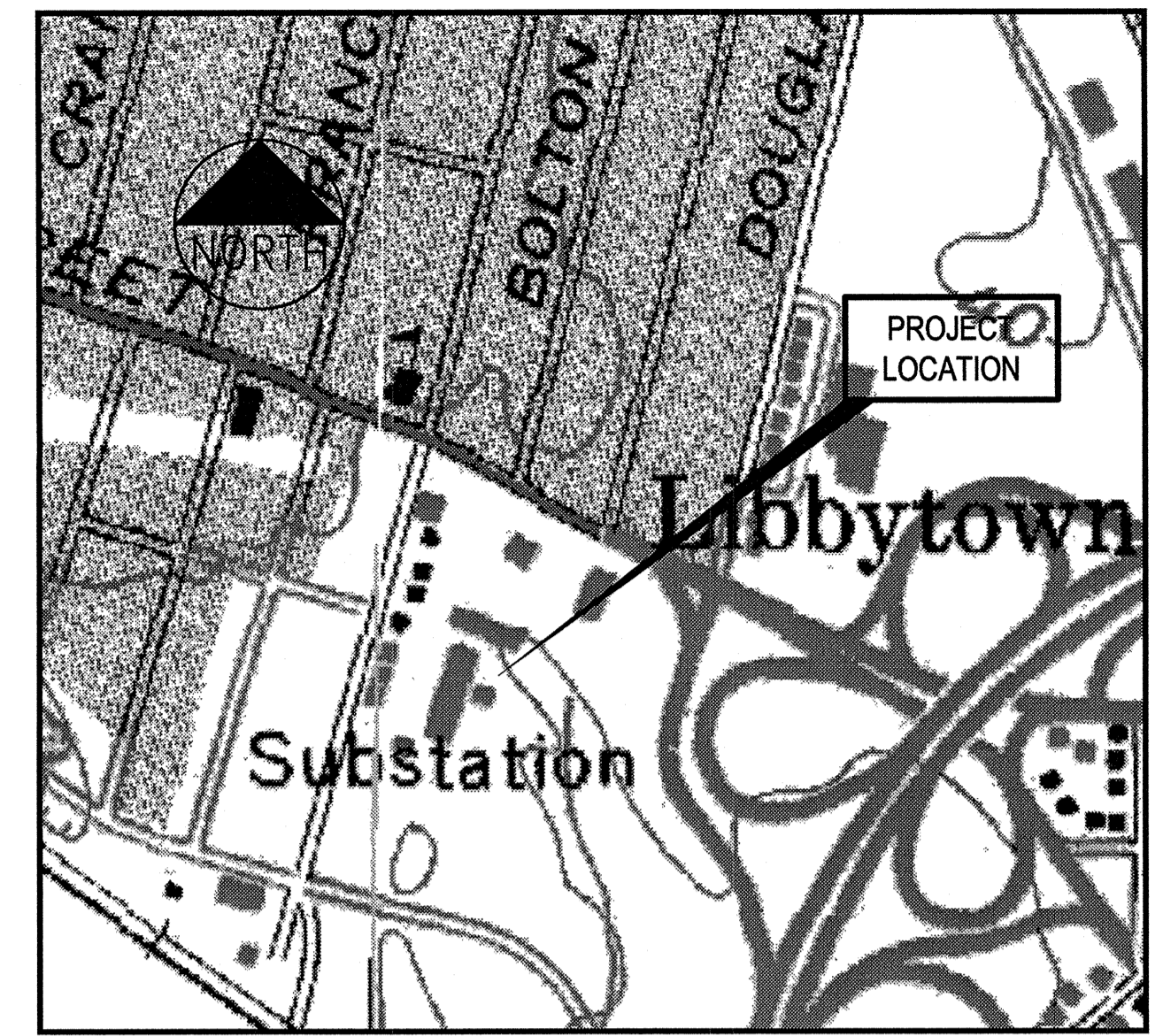


PROJECT PARCEL SITE
 PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
189	A-31

SITE DEVELOPMENT PLANS FOR 50 SEWALL ST OFFICE BUILDING PORTLAND, MAINE



LOCATION MAP
 N.T.S.

INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES/LEGEND
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN
- 5 GRADING & DRAINAGE PLAN
- 5A EROSION & SEDIMENT CONTROL PLAN
- 6 UTILITY PLAN
- 7 MISCELLANEOUS DETAILS
- 8 MISCELLANEOUS DETAILS
- W-1 PREWATERSHED PLAN
- W-2 POSTWATERSHED PLAN
- PARKING PLAN
- LP 101 LANDSCAPE PLAN
- LP 102 LANDSCAPE DETAILS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A4.3 EXTERIOR ELEVATIONS

UTILITIES

WATER
 ATTN: DAVE COFFIN
 PORTLAND WATER DISTRICT
 P.O. BOX 3553
 PORTLAND, MAINE 04104
 (207) 774-5961

SANITARY SEWER
 ATTN: FRANK BANCELEY
 CITY OF PORTLAND
 55 PORTLAND STREET
 PORTLAND, MAINE 04101
 (207) 874-8846

POWER
 ATTN: PAUL DUBRE
 CENTRAL MAINE POWER COMPANY
 162 CANCO ROAD
 PORTLAND, MAINE 04103
 (207) 828-2882

TELEPHONE
 ATTN: RICHARD HARPER, P.E.
 VERIZON
 139 STATE STREET
 AUGUSTA, MAINE 04330
 (207) 626-2021

GAS
 ATTN: PERRY BICHCHAUD
 NORTHERN UTILITIES
 P.O. BOX 3586
 PORTLAND, MAINE 04104
 (207) 797-8002

DIGSAFE
 1-888-344-7233

PERMITS

LOCAL
 MAJOR SITE PLAN PERMIT

TRAFFIC MOVEMENT PERMIT

STATE
 MAINE GENERAL CONSTRUCTION PERMIT

GOVERNING BODY
 CITY OF PORTLAND - PLANNING BOARD

CITY OF PORTLAND

MDEP

STATUS
 FILED APRIL 2005

FILED NOVEMBER 004

TO BE FILED PRIOR TO CONSTRUCTION

PREPARED BY

CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, MAINE 04106
 207.775.1121

SURVEYOR:
OWEN HASKELL, INC.
 16 CASCO STREET
 PORTLAND, MAINE 04101-2979
 207.774.0424

WETLAND CONSULTANT:
WOODLOT ALTERNATIVES, INC.
 30 PARK DRIVE
 TOPSHAM, MAINE 04086
 207.729.1199

GEOTECHNICAL ENVIRONMENTAL ENGINEER:
S.W. COLE ENGINEERING
 286 PORTLAND ROAD
 GRAY, MAINE 04039
 207.657.2866

ARCHITECT:
PDT ARCHITECTS
 49 DARTMOUTH STREET
 PORTLAND, MAINE 04103
 207.775.1059

LANDSCAPE ARCHITECT:
SMRT, INC.
 144 FORE STREET
 PORTLAND, MAINE 04101
 207.772.3846

OWNER:
 OLYMPIA EQUITY INVESTORS II, LLC
 280 FORE STREET, SUITE 202
 PORTLAND, ME 04101

APPLICANT:
 OLYMPIA EQUITY INVESTORS II, LLC
 280 FORE STREET, SUITE 202
 PORTLAND, ME 04101

Christopher J. Osterreder
 I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

PERMIT SET

		PROJECT 50 SEWALL STREET OFFICE BUILDING	CLIENT OLYMPIA EQUITY INVESTORS II, LLC
SHEET TITLE COVER		DRAWN: LECJ DATE: MARCH 2005 DESIGNED: CJO SCALE: N.T.S. CHECKED: CJO JOB NO. 2498 FILE NAME: 2498-COV SHEET C-1	
REVISIONS		PROJECT: 50 SEWALL STREET OFFICE BUILDING SHEET TITLE: COVER CLIENT: OLYMPIA EQUITY INVESTORS II, LLC	
2	05/12/05	SUBMITTED FOR FINAL SITE PLAN REVIEW	
1	04/05/05	SUBMITTED FOR SITE PLAN REVIEW	
REV	DATE	DESCRIPTION	

GENERAL NOTES

GENERAL NOTES:

- OWNER:
OLYMPIA EQUITY INVESTORS II, LLC
280 FORE STREET, SUITE 202
PORTLAND, ME 04101
- CONSULTANTS USED FOR PLAN PREPARATION:
A. ARCHITECT: PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04103
B. CIVIL ENGINEER: DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106

3. THE PROJECT IS SITUATED ON ONE LOT WHICH HAS THE FOLLOWING TAX ASSESSOR AND ACREAGE INFORMATION:

MAP	LOT NO.	APPROX. ACREAGE
189	A-031	1.70

- THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE UTILITIES INVOLVED WITH THIS PROJECT ARE LISTED BELOW:

UTILITY	OWNER
WATER	PORTLAND WATER DISTRICT ATTN: DAVE COFFIN P.O. BOX 3553 PORTLAND, MAINE 04104 (207) 774-5961
SANITARY SEWER	CITY OF PORTLAND ATTN: FRANK BRANCELEY 55 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8846
POWER	CENTRAL MAINE POWER COMPANY ATTN: PAUL DUJERRE 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882
TELEPHONE	VERIZON ATTN: RICHARD HARPER, P.E. 139 STATE STREET AUGUSTA, MAINE 04330 (207) 626-2021
DIGSAFE	1-888-344-7233
GAS	NORTHERN UTILITIES ATTN: PERRY ROBICHAUD P.O. BOX 3586 PORTLAND, MAINE 04104 (207) 797-8002

- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR REPRESENTATIVES OF THE CITY OF PORTLAND AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST REVISIONS.

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

GRADING & DRAINAGE NOTES:

- ALL STORM DRAIN PIPE SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR HDPE N-12 UNLESS EXPOSED TO SUNLIGHT, IN WHICH CASE HDPE N-12 SHALL BE USED.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
- PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES.
- SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
- SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

DEMOLITION NOTES:

- THE FOLLOWING ITEMS ARE TYPICAL OF THE MATERIALS WHICH WILL BE ENCOUNTERED DURING SITE CLEARING/DEMOLITION. THE BIDDER IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT ALL-INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED:
- CONCRETE FOUNDATIONS/SLABS
- BITUMINOUS ASPHALT PAVEMENT
- CONCRETE PILES AND BLOCKS
- UNDERGROUND UTILITY LINES (ELECTRIC, WATER, SEWER)
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING ADJACENT TO THE 295 RAMPS.
- ALL EXCAVATION WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND STREET CLOSING ORDINANCE.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW LINE	---
---	CONSTRUCTION CENTERLINE	---
○	GRANITE BOLLARD	○
△	IRON PIPE/ROD FOUND	○
○	SURVEY CONTROL POINT	○
○	IRON ROD SET	○
○	RADIUS POINT	○
○	TEST PIT	○
○	TEST BORING	○
○	TEST PROBE	○
○	TREELINE	○
○	TREES/LANDSCAPING	○
○	SIGN	○
---	LIMIT OF WORK	---
○	LIGHT POST	○
○	UTILITY POLE	○
○	ELECTRIC CONTROL BOX	○
---	GRADING CONTOUR LINE	---
---	GRADING SPOT GRADE	---
---	SILT FENCE	---
---	CATCH BASIN SEDIMENT TRAP	---
---	BUILDING	---
---	EDGE OF PAVEMENT	---
---	PAVED ISLAND w/CURB	---
---	CURB	---
---	GRANITE CURB	---
---	PAVEMENT STRIPING	---
---	FIRE HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	WATER GATE/VALVE	---
---	OVERHEAD WIRES	---
---	WATER LINE	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER LINE	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	SIDEWALK	---
---	BRICK SIDEWALK	---
---	WETLANDS	---
---	SOD AREAS	---

PERMIT SET

		PROJECT 50 SEWALL STREET OFFICE BUILDING	CLIENT OLYMPIA EQUITY INVESTORS II, LLC
SHEET TITLE GENERAL NOTES & LEGEND		DRAWN: LE CJ DATE: MARCH 2005 DESIGNED: CJO SCALE: N.T.S. CHECKED: CJO JOB NO. 2498 FILE NAME: 2498-GEN SHEET C-2	
REVISIONS 2 05/12/05 SUBMITTED FOR FINAL SITE PLAN REVIEW 1 04/05/05 SUBMITTED FOR SITE PLAN REVIEW	LIC. # 9106		



CONGRESS STREET

CONGRESS STREET POSTED SPEED LIMIT 35 MILES PER HOUR

SEWALL STREET POSTED SPEED LIMIT 25 MILES PER HOUR

SEWALL STREET

OLYMPIA EQUITY INVESTORS I, LP
MAP 189 LOT A-010

N/F R&F, LLC
MAP 189 LOT A-001

N/F GNEK, CO.
MAP 189 LOT A-002

N/F HILTON
MAP 189 LOT A-003

N/F HILTON
MAP 189 LOT A-004

N/F ROBINSON ET. AL
MAP 189 LOT A-005

N/F LEONARD
MAP 189 LOT A-006

N/F FOWLER
MAP 189 LOT A-007

N/F AYUB ET. AL
MAP 189 LOT A-008

MAP 189A LOT A-009

N/F DUGAS
MAP 189 LOT A-011

N/F DUGAS
MAP 189 LOT A-012

N/F OLYMPIA EQUITY INVESTORS II, LP
MAP 189 LOT A-013

DOU LETREE HOTEL

MAP 189 LOT A-014

B-2 ZONE

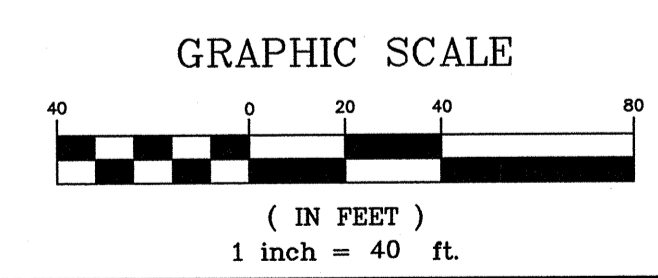
B-2 ZONE

C-19 ZONE

N/F STATE OF MAINE
MAP 189 LOT B-001

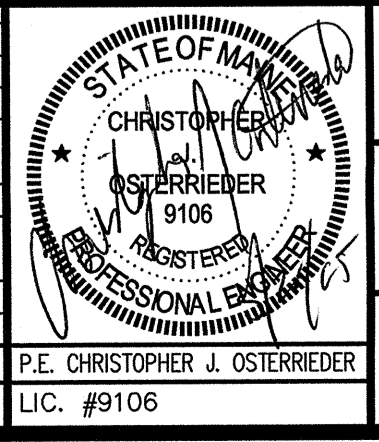
N/F OLYMPIA EQUITY INVESTORS II, LLC

MAP 190 LOT L-1



PERMIT SET

REV	DATE	DESCRIPTION	REVISIONS
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW	
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW	
6	02/22/05	RESUBMITTED FOR ZONING REVIEW	
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE	
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE	
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MIDOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING	
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING	
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW	



PROJECT	50 SEWALL STREET OFFICE BUILDING	
SHEET TITLE	EXISTING CONDITIONS PLAN	
CLIENT	OLYMPIA EQUITY INVESTORS II, LLC	

	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.75.1101 WWW.DELUCAHOFFMAN.COM	
	DRAWN: LECJ	DATE: DEC. 2004
CHECKED: CJO	SCALE: 1"=40'	
FILE NAME: 2498-SP	JOB NO. 2498	
SHEET	C-3	

**APPROVAL—CITY OF PORTLAND
PLANNING BOARD**

DATE

CHAIRPERSON

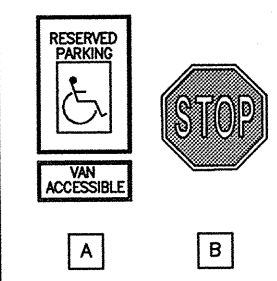


CONGRESS STREET POSTED SPEED LIMIT 35 MILES PER HOUR

LAYOUT TABLE

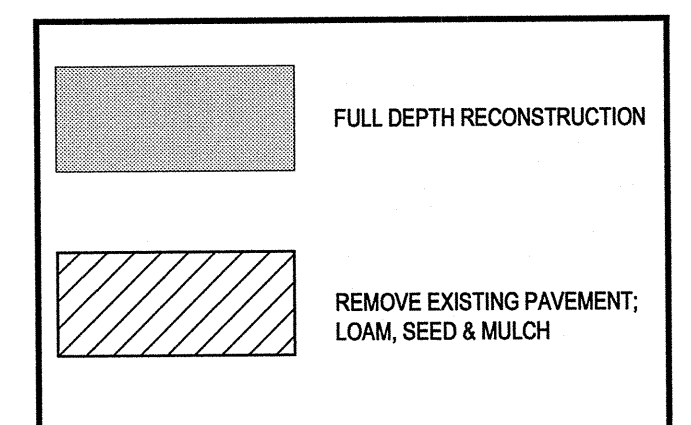
POINT	NORTHING	EASTING
DHAI 10000	10,000.0000	10,000.0000
DHAI 10001	10,000.0000	10,195.2207
DHAI 10002	9,972.8628	9,900.7805
DHAI 10003	9,844.4231	10,150.3027
DHAI 10004	10,145.8112	9,524.5588
DHAI 10005	9,937.1707	9,677.3293

SIGN LEGEND



1. ALL TRAFFIC SIGN POSTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS OF THIS DRAWING SET.
2. ALL ADA SIGNS SHALL COMPLY WITH DETAILS SHOWN IN THIS DRAWING SET.

REFER TO DETAIL DRAWINGS FOR INFORMATION ON FIRELANES, CROSSWALKS, STOP BARS & MARKINGS, AND OTHER STRIPING REQUIREMENTS



LINE DATA TABLE

LINE	DISTANCE	BEARING
L1	458.40'	S 33°42' 31" E
L2	194.45'	N 64°40' 49" E
L3	39.78'	S 56°15' 49" W
L4	366.79'	S 33°42' 31" E
L5	51.11'	N 57°45' 35" W
L6	239.74'	S 56° 17' 29" W

1. SEE PARKING PLAN FOR SPACE ALLOCATION AND PARKING DEMAND.
2. ADD ALTERNATE #1 - REMOVE CONCRETE CURB & INSTALL VERTICAL GRANITE CURB AROUND DOUBLETREE ENTRANCE.
3. ADD ALTERNATE #2 - ALTER EXISTING WATER METER PIT. MODIFY VAULT TOP TO ACCEPT 30" MANHOLE CASTING NEENAH CATALOG NO. R-1740B OR EQUAL RAISED TO GRADE (±24").

