

REVISIONS

LIAGGE RESIDENCE 45 TURNER ST.
 SOUTH ELEVATION PROPOSAL
 1/4" = 1'-0" 12 | 17 | 07



LELAND HULST
 ARCHITECTURAL SERVICES
 278 Spring Street / Portland, Maine 04102 / (207) 773-2843

DEC 2 07



LAGGE RESIDENCE
 EAST ELEVATION

49 TURNER ST.

PROPOSAL

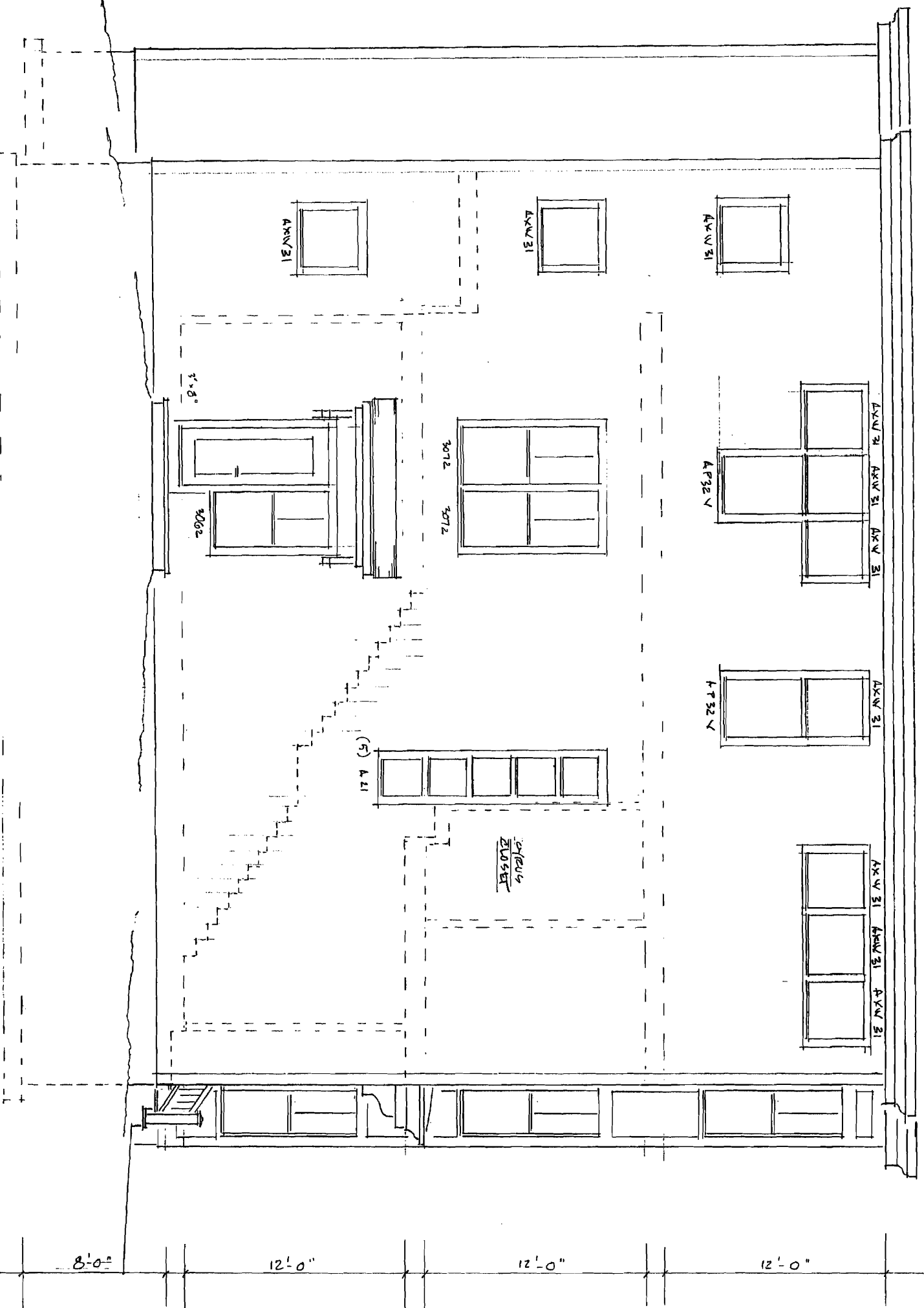
1/4" = 1'-0"

