

**I. 1012 Flat Rock Rd. Proposed Replacement Structure:**  
(based on Peter Fenn's plans) ~ Updated June 2016

1<sup>st</sup> Floor - Building Dimensional Area (Covered Area including Porches):

$$30' \times 24' = \underline{720 \text{ sq ft.}} - ((3' \times 10' = \underline{30 \text{ sq ft.}}) + (11' \times 3' = \underline{33 \text{ sq ft.}})) = \underline{657 \text{ sq ft.}}$$

2<sup>nd</sup> Floor – Building Dimensional Area:

$$16' \times 14' = \underline{224 \text{ sq ft.}}$$

Ground Floor Deck Area:

$$23' \times 5' = \underline{115 \text{ sq ft.}}$$

Patio Dimensional Area:

$$\text{Upper Patio (house): } 10' \times 13' = \underline{67 \text{ sq ft.}}$$

$$\text{Lower Patio: } 16' \times 16' = \underline{256 \text{ sq ft.}}$$

-----  
SUBTOTAL = 323 sq ft.

Proposed Shared Driveway/Parking Lot:

$$\text{SUBTOTAL} = \underline{576 \text{ sq ft.}}$$

**TOTAL BUILDING COVERAGE AREA** (1<sup>st</sup> Floor + Covered Porches) = 657 sq ft.

**TOTAL BUILDING FOOTPRINT AREA** (Total Building Coverage Area + Deck + Upper Patio) = 839 sq ft.

**MAX. LOT COVERAGE AREA** (Total Building Footprint Area + Lower Patio + Parking area) = 1,671 sq ft.

**TOTAL FLOOR AREA** (1<sup>st</sup> Floor + 2<sup>nd</sup> Floor + Deck + Upper Patio) = 1,063 sq ft.

**TOTAL (PARCEL) LOT AREA** (~0.5 Acres) = 21,780 sq ft.

**MAXIMUM BUILDING COVERAGE** (657 / 21,780) \* 100 = 3.01%

**MAXIMUM LOT COVERAGE** (1,671 / 21,780) \* 100 = 7.67%

---

**II. 1012 Flat Rock Rd. Current Structure: 2016**

Current listed structure (built in 1963) = 368 sq ft.

Attached Shed = 24 sq ft.

Uncovered Stairway/Porch = 16 sq ft.

Driveway = ~ 1,824 sq ft. (from Peter Fenn's Shoreland Permit Application to VT DEC)

**TOTAL BUILDING COVERAGE AREA** (Structure + Shed) = 392 sq ft.

**MAX. LOT COVERAGE AREA** (Total Building Coverage Area + Stairway/Porch + driveway) = 2,232 sq ft.

**MAXIMUM BUILDING COVERAGE** (392 / 21,780) \* 100 = 1.8%

**MAXIMUM LOT COVERAGE** (2,232 / 21,780) \* 100 = 10.24%

**II. 1012 Flat Rock Rd. Proposed Replacement Structure:**  
(based on Peter Fenn's submitted plans) ~ 10 Apr 2016

1<sup>st</sup> Floor - Building Dimensional Area:

$$18' \times 24' = 432 \text{ sq ft.}$$

$$12' \times 17' = 204 \text{ sq ft.}$$

$$2' \times 8' = 16 \text{ sq ft.}$$

-----  
SUBTOTAL = **652 sq ft.**

2<sup>nd</sup> Floor – Building Dimensional Area:

$$18' \times 24' = \mathbf{432 \text{ sq ft.}}$$

Ground Floor Deck Area:

$$13' \times 5' = 65 \text{ sq ft.}$$

$$18' \times 5' = 90 \text{ sq ft.}$$

-----  
SUBTOTAL = **155 sq ft.**

Patio Dimensional Area:

$$\text{Upper Patio (house): } 10' \times 13' = \mathbf{130 \text{ sq ft.}}$$

$$\text{Lower Patio: } 16' \times 16' = \mathbf{256 \text{ sq ft.}}$$

-----  
SUBTOTAL = **386 sq ft.**

Proposed Shared Driveway/Parking Lot:

$$40' \times 12' = 480 \text{ sq ft.}$$

$$24' \times 12' = 288 \text{ sq ft.}$$

-----  
SUBTOTAL = **768 sq ft.**

**TOTAL BUILDING COVERAGE AREA (1<sup>st</sup> Floor + Deck) = 807 sq ft.**

**TOTAL BUILDING FOOTPRINT AREA (1<sup>st</sup> Floor + Deck + Patios) = 1,193 sq ft.**

**MAX. LOT COVERAGE AREA (1<sup>st</sup> Floor + Deck + Patios + Parking area) = 1,961 sq ft.**

**TOTAL FLOOR AREA (1<sup>st</sup> Floor + 2<sup>nd</sup> Floor + Deck + Patios) = 1,625 sq ft.**

**TOTAL (PARCEL) LOT AREA (~0.5 Acres) = 21,780 sq ft.**

**MAXIMUM BUILDING COVERAGE (807 / 21,780) \* 100 = 3.75%**

**MAXIMUM LOT COVERAGE (1,961 / 21,780) \* 100 = 9.0%**