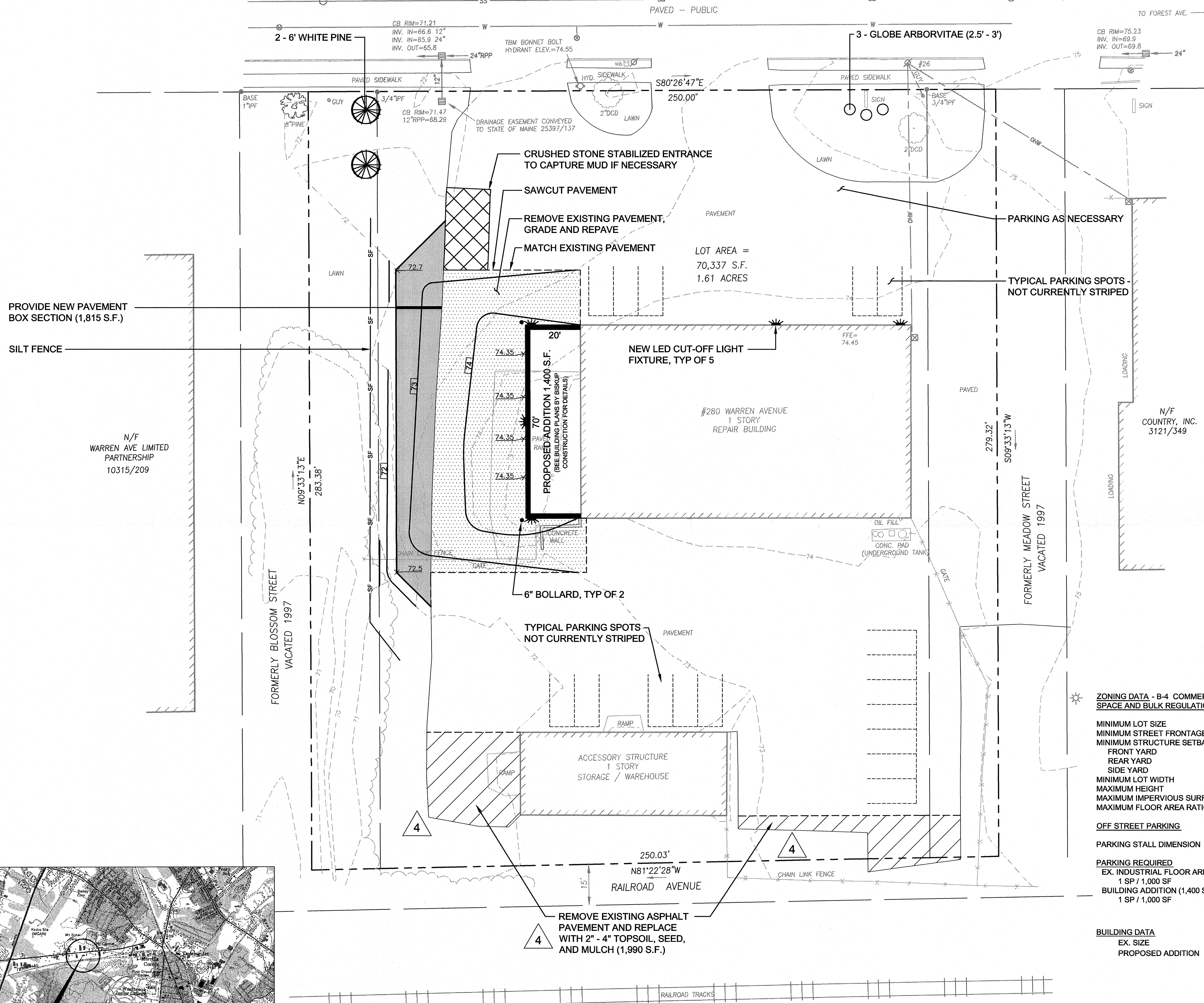




WARREN AVENUE



ZONING DATA - B-4 COMMERCIAL CORRIDOR SPACE AND BULK REGULATIONS

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	70,337 SF
MINIMUM STREET FRONTAGE	60'	250'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	20'	>85'
REAR YARD	20'	>16'
SIDE YARD	10'	>31'
MINIMUM LOT WIDTH	60'	>250'
MAXIMUM HEIGHT	65'	<30'
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	75%
MAXIMUM FLOOR AREA RATIO	0.65	0.17

