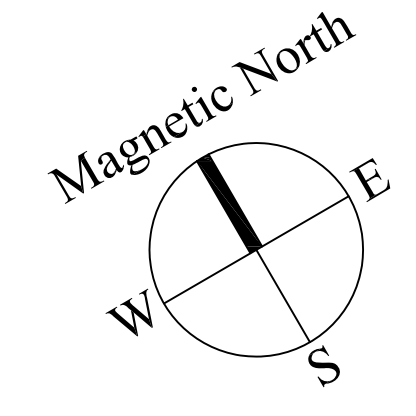
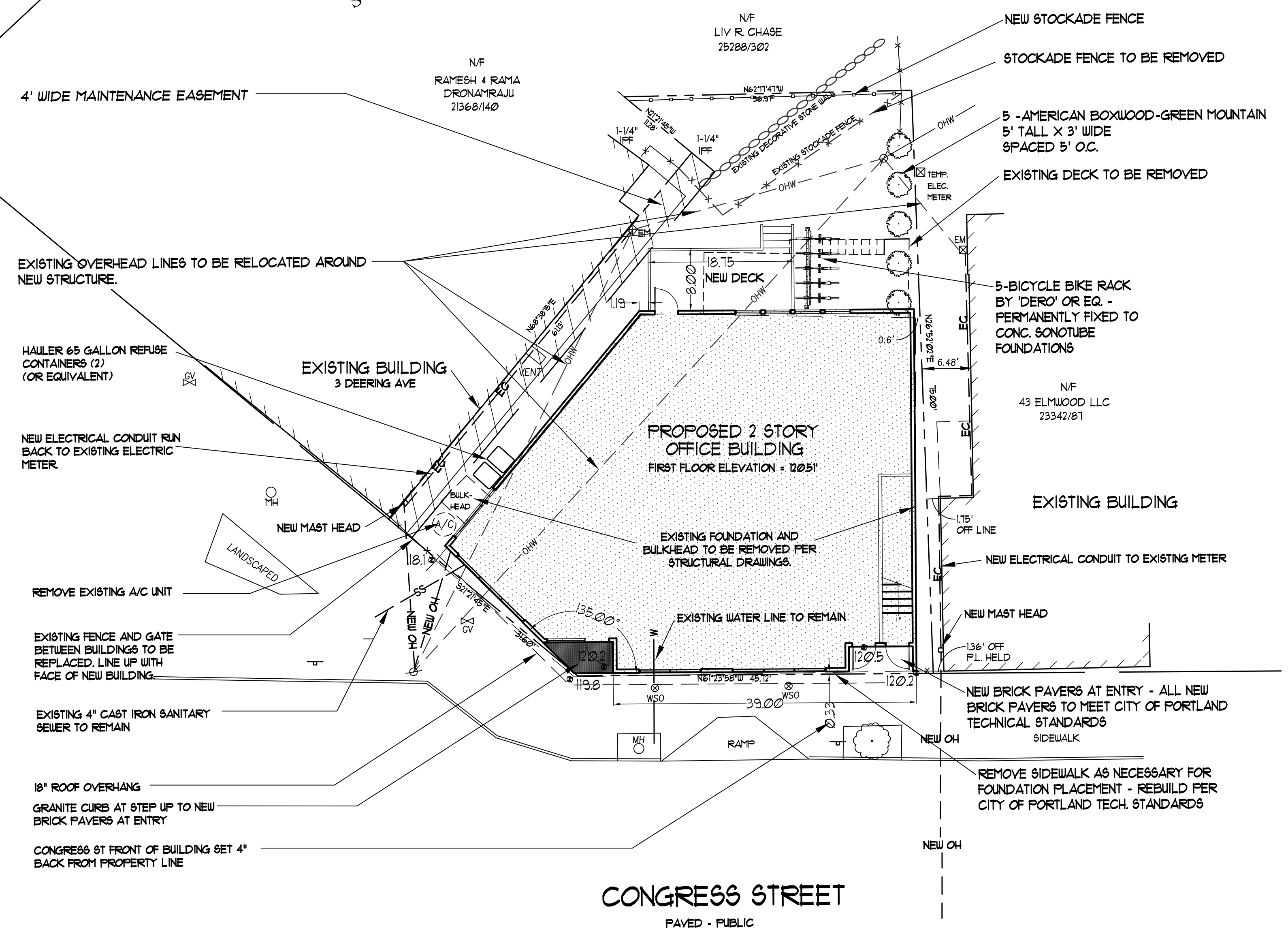


