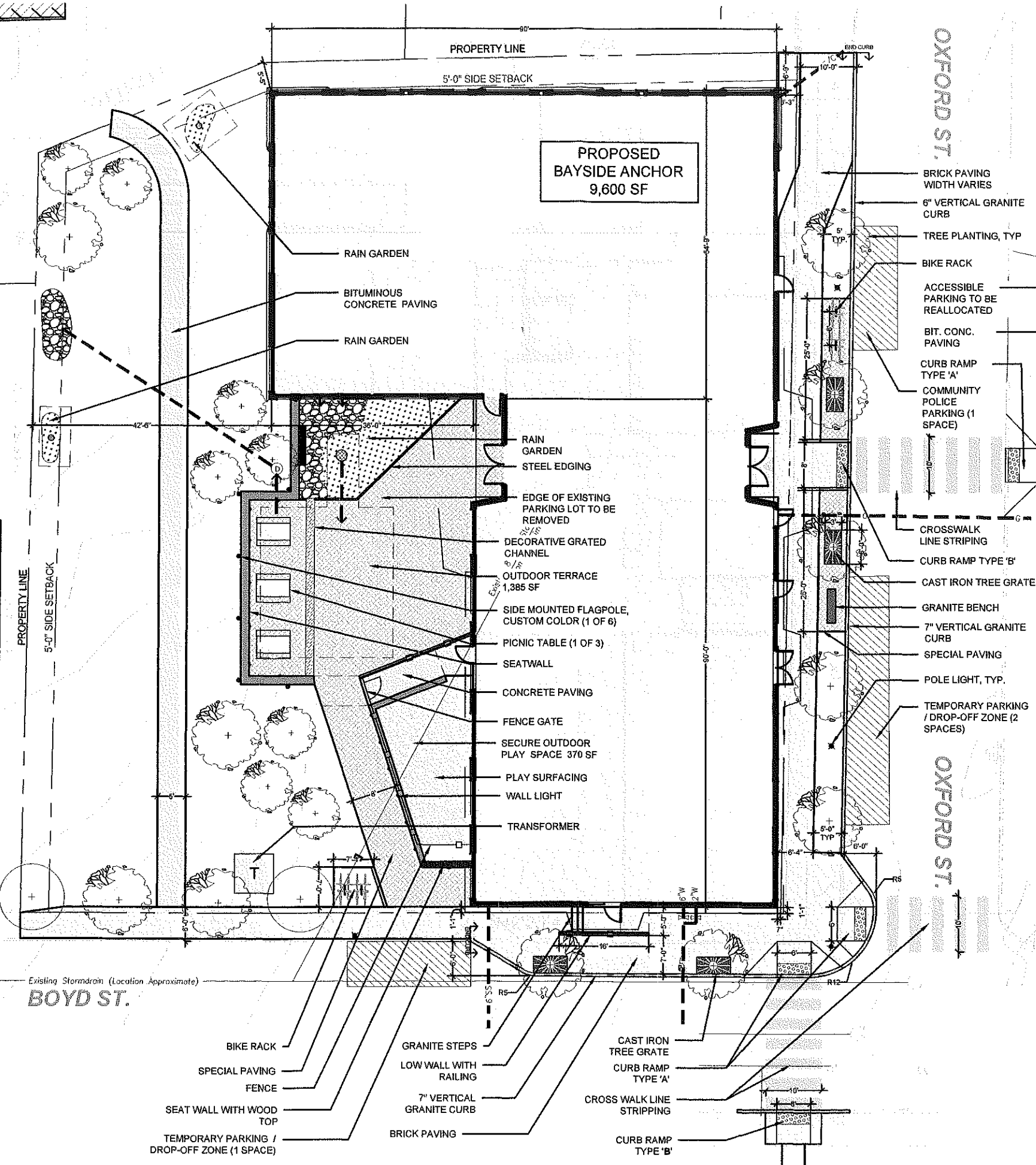


**PROPOSED
BAYSIDE ANCHOR
9,600 SF**

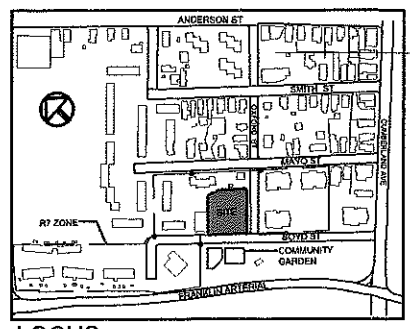
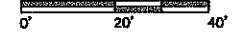


Existing 6" Gas Main (Location Approximate)

