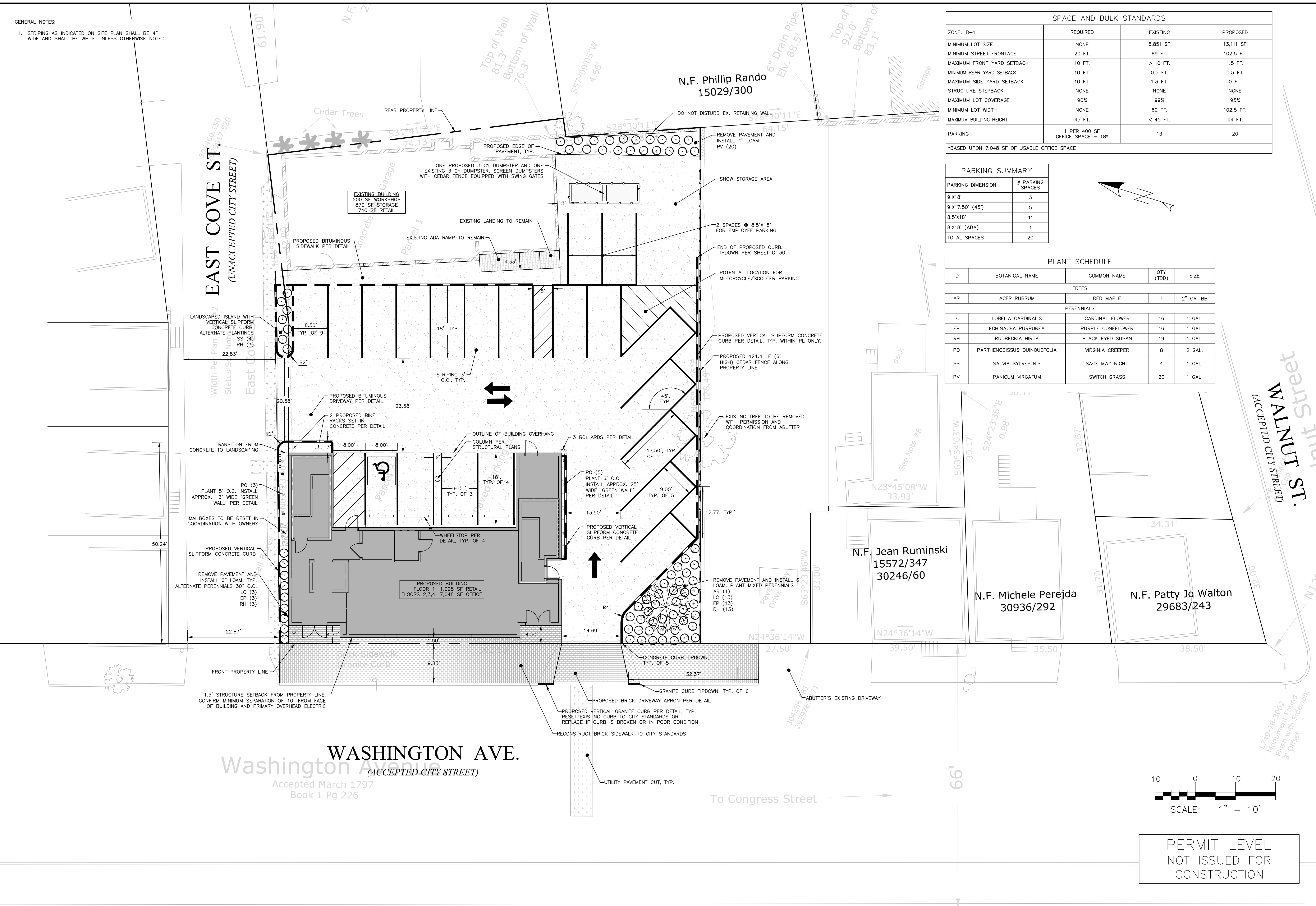


GENERAL NOTES:
 1. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE AND SHALL BE WHITE UNLESS OTHERWISE NOTED.

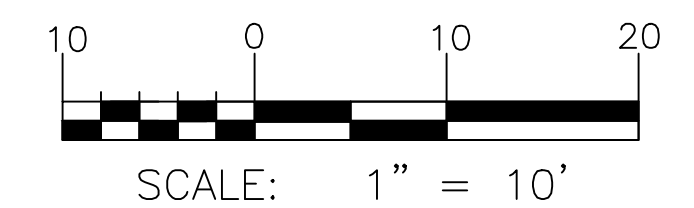
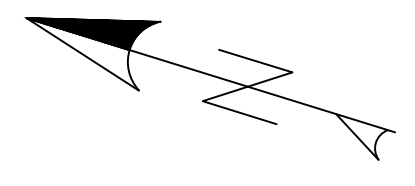


SPACE AND BULK STANDARDS			
ZONE: B-1	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	8,851 SF	13,111 SF
MINIMUM STREET FRONTAGE	20 FT.	69 FT.	102.5 FT.
MAXIMUM FRONT YARD SETBACK	10 FT.	> 10 FT.	1.5 FT.
MINIMUM REAR YARD SETBACK	10 FT.	0.5 FT.	0.5 FT.
MAXIMUM SIDE YARD SETBACK	10 FT.	1.3 FT.	0 FT.
STRUCTURE SETBACK	NONE	NONE	NONE
MAXIMUM LOT COVERAGE	90%	99%	95%
MINIMUM LOT WIDTH	NONE	69 FT.	102.5 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	< 45 FT.	44 FT.
PARKING	1 PER 400 SF OFFICE SPACE = 18*	13	20

*BASED UPON 7,048 SF OF USABLE OFFICE SPACE

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
9'x18'	3
9'x17.50' (45')	5
8.5'x18'	11
8'x18' (ADA)	1
TOTAL SPACES	20

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY (TBD)	SIZE
TREES				
AR	ACER RUBRUM	RED MAPLE	1	2" CA. BB
PERENNIALS				
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	16	1 GAL.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	16	1 GAL.
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	19	1 GAL.
PQ	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	8	2 GAL.
SS	SALVIA SYLVESTRIS	SAGE MAY NIGHT	4	1 GAL.
PV	PANICUM VIRGATUM	SWITCH GRASS	20	1 GAL.



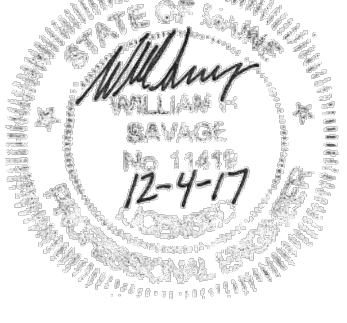
PERMIT LEVEL
 NOT ISSUED FOR
 CONSTRUCTION

ISSUED FOR	BY
CITY APP.	WHS
	12/2/17

DRAWING NAME: **SITE & LANDSCAPE PLAN**
 PROJECT NAME: **151 WASHINGTON AVE. REDEVELOPMENT**
 CLIENT: **DIVING ROCK, LLC**
 15 HOWARD STREET, PORTLAND, ME 04101

ENGINEERING, INC.
A C C O R N
 158 BANKFOUN ST. PORTLAND, MAINE 04102
 (207) 775-2655

FILE: 1090_CIVIL
 JN: 1090
 SCALE: 1" = 10'
 DESIGNED BY: SJL
 DRAWN BY: SJL
 CHECKED BY: WHS



DRAWING NO.
C-10