ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

0 5' 10' 20'

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 = 52 S.F.
PROPOSED TOTAL BUILDING ADDITION 1ST FLR ONLY= 52 S.F.

PROPOSED TOTAL BUILDING FOOTPRINT AFTER ADDITIONS= 1646 S.F.
PROPOSED PERCENTAGE INCREASE = + 3.3%

2

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 ½ 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 ½ STORIES)
12 FT. (2 STORIES)
8 FT. (1 AND 1 ½ 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.

SOUTH COVERED PORCH AND SOUTH BEDROOM EXTENSION ON HOUSE REMOVED FROM SCOPE OF WORK FOR THIS PROJECT 2

Reviewed for Code Compliance
Inspection Services
Department of Building
Date: 05/08/15

ADDITIONS TO THE HOWARD YEE RESIDENCE

120 BAXTER BOULEVARD, PORTLAND, MAINE 04101

HOWARD YEE – OWNER

REVISIONS:

1 APRIL 20, 2015
2 MAY 4, 2015

DATE:
MARCH 10, 2015

DRAWN BY:
SPR

SCALE:
AS NOTED

0 ¼" ½" 1"
FULL SIZED PLOT

DRAWING NAME:
ARCHITECTURAL SITE PLAN

LICENSED ARCHITECT
STEVE P. RUSZKAI
No. ARC2428
STATE OF MAINE

SHEET:

AS-1

1

SHEET: 2 OF: 11