CUMBERLAND AVENUE



DEERING AVENUE
PAVED - PUBLIC

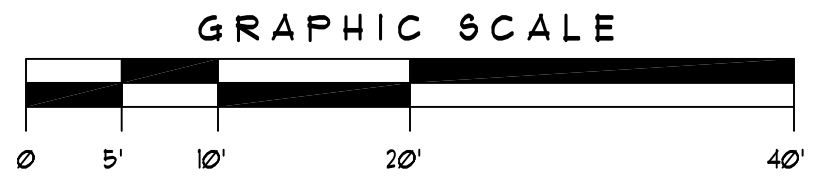


CONGRESS STREET
PAVED - PUBLIC

CMP WILL

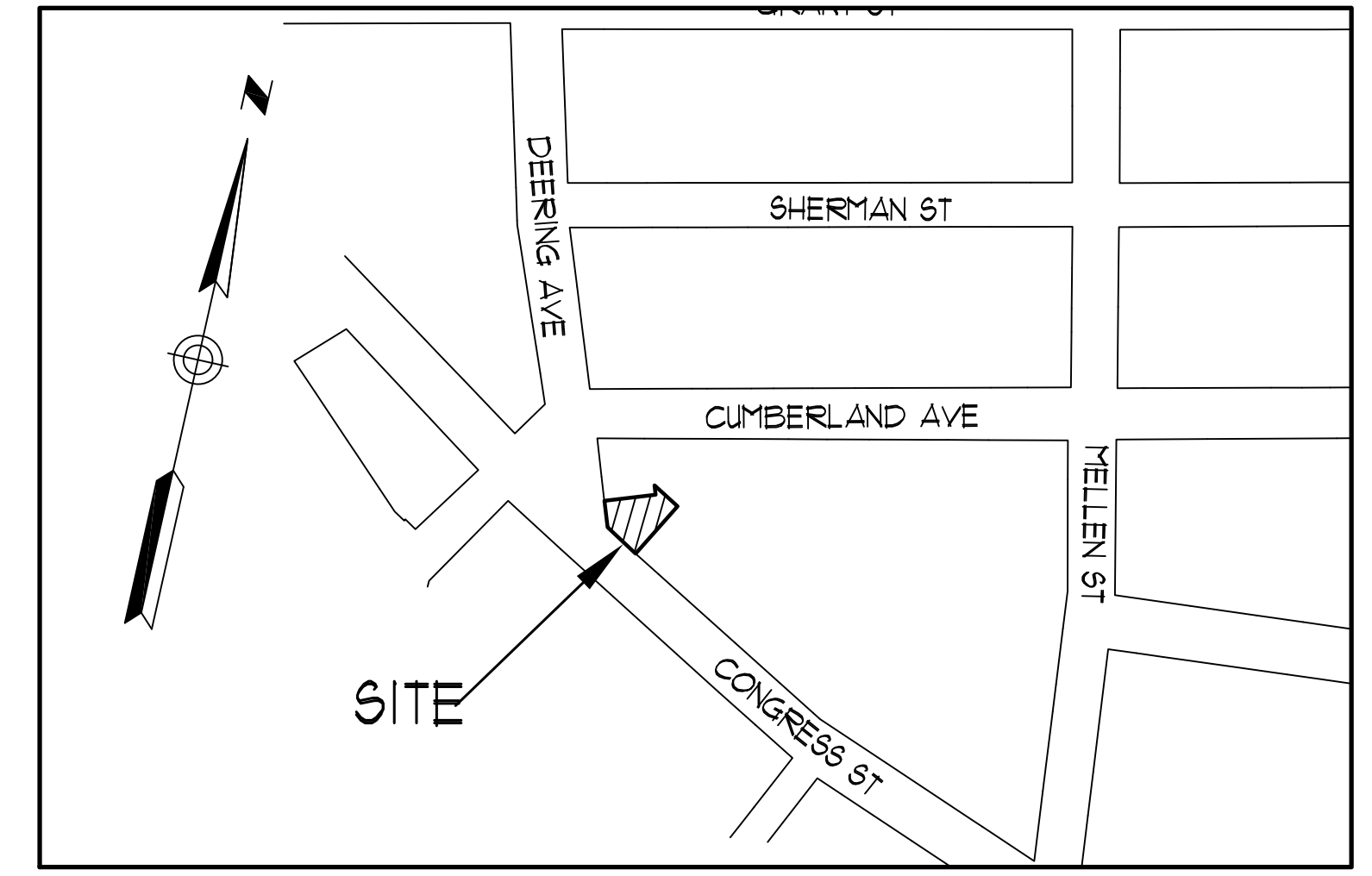
LEGEND

- GAS VALVE
- WATER VALVE
- UTILITY POLE
- MANHOLE
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- NEW ELECTRICAL CONDUIT
- SPOT ELEVATION



PLAN REFERENCE:

"BOUNDARY SURVEY AT 195 CONGRESS STREET, PORTLAND, MAINE, MADE FOR RANDOM ORBIT INC, 11 CHESTNUT STREET, PORTLAND, MAINE", BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, FALMOUTH, MAINE 04105, DATED JUNE 11, 2010.



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. OWNER OF RECORD: RANDOM ORBIT, INC., C/O PETER BASS 17 CHESTNUT STREET, PORTLAND, MAINE MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 21536 PAGE 125
2. PROPERTY INFORMATION:
 - PARCEL IS SHOWN AS LOT 13 BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 41.
 - BEARINGS ARE GRID NORTH AS BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT CONTROL POINTS AS SHOWN ON PLAN REFERENCE 1.
 - LOT IS LOCATED IN THE B2b, COMMUNITY BUSINESS ZONE
3. BUILDING INFORMATION:
 - THE EXISTING, SINGLE STORY, BUILDING WILL BE DEMOLISHED. A NEW 2 STORY BUILDING WILL BE CONSTRUCTED. THE BUILDING WILL BE FOR GENERAL OFFICE USE.
