

**CONSTRUCTION NOTES:**

- A. RECONSTRUCT BRICK SIDEWALK. LAY BRICK IN RUNNING BOND PATTERN.
- B. CONSTRUCT NEW BRICK SIDEWALK AND INSTALL VERTICAL GRANITE CURB. PROPOSED CURBLINE TO BE A MINIMUM OF 10' FROM BUILDING. FINAL CURBLINE LOCATION TO BE BASED UPON DEPARTMENT OF PUBLIC WORKS APPROVAL OF ROADWAY DESIGN PLANS PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS.
- C. INSTALL NEW STREET LIGHTS (6). COORDINATE LOCATION WITH FINAL ELECTRIC UTILITY RELOCATION. CONNECT TO EXISTING STREET LIGHTING SYSTEM.
- D. THE SIDEWALK BETWEEN 280 FORE STREET AND THE NEW PROPOSED SIDEWALK SHALL BE RECONSTRUCTED OF BRICK SIDEWALK IN ACCORDANCE WITH THE PRIOR SITE PLAN APPROVAL FOR THE 280 FORE STREET PROJECT.
- E. REMOVE AND RECONSTRUCT 5' WIDE PORTION OF CUSTOM HOUSE STREET IMMEDIATELY ADJACENT TO NEW CURB LINE.
- F. GRIND AND OVERLAY AREA OF FORE STREET IN ACCORDANCE WITH CITY OF PORTLAND STREET EXCAVATION ORDINANCE.
- G. AREA TO BE DESIGNATED FOR LOADING ZONE.
- H. INSTALL PARKING METERS IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS STANDARDS.

**ZONING DISTRICT:** B-3  
**PERMITTED USE:** OFFICE BUILDING

**SPACE AND BULK REQUIREMENTS:**

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	23,887 SF
MINIMUM YARD SETBACK:	NONE	3'-1"
MAXIMUM LOT COVERAGE:	100%	98%
MAXIMUM BUILDING HEIGHT:	NONE	64'-10"

