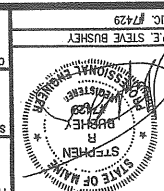


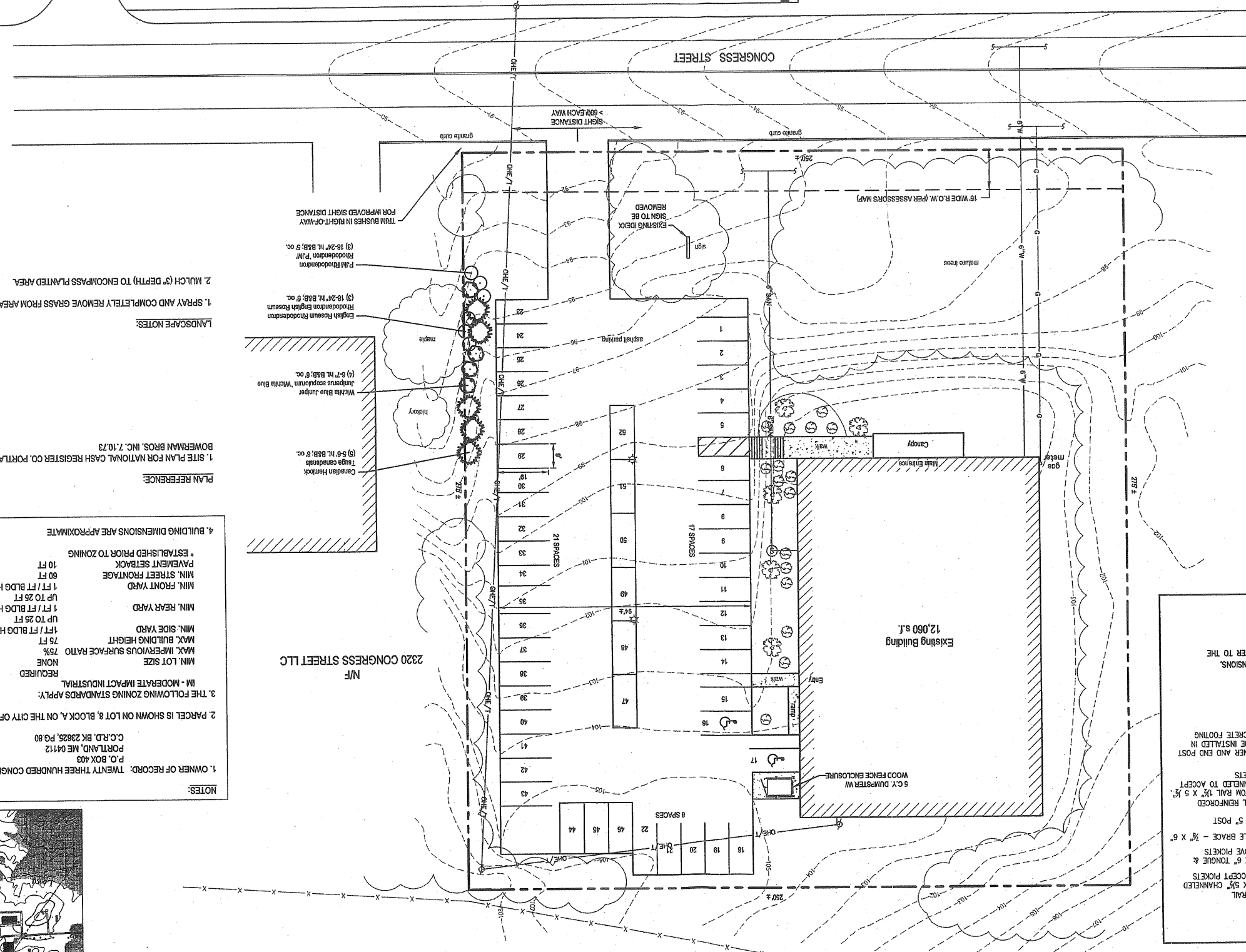
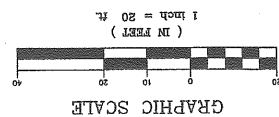
THE APPLICANT SHALL CONSTRUCT A 6-FOOT WIDE SIDEWALK ALONG CONGRESS STREET. THE SIDEWALK SHALL BE LOCATED ON THE NORTH SIDE OF CONGRESS STREET, STARTING AT THE EAST SIDE OF THE EXISTING DRIVEWAY TO 2301 CONGRESS STREET AND EXTENDING 250 FEET EASTERLY, (250 FEET BEING THE FRONTAGE WIDTH OF THE PROJECT SITE), THE SIDEWALK SHALL BE LOCATED IN, AND ADJACENT TO THE EDGE OF THE RIGHT-OF-WAY OF CONGRESS STREET. IN ANOTHER LOCATION SEEN ON THE CITY ENGINEER'S PLAN, THE SIDEWALK SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALT ACCORDING TO THE DESIGN STANDARDS ADOPTED BY THE DEPT. OF PUBLIC WORKS. THE APPLICANT SHALL SUBMIT A PLAN TO THE CITY ENGINEER SHOWING A RIGHT-OF-WAY SURVEY AND TOPOGRAPHIC SURVEY OF THE SIDEWALK CONSTRUCTION AREA AND THE PROPOSED SIDEWALK LOCATION. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

REV	DATE	DESCRIPTION
1	08.30.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
2	09.14.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
3	10.10.06	REVISED SITE PLAN
4	10.17.06	REVISED AND RESUBMITTED TO CITY OF PORTLAND



PROJECT: MEDICAL OFFICE BUILDING
 2300 CONGRESS ST
 PORTLAND, MAINE
 CLIENT: ADE PROPERTY MANAGEMENT
 401/1 TWENTY THREE HUNDRED
 CONGRESS STREET LLC

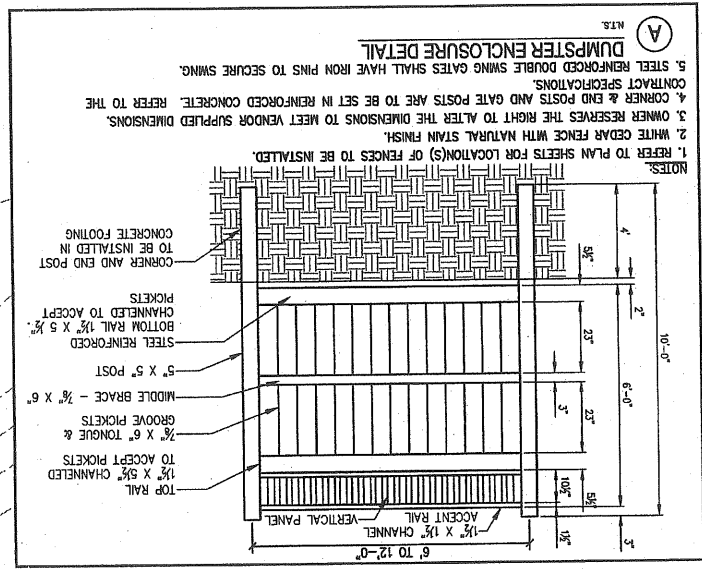
DRAWN: DLUCA-HOFFMAN
 DATE: AUG 2008
 DESIGNED: SRB
 SCALE: 1" = 20'
 CHECKED: SRB
 JOB NO.: 2701
 FILE NAME: 2701-EX
 SHEET: -



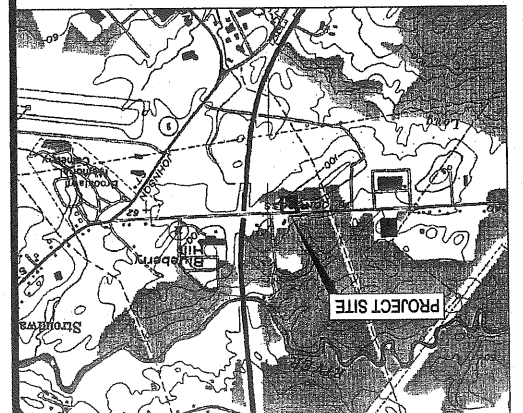
LANDSCAPE NOTES:
 1. SPRAY AND COMPLETELY REMOVE GRASS FROM AREA TO BE PLANTED.
 2. MULCH (3" DEPTH) TO ENCOMPASS PLANTED AREA.

