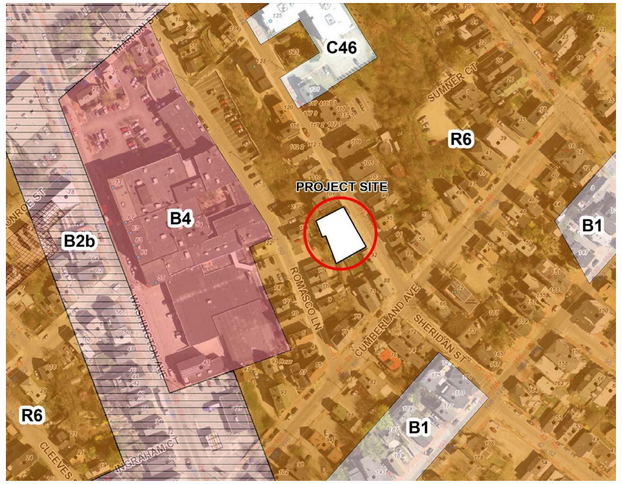
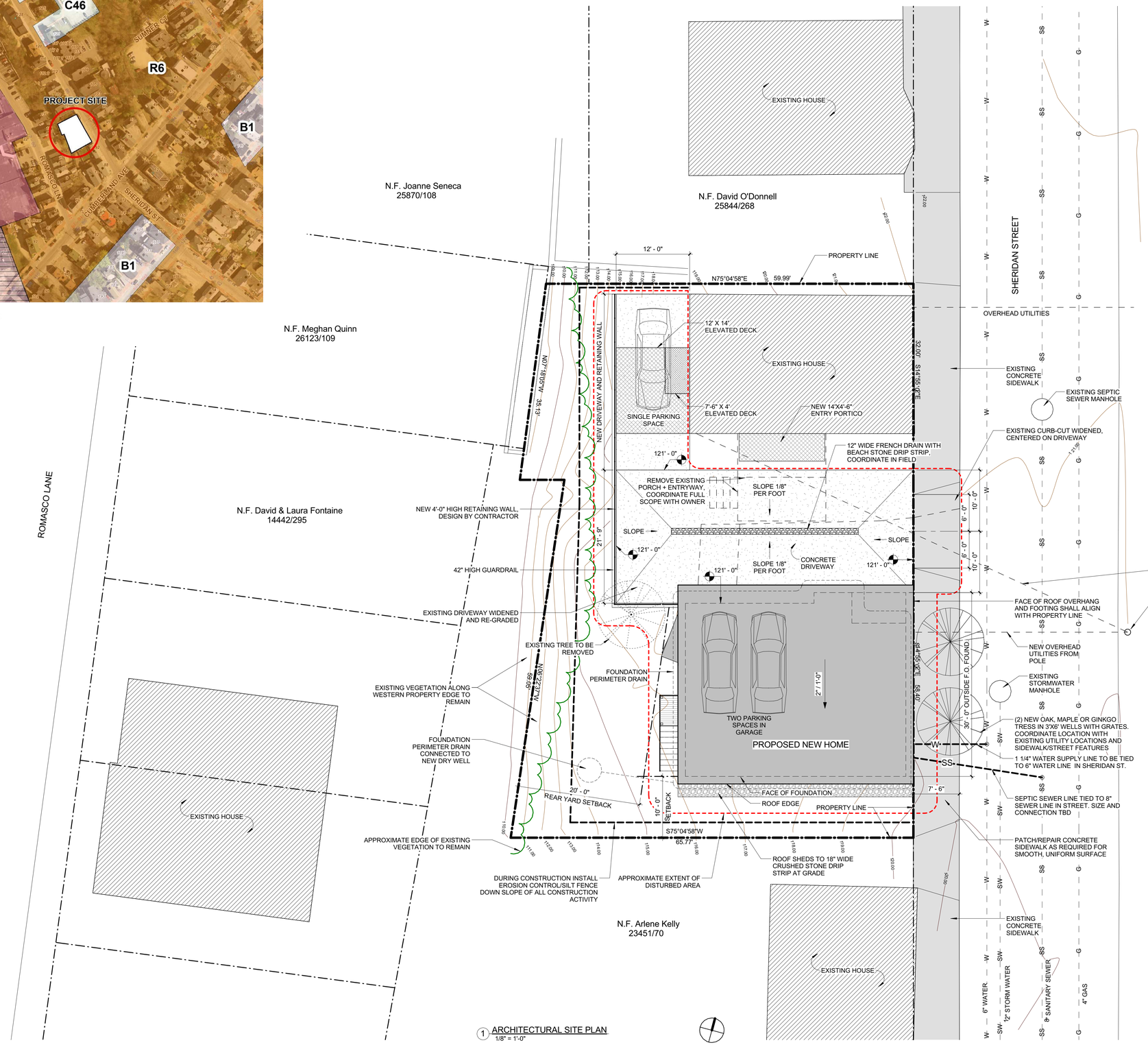


ZONING MAP - ZONING DISTRICT R-6



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

SITE INFORMATION:

Small Residential Lot Development R-6

Chart 13, Block J, Lot16-18

NO EASEMENTS OR RIGHTS OF WAY HELD ON THIS SITE

Zoning District R-6

Soil Type: Hinckley gravelly sandy loam, 3 to 8 percent slopes

Minimum Lot Size: 4,500sf
Actual Lot Size: 5,562sf

Approximate disturbed area of site during construction: 3,300sf

Minimum area per dwelling: 1000 sf per unit. 5 units permitted, 2 being built

Minimum Street Frontage: 40'
Actual Lot Frontage: 90'

Front yard: 10' or average depth of front yards on either side of the lot. Requirement: 0

Minimum Rear Yard: 20'
Proposed Rear Yard: 20'-8"

Side Yard 3 Stories: 10'
Proposed Side Yard: 10'

Lot coverage: 50% or 2,781sf
Proposed Lot Coverage: 1,872sf

Minimum Lot Width: 40'
Proposed Lot Width: 90'

Maximum Structure Height: 45'
Proposed Structure Height: 37'

Open Space Ratio 20% or 1,124sf
PROPOSED NEW HOME:ga: 2,730sf

BASEMENT ELEVATION: 112'-6"
GARAGE ELEVATION: 121'-0"
GROUND FLOOR ELEVATION: 121'-6"
SECOND FLOOR ELEVATION: 131'-6"
THIRD FLOOR ELEVATION: 141'-6"
ROOF PEAK ELEVATION: 157'-6"

BASEMENT AREA: 368 SF
GROUND FLOOR AREA: 998 SF
SECOND FLOOR AREA: 1104 SF
THIRD FLOOR AREA: 988 SF
THIRD FLOOR TERRACE: 115 SF

TOTAL BUILDING
SQUARE FOOTAGE: 3,573 SF

INSTALL RESIDENTAIL SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D

LICENSED ARCHITECT
HARRY W. HEPBURN IV
No. 3338
STATE OF MAINE

Inspection Division
Date: 11/20/14

BOGG + KIEFNER RESIDENCE
100 SHERIDAN STREET, PORTLAND, MAINE

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architecture for life
9 Maple St. | Suite 202 | Portland, ME 04101 | 207-774-4662

CONSULTANTS:

REVISIONS:
RE-ISSUED 10/27/14
RE-ISSUED 11/10/14
RE-ISSUED 11/19/14

ISSUED:	09/30/14
PROJECT No:	1410
DRAWN BY:	HWH
CHECKED BY:	HWH
SHEET TITLE:	ARCHITECTURAL SITE PLAN

A100