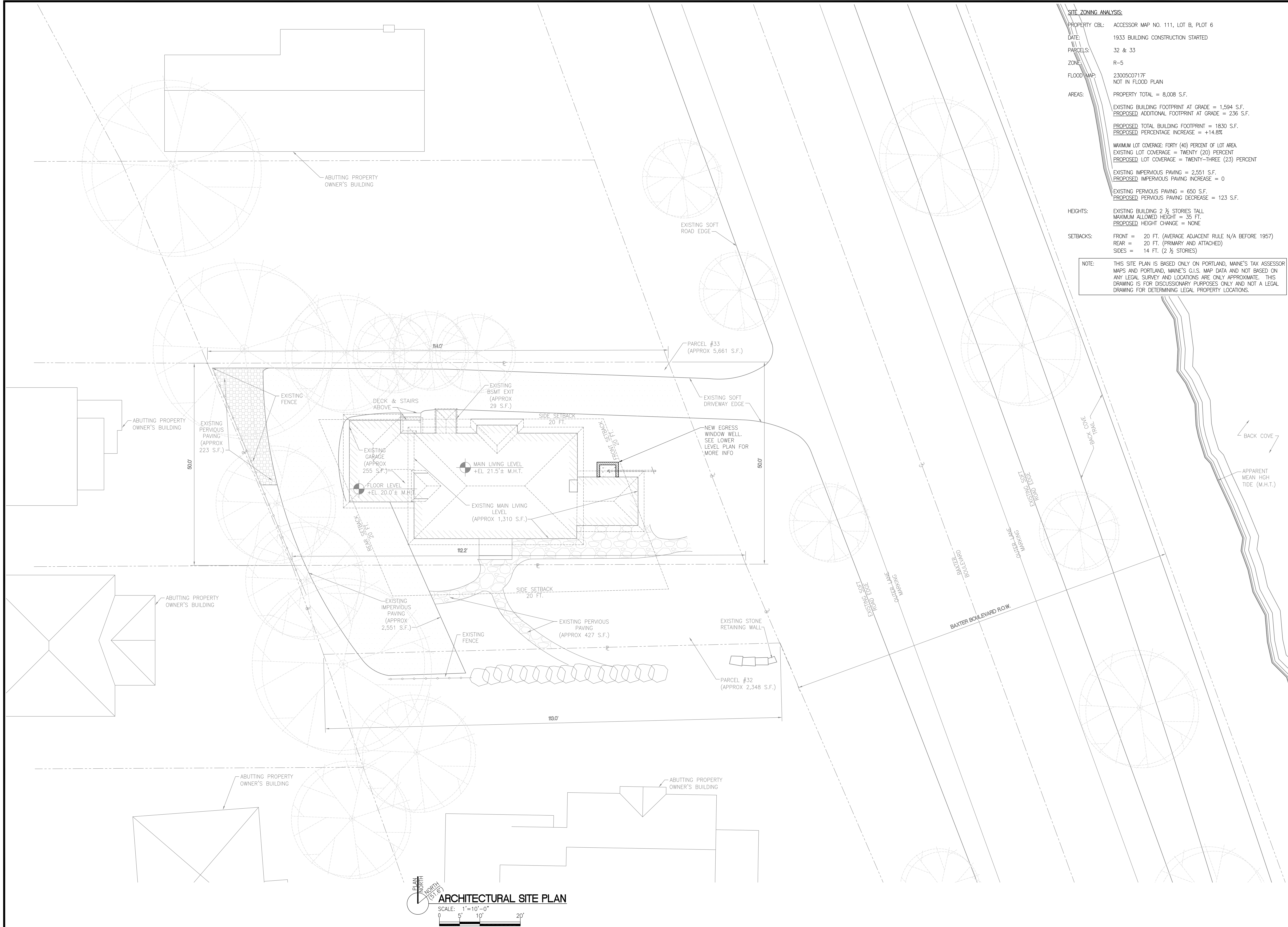


**SITE ZONING ANALYSIS:**  
 PROPERTY CBL: ACCESSOR MAP NO. 111, LOT B, PLOT 6  
 DATE: 1933 BUILDING CONSTRUCTION STARTED  
 PARCELS: 32 & 33  
 ZONE: R-5  
 FLOOD MAP: 23005C0717F  
 NOT IN FLOOD PLAIN  
 AREAS:  
 PROPERTY TOTAL = 8,008 S.F.  
 EXISTING BUILDING FOOTPRINT AT GRADE = 1,594 S.F.  
 PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 236 S.F.  
 PROPOSED TOTAL BUILDING FOOTPRINT = 1830 S.F.  
 PROPOSED PERCENTAGE INCREASE = +14.8%  
 MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA  
 EXISTING LOT COVERAGE = TWENTY (20) PERCENT  
 PROPOSED LOT COVERAGE = TWENTY-THREE (23) PERCENT  
 EXISTING IMPERVIOUS PAVING = 2,551 S.F.  
 PROPOSED IMPERVIOUS PAVING INCREASE = 0  
 EXISTING PERVIOUS PAVING = 650 S.F.  
 PROPOSED PERVIOUS PAVING DECREASE = 123 S.F.  
 HEIGHTS:  
 EXISTING BUILDING 2 1/2 STORIES TALL  
 MAXIMUM ALLOWED HEIGHT = 35 FT.  
 PROPOSED HEIGHT CHANGE = NONE  
 SETBACKS:  
 FRONT = 20 FT. (AVERAGE ADJACENT RULE N/A BEFORE 1957)  
 REAR = 20 FT. (PRIMARY AND ATTACHED)  
 SIDES = 14 FT. (2 1/2 STORIES)

NOTE: THIS SITE PLAN IS BASED ONLY ON PORTLAND, MAINE'S TAX ASSESSOR MAPS AND PORTLAND, MAINE'S G.I.S. MAP DATA AND NOT BASED ON ANY LEGAL SURVEY AND LOCATIONS ARE ONLY APPROXIMATE. THIS DRAWING IS FOR DISCUSSIONARY PURPOSES ONLY AND NOT A LEGAL DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.



**A RESIDENTIAL REMODEL FOR HOWARD YEE**  
 120 BAXTER BOULEVARD, PORTLAND, MAINE 04101  
 HOWARD YEE - OWNER

REVISIONS:  
 DATE: 18 MARCH 2013  
 DRAWN BY: SPR  
 SCALE: 0 1/2" = 1"  
 AS NOTED FULL SIZE  
 DRAWING NAME: ARCHITECTURAL SITE PLAN

SHEET:  
**AS-1**

SHEET: 2 OF: 7

**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 10'-0"  
 0 5' 10' 20'

C:\PESTA\NE\HOWARD\_YEE\BAXTERDRAWINGS\AS-1\_BAXTER\_ARCH\_SITE\_PLAN.dwg, 3/17/2013 10:50:36 PM, ADOBE PDF.PC3, ARCH D. 12:12