

**Town of Kittery Maine
 Town Planning Board Meeting
 June 9, 2016**

2 Follett Rd – Shoreland Development Plan Review

Action: Accept or deny plan application; Approve or deny plan. Owner/applicant Don and Merry Craig request consideration to expand a single-family dwelling located within the 100-foot setback from a protected water body. The site is located at 2 Follett Road (Tax Map 18 Lot 36) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Robert Lang, Lang Restoration.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
NO	Site Walk	At the Board's discretion	
YES	Determination of Completeness	Scheduled for 6/9	PENDING
NO	Public Hearing	At the Board's discretion	
Yes	Final Plan Review and Decision	Feasible for 6/9	

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.13 – Grading/Construction Final Plan Required. – Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

Planning Board review of this project is required by 16.10.3.2 Other Development Review, because it is located in the Shoreland Overlay Zone. The parcel is a nonconforming single-family dwelling on a conforming lot. The dwelling is located within the 100-foot setback from a protected water body.

At the time of January 1, 1989, the parcel located at 2 Follett Lane included a vacant 3-story multi-unit apartment building. The Zoning Board of Appeals (ZBA) application dated April 26, 1994 depicts the multi-family unit and attached garage containing 6,044 square feet of floor area. On May 23, 1994, the ZBA approved the demolition of the multi-unit building, garage and foundation and the reconstruction of a 3,850 square foot single-family dwelling and 676 square foot attached garage, in a new location, as permitted by zone standards. The applicant states both the volume and floor area of the reconstructed single-family dwelling are less than the multi-family unit.

The proposed development is a vertical expansion of the roof over a garage and attached “workspace” on the westerly side of the structure.

Staff review

1. The proposed development does not alter the lot's devegetated area or building coverage percentages.
2. The recorded floor area on January 1, 1989 was 6,044 square feet. The tax card lists the existing gross floor area of the existing structure is 5,924 square feet. No additional floor area is proposed. The development maintains an expansion off no more than 30% in floor area as of 1/1/1989
3. The applicant did not provide any evidence supporting the pre 1989 structure's volume. Due to the age and vacancy of the former structure, staff was, as well, unable to locate evidence of total volume on January 1, 1989 through tax cards or the property's file. Staff spoke with MDEP who advised that the burden to show a proposed expansion complies within the 30% limit lies with the applicant. Without information that supports the 1989 volume, additional volume expansion is not permitted. The applicant plans to present the Board with additional evidence of the 1989 volume during the review at the 6/9/2016 Planning Board meeting.
4. Evidence submitted by the applicant represents the existing floor area and volume as 4,820 square feet and 38,560 cubic feet, respectively. The floor area is determined from the total area of finished space depicted on the structure's 1994 building plans. For the volume, the applicant multiplied the floor area by 8 to account for 8-foot ceilings. However, the definition of floor area and volume, as stated in 16.2, is not limited to finished spaces within the dwelling. The applicant should resubmit floor area and volume calculations using the structure's gross area, including all finished and unfinished spaces.
5. Other than the principal structure, the proposed development has no impact on the site.
6. The maximum building height in the Residential-Kittery Point Village Zone is 35-feet. The proposed development does not increase the height of the existing structure, and is in conformance with this standard.
7. The area to be expanded above the garage includes a ½ bath and kitchenette. The applicant has stated the expansion above the "workspace" will allow for a stairway access between the second floor and the garage, hence no floor area expansion. Accessory and intra-family dwelling units are not permitted in the Shoreland Overlay Zone. In addition, the lot does not have the square footage to satisfy the minimum land area per dwelling unit for two dwelling units. The Board may consider a condition of approval that the area above the garage shall not be issued a certificate of occupancy as a second, accessory, or intra-family dwelling unit.

8. The applicant has not submitted a final plan for recording. Prior to signing, a final plan must be submitted for review by staff, and include the following:
 - a. Plan must be prepared to include:
 - i. Architectural sketches of the proposed development that demonstrate the floor area and volume calculations
 - ii. Floor plan depicting new stair case accessing the second floor from the garage
 - iii. Locus Map to show property in relation to surrounding roads, within two thousand feet of any property line of the development
 - iv. Site plan, drawn to scale, depicting location on property of the proposed development. Include a plan note referencing the site plan used, if applicable.
 - v. Tables that include the existing and proposed floor area and volume, and the percent change, for all development that is proposed or has occurred since January 1, 1989
 1. A plan note indicating the floor area and volume on January 1, 1989 is reflective of a structure that is no longer present on site.
 - vi. Plan note expressly stating no other impacts to the site are approved with this application
 - vii. Title block in the lower right corner containing:
 1. Name(s) and address(es) of the applicant and downer
 2. Plan title (ex: "Shoreland Development Plan")
 3. Date of the plan preparation/revision, and unique ID number for the plan and revisions
 - viii. Map and Lot number in ¼" high letters at the lower right boarder of plan sheet
 - ix. Signature block for Planning Board chair
 - b. Plan must be embossed, sealed or both, with the seal of an architect, professional engineer or registered land surveyor
 - c. Final plan must measure no less than 12" x 18" and no greater than 24" x 36" per MRSA Title 33 §652

Recommendations

With the recommended revisions, and demonstration of pre 1989 volume, the application appears to be complete and meets the standards and requirements of Title 16. Staff recommends the Board first accept the application (suggested motion below).

