

REVISIONS	BY

LEGEND

PROPOSED BUILDING

CONCRETE

ASPHALT

LOADING ZONE

GRASS

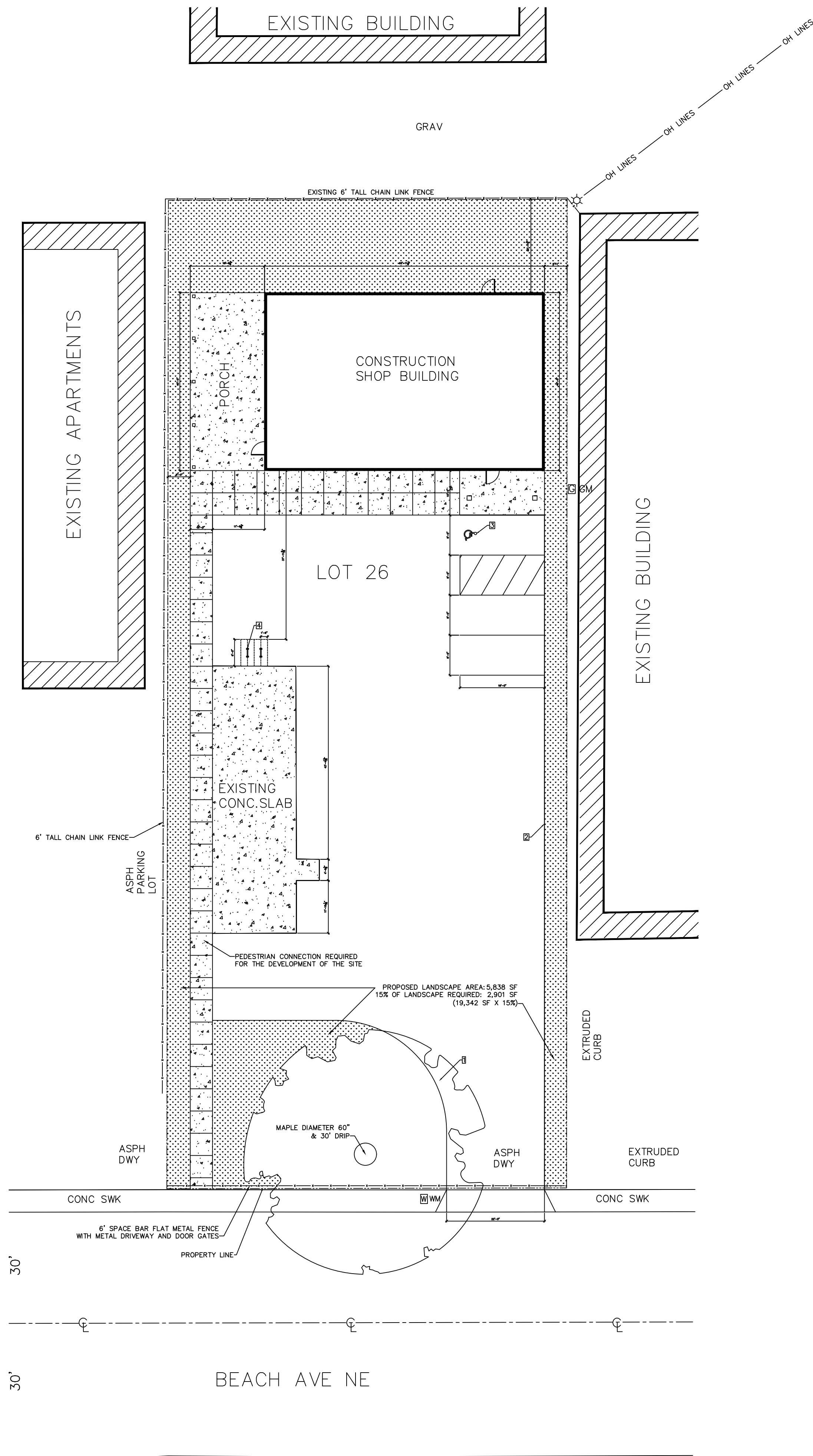
KEY NOTES

CONSTRUCT CURB ENDING

INSTALL CONCRETE CURB

ADA PARKING

INSTALL BIKE RACK.



TREE CODE SUMMARY

PRESERVATION

MUS PRESERVE AND PROTECT AT LEAST $\frac{1}{3}$ OF TREES GREATER THAN 12" DIAMETER AND ALL TREES GREATER THAN 36" IN DIAMETER. THIS PROJECT HAS 1 TREE GREATER THAN 36" DIAMETER AND WILL BE PRESERVED.

ALL TREES ON SITE TO BE RETAINED.

PROTECTION FENCING REQUIRED FOR TREES GREATER THAN 12" DIAMETER: 6' HIGH METAL CHAIN LINK CONSTRUCTION FENCE W/ 6' HIGH METAL POSTS AS INDICATED IN DRAWING.

DENSITY

DENSITY REQUIREMENT – OPTION A

19,342 sf x 40% = 7,736.8 sf DENSITY REQUIREMENT

TREES 6 OR MORE INCHES IN DIAMETER COUNT AS ONE MEDIUM CANOPY SIZE TREE FOR EACH FULL INCREMENT OF 6 DIAMETER INCHES.

EXISTING TREE TO BE PRESERVED:
60" DIAMETER MAPLE

ZONING SUMMARY

ZONE CG – GENERAL COMMERCIAL

OVERLAY: PORTLAND FAIRGROUNDS OVERLAY ZONE

SETBACK: MIN. 5FT
MAXIMUM HEIGHT 70'

LOT COVERAGE SUMMARY

TOTAL AREA OF SITE: 19,342 SF

LOT COVERAGE ALLOWED:

EXISTING LOT COVERAGE: 1,486 SF (CONC. SLAB)

AREA OF NEW BUILDING 3,000 SF

TOTAL LOT COVERAGE AFTER BUILDING: 4,486 SF

BUILDING COVERAGE SUMMARY:

TOTAL AREA OF SITE: 19,342 SF

BUILDING COVERAGE ALLOWED:

BUILDING COVERAGE ACTUAL: 14,016 SF

(CONC.SLAB 1,486 SF, DRIVEWAY 8,925 SF, PORCH 605 SF, BUILDING SHOP 3,000 SF)