



25 MONUMENT STREET PORTLAND

DESCRIPTION OF PROJECT

The program for this site consists of a new 5 unit building to replace a dilapidated 2 family house. The building will have a parking level at grade, two 2000 sq. ft. +- apartments on the second level, two 2000 sq. ft. +- apartments on the third level, and a 4000 +- sq. ft. apartment on the fourth level. A small basement storage room and a roof deck will serve all occupants.

The building meets all Portland zoning requirements and design standards. No waivers are requested. Substitution of street trees where infeasible to be approved by city arborist.

25 Monument St. is in the R-6 zone.

Dimensional requirements will be met. Area calculations and set-back lines are shown on the cover page of the drawings.

Dimensional Requirements:

Lot size 2000 sf +

Min dwelling size 725 sf+

Front yard setback 5' + from property line

(A greater front yard setback is encouraged by the design standards and provided here.)

Rear yard setback: 10' from property line

Side yard setbacks 5' from property line

Setbacks above 35': 10' from property line

Maximum lot coverage: 60%

Maximum height: 45' (exclusive of roof deck/mechanical/stair and elevator enclosure)

Landscaped open area 20%

Per subdivision requirements, 30% of trees 10" DBH will be kept.

Street trees: Where one street tree per unit is not feasible due to narrow street frontage, the applicant requests that plantings within view of sidewalk be approved by city arborist.

Off street parking required: 2 spaces plus 2 bicycle storage plus 2-wheeled vehicle storage.

This building will have parking spaces for two full sized cars, 6 compact cars, and 10 or more bicycles or two wheeled vehicles, all enclosed on the first level. Auto turn analysis is included in this submittal.

Minimum driveway width for one-way traffic: 12'