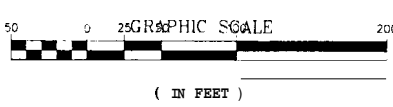
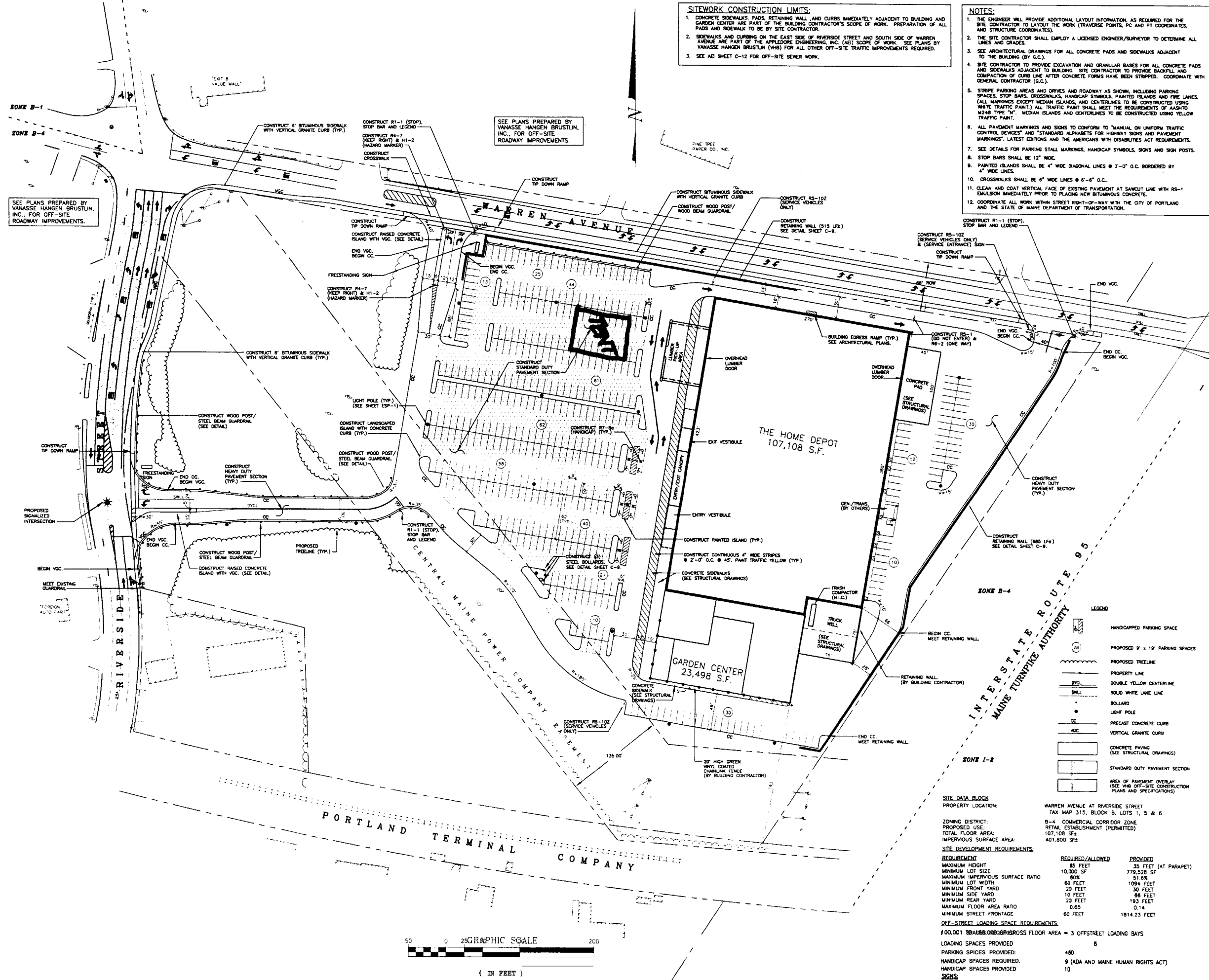


SITWORK CONSTRUCTION LIMITS:

1. CONCRETE SIDEWALKS, PADS, RETAINING WALL, AND CURBS IMMEDIATELY ADJACENT TO BUILDING AND GARDEN CENTER ARE PART OF THE BUILDING CONTRACTOR'S SCOPE OF WORK. PREPARATION OF ALL PADS AND SIDEWALK TO BE BY SITE CONTRACTOR.
2. SIDEWALKS AND CURBING ON THE EAST SIDE OF RIVERSIDE STREET AND SOUTH SIDE OF WARREN AVENUE ARE PART OF THE APPLDORRE ENGINEERING, INC. (AEI) SCOPE OF WORK. SEE PLANS BY VANASSE HANGEN BRUSTLIN (VHB) FOR ALL OTHER OFF-SITE TRAFFIC IMPROVEMENTS REQUIRED.
3. SEE AD SHEET C-12 FOR OFF-SITE SEWER WORK.

