

# NEW HOUSE



## PROJECT INFORMATION

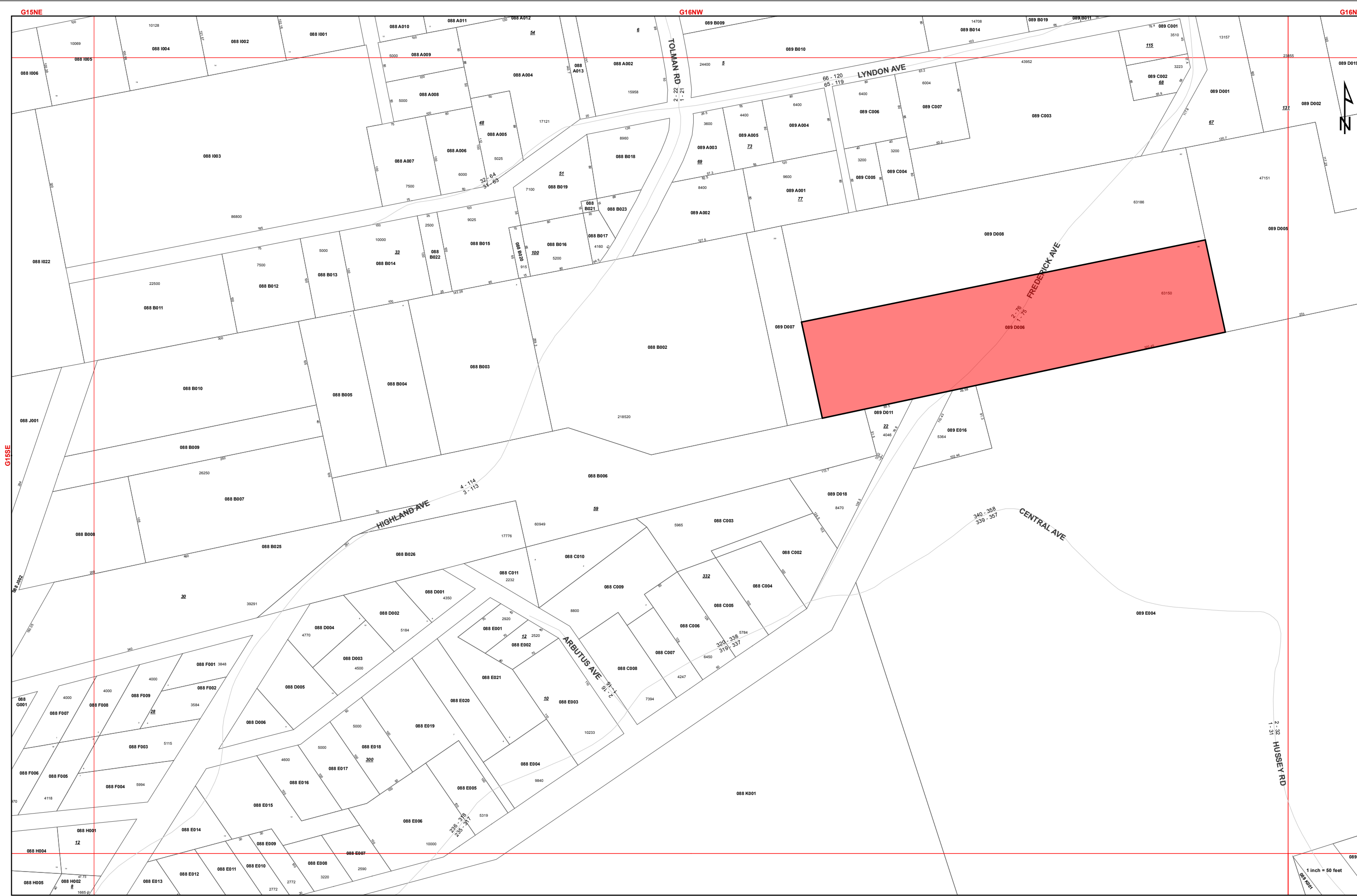
**Client:** Judy Walsh & Paul Stenzel  
**Architect:** Kaplan Thompson Architects  
**Contractor:** Heather Thompson Woodworks  
**Map / Lot:** 089-D-006  
**Project Address:** 41 Fredrick Ave, Peaks Island, ME

## ZONING INFORMATION

**Zoning:** IR-1  
**Minimum Lot Size:** 60,000 SF - without public water  
**Actual Site Area:** 63,150 +/- SF - 1.45 +/- ACRE  
**Min. Front Yard Setback:** 30'-0"  
**Min. Rear Yard Setback:** 30'-0"  
**Min. Side Yard Setback:** 20'-0"  
**Max. Lot Coverage:** 20%  
**Actual Lot Coverage:** 2.8%  
**Max Building Height:** 35'-0"  
**Actual Building Height:** 21'-0"  
**Building Codes:** IRC 2009 - NFPA / 1999  
**Occupancy:** Single Family Residential

## PROPOSED STRUCTURE

**Proposed Occupancy:** Single Family Residential  
**Proposed Building Height:** 1 Story  
**Proposed Sprinkler:** NFPA 13D throughout  
**Proposed Floor Area:** 1,697 sf 1st Floor  
 51 sf Loft  
**1,748 sf Total Conditioned Floor Area**  
 65 sf Storage (unconditioned)  
**1,813 sf Total Floor Area of Structure**



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A-0.0	SITE PLAN
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3 SITE LOCATION - MARKED IN RED

**FOR CONSTRUCTION**