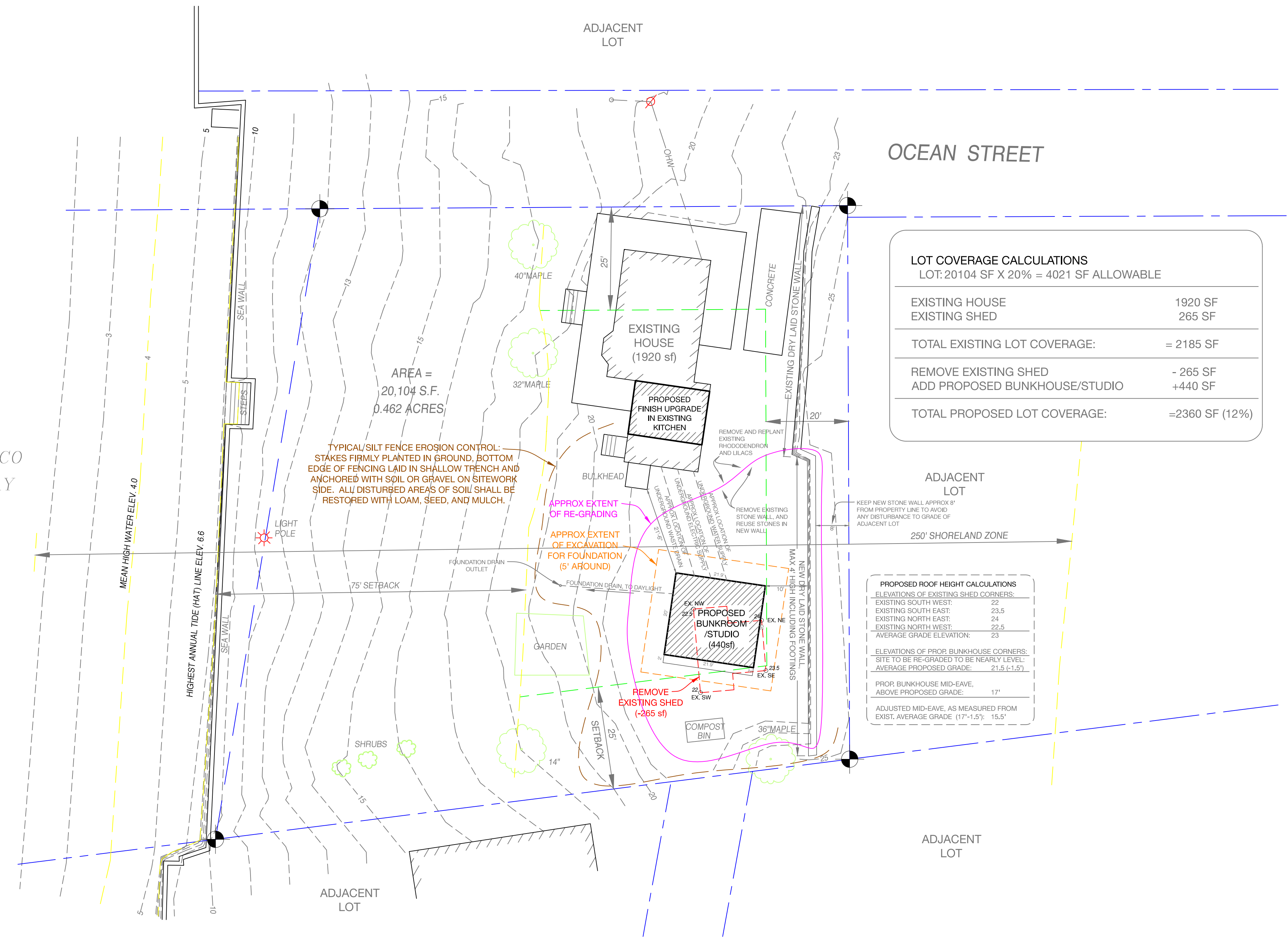


CASCO BAY

ADJACENT LOT

OCEAN STREET



**LOT COVERAGE CALCULATIONS**  
 LOT: 20104 SF X 20% = 4021 SF ALLOWABLE

EXISTING HOUSE	1920 SF
EXISTING SHED	265 SF
<b>TOTAL EXISTING LOT COVERAGE:</b>	<b>= 2185 SF</b>
REMOVE EXISTING SHED	- 265 SF
ADD PROPOSED BUNKHOUSE/STUDIO	+440 SF
<b>TOTAL PROPOSED LOT COVERAGE:</b>	<b>=2360 SF (12%)</b>

**PROPOSED ROOF HEIGHT CALCULATIONS**

ELEVATIONS OF EXISTING SHED CORNERS:

EXISTING SOUTH WEST:	22
EXISTING SOUTH EAST:	23.5
EXISTING NORTH EAST:	24
EXISTING NORTH WEST:	22.5
AVERAGE GRADE ELEVATION:	23

ELEVATIONS OF PROP. BUNKHOUSE CORNERS:

SITE TO BE RE-GRADED TO BE NEARLY LEVEL:	
AVERAGE PROPOSED GRADE:	21.5 (-1.5')

PROP. BUNKHOUSE MID-EAVE, ABOVE PROPOSED GRADE: 17'

ADJUSTED MID-EAVE, AS MEASURED FROM EXIST. AVERAGE GRADE (17'-1.5'): 15.5'

