

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	5,500 SQ. FT.
PROPOSED TOTAL DISTURBED AREA OF THE SITE	4,070 SQ. FT.
IMPERVIOUS SURFACE AREA	
IMPERVIOUS AREA (TOTAL EXISTING)	N/A
IMPERVIOUS AREA (TOTAL PROPOSED)	4,070 SQ. FT.
BUILDING GROUND FLOOR AREA AND TOTAL FLOOR AREA	
BUILDING FOOTPRINT (TOTAL EXISTING)	N/A
BUILDING FOOTPRINT (TOTAL PROPOSED)	1,820 SQ. FT.
BUILDING FLOOR AREA (TOTAL EXISTING)	N/A
BUILDING FLOOR AREA (TOTAL PROPOSED)	6,936 SQ. FT.
ZONING	
EXISTING	R-6
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)	2
ESTIMATED COST OF PROJECT	\$900,000

APPLICANT:
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ARCHITECT:
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PROPOSED USE OF STRUCTURE: RESIDENTIAL MULTI-FAMILY (R6)

BUILDING AREA:

BASEMENT:	1721.0 SF
LEVEL 1:	1801.0 SF
LEVEL 2:	1707.0 SF
LEVEL 3:	1707.0 SF
TOTAL BUILDING AREA:	6936.0 SF

PROPOSED FIRE PROTECTION OF ALL BUILDINGS: FULLY SPRINKLERED BUILDING IN COMPLIANCE WITH NFPA 13 D.

CODE SUMMARY:

Lot Information
 Address: 97 Cumberland St.
 Block: 013

Zoning Restrictions – Based On Portland Zoning Ordinance

Zoning District – R6

Minimum Setback Requirements

Principle Structure
 Front: 10 feet (or even with neighboring buildings)
 Side: 3 stories – 10 feet
 Rear: 20 feet

Lot Restrictions
 Gross Area: 4500 SF
 Minimum Street Frontage: 40 feet
 Lot Coverage: 50% maximum up to 20 dwelling units – 2945 SF
 Open Space Requirement: 20% of lot area – 1180 SF

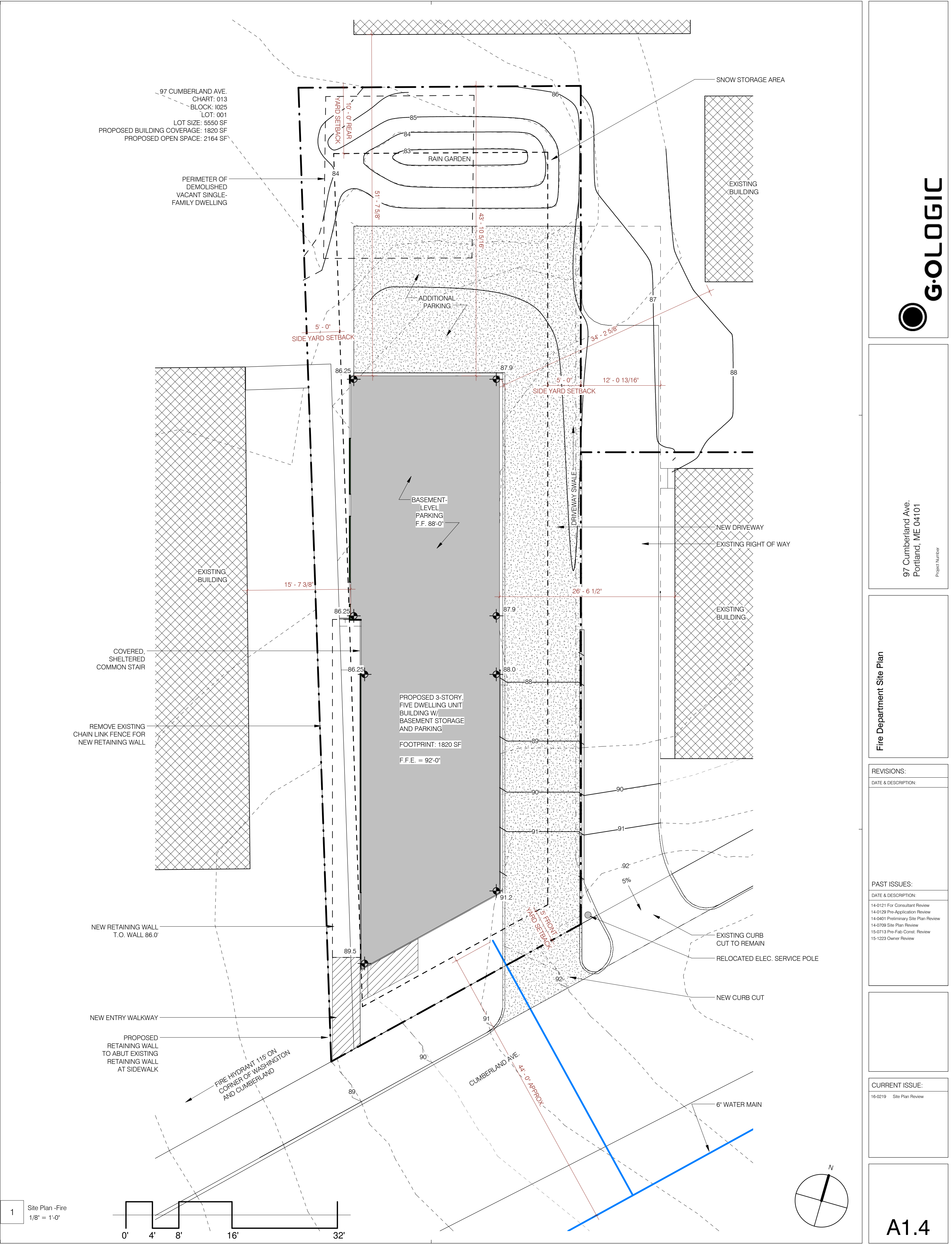
Lot Compliance
 Gross Area: 5050 SF
 Street Frontage: 43 feet
 Lot Coverage (Building): 1730 SF
 Total Impervious Surface: 2914 SF

Building Bulk
 Principle Structure
 Floor Area Ratio (FAR): N/A
 Building Height Limit: 45 ft. (above average finished grade at fronting street)
 Number of Stories: 3 plus Basement
 Overall Building Size:
 Total Number of Dwelling Units: 5

Use Restrictions and Requirements

Principle Structure
 Proposed use: Multi-family housing
 Permitted uses:
 Multi-family housing
 Single-family house
 Temporary lodging (hotel, etc.)
 Conditional uses:
 Professional offices and similar business use types

Parking
 Required Off-street Parking: 1 space per dwelling unit – 5 spaces provided



GOLOGIC

97 Cumberland Ave.
 Portland, ME 04101
 Project Number

Fire Department Site Plan

REVISIONS:
 DATE & DESCRIPTION:

PAST ISSUES:
 DATE & DESCRIPTION:
 14-0121 For Consultant Review
 14-0129 Pre-Application Review
 14-0401 Preliminary Site Plan Review
 14-0709 Site Plan Review
 15-0713 Pre-Fab Const. Review
 15-1223 Owner Review

CURRENT ISSUE:
 16-0219 Site Plan Review

A1.4