Reviewed for Code Compliance
Inspections Division
Approved with Conditions
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MARK MUELLER ARCHITECTS A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rfi@muellerarchitects.com

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ZONING DATA:

ZONE: IR2
LOT AREA: 29,694 SF
EXISTING BLD'G FOOTPRINT (INCLUDES EXTERIOR STAIRS, DECKS & SHED): 1,633 SF
PROPOSED BLD'G FOOTPRINT (INCLUDES EXTERIOR STAIRS, DECKS & SHED): 2,267 SF
LOT COVERAGE ALLOWED: 20%
LOT COVERAGE EXISTING: 1,633 SF/ 29,694 SF = 5.5%
LOT COVERAGE PROPOSED: 2,267 SF/ 29,694 SF = 7.6%
LOT COVERAGE INCREASE: 2.1%
MAX. BUILDING HEIGHT: 35'-0"
PROPOSED BLD'G HEIGHT: 25'-6"

EXISTING BUILDING AREA

BASEMENT:	0,000 SF
1ST FLOOR (HEATED):	1,216 SF
1ST FLOOR-DECKS/STAIRS:	417 SF
2ND FLOOR (HEATED):	737 SF
2ND FLOOR-DECKS/STAIRS:	0,000 SF
	2,370 SF

PROPOSED BUILDING AREA

BASEMENT:	0,000 SF
1ST FLOOR (HEATED):	1,453 SF
1ST FLOOR-DECKS/STAIRS/SHED:	814 SF
2ND FLOOR (HEATED):	741 SF
2ND FLOOR-DECKS/STAIRS:	0,000 SF
	3,008 SF

SITE PLAN

SCALE: 1" = 20'- 0"

GREAT DIAMOND ISLAND

ZAJKOWSKI ISLAND RESIDENCE

AUGUST26, 2015

40 SPRING AVENUE