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ANDERSON STREET CONDOMINIUM
 FOR
WILLIAM P. SIMPSON

TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
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 ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 09/27/06
 PROJECT No: 0504
 DRAWN BY: RJS
 CHECKED BY: TST
 SCALE: 1"=30'-0"

SHEET TITLE:
Site Plan

C1.0

ZONING REQUIREMENTS

ZONE I-Lb: INDUSTRIAL ZONE
 1. MINIMUM LOT SIZE: NONE
 2. MINIMUM STREET FRONTAGE: 60 FEET
 3. MINIMUM YARD DIMENSIONS: NONE**
 ** EXCEPT THAT MINIMUM SIDE AND REAR YARDS SHALL BE 25 FEET WHEN THE SIDE OR REAR ABUTS A RESIDENTIAL ZONE.
 4. MAXIMUM IMPERVIOUS SURFACE RATIO: 100%
 5. MAXIMUM BUILDING HEIGHT: 45 FEET
 6. PAVEMENT SETBACK: 15 FEET
 PARKING:
 INDUSTRIAL NOT CATERING TO RETAIL TRADE - 1 PER 1000 SF OR MAJOR FRACTION

PROJECT SUMMARY

RENOVATED AND ADDITION BUILDING AREA: 7,544 SF
 BUILDING A - NEW BUILDING: 10,000 SF
 LOT SIZE: 124,218 SF
 PARKING: 64 SPACES

- NEW BUILDING
- EXISTING BUILDING ON PROPERTY
- EXISTING BUILDING ON ABUTTING PROPERTY
- PROPERTY BOUNDARY
- ABUTTERS BOUNDARY
- EXISTING CONTOUR
- NEW CONTOUR
- 12.50 X SPOT GRADE
- PARKING SPACE
- DRAINAGE FLOW

PLANTING SCHEDULE

- A 2 1/2" CAL. RED MAPLE
- B JUNIPER (JUNIPERUS CHINENSIS PFITZERIANA)
- C BARK MULCH PLANTING BED
- D 24"-30" TALL NORTHERN BAYBERRY

NOTE:
 SOILS ON SITE ARE HAZARDOUS.
 NO REMOVAL OF MATERIAL ON SITE IS PERMITTED.

