

PARKING SPACES ARE DESIGNED TO MEET VAN ACCESSIBLE HANDICAP ACCESS STANDARDS, IF NEEDED.

SNOW NOT TO BE STORED ON-SITE, MUST BE REMOVED.

AREA SUMMARY:
 LOT AREA = 4,456 S.F.
 IMPERVIOUS AREA = 1,869 S.F. (42%)
 PERVIOUS PAVER AREA = 1,547 S.F. (35%)
 OPEN SPACE = 1,040 S.F. (23%)

PERVIOUS, INTERLOCKING BLOCK PAVERS, TYP.
 PROPOSED 6' FENCING, TYP.

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5-7 CUMBERLAND AVENUE PROPOSED 6-UNIT BUILDING

LAWN/LANDSCAPED AREA, TYP., SEE SHEET C3.

LIMIT OF SIDEWALK RECONSTRUCTION TO ELIMINATE EXISTING DRIVEWAY APRONS WITHIN THE PROPERTY LIMITS.

NEW, THREE-FLOWERED MAPLE (ACER TRIFORUM, 1.5"-2" CALIPER) STREET TREE. INSTALLATION SHALL MEET CITY OF PORTLAND STANDARDS, SEE DETAILS.

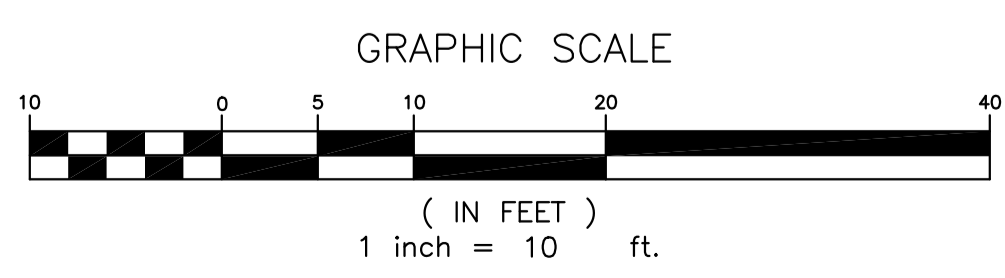
TREE GRATE, SEE DETAIL

ESTABLISH DRIVEWAY ENTRANCE TRANSITION, MEETING CITY STANDARDS, SEE DETAIL.

RETAIN EXISTING TREE, INSTALL NEW TREE GRATE

EXTENTS OF BALCONY AND BAY WINDOWS, SEE ARCHITECTURAL PLANS.

NEW BICYCLE PARKING, SEE DETAILS.

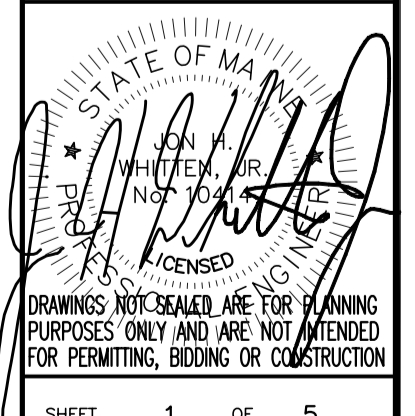


NO.	DATE	DESCRIPTION	APPROVED
1	9/29/17	UPDATED OVERHANG FEATURES & BALCONIES	JHW

PROJECT NAME:
**5-7 CUMBERLAND AVE.
 & 30 MERRILL STREET**
 PORTLAND, MAINE
 SHEET NAME:
SITE LAYOUT

PROJECT NO.: 17004
 DRAWING NO.: 17004 B
 FIELDBOOK:
 SCALE: AS SHOWN
 DATE ISSUED:
 ARCHITECT: JHW
 CHECKED: JHW
 APPROVED: JHW
 PLAN DATE: MAY 22, 2017
 CLIENT: GUNNERS PROPERTIES, LLC
 126 UNDERWOOD DRIVE
 FALMOUTH, ME 04105

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SHEET 1 OF 5
C1
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Conditions of Approval
 and Standard Conditions

DATE OF APPROVAL: May 24, 2017
 PLANNER: Matthew Grooms
 PROJECT NO.: 2017-045