LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
	PROPERTY CORNER	
ss	SANITARY SEWER LINE	
	SANITARY SEWER CLEANOUT	
w	WATERLINE	W
	WATER SHUTOFF	
	WATER LINE METER PIT	
g	GAS LINE	
ohu	OVERHEAD UTILITY LINE	
t	UNDERGROUND COMMUNICATIONS	
	UTILITY POLE	
	BUILDING	
x	METAL FENCE	
o	WOOD FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	GRANITE CURB	
	BRICK SIDEWALK	

UTILITY EASEMENT NOTES:

1. UTILITY EASEMENTS WILL BE GRANTED BY THE OWNER TO THE APPROPRIATE UTILITY COMPANIES FOR THE EXISTING ONSITE OVERHEAD COMMUNICATION UTILITY LINES CROSSING THE SITE. EASEMENTS SHALL BE 10' WIDE CENTERED ALONG THE INSTALLED LOCATION OF THE OVERHEAD WIRES.
2. A UTILITY EASEMENT WILL BE COORDINATED WITH THE CONGREGATION ETZ CHAIM AND GRANTED TO THE APPROPRIATE UTILITY COMPANIES FOR ACCESS TO THE UTILITY POLE LOCATED NEAR THE CENTER OF THE NORTHEASTERN SIDE OF THE BUILDING. THE EASEMENT SHALL BE 10' WIDE CENTERED ON THE POLE AND 5' DEEP FROM THE PROPERTY LINE.
3. A UTILITY EASEMENT WILL BE COORDINATED WITH THE CONGREGATION ETZ CHAIM AND GRANTED TO THE APPROPRIATE UTILITY COMPANIES FOR THE OFFSITE NATURAL GAS SERVICE TO THE EAST END LOFTS BUILDING. THE EASEMENT WILL BE 15' WIDE CENTERED ALONG THE INSTALLED UNDERGROUND LOCATION OF THE GAS LINE.

PARCEL INFORMATION

1. SITE AREA: 9,726 SF
2. APPLICANT: CLEAN AND SIMPLE LIVING, INC.
   C/O KEVIN DWYER
   315 16TH STREET
   BOULDER, CO 80302
3. OWNER: EAST END LOFTS, INC. (A SUBSIDIARY OF CLEAN AND SIMPLE LIVING, INC.)
   C/O KEVIN DWYER
   315 16TH STREET
   BOULDER, CO 80302
4. ZONING DISTRICTS:
   B-2b COMMUNITY BUSINESS ZONE
   INDIA STREET HISTORIC DISTRICT
5. SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	9,726 SF	NO CHANGE
MINIMUM LOT WIDTH	NONE	43.7'	NO CHANGE
MINIMUM STREET FRONTAGE	20'	42.97'	NO CHANGE
FRONT YARD SETBACK	NONE	0'	NO CHANGE
REAR YARD SETBACK	10'	40.7'	NO CHANGE
SIDE YARD SETBACK	NONE	0'	NO CHANGE
SIDE YARD ON SIDE STREET	NONE	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	100%	NO CHANGE
MAXIMUM HEIGHT OF STRUCTURES	45'	35.7'±	NO CHANGE
MINIMUM LOT AREA PER DWELLING (ON PENINSULA)	435 SF	9,726 SF/UNIT	972.6 SF/UNIT

6. PROPOSED NUMBER OF UNITS:
   10 RESIDENTIAL UNITS
   1 RETAIL UNIT
7. OFF-STREET PARKING REQUIREMENTS:
   THE SITE CURRENTLY CONTAINS 5 EXTERIOR PARKING SPACES. NO ADDITIONAL PARKING SPACES ARE REQUIRED BECAUSE THE STRUCTURE IS A "CONTRIBUTING STRUCTURE" LOCATED WITHIN AN HISTORIC DISTRICT (PER SECTION 14-332.2(d)).
8. BICYCLE PARKING:
   NO ADDITIONAL VEHICULAR PARKING SPACES ARE REQUIRED PER SECTION 14-332.2(d). THEREFORE, NO BICYCLE PARKING SPACES ARE REQUIRED.
9. SNOW STORAGE AREA IS LIMITED ON-SITE. THE APPLICANT INTENDS TO CONTRACT WITH A SNOW REMOVAL COMPANY FOR STORM EVENTS IN EXCESS OF 1" AND AS NEEDED.

PLAN REFERENCES:

1. ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
   1.1. A PLAN TITLED "PLAN DEPICTING THE RESULTS OF AN EXISTING CONDITIONS & TOPOGRAPHY SURVEY MADE FOR WALSH ENGINEERING ASSOCIATES, INC.", PREPARED BY NADEAU LAND SURVEYS OF PORTLAND, MAINE, DATED OCTOBER 30, 2015.
   1.2. A PLAN TITLED "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY & PROPOSED BOUNDARY LINE AGREEMENT MADE FOR EAST END STUDIOS, LLC", PREPARED BY NADEAU LAND SURVEYS OF PORTLAND, MAINE, DATED AUGUST 27, 2015.
   1.3. BOUNDARY LINE AGREEMENT BETWEEN EAST END STUDIOS, LLC, AND CONGREGATION ETZ CHAIM AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32546, PAGES 299 # 302.
   1.4. FIELD OBSERVATION BY WALSH ENGINEERING ASSOCIATES, INC. IN SEPTEMBER AND OCTOBER 2015.
2. PLAN IS REFERENCED TO CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
3. BASIS OF PROPERTY LINE BEARINGS IS MAGNETIC NORTH PER PLAN REFERENCE 1.2 ABOVE.
4. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL BENCHMARK, TBM1: 3' OFFSET MONUMENT ALONG THE NORTHEASTERLY SIDELINE OF LOCUST STREET, LOCATED 213' NORTHERLY FROM CONGRESS STREET, CITY DATUM ELEVATION 63.562.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAVAILABLE INFORMATION.

