

BARKER RESIDENCE - PRICING/PERMIT SET

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Address: 460 Island Ave, Peaks Island, Portland, Maine.

CBL #: 090 1002.

Zone: IR-2.

Owner: Charlene Barker.

Existing: - Two story principal structure with exterior deck and exterior stairs.
- One detached outbuilding/shed.

Proposed: Add one-story addition and screened porch to the North of Existing House. Demolish Existing Deck and rebuild. Renovate existing interiors.

Lot Coverage: Lot Area = 31,361.8 sq. ft.

Max. Allowable Lot Coverage is 20% of 31,361.8 sq. ft. or **6,272.4 sq. ft.**
Existing Lot Coverage = 1,015.6 sq. ft.
Proposed Total Lot Coverage = **2,019 sq. ft.**

Parking: Unchanged.

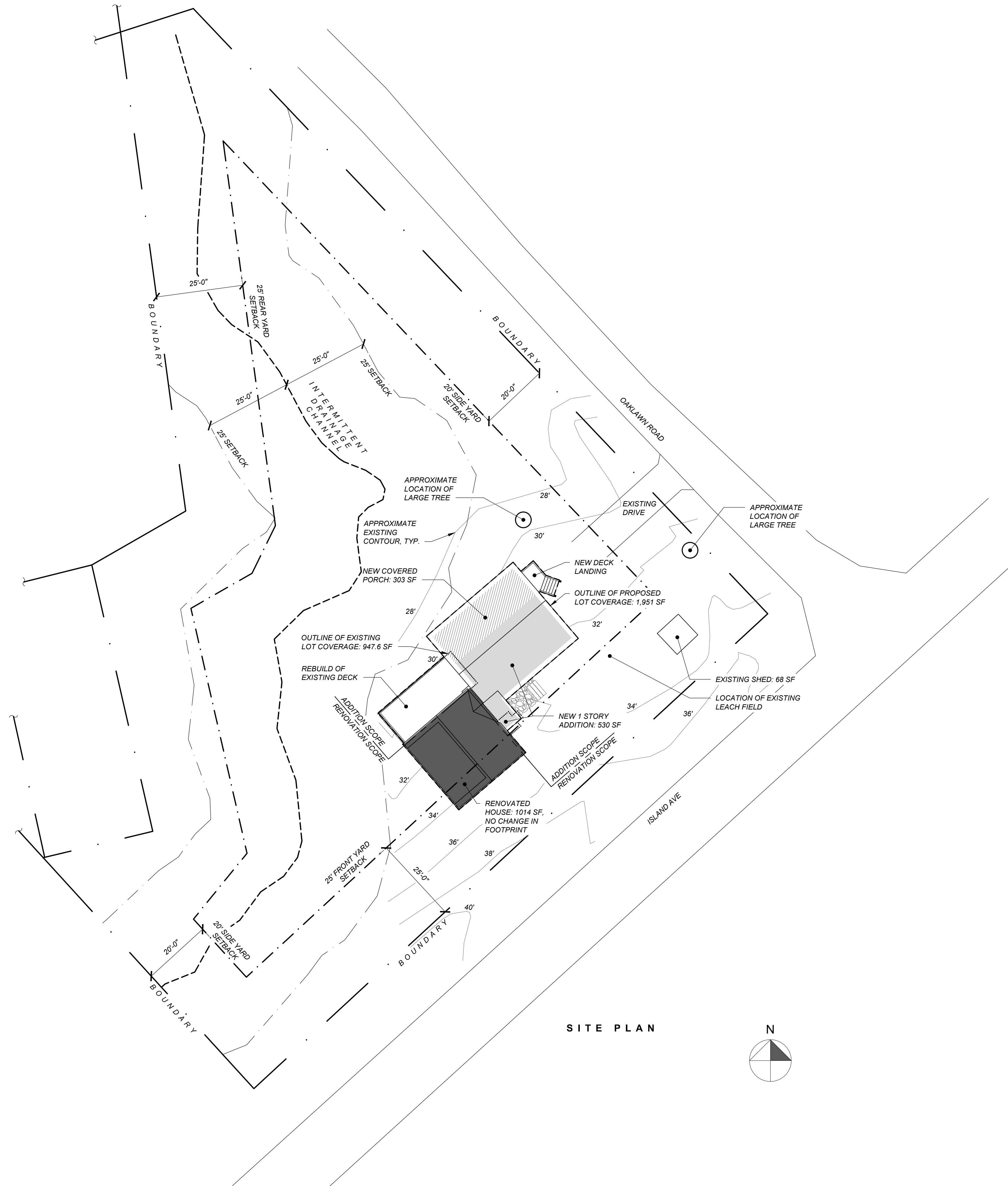
Grading: Unchanged.

Septic: The septic system has been evaluated by Albert Frick. It was permitted and installed as a two bedroom system when the house was built in the 1970's. Our current scope of work adds no bedrooms. Thus, there is no change to the system; it will remain as-is.

Utilities: City Water, unchanged; Electrical Service, unchanged; Propane, unchanged.

Erosion Control: Silt fence / erosion control by G.C. as required by *Maine Erosion Control and Sediment Control Handbook For Construction: Best Management Practices*, Section 14.

Sprinkler Calculation: Existing Conditioned Space = 1,014 sq. ft.
Renovated Conditioned Space = 1,014 sq. ft.
New Addition Area = 530 sq. ft.
Total Affected Percentage = **152% = Required.**
New sprinkler system to be installed per code.



SITE PLAN

