



THE H AT MALLETT'S BAY

A1

CONCEPTUAL PERSPECTIVES

09/29/25



THE H AT MALLETT'S BAY

A2

CONCEPTUAL PERSPECTIVES

10/06/25



THE H AT MALLETT'S BAY

A3

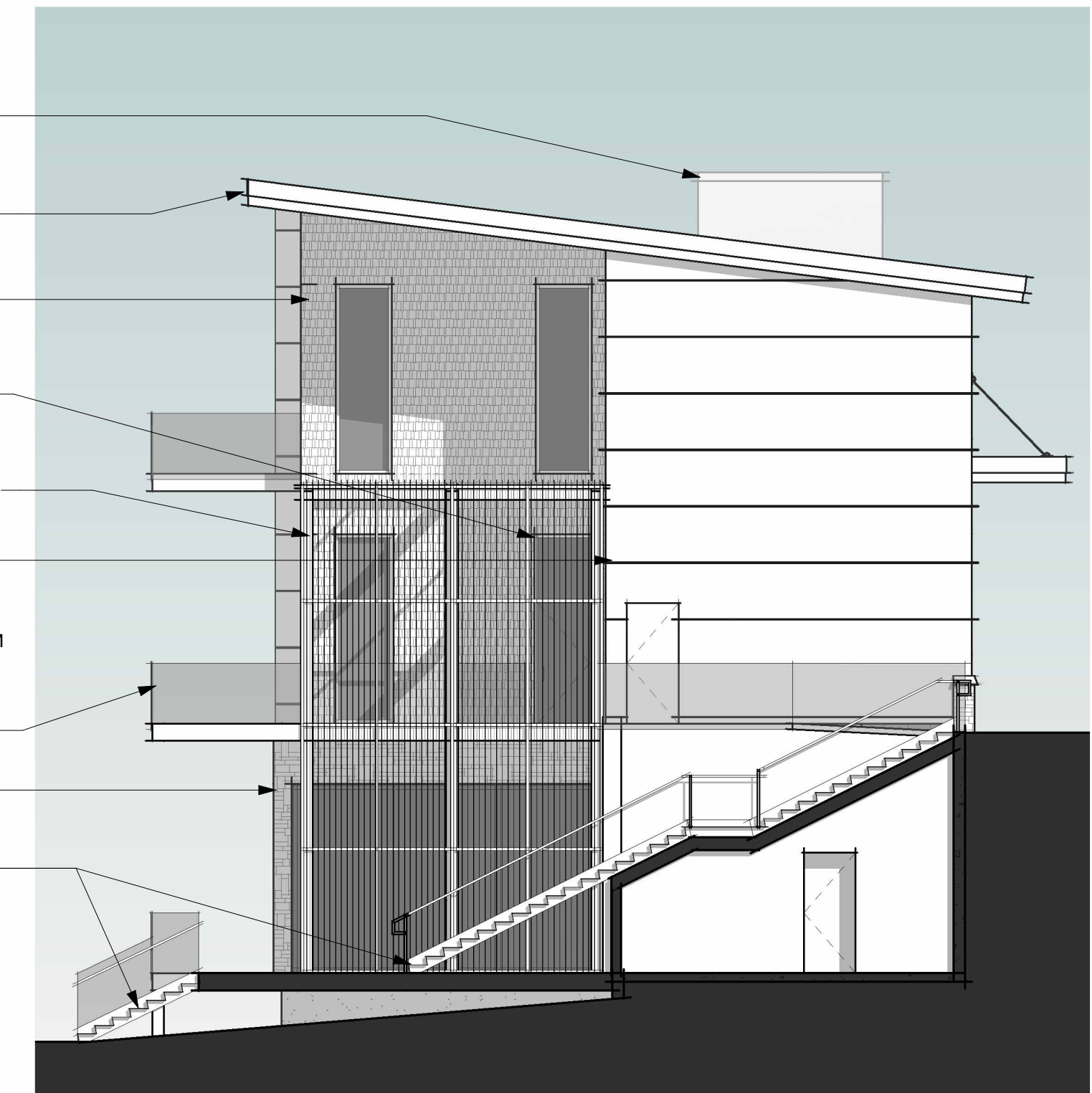
CONCEPTUAL PERSPECTIVES

10/06/25

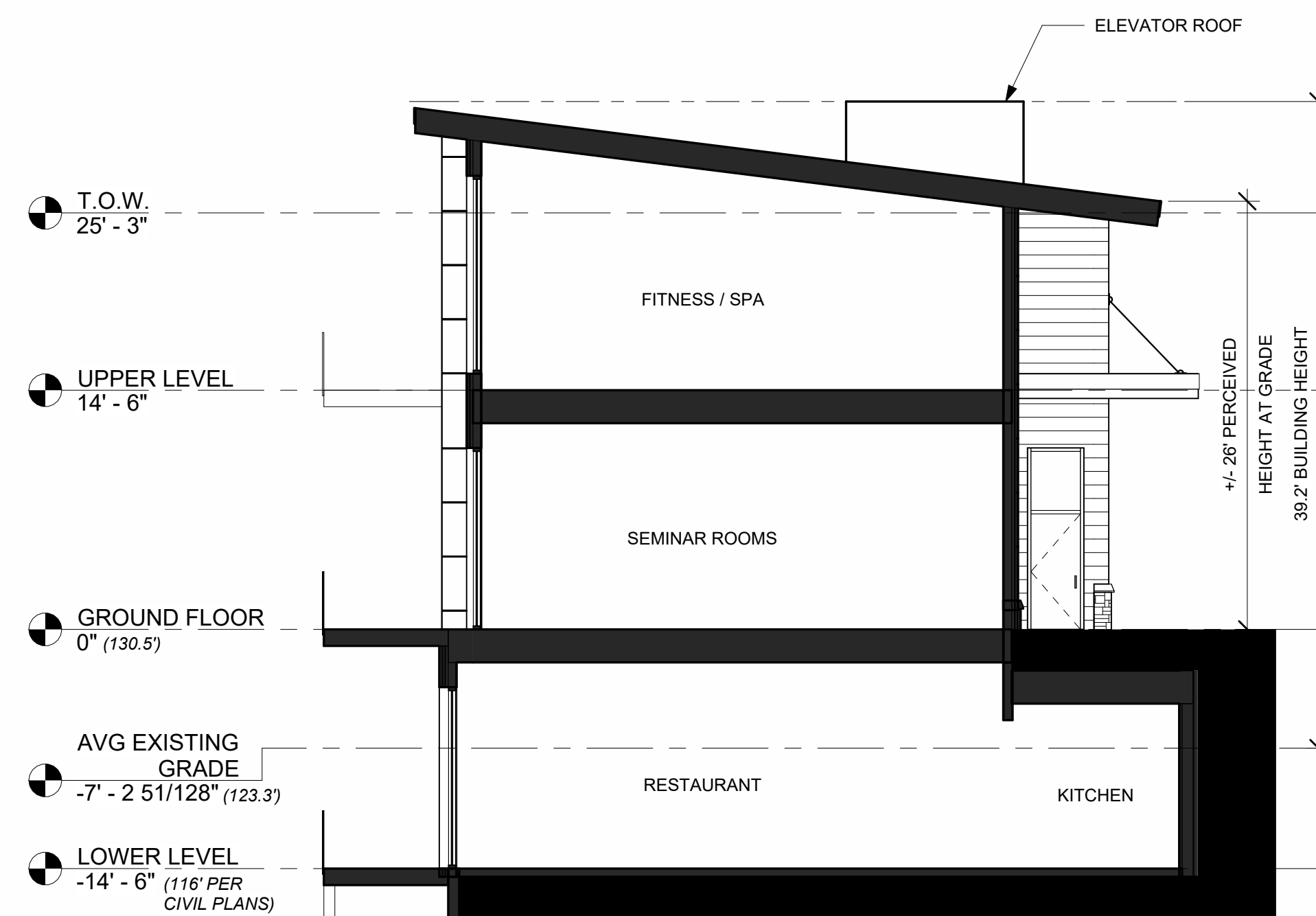
A3



② NORTH ELEVATION (LAKE SIDE)
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

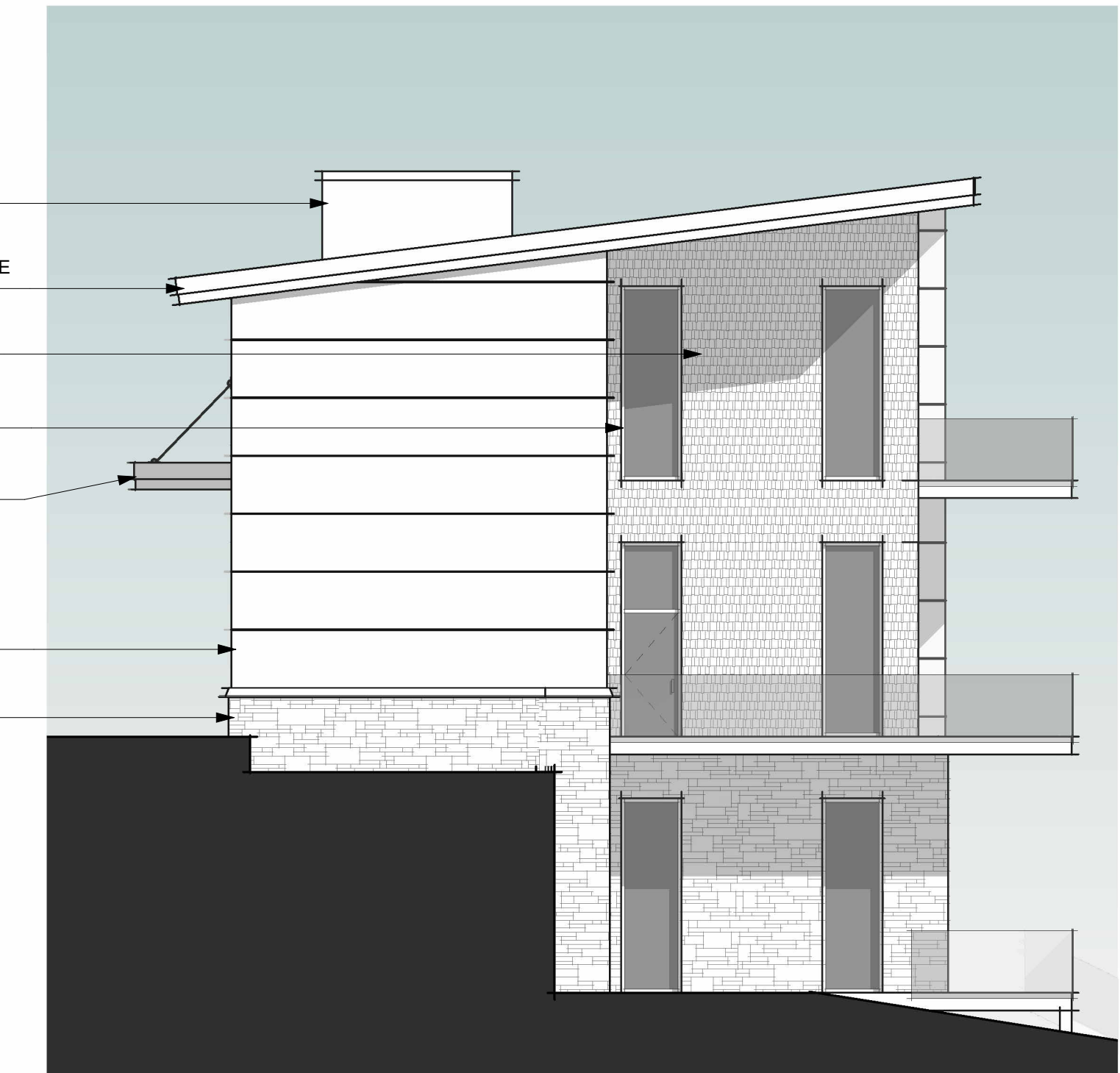


⑤ CROSS SECTION
1/8" = 1'-0"

AVERAGE EXISTING GRADE = 123.3'
MAX PERMITTED HEIGHT (AVG+40') = 163.3'
MEASURED HEIGHT TO TALLEST RIDGE = 162.5'
ACTUAL HEIGHT = 39.2' (162.5' - 123.3')



③ SOUTH ELEVATION (STREET SIDE)
1/8" = 1'-0"



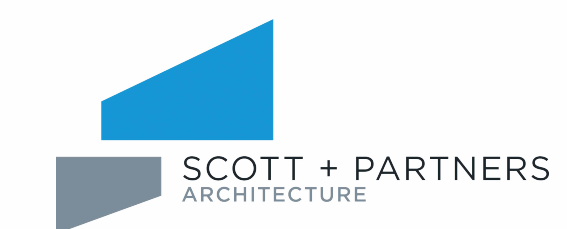
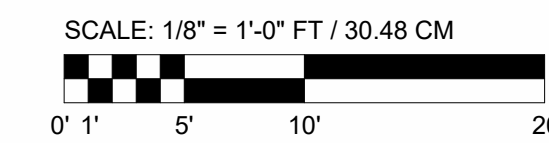
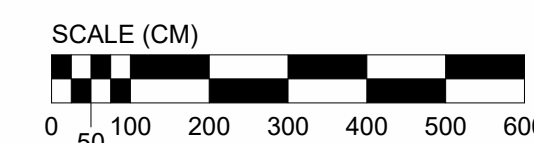
④ WEST ELEVATION
1/8" = 1'-0"

