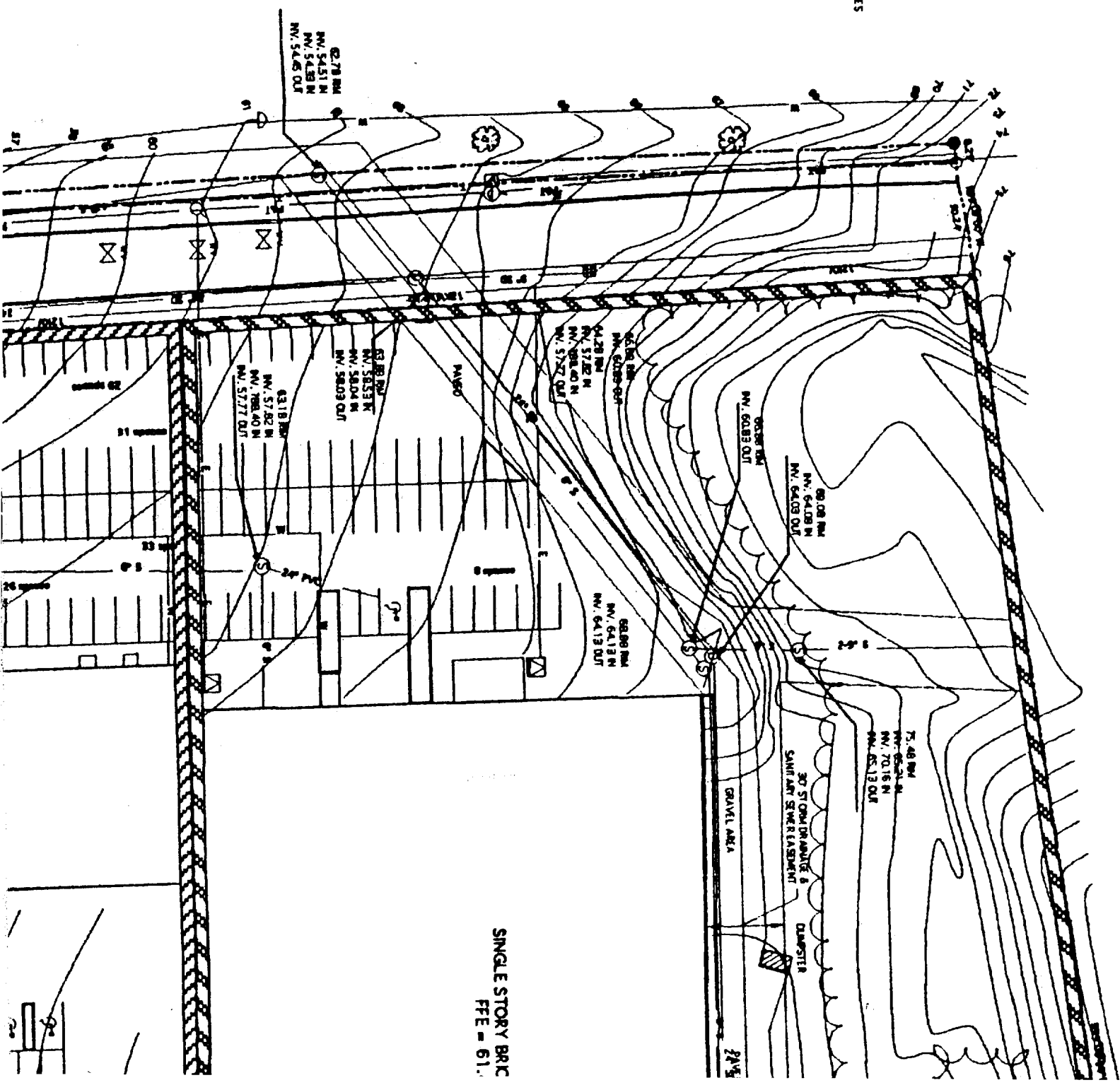


**GENERAL NOTES:**

1. PROPERTY SURVEY: SEE SURVEY SHEET
2. PROPOSED NEW UTILITIES TO BE LOCATED IN THE SAME TRENCH AS UTILITIES ABANDONED AS PART OF PRIOR BUILDING DEMOLITION AT THIS SITE.
3. EXISTING EXTERIOR LIGHTING IS ADEQUATE FOR THE PROPOSED DEVELOPMENT. BUILDING MOUNTED LIGHTING TO OCCUR AT POINTS OF BUILDING INGRESS/EGRESS.
4. PROPOSED BUILDING TO BE PROVIDED WITH WET SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION TO BE PROVIDED.
5. LOADING FOR PROPOSED BUILDING TO BE THROUGH ENTRY DOORS OF BUILDING TENANT(S).
6. FOR COMPLETE INFORMATION REGARDING EXISTING SITE CONDITIONS SEE SITE SURVEY SHEET.
7. NEW UTILITIES FOR PROPOSED OFFICE BUILDING TO INCLUDE:
  - 4" SPRINKLER SERVICE
  - 2" DOMESTIC WATER SERVICE
  - SEWER CONNECTION TO EXISTING 4" CAST IRON ELECTRICAL SERVICE ON SITE
8. REFER TO DRAWING L1.2 FOR LAYOUT, GRADING AND UTILITIES
9. NEW DUMPSTER LOCATION SHOWN TO BE SCREENED WITH ENCLOSURE AND GATE. SEE ENCLOSURE DETAIL.
10. ALL NEW PLANTING BEDS TO BE EXCAVATED TO A MIN. OF 4'. REPLACE SOIL WITH CLEAN TOPSOIL ACCORDING TO SPECIFICATION.
11. CONTRACTOR RESPONSIBLE FOR REMOVAL, STORAGE AND RELOCATION OF ~~LEFT OVER~~ ~~PER OWNERS INSTRUCTION~~.
12. REPAIR EXISTING SIDEWALK ALONG RAINBOW MALL FRONTAGE. TO INCLUDE TRIMMING OF EDGES OF WEEDS, ETC AND APPLICATION OF ASPHALT SEALER. PROVIDE HC RAMPS AT LOCATIONS INDICATED ON DRAWINGS PER CITY OF PORTLAND STANDARDS FOR SIMILAR CONDITIONS.
