
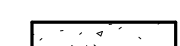
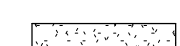


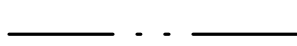











SITE PLAN LEGEND

-  EXISTING BUILDING
-  CONCRETE WALL
-  GRAVEL
-  PROPERTY LINE
-  SETBACK
-  EASEMENT
-  SUBSURFACE DRAINAGE
-  WATER SUPPLY
-  ELECTRICAL SUPPLY
-  TEL/DAT (COAXIAL CABLE)
-  CABLE TV
-  SANITARY SEWER
-  FENCE
-  NEW SITE CONTOUR
-  EXISTING SITE CONTOUR

PROJECT DATA:

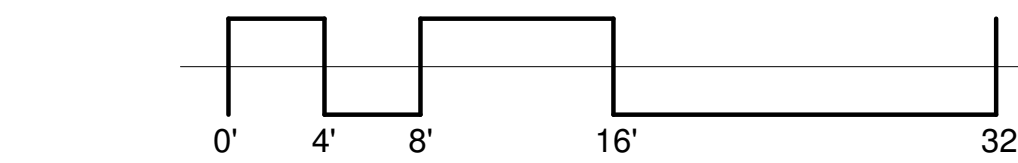
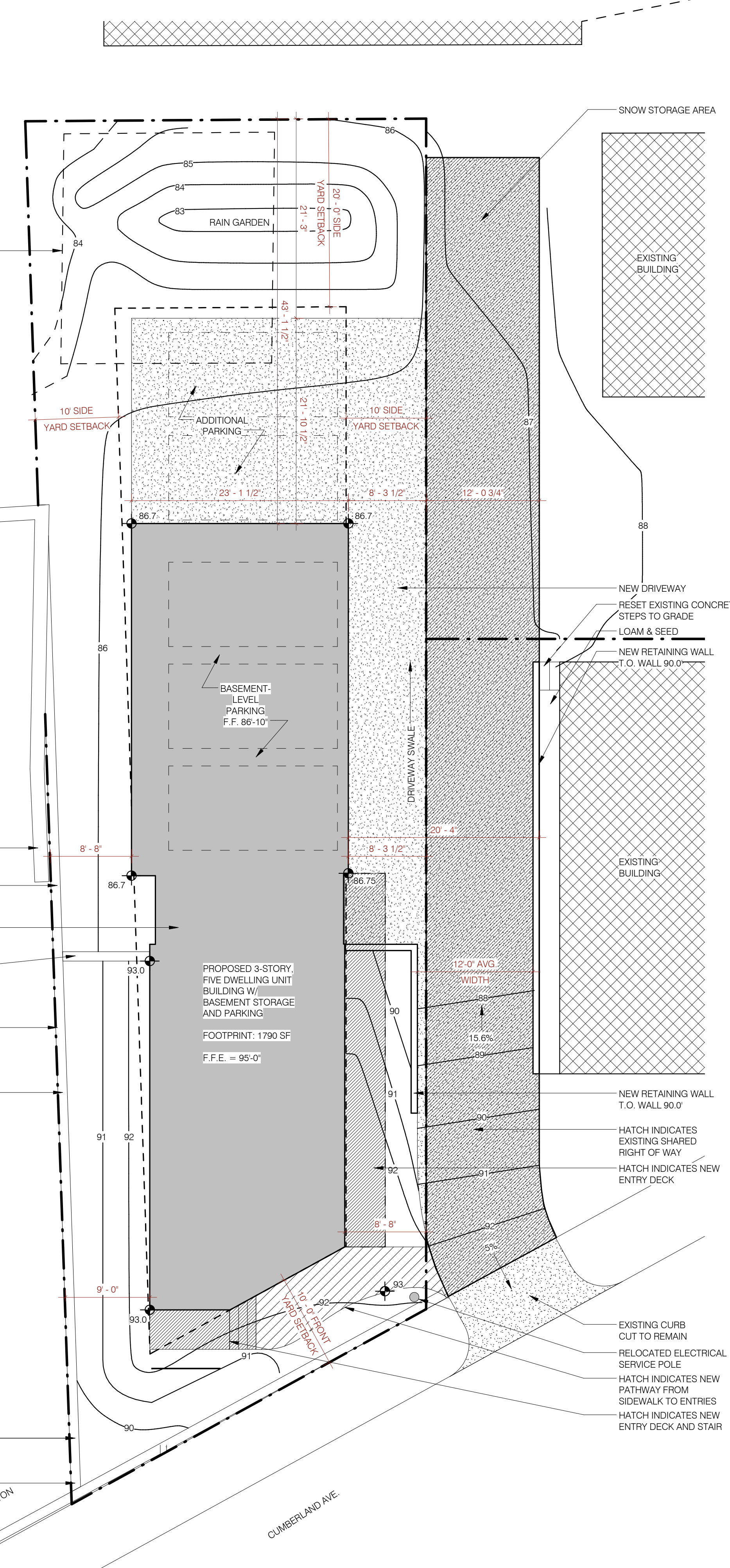
TOTAL AREA OF SITE	5,550 SQ. FT.
PROPOSED TOTAL DISTURBED AREA OF THE SITE	2,914 SQ. FT.
IMPERVIOUS SURFACE AREA	
IMPERVIOUS AREA (TOTAL EXISTING)	500 SQ. FT.
IMPERVIOUS AREA (TOTAL PROPOSED)	2,914 SQ. FT.
BUILDING GROUND FLOOR AREA AND TOTAL FLOOR AREA	
BUILDING FOOTPRINT (TOTAL EXISTING)	N/A
BUILDING FOOTPRINT (TOTAL PROPOSED)	1,790 SQ. FT.
BUILDING FLOOR AREA (TOTAL EXISTING)	N/A
BUILDING FLOOR AREA (TOTAL PROPOSED)	6,726 SQ. FT.
ZONING	
EXISTING	R6
LAND USE	
EXISTING	RESIDENTIAL
PROPOSED	RESIDENTIAL
RESIDENTIAL	
# OF RESIDENTIAL UNITS (TOTAL EXISTING)	N/A
# OF RESIDENTIAL UNITS (TOTAL PROPOSED)	5
# OF LOTS (TOTAL PROPOSED)	1
# OF AFFORDABLE HOUSING UNITS (TOTAL PROPOSED)	N/A
PROPOSED BEDROOM MIX	
# OF EFFICIENCY UNITS (TOTAL PROPOSED)	N/A
# OF ONE-BEDROOM UNITS (TOTAL PROPOSED)	4
# OF TWO-BEDROOM UNITS (TOTAL PROPOSED)	N/A
# OF THREE-BEDROOM UNITS (TOTAL PROPOSED)	1
PARKING SPACES	
# OF PARKING SPACES (TOTAL EXISTING)	N/A
# OF PARKING SPACES (TOTAL PROPOSED)	5
# OF HANDICAPPED SPACES (TOTAL PROPOSED)	N/A
BICYCLE PARKING SPACES	
# OF BICYCLE SPACES (TOTAL EXISTING)	N/A
# OF BICYCLE SPACES (TOTAL PROPOSED)	PER TECHNICAL MANUAL REQUIREMENTS
ESTIMATED COST OF PROJECT	\$900,000

