

SITE LAYOUT NOTES

- ALL BARRIER FREE PARKING SPACES ARE TO RECEIVE BARRIER FREE SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.
- ALL CURBING MATERIALS WILL BE SELECTED BY THE OWNER. THE DIMENSIONS PROVIDED ON THE PLAN ARE TO FACE OF CURB. ALL CURBING TYPES ARE DETAILED IN THE PROJECT DETAIL SHEETS.
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB, THE EDGE OF PAVEMENT OR THE FACE OF THE BUILDING.
- EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
- ALL PAVEMENT MARKINGS SHOWN SHALL BE TEMPORARY PAINT PLACED ON BINDER PAVEMENT, UPON PLACEMENT OF FINAL SURFACE PAVEMENT TO BE CONSISTENT WITH THE APPROVED MARCH 2014 MASTER PLAN.

CURB LEGEND

- SLIP FORM CONCRETE CURB (VERTICAL, SLOPED OR CAPE COD BERM MOLD - SEE DETAILS)
- TYPE 1 VERTICAL GRANITE CURB
- TD TIP DOWN
- TS TRANSITION STONE (VERTICAL GRANITE TO SLIP FORM CONCRETE)

PAVEMENT MARKING LEGEND

- 4" DYCL 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4" SYLL 4" WIDTH SOLID YELLOW LANE LINE
- 4" SWLL 4" WIDTH SOLID WHITE LANE LINE
- STOP 12" WIDTH SOLID WHITE STOP LINE

ALL PARKING SPALLS TO BE 4" WIDTH SINGLE SOLID WHITE LINE EXCEPT AS SHOWN ON SITE LAYOUT PLAN.

ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, COLOR, INSTALLATION AND REFLECTIVITY SET FORTH IN THE CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVEMENT LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- RECLAIM, FINE GRADE AND PAVE
- SPOT PAVEMENT REPAIR
- BITUMINOUS PAVEMENT SIDEWALK

SIGN LEGEND

- STOP
- RESERVED PARKING ANY TIME
- RESERVED PARKING VEHICULAR ACCESSIBLE
- VEHICULAR ACCESSIBLE
- WALK
- WALK
- WALK
- WALK
- WALK

100 / 16 / 8 PARKING SPACE - STANDARD / COMPACT / ACCESSIBLE

BASELINE LINE TABLE

ID	LENGTH	DIRECTION
L1	79.72	S27° 00' 14.12"E
L2	11.42	S09° 45' 59.99"E
L3	16.81	S61° 47' 25.34"E
L4	9.86	S59° 11' 41.40"E
L5	476.41	S70° 56' 10.77"E

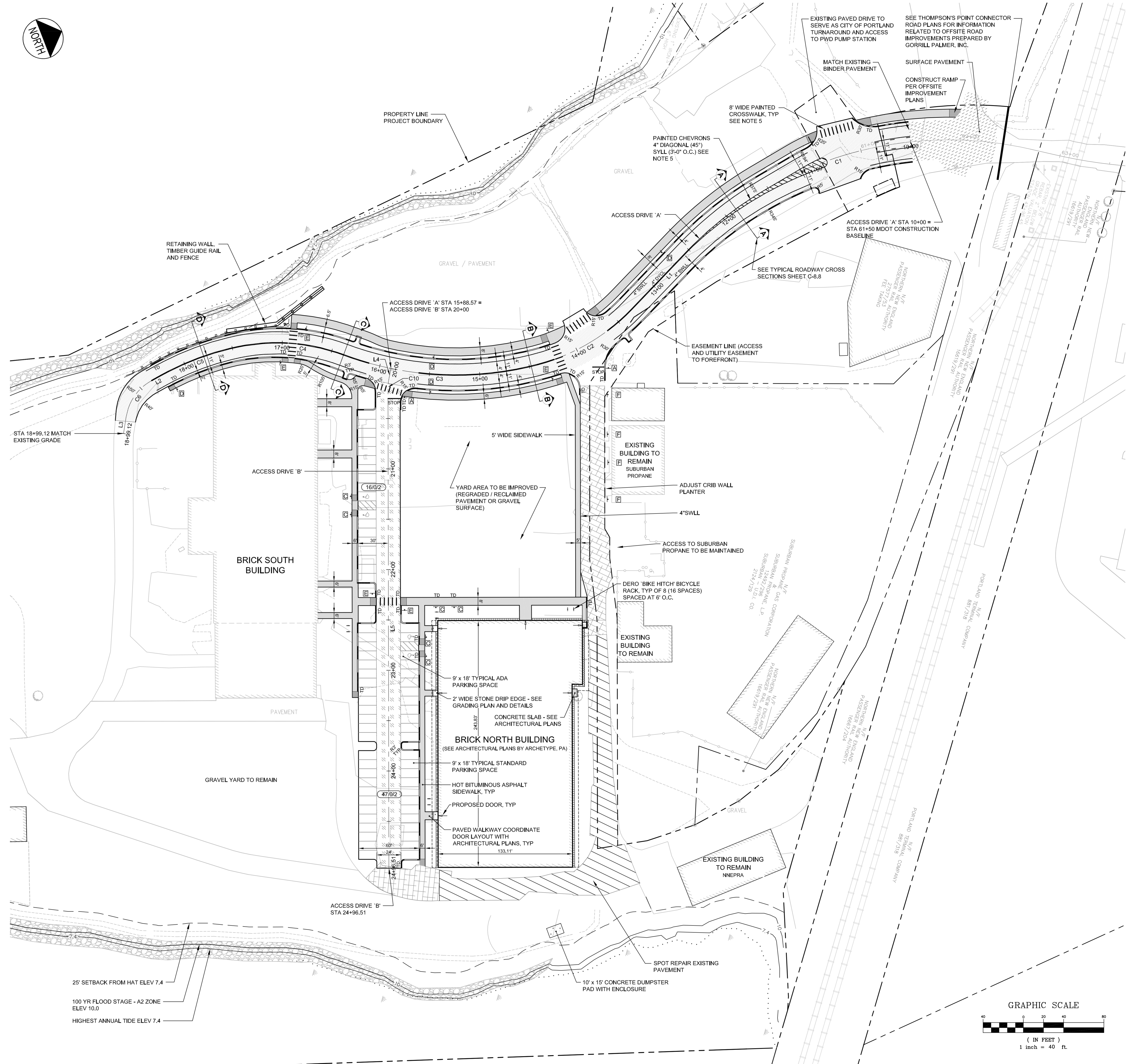
BASELINE CURVE TABLE

ID	RADIUS	ARC LENGTH	DELTA	TANGENT	PC STATION	PT STATION
C1	380.00	252.05	040° 07'	131.44	10+00	12+52.05
C2	200.00	110.10	031° 33'	56.48	13+31.77	14+41.87
C3	320.00	195.80	035° 04'	101.08	14+41.87	16+37.67
C4	190.00	106.38	032° 05'	54.63	16+37.67	17+44.06
C5	270.00	81.44	017° 17'	41.03	17+44.06	18+25.50
C6	50.00	45.40	052° 01'	24.40	18+36.92	18+82.31
C10	50.00	10.25	011° 44'	5.14	20+09.86	20+20.11

PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)

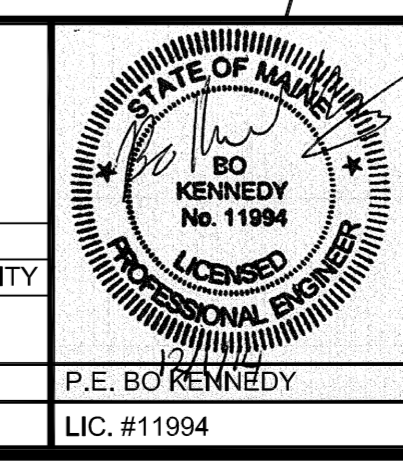
DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRED	PROVIDED
OFFICE	24,166	1 SPACE / 400 SF	61	
SHARED STUDIO (INCLUDING MEZZANINE)	9,700	1 SPACE / 1,000 SF	10	
SUPPORT BATHROOM, COMMON AREAS, ETC.	2,094	1 SPACE / 150 SF	0	
OTHER	1,740	1 SPACE / 1,000 SF	2	
TOTAL (GROSS AREA)	34,000 (36,700)		73	
VEHICLE PARKING			73	67*
BICYCLE PARKING		2 SPACE / 10 VPS (FIRST 100 VPS) 1 SPACE / 20 VPS (>100 VPS)	15 0	16

* THE APPLICANT HAS PROVIDED 67 PERMANENT PAVED PARKING SPACES TO BE CONSTRUCTED AS PART OF THIS PHASE. ADDITIONAL PARKING ON EXISTING GRAVEL SURFACES ARE AVAILABLE AS REQUIRED



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	12.01.14	FINAL PHASE 1A SITE PLAN SUBMITTED TO CITY
2	07.29.14	REVISED PHASE 1A SITE PLAN SUBMITTED TO CITY
1	06.30.14	AMENDED PHASE 1A SITE PLAN SUBMITTED TO CITY



PROJECT: BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT
SHEET TITLE: STAND ALONE BRICK NORTH SITE LAYOUT PLAN
CLIENT: FOREFRONT PARTNERS | LP

FST FAY, SPOFFORD & THORNDIKE
ENGINEERS - PLANNERS - SCIENTISTS
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DATE: JUNE 2014
SCALE: CITY OF PORTLAND
JOB NO: 2014-120
PROJECT NO: 2014-120

