

GENERAL NOTES

BUILDING FOOTPRINT:	2,160 s.f.
LOT SIZE:	4,870 s.f.
BLDG. FOOTPRINT AS % OF LOT SIZE:	44 %
PARKING:	4 SPACES

ZONING REQUIREMENTS

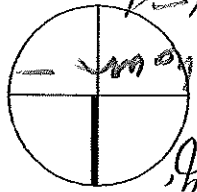
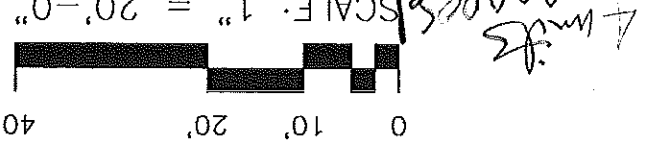
ZONE R7: COMPACT URBAN RESIDENTIAL OVERLAY ZONE
PERMITTED USES: RESIDENTIAL USES AS PERMITTED IN THE R6 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

1. MINIMUM LOT SIZE:	NONE
2. MINIMUM STREET FRONTAGE:	NONE
3. MINIMUM YARD DIMENSIONS:	NONE**

** EXCEPT THAT ON LOTS OR PORTIONS OF LOTS WHICH ABUT A LOT UNDER SEPARATE OWNERSHIP WITH EXISTING RESIDENTIAL DEVELOPMENT, THE SIDE OR REAR SETBACKS OF THE R-6 ZONE SHALL APPLY IN AREAS ADJACENT TO SUCH ABUTTING RESIDENTIAL LOT. IN NO CASE, HOWEVER, SHALL THIS PROVISION REQUIRE A SETBACK SUCH THAT THE DISTANCE BETWEEN THE EXISTING RESIDENTIAL BUILDING AND PROPOSED NEW RESIDENTIAL STRUCTURE EXCEED THE COMBINED SETBACKS OF THE RESPECTIVE ZONES.

4. MAXIMUM LOT COVERAGE:	100 %
5. MAXIMUM RESIDENTIAL DENSITY: 435 s.f. PER DWELLING UNIT	435 s.f. PER DWELLING UNIT
6. MAXIMUM BUILDING HEIGHT:	50 FEET

PARKING: 1 PARKING SPACE PER DWELLING UNIT



4 SPACES SHOWN IN REG
GAR: 20' reg - 25.5" shown -
SIDE: 10' reg - 13' 9" shown
100% lot coverage
PROGRESS PRINT ONLY
Not for Construction

habitable space: 4000 min
beds height: 50'

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CUMBERLAND/ S. ANDERSON
PROP FAMILY HOUSING
PORTLAND, MAINE

DATE: 2/28/02
PROJECT NO.: 0114
DRAWN BY: CSC
CHECKED BY: TST
SCALE: AS NOTED
SHEET TITLE: SITE PLAN

REVISIONS:
1 3/26/02
2 4/16/02

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 776 9141
ARCHITECTURE PLANNING

C1-1

A2-1

ELEVATIONS

DATE: April 16, 2002
 PROJECT No. 0114
 DRAWN BY: CSC
 CHECKED BY: TST
 SCALE: AS NOTED

CONSULTANTS

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 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

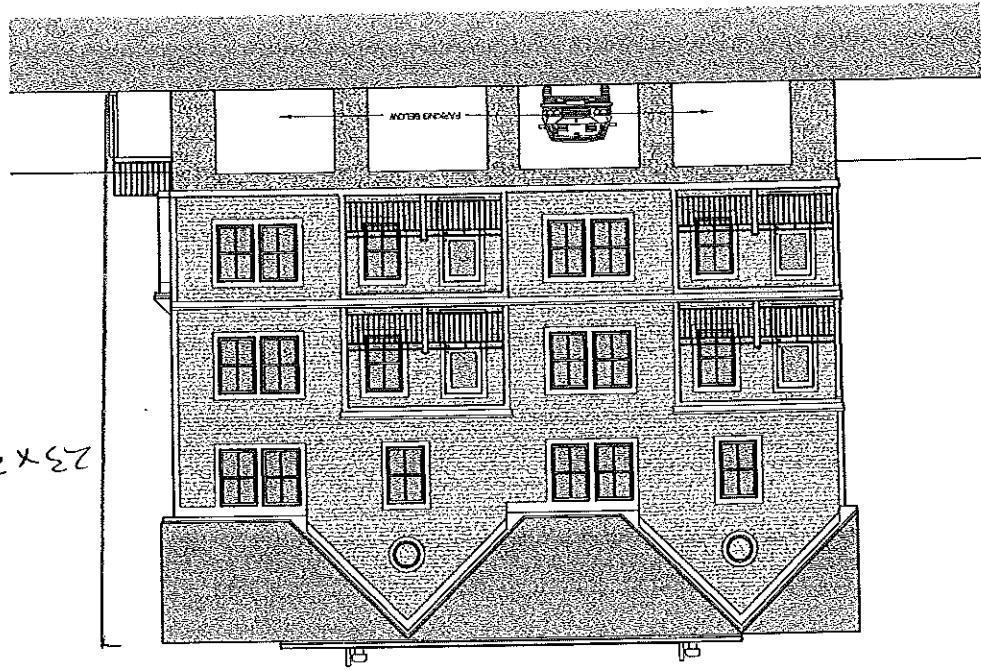


CUMBERLAND/ S. ANDERSON
 PROP FAMILY HOUSING
 PORTLAND, MAINE

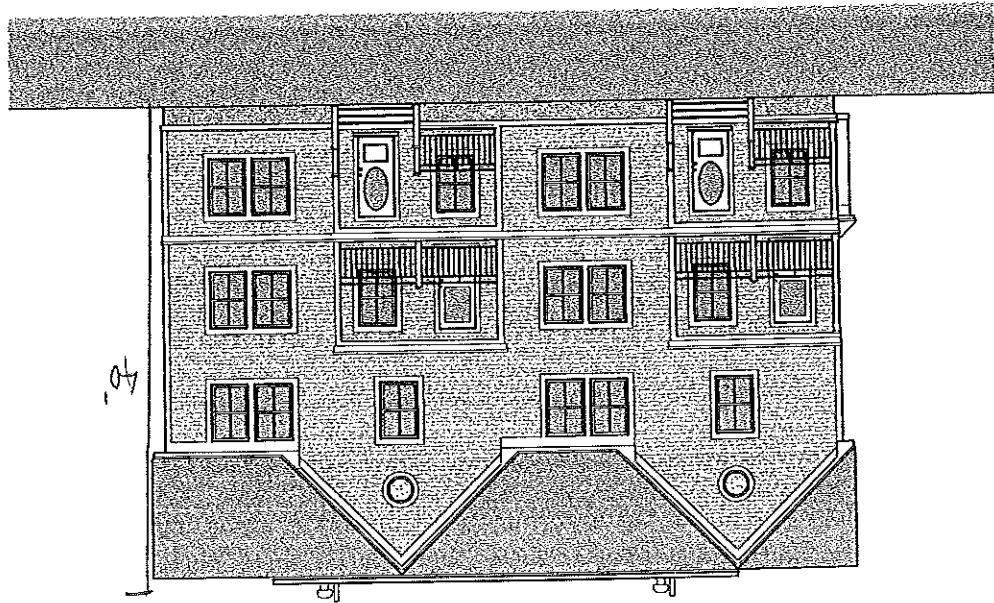
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PROGRESS PRINT ONLY
Not for Construction

