
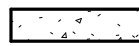
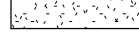











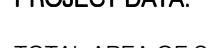


SITE PLAN LEGEND

-  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

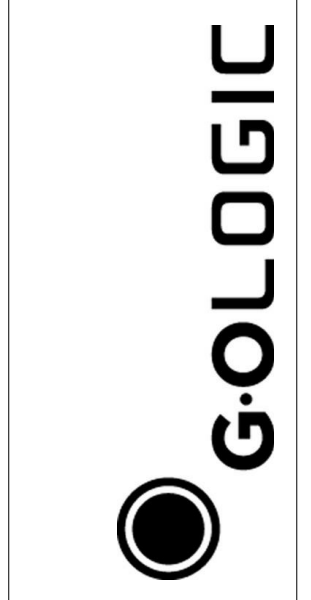
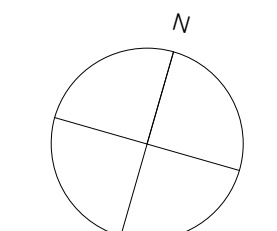
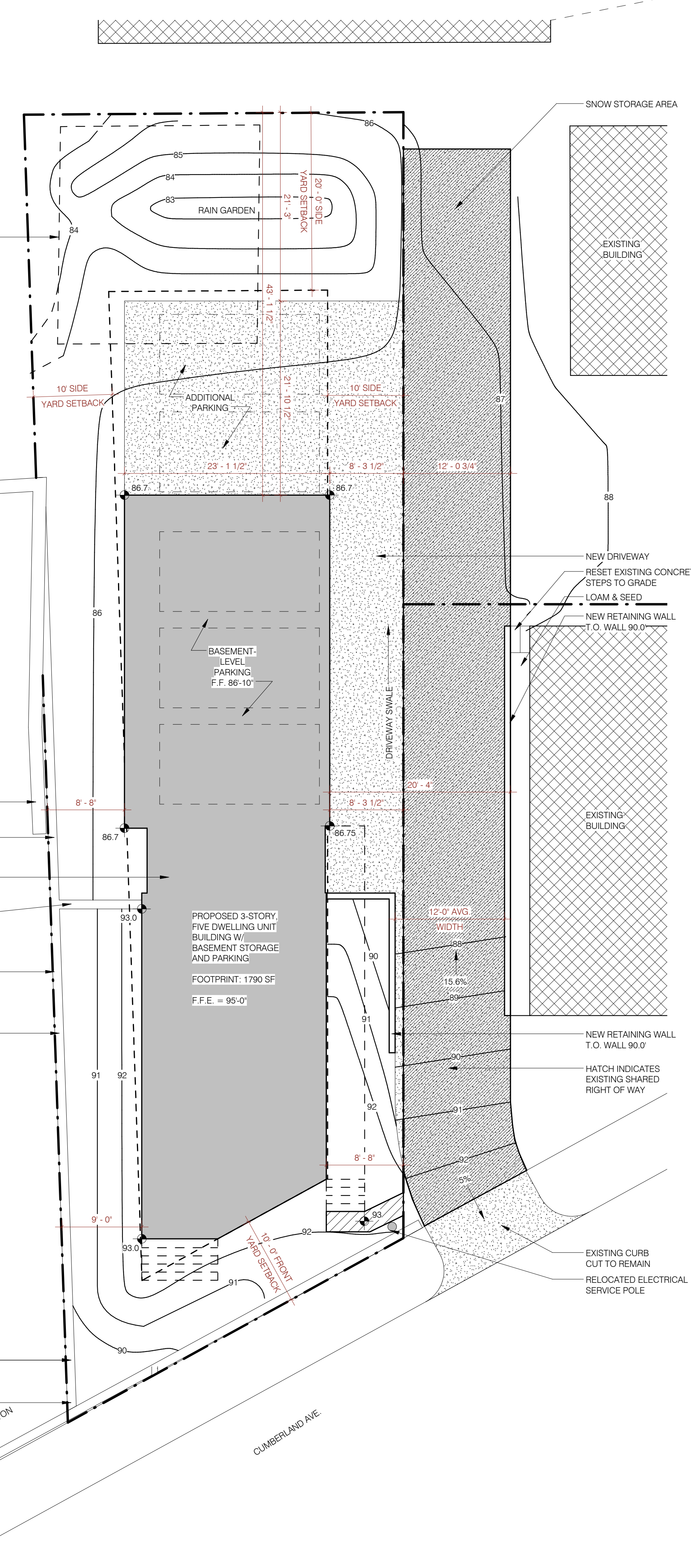
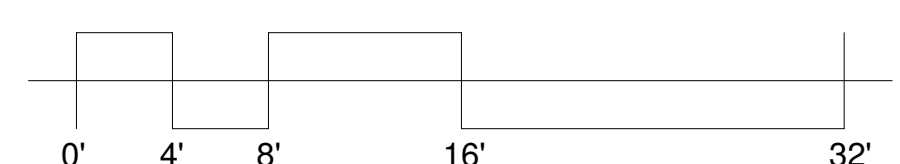
EXISTING
 RETAINING WALL
 NEW RETAINING WALL
 T.O. WALL 85.5
 B.O. WALL 81.5'
 COVERED,
 SHELTERED
 COMMON STAIR
 NEW RETAINING WALL
 T.O. WALL 93.0'
 B.O. WALL 86.75'
 REMOVE EXISTING
 CHAIN LINK FENCE FOR
 NEW RETAINING WALL
 NEW RETAINING WALL
 T.O. WALL 89.5'
 B.O. WALL 81.5'

NEW RETAINING WALL
 T.O. WALL 89.5'
 B.O. WALL 84.7

PROPOSED
 RETAINING WALL
 TO ABUT EXISTING
 RETAINING WALL
 AT SIDEWALK

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