

AREA LIMITATIONS	ALLOWED	ACTUAL
ALLOWABLE AREA PER IBC CODE 5B CONSTRUCTION	9,000 SQ. FT. 2 STORIES	7,960 SQ. FT. 2 STORIES
ZONE REQUIREMENTS TAX MAP 190-D-6	RP ZONE REQUIREMENTS	51 SEWALL STREET
MINIMUM LOT SIZE	6,000 SQ. FT.	52,500 SQ. FT. (2.41 ACRES)
MINIMUM FRONTAGE	60 FEET	150 FT.
FRONT SETBACK	20 FEET	75 FEET ±
REAR SETBACK	20 FEET	163 FEET ±
SIDE YARD	2 STORIES 12 FEET	12 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	30'-6" ±
MAXIMUM IMPERVIOUS	80% - 42,000 SQ. FT. MAX.	7,960 (building footprint) + 29,905 (parking) = 37,865 SQ. FT.

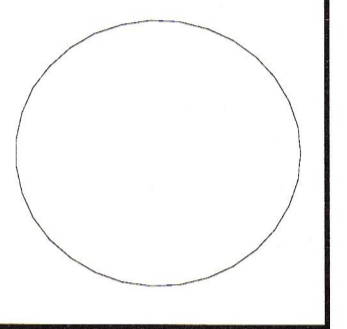
PARKING INFORMATION	REQUIRED	PROVIDED
	1 SPACE FOR EACH 400 SQ. FT. 13,510/400 = 34 SPACES	75 SPACES

- NOTES**
1. ORIGINAL SURVEY WAS DONE BY WELLS ENGINEERING
 2. ORIGINAL BUILDING CONSTRUCTED IN 1984
 3. EXISTING SOILS CONDITIONS: BUXTON SILT LOAM (GLACIO-MARINE SILTY CLAY)

PLANT LIST

ABREV.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
M. SARI	1	MALUS SARGENT	SARGENT CRAB	1 1/2 - 2' CAL
J. WILT	10	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	2 1/2 - 3'
E. FORT	1	EVONYMUS FORTUNEI	WINTERCREEPER	2' - 2 1/2'

RHEUMATOLOGY ASSOCIATES
ADDITION/RENOVATION
 51 SEWALL STREET
 PORTLAND, ME



WHIPPLE CALLENDER ARCHITECTS

14 COMMERCIAL STREET
 PORTLAND, ME 04101
 207.775.2696
 www.whipplecallender.com

MARK	DATE	DESCRIPTION
	08.15.06	SITE APPLICATION
	08.17.06	PERMIT SET
	08.18.06	MINOR SITE APPLICATION

Date: 18 AUG 06
 Checked by: AEC
 Drawn: JRP
 Job: RHE

SHEET TITLE
 SITE PLAN
 ZONING

1 SITE PLAN
 Scale: 1" = 10'-0"

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-6-06

A1.1

51 Sewall St.