12 / 17 / 07



LELAND HULST
 ARCHITECTURAL SERVICES

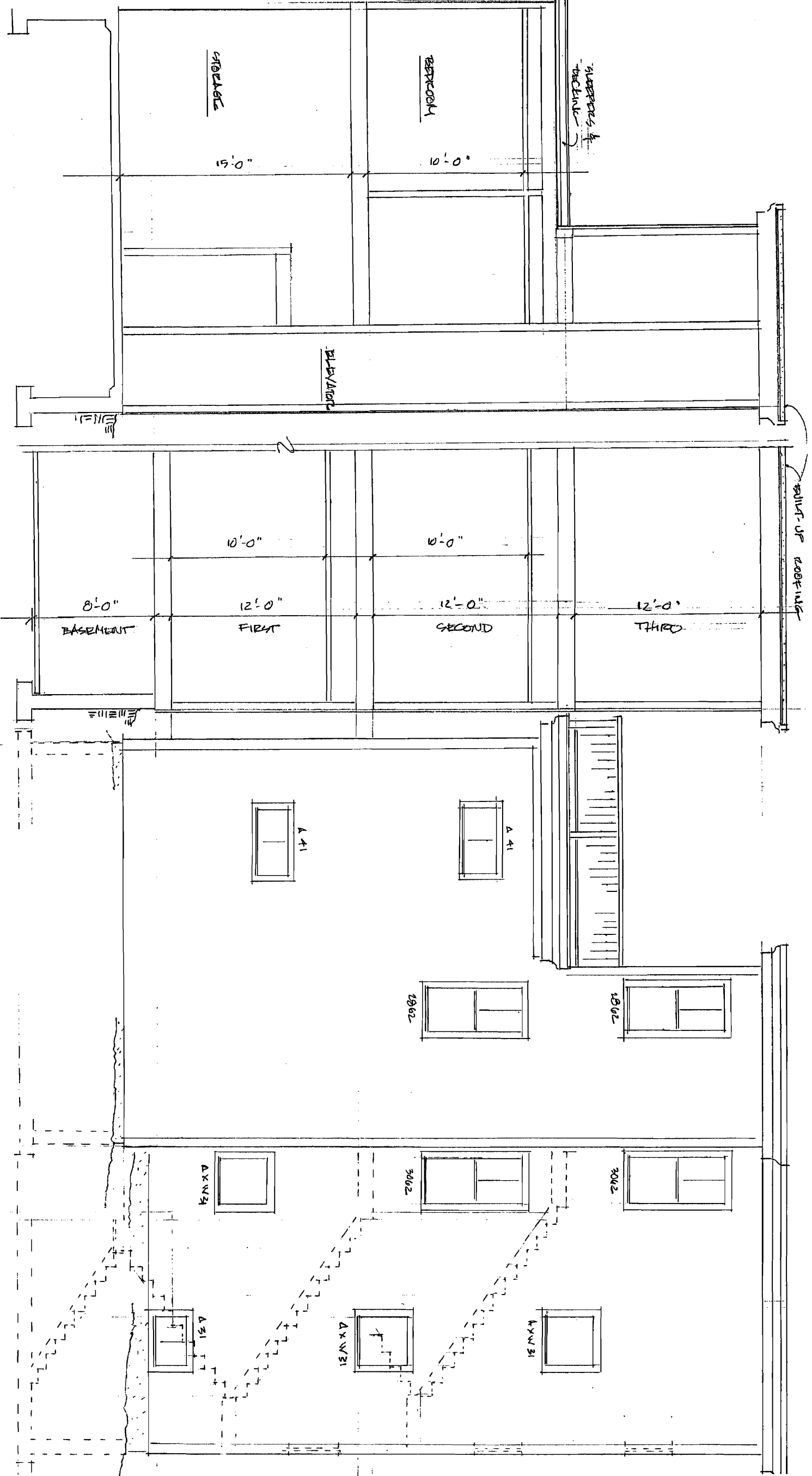
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LAGGE RESIDENCE 49 TURNER ST.
 WEST ELEVATION
 PROPOSAL
 12 | 17 | 07
 1/4" = 1'-0"



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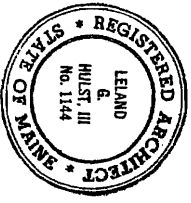
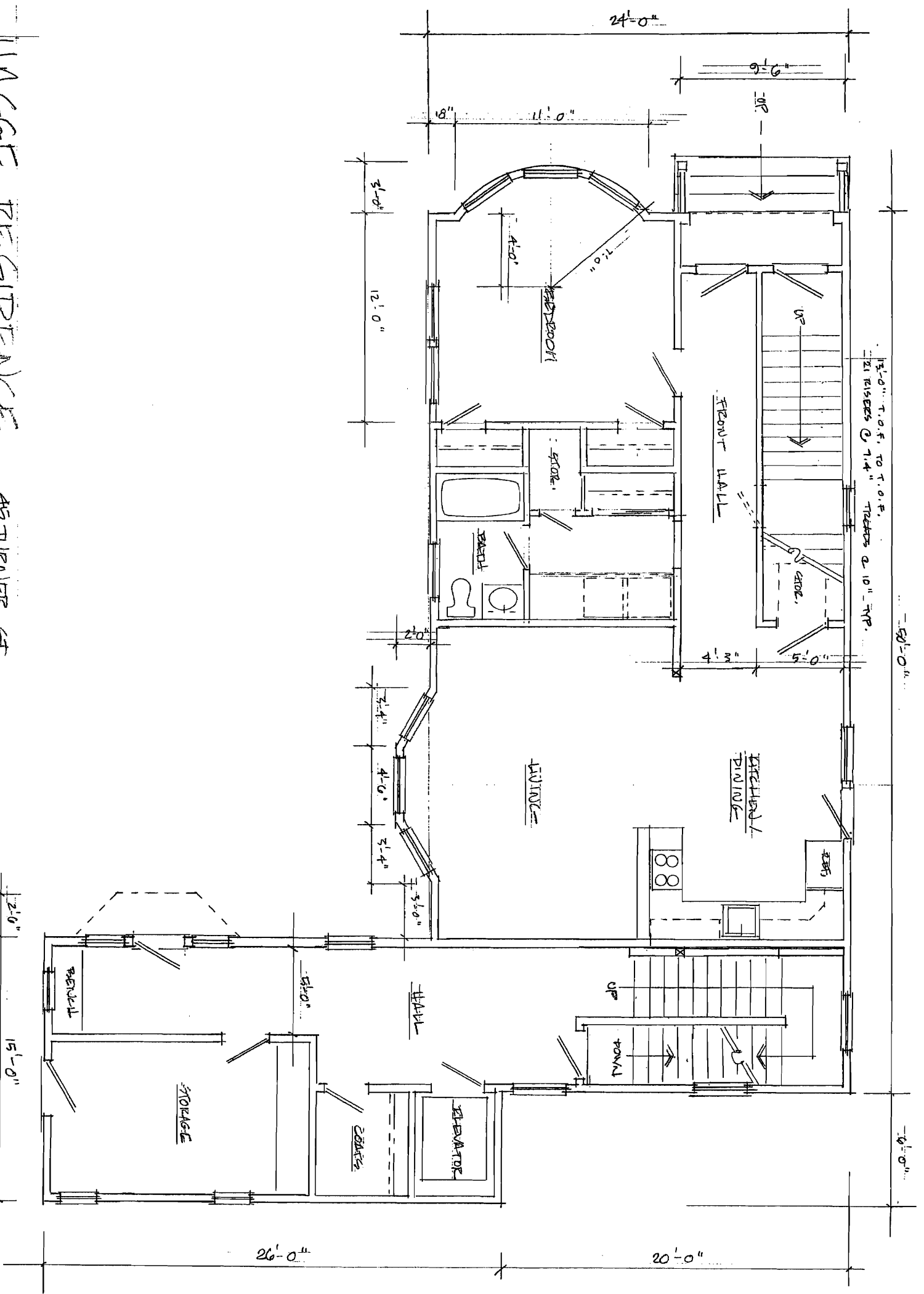
WEDGE RESIDENCE
 BUILDING SECTION
 1/4" = 1'-0"
 45 TREMUR ST.

NORTH ELEVATION
 1/4" = 1'-0"
 12 17 07



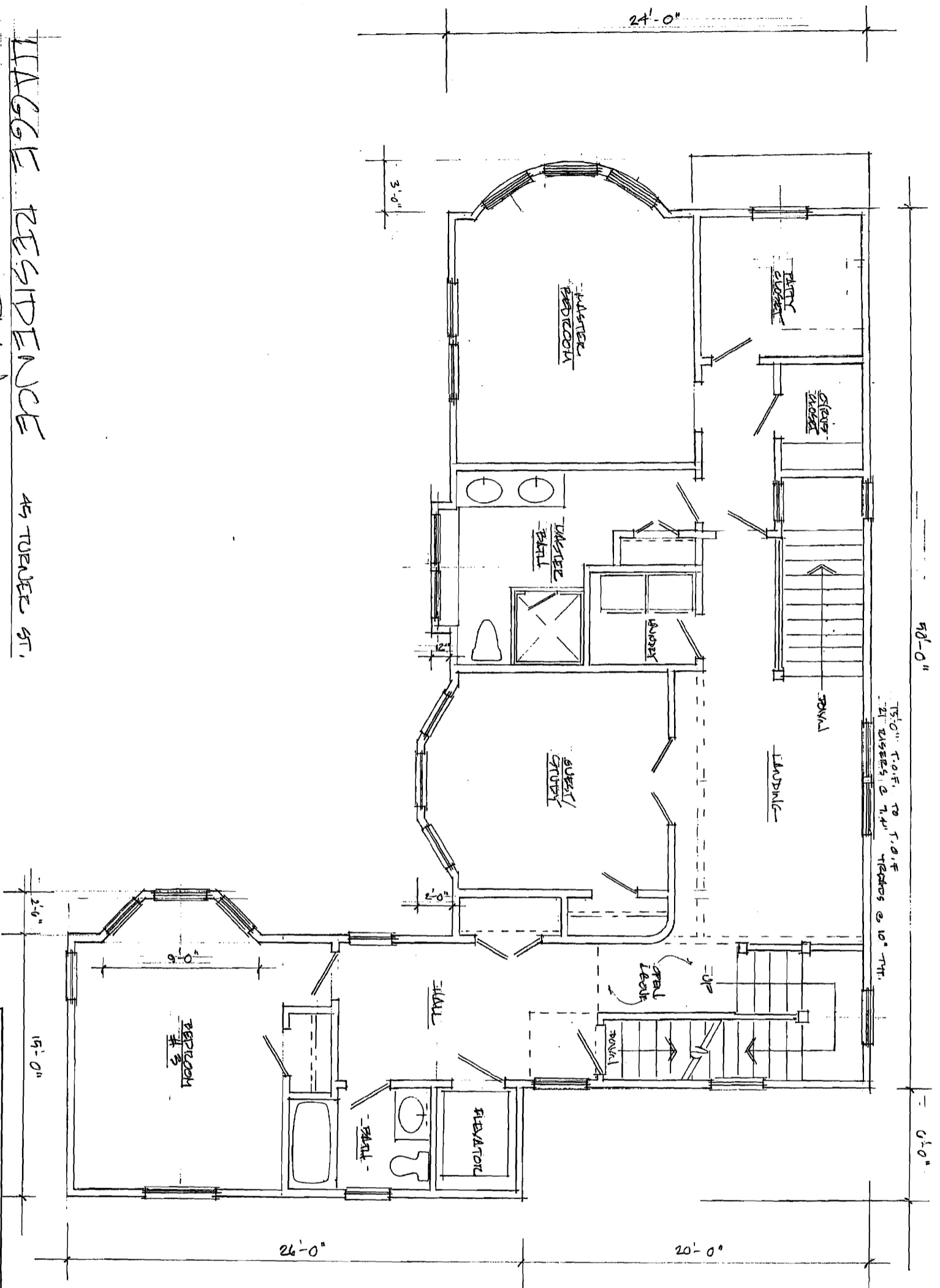
L E L A N D H U L S T
 A R C H I T E C T U R A L S E R V I C E S
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LAGGE RESIDENCE
 FIRST FLOOR PLAN
 PROPOSAL
 12/17/07
 ASTORVENER ST.