TYPICAL/SILT FENCE EROSION CONTROL: STAKES FIRMLY PLANTED IN GROUND, BOTTOM EDGE OF FENCING LAID IN SHALLOW TRENCH AND ANCHORED WITH SOIL OR GRAVEL ON SITEWORK SIDE. ALL DISTURBED AREAS OF SOIL SHALL BE RESTORED WITH LOAM, SEED, AND MULCH.

APPROX EXTENT OF RE-GRADING  
 APPROX EXTENT OF EXCAVATION FOR FOUNDATION (5' AROUND)

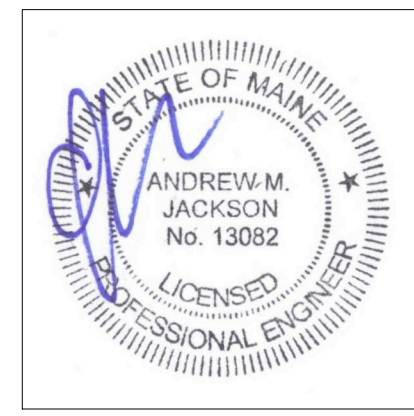
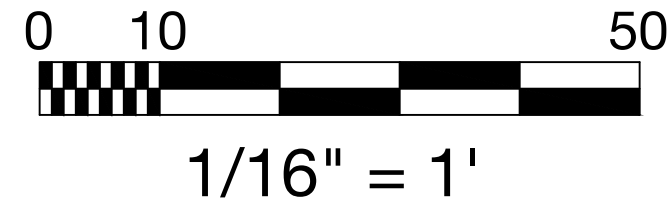
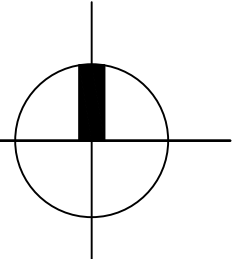
KEEP NEW STONE WALL APPROX 8' FROM PROPERTY LINE TO AVOID ANY DISTURBANCE TO GRADE OF ADJACENT LOT

**Rachel Conly Design LLC**  
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 Peaks Island, Maine 04108  
 207.766.5625

DATE	NOTES
2016.10.14	
REVISED	

**Heselton Clements**  
**Bunkhouse/Studio**  
 11 Ocean St.  
 Peaks Island, ME 04108

**A** Proposed Site Plan



**A2**

Site Plan