PLAN REFERENCE:
 1. SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS., INC. 7.10.73

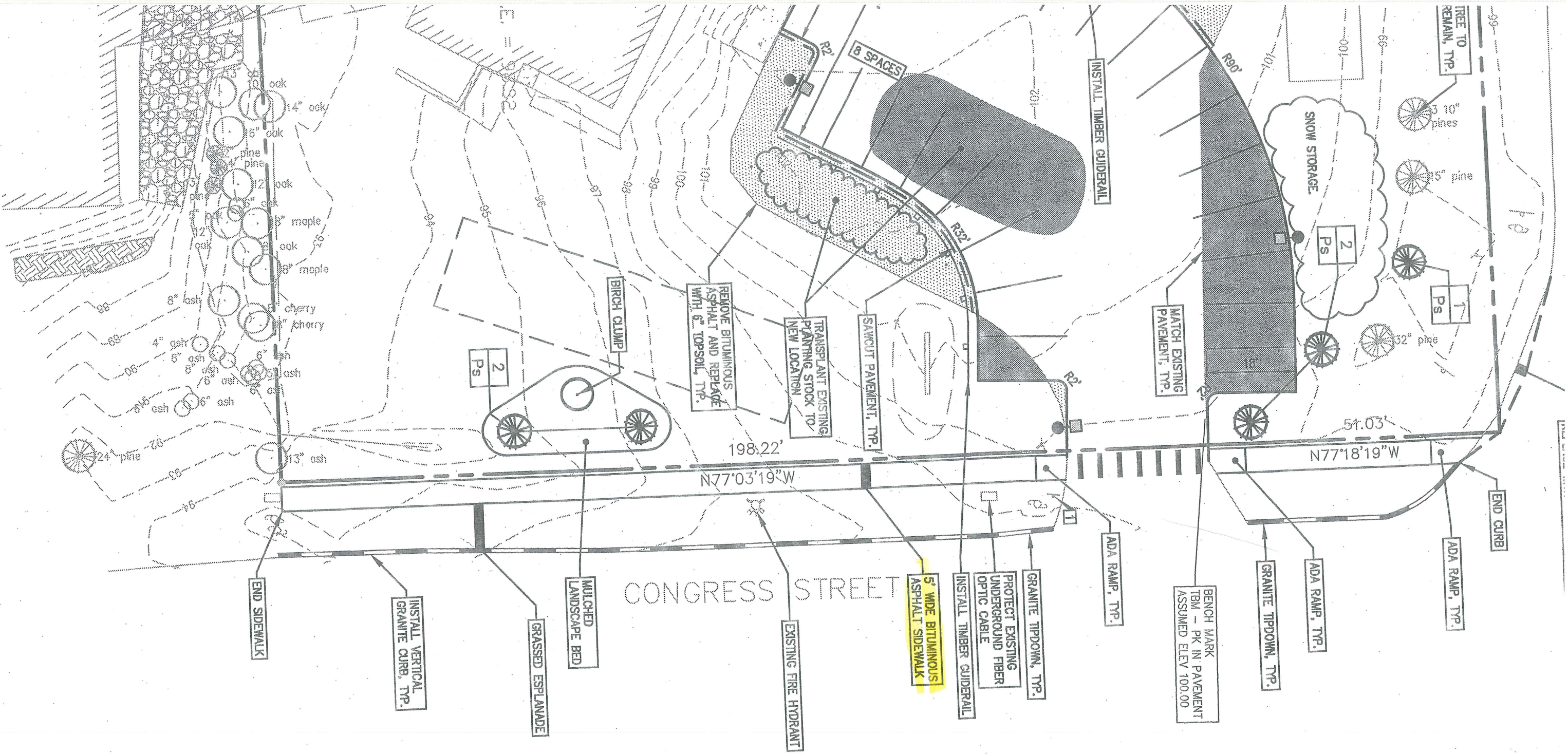
NOTES:
 1. OWNER OF RECORD: TWENTY THREE HUNDRED CONGRESS STREET, LLC
 P.O. BOX 403
 PORTLAND, ME 04112
 C.O.R.D. BK 23825, PG 80
 2. PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
 3. THE FOLLOWING ZONING STANDARDS APPLY:
 IM - MODERATE IMPACT INDUSTRIAL
 REQUIRED
 PROVIDED
 50%
 29 FT
 32 FT
 MIN. SIDE YARD
 1 FT / FT BLDG HT
 1 FT / FT BLDG HT
 26 FT
 MIN. REAR YARD
 1 FT / FT BLDG HT
 1 FT / FT BLDG HT
 105 FT
 MIN. FRONT YARD
 1 FT / FT BLDG HT
 250 FT
 MIN. STREET FRONTAGE
 60 FT
 PAVEMENT SETBACK
 10 FT
 * ESTABLISHED PRIOR TO ZONING
 4. BUILDING DIMENSIONS ARE APPROXIMATE



as approved Oct 06
 amended Nov 07



MAINE TURNPIKE AUTHORITY



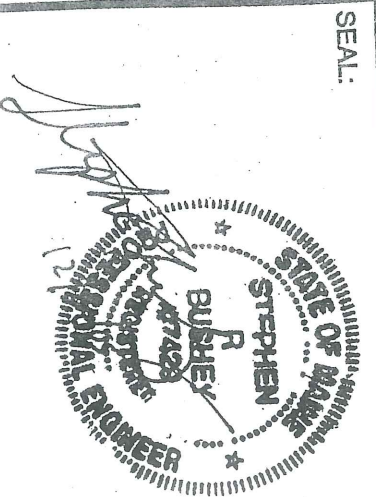
ARCHITECT:
Scott Simons Architects
 75 York St
 Portland, Maine 04101
 phone 207 772 4656
 fax 207 828 4656
<http://www.simonsarchitects.com>

CONSULTANTS:
 General Contractor:
Stroudwater Construction
 96 Ocean Avenue
 South Portland, ME 04106
 phone 207 767 9111
 fax 207 767 9110
 email david@stroudwaterconstruction.com

Mechanical Engineer:
Johnson & Jordan
 18 Mussey Road
 Scarborough, ME 04074
 phone 207 883 8345
 fax 207 883 8619
 email mike@johnsonandjordan.com

Civil Engineer:
DeLuca-Hoffman Associates,
 778 Main Street, Suite 8
 South Portland, ME 04106
 phone 207 775 1121
 fax 207 879 0896

Structural Engineer:
Structural Design Consulting
 22 Oakmont Drive
 Old Orchard Beach, ME 04064-4121
 phone 207 934 8038
 fax 207 934 8039
 email djt@sdcinc.biz



7429 STEPHEN BUSHEY

REVISION DATE:
 PHASE
 SITE PLAN SUBMISSION
 95% SUBMISSION
 ISSUED FOR CONSTRUCTION
 REVISED SITE PLAN SUBMISSION
 REVISED SITE PLAN SUBMISSION
 REVISED SITE PLAN SUBMISSION

