

**Address:** 105 New Island Avenue, Peaks Island, Portland, Maine.  
**Lot:** Chart 84, Block D, Lot 1. (6900 sq. ft.)  
**Zone:** IR-2.  
**Owner:** Steve and Kelin Rapp. 450 West 42nd Street, Apt. 24Q, New York, NY 10036.  
**Builder:** TBD.  
**Existing:** Two story structure with covered porches. Approx. 1675 sq. ft. (total site coverage).

**Proposed:** Remove existing house and porches and rebuild new two story house. Footprint to be shifted slightly as shown to become less nonconforming. **No increase in site coverage.**

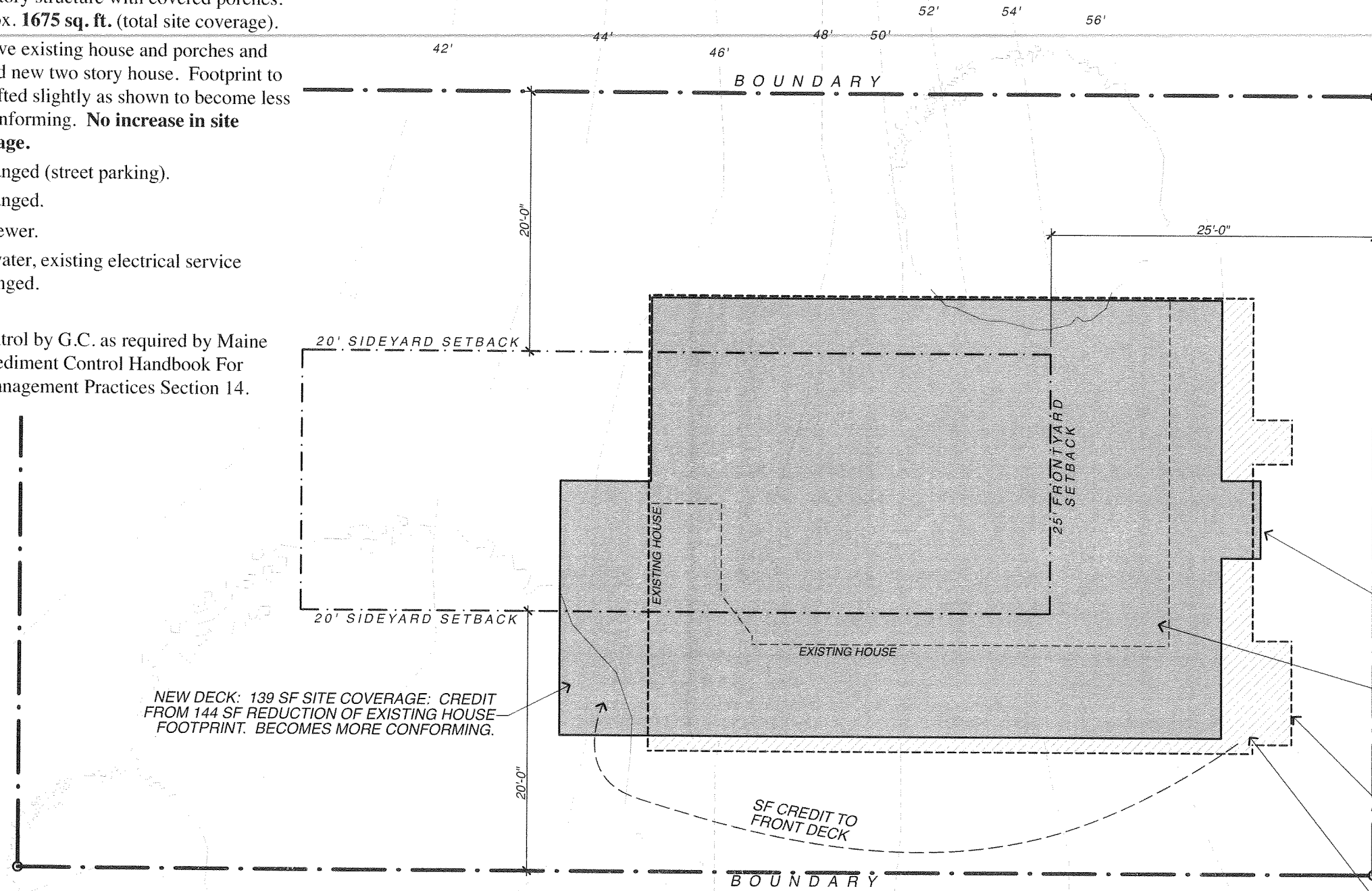
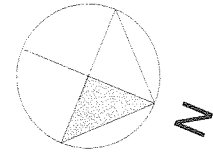
**Parking:** Unchanged (street parking).

**Grading:** Unchanged.

**Septic:** City sewer.

**Utilities:** City water, existing electrical service unchanged.

Silt fence / erosion control by G.C. as required by Maine Erosion Control and Sediment Control Handbook For Construction: Best Management Practices Section 14.



NEW PORCH STEP: 5 SF SITE COVERAGE: CREDIT FROM 144 SF REDUCTION OF EXISTING HOUSE FOOTPRINT. BECOMES MORE CONFORMING.

NEW TWO STORY HOUSE TO REPLACE EXISTING: NO INCREASE IN SITE COVERAGE. FOOTPRINT SHIFTS TO BECOME LESS NONCONFORMING AS SHOWN. 1675 SF TOTAL SITE COVERAGE.

EXISTING TWO STORY HOUSE AND PORCHES (SHOWN DASHED) TO BE REMOVED: 1675 SF TOTAL SITE CVG. SHIFT FOOTPRINT OF PROPOSED NEW HOUSE BY 144 SF AND APPLY SF CREDIT TO DECK ON SOUTH SIDE AND STEP ON NORTH SIDE. NEW DECK AND STAIR BECOME LESS NONCONFORMING.

HATCHED AREA INDICATES 144 SF PORTION OF EXISTING HOUSE AND PORCHES TO BE RELOCATED FOR SF CREDIT.

NEW DECK: 139 SF SITE COVERAGE: CREDIT FROM 144 SF REDUCTION OF EXISTING HOUSE FOOTPRINT. BECOMES MORE CONFORMING.

SF CREDIT TO FRONT DECK

**WINKELMAN ARCHITECTURE**  
 41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998  
 SCALE: 1" = 10'-0"  
 DATE: 8/5/11  
 RAPP COTTAGE  
 105 NEW ISLAND AVENUE, PEAKS ISLAND, ME  
**A 001**

**DRAFT SET FOR PRICING**