THE H AT MALLETT'S BAY

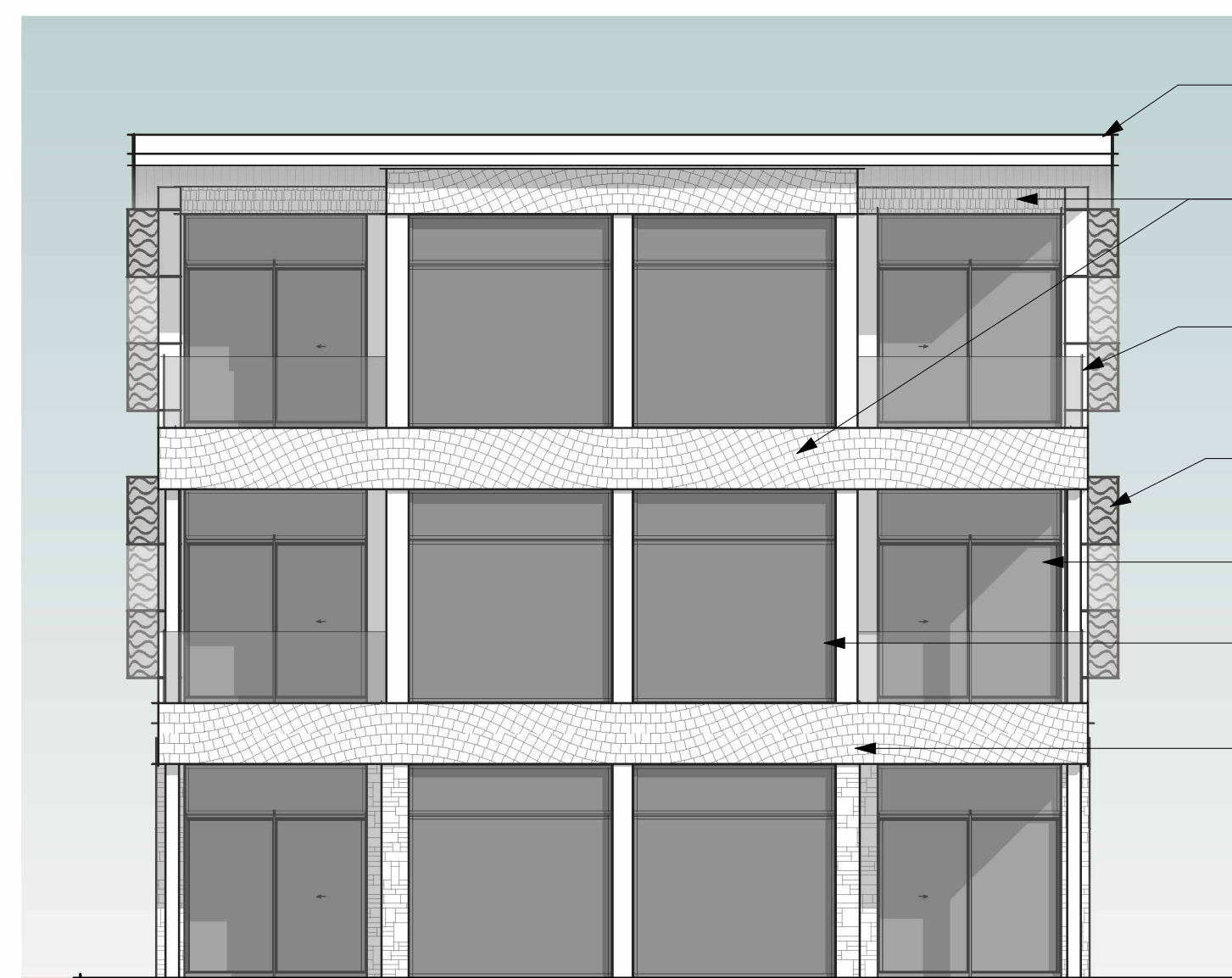
A5

MAIN BUILDING

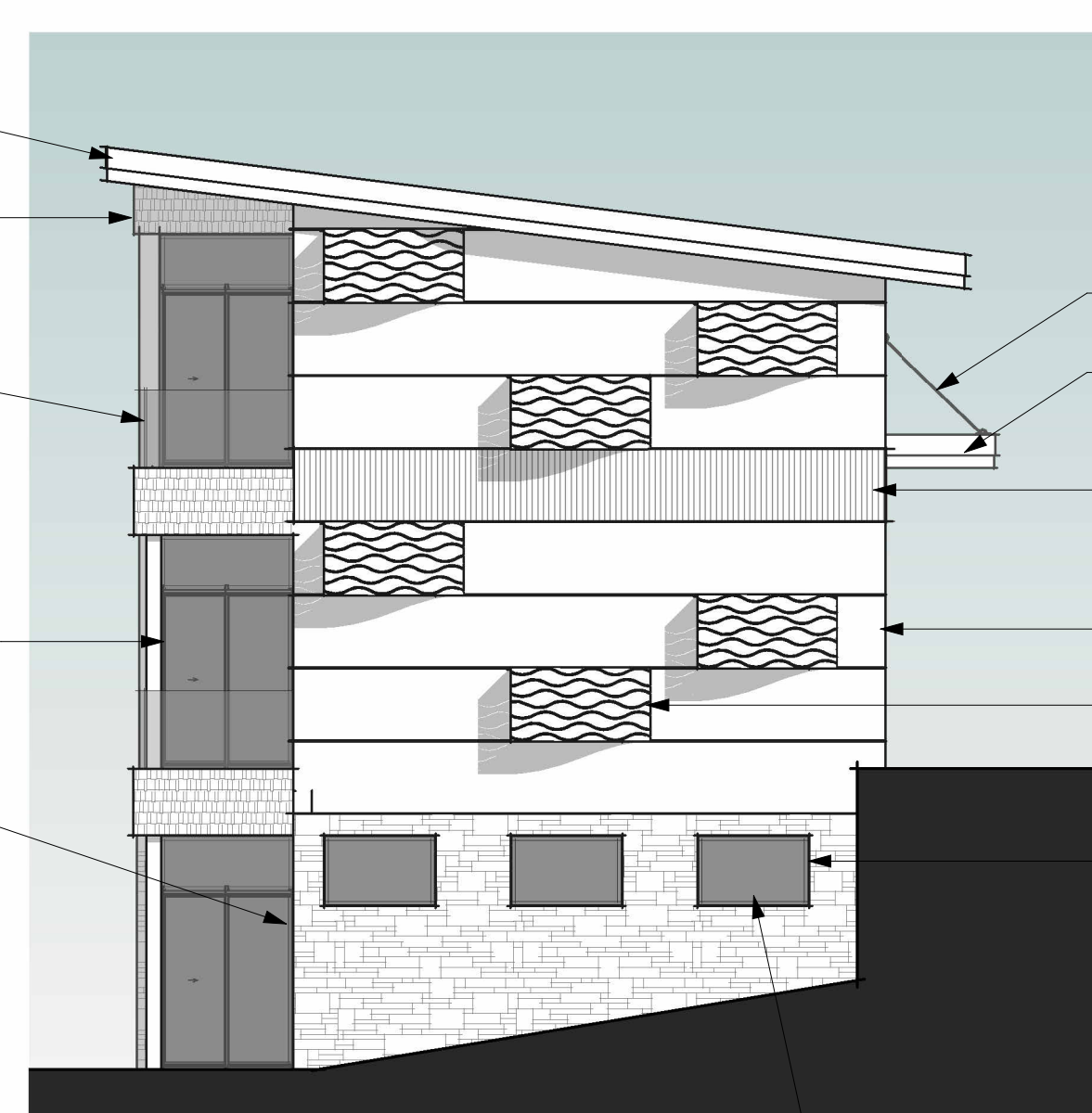
09/29/2025



7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153
F: 802.872.2764
SCOTTPARTNERS.COM

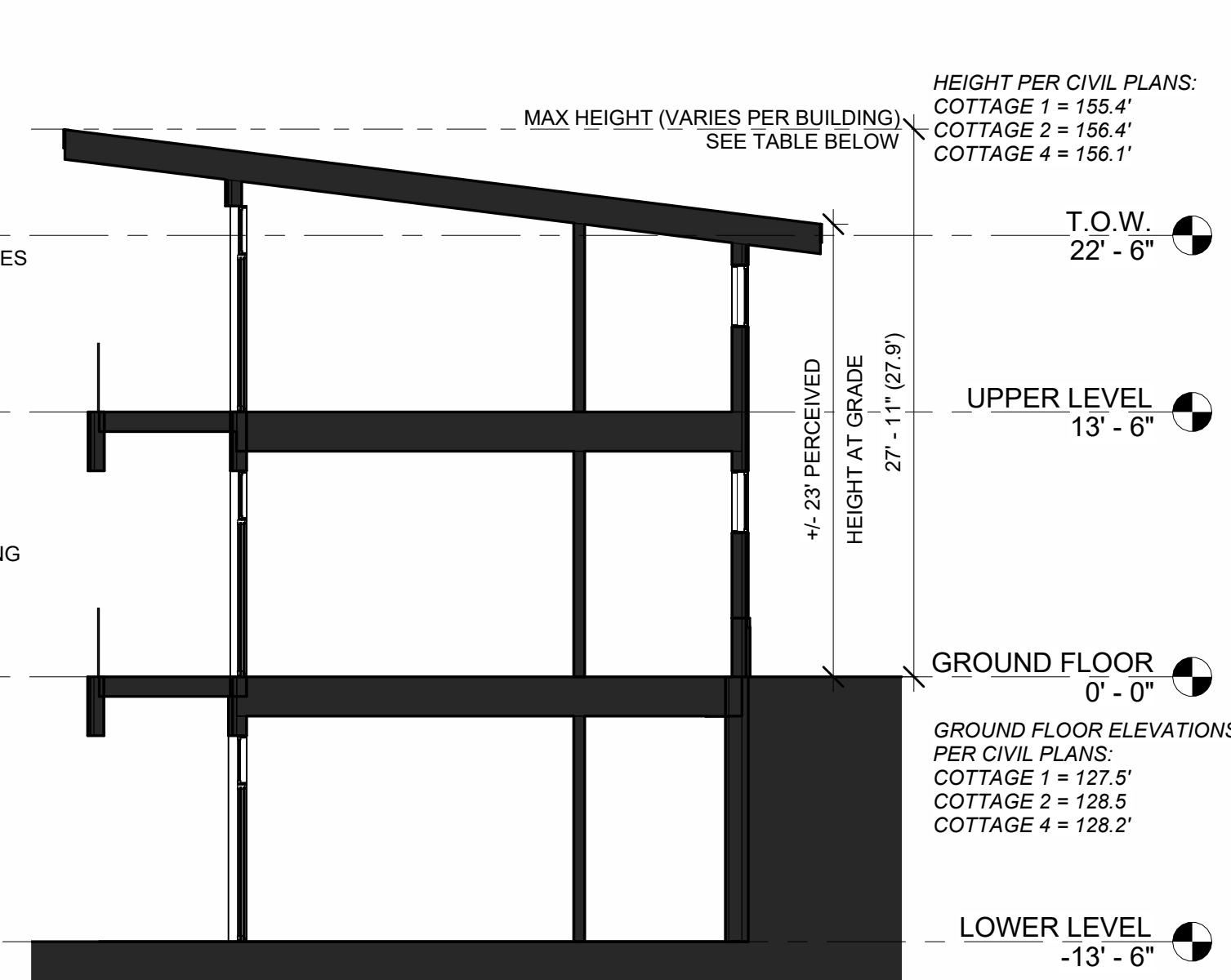


4 NORTH
1/8" = 1'-0"



5 WEST
1/8" = 1'-0"

NOTE: COTTAGE 4 DOES NOT HAVE THIS WINDOW



8 CROSS SECTION
1/8" = 1'-0"

HEIGHT PER CIVIL PLANS:
COTTAGE 1 = 155.4'
COTTAGE 2 = 156.4'
COTTAGE 4 = 156.1'

T.O.W. 22' - 6"

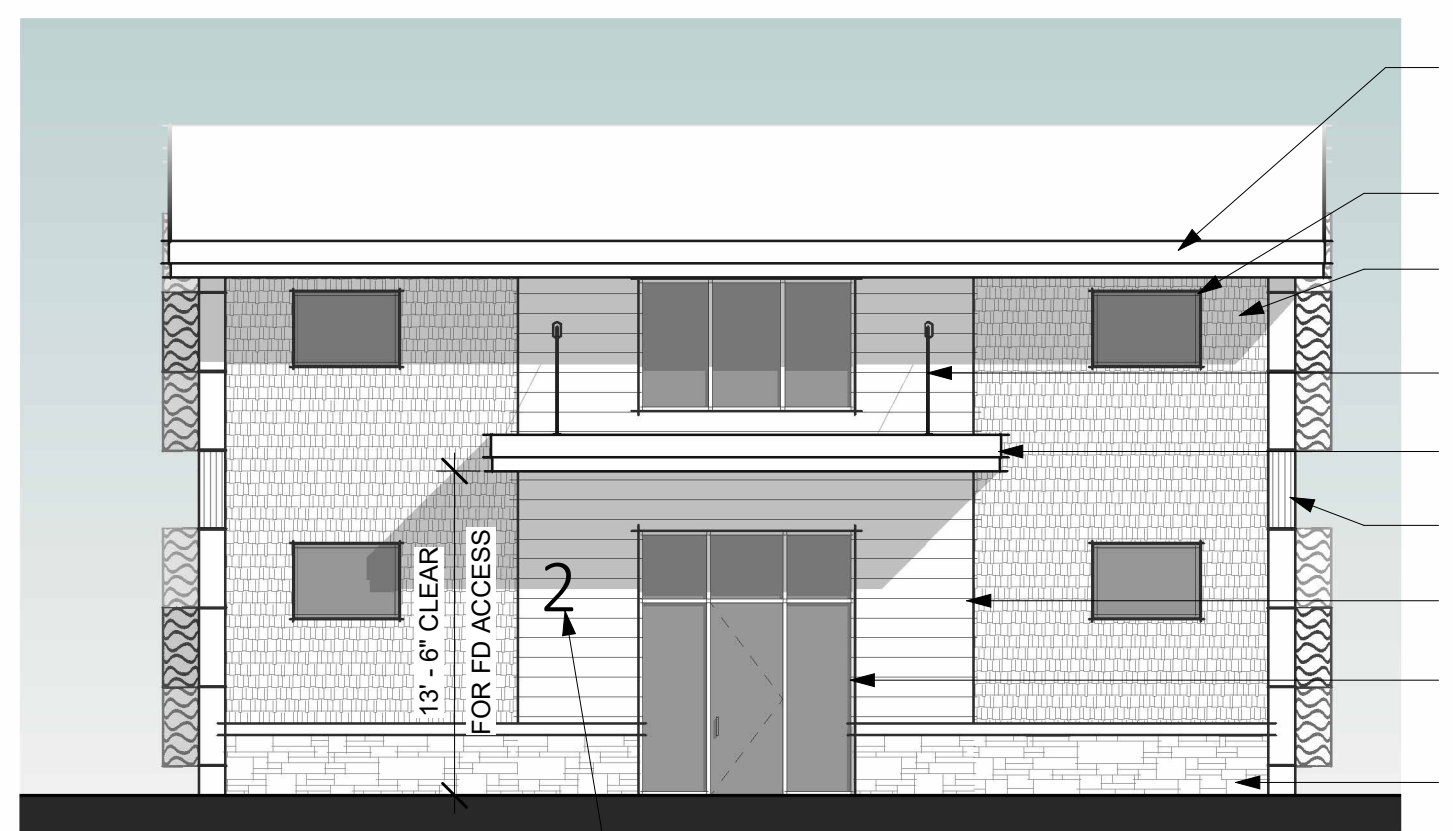
UPPER LEVEL 13' - 6"

GROUND FLOOR 0' - 0"

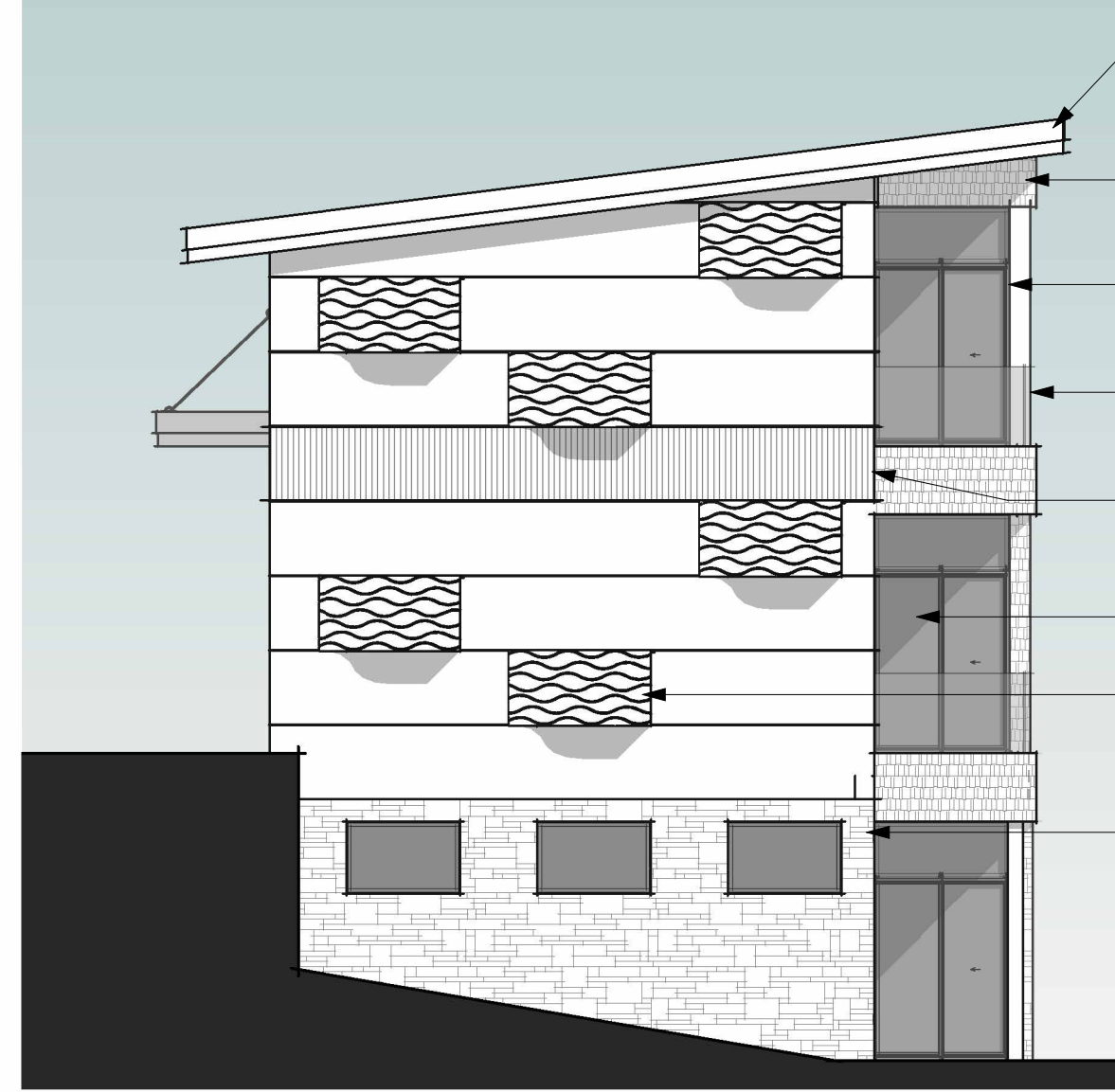
GROUND FLOOR ELEVATIONS PER CIVIL PLANS:
COTTAGE 1 = 127.5'
COTTAGE 2 = 128.5'
COTTAGE 4 = 128.2'

LOWER LEVEL -13' - 6"

LOWER LEVEL ELEVATIONS PER CIVIL PLANS:
COTTAGE 1 = 114'
COTTAGE 2 = 115'
COTTAGE 4 = 114.7'