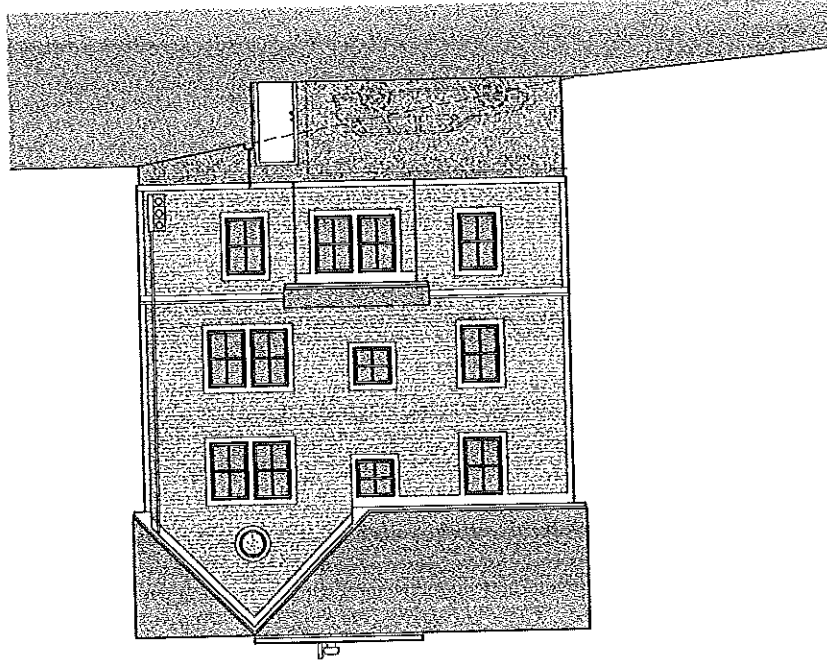
3 NORTHWEST
1/16" = 1'-0"



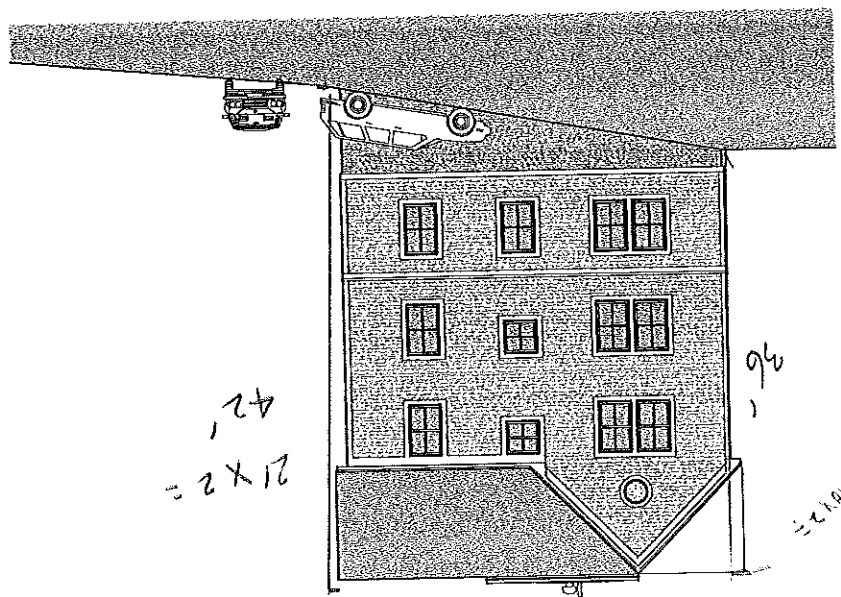
1 SOUTHEAST
1/16" = 1'-0"



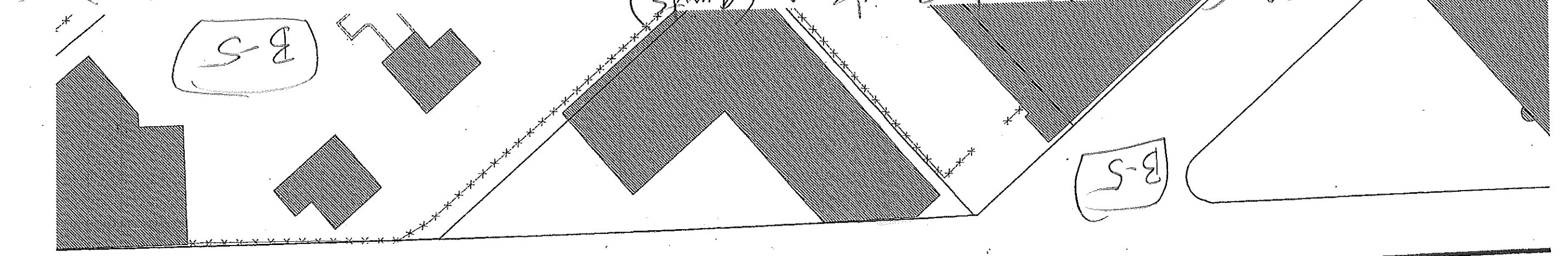
4 SOUTHWEST
1/16" = 1'-0"



