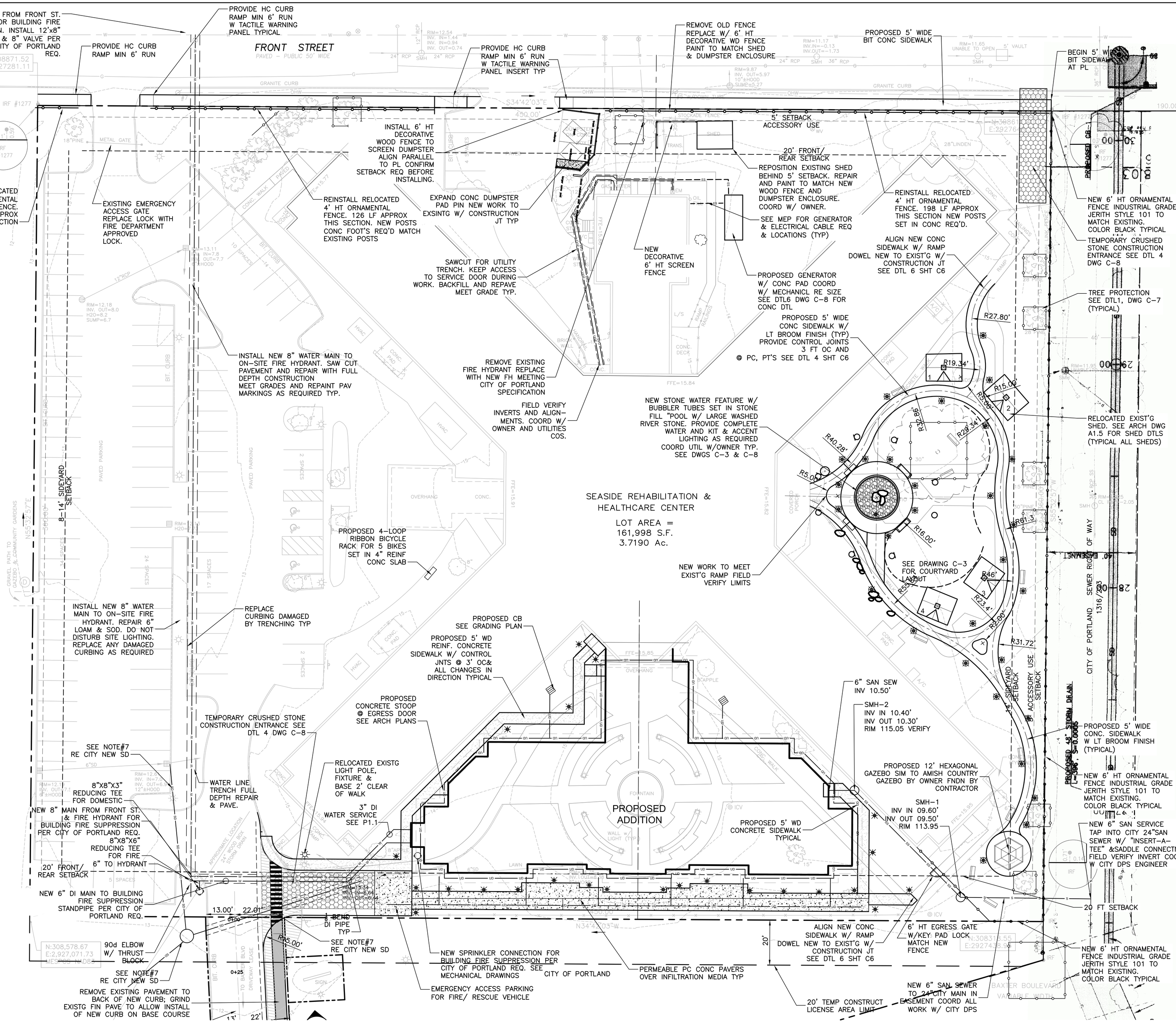

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1. BASE PLAN FROM PLAN TITLED "AS-BUILT SURVEY AT 850 BAXTER BOULEVARD, PORTLAND, ME FOR SEASIDE REHABILITATION & HEALTHCARE CENTER" DATED MAY 15, 2012 REV.1 JUNE 19, 2012 BY OWEN HASKELL, INC. 390 US RTE ONE FALMOUTH, ME 04015.

