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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
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City Approval

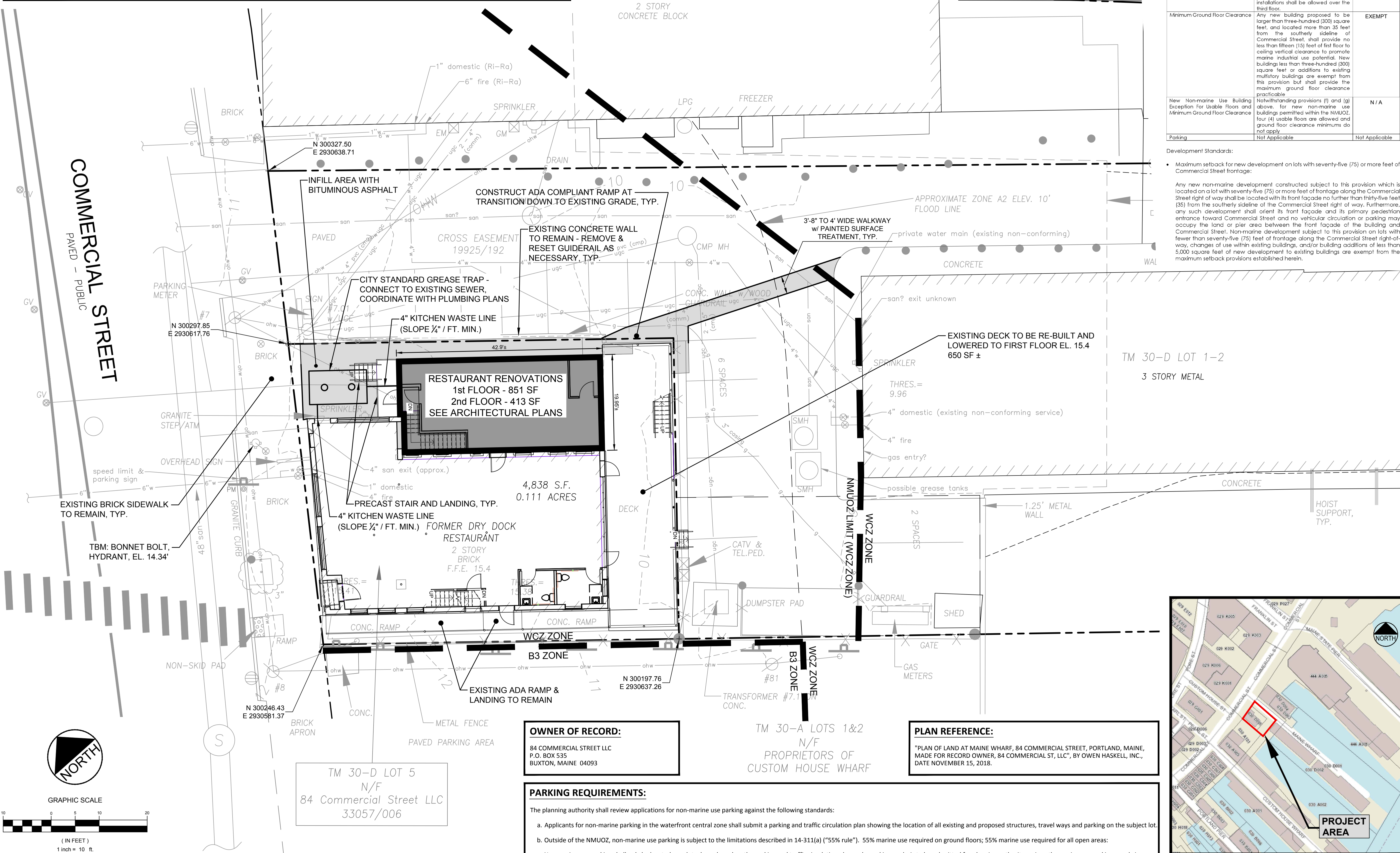
Notes

WCI Waterfront Commercial Zone Summary Dimensional and Faring Requirements		
Requirement	Existing	Provided
Minimum Lot Size	None	4,838 SF
Minimum Frontage Along Commercial Street	75'	63.0' (EXISTING)
Minimum Lot Width within the NMOUZ	Fifty (50) feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the NMOUZ	63.0'
Front Yard	Name	0.6'
Side Yard	Name	1.0'
Rear Yard	Name	0'
Setback from Pier Edge	Any new building proposed to be larger than three-hundred (300) square feet, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than fifteen (15) feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than three-hundred (300) square feet or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.	UNCHANGED
Maximum Lot Coverage	100%	< 100%
Maximum Building Height	50' Except as provided in (h) below, a structure in the waterfront central zone shall provide no more than three habitable floors; however, typical rooftop appearances and/or enclosed or open mechanical installations shall be allowed over the third floor.	35' ± EXISTING (UNCHANGED)
Minimum Ground Floor Clearance	Any new building proposed to be larger than three-hundred (300) square feet, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than fifteen (15) feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than three-hundred (300) square feet or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.	EXEMPT
New Non-marine Use Building Exception for Usable Floors and Minimum Ground Floor Clearance	Notwithstanding provisions (f) and (g) above, for new non-marine use buildings permitted within the NMOUZ, four (4) usable floors are allowed and ground floor clearance minimums do not apply.	N/A
Parking	Not Applicable	Not Applicable

