

Town of Kittery Maine Planning Board Meeting December 13, 2018

ITEM 1 – 19 Coleman Avenue – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owner/applicant Ian R. Rex requests consideration to expand a nonconforming single family dwelling on a 8,895 +/- square foot parcel located at 19 Coleman Avenue (Tax Map 26 Lot 7-1) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	10/11/18 Meeting	Done
NO	Public Hearing	Scheduled for 12/13/18 Meeting	Pending
NO	Site Walk	Scheduled for 10/25/18	Held
YES	Final Plan Review and Decision	12/13/18	Pending

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 16.10.3.4 Shoreland Development Review, because the proposed development is located within the required 250-foot setback in the Shoreland Overlay Zone. The parcel includes a nonconforming single-family dwelling on a nonconforming lot. The parcel includes a nonconforming single-family dwelling unit on a lot with a nonconforming area (40,000 sf minimum), street frontage (150 feet required), shore frontage (150 feet required) and front and side yard setbacks (40 and 15 feet, respectively required) for the R-KPV zone. The entire house is located within the 100-foot setback from Highest Annual Tide (HAT).

The applicant proposes to expand the existing dwelling with two additions (totaling an additional 344 sf.) and additional improvements including a patio (197 sf), wooden steps (24 sf), step stones (25.5 sf), concrete stairs (38 sf), and pavement to the existing driveway (37.5 sf).

In addition, while the property is currently non-conforming with 25% devegetated area (20% is the requirement), the applicant proposes to remove some impervious surfaces (portions of existing pavement and existing patio) and revegetate to maintain the overall devegetated area at 25%. See the coverage calculations on the plan.

Staff Review

1. The proposed expansion does not meet the requirements of the Shoreland Zone (OZ-SL-250'). However, the provisions of Article III. Nonconformance apply to the property and existing structures.

16.7.3.3.B Nonconforming Structure Repair and Expansion provides for expansion of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

- a. Per 16.7.3.3.B.(3)(e)[1]The foundation under the building expansion must be constructed to meet the setbacks to the greatest extent practical as determined by the Planning Board using 16.7.3.3.A(2)'s criteria.

- i. Because portions of the existing structure are within 25' of the HAT the foundation of the structure cannot be raised 7" to make the floor level.
 - ii. The addition as proposed is slightly farther away from the HAT than the rest of the existing structure, making it no more non-conforming.
 - b. Per 16.7.3.3.B.(3)(e)[2] expansion of any portion of a structure that is located within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a coastal or freshwater wetland is prohibited.
 - i. Revised plans have been submitted that establish within 25' of the HAT the existing height of the porch is 13' and the proposed changes will not exceed 13.1'.
 - c. A portion of the structure is less than 25 feet from the HAT so the maximum total footprint for the structure may not be expanded to a size greater than 1000 sf or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The height cannot be more than 20 feet or the height of the existing structure, whichever is greater. Roof slope must be 8:12 pitch. (see 16.7.3.3.B[4][a]).
 - i. The structure is at its closest point 22.33 feet from Barters Creek.
 - ii. The expansion will be 344 sf, the existing structure is noted as being 656 sf. With the expansion, the structure will be 1,000 sf which is the limit permitted by Code.
 - iii. The maximum height of the dwelling is limited to no higher than the existing structure which is 22'8.5" feet.
 - iv. The applicant should consider requesting a waiver for the roof slope. There is an ordinance amendment before the Town Council to remove this requirement, however it has not yet been adopted.
2. Per 16.3.2.17.D (d) (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%. The property is currently non-conforming with 25% devegetated area. The proposal calls for removal of existing crushed stone areas, a portion of paved driveway and the vegetation of currently bare ground along the west side of the house. The crushed stone areas will be replaced by wooden steps, step stone path and a patio consisting of pavers and wooden steps. There is also a small area of new pavement to be added to a corner of the driveway. It appears that all devegetated areas have been noted on the plans. See the Impervious Area Calculations on the plan for details. The proposed impervious and devegetated percentages of area will remain the same. The addition of steps or landings, exterior to the structure does not constitute expansion. Step landings may not exceed three feet by three feet in size.
 3. According to Flood Insurance Rate Map (FIRM) for Town of Kittery, it appears that the existing dwelling is located within the a flood hazard area, Zone A2 which has a base flood elevation of 9 feet. Unless evidence can be shown otherwise, before any construction begins, a flood hazard development permit must be obtained from the Code Enforcement Officer.

