

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".

SPACE AND BULK REGULATIONS

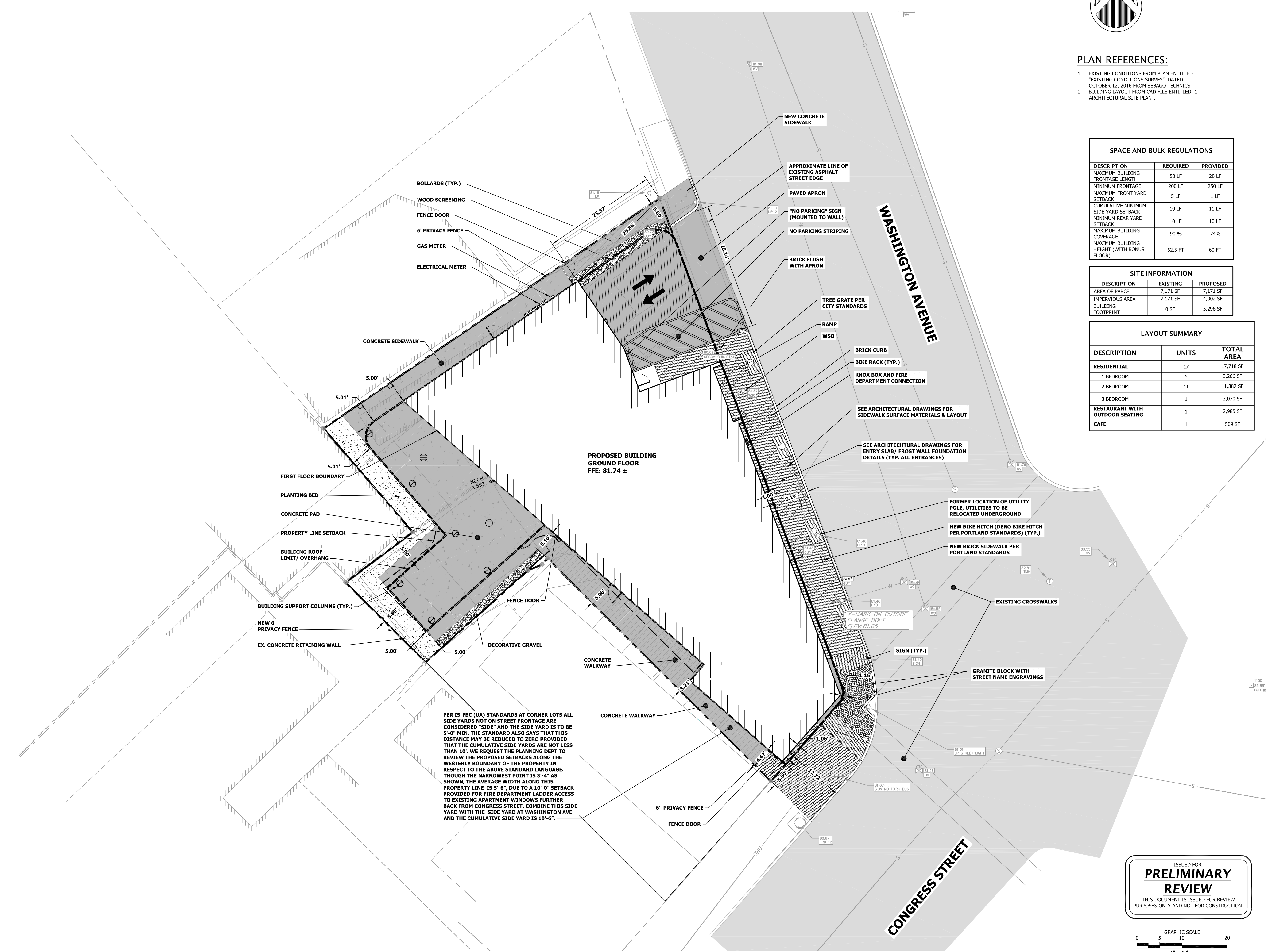
DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM BUILDING FRONTAGE LENGTH	50 LF	20 LF
MINIMUM FRONTAGE	200 LF	250 LF
MAXIMUM FRONT YARD SETBACK	5 LF	1 LF
CUMULATIVE MINIMUM SIDE YARD SETBACK	10 LF	11 LF
MINIMUM REAR YARD SETBACK	10 LF	10 LF
MAXIMUM BUILDING COVERAGE	90 %	74%
MAXIMUM BUILDING HEIGHT (WITH BONUS 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	4,002 SF
BUILDING FOOTPRINT	0 SF	5,296 SF

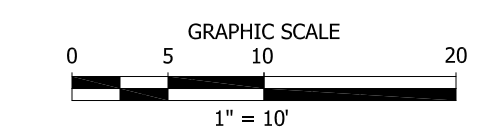
LAYOUT SUMMARY

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	2,985 SF
CAFE	1	509 SF



PER IS-FBC (UA) STANDARDS AT CORNER LOTS ALL SIDE YARDS NOT ON STREET FRONTAGE ARE CONSIDERED "SIDE" AND THE SIDE YARD IS TO BE 5'-0" MIN. THE STANDARD ALSO SAYS THAT THIS DISTANCE MAY BE REDUCED TO ZERO PROVIDED THAT THE CUMULATIVE SIDE YARDS ARE NOT LESS THAN 10'. WE REQUEST THE PLANNING DEPT TO REVIEW THE PROPOSED SETBACKS ALONG THE WESTERLY BOUNDARY OF THE PROPERTY IN RESPECT TO THE ABOVE STANDARD LANGUAGE. THOUGH THE NARROWEST POINT IS 3'-4" AS SHOWN, THE AVERAGE WIDTH ALONG THIS PROPERTY LINE IS 5'-6". DUE TO A 10'-0" SETBACK PROVIDED FOR FIRE DEPARTMENT LADDER ACCESS TO EXISTING APARTMENT WINDOWS FURTHER BACK FROM CONGRESS STREET, COMBINE THIS SIDE YARD WITH THE SIDE YARD AT WASHINGTON AVE AND THE CUMULATIVE SIDE YARD IS 10'-6".

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



LAYOUT & MATERIALS PLAN

221 CONGRESS STREET
PORTLAND, MAINE 04101

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

DRAWING:
PROJECT:

ISSUED DATE: 11/08/16
DESIGNED BY: JDY
DRAWN BY: DRH
CHECKED BY: SGB
PROJECT NUMBER: 16123

C-103