6 SOUTH
1/8" = 1'-0"



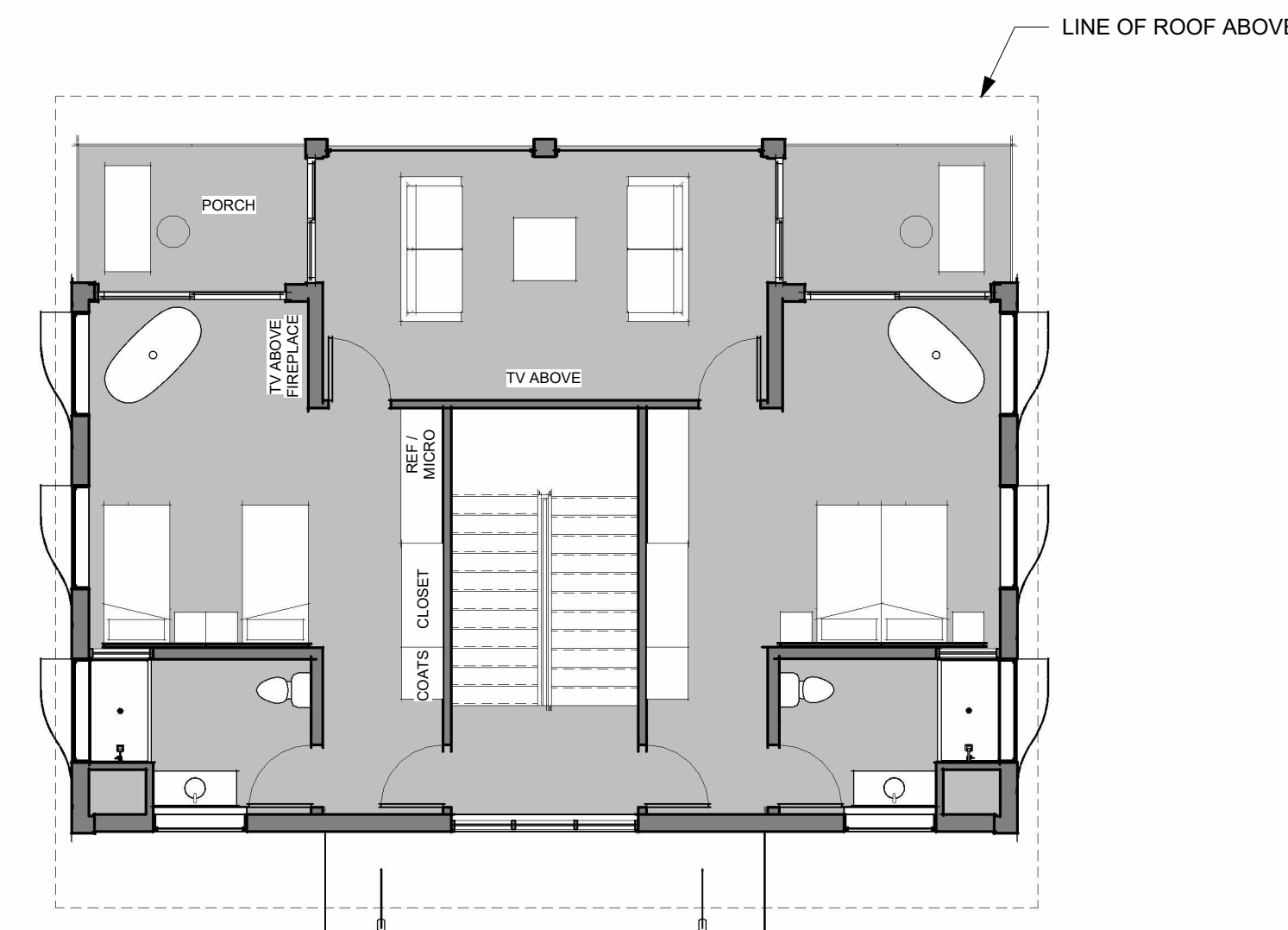
7 EAST
1/8" = 1'-0"

AVERAGE EXISTING GRADES:
COTTAGE 1 = 117.0'
COTTAGE 2 = 124.9'
COTTAGE 4 = 116.6'

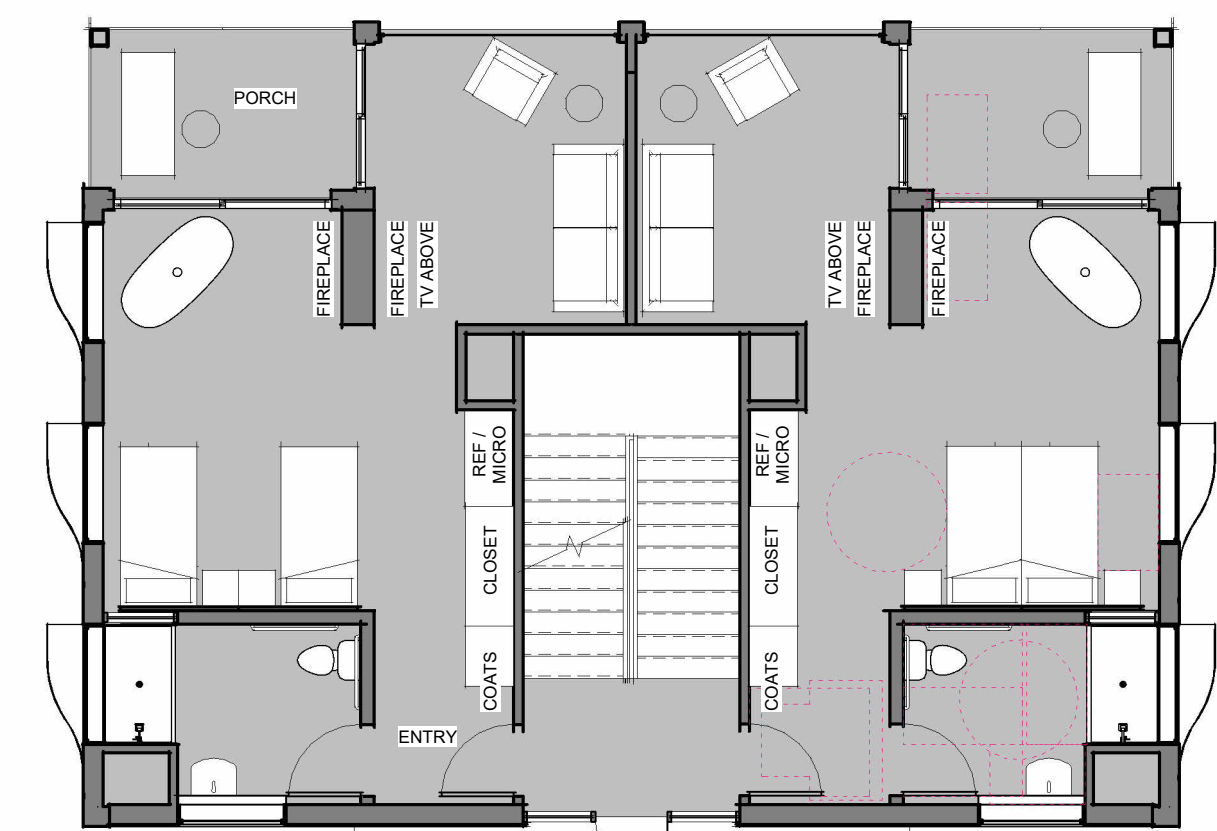
MAX PERMITTED HEIGHTS (AVE+40')
COTTAGE 1 = 157.0'
COTTAGE 2 = 164.9'
COTTAGE 4 = 156.6'

MEASURED HEIGHTS TO TALLEST RIDGE:
COTTAGE 1 = 155.4'
COTTAGE 2 = 156.4'
COTTAGE 4 = 156.1'

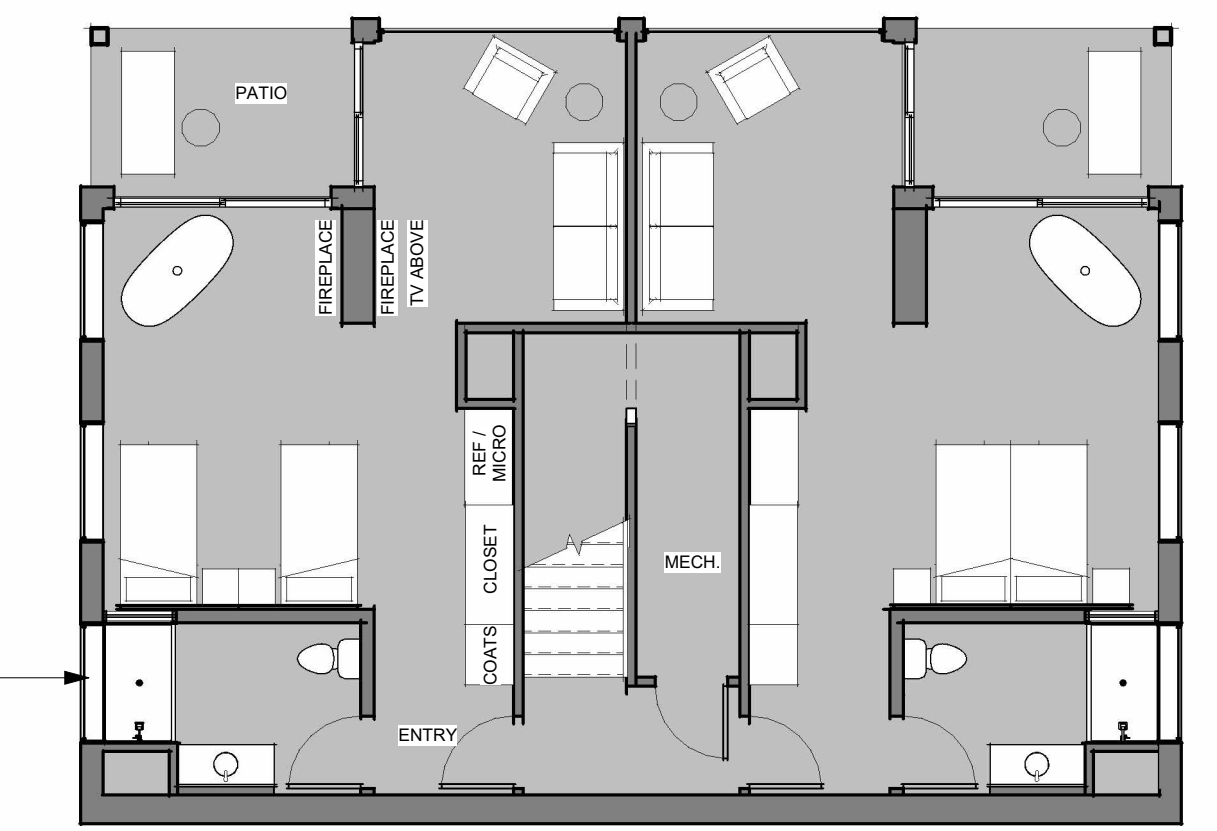
ACTUAL HEIGHTS: (MEASURED HEIGHT - AVG GRADE)
COTTAGE 1 = 38.4'
COTTAGE 2 = 31.5'
COTTAGE 4 = 39.5'



(1) 2-BEDROOM SUITE
UPPER LEVEL
1/8" = 1'-0"

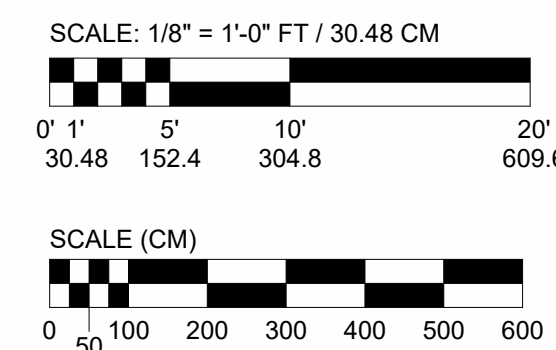


(2) STUDIO UNITS
GROUND FLOOR
1/8" = 1'-0"



(2) STUDIO UNITS
LOWER LEVEL
1/8" = 1'-0"

OF ROOMS PERMITTED FOR USE AS AN INN = 20
OF ROOMS PERMITTED TO HAVE "TYPICAL APARTMENT TYPE FURNISHINGS" = 40% (8 ROOMS)
*KITCHEN, BATH, LIVING SPACE AND SEPARATE BEDROOM
THE PROPOSED PROJECT COMPLIES WITH THIS REQUIREMENT



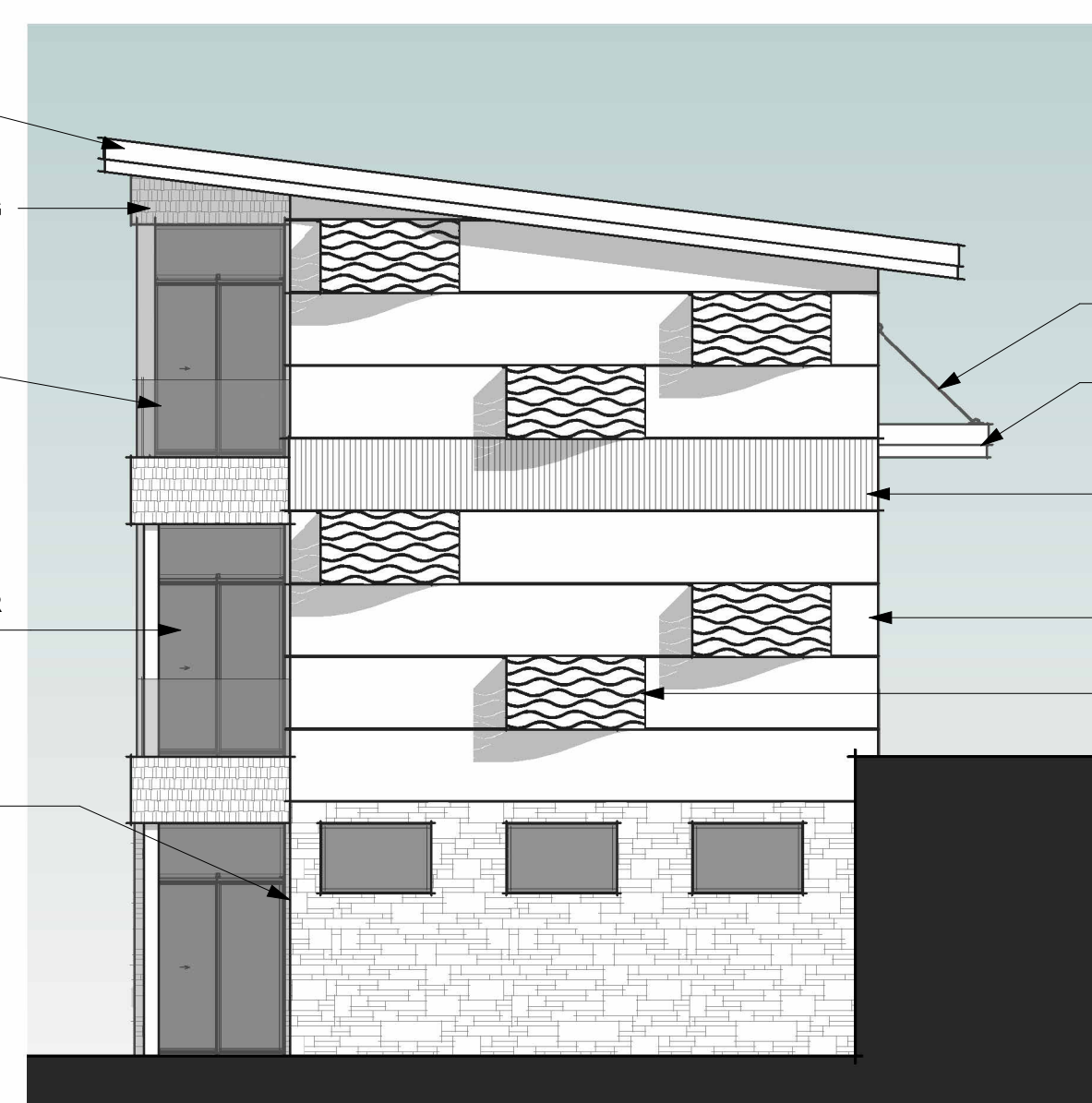
THE H AT MALLETT'S BAY

TYPICAL COTTAGE (1, 2 & 4)

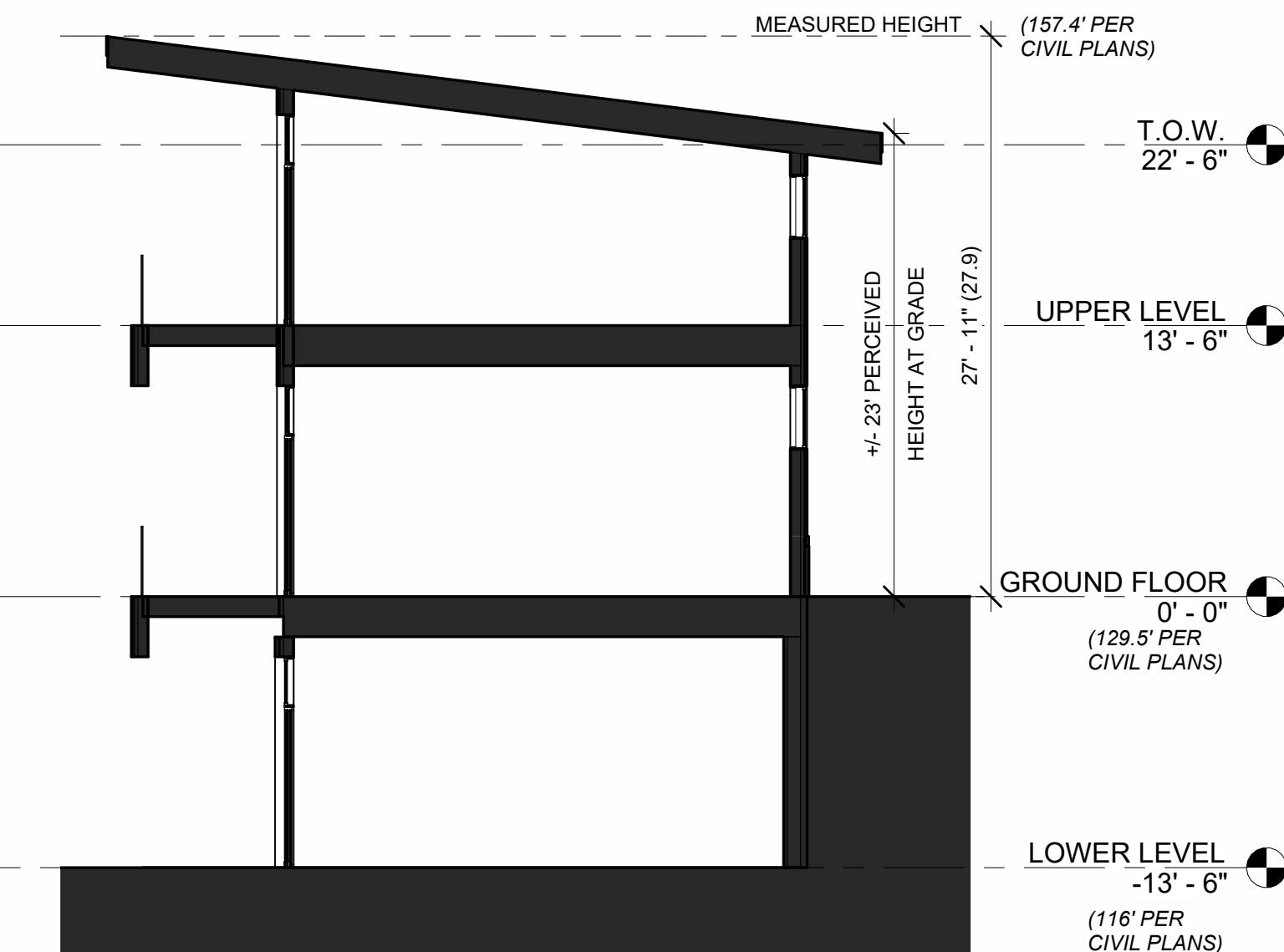
09/29/25 THREE BUILDINGS, EACH CONTAINING (4) STUDIOS & (1) 2-BEDROOM SUITE