Recommendation

A site walk was conducted on October 25, 2018 to inspect the property. The Board has scheduled a Public Hearing on the application for the November 8, 2018 meeting, however, the applicant needed to postpone the application review until the December 13th meeting. The public hearing has been rescheduled and noticed for the December 13th meeting. After the Board hears from abutters and interested public, staff feels that it can take action to approve the development plan. The concerns raised at the first plan review meeting on October 11, 2018, specifically, the expansion as measured in floor area or volume by thirty percent (30%) being not permitted and the expansion of the patio into the non-conforming setback area have been addressed by Staff and Maine Department of Environmental Protection (MDEP).

A waiver, in accordance with Section 16.7.4.1 is being sought by the applicant for relief from the requirement that the roof slope of a structure not be less than an 8:12 pitch (Section 16.7.3.3.B. [4] [a]). The proposed construction will match the existing roof slope which is 6:12.

Action

Move to approve the waiver request from Section 16.7.3.3.B. [4] [a] to allow the roof slope of the structure to be less than an 8:12 pitch for a Shoreland Development Plan from owner/applicant Ian R. Rex to expand a nonconforming single family dwelling on a 8,895 +/- square foot parcel located at 19 Coleman Avenue (Tax Map 26 Lot 7-1) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') zones .

Move to approve the Shoreland Development Plan dated June 28, 2018 from owner/applicant Ian R. Rex, who requests consideration to expand a nonconforming single family dwelling on a 8,895 +/- square foot parcel located at 19 Coleman Avenue (Tax Map 26 Lot 7-1) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') zones with the condition that prior to the issuance of a building permit a Flood Hazard Development Permit is obtained from the Code Enforcement Officer.

MEMORANDUM

TO: JAMIE STEFFEN, TOWN PLANNER

FROM: JESSA KELLOGG, SHORELAND RESOURCE OFFICER

SUBJECT: 19 COLEMAN AVENUE MAP 26 LOT 7-1

DATE: DECEMBER 6, 2018

CC:

I wanted to share with staff and the Board that I have spoken directly with Colin Clark, the Shoreland Zoning administrator for Maine DEP, regarding this project. It has been confirmed that the portion of the structure within 25 feet of the normal high-water line may not be expanded in either footprint or height. The structure may be expanded in footprint to 1,000 SF or 30%, whichever is greater, though this expansion is restricted to the portion outside 25 feet as long as it does not make the structure more nonconforming than currently exists. The maximum height of the structure outside 25 feet from the normal high-water line is 20 feet in height or the existing height of the structure, whichever is greater. The maximum height of the structure within 25 feet from the normal high-water line is limited to the existing height, it may not be expanded to 15 feet because the entirety of the structure is not within 25 feet of the normal high-water line.

These restrictions have been conveyed to the property owner, Ian Rex, and he has provided updated elevations and plans that conform to these standards. The portion of the structure within 25 feet will not be expanded in either footprint or height. The roof pitch for this portion will change to accommodate raising the subfloor in this portion of the structure to match the existing subfloor elevation for the rest of the first floor of the structure and still allow sufficient head room inside. Then applicant is requesting a waiver to the 8:12 roof pitch requirement so as to allow this change, without raising the height of this portion of the structure. The remainder of the structure outside 25 feet from the normal high-water line will match the existing height of the structure and the footprint expansion does not make the structure more nonconforming than currently exists.

