

UPPER A STREET

EXISTING 52 SF
FRONT ENTRY STAIR/PORCH
TO BE REMOVED.
(33 SF WITHIN
FRONT YARD SETBACK)

NET ADDITIONAL
PORCH AREA
45 SF

PROPOSED
PORCH
156 SF
TOTAL

CONFIRMING AREA
OF PROPOSED
PORCH 78 SF

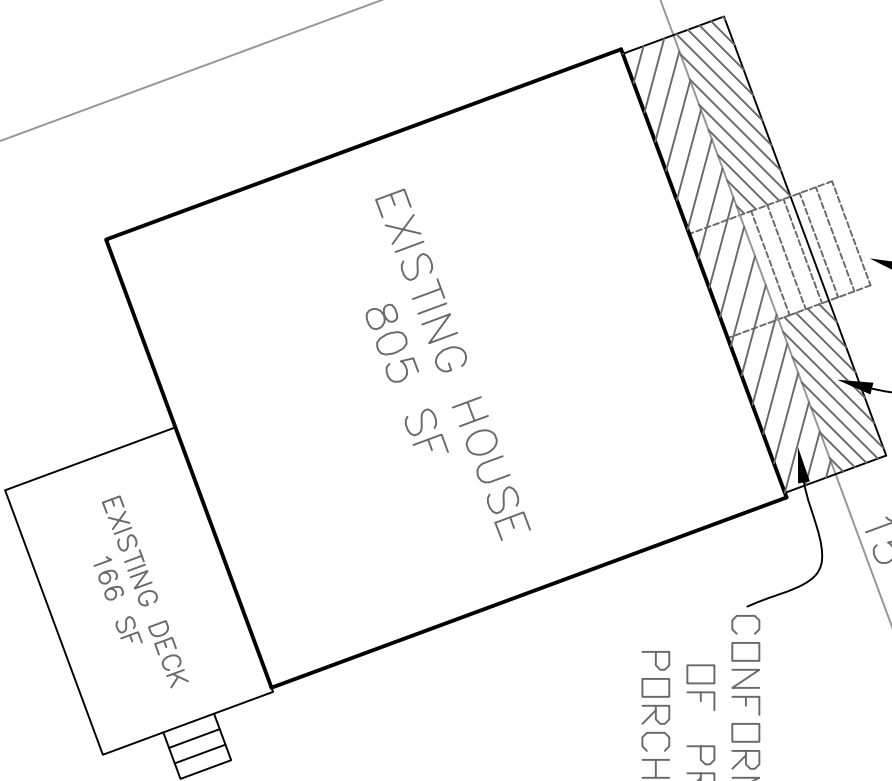
FRONT PORCH AREA CALCULATIONS:

PROPOSED PORCH AREA	156 SF
CONFIRMING AREA OF PORCH	-78 SF
AREA OF EXISTING STAIRS/PORCH WITHIN FRONT YARD SETBACKS TO BE REMOVED	-33 SF

NET ADDITIONAL PORCH AREA,
ALLOWED PER SECTION 14-425 = 45 SF

SET BACK OF
ADJACENT PROPERTY
IS 20'-0"

ADJACENT
LOT



LOT COVERAGE CALCULATIONS:

EXISTING LOT 13500 SF X(.20)=2700 SF ALLOWABLE	
EXISTING HOUSE	805 SF
EXISTING FRONT PORCH & STAIR	52 SF
EXISTING BACK DECK & STAIR	186 SF
EXISTING SHED	159 SF
TOTAL EXISTING FOOTPRINT	= 1188 SF
REMOVE EXISTING FRONT PORCH/STAIR	-52 SF
PROPOSED FRONT PORCH	+ 156 SF
TOTAL PROPOSED FOOTPRINT	= 1286 SF

CITYVIEW, LLC
61 UPPER A STREET
PEAKS ISLAND, MAINE
CBL# 87-11-32
(13500 SF)

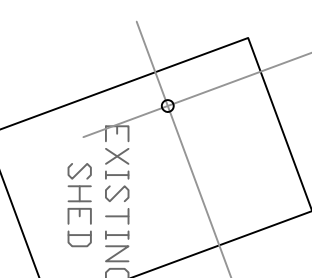
SET BACK OF
ADJACENT PROPERTY
IS 10'-0"

15' overageed setback

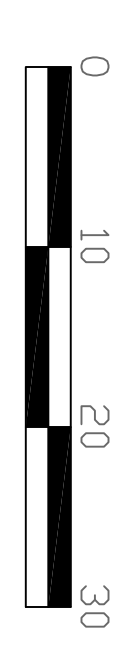
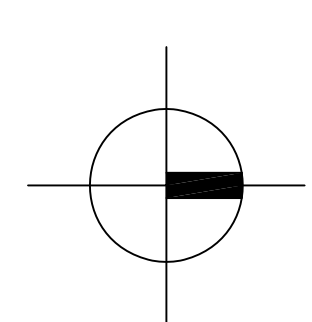
side yard setback

side yard setback

rear yard setback



ADJACENT
LOT



A Site Plan
3/32" = 1'-0"

Rachel Conly
Architectural Design
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

Proposed Site Plan

Cityview LLC
61 Upper A St.
Peaks Island, ME.
04108

DATE	11.29.13	REVISED	
SCALE	3/32" = 1'-0"	DRAWN BY	Harvey
NOTES			

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