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
130 Island Ave
Peaks Island, ME 04108
207-766-2509
c 202-607-8976

Structural Enigneer

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

Civil and Landscaping Drawings

Eugene Schleh, Professional Land Surveyor
Northeastern Land Surveying
16 College Avenue
Gorham, Maine 04038
207-831-6250 c 207-939-7186

DRAWING INDEX

A-0 Title Sheet
C.1 Site Plan and Existing Conditions Survey
A-1 Foundation Plan
A-2 First Floor and Demolition Plan
A-3 Second Floor Plan
A-4 Section
A-5 North and South Elevations
A-6 East and West Elevations, Section at Deck
A-7 Construction Details
A-8 Detail Plan

Reviewed for Code Compliance
Inspection Division
Date: 12/21/16

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
A R C H I T E C T

130 ISLAND AVENUE
PEAKS ISLAND, ME 04108

VOICE 207-766-2509
CELL 202-607-8976

LICENSED ARCHITECT
JAMES W. GREENWELL # 3904
STATE OF MAINE

professional seal

consultants

ISSUE	DATE
PERMITS	10-24-2016
Rev-Add Baclony/Revise doors	11-15-2016
Rev Permits-Add Baclony/Revise doors	11-29-2016

TITLE SHEET

A-0