2 A1.1 EXISTING SITE PLAN

SCALE: 1" = 20'

ZONING: R5
FRONT YARD SET BACK 20'
SIDE YARD SET BACK 12' TWO STORY
8' ONE STORY
REAR YARD SET BACK 20'
MAX. BLDG. HT. 35'
LOT COVERAGE 40% MAX
15,650 S.F. X .4 = 6,260 S.F. MAX

EXISTING HOUSE COVERAGE = 1,480 S.F.
EXISTING GARAGE TO BE DEMOLISHED = 440 S.F.
NEW GARAGE, KITCHEN, DECK ADDITION = 1,565 S.F.

EXISTING LOT COVERAGE CALCULATION:
1,480 EXISTING HOUSE
+ 440 EXISTING GARAGE
= 1,920 S.F. EXISTING LOT COVERAGE

NEW PROPOSED LOT COVERAGE CALCULATION:
1,480 EXISTING HOUSE
+1,565 NEW GARAGE, KITCHEN, DECK ADDITION
- 440 EXISTING GARAGE DEMO
=2,605 S.F. PROPOSED LOT COVERAGE

LOT COVERAGE INCREASE CALCULATION:
2,605 S.F. PROPOSED
- 1,920 S.F. EXISTING
= 685 S.F. LOT COVERAGE INCREASE

1 A1.1 PROPOSED SITE PLAN

SCALE: 1" = 20'

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

Reviewed for Code Compliance
Inspections Division
Date: 04/21/15

OCEAN AVE RESIDENCE ADDITION

524 OCEAN AVE

PORTLAND, ME

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CALLENDER
ARCHITECTS

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MARK	DATE	DESCRIPTION
	3/3/15	ISSUED FOR PERMIT
	4/14/15	REVISED LOT COVERAGE CALCULATIONS

DATE: 4/14/15
CHECKED BY: AEC
DRAWN BY: JRP
JOB: 14-524 BISHOP
SHEET TITLE: SITE PLAN

A1.1