

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 STREET = 576'; OR 2. MIN. 20% 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	18

PARKING REQUIREMENTS					
UNIT	SQUARE-FOOT	USER TYPE	BULK STORAGE OR FOOD PREP AREA	PARKING REQUIREMENT EXCLUDING BULK STORAGE AND FOOD PREP AREAS	REQUIRED SPACES
1	2,382	BAR/EATERY	852.8 SF	1 SPACE/150 SF	8.52
2	3,109	RESTAURANT	1,243.6 SF	1 SPACE/150 SF	12.44
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	842.4 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	7.16
11	2,915	FITNESS CENTER *	0 SF	1 SPACE/400 SF	7.29
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 = 81 SPACES

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY (TBD)	SIZE
TREES				
CC	CARPINUS CAROLINIANA	AMERICAN HORNEBAM	4	2" CA, BB
AR	ACER RUBRUM	ARMSTRONG RED MAPLE	4	2" CA, BB
SHRUBS				
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	6	3 GAL
MG	MYRTICA GALE	SWEET GALE	7	3 GAL
PERENNIALS/GROUNDCOVER				
EC	ECHINACEA*	CONEFLOWER	41	1 GAL.
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER	5	1 GAL.

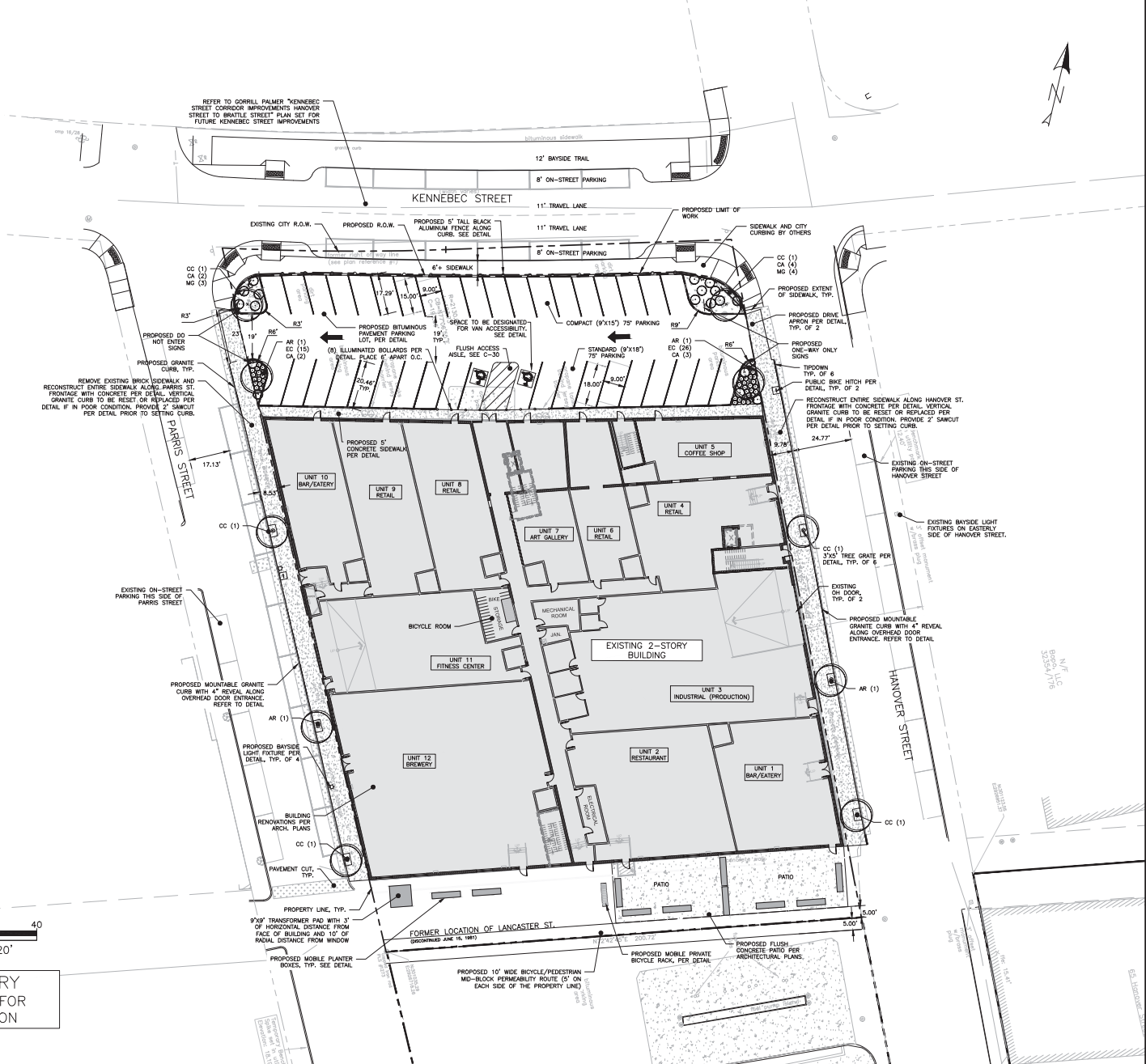
- GENERAL NOTES:
- INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
  - EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
  - CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - 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 TYPINGS AND SIDEWALKS ALONG PARRIS AND HANOVER SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPOWNS MAY NOT CURRENTLY MEET CITY OF PORTLAND STANDARDS.
  - ALL PAVEMENT JOINTS SHALL BE SAWCUT AND TACK COATED PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

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

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
[Hatch]	BRICK
[Hatch]	GREEN SPACE
[Hatch]	CONCRETE



PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION



ISSUED FOR	DATE
CITY APP.	
SITE UPDATES	
COMMENT RESPONSE	
STAFF COMMENTS	

**SITE & LANDSCAPE PLAN**  
**82 HANOVER STREET REDEVELOPMENT**  
 TOM WATSON & CO., LLC  
 PORTLAND, ME

ACORN ENGINEERING, INC. 04102  
 158 DANFORTH ST., PORTLAND, ME 04102  
 (207) 776-2826

**A C O R N**  
 ENGINEERING, INC.

FILE: 1093\_CIVIL  
 JN: 1093  
 SCALE: 1"=20'  
 DESIGNED BY: WHS  
 DRAWN BY: SJL  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**