

PLAN REFERENCES:

- EXISTING CONDITIONS FROM PLAN ENTITLED "EXISTING CONDITIONS SURVEY", DATED OCTOBER 12, 2016 FROM SEBAGO TECHNICS.
- BUILDING LAYOUT FROM CAD FILE ENTITLED "1. ARCHITECTURAL SITE PLAN".

NOTE:

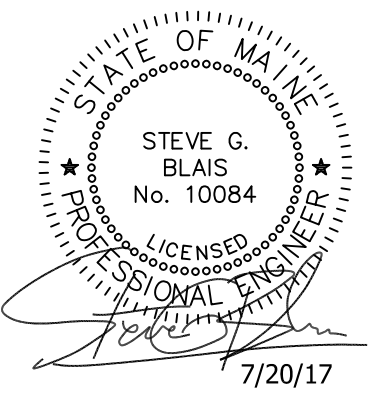
- OFF SITE PROPERTY LINES TO BE VERIFIED WITH CITY PRIOR TO CONSTRUCTION.

SPACE AND BULK REGULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM BUILDING FRONTAGE LENGTH	50 LF	20 LF
MINIMUM FRONTAGE	200 LF	250 LF
MAXIMUM FRONT YARD SETBACK	5 LF	1 LF
CUMULATIVE MINIMUM SIDE YARD SETBACK	10 LF	11 LF
MINIMUM REAR YARD SETBACK	10 LF	10 LF
MAXIMUM BUILDING COVERAGE	90 %	74%
MAXIMUM BUILDING HEIGHT (WITH BONUS FLOOR)	62.5 FT	60 FT

SITE INFORMATION		
DESCRIPTION	EXISTING	PROPOSED
AREA OF PARCEL	7,171 SF	7,171 SF
IMPERVIOUS AREA	7,171 SF	3,576 SF
BUILDING FOOTPRINT	0 SF	4,774 SF

LAYOUT SUMMARY		
DESCRIPTION	UNITS	TOTAL AREA
RESIDENTIAL	17	17,718 SF
1 BEDROOM	5	3,266 SF
2 BEDROOM	11	11,382 SF
3 BEDROOM	1	3,070 SF
RESTAURANT WITH OUTDOOR SEATING	1	2,965 SF

REV.	DESCRIPTION	DATE
1.	REVISED PER CITY COMMENTS	1/17/17
2.	REVISED PER CITY COMMENTS	3/8/17
3.	REVISED PER CITY COMMENTS	4/4/17
4.	REVISED PER CITY COMMENTS	7/10/17



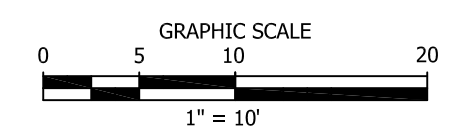
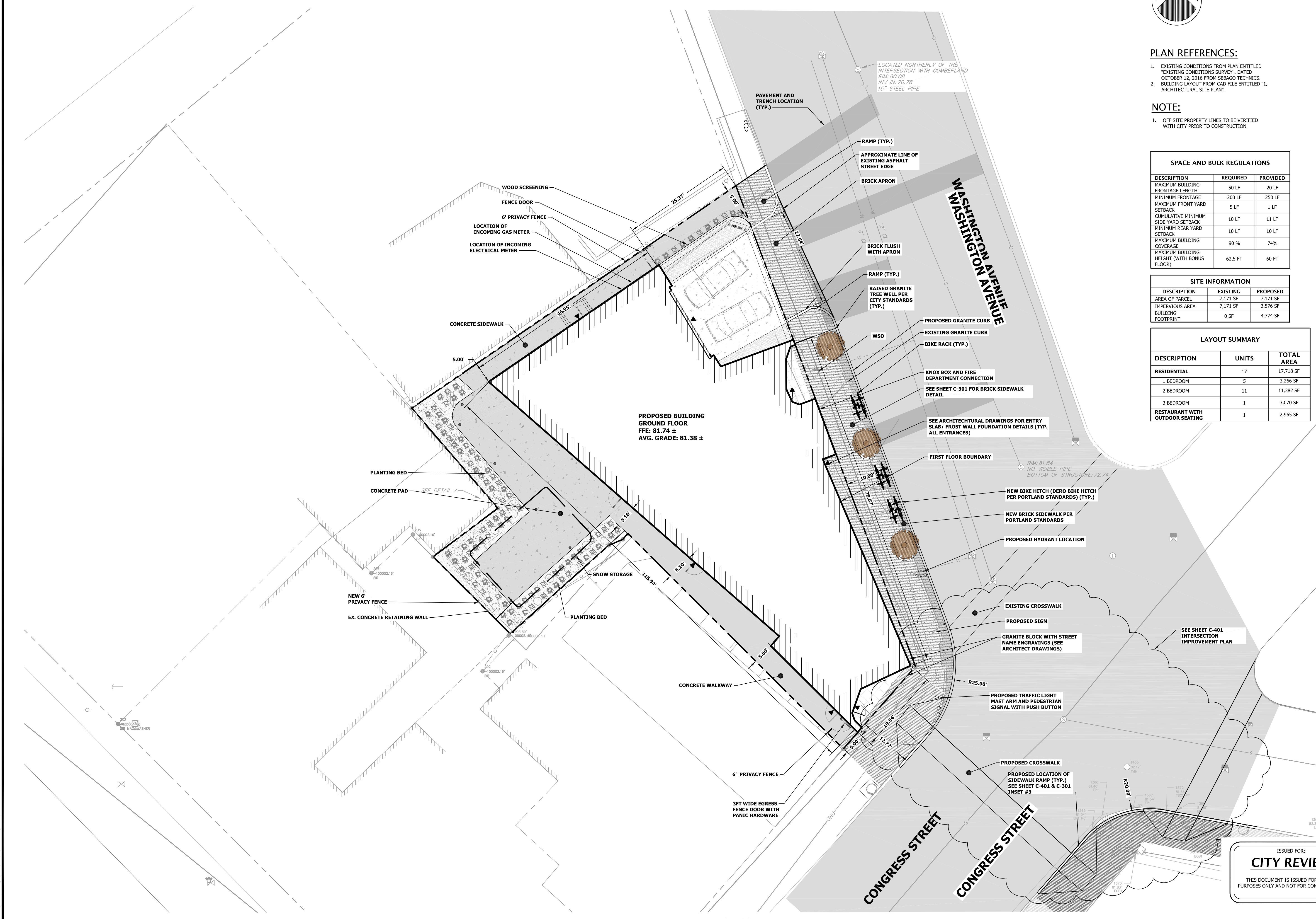
LAYOUT & MATERIALS PLAN
221 CONGRESS STREET
221 CONGRESS STREET
PORTLAND, MAINE 04101

DRAWING PREPARED FOR:
HAY RUNNER, LLC
265 MAIN STREET, SUITE 201
BIDDEFORD, MAINE 04005

DRAWING:
PROJECT:

ISSUED DATE: 7/10/17
DESIGNED BY: JDY
DRAWN BY: DRH
CHECKED BY: SGB
PROJECT NUMBER: 16123

C-103



ISSUED FOR:
CITY REVIEW
THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION.

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