97 CUMBERLAND AVE.
 CHART: 013
 BLOCK: 1025
 LOT: 001
 LOT SIZE: 5549 SF
 PROPOSED BUILDING COVERAGE: 1790 SF
 PROPOSED OPEN SPACE: 2450 SF

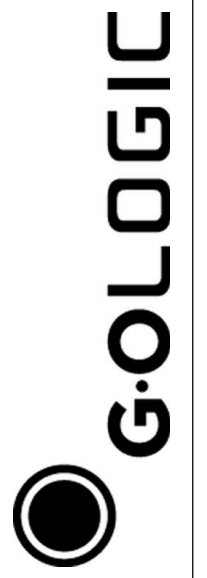
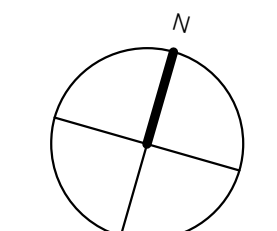
PERIMETER OF
 DEMOLISHED
 VACANT SINGLE-
 FAMILY DWELLING

- EXISTING RETAINING WALL
- NEW RETAINING WALL
T.O. WALL 85.5
B.O. WALL 81.5'
- COVERED, SHELTERED COMMON STAIR
- NEW RETAINING WALL
T.O. WALL 93.0'
B.O. WALL 86.75'
- REMOVE EXISTING CHAIN LINK FENCE FOR NEW RETAINING WALL
- NEW RETAINING WALL
T.O. WALL 89.5'
B.O. WALL 81.5'
- NEW RETAINING WALL
T.O. WALL 89.5'
B.O. WALL 84.7'
- PROPOSED RETAINING WALL TO ABUT EXISTING RETAINING WALL AT SIDEWALK

- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING CURB CUT TO REMAIN
- RELOCATED ELECTRICAL SERVICE POLE
- HATCH INDICATES NEW PATHWAY FROM SIDEWALK TO ENTRIES
- HATCH INDICATES NEW ENTRY DECK AND STAIR



1 Site Plan
 1/8" = 1'-0"



97 Cumberland Ave.
 Portland, ME 04101
 Project Number

Preliminary Site Plan

REVISIONS:

DATE & DESCRIPTION:

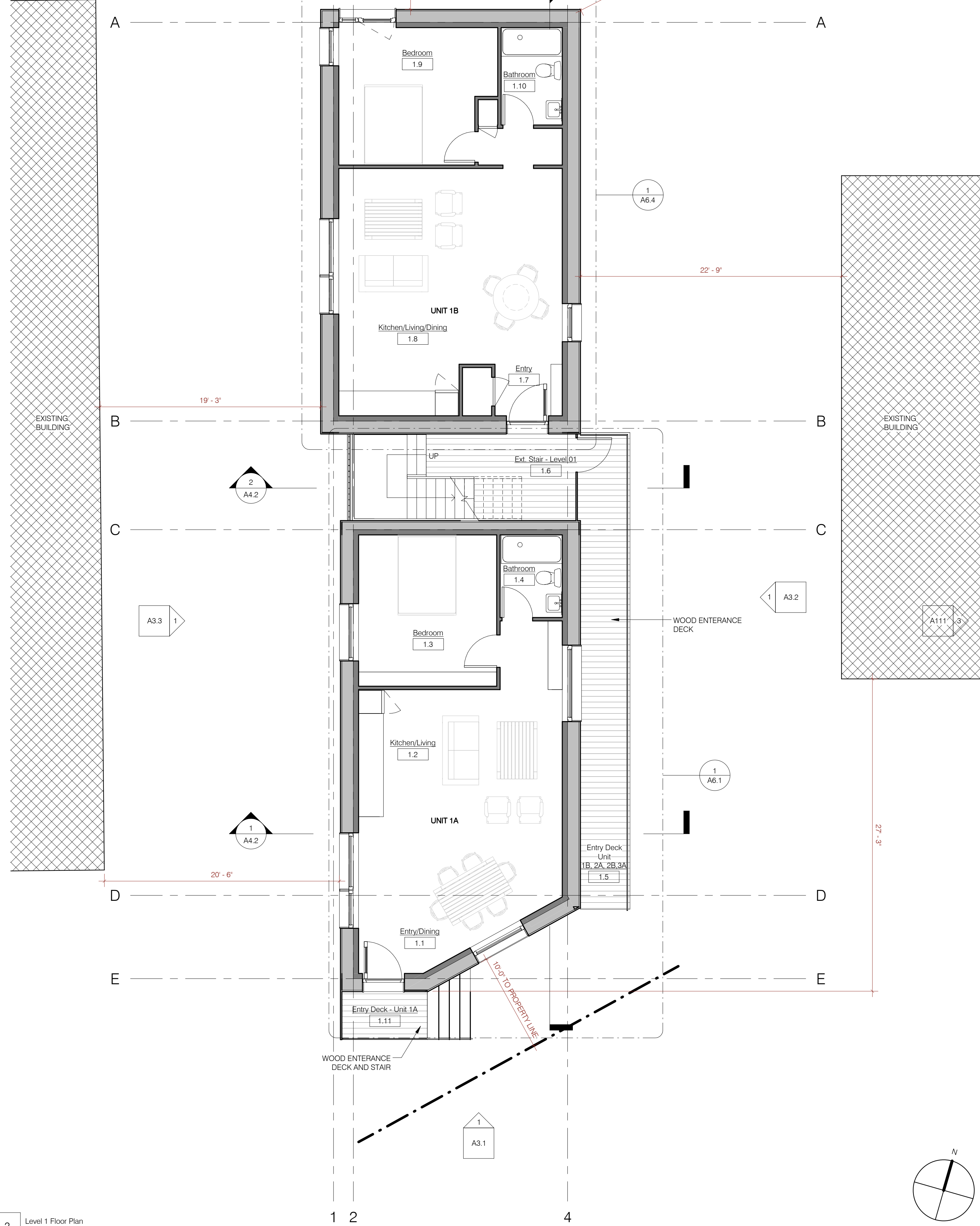
PAST ISSUES:

DATE & DESCRIPTION:
 14-0121 For Consultant Review
 14-0129 Pre-Application Review

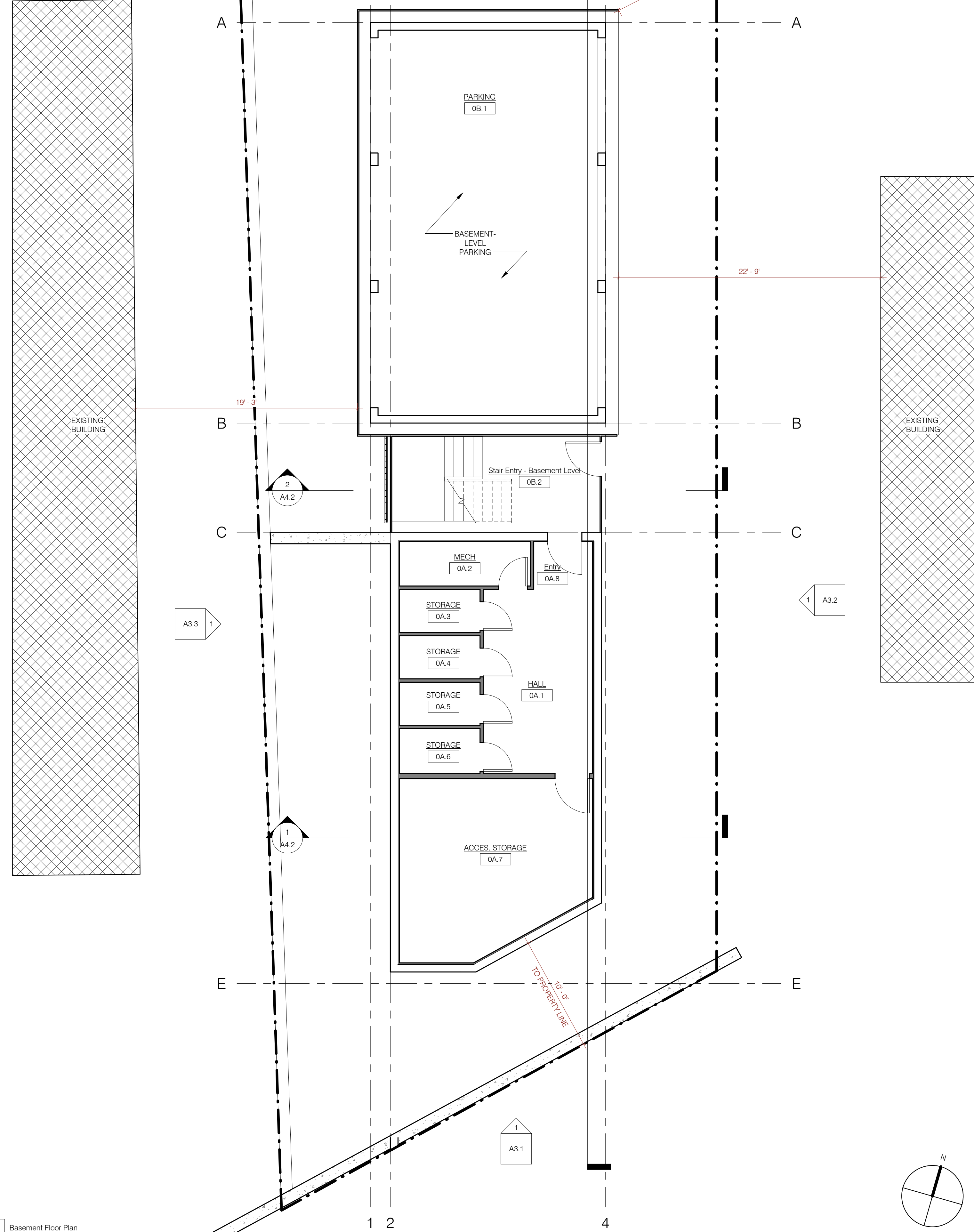
CURRENT ISSUE:

14-0401 Preliminary Site Plan Review

A1.2



2 Level 1 Floor Plan
3/16" = 1'-0"



1 Basement Floor Plan
3/16" = 1'-0"

G·OLOGIC

97 Cumberland Ave.
Portland, ME 04101
Project Number

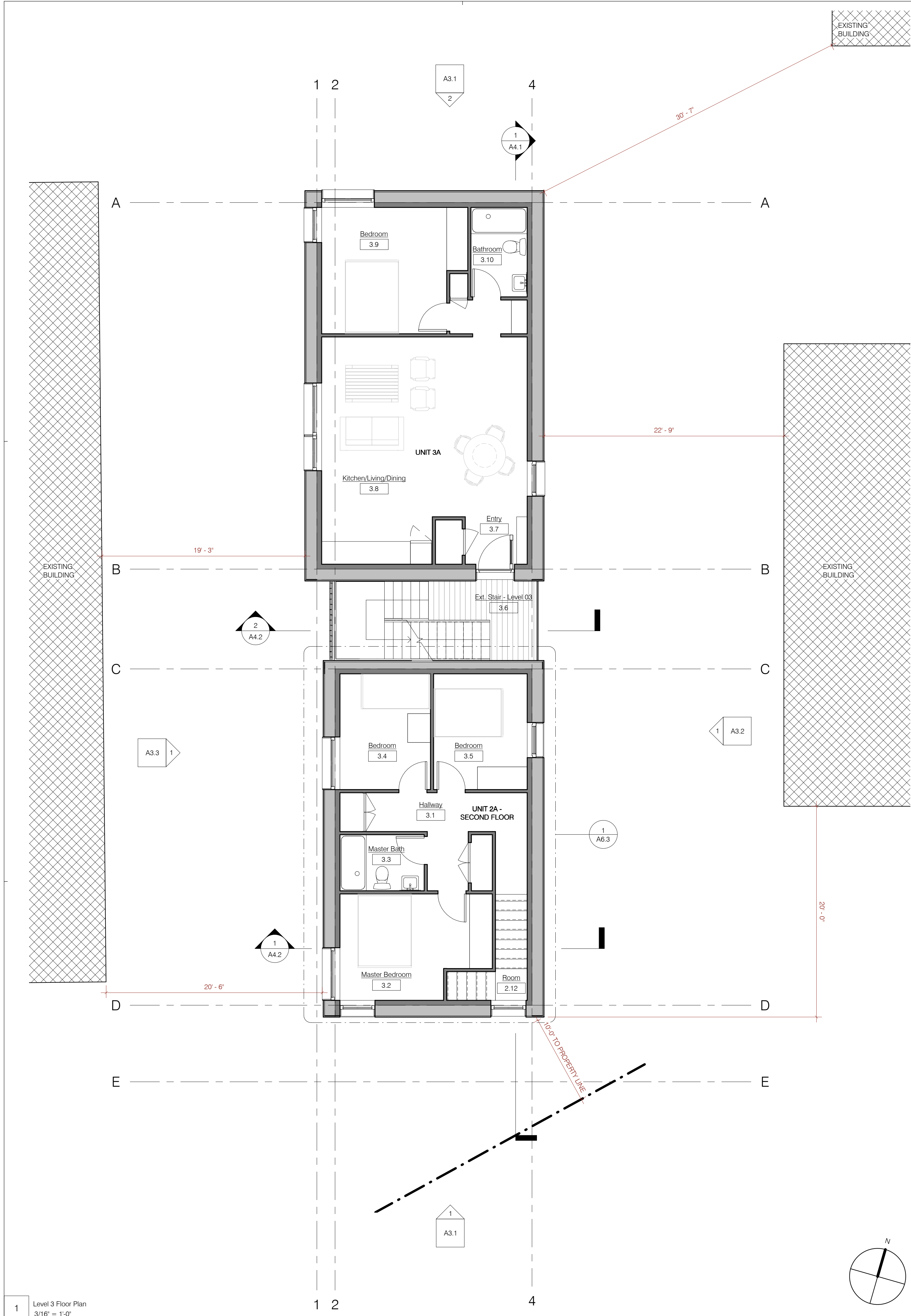
Basement & Level 1 Plans

REVISIONS:	
DATE & DESCRIPTION:	

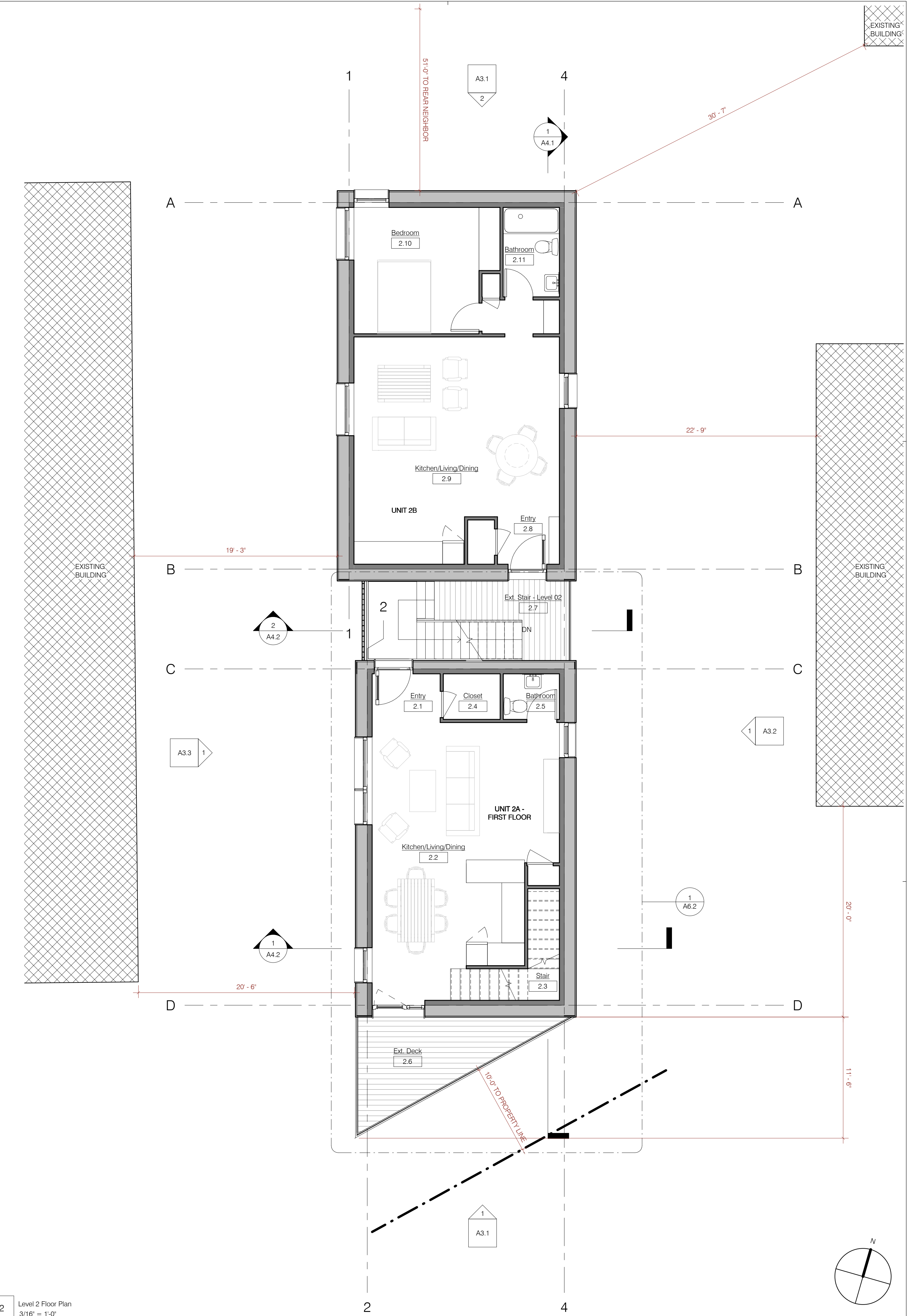
PAST ISSUES:	
DATE & DESCRIPTION:	
14-0121 For Consultant Review	
14-0129 Pre-Application Review	

