

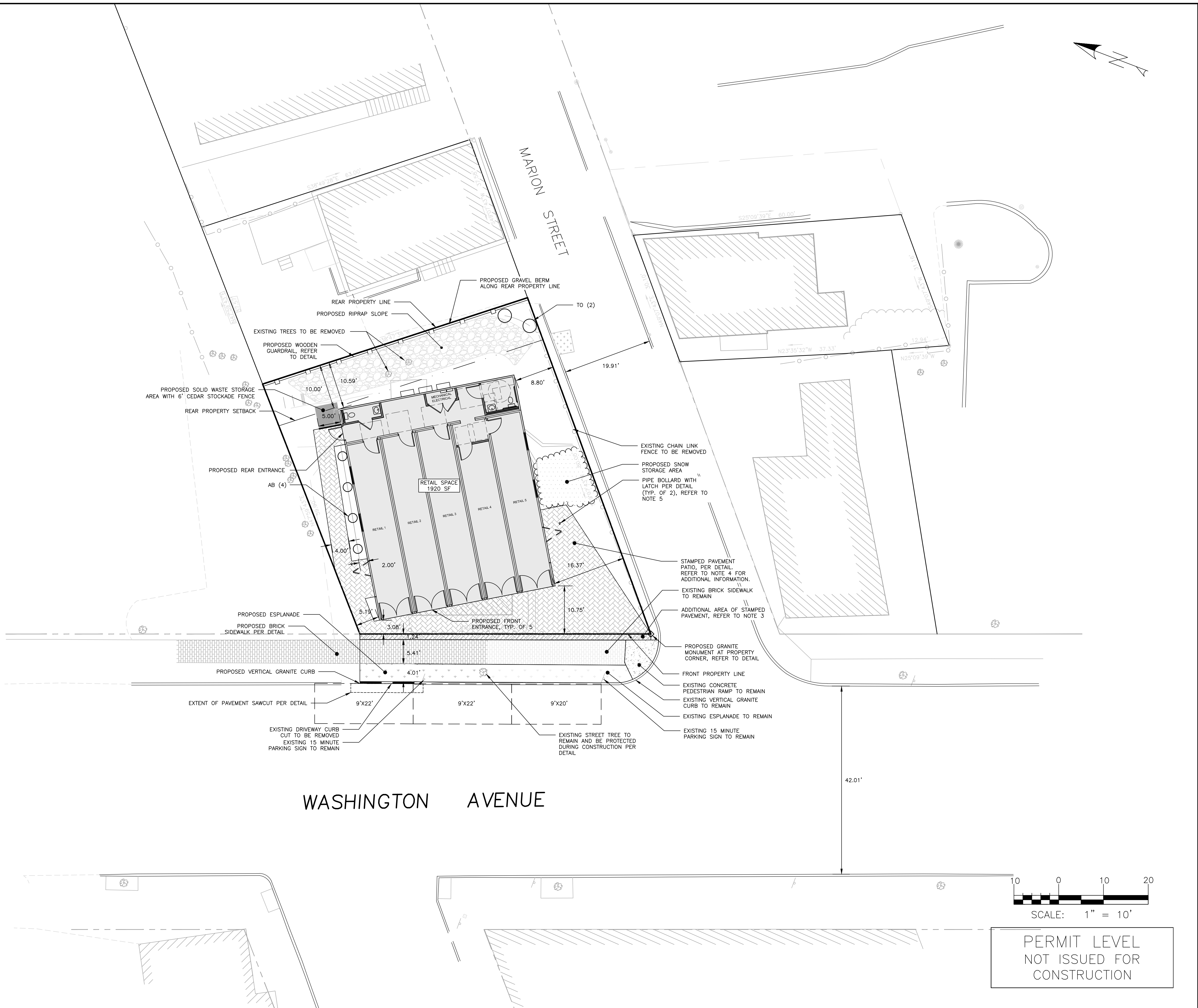
GENERAL NOTES:

- BRICK SIDEWALK DAMAGED DURING CONSTRUCTION TO BE REPLACED AND REBUILT TO CITY STANDARD.
- CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS.
- THE SPACE BETWEEN THE FRONT PROPERTY LINE AND THE EXISTING CITY BRICK SIDEWALK EDGE IS PROPOSED TO BE PAVED AND STAMPED PER DETAIL.
- FINAL PATIO EXTENTS TO BE DEFINED BY THE CLIENT. PATIO SHALL NOT EXCEED 870 SF AND COMPLY WITH THE PROPOSED SLOPES PER C-30.
- BOLLARDS TO BE INSTALLED WITH DOORS IN PLACE; FINAL LOCATION TO BE DEFINED BY AS-BUILT DOOR ASSEMBLY CONDITIONS. CONTRACTOR TO COORDINATE WITH ARCHITECT.

SPACE AND BULK STANDARDS		
ZONE: B-2b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	4,300 S.F.
MINIMUM STREET FRONTAGE	20 FT.	65 FT.
FRONT YARD SETBACK	MAX. 10 FT.	3.1 FT.
SIDE YARD ON SIDE STREET	NONE	5.2 FT.
REAR YARD	10 FT.	10.5 FT.
MINIMUM LOT WIDTH	NONE	62 FT.
MAXIMUM STRUCTURE HEIGHT	50 FT.	8.2 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	65%
STRUCTURE SETBACKS	5' IF >35' HEIGHT	N/A

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	2	3 GAL
AB	ABIES BALSAMEA 'NANA'	BALSAM DWARF FIR	4	1 GAL

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	STAMPED PAVEMENT
	ESPLANADE
	CONCRETE
	UTILITY CUTS
	SNOW STORAGE AREA



ISSUED FOR	BY
FINAL APPLICATION	WHS
BUILDING PERMIT	WHS

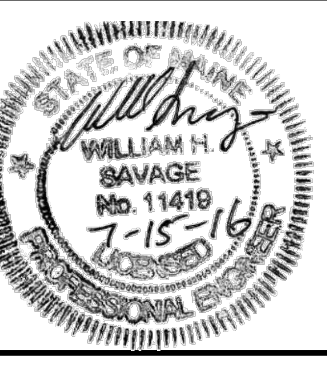
DRAWING NAME: **SITE & LANDSCAPE PLAN**  
 PROJECT NAME: **THE BLACK BOX AT 93 WASHINGTON**  
 CLIENT: **COTTON STREET HOLDINGS, LLC**  
 75 WASHINGTON AVE SUITE 2H PORTLAND, ME 04101

**A C C O R N**  
**ENGINEERING, INC.**

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158 BANKFOURTH ST. PORTLAND, MAINE 04102  
 (207) 775-2655

FILE:	1073_CIVIL
JN:	1073
SCALE:	1" = 10'
DESIGNED BY:	WHS
DRAWN BY:	SJL
CHECKED BY:	WHS



DRAWING NO.  
**C-10**