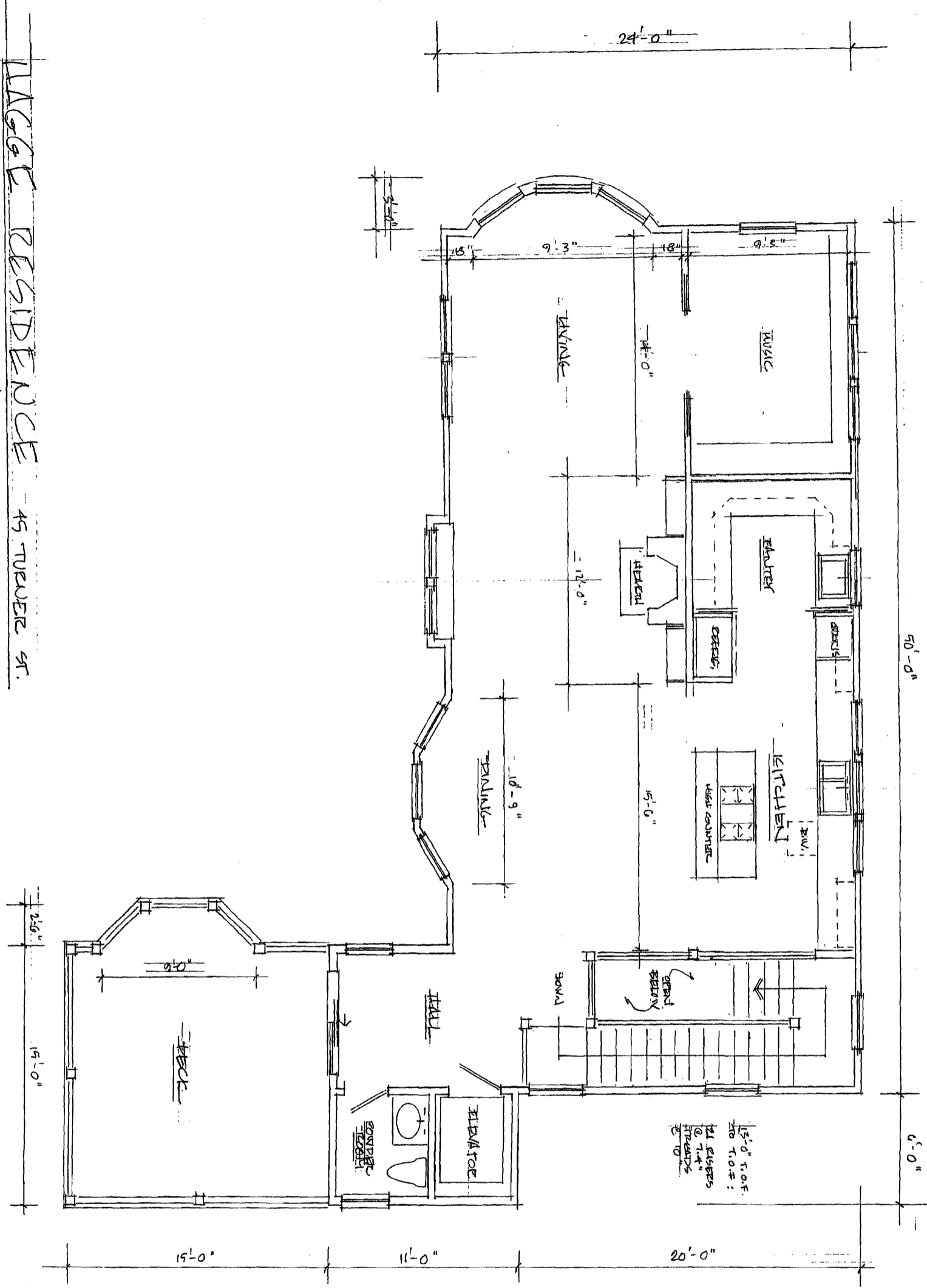
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LITTLE RESIDENCE
 SECOND FLOOR PLAN
 PROPOSAL
 12/17/07
 AS TOWNE ST.
 4" = 1'-0"



L E L A N D H U L S T
 A R C H I T E C T U R A L S E R V I C E S
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LAGGE RESIDENCE 45 TURNER ST.
 THIRD FLOOR PLAN REVISION
 12/17/07

