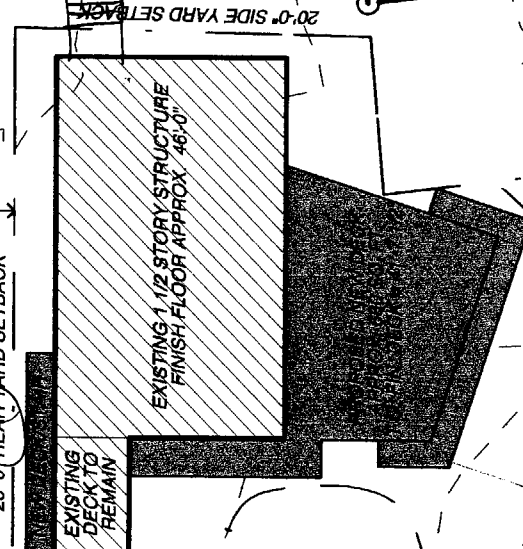


OCEANVIEW

DRIVEWAY

±R-2
Side yard 20' Req
20' + 20' scaled
Front 25' Req 36' scaled
Rear 25' Req 25' shown



20'-0" SIDE YARD SETBACK

20'-0" SIDE YARD SETBACK

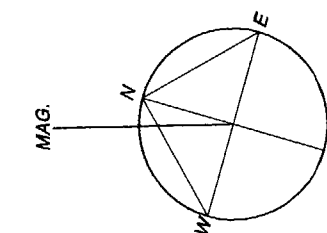
25'-0" FRONT YARD SETBACK

Front

PROPOSED FIRST STREET

Address: 11 Ocean View Terrace, Peaks Island, Portland, Maine.
Lot: Map 85, Block 0, Lots # 8, 9, 26, 27 (total: approx. 23,793 sq. ft.)
Zone: IR-2.
Owner: Donald and Cristina Keusch. 11 Ocean View Terrace, Peaks Island, Portland, ME 04108.
Builder: Bill Bunton. 87 Middle Road, Cumberland, ME 04021.
Existing: One and one-half story structure. Approx. 1,560 sq. ft.
Proposed: Renovation of two existing bathrooms, addition of French door, addition of deck.
Parking: Existing driveway (unchanged).
Grading: See Site Plan
Utilities: City water and sewer. Electric from pole (unchanged).

$$\begin{array}{r} 23,793 \\ \times 20\% \\ \hline 4,758 \text{ SF} \\ \# \end{array}$$



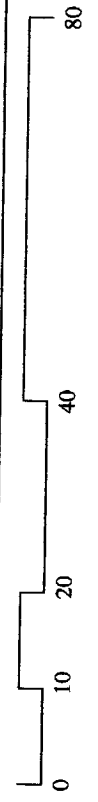
S

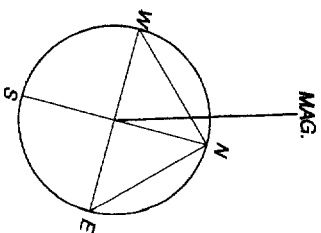
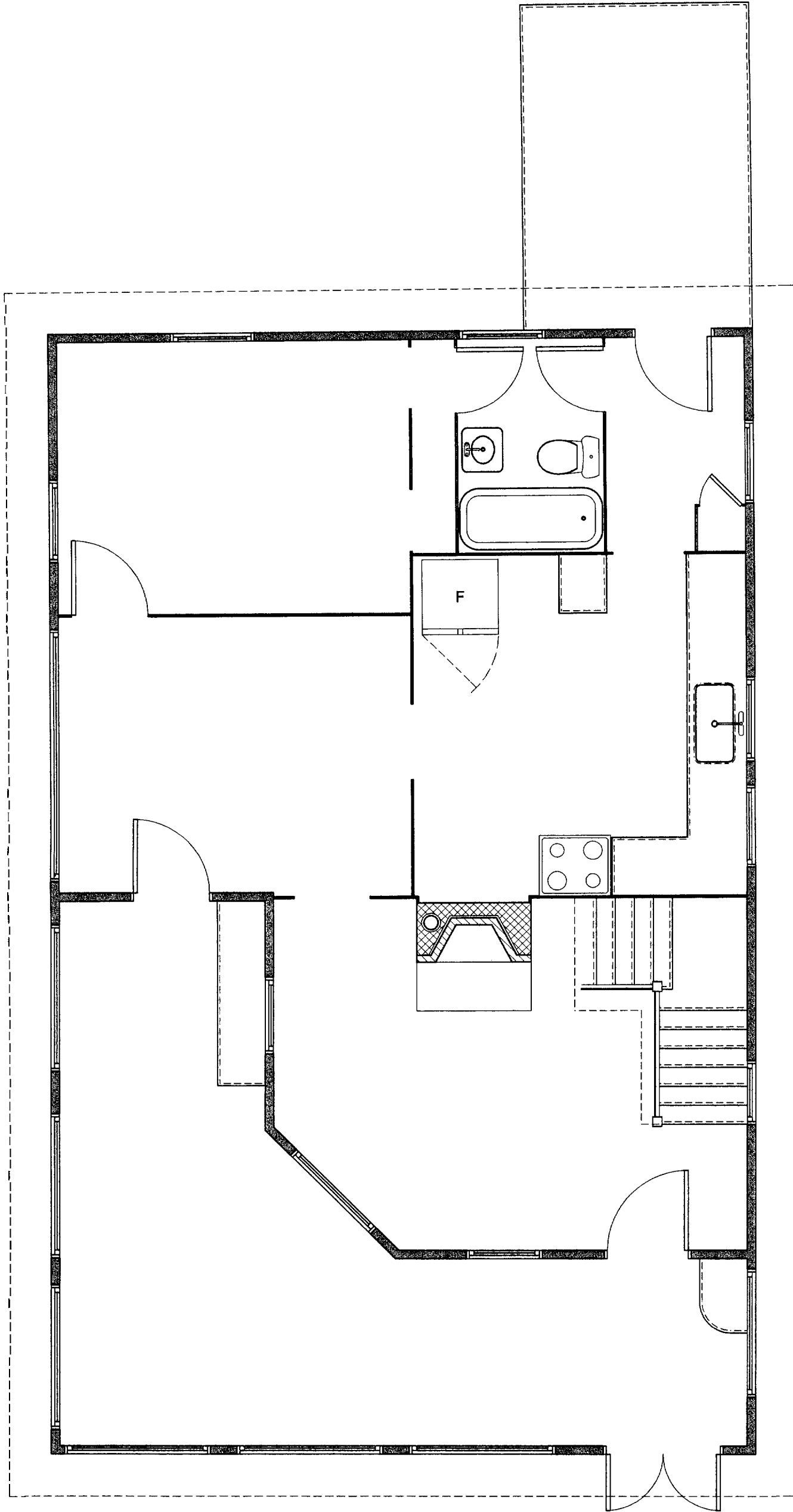
Date: Thursday, March 23, 2006

Scale: 1" = 20'-0"

Architect: Whitten + Winkelman Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Project: Keusch Residence
11 Ocean View Terrace
Peaks Island, ME





