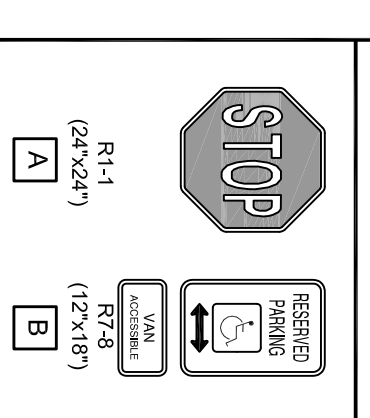


**PLAN VIEW**  
SCALE: 1" = 20'

**LEGEND**

	PROPOSED BUILDING ADDITION
	FULL DEPTH STANDARD DUTY PAVEMENT - MEETING CITY STREET STANDARDS
	NEW PAVEMENT OVER RECLAIMED BASE MATERIAL
	1.25" BITUMINOUS OVERLAY
	PROPOSED CONCRETE SIDEWALK
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	BITUMINOUS CONCRETE CURB
	TIPODOWN

**SIGN LEGEND**



**NOTES:**

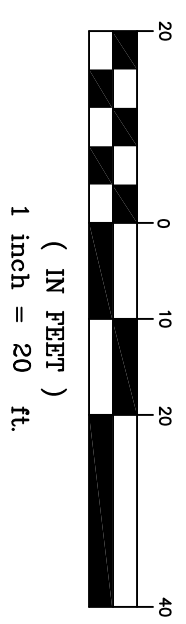
1. THE GENERATOR PAD WILL BE INSTALLED PRIOR TO THIS PROJECT. HOWEVER, THE FENCE AND ACoustic FABRIC WILL NOT BE INSTALLED UNTIL THE BUILDING CONSTRUCTION IS COMPLETED.
2. PROVIDE ADA COMPLIANT GRADING AND ACCESS ROUTE INTO BUILDING.
3. ALL PAVEMENT AREA DISTURBED BY PROJECT TO BE RE-STRIPPED TO MATCH PLAN.
4. LANDSCAPED ISLAND TO OCCUR WITHIN PAPER STREET PORTION OF HOOPER STREET.
5. STREET PORTION OF HOOPER STREET

**PARKING SUMMARY TABLE**

PROPOSED TOTAL BUILDING AREA	26,030 SF
REQUIRED PARKING	63 SPACES
EXISTING PARKING	94 SPACES
PARKING LOSS	11 SPACES
NET PROPOSED PARKING	83 SPACES



**GRAPHIC SCALE**

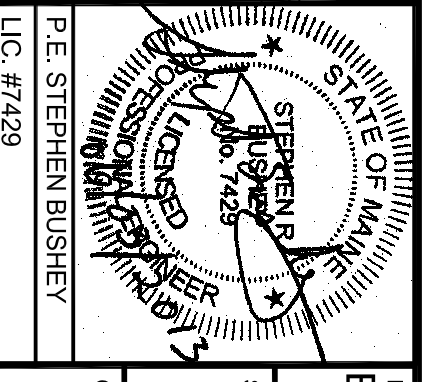


**ZONING: RP ZONE**

DESCRIPTION	REQUIRED / ALLOWED	PROPOSED
PROFESSIONAL OFFICE USE	PERMITTED	PERMITTED
MIN. LOT SIZE	6,000 SF	70,000 SF
MIN. FRONTAGE	60 FT	200 FT
LOT WIDTH	60 FT	200 FT
SETBACKS		
- FRONT	20 FT	20 FT
- SIDE (1 STORY CORNER)	15 FT	15 FT
- REAR	20 FT	113 FT
MAX IMPERVIOUS SURFACE RATIO	80%	77%
FLOOR AREA RATIO	65%	37%
PARKING SPACE SIZE	9' X 18'	8' X 18' AND 9' X 19'
PARKING RATIO (1 SPACE/400 SF FOR PROFESSIONAL OFFICE)	65 (BASED ON 26,030 SF BUILDING)	85
HANDICAPPED PARKING SPACES	3	8

**REVISIONS**

REV	DATE	DESCRIPTION
1	05.22.13	DESIGN DEVELOPMENT
2	06.03.13	LEVEL II SITE PLAN SUBMISSION
3	06.13.13	REVISED PER ADDENDUM #1
4	06.25.13	REVISED PER CITY COMMENTS
5	07.01.13	REVISED TO ELIMINATE DISTURBANCE IN PAPER STREET
6	07.09.13	REVISED PER ADDENDUM #3
7	07.19.13	REVISED PER ADDENDUM #3



**PROJECT**  
EYECARE MEDICAL GROUP PHASE 2 - ADDITION & RENOVATION

**SHEET TITLE**  
SITE LAYOUT PLAN

**CUSTOMER**  
PDT ARCHITECTS

**CLIENT**  
DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.731.1212  
WWW.DELUCAHOFFMAN.COM

**DRAWN:** LA **DATE:** MAY 2013  
**DESIGNED:** RJW **SCALE:** 1" = 20'  
**CHECKED:** SRB **JOB NO.:** 3165  
**FILE NAME:** 3165-SP  
**SHEET:** C-2.0