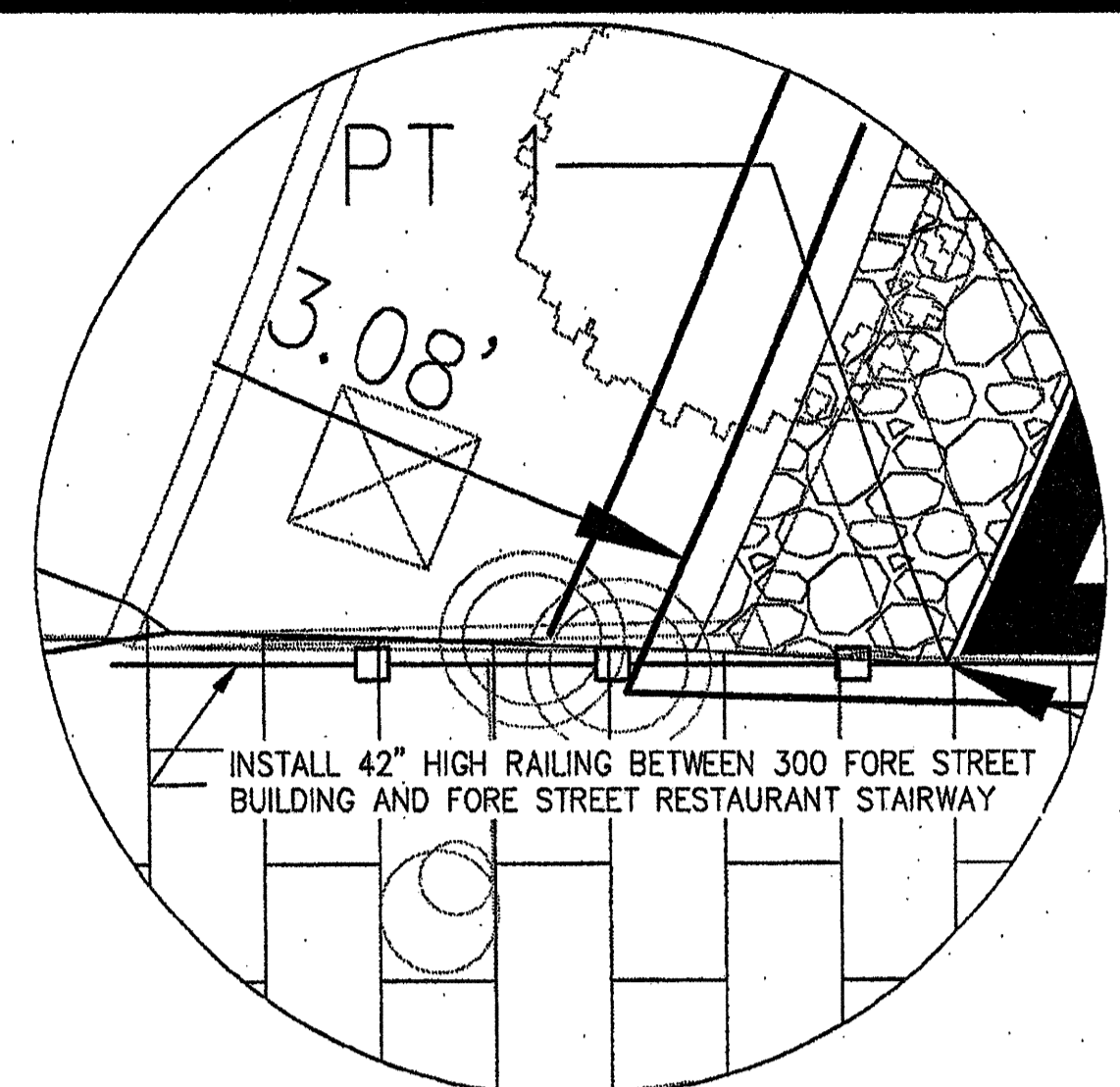
**LAYOUT TABLE**

ID	NORTHING	EASTING	DESCRIPTION
CP100	9834.1071	9930.3737	TRAVERSE CONTROL POINT
CP101	9715.6005	10071.7823	TRAVERSE CONTROL POINT
PT1	9996.8924	9998.9209	PROPOSED BUILDING CORNER
PT2	9873.4716	9961.5755	PROPOSED BUILDING CORNER
PT3	9835.1221	10009.9020	PROPOSED BUILDING CORNER
PT4	9907.6801	10104.4356	PROPOSED BUILDING CORNER
PT5	90108.9191	10007.1174	PROPOSED CURB LINE
PT6	10015.3206	9993.8069	PROPOSED CURB LINE
PT7	9896.8017	9958.1741	PROPOSED CURB LINE
PT8	9886.4615	9950.8884	PROPOSED CURB LINE
PT9	9850.3906	9961.7053	PROPOSED CURB LINE
PT10	9845.6852	9973.5743	PROPOSED CURB LINE
PT11	9819.9188	10003.9575	PROPOSED CURB LINE
PT12	9870.3630	9962.7559	CENTER POINT CURB RADIUS

**CURBING LEGEND**

	TYPE 1 VERTICAL GRANITE CURB
	7' TIPDOWN

	FULL DEPTH RECONSTRUCTION
	SPECIAL CUSTOM HOUSE STREET RECONSTRUCTION SECTION



**STRIPING LEGEND**

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 4" SHLL - 4" WIDTH SOLID WHITE LANE LINE
- 4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE

**SIGN LEGEND**

1	2	3

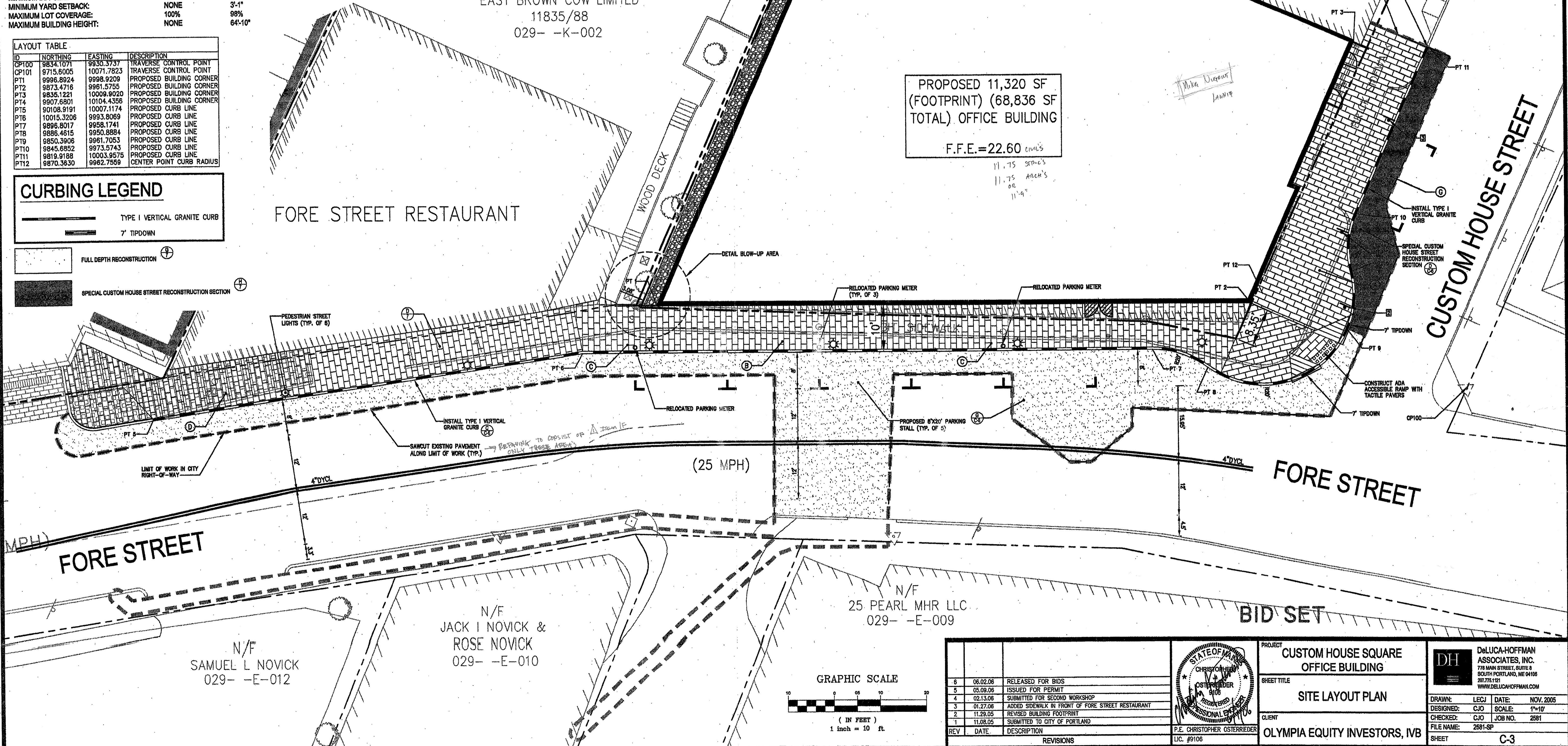
**DETAIL BLOW-UP AREA**  
SCALE: 1/2"

