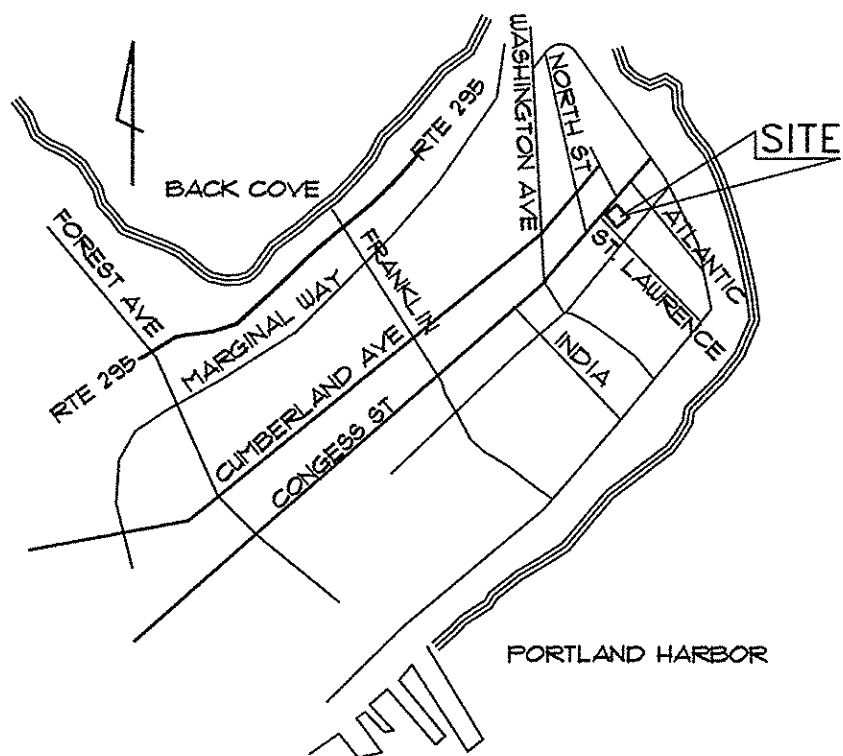




Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 05/16/14



## LOCATION PLAN

SCALE: 1"=250'

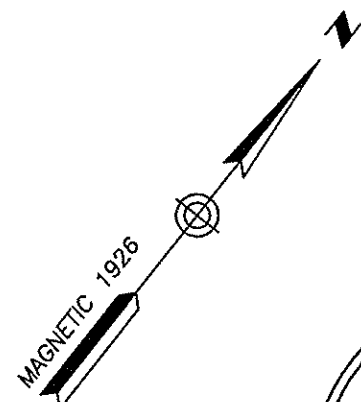
## ZONE INFORMATION

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.	15 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%	83%
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

