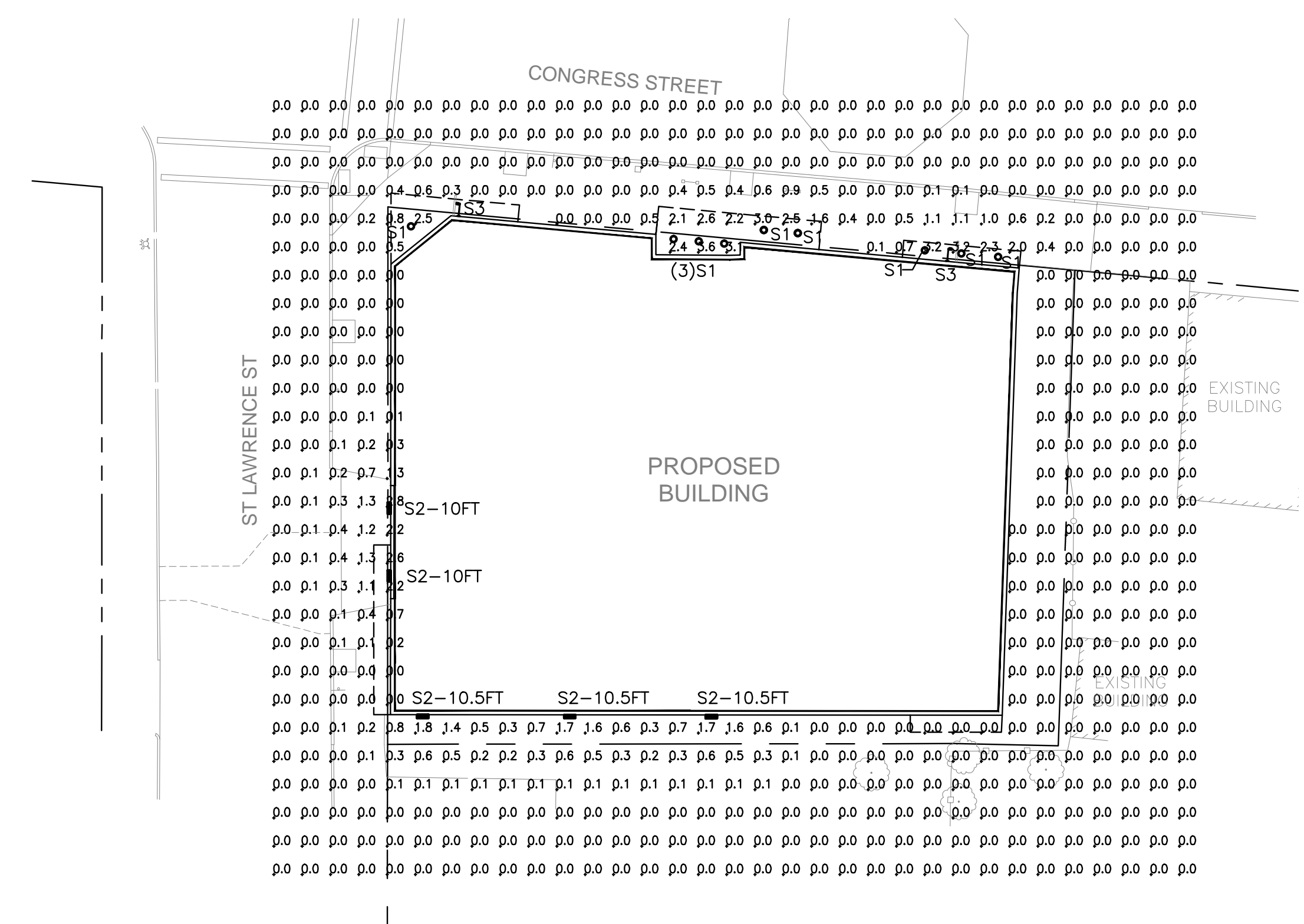
SCALE: NOT TO SCALE

SERVICE RISER POLE DETAIL 3



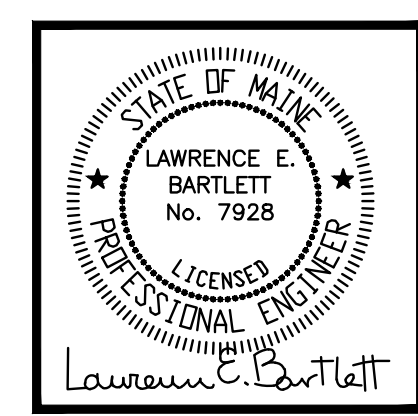
SCALE: 1" = 20'-0"

ELECTRICAL SITE PLAN 2



SCALE: 1" = 20'-0"

PHOTOMETRIC SITE PLAN 1



Bartlett Design
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date drawn: 11/12/13
date issued: 11/12/13
drawn by: JLC
scale: 1" = 20'-0"

project 118 CONDOMINIUMS
CONGRESS ST, PORTLAND MAINE
ELECTRICAL & PHOTOMETRIC SITE PLAN
drawing title

project no. 13-0049
revisions:

E0.1
sheet number

