

SPACE AND BULK STANDARDS		
ZONE: B1b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.53 Acres
MINIMUM STREET FRONTAGE	20'	146'-8"
FRONT YARD	3'-2"	3'-2"
SIDE YARD	NONE	-
REAR YARD (ABUTS R6)	10'	10'-5"
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	100%	-
MINIMUM LOT WIDTH	NONE	-
MAXIMUM BUILDING HEIGHT	45'	43'-11-3/4"
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	90%
MAXIMUM FLOOR AREA 1ST FLOOR NON-RES.	10,000 SF	4,353 SF
MAXIMUM RETAIL SPACE	5,000 SF	990 SF
MAXIMUM NUMBER OF DWELLING UNITS	435 SF/UNIT = 53 UNITS	53 UNITS
RESTAURANT PARKING: 1 SPACE /150 SF	1200 SF / 150 = 8 SPACES*	OFF-SITE LEASED SPACES
RETAIL PARKING	0 SPACES	0 SPACES
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	53 SPACES	53 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 21.2	39 SPACES
MIN. NON-RESIDENTIAL BIKE STORAGE SPACES	2 SPACES/10 CAR; 10.2 CARS = 3 SPACES	4

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	9
COMPACT WIDTH (8'X18')	29
COMPACT WIDTH/LENGTH (8'X16')	11
COMPACT WIDTH/LENGTH (8'X15')	4
TOTAL SPACES	53

- * ONE (1) PARKING SPACE FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET, OR MAJOR FRACTION THEREOF, OF FLOOR AREA NOT USED FOR BULK STORAGE OR FOOD PREPARATION. (1200 SF TOTAL)
- NOTES:
- ZONING ANALYSIS COMPLETED BY RYAN SENATORE ARCHITECTURE.
 - REFER TO SOREN DENIORD DESIGN STUDIO PLANS FOR LANDSCAPE DRAWINGS AND DECORATIVE SCREEN.
 - PLANS DEPICT PROPOSED CONDITION WITHIN ANDERSON AND FOX STREET. REFERENCED PLANS TITLED ANDERSON STREET NEIGHBORHOOD BYWAY PROJECT PHASE 1 OF 2, CONSTRUCTION PLANS DATED OCTOBER 2014.
 - CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS. FOR PURPOSES OF BIDDING, CONTRACTOR SHALL NOTE THAT ALL TIPDOWNS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPDOWNS MAY NOT MEET CITY OF PORTLAND STANDARD.
 - INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
 - ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION.

LOCATION OF EXISTING CURB. CONTRACTOR TO REMOVE AND REPLACE IN ACCORDANCE WITH DETAIL

LOCATION OF EX. DRIVEWAY ENTRANCE, SEE NOTE 4 (DARKENED, TYP.)

PROPOSED 15-MINUTE COMMERCIAL LOADING SPACE WITH SIGNAGE

PROPOSED LIMIT OF ANDERSON ST. IMPROVEMENTS (BY OTHERS)

PROPOSED NO PARKING SIGN; LIMIT OF ON-STREET PARKING

PROPOSED 4'X8' MOTORCYCLE OR SCOOTER PARKING SPACE

LOCATION OF EX. NO PARKING SIGN; LIMIT OF ON-STREET PARKING

PROPOSED ADA ACCESS

PROPOSED TWO STEPS

PROPOSED PEDESTRIAN RAMP, DETECTABLE PANEL AND TIPDOWN, PER DETAIL

PROPOSED BICYCLE RACK FOR TWO BICYCLES. CONTRACTOR TO INSTALL PARALLEL TO ANDERSON STREET. SEE DETAIL SHEET C-40 (TYP.)

