

BUILDING A TOTALS

EXISTING UNITS -
 13 - THREE BEDROOM UNITS
 NEW UNITS -
 7 - EFFICIENCY UNITS
 26 - ONE BEDROOM UNITS
 9 - TWO BEDROOM UNITS
55 TOTAL UNITS

59 TOTAL PARKING SPACES
 34,870 SF - TOTAL NEW CONSTRUCTION
 (INCL NEW UNITS & COMM RM.
 IN EXIST BLDG)

BUILDING B TOTALS

8 - EFFICIENCY UNITS
 17 - 1 BEDROOM UNITS
 2 - 2 BEDROOM UNITS
27 UNITS TOTAL

5 PARKING SPACES
 21,160 SF NEW CONSTRUCTION

PROJECT TOTALS

13 - 3 BEDROOM UNITS
 11 - 2 BEDROOM UNITS
 43 - 1 BEDROOM UNITS
 15- EFFICIENCY UNITS
82 UNITS TOTAL

64 PARKING SPACES
 56,030 SF -TOTAL NEW CONSTRUCTION
 (INCL NEW UNITS & COMM RM.
 IN EXIST BLDG A)

ACCESSIBILITY CALCULATIONS

MAINE STATE HOUSING AUTHORITY
 MAINE HOUSING QUALITY STANDARDS AND PROCEDURES MANUAL 2016 EDITION.

UNIT COUNT FOR ACCESSIBILITY CALCULATIONS
 39 FIRST FLOOR UNITS (INCLUDING 9 EXIST DOUBLE STORY TOWNHOUSES WITH NO ACCESSIBLE ROUTE THROUGH TOWNHOUSES AND 7 NEW UNITS RAISED WITH STAIRS ABOVE CUMBERLAND AVENUE FOR SECURITY AND PRIVACY IN EXIST BUILDING A)
 43 UNITS ON ACCESSIBLE UPPER FLOORS
 82 UNITS TOTAL

STATE OF MAINE HUMAN RIGHTS ACT
 REQUIRES 10% OF GROUND FLOOR AND 10% OF TOTAL UPPER LEVEL UNITS, IF ACCESSIBLE BY ELEVATOR, TO BE ACCESSIBLE PER ANSI 117.1, TYPE A.
 GROUND FLOOR = 39 UNITS, 10% OF 39 = 4 UNITS
 UPPER LEVEL UNITS (ON ACCESSIBLE ROUTE) = 43, 10% OF 43 = 5 UNITS

TOTAL ACCESSIBLE UNITS REQUIRED = 9 UNITS

UFAS FEDERAL FAIR HOUSING ACT SECTION 504 UNDER THE PROVISIONS OF THE HUD DEEMING NOTICE UFAS WILL NOT BE THE STANDARD USED ON THIS PROJECT. THIS PROJECT WILL CONFORM TO THE REQUIREMENTS OF ADAAG.

ADAAG AMERICAN WITH DISABILITIES ACT 2010 REQUIRES 5% OF TOTAL UNITS TO BE MOBILITY ACCESSIBLE AND 2% OF TOTAL UNITS TO BE FOR THE HEARING AND VISION IMPAIRED, ROUNDING THE NUMBERS UP THIS EQUALS 5 MOBILITY ACCESSIBLE UNITS AND 2 HEARING AND VISUAL IMPAIRED ACCESSIBLE UNITS.

REQUIRED UNITS A TOTAL OF 9 MOBILITY ACCESSIBLE UNITS MUST BE PROVIDED OF WHICH 5 UNITS MUST MEET THE REQUIREMENTS OF BOTH ADAAG AND ANSI 117.1 TYPE A.
 A TOTAL OF 2 AUDIO/VISUAL ACCESSIBLE UNIT MUST BE PROVIDED

PLEGGED UNITS 1 ADDITIONAL UNIT IS PLEDGED UNITS FOR A TOTAL OF 10 MOBILITY ACCESSIBLE UNITS.

UNITS PROVIDED:
 10 MOBILITY ACCESSIBLE UNITS OF WHICH 5 COMPLY WITH ANSI 117.1 TYPE 'A' UNITS AND OF WHICH 5 COMPLY WITH BOTH ADAAG AND ANSI 117.1 TYPE A.

2 HEARING AND VISUAL IMPAIRED ACCESSIBLE UNIT THAT COMPLIES WITH THE REQUIREMENTS OF ADAAG.

BEYOND THE 10 MOBILITY ACCESSIBLE UNITS, IN ORDER TO MEET THE REQUIREMENTS OF THE MAINE HUMAN RIGHTS ACT, THE REMAINING UNITS, NOT INCLUDING THE 9 DOUBLE STORY TOWNHOUSES WITH INACCESSIBLE UPPER LEVELS AND THE 7 UNITS RAISED WITH STAIRS ABOVE CUMBERLAND AVENUE, WILL COMPLY WITH ANSI 117.A-2003 TYPE 'B' UNITS. THERE WILL BE 56 ANSI 117.A-2003 TYPE 'B' UNITS.



1 | SITE PLAN
 1/16" = 1'-0"

Prepared For:	AVESTA HOUSING
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Project:	510 CUMBERLAND AVENUE HOUSING
Revisions:	Portland, ME 04101
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Scale:	1/16" = 1'-0"
SITE PLAN	
A0.00	