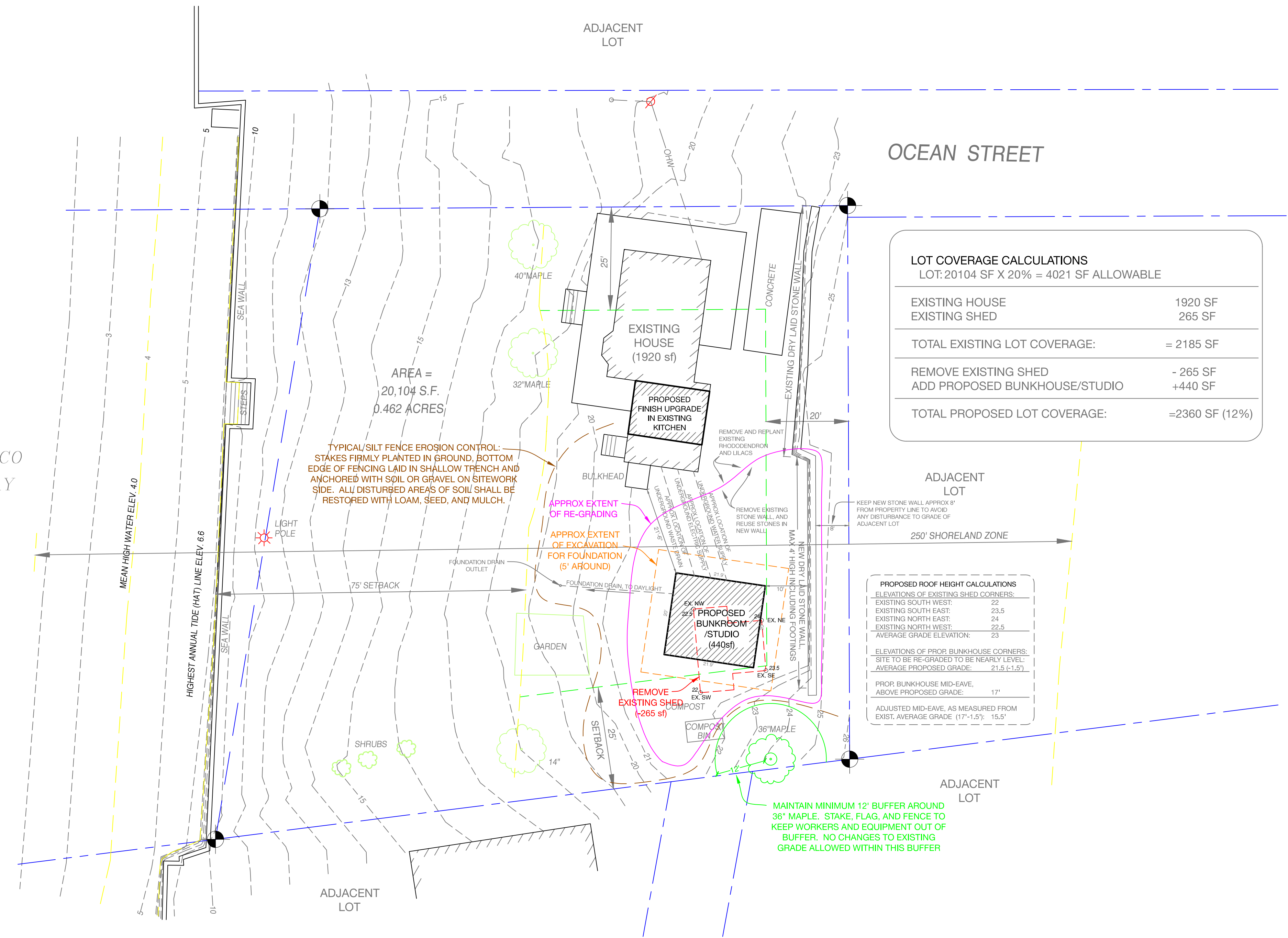


CASCO BAY

ADJACENT LOT

OCEAN STREET



LOT COVERAGE CALCULATIONS	
LOT: 20104 SF X 20% = 4021 SF ALLOWABLE	
EXISTING HOUSE	1920 SF
EXISTING SHED	265 SF
TOTAL EXISTING LOT COVERAGE:	= 2185 SF
REMOVE EXISTING SHED	- 265 SF
ADD PROPOSED BUNKHOUSE/STUDIO	+440 SF
TOTAL PROPOSED LOT COVERAGE:	=2360 SF (12%)

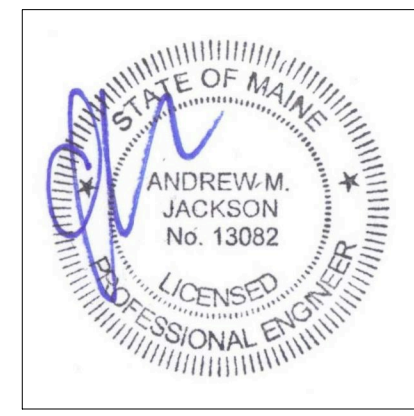
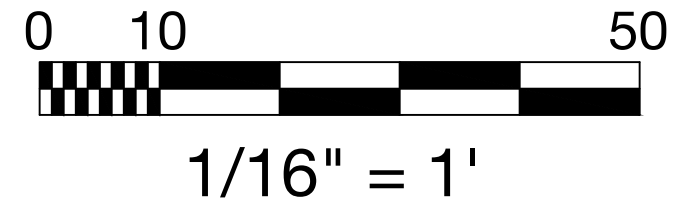
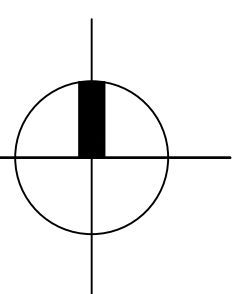
PROPOSED ROOF HEIGHT CALCULATIONS	
ELEVATIONS OF EXISTING SHED CORNERS:	
EXISTING SOUTH WEST:	22
EXISTING SOUTH EAST:	23.5
EXISTING NORTH EAST:	24
EXISTING NORTH WEST:	22.5
AVERAGE GRADE ELEVATION:	23
ELEVATIONS OF PROP. BUNKHOUSE CORNERS:	
SITE TO BE RE-GRADED TO BE NEARLY LEVEL:	
AVERAGE PROPOSED GRADE:	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'

Rachel Conly Design LLC
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Peaks Island, Maine 04108
207.766.5625

DATE	NOTES
2016.11.02	
REVISED	

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

A Proposed Site Plan



A2

Site Plan