

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **DBD** ION  
**PERMIT**

Permit Number: 091090

This is to certify that A & D REALTY LLC % WINSLOW PROPERTIES MGMT/Poy

has permission to Install new signs for CVS Pharmacy expansion - refac pylon s

AT 21 AUBURN ST CB 375 C001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jeanne Bracke* 12/2/09  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland

DEC - 2 2009

PERMIT ISSUED

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1090	Issue Date:	CBL: 375 C001001
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Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: Poyant Signs /Richard Westergren	Contractor Address: 3 Bud Way#19 Nashua	Phone 5089894649
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial - "CVS Pharmacy" Connected w/ permit# 090976	Proposed Use: Commercial - "CVS Pharmacy" Install new signs for CVS Pharmacy expansion including new directional signs, refacing pylon sign	Permit Fee: \$650.00	Cost of Work: \$650.00	CEO District: 5
Proposed Project Description: Install new signs for CVS Pharmacy expansion including new directional signs, refacing pylon sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: Sign JBC-2003 Signature: AMB 12/2/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Ldobson	Date Applied For: 10/02/2009	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/8/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	Approved w/ Conditions (Control approved) J.D. Andrews		

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

**PERMIT ISSUED**

**DEC - 2 2009**

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-1090	<b>Date Applied For:</b> 10/02/2009	<b>CBL:</b> 375 C001001
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<b>Location of Construction:</b> 21 AUBURN ST	<b>Owner Name:</b> A & D REALTY LLC % WINSLO	<b>Owner Address:</b> 5 MILITIA DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Poyant Signs /Richard Westergren	<b>Contractor Address:</b> 3 Bud Way#19 Nashua	<b>Phone:</b> (508) 989-4649
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - "CVS Pharmacy" Install new signs for CVS Pharmacy expansion - refacing pylon sign	<b>Proposed Project Description:</b> Install new signs for CVS Pharmacy expansion - refacing pylon sign
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/01/2009  
**Note:** Deb Andrews approved with conditions on 10/08/09. Received final approval from Jean Fraser on 11/30/09. **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/02/2009  
**Note:** **Ok to Issue:**

1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 10/08/2009  
**Note:** **Ok to Issue:**

- 1) This approval DOES NOT RELATE TO DIRECTIONAL signs: All Directional signs, including near the drive-thru, were detailed in the site plan application and explicitly reviewed by the Traffic Engineering Reviewer and Planning Board in 2009 and must be implemented in accordance with the approved site plans unless formally amended through the site plan process.
- 2) \* All proposed signs approved, with the exception of the large "CVS/pharmacy" sign shown on the east elevation. Proposed sign does not meet the standards for a special exception.

\* Sign on north elevation must not be lit, as it faces residential properties.

\* (Directional signs not approved)

**PERMIT ISSUED**

DEC - 2 2009

City of Portland

<p><b>Comments:</b></p> <p>10/2/2009-amachado: CVS is located in a multi-tenant lot in B-2 zone. Only allowed one building sign unless abutts on more than one street. Only abutts Auburn. 7 building signs proposed, so doesn't meet zoning requirements. Give to planning division under section 14-368.5(g).</p> <p>11/24/2009-JF: Planning Sign - Off relates to building signs and pylon sign. The directional signs shown in the original submitted sign permit plans from POYANT were reviewed by planning and Traffic Engineering reviewers and NOT APPROVED.</p> <p>Different directional signs and their locations were included in the approved site plans C-2A and C-8 and remain the approved directional signs.</p> <p>11/24/2009-JF: Note that his site is variously known as 91 Auburn (Shaws Site Plan), 21 Auburn (Assessors and this Permit) and also was treated as part of 125 Auburn for purposes of latest (2009) Site Plan approval.</p>
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# Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>91 AUBURN ST</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>375      C      B</u>	Owner: <u>CVS CORPORATION</u> <u>1 CVS DRIVE</u> <u>WOODSOLICET, RI</u>	Telephone: <u>800-544-0961</u>
Lessee/Buyer's Name (If Applicable) <u>CVS/PHARMACY</u>	Contractor name, address & telephone: <u>ROYANT SIGNS INC</u> <u>125 SAMUEL BARNET</u> <u>NEW BEDFORD, MA</u>	Total s.f. of signage x \$2.00 <u>282</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>RICHARD WESTERGAARD</u> phone: <u>508-989-4649</u>		
Tenant/allocated building space frontage (feet): Length: <u>143'-8"</u> Height: <u>32'-5"</u> Lot Frontage (feet) <u>1000' ±</u> Single Tenant or Multi Tenant Lot <u>mult.</u>		
Current Specific use: <u>RETAIL</u> If vacant, what was prior use: _____ Proposed Use: <u>RETAIL/PHARMACY</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>EXIST</u> Height from grade: <u>EXIST</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ <u>separated</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>4'x7'</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>36" LETTERS (SEE DRAWING)</u> Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature]

Date: 10-1-2009

This is not a permit; you may not commence ANY work until the permit is issued.

3/0 sq ft \* 2 + 30 = 650

**Ann Machado**

**From:** "Rick Westergren" <rwestergren@poyantsigns.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 11/25/2009 8:11 AM

Please issue CVS sign permits as per email from Jean Fraser 11-24-09

Richard A. Westergren  
Regional Vice President

**Poyant**

3 Bud Way #19  
Nashua, NH 03063  
t 603.546.2005 x13 | c 508.989.4649  
[www.poyantsigns.com](http://www.poyantsigns.com)

**From:** Jean Fraser  
**To:** Westergren, Rick  
**Date:** 11/24/2009 3:19:52 PM  
**Subject:** RE: CVS signs re 21 Auburn Street, Portland

Planning/Traffic

Review (concluding)

Poyant Dir. Signs

NOT approved.

Rick:

Could you please send confirmation (via email to me copied to Ann Machado at [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)) that you wish to modify your sign permit application along the following lines (which is what I understand is the current position):

1. That the sign permit application includes all of the building signs shown on Plans 1.1 and 1A.2 except for the "CVS Pharmacy" sign on the East elevation, and that the drive thru sign on the North elevation will be revised so that it is not lit; and
2. That the sign permit application does not include any directional signing (ie directional signs C1, C2, C3 and C4 as shown on Plans 1.1 and 1A.2 are no longer part of the signage proposal).

Please note that this site is known as 21 Auburn Street in our Sign Permit and Assessors system; the first Shaws Site Plan approval was for 91 Auburn Street (which you used on your plans) and the most recent Site Plan approval references this site as part of 125 Auburn Street (which is how it was applied for).

Once we receive that e-mail I will coordinate with Ann Machado and I anticipate the Permit will be issued in a few days and sent to the Nashua, NH address.

