



**SITE ZONING ANALYSIS:**

PROPERTY CBL: ACCESSOR MAP NO. 129, LOT G, PLOT 11  
 DATE: 1890 ORIGINAL BUILDING CONSTRUCTION STARTED  
 PARCEL: 17  
 ZONE: R-3 RESIDENTIAL, MEDIUM DENSITY  
 FLOOD MAP: 2009 FEMA NFIP FIRM MAP INDEX NUMBER: 23005IND2A, PANEL 716  
 MAP #: 23005C0716F NOT IN FLOOD PLAIN

AREAS:  
 MINIMUM PROPERTY AREA: 6,500 S.F.  
 ACTUAL PROPERTY TOTAL = 7,130 S.F.  
 BUILDING TOTAL FLOOR AREA = 3,096 S.F.  
 EXISTING BUILDING FOOTPRINT AT GRADE = 1,068 S.F.  
 PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 0 S.F.

PROPOSED TOTAL BUILDING FOOTPRINT = 1,696 S.F.  
 PROPOSED PERCENTAGE INCREASE = 0%

MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA  
 EXISTING LOT COVERAGE = FIFTEEN (15) PERCENT  
 PROPOSED LOT COVERAGE = ZERO(0) PERCENT INCREASE

EXISTING IMPERVIOUS PAVING = 1,031 S.F.  
 PROPOSED IMPERVIOUS PAVING INCREASE = 0

EXISTING PERVIOUS PAVING = 164 S.F.  
 PROPOSED PERVIOUS PAVING CHANGE = 0 S.F.

HEIGHTS:  
 EXISTING BUILDING 3 STORIES TALL  
 MAXIMUM ALLOWED HEIGHT = 35 FT.  
 PROPOSED HEIGHT CHANGE = NONE

SETBACKS:  
 FRONT = 25 FT. (AVERAGE ADJACENT RULE N/A BEFORE 1957)  
 REAR = 25 FT. (PRIMARY AND ATTACHED)  
 5 FT. (ACCESSORY AND DETACHED STRUCTURES)  
 SIDES = 14 FT. (2 STORIES) 1 FT. ALLOWED DECREASE FOR 1 FT. INCREASE ON OPPOSITE SIDE. 8 FT. WIDE MINIMUM.

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 OXIMATE. THIS DRAWING IS FOR DISCUSSIONARY PURPOSES ONLY NOT A LEGAL DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.

Sheet Notes

- SEE GENERAL NOTES ON COVER SHEET.
- ALL PCOD WAS DONE WITHOUT A BLDG. PERMIT AND IS DOCUMENTED IN THIS PERMIT AND IS DOCUMENTED IN THIS PERMIT.
- SETBACKS ARE SHOWN IN RED.
- ALL PROPERTY IS TO BE DONE WITHOUT BUILDING PERMIT AFTER CURRENT OWNER IS SHOWN AS NEW WORK EVEN IF IT CURRENTLY EXISTS, PER PORTLAND CODE ENFORCEMENT OFFICE.

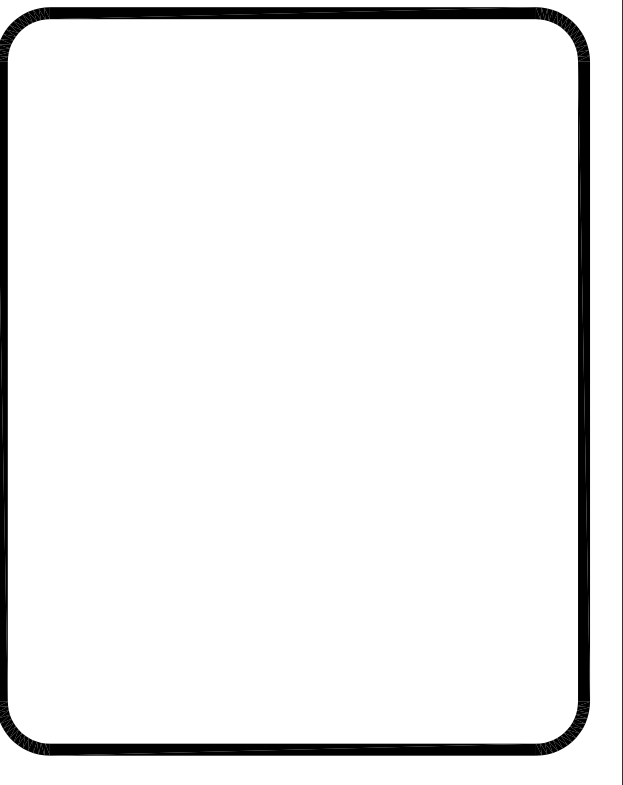
No.	Revision / Issue	Date

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**AN APARTMENT RENOVATION FOR:**  
**CODMAN ST. APARTMENTS**  
 17 CODMAN STREET  
 PORTLAND, ME 04103



Issued: 15 JULY 2011

Scale: AS NOTED 0 1/2" 1"

Drawn By: MA & SPR

Reviewed By:

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

MAGNETIC DECLINATION OF NORTH 2005 (DASHED)

SITE PLAN  
**A-0.1**

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