

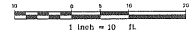
| SPACE AND BULK STANDARDS | | |
|--|-----------|-------------|
| BT ZONE | REQUIRED | PROVIDED |
| MIN. LOT SIZE | NONE | 17,882 S.F. |
| MIN. FRONTAGE | NONE | 104.55' |
| YARD DIMENSIONS | | |
| FRONT | NONE | 1' |
| SIDE | NONE | 2' |
| REAR | NONE | 3' |
| MAX. BUILDING SETBACK FROM STREET LINE | | |
| FRONT | 10'* | 2.0' |
| MAX. LOT COVERAGE | 100% | - |
| MAX. BUILDING HEIGHT | 105' | APPROX. 35' |
| MIN. BUILDING HEIGHT | 3 STORY * | 3 |

* BASED ON INTERMEDIATE URBAN HEIGHT DISTRICT (B)
 ** MAX STREET SETBACK MAY BE GREATER THAN 10' PROVIDED AT LEAST 75% OF BUILDING FRONT IS WITHIN 10'. AND A PEDESTRIAN ACCESS IS LOCATED ALONG THE FRONT AND NO PARKING IS LOCATED BETWEEN FRONT OF BLDG AND STREET.

| SITE DATA | | |
|-------------------|------------|----------|
| BUILDING AREA | | |
| USE | | |
| RETAIL * | 1,000 S.F. | |
| OFFICE | 5,784 S.F. | |
| TOTAL | 7,284 S.F. | |
| PARKING | | |
| | REQUIRED | PROVIDED |
| NEW STRUCTURE | | |
| TOTAL PARKING | | |
| OFFICE | | |
| (1 SP / 400 S.F.) | 15 | 16 |
| RETAIL * | | |
| (1 SP / 200 S.F.) | 8 | 8 |
| TOTAL | 23 | 24 |
| BARRIER FREE | 1 | 2 |

* BASED UPON PREVIOUS DISCUSSIONS WITH CITY STAFF ON A SIMILAR PROJECT, THE BANK TRANSACTION AREA WOULD BE CONSIDERED RETAIL SPACE, AS BANK USE AND PARKING REQUIREMENTS ARE NOT LISTED WITHIN THE MUNICIPAL ORDINANCE.

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



| Rev. | Date | Revision |
|------|------|----------|
| | | |
| | | |
| | | |

| CLIENT REVIEW | Issued For | Date | By |
|---------------|------------|------|----|
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| | | | |

Design: AMP Draft: GP Date: DEC 2014
 Checked: AMP Scale: 1"=10' Job No.: 2070
 File Name: 2070-074.dwg
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| | |
|---------------|--|
| Drawing Name: | Concept Plan |
| Project: | Bangor Savings Bank 20 Marginal Way, Portland, Maine |
| Client: | Bangor Savings Bank 99 Franklin Street, Bangor, Maine 04401 |

Drawing No.
C101

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