Thank you  
Jean

Jean Fraser, Planner  
City of Portland  
(207) 874 8728

>>> "Rick Westergren" <[rwestergren@poyantsigns.com](mailto:rwestergren@poyantsigns.com)> 11/24/2009 10:27:01 AM >>>  
Jean:

I have been advised by CVS they will reluctantly accept the signage restrictions as per your email of October 15, 2009. Please issue our permits as per these changes.

Kindly mail permit to my attention at our Nashua, NH address.

Thank you.

Richard A. Westergren  
Regional Vice President

3 Bud Way #19  
Nashua, NH 03063  
t 603.546.2005 x13 | c 508.989.4649  
[www.poyantsigns.com](http://www.poyantsigns.com)

-----Original Message-----

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]  
Sent: Thursday, October 15, 2009 12:44 PM  
To: [rwestergren@poyantsigns.com](mailto:rwestergren@poyantsigns.com)  
Subject: CVS signs re 21 Auburn Street, Portland ME

Richard,

I am following up our telephone conversation of today to confirm the current status of the sign permit review in terms of Planning. (Planning needs to sign off on this sign permit; the Inspections Division (Ann Mmachado) remains the coordinating reviewer)

1. Building mounted signs: these require a "special exception" from Planning because of the zone this building is located in- we have granted that exception for all of the signs except for the "CVS Pharmacy" sign on the East elevation (which is inside the drive through access & under a canopy that runs across the front of the Plaza so would not be visible). (Also we have asked that the signs over the drive thru window not be lit but I understand that these are not lit in any case).

2. Direction signs: I attach the approved site plan and sign detail sheet that were reviewed and approved as part of the Site Plan process back in June, 2009; we were expecting these to be implemented. At this stage I don't know whether the approved signs will be implemented in addition to yours or whether there needs to be a final plan to integrate the 2 sets of signs.

You will see that your C4 should be nearer to the drive through (the rear service road is 2-way but the drive -thru is one-way) and that one of the C3s is in the same place as an approved smaller sign. One of your C2 signs is on top of an approved "stop" sign.

The fundamental concern re your proposed signs is sight lines for drivers ie so that they can see other cars and also see pedestrians. Your signs are at this sight-line level- I appreciate that that gets them above the snow but it also creates a more dangerous condition.

While we appreciate the need for CVS customers to have guidance to get to the CVS/Drive-through, given that there is already a CVS here (and given that the new CVS will be huge and viewed from above as people enter the drive access) I am not sure the enter/exit signs are necessary. I attach the Traffic Engineer reviewer comments.

Notwithstanding those comments, I think there is a case for some larger signs that specifically mention/direct to the drive-through as its a new feature and its location is not obvious as one drives into the site; so I suggest we have a further discussion on this issue.

Once you have had an opportunity to clarify re the approved traffic signage

*C2-A as stamped C-8 stamped as*

and how it relates to your proposals, and to consider the traffic engineering comments below, please call me so we can agree a way forward and complete the review. Staff are endeavoring to move quickly on all of the many reviews and details associated with this project and I confirm that we would like to work towards a solution that is workable for CVS re these signs.

Jean Fraser, Planner  
City of Portland  
(207) 874 8728

TRAFFIC ENGINEER COMMENTS:

10/15/09  
Jean -

In my professional opinion, there is an excessive number of signs proposed on the Poyant Plan sheet dated September 11, 2009. Please note the following:

. Sign C4 does not make sense. It is my understanding that this is two-way.

. I would eliminate all signs as proposed at the Auburn Street intersection.

. I would eliminate all signs at the circulation aisle intersection with the possible exception of C3.

. I would note that any sign must be placed such that it does not obscure sight distance. Sign C3 at the entrance to the drive-through should be located so that it does not block sight to the crosswalk. Final locations shall be reviewed in the field.

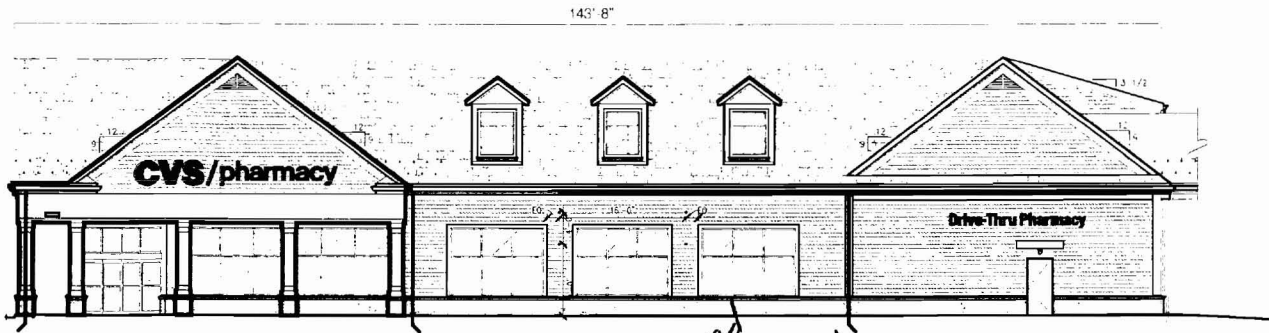
If you have any questions, please contact me.

Best regards,

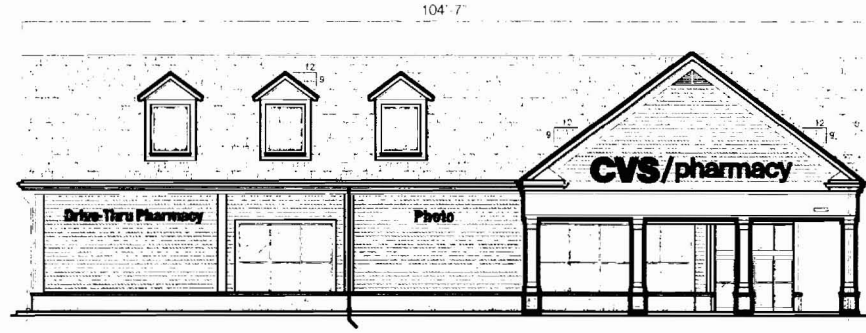
Thomas A. Errico, P.E.  
T.Y. Lin International  
12 Northbrook Drive  
Building A, Suite One  
Falmouth, ME 04105

207.347.4354 (Direct)  
207.781.4721 (Main)  
207.781.4753 (Fax)  
207.400.0719 (Mobile)

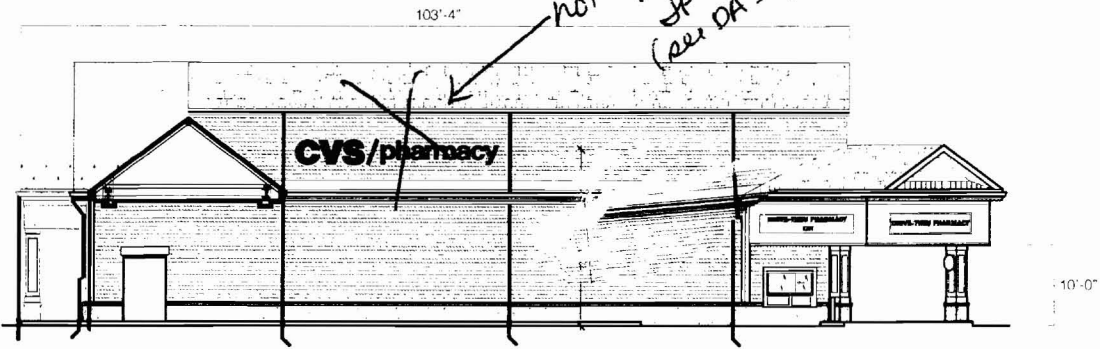




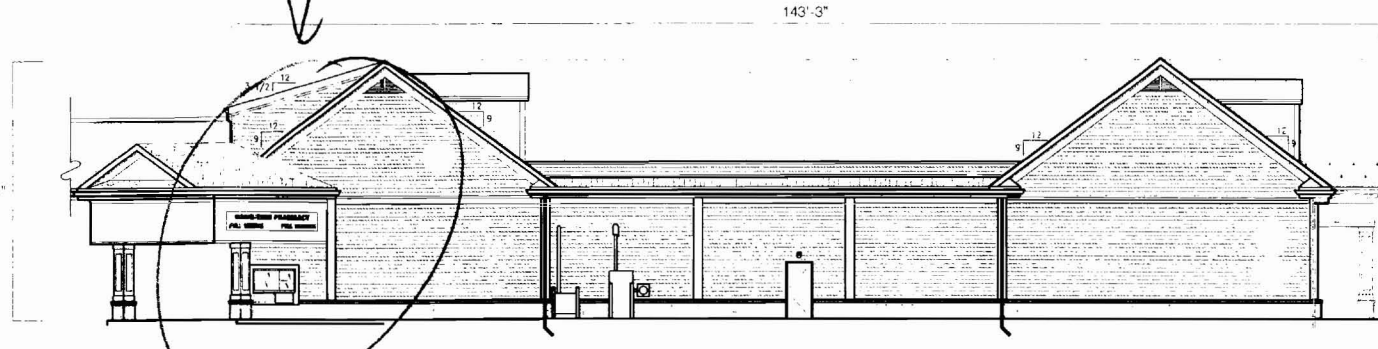
**A** SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



**B** WEST ELEVATION  
SCALE: 3/32"=1'-0"

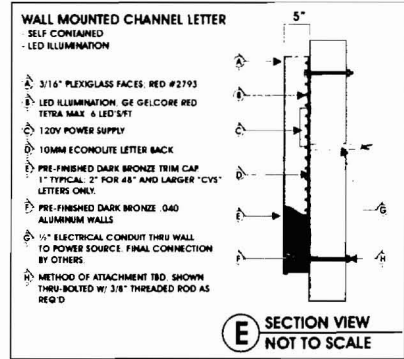


**C** EAST ELEVATION  
SCALE: 3/32"=1'-0"



**D** NORTH ELEVATION  
SCALE: 3/32"=1'-0"

SQUARE FOOTAGE CHART OF ELEVATION SIGNS			
	TYPE SIGN & SIZE	HEIGHT(S)	PROPOSED SQ. FOOTAGE
<b>A: SOUTH ELEVATION</b>			
CVS/pharmacy	CHANNEL LETTERS 3'-0" H. x 25'-1" W.	36" H. 21" H.	75.18 SQ. FT.
Drive-Thru Pharmacy	CHANNEL LETTERS 1'-6" H. x 16'-10" W.	18" H.	25 SQ. FT.
<b>TOTAL</b>			<b>100.18 SQ. FT.</b>
<b>B: WEST ELEVATION</b>			
CVS/pharmacy	CHANNEL LETTERS 3'-0" H. x 25'-1" W.	36" H. 21" H.	75.18 SQ. FT.
Drive-Thru Pharmacy	CHANNEL LETTERS 1'-6" H. x 16'-10" W.	18" H.	25 SQ. FT.
Photo	CHANNEL LETTERS 1'-6" H. x 4'-10" W.	18" H.	7 SQ. FT.
<b>TOTAL</b>			<b>107.18 SQ. FT.</b>
<b>C: EAST ELEVATION</b>			
CVS/pharmacy	CHANNEL LETTERS 3'-0" H. x 25'-1" W.	36" H. 21" H.	75.18 SQ. FT.
<b>TOTAL</b>			<b>75.18 SQ. FT.</b>
<b>TOTAL FOR SIGNAGE</b>			<b>282.54 SQ. FT.</b>

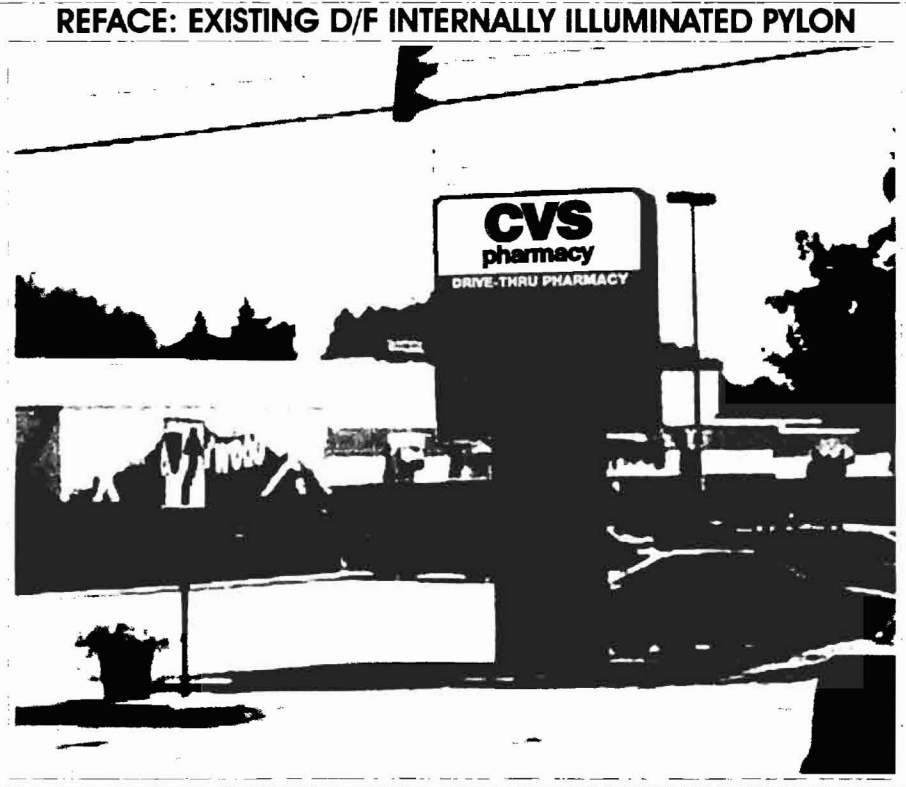
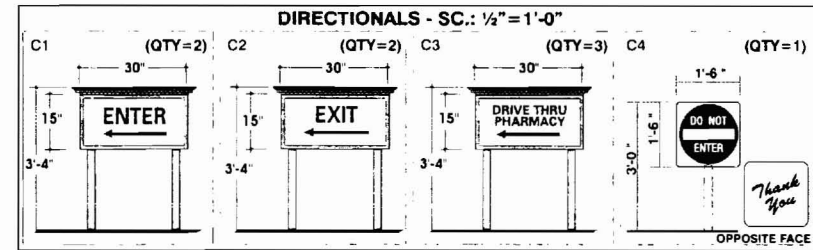
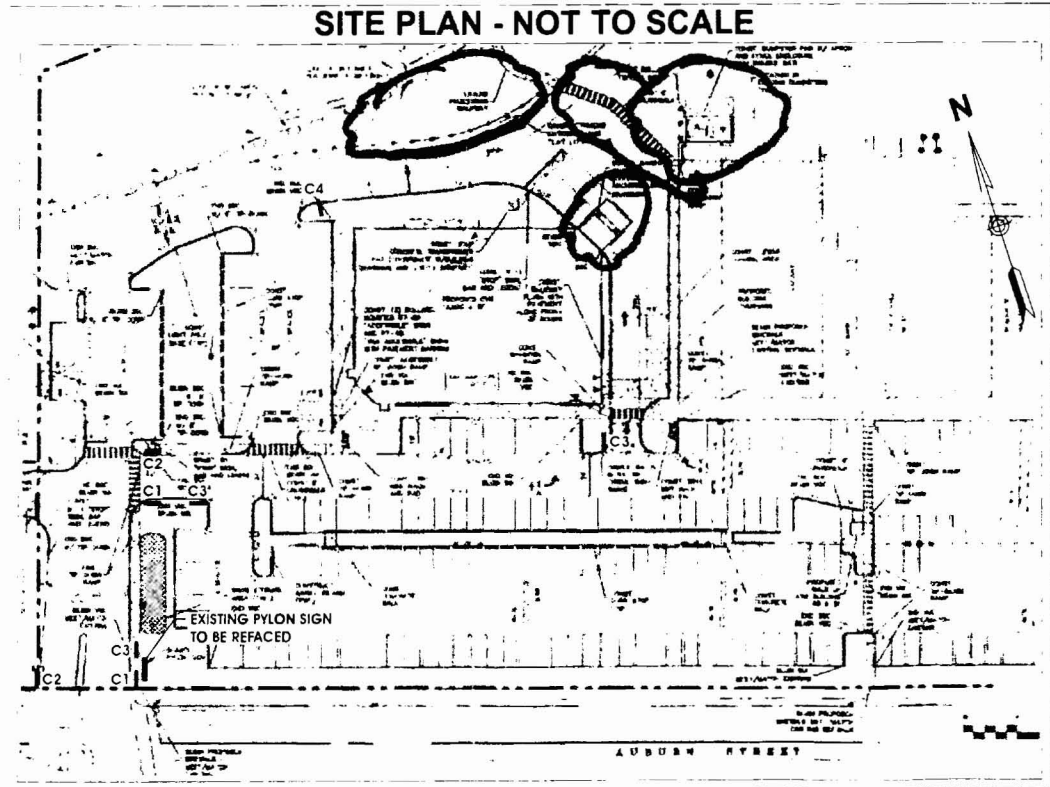


**E** SECTION VIEW  
NOT TO SCALE

NOTES  
\* BLOCKING INFO: ALL BLOCKING TO BE DONE BY OTHERS.

SQUARE FOOTAGE CHART SITE SIGNS			
CANOPY LETTERS		SIZES	SQ. FOOTAGE
DRIVE-THRU PHARMACY FILL SERVICE	DIRECTIONAL LTRS	9" H. 7" H.	13 SQ. FT.
DRIVE-THRU PHARMACY	DIRECTIONAL LTRS	9" H. 7" H.	7 SQ. FT.
DRIVE-THRU PHARMACY EXIT	DIRECTIONAL LTRS	9" H. 7" H.	8 SQ. FT.
<b>TOTAL</b>			<b>28 SQ. FT.</b>
<b>DIRECTIONALS: 3 SQ. FT. EACH</b>			
ENTER (QTY=2)	1'-3" H. X 2'-6" W.		3.0 SQ. FT. (EA.)
EXIT (QTY=2)	1'-3" H. X 2'-6" W.		3.0 SQ. FT. (EA.)
DRIVE THRU PHARMACY (QTY=3)	1'-3" H. X 2'-6" W.		3.0 SQ. FT. (EA.)
DO NOT ENTER (QTY=1)	1'-6" H. X 1'-6" W.		2.0 SQ. FT. (EA.)
<b>TOTAL</b>			<b>23.00 SQ. FT.</b>
<b>TOTAL SIGNAGE</b>			<b>75.90 SQ. FT.</b>

SQUARE FOOTAGE CHART FREE STANDING		
PYLON ELEVATION	SIZES	SQ. FOOTAGE
PYLON REFACE	4'-7" H. X 7'-10" W.	TBD SQ. FT.
<b>TOTAL</b>		<b>TBD SQ. FT.</b>



Note:  
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Revisions:

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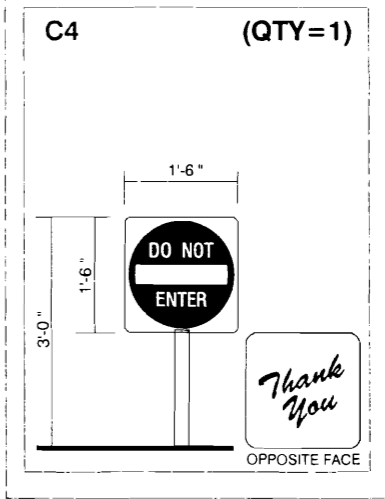
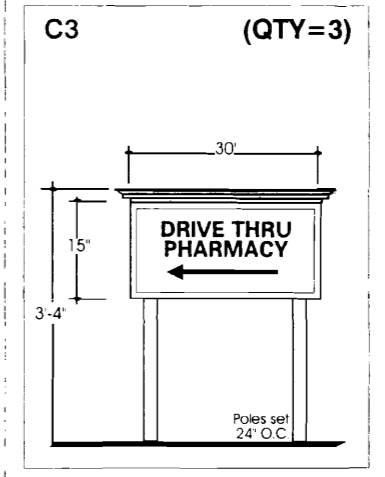
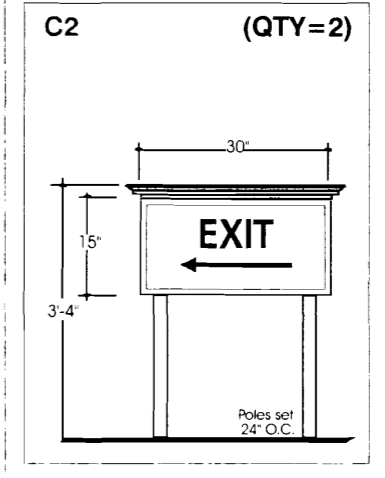
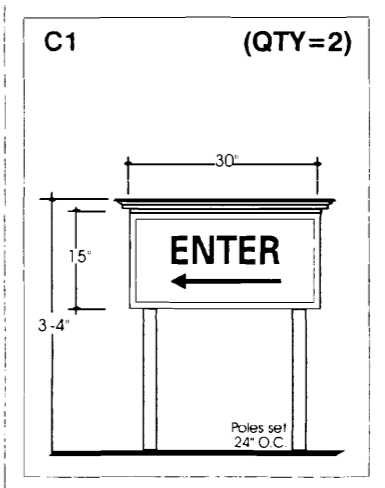
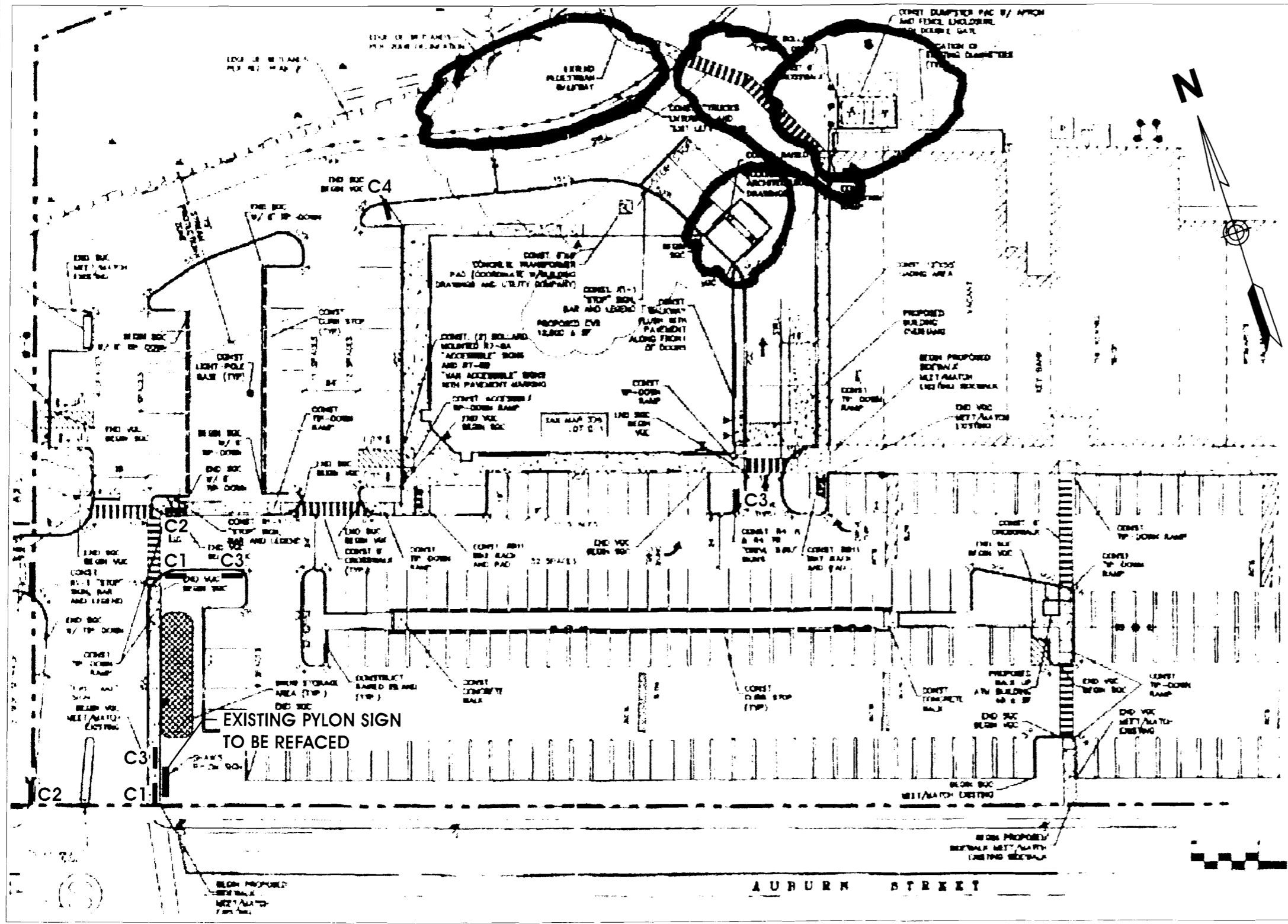
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Comments:

*OK to Permit  
GM 9/18/09*

Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Building Signage  
Sign Elevation

# SITE PLAN - NOT TO SCALE



125 Samuel Barnett Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com

## CVS/pharmacy

Store# 00329  
Northgate Plaza | 91 Auburn Street  
Portland, Maine

Project:XXX  
CVS/Pharmacy  
Directional Signage Package

Sales: Gary McCoy  
Date: 09.11.2009  
Designer: NM

Note:  
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Revisions:


Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Directional Package

**TAX MAP 375  
LOT C-1  
SITE DATA**

LOCATION: PORTLAND, MAINE  
ZONING DISTRICT: B-2 COMMUNITY BUSINESS ZONE  
(A PORTION OF THE LOT IS IN THE SP-STREAM PROTECTION ZONE)  
PERMITTED USE: GENERAL BUSINESS AND PROFESSIONAL OFFICES, RETAIL ESTABLISHMENTS, RESTAURANTS  
CONDITIONAL USE: DRIVE-THRU WHICH IS ADJACENT TO ANY RESIDENTIAL USE OR ZONE

