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ANDERSON STREET CONDOMINIUM
FOR
WILLIAM P. SIMPSON

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 09/27/06

PROJECT No. 0504

DRAWN BY: RJS

CHECKED BY: TST

SCALE: 1"=30'-0"

SHEET TITLE:
Utility and
Drainage Plan

C1.1

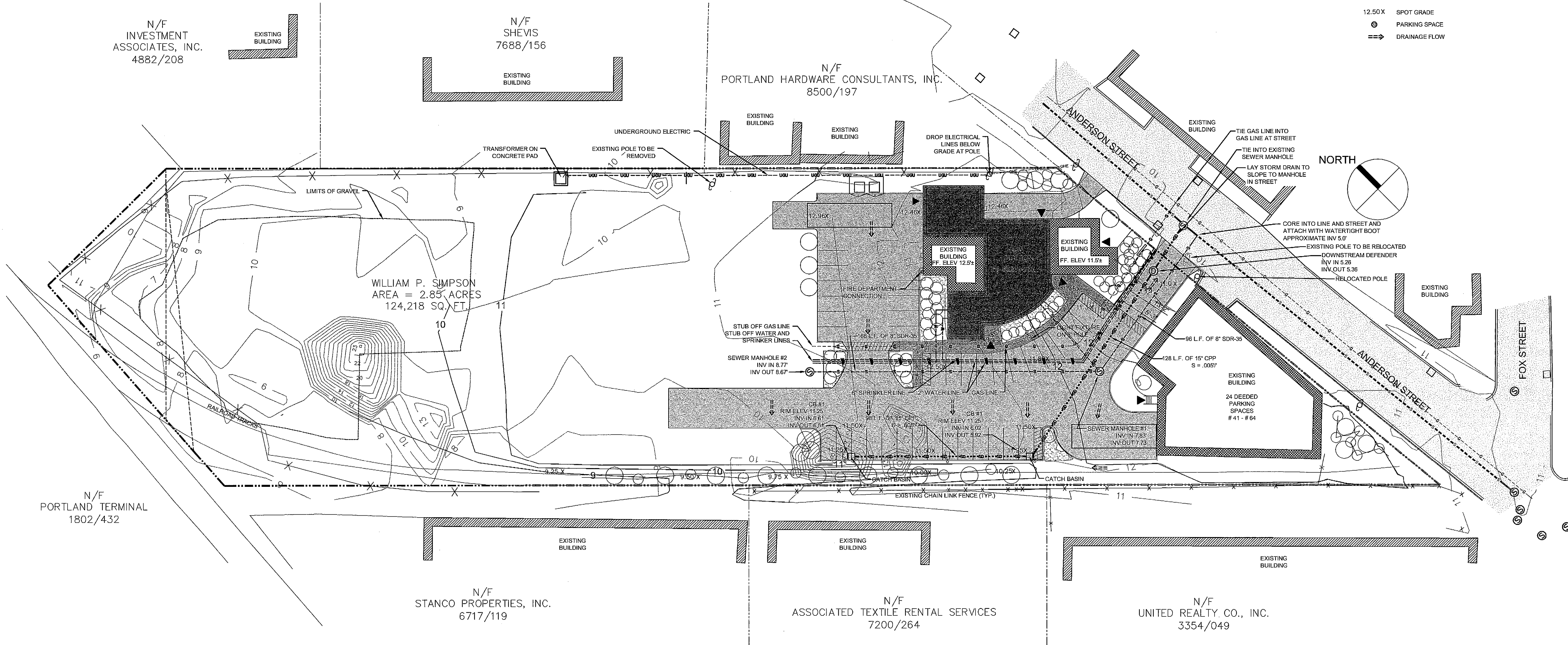
ZONING REQUIREMENTS

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



N/F INVESTMENT ASSOCIATES, INC. 4882/208

N/F SHEVIS 7688/156

N/F PORTLAND HARDWARE CONSULTANTS, INC. 8500/197

WILLIAM P. SIMPSON AREA = 2.85 ACRES 124,218 SQ. FT.

N/F PORTLAND TERMINAL 1802/432

N/F STANCO PROPERTIES, INC. 6717/119

N/F ASSOCIATED TEXTILE RENTAL SERVICES 7200/264

N/F UNITED REALTY CO., INC. 3354/049