LOT COVERAGE-EXISTING:

HOUSE FOOTPRINT = INCLUDES STORAGE ROOM	1,481 s.f.
COVERED DECKS =	72 sq ft
GRAVEL DRIVEWAY =	921 sq ft
BULKHEAD =	32 sq ft
EXISTING FRONT STEPS, SIDE PORCH & CONCRETE COVERED AREAS @ WILSON AND MUNJOY STREETS =	149 s.f.
TOTAL =	2,655 s.f.
EXISTING COVERAGE	87.4%
ALLOWABLE COVERAGE	60%

OPEN SPACE EXISTING: 20% min.

TOTAL LOT SIZE =	3,037 s.f.
PLANTING AREA =	378 sq ft
EXISTING OPEN SPACE =	12.4 %

1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

LICENSED ARCHITECT CALEB M. JOHNSON NO. 2919 STATE OF MAINE

PERMIT SET

EXISTING SITE PLAN

SP-01

GRISANTI - MUNJOY ST

SUSAN GRISANTI
60 MUNJOY ST PORTLAND ME 04101

DRAFTSPERSON: Michael Chestnutt
DATE OF ISSUE: 1/25/2018
PROJECT STATUS: PRELIMINARY DESIGN

CONSULTANTS:
#STRUCTURAL ENGINEER:
#STRUCTURAL INTEGRITY - CONSULTING ENGINEERS, INC
#FIRE CONSULTANT: PORTLAND, ME 04101
#AARON JONES

SUBMISSIONS:

ISSUE	DATE

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER	DESCRIPTION
A.X	CHNX	

STUDIO MANAGER:

PROJECT ARCHITECT:

CALEB JOHNSON ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 0400.
T: 207.283.8777 F: 207.283.8778
C.J.A.B.M

Reviewed for Code Compliance Inspections Division
Approved Plans Required
Date: 01/25/18

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/Grisanti Munjoy St/1 DESIGN/DRAWINGS/5 CD/ARCHICAD/Grisanti CD NEW EXIT STAIR OPTION 2 4.27.17.pln