**DIMENSIONAL REQUIREMENTS:**

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	575,009 SF
MINIMUM STREET FRONTAGE:	50 FT	±900 FT
MINIMUM YARD SETBACK:		
FRONT SETBACK:	0 FT	±24 FT
SIDE SETBACK:	0 FT	±26 FT
REAR SETBACK:	0 FT	±62 FT
REAR ABUTTING RESIDENTIAL:	20 FT	±62 FT
MAXIMUM LOT COVERAGE:	80 %	±27%
MAXIMUM HEIGHT:	45 FT	±45 FT

\* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

**PARKING REQUIREMENTS**

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
SHAW'S	59,850 ± SF (1)	1/200 SF	300 SPACES	
STARBUCKS	1,870 ± SF	1/150 SF	13 SPACES	
OLYMPIA SPORTS	3,300 ± SF	1/200 SF	17 SPACES	
ROMARD'S HALLMARK	6,570 ± SF	1/200 SF	33 SPACES	
THE KENNEL SHOP	7,320 ± SF	1/200 SF	37 SPACES	
KEYBANK	1,780 ± SF	1/334 SF	6 SPACES	
VACANT (2)	7,165 ± SF	1/200 SF	36 SPACES	
UPS	3,270 ± SF	1/334 SF	10 SPACES	
TOWN AND COUNTRY	3,030 ± SF	1/334 SF	10 SPACES	
PROPOSED CVS	12,900 ± SF	1/200 SF	65 SPACES	
PROPOSED ATM	49 ± SF	1/334 SF	1 SPACE	
<b>TOTAL:</b>			<b>528 SPACES</b>	<b>583 SPACES (3)(4)</b>
BICYCLE SPACES:			42 SPACES(5)	22 SPACES
ADA ACCESSIBLE SPACES:			12 SPACES	13 SPACES

**NOTES:**

- (1) SHAW'S CALCULATION ALSO INCLUDES THE 2,000 SF DEDUCTION ALLOWED UNDER SECTION 14-332(H)
- (2) VACANT USE ASSUMED AS A RETAIL ESTABLISHMENT
- (3) PARKING PROVIDED IN NORTHGATE PLAZA ASSUMES SHARED PARKING BETWEEN LESSORS
- (4) TOTAL PARKING EXCLUDES 13 SPACES WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-39 (MEDICAL OFFICE BUILDING) AND 5 SPACES WHICH SHALL BE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.
- (5) TWO BICYCLE PARKING SPACES FOR EVERY TEN MOTOR VEHICLE PARKING SPACES FOR THE FIRST ONE HUNDRED REQUIRED MOTOR VEHICLE PARKING SPACES, PLUS ONE BICYCLE PARKING SPACE FOR EVERY TWENTY MOTOR VEHICLE PARKING SPACE OVER ONE HUNDRED. TWENTY-TWO BICYCLE SPACES HAVE BEEN PROVIDED WITHIN LIMIT OF WORK.

**PARKING REQUIREMENTS FOR MEDICAL OFFICE BUILDING WITH PARKING EASEMENT ON SITE:**

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
MEDICAL OFFICE	9,941 ± SF	1/400 SF	25 SPACES	
<b>TOTAL:</b>			<b>25 SPACES</b>	<b>25 SPACES</b>

NOTES:  
(1) 13 SPACES ON NORTHGATE PLAZA ARE DESIGNATED TO TAX MAP 375, LOT C-39 BY EASEMENT.

**TAX MAP 375  
LOT C-23  
SITE DATA**

LOCATION: PORTLAND, MAINE  
ZONING DISTRICT: R-P RESIDENTIAL PROFESSIONAL  
PERMITTED USE: BUSINESS SERVICES AND PROFESSIONAL OFFICES

**DIMENSIONAL REQUIREMENTS:**

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	23,480 SF
MINIMUM STREET FRONTAGE:	60 FT	190±FT
MINIMUM LOT WIDTH:	60 FT	186±FT
MINIMUM YARD SETBACK:		
FRONT SETBACK:	20 FT	50±FT
SIDE SETBACK:	12 FT	32±FT
REAR SETBACK:	20 FT	43±FT
MAXIMUM IMPERVIOUS SURFACE:	70 %	±53 %
MINIMUM INTERIOR OPEN SPACE:	10% OF PARKING AREA	±38
MAXIMUM FLOOR AREA RATIO:	55 %	±22 %
MAXIMUM HEIGHT:	45 FT	±45 FT

\* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

**PARKING REQUIREMENTS**

OFFICES:	1/400 SF	13 SPACES	13 SPACES(1)
5,200/400			
ADA ACCESSIBLE SPACES:	1 SPACE	2 SPACES	5 SPACES
BICYCLE SPACES:	2 SPACES	5 SPACES	5 SPACES

**NOTE:**

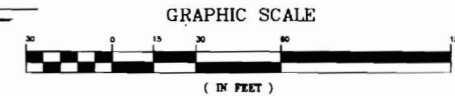
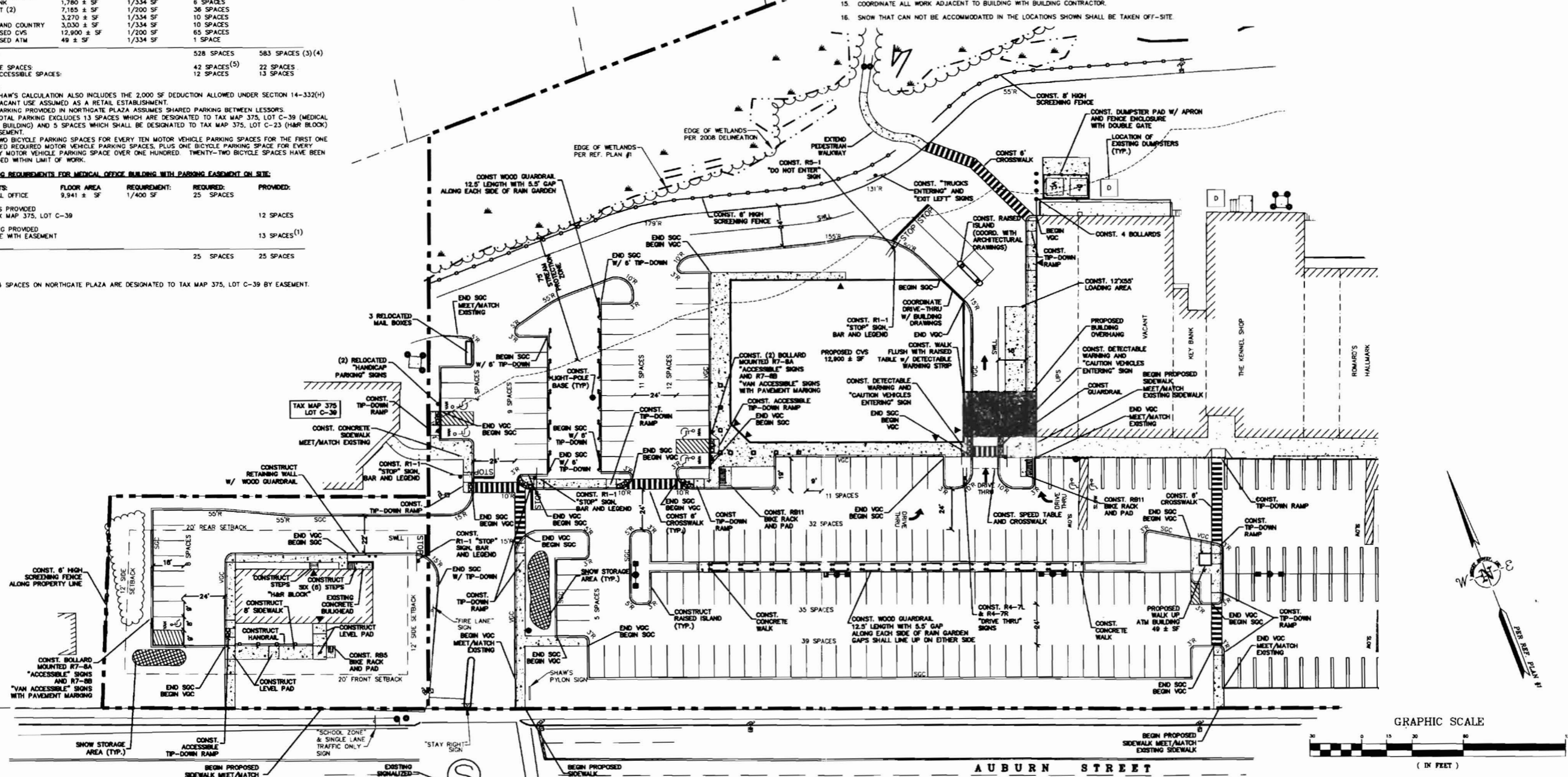
- (1) TOTAL PARKING INCLUDES 5 SPACES LOCATED ON TAX MAP 375, LOT C-1 WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.