PROJECT NAME:
DAVIS DENT
 Dental Office / Spa

2271 CONGRESS STR
 PORTLAND, ME

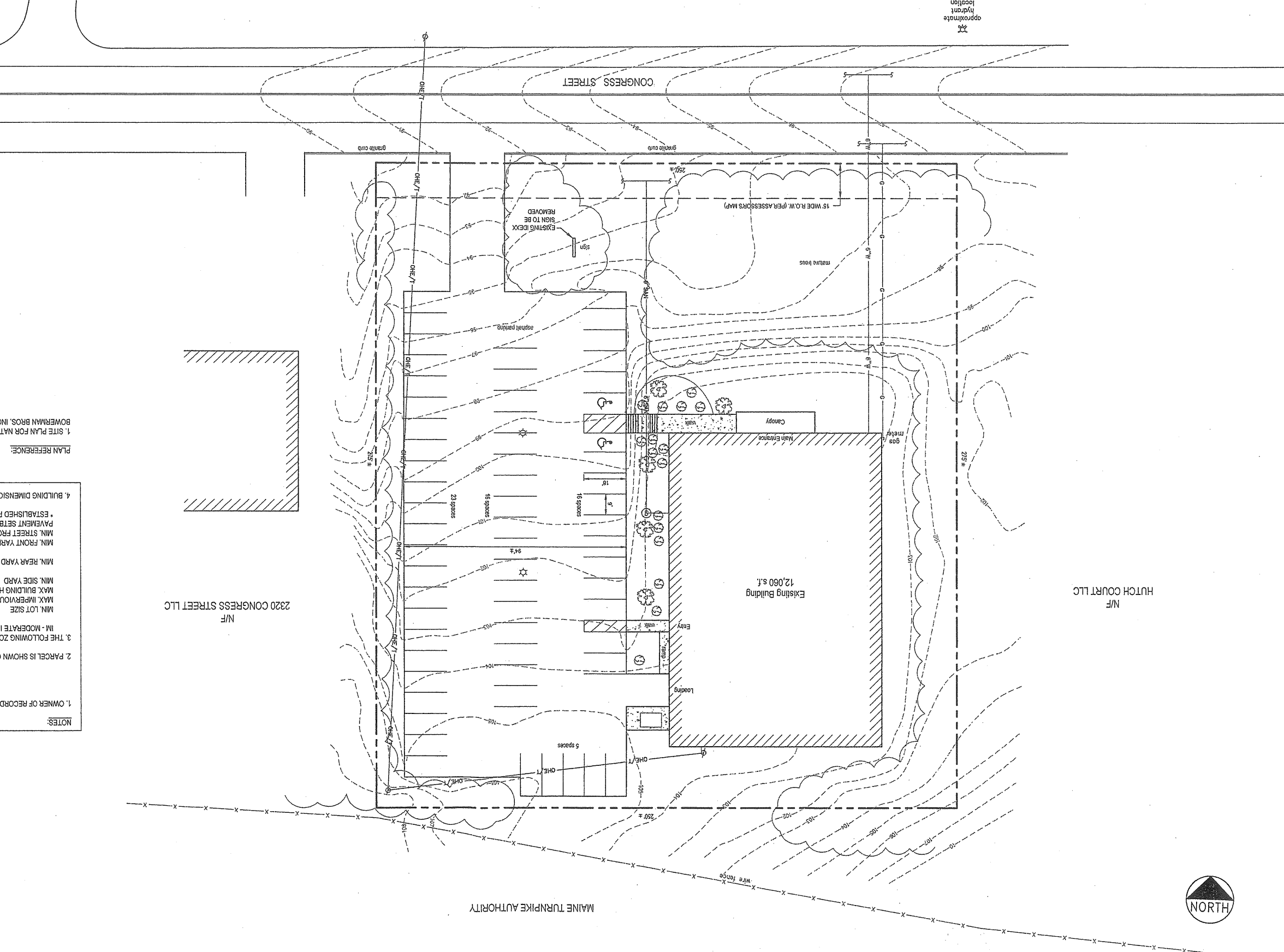
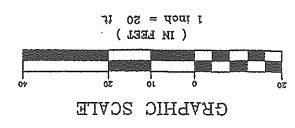
DRAWING SCALE:
 DATE OF ISSUE:
 PROJECT NUMBER:

REV	DATE	DESCRIPTION
1	08.20.08	SITE PLAN SUBMISSION TO CITY OF PORTLAND
2	09.14.08	SITE PLAN SUBMISSION TO CITY OF PORTLAND

UC #1429	P.E. STEVE BUSKEY
----------	-------------------

CLIENT	ADE PROPERTY MANAGEMENT d/b/a TWENTY THREE HUNDRED CONGRESS STREET LLC
SHEET TITLE	MEDICAL OFFICE BUILDING 2300 CONGRESS ST PORTLAND, MAINE
EXISTING CONDITIONS	

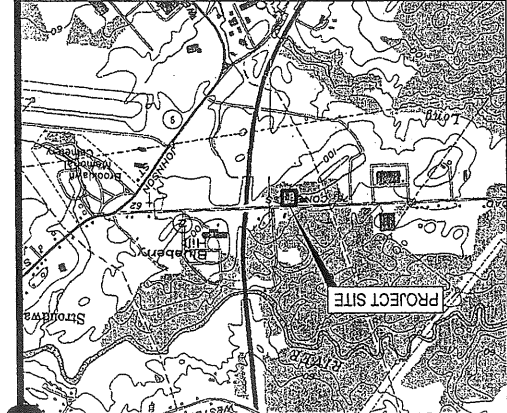
DRAWN	DATE	DESIGNED	CHECKED	FILE NAME	SHEET
WWW.DELUCA-HORFMAN.COM	AUG 2008	SFB	SFB	2701-EX	2701-EX
ASSOCIATES, INC.					
773 MAIN STREET, SUITE B					
SCOTT'S FORTLAND, ME 04108					
207 718 1811					
DH					



PLAN REFERENCE:
 1. SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS. INC. 7.10.73

NOTES:

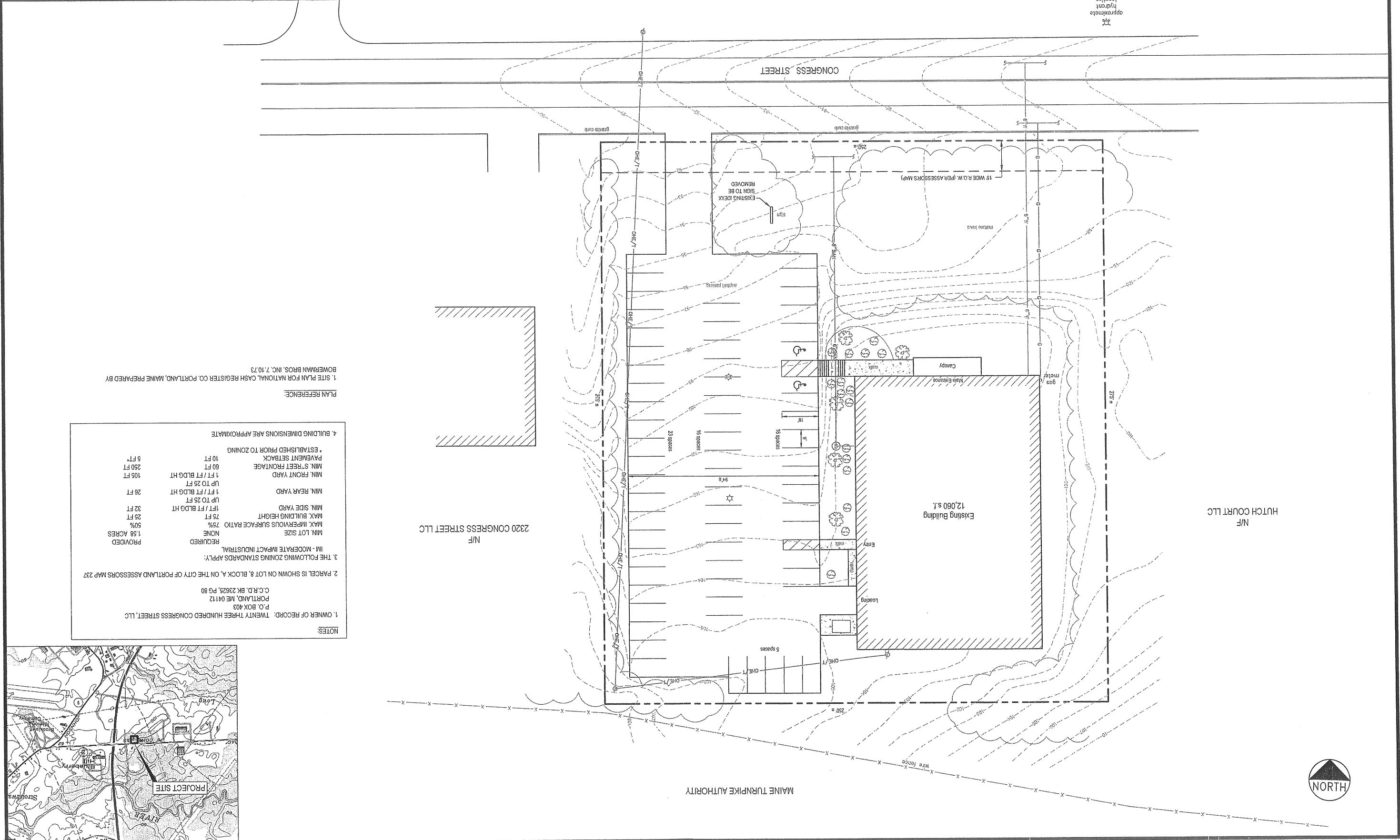
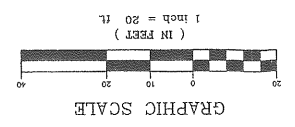
- OWNER OF RECORD: TWENTY THREE HUNDRED CONGRESS STREET, LLC
 P.O. BOX 403
 PORTLAND, ME 04112
 C.C.R.D. BK 23625, PG 80
- PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
- THE FOLLOWING ZONING STANDARDS APPLY:
 IM - MODERATE IMPACT INDUSTRIAL
 REQUIRED
 MIN. LOT SIZE NONE
 MAX. IMPERVIOUS SURFACE RATIO 75%
 MAX. BUILDING HEIGHT 75 FT
 MIN. SIDE YARD 1 FT / FT BLDG HT
 MIN. REAR YARD 1 FT / FT BLDG HT
 MIN. FRONT YARD 1 FT / FT BLDG HT
 MIN. STREET FRONTAGE 60 FT
 PAVEMENT SETBACK 10 FT
 4. BUILDING DIMENSIONS ARE APPROXIMATE



REV	DATE	DESCRIPTION
2	02/14/06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
1	06/30/06	SITE PLAN SUBMISSION TO CITY OF PORTLAND

CLIENT	ADDE PROPERTY MANAGEMENT d/b/a/ TWENTY THREE HUNDRED CONGRESS STREET LLC
PROJECT	MEDICAL OFFICE BUILDING 2300 CONGRESS ST PORTLAND, MAINE
SHEET TITLE	EXISTING CONDITIONS
PROJECT	STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER STEPHEN W. BOWEN LICENSE # 429
PROJECT	F. E. STEVE BUSHBY LICENSE # 429

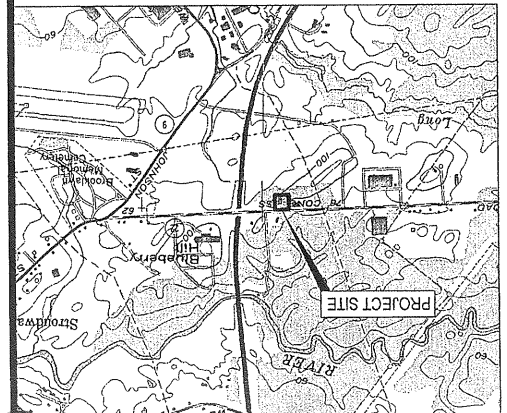
DRAWN	DEB	DATE	AUG 2008
DESIGNED	SRB	SCALE	1" = 20'
CHECKED	SRB	JOB NO.	2701
FILE NAME	2701-EX		
SHEET	-		



NOTES:

- OWNER OF RECORD: TWENTY THREE HUNDRED CONGRESS STREET, LLC
P. O. BOX 403
PORTLAND, ME 04112
C.C.R.D. BK 23625, PG 80
- PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
- THE FOLLOWING ZONING STANDARDS APPLY:
IM - MODERATE IMPACT INDUSTRIAL
REQUIRED
MIN. LOT SIZE NONE
MAX. IMPERVIOUS SURFACE RATIO 75%
MAX. BUILDING HEIGHT 75 FT
MIN. SIDE YARD 1 FT / FT BLDG HT
MIN. REAR YARD 1 FT / FT BLDG HT
MIN. FRONT YARD 1 FT / FT BLDG HT
MIN. SETBACK 80 FT
MIN. FRONT YARD 106 FT
MIN. REAR YARD 26 FT
MIN. SIDE YARD 26 FT
MIN. FRONT YARD 250 FT
MIN. REAR YARD 28 FT
MIN. SIDE YARD 32 FT
MIN. FRONT YARD 10 FT
MIN. REAR YARD 5 FT
PAVEMENT SETBACK ESTABLISHED PRIOR TO ZONING
- BUILDING DIMENSIONS ARE APPROXIMATE

PLAN REFERENCE:
1. SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS. INC. 7.10.73



Attachment 1Aa

THE APPLICANT SHALL CONSTRUCT A 5-FOOT WIDE SIDEWALK ALONG CONGRESS STREET. THE SIDEWALK SHALL BE LOCATED ON THE NORTH SIDE OF CONGRESS STREET, STARTING AT THE EAST SIDE OF THE EXISTING DRIVEWAY TO 2301 CONGRESS STREET AND EXTENDING 250 FEET EASTERLY, 250 FEET BEING THE FRONTAGE WIDTH OF THE PROJECT SITE, THE SIDEWALK SHALL BE LOCATED IN AND ADJACENT TO THE EDGE OF THE RIGHT-OF-WAY OF CONGRESS STREET. ON ANOTHER LOCATION DEEMED APPROPRIATE BY THE CITY ENGINEER, THE SIDEWALK SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALT ACCORDING TO THE DESIGN STANDARDS ADOPTED BY THE DEPT. OF PUBLIC WORKS. THE APPLICANT SHALL SUBMIT A PLAN TO THE CITY ENGINEER SHOWING A RIGHT-OF-WAY SURVEY AND TOPOGRAPHIC SURVEY OF THE SIDEWALK CONSTRUCTION AREA AND THE PROPOSED LOCATION. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