NOTES:

1. THE ENGINEER WILL PROVIDE ADDITIONAL LAYOUT INFORMATION, AS REQUIRED FOR THE SITE CONTRACTOR TO LAYOUT THE WORK (TRAVERSE POINTS, PC AND PT COORDINATES, AND STRUCTURE COORDINATES).
2. THE SITE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS AND SIDEWALKS ADJACENT TO THE BUILDING (BY G.C.).
4. SITE CONTRACTOR TO PROVIDE EXCAVATION AND GRANULAR BASES FOR ALL CONCRETE PADS AND SIDEWALKS ADJACENT TO BUILDING. SITE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION OF CURB LINE AFTER CONCRETE FORMS HAVE BEEN STRIPPED. COORDINATE WITH GENERAL CONTRACTOR (G.C.).
5. STRIPE PARKING AREAS AND DRIVES AND ROADWAY AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, HANDICAP SYMBOLS, PAINTED ISLANDS AND FIRE LINES (ALL MARKINGS EXCEPT MEDIAN ISLANDS, AND CENTERLINES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT.) ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "TC". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
6. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
7. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
8. STOP BARS SHALL BE 12" WIDE.
9. PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES @ 3"-0" O.C. BORDERED BY 4" WIDE LINES.
10. CROSSWALKS SHALL BE 6" WIDE LINES @ 6"-6" O.C.
11. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
12. COORDINATE ALL WORK WITHIN STREET RIGHT-OF-WAY WITH THE CITY OF PORTLAND AND THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION.



SITE DATA BLOCKS

PROPERTY LOCATION: WARREN AVENUE AT RIVERSIDE STREET
TAX MAP 315, BLOCK B, LOTS 1, 5 & 6

ZONING DISTRICT: B-4 COMMERCIAL CORRIDOR ZONE
PROPOSED USE: RETAIL ESTABLISHMENT (PERMITTED)
TOTAL FLOOR AREA: 107,108 SF
IMPERVIOUS SURFACE AREA: 401,800 SF

REQUIREMENT	REQUIRED/ALLOWED	PROVIDED
MAXIMUM HEIGHT	35 FEET	35 FEET (AT PARAPET)
MINIMUM LOT SIZE	10,000 SF	779,528 SF
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	51.6%
MINIMUM LOT WIDTH	60 FEET	1094 FEET
MINIMUM FRONT YARD	20 FEET	30 FEET
MINIMUM SIDE YARD	10 FEET	68 FEET
MINIMUM REAR YARD	20 FEET	193 FEET
MAXIMUM FLOOR AREA RATIO	0.14	0.14
MINIMUM STREET FRONTAGE	60 FEET	1814.23 FEET

OFF-STREET LOADING SPACE REQUIREMENTS:
100,001 SQUARE FEET GROSS FLOOR AREA = 3 OFF-STREET LOADING BAYS

LOADING SPACES PROVIDED: 5

PARKING SPACES PROVIDED: 480

HANDICAP SPACES REQUIRED: 9 (ADA AND MAINE HUMAN RIGHTS ACT)

HANDICAP SPACES PROVIDED: 10

SIGNS:
FREESTANDING SIGNS TO BE SET A MINIMUM OF FIVE FEET FROM MBS STREET R.O.W.

Revisions	Date	Description
1	5/14/91	GENERAL REVISIONS



DATE	ISSUE FOR APPROVAL	BY	DATE
MARCH 27, 1996	AS SHOWN	GFA	
	DESIGNED BY	RLH	
	DRAWN BY	GMM	
	APPROVED BY	911	
	PROJECT NO.	911CONST	
	FILE NO.		

THE HOME DEPOT
WARREN AVENUE
PORTLAND, MAINE

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