FIRST FLOOR PLAN - EXISTING

Project: Keusch Residence

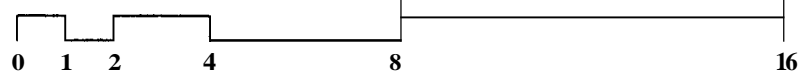
11 Ocean View Terrace
Peaks Island, ME

Architect: Whitten + Winkelman Architects

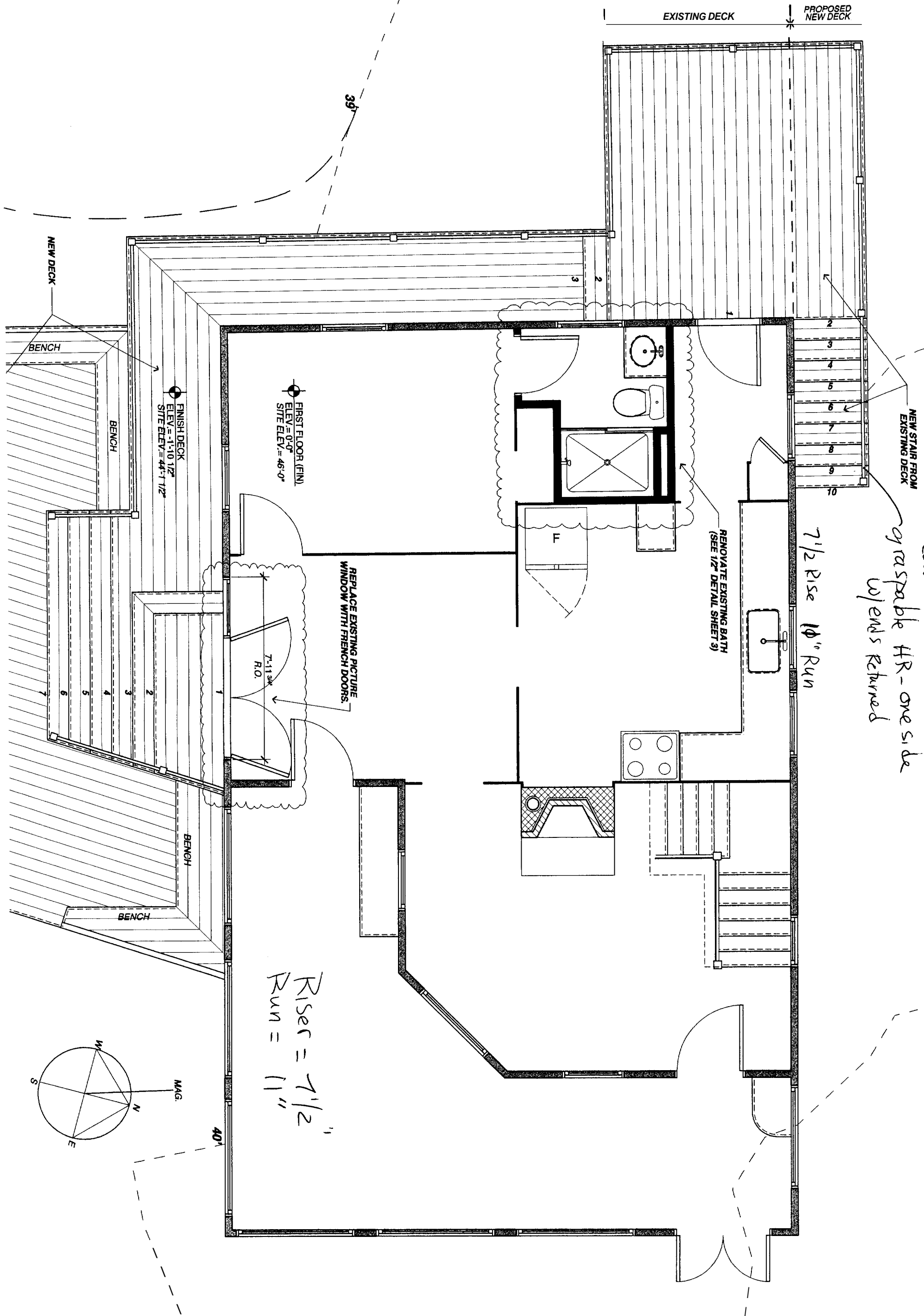
37 Silver Street
Portland, ~~Maine~~ 04101
207-774-0111 fax: 774-1668

Scale: 1/4"=1'-0"

Date: Thursday, March 23, 2006



1E



FIRST FLOOR PLAN

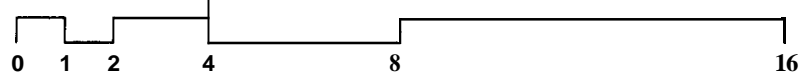
Project: Kusch Residence

11 Ocean View Terrace
Peaks Island, ME

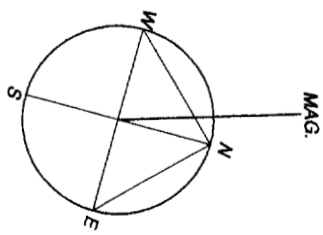
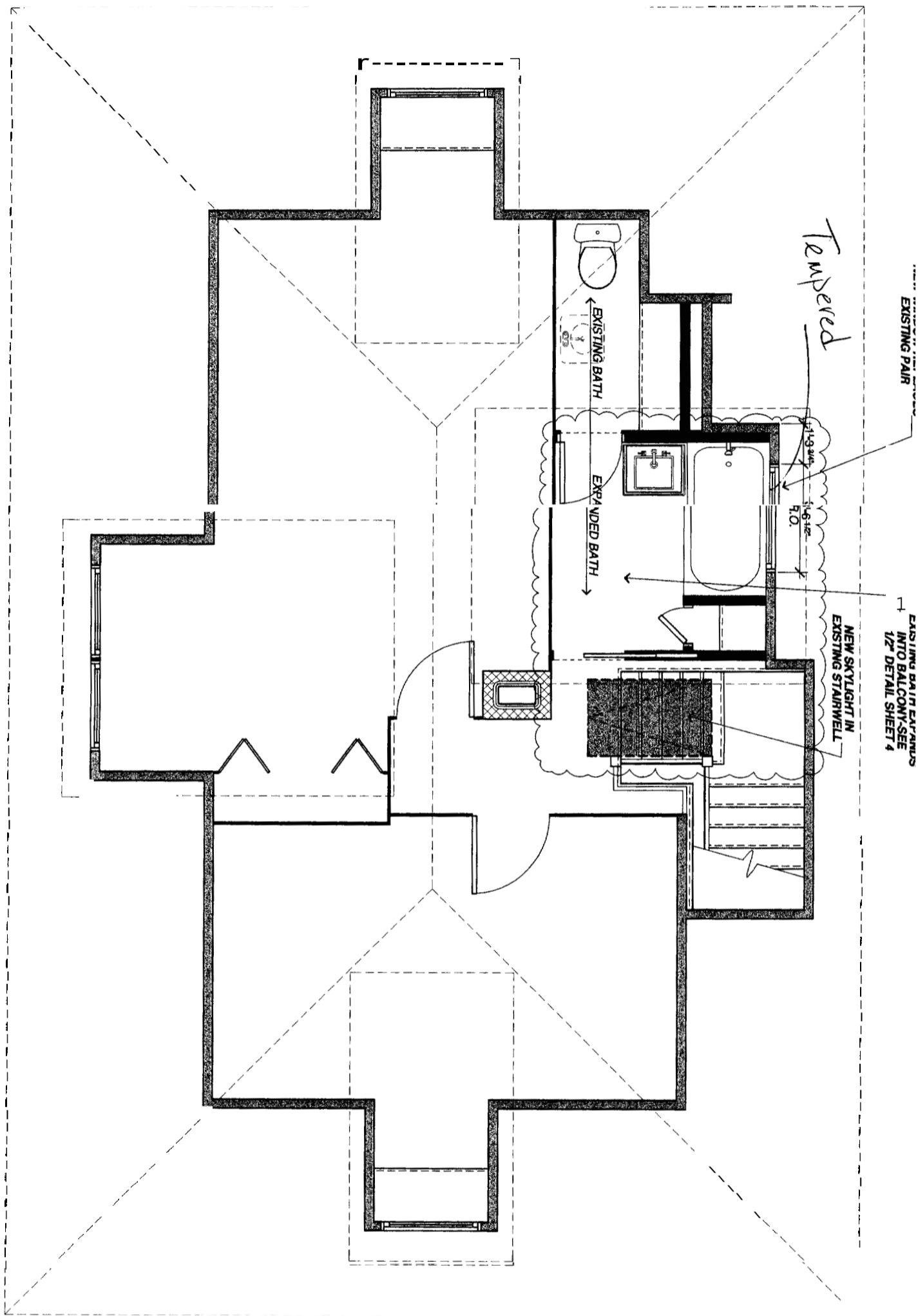
Architect: Whitten + Winkelmann Architects

37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1/4" = 1'-0"



Date: Thursday, March 23, 2006



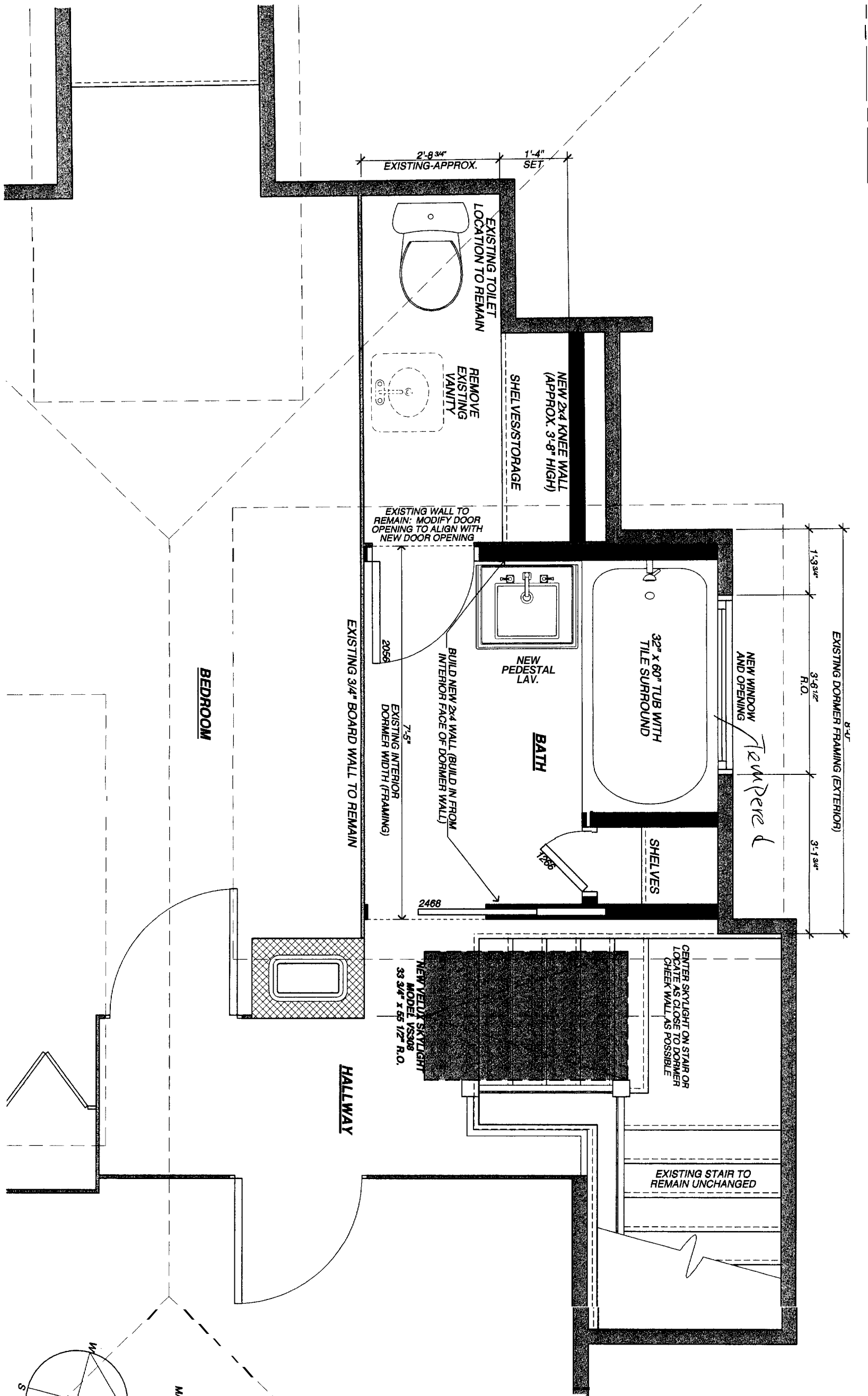
SECOND FLOOR PLAN

Project: Kusch Residence
11 Ocean View Terrace
Peaks Island, ME

Architect: Whitten + Winkelman Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1/4" = 1'-0"
0 1 2 4 8 16

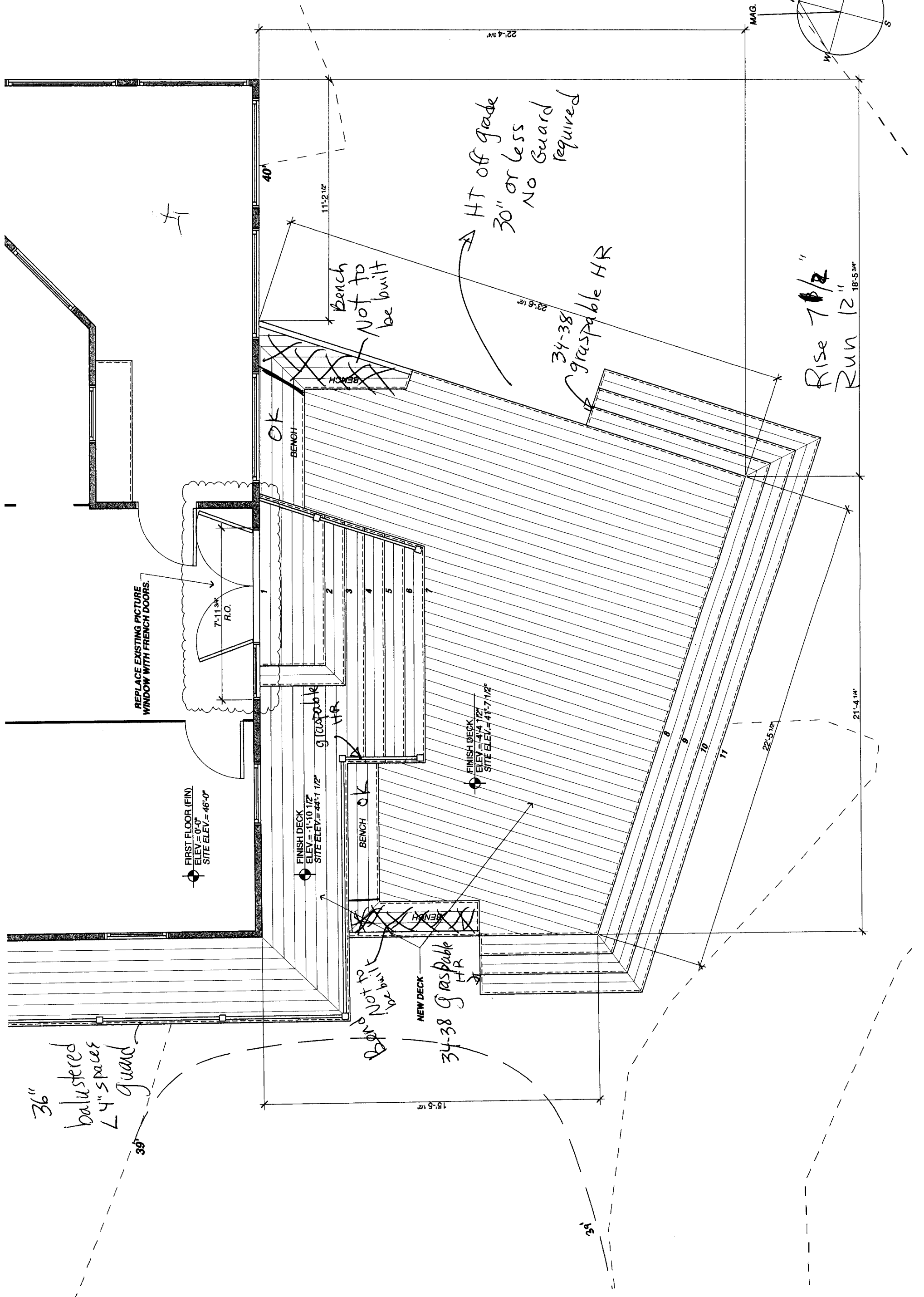
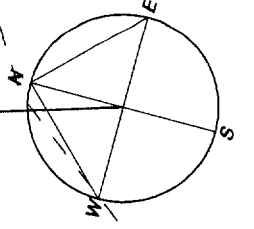
Date: Thursday, March 23, 2006



SECOND FLOOR BATH PLAN - DETAIL



FIRST FLOOR PLAN SHOWING PORCH



36" balustered
 4" spaces
 L guard

Bench Not to be built
 NEW DECK
 34-38 Graspable HR

HT of grade
 30" or less
 No Guard
 required

34-38
 graspable HR

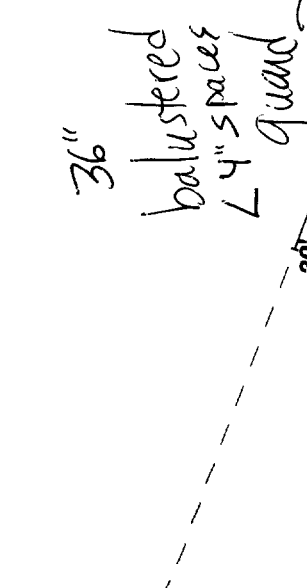
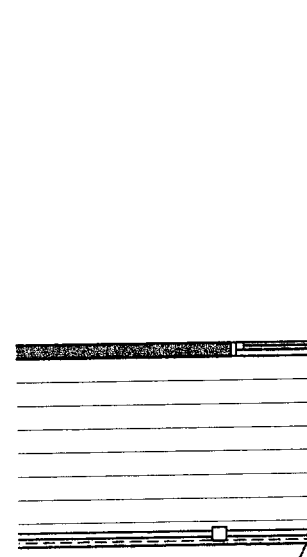
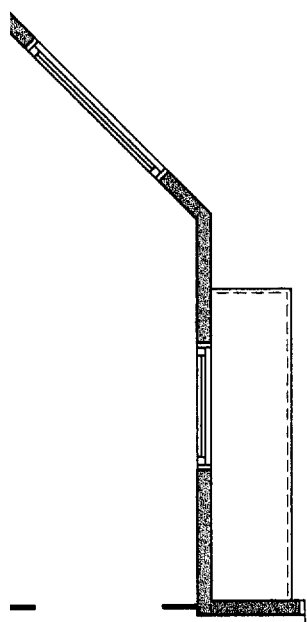
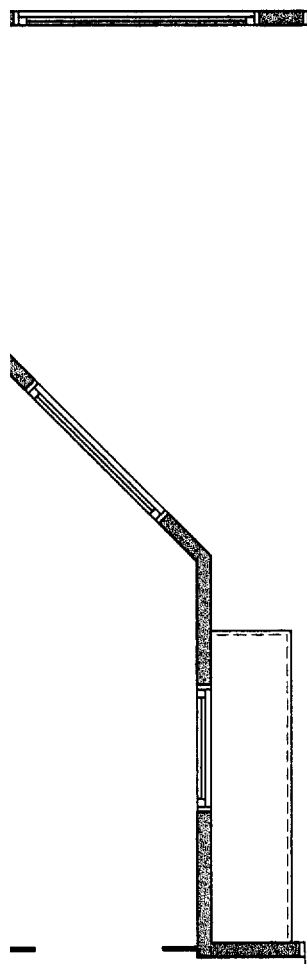
Rise 7 1/2"
 Run 12" 18'-5 3/4"

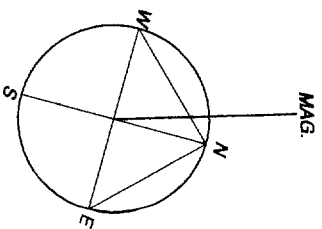
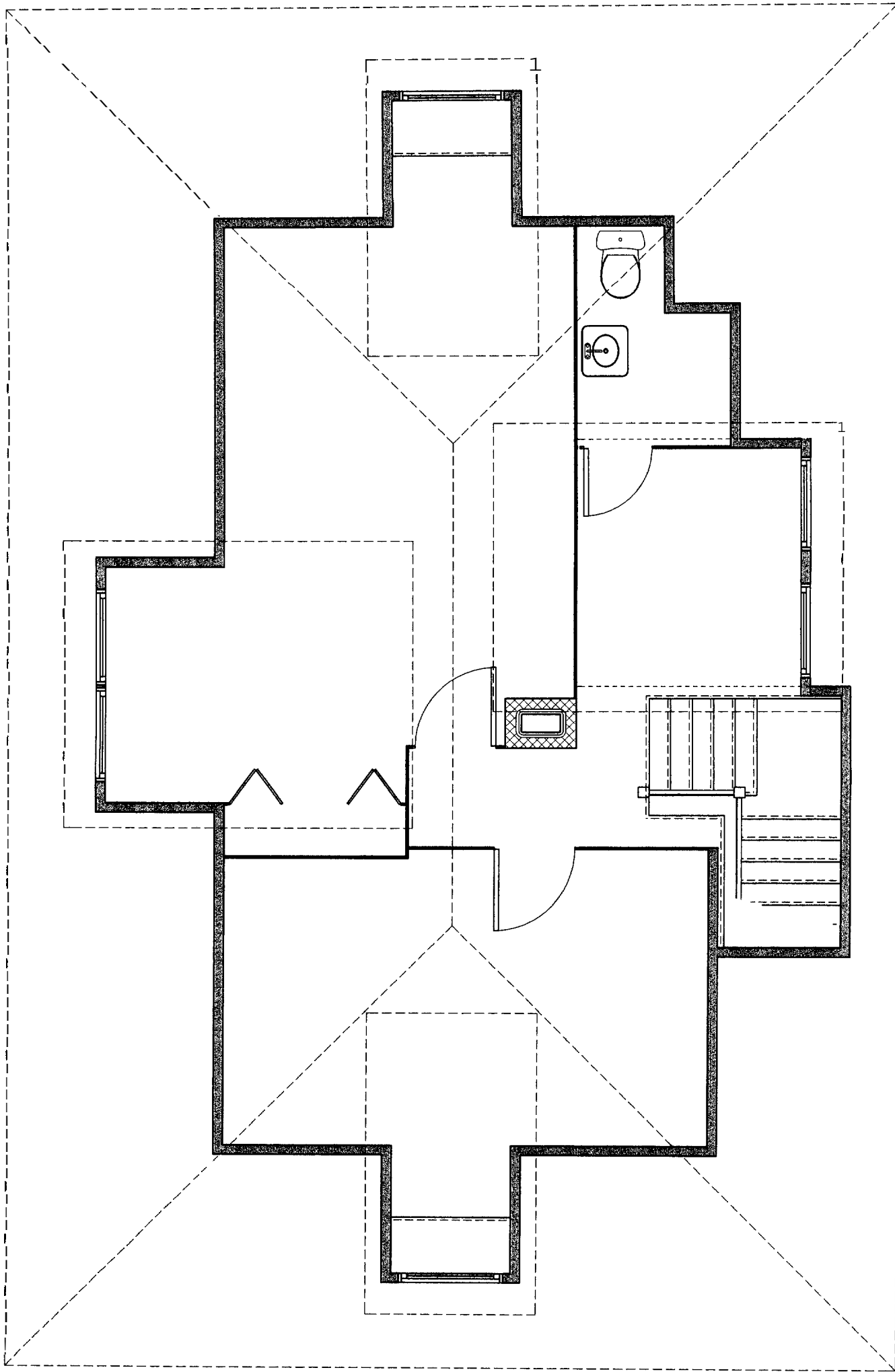
REPLACE EXISTING PICTURE
 WINDOW WITH FRENCH DOORS.

FIRST FLOOR (FIN)
 ELEV = 0'-0"
 SITE ELEV = 46'-0"

FINISH DECK
 ELEV = 1'-10 1/2"
 SITE ELEV = 44'-1 1/2"

FINISH DECK
 ELEV = 4'-4 1/2"
 SITE ELEV = 41'-7 1/2"





SECOND FLOOR PLAN - EXISTING

Project: Keusch Residence
 11 Ocean View Terrace
 Peaks Island, ME

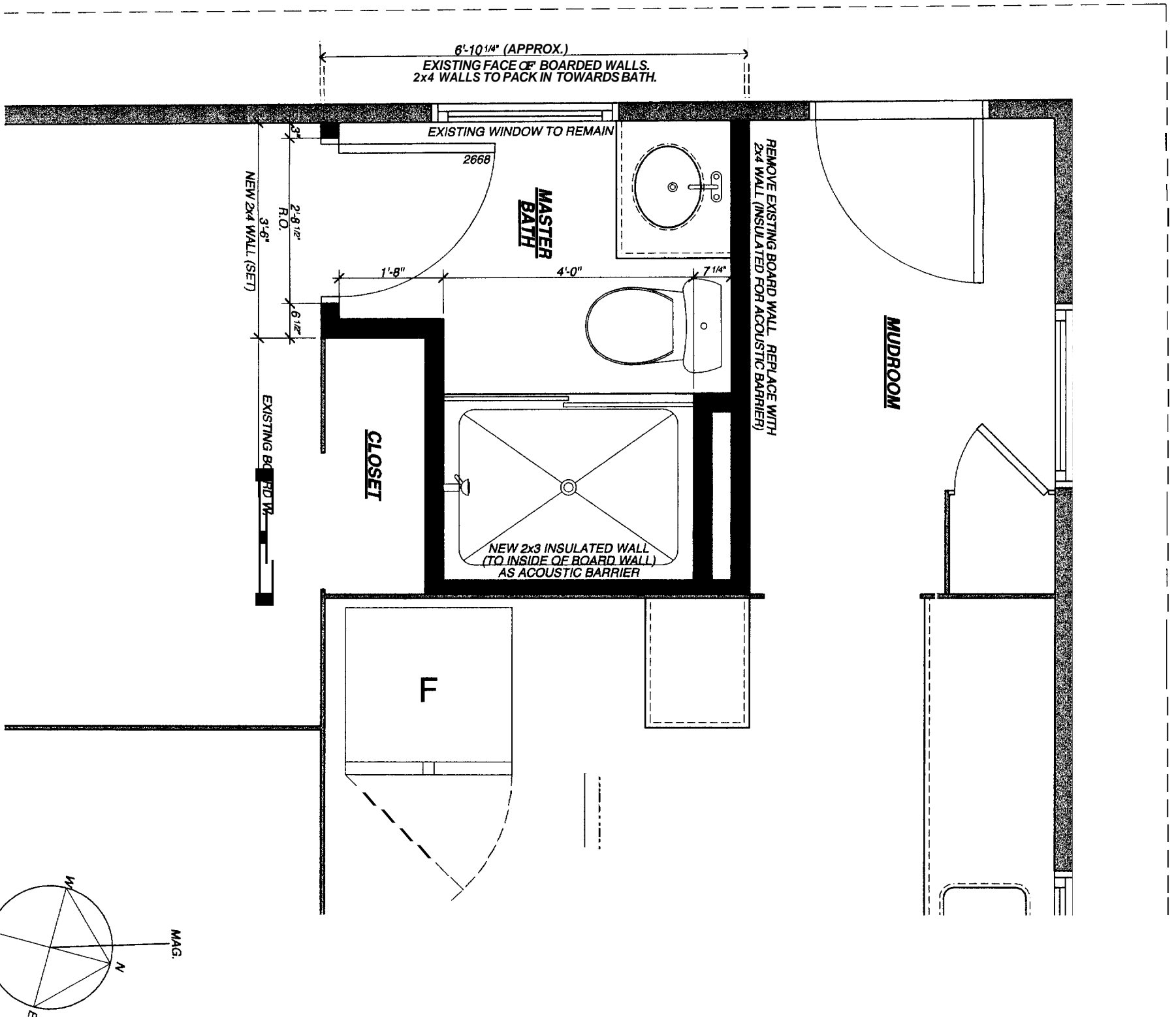
Architect: Whitten + Winkelman Architects
 37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1/4"=1'-0"

Date: Thursday, March 23, 2006



2E



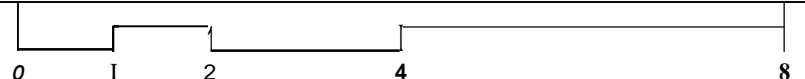
FIRST FLOOR BATH PLAN - DETAIL

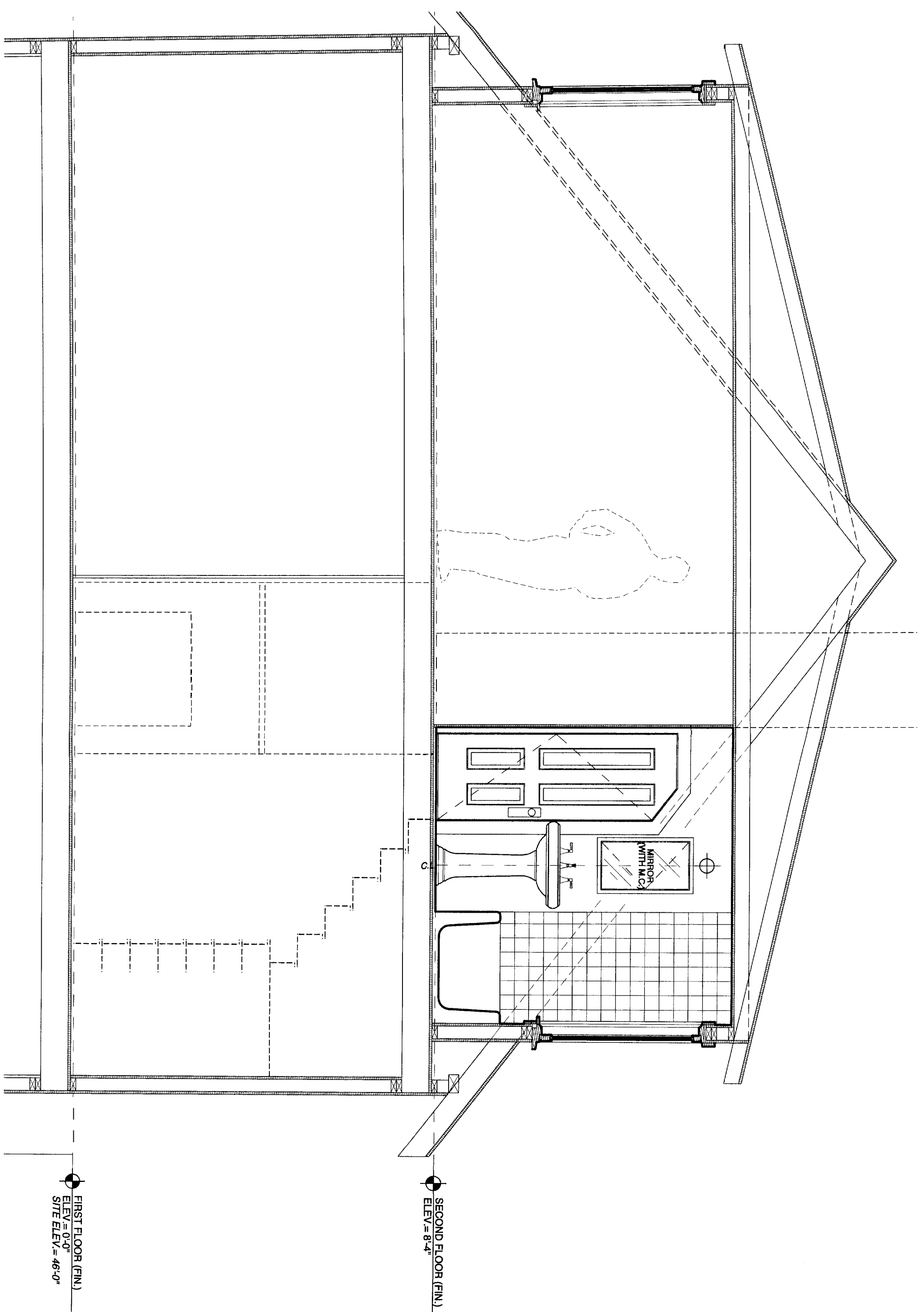
Project: Keusch Residence
11 Ocean View Terrace
Peaks Island, ME

Architect: Whitten + Winkelman Architects
37 Silver Street
Portland, Maine 04101

Scale: 1/2" = 1'-0"

Date: Thursday, March 23, 2006





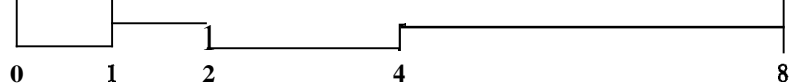
SECTION THROUGH BATH

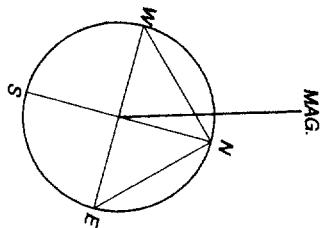
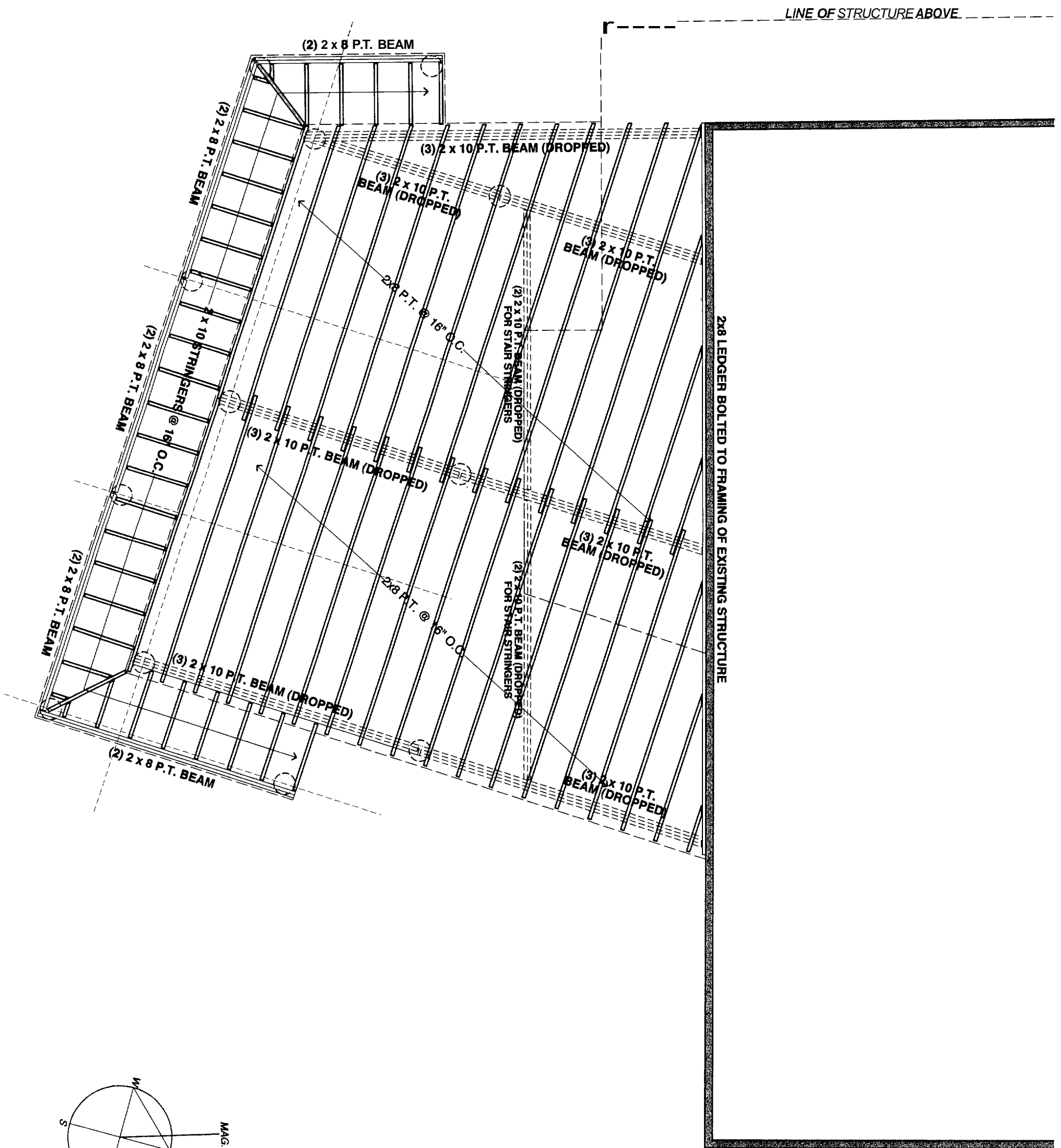
Project: Keusch Residence
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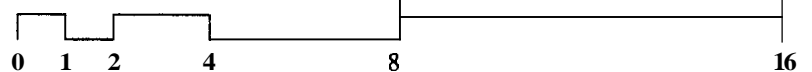
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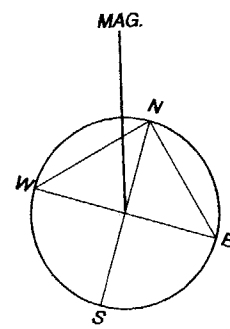
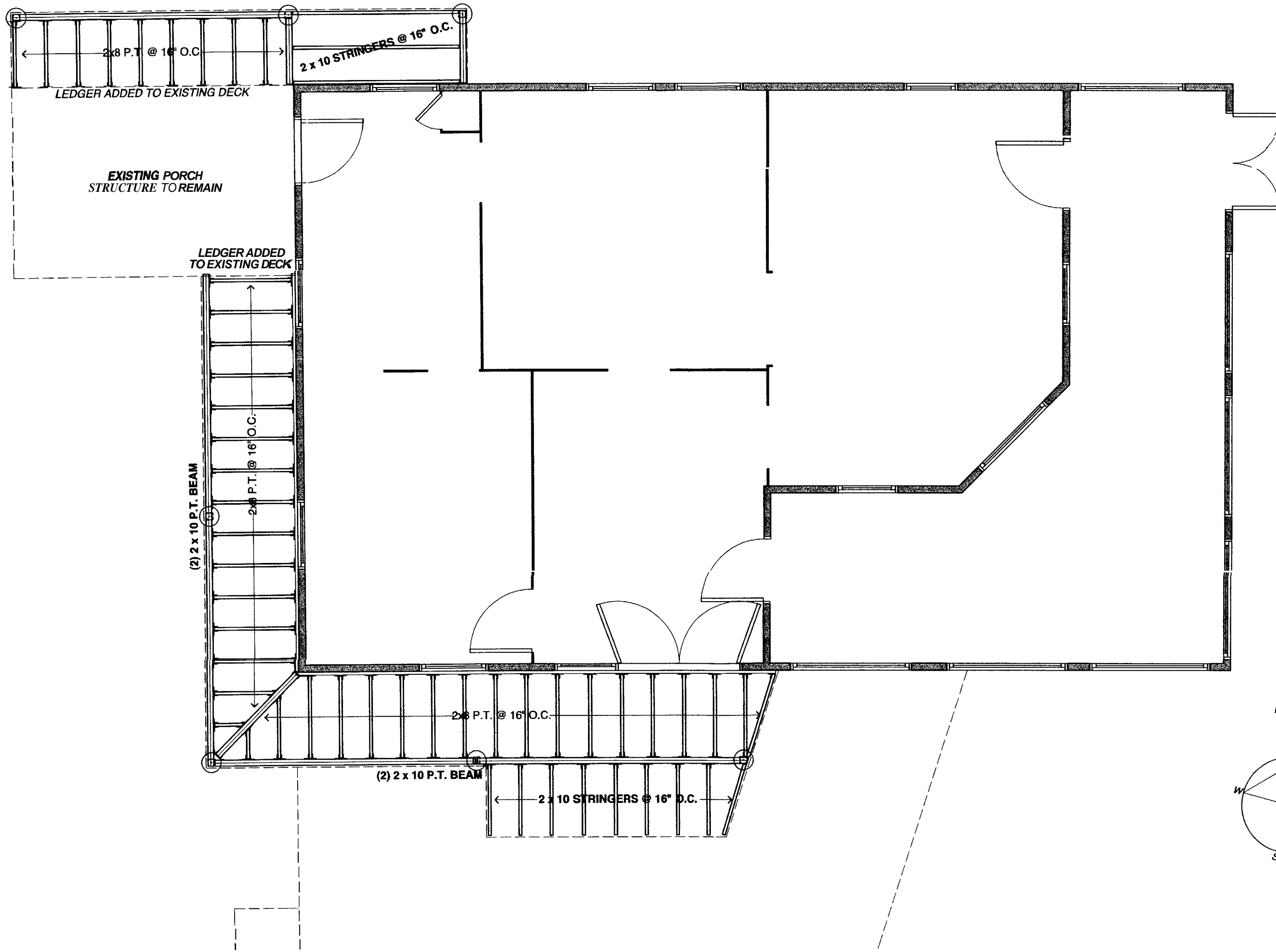
Date: Thursday, March 23, 2006





LOWER DECK FRAMING





UPPER DECK FRAMING

Project: Keusch Residence
 11 Ocean View Terrace
 Peaks Island, ME

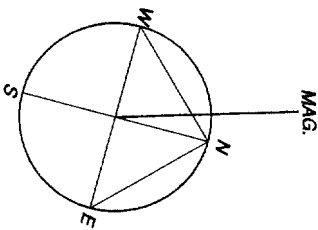
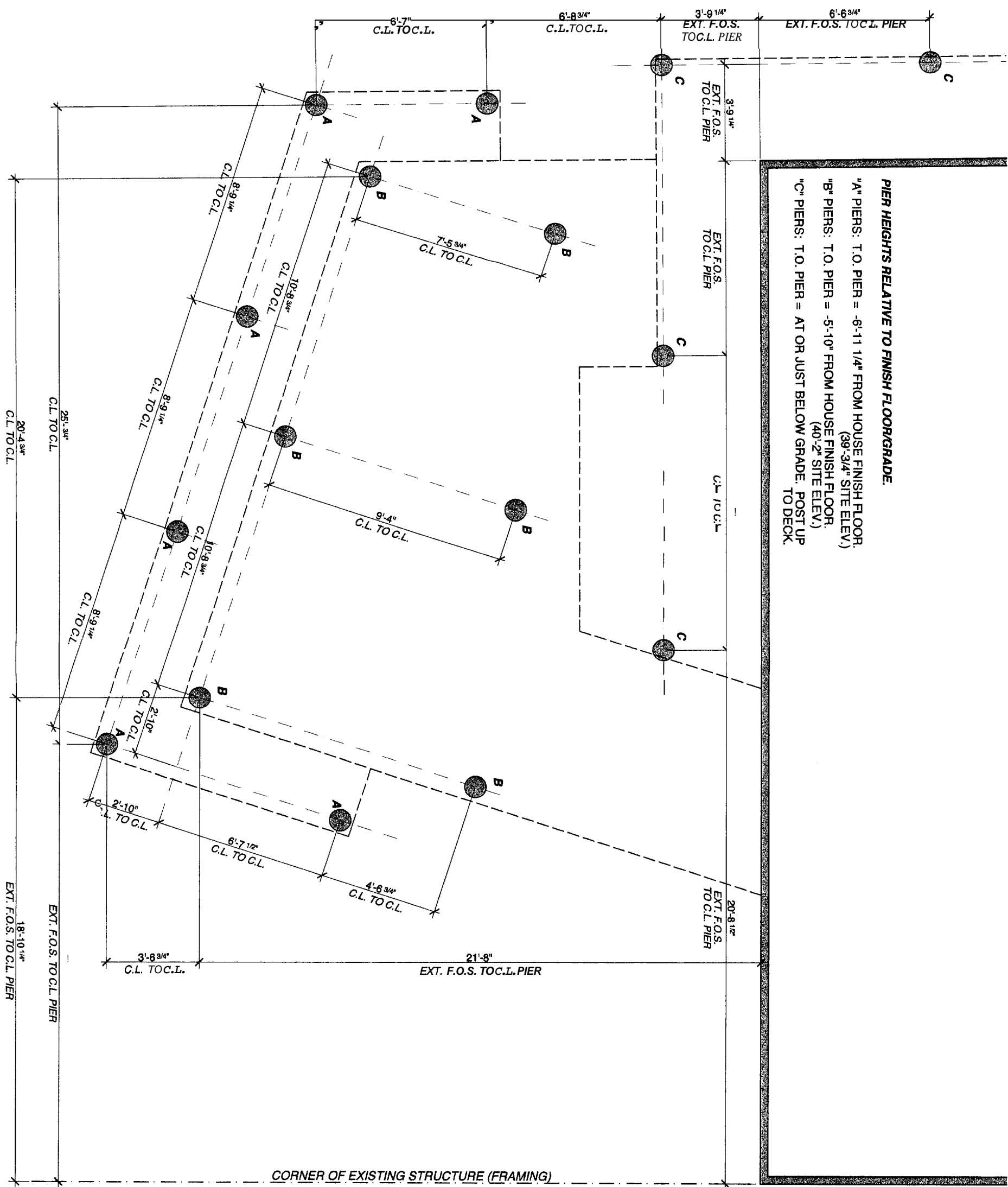
Whitten + Winkelman Architects
 37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1/4" = 1'-0"

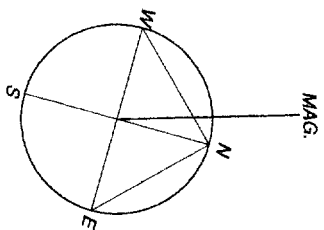
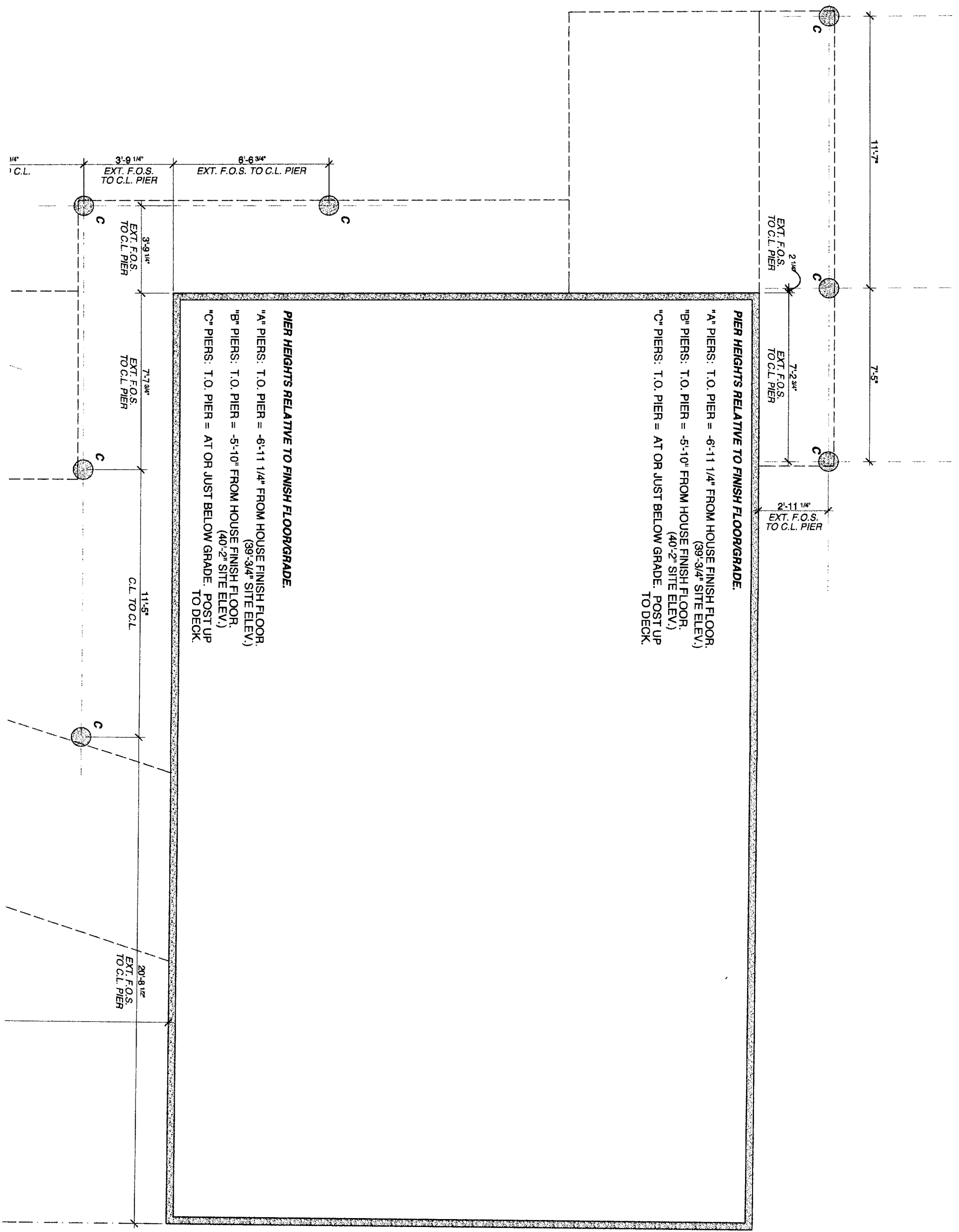


Date: Thursday, March 23, 2006

S2



PIER LAYOUT



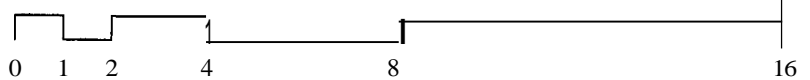
PIER LAYOUT - BACK STAIR

Project: Keusch Residence
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Peaks Island, ME

Architect: Whitten + Winkelman Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1/4"=1'-0"

Date: Thursday, March 23, 2006

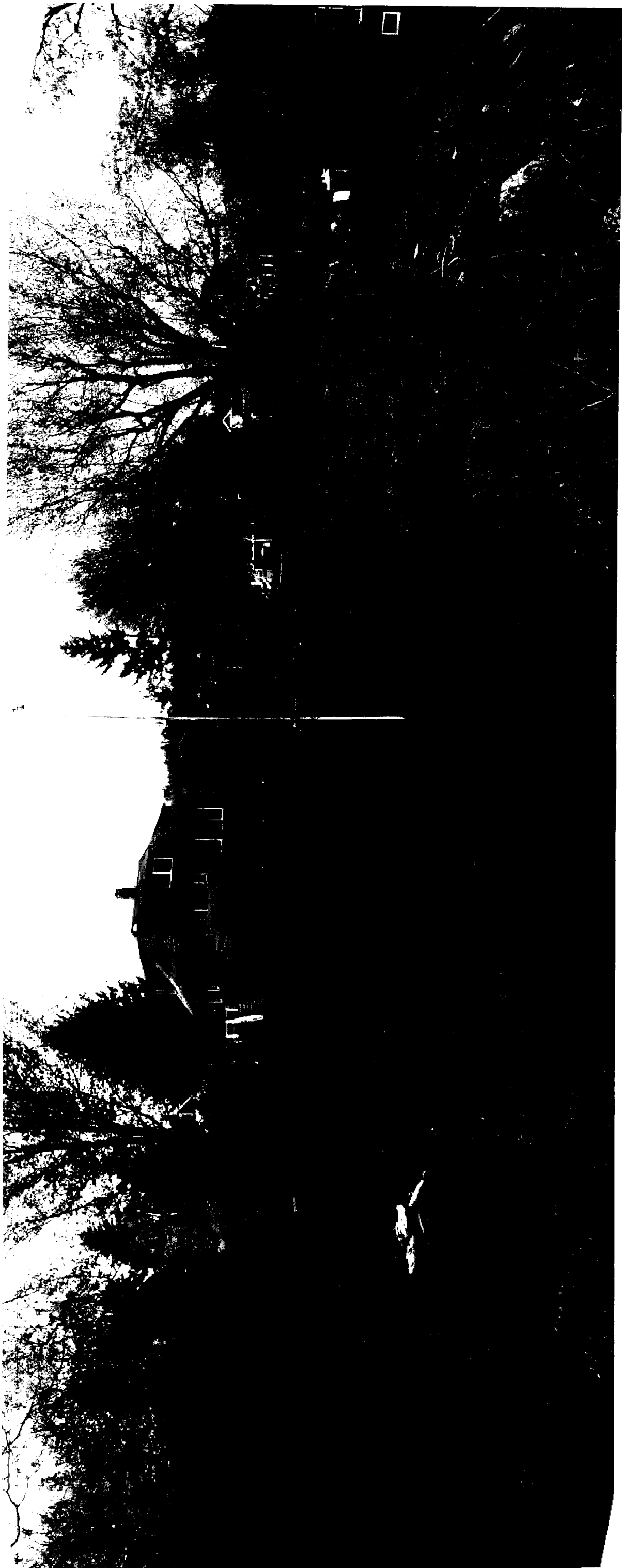


F2



KEU-pan3

view from rear neighbor's deck; looking at our cottage and on toward our southerly view.



KEU-pan2

from middle of site, looking north at existing cottage



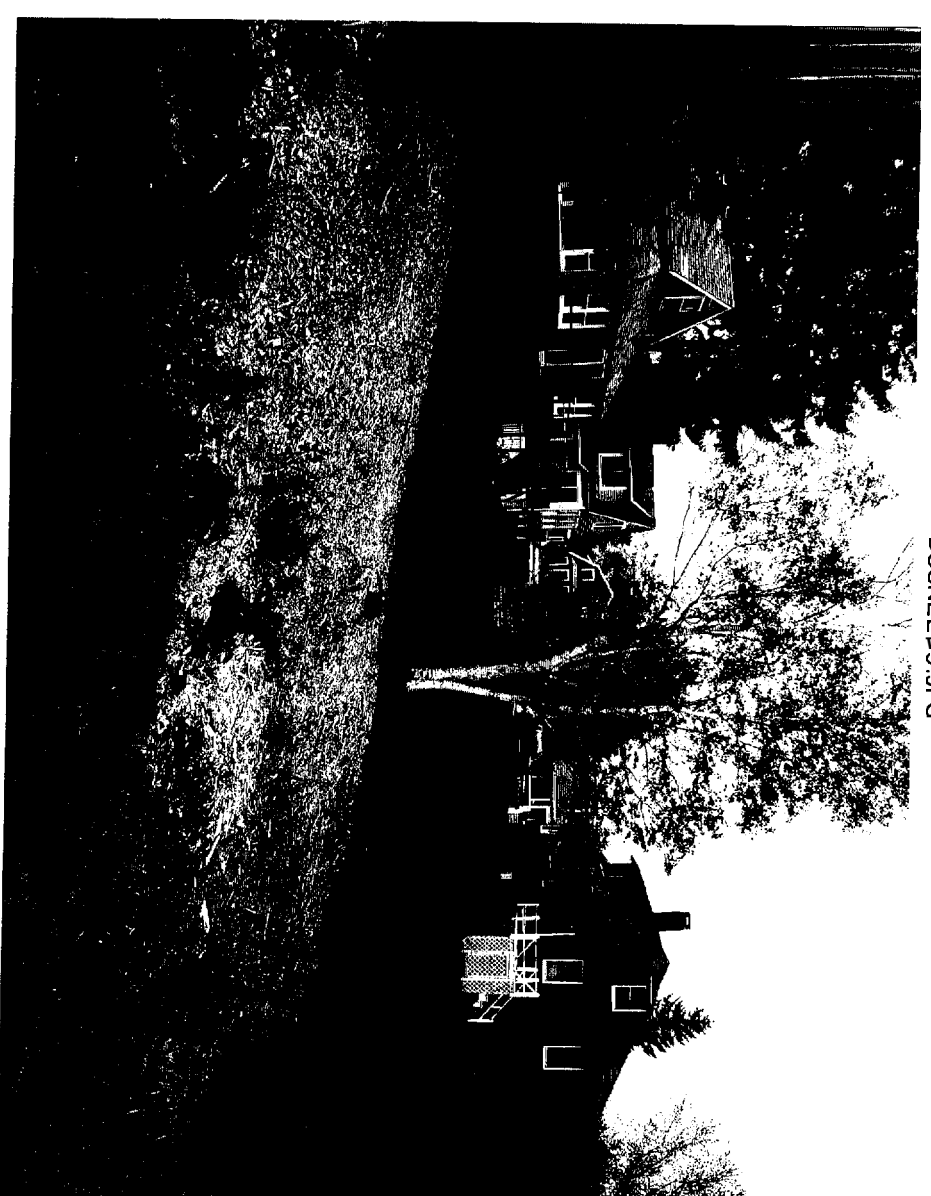
DSCN2234.JPG



DSCN2235.JPG



DSCN2236.JPG



DSCN2237.JPG