



NOTE:

1. SIDE YARD SETBACKS BASED UPON 2-STORY STRUCTURE (SEC.14-90(D)3A).
2. PER ARCHITECTURAL FOUNDATION PLAN, LOT 14 TOP OF FOUNDATION WALL EL: 55.27'
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "ISSUED FOR CONSTRUCTION" STROUDWATER PRESERVE SET, MOST RECENT VERSION. IN CASES WHERE CONFLICTS OCCUR BETWEEN LEVEL 1 & "ISSUED FOR CONSTRUCTION" SET, LEVEL 1 SHALL SUPERSEDE.

DATUM REFERENCE NOTE:

ELEVATION AND CONTOUR INFORMATION BASED ON NAVD 88. TO CONVERT THE ELEVATION DATA TO NGVD 1929 DATUM, ADD 0.70 FEET TO THE NAVD 88 VALUE.

BASEMENT STORY CALC

AVERAGE GRADE: $(54.85' + 48.75' + 48.00' + 54.85') / 4 = 51.61'$
BASEMENT MIDPOINT: $47.77' + 3.75' = 51.52'$

*BASEMENT NOT CONSIDERED A STORY

[illegible]

DRAWING NAME: LOT 14 (72 BLACK SPARROW DRIVE)

PROJECT NAME:
LEVEL 1 MINOR RESIDENTIAL APPLICATION
STROUDWATER PRESERVE – 1700 WESTBROOK STREET

CLIENT/OWNER: **STROUDWATER DEVELOPMENT PARTNERS, LLC**
ONE CITY CENTER, PORTLAND ME 04101



PO BOX 3372
PORTLAND, MAINE 04101
(207) 775-2655

FILE:	CML_1079N
JN:	1079
SCALE:	AS NOTED
DESIGN BY:	OJD
DRAWN BY:	FRT
CHECKED BY:	WHS/PEH

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

DRAWING NO.

C-01