I feel confident that the application submittals meet both state and local shoreland zoning requirements.

FINDINGS OF FACT
For 19 Coleman Avenue
Shoreland Development Plan Review

UNAPPROVED

WHEREAS: Owner and applicant Ian R. Rex requests approval of a shoreland development plan to expand a nonconforming single family dwelling on a 8,895 +/- square foot parcel located at 19 Coleman Avenue (Tax Map 26 Lot 7-1) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones.

Hereinafter the “Development,” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

Shoreland Development Plan Review	10/11/2018	HELD
Site Walk	10/25/2018	HELD
Public Hearing	12/13/2018	HELD
Shoreland Development Plan Approval	12/13/2018	APPROVED

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”):

1. Shoreland Development Plan Application, September 27, 2018.
2. Shoreland Development Plan, Middle Branch, LLC, Professional Land Surveyors, 6/28/2018.
3. Rex-Nielsen Residence, John Boley and Ian Rex, 9/26/2018.

NOW THEREFORE, based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town 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

(1)(d) The total footprint of 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...

Findings: The existing devegetated and impervious surfaces area is 25% of the lot area. The applicant will remove some impervious surfaces (portions of existing pavement and existing patio) and revegetate to maintain the overall devegetated area at 25%.

Conclusion: This standard appears to have been met.

Vote: __ in favor __ against __ 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 condition must not be permitted to become more nonconforming.

Finding: This is an existing, nonconforming lot with an existing single family dwelling structure that is nonconforming to the 100-foot setback from the water and side yard setbacks. A dwelling is a special exception use in the Shoreland Overlay Zone.

The proposed development does not increase the nonconformity as permitted in 16.7.3.3.B. Nonconforming structure repair and/or expansion.

Conclusion: The requirement appears to be met.

Vote: in favor against abstaining

16.7.3.3 Nonconforming Structures

16.7.3.3.B Nonconforming structure repair and/or expansion

In cases where the structure is located in the Shoreland or Resource Protection Overlay Zone, the repair and/or expansion must be approved by the Planning Board. See 16.6.6.A.2 reference below.

Finding: The proposed development increases the nonconformity as permitted in 16.7.3.3.B. (1) [4] [a] Nonconforming structure repair and/or expansion. The expansion of the footprint of the structure will not exceed 1,000 square feet in size. The height of the structure will not be greater than the height of the existing structure. A waiver from the 8:12 roof pitch is justified based upon the existing structure roof pitch.

Conclusion: The requirement appears to be met.

Vote: in favor against abstaining

16.6.6 Basis for Decision

16.6.6.A.2 *In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.3.B.(1) above] must use the following criteria as the basis of a decision:*

- 1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;*
- 2. Use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located, or of permitted or legally established uses in adjacent use zones;*
- 3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and*
- 4. Use will be in harmony with and promote the general purposes and intent of this Code.*

Finding: The proposed development does not pose a concern.

Conclusion: The requirement appears to be met.

Vote: in favor against abstaining

Chapter 16.10 DEVELOPMENT PLAN APPLICATION AND REVIEW
Article X 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 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 appear to have an adverse impact.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

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

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

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

Finding: Shore cover is conserved in accordance with this Code. There are no points of access.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

6. Protect archaeological and historic resources;

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

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 proposed development does not appear to have an adverse impact.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining
8. Avoid problems associated with floodplain development and use; <u>Finding:</u> The proposed development is within the floodplain. <u>Conclusion:</u> A Flood Hazard Development Permit must be obtained from the Code Enforcement Officer.
Vote: __ in favor __ against __ abstaining
9. Is in conformance with the provisions of this Code; <u>Finding:</u> The proposed development appears to be in conformance with the provisions of this Code. <u>Conclusion:</u> This requirement appears to be met.
Vote: __ in favor __ against __ abstaining
10. Be recorded with the York County Registry of Deeds. <u>Conclusion:</u> 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 subject to any conditions or waivers, as follows:

Waivers:

- 1) Under Section 16.7.3.3.B[4][a], relief from requirement that a structure have a roof slope not less than an 8:12 pitch to allow a 6:12 pitch.

