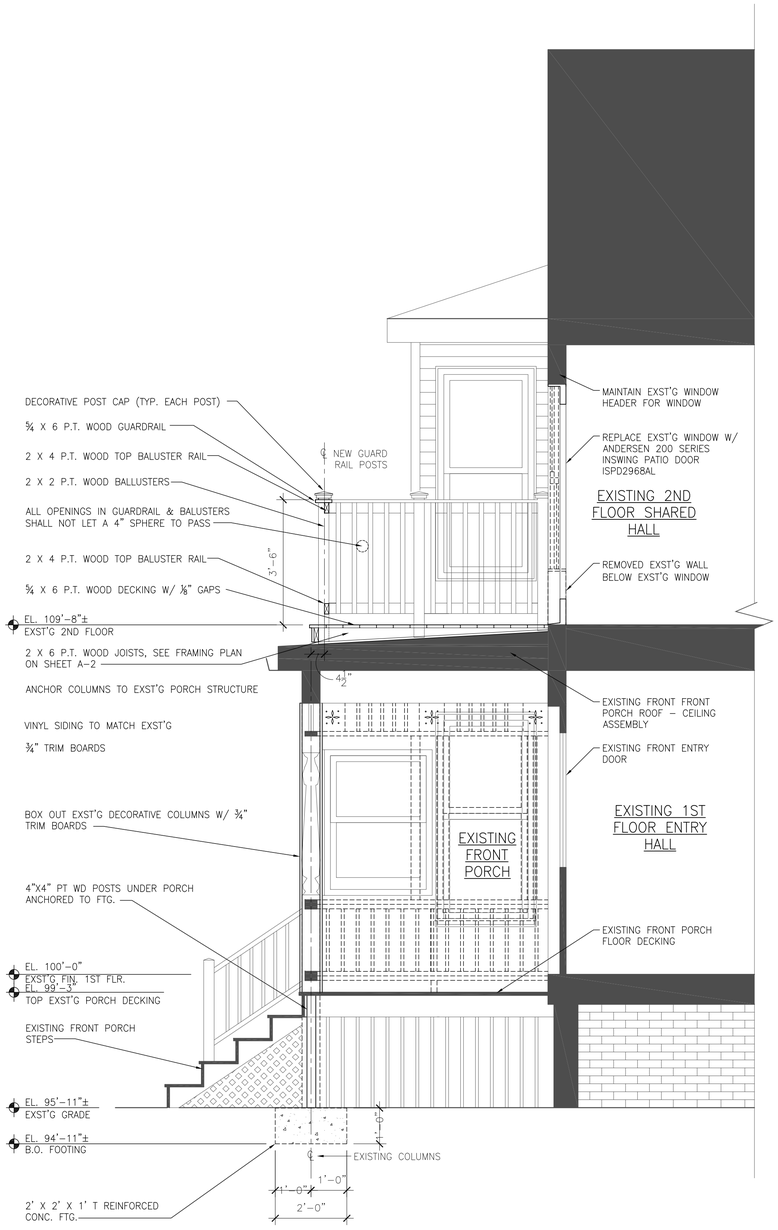
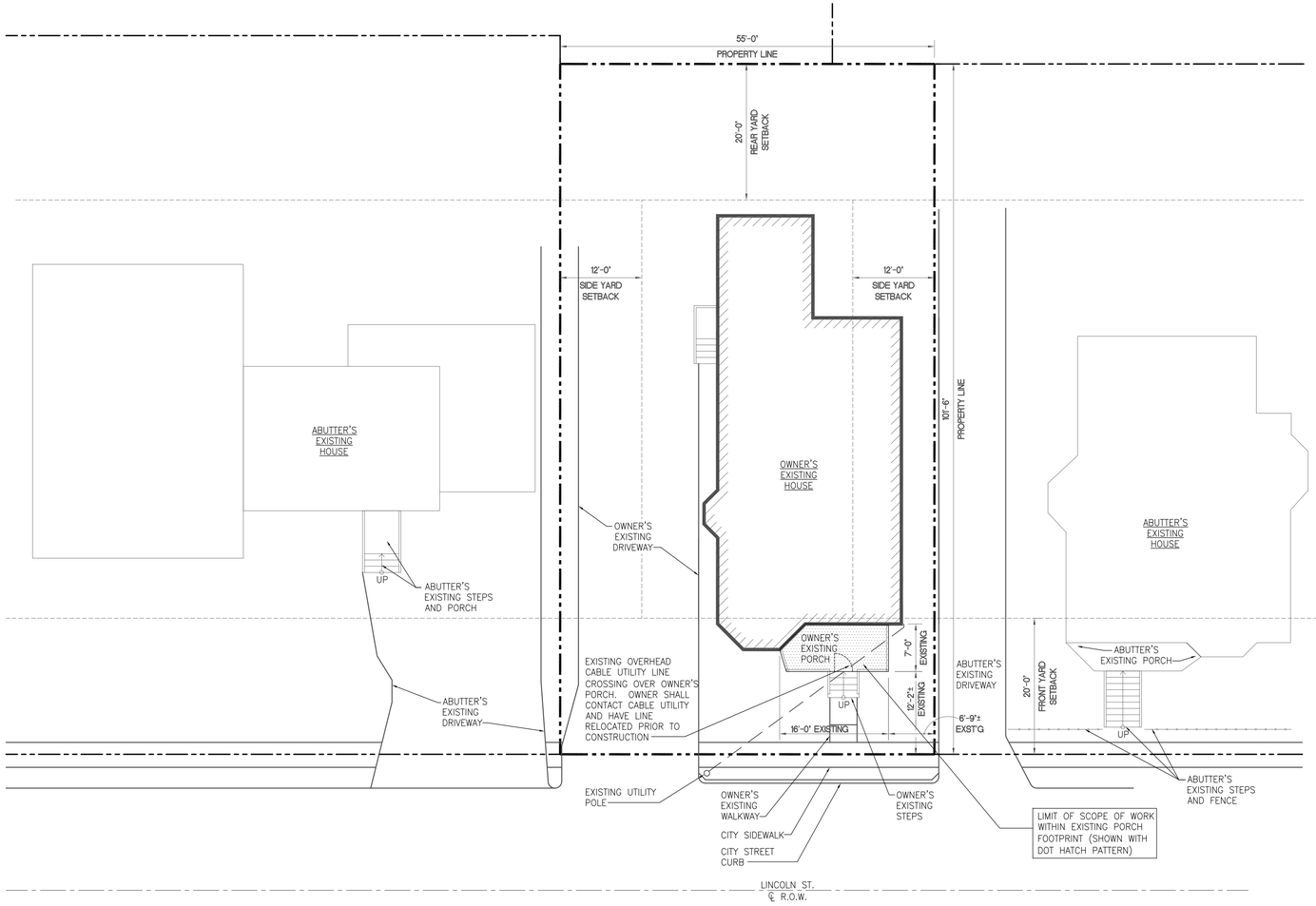