ZONING DISTRICT: CONTRACT ZONE (C-19 OFFICE BUILDING; (R-5 BANK)
PERMITTED USES: GENERAL, BUSINESS AND PROFESSIONAL OFFICES

SPACE AND BULK REQUIREMENTS: 1

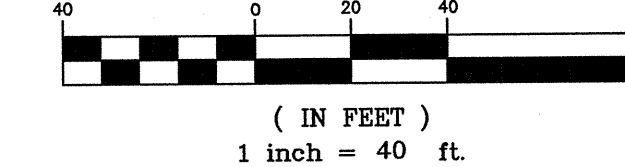
	REQUIRED	PROVIDED
MINIMUM LOT SIZE: 2	10,000 SF	73,578 SF
MINIMUM STREET FRONTAGE:	50 FEET	139 FEET
MINIMUM FRONT SETBACK:	NONE	310 FEET
MINIMUM SIDE AND REAR SETBACK:	10 FEET	15 FEET
MAXIMUM LOT COVERAGE: 3	80%	70.2%

- (1) BASED UPON B2 ZONING
- (2) WITH PUBLIC WATER AND SANITARY SEWER
- (3) BASED UPON RATIO OF TOTAL BUILDING AREA TO LOT AREA

CURVE DATA TABLE

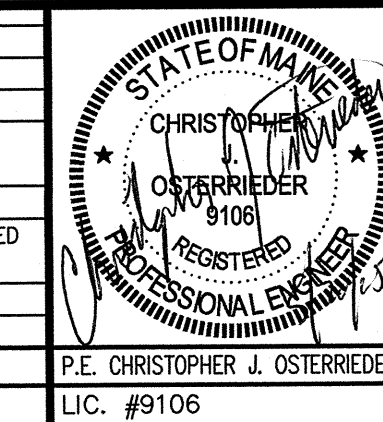
CURVE	LENGTH PT STATION	RADIUS	DELTA	TANGENT	PC STATION
C1	56.97' 5+15.38	40.0'	81°36' 40"	34.53	4+58.40
C2	29.38' 7+39.21	200.0'	08°25' 00"	14.72	7+09.83
C3	62.81' 8+41.80	40.0'	89°58' 21"	39.98	7+78.99
C4	31.48' 12+40.08	75.0'	24°03' 03"	15.98	12+08.60
C5	86.33' 13+77.52	75.0'	65°56' 57"	48.66	12+91.19

GRAPHIC SCALE



PERMIT SET

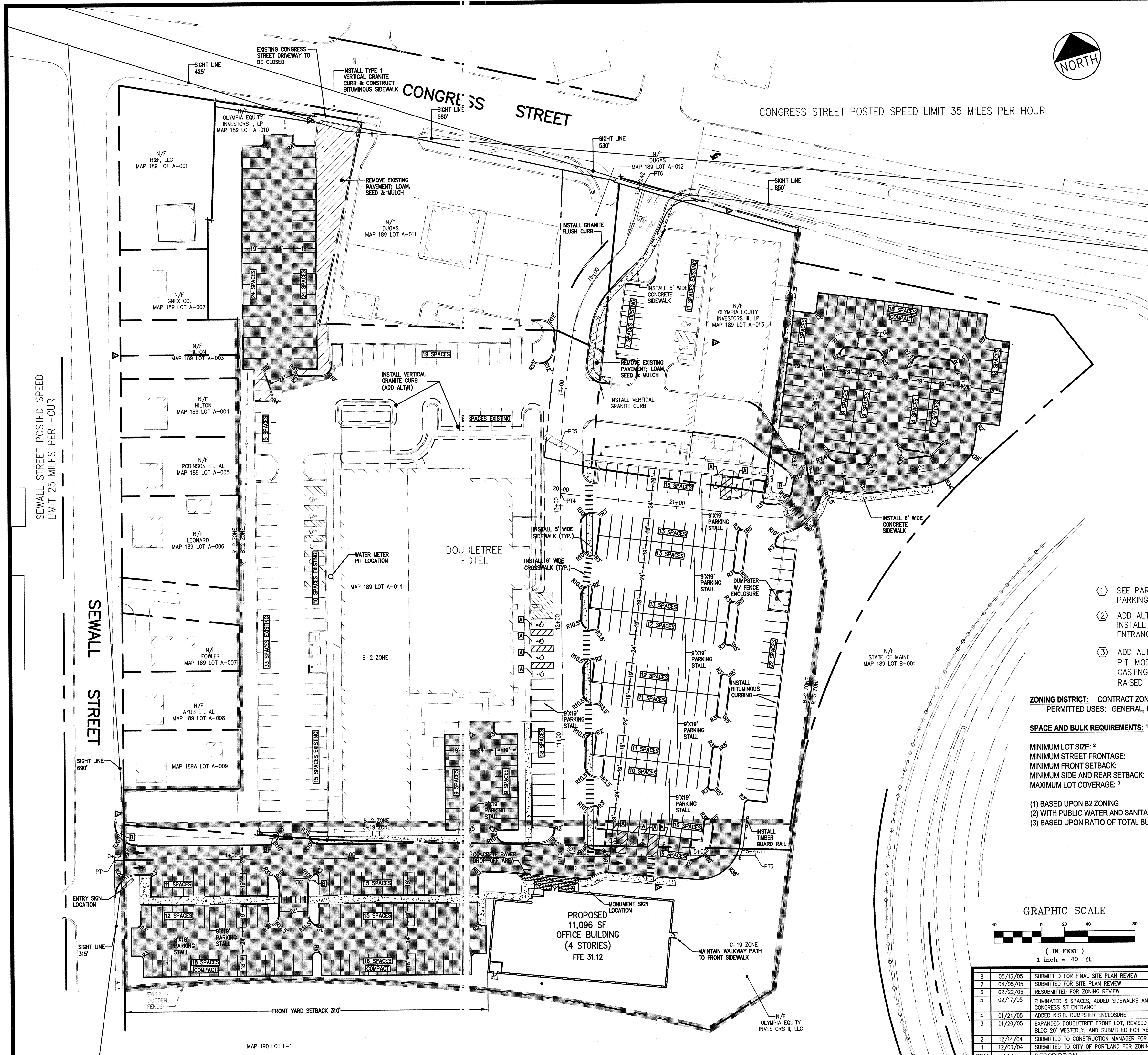
REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



PROJECT	50 SEWALL STREET OFFICE BUILDING
SHEET TITLE	SITE PLAN
CLIENT	OLYMPIA EQUITY INVESTORS II, LLC

DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.776.1101 WWW.DELUCAHOFFMAN.COM	DRAWN: LEJ DESIGNED: CJO CHECKED: CJO FILE NAME: 2498-SP SHEET: C-4	DATE: DEC. 2004 SCALE: 1" = 40' JOB NO.: 2498
--	---	---

G:\2498\dwg\PERMIT SET\2498-SP.dwg, SITE, 5/20/2005 4:50:19 PM, Jordan



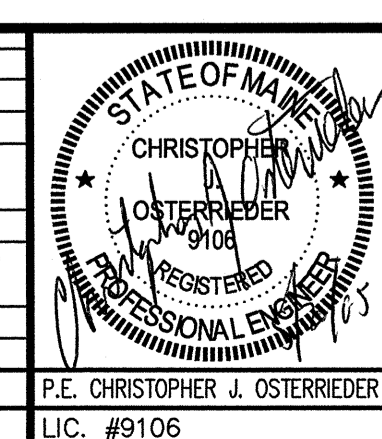
MAP 190 LOT L-1



STORM DRAIN APPURTENANCE SCHEDULE				
STRUCTURE	SIZE	RIM	INV. IN (SIZE)/FROM	INV. OUT (SIZE)/TO
DMH4	6"Ø	34.19	27.81(18")/WQU1	25.54(36")/OUTFALL
DMH5	4"Ø	31.44	23.20(12")/EXCB 24.45(15")/WQU2	23.10(12")/EX. CB
CB2	4"Ø	33.31	N/A	29.31(18")/WQU1
CB3	4"Ø	30.64	25.64(12")/CB4	25.54(12")/CB9
CB4	4"Ø	32.69	26.35(12")/CB5	26.25(12")/CB3
CB5	4"Ø	34.18	N/A	26.60(12")/CB4
CB6	4"Ø	31.19	N/A	27.19(12")/DMH5
CB7	4"Ø	32.00	27.61(10")/EX. CB	27.59(12")/EX. CB
CB8	4"Ø	31.40	N/A	28.13(10")/EX. CB
CB9	4"Ø	31.73	25.02(12")/CB3	24.90(12")/WQU2
CB10	4"Ø	32.86	N/A	28.36(12")/CB4
CB11	2"SQ.	27.45	N/A	24.00(10")/EX. CB
WQU2	6020WQB-1	31.76	24.80(18")/CB9	24.64(18")/DMH5
WQU1	6020WQB-2	34.33	28.24(18")/CB1	28.08(18")/DMH4
			34.83	
WQU3	3620WQB-1	32.50	27.78(10")/EX. CB	27.62(10")/CB7

PERMIT SET

REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MDOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/03	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



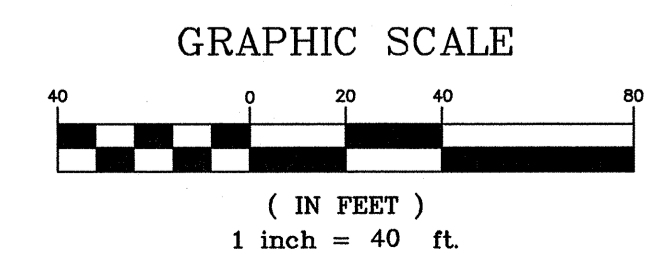
PROJECT
50 SEWALL STREET OFFICE BUILDING

SHEET TITLE
GRADING & DRAINAGE PLAN

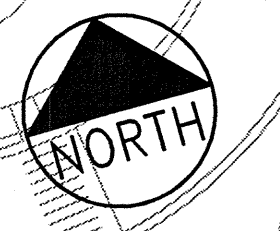
CLIENT
OLYMPIA EQUITY INVESTORS II, LLC

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: LECJ DATE: NOV. 2004
DESIGNED: C.J.D SCALE: 1" = 40'
CHECKED: C.J.D JOB NO. 2498
FILE NAME: 2498-SP
SHEET C-5

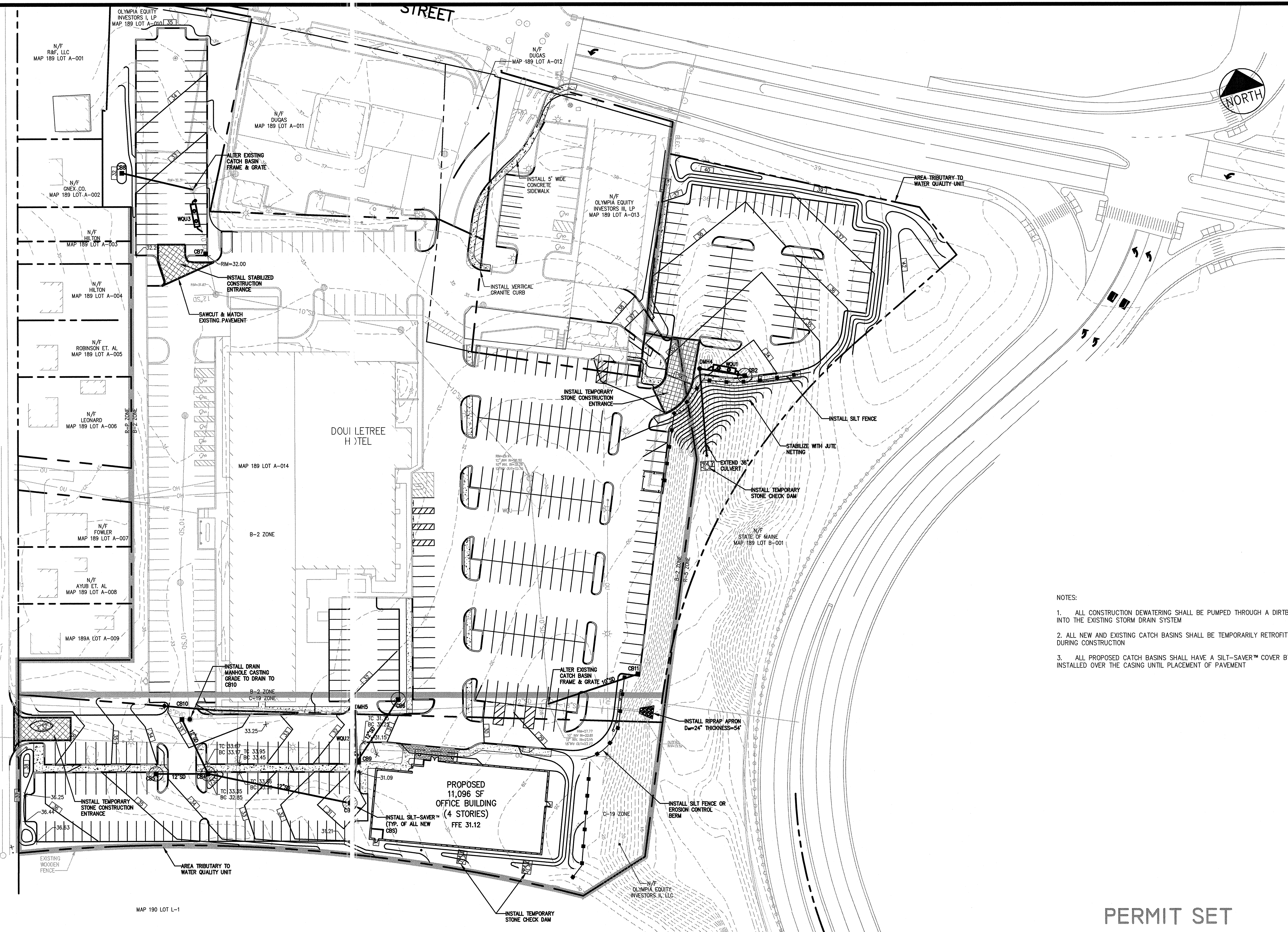


G:\2498\dwg\PERMIT SET\2498-SP.dwg, GRADING, 5/20/2005 4:51:23 PM, Jordan



SEWALL STREET

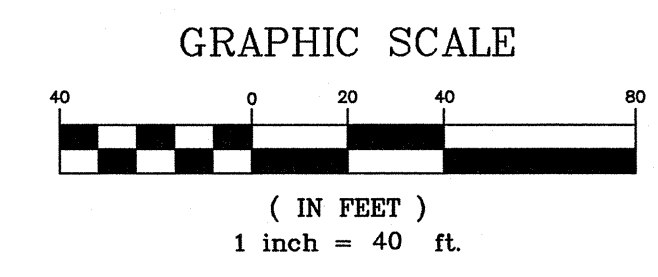
STREET



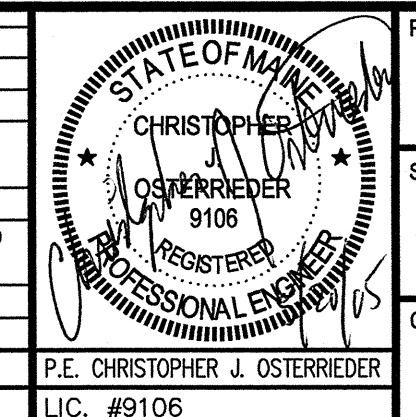
NOTES:

1. ALL CONSTRUCTION DEWATERING SHALL BE PUMPED THROUGH A DIRTBAG™ PRIOR TO DISCHARGE INTO THE EXISTING STORM DRAIN SYSTEM
2. ALL NEW AND EXISTING CATCH BASINS SHALL BE TEMPORARILY RETROFITTED WITH SORBENT BOOMS DURING CONSTRUCTION
3. ALL PROPOSED CATCH BASINS SHALL HAVE A SILT-SAVER™ COVER BY W.H. SHURTLIFF INC. INSTALLED OVER THE CASING UNTIL PLACEMENT OF PAVEMENT

PERMIT SET



REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS' ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLE TREE FRONT LOT, REVISED MOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/03	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



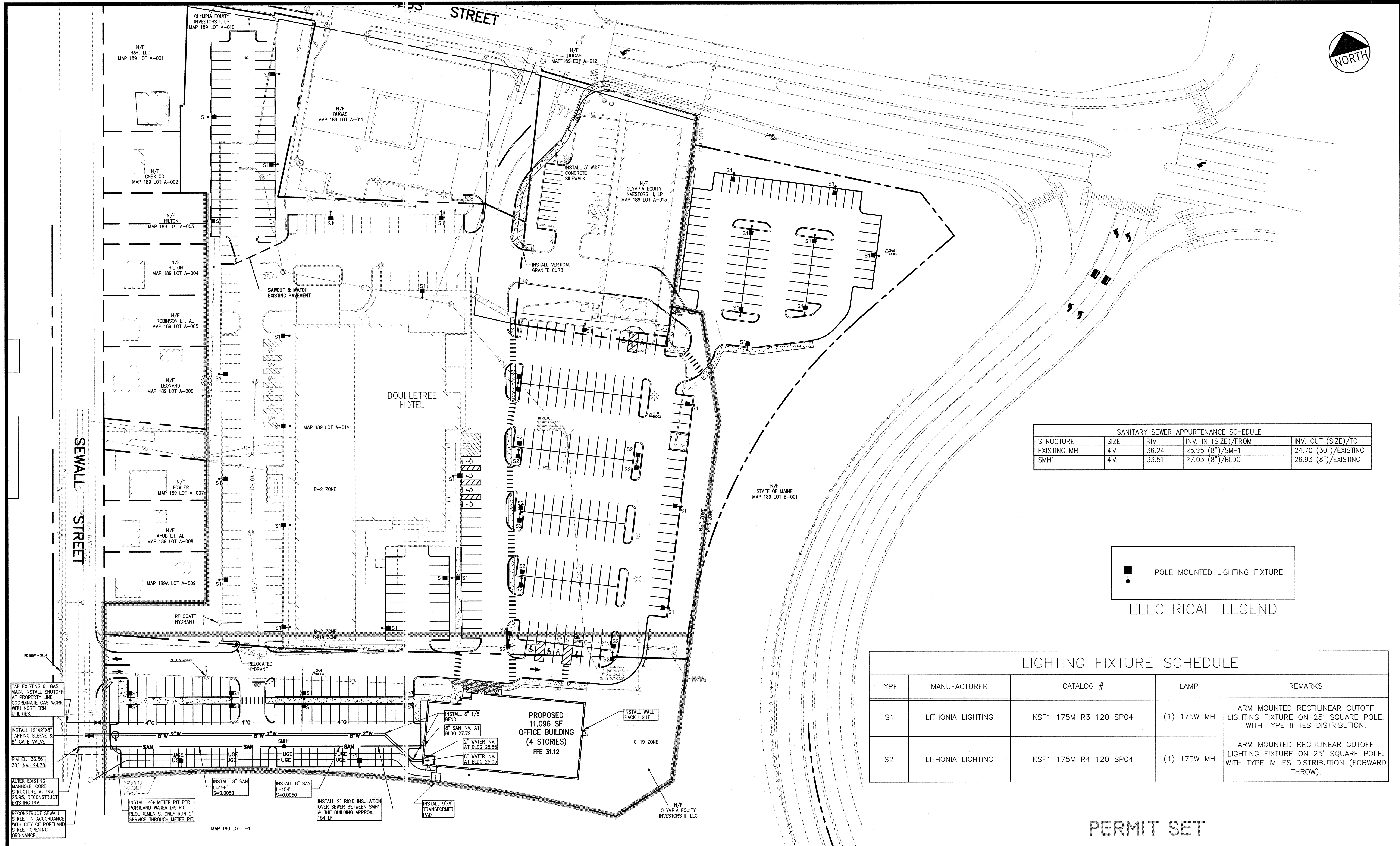
PROJECT
50 SEWALL STREET OFFICE BUILDING

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

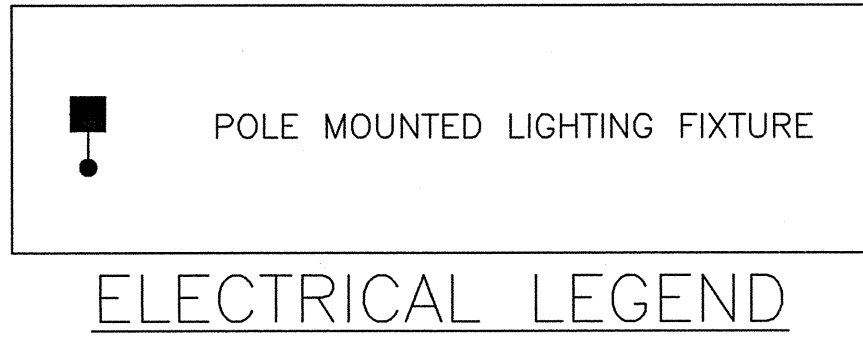
CLIENT
OLYMPIA EQUITY INVESTORS II, LLC

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1101
WWW.DELUCAHOFFMAN.COM

DRAWN: LECJ DATE: NOV. 2004
DESIGNED: CJO SCALE: 1" = 40'
CHECKED: CJO JOB NO. 2498
FILE NAME: 2498-SP
SHEET C-5A

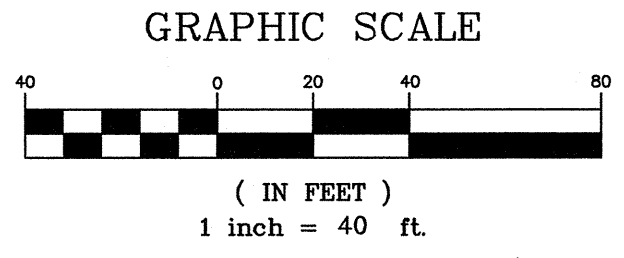


SANITARY SEWER APPURTENANCE SCHEDULE				
STRUCTURE	SIZE	RIM	INV. IN (SIZE)/FROM	INV. OUT (SIZE)/TO
EXISTING MH	4"	36.24	25.95 (8")/SMH1	24.70 (30")/EXISTING
SMH1	4"	33.51	27.03 (8")/BLDG	26.93 (8")/EXISTING

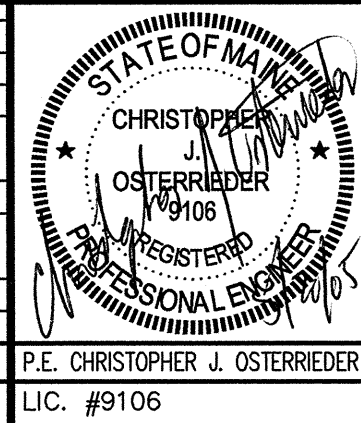


LIGHTING FIXTURE SCHEDULE				
TYPE	MANUFACTURER	CATALOG #	LAMP	REMARKS
S1	LITHONIA LIGHTING	KSF1 175M R3 120 SP04	(1) 175W MH	ARM MOUNTED RECTILINEAR CUTOFF LIGHTING FIXTURE ON 25' SQUARE POLE. WITH TYPE III IES DISTRIBUTION.
S2	LITHONIA LIGHTING	KSF1 175M R4 120 SP04	(1) 175W MH	ARM MOUNTED RECTILINEAR CUTOFF LIGHTING FIXTURE ON 25' SQUARE POLE. WITH TYPE IV IES DISTRIBUTION (FORWARD THROW).