Move to accept the Shoreland Development Plan application dated May 19, 2016 from Don and Mary Craig for 2 Follett Lane (Tax Map 18 Lot 36) in the Residential-Kittery Point Village and Shoreland Overlay Zones.

The board should determine whether a public hearing or site walk is warranted. If a public hearing is not warranted, and, if the Board is satisfied with the applicant's demonstration of the 1989 structure's volume, the Board may move to approve with conditions, (suggested motion A provided below) and proceed to reading and voting on the Findings of Fact. If the Board is not satisfied with the application, the Board may want to continue the application and allow time for

the applicant to submit additional information to be included with the Final Plan (suggested motion B below).

Motion A

Move to approve with conditions the Shoreland Development Plan application dated May 19, 2016 from Don and Mary Craig for 2 Follett Lane (Tax Map 18 Lot 36) in the Residential-Kittery Point Village and Shoreland Overlay Zones, upon the review and voting, in the affirmative, on the Findings of Fact.

Motion B

Move to continue the Shoreland Development Plan application dated May 19, 2016 from Don and Mary Craig for 2 Follett Lane (Tax Map 18 Lot 36) in the Residential-Kittery Point village and Shoreland Overlay Zones to the July 14, 2016 Planning Board meeting.

Kittery Planning Board

UNAPPROVED

**Findings of Fact
For 2 Follett Lane
Shoreland Development Plan Review**

WHEREAS: Don and Merry Craig request consideration of a vertical expansion over existing garage located within the 100-foot setback from a protected water body. The site is located at 2 Follett Road (Tax Map 18 Lot 36) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (SH-OZ-250') Zones, hereinafter the “Development” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted {in the plan review notes prepared for 6/9/2016}

Shoreland Development Plan Review	6/9/2016
Approval	6/9/2016

And pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”): {as noted in the plan review notes prepared for 6/9/2016}

1. Shoreland Development Plan Application, received 5/19/2016
2. Square foot and volume calculations, Lang Restoration, dated **TBD**
3. Craig Residence Plan Set, William Ross Design, dated 9/6/1994, received 5/19/2016

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone
<i>1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones...</i>
<u>Findings:</u> The proposed development does not include changes to the site and so it does not increase the lot’s devegetated area.
<u>Conclusion:</u> The requirement is not applicable.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

A. Except as otherwise provided in this Article, a nonconforming conditions must not be permitted to become more nonconforming

Finding: The proposed development does not increase nonconformity of any structure or aspect of the lot.

Conclusion: The requirement appears to be met.

Vote: in favor against abstaining

16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones

16.7.3.6.1 Nonconforming Structure Expansion

A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non-conformity of the structure and must be in accordance with the subparagraphs [A through C] below.

A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.

B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.

C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.

Finding: The recorded floor area in January 1989 was 6,044 square feet. The structure was demolished and reconstructed in 1994. No change is proposed to the structure's existing floor area of 5,924 sf. The existing and proposed volume is **pending information from applicant**. The development does not cause the structure to expand in floor area or volume by 30 percent, or greater, as compared to the size on 1/1/1989.

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

Article 10 Shoreland Development Review

16.10.10.2 Procedure for Administering Permits

D. An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:

1. Maintain safe and healthful conditions;

Finding: The proposed development as represented in the plans and application does not appear to have an adverse impact.

Conclusion: This requirement appears to be met

Vote: in favor against abstaining

2. Not result in water pollution, erosion or sedimentation to surface waters;

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met

Vote: in favor against abstaining

3. Adequately provide for the disposal of all wastewater;

Finding: The proposed development does not have an impact on the existing wastewater disposal system.

Conclusion: This requirement is not applicable.

Vote: in favor against abstaining

4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

Finding: The proposed development does not appear to have an adverse impact.

Conclusion: This standard appears to be met.

Vote: in favor against abstaining

5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;

Finding: Shore cover is not adversely impacted

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

6. Protect archaeological and historic resources;

Finding: There does not appear to be any resources impacted.

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;

Finding: The property is not located in the Commercial Fisheries / Maritime Use Zone.

Conclusion: This requirement is not applicable.

Vote: in favor against abstaining

8. Avoid problems associated with floodplain development and use;

Finding: The property is designated Zone C by FEMA Flood Zone standards and is defined as an area of minimal flood hazard. The proposed development does not appear to have an impact on a floodplain or flood-prone area.

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

9. Is in conformance with the provisions of this code;

Finding: The proposed development complies with the zoning and design/performance standards of Title 16.

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

10. Be recorded with the York county Registry of Deeds.

Finding: With consideration of condition # 5, a plan suitable for recording has been prepared.

Conclusion: As stated in the Notices to Applicant contained herein, shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.

Vote: in favor against abstaining

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application and subject to any conditions or waivers, as follows:

Waivers: None

Conditions of Approval (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. No trees are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
4. All Notices to Applicant contained herein (Findings of Fact dated 6/9/2016).

Conditions of Approval (not to be depicted on final plan):

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation on final Mylar.

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

Vote of ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON June 9, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for Staff review prior to presentation of final mylar.
2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

May 19th
Deadline

June 9

SHORELAND DEVELOPMENT PLAN APPLICATION



RECEIVED
MAY 19 2010

TOWN OF KITTERY

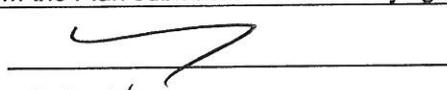
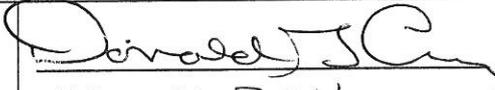
Planning & Development Department
200 Rogers Road, Kittery, ME 03904
Telephone: 207-475-1323 Fax: 207-439-6806

MAP 18 LOT 36
DATE: PD 5-23-10
FEE: \$ 200.00
ASA*:

BY: _____

PROPERTY DESCRIPTION	Physical Address	2 Follett Lane		
	Base Zone		Overlay Zone (s)	
OWNER INFORMATION	Name	Donna May Craig		Mailing Address 2 Follett Lane Kittery Point
	Phone	207 439 8703		
	Email			
AGENT INFORMATION	Name	Robert Lang		Company Lang Restoration
	Phone	603 702 2592		Mailing Address 2 New Boston v Wentworth NH, 03858
	Email			
	Fax			
APPLICANT INFORMATION	Name	Lang Restoration		Mailing Address 2 New Boston road Wentworth NH 03858
	Phone	603 702 2592		
	Email			

PROJECT DESCRIPTION	Existing Use:	Room over Garage
	Proposed Use (describe in detail):	Remove 17' Rear Garage Roof Raise up And Build Dormer, Build Exterior 2x6 wall Finish out to Match Existing Home

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)	
	Remove 17' of Garage Roof Build Exterior 2x6 Wall Build Rear Dormer - finish of same as existing.	
I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.		
Applicant's Signature:		Owner's Signature: 
Date:	5-6-16	Date: May 19, 2016

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS	
<input type="checkbox"/> 15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 12 plan copies may be half-size (11"x17") and 3 must be full-size (24"x36")	
Shoreland Development Plan format and content:	
A) Paper Size; no less than 11" X 17" or greater than 24" X 36"	
B) Plan Scale	
<input type="checkbox"/> Under 10 acres: no greater than 1" = 30' <input type="checkbox"/> 10 + acres: 1" = 50'	
C) Title Block	
<input type="checkbox"/> Title: Shoreland Development Plan <input type="checkbox"/> Applicant's name and address <input type="checkbox"/> Name of preparer of plan with professional information <input type="checkbox"/> Parcel's Kittery tax map identification (map - lot) in bottom right corner <input type="checkbox"/> Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.	
D) Signature Block	
<input type="checkbox"/> Area for signature by Planning Board Chair and Date of Planning Board Approval	

Development Plan must include the following existing and proposed information:	
Existing: <input type="checkbox"/> Land Use Zones and boundaries <input type="checkbox"/> Topographic map (optional) <input type="checkbox"/> Wetlands and flood plains <input type="checkbox"/> Water bodies and water courses <input type="checkbox"/> Parcel area <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Distance from structure to water body and property lines <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage	Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.) <input type="checkbox"/> Recreation areas and open space <input type="checkbox"/> Setback lines and building envelopes <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage Distance to: <input type="checkbox"/> Nearest driveways and intersections <input type="checkbox"/> Nearest fire hydrant <input type="checkbox"/> Nearest significant water body; ocean, wetland, stream

AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: 45 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	4840sf	4840sf	0 %	
CF (Volume)	38,560 cf	39,808 cf	3 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/>		Value:	
	Maintenance/repair: <input type="checkbox"/>		\$37500	
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) <u>40,050</u>	%	sf	<u>Same</u> sf	<u>0</u> %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

no
chan

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) <u>40,050</u>	%	sf	<u>Same</u> sf	<u>0</u> %
*See underlying zone standards for building coverage percent allowed.				

no
chan

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.

for Don + Mary Craig

Cubic Foot Calculations

1. Taking The total Square Footage of The Home and multiplying by 8
Gives the cubic feet

$$SqFT = 4820 \times 8 = 38560 \text{ cubic ft}$$

2. Taking The Garage floor Plan
= 24×26 and getting TOTAL SqFT
= 624 and divided in half = 312 SqFT

3. Add in for Look Room 128 SqFT
= 440 SqFT

4. Multiply $440 \times 8 = 3520$ cubic ft

Removing Both Dormers not being touched = 640.

$$3520 \div 2 = 1760 - 640 = 1120 \text{ cubic feet}$$

1120 = a difference of .03%

Add on to Building cubic feet TOTAL

TOTAL Difference = .03%

S-24-16



GENERAL NOTES

1. ALL STRUCTURAL WORK WILL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF RECOGNIZED TECHNICAL ORGANIZATIONS SUCH AS THE AMERICAN CONCRETE INSTITUTE (ACI), THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI). IF ANY QUESTION REGARDING STANDARDS OR CODES ARISES DURING CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE ARCHITECT FOR RESOLUTION.

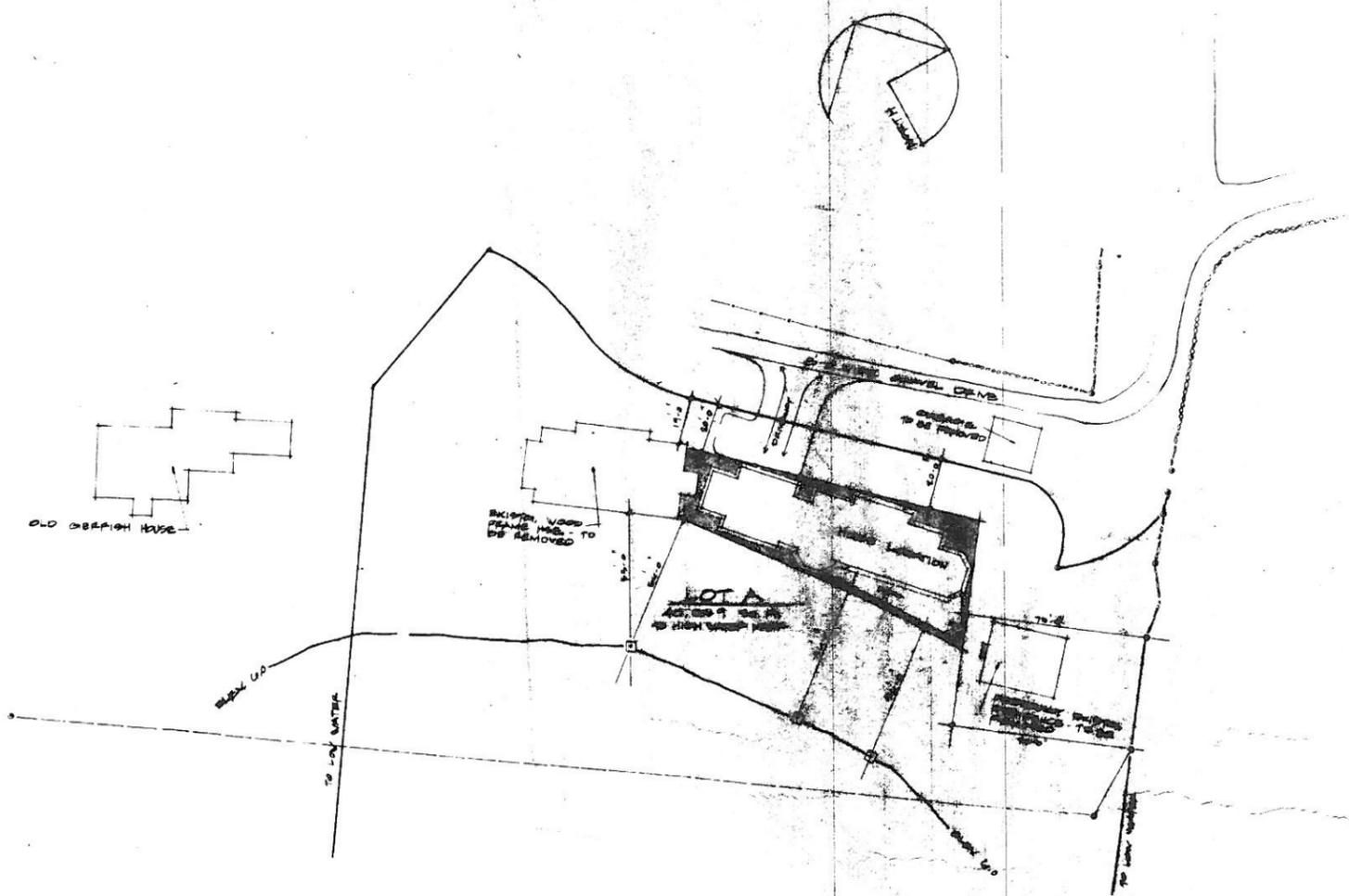
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO FABRICATING AND INSTALLING WORK. ANY DISCREPANCY FOUND SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, EXCEPT SHOWING THE WORK OF OTHER TRADES. ALL PROJECT REQUIREMENTS, ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

4. ALL SECTION DETAILS, NOTES, METHODS OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND BRACING SYSTEMS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURAL COMPONENTS DURING STORAGE AND ERECTION AND FOR PROTECTION OF ANY OF THE COMPONENTS UNTIL COMPLETION OF THE STRUCTURE.

6. STRUCTURAL MEMBERS WHICH REQUIRE BRACING SHALL NOT BE BRACED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED BY THE CONTRACTOR, ARCHITECT, AND STRUCTURAL ENGINEER SO THAT ALL DETAILS HAVE BEEN APPROVED. ANY FACTORY FABRICATED AND FIELD ASSEMBLED ITEMS SUCH AS TRUSSES, LAMINATED WOOD PRODUCTS, ETC. SHALL BE THE PRODUCTS OF RECOGNIZED MANUFACTURERS. IF FACTORY DESIGN COMPUTATIONS ARE REQUIRED, THE SHOP DRAWINGS SHALL SHOW THE LOADINGS USED IN SIZING COMPONENTS AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE SITE IS LOCATED.



SITE PLAN
SCALE 1" = 20'-0"

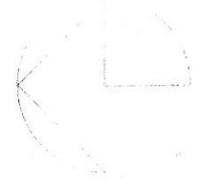
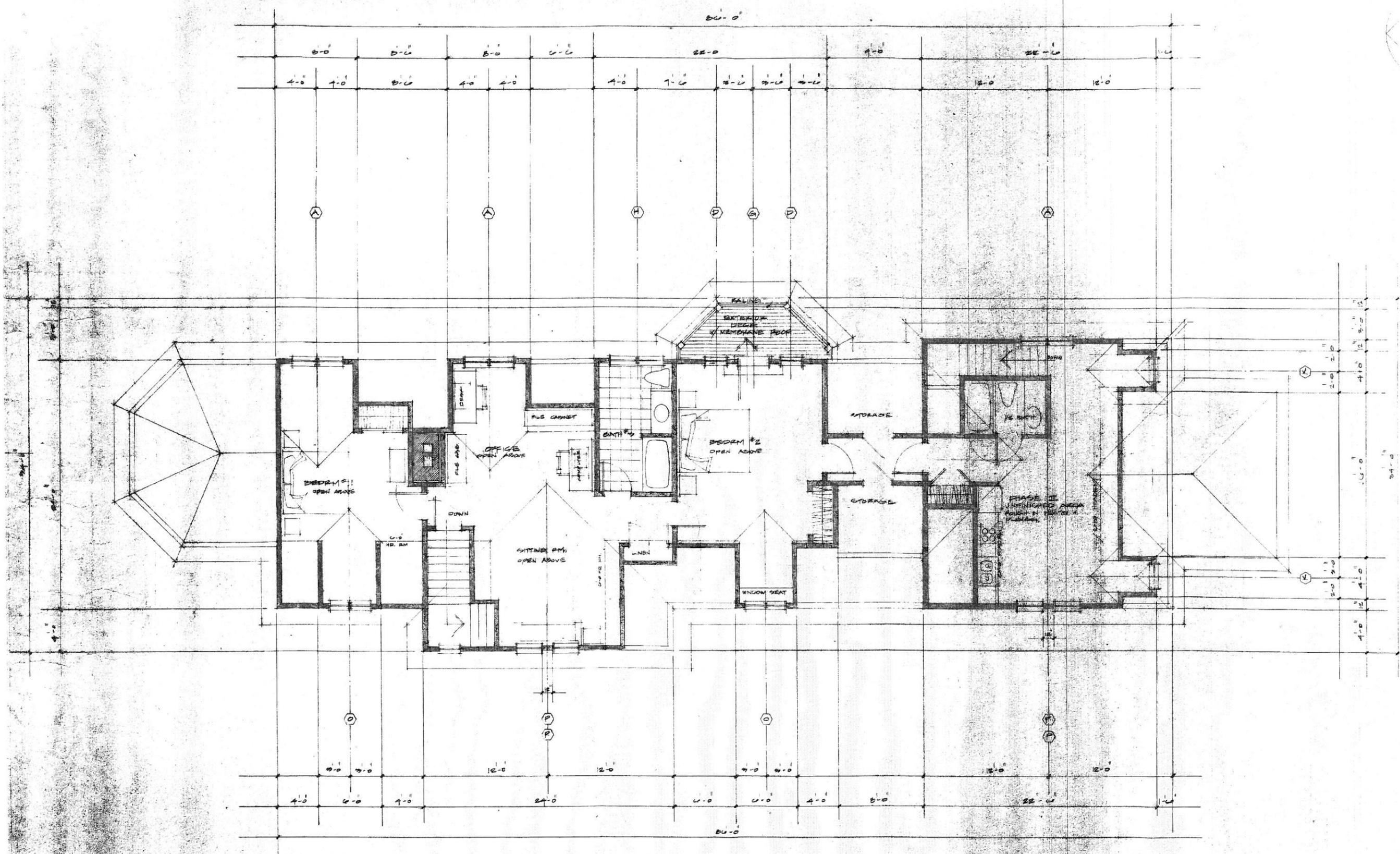
PROGRESS PRINTS
Date: 11/1/90
Not For Construction!

CRAGG RESIDEN
11111 10111, 11111

NO.	REVISIONS

TITLE: SITE PLAN
DATE: 11/1/90
SCALE: 1" = 20'-0"
PROJECT # 91450

PROGRESS PRINTS
Date: 11/1/90
Not For Construction!

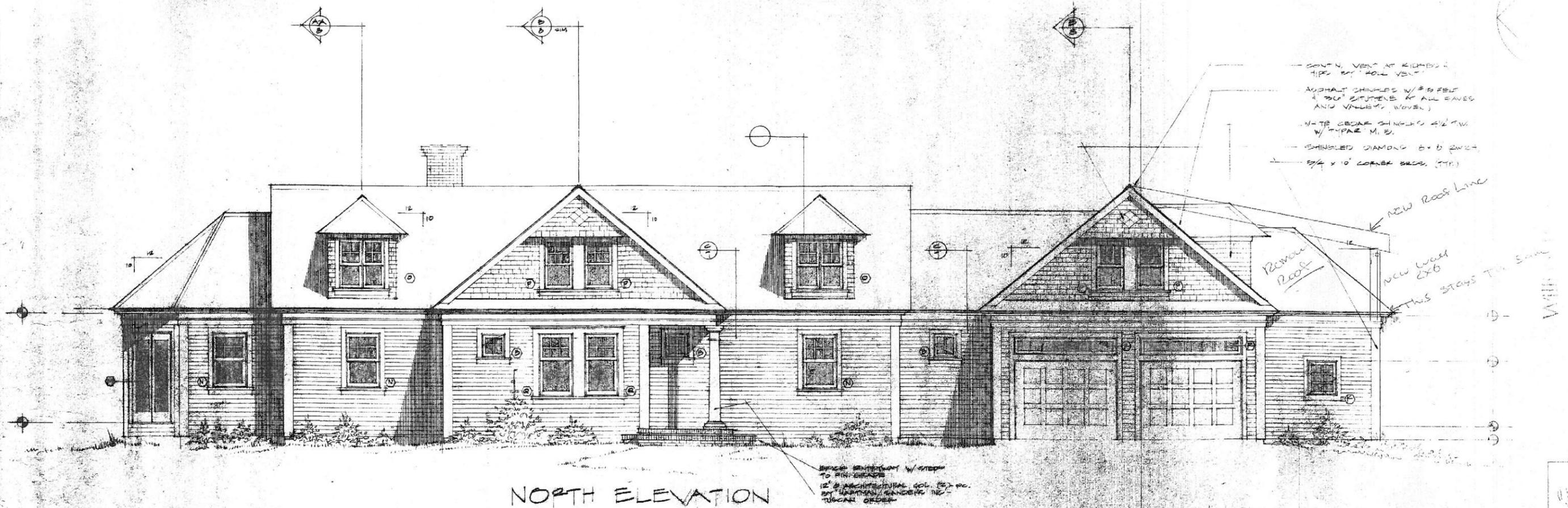


W. J. ...

CRAIG RESIDENCE
2ND FLOOR PLAN

NO.	DATE	REVISIONS

TITLE: 2ND FLOOR
DATE: 4-1-54
SCALE: 1/8" = 1'-0"
PROJECT: 2450



NORTH ELEVATION

WINDOW & DOOR SCHEDULE

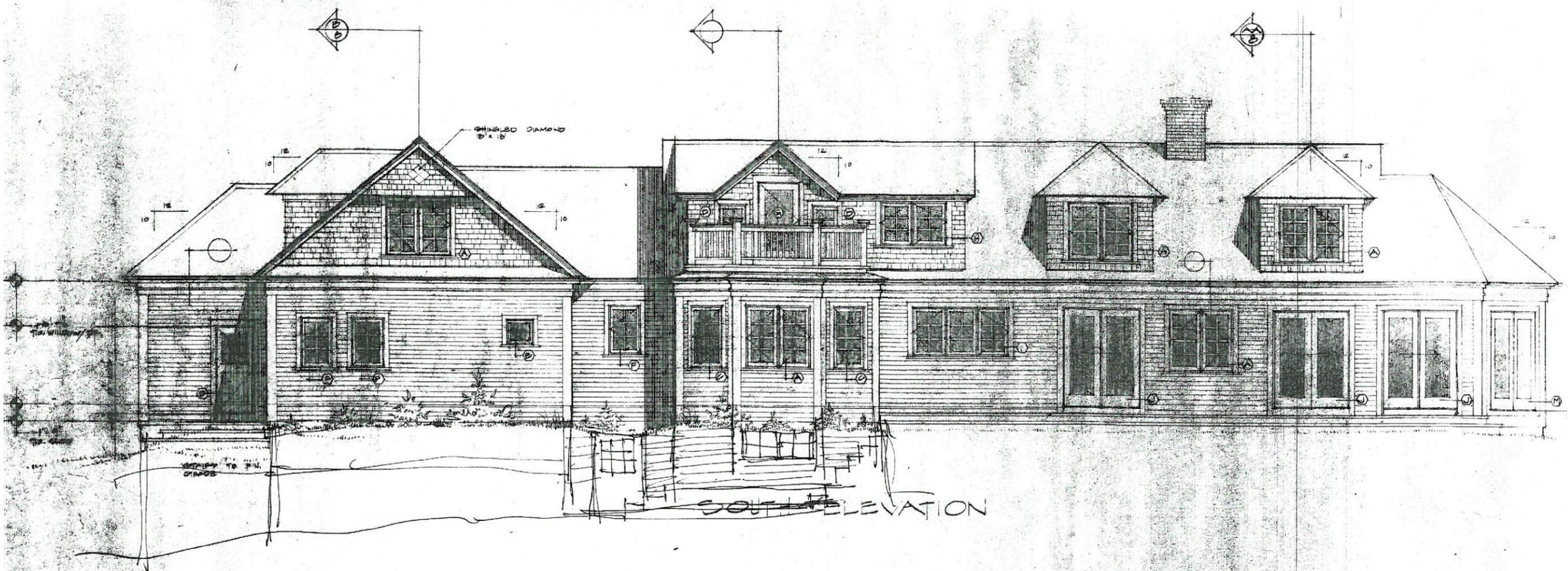
KEY	QTY	DESCRIPTION	MODEL # MANUFAC.	GRILLE	GLASS	ROUGH OPENING	TEMPERED GLASS	REMARKS
(A)	5	CASEMENT	CW 25 - ANDERSEN	2W-5H	3/8" SINGLE	4'-9" x 5'-0 3/8"		
(B)	4	CASEMENT	C12	2W-2H	"	2'-0 3/8" x 2'-0 3/8"	(1) UNIT TEMP.	
(C)	2	CASEMENT	CW 15	2W-5H	"	2'-4 1/8" x 5'-0 3/8"		
(D)	2	DOUBLE HUNG	2032	2W-2H	"	2'-2 1/8" x 3'-3 1/4"		
(E)	2	EXTERIOR DR.	DE-899 PERMA DR.	2W-5H	"	3'-2 3/8" x 6'-11"	TEMP.	
(F)	3	CASEMENT	CW 4 ANDERSEN	2W-4H	"	2'-0 3/8" x 4'-0 1/2"		
(G)	1	PANELWOOD SWING	FWH-2908AR	NONE	"	2'-9" x 6'-8"	TEMP.	
(H)	1	CASEMENT	CW 235	2W-5H	"	4'-9" x 2'-5 3/8"		
(I)	1	CASEMENT	CW 4-2	2W-4H	"	7'-1 1/8" x 4'-0 1/2"		
(J)	2	PANELWOOD SLIDING	FV616000L	NONE	"	6'-0" x 6'-0"	TEMP.	
(K)	2	CASEMENT	CW 13	2W-5H	"	2'-0 3/8" x 3'-0 1/2"		
(L)	1	EXTERIOR DR.	M-7108 MORESAN		"	3'-2 3/8" x 6'-11"		
(M)	2	PANELWOOD SLIDING	EVER 20 BOE ANDERSEN	NONE	"	5'-0" x 5'-0"	TEMP.	
(N)	2	DOUBLE HUNG	2040	2W-2H	"	2'-10 1/8" x 4'-9 1/4"		
(O)	2	DOUBLE HUNG	1842-2W	2W-2H	"	3'-7 1/8" x 4'-5 1/4"		
(P)	4	DOUBLE HUNG	2442	2W-2H	"	2'-6 1/8" x 4'-5 1/4"		
(Q)	2	DOUBLE HUNG	2850	2W-2H	"	2'-10 1/8" x 5'-9 1/4"	TEMP.	
(R)	2	TRANSOM	342 1/4 LIGHT BRUSCO	14W-1H		9'-2" x 1'-2"		
(S)	2	EXTERIOR DR.	GARAGE TRANSOM PERMA DR.	FLUSH		3'-2 3/8" x 6'-11"		

ALL UNITS TO HAVE: STONE COLOR GRILLS & SASH LOCKS = JAMB EXTENSIONS - 6 3/4" -
 INTERIOR DIVIDED LIGHT GRILLS = CASEMENT WINDOWS & SLIDING DRG.
 TO HAVE CORROSION RESISTANT HARDWARE

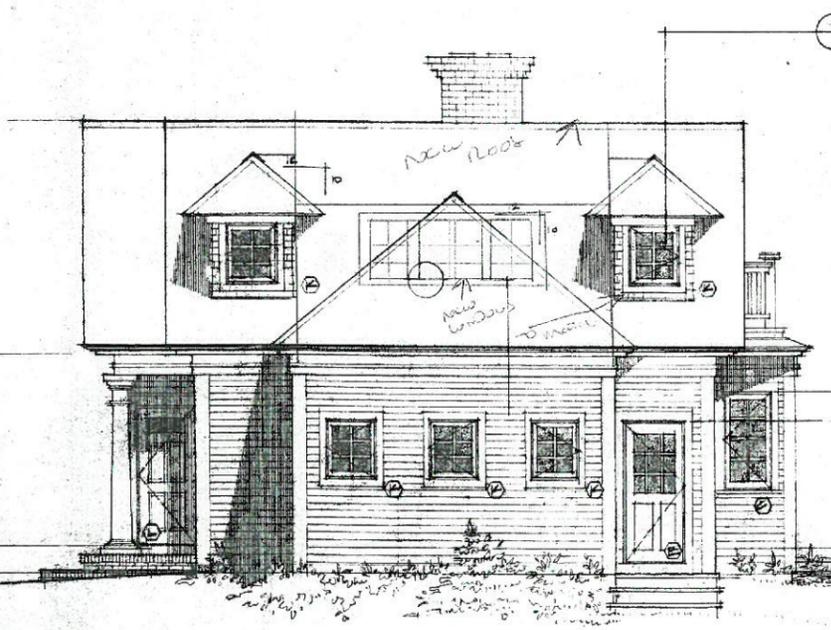
CRAG REVIEW

REVISIONS

TITLE ELEVATION
 DATE: 5.1.14
 SCALE: 1/8" = 1'-0"
 PROJECT: 1450

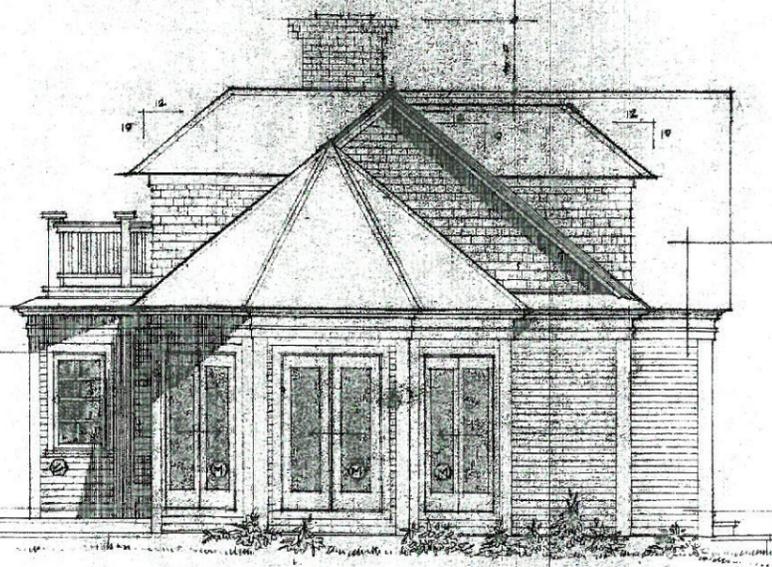


SOUTH ELEVATION



WEST ELEVATION

+10'-0"
 T.O. ROOF
 0'-10 1/2"
 T.O. 2ND FLOOR
 0'-0"
 T.O. 1ST FLOOR
 0'-0"
 T.O. GRADE



EAST ELEVATION

CRAN RESIDEN

REVISIONS

TITLE SHEET
 DATE 11-10-11
 NAME
 PROJECT