# 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


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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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LICENSED ARCHITECT
JAMES W. GREENWELL # 3904
STATE OF MAINE

professional seal

consultants

| ISSUE | DATE |
|---|---|
| PERMITS | 7-21-2017 |

TITLE SHEET

**A-0**