CURRENT ISSUE:	
DATE & DESCRIPTION:	
14-0401 Preliminary Site Plan Review	

A2.1



1 Level 3 Floor Plan
3/16" = 1'-0"



2 Level 2 Floor Plan
3/16" = 1'-0"

G·OLOGIC

97 Cumberland Ave.
Portland, ME 04101
Project Number

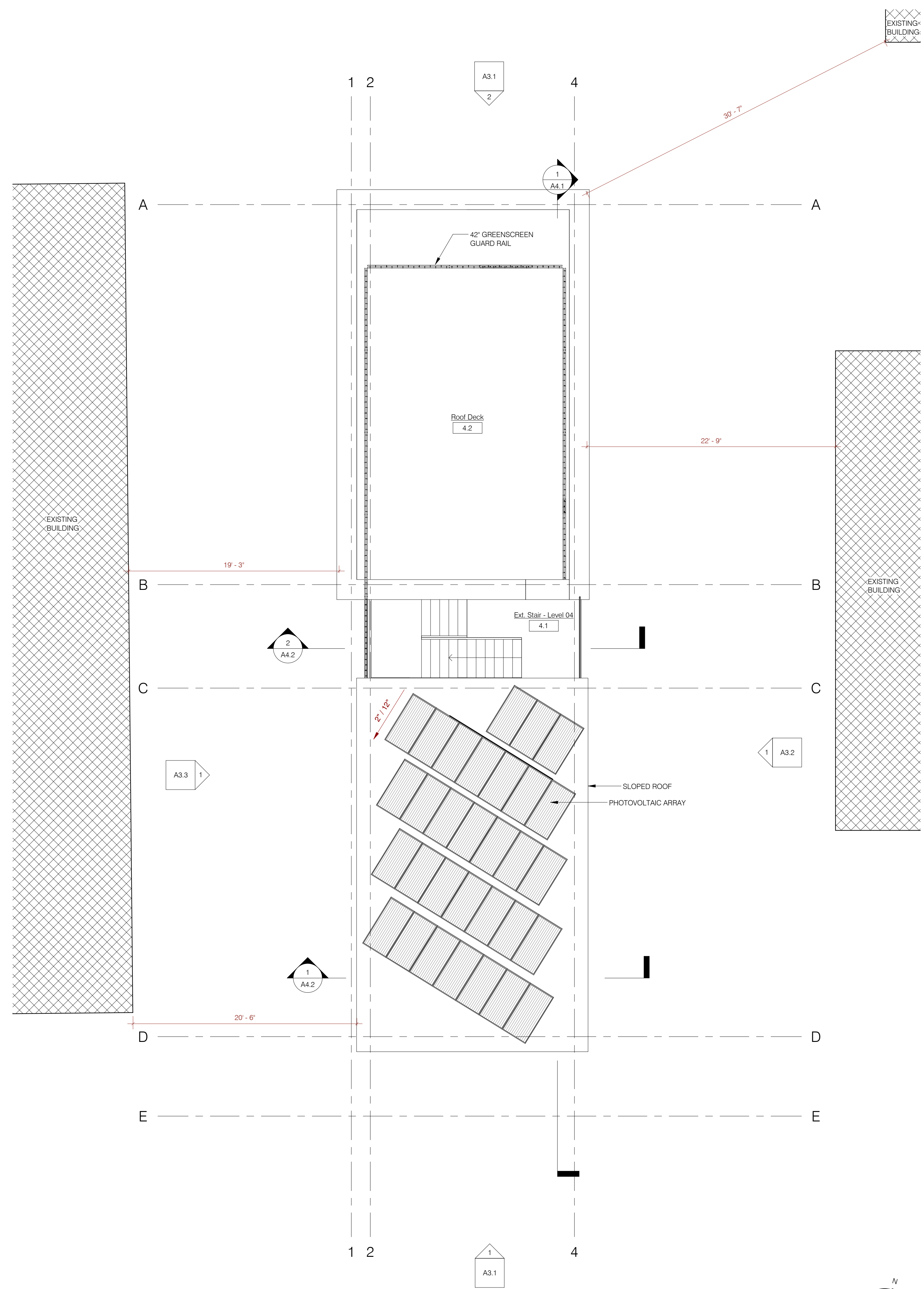
Level 2 & 3 Floor Plans

REVISIONS:	
DATE & DESCRIPTION:	

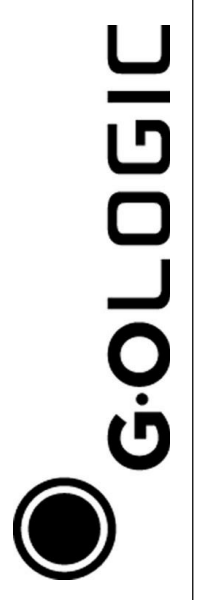
PAST ISSUES:	
DATE & DESCRIPTION:	
14-0121 For Consultant Review	
14-0129 Pre-Application Review	

CURRENT ISSUE:	
14-0401 Preliminary Site Plan Review	

A2.2



EXISTING BUILDING



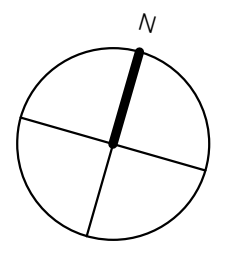
97 Cumberland Ave.
Portland, ME 04101
Project Number

