HEAPS / HEASLEY RESIDENCE

PERMIT SET

INDEX OF DRAWINGS

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Address:	20 Park Avenue, Peaks Island, Portland, Maine.
Lot:	Chart #7, Block C, Lot 2, (61664.3 sq. ft.)
Zone:	IR-1.
Owner:	Breana K. Heaps and Todd R. Heasley, 112n Green Street, Philadelphia, PA. 19122-3314.
Builder:	Doug Wilber, 27 Central Ave, Peaks Island, Portland, ME. 207-232-8763.
Existing:	N/A
Proposed:	New construction
Parking:	TBD.
Grading:	Unchanged.
Septic:	Per Albert Frick Associates' Subsurface Wastewater Disposal System Application of October 07, 2013.
Utilities:	City water and electrical service (new).

Silt fence / erosion control by G.C. as required by Maine Erosion Control and Sediment Control Handbook For Construction: Best Management Practices Section 14.

SITE:

- PONDED AREA
- TRAVELLED WAY
- EXISTING BUILDING (SURROUNDING AREA)

SITE COVERAGE:

- OPEN DECK AND WALKWAYS: 467 SQ. FT
- COVERED DECK AND WALKWAY: 62 SQ. FT
- CONDITIONED ON POSTS: 400 SQ. FT
- CONDITIONED OVER CRAWL SPACE: 803 SQ. FT

TOTAL CONDITIONED SPACE: 1203 SQ. FT

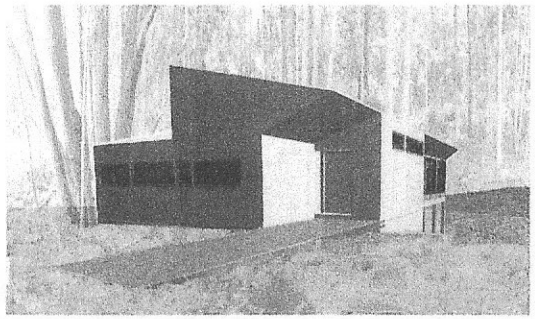
TOTAL SITE COVERAGE: 1798 SQ. FT

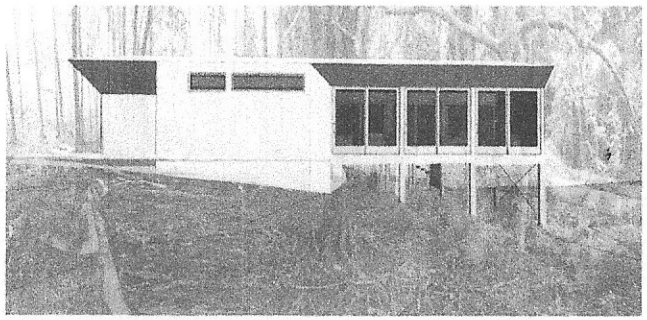
NOTE: 61,664 S.F. LOT x 20% = 12,333 S.F. ALLOWED MAX. SITE COVERAGE.

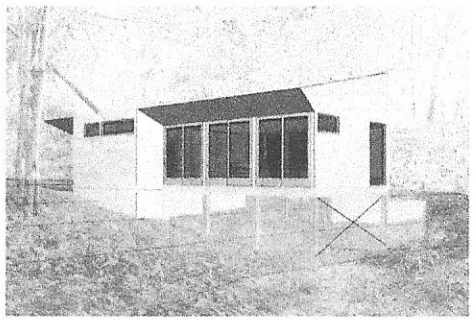
PROPOSED DESIGN IS CONFORMING AT 1,798 S.F. OF SITE COVERAGE.

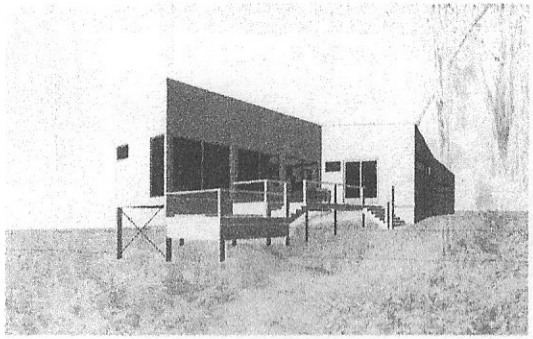
BECAUSE PARK AVE IS AN UNACCEPTED CITY STREET, 25-1 SETBACKS ARE DRAWN TO CONSIDER STREET FRONTAGE ON PLEASANT AVE. AND ARE MEASURED FROM SURVEYED BOUNDARIES (PER REVIEW WITH MARGE SCHNURAL ON JULY 28, 2015).

