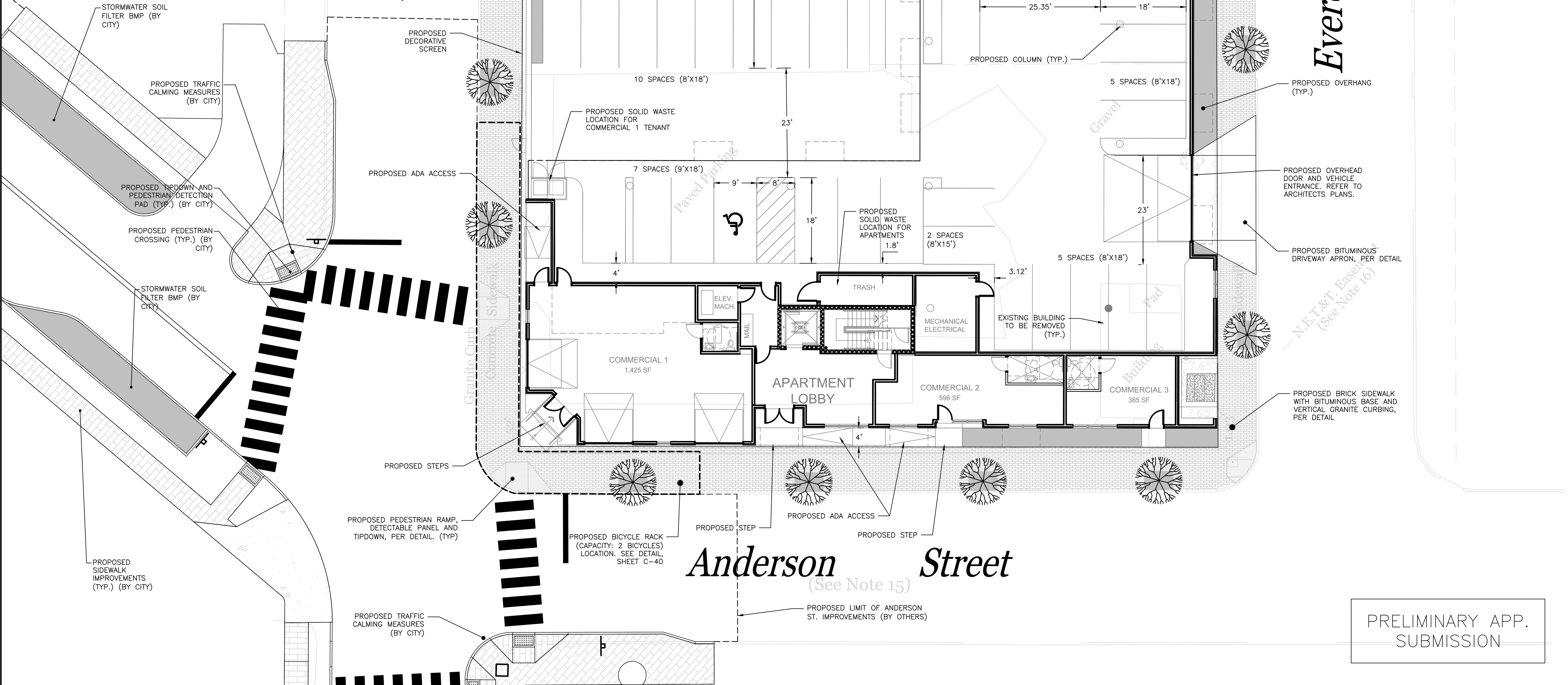


SPACE AND BULK STANDARDS		
ZONE: B1b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.53 Acres
MINIMUM STREET FRONTAGE	20'	146'-8"
FRONT YARD	NONE	-
SIDE YARD	NONE	-
REAR YARD (ABUTS R6)	10'	10'-5"
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	100%	-
MINIMUM LOT WIDTH	NONE	-
MAXIMUM 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	1,425 SF
MAXIMUM NUMBER OF DWELLING UNITS	435 SF/UNIT = 53 UNITS	53 UNITS
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	53 SPACES	53 SPACES
RESTAURANT PARKING: 1 PER 150 SF SEATING AREA	6 SPACES	0 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 21.2	22 SPACES
MIN. NON-RESIDENTIAL BIKE STORAGE SPACES	2	2

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	9
COMPACT WIDTH (8'X18')	40
COMPACT WIDTH/LENGTH (8'X15')	4
TOTAL SPACES	53

NOTES:
 1. ZONING ANALYSIS COMPLETED BY RYAN SENATORE ARCHITECTURE.
 2. REFER TO SOREN DENIORD DESIGN STUDIO PLANS FOR LANDSCAPE DRAWINGS.
 3. 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.



ISSUED FOR	BY	DATE
PB HEARING	WHS	10/28/14
PRE-APP MTG.	WHS	1/6/15
PRELIMINARY SUB	WHS	3/23/15
REVISION	REV.	DATE

SITE PLAN
EAST BAYSIDE LOFTS
 REDFERN PROPERTIES, LLC.
 P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 158 DANFORTH STREET, PORTLAND MAINE 04102
 (207) 775-2825

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

PRELIMINARY APP.
 SUBMISSION