

**ECKEL RESIDENCE - PERMIT SET**

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**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 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 = **1,360 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:** **Sprinkler not Required.**  
 Pending final revisions to City of Portland Ordinance.



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