2 NORTHEAST
1/16" = 1'-0"



Allowed uses: multifam duelle
 min lot size - none
 max # of units - none
 max # of stories - 65'
 60 units per Ave. (43560 ÷ 726 = 60)
 14 - 230.5 (6) no of street parks shall be required
 726 x 9 = 6,534 # (22,180 # given) at



ANDERSON STREET



B5

B5

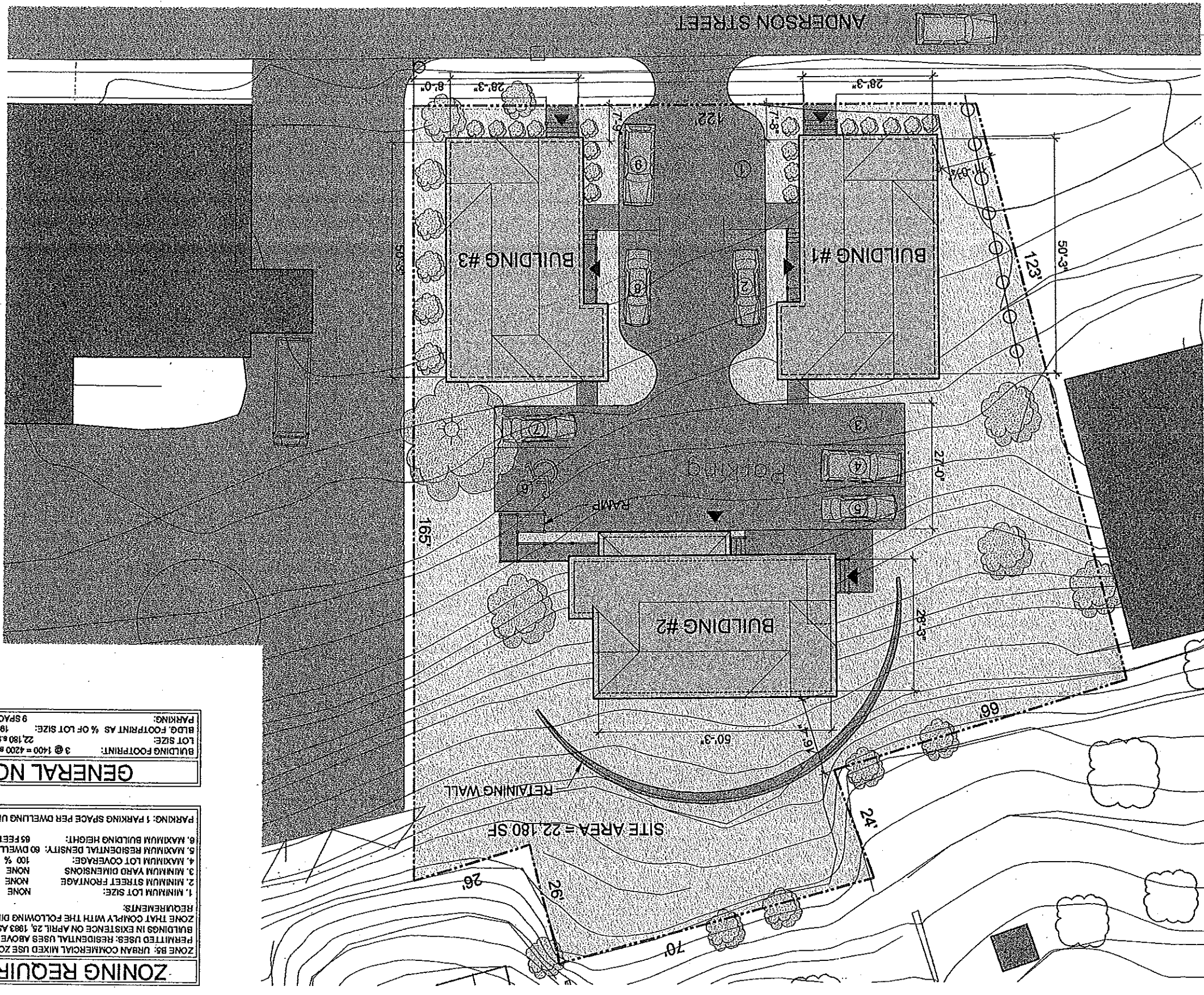
B5

B5

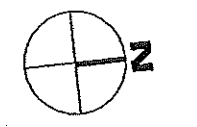
R6

FOX ST

AND ST
HAMMOND ST



PROCESS PRINT ONLY
Not for Construction



GENERAL NOTES	
BUILDING FOOTPRINT:	3 @ 1400 = 4200 s.f.
LOT SIZE:	22,180 s.f.
BLDG. FOOTPRINT AS % OF LOT SIZE:	19 %
PARKING:	9 SPACES

ZONING REQUIREMENTS	
ZONE B5: URBAN COMMERCIAL MIXED USE ZONE	
PERMITTED USES: RESIDENTIAL USES ABOVE THE FIRST STORY OF BUILDINGS IN EXISTENCE ON APRIL 25, 1983 AS PERMITTED IN THE B5 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:	
1. MINIMUM LOT SIZE:	NONE
2. MINIMUM STREET FRONTAGE:	NONE
3. MINIMUM YARD DIMENSIONS:	NONE
4. MAXIMUM LOT COVERAGE:	100 %
5. MAXIMUM RESIDENTIAL DENSITY: 80 DWELLING UNITS PER ACRE	
6. MAXIMUM BUILDING HEIGHT:	65 FEET
PARKING: 1 PARKING SPACE PER DWELLING UNIT	

C1-1

SITE PLAN

SHEET TITLE

SCALE: 1"=10'-0"

CHECKED BY: 181

DRAWN BY: CSB

PROJECT NO.

