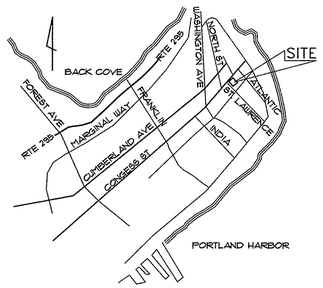


LOCATION PLAN

SCALE: 1"=250'±

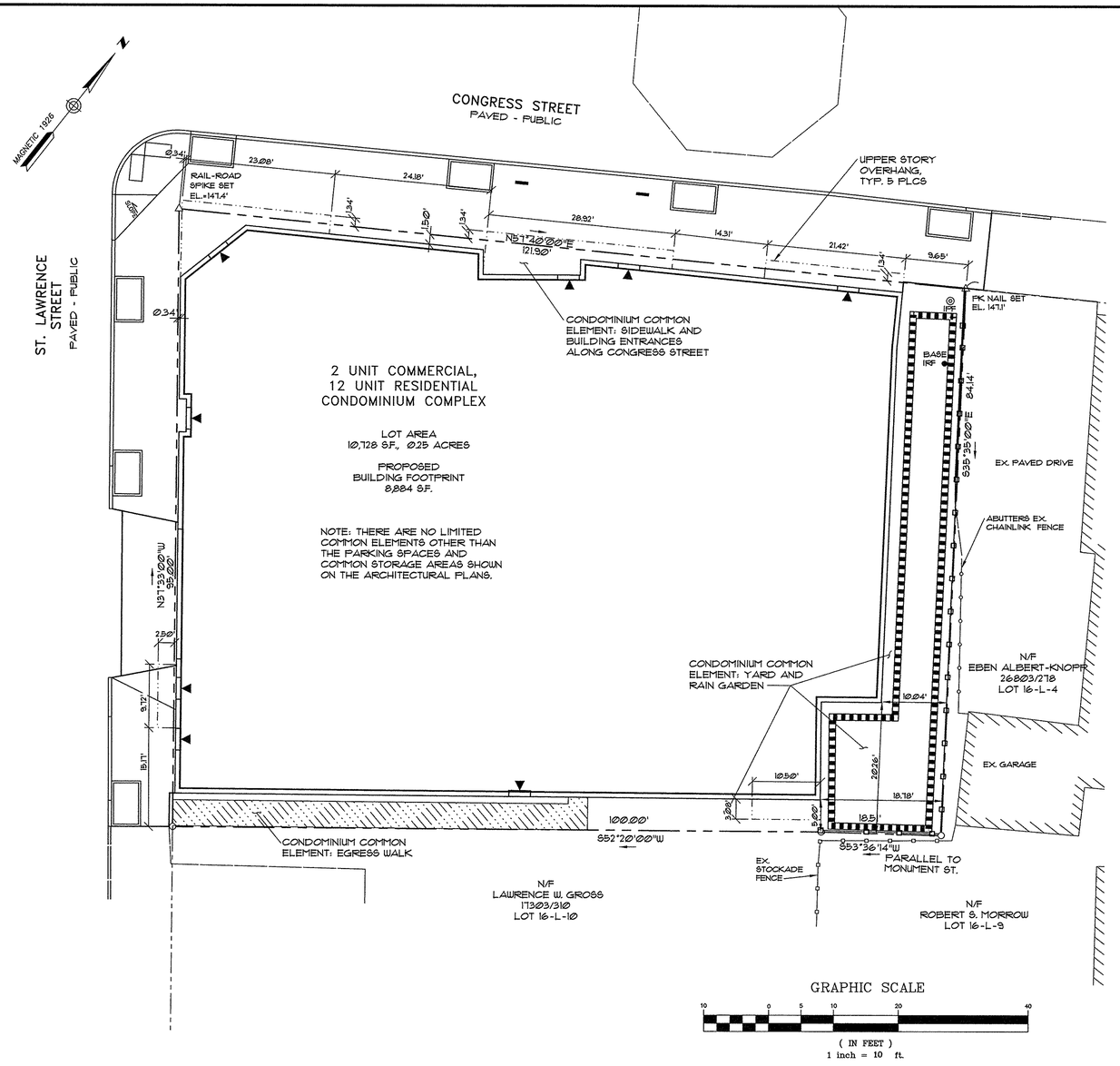
ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE
PROPOSED ZONE: B-1 WITH A ZONING AMENDMENT REQUEST
PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	1.5 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	0.5 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ②	50 FEET ②
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,122 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES

① EXCEPT THAT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES

1. OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 274, DATE SEPTEMBER 10, 1998.
2. DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS (200)
- CURB
- BUILDING
- STOCKADE FENCE
- CHAINLINK FENCE
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND OR SET
- PK NAIL SET

PROPOSED

- BUILDING
- BUILDING ENTRY/EGRESS
- CANOPY AND BALCONY OVERHANG
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- GRANITE BLOCK EDGING
- FENCE

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

PINKHAM&GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, MAINE

CONDOMINIUM PLAN

SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	NOVEMBER 13, 2013	DESG BY:	TSG
PROJECT:	13143	CHK BY:	

C1.1