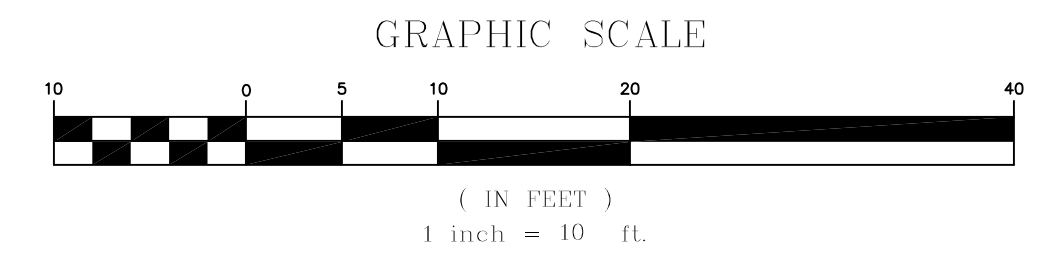
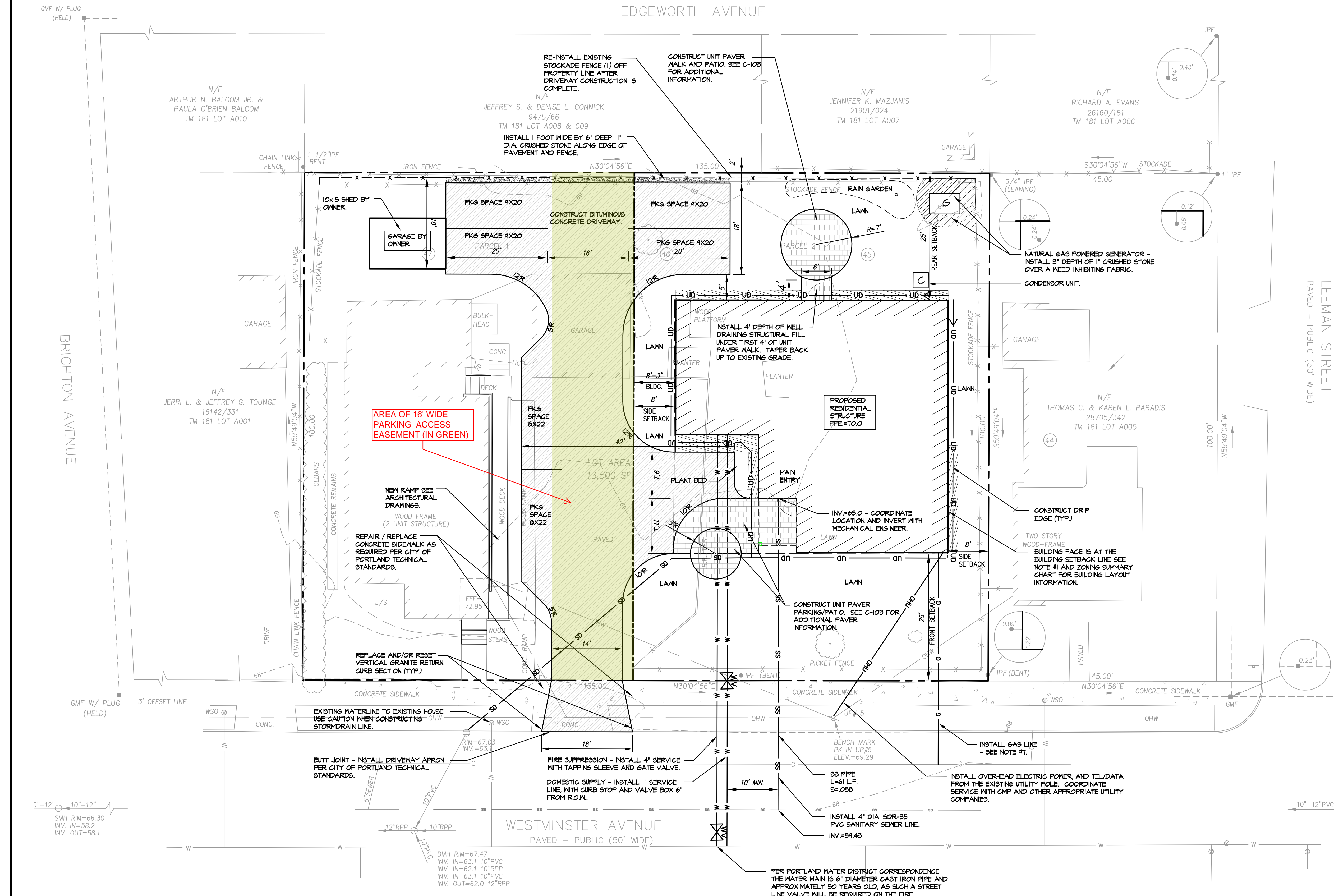


SITE PLAN & UTILITY NOTES:

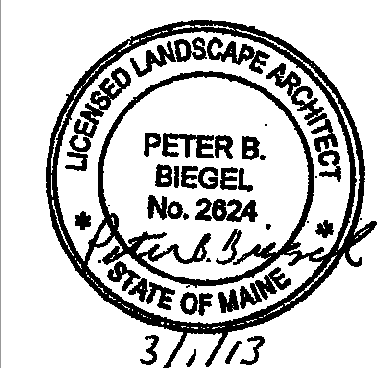
1. THE HOUSE FOUNDATION SHALL BE LAYED OUT BY A MAINE LICENSED SURVEYOR. A CAD FILE FOR LAYOUT PURPOSES IS AVAILABLE UPON REQUEST.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE CITY OF PORTLAND AND THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND INDIVIDUAL UTILITY COMPANY STANDARDS RESPECTIVELY.
5. WATER SERVICE - DOMESTIC AND FIRE SUPPRESSION SHALL BE COORDINATED WITH THE MECHANICAL ENGINEER AND THE PORTLAND WATER DISTRICT. CONSTRUCTION, MATERIALS, TESTING AND CHLORINATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS. WATER VALVES TO BE LEFT OPEN. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
6. CONTRACTOR SHALL EXCAVATE TEST PITS AT ALL POINTS WHERE PROPOSED UTILITIES ARE TO CROSS EXISTING UTILITIES. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. NATURAL GAS LINE IS SHOWN ON THESE PLANS FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION WITH UTILITY COMPANY (UNIL) PER ALL CITY AND UTILITY COMPANY STANDARDS.
8. SANITARY SEWER SERVICE SHALL BE CONSTRUCTED PER ALL STATE AND CITY CODES. WHERE THERE IS LESS THAN 6'-6" COVER OVER SEWER LINES, PLACE TWO LAYERS OF 2" THICK RIGID INSULATION OVER PIPE FOR FULL WIDTH OF TRENCH. INSULATION JOINTS SHALL BE STAGGERED.
9. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND MECHANICAL ENGINEER FOR EXACT LOCATION CONFIGURATION, AND DETAILS OF UTILITIES AND WHERE THEY ENTER THE BUILDING FOUNDATION.
10. ALL PERMITS INCLUDING STREET OPENING PERMITS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. GRANITE CURBING AND CONCRETE SIDEWALK RE-CONSTRUCTION DUE TO ADJUSTMENTS IN THE DRIVEWAY ACCESS LOCATION SHALL BE DONE BY THE CONTRACTOR PER ALL CITY OF PORTLAND TECHNICAL STANDARDS.

ZONING SUMMARY (PREPARED BY BILD ARCHITECTURE)

Westminster Level III Group Home			
Division 4. R-3 Residential Zone			
Code	Requirement	Existing Conditions	Proposed Lot with Existing Building
14-87	Permitted Use: Handicapped Family Unit	Permitted	Permitted
14-90	Mn Lot Size: 6,500sf	13,500sf	6,500sf
	Mn Lot Area per Dwelling Unit: 6,500sf	13,500sf	6,500sf
	Mn Street Frontage: 50ft	135'	65'
	Mn Yard Dimensions:		
	Front yard: 25ft	12'-1"	25'-2"
	Rear yard (principal structure): 25ft	25'-1 1/4"	25'-2"
	Rear yard (accessory under 144sf): 5ft	n/a	6'-0"
	Side yard (1 1/2 story): 8ft	n/a	8'-2" / 8'-2"
	Side yard (2 1/2 story): 16ft	8' / 8'-5"	8' / 24'-4"
	Side yard (accessory under 144sf): 5ft	n/a	12'-10" / 40'-1"
	Max lot Coverage: 35% of lot area	15.8%	29.0%
	Mn Lot Width: 65ft	135'	65'
	Max Structure Height (principal): 35ft	approx 30'	approx 30'
	Max Structure Height (accessory): 18ft	n/a	15'
14-332	Parking: Residential Structures (2) spaces for each dwelling unit	4	4
14-336	Mn side parking setback within 50ft of street lot line: 5ft	over 5'	5'
14-425	A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet. (Yards measured to foundations and additional materials are considered "architectural.")	ok	ok



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
1	03/01/13	ISSUED FOR CONSTRUCTION									



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longroads Road, Cumberland, ME 04081 tel: (207) 934-1717
 CLIENT: **BILD ARCHITECTURE**
 P.O. BOX 8235 PORTLAND, MAINE 04104

DESIGN: DEPT.
 DRAWN: DEPT.
 CHKD: PBB
 DATE: JANUARY 2013
 SCALE: 1"=10'

GMS WESTMINSTER HOME
 WESTMINSTER AVENUE, PORTLAND, MAINE
SITE PLAN
 PROJ. NO. _____
 DWG. NO. _____
 REV. _____
C-101