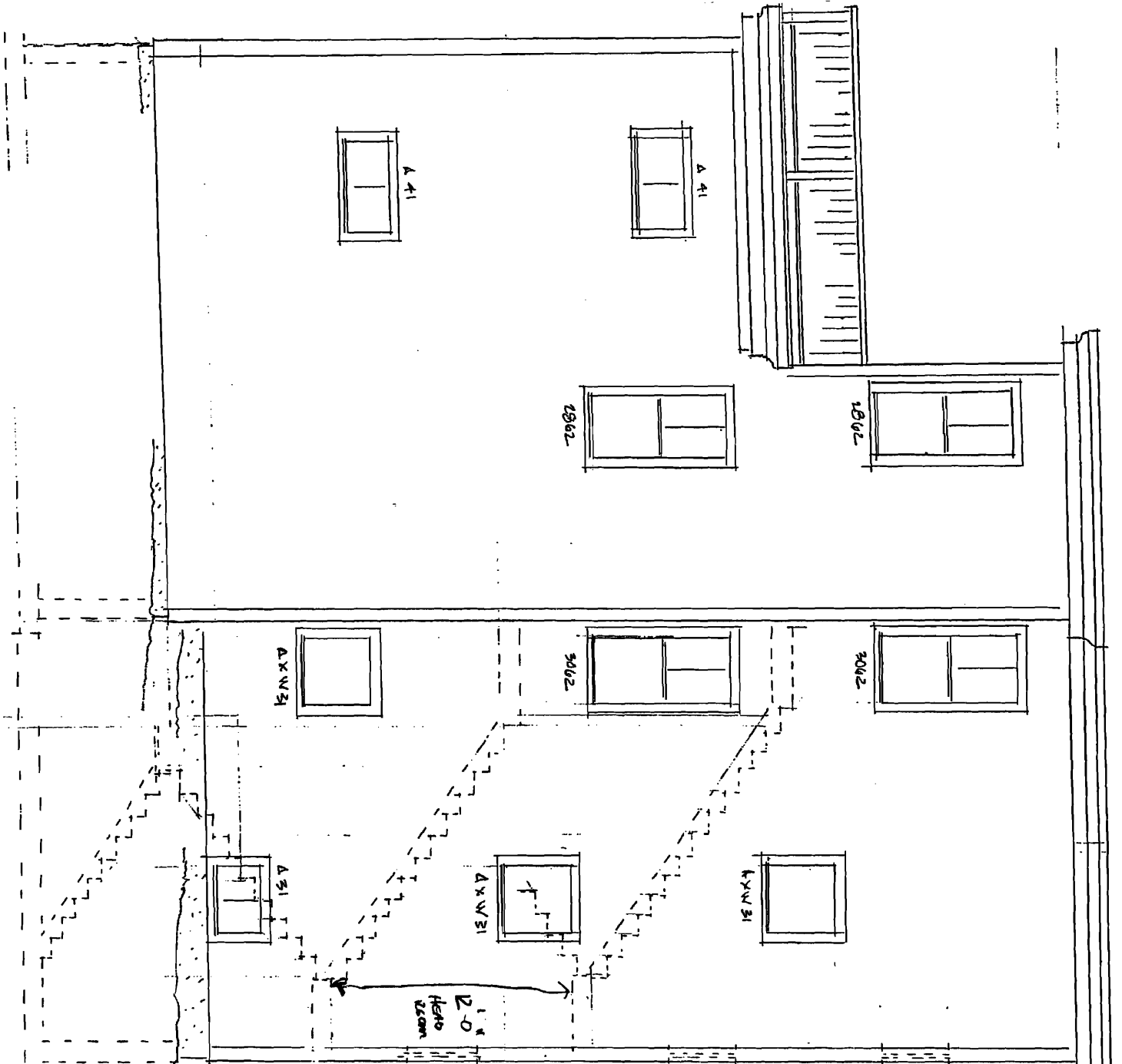


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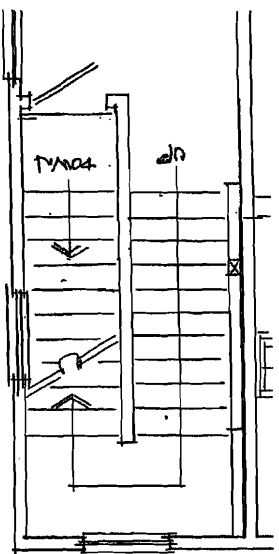
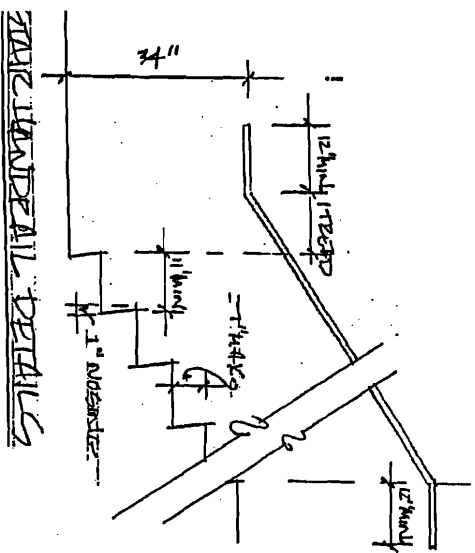
REAR STAIRS

NORTH ELEVATION
1/4" = 1'-0"