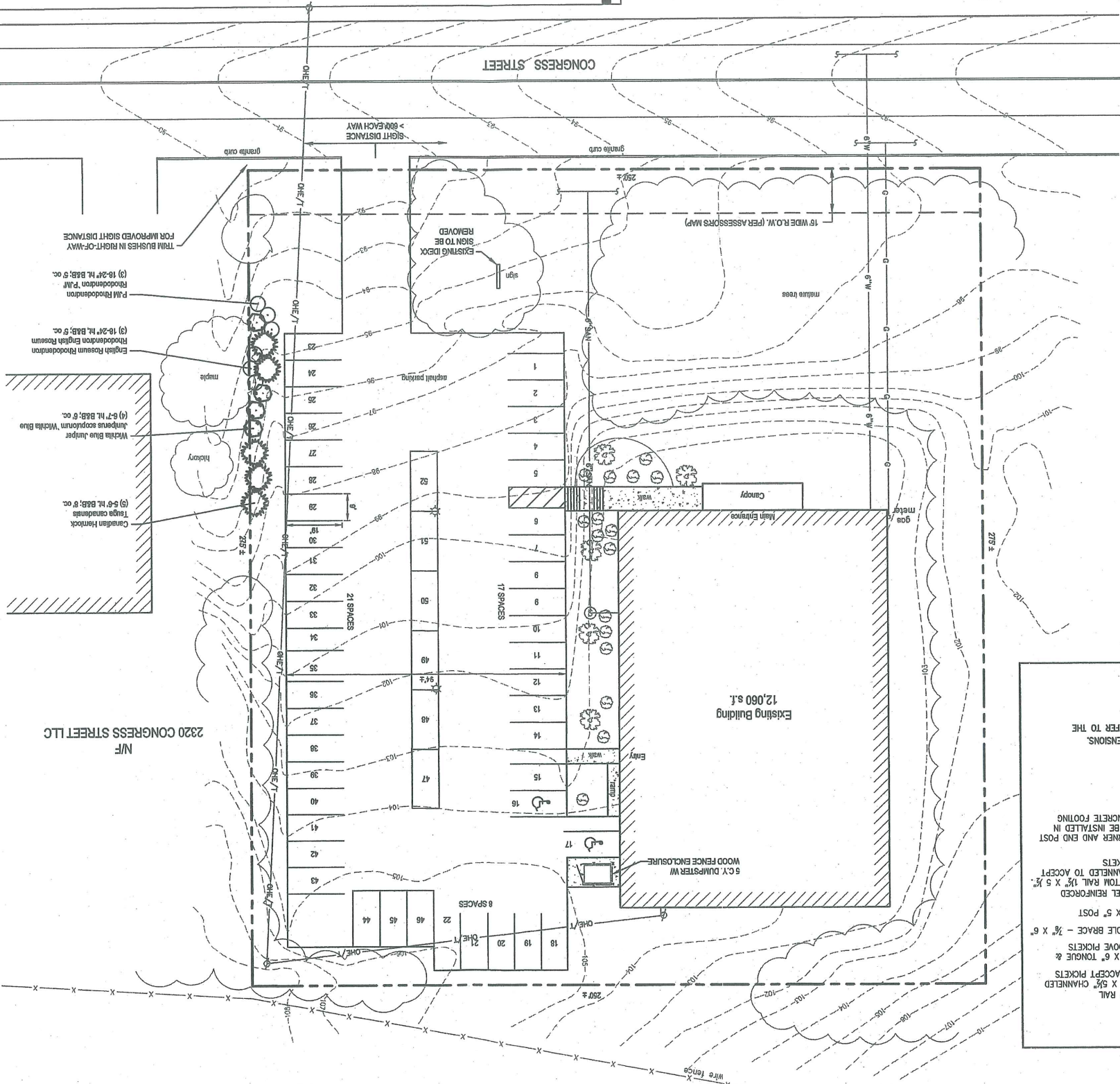
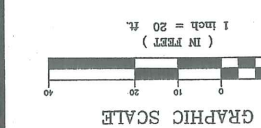
REV	DATE	DESCRIPTION
1	08.30.06	TOPOGRAPHIC SURVEY
2	09.14.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
3	10.10.06	REVISED SITE PLAN
4	10.17.06	REVISED AND RESUBMITTED TO CITY OF PORTLAND



PROJECT: MEDICAL OFFICE BUILDING
2300 CONGRESS ST
PORTLAND, MAINE

CLIENT: ADE PROPERTY MANAGEMENT
d/b/a TWENTY THREE HUNDRED CONGRESS STREET LLC

DRAWN: DED	DATE: AUG 2006
DESIGNER: SRB	SCALE: 1" = 20'
CHECKED: SRB	JOB NO.: 2701
FILE NAME: 2701-EX	SHEET:



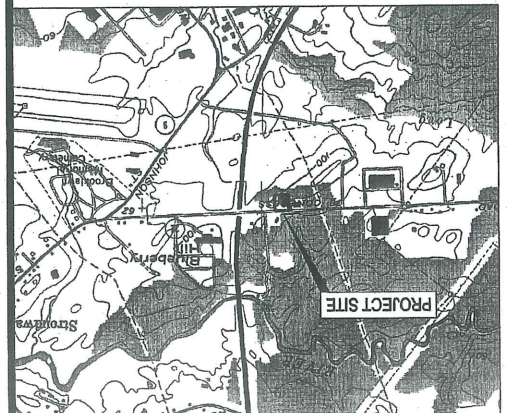
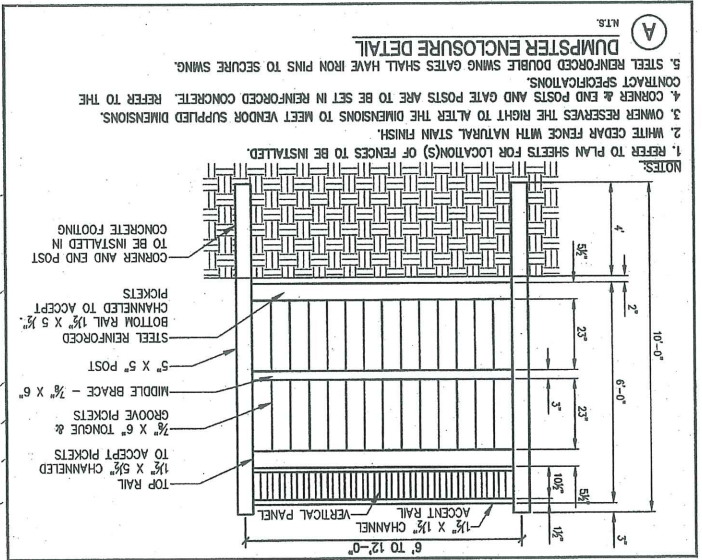
HUTCH COURT LLC
 N/F

MAINE TURNPIKE AUTHORITY

- LANDSCAPE NOTES:**
1. SPRAY AND COMPLETELY REMOVE GRASS FROM AREA TO BE PLANTED.
 2. MULCH (3" DEPTH) TO ENCOMPASS PLANTED AREA.

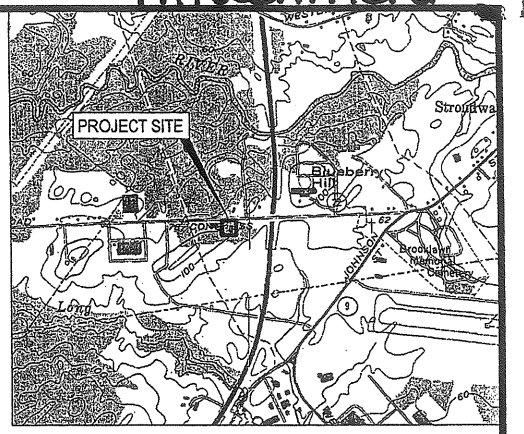
- PLAN REFERENCE:**
1. SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS. INC. 7.10.73

- NOTES:**
1. OWNER OF RECORD, TWENTY THREE HUNDRED CONGRESS STREET, LLC
 P.O. BOX 403
 PORTLAND, ME 04112
 C.C.R.D. BK 23625, PG 80
 2. PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
 3. THE FOLLOWING ZONING STANDARDS APPLY:
 IM - MODERATE IMPACT INDUSTRIAL
 REQUIRED
 NONE
 PROVIDED
 MIN. LOT SIZE
 MAX. IMPERVIOUS SURFACE RATIO 75%
 MAX. BUILDING HEIGHT 75 FT
 MIN. SIDE YARD 1 FT / FT BLDG HT
 UP TO 25 FT
 MIN. REAR YARD 1 FT / FT BLDG HT
 UP TO 25 FT
 MIN. FRONT YARD 1 FT / FT BLDG HT
 UP TO 25 FT
 MIN. STREET FRONTAGE 250 FT
 PAVEMENT SETBACK 10 FT
 ESTABLISHED PRIOR TO ZONING
 4. BUILDING DIMENSIONS ARE APPROXIMATE





