PERMIT DATE: 8.3.21
SCALE: SEE PLAN
DRAWING NO. A01
BIG SKY TENT BUILDING
SITE PLAN
ASSESSOR’S PARCEL 24A-2.34
East Line Road
Edgartown, MA

SITE PLAN
Scale 1/16" = 1'-0"

General Notes
1. Lot size area: 33,698 sq.ft.
2. Maximum allowable building footprint 33,698 sq.ft. / 4 = 8,424 sq.ft.
3. Proposed building footprint: 8,000 sq.ft.
4. Building height 32'-0" above mean natural grade.
5. All elevations are based on N.A.V.O. 88.

Floor Areas
First Floor...........8,000 sq.ft.
Second Floor.........8,000 sq.ft.
Total...............16,000 sq.ft.

SHEET INDEX
A01.....Site Plan
A02.....First Floor Plan, Second Floor Plan
A03.....Exterior Elevations & Section
E01.....Light & Security Plan
L01.....Landscape, Planting, Drainage
B01.....Buffers, Setbacks, Utilities
C01.....Parking, Circulation Plan
NOTE:

Use Group: 311.2 Moderate Hazard Storage

Existing Gross Building Area - 7,400 sq.ft.

Proposed Second Floor in Existing Building - 2,500 sq.ft.

Proposed New Gross Building Area - 6,000 sq.ft.

Proposed Total Gross Building Area - 16,000 sq.ft.

Maximum Floor Area Allowance Per Occupant (Table 1004.1.1)

Occupant Load = 16,000 sq.ft./500 sq.ft./occ. = 32 Occupants

NOTE: Entire Building will have Fire Protection Sprinkler System

Section 1016 - Exit Access Travel Distance, Use Group S-1

Moderate Hazard Storage, Table 1016.1, Exit Travel Distance allowed with Sprinkler System is 250', Maximum Travel Distance in Proposed Building to Exit is 120 Feet Maximum

Proposed Building to be Construction Classification Type IIB, Noncombustible with Sprinklers - per Table 601
**BIG SKY TENT BUILDING**

**PERMIT**

- **DATE:** 8.3.21
- **SCALE:** SEE PLAN

**DRAWING NO.** A03

**ASSESSOR'S PARCEL 24A-2.34**

- **East Line Road**
- **Edgartown, MA**

---

**SOUTH ELEVATION**

- Scale 1/8" = 1'-0"

- **32' ABOVE AVERAGE MEAN GRADE 83.85'**

---

**NORTH ELEVATION**

- Scale 1/8" = 1'-0"

---

**WEST ELEVATION**

- Scale 1/8" = 1'-0"

---

**EAST ELEVATION**

- Scale 1/8" = 1'-0"

---

**SECTION @ LOADING BAY**

- Scale 1/8" = 1'-0"

---

**BUILDING FEATURES:**

- **ALUMINUM SEAM ROOFING**
- **VERTICAL ALUMINUM SIDING**
- **DOWNSPOUT**
- **EXTERIOR STAIR AND LANDING**
- **ELECTRICAL PANELS**
- **ALUMINUM ROOFING**
- **VERTICAL ALUMINUM SIDING**
- **DOWNSPOUT**
- **POTENTIAL SOLAR PANEL FIELD**
- **DOWNSPOUT**
- **POTENTIAL SOLAR PANEL FIELD**
- **WHITE CEDAR SHINGLES**
- **WOOD CORNER BOARD**
- **WHITE CEDAR SHINGLES**
- **WOOD CORNER BOARD**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **FIRST FLOOR 52.5' EL.**
- **LOFT FLOOR 64.5' EL.**
- **GRADE ON EAST SIDE**
- **GRADE ON SOUTH SIDE BEYOND RETAINING WALL**
- **4'-0" BOTTOM OF FTG. 47.0' EL**
- **GRADE ON SOUTH SIDE BEYOND RETAINING WALL**
- **SECTION @ LOADING BAY**
- **RETAINING WALL**
- **LOADING DOCK**
- **STEPS**
- **FIRST FLOOR 32'-6.5" E D**
- **LOADING DOCK**
- **GRADE ON SOUTH SIDE BEYOND RETAINING WALL**
- **GRADE ON EAST SIDE**
- **12'-0" GARAGE DR.**
- **12'-0" GARAGE DR.**
- **DROP GRADE FOR LOADING DOCK**

---

**NOTES:**

- **LOADING DOCK GRADE 49.6' EL**
- **LOADING DOCK**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
- **32' ABOVE AVERAGE MEAN GRADE 83.85'**
BIG SKY TENT BUILDING
BUFFERS, SETBACKS AND UTILITIES

PROPERTY LINE

30' SETBACK

ELECTRIC UTILITY

5' BUFFER

WATER LINE (TBD)

20' BUFFER

PROPERTY LINE

 PROPERTY LINE

30' BUFFER

5' BUFFER

PROPERTY LINE

30' BUFFER

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EAST LINE ROAD

SITE PLAN

Scale 1/16" = 1'-0"
Parking Notes

1. Sixteen (16) 9'x20' standard parking spaces
2. Two (2) accessible spaces with 9' wide access provided
3. Six (6) Truck spaces at Loading Dock
Lighting & Security Notes

1. Exterior lighting to be timer controlled with turn off time as determined by MVAC.
2. Exterior lighting to have motion sensors to activate lighting for security.
3. All Exterior Lighting to be Dark Sky Compliant
4. All Exterior Lighting to be LED and 3000 K or less
**SITE PLAN**

Scale 1/16" = 1'-0"

---

**Landscaping Notes**

1. A 20' deep boulevard strip of native ground cover and trees will be maintained at the front lot line of the property.
2. Graded areas along the driveway and parking will be kept with low ground cover planting.

---

**Drainage Notes**

1. All storm water from roof and parking areas to be retained on property with storm drains and drywell.
2. Maximum slope on graded area to be 12 to 1 (3 to 1 is allowable maximum) except sloped area at loading dock.