PERMIT SET



REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONCRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOULETREE FRONT LOT, REVISED MOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



PROJECT: **50 SEWALL STREET OFFICE BUILDING**

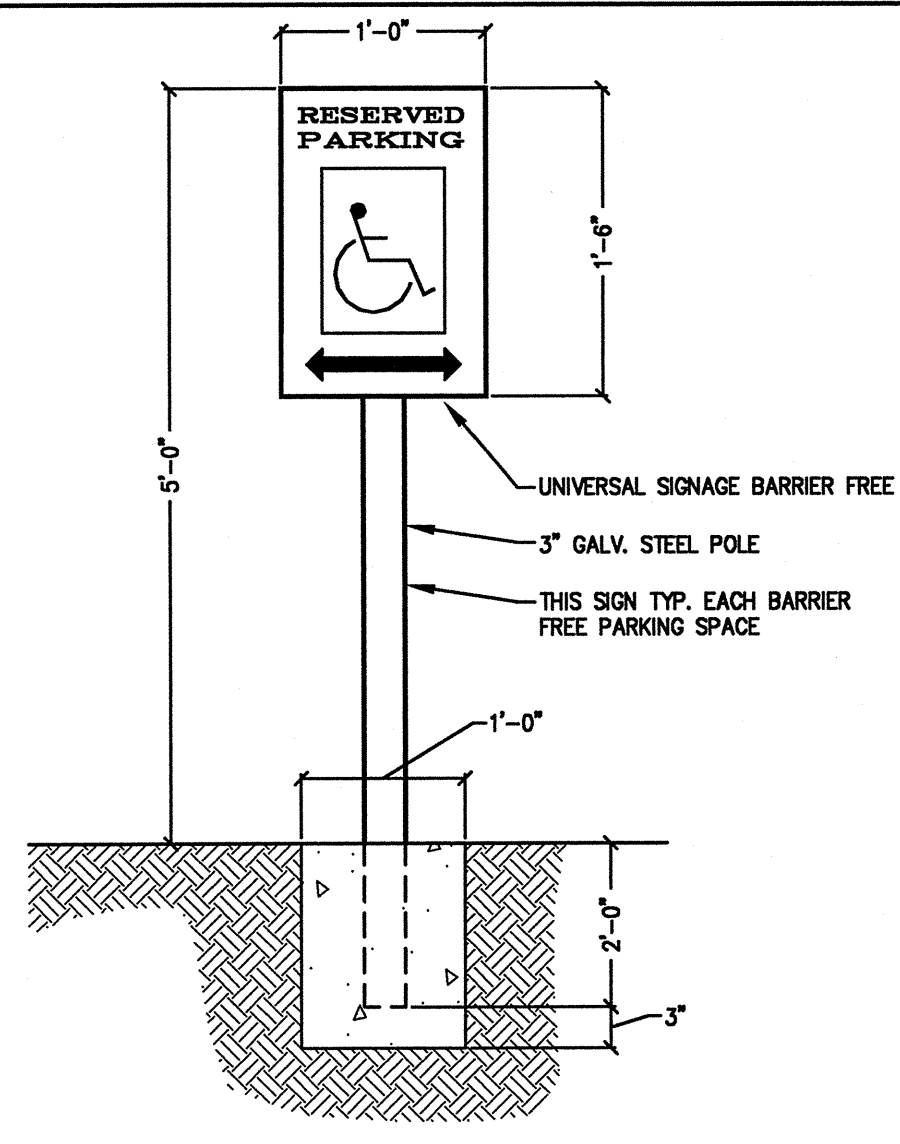
SHEET TITLE: **UTILITY PLAN**

CLIENT: **OLYMPIA EQUITY INVESTORS II, LLC**

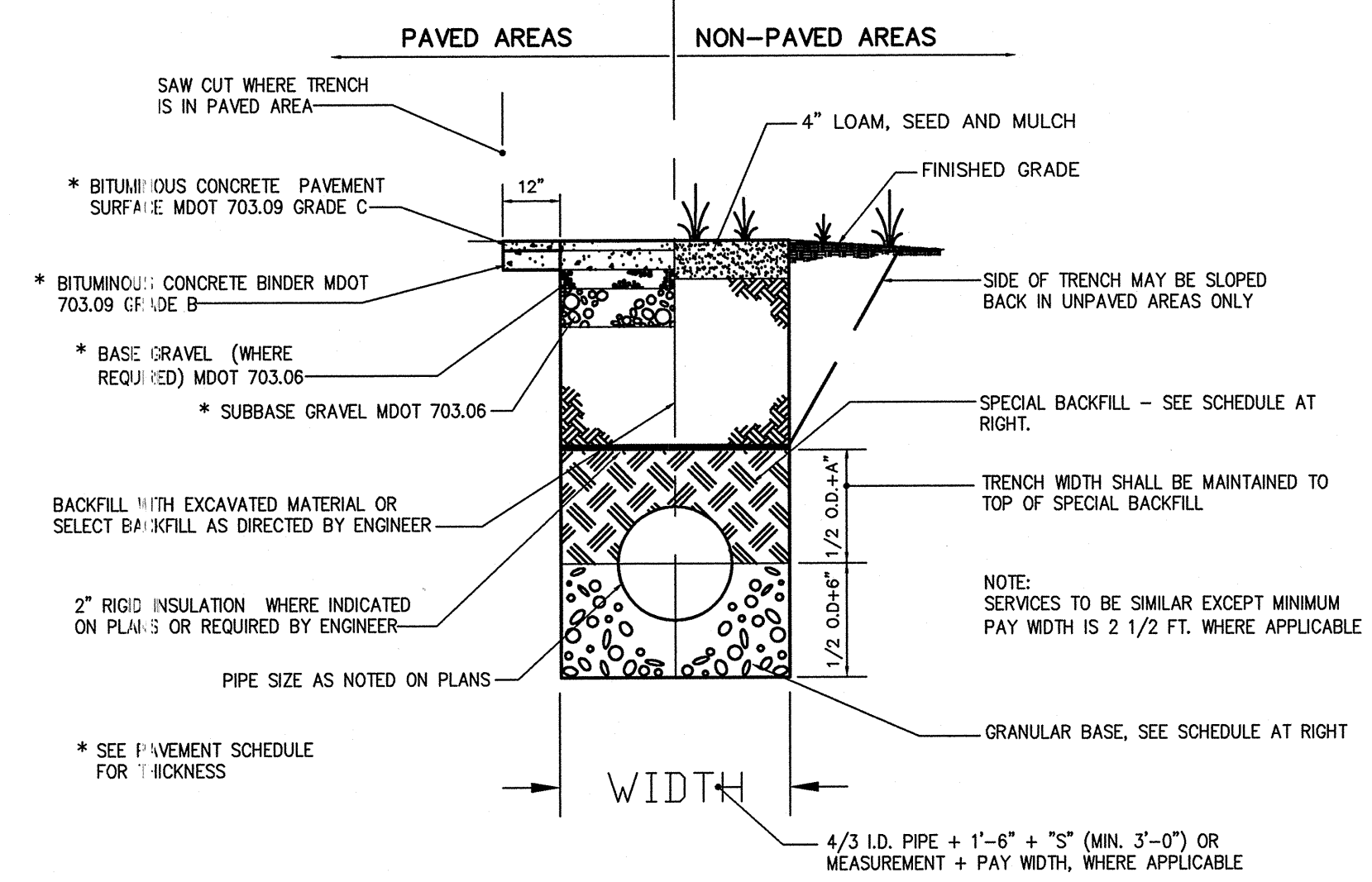
DLH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
PORTLAND, ME 04106
207.775.1051
WWW.DELUCAHOFFMAN.COM

DRAWN: LEJC DATE: NOV. 2004
DESIGNED: CJO SCALE: 1"=40'
CHECKED: CJO JOB NO. 2498
FILE NAME: 2498-SP
SHEET **C-6**

G:\2498\dwg\PERMIT SET\2498-SP.dwg, UTILITY, 5/20/2005 4:53:31 PM, Jordan



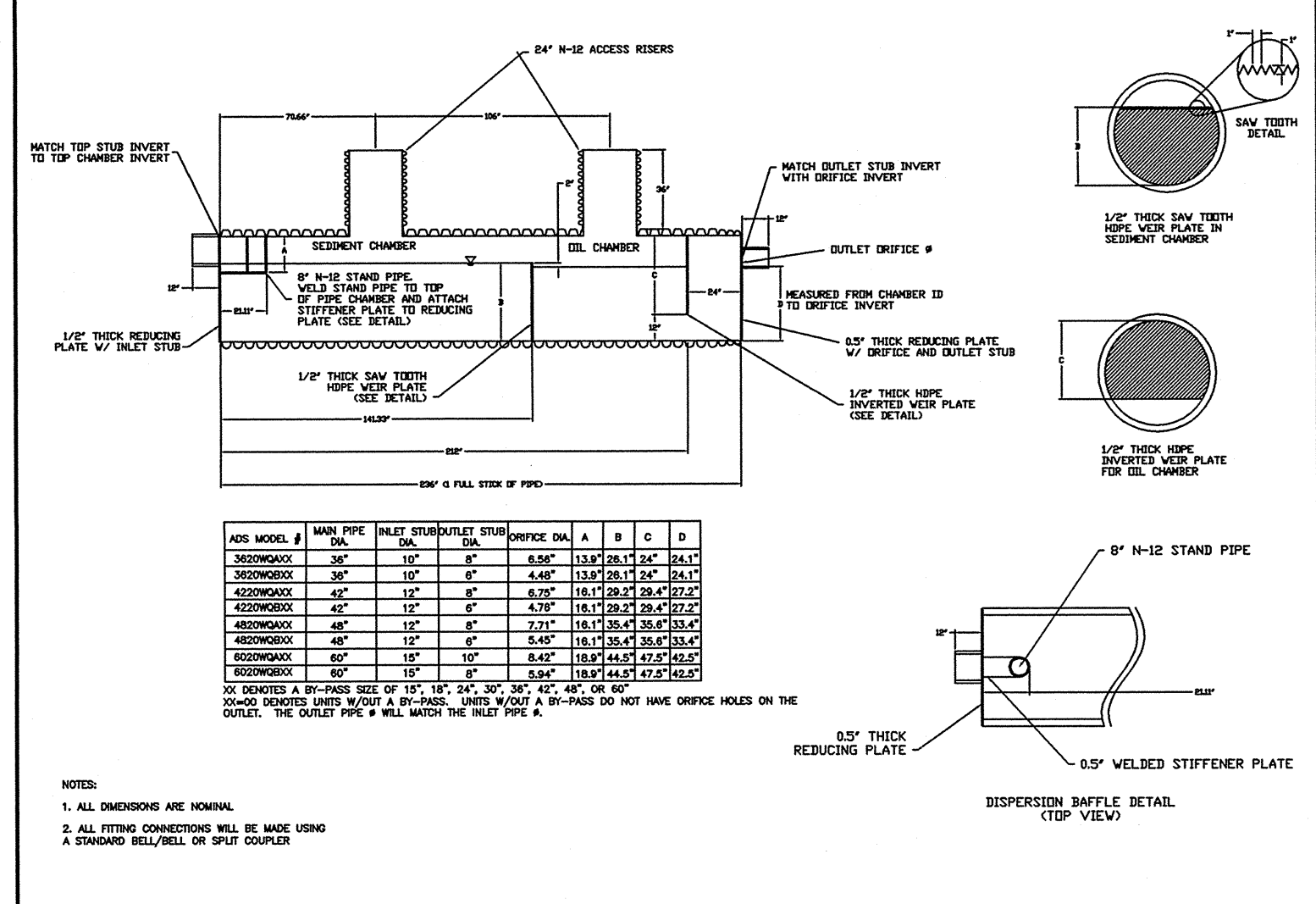
BARRIER FREE PARKING DETAIL
N.T.S.



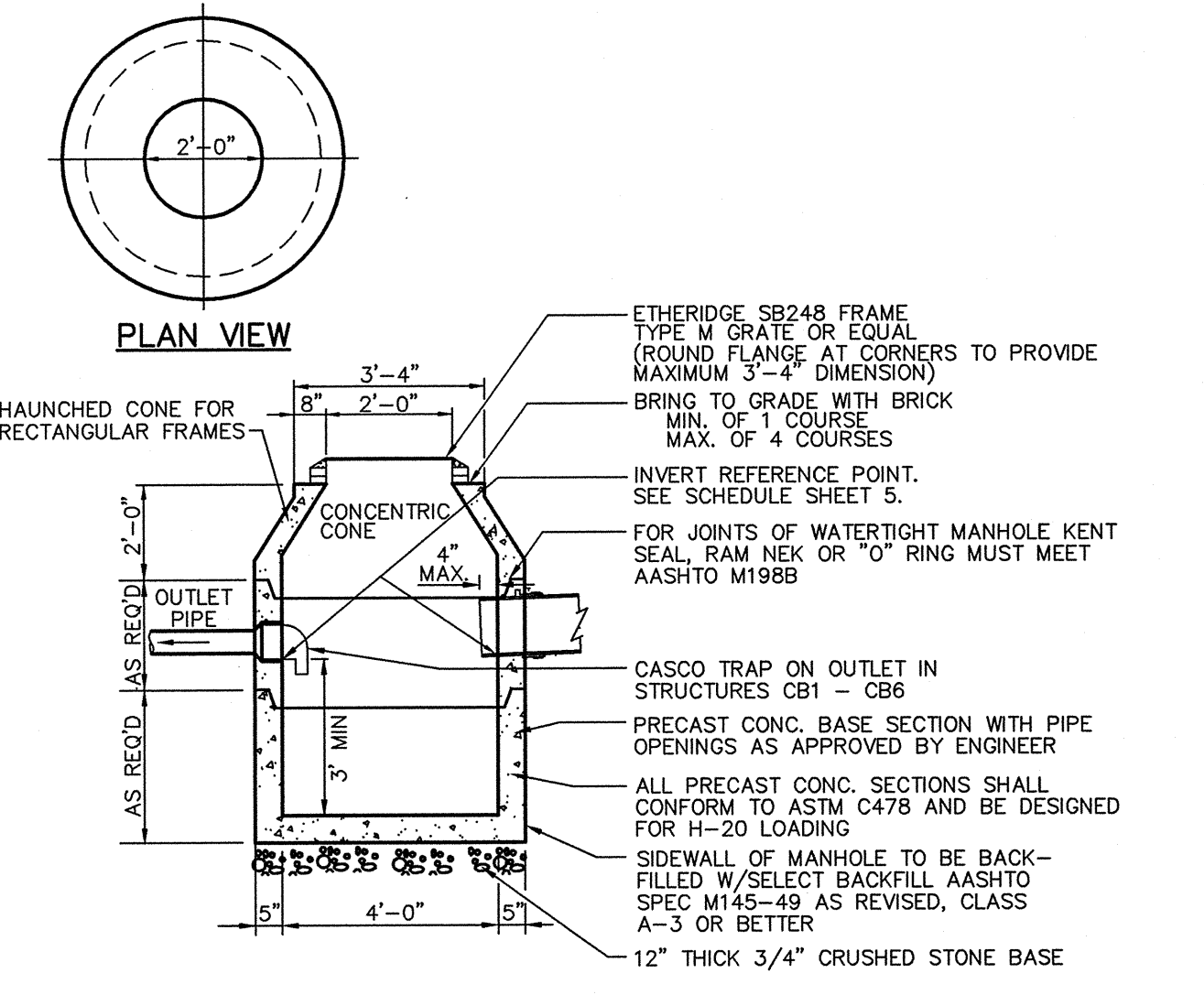
TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.

NOTE: BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

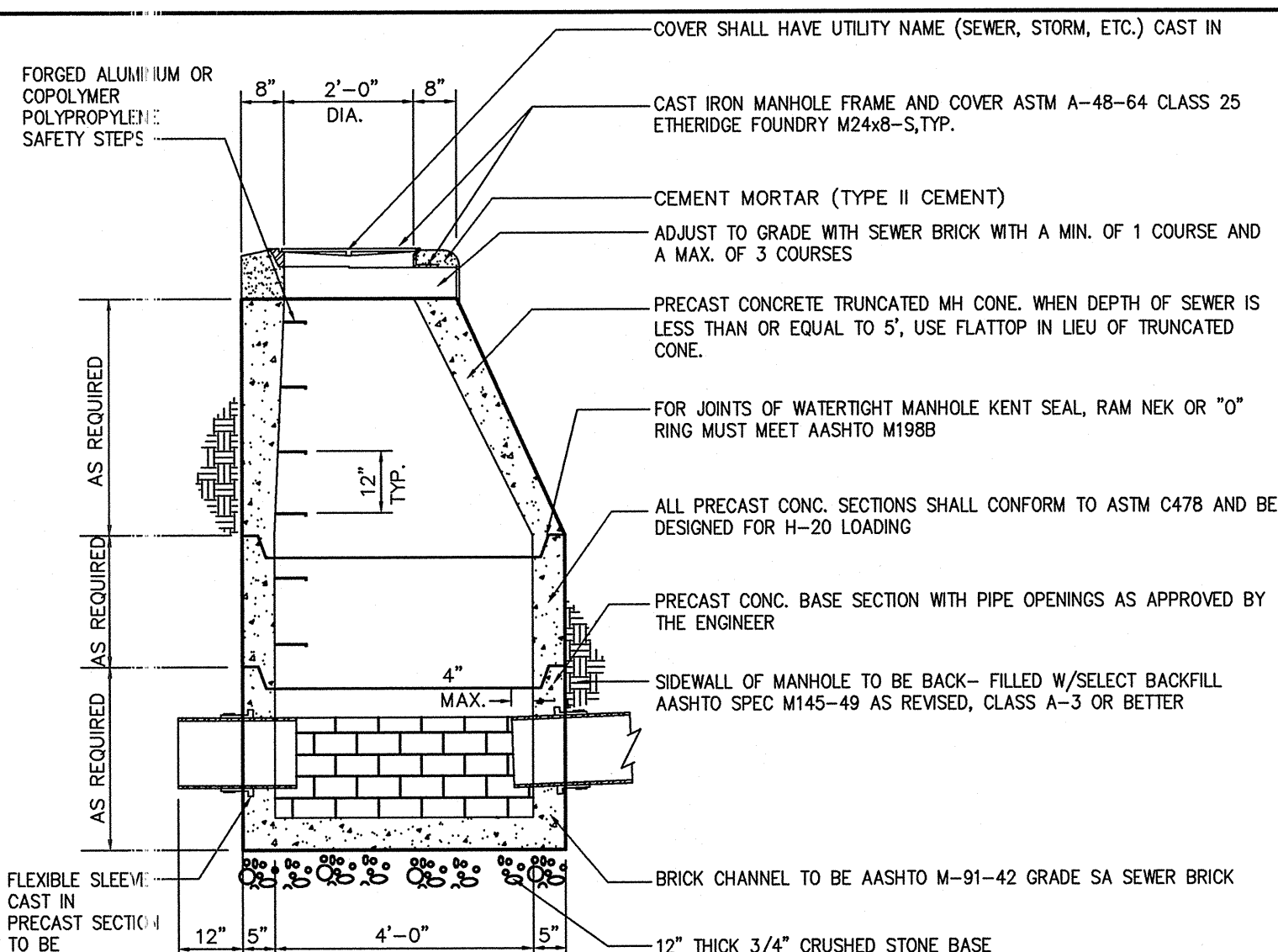
SCHEDULE OF BASE BACKFILL				
TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
CONCRETE	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	12	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
CMP	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER



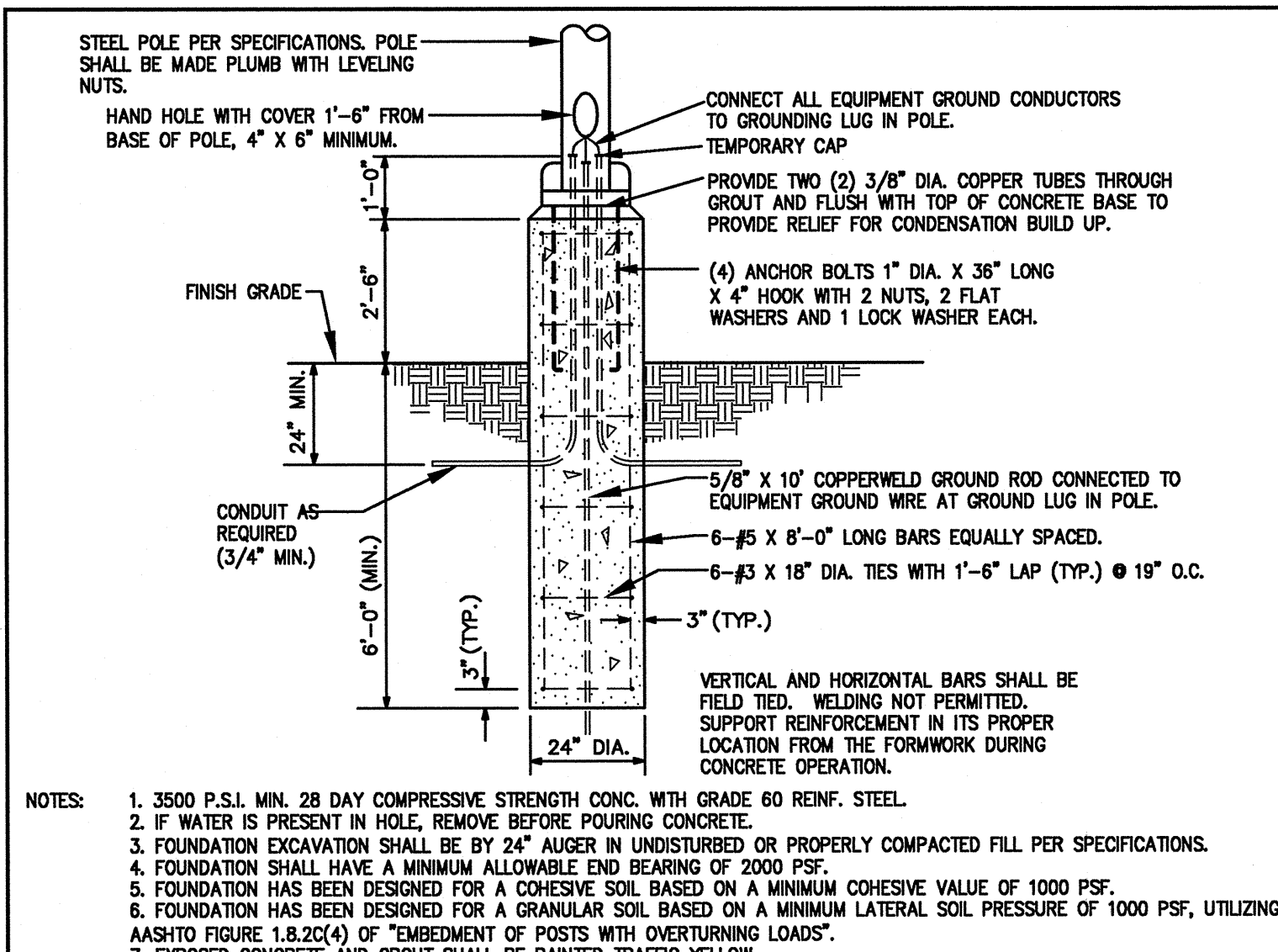
20' ADS WATER QUALITY UNIT STANDARD FAB DETAIL
N.T.S.



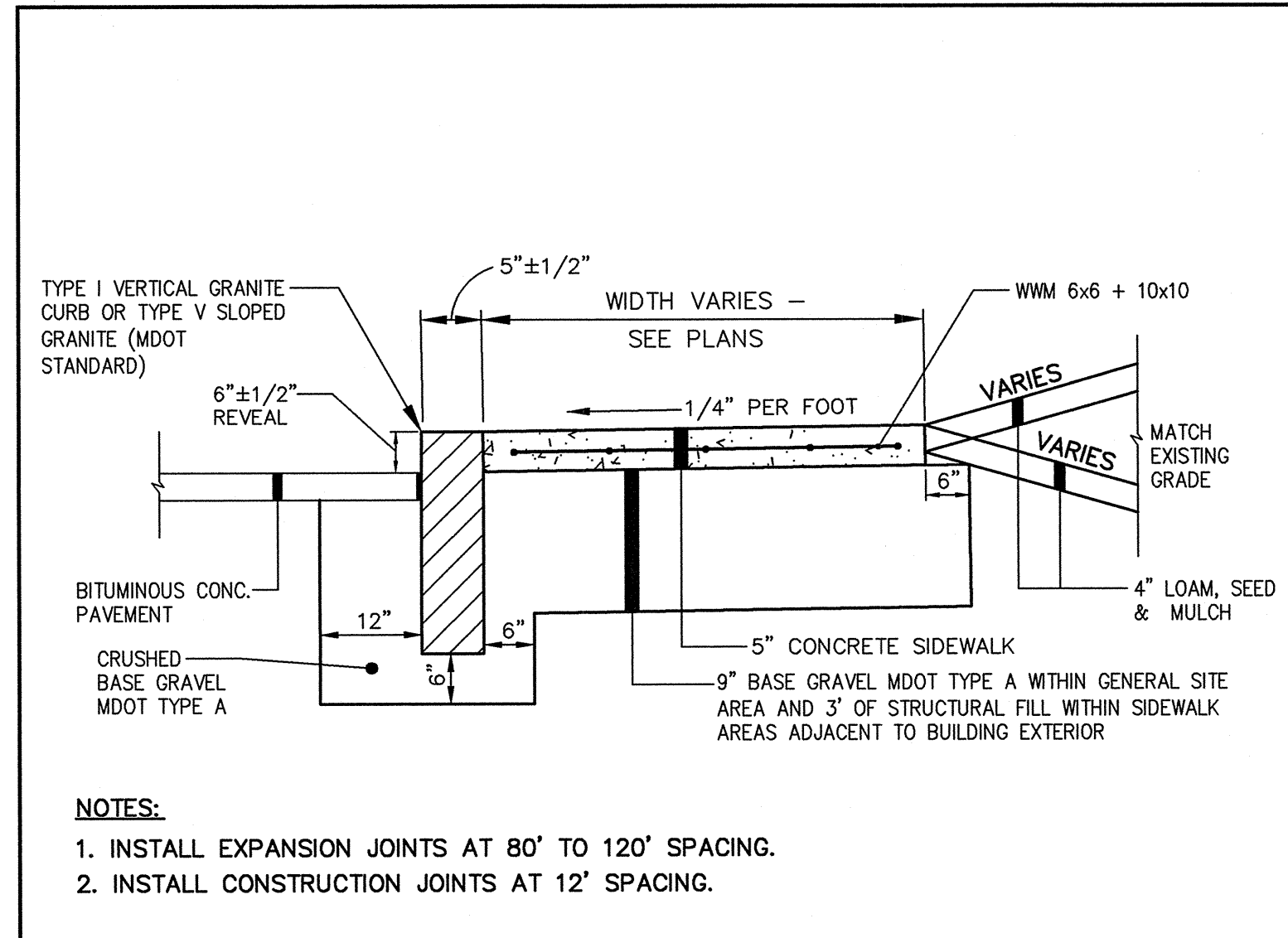
4'-0" PRECAST CATCH BASIN
N.T.S.



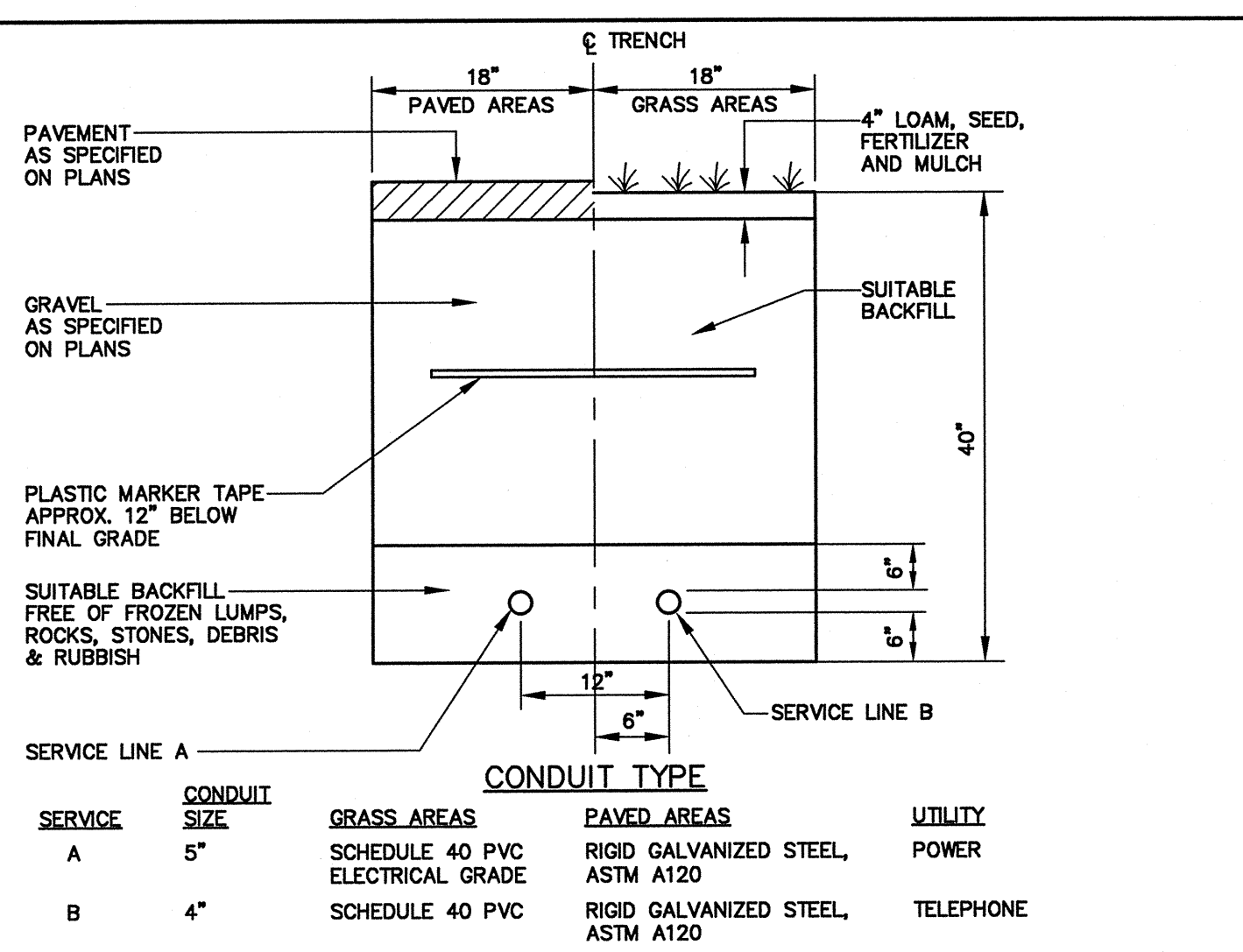
4'-0" PRECAST MANHOLE
N.T.S.



TYPICAL PARKING LOT LIGHTING POLE FOUNDATION
N.T.S.

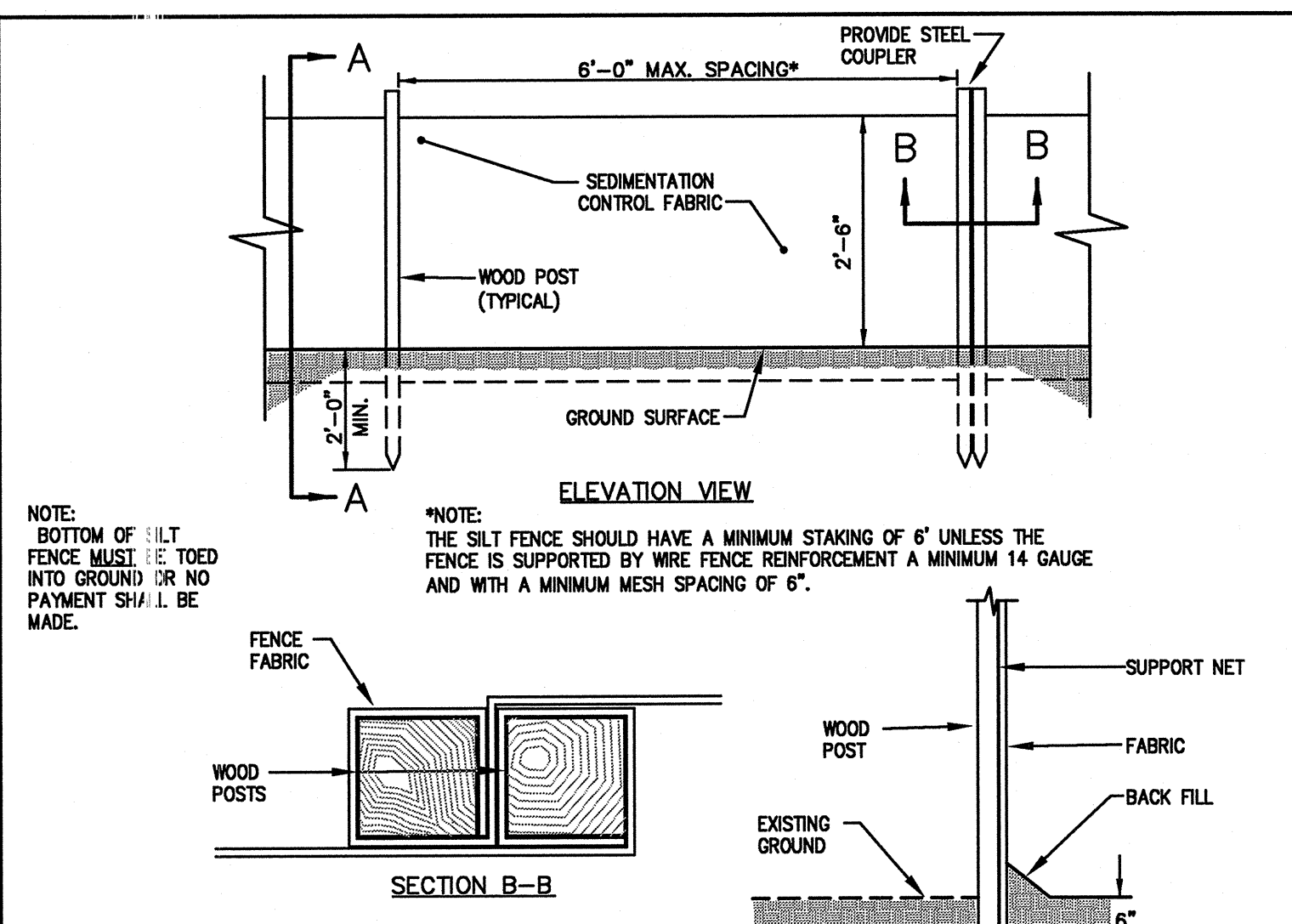


CONCRETE SIDEWALK DETAIL
N.T.S.

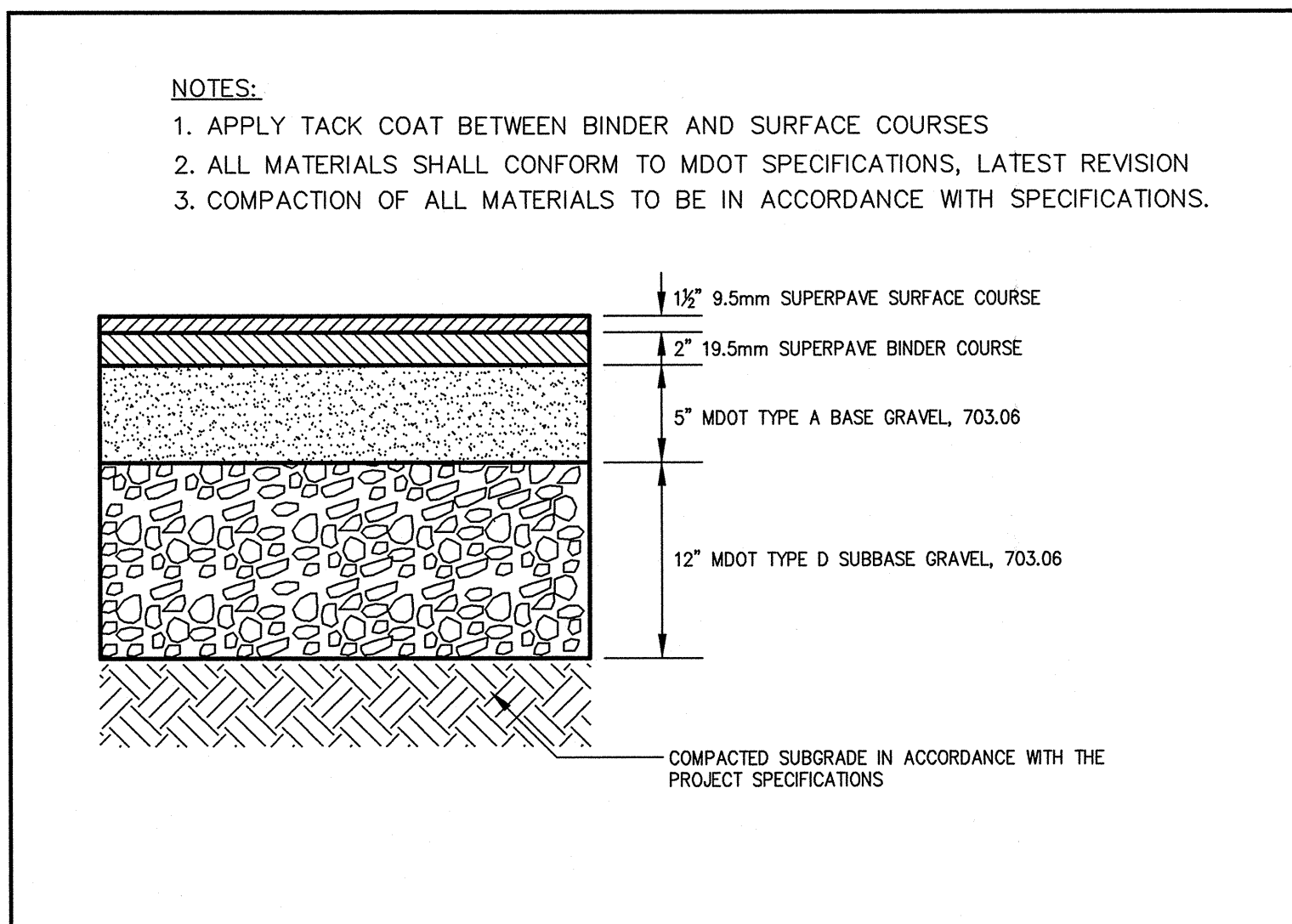


UTILITY TRENCH DETAIL
N.T.S.

SERVICE	CONDUIT SIZE	CONDUIT TYPE		
		GRASS AREAS	PAVED AREAS	UTILITY
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE



SILTATION FENCE DETAIL
N.T.S.

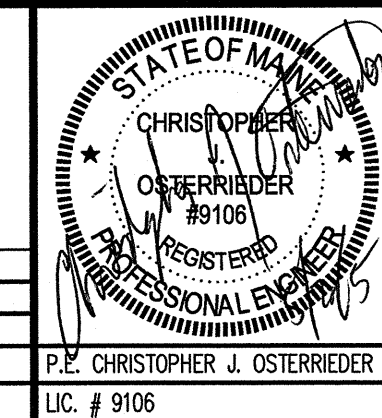


TYPICAL PAVEMENT SECTION
N.T.S.