**SITE NOTES:**

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "T").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3"-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
9. WORK WITHIN AUBURN STREET SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE M.E.DOT.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
15. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
16. SNOW THAT CAN NOT BE ACCOMMODATED IN THE LOCATIONS SHOWN SHALL BE TAKEN OFF-SITE.

**LEGEND**

---	PROPERTY LINE
- - - -	75' STREAM PROTECTION ZONE
---	ABUTTER LOT LINE
---	BUILDING SETBACK
---	EDGE OF WETLAND
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED CONCRETE SIDEWALK/PAD
---	PROPOSED SIGN
---	PROPOSED BOLLARD
---	PROPOSED LIGHT POLE BASE
---	PROPOSED ACCESSIBLE PARKING SPACE
---	PROPOSED VAN ACCESSIBLE PARKING SPACE
---	PROPOSED CROSSWALK
---	PROPOSED PAINTED ARROW
---	PROPOSED BIKE RACK
---	DOUBLE YELLOW LANE LINE
---	PROPOSED CURB
---	VERTICAL GRANITE CURB
---	SLOPED GRANITE CURB
---	DOOR LOCATION
---	PROPOSED CURB STOP



**STATE OF MAINE**  
Professional Seal  
No. 9410

---

DATE: AUGUST 18, 2009  
SCALE: AS SHOWN  
DESIGNED BY: SAM  
DRAWN BY: SAM  
APPROVED BY: CT/BJM  
PROJECT NO.: 20428  
FILE NO.: 20428-CONSTR.DWG

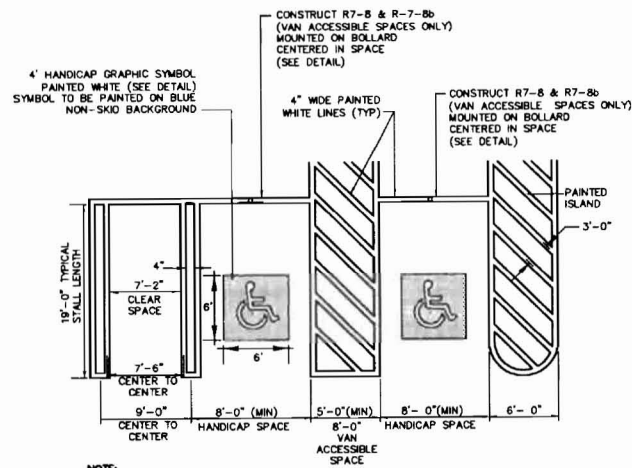
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**NORTHGATE PLAZA  
AUBURN STREET  
PORTLAND, MAINE**

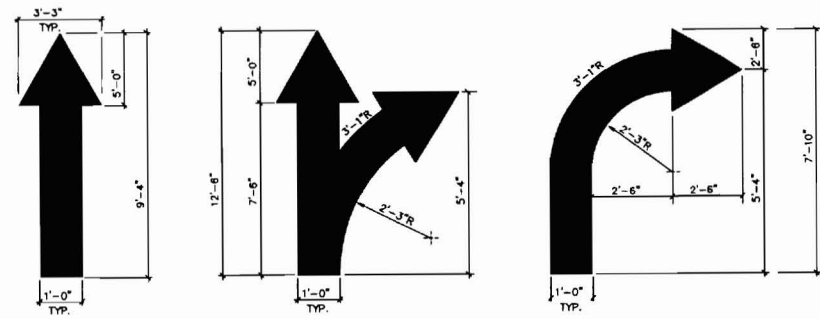
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**APPLEDORF ENGINEERING**  
177 CORPORATE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 433-8818  
ae@appledoreeng.com

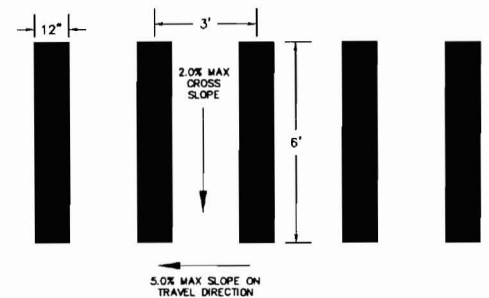
**SITE PLAN C-2A**



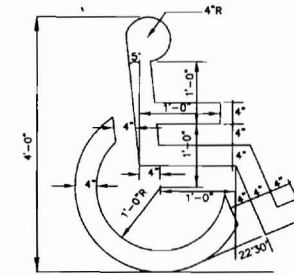
**STALL STRIPING  
DOUBLE STRIPE**  
NOT TO SCALE



