

# BELDEN COTTAGE

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

## 13 Oak Avenue

### Peaks Island, ME 04108

BEDROOM ADDITION - DECK OFF KITCHEN

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 — 2761 sf

building height — 26'-6"

SQUARE FOOTAGE CALCULATIONS - CONDITIONED SPACE OF HOUSE
FIRST FLOOR = 1746.15 SF
SECOND FLOOR INCLUDING LOFT = 1015 SF
TOTAL SQUARE FEET HOUSE WITHOUT PORCH AND DECKS = 2761.15 SF

LOT COVERAGE CALCULATION
FIRST FLOOR INCLUDING NEW ADDITION = 1746.15 SF
EXIST ENTRY PORCH AND STEPS = 106.45 SF
NEW SOUTH DECK AND STAIRS = 177.63 SF
EXIST WEST DECK AND STAIRS = 517.64 SF
NEW BILCO DOOR = 36.67 SF
EXIST SHED = 102 SF
LOT COVERAGE = 2686.54 SF
TOTAL PERCENTAGE OF LOT COVERAGE = 12.06 %

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 = 12.06%

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

- E-1 Basement Level-Electrical
- E-2 First Floor-Electrical
- E-3 Second Floor Plan-Electrcal

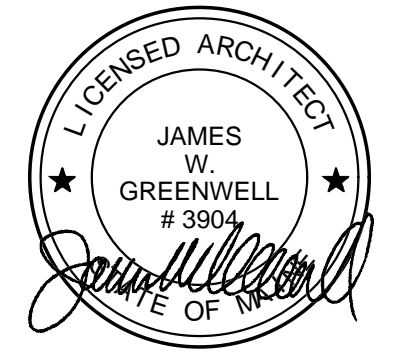
BELDEN COTTAGE  
Owners  
Anne B. Belden and John R. Belden  
Trustees of the Anne B. Belden Living Trust

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

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professional seal

consultants

ISSUE DATE

PERMITS 7-21-2017

TITLE SHEET

A-0