Conditions of Approval (to be included 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. Prior to the issuance of a building permit a Flood Hazard Development Permit is obtained from the Code Enforcement Officer.
3. 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.
4. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
5. All Notices to Applicant contained herein (Findings of Fact dated 11/8/2018).

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of __ in favor __ against __ abstaining

APPROVED BY THE KITTELY PLANNING BOARD ON December 13, 2018

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.

Notices to Applicant:

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 of final mylar.
6. 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.
7. 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.
8. 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.

Shoreland Development Plan Application

709

Applicant

👤 Ian Rex
 ☎ 978-578-1782
 @ home@mainethos.com

Location

19 COLEMAN AVENUE
 KITTERY, ME 03905

Project Information

Size of Waterbody

> 1 Acre

Will this project create one acre or more of disturbed area? If yes, you will be required to file a MDEP Notice of Intent to Comply with the Maine Construction Permit. Excavation will require a Maine Dep certified contractor in erosion control measures.

No

Briefly describe the project

Single family residence with 656 sf footprint entirely within 100 ft of shoreline to have existing area renovated and 344 sf added to footprint.

Estimated fair market value of work (Materials/Labor) \$

300000

Lot Size (SF)

8895

I understand that this application requires a completed building/regulated activity permit application

true

Overlay Zone(s)

OZ-SL-250 Shoreland Overlay Zone/Water Body/Wetland Protection Area 250'

--

OZ-SL-75 Shoreland Overlay Zone Stream Protection Area 75'

true

OZ-CFMU Commercial Fisheries/Maritime Uses Overlay Zone

--

OZ-RP Resource Protection Overlay Zone

--

Project within buffer of overlay zone?

WITHIN 100FT or 75FT (0-100FT from Highest Annual Tide) see sect. A, B, C, D, F Planning Board Review

A. Devegetated Area - Parcel Devegetation

% Allowed

25

Existing SF

2247

Proposed SF

2247

% Proposed

25

B. Building Footprint Principle Structure

Structure distance from Highest Annual Tide (FT)	% Allowed
22.33	52
Existing SF	Proposed SF
656	344
% Proposed Change	
52	

C. Building Height

Building Height (FT)	Bldg. Height Maximum (FT)
27.8	27.8
Bldg. Height Existing (FT)	Bldg. Height Proposed (FT)
27.8	27.8
Roof slope must not be less than an 8:12 Pitch.	
Proposed roof slope.	
10:12	

D. Authorizations

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 Code Enforcement and/or Planning and Development Departments of any changes. I understand this application must be recorded in the York Country Registry of Deeds and I am responsible for incurred costs.

Applicant is
Owner

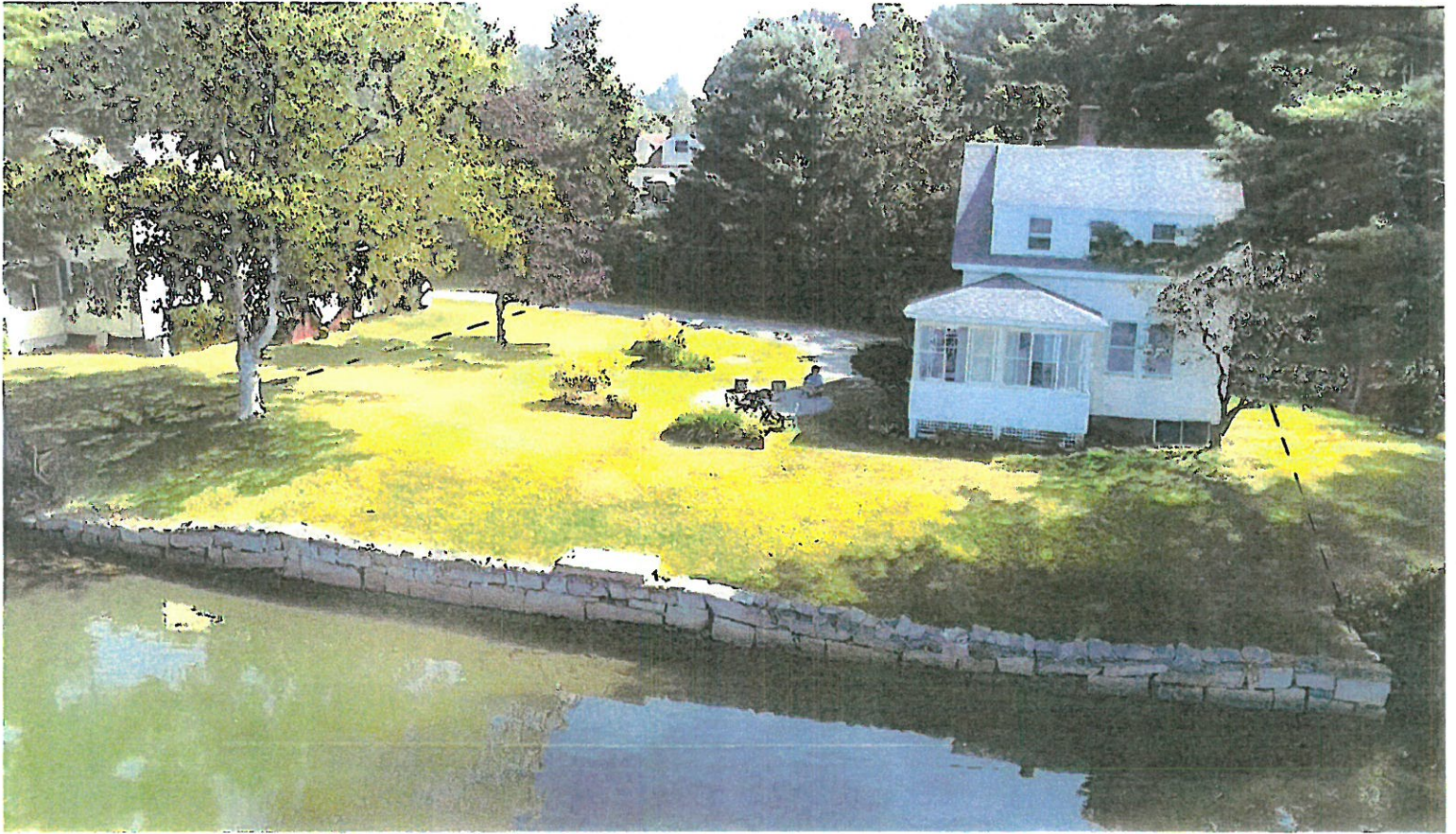
true

19 Coleman Av



19 Coleman Av
Kitty Point

Movies & TV



↑ Falling Wall



Construction to conform to the following, with town amendments:
 Maine Uniform Building and Energy Code based on:
 2015 International Residential Code (IRC)
 2015 International Building Code (IBC)
 2015 International Existing Building Code (IEBC)
 2009 International Energy Conservation Code (IECC)
 Energy Code specifications to be satisfied by Energy Rating Index
 using the Performance Path.

DRAWINGS PROVIDED BY:
 Ace Energy Services, Inc.
 w/ OakDraft Consulting

PROJECT DESCRIPTION:
 Rex-Nielsen Residence
 19 Coleman Av, Kittery Point

PAGE
 INDEX

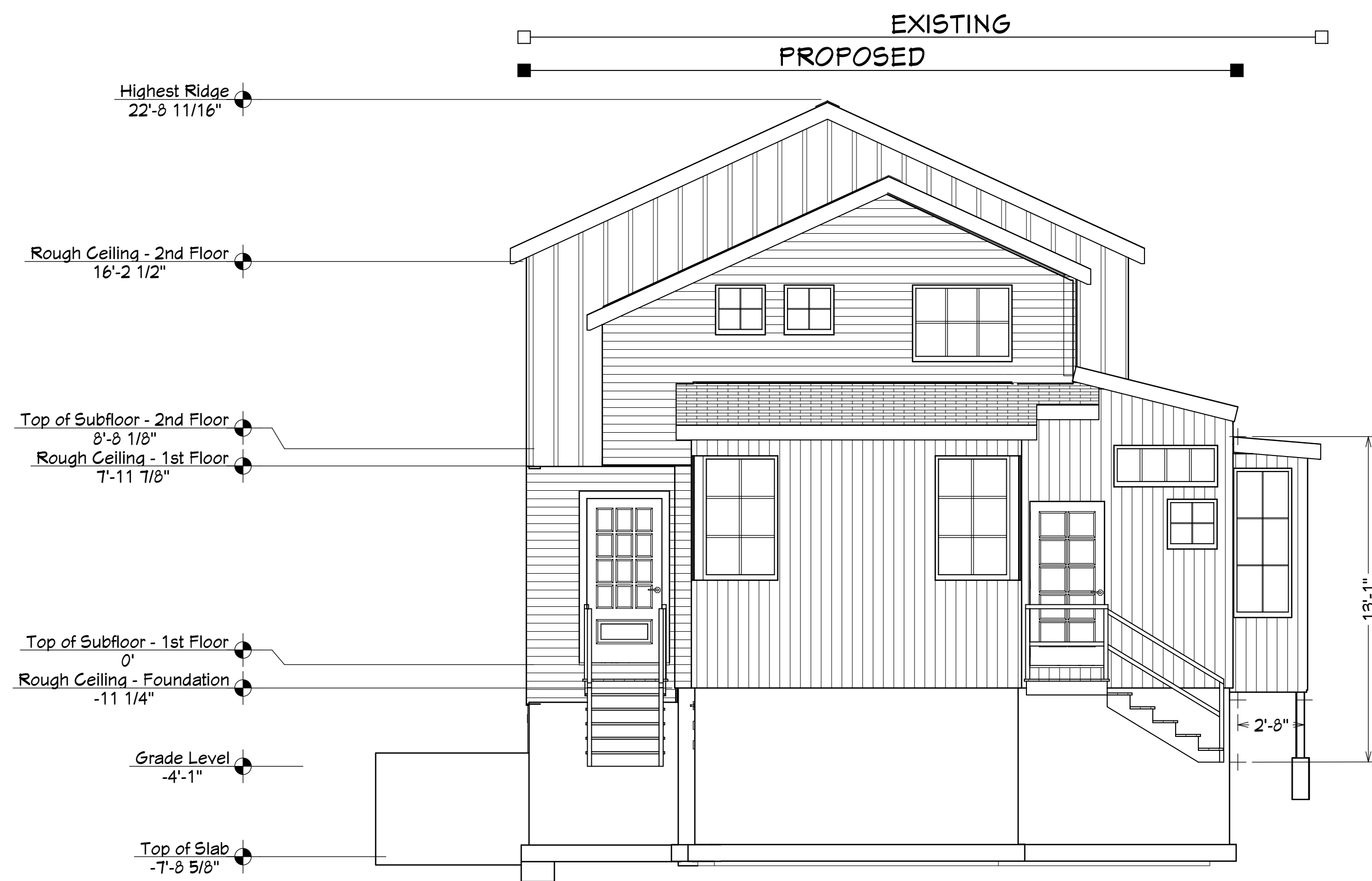
EXISTING: 8
 PROPOSED: 2-7
 - Elevations: 2,6,7
 - Windows/Doors: 3
 - Framing: 5-8

NO.	DESCRIPTION	BY	DATE

SCALE:
 NA

DATE:
 11/29/2018

P-1



Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right