PROPOSED ADA ACCESS, PER STRUCTURAL

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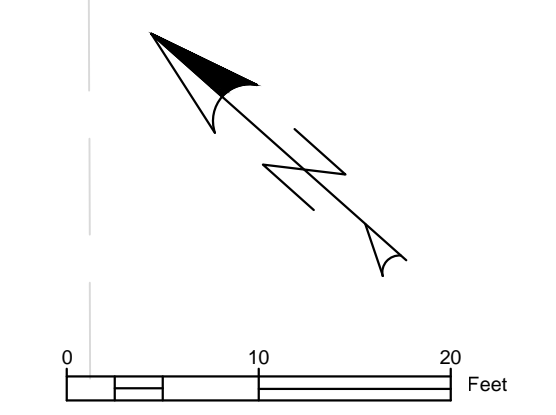
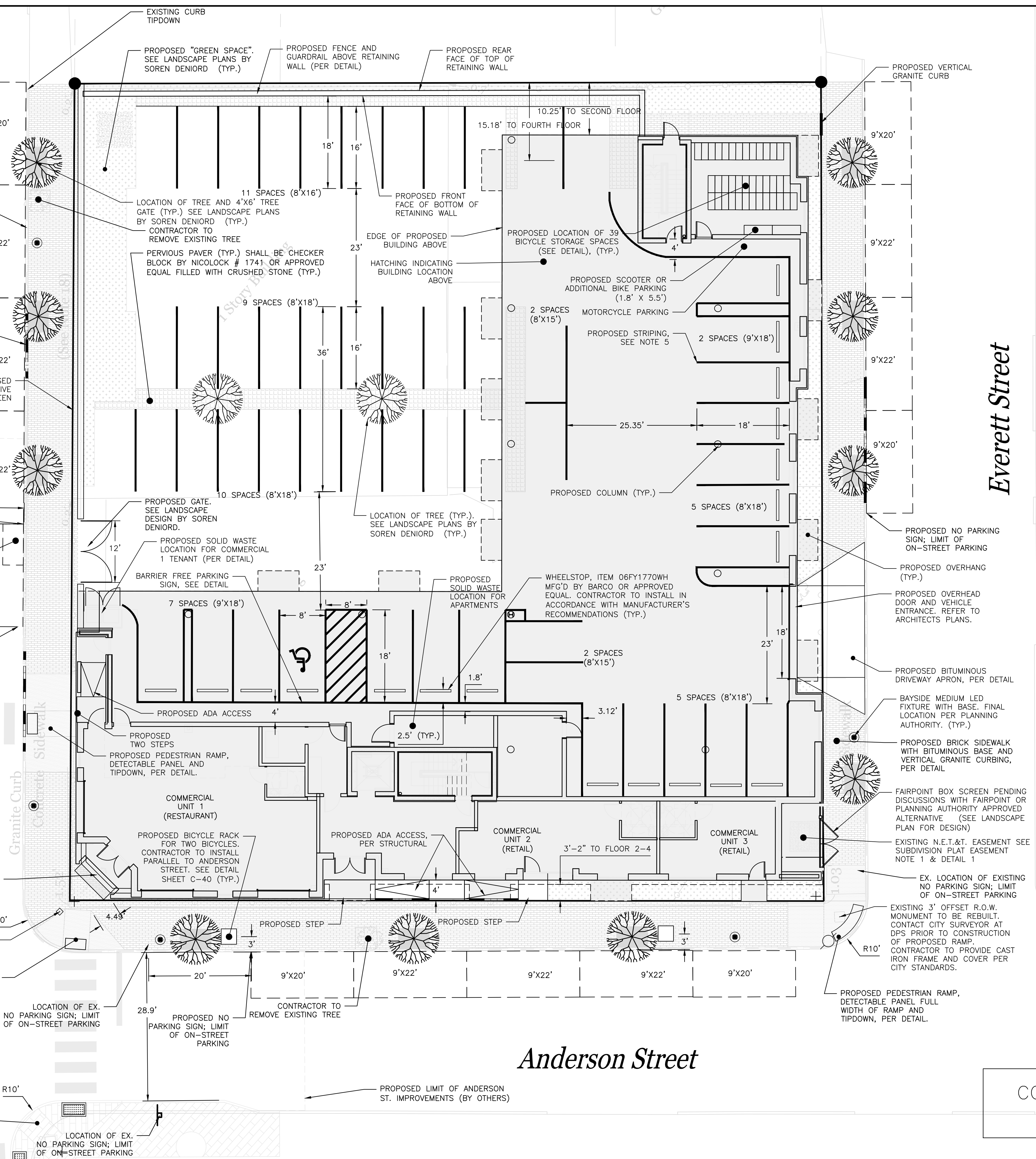
PROPOSED BRICK PEDESTRIAN RAMP, DETECTABLE PANEL AND TIPDOWN, PER DETAIL

LOCATION OF EX. NO PARKING SIGN; LIMIT OF ON-STREET PARKING

PROPOSED NO PARKING SIGN; LIMIT OF ON-STREET PARKING

PROPOSED SIDEWALK IMPROVEMENTS (TYP.) (BY CITY)

PROPOSED TRAFFIC CALMING MEASURES (BY CITY)



ISSUED FOR	BY	DATE
PB HEARING	WHS	10/28/14
PRE-APP MTG.	WHS	1/6/15
PRELIMINARY SUB	WHS	1/14/15
COMMENT RESPONSE	WHS	7/16/15
CITY RESPONSE	WHS	7/17/15
PRICING SET	WHS	8/5/15
Construction	WHS	9/12/15

DRAWING NAME: **SITE PLAN**

PROJECT NAME: **EAST BAYSIDE LOFTS**

CLIENT: **REDFERN BAYSIDE, LLC.**

158 DANFORTH STREET, PORTLAND MAINE 04102

ACORN ENGINEERING, INC. (207) 775-2825

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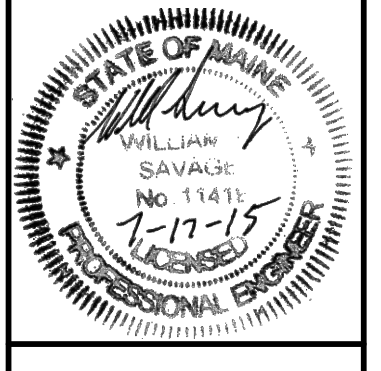
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FILE: 1053_CIVIL_10-24-14
DATE: 10-28-2014
JN: 1053
SCALE: 1:10
DESIGNED BY: WHS
DRAWN BY: MAG
CHECKED BY: WHS



DRAWING NO. **C-10**

CONSTRUCTION DRAWINGS