



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 LOT TOTAL = 8,008 S.F.
	EXISTING BUILDING FOOTPRINT = 1,594 S.F.
	PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 96 S.F.
	PROPOSED TOTAL BUILDING ADDITION BOTH FLOORS = 140 S.F.
	PROPOSED TOTAL BUILDING FOOTPRINT AFTER ADDITIONS = 1690 S.F.
	PROPOSED PERCENTAGE INCREASE = +6%
	MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA
	EXISTING LOT COVERAGE = TWENTY (20) PERCENT
	PROPOSED LOT COVERAGE = TWENTY-ONE (21) PERCENT
	EXISTING IMPERVIOUS PAVING = 2,551 S.F.
	PROPOSED IMPERVIOUS PAVING INCREASE = 0
	EXISTING PERVIOUS PAVING = 650 S.F.
	PROPOSED PERVIOUS PAVING DECREASE = 0 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)
	12 FT. (2 STORIES)
	8 FT. (1 AND 1 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.

ADDITIONS TO THE HOWARD YEE RESIDENCE

120 BAXTER BOULEVARD, PORTLAND, MAINE 04101
HOWARD YEE - OWNER

REVISIONS:

DATE: MARCH 10, 2015
DRAWN BY: SPR
SCALE: 0 1/2" = 1"
AS NOTED FULL SIZE PLOT

DRAWING NAME:
ARCHITECTURAL SITE PLAN

SHEET: **AS-1**

SHEET: 2 OF: 10

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