DATE: March 29, 2022

REVISIONS

CONSULTANTS

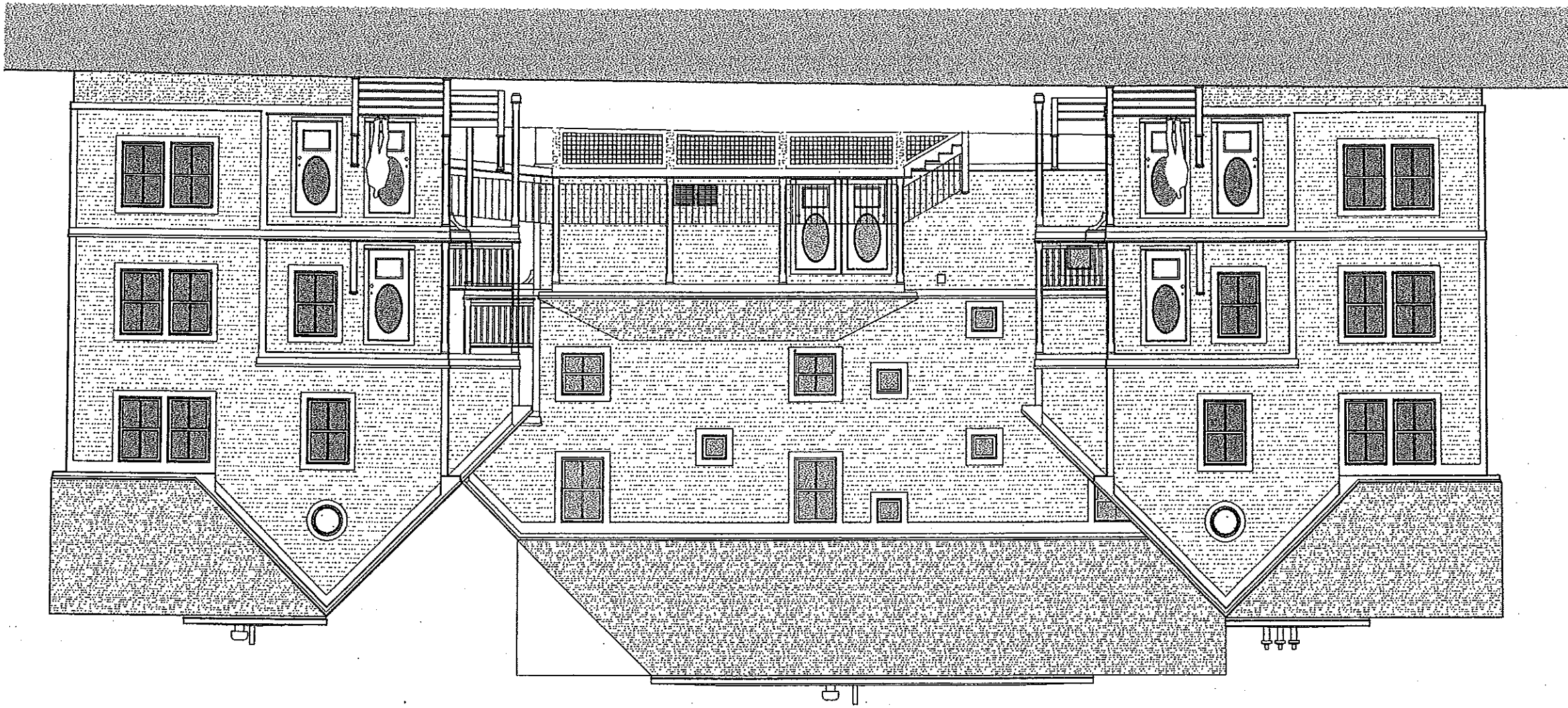
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100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 907 775 6141
ARCHITECTURE PLANNING

ANDERSON STREET
PROP FAMILY HOUSING
PEOPLES REGIONAL OPPORTUNITY PROGRAM: PORTLAND, ME

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Wbt to Scale?

1 STREET ELEVATION



A1-2

STREET ELEVATION

SHEET TITLE

DATE: March 28, 2002
PROJECT: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: As Shown