**LOT SIZE 20,147 SF
MAP 22, BLOCK 1,
LOT 4 AND 1**

R-7 ZONE - COMPACT URBAN RESIDENTIAL OVERLAY

SPATIAL STANDARDS	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	20,147 SF
MIN FRONTAGE	NONE	286.19
FRONT SETBACK	NONE	1'-1"
SIDE SETBACK	5 FT	5'-5"
REAR SETBACK	5 FT	42'-6"
MAX. LOT COVERAGE	100%	68%
MAX RESIDENTIAL DENSITY	46 DU	45 DU
MAX BUILDING HT.	53 FT	45 FT
BUILDING FOOTPRINT		9,610 SF
TOTAL FLOOR AREA		38,770 SF
PARKING	TBD	34 ON CAMPUS



Existing Stormdrain (Location Approximate)
BOYD ST.

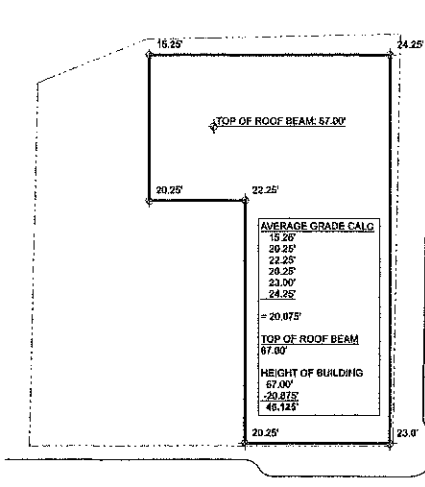
- BIKE RACK
- SPECIAL PAVING
- FENCE
- SEAT WALL WITH WOOD TOP
- TEMPORARY PARKING / DROP-OFF ZONE (1 SPACE)
- GRANITE STEPS
- LOW WALL WITH RAILING
- 7" VERTICAL GRANITE CURB
- BRICK PAVING
- CAST IRON TREE GRATE
- CURB RAMP TYPE 'A'
- CROSS WALK LINE STRIPING
- CURB RAMP TYPE 'B'

Project:
BAYSIDE ANCHOR
Portland Housing Development Corporation
81 East Oxford Street
Portland, ME

Drawing:
PLOT PLAN
CONDITIONAL USE
PERMIT

Scale: 1"=20'-0"
Date: JUNE 30, 2014

Drawn by: EPK
Revised:



UNIT MIX: GROUND FLOOR

Zone Category	Quantity
1 BR	4
EFFICIENCY	2
	6

UNIT MIX: TOTAL

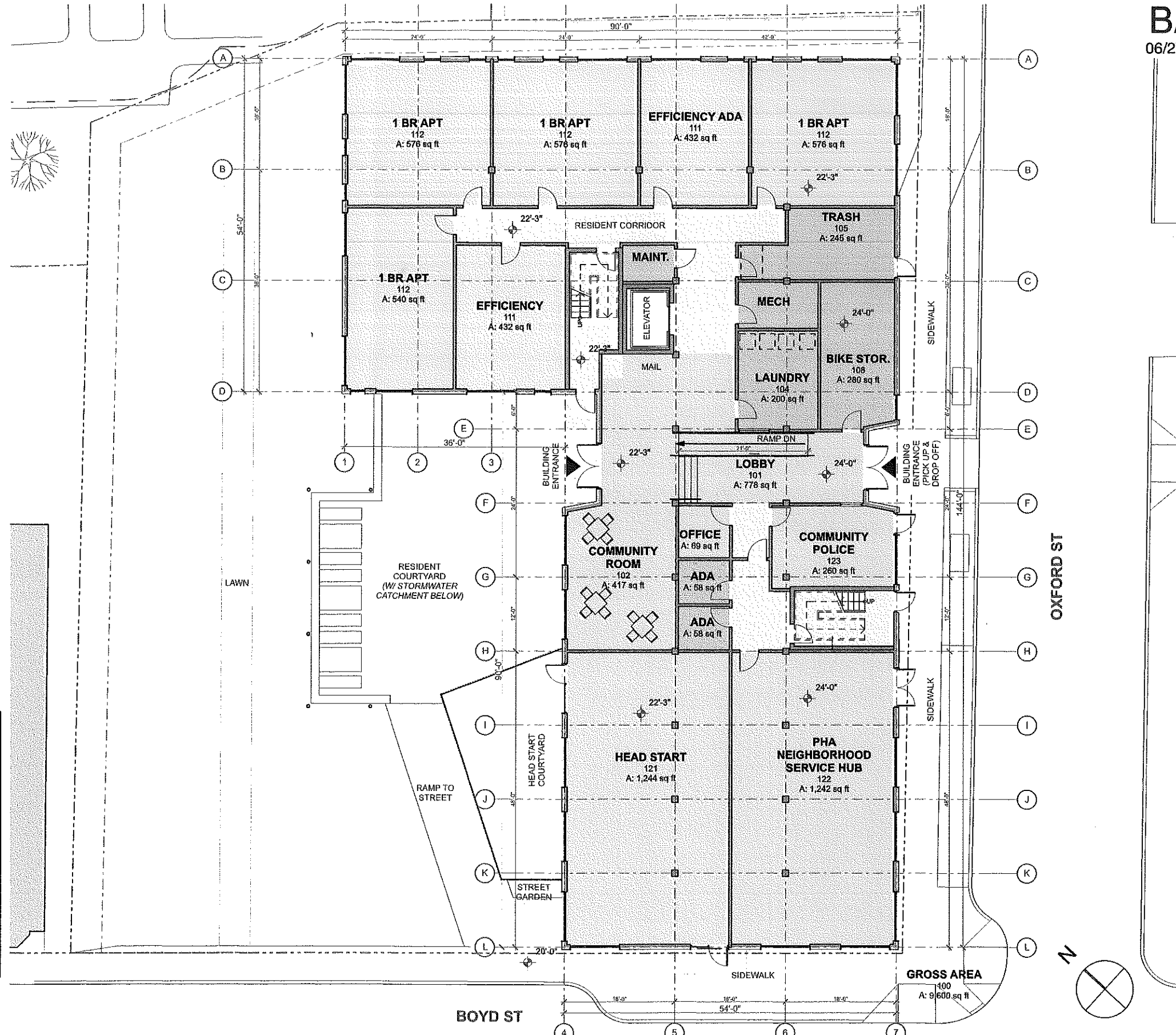
Zone Category	Quantity
1 BR	34
2 BR	6
EFFICIENCY	5
	45