4 NORTH
1/8" = 1'-0"

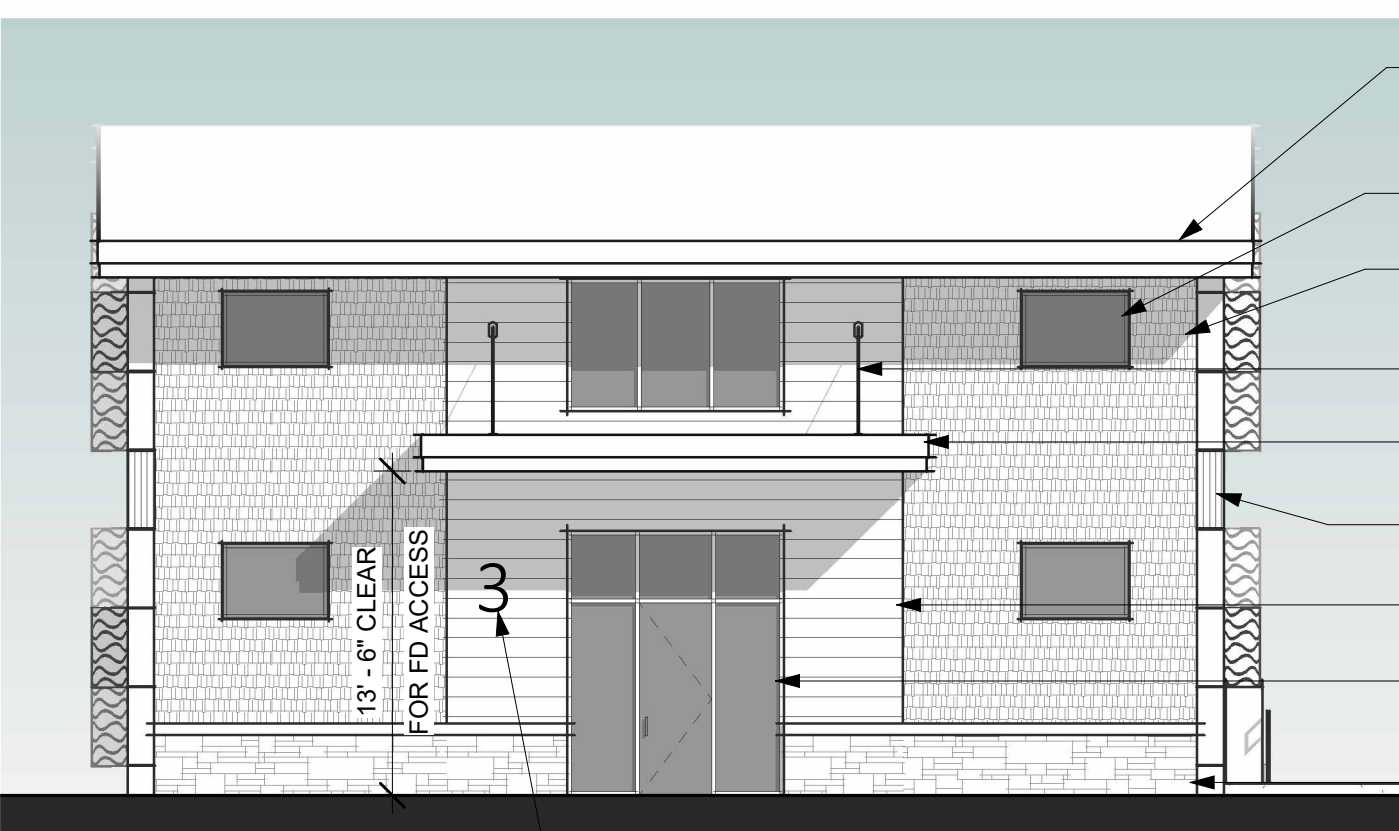


5 WEST
1/8" = 1'-0"

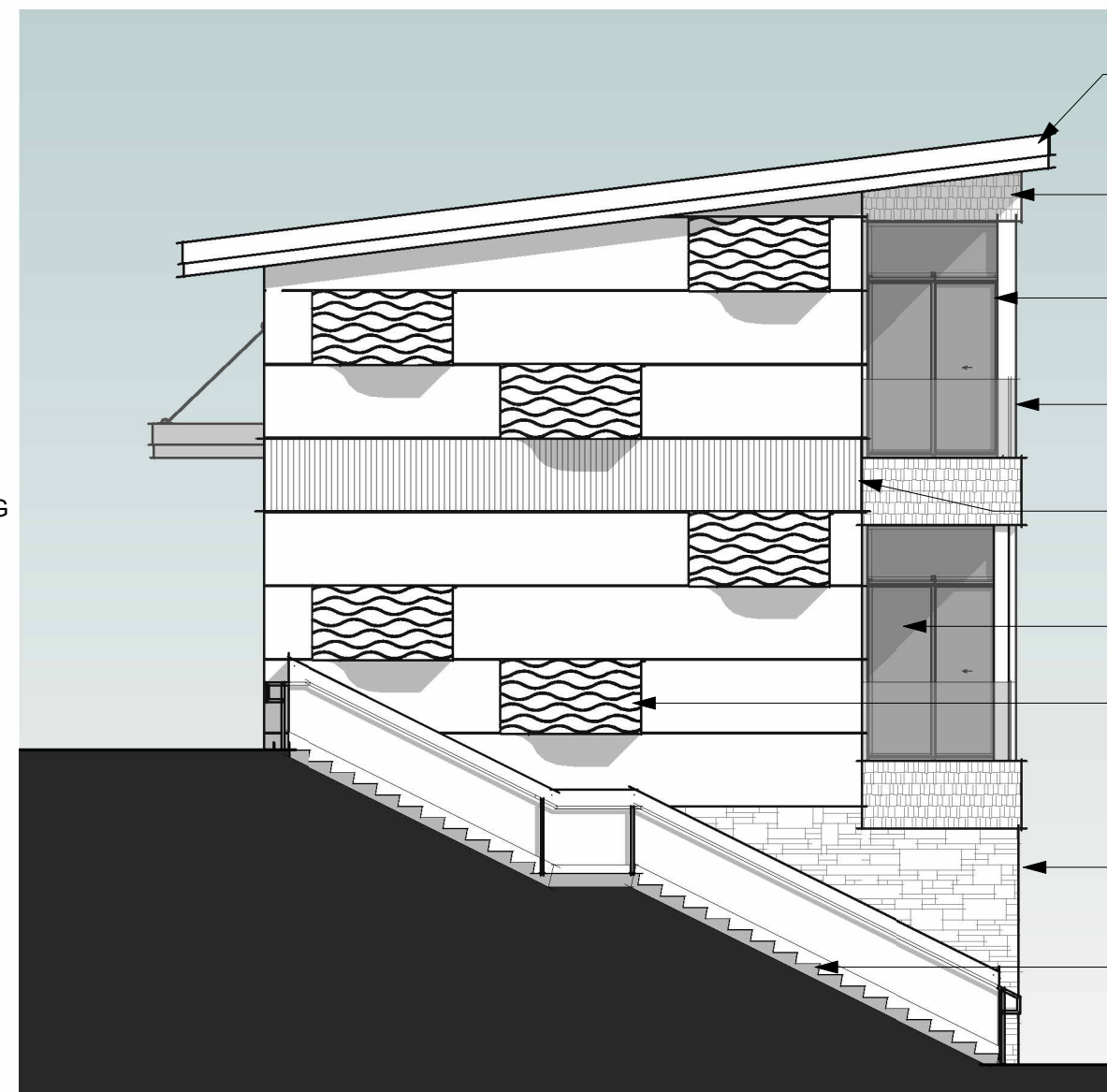


8 CROSS SECTION
1/8" = 1'-0"

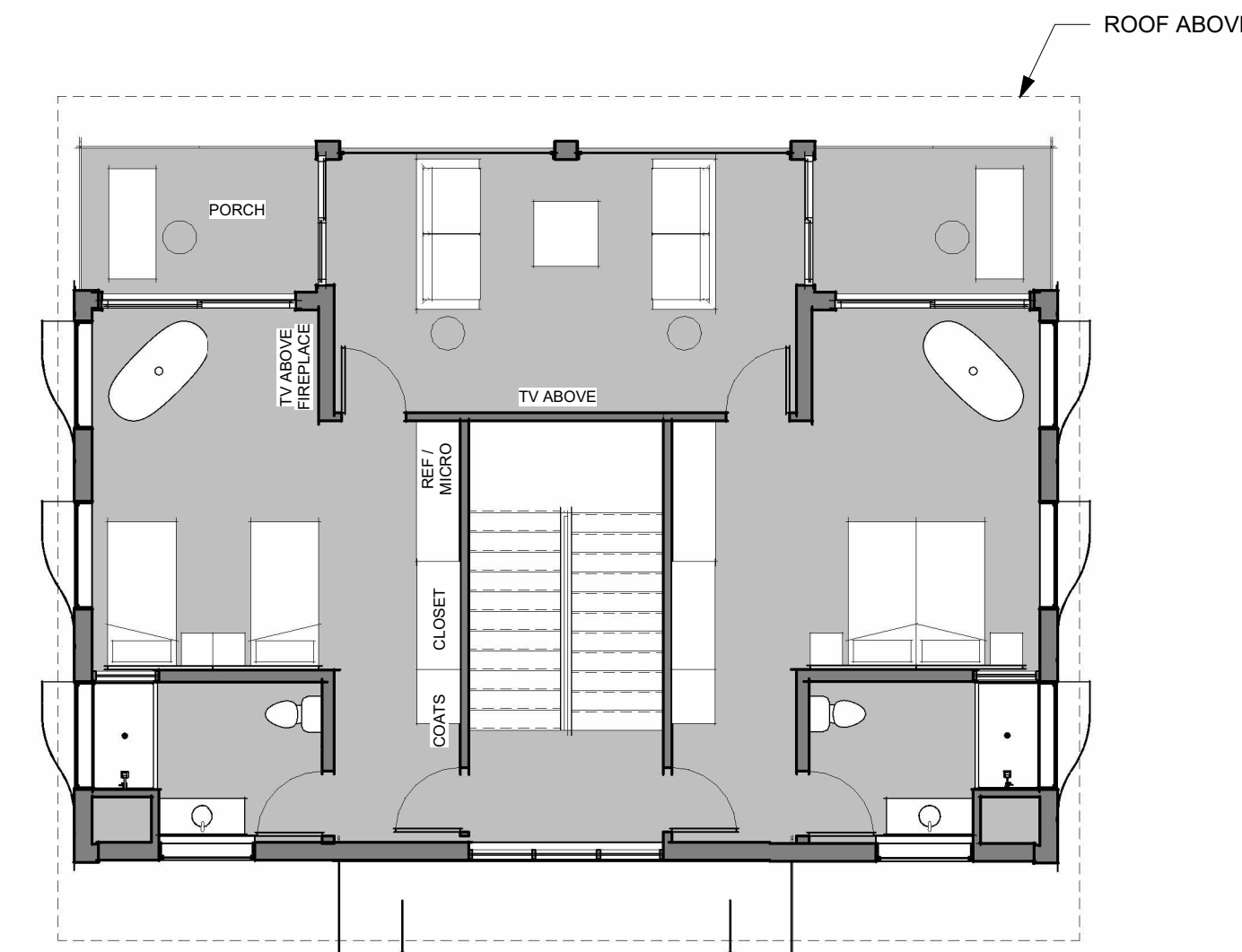
AVERAGE EXISTING GRADE = 127.0'
 MAX PERMITTED HEIGHT (AVE+40') = 167.0'
 MEASURED HEIGHT TO TALLEST RIDGE = 157.4'
 ACTUAL HEIGHT = 30.4' (157.4' - 127.0')



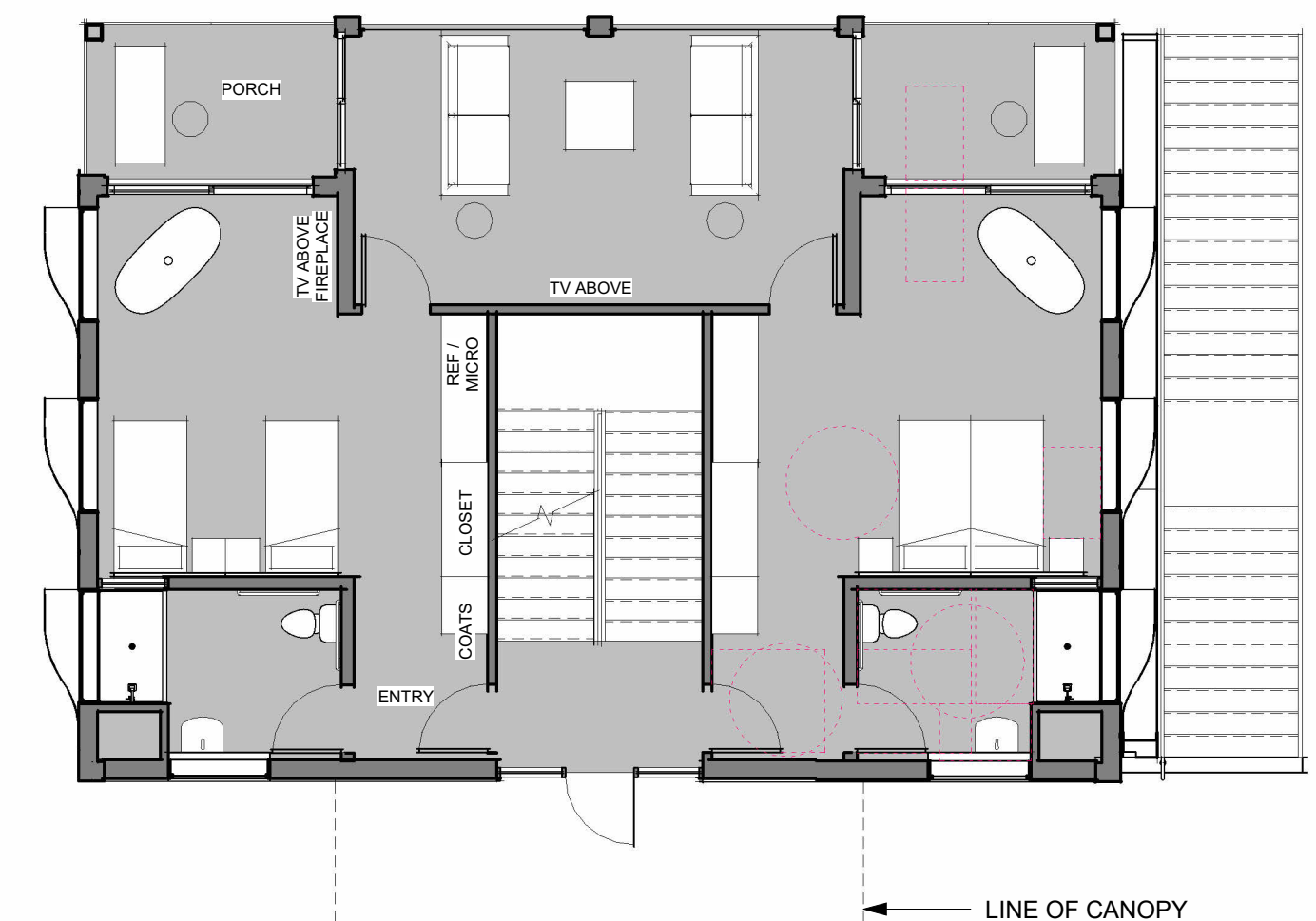
6 SOUTH
1/8" = 1'-0"



