

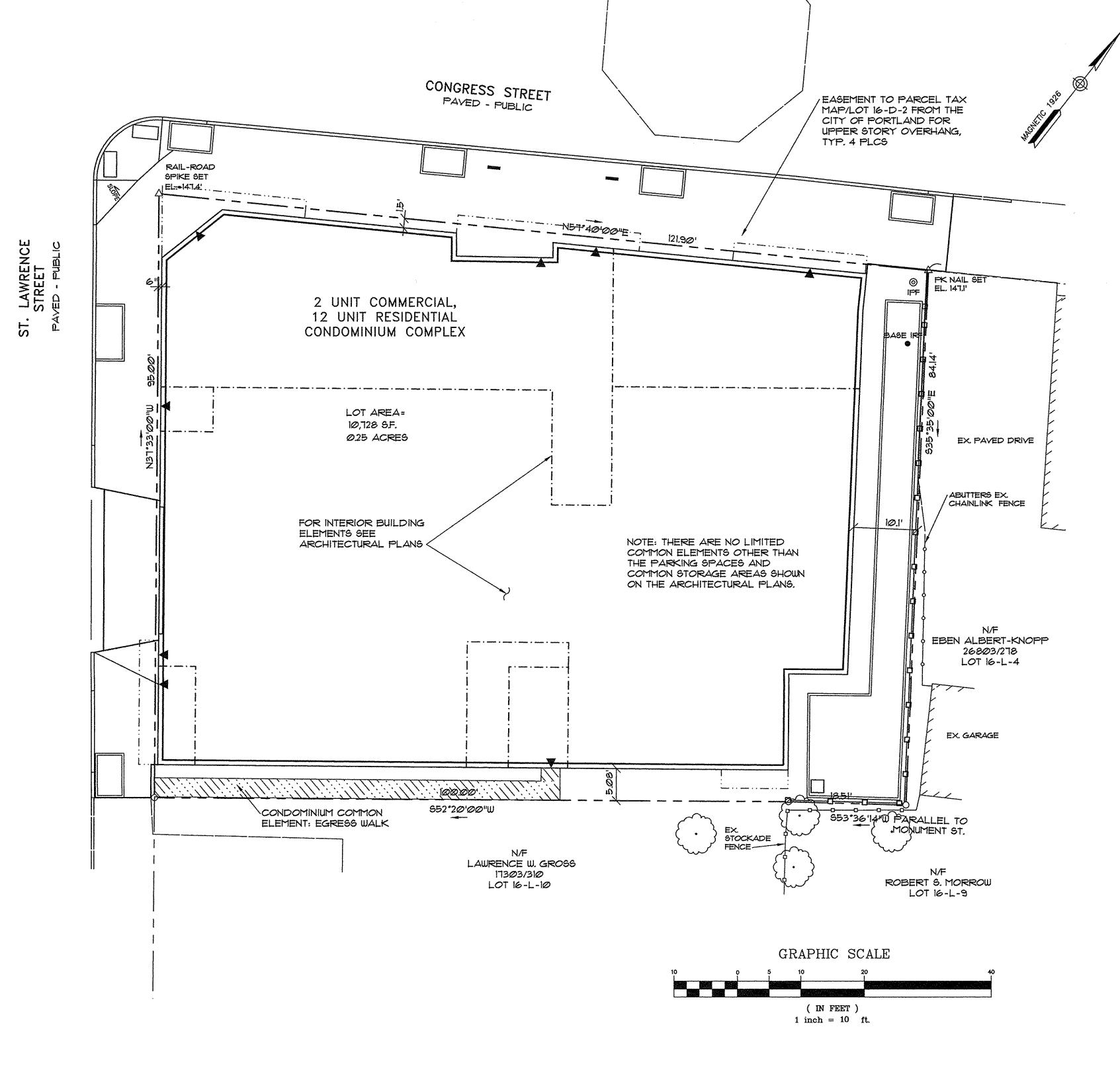
ZONE INFORMATION

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
٠.	MINIMUM LOT SIZE	NONE	025 AC.
	MINIMUM STREET FRONTAGE	5Ø FEET	121.9 FEET
	MINIMUM FRONT YARD	IØ FEET MAX.	Ø5 FEET
	MINIMUM REAR YARD	NONE	53 FEET
	MINIMUM SIDE YARD	NONE $^{\oplus}$	10.1 FEET
	MINIMUM SIDE YARD ON A SIDE STREET	IØ FEET MAX.	05 FEET
	MINIMUM LOT WIDTH	NONE	1185 FEET
	MAXIMUM BUILDING HEIGHT	45 FEET 2	50 FEET
	MAXIMUM IMPERVIOUS SURFACE RATIO	90%	<i>8</i> 9%
	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	I 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.

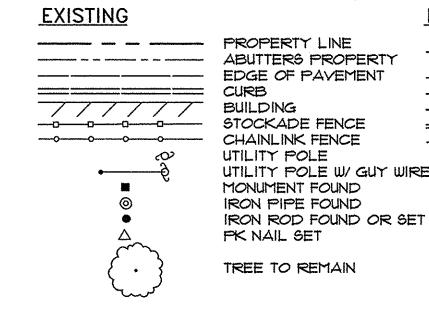
② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.



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.
- 2. DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- 3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, Ø4103.
- 4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, Ø41Ø1
- 5. TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. BENCHMARK: CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRERSS STREETS, ELEV. 146.69'.
- 6. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- 1. TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
- 8. TOTAL PARCEL = 025 acres
- 9. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- 10. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER
- 11. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.





UTILITY POLE

MONUMENT FOUND

IRON PIPE FOUND

TREE TO REMAIN

IRON ROD FOUND OR SET

<u>PROPOSED</u>

BUILDING BUILDING ENTRY/EGRESS ---- WINDOW AND BALCONY EASMENT ----- INTERIOR ELEVATION CHANGES --- EDGE OF PAVEMENT _____ VERTICAL GRANITE CURB

GRANITE OR CONCRETE PAVERS OR SLAB

DATE PINKHAM&GREER

01/02/14 REVISED LAYOUT, ADDED GARDEN DESCRIPTION

> 118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME

= 118 on MUNJOY HILL = 118 congress street, portland, me

CONSULTING ENGINEERS 28 VANNAH AVENUE CONDOMINIUM PLAN

SCALE: AS SHOWN DRN BY: JDC NOVEMBER 13, 2013 DESG BY: TSG CHK BY: 156 PROJECT: 13143

THOMAS GREER No. 4206