Roof Plan

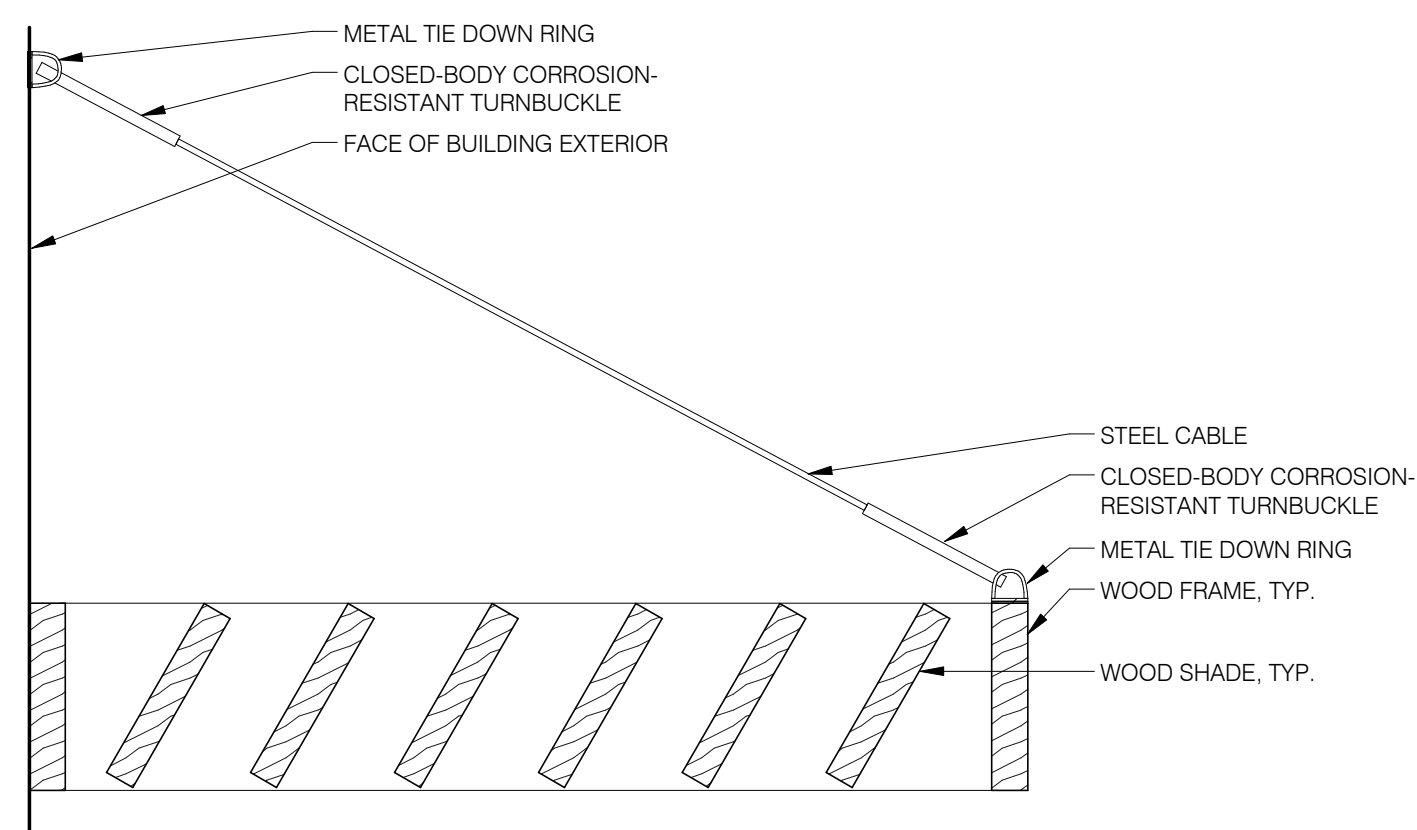
REVISIONS:
DATE & DESCRIPTION:

PAST ISSUES:
DATE & DESCRIPTION:
14-0121 For Consultant Review
14-0129 Pre-Application Review

CURRENT ISSUE:
14-0401 Preliminary Site Plan Review

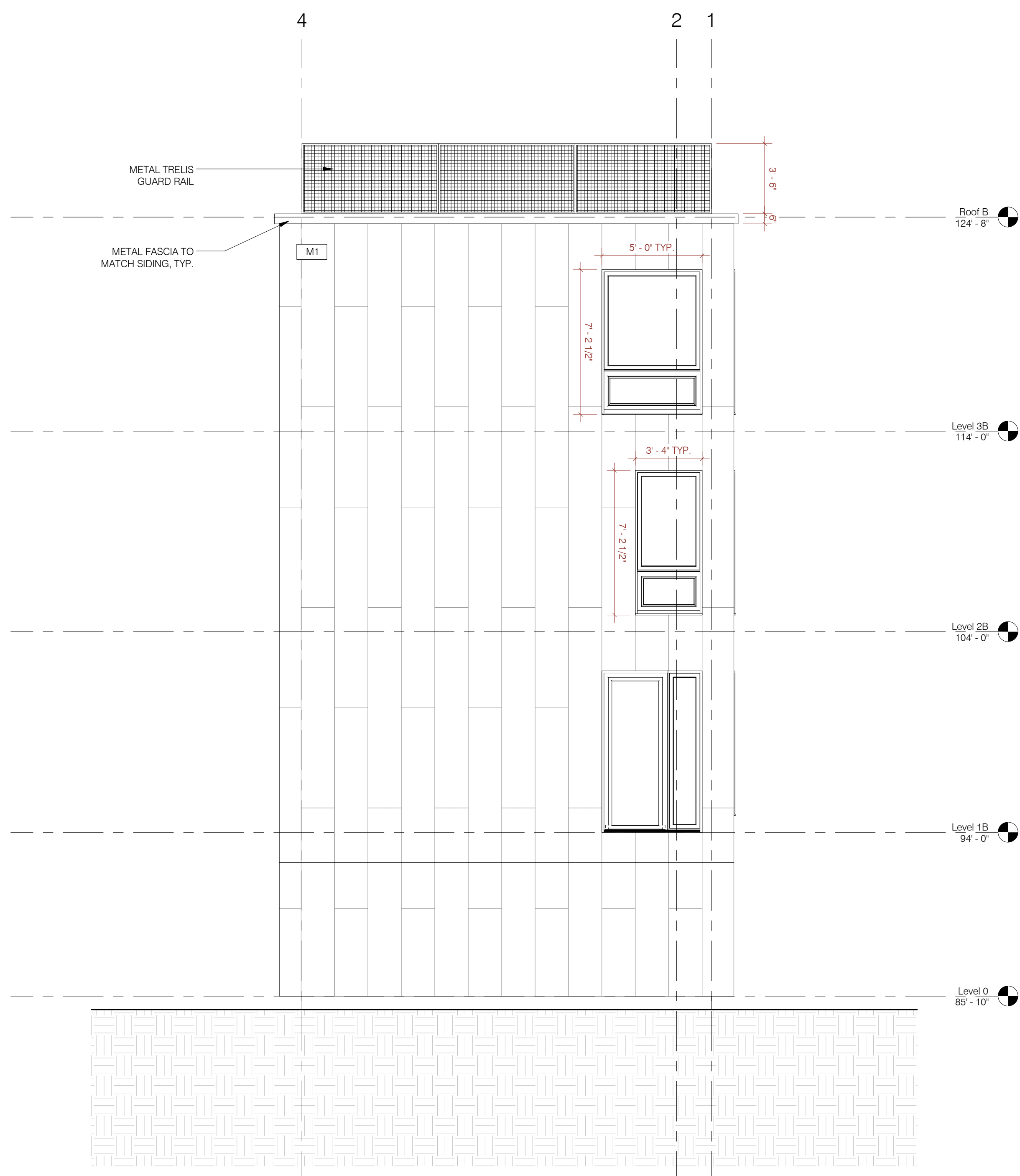


1 Roof Plan
3/16" = 1'-0"

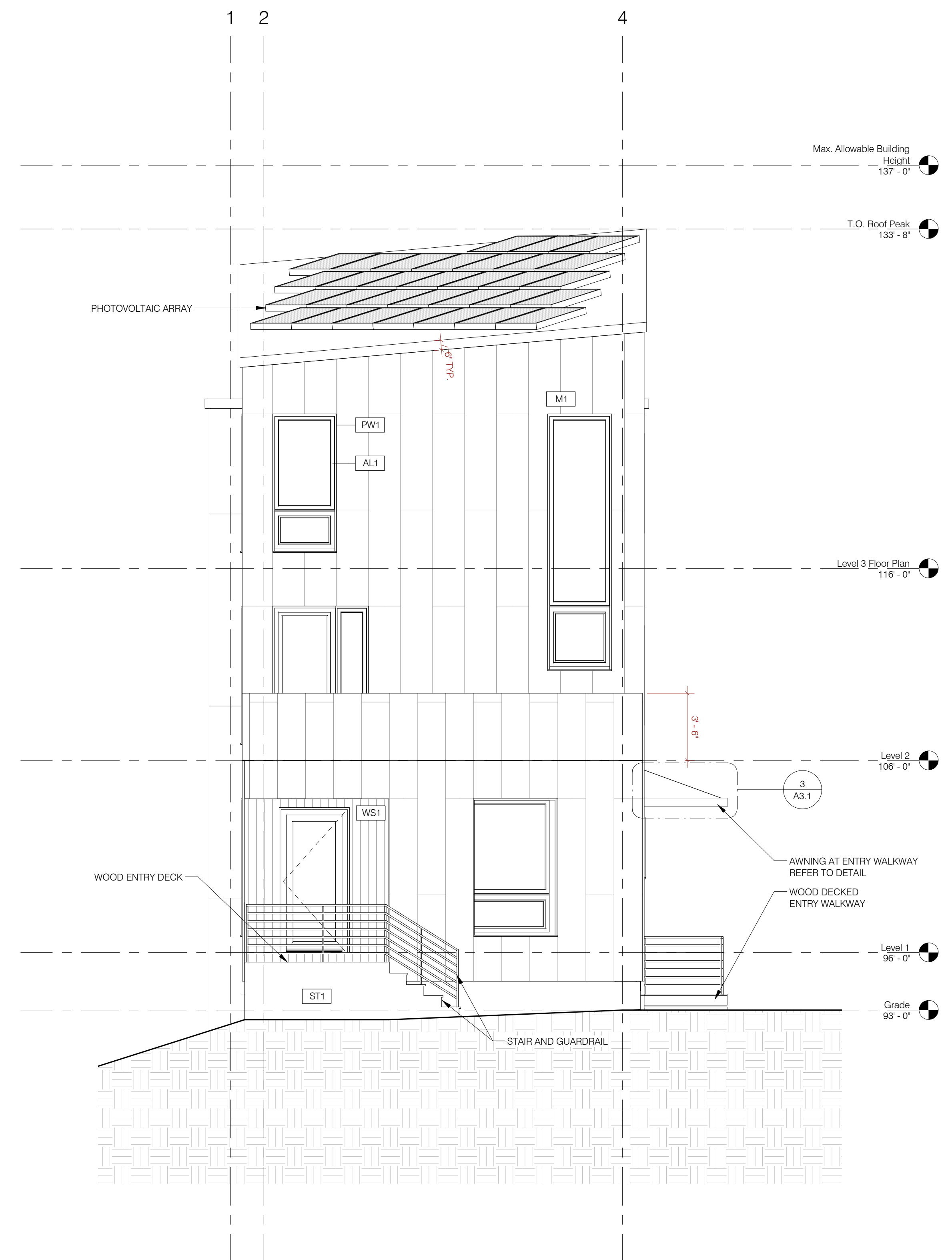


3 Section Detail - Awning
1 1/2" = 1'-0"

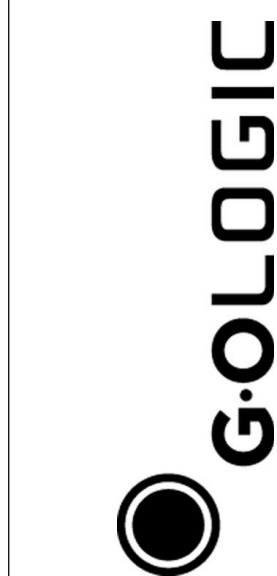
EXTERIOR FINISH SCHEDULE	
MATERIAL TYPE	MATERIAL DESCRIPTION
AL1	Aluminum Clad Window Frame
M1	Cold Formed A606 Steel Panel Siding - 20' x 10'
PW1	Painted Wood Trim
ST1	Acrylic Stucco Over Rigid Insulation
WS1	Vertical Shiplap Siding



