

65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • www.portcityarch.com

31 FORE ST Additional Conditions

C. SITE PLAN REVIEW

i. That the applicant shall confirm which entrance is the main entrance and revise this main entrance to meet the R6 Design standards as outlined in the Design Review comments, and to meet the Site Lighting Standards of the Technical Manual, with the revised proposals submitted to the Planning Authority for review and approval prior to the issuance of a building permit.

The main entrance is now on the Waterville St side of the building. The entrance is marked with an overhead canopy with down lights, PA system and Building signage. (See below for rendering)

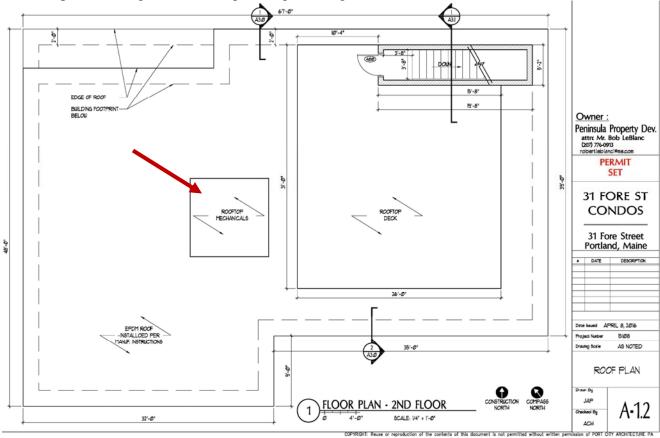




65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • www.portcityarch.com

ii. That the applicant shall submit plans and associated information the clarify the location and sound levels of all external heating, ventilation and other mechanical equipment and document that they meet the City's Site Plan, Zoning and Technical Standards, for review and approval by the Planning Authority;

All Mechanical and HVAC systems are located in the center of the top roof to minimize sound and visual impacts on neighbors and neighboring buildings. (See below for Roof Plan)

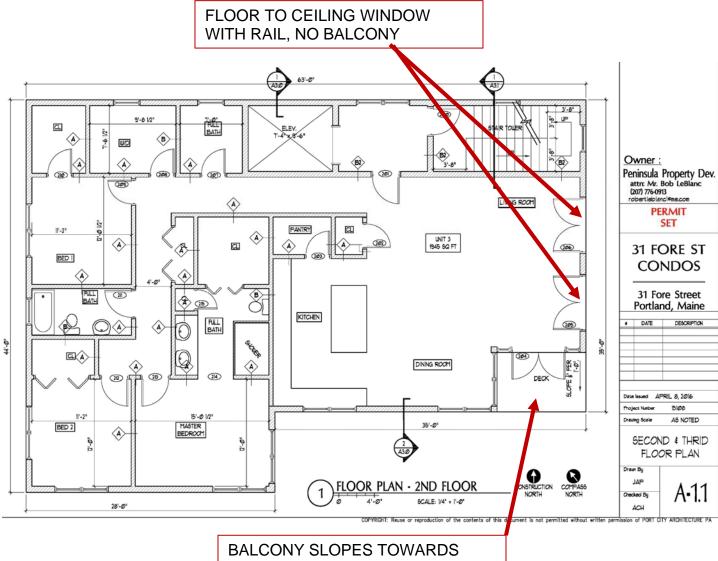




65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • www.portcityarch.com

v. C. Show that the design of the balconies will direct drainage and ice/snow so that it will not fall on the sidewalk.

All Balconies will slope at 1/8" per 1'-0"towards the Rain garden located on the Waterville St side of the building. (See below for typical plan)



RAIN GARDEN ON SOUTH SIDE