G:\2498(dwg)\PERMIT SET\2498-DET.dwg, SHEET 7, 5/20/2005 4:45:15 PM, Jordan

PERMIT SET

REV	DATE	DESCRIPTION
3	05/12/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
2	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
1	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING



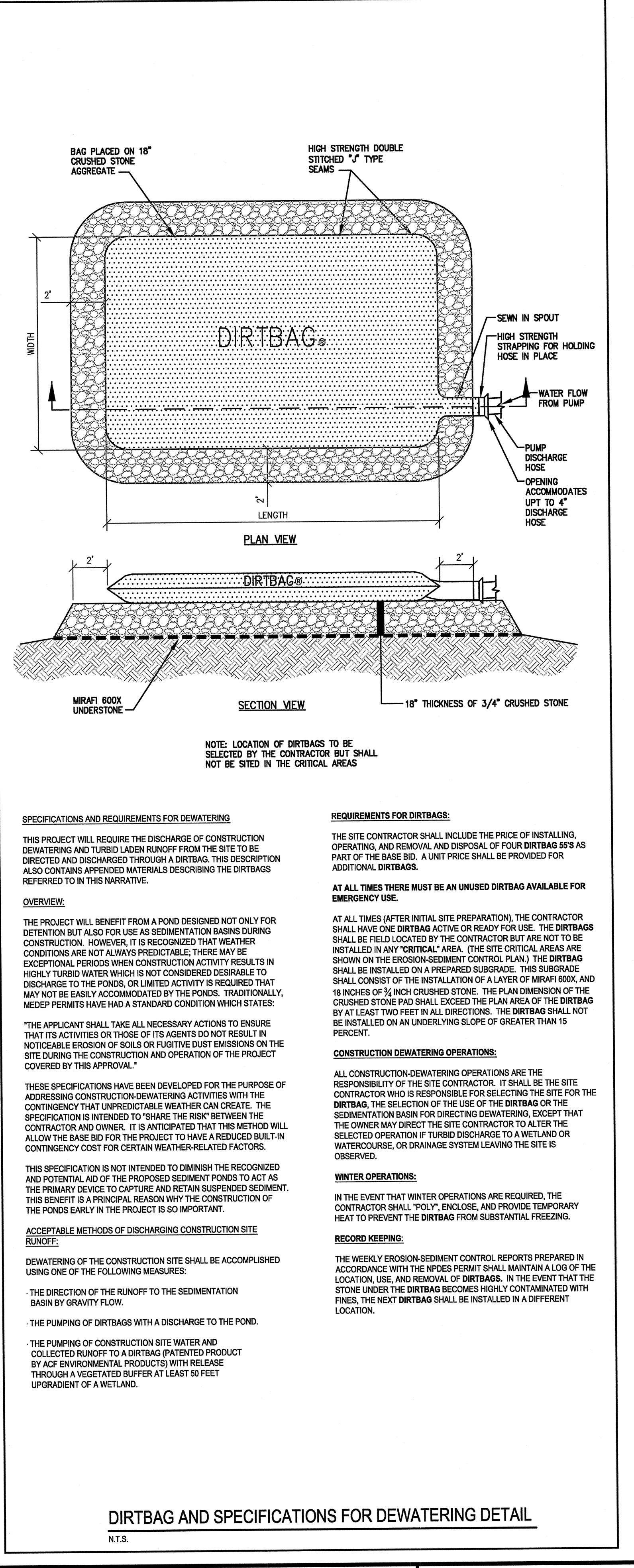
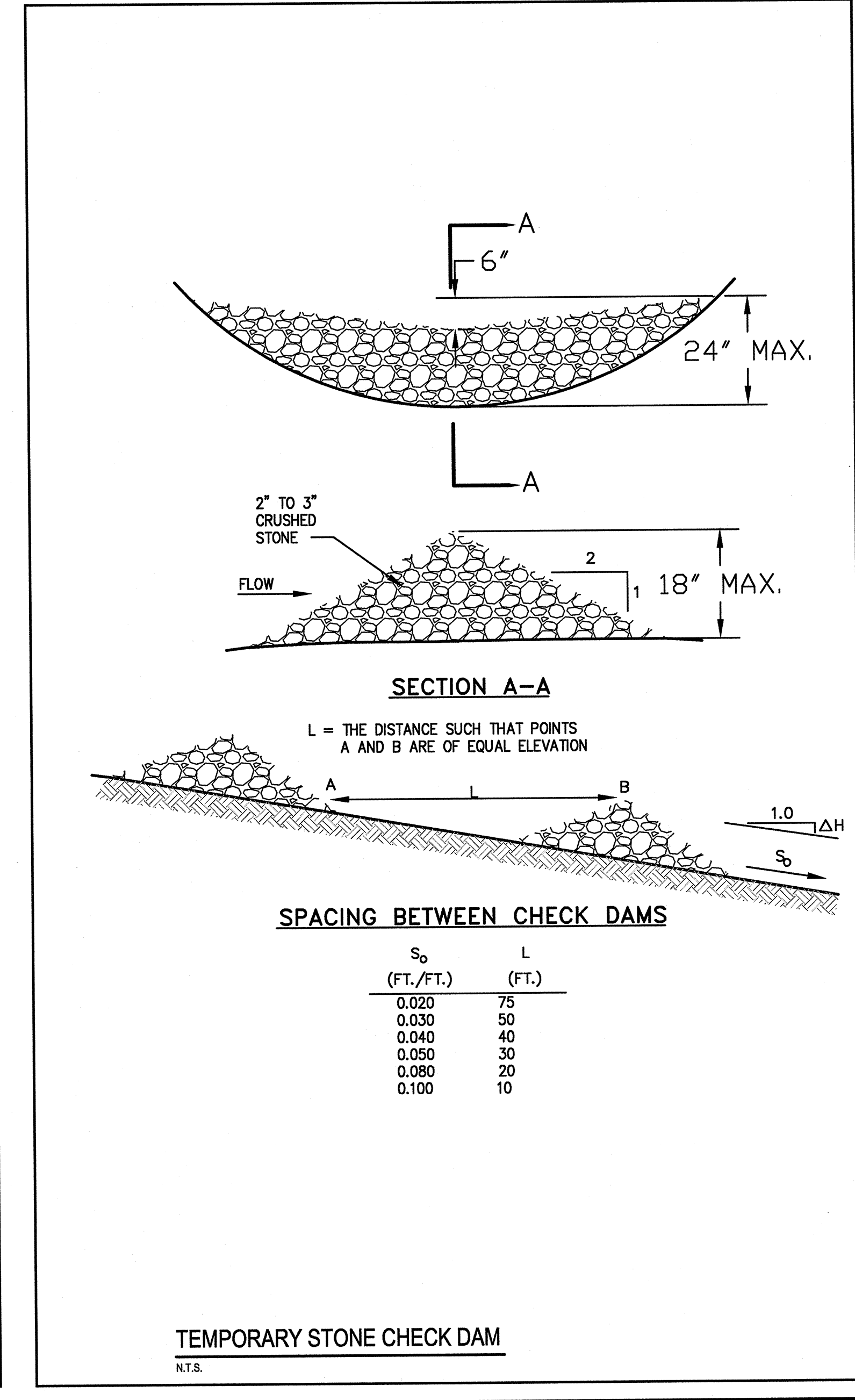
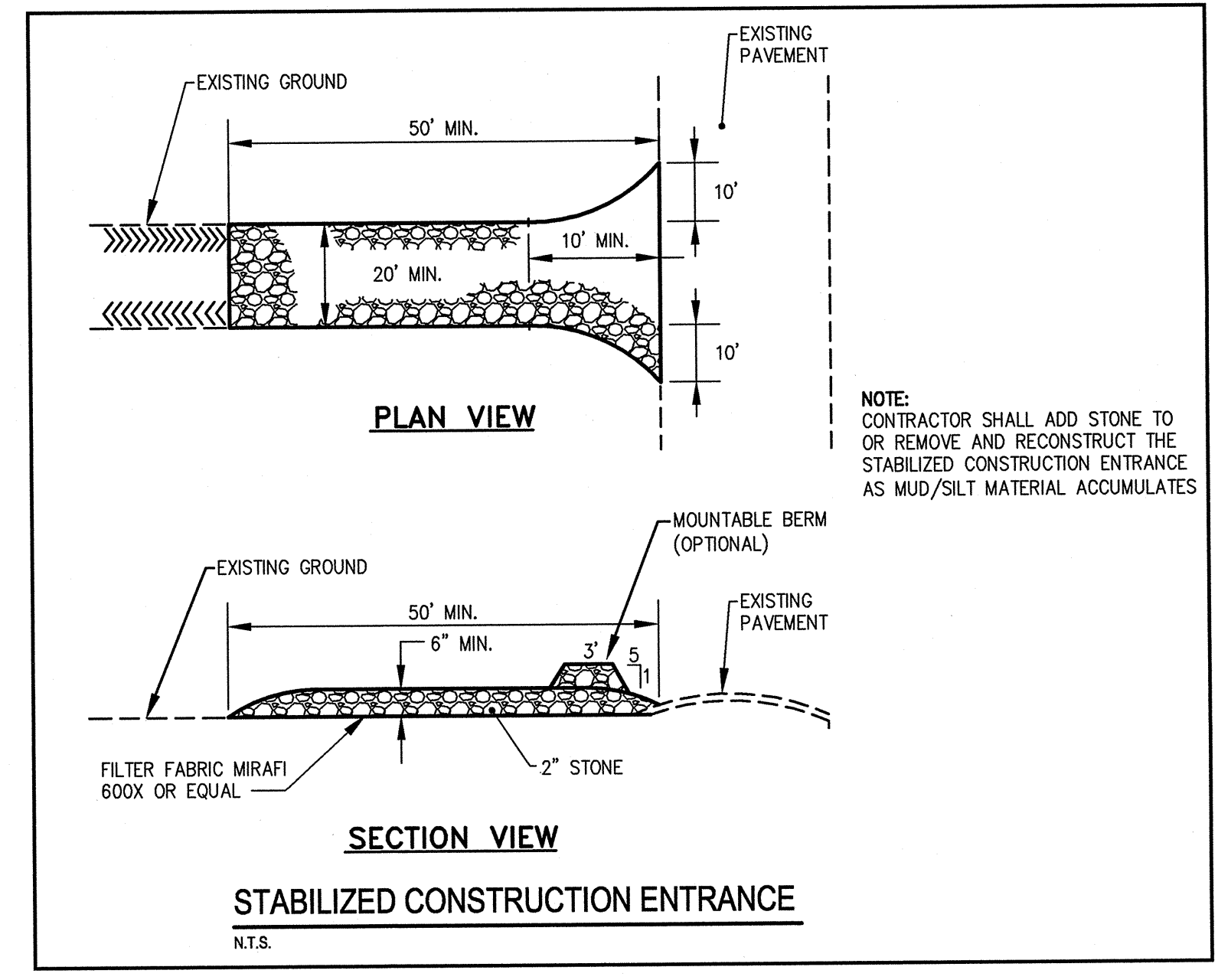
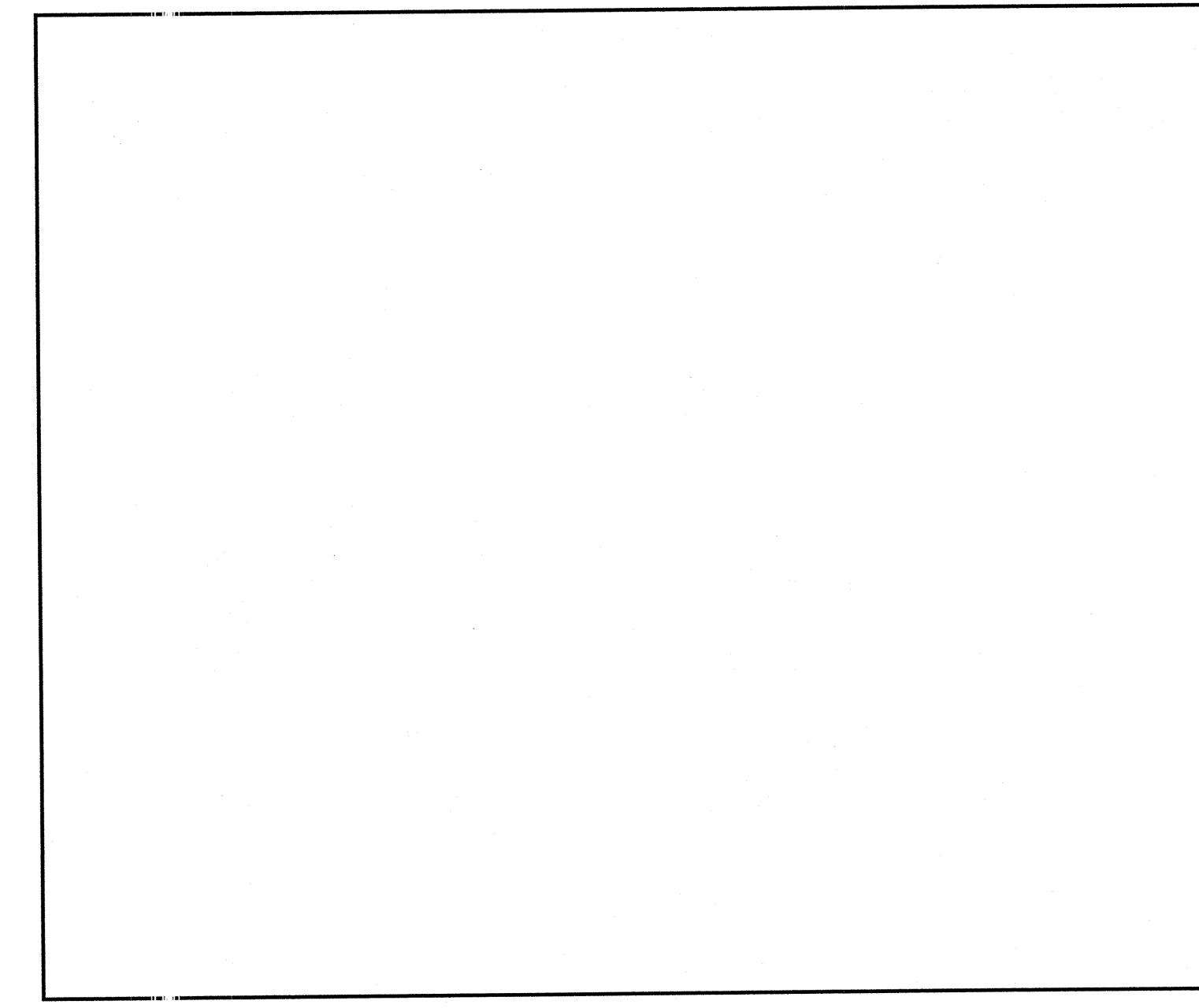
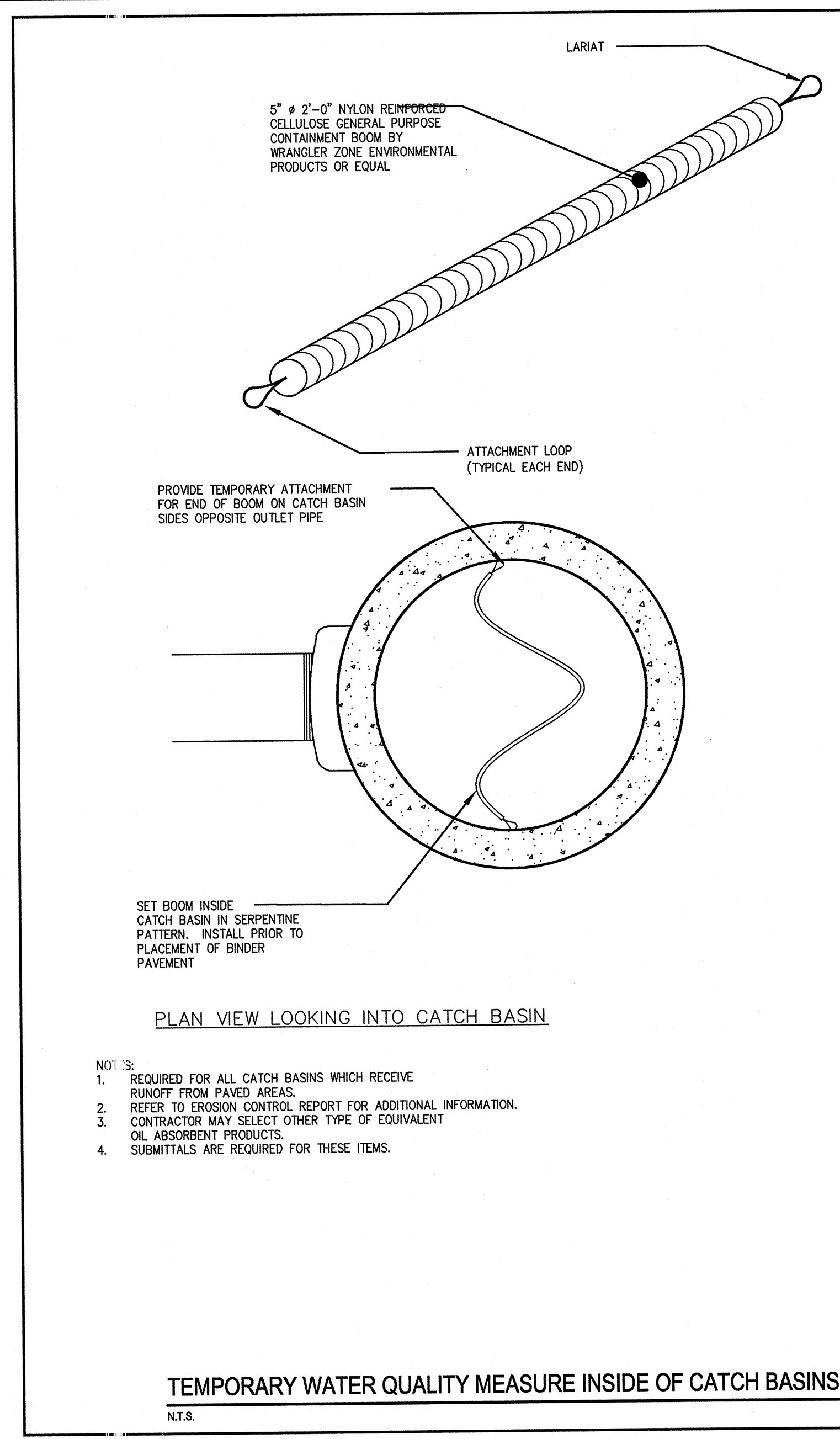
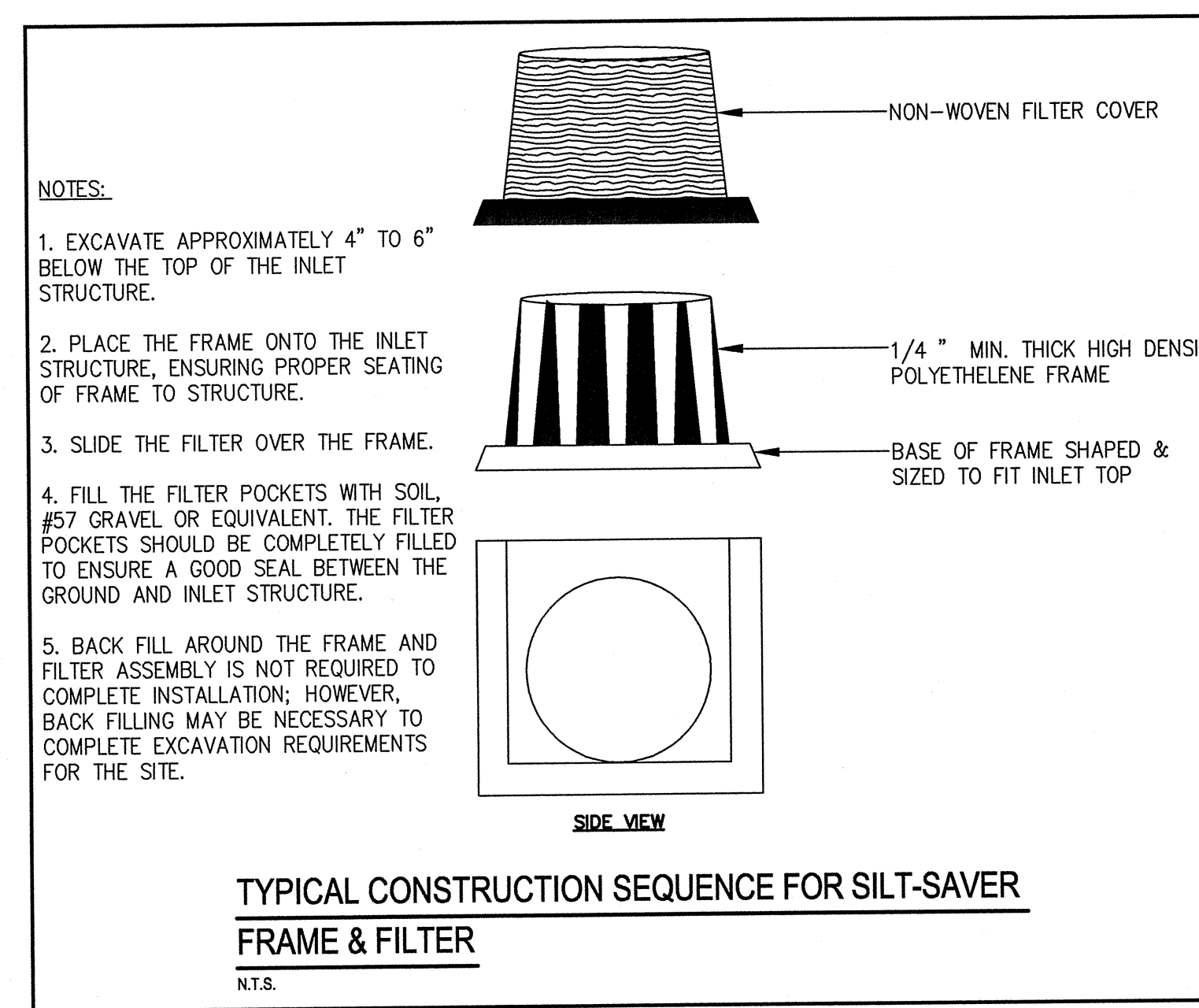
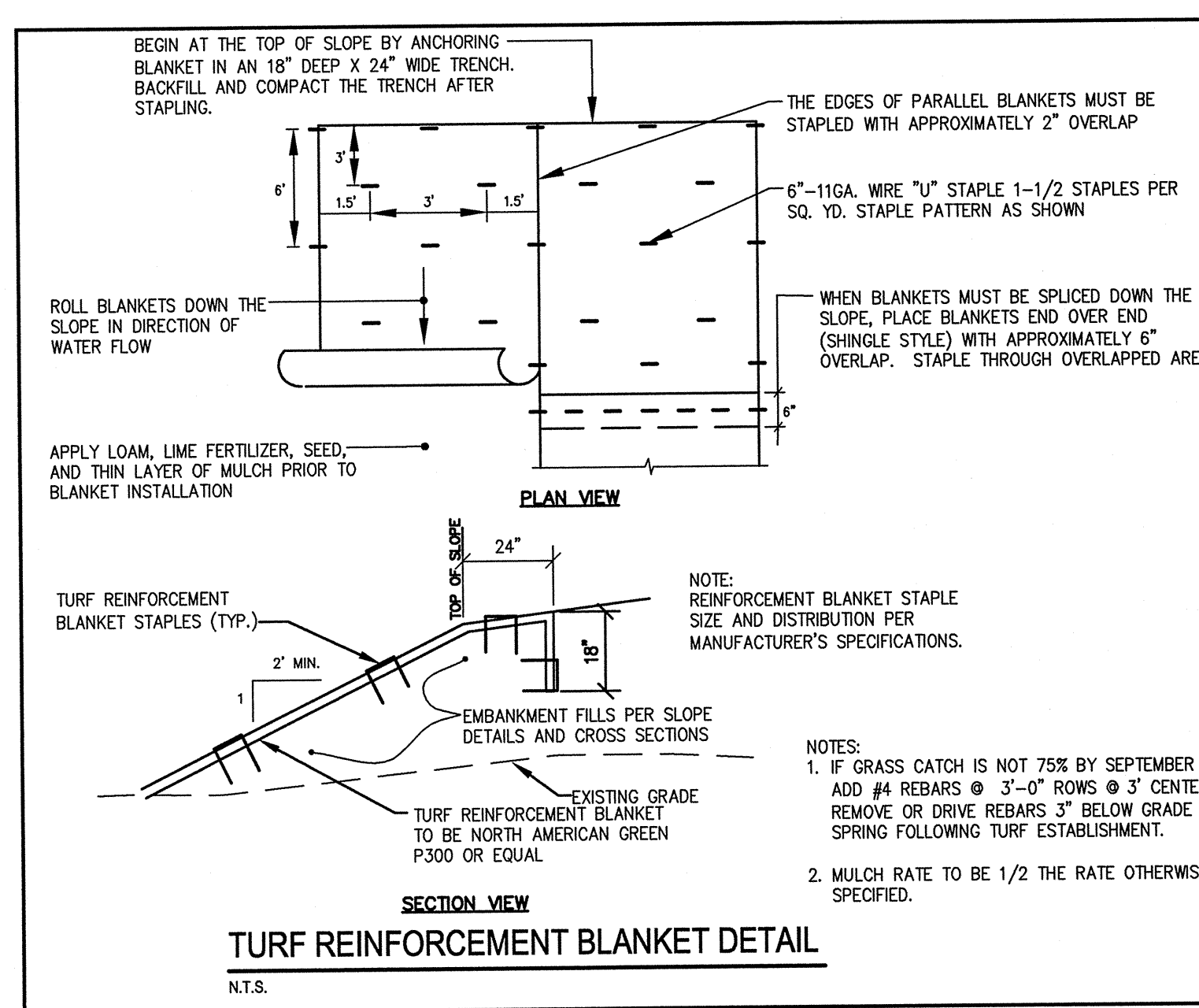
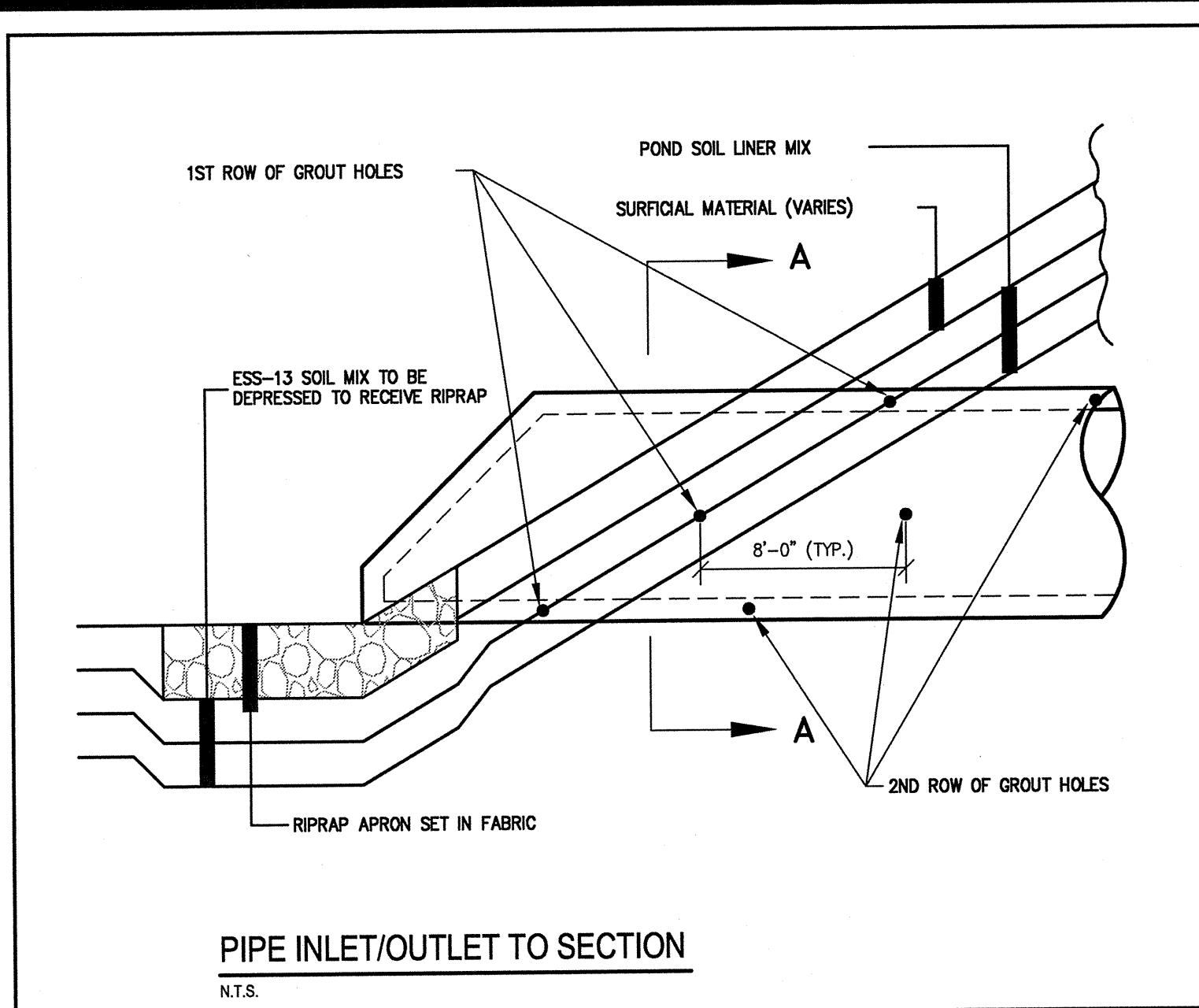
PROJECT
50 SEWALL STREET OFFICE BUILDING

