

ALDERBROOK ROAD

ADJACENT LOT

30' back yard set back

MILLS RESIDENCE  
9 SANDPIPER RD.  
PEAKS ISLAND, ME  
CBL# 85-M-07  
(24414 SF)

ADJACENT LOT

LOT COVERAGE CALCULATIONS:

EXISTING LOT	24414 SF	$\times (.20) =$	4882 SF	ALLOWABLE
EXISTING HOUSE	814 SF			
EXISTING FRONT PORCH AND STAIRS	50 SF			
EXISTING OUTDOOR SHOWER	24 SF			
EXISTING SIDE PORCH AND STAIRS	47 SF			
EXISTING SHED	120 SF			
<b>TOTAL EXISTING FOOTPRINT</b>	<b>=1055 SF</b>			
REMOVE:				
EXISTING FRONT PORCH AND STAIRS	-50 SF			
<b>REMAINING EXISTING FOOTPRINT</b>	<b>=1005 SF</b>			
ADD:				
PROPOSED FRONT PORCH AND STAIRS	+244 SF			
PROPOSED SIDE STAIR EXTENSION	+10 SF			
PROPOSED ADDITION	+282 SF			
<b>TOTAL PROPOSED FOOTPRINT</b>	<b>(1005+244+10+282) =1541 SF</b>			
<b>ALLOWABLE FOOTPRINT REMAINING</b>	<b>(4882-1541) =3341 SF</b>			

EXISTING SHED (120 SF)

20' side yard set back

20' side yard set back

EXISTING OUTDOOR SHOWER (24 SF)

PROPOSED STAIR EXTENSION (10 SF) ALLOWED PER SECTION 14-425

EXISTING SIDE PORCH AND STAIRS (47 SF)

EXISTING HOUSE (814 SF)

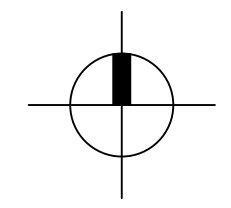
EXISTING FRONT PORCH AND STAIRS (50 SF)

PROPOSED ADDITION (282 SF)

PROPOSED PORCH AND STAIRS (244 SF)

30' front yard set back

ADJACENT LOT



(A) Existing Site Plan  
1/16" = 1'-0"

SANDPIPER ROAD

**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

**Proposed Site Plan**

PROJECT

Mills Residence

9 Sandpiper Rd.  
Peaks Island, ME

DATE 03.18.14

REVISED

SCALE 1/16" = 1'-0"

DRAWN BY Rachel & Harvey

NOTES

**A2**