Development Standards:  
 • Maximum setback for new development on lots with seventy-five (75) or more feet of Commercial Street frontage:  
 Any new non-marine development constructed subject to this provision which is located on a lot with seventy-five (75) or more feet of frontage along the Commercial Street right of way shall be located with its front facade no further than thirty-five feet (35) from the southerly sideline of the Commercial Street right of way. Furthermore, any such development shall orient its front facade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front facade of the building and Commercial Street. Non-marine development subject to this provision on lots with fewer than seventy-five (75) feet of frontage along the Commercial Street right-of-way, changes of use within existing buildings, and/or building additions of less than 5,000 square feet of new development to existing buildings are exempt from the maximum setback provisions established herein.

**LEGEND**

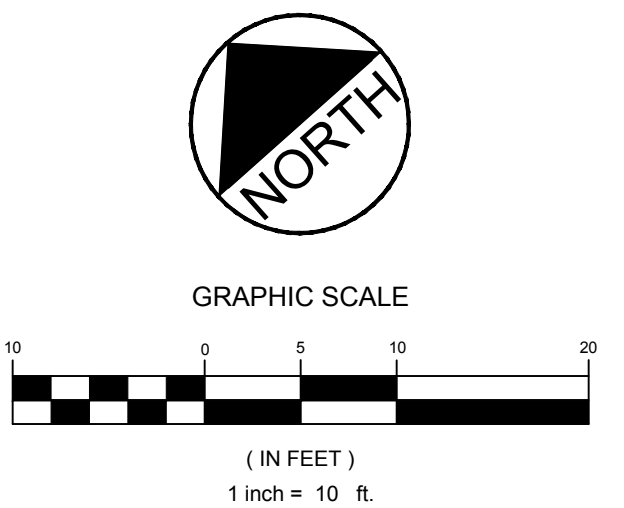
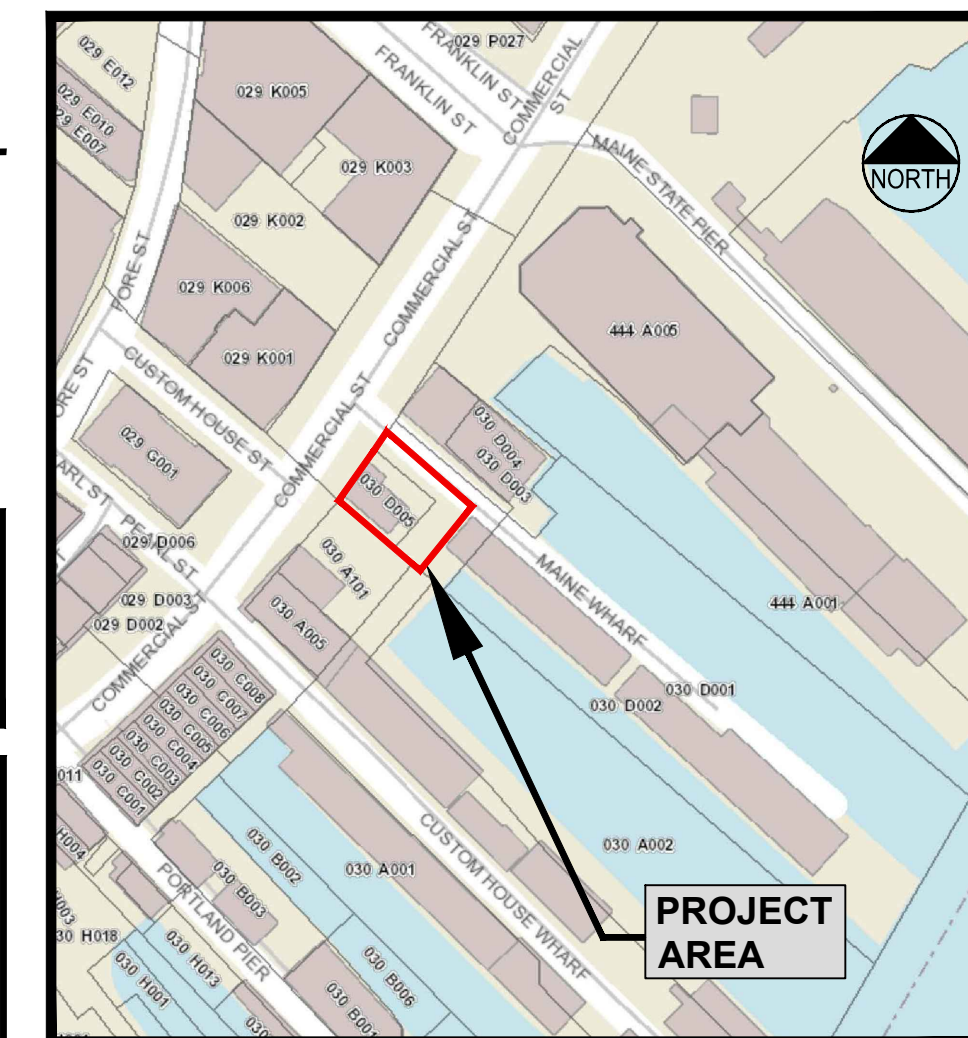
EXISTING		PROPOSED	
MON. FND	PROPERTY CORNER MONUMENTATION	UGE	UNDERGROUND ELECTRIC
(E)	ELECTRIC MANHOLE	(---)	CURB (GRANITE, UNLESS NOTED)
(T)	TELEPHONE MANHOLE	(---)	BITUMINOUS ASPHALT
(S)	CATCH BASIN	(■)	BUILDING
(SM)	SEWER MANHOLE		
(PM)	PARKING METER		
(FH)	FIRE HYDRANT		
(WV)	WATER VALVE		
(GV)	GAS VALVE		
(UP)	UTILITY POLE		
(S)	SIGN		
(LP)	LIGHT POLE		
(---)	PROPERTY LINE	(---)	UNDERGROUND ELECTRIC
(---)	BUILDING LIMIT	(---)	CURB (GRANITE, UNLESS NOTED)
(g)	GAS MAIN	(---)	BITUMINOUS ASPHALT
(san)	SEWER MAIN	(■)	BUILDING
(6" w)	WATER MAIN		
(ugc)	UNDERGROUND CONDUIT		
(ohw)	OVERHEAD WIRES		
(---)	FENCE		
(---)	CROSSWALK		
(GM)	GAS METER		
(EM)	ELECTRIC METER		
(---)	GRADING CONTOUR ELEVATION		
(---)	CURB (GRANITE, UNLESS NOTED)		



