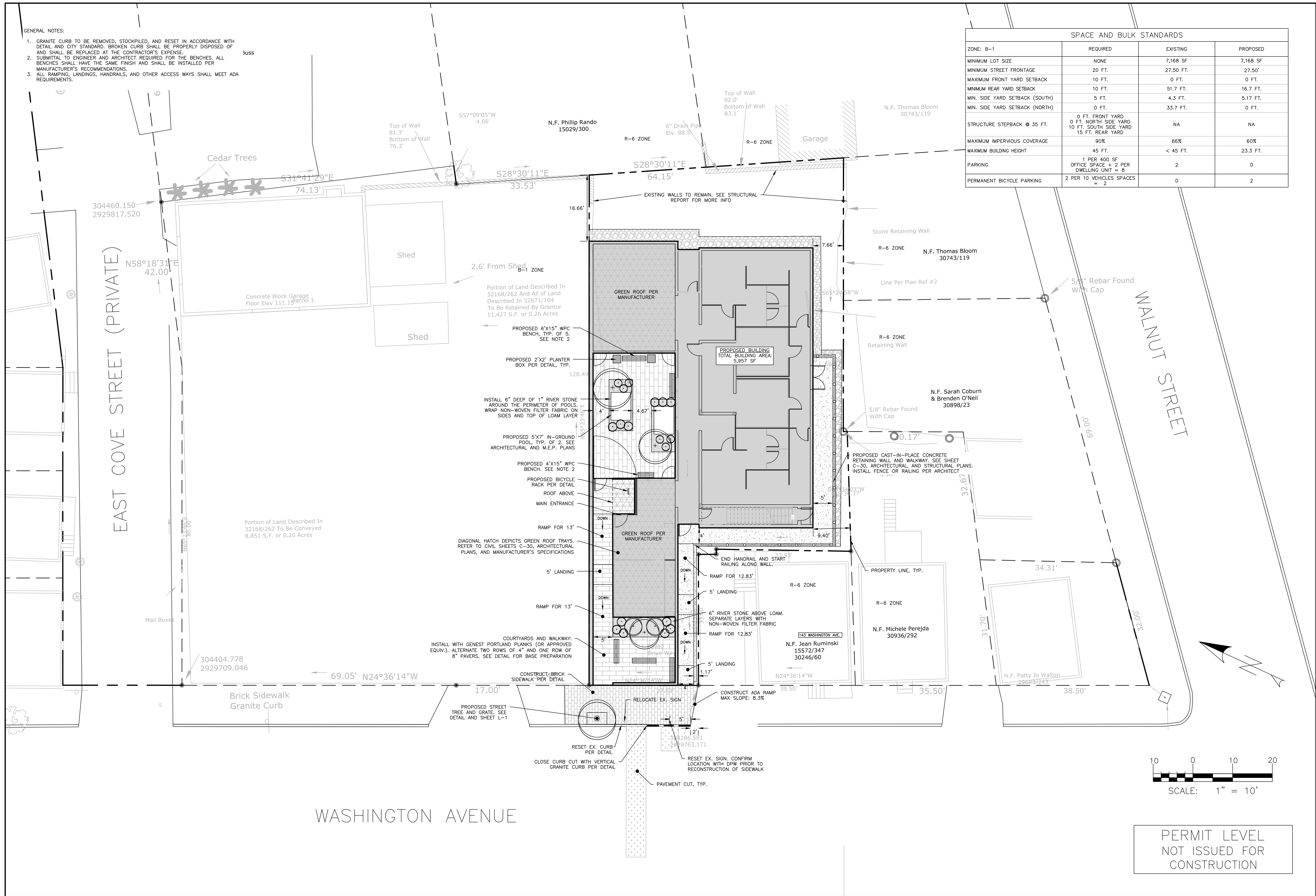


- GENERAL NOTES:
1. GRANITE CURB TO BE REMOVED, STOCKPILED, AND RESET IN ACCORDANCE WITH DETAIL AND CITY STANDARD. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  2. SUBMITTAL TO ENGINEER AND ARCHITECT REQUIRED FOR THE BENCHES. ALL BENCHES SHALL HAVE THE SAME FINISH AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  3. ALL RAMPING, LANDINGS, HANDRAILS, AND OTHER ACCESS WAYS SHALL MEET ADA REQUIREMENTS.

SPACE AND BULK STANDARDS			
ZONE: B-1	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	7,168 SF	7,168 SF
MINIMUM STREET FRONTAGE	20 FT.	27.50 FT.	27.50'
MAXIMUM FRONT YARD SETBACK	10 FT.	0 FT.	0 FT.
MINIMUM REAR YARD SETBACK	10 FT.	51.7 FT.	16.7 FT.
MIN. SIDE YARD SETBACK (SOUTH)	5 FT.	4.3 FT.	5.17 FT.
MIN. SIDE YARD SETBACK (NORTH)	0 FT.	33.7 FT.	0 FT.
STRUCTURE STEPBACK @ 35 FT.	0 FT. FRONT YARD 0 FT. NORTH SIDE YARD 10 FT. SOUTH SIDE YARD 15 FT. REAR YARD	NA	NA
MAXIMUM IMPERVIOUS COVERAGE	90%	66%	60%
MAXIMUM BUILDING HEIGHT	45 FT.	< 45 FT.	23.3 FT.
PARKING	1 PER 400 SF OFFICE SPACE + 2 PER DWELLING UNIT = 8	2	0
PERMANENT BICYCLE PARKING	2 PER 10 VEHICLES SPACES = 2	0	2

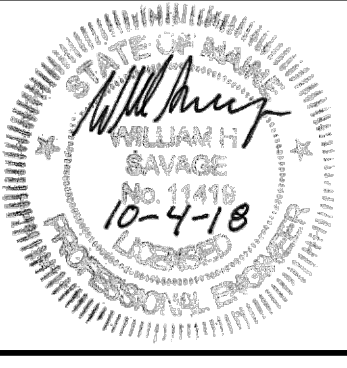


ISSUED FOR	BY
LEVEL II SITE PLAN	WHS
	10/23/18

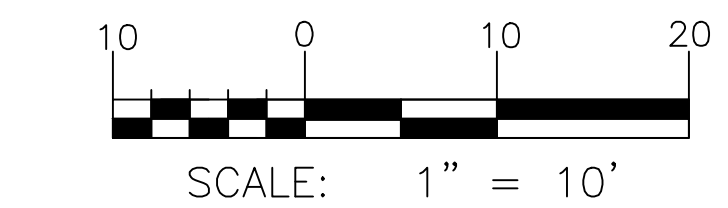
**SITE PLAN**  
**WASHINGTON BATHS**  
 AKASHA 155 LLC  
 PO BOX 11546, PORTLAND, ME 04104

**ACORN ENGINEERING, INC.**  
 158 BARKFOOT ST. PORTLAND, MAINE 04102  
 (207) 775-2655

FILE: 1108\_CIVIL  
 JN: 1108  
 SCALE: 1" = 10'  
 DESIGNED BY: SJL  
 DRAWN BY: SJL  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**



PERMIT LEVEL  
 NOT ISSUED FOR  
 CONSTRUCTION