

GENERAL NOTES:

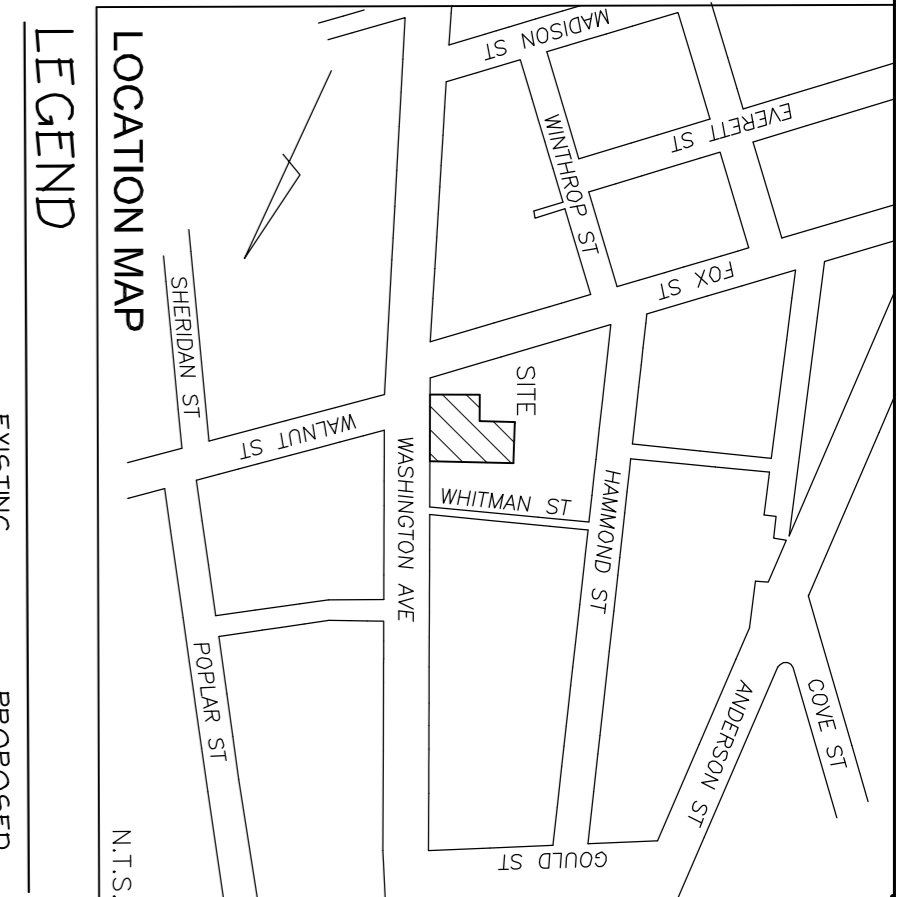
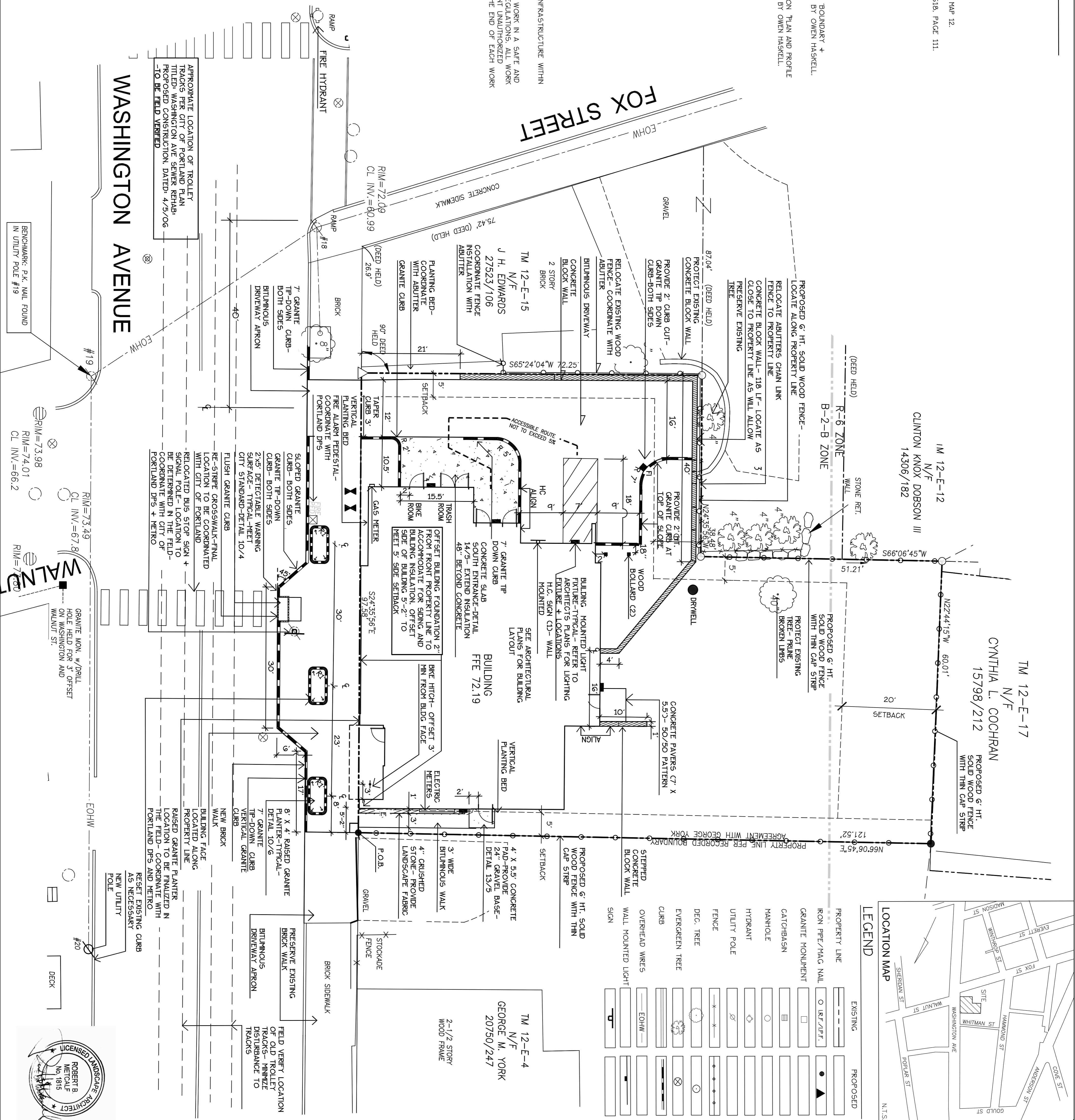
1. SITE AREA: 10,096 SF OR 0.23 ACRES
2. APPLICANT: AVESTA, 134 WASHINGTON LP
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
3. OWNER: AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
4. ZONING DISTRICT: B-2-B COMMUNITY BUSINESS DISTRICT + R-6 (RESIDENTIAL)
5. PARCEL IS SHOWN AS LOT 6 AND LOT 14, BLOCK E ON CITY OF PORTLAND ASSESSORS MAP 12.
6. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30618, PAGE 111.
7. SPACE AND BULK STANDARDS:

REQUIRED	PROPOSED
MINIMUM LOT SIZE:	10,096 SF
MINIMUM STREET FRONTAGE:	47'-0" FEET
FRONT YARD SETBACK:	NONE
REAR YARD SETBACK (ADJ TO RES. ZONED):	20 FEET
REAR YARD SETBACK (ADJ TO BUS. ZONED):	10 FEET
SIDE YARD SETBACK:	5 FEET
MAXIMUM PREVIOUS SURFACE RATIO:	90%
MAXIMUM HEIGHT OF STRUCTURES:	45 FEET
MAXIMUM RESIDENTIAL DENSITY:	4.35 SF/UNIT
	560 SF/UNIT
8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY + TOPOGRAPHIC SURVEY AT 134 WASHINGTON AVENUE, PORTLAND, MAINE" PREPARED BY OWEN HASKELL, INC. DATED FEBRUARY 13, 2014.
9. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM PER BENCHMARK SHOWN ON PLAN AND PROFILE OF WASHINGTON AVE. AND FOX ST. PORTLAND, MAINE MADE FOR THE CITY OF PORTLAND BY OWEN HASKELL, INC. DATED JULY 2000.
10. PROPOSED DWELLING UNITS: 18 EFFICIENCY APARTMENT UNITS
11. OFF-STREET PARKING REQUIREMENTS:

REQUIRED	PROPOSED
1 VEHICLE PARKING SPACES	18 PARKING SPACES
1 HANDICAP PARKING SPACE	
12. BICYCLE PARKING:

REQUIRED	PROPOSED
2 SPACES/5 DWELLING UNITS	13 SPACES (12 INTERIOR / 1 EXTERIOR)
8 SPACES (18 NEW DWELLING UNITS)	
13. EXISTING IMPERVIOUS: 2,884 +/- SF (29% OF SITE)
PROPOSED IMPERVIOUS: 5,113 +/- SF (51% OF SITE)
14. FLOOR AREA CALCULATIONS:

BASEMENT:	FIRST FLOOR:	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	TOTAL
1,228 SF	2,948 SF	3,070 SF	3,070 SF	3,070 SF	13,286 SF
15. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
16. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. ALL WORK AREAS SHALL BE DELINEATED CLEARLY AND APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
IRON PIPE/MAG NAIL	IRON PIPE/MAG NAIL
GRANITE MONUMENT	GRANITE MONUMENT
CATCHBASIN	CATCHBASIN
MANHOLE	MANHOLE
HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE
FENCE	FENCE
DEC. TREE	DEC. TREE
EVERGREEN TREE	EVERGREEN TREE
OVERHEAD WIRES	OVERHEAD WIRES
CONCRETE BLOCK WALL	CONCRETE BLOCK WALL
WALL MOUNTED LIGHT SIGN	WALL MOUNTED LIGHT SIGN

Prepared For:
Avesta Washington Ave.
Applicant: AVESTA HOUSING DEVELOPMENT CORP.
Portland, Maine 04101

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
Portland, Maine 04101
(207) 774-4427

WASHINGTON AVENUE EFFICIENCIES

134 Washington Avenue Portland, Maine

City of Portland Approved Site Plan
Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL: June 10, 2014
PLANNER: Christine Grimando
PROJECT NO: 2014-053

Date: APRIL 14, 2014

Issued For: SITE PLAN AND SUBDIVISION PLAN REVIEW

Revisions: May 27, 2014

Title: LAYOUT PLAN

Scale: 1"=10'

Sheet No.: 2

10.17.14 BID SET