N/F  
 EAST BROWN COW LIMITED  
 11835/88  
 029- -K-002

N/F  
 OLYMPIA EQUITY INVESTORS IV B, LLC  
 029- -K-001

N/F  
 OLYMPIA EQUITY INVESTORS IV, LLC  
 029- -K-001

PROPOSED 11,320 SF  
 (FOOTPRINT) (68,836 SF  
 TOTAL) OFFICE BUILDING  
 F.F.E. = 22.60 CIVIL'S

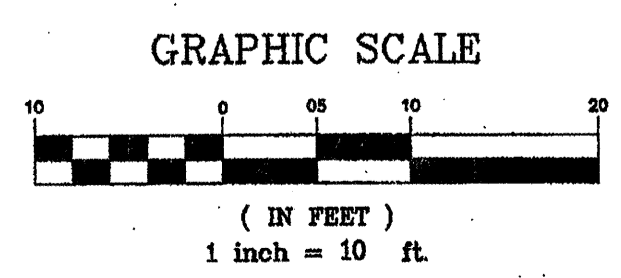


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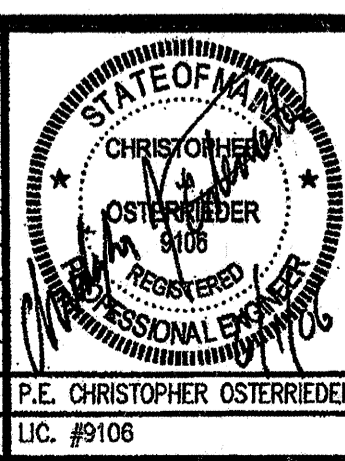
N/F  
 SAMUEL L NOVICK  
 029- -E-012

N/F  
 JACK I NOVICK &  
 ROSE NOVICK  
 029- -E-010

N/F  
 25 PEARL MHR LLC  
 029- -E-009



REV	DATE	DESCRIPTION
6	06.02.06	RELEASED FOR BIDS
5	05.09.06	ISSUED FOR PERMIT
4	02.13.06	SUBMITTED FOR SECOND WORKSHOP
3	01.27.06	ADDED SIDEWALK IN FRONT OF FORE STREET RESTAURANT
2	11.29.05	REVISED BUILDING FOOTPRINT
1	11.08.05	SUBMITTED TO CITY OF PORTLAND



PROJECT	CUSTOM HOUSE SQUARE OFFICE BUILDING
SHEET TITLE	SITE LAYOUT PLAN
CLIENT	OLYMPIA EQUITY INVESTORS, IVB

DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DEUCAHOFFMAN.COM	DRAWN: LECJ DESIGNED: CJO CHECKED: CJO FILE NAME: 2581-SP SHEET: C-3	DATE: NOV. 2005 SCALE: 1"=10' JOB NO. 2581
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