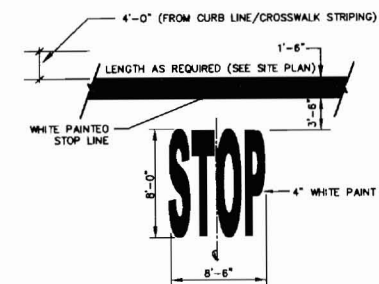
**PAINTED TRAFFIC ARROW**  
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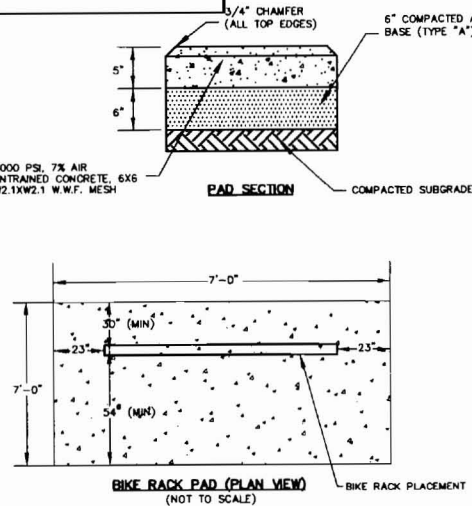
**CROSSWALK STRIPING**  
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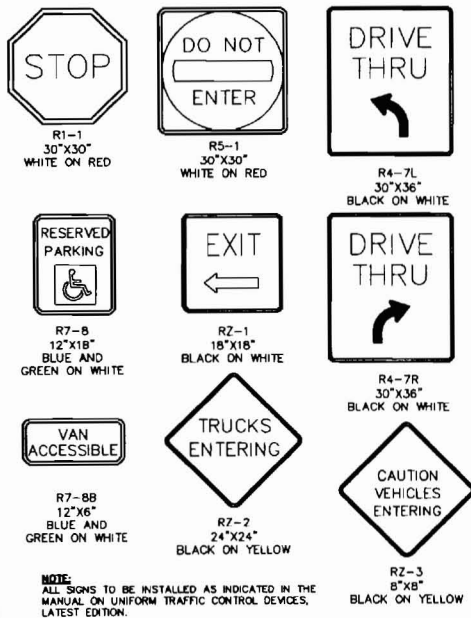
**ACCESSIBLE SYMBOL**  
NOT TO SCALE



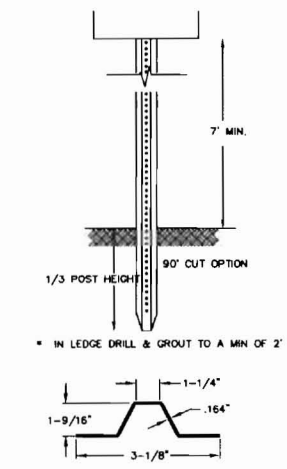
**STOP BAR AND LEGEND**  
NOT TO SCALE



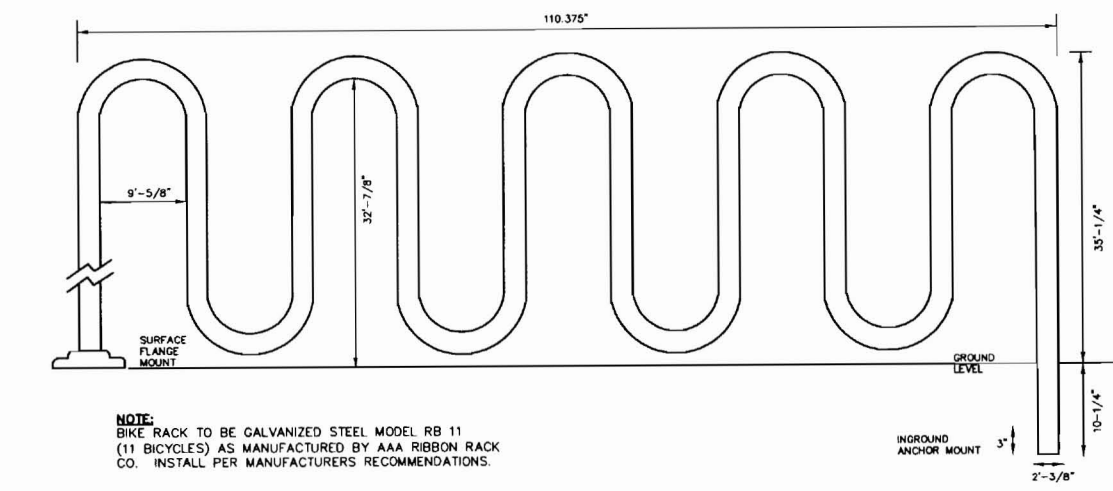
**BIKE RACK AND PAD DETAIL  
(MODEL RB 05)**  
NOT TO SCALE



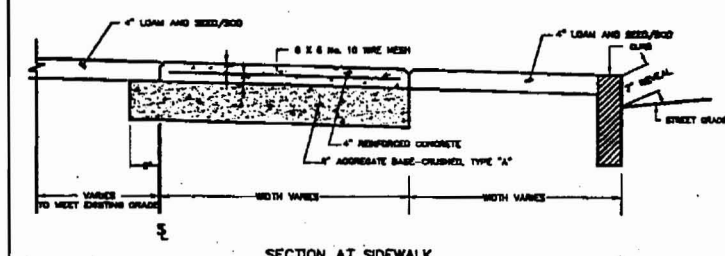
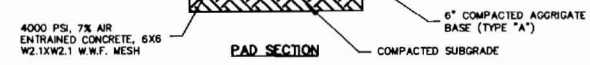
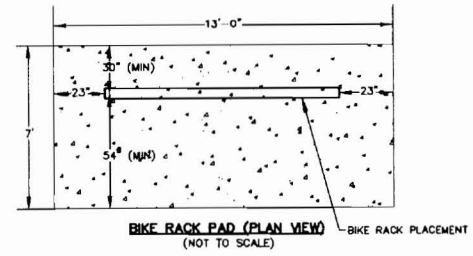
**SIGN LEGEND & SIGN POST**  
NOT TO SCALE



**SIGN BOLLARD**  
NOT TO SCALE



**BIKE RACK AND PAD DETAIL  
(MODEL RB 11)**  
NOT TO SCALE



**SECTION AT SIDEWALK**  
NOT TO SCALE  
**FIGURE 1-13  
CONCRETE SIDEWALK AND DRIVEWAY CONSTRUCTION**

STATE OF MAINE  
9410

DATE: AUGUST 18, 2009  
SCALE: AS SHOWN  
DESIGNED BY: GY/BLM  
DRAWN BY: GY/BLM  
APPROVED BY: 2042B  
PROJECT NO.: 2042B  
FILE NO.: 2042C-02DETAILS.DWG

**NORTHGATE PLAZA  
AUBURN STREET  
PORTLAND, MAINE**

**APPLEDORE ENGINEERING**  
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**C-8**