1 **SITE PLAN**
Scale: 1/8" = 1'-0"

ANDERSON RESIDENCE - PERMIT SET

DRAWING INDEX

G1.001 COVER SHEET/DRAWING INDEX/SITE PLAN

A1.001 EXISTING FLOOR PLANS
A1.002 EXISTING EXTERIORS
A2.001 PROPOSED FLOOR PLANS
A3.001 PROPOSED ELEVATIONS

Address: 924 Seashore Ave, Peaks Island, Portland, Maine.

CBL #: 091 G005.

Zone: IR-1.

Owner: Stephen and Candace Anderson.

Existing: -One-and-a-half story principal structure w/ deck and covered porch.

Proposed: -Expand northeast corner of existing building onto existing porch.
-Expand existing porch around south side of building and expand southeast corner of existing building.
-Demolish existing deck.

Lot Coverage: Lot Area = 18,024 sq. ft.
Max. Allowable Lot Coverage is 20% of 18,024 sq. ft. or **3,604.8 sq. ft.**
Existing Lot Coverage = 1,515 sq. ft.
Proposed Total Lot Coverage = **1,567 sq. ft.**

Parking: Unchanged.

Grading: Unchanged.

Septic: The septic system was installed as a three bedroom system when the house was built in 2003. Our current scope of work adds no bedrooms. Thus, there is no change to the system; it will remain as-is.

Utilities: City Water, unchanged; Electrical Service, unchanged; Propane, unchanged.

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

CITY OF PORTLAND MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/10/14

WINKELMAN
41 UNION WHARF, SUITE

0 1 2 4 8 16 32
SCALE: 1/8" = 1'-0"
DATE: SEPTEMBER 12, 2014

COVER SHEET/DRAWING INDEX/SITE PLAN
ANDERSON RESIDENCE
924 SEASHORE AVE, PEAKS ISLAND

G1.001