 - BUILDING AREA:
 - FIRST FLOOR = 2245 SF.
 - SECOND FLOOR = 2236 SF.
 - TOTAL BUILDING = 4481 SF.
4. SITE DATA:
 - LOT AREA: 3,708 SF. (0.85 Ac.)
 - PROPOSED PARKING: NONE
5. EXISTING SITE UTILITIES (WATER, SEWER AND GAS) WILL BE USED. ELECTRICAL SERVICE WILL BE OVERHEAD FROM THE POLE AT THE FRONT OF THE BUILDING.
6. EXISTING OVERHEAD POWER LINES WILL BE RELOCATED TO THE SIDE OF THE NEW STRUCTURE AFTER COORDINATION WITH CENTRAL MAINE POWER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF CONSTRUCTION.

EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.S.R.A. 3360-A.
8. CONSTRUCTION WILL NOT IMPEDE PEDESTRIAN ACCESS ALONG CONGRESS ST. AND DEERING AVE.
9. ALL WORK NOTED ON THIS SHEET NEEDS TO BE CO-ORDINATED WITH PUBLIC WORKS AND NOT IMPEDE COMMUTER TRAFFIC
10. ALL SITE WORK TO BE IN CONFORMANCE WITH CITY OF PORTLAND OR UTILITY COMPANY SPECIFICATIONS AND DETAILS
11. PATCH AND REPAIR ALL DAMAGE TO SITE PER CITY OF PORTLAND SPEC
12. ALL DISTURBED AREAS ON SITE TO BE RESEEDDED AND MULCHED.



Prepared For:
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Project:
PELTON BUILDING
BRAMHALL SQUARE
PORTLAND, ME

Revisions:	Date:
Issued for Permit	23 July 2010

Scale:
1" = 10'-0"

Date:
23 July 2010

CONSTRUCTION SITE PLAN

C1.0