SITE PLAN

Survey by Gene Schleh,
dated 4 June 2015

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:
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- 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 approximatily 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.

SITE PLAN | **G1.001**

CITY OF PORTLAND MAINE
Inspections Division
Date: 09/10/15