13. PROVIDE GRANITE CURBING ALONG RAINBOW MALL ROAD ENTIRE LENGTH OF PROPERTY FRONTAGE. CONNECT TO EXISTING GRANITE CURBING AT WASHINGTON AVENUE.
14. PROVIDE NEW SIDEWALK PER CITY OF PORTLAND STANDARDS AT CURB EDGE FOR REMAINING PROPERTY FRONTAGE NORTH OF LAST ACCESS DRIVE. COORDINATE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO SIDEWALK INSTALLATION.
15. STAKE OUT PROPOSED EXPANSION OF PARKING AREA NORTH OF BUILDING AND REVIEW CONDITIONS WITH CITY OF PORTLAND ARBORIST PRIOR TO CLEARING AND CUTTING OF TREES.

N/S  
 0.75 ACRES  
 PRELIMINARY  
 7/05/2017



SINGLE STORY BRK  
 FFE = 61.

N/S  
 THE DART MOUTH COMPANY  
 4285/280

ZON

75,100 +/- SF  
 631,620 +/- SF  
 42,044 +/- SF  
 751,844 +/- SF 17.26 +/- AC

EXISTING DEVELOPMENT SEE STORM WATER MANAGEMENT REPORT

EXISTING GREEN SPACE SEE STORM WATER MANAGEMENT REPORT

REVISED SITE DEVELOPMENT SEE STORM WATER MANAGEMENT REPORT

REVISED GREEN SPACE SEE STORM WATER MANAGEMENT REPORT

**SOIL TYPES:**

SCANTIC SILT LOAM

HOLLIS FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

**PARKING REQUIREMENTS:**

**EXISTING OCCUPANCIES:**

MBNA 30,000 SF @ 1/400 = 75  
 COMMUNITY HEALTH 22,500 SF @ 1/400 = 56  
 ANDOVER COLLEGE  
 CLASSROOM 19,620 SF @ 1/100 = 196  
 ADMINSTRATION 34,880 SF @ 1/400 = 87

