SPACE AND BULK STANDARDS

ZONE: B-7	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	57,956 SF	57,956 SF
MINIMUM STREET FRONTAGE	NONE	768 FT.	768 FT.
MINIMUM FRONT YARD SETBACK	NONE	62 FT	62 FT
MAXIMUM FRONT STREET SETBACK	10 FT. *	62 FT	62 FT
MINIMUM REAR YARD SETBACK	NONE	30.6 FT.	30.6 FT.
MINIMUM SIDE YARD SETBACK	NONE	0.34 FT	0.34 FT
MINIMUM LENGTH OF BUILDING WALL ALONG STREET FRONTAGE	1. MIN. 75% OF LOT STREET FRONTAGE WITHIN 10' OF SREET = 576'; OR 2. MIN. 25% OF BUILDING PERIMETER WITHIN 10 OF STREET = 199'	KENNEBEC =211 FT PARRIS = 200.5 FT HANOVER = 184 FT	KENNEBEC = 211 FT PARRIS = 200.5 FT HANOVER = 184 FT
MAXIMUM LOT COVERAGE	100%	67%	67%
MAXIMUM RESIDENTIAL DENSITY	NONE	N/A	N/A
MAXIMUM BUILDING HEIGHT	105 FT.	27 FT.	27 FT.
VEHICLE PARKING	62 SPACES **	46	39
BICYCLE PARKING	2 PER 10 REQUIRED VEHICLES SPACES = 12 SPACES	0	14

*STREET SETBACK CAN BE INCREASED IF ALL CONDITIONS LISTED IN SECTION 14-298, C. 2. a. ARE MET
** SEE PARKING REQUIREMENTS SUMMARY TABLE

PARKING REQUIREMENTS

UNIT	SQUARE-FEET	USER TYPE	BULK STORAGE OR FOOD PREP AREA	PARKING REQUIREMENT (EXCLUDING BULK STORAGE AND FOOD PREP AREAS)	REQUIRED SPACES
1	2,382	BAR/EATERY	952.8 SF	1 SPACE/150 SF	9.52
2	3,109	RESTAURANT	1,243.6 SF	1 SPACE/150 SF	12.436
3	5,957	INDUSTRIAL (PRODUCTION)	0 SF	1 SPACE/1,000 SF IN EXCESS OF 3,000 SF	2.96
4	2,194	RETAIL	1,974.6 SF	1 SPACE/200 SF IN EXCESS OF 2,000 SF	0
5	1,356	COFFEE SHOP	542.4 SF	1 SPACE/150 SF	5.42
6	1,425	RETAIL	1,282.5 SF	1 SPACE/200 SF IN EXCESS OF 200 SF	0
7	1,587	ART GALLERY	1,428.3 SF	1 SPACE/200 SF IN EXCESS OF 2,000 SF	0
8	1,983	RETAIL	1,784.7 SF	1 SPACE/200 SF IN EXCESS OF 2,000 SF	0
9	2,062	RETAIL	1,855.8 SF	1 SPACE/200 SF IN EXCESS OF 2,000 SF	0
10	1,796	BAR/EATERY	718.4 SF	1 SPACE/150 SF	7.18
11	3,234	FITNESS CENTER *	0 SF	1 SPACE/400 SF	8.09
12	6,531	BREWERY	5,531 SF	1 SPACE/150 SF	6.67
OFFICE 1	1,860	PORT PROPERTIES	0 SF	1 SPACE/400 SF	4.65
OFFICE 2	1,869	OFFICE USER	0 SF	1 SPACE/400 SF	4.67
					TOTAL = 62 SPACES

* TO BE CONFIRMED BY CITY PLANNING

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY (TBD)	SIZE
TREES				
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	2" CA. BB
SHRUBS				
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	6	3 GAL
MG	MYRICA GALE	SWEET GALE	7	3 GAL
PERENNIALS/GROUNDCOVER				
EC	ECHINACEA*	CONEFLOWER	41	1 GAL.
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER	5	1 GAL
*PROVIDE THREE DIFFERENT VARITIES/COLORS OF ECHINACEA				

GENERAL NOTES:

1. INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
2. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
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.
4. CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS AS NOTED WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. FOR PURPOSES OF BIDDING, CONTRACTOR SHALL NOTE THAT ALL TIPDOWNS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPDOWNS MAY NOT MEET CITY OF PORTLAND STANDARDS.
5. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND TACK COATED PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

PRIVATE PARKING SUMMARY

PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	18
COMPACT (9'X15')	19
ADA (8'X18')	2
TOTAL SPACES	39

PUBLIC PARKING ADJACENT TO SITE

	# PARKING SPACES
EXISTING	16
PROPOSED	41
GAIN IN ON-STREET PARKING	25

LEGEND

HATCH STYLE	ASSOCIATED AREAS
	BRICK
	GREEN SPACE
	CONCRETE

20 0 20 40
SCALE: 1" = 20'

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
CITY APP.	WHS	2/26/18
SITE UPDATES	WHS	3/16/18

DRAWING NAME: SITE & LANDSCAPE PLAN

PROJECT NAME: 82 HANOVER STREET REDEVELOPMENT

CLIENT: TOM WATSON & CO., LLC
PORTLAND, ME

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE BY ANYONE OTHER THAN ACORN ENGINEERING, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2655

FILE:	1093_CIV
JN:	1093
SCALE:	1"=20'
DESIGNED BY:	WHS
DRAWN BY:	ADG
CHECKED BY:	WHS

DRAWING NO.
C-10