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
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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 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"

WINKELMAN ARCHITECT
41 UNION WHARF, SUITE 4, PORTLAND, ME
PH: 207.8

SCALE: 1/8" = 1'-0"
DATE: MAY 7, 2013
REV: 1 OCT. 1, 2013 2 NOV. 1, 2013

Date: 11/22/13

REGISTERED ARCHITECT
WILLIAM R. WINKELMAN
#1543
STATE OF MAINE

COVER SHEET/DRAWING INDEX/SITE PLAN

ECKEL RESIDENCE
40 SEASHORE AVENUE, PEAKS ISLAND

G1
001