SHEET TITLE
MISCELLANEOUS DETAILS

CLIENT
OLYMPIA EQUITY INVESTORS II, LLC

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

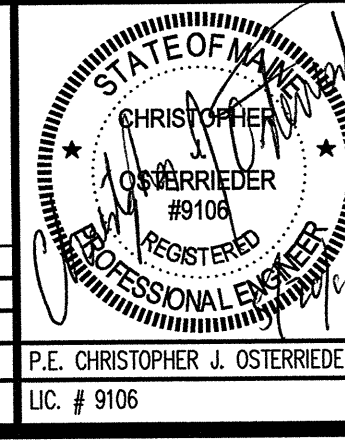
DRAWN: DED DATE: DEC. 2004
DESIGNED: CJO SCALE: N.T.S.
CHECKED: CJO JOB NO. 2498
FILE NAME: 2498-DET
SHEET **C-7**



G:\2498\dwg\PERMIT SET\2498-DET.dwg, SHEET 8, 5/20/2005 4:44:11 PM, jordan

PERMIT SET

REV	DATE	DESCRIPTION
3	05/12/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
2	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
1	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING



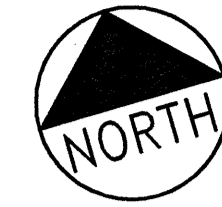
PROJECT
50 SEWALL STREET OFFICE BUILDING

SHEET TITLE
MISCELLANEOUS DETAILS



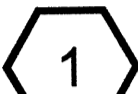
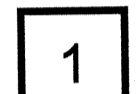





CLIENT
OLYMPIA EQUITY INVESTORS II, LLC

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04108
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: DED DATE: DEC. 2004
DESIGNED: CJO SCALE: N.T.S.
CHECKED: CJO JOB NO. 2498
FILE NAME: 2498-DET
SHEET C-8



WATERSHED LEGEND

-  WATERSHED BOUNDARY
-  WATERSHED FLOW PATH
-  SUBCATCHMENT
-  REACH
-  SHEET FLOW
-  SHALLOW CONCENTRATED FLOW
-  CHANNEL FLOW
-  CIRCULAR CHANNEL
-  POND

SEWALL STREET POSTED SPEED
LIMIT 25 MILES PER HOUR

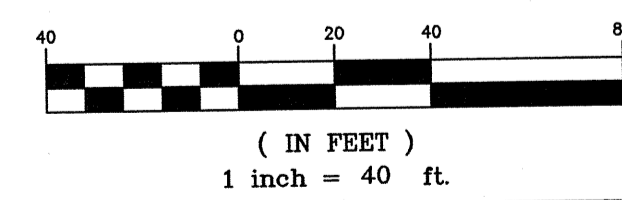
SEWALL STREET

CONGRESS STREET

DOUBLETREE HOTEL

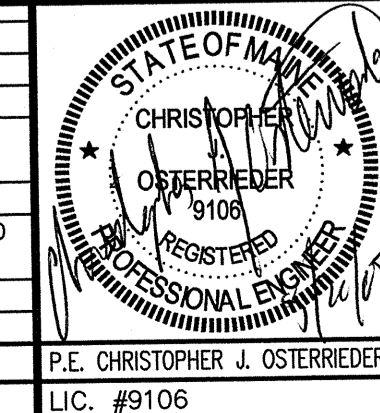
MAP 190 LOT L-1

GRAPHIC SCALE




PERMIT SET

REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MDOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW


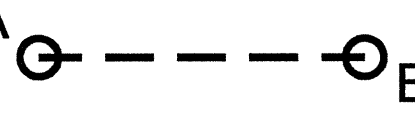









PROJECT	50 SEWALL STREET OFFICE BUILDING
SHEET TITLE	PREWATERSHED PLAN
CLIENT	OLYMPIA EQUITY INVESTORS II, LLC

	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	
	DRAWN: LECJ	DATE: DEC. 2004
	DESIGNED: CJO	SCALE: 1" = 40'
	CHECKED: CJO	JOB NO. 2498
FILE NAME: 2498-SP	SHEET: W-1	



WATERSHED LEGEND

-  WATERSHED BOUNDARY
-  WATERSHED FLOW PATH
-  SUBCATCHMENT
-  REACH
-  SHEET FLOW
-  SHALLOW CONCENTRATED FLOW
-  CHANNEL FLOW
-  CIRCULAR CHANNEL
-  POND

SEWALL STREET POSTED SPEED
LIMIT 25 MILES PER HOUR

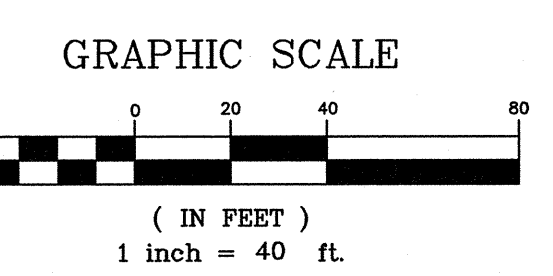
SEWALL STREET

CONGRESS STREET

DOUBLETREE HOTEL

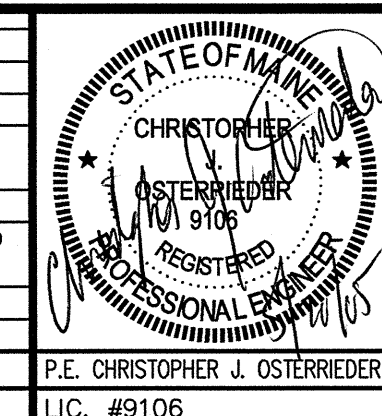


MAP 190 LOT L-1




PERMIT SET

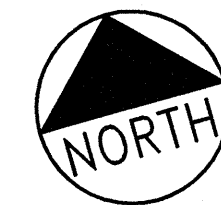
REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MDOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



PROJECT	50 SEWALL STREET OFFICE BUILDING	
SHEET TITLE	POSTWATERSHED PLAN	
CLIENT	OLYMPIA EQUITY INVESTORS II, LLC	

 DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.778.1101 WWW.DELUCAHOFFMAN.COM	DRAWN:	LECJ	DATE:	DEC. 2004
	DESIGNED:	CJO	SCALE:	1" = 40'
	CHECKED:	CJO	JOB NO.:	2498
	FILE NAME:	2498-SP		
	SHEET	W-2		

G:\2498\dwg\PERMIT SET\2498-SP.dwg, POST-WATERSHED, 5/20/2005 4:47:54 PM, jordan



USE	PARKING REQUIRED	PARKING PROVIDED
BANK	80	80
HOTEL	225	156 DEDICATED 118 SHARED = 274 TOTAL
OFFICE (1:334)	116	209
TOTAL	421	445 DEDICATED 118 SHARED

NOTES:

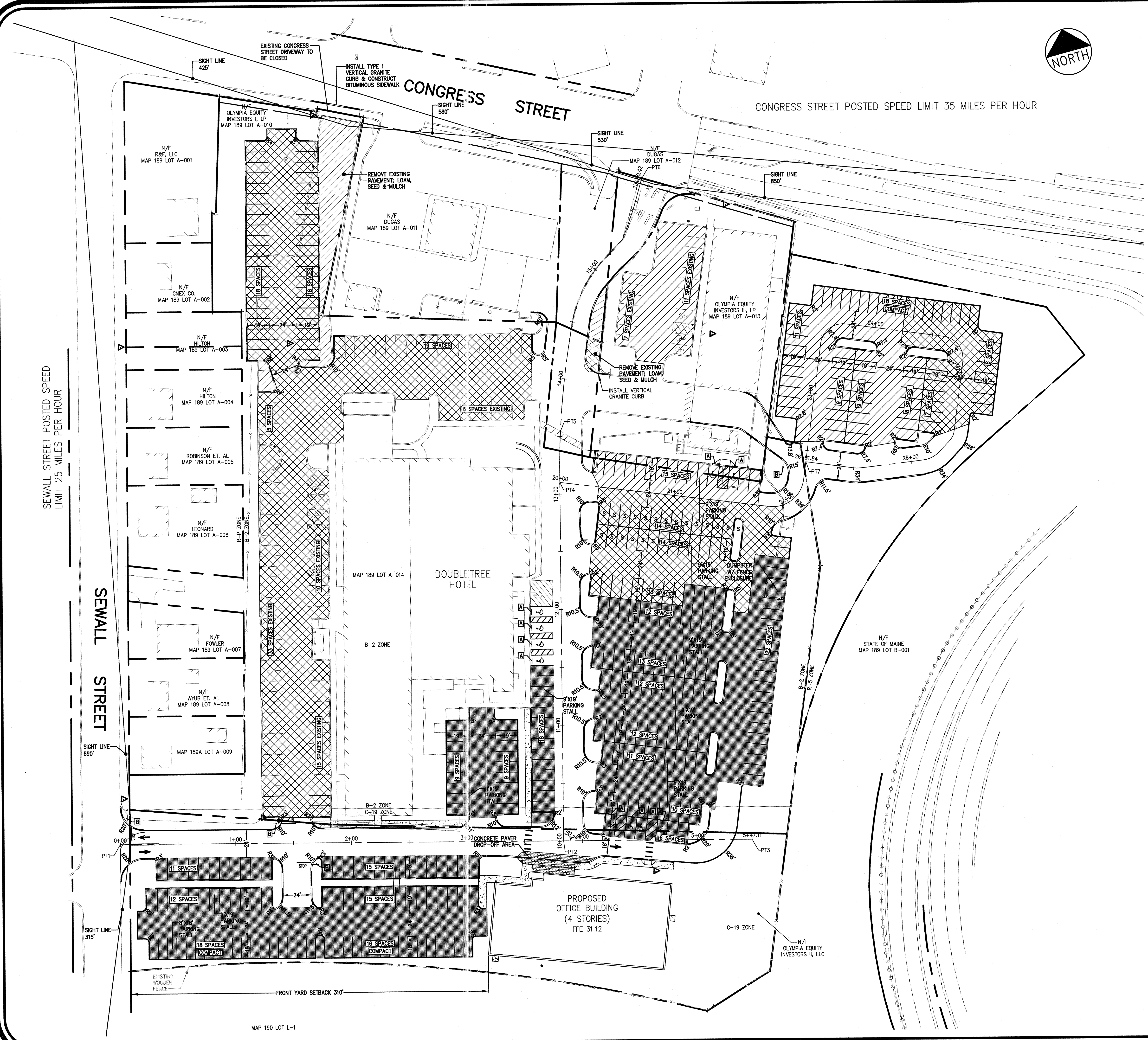
1. SPACES MARKED WITH 'S' ARE SHARED SPACES BETWEEN OEI 1 & OEI III.
2. 98 OF THE 116 SPACES DESIGNATED FOR 50 SEWALL STREET OFFICE BUILDING ARE TO BE MADE AVAILABLE TO OEI 1 DURING NON-BUSINESS HOURS (6PM TO 7AM).

