



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/22/14

ECKEL RESIDENCE - P

DRAWING INDEX

- G1.001 COVER SHEET/DRAWING
- A1.001 EXISTING FLOOR PLAN
- A1.002 EXISTING EXTERIORS
- A2.001 PROPOSED FLOOR PLAN
- A3.001 PROPOSED ELEVATION
- A3.002 EXTERIOR WINDOW AND DOOR SECTIONS
- S2.001 PROPOSED BASEMENT
- S2.002 PROPOSED FRAMING

- Address:** 40 Seashore Ave, Peaks Island, Portland, Maine.
- CU#:** 084 D005-007.
- Zone:** R-2.
- Owner:** Jennifer and Peter Eckel.
- Existing:**
 - One-and-a-half story principal structure plus partial daylight basement w/ one small outbuilding, basement level deck and exterior stoil to main level entry deck.
- Proposed:**
 - Temporarily support existing house of main level floor framing and above.
 - Demolish existing exposed ledge of lower level.
 - Build new foundation system and exterior walls at lower level.
 - Renovate main and upper levels.
 - Demolish existing decks and add new deck of South of house, new decks and stairs at West of house.
- Lot Coverage:**
 - Lot Area = 15,554 sq. ft.
 - Max. Allowable Lot Coverage is 20% of 15,554 sq. ft. or 3,110.8 sq. ft.
 - Existing Lot Coverage = 1,422 sq. ft.
 - Proposed Total Lot Coverage = 1,360 sq. ft.
- Parking:** Unchanged.
- Grading:** Minor regrading associated with lower level entry doors.
- Utilities:** Unchanged.
- Erosion Control:** 58 fence / erosion control by G.C. as required by Maine Erosion Control and Sediment Control Handbook for Construction: Best Management Practices, Section 14.
- Sprinkler Calculation:** Sprinkler not Required.
Pending final revisions to City of Portland Ordinance.



1 SITE PLAN
Scale: 1/8" = 1'-0"



COVER SHEET/DRAWING INDEX/SITE PLAN
 ECKEL RESIDENCE
 40 SEASHORE AVENUE, PEAKS ISLAND
G1 001

0 1 2 3 4 5
 SCALE: 1/8" = 1'-0"
 DATE: 07/22/14