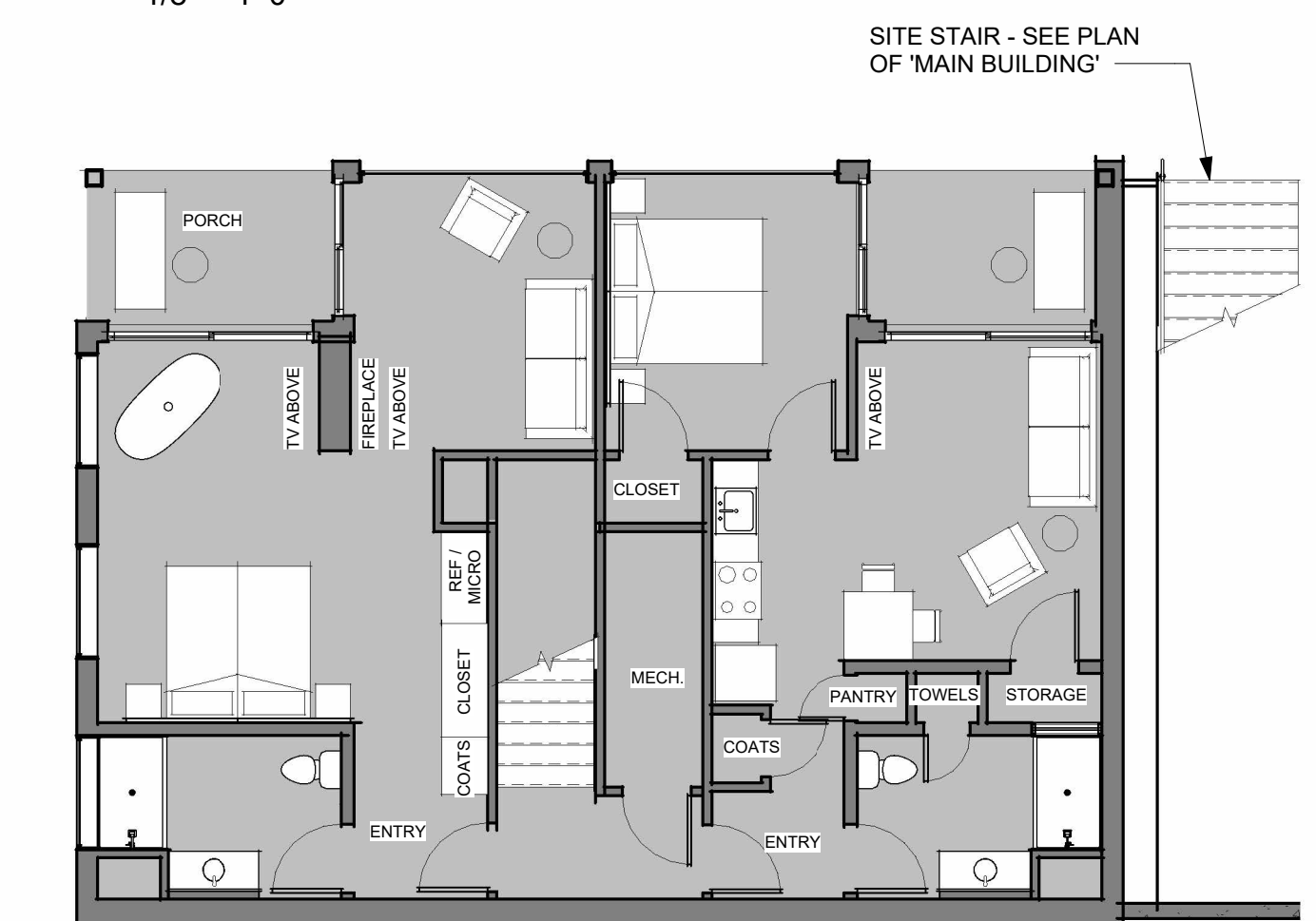
7 EAST
1/8" = 1'-0"



(1) 2-BEDROOM SUITE
 3 UPPER LEVEL
 1/8" = 1'-0"

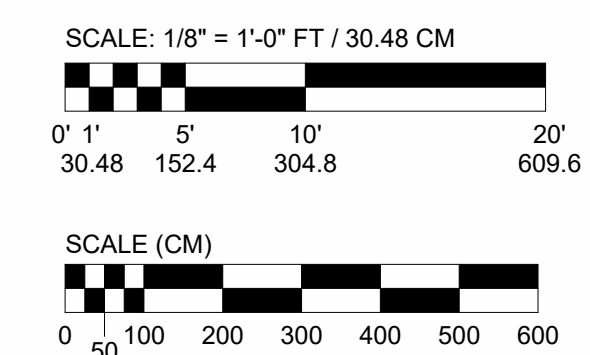


(1) 2-BEDROOM SUITE
 1 GROUND FLOOR
 1/8" = 1'-0"



(1) 1-BR UNIT
 (1) STUDIO UNIT
 2 LOWER LEVEL
 1/8" = 1'-0"

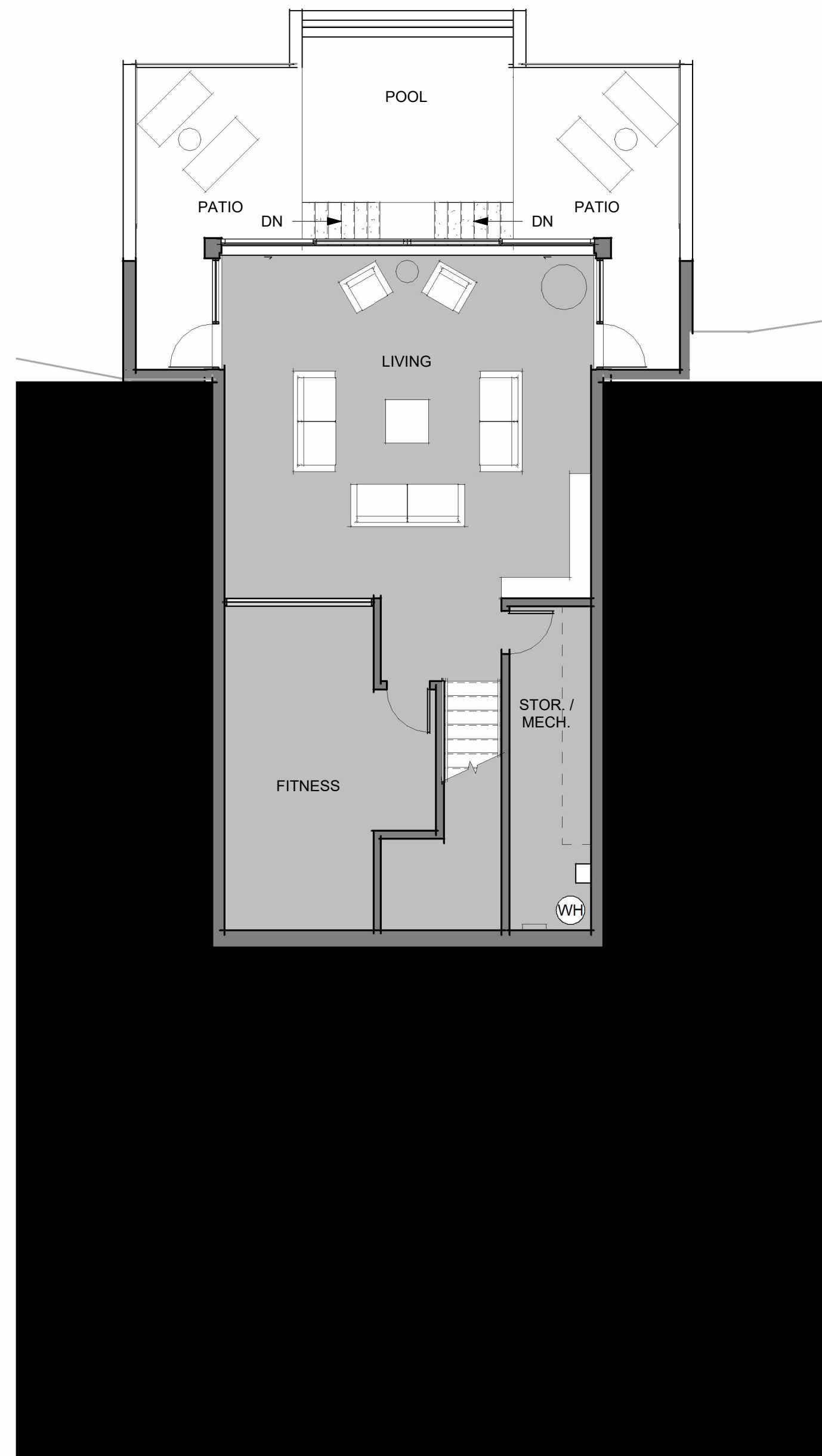
OF ROOMS PERMITTED FOR USE AS AN INN = 20
 # OF ROOMS PERMITTED TO HAVE "TYPICAL APARTMENT TYPE FURNISHINGS" = 40% (8 ROOMS)
 *KITCHEN, BATH, LIVING SPACE AND SEPARATE BEDROOM
 THE PROPOSED PROJECT COMPLIES WITH THIS REQUIREMENT



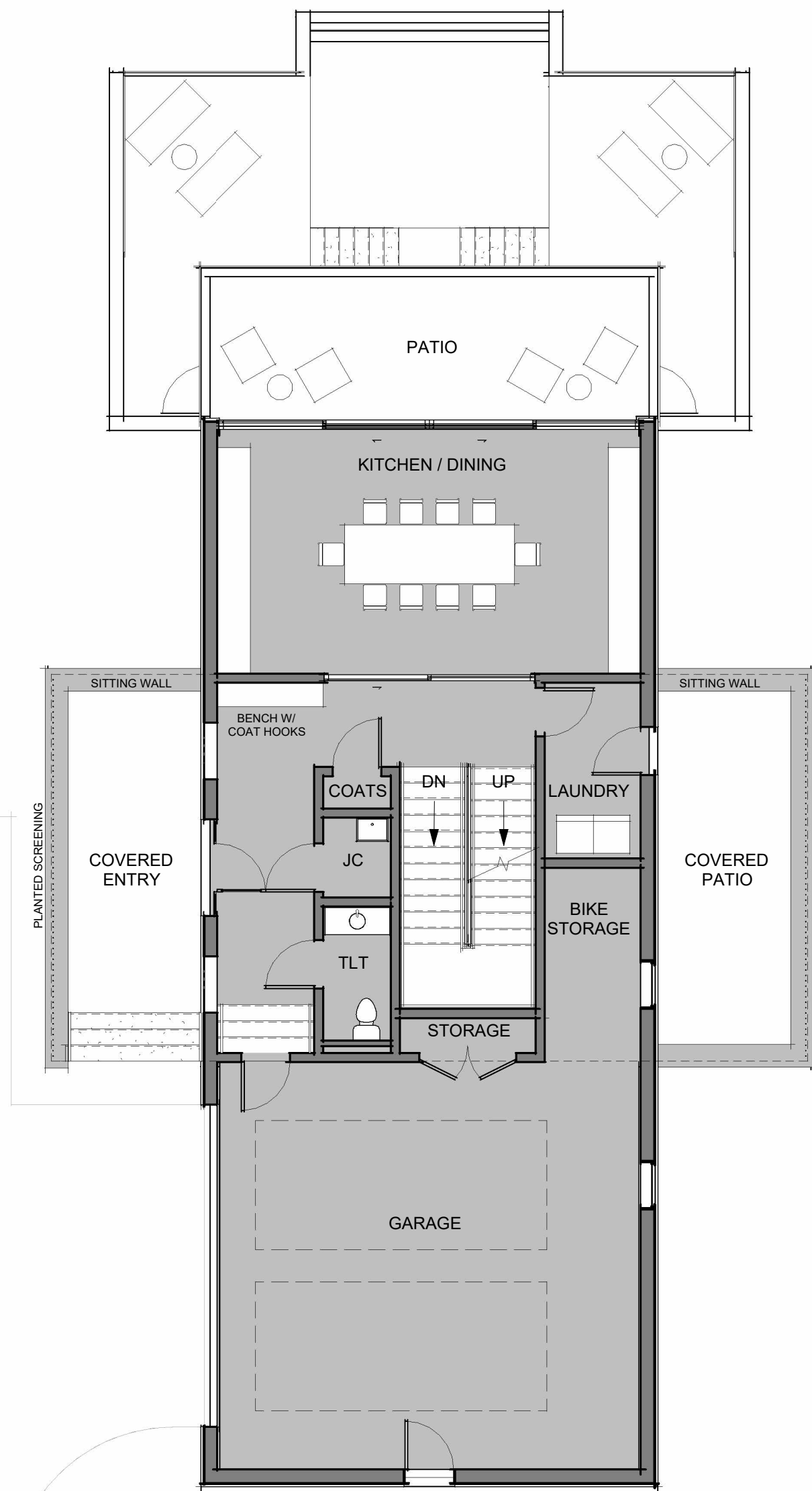
THE H AT MALLETT'S BAY

COTTAGE 3

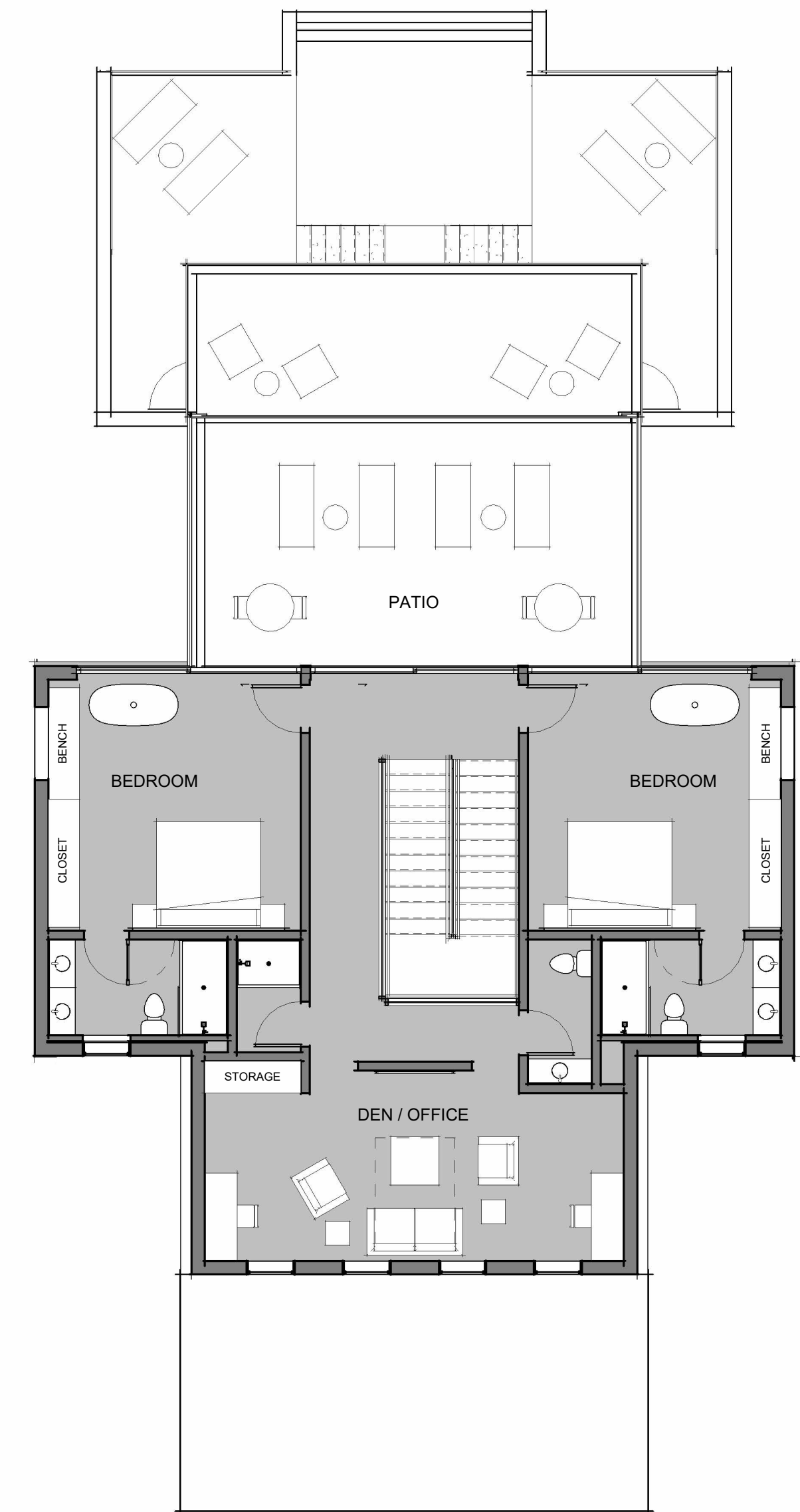
09/29/25 ONE BUILDING, CONTAINING (1) STUDIO, (1) 1-BEDROOM & (2) 2-BEDROOM SUITES



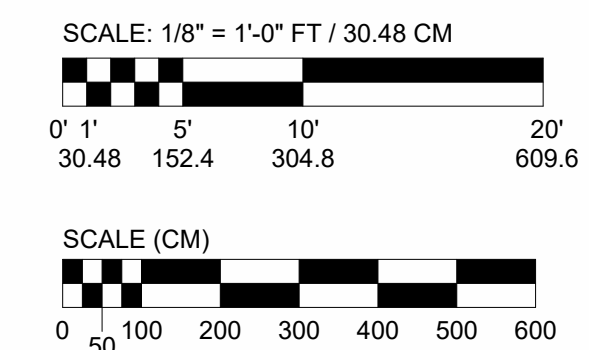
① LOWER LEVEL
1/8" = 1'-0"



② GROUND FLOOR
1/8" = 1'-0"

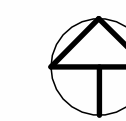


③ UPPER LEVEL
1/8" = 1'-0"



OF ROOMS PERMITTED FOR USE AS AN INN = 20
OF ROOMS PERMITTED TO HAVE "TYPICAL APARTMENT TYPE FURNISHINGS" = 40% (8 ROOMS)
*KITCHEN, BATH, LIVING SPACE AND SEPARATE BEDROOM

THE PROPOSED PROJECT COMPLIES WITH THIS REQUIREMENT

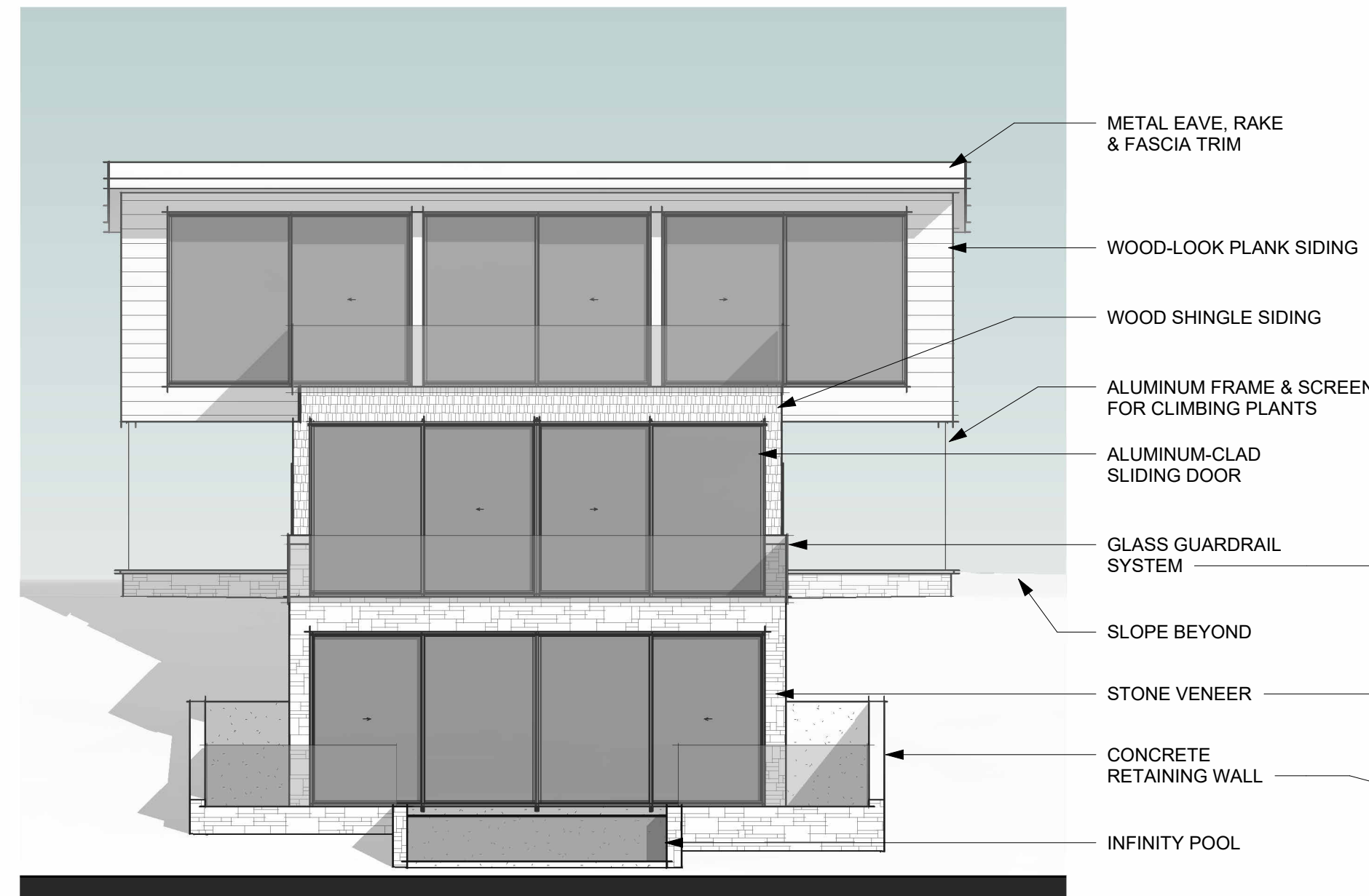


THE H AT MALLETT'S BAY

COTTAGE 5

09/29/25

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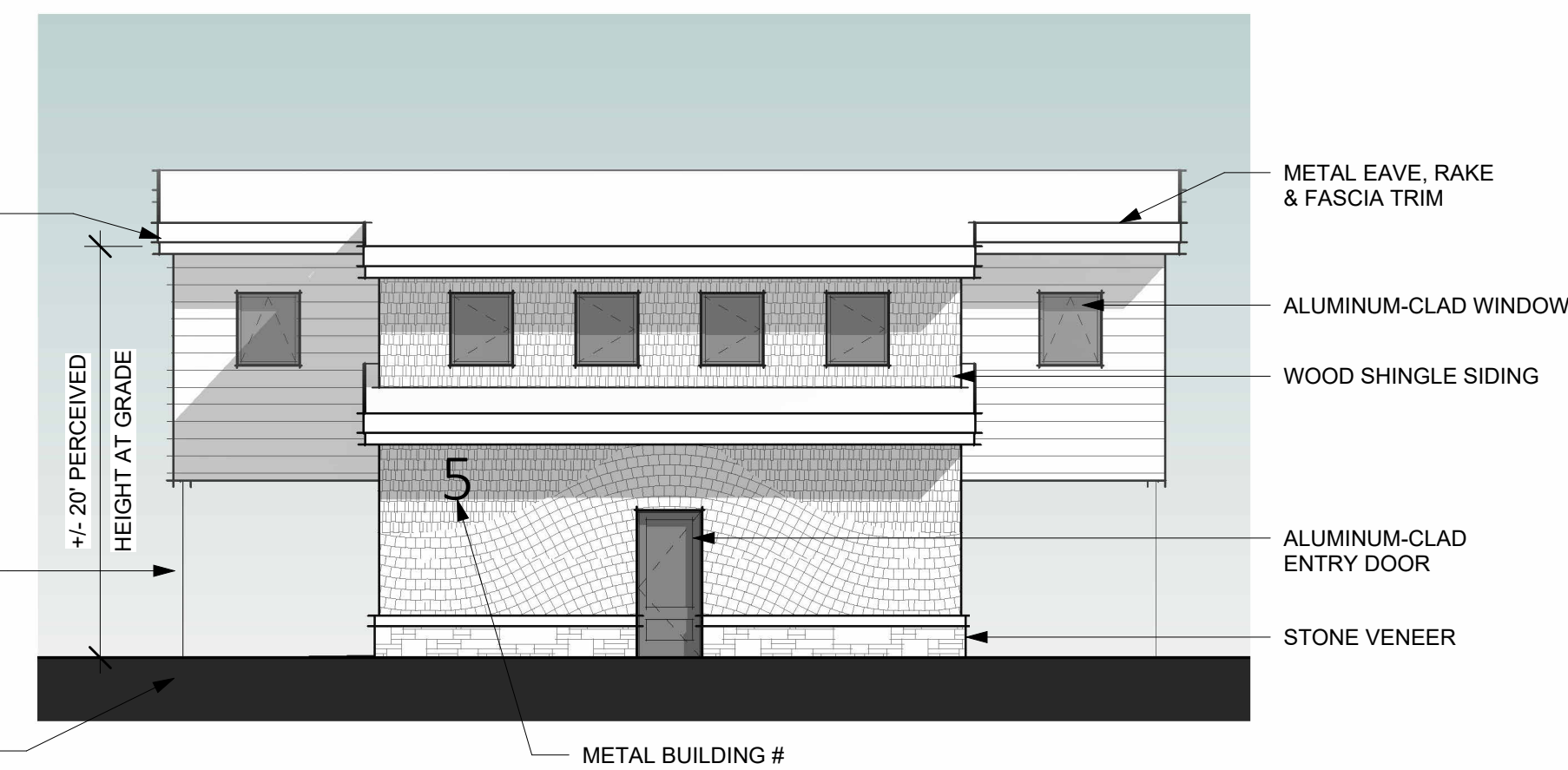
4 NORTH
1/8" = 1'-0"



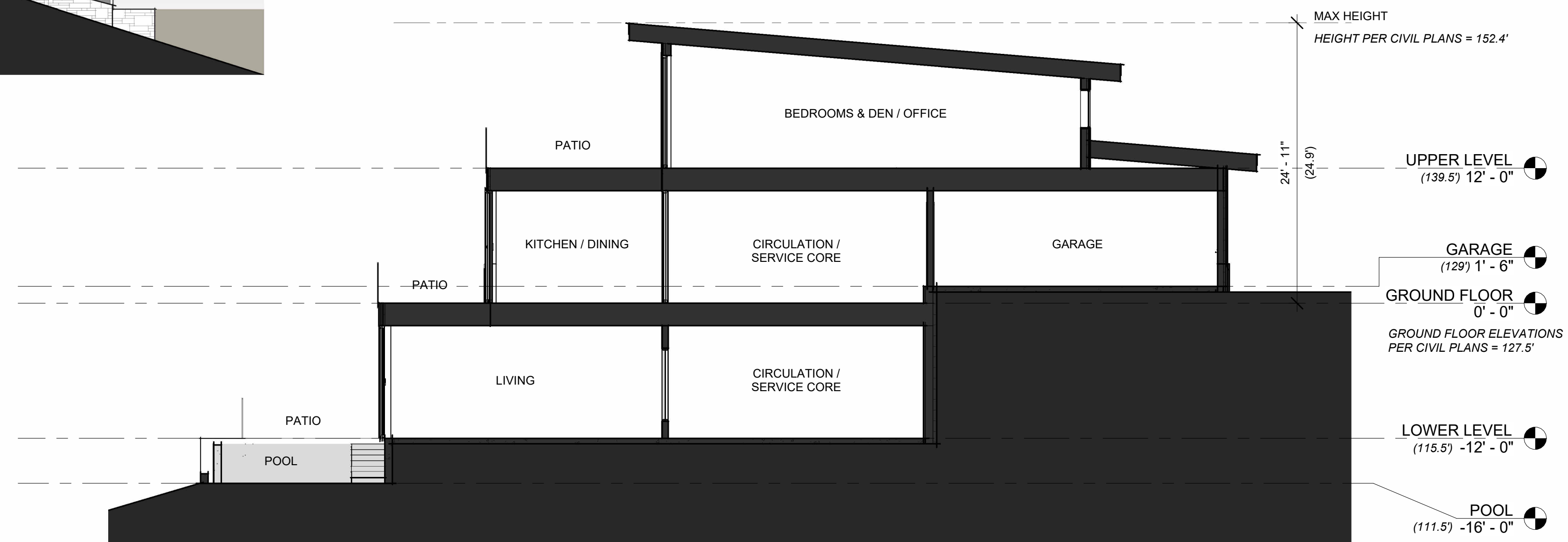
5 WEST
1/8" = 1'-0"



7 EAST
1/8" = 1'-0"

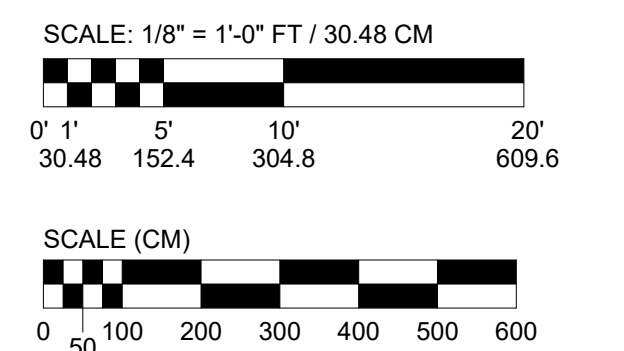


6 SOUTH
1/8" = 1'-0"



1 CROSS SECTION
1/8" = 1'-0"

AVERAGE EXISTING GRADE = 124.2'
MAX PERMITTED HEIGHTS (AVE-40') = 164.2'
MEASURED HEIGHTS TO TALLEST RIDGE = 152.4'
ACTUAL HEIGHTS: (MEASURED HEIGHT - AVG GRADE) = 28.2'

