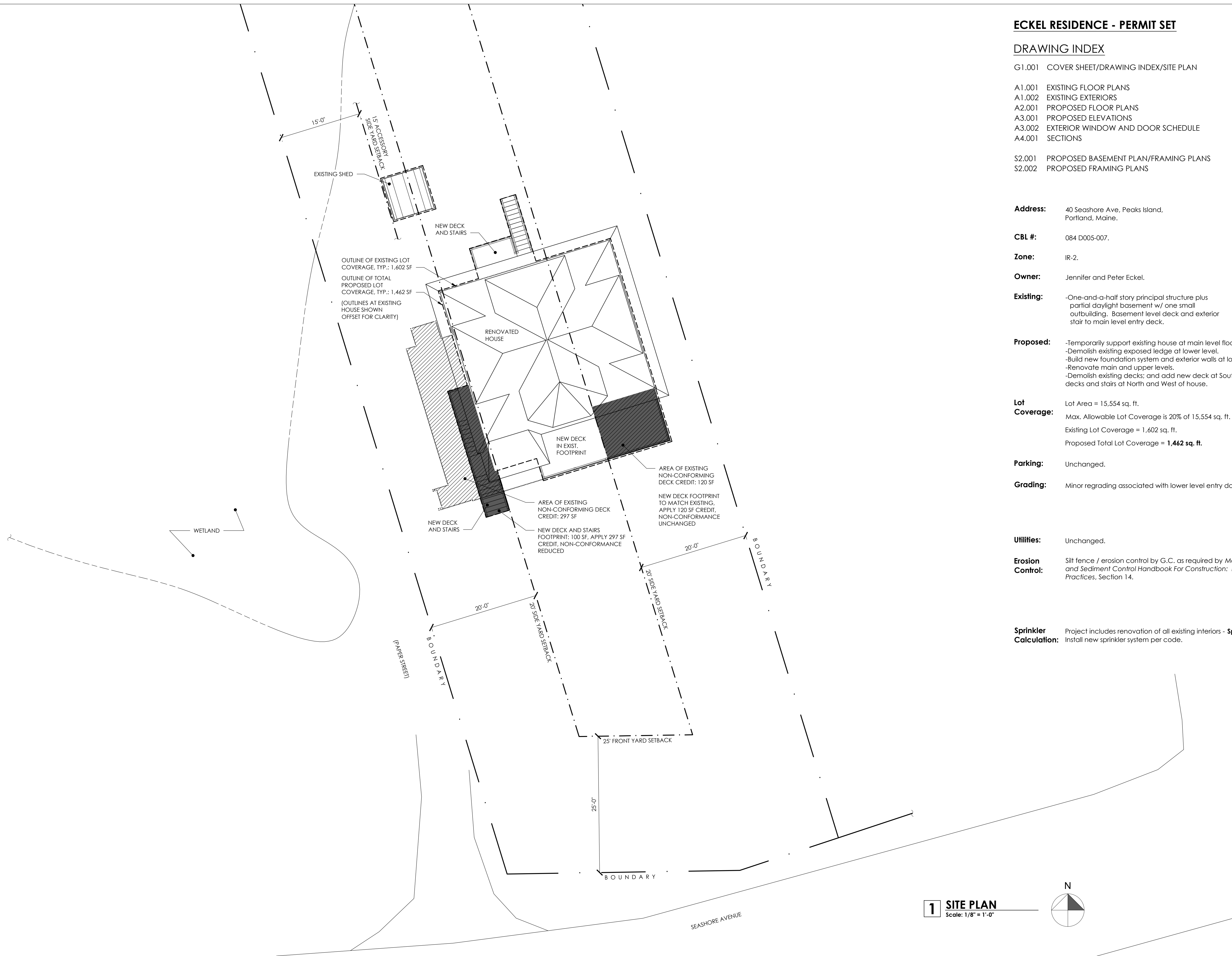


**ECKEL RESIDENCE - PERMIT SET**

**DRAWING INDEX**

- G1.001 COVER SHEET/DRAWING INDEX/SITE PLAN
- A1.001 EXISTING FLOOR PLANS
- A1.002 EXISTING EXTERIORS
- A2.001 PROPOSED FLOOR PLANS
- A3.001 PROPOSED ELEVATIONS
- A3.002 EXTERIOR WINDOW AND DOOR SCHEDULE
- A4.001 SECTIONS
- S2.001 PROPOSED BASEMENT PLAN/FRAMING PLANS
- S2.002 PROPOSED FRAMING PLANS

- Address:** 40 Seashore Ave, Peaks Island, Portland, Maine.
- CBL #:** 084 D005-007.
- Zone:** IR-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 stair to main level entry deck.
- Proposed:** -Temporarily support existing house at main level floor framing and above.  
 -Demolish existing exposed ledge at lower level.  
 -Build new foundation system and exterior walls at lower level.  
 -Renovate main and upper levels.  
 -Demolish existing decks; and add new deck at South of house, new decks and stairs at North and 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 = 1,602 sq. ft.  
 Proposed Total Lot Coverage = **1,462 sq. ft.**
- Parking:** Unchanged.
- Grading:** Minor regrading associated with lower level entry doors.
- Utilities:** Unchanged.
- Erosion Control:** Silt 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:** Project includes renovation of all existing interiors - **Sprinkler Required.**  
 Install new sprinkler system per code.



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

