

BELDEN COTTAGE

Anne B. Belden and John R. Belden
Trustees of the Anne B. Belden Living Trust

13 Oak Avenue

Peaks Island, ME 04108

DECK AND STEPS ADDITION

code information

applicable building code

2009 International Residential Code
MUBEC - Maine uniform Building and Energy Code

construction type —

wood frame, stone foundation at house, concrete
piers for new deck and replacement piers at PORCH

cedar shingles,
asphalt shingle roof

approximate square footage house — 2401.5 sf

building height — 26'-6"

SQUARE FOOTAGE CALCULATIONS - CONDITIONED SPACE OF HOUSE
FIRST FLOOR ADDITION AT PORCH = 35 SF
FIRST FLOOR EXISTING = 1292 SF EXISTING
SECOND FLOOR EXISTING=1074.5 SF
TOTAL SQUARE FEET-HOUSE WITHOUT ENTRY PORCH AND DECK = 2401.5 SF

LOT COVERAGE CALCULATION
FIRST FLOOR EXISTING = 1292 SF EXISTING
EXIST ENTRY PORCH AND STEPS =107.6 SF
FIRST FLOOR ADDITION AT PORCH = 35 SF
NEW DECK AND STAIRS = 509 SF
EXIST BULKHEAD = 35.8 SF
EXIST SHED = 102 SF
LOT COVERAGE = 2081.4 SF
TOTAL PERCENTAGE OF LOT COVERAGE = .093

LOT DESCRIPTION: CADASTRAL REF IS CITY OF PORTLAND TAX MAP # 84
BLOCK "V" LOTS 5-7, 10-12, 13 OAK AVENUE, PEAKS ISLAND, PORTLAND,
MAINE 04108
22,272.1 SQUARE FEET 0.5 ACRES
TOTAL PERCENTAGE OF LOT COVERAGE INCLUDING NEW DECK = .093

Architect

James W. Greenwell, AIA, PLLC - Architect
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Peaks Island, ME 04108
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Structural Enigneer

Andrew M. Jackson, P.E.
Structural Engineer
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Peaks Island, ME 04108 c 207-332-1412

Civil and Landscaping Drawings

Eugene Schleh, Professional Land Surveyor
Northeastern Land Surveying
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DRAWING INDEX

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BELDEN COTTAGE
Owners
Anne B. Belden and John R. Belden
Trustees of the Anne B. Belden Living Trust

13 OAK AVENUE
PEAKS ISLAND, MAINE 04108

JAMES W. GREENWELL, AIA, PLLC
ARCHITECT

130 ISLAND AVENUE
PEAKS ISLAND, ME 04108

VOICE 207-766-2509
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professional seal

consultants

ISSUE DATE

PERMITS 10-24-2016

TITLE SHEET

A-0