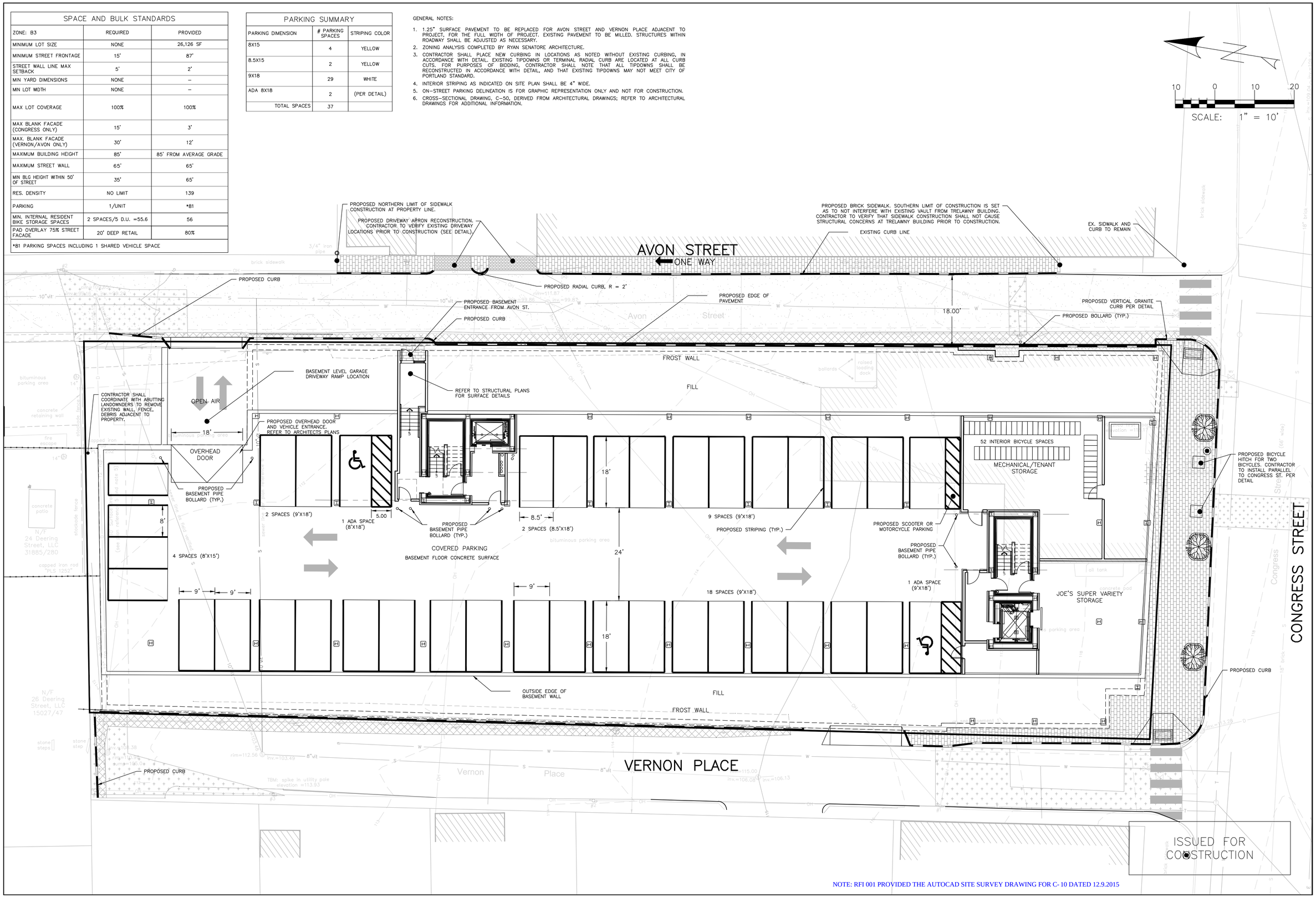
SPACE AND BULK STANDARDS		
ZONE: B3	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	26,126 SF
MINIMUM STREET FRONTAGE	15'	87'
STREET WALL LINE MAX SETBACK	5'	2'
MIN YARD DIMENSIONS	NONE	–
MIN LOT WIDTH	NONE	–
MAX LOT COVERAGE	100%	100%
MAX BLANK FACADE (CONGRESS ONLY)	15'	3'
MAX. BLANK FACADE (VERNON/AVON ONLY)	30'	12'
MAXIMUM BUILDING HEIGHT	85'	85' FROM AVERAGE GRADE
MAXIMUM STREET WALL	65'	65'
MIN BLG HEIGHT WITHIN 50' OF STREET	35'	65'
RES. DENSITY	NO LIMIT	139
PARKING	1/UNIT	*81
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. =55.6	56
PAD OVERLAY 75% STREET FACADE	20' DEEP RETAIL	80%

*81 PARKING SPACES INCLUDING 1 SHARED VEHICLE SPACE

PARKING SUMMARY		
PARKING DIMENSION	# PARKING SPACES	STRIPING COLOR
8X15	4	YELLOW
8.5X15	2	YELLOW
9X18	29	WHITE
ADA 8X18	2	(PER DETAIL)
TOTAL SPACES	37	

GENERAL NOTES:

1. 1.25" SURFACE PAVEMENT TO BE REPLACED FOR AVON STREET AND VERNON PLACE ADJACENT TO PROJECT, FOR THE FULL WIDTH OF PROJECT. EXISTING PAVEMENT TO BE MILLED. STRUCTURES WITHIN ROADWAY SHALL BE ADJUSTED AS NECESSARY.
2. ZONING ANALYSIS COMPLETED BY RYAN SENATORE ARCHITECTURE.
3. CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS AS NOTED WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS OR TERMINAL RADIAL CURB ARE LOCATED AT ALL CURB CUTS. 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 STANDARD.
4. INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE.
5. ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION.
6. CROSS-SECTIONAL DRAWING, C-50, DERIVED FROM ARCHITECTURAL DRAWINGS; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



NOTE: RFI 001 PROVIDED THE AUTOCAD SITE SURVEY DRAWING FOR C- 10 DATED 12.9.2015

ISSUED FOR	BY / DATE
PRELIM. APPLICATION	WHS 7/30/15
PC DD SET	WHS 8/7/15
PC PROGRESS SET	WHS 8/21/15
COMMENT/RESPONSE	WHS 9/15/15
FINAL APPLICATION	WHS 10/13/15
BIDDING	WHS 10/18/15
COA	WHS 10/30/15
FOR CONSTRUCTION	WHS 11/2/15
CITY COMMENTS	WHS 12/4/15
CITY APPROVED PLAN	WHS 12/9/15
REVISION	REV. / DATE

DRAWING NAME: SITE PLAN: BASEMENT

PROJECT NAME: 667 CONGRESS STREET REDEVELOPMENT

CLIENT: REDFERN LONGFELLOW, LLC.
P.O. BOX 8616 PORTLAND, MAINE, 04104

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. ALL MODIFICATIONS, UNAUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2085

FILE:	1060_CONGRESS
DATE:	4/6/2015
JN:	1060
SCALE:	1"=10'
DESIGNED BY:	MAG
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11835 12-9-15 PROFESSIONAL ENGINEER

DRAWING NO.
C-10