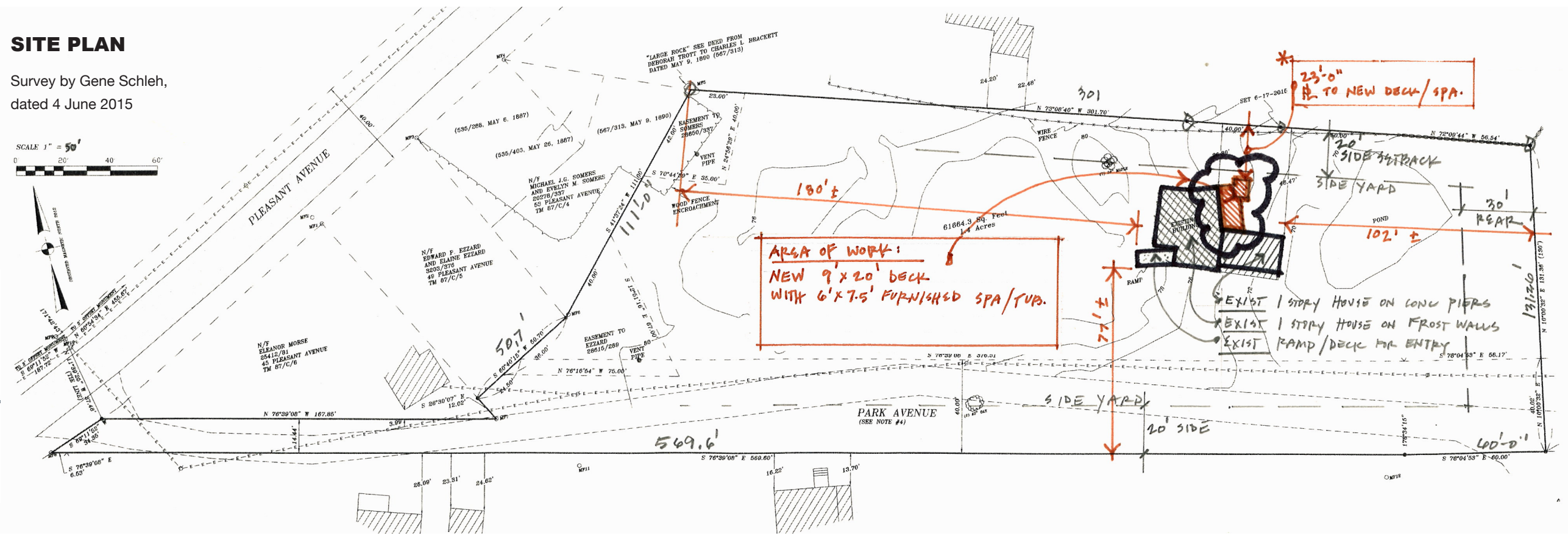
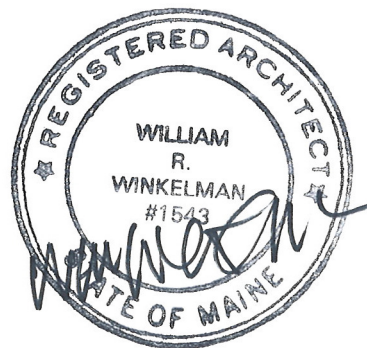


**SITE PLAN**

Survey by Gene Schleh,  
dated 4 June 2015

SCALE 1" = 50'



Front of house



Location of proposed deck (with spa/hot tub), on the back side of the house.

**HEAPS - HEASLEY HOUSE | Deck and Spa/Hot Tub addition:**

**DATE:** 31 July 2015

**DRAWING INDEX:**

- G1.001 - Site Plan
- G1.002 - Survey
- A1.001 - Floor Plan
- A1.002 - Framing Plan
- A2.001 - Section and Detail

**ADDRESS:**

- 20 Park Ave, Peaks Island, Portland, ME

**CBL #:**

- Map 87 Block C Lot 2

**ZONE:**

- IR-1

**OWNER:**

- Brenna Heaps & Todd Heasley

**BUILDER:**

- Doug Wilber, 27 Central Ave, 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 approximately 9' x 20' with guard rail (no stair) with/for new spa/hot tub (furnished by owner).

**ZONING:**

- The existing one-story dwelling was built as new construction in 2014 / 2015 (reference Portland Building Permit # 2013-02567). A C.O. was issued this spring.
- This proposed deck / spa was reviewed with zoning and plan review (in early June) to confirm conformance with no problems foreseen.
- Fast-Track permitting is requested.

**LOT COVERAGE:**

- Lot area = 61,664 sq ft
- Max allowable lot coverage is 20% of 61,664 sq ft or 12,333 sq ft.
- Existing lot coverage is 1,368 sq ft
- Proposed lot coverage (including new deck) = 1,566 sf ft

**GENERAL ZONING COMMENTS:**

- Parking, driveway, utilities and grading are all unchanged.