



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: 2300500717F
 NOT IN FLOOD PLAN
 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 = 1,830 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 ADDITION FOR:
 120 BAXTER BOULEVARD
 PORTLAND, MAINE 04101
 HOWARD YEE - OWNER**

DATE: 15 JULY 2011
 DRAWN BY: SPR
 SCALE: 1"=20'-0"
 DRAWING NAME: EXISTING SITE PLAN

SHEET:
1 of 3

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