

SITE DATA		
ZONE: B3 DOWNTOWN BUSINESS		
SITE AREA: 71,231 S.F. (±1.6 ACRES)		
BUILDING AREA		
RETAIL	9,955 S.F.	
RESTAURANT	7,000 S.F.	
RESIDENTIAL (63 UNITS/4 LEVELS)	80,798 S.F.	
TOTAL	97,753 S.F.	
PARKING	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
RETAIL (1 SP/200 S.F. ABOVE 2,000 S.F.)	40	
RESTAURANT (1 SP/150 S.F. NOT INCLUDING KITCHEN & STORAGE)	33	
RESIDENTIAL (2 SP/UNIT)	126	
SUBTOTAL	199	
REDUCTION FOR SHARED USE	-10	
REDUCTION FOR OFF SET PEAKS	-10	
TOTAL	179	179
BARRIER FREE	7	8

SPACE AND BULK STANDARDS		
	B3 ZONE REQUIREMENTS	PROVIDED
MIN. LOT SIZE	NONE	71,231 S.F.
MIN. LOT WIDTH	NONE	204'
BUILDING SETBACKS		
FRONT	5' OR LESS	> 0'
YORK ST. CLOSEST		1.16'
YORK ST. FURTHEST		21.32'
YORK ST. AVERAGE *		6.35'
HIGH ST. CLOSEST		4.69'
HIGH ST. FURTHEST		5.32'
HIGH ST. AVERAGE *		5.01'
SIDE	NONE	> 0'
REAR	NONE	> 0'
MIN. BUILDING HEIGHT	35'	> 35'
MAX. BUILDING HEIGHT	45'	44.4'
MIN. STREET FRONTAGE	15'	> 15'
MAXIMUM LOT COVERAGE	100%	< 100%

\* AVERAGE BASED ON BUILDING FOOTPRINT

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Rev.	Date	Revision

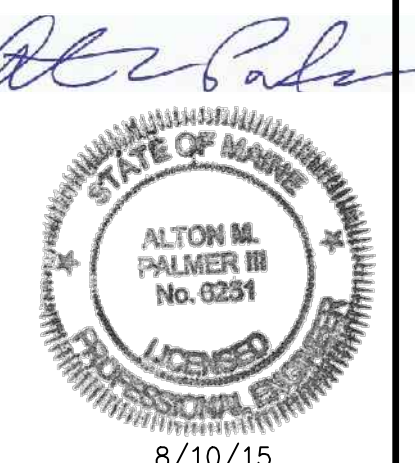
SITE PLAN REVIEW	8/14/15	AMP
Issued For	Date	By

Design: CEH Draft: CG Date: JUNE 2015  
 Checked: AMP Scale: 1"=30' Job No.: 3018  
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Drawing Name: Overall Site and Utility Plan  
 Project: York Street - Mixed Use Development  
 Portland, Maine  
 Client: York Street, LLC  
 36 Danforth Street, Portland, ME 04101

Drawing No.  
**C3.01**



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

8/10/15