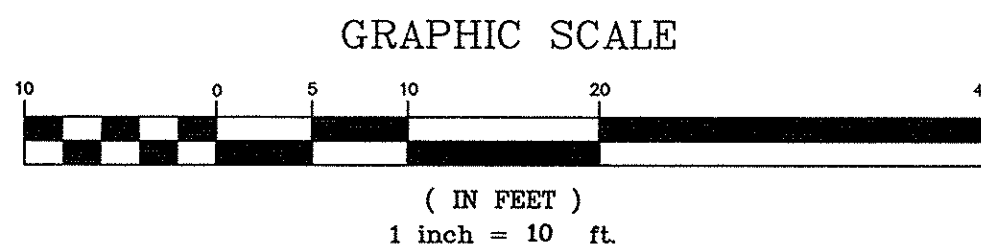
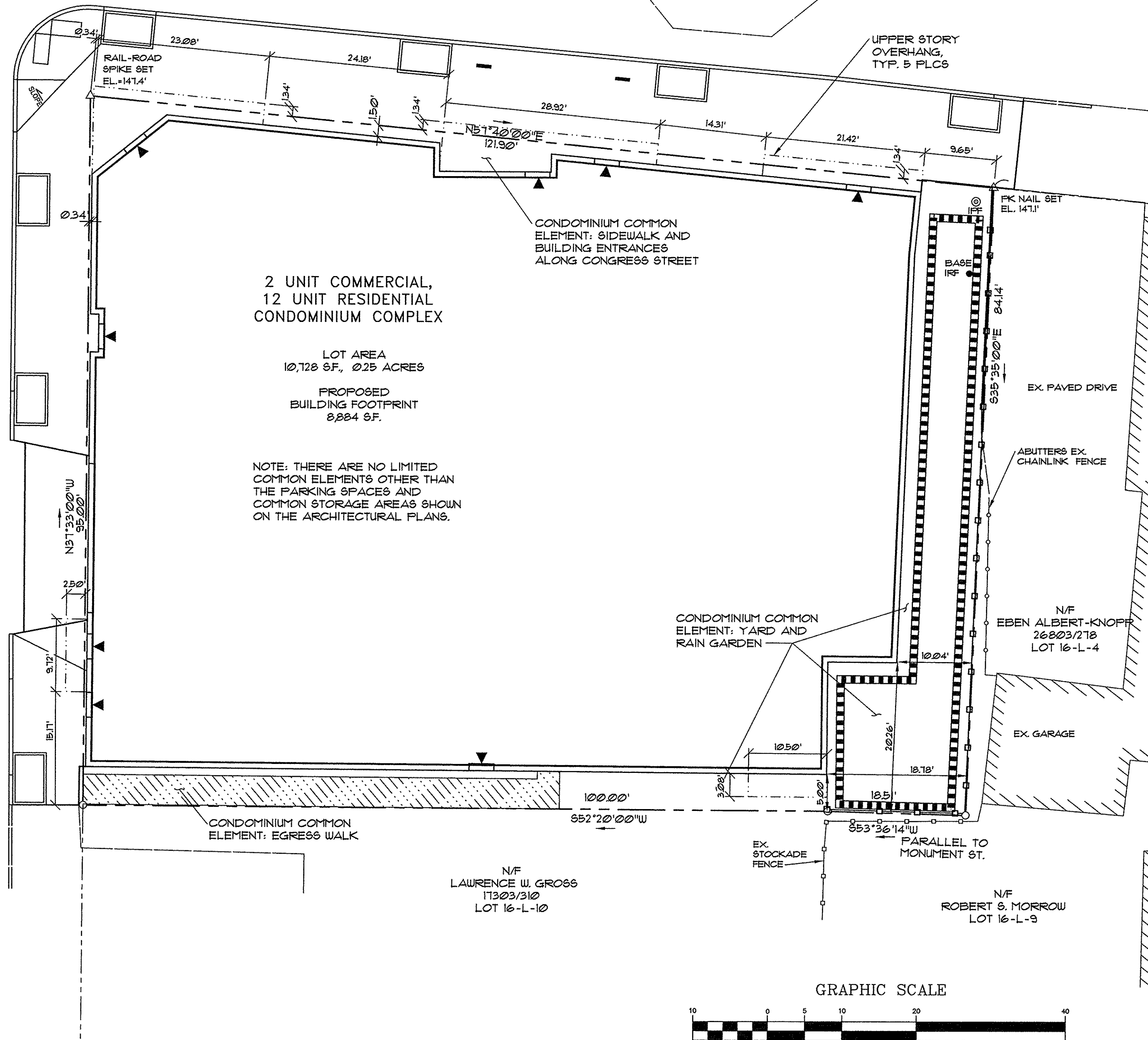
① EXCEPT THAT WHERE A SIDE YARD ADJUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.



ST. LAWRENCE STREET  
PAVED - PUBLIC

CONGRESS STREET  
PAVED - PUBLIC



## GENERAL NOTES

- 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.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.

## LEGEND

EXISTING	PROPOSED
PROPERTY LINE	BUILDING ENTRY/EGRESS
ABUTTER'S PROPERTY	CANOPY AND BALCONY OVERHANG
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONTOURS	VERTICAL GRANITE CURB
CURB	GRANITE BLOCK EDGING
BUILDING	FENCE
STOCKADE FENCE	
CHAINLINK FENCE	
UTILITY POLE	
UTILITY POLE W/ GUY WIRE	
MONUMENT FOUND	
IRON PIPE FOUND	
IRON ROD FOUND OR SET	
PK NAIL SET	

NOT FOR CONSTRUCTION

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