2 North
1/4" = 1'-0"



1 South
1/4" = 1'-0"



97 Cumberland Ave.
Portland, ME 04101
Project Number

Exterior Elevations

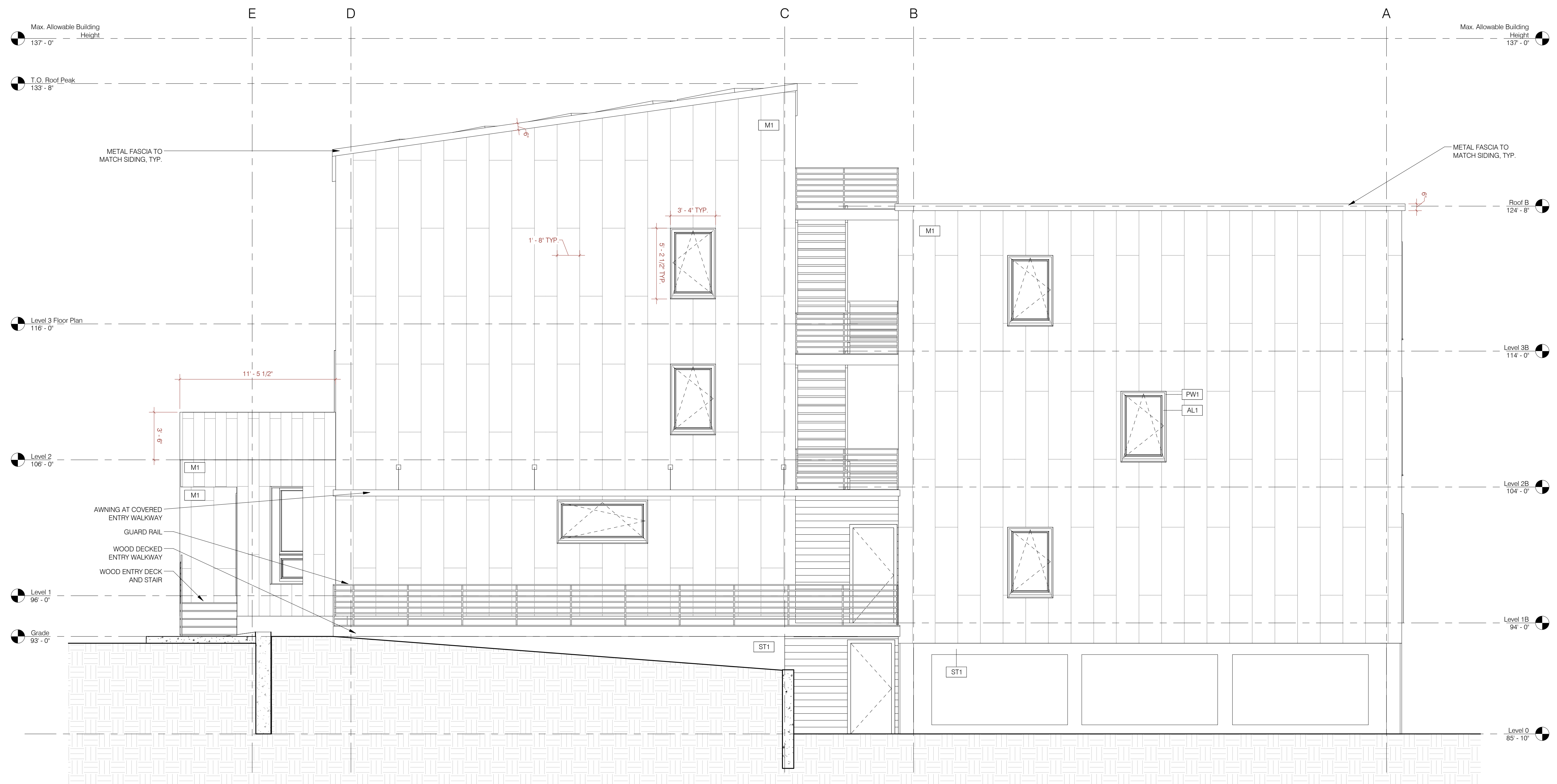
REVISIONS:
DATE & DESCRIPTION:

PAST ISSUES:
DATE & DESCRIPTION:
14-0121 For Consultant Review
14-0129 Pre-Application Review

CURRENT ISSUE:
14-0401 Preliminary Site Plan Review

A3.1

EXTERIOR FINISH SCHEDULE	
MATERIAL TYPE	MATERIAL DESCRIPTION
AL1	Aluminum Clad Window Frame
M1	Cold Formed A606 Steel Panel Siding - 20" x 10"
PW1	Painted Wood Trim
ST1	Acrylic Stucco Over Rigid Insulation
WS1	Vertical Shiplap Siding



Max. Allowable Building Height
137'-0"

T.O. Roof Peak
133'-8"

Level 3B Floor Plan
116'-0"

Level 2
106'-0"

Level 1
96'-0"

Grade
93'-0"

Max. Allowable Building Height
137'-0"

Roof B
124'-6"

Level 3B
114'-0"

Level 2B
104'-0"

Level 1B
94'-0"

Level 0
85'-0"

METAL FASCIA TO MATCH SIDING, TYP.

METAL FASCIA TO MATCH SIDING, TYP.

AWNING AT COVERED ENTRY WALKWAY
GUARD RAIL
WOOD DECKED ENTRY WALKWAY
WOOD ENTRY DECK AND STAIR

EXTERIOR FINISH SCHEDULE	
MATERIAL TYPE	MATERIAL DESCRIPTION
AL1	Aluminum Clad Window Frame
M1	Cold Formed A606 Steel Panel Siding - 20" x 10"
PW1	Painted Wood Trim
ST1	Acrylic Stucco Over Rigid Insulation
WS1	Vertical Shiplap Siding