REVISIONS

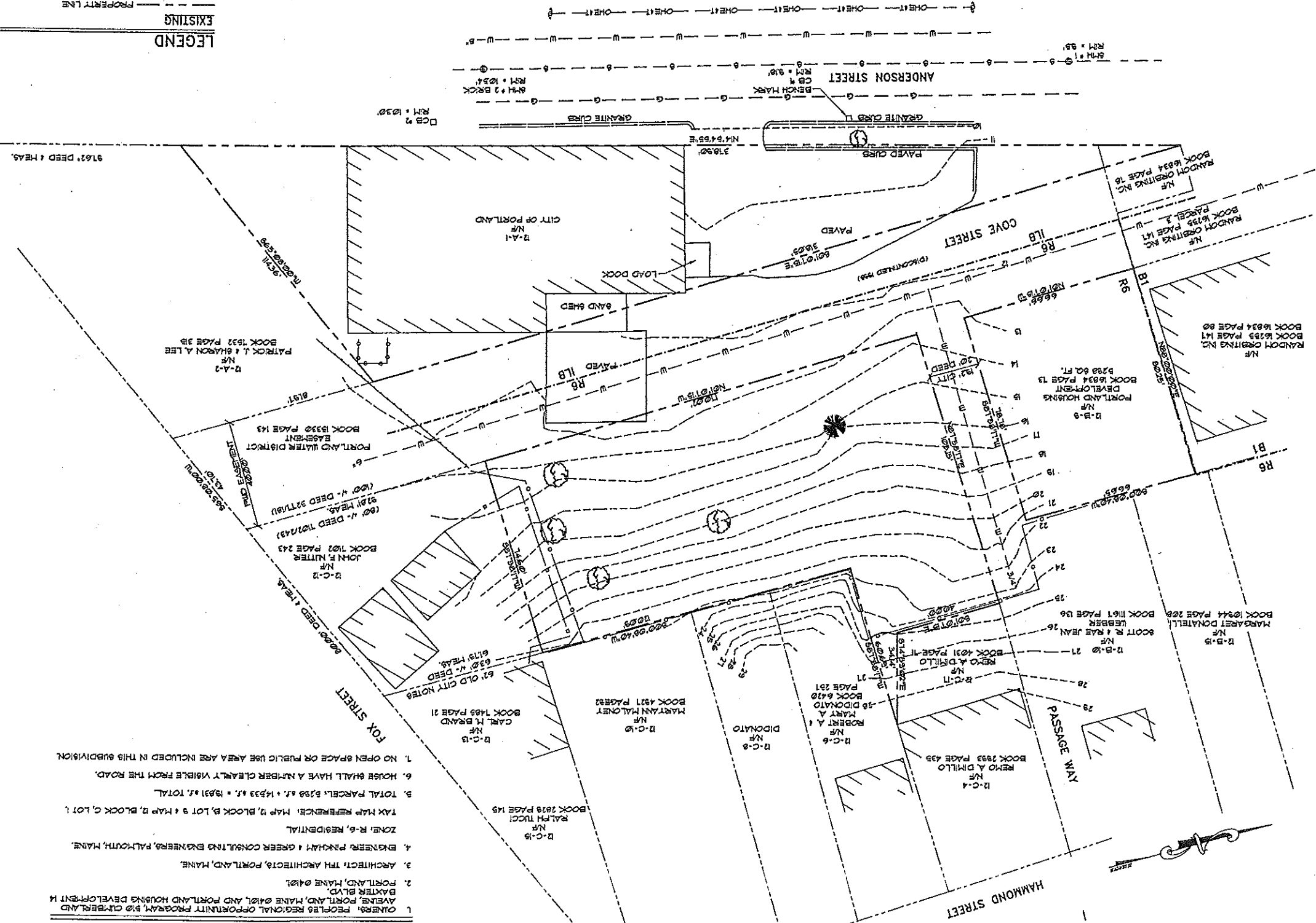
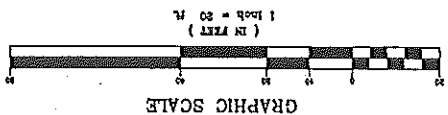
CONSULTANTS

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ANDERSON STREET
