

LOT COVERAGE CALCULATIONS:

EXISTING LOT 12,663 SF X(.20)= 2532 SF ALLOWABLE

EXISTING HOUSE	921 SF
EXISTING DECK/PORCH & MAIN STAIR	326 SF
EXISTING FRONT PORCH	113 SF
EXISTING OUTDOOR SHOWER	36 SF
EXISTING SIDE STAIR	31 SF

TOTAL EXISTING FOOTPRINT = 1,427 SF

REMOVE EXISTING SIDE STAIR - 31 SF

PROPOSED NEW SIDE STAIR + 17 SF

TOTAL PROPOSED FOOTPRINT = 1413 SF

ALLOWABLE FOOTPRINT REMAINING (2,532-1,377)=1,119 SF

CASCO BAY

BEACH RD.

5 BEACH RD.
PORTLAND, MAINE
C.B.L: 90-D-3-16
(12663 SF)

EXIST. DECK/PORCH AND MAIN STAIR (326 SQFT)
TO BE REPAIRED/REBUILT WITHIN EXISTING FOOTPRINT

25' front yard setback

EXIST. HOUSE FOOTPRINT (921 SQFT)
NO CHANGE

EXIST. SIDE STAIR (TO BE REMOVED) (31 SQFT)

PROPOSED SIDE STAIR (17 SQFT)
(50 SQ. FT. ALLOWED PER SECTION 14-425)

EXISTING OUTDOOR SHOWER (36 SQFT)
TO BE REBUILT WITHIN EXISTING FOOTPRINT

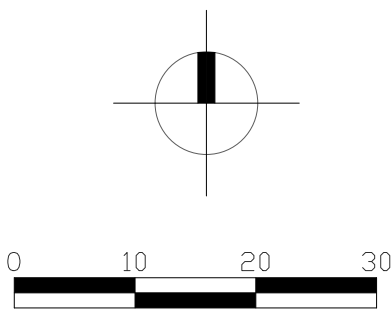
EXIST. FRONT PORCH FOOTPRINT (113 SQFT)
NO CHANGE

ADJACENT LOT

ADJACENT LOT

ADJACENT LOT

SUNSET RD.



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Architectural Design

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Proposed
Site Plan

PROJECT

Branson Residence

5 Beach Road
Peaks Island, Me.
04108

DATE	5.9.14	REVISED	5.22.14 10.30.14 7.31.14
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SCALE	1/16" = 1'-0"	DRAWN BY	Rachel & Harvey
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NOTES

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

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