**NEW CONSTRUCTION:**

NEW BUILDING 27,600 GSF @ 1/400 = 69

TOTAL PARKING REQUIRED = 483

TOTAL PARKING ADDED (UPPER LOT) = 22

TOTAL EXISTING LOTS AFTER CONSTRUCTION = 500

TOTAL AFTER CONSTRUCTION = 522

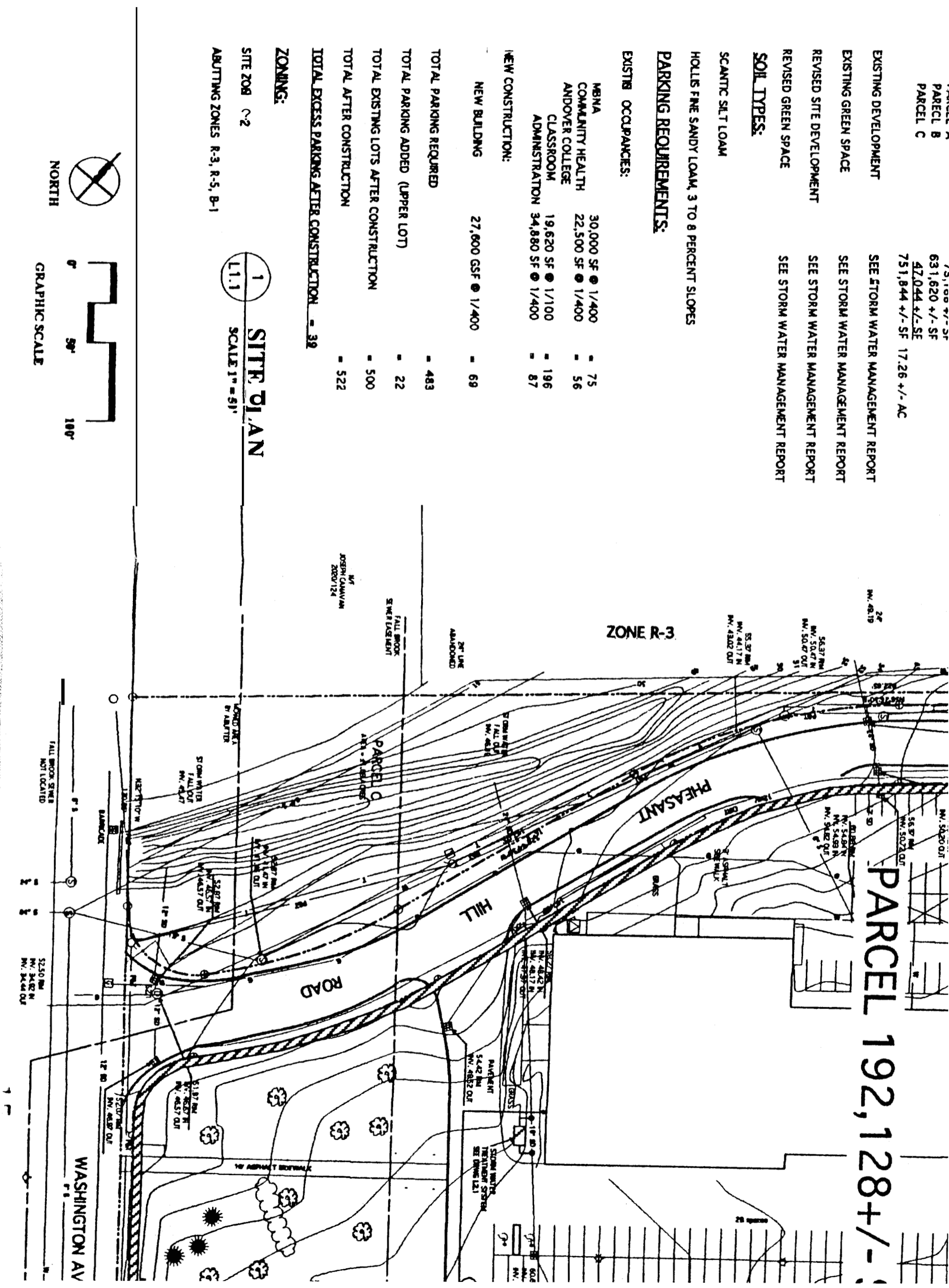
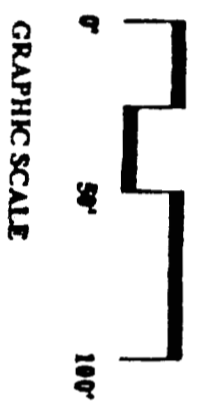
TOTAL EXCESS PARKING AFTER CONSTRUCTION = 39

