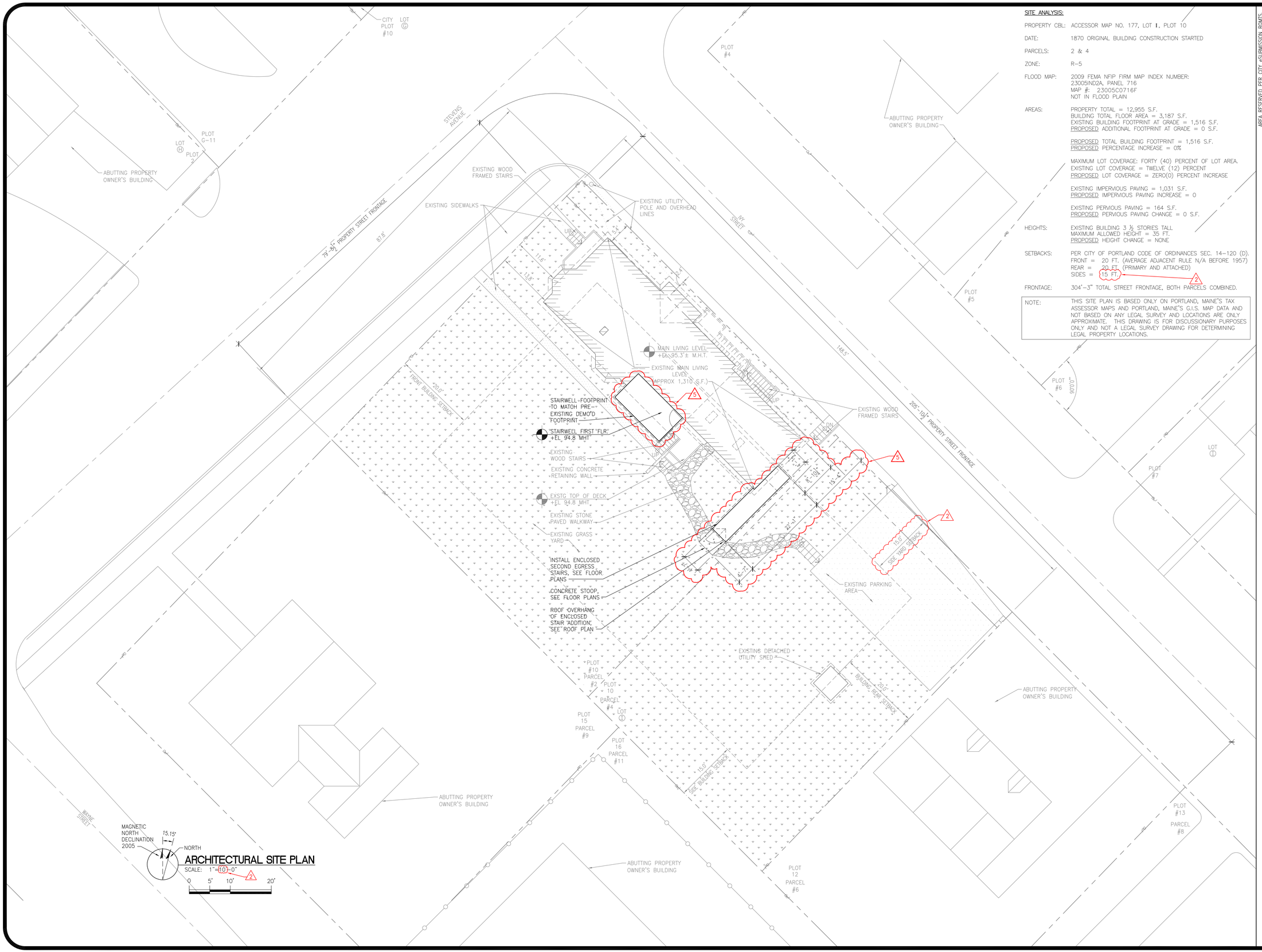

ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

SITE ANALYSIS:

PROPERTY CBL: ACCESSOR MAP NO. 177, LOT 1, PLOT 10

DATE: 1870 ORIGINAL BUILDING CONSTRUCTION STARTED

PARCELS: 2 & 4

ZONE: R-5

FLOOD MAP: 2009 FEMA NFIP FIRM MAP INDEX NUMBER:
23005IND2A, PANEL 716
MAP #: 23005C0716F
NOT IN FLOOD PLAIN

AREAS: PROPERTY TOTAL = 12,955 S.F.
BUILDING TOTAL FLOOR AREA = 3,187 S.F.
EXISTING BUILDING FOOTPRINT AT GRADE = 1,516 S.F.
PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 0 S.F.

PROPOSED TOTAL BUILDING FOOTPRINT = 1,516 S.F.
PROPOSED PERCENTAGE INCREASE = 0%

MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.
EXISTING LOT COVERAGE = TWELVE (12) 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 ½ STORIES TALL
MAXIMUM ALLOWED HEIGHT = 35 FT.
PROPOSED HEIGHT CHANGE = NONE

SETBACKS: PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-120 (D).
FRONT = 20 FT. (AVERAGE ADJACENT RULE N/A BEFORE 1957)
REAR = 20 FT. (PRIMARY AND ATTACHED)
SIDES = 15 FT. 2

FRONTAGE: 304'-3" TOTAL STREET FRONTAGE, BOTH PARCELS COMBINED.

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 SURVEY DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.

AREA RESERVED PER CITY «SUBMISSION ROMTS.

Sheet Notes

1. SEE GENERAL NOTES ON COVER SHEET.
2. ALL PCOD WAS DONE WITHOUT A BLDG. PERMIT AND IS DOCUMENTED IN THIS SET RETROACTIVELY FOR CITY CEO.
3. ALL WORK PREVIOUSLY DONE (WITHOUT BUILDING PERMIT) AFTER CURRENT OWNER IS SHOWN AS NEW WORK EVEN IF IT CURRENTLY EXISTS, PER PORTLAND CODE ENFORCEMENT OFFICE.
4. TREES NOT SHOWN FOR CLARITY, PER CITY CEO REQUEST

No.	Addenda/Revision	Date
5	REDESIGNED EGRESS	5-8-13
4	CONSTUCTION CHANGES	3-31-13
3	STAIR NOSING/DETLS.	7-19-12
2	SIDE YARD SETBACK	4-4-12
1	ENCLOSED STAIRWELL	3-14-12

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LICENSED ARCHITECT STEVE R. RUSZKAI No. 1025 STATE OF MAINE

Digitally signed by Steve Ruszkai
DN: cn=Steve Ruszkai, o=Steve Ruszkai, AIA, ou=Maine Licensed Architect, email=sruszkai@maine.rr.com, c=US
Date: 2013.05.12 12:26:30 -04'00'

Issued: 15 JULY 2011

Scale: AS NOTED 0 ½" 1"

Drawn By: MA & SPR

Reviewed By:

ARCHITECTURAL SITE PLAN

AS-0.1