

ROSEN-NEWTON HOUSE



PROJECT INFORMATION

Clients: Cornerstone Building and Restoration
 Contractor: Cornerstone Building and Restoration
 Map/Lot: 089-431 B002
 Project Address: 10 Island St. Portland, ME

ZONING INFORMATION

Zoning: R-3 Residential +Shoreland Zone
 Minimum Lot Size: 5,000 SF per 14-433 (a)1
 Actual Site Area: 6,742 +/- SF
 Min. Front Yard Setback: 25'-0" or Average adjacent yards
 Min. Rear Yard Setback: 25'-0"
 Min. Side Yard Setback: 8'-0" one side, 24'-0" min building width, per 14-90(d)3

Max. Lot Coverage: 35%
 Actual Lot Coverage: <15%
 Max. Building Height: 35'0"
 Actual Building Height: 29'-5"
 Building Code: MUBEC/IRC 2009
 Occupancy: Single Family Residential
 Sprinkler System: NFPA 13D

PROPOSED STRUCTURE

Proposed Occupancy: Single Family
 Proposed Building Height: 2-Story
 Proposed Floor Area: 1,578 SF



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