PROP FAMILY HOUSING
PEOPLE'S REGIONAL OPPORTUNITY PROGRAM: PORTLAND, ME

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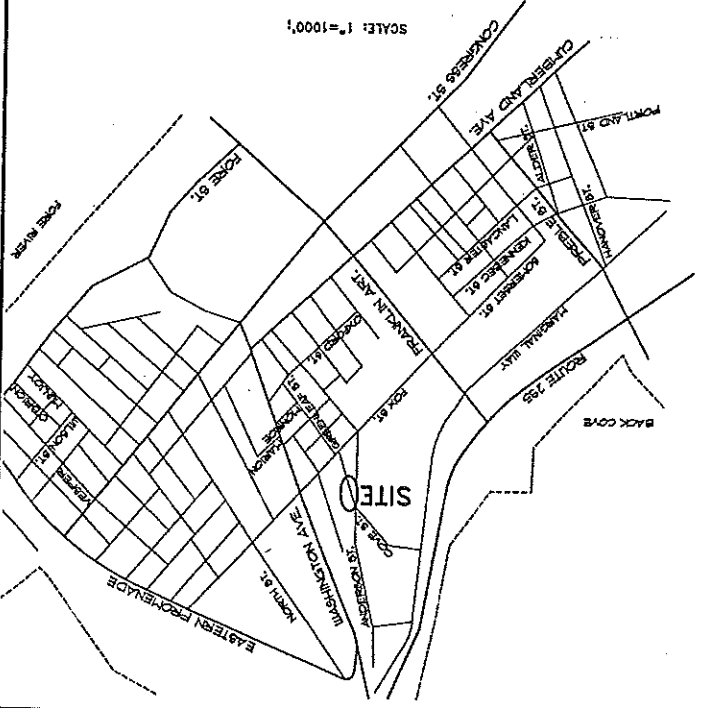




LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
EDGE OF PAVEMENT	---
BUILDING	---
CURB	---
GAS LINE	---
OVERHEAD ELEC. TEL.	---
GUARDRAIL	---
SAWNEY SEWER	---
STORM DRAIN	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEPHONE	---
WATER MAIN	---
SEWER MAIN	---
TELEPHONE MANHOLE	---
ELECTRIC MANHOLE	---
TRANSFORMER	---
CATCH BASIN	---
UTILITY POLE	---
TREES/SHRUBS	---
CHAIN LINK FENCE LINE	---
PICKET FENCE	---
GAS VALVE	---
ZONING DISTRICT	---

- GENERAL NOTES**
1. OWNER, PEOPLES REGIONAL OPPORTUNITY PROGRAM, 610 CUMBERLAND AVENUE, PORTLAND, MAINE 04101
 2. PORTLAND, MAINE 04101
 3. ARCHITECT, TFM ARCHITECTS, PORTLAND, MAINE
 4. ENGINEER, PARKMAN & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE
 5. ZONE, R-6, RESIDENTIAL
 6. TAX MAP REFERENCE, MAP 17, BLOCK B, LOT 9 + MAP 18, BLOCK C, LOT 1
 7. TOTAL PARCEL, 3,259 sq. ft. + 1,533 sq. ft. = 4,792 sq. ft. TOTAL
 8. HOUSE SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
 9. NO OPEN SPACE OR PUBLIC USE AREA ARE INCLUDED IN THIS SUBDIVISION.



- PLAN REFERENCE**
1. STANDARD BOUNDARY SURVEY EXISTING CONDITIONS PLAN CORRECTION FROM LAND PLAT DATED JANUARY 1955 PLAN BOOK 185 PAGE 52.
 2. PLAN OF DIVISION OF LOTS BETWEEN LITTLE WERKS AND MOODY RECORDED BOOK 36 PAGE 241.
- LOCUS DEED REFERENCE**
1. CITY OF PORTLAND TO PORTLAND HOUSING DEVELOPMENT CORPORATION BOOK 1633 PAGE 206 (12-B-8 AND 12-C-1)
 2. BOOK 3171 PAGE 181 PARCEL ONE + 12-C-1 + PARCEL TWO + 12-B-5
 3. PORTLAND REVENUE AUTHORITY TO THE CITY OF PORTLAND
 4. AUTHORITY BOOK 2575 PAGE 150, 1969.
 5. RYAN G. HANES TO ELM CLEARANCE AND REDEVELOPMENT
 6. PAUL E. AND MAE E. BOYINGTON TO ELM CLEARANCE AND REDEVELOPMENT AUTHORITY BOOK 2569 PAGE 282.
 7. MICHAEL T. KANE ET AL. TO ELM CLEARANCE AND REDEVELOPMENT AUTHORITY BOOK 2501 PAGE 211.
 8. ELIZABETH M. GREENE TO ELM CLEARANCE AND REDEVELOPMENT AUTHORITY BOOK 2546 PAGE 449.
- SURVEY NOTES**
1. UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY AND SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION LOCATIONS SHOWN ARE BASED ON PHYSICAL LOCATION AND OR MAPS FROM RESPECTIVE UTILITIES.
 2. ELEVATIONS SHOWN ARE BASED ON CITY DATUM.

REV.	DATE	DESCRIPTION

PEOPLES REGIONAL OPP. PROGRAM
PORTLAND HOUSING DEVELOPMENT
ANDERSON STREET PHA
PORTLAND, MAINE

PARKMAN & GREER
CONSULTING ENGINEERS INC.
SURVEY PLAN

SCALE: AS SHOWN
DATE: MARCH 26, 2002
PROJECT: 01417
CHK BY: TSO
DRN BY: RJB
DESQ BY: TSO

C1