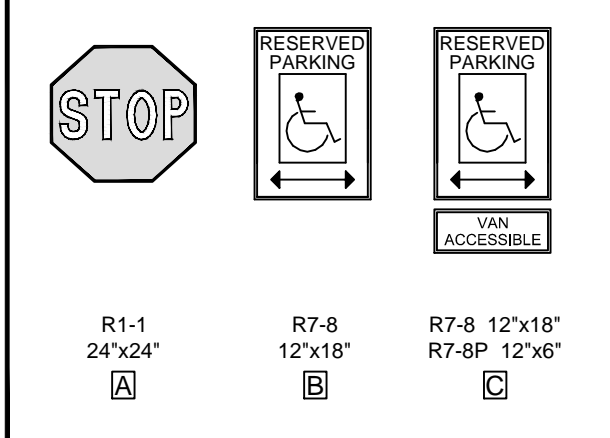


CITY OF PORTLAND, MAINE - SPACE AND BULK REGULATIONS FOR ZONE B-7	
191 MARGINAL WAY	
Dimensional Requirements	Required
Minimum Lot Size	None
Minimum Frontage	None
Minimum Front Yard Setback	None required except as provided in maximum street setback below
Minimum Side Yard Setback	None Required
Minimum Rear Yard Setback	None Required
Maximum Street Setback	Ten (10) feet
Minimum Building Wall Length	1. Minimum seventy-five (75%) of lot street frontage within ten (10) feet of the street; or 2. Minimum twenty-five (25%) of building perimeter within ten (10) feet of the street.
Maximum Building Lot Coverage	One hundred (100) percent
Maximum Residential Density	None
Maximum Building Height	105'
Minimum Building Height	Minimum of 3 Floors

NOTES:

STREET LIGHTS ON MARGINAL WAY SHALL BE:
BAYSIDE DISTRICT LARGE SCALE LIGHT
LUMINAIRE - HOLOPHANE MODEL ESU175MH12A4-R-RAL 6012
COLOR - TIGER DRYLAC OLD NAVY SILVER Y003J
POLE - TAPERED 24'-3" NOMINAL HEIGHT RAL #6012 (DARK GREEN)
SEE DETAIL X-2B PORTLAND TECHNICAL MANUAL
STREET LIGHT FIXTURES SHALL BE LED.

SIGN LEGEND

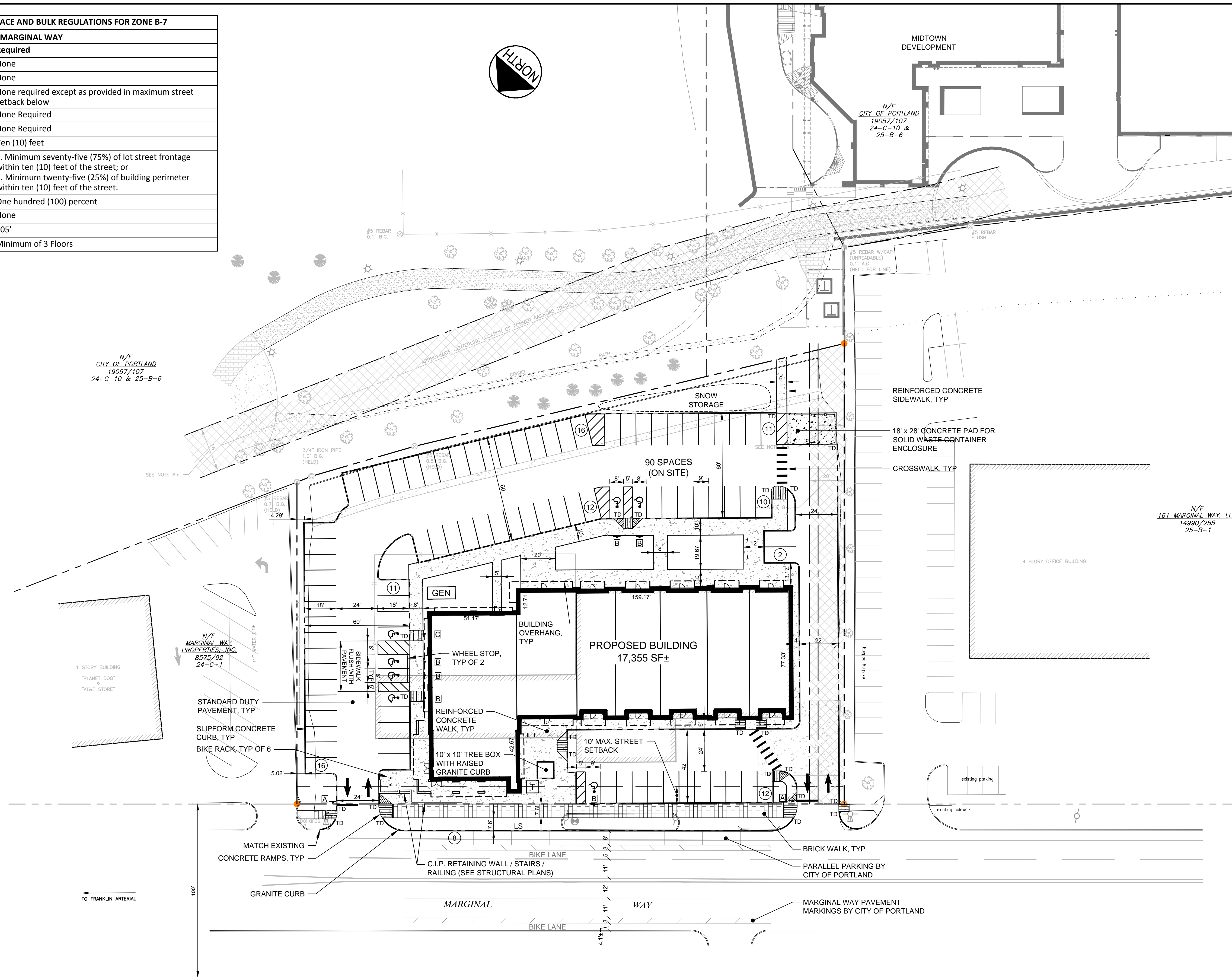


PROPOSED BUILDING PLANS ARE PROVIDED BY CWS ARCHITECTS DATED 07.11.2016

PROPOSED TOTAL PARKING SPACES: 90

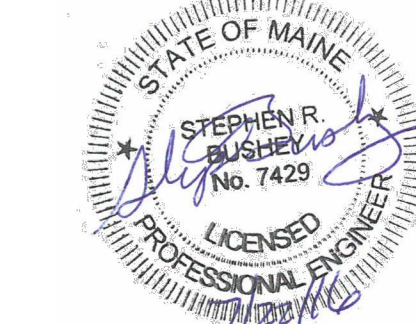
FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17,1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



File Name: 195350354.SP	DED	SRB	SRB	16.07.19
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project
EARL W. NOYES & SONS

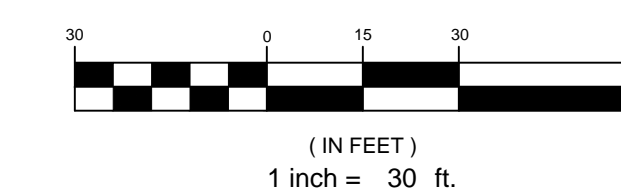
191 MARGINAL WAY REDEVELOPMENT

PORTLAND, MAINE

Title
SITE LAYOUT PLAN

Project No. 195350354
Scale 1" = 30'

Sheet



16.07.22
 YI/MW/DD
 SRB
 BY
 SRB
 APPLD.
 REVISION