GENERAL NOTES:

1. SITE AREA: 18,011 SF OR 0.41 ACRES
2. APPLICANT: AVESTA 409 CUMBERLAND LP
   307 CUMBERLAND AVENUE
   PORTLAND, MAINE 04101
3. OWNER: PINE TREE HOUSING AGENCY
   307 CUMBERLAND AVENUE
   PORTLAND, MAINE 04101
4. ZONING DISTRICT: R-6 RESIDENTIAL DISTRICT+ B-3 DOWNTOWN BUSINESS DISTRICT
5. PARCEL IS SHOWN AS LOTS 18 + 19 BLOCK H ON CITY OF PORTLAND ASSESSORS MAP 36.
6. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27918, PAGE 125.
7. SPACE AND BULK STANDARDS:

	REQUIRED R6 ZONE	PROPOSED R-6 ZONE	REQUIRED B3 ZONE	PROPOSED B3 ZONE
MINIMUM LOT SIZE:	4,500	SEE B-3	NONE	18,011 SF
MINIMUM STREET FRONTAGE:	40 FEET	SEE B-3	15 FEET	100 FEET
FRONT YARD SETBACK	10 FEET	37 FEET	NONE	-
REAR YARD SETBACK	20 FEET	N/A	NONE	-
SIDE YARD SETBACK	10 FEET	N/A	NONE	-
MAXIMUM LOT COVERAGE:	40%	N/A	100%	81%
MINIMUM LOT WIDTH:	50 FEET	78 FEET	NONE	100 FEET
MAXIMUM HEIGHT OF STRUCTURES:	45 FEET	N/A	85 FEET	60.5 FEET
MAXIMUM RESIDENTIAL DENSITY:	1,200 SF/UNIT	N/A	-	-
STREET WALL BUILD-TO LINE:			WITHIN 5 FEET	WITHIN 5 FEET
MAXIMUM LENGTH UNDIFFERENTIATED WALL:			30 FEET	30 FEET
MINIMUM BUILDING HEIGHT:			35 FEET	47 FEET

8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'ALTA/ACSM LAND TITLE SURVEY, 69 +71 FOREST AVENUE' PREPARED BY OWEN HASKELL, INC. DATED MARCH 8, 2013.
9. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE TOP OF A GRANITE MONUMENT 'M' AT THE WESTERLY CORNER OF FOREST AVENUE AND CUMBERLAND AVENUE. ELEVATION 80.57' BASED ON CITY DATUM NGVD 1929.
10. PROPOSED DWELLING UNITS: 57 APARTMENT UNITS
11. OFF-STREET PARKING REQUIREMENTS:
    REQUIRED: 1 SPACE/ DWELLING UNIT
    57 PARKING SPACES
    PROPOSED: 18 VEHICLE PARKING SPACES +
    3 MOTOR SCOOTER SPACES
    (INCLUDING 2 HANDICAP ACCESSIBLE SPACES
12. BICYCLE PARKING:
    REQUIRED: 2 SPACES/5 DWELLING UNITS
    23 SPACES (57 NEW DWELLING UNITS)
    PROPOSED: 28 SPACES (16 INTERIOR)
13. EXISTING IMPERVIOUS: 18,008 SF (100% OF SITE)
    PROPOSED IMPERVIOUS: 14,507 +/- SF (81% OF SITE)
14. FLOOR AREA CALCULATIONS

BASEMENT/PARKING:	8,419 SF
FIRST FLOOR:	10,877 SF
SECOND FLOOR:	10,877 SF
THIRD FLOOR:	10,877 SF
FOURTH FLOOR:	10,877 SF
TOTAL	51,926 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 FENCED AS APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.
17. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO REGULATE TRAFFIC IN THE AREA OF THE SITE, AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO AND FROM PUBLIC AND PRIVATE PROPERTIES AND RIGHTS OF WAY DURING CONSTRUCTION.
18. CONSTRUCTION OF PROPOSED ROOFTOP GARDEN COMPONENTS INCLUDING EXTENDING BOTH STAIRS AND ELEVATOR TO THE ROOF LEVEL, CONSTRUCTION OF GREENHOUSE, GARDEN SHED, PLANTER BEDS, ROOF WALK WAYS, GUARDRAILS AND OTHER ASSOCIATED ROOFTOP GARDEN COMPONENTS IS CONTINGENT ON SECURING THE ADDITIONAL FINANCING REQUIRED FOR THESE COMPONENTS AND NEED NOT BE BUILT AS INDICATED.

FENCING SCHEDULE

KEY	QTY	MANUFACTURER	DESCRIPTION
A	LF	MONUMENTAL IRON WORKS	IMPERIAL B. 72" HT. FENCE + 4' GATE*
B	LF	MAIN LINE FENCE	6' SOLID WITH THIN CAP STRIP
C	LF	MONUMENTAL IRON WORKS	IMPERIAL B. 48" HT. FENCE + GATE*

*REFER TO ARCHITECTURAL DRAWINGS FOR GATE CONTROL INFORMATION

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			CURB		
GRANITE MONUMENT			FENCE		
CATCHBASIN			SIGN		
MANHOLE			DECIDUOUS TREE		
HYDRANT			EVERGREEN TREE		
UTILITY POLE			PIPE BOLLARD		
WATER VALVE	WV		BIKE HITCH		
SANITARY SEWER	ES	S	ZONE LINE		
STORM DRAIN	ESD	SD	WALL MOUNTED		
WATER	EW	W	LIGHT FIXTURE		
TELEPHONE	T		SECURITY CAMERA		
GAS	EG	G	OVERHEAD WIRES	OHW	
CMP CABLE LINES	E				

POINT OF BEGINNING - BUILDING LAYOUT

NOTES:
1. BUILDING SHALL ALIGN WITH THE PROPERTY LINE ALONG MECHANIC STREET.
2. LAYOUT OF BUILDING TO START AT FACE OF EXTERIOR SURFACE OF STRUCTURE. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS

BUILDING EXTERIOR SHALL NOT EXTEND OVER PROPERTY LINE

LOCATION MAP N.T.S.

Owner:
PINE TREE HOUSING
307 Cumberland Avenue
Portland, Maine 04101

Applicant:
AVESTA HOUSING
AVESTA 409 CUMBERLAND, LP
307 Cumberland Avenue Tel: (207) 553-7777
Portland, Maine 04101 Fax: (207) 553-7778

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/14/15

Prepared By:
Mitchell &Associates
LANDSCAPE ARCHITECTS
70 Center Street Tel: (207) 774-4427
Portland, Maine 04101 Fax: (207) 874-2460

CWS ARCHITECTS
434 CUMBERLAND AVENUE
PORTLAND, MAINE 04101-2325
TEL: (207) 774-4441
FAX: (207)774-4018

409 CUMBERLAND

409 Cumberland Avenue Portland, Maine

Date: SEPTEMBER 16, 2013

Issued For: BIDDING

Revisions:

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Title: LAYOUT PLAN

Scale: 1"=20'
0 10 20 40 ft.

North:

Sheet No.: 2

9.9.16- ISSUED FOR BIDDING