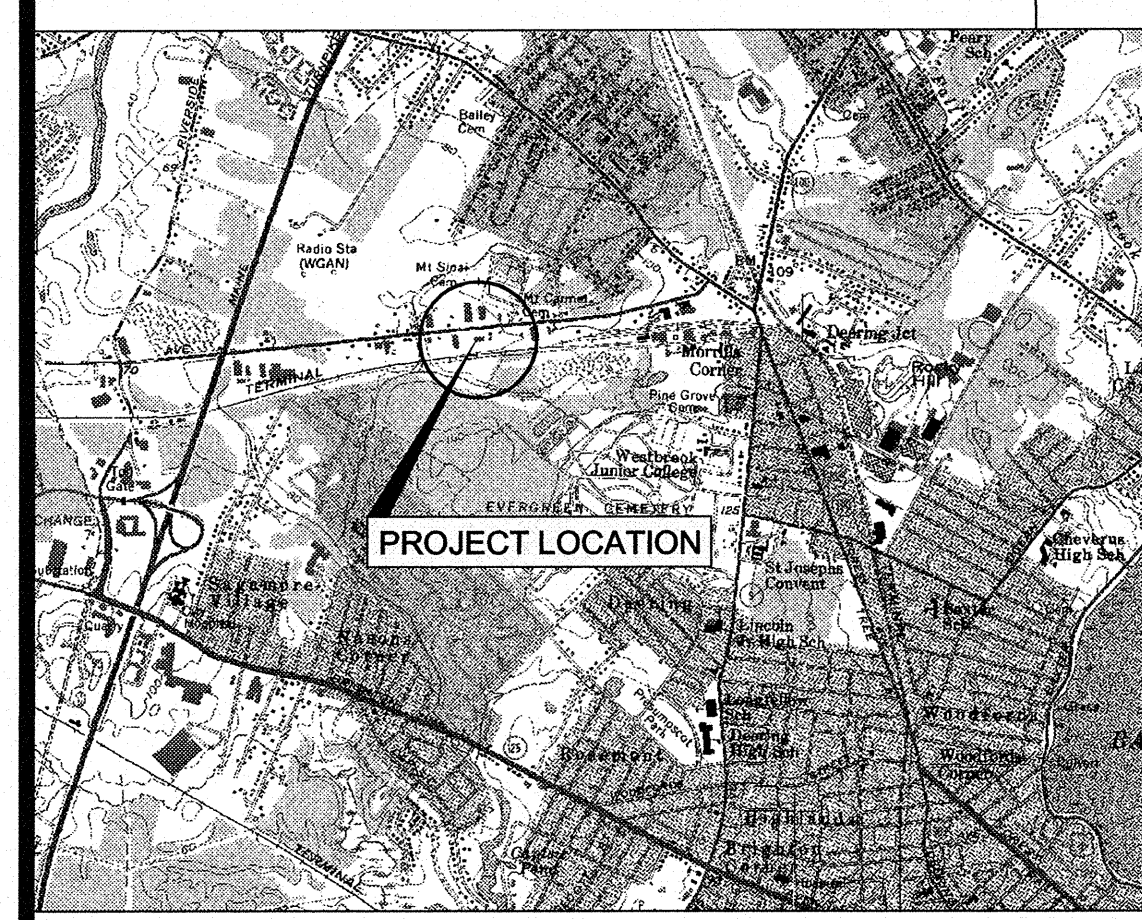
OFF STREET PARKING

	REQUIRED	PROPOSED
PARKING STALL DIMENSION	9'x19'	9'x19'
PARKING REQUIRED		
EX. INDUSTRIAL FLOOR AREA (8,400 SF)	9 SPACES	12 SPACES (MIN.)
1 SP / 1,000 SF		
BUILDING ADDITION (1,400 SF)	2 SPACES	2 SPACES
1 SP / 1,000 SF		
TOTAL	11 SPACES	14 SPACES (MIN)

BUILDING DATA

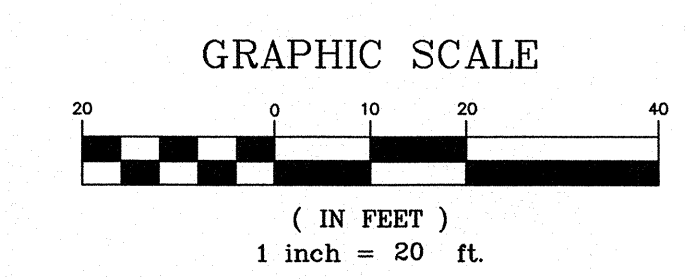
	EX. SIZE	PROPOSED ADDITION	TOTAL SIZE
	8,400 SF	1,400 SF	9,800 SF

