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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

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

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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."

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LICENSED ARCHITECT
PHILIPPE J. KAPLAN
No. 2567
STATE OF MAINE

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

PROJECT: NEW HOUSE, FOR CRAIG BRAMLEY & KIM SIMMONS, AT 71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: COVER SHEET

DATE: OCTOBER 06

REVISED: