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1 SITE LOCATION - MARKED IN RED
SCALE: 1" = 50'

NEW HOUSE

PROJECT INFORMATION

Client: Craig Bramley & Kim Simmons
Architect: Kaplan Thompson Architects
Contractor: Redfern Properties
Site legal description: CCRD Plan Book 211, Page 17
Project Address: 71 Quebec Street, Portland, ME, 04101,

ZONING INFORMATION

Zoning: R6
Min. Allowable Lot size: 4,500 SF
Actual Site Area: +/- 4,519 SF (+/- 0.10 acre)
Min. Front Yard Setback: 10'-0" (but need not exceed the average depth of front yards on either side of the lot)
Min. Side Yard Setback: 10'-0" (per 3-storey building)
Min. Rear Yard Setback: 20'-0"
Max. Allowable Building Height: 45'-0" (to mid point of pitched roof)

Applicable Building Codes: IRC 2009 IEC 2009 NFPA -101 2009

PROPOSED STRUCTURE

Proposed Occupancy: Single Family Residential

Proposed Floor Area:

525 sf	1st. floor
1,295 sf	2nd. floor
1,080 sf	3rd. floor
400 sf	Half-story
3,300 sf	Total conditioned floor area

350 sf	Garage (unconditioned)
135 sf	Storage (unconditioned)
3,785 sf	Total Floor Area of Structure (gross)

Proposed Sprinkler: NFPA 13D throughout

Proposed Elevator: Residential, 3-stop

Attached Garage: Yes

Proposed Building Height: 3-Storeys (plus an additional Half-story above per Section 14-47)
A half story "... is a story situated under a sloping roof, the area which at a height four (4) feet above the floor does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment or dwelling unit."