- GENERAL NOTES:**
- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS BY BISKUP CONSTRUCTION FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
 - ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING OCCUPANCY AND THE FINAL SERVICE CONNECTIONS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, REVISION OF DECEMBER 2002, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
 - THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING AUTHORITY PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
 - THE FACILITY IS SERVICED BY PUBLIC WATER, SEWER AND OVERHEAD UTILITIES.
 - THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND ENGINEERING INSPECTION SERVICES DIVISION (ATTN: PHIL DIPIERRO 874.8832), CODE ENFORCEMENT OFFICE, IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER'S OFFICE OR PLANNING DIRECTOR.
 - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
 - RECORD OWNER OF PROPERTY:
J. DAVID PARSONS
BOOK 9506, PAGE 42
 - PLAN REFERENCES:
A. "STANDARD BOUNDARY SURVEY 296 WARREN AVE, PORTLAND, MAINE FOR PROPOSED "LOT A" MADE FOR PEOPLE'S HERITAGE BANK" DATED MARCH 16, 1992 REVISED THRU 1-15-93 BY WOODARD & CURRAN INC.
B. "PLAN OF MEADOW PARK OWNED BY FRANK W. SADLER" DATED MAY 22, 1915 BY HICKS & NEWCOMB ENGINEERS RECORDED IN PLAN BOOK 12 PAGE 44.
 - VACANT
 - AREA OF PROPERTY = 1.61 ACRES
 - PARCEL IS SHOWN ON CITY OF PORTLAND ASSESSORS MAP 296, BLOCK F, LOT 1-18
 - NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
 - THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
 - CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
 - A 12" LAYER OF COMPACTED STRUCTURAL FILL (MDOT 703.06 TYPE B) SHALL BE PROVIDED BELOW ALL SLABS. 12" OF 3/4" CRUSHED STONE SHALL BE PROVIDED BENEATH ALL FOOTINGS.
 - FOUNDATION PREPARATION REQUIREMENTS SHALL BE AS DIRECTED BY THE BUILDING CONTRACTOR.
 - THE CONTRACTOR SHALL REPAIR AND ADD STONE TO ANY CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP NEARBY STREETS CLEAR OF DIRT AND MUD.
 - SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT BARRIERS SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
 - CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.
 - CONTRACTOR SHALL CONFIRM LOCATIONS OF ELECTRICAL UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
 - ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
 - ALL FOUNDATION BACKFILL SHALL BE GRAVEL AGGREGATE MEETING THE GRADATION OF MDOT 703.06 TYPE D MATERIAL.



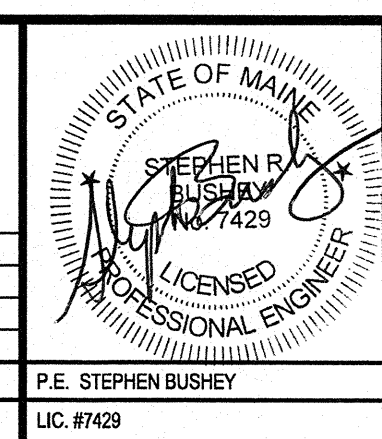
SURFACE LEGEND

	REMOVE EXISTING ASPHALT, REGRADE AND REPAVE WITH 1 1/2" HMA-9.5 mm AND 2 1/2" HMA-19.0 mm
	PROVIDE NEW PAVEMENT BASE SECTION PER DETAIL A - SHEET 3
	REMOVE EXISTING ASPHALT, AND REPLACE WITH 2" - 4" TOPSOIL, GRASS SEED AND MULCH



REV	DATE	DESCRIPTION
4	08.13.11	REVISED AND SUBMITTED TO CITY FOR APPROVAL
3	08.19.11	FINAL APPROVAL - SUBMITTED FOR BUILDING PERMIT
2	08.02.11	REVISED PER CITY COMMENTS AND RESUBMITTED
1	06.30.11	SUBMITTED TO CITY OF PORTLAND

REVISIONS



PROJECT: 280 WARREN AVE PORTLAND, MAINE

SHEET TITLE: BUILDING EXPANSION SITE PLAN

CLIENT: McFARLAND SPRING CORP.

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: DED	DATE: 6.27.11
DESIGNED: SRB	SCALE: 1" = 20'
CHECKED: SRB	JOB NO. 3033 / 3
FILE NAME: 3033-SP	

SHEET 2 OF 3