SEWALL STREET POSTED SPEED LIMIT 25 MILES PER HOUR

SEWALL STREET

MAP 190 LOT L-1

G:\2498\dwg\PERMIT SET\2498-PARKING.dwg, PARKING, 5/20/2005 4:41:43 PM, Jordan



CONGRESS STREET POSTED SPEED LIMIT 35 MILES PER HOUR

50 SEWALL STREET OFFICE BUILDING

PORTLAND, MAINE

PARKING PLAN

APRIL 22, 2005

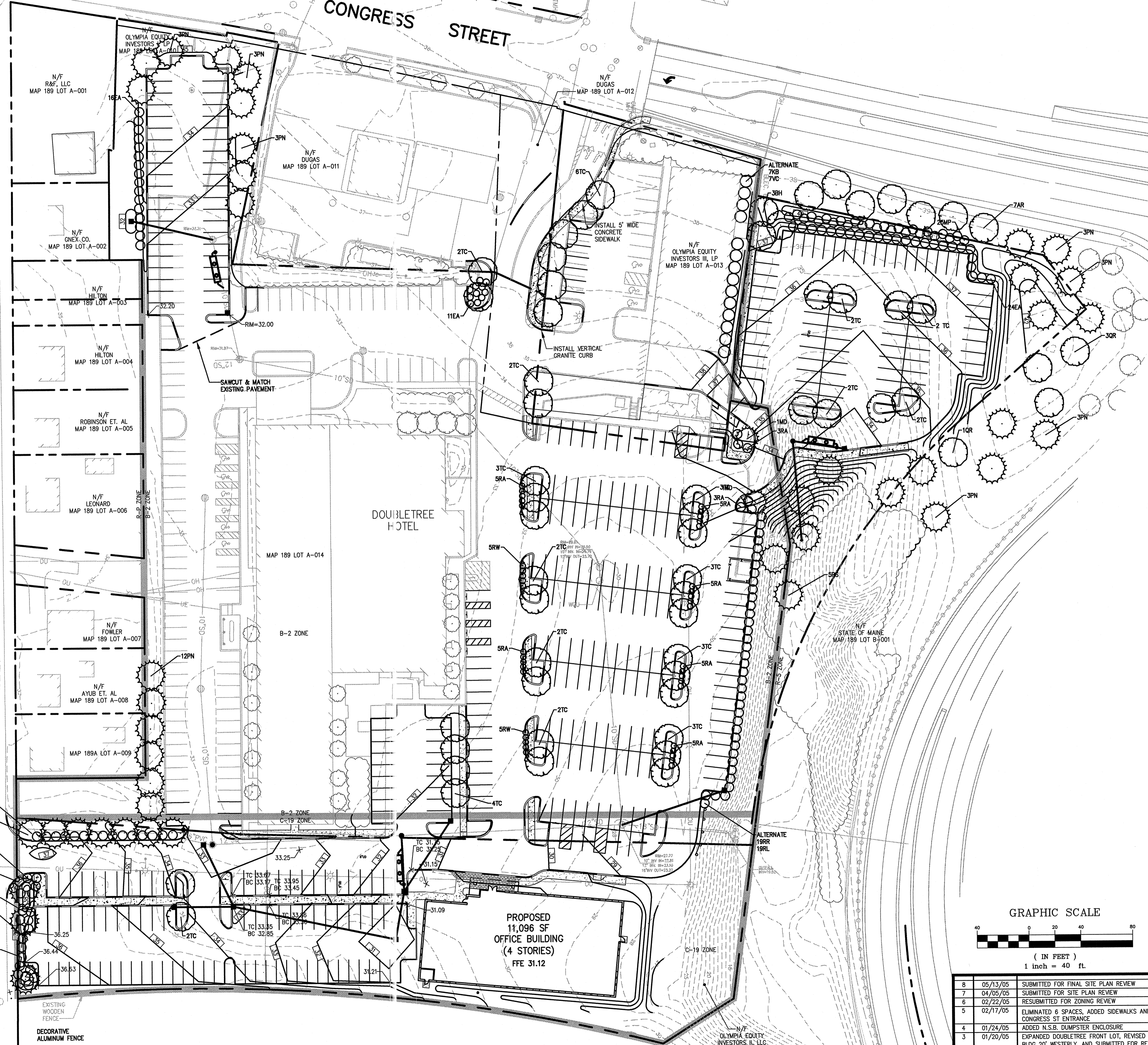




CONGRESS STREET

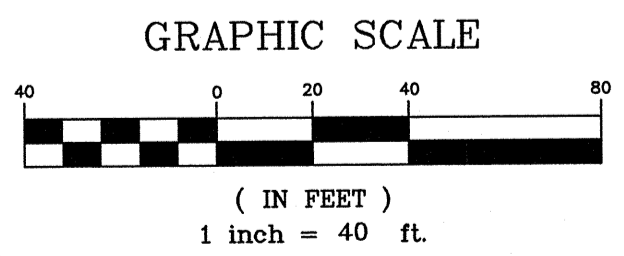
SEWALL STREET POSTED SPEED
LIMIT 25 MILES PER HOUR

SEWALL STREET



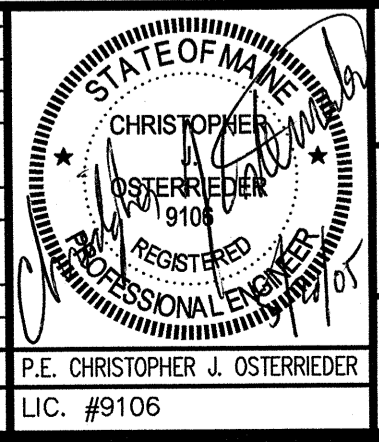
DOUBLETREE HOTEL

PROPOSED
11,096 SF
OFFICE BUILDING
(4 STORIES)
FFE 31.12



PERMIT SET

REV	DATE	DESCRIPTION	REVISIONS
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW	
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW	
6	02/22/05	RESUBMITTED FOR ZONING REVIEW	
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE	
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE	
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING	
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING	
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW	



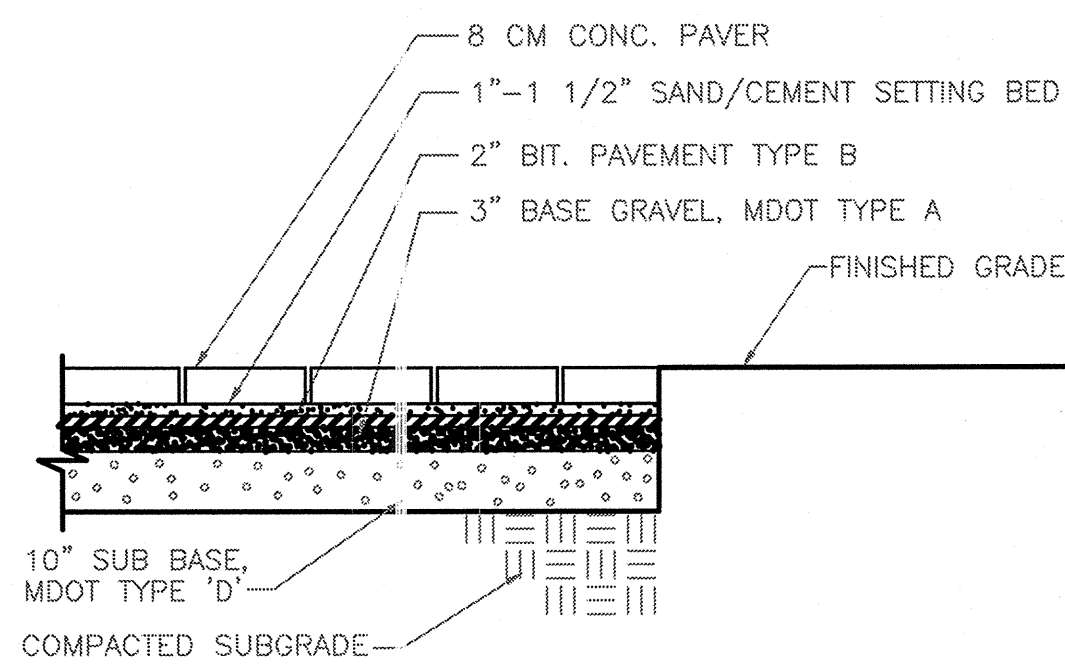
PROJECT
50 SEWALL STREET OFFICE BUILDING

SHEET TITLE
LANDSCAPING PLAN

CLIENT
OLYMPIA EQUITY INVESTORS II, LLC

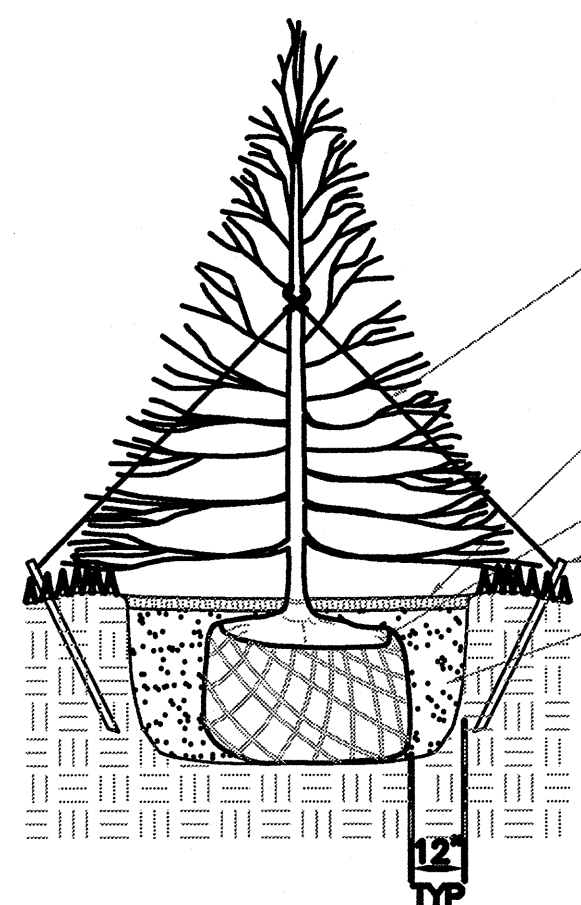
DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.751.1101
WWW.DELUCAHOFFMAN.COM

DRAWN: LECJ DATE: DEC. 2004
DESIGNED: CJO SCALE: 1" = 40'
CHECKED: CJO JOB NO. 2498
FILE NAME: 2498-SP
SHEET LP101



L4 CONC. PAVER DETAIL

N.T.S. *



GUY ALL EVERGREEN TREES GREATER THAN 6\"/>

2-PLY REINFORCED RUBBER HOSE (1/2\"/>

3\"/>

REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.

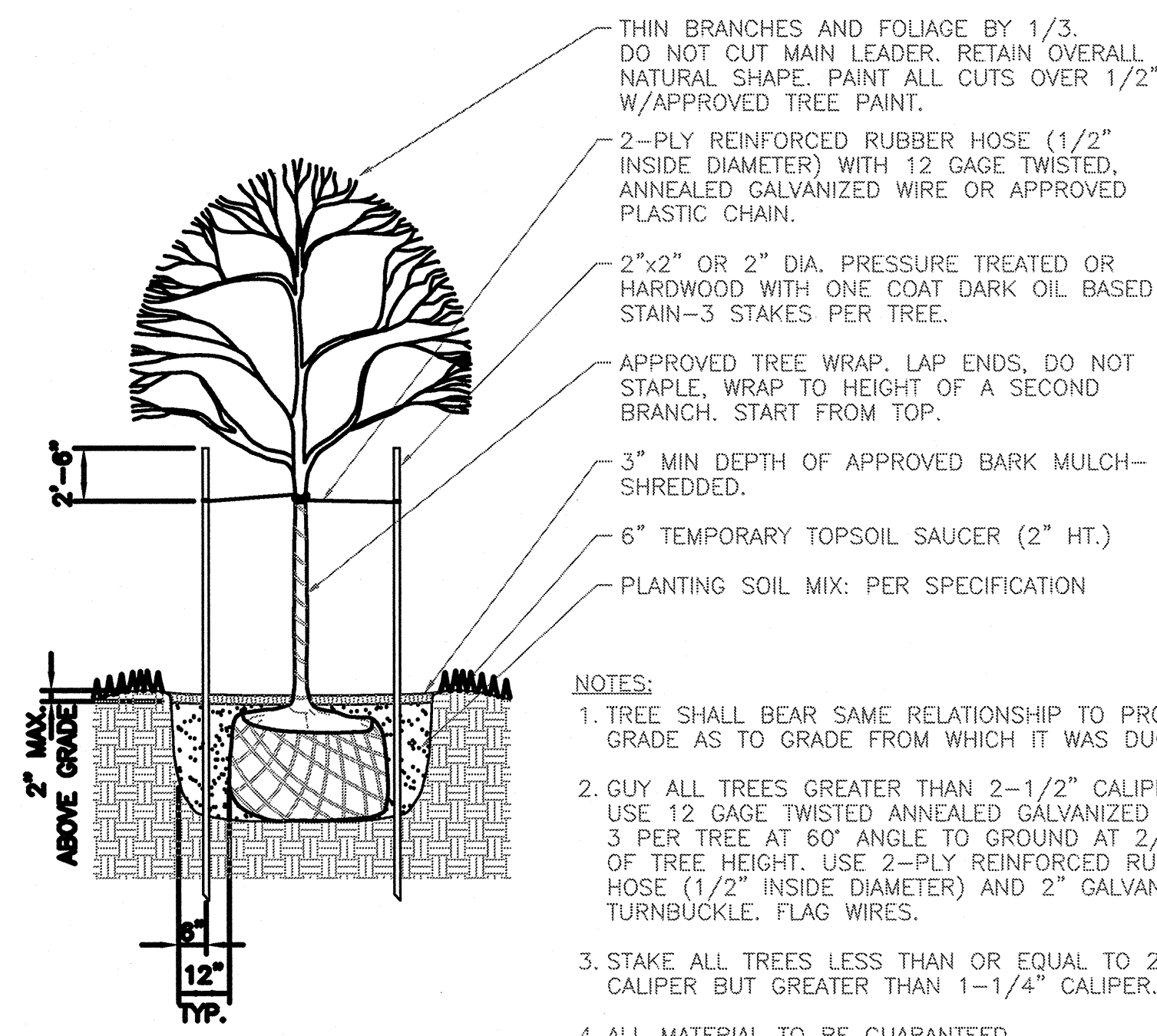
2\"/>

PLANTING SOIL MIX: PER SPECIFICATIONS

NOTES:

1. TREE SHALL BEAR SAME RELATIONSHIP TO PROPOSED GRADE AS TO GRADE FROM WHICH IT WAS DUG.

2. ALL MATERIAL TO BE GUARANTEED.



THIN BRANCHES AND FOLIAGE BY 1/3. DO NOT CUT MAIN LEADER. RETAIN OVERALL NATURAL SHAPE. PAINT ALL CUTS OVER 1/2\"/>

2-PLY REINFORCED RUBBER HOSE (1/2\"/>

2\"/>

APPROVED TREE WRAP. LAP ENDS, DO NOT STAPLE, WRAP TO HEIGHT OF A SECOND BRANCH. START FROM TOP.

3\"/>

6\"/>

PLANTING SOIL MIX: PER SPECIFICATION

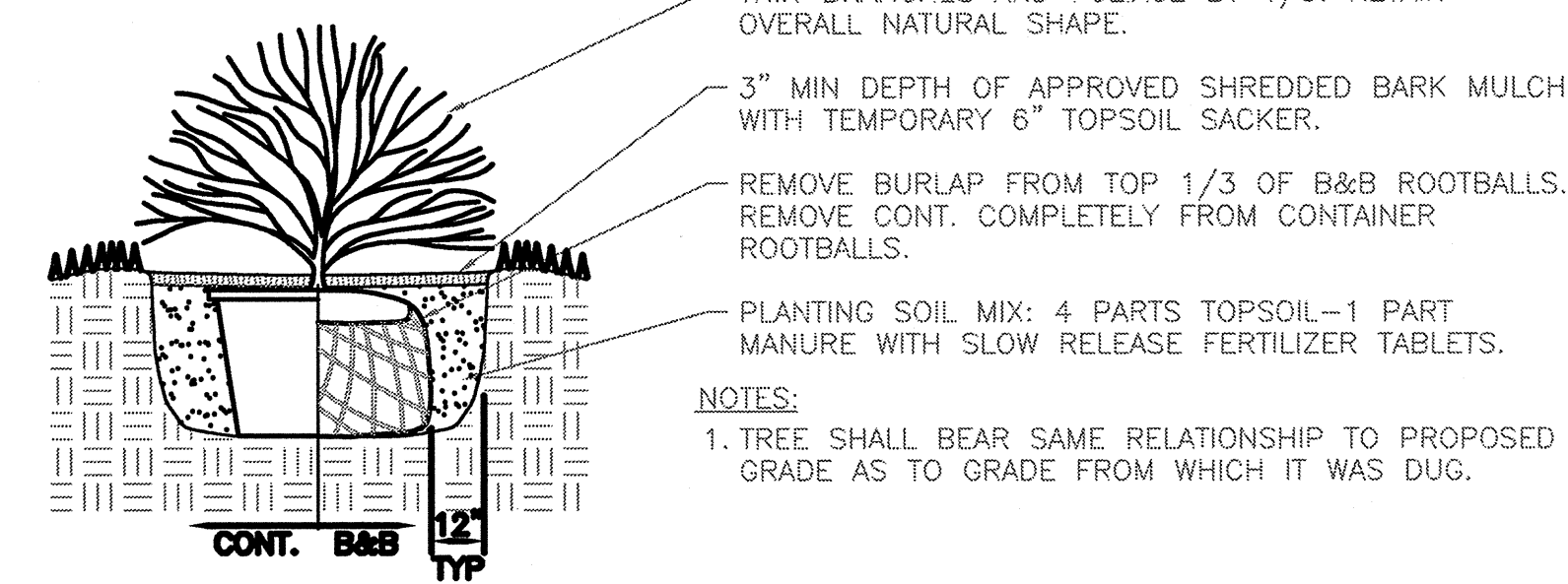
NOTES:

1. TREE SHALL BEAR SAME RELATIONSHIP TO PROPOSED GRADE AS TO GRADE FROM WHICH IT WAS DUG.

2. GUY ALL TREES GREATER THAN 2-1/2\"/>

3. STAKE ALL TREES LESS THAN OR EQUAL TO 2-1/2\"/>

4. ALL MATERIAL TO BE GUARANTEED.



L12 SHRUB PLANTING DETAIL

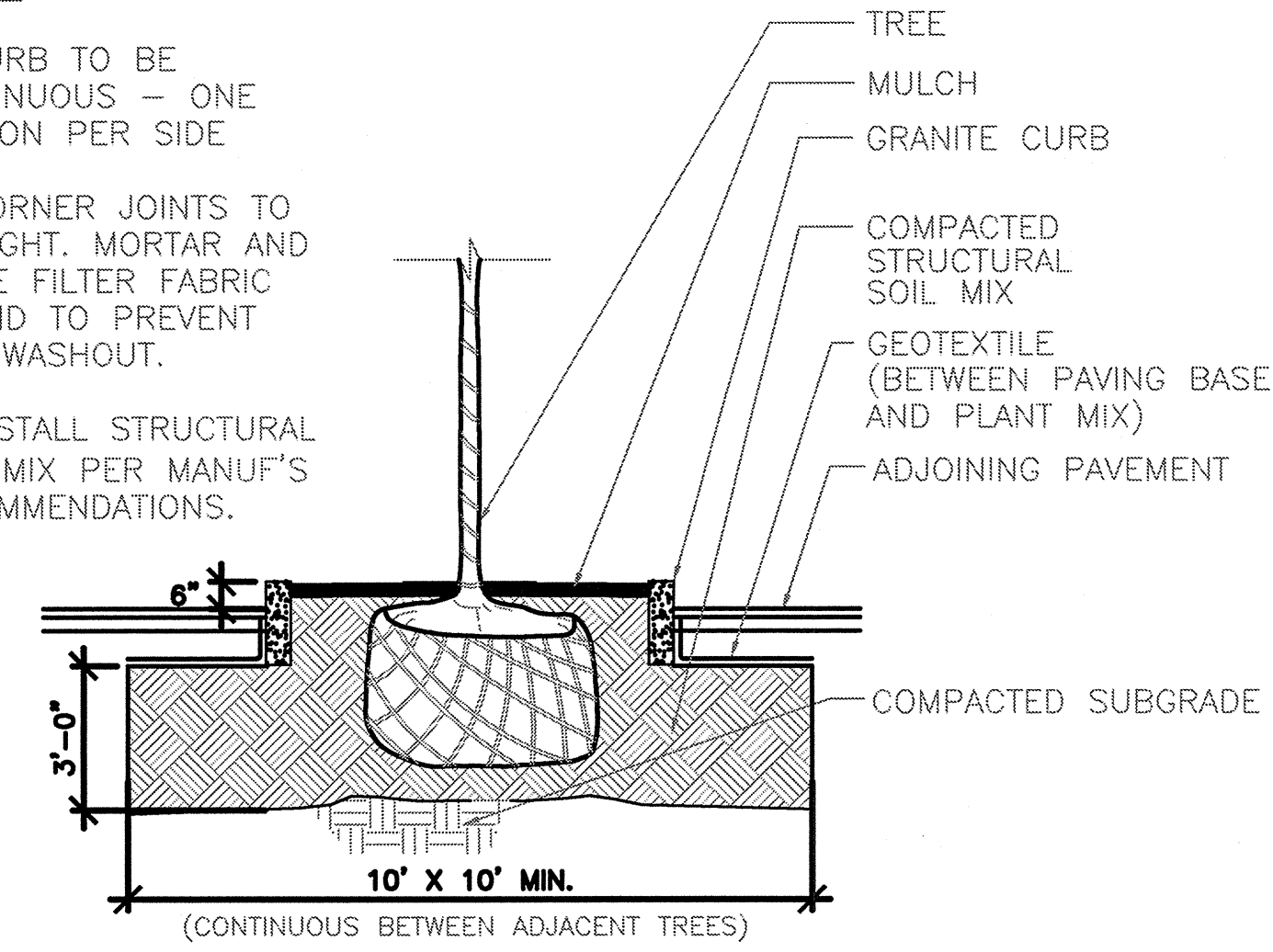
N.T.S. *

NOTES:

1. CURB TO BE CONTINUOUS - ONE SECTION PER SIDE

2. CORNER JOINTS TO BE TIGHT. MORTAR AND PLACE FILTER FABRIC BEHIND TO PREVENT SOIL WASHOUT.

3. INSTALL STRUCTURAL SOIL MIX PER MANUF'S RECOMMENDATIONS.



G1 *

*

G4

EVERGREEN TREE PLANTING DETAIL

N.T.S. *

G8

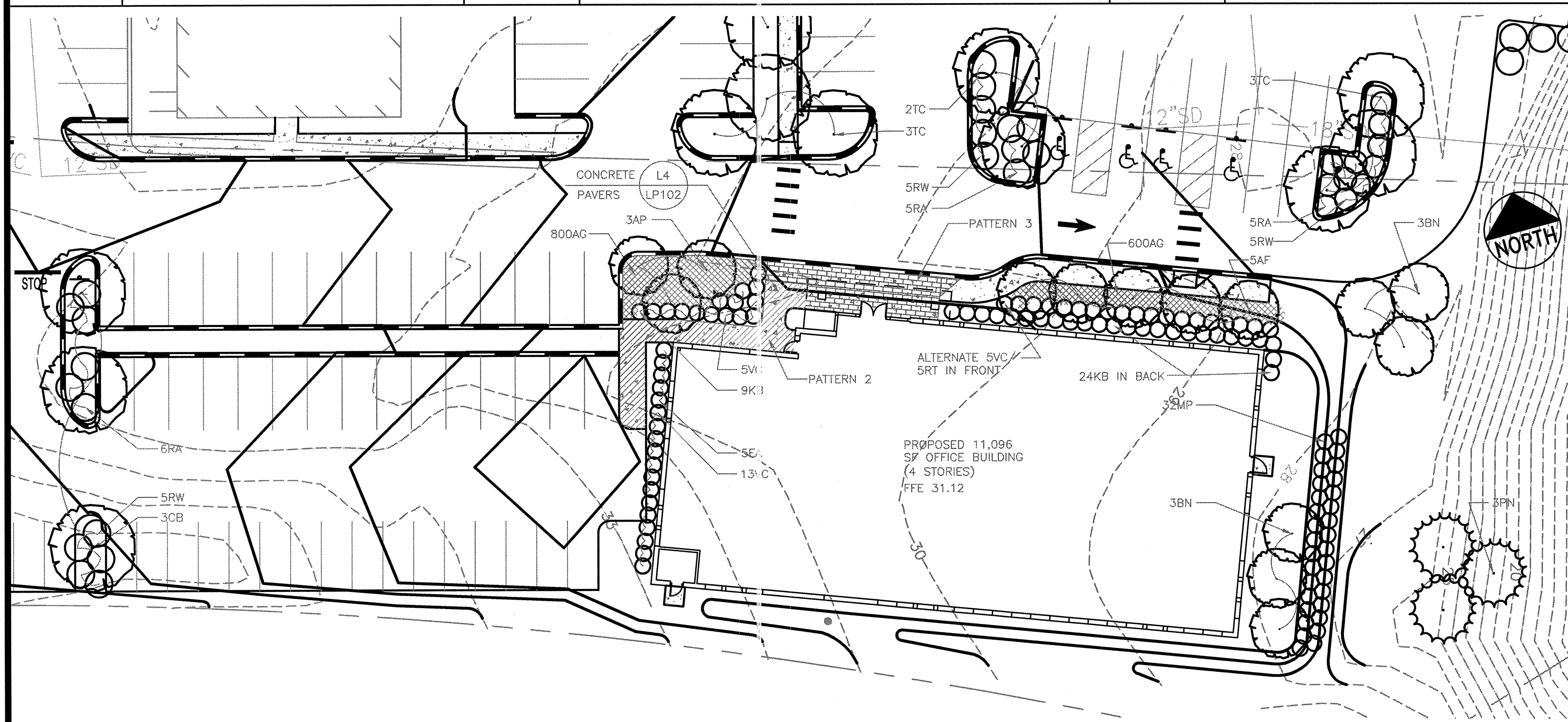
DECIDUOUS TREE PLANTING DETAIL

N.T.S. *

G12

RAISED CURB TREE PLANTING DETAIL

N.T.S. *



PLANT LIST				
MARK	SCIENTIFIC NAME / COMMON NAME	SIZE CAL.	SIZE HT.	ROOT
TC	TILIA CORDATA 'BAILEY' / SHAMROCK LINDEN	2 1/2"		B&B
BN	BETULA NIGRA / RIVER BIRCH	2"		B&B
CB	CARPINUS BETULUS / EUROPEAN HORNBEAM	2"		B&B
MD	MALUS 'DONALD WYMAN' / CRABAPPLE	2"		B&B
PN	PINUS NIGRA / AUSTRIAN PINE		8'	B&B
AP	AMELANCHIER 'PRINCESS DIANA' / SHADBUSH	1 1/2"	SINGLE STEM	B&B
AF	ACER GINNALA 'FLAME' / AMUR MAPLE	2"		B&B
OR	QUERLUS RUBRA / RED OAK	2 1/2"		
AR	ACER RUBRUM 'AUTUMN FLAME' / RED MAPLE	2 1/2"		
MP	MYRICA PENNSYLVANICA / BAYBERRY		24"	POT
EA	EUONYMUS ALATUS / BURNING BUSH		24"	POT
RA	RHODODENDRON 'AGLO' / RHOD.		24"	B&B
RW	RHODODENDRON 'APRIL WHITE' / RHOD.		24"	B&B
KB	KALMIA 'BRIDESMAID' / MT. LAUREL		24"	B&B
RT	RHODODENDRON 'WALTHAM' / RHOD.		18"	B&B
VC	VIBURNUM CARLESII / BURKWOODI 'MOHAWK'		24"	POT
EC	EUONYMUS ALATUS 'COMPACTA' / DWARF WINGED EUONYMUS		18"	POT
RR	ROSA RUGOSA 'RUBRA'		24"	POT
RL	ROSA RUGOSA 'ALBA'		24"	POT
AG	AJUGA GENEVENSIS / BUGLE WEED			FLATS

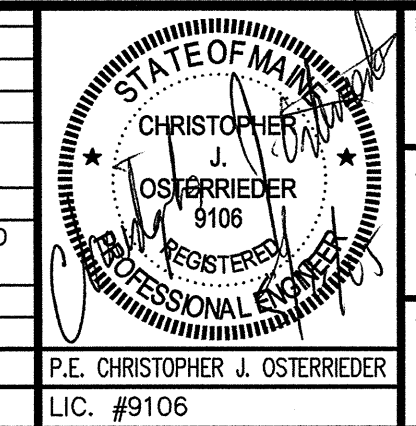
PERMIT SET

A1 ENLARGED LANDSCAPE PLAN

1"=20'

*

REV	DATE	DESCRIPTION
8	05/13/05	SUBMITTED FOR FINAL SITE PLAN REVIEW
7	04/05/05	SUBMITTED FOR SITE PLAN REVIEW
6	02/22/05	RESUBMITTED FOR ZONING REVIEW
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE
3	01/20/05	EXPANDED DOUBLE TREE FRONT LOT, REVISED MDOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR ZONING
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW



PROJECT	50 SEWALL STREET OFFICE BUILDING
SHEET TITLE	ENLARGED LANDSCAPE PLAN AND DETAILS
CLIENT	OLYMPIA EQUITY INVESTORS II, LLC

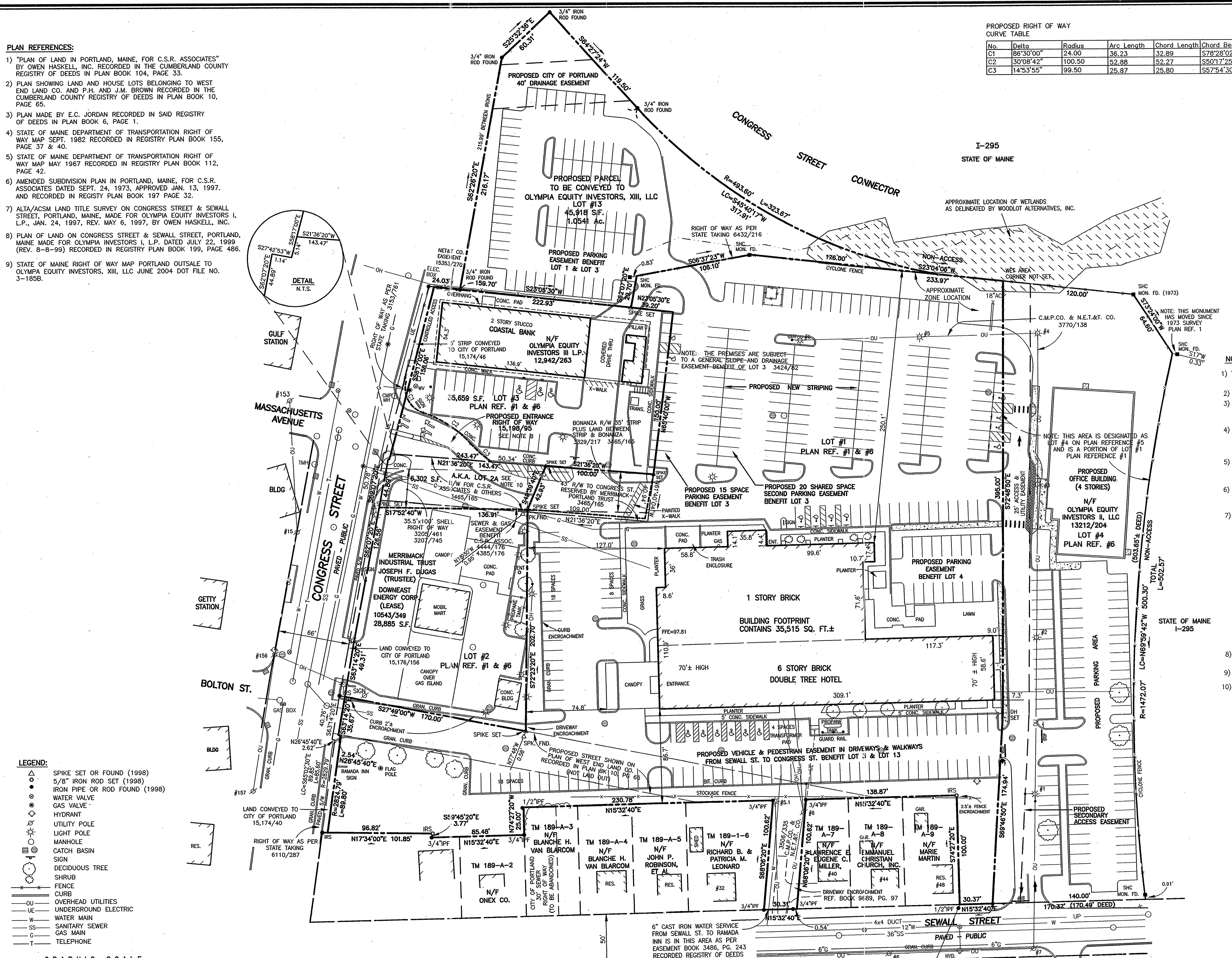
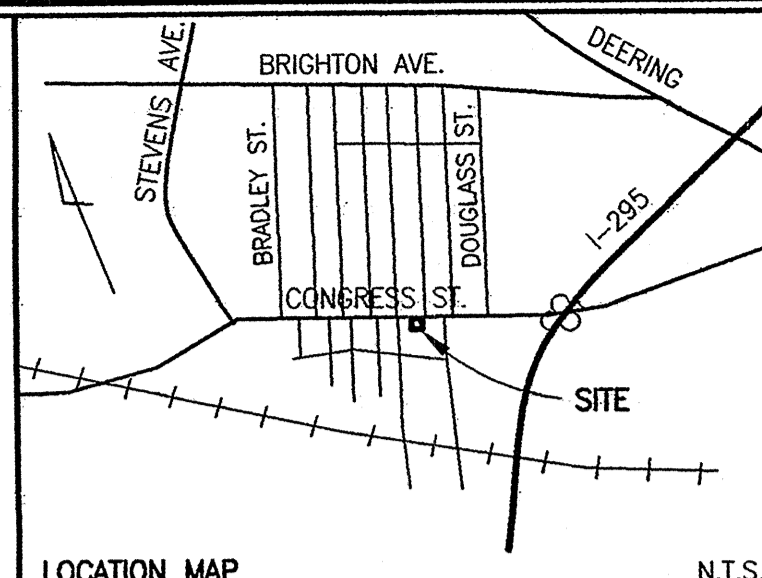
<p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	<p>DRAWN: LE CJ DATE: DEC. 2004</p> <p>DESIGNED: CJO SCALE: AS SHOWN</p> <p>CHECKED: CJO JOB NO. 2498</p> <p>FILE NAME: 2498-LP102</p> <p>SHEET LP102</p>
---	---

PLAN REFERENCES:

- 1) "PLAN OF LAND IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES" BY OWEN HASKELL, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 104, PAGE 33.
- 2) PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO WEST END LAND CO. AND P.H. AND J.M. BROWN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10, PAGE 65.
- 3) PLAN MADE BY E.C. JORDAN RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 6, PAGE 1.
- 4) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SEPT. 1982 RECORDED IN REGISTRY PLAN BOOK 155, PAGE 37 & 40.
- 5) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP MAY 1967 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42.
- 6) AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES DATED SEPT. 24, 1973, APPROVED JAN. 13, 1997, AND RECORDED IN REGISTRY PLAN BOOK 197 PAGE 32.
- 7) ALTA/ACSM LAND TITLE SURVEY ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE, MADE FOR OLYMPIA EQUITY INVESTORS I, L.P., JAN. 24, 1997, REV. MAY 6, 1997, BY OWEN HASKELL, INC.
- 8) PLAN OF LAND ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE MADE FOR OLYMPIA INVESTORS I, L.P. DATED JULY 22, 1999 (REV. 8-8-99) RECORDED IN REGISTRY PLAN BOOK 199, PAGE 486.
- 9) STATE OF MAINE RIGHT OF WAY MAP PORTLAND OUTSALE TO OLYMPIA EQUITY INVESTORS, XIII, LLC JUNE 2004 DOT FILE NO. 3-1856.

PROPOSED RIGHT OF WAY CURVE TABLE

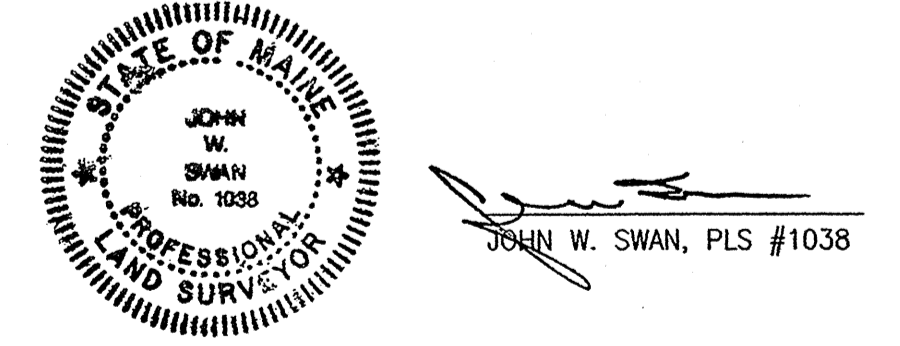
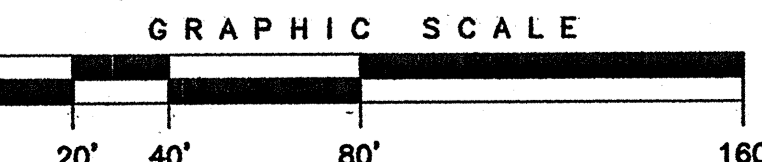
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	86°30'00"	24.00	36.23	32.89	S78°28'02"W
C2	30°08'42"	100.50	52.88	52.27	S50°17'25"W
C3	14°53'55"	99.50	25.87	25.80	S57°54'30"W



NOTES:

- 1) THIS PLAN IS COMPILED FROM NUMEROUS PLANS BY OWEN HASKELL, INC. AND STATE OF MAINE.
- 2) THE SURVEYED PREMISES DO NOT LIE WITHIN A FLOOD ZONE (FIRM).
- 3) VISIBLE UTILITIES WERE FIELD LOCATED. UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- 4) ANY DIFFERENCES IN MEASUREMENTS BETWEEN THIS SURVEY AND PLAN REFERENCES #1 AND #5 ARE DUE TO THE ACCURACY REQUIREMENTS OF THIS SURVEY AND MONUMENTATION FOUND WITH RESPECT TO THE STATE OF MAINE TAKINGS.
- 5) FORMER CITY SEWER EASEMENTS ACROSS PREMISES HAVE BEEN RELEASED BY CITY COUNCIL MARCH 7, 1979, REF. BOOK 1327, PAGE 137.
- 6) THE NOTICE REGARDING VACATION OF UNACCEPTED WAY RECORDED IN REGISTRY OF DEEDS IN BOOK 13459 PAGE 202 HAS NO ADVERSE EFFECT ON THE SURVEYED PREMISES.
- 7) THE "PROPOSED ENTRANCE RIGHT OF WAY" SHOWN ON PLAN REFERENCE #8 HEREON HAS BEEN CONVEYED BY "MUTUAL EASEMENT DEED" RECORDED IN BOOK 15,198 PAGE 95. BY VIRTUE OF THE "MUTUAL EASEMENT DEED" ENTERED INTO BETWEEN OLYMPIA EQUITY INVESTORS I, L.P.; OLYMPIA EQUITY INVESTORS II, LLC; OLYMPIA EQUITY INVESTORS III, L.P.; AND JOSEPH DUGAS, TRUSTEE OF THE MERRIMACK INDUSTRIAL TRUST, THE OWNERS OF LOTS 1, 2, 3 AND 4 OF THIS PLAN WILL EACH HAVE A NON-EXCLUSIVE RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER SUCH ROADWAYS AND WALKWAYS AS MAY EXIST FROM TIME TO TIME ON LOTS 1, 3 AND 4. THE OWNERS OF LOTS 1, 3 AND 4 WILL RETAIN THE UNRESTRICTED RIGHT TO RECONFIGURE ALL DRIVEWAYS AND WALKWAYS WITHIN THEIR LOT, PROVIDED THAT THE OTHER LOT OWNERS WILL RETAIN ACCESS RIGHTS OVER ALL RECONFIGURED AND RELOCATED DRIVEWAY AND WALKWAY AREAS. THE "PROPOSED ENTRANCE RIGHT OF WAY" AREA PERIMETER IS DESIGNATED BY SHORT HEAVY DASHED LINES HEREON.
- 8) LOTS 1, 2, 2A, 3 & 4 ARE SUBJECT TO RIGHTS AND RESTRICTIONS AS SET FORTH IN BOOK 15,198, PAGE 95.
- 9) LOT 2A OWNERSHIP N/F MERRIMACK INDUSTRIAL TRUST.
- 10) THE PROPOSED DEED DESCRIPTION OF PROPOSED LOT 13 DOES NOT AGREE WITH PAST SURVEYS FOR OLYMPIA EQUITY INVESTORS AND PAST STATE HIGHWAY MONUMENTATION.

- LEGEND:**
- △ SPIKE SET OR FOUND (1998)
 - 5/8" IRON ROD SET (1998)
 - IRON PIPE OR ROD FOUND (1998)
 - WATER VALVE
 - GAS VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - SHRUB
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - UNDERGROUND ELECTRIC
 - WATER MAIN
 - SANITARY SEWER
 - GAS MAIN
 - TELEPHONE



COMPILED PLAN OF LAND
ON
CONGRESS STREET & SEWALL STREET
PORTLAND, MAINE
MADE FOR
OLYMPIA EQUITY INVESTORS I, L.P.
500 MAIN STREET BANGOR, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RR	Date	MAY 10, 2005	Job No.	97005P
Trace By	RWC/JLW	Scale	1" = 40'	Drwg. No.	5A
Check By	SSS				
Book No.	1012				