**OWNER OF RECORD:**  
84 COMMERCIAL STREET LLC  
P.O. BOX 535  
BUXTON, MAINE 04093

**PARKING REQUIREMENTS:**  
The planning authority shall review applications for non-marine use parking against the following standards:  
 a. Applicants for non-marine parking in the waterfront central zone shall submit a parking and traffic circulation plan showing the location of all existing and proposed structures, travel ways and parking on the subject lot.  
 b. Outside of the NMOUZ, non-marine use parking is subject to the limitations described in 14-311(a) ("55% rule"). 55% marine use required on ground floors; 55% marine use required for all open areas:  
 c. Non-marine use parking shall only be located on a lot where, based on the parking and traffic circulation plan and a parking analysis to be submitted for planning authority review, the marine use parking supply is reasonably sufficient to serve marine use space located on the subject lot.

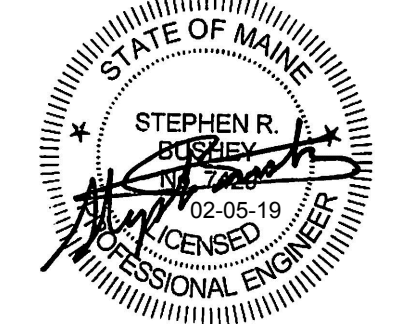
**PLAN REFERENCE:**  
"PLAN OF LAND AT MAINE WHARF, 84 COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR RECORD OWNER, 84 COMMERCIAL ST, LLC", BY OWEN HASKELL, INC., DATE NOVEMBER 15, 2018.



PRELIMINARY - NOT FOR CONSTRUCTION

File Name: 84\_commercial\_base CDD SRB SRB 18.11.16  
DWN. CHKO. DSGN. DATE

Permit-Seal



Client/Project  
84 COMMERCIAL STREET LLC

BUILDING ADDITION  
84 COMMERCIAL STREET  
PORTLAND, MAINE

Title  
SITE & UTILITY PLAN

Project No. Scale  
210801663 1" = 10'

Sheet