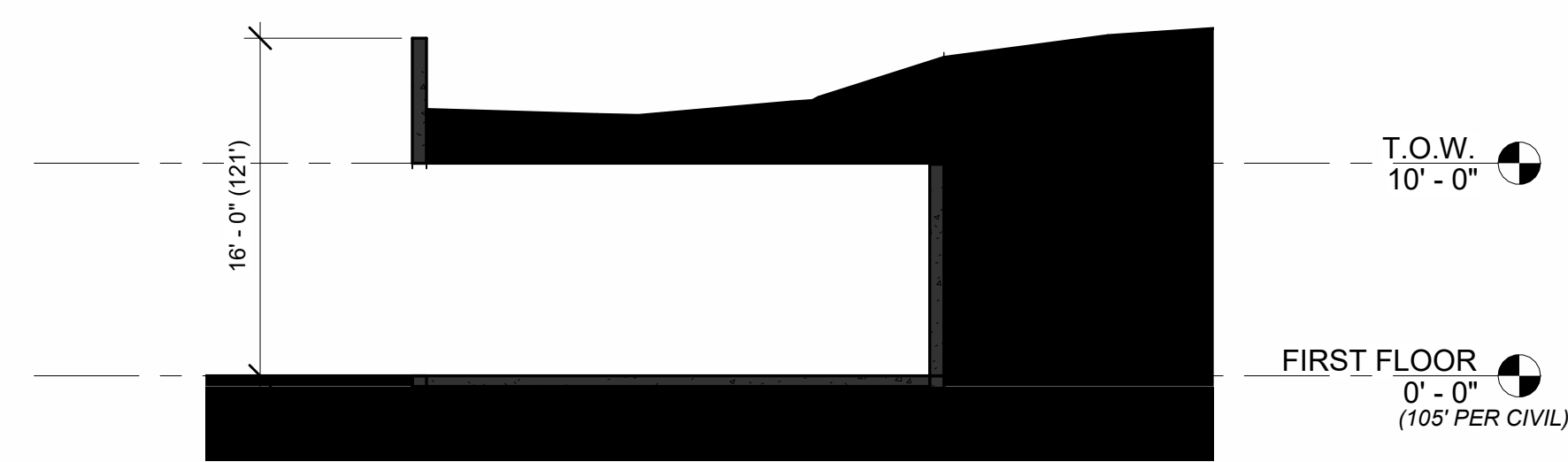
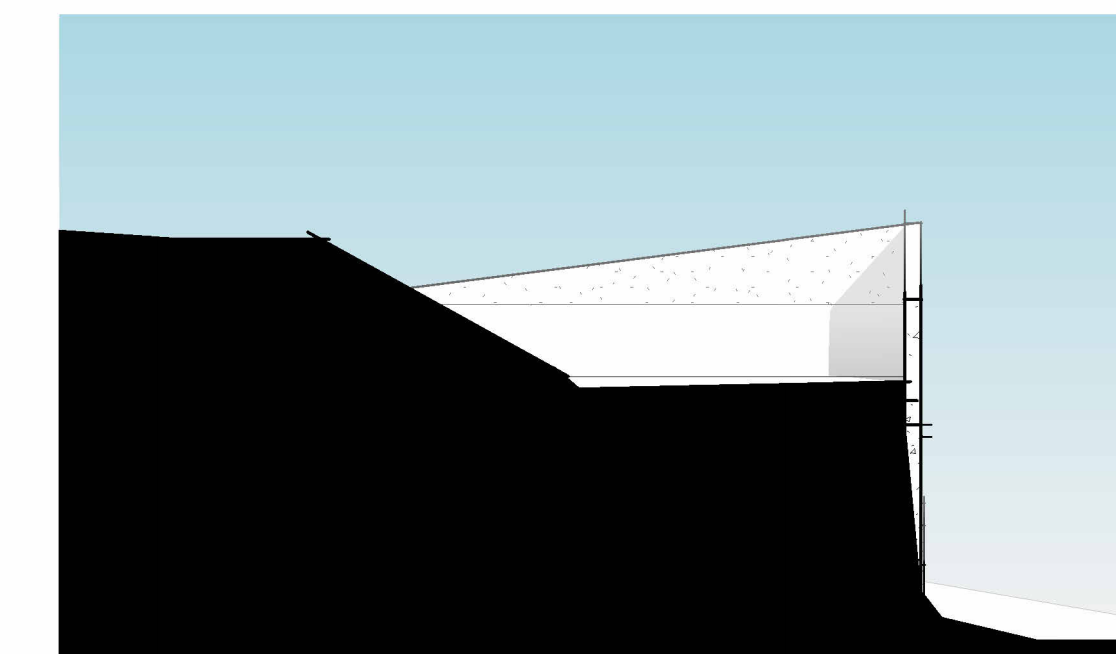
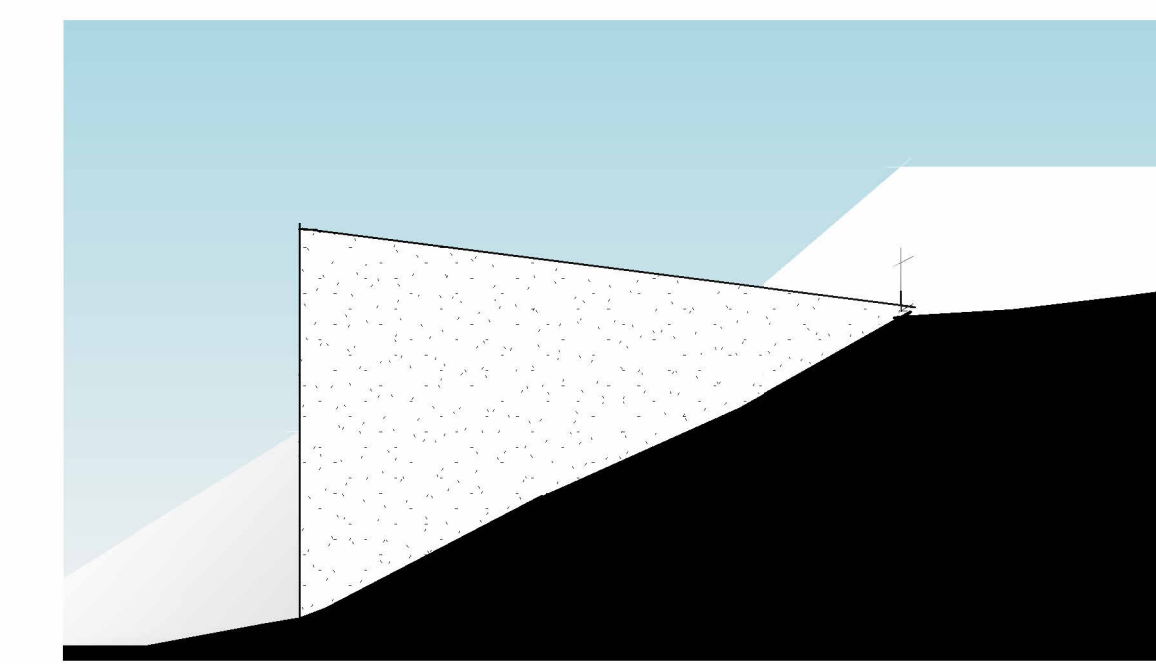
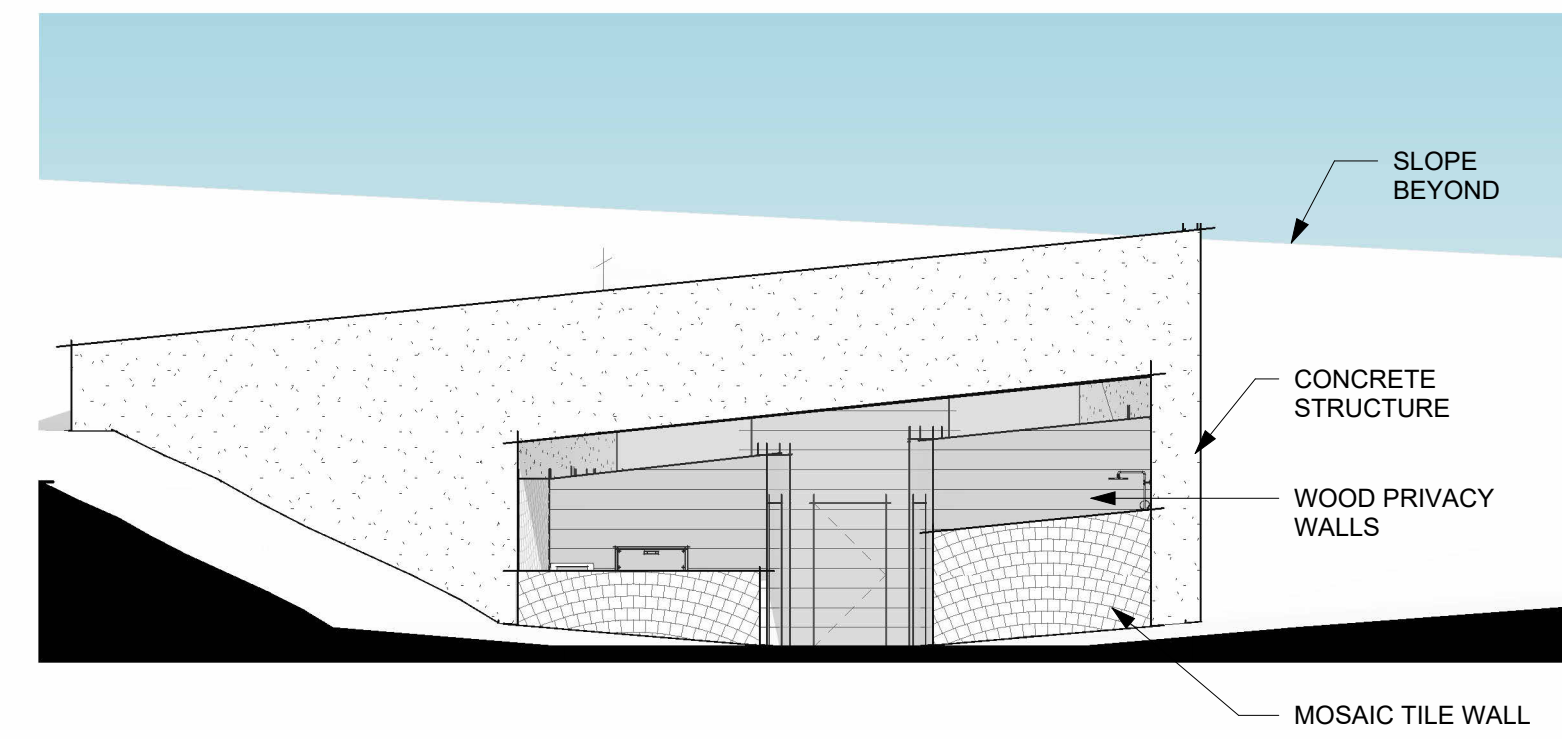
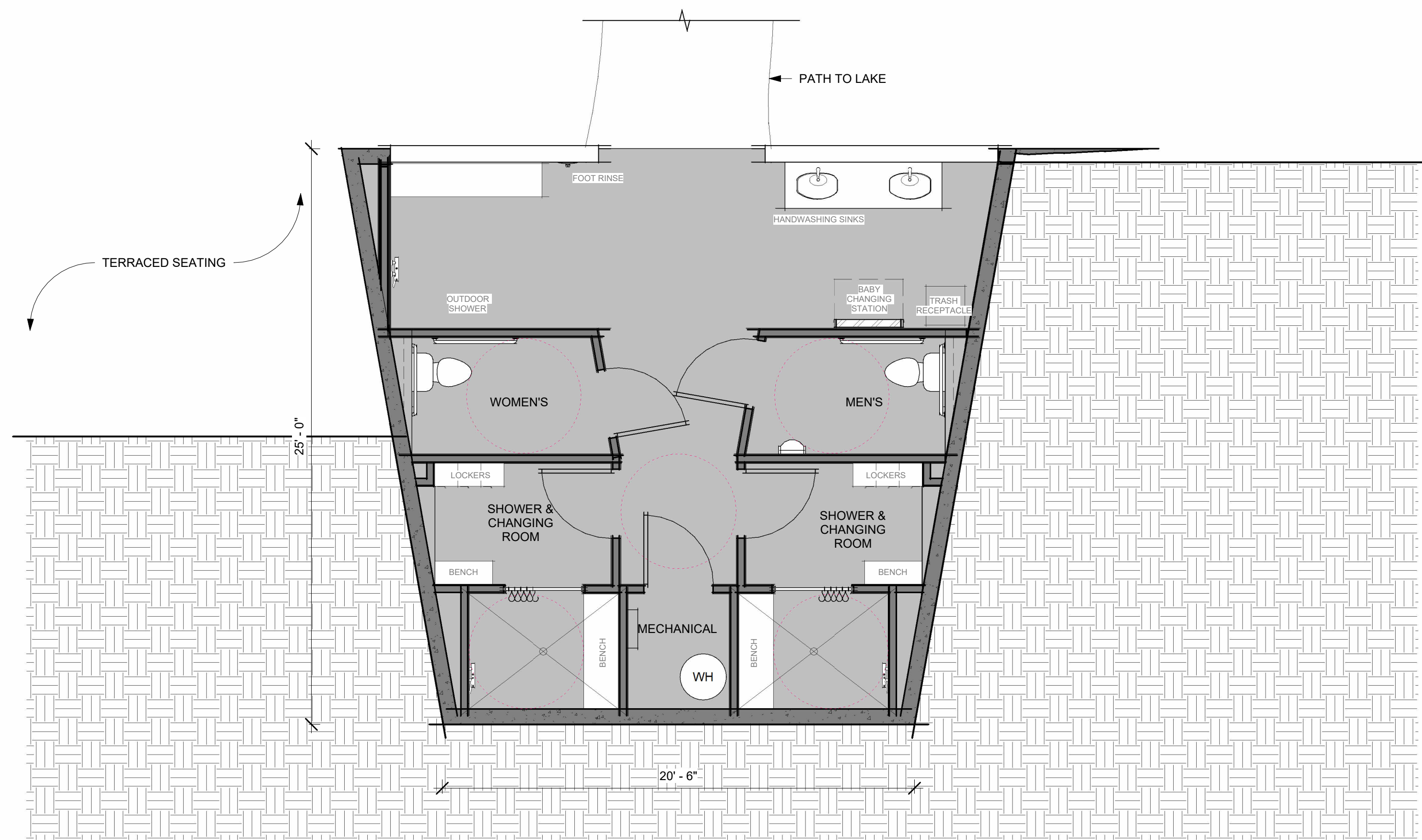


THE H AT MALLETT'S BAY

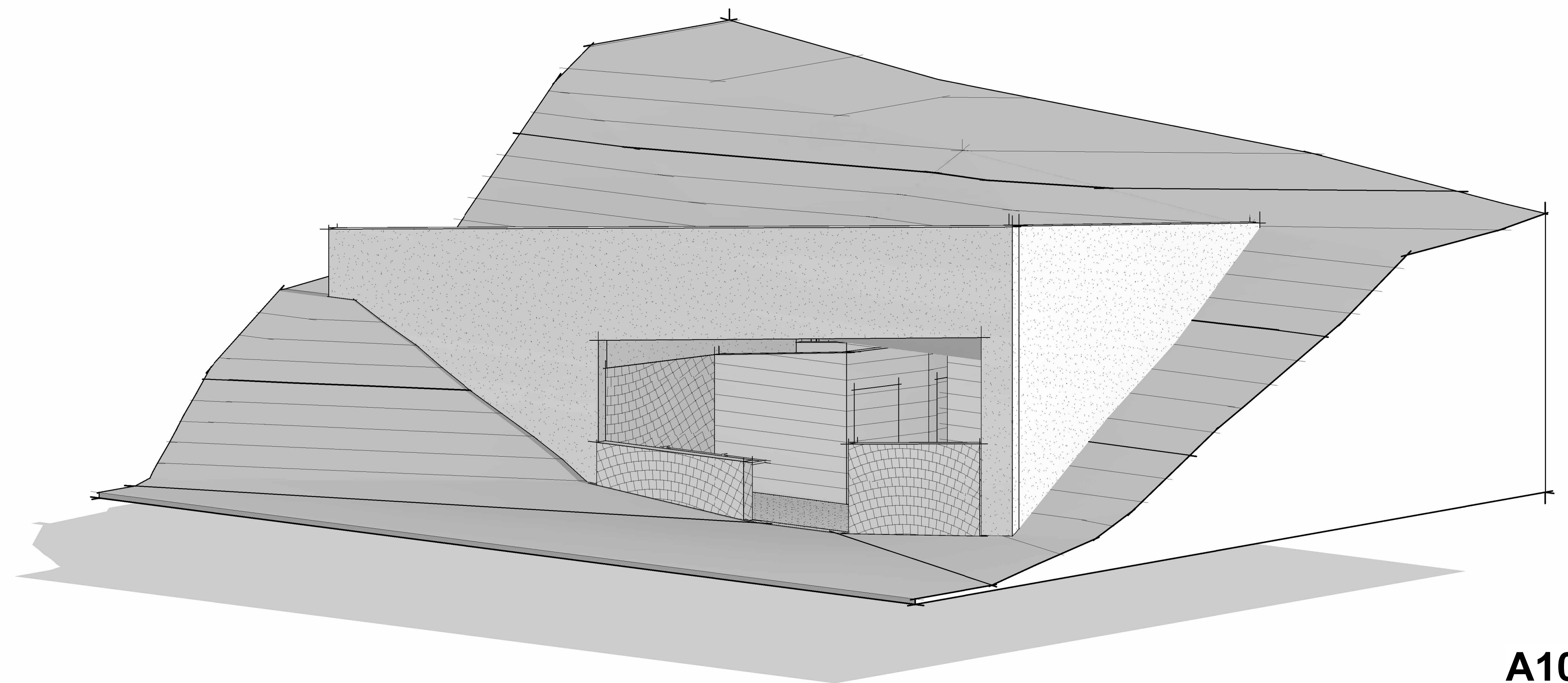
COTTAGE 5

09/29/25

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AVERAGE EXISTING GRADE = 115'
 MAX PERMITTED HEIGHT (AVE+20') = 125'
 MEASURED HEIGHT TO TALLEST RIDGE = 121'
 ACTUAL HEIGHT = 6' (121' - 115')

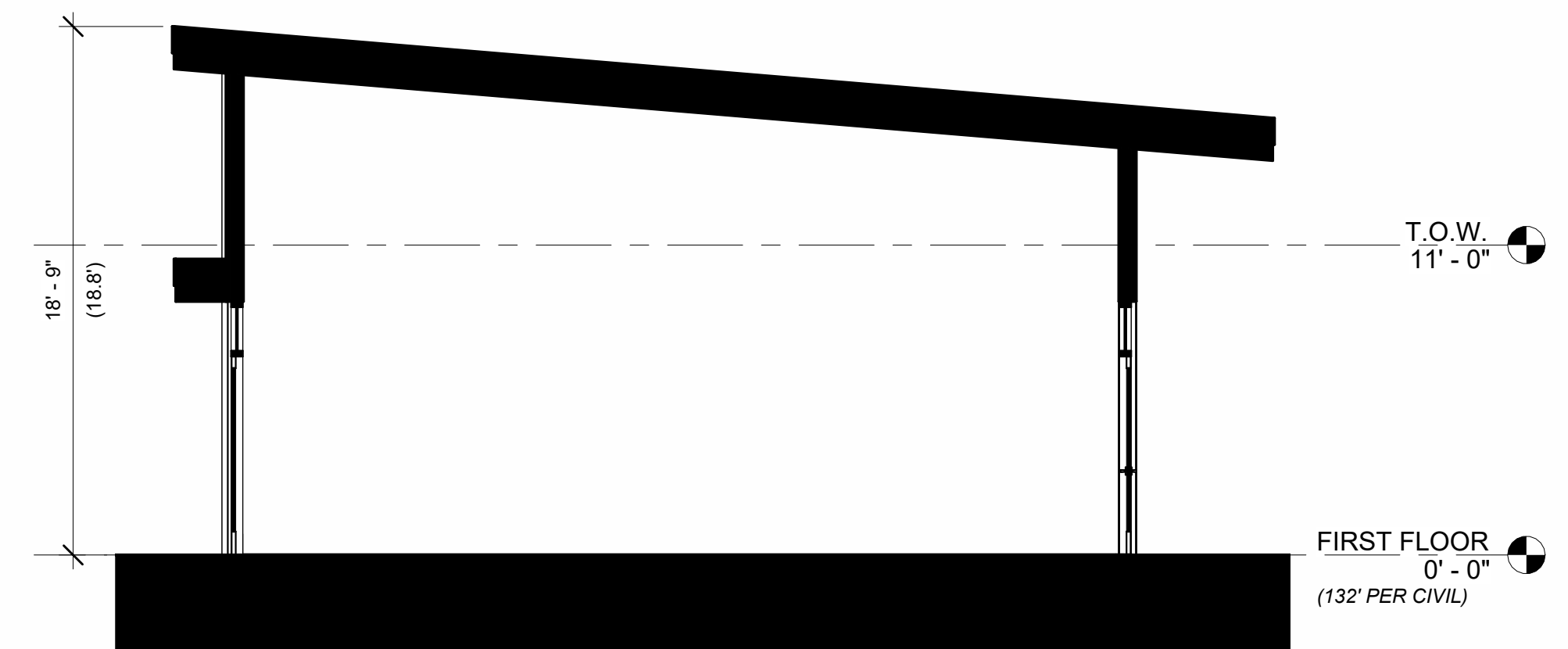
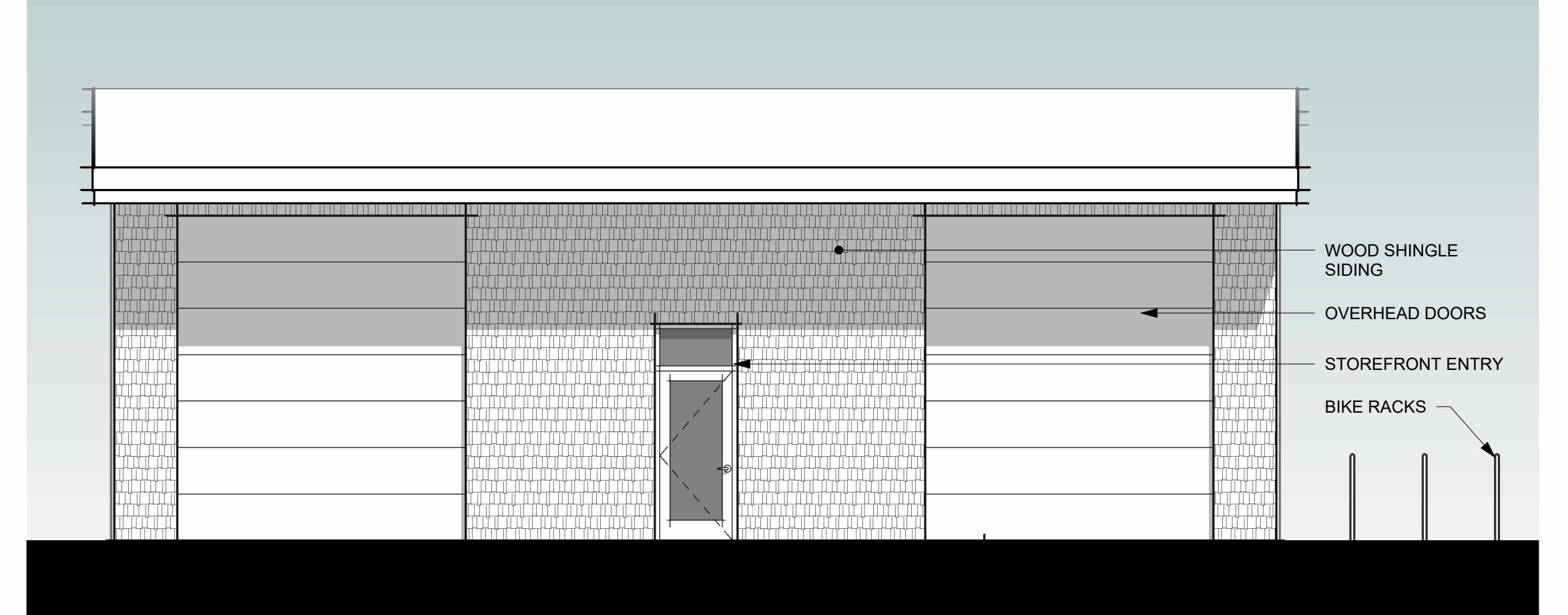
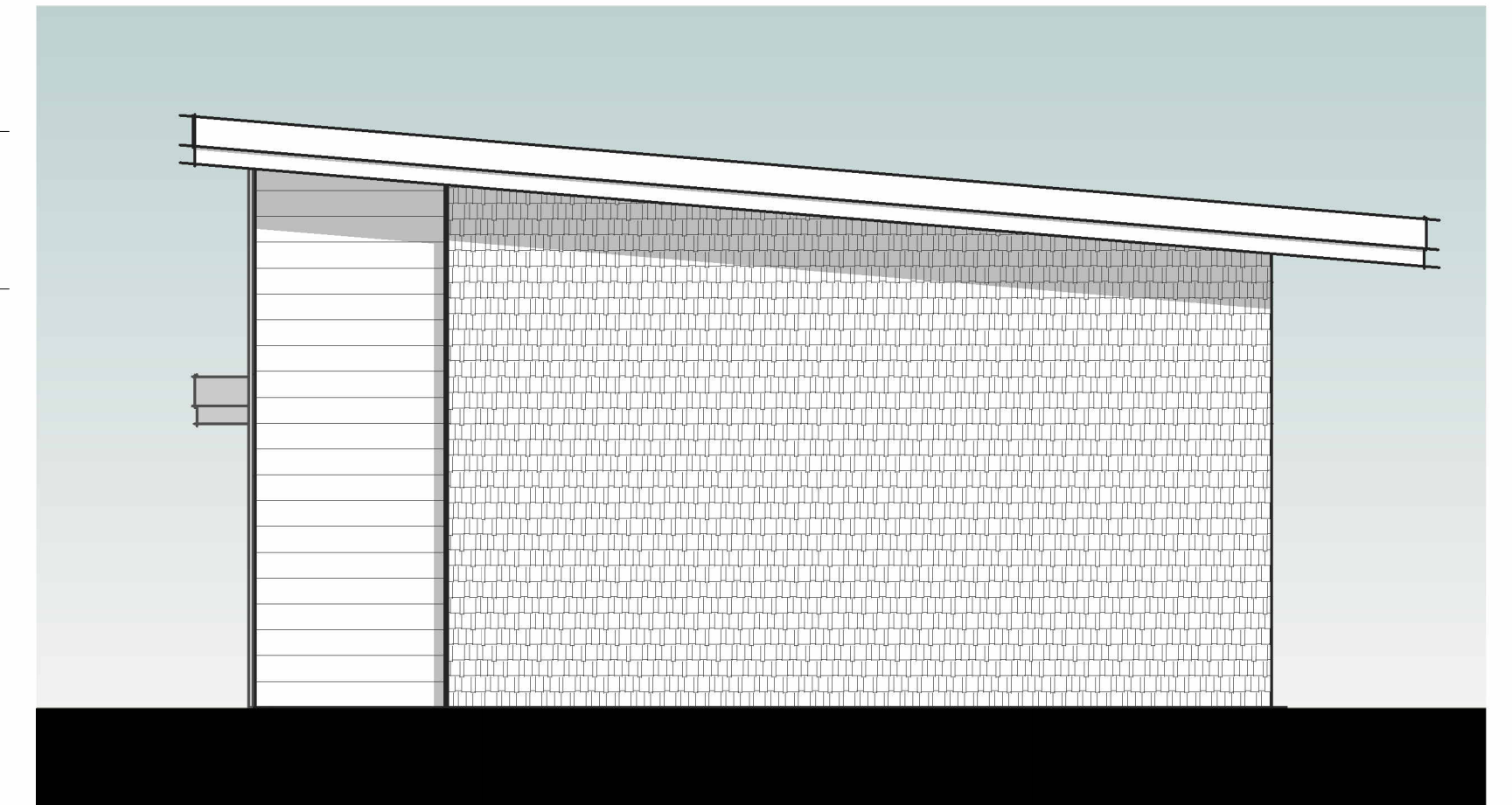
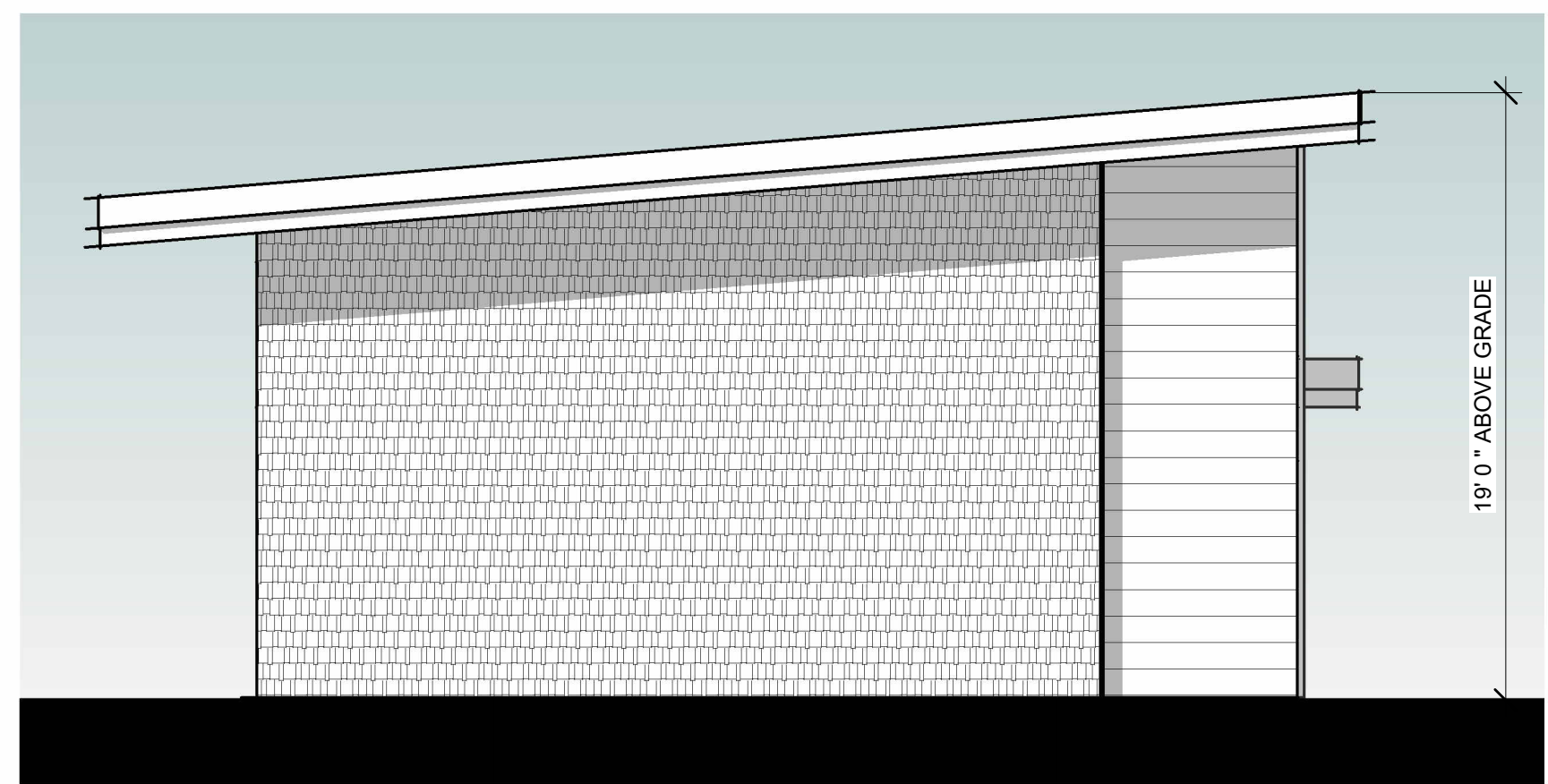
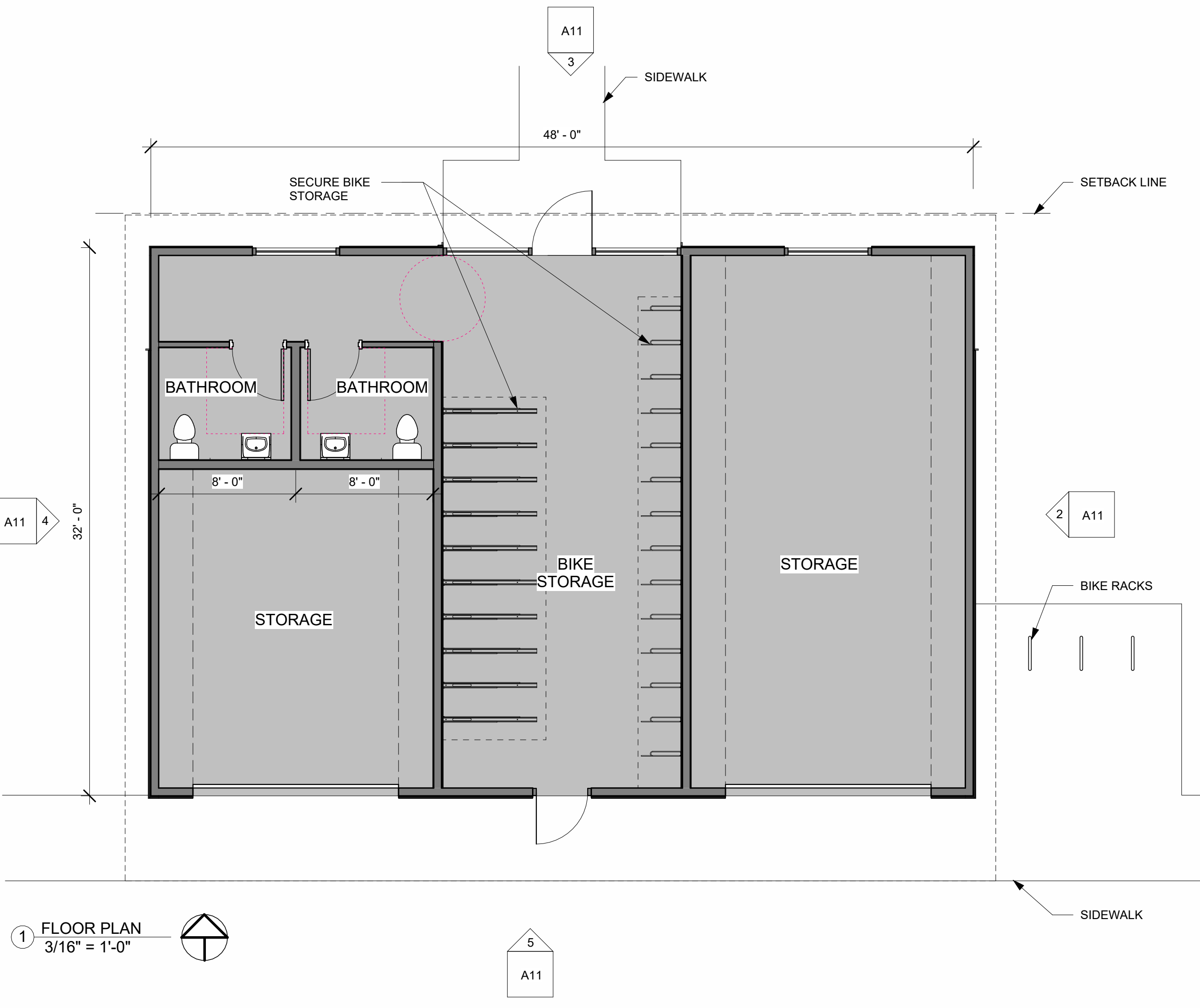


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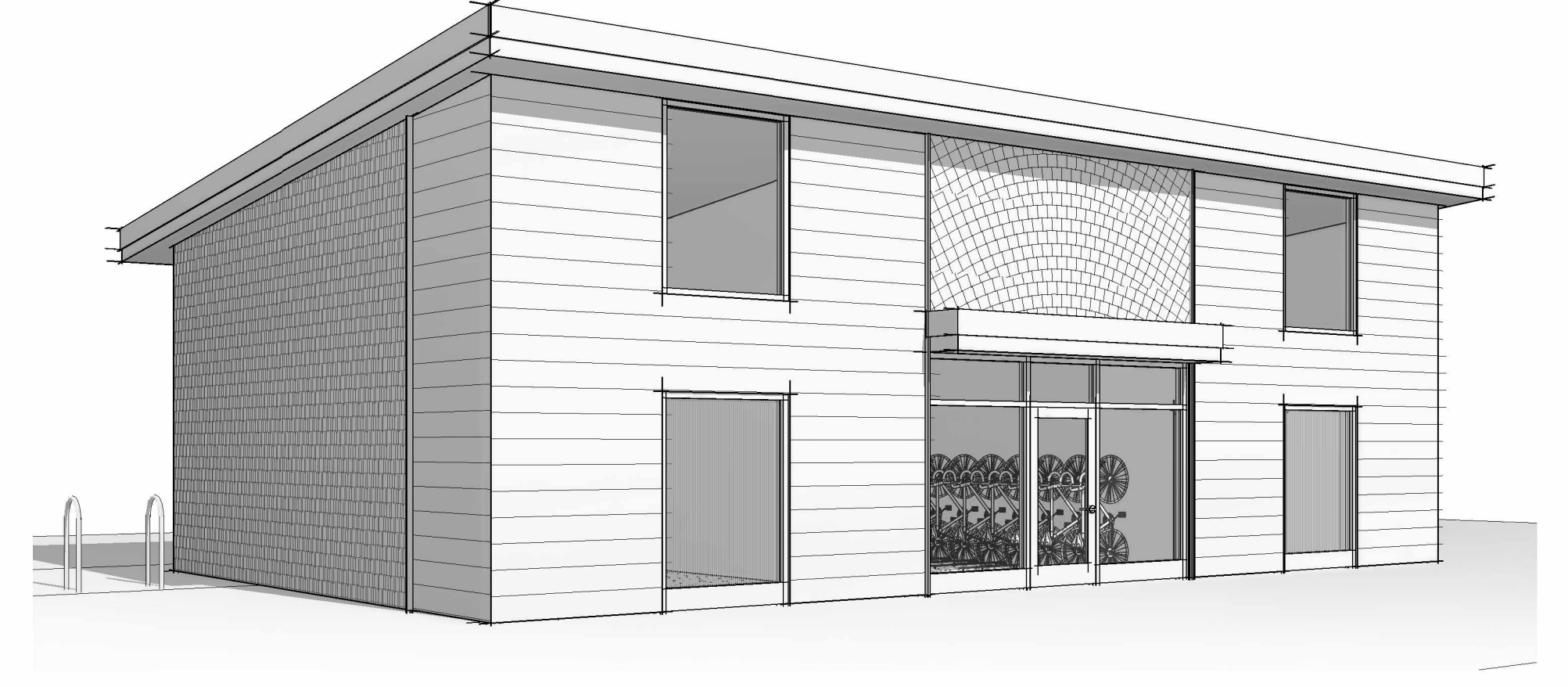
A10

BATH HOUSE

09/29/25



AVERAGE EXISTING GRADE = 131.6'
 MAX PERMITTED HEIGHT (AVE+40') = 171.6'
 MEASURED HEIGHT TO TALLEST RIDGE = 150.8'
 ACTUAL HEIGHT = 19.2' (150.8' - 131.6')



THE H AT MALLETT'S BAY

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ANNEX BUILDING
09/29/25