ZONING DATA:

ZONE: R6
LOT AREA: 2,890 SF
EXISTING BLD'G FOOTPRINT: 1,220 SF
PROPOSED BLD'G FOOTPRINT: 1,282 SF
LOT COVERAGE ALLOWED: 50%
LOT COVERAGE PROPOSED:
1,282 SF/ 2,890 SF = 45%
MAX. BUILDING HEIGHT: 45'-0"
PROPOSED BLD'G HEIGHT: 32'-8"

PROPERTY IS A NON-CONFORMING LOT

UPPER AREA EXPANSION
ON SECOND AND THIRD FLOOR IS
ALLOWABLE BASED ON EXISTING KNEE
WALLS HIGHER THAN 48" AFF
(THEREFORE SECT. 14-436 (b) DO NOT APPLY

NEW WORK AT UPPER LEVELS DO NOT EXCEED
THE LIMITS OF THE EXISTING BUILDING ENVELOPE

BUILDING AREA	
BASEMENT:	1,024 SF
1ST FLOOR:	1,108 SF
2ND FLOOR:	998 SF
OBSERVATION	

PROPOSED SITE PLAN

SCALE: 10-0" = 1'-0"

BUILDING PERMIT SET: DECEMBER 15, 2014

Reviewed for Code Compliance
Inspections Division
Portland, Maine
Date: 03/04/15

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Condominiums at:
HARKLEROAD RESIDENCE
47 HOWARD STREET
PORTLAND, MAINE 04101

PROPOSED SITE PLAN

REVISIONS	
DATE	12.15.2014
PROJECT	HARKLEROAD RESIDENCE
DRAWN BY	MLM/TJD
CHECK BY	MLM

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