

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

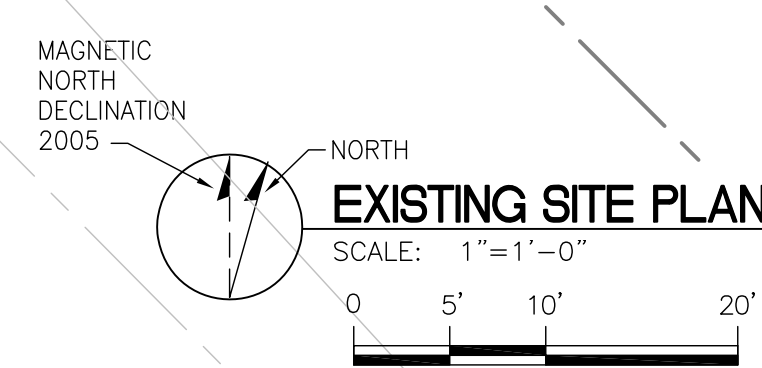
EXISTING IMPERVIOUS PAVING = 1,031 S.F.
 PROPOSED IMPERVIOUS PAVING INCREASE = 0

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

HEIGHTS:
 EXISTING BUILDING 3 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 SURVEY DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.



| Sheet Notes | | | |
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| 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. | | | |
| No. | Revision / Issue | Date | |

ALBADO ENTERPRISES
 92 BROADWAY
 ROCKLAND, ME 04841
 Tel: (310) 963-7670
 Fax: (866) 283-1199
 E- MARIO@ALBADOENTERPRISES.COM

STEVE RUSZKAI, ARCHITECT
 17 POND SHORE DRIVE
 CUMBERLAND, ME 04021
 Tel: (207) 408-9913
 Fax: (207) 809-5990
 E- SRUSZKAI@MAINE-RR.COM

DEVELOPER:
BAO BAO INVESTMENT, INC.
 PORTLAND, ME
 TEL (207) 879-7600

AN APARTMENT RENOVATION FOR:
STEVENS AVE. APARTMENTS
 209 STEVENS AVE.
 PORTLAND, ME 04102

Issued: 15 JULY 2011

Scale: AS NOTED 0 1/2" 1"

Drawn By: MA & SPR

Reviewed By:

SITE PLAN
A-0.1

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