Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/13/16

NEW HOUSE

3 SITE LOCATION - MARKED IN RED

DRAWING INDEX

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V-1.1	MECHANICAL PLANS

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**

FOR CONSTRUCTION