2. SEE PLAN REF NOTES 1-3 FROM AS-BUILT SURVEY RE BOUNDARY SURVEY REFERENCES.

3. BENCH MARK PER NOTE 7 OF SURVEY IS DISK STAMPED PO-295-29 SET IN CONCRETE PAD AT SEWER PUMP STATION ON SOUTHERLY SIDE OF BAXTER BOULEVARD ELEVATION 11.97'.

4. SEE COVER SHEET FOR GENERAL NOTES AND LIST OF CONSULTANTS.

5. ALL CONSTRUCTION WITHIN CITY RIGHTS OF WAY SHALL COMPLY WITH APPLICABLE STANDARDS AND DETAILS OF THE CITY OF PORTLAND TECHNICAL MANUAL AND WITH THE RESPECTIVE UTILITY COMPANIES.

6. ALL WORK SHALL BE COORDINATED WITH THE OWNER AND ADMINISTRATOR OF SEASIDE HEALTHCARE.

Notes

PROVISIONS OF ZONING

ZONE R-5 NURSING CARE CONDITIONAL USE SEC 14-118(b)2.a. Institutional, Long Term Care and extended care facilities.

SPACE AND BULK
FRONT & REAR YARD 20' 21' PROPOSED
SIDE YD (VARIES) 14' REQ 2 STORY BUILDING 86.5' PROPOSED
ACCESSORY USE 5' REQ. 5' PROPOSED
MAX BUILDING HT 35' REQ 34'-11" PROPOSED

PARKING (NO NEW PARKING PROPOSED NO CHANGE IN_BEDS OR STAFFING PROPOSES. 2012 AM STAFF COUNT=71, 154 BEDS).
PARKING PER 1969 PLAN PERMITTED 87 SPACES
PARKING PER DRIVEWAY RELOCATION 1970'S 78
PARKING PER MINOR SITE PLAN APPROVAL 2010
16 STANDARD +4HC +82 COMPACT (8'X16' W/ 24' AISLE) 102 SPACES TOTAL.

LOT COVERAGE
EXISTING LOT AREA 161,998SF/ 3.72 ACRES
LOT COVER ALLOWED 40%
LOT COVER PROPOSE 33.4%

IMPERVIOUS AREA NET INCREASE

BUILDING	11,100
PAVEMENT	3,500
SUB TTL	14,600 LESS 4,500 DEMO = 10,100SF INCREASE

THE BUILDING HVAC EQUIPMENT SHALL MEET OR EXCEED APPLICABLE STANDARDS FOR ZONING ADMINISTRATOR'S REVIEW AND APPROVAL.

Revision	By	Appd.	YY.MM.DD
BID SET	TNE/PLC		12.10.29
90% SUBMITTAL	TNE/PLC		12.10.17
DESIGN DEVELOPMENT	TNE/PLC		12.09.04
SITE PLAN APP -AMENDED	TNE/PLC		12.07.17
FINAL SITE PLAN APP	TNE/PLC		12.06.22

Issued	By	Appd.	YY.MM.DD

File Name: 210800876_Seaside Civil_090412 P.dwg | Dwn. | Chkd. | Dsgn. | YY.MM.DD

Permit-Seal

REGISTERED LANDSCAPE ARCHITECT THOMAS N. EMERY No. 700 STATE OF MAINE

STATE OF MAINE PATRICK L. CLARK #5749

NOT VALID UNLESS SIGNED

Client/Project
FIRST ATLANTIC HEALTHCARE
SOUTH PORTLAND, ME 04106

SEASIDE REHABILITATION CENTER ADDITION & RENOVATIONS
850 BAXTER BLVD PORTLAND, MAINE

Title
LAYOUT & UTILITIES PLAN

Project No.	Scale	Revision
210800876	AS NOTED	

Drawing No. C-2 | Sheet X of | Revision 0

ORIGINAL SHEET – ARCH D