**ZONING:**

SITE ZONE R-2

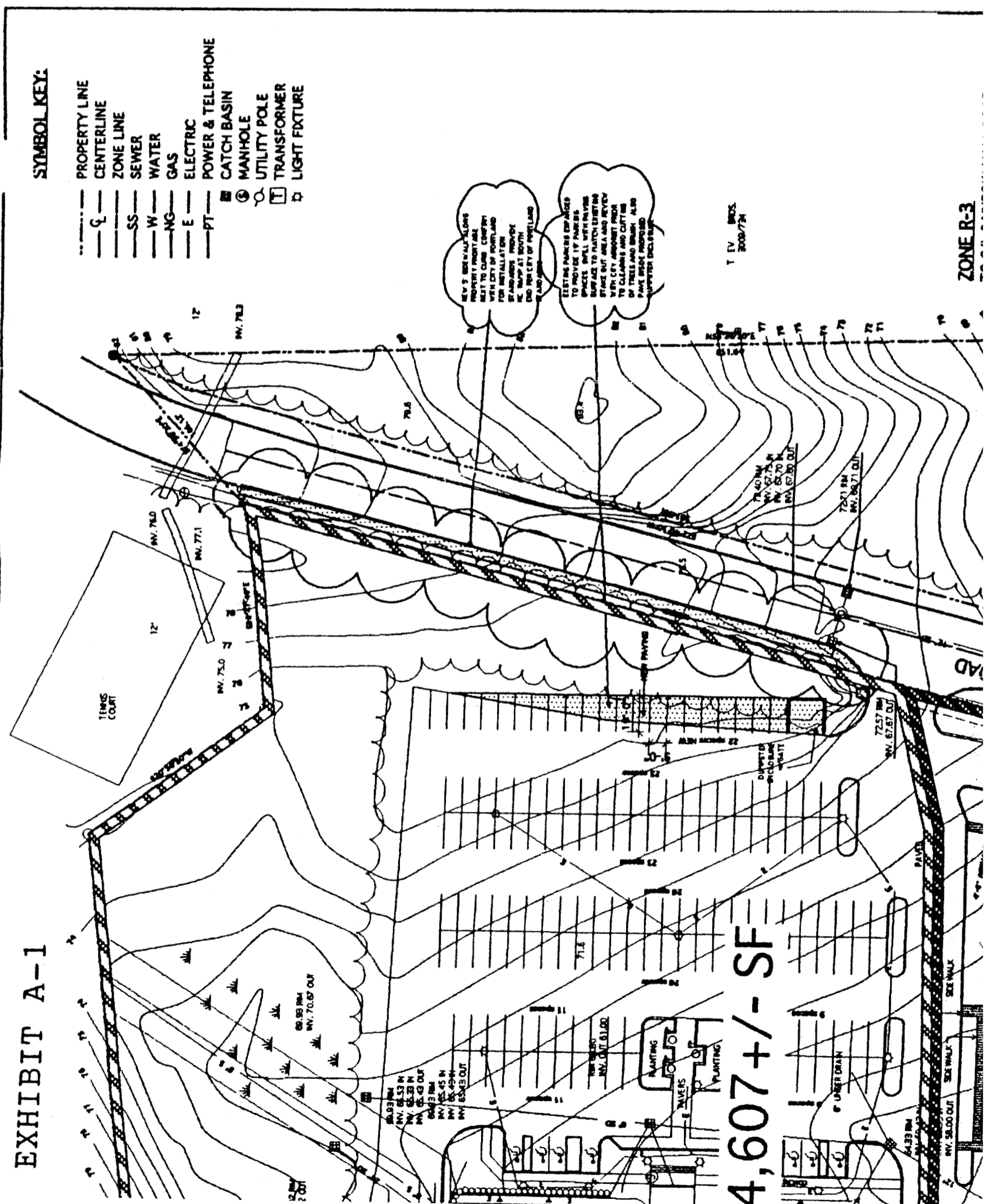
ABUTTING ZONES R-3, R-5, B-1

**1 SITE PLAN**  
 L1.1 SCALE 1" = 50'



**PARCEL 192,128+/-**

# EXHIBIT A-1



- SYMBOL KEY:**
- PROPERTY LINE
  - C- CENTERLINE
  - Z- ZONE LINE
  - SS- SEWER
  - W- WATER
  - NG- GAS
  - E- ELECTRIC
  - PT- POWER & TELEPHONE
  - CATCH BASIN
  - MANHOLE
  - UTILITY POLE
  - TRANSFORMER
  - ⊕ LIGHT FIXTURE

DRAWING NO.  
**L1.1**  
 SITE PLAN

HRTA / architects, inc.  
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 Fax: 207.774.9128  
 e-mail: hrtan@aol.com

DATE: 05/05/2000  
 REVISIONS:  
 07/06/2000  
 ITEM 10/20/2000  
 10/27/2000  
 FOR CONSTRUCTION

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NEW 5' SIDEWALK ALONG PROPERTY FRONTAGE BEST TO CLIMB COMPLY WITH CITY OF PORTLAND STANDARDS. PROVIDE 12" RAMP AT SOUTH END PER CITY OF PORTLAND LAND USE.

EXISTING PARKING EXPANDED TO PROVIDE 17 PARKING SPACES SHALL WITH PAVING SURFACE TO MATCH EXISTING STAGE OUT AREA AND REVIEW WITH CITY. APPROXIMATE PICK UP CALLERS AND CURBS TO TREES AND BRUSH. ALSO PAVE BRIDGE PROPOSED SUPPORTER EXISTING.

T.V. BRCS  
 2008/7/24

4,607 +/- SF

ZONE R-3