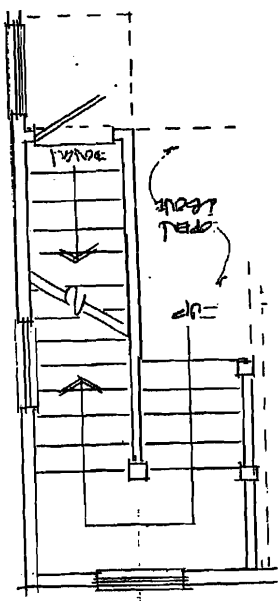
12 | 17 | 07



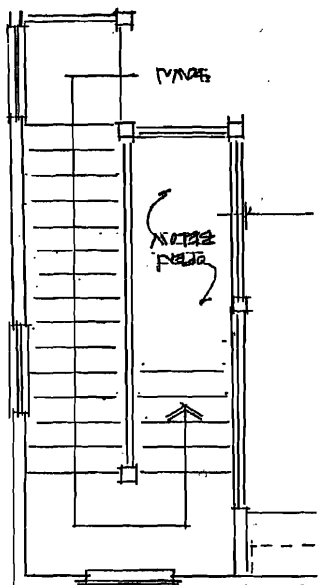
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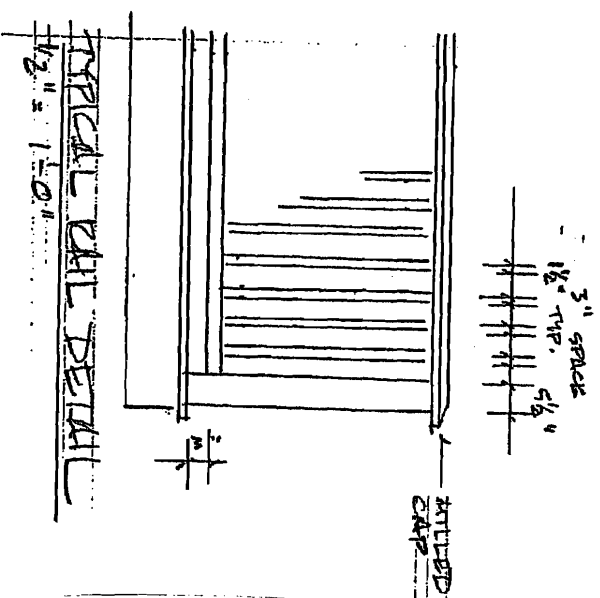
16'-0" T.O.F.
26 RISERS
@ 9.38"
TREADS
@ 16"

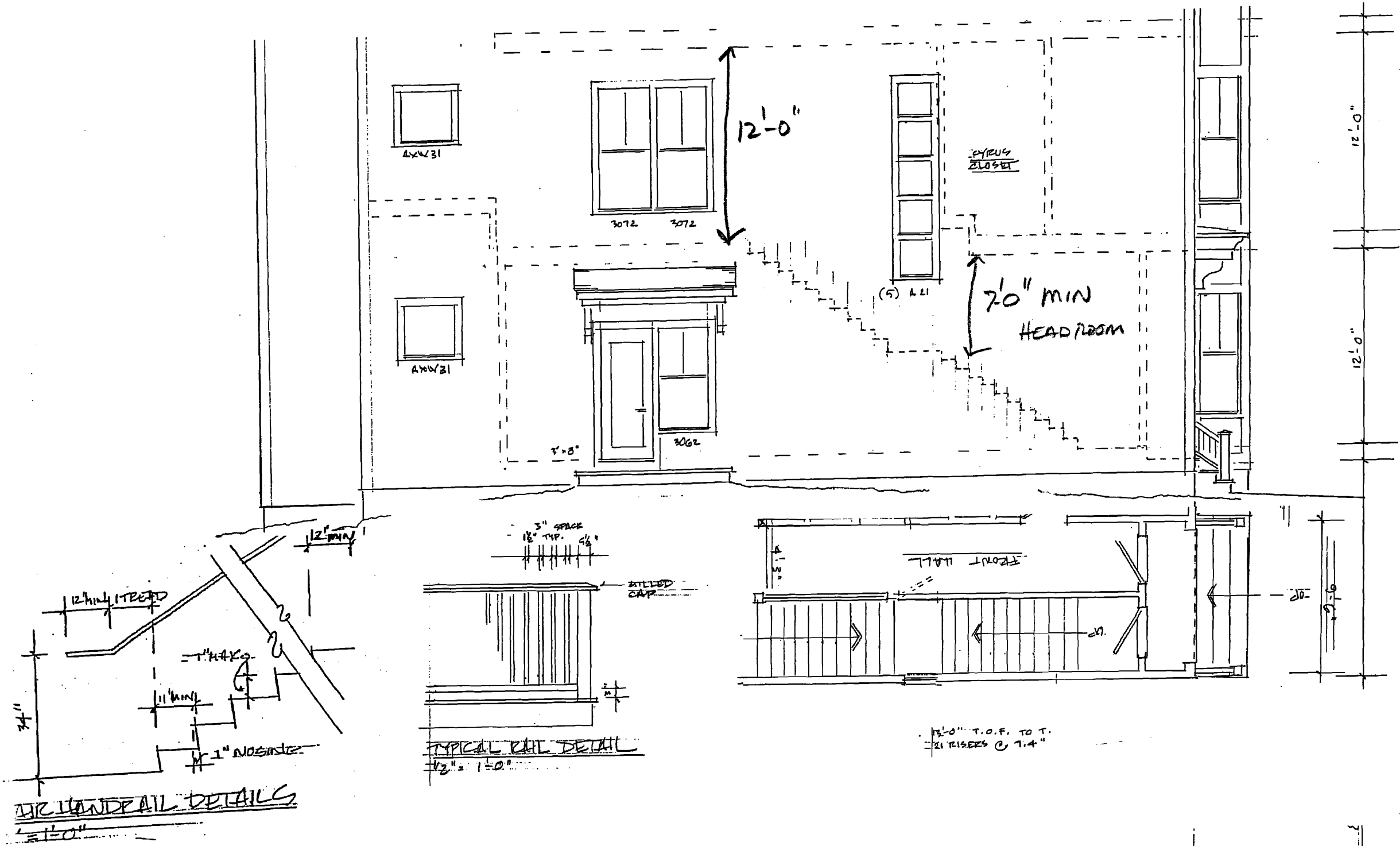


15'-0" T.O.F.
20 T.O.F.
21 RISERS
@ 14"
TREADS
@ 10"