1 PARTIAL BUILDING SECTION

SCALE: ½" = 1'-0"



SITE PLAN

SCALE: 1"=10'-0"

0 5' 10' 20'

NOTES:

OWNER'S EXISTING PORCH APPEARS TO BE PART OF ORIGINAL CONSTRUCTION BASED ON VISUAL APPEARANCE, SIMILAR NEIGHBOR'S CONSTRUCTION, AND THAT EXISTING FINISHED FIRST FLOOR IS APPROX. 4 FEET ABOVE EXISTING GRADE AND WOULD HAVE ORIGINALLY REQUIRED A PORCH TO GAIN FRONT ACCESS.

SITE & BUILDING INFORMATION:

PROPERTY :	CBL: 125 K004001 ASSESSOR TAX MAP INDEX NUMBER – H7SE
LAND USE TYPE:	THREE FAMILY
ZONE:	R-5 RESIDENTIAL
FLOOD MAP:	NOT IN FLOOD PLAIN
BUILDING BUILT:	1898
AREAS:	PROPERTY PARCEL TOTAL = 5,569 S.F. (0.1278 ACRES)
	EXISTING BUILDING FOOTPRINT AT GRADE = 1,470 S.F. PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 0 S.F. PROPOSED TOTAL BUILDING FOOTPRINT AT GRADE= 1,470 S.F. PROPOSED PERCENTAGE FOOTPRINT INCREASE = 0 %
	BUILDING LOT COVERAGE BEFORE ADDITIONS = 27% BUILDING LOT COVERAGE AFTER ADDITIONS = 27% BUILDING LOT COVERAGE CHANGE = 0%
FRONTAGE:	ZONING REQUIRES 50 FT. EXISTING PROPERTY IS 55 FT.
HEIGHTS:	EXISTING BUILDING = 2 STORIES TALL (APPROX. 30' TO TOP OF RIDGE) MAXIMUM ALLOWED HEIGHT = 35 FT. PROPOSED HEIGHT CHANGE = NONE
SETBACKS:	FRONT = 20 FT. (PRINCIPAL STRUCTURE) REAR = 20 FT. (PRINCIPAL STRUCTURE) SIDES = 12 FT. (TWO-STORIES)

THIS SITE PLAN IS BASED SOLELY OF TAX ASSESSOR'S ON-LINE APRIL 2012 TAX MAP, AND APRIL 2015 PROPERTY TAX DATA, AND CITY'S GIS DATABASE. THE OWNER DOES NOT HAVE A LEGAL SURVEY FOR THIS PROPERTY.

AN OUTDOOR DECK ON AN EXISTING PORCH ROOF

28 LINCOLN ST., PORTLAND, MAINE 04103

HOWARD YEE – OWNER

REVISIONS:

DATE:
DEC. 2 2015
DRAWN BY:
SPR
SCALE:
¼"=1'-0"
0 ½" 1"
FULL SIZE
DRAWING NAME:
SITE PLAN & PARTIAL BUILDING SECTION

SHEET:

A-1

SHEET: 1 OF: 2