UNIT MIX: TOTAL BUILDING

Floor (Story)	Zone Category	Quantity
1st FLOOR	1 BR	4
1st FLOOR	EFFICIENCY	2
2nd FLOOR	1 BR	10
2nd FLOOR	2 BR	2
2nd FLOOR	EFFICIENCY	1
3rd FLOOR	1 BR	10
3rd FLOOR	2 BR	2
3rd FLOOR	EFFICIENCY	1
4th FLOOR	1 BR	10
4th FLOOR	2 BR	2
4th FLOOR	EFFICIENCY	1
		45

GROUND FLOOR PROGRAM

ID	Zone Name	Area	Zone Category
100	GROSS AREA	9,592	GROSS AREA
101	LOBBY	778	CIRCULATION
102	COMMUNITY ROOM	413	COMMUNITY SERVICE FACILITY
103	OFFICE	89	COMMUNITY SERVICE FACILITY
104	LAUNDRY	205	UTILITY
105	TRASH	245	UTILITY
107	MAINT.	49	UTILITY
107	MECH	96	UTILITY
108	BIKE STOR.	283	UTILITY
109	ADA	58	UTILITY
109	ADA	58	UTILITY
111	EFFICIENCY	432	EFFICIENCY
111	EFFICIENCY ADA	432	EFFICIENCY
112	1 BR APT	540	1 BR
112	1 BR APT	576	1 BR
112	1 BR APT	576	1 BR
112	1 BR APT	576	1 BR
121	HEAD START	1,244	COMMUNITY SERVICE FACILITY
122	PHA NEIGHBORHOOD SERVICE HUB	1,242	COMMUNITY SERVICE FACILITY
123	COMMUNITY POLICE	260	COMMUNITY SERVICE FACILITY



CONDITIONAL USE PERMIT

KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828
jesse@kaplonthompson.com

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0112

BECKER
75 YORK ST.
PORTLAND, ME 04101
P: 207.879.1838
F: 207.879.1822

RANSOM Consulting Engineers and Scientists
400 COMMERCIAL ST. SUITE 404
PORTLAND, ME 04101
P: 207.772.2891
F: 207.772.3248

1st FLOOR
SCALE: 1/8" = 1'-0"
PORTLAND HOUSING DEVELOPMENT CORPORATION
14 BAXTER BLVD
PORTLAND, ME 04101
P: 207.773.4753
F: 207.774.6471

PROJECT: BAYSIDE ANCHOR
PORTLAND HOUSING DEVELOPMENT CORPORATION
81 EAST OXFORD STREET
PORTLAND, ME

DRAWING: 1ST FLOOR PLAN
SCALE: DRAWN BY: JJT
DATE: JUNE 27, 2014
REVISED:



View of site from north east corner of property



View of site from the south at the intersection of Boyd and Oxford Streets