15'-0" T.O.F.
20 T.O.F.
21 RISERS
@ 14"
TREADS
@ 10"





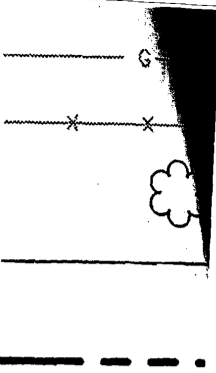
HAGGE RESIDENCE 49 TURNER ST.
 WEST ELEVATION PROPOSAL
 1/4" = 1'-0" 12 | 17 | 07

FRONT STAIR DETAILS



LELAND HULST
 ARCHITECTURAL SERVICES
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ND, MAINE APPLICATION



CTIONS OF ALL REGULATIONS ADMINISTERED

AL PLANS FOR EXACT LOCATIONS AND
ISE BUILDING DIMENSIONS, AND EXACT

CERTIFICATIONS REQUIRED BY CODES
ORMED PRIOR TO ANNOUNCED BUILDING

THE LOCATION AND/OR THE ELEVATION OF
IS BASED ON RECORDS OF THE VARIOUS
MENTS TAKEN IN THE FIELD. THIS
ACT OR COMPLETE. THE CONTRACTOR
DIG SAFE. IT SHALL BE THE
ALL EXISTING UTILITIES WHICH CONFLICT WITH
IS.

IF PARAMOUNT IMPORTANCE TO THE OWNER
ING WITH ALL EROSION CONTROL MEASURES
ROL MEASURES SHALL BE INSTALLED IF
E OWNER OR THEIR REPRESENTATIVES AT NO

RE FOR GENERAL INFORMATION ONLY. THE
CHEDULES BASED UPON HIS PLAN REVIEW.
Y THE CONTRACTOR PRIOR TO ORDERING

L CONFORM TO THE CITY OF PORTLAND

ELOPED AND USED ONLY AS DEPICTED ON
IES OF THE PLAN AND ALL
RNING THE DEVELOPMENT AND USE OF THE
PLANNING AUTHORITY PROCEEDINGS ARE
THE CONDITIONS OF APPROVALS IS
MITTED TO AND APPROVED BY THE

9. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS
NOTED ON THE PLANS:

GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE
REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION
SPECIFICATIONS 609.03 AND 609.04

10. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF
CURB OR FACE OF BUILDING.

11. BUILDING SUMMARY: PROPOSED 4,549 S.F.

12. ZONING DATA

R-6 RESIDENTIAL (SEE SECTION 14-139(2))
PER SECTION 14-139(2) THE PROPOSED SITE IS A LOT OF RECORD
PRIOR TO 01/01/05 AS RECORDED AT THE C.C.R.D. 11/05/1995 BOOK
12198, PAGE 262.

<u>SPACE AND BULK REGULATIONS</u>	<u>REQUIRED</u>	<u>ACTUAL</u>
MINIMUM LOT AREA	NONE	5,512 S.F.
MINIMUM LOT WIDTH	NONE	72.88'
MINIMUM PRINCIPAL STRUCTURE HEIGHT	2 STORIES	3 STORIES
MAXIMUM PRINCIPAL STRUCTURE HEIGHT	45'	44'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	<10'	3'
EAST SIDE YARD	15'	15.99'
WEST SIDE YARD	NONE	9'

ABUTTING HEIGHT CALCULATIONS;

ABUTTING HOUSE HEIGHT	30'	
ABUTTING HOUSE SIDE YARD	14.2'	
PROPOSED BUILDING HEIGHT	44'	30 + 44 = 74
PROPOSED SIDE YARD	9'	74 - 5 = 69
COMBINED BUILDING HEIGHT	74'	
MINIMUM SEPARATION (COMBINED HEIGHT / 5)	14.8'	14.8' min

REAR YARD

ABUTTING HEIGHT CALCULATIONS;

ABUTTING HOUSE HEIGHT	29'	
ABUTTING HOUSE SIDE YARD	15.3'	
PROPOSED BUILDING HEIGHT	44'	29 + 44 = 73
PROPOSED SIDE YARD	12' → ?	
COMBINED BUILDING HEIGHT	73'	
MINIMUM SEPARATION (COMBINED HEIGHT / 5)	14.6'	27.3'

14-139(2)F - OPEN SPACES REQUIREMENT

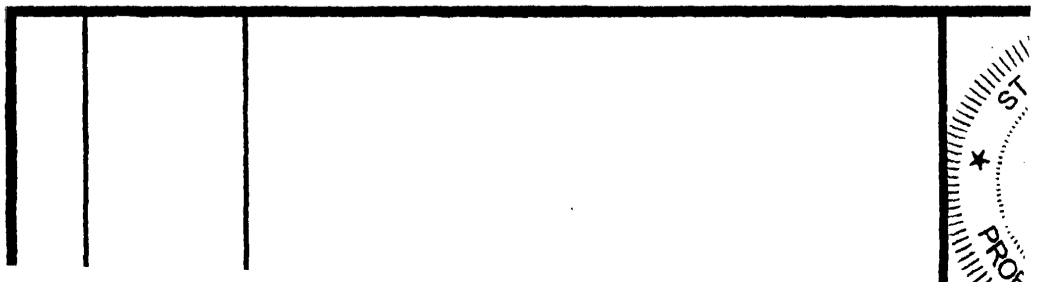
-DESIGNATED OPEN SPACE 24'X24' OR 576 SF OR 10.44% OF
LOT.