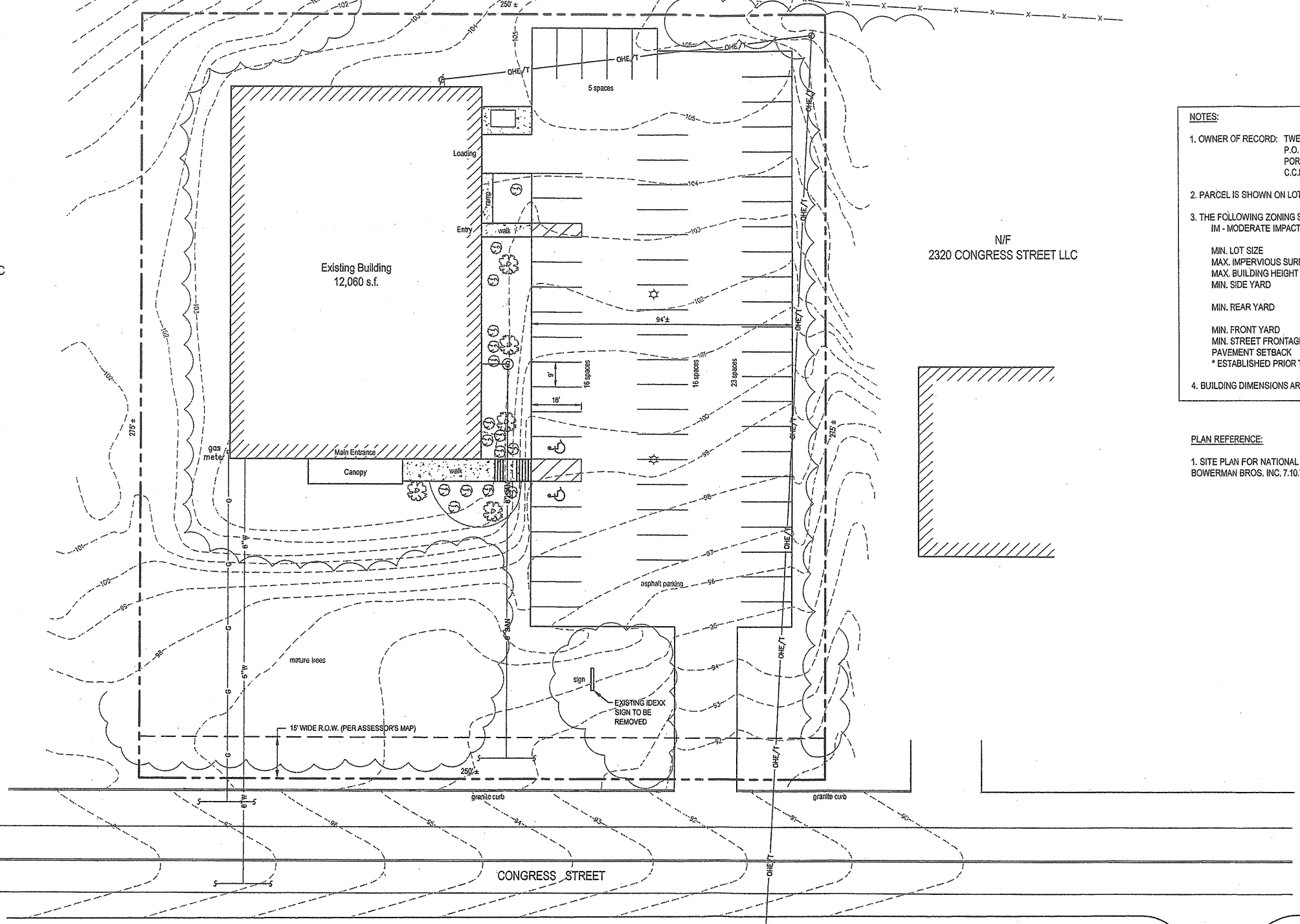
MAINE TURNPIKE AUTHORITY



N/F HUTCH COURT LLC

Existing Building
12,060 s.f.

N/F
2320 CONGRESS STREET LLC



NOTES:

- OWNER OF RECORD: TWENTY THREE HUNDRED CONGRESS STREET, LLC
P.O. BOX 403
PORTLAND, ME 04112
C.C.R.D. BK 23625, PG 80
- PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
- THE FOLLOWING ZONING STANDARDS APPLY:
IM - MODERATE IMPACT INDUSTRIAL

	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	1.58 ACRES
MAX. IMPERVIOUS SURFACE RATIO	75%	50%
MAX. BUILDING HEIGHT	75 FT	25 FT
MIN. SIDE YARD	1 FT / FT BLDG HT UP TO 25 FT	32 FT
MIN. REAR YARD	1 FT / FT BLDG HT UP TO 25 FT	26 FT
MIN. FRONT YARD	1 FT / FT BLDG HT	105 FT
MIN. STREET FRONTAGE	60 FT	250 FT
PAVEMENT SETBACK	10 FT	5 FT*

* ESTABLISHED PRIOR TO ZONING

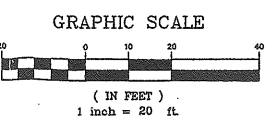
- BUILDING DIMENSIONS ARE APPROXIMATE

PLAN REFERENCE:

- SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS. INC. 7.10.73

approximate hydrant location

CONGRESS STREET



REV	DATE	DESCRIPTION
2	09.14.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
1	08.30.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND

REVISIONS

P.E. STEVE BUSHEY
LIC #7429

MEDICAL OFFICE BUILDING
2300 CONGRESS ST
PORTLAND, MAINE

SHEET TITLE
EXISTING CONDITIONS

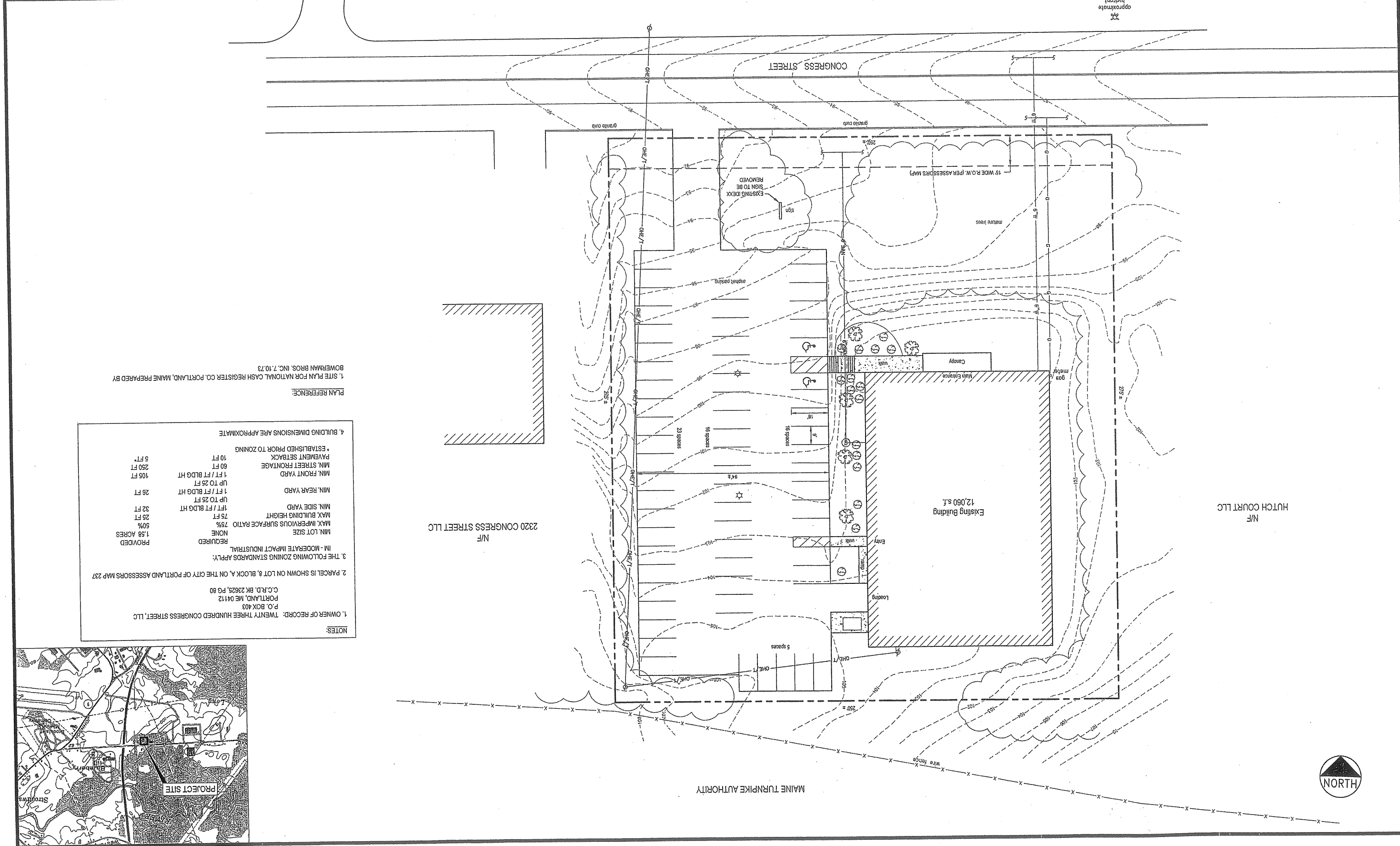
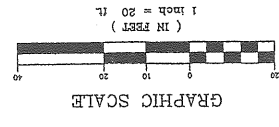
CLIENT
ADE PROPERTY MANAGEMENT
d/b/a/ TWENTY THREE HUNDRED
CONGRESS STREET LLC

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.774.1101
WWW.DELUCAHOFFMAN.COM

DRAWN: DED	DATE: AUG 2006
DESIGNED: SRB	SCALE: 1" = 20'
CHECKED: SRB	JOB NO. 2701
FILE NAME: 2701-EX	SHEET

2300 Congress / 2300 Congress

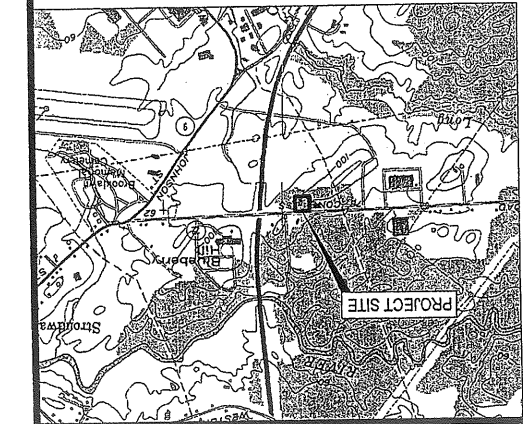
SHEET		REV. #7429	
FILE NAME: 2701-EX		P.E. STEVE BUSHBY	
CLIENT: ADE PROPERTY MANAGEMENT d/b/a TWENTY THREE HUNDRED CONGRESS STREET LLC		L.C. #7429	
CHECKED: SRB 108 NO. 2701	DESIGNED: SRB SCALE: 1" = 20'	DATE: 08.30.08	
DRAWN: AUG 2008	DESCRIPTION: SITE PLAN SUBMISSION TO CITY OF PORTLAND		
DRAWN: AUG 2008		DATE: 08.30.08	
WWW.DELUCA-HOFFMAN.COM		DATE: 08.30.08	
DH ASSOCIATES, INC. 775 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106		DATE: 08.30.08	
MEDICAL OFFICE BUILDING 2300 CONGRESS ST PORTLAND, MAINE		DATE: 08.30.08	
EXISTING CONDITIONS		DATE: 08.30.08	



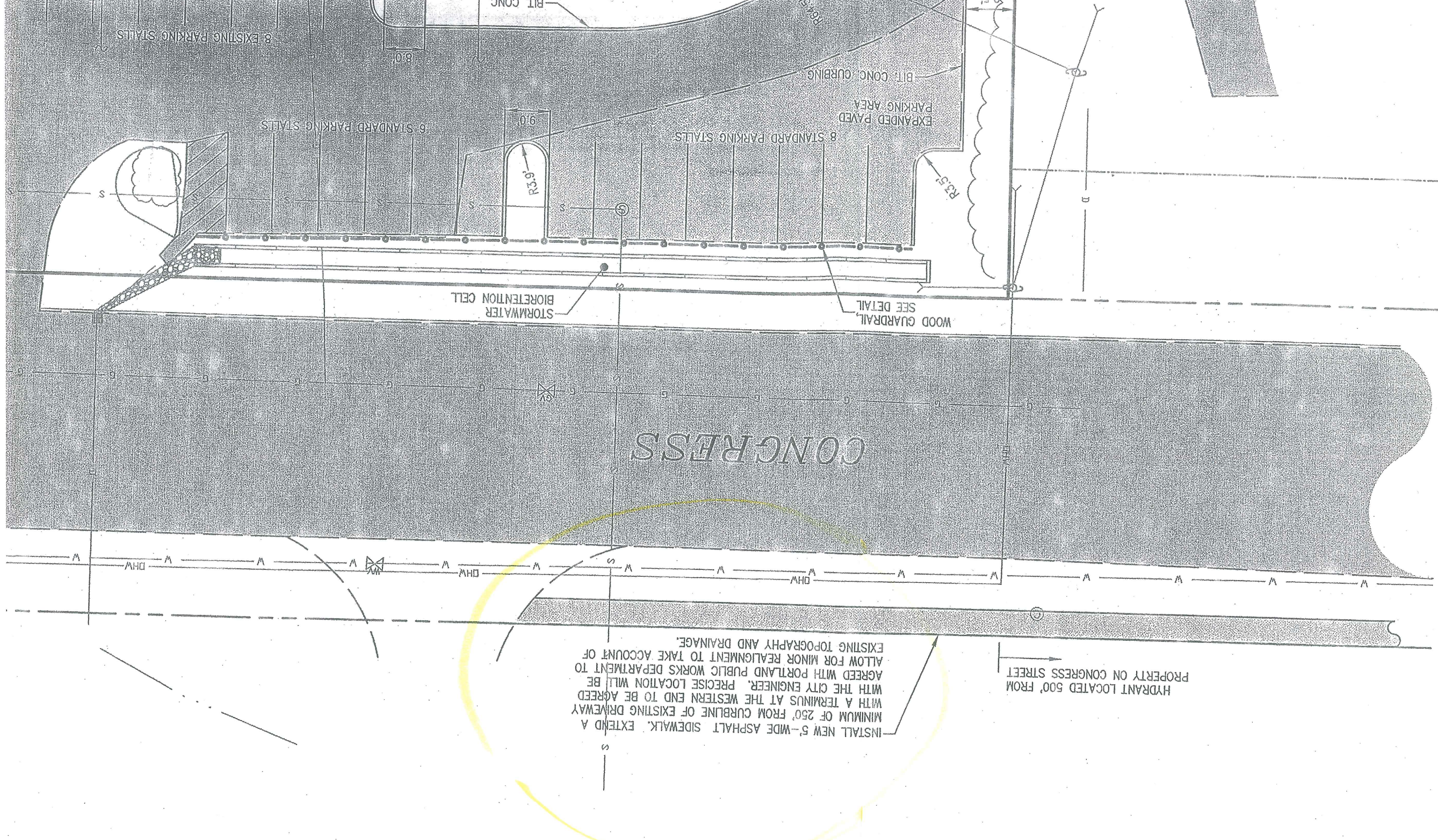
NOTES:

- OWNER OF RECORD: TWENTY THREE HUNDRED CONGRESS STREET, LLC
P.O. BOX 403
PORTLAND, ME 04112
C.C.R.D. BK 23625, PG 80
- PARCEL IS SHOWN ON LOT 8, BLOCK A, ON THE CITY OF PORTLAND ASSESSORS MAP 237
- THE FOLLOWING ZONING STANDARDS APPLY:
IM - MODERATE IMPACT INDUSTRIAL
REQUIRED
MIN. LOT SIZE NONE
MAX. IMPERVIOUS SURFACE RATIO 75%
MIN. BUILDING HEIGHT 75 FT
MIN. SIDE YARD 1 FT / FT BLDG HT
MIN. REAR YARD 1 FT / FT BLDG HT
MIN. FRONT YARD 1 FT / FT BLDG HT
MIN. STREET FRONTAGE 80 FT
PAVEMENT SETBACK 10 FT
ESTABLISHED PRIOR TO ZONING
- BUILDING DIMENSIONS ARE APPROXIMATE

PLAN REFERENCE:
1. SITE PLAN FOR NATIONAL CASH REGISTER CO. PORTLAND, MAINE PREPARED BY BOWERMAN BROS. INC. 7.10.73







from approved plan
 2320 Congress St
 (Mortgage Co)

THE APPLICANT SHALL CONSTRUCT A 5-FOOT WIDE SIDEWALK ALONG CONGRESS STREET. THE SIDEWALK SHALL BE LOCATED ON THE NORTH SIDE OF CONGRESS STREET, STARTING AT THE EAST SIDE OF THE EXISTING DRIVEWAY TO 2301 CONGRESS STREET AND EXTENDING 250 FEET EASTERLY, (250 FEET BEING THE FRONTAGE WIDTH OF THE PROJECT SITE). THE SIDEWALK SHALL BE LOCATED IN, AND ADJACENT TO THE EDGE OF, THE RIGHT-OF-WAY OF CONGRESS STREET, OR IN ANOTHER LOCATION DEEMED APPROPRIATE BY THE CITY ENGINEER. THE SIDEWALK SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALT ACCORDING TO THE DESIGN STANDARDS ADOPTED BY THE DEPT. OF PUBLIC WORKS. THE APPLICANT SHALL SUBMIT A PLAN TO THE CITY ENGINEER SHOWING A RIGHT-OF-WAY SURVEY AND TOPOGRAPHIC SURVEY OF THE SIDEWALK CONSTRUCTION AREA AND THE PROPOSED SIDEWALK LOCATION. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

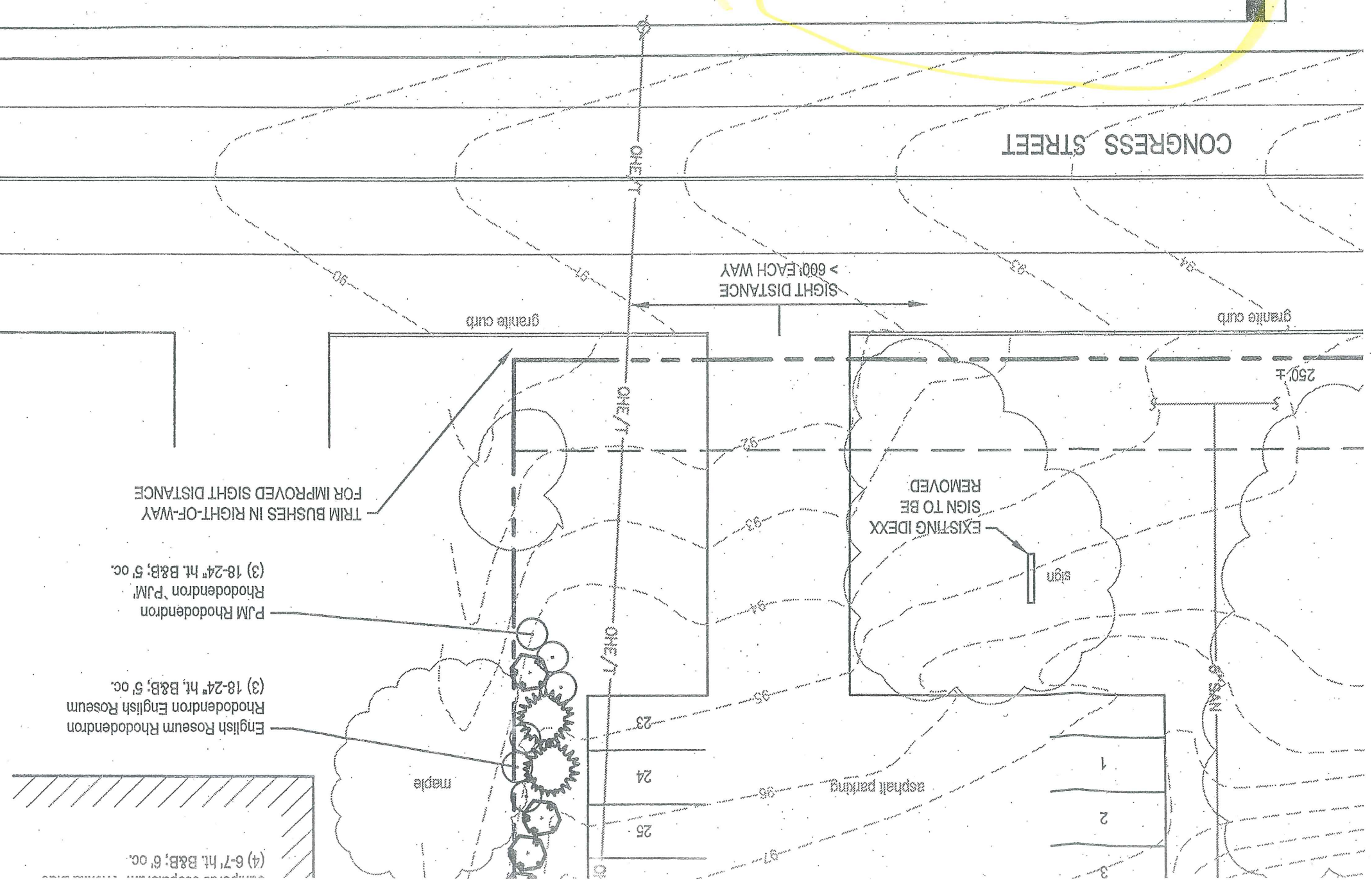
REV	DATE	DESCRIPTION
4	10.17.06	REVISED AND RESUBMITTED TO CITY OF PORTLAND
3	10.10.06	REVISED SITE PLAN
2	09.14.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND
1	08.30.06	SITE PLAN SUBMISSION TO CITY OF PORTLAND

P.E. STEVE BUSHEY
LIC. #7429

PROJECT
MEDICAL OFFICE BUILDING
2300 CONGRESS ST
PORTLAND, MAINE

SHEET TITLE
PROPOSED CONDITIONS

CLIENT
ADE PROPERTY MANAGEMENT
d/b/a/ TWENTY THREE HUNDRED
CONGRESS STREET LLC



- LANDSCAPE NOTES:**
1. SPRAY AND COMPLETELY REMOVE GRASS FROM AREA TO BE PLANTED.
 2. MULCH (3" DEPTH) TO ENCOMPASS PLANTED AREA.

