Photos of existing conditions: from street and of space under deck, site of proposed new deck.

SITE PLAN

ECKEL RESIDENCE - DECK addition project:

Inspections Division
Date: 09/10/15

DATE: 27 July 2015

DRAWING INDEX:
G1.001 - Site Plan
A1.001 - Floor Plan and Framing Plan
A1.002 - Elevations and Section

ADDRESS:
- 40 Seashore Ave, Peaks Island, Portland, ME

CBL #:
- 084 D005-007

ZONE:
- IR-2

OWNER:
- Jennifer and Peter Eckel

BUILDER:
- Adam Weidemann, Weidemann Carpentry LLC; Welch St, Peaks Island, ME, 04108

ARCHITECT:
- Will Winkelman, Winkelman Architecture, 41 Union Wharf, Ste 4, Portland ME, 04101
- 207-699-2998 x100

EXISTING STRUCTURE:
- Single family dwelling

PROPOSED WORK:
- New construction is to be a ground level deck.
- The proposed deck is approximatily 10' x 24'.
- It is to be built below and in the exact footprint of the existing front deck above.
- At no point is the deck to exceed 28" in height above its adjacent grade (as measured from the finish decking to grade (no guard is required).
- A proposed stair (approximatily 8'w x 6'deep) to grade (a future terrace) is to have a graspable handrail (34-38 inches in height) per IRC-R311.7).
- The proposed new stair will be entirely within the site's side, rear and front setbacks.

ZONING:
- Previous renovations and improvements were completed per Portland Building Permit # 2013-01067 which was issued on 05/28/2013.
- That work has been completed and verified by letter from the Inspections Department.
- This proposed deck was reviewed with zoning (Ann Machado in early June) to confirm conformance with no problems foreseen. Fast-Track permitting is anticipated

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 is 1,462 sq ft
- Proposed lot coverage (including new stair) = 1,510 sf ft

GENERAL ZONING COMMENTS:
- Parking and driveway: unchanged
- Utilities: unchanged
- Grading: unchanged (pending future landscaping/terrace) accept for minor leveling at edge of deck.

SITE PLAN | **G1.001**