

GENERAL NOTES:

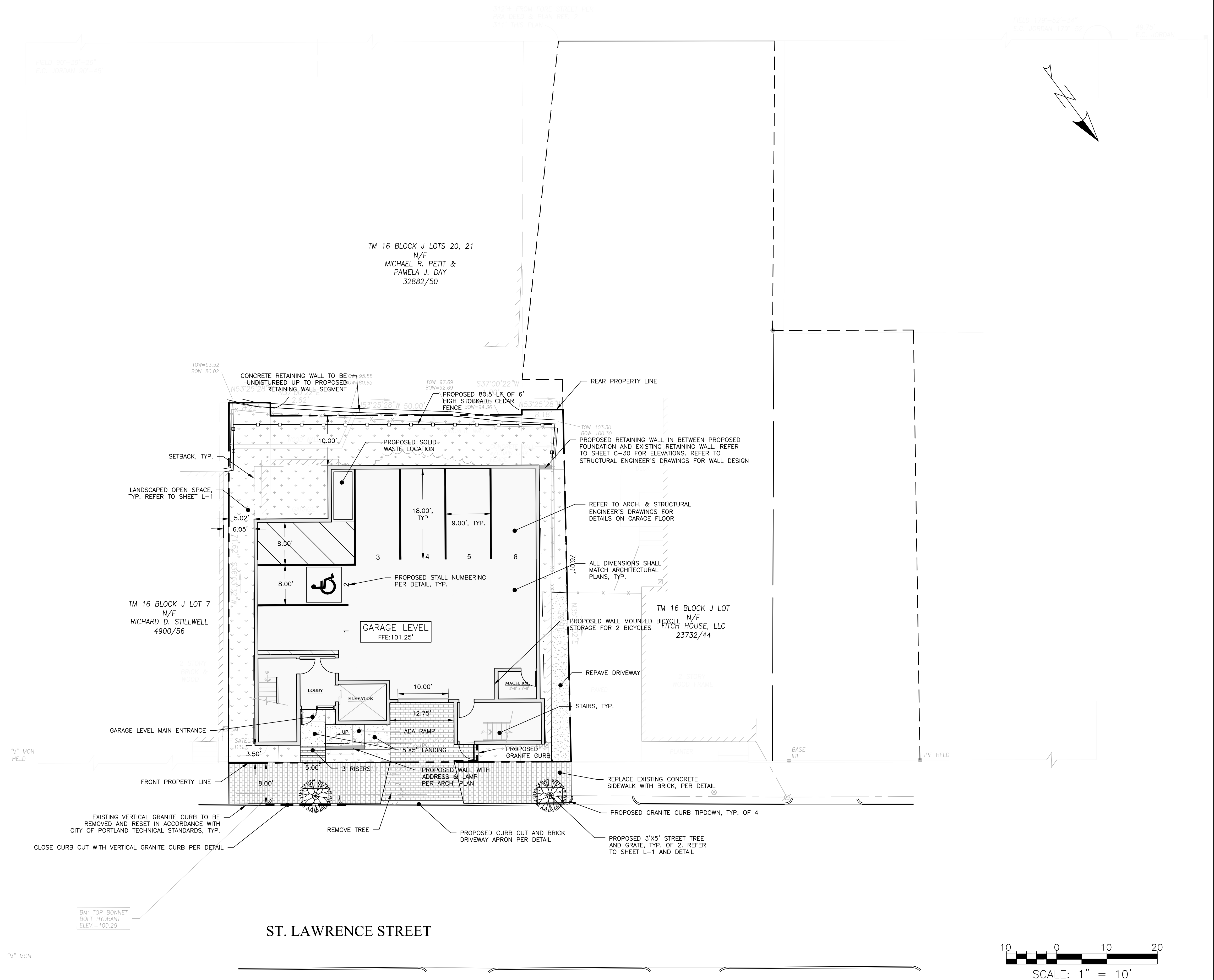
1. ALL CONCRETE SIDEWALK ALONG PROPERTY FRONTAGE TO BE REPLACED WITH BRICK PER CITY STANDARD.
2. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
3. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

SPACE AND BULK STANDARDS			
ZONE: R6	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2,000 SF	4,671 SF	4,671 SF
MINIMUM STREET FRONTAGE	20'	68'	68'
MINIMUM FRONT YARD SETBACK	5' - ORDINANCE 3.7' - ABUTTER AVG.	3.8'	7'*
MINIMUM SIDE YARD SETBACK	5'	3'	5'
MINIMUM REAR YARD SETBACK	10'	8.7'	10'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	N/A	10'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A	15'
MAXIMUM LOT COVERAGE	60%	35%	60%
MINIMUM LOT WIDTH	20'	67'	67'
MAXIMUM BUILDING HEIGHT	45'	24'	44.96'
MINIMUM LANDSCAPED OPEN AREA	20%	45%	28%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 6	2	5
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 2 SPACES	2	6
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 2	0	2
MAXIMUM GARAGE OPENING	20'	N/A	10'

*VALUE BASED ON THE WEIGHTED AVERAGE SETBACK OF THE 5 FRONT WALL SEGMENTS

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	GREEN SPACE

GARAGE LEVEL PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	5
ADA (8'X18')	1



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

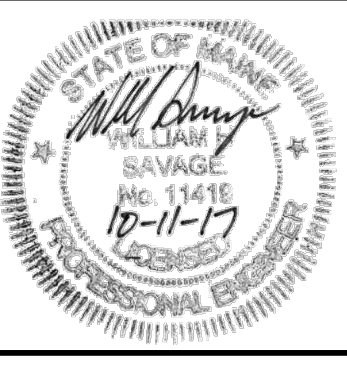
ISSUED FOR	BY
CITY APP.	WHS
	10/2/17

DRAWING NAME: **SITE PLAN**
 PROJECT NAME: **24 ST. LAWRENCE STREET REDEVELOPMENT**
 CLIENT: **HR PROPERTY MANAGEMENT**
 24 ST. LAWRENCE STREET, PORTLAND, ME 04101

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FILE:	1088_CIVIL
JN:	1088
SCALE:	1"=10'
DESIGNED BY:	ADG
DRAWN BY:	ADG
CHECKED BY:	WHS



DRAWING NO.
C-10