LAYOUT, MATERIALS, AND UTILITY NOTES:

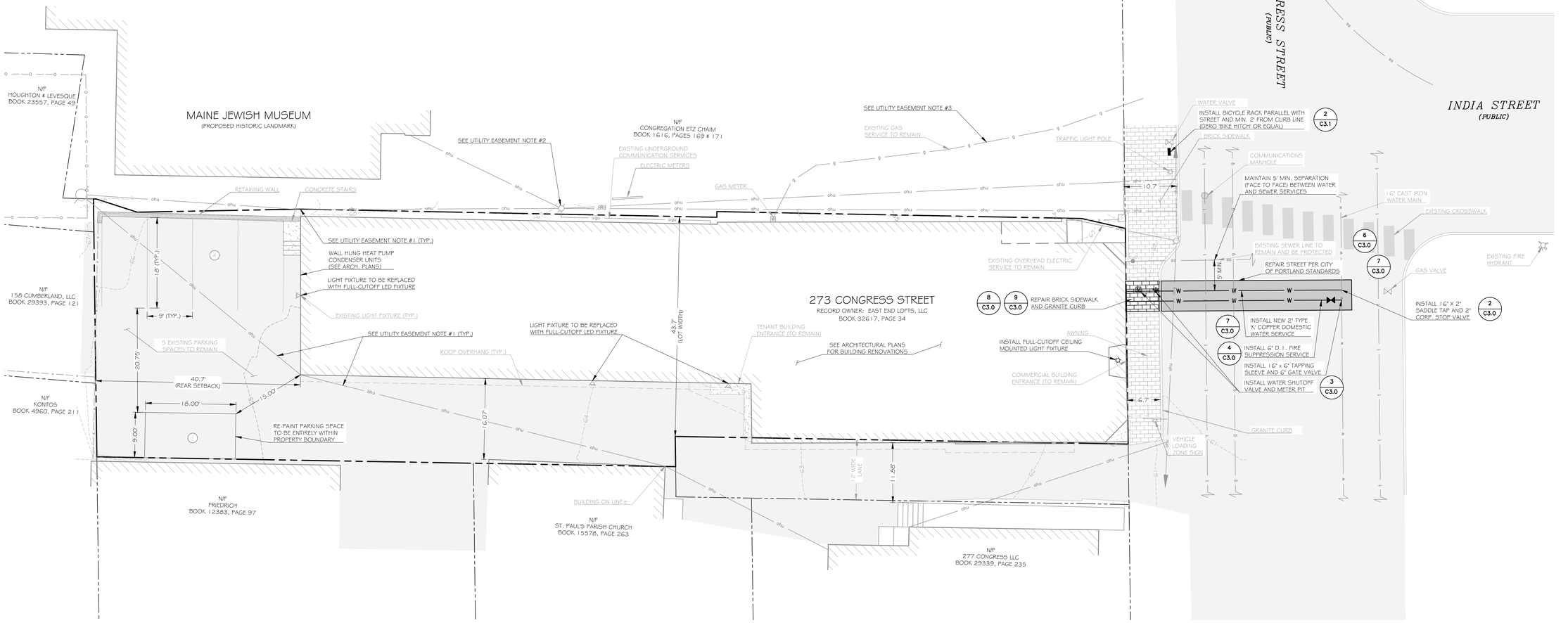
1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNERS REPRESENTATIVE.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
3. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN AND WATER SERVICE WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE CONGRESS STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. INSTALL CATCH BASIN INLET PROTECTION IN DOWNGRADIENT CATCH BASINS IN ALL DIRECTIONS PRIOR TO EXCAVATION IN STREET.
13. CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
14. ALL STREET CLOSURES SHALL BE PERFORMED DURING OFF-PEAK HOURS OR DURING THE NIGHT.

UNIT AREA TABLE

UNIT NAME	USE	AREA (SQ. FT.)
UNIT 1	STUDIO APARTMENT	835
UNIT 2	STUDIO APARTMENT	653
UNIT 3	1-BEDROOM APARTMENT	836
UNIT 4	STUDIO APARTMENT	704
UNIT 5	STUDIO APARTMENT	661
UNIT 6	STUDIO APARTMENT	571
UNIT 7	STUDIO APARTMENT	584
UNIT 8	STUDIO APARTMENT	709
UNIT 9	1-BEDROOM APARTMENT	1,043
UNIT 10	STUDIO APARTMENT	791
RETAIL SPACE	RETAIL SHELL SPACE	2,551
DOG/BIKE WASH	AMENITY	248



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STATE OF MAINE
SILAS W. CANAVAN
No. 12639
REGISTERED PROFESSIONAL ENGINEER
1/5/16

East End Lofts
273 Congress Street
Portland, Maine

Clean and Simple Living, Inc.
315 16th Street
Boulder, CO 80302

Rev.	Date	Description	Drawn	Check
1	11/3/15	Issued for Level III Site Plan Review	SWC	NGC
2	1/5/16	Revised Per City Comments	SWC	NGC

Sheet Title:
Site Layout, Grading, and Utilities Plan

Job No.:	310
Date:	Nov. 3, 2015
Scale:	1" = 10'
Drawn:	SWC
Checked:	NGC

Sheet No.:
C2.0