-1 EXTERIOR DECK 15'X15' OR 225 SF.

14-139(2)H - MINIMUM LAND AREA PER DWELLING ~725 SF. ACTUAL
PROVIDED IS 2,756 SF PER DWELLING UNIT.

OFF STREET PARKING (SECTION 14-1401)

PARKING STALL DIMENSION	9'x18'	9'x18'
# OF SPACES	2	2

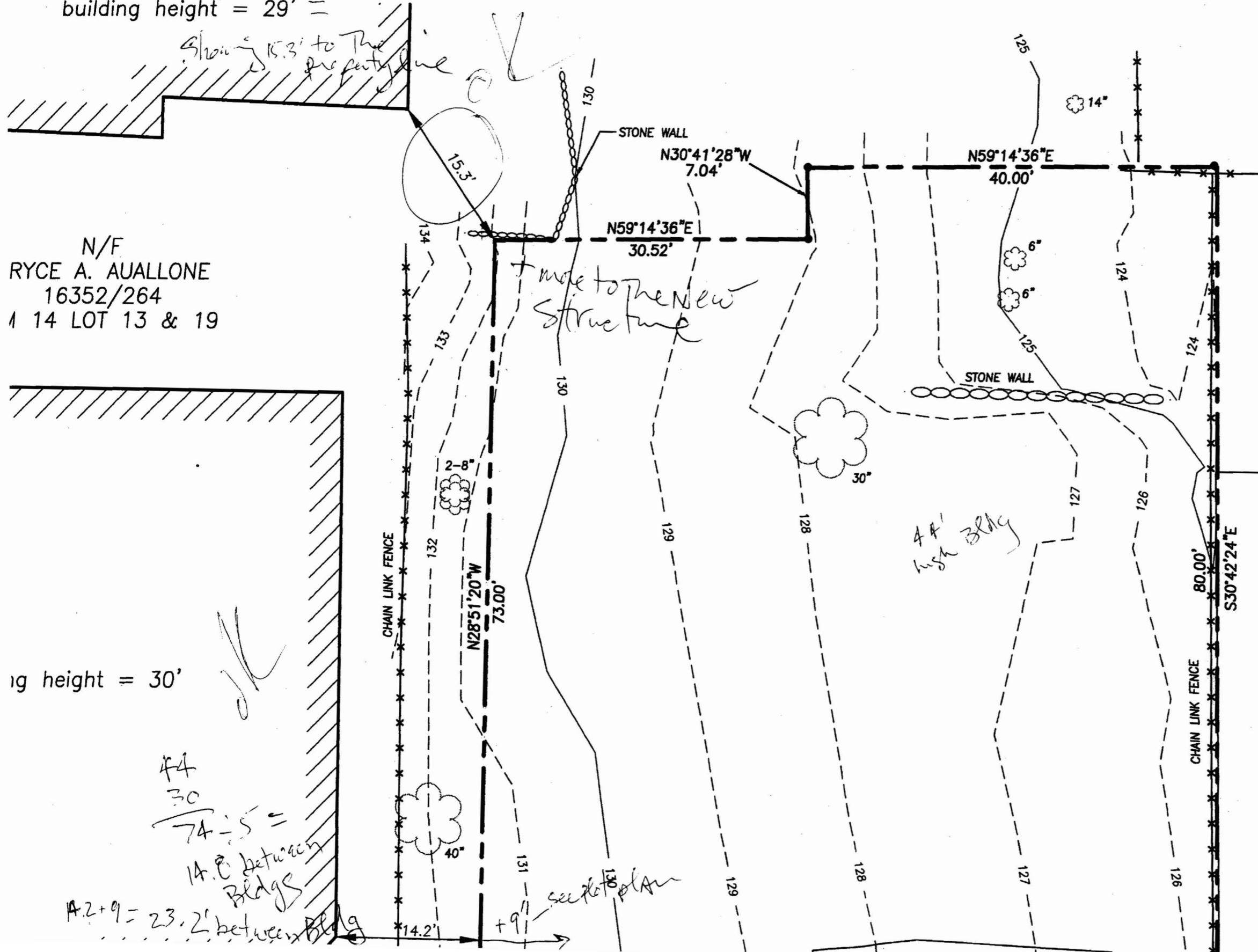


KNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE
PREPARED BY MY DIRECT SUPERVISION AND THAT I AM A DULY

N/F
ERICK & CHRISTINE PEDERSON
16698/259
TM 14 LOT 11

$\frac{44}{29} = 1.517$
 $\frac{73}{5} = 14.6$

building height = 29' =



N/F
RYCE A. AUALLONE
16352/264
1 14 LOT 13 & 19

ig height = 30'

$\frac{44}{30} = 1.467$
 $\frac{74}{5} = 14.8$
14.8 between Bldgs

$14.2 + 9 = 23.2$ between Bldg

N/F
RAYMOND & KAREN ST. PIERRI
19561/279
TM 14 LOT 16

building height = 27'

$\frac{44}{27} = 1.629$
 $\frac{71}{5} = 14.2$
between bldgs
Showing A 15.99' to just property line
OK