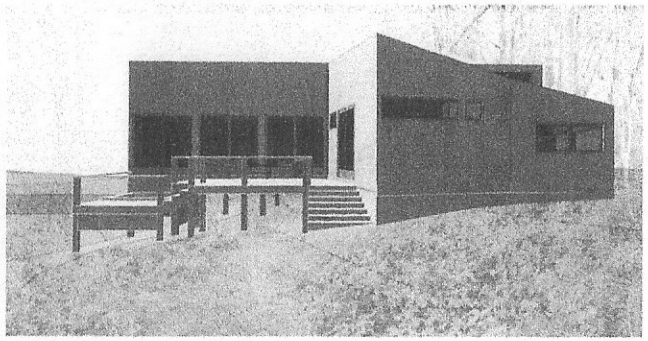
SITE DATA FROM BOUNDARY SURVEY BY GENE SCHLER OF NORTHEASTERN LAND SURVEYING, JUNE 04, 2015.

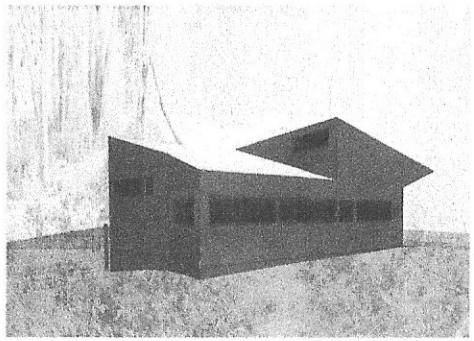


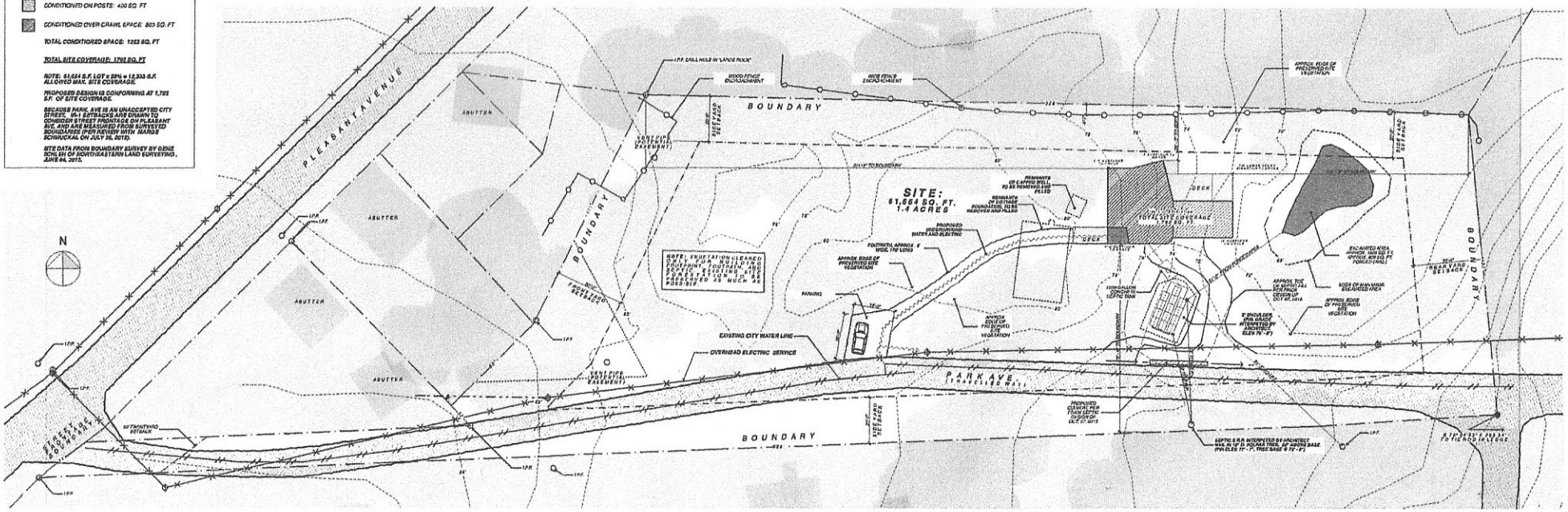












WINKELMAN ARCHITECTURE
41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.3998

SCALE: 1" = 20'-0"
DATE: 11/11/13

A 001

SITE PLAN

HEAPS / HEASLEY HOUSE
20 PARK AVENUE, PEAKS ISLAND, ME

PRICING SET - NOT FOR CONSTRUCTION