GENERAL NOTES:

1. BRICK SIDEWALK DAMAGED DURING CONSTRUCTION TO BE REPLACED AND REBUILT TO CITY STANDARD AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS AND ARE TO BE REUSED PER DETAIL.
3. THE EXISTING BRICK SIDEWALK IS TO BE EXTENDED TO THE FRONT PROPERTY LINE; SIDEWALK TO BE BUILT TO CITY STANDARD.
4. FINAL PATIO EXTENTS TO BE DEFINED BY THE CLIENT. PATIO SHALL NOT EXCEED 900 SF AND COMPLY WITH THE PROPOSED SLOPES PER C-30.
5. BOLLARDS TO BE INSTALLED WITH DOORS IN PLACE; FINAL LOCATION TO BE DEFINED BY AS-BUILT DOOR ASSEMBLY CONDITIONS. CONTRACTOR TO COORDINATE WITH ARCHITECT.
6. ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION. PER CITY REQUEST, FINAL ON-STREET PARKING AND RELATED SIGNAGE IS TO BE FIELD REVIEWED DURING CONSTRUCTION AND ADJUSTED, IF NECESSARY, PER REGULATIONS.
7. RECONSTRUCTED SIDEWALKS TO HAVE A MAX 1:12 SLOPE PER DETAIL; FINAL RAMP LENGTH TO BE DETERMINED BY THE EXISTING TOP OF PAVEMENT GRADES AND FINISHED FLOOR ELEVATION. REINSTALLED CURB TIPDOWNS TO NOT IMPACT THE EXISTING CATCH BASIN HEADSTONE.
8. CONTRACTOR TO PROTECT EXISTING LILAC BUSH TO THE GREATEST DEGREE FEASIBLE WITHOUT IMPACTING CONSTRUCTION ACTIVITIES.
9. CONTRACTOR TO CALL FRANK MACKIE WITH DPW AT (207)699-9126 FOR FINAL ROW SIGNAGE.

SPACE AND BULK STANDARDS

ZONE: B-2b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	4,303 S.F.
MINIMUM STREET FRONTAGE	20 FT.	65 FT.
FRONT YARD SETBACK	MAX. 10 FT.	MIN 3.08 FT. MAX 10.00 FT.
SIDE YARD ON SIDE STREET	NONE	4.30 FT.
REAR YARD	10 FT.	> 10 FT.
MINIMUM LOT WIDTH	NONE	62 FT.
MAXIMUM STRUCTURE HEIGHT	50 FT.	19 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	65%*
STRUCTURE SETBACKS	5' IF >35' HEIGHT	N/A

*74% IMPERVIOUS SURFACE RATIO IF INCLUDING RIPRAP

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
GRASSES				
PV	PANICUM VIRGATUM	SWITCH GRASS	50	1 GAL
TREES				
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6	3 GAL
AR	ACER RUBRUM	ARMSTRONG RED MAPLE	1	3" CA

LEGEND

HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	STAMPED PAVEMENT
	ESPLANADE
	ORNAMENTAL GRASSES
	RIPRAP
	UTILITY CUTS
	SNOW STORAGE AREA

WASHINGTON AVE

MARION STREET

SIDEWALK RAMP

1"=5'

ISSUED FOR CONSTRUCTION

ISSUED FOR

Date: 02/28/18

FINAL APPLICATION	WHS	7/15/16
BUILDING PERMIT	WHS	7/25/16
CITY COMMENT	WHS	9/12/16
CONDITIONS OF APPROVAL	WHS	10/5/16
BUILDING PERMIT COMMENTS	WHS	10/5/16
SITE UPDATES	WHS	6/30/17
CONSTRUCTION	WHS	8/30/17

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

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OF ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE WITHOUT PERMISSION OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET PORTLAND, MAINE 04102
(207) 775-2655

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

STATE OF MAINE WILLIAM H. SAVAGE No. 14419 8-28-17 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

C-10