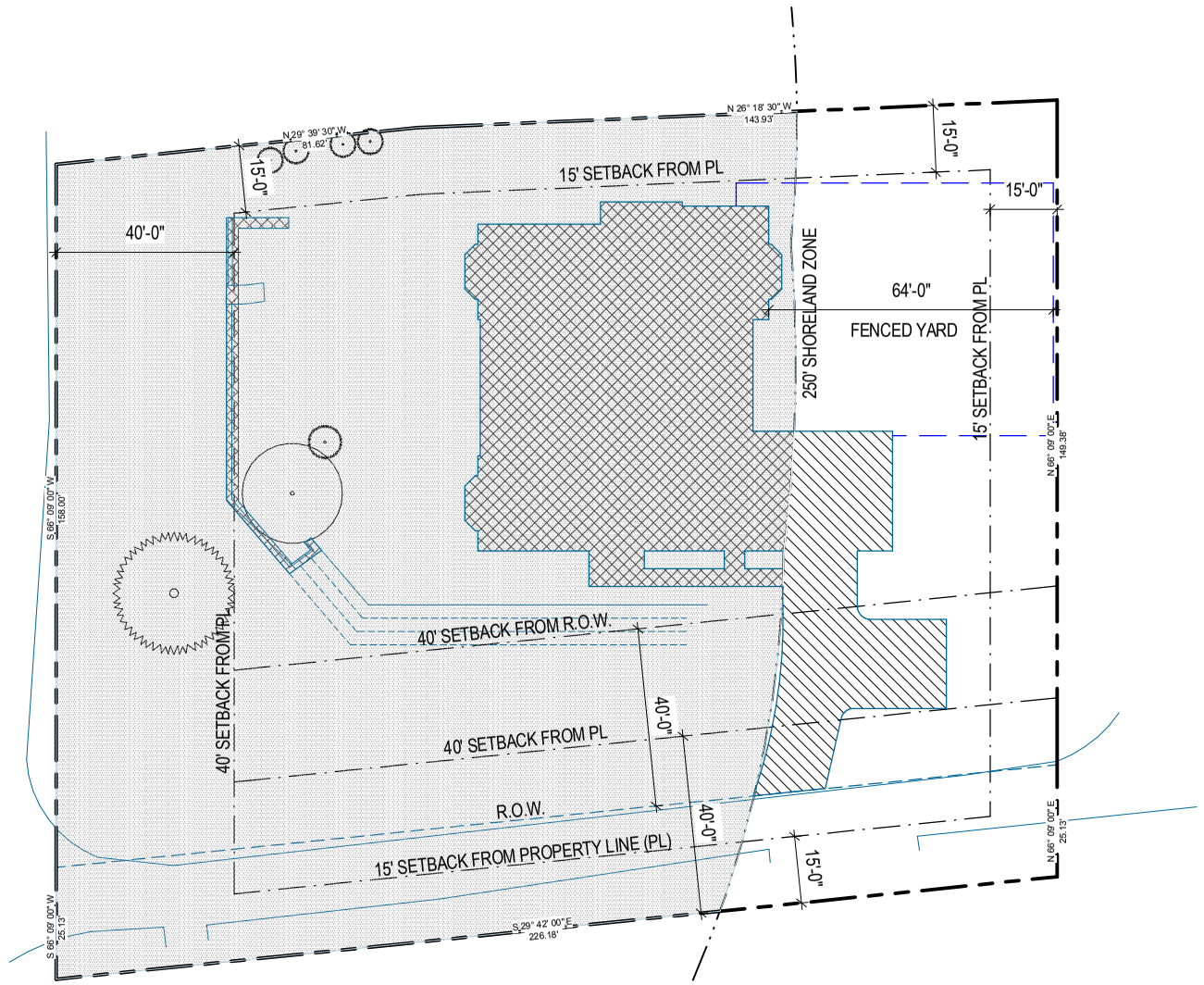
ZIGER/SNEAD
1319 PAKULA
PAKULA BUILDING DATA
12.10.2014

	Royal River Survey Quantities	
Area:		
Lot Coverage:		
Total property	40578.00	
Permitted percentage 20%	0.20	
R-2 permitted coverage	**8115.60**	
Shoreland Zone Review:		
Shoreland Zone (SLZ) area	29401.00	
Permitted percentage 20% of non-vegetated	0.20	
SLZ permitted coverage	**5880.20**	**TARGET SF**
CONTRIBUTING NON-VEGETATED AREA IN SLZ:		
Note:		
Bird's Nest Lane (BNL) understood to be non-contributing and existing gravel draive from BNL removed		
HOUSE/SITE DESIGN AS DEPICTED (OPTION 1A):		
Existing Hardscape: stone sitewalls	248.00	
Subtotal	**248.00**	
House as depicted (items or portion of items in SLZ):		
Building - non-vegetated:		
First Floor (portion)	4476.00	
West Porch	291.00	
East Porch	237.00	
Front Porch	50.00	
Basement Stair	80.00	
Subtotal	**5134.00**	
Hardscape - non-vegetated:		
Walkway from drive to entry	193.00	
Drive (shifted from SLZ)	0.00	
Subtotal	**193.00**	
Total - impervious, non-vegetated in SLZ	**5575.00**	**DESIGN SF**
Surplus impervious	**305.20**	**SURPLUS SF**



OPTION#1A
BIRD'S NEST LANE EVALUATED AS NON-CONTRIBUTING (0%) TO S.O.D. - SLZ

THIS OPTION EVALUATES THE SITE WITH THE UNDERSTANDING THAT THE TOWN OF SCARSBOROUGH DOES NOT CONSIDER THE AREA OF BIRD'S NEST LANE AS CONTRIBUTING TO THE CALCULATION OF 20% IMPERVIOUS, NON-VEGETATED TO THE S.O.D..
THIS UNDERSTANDING IS BASED ON 12.2014 REVIEW WITH BRIAN LONGSTAFF (SCARBOROUGH ZONING) AND GREG LANOU (WRIGHT-RYAN HOMES)

THE BUILDING ASSEMBLY IS SHIFTED 17' TO THE EAST FROM THE CONCEPT DESIGN TO BE IN COMPLIANCE FOR IMPERVIOUS, NON-VEGETATED AREA.

PAKULA RESIDENCE - Z/S PN 1319
12.10.2014

AREA EVALUTED AS S.O.D (SLZ)

CONSTRUCTION
CONTRIBUTING AREA TO IMPERVIOUS, NON-VEGETATED IN S.O.D (SLZ)

CONSTRUCTION
OUTSIDE OF S.O.D. (SLZ)
NON-CONTRIBUTING

OPT#1A - SITE PLAN 17' SHIFT - BIRD'S NEST LANE 0%
0 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"
1 OPT#1A

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PAKULA RESIDENCE

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PROUTS NECK, MAIN

BLACK POINT ROAD & BIRD'S NEST LANE
PROUTS NECK, MAINE

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SCHEMATIC DESIGN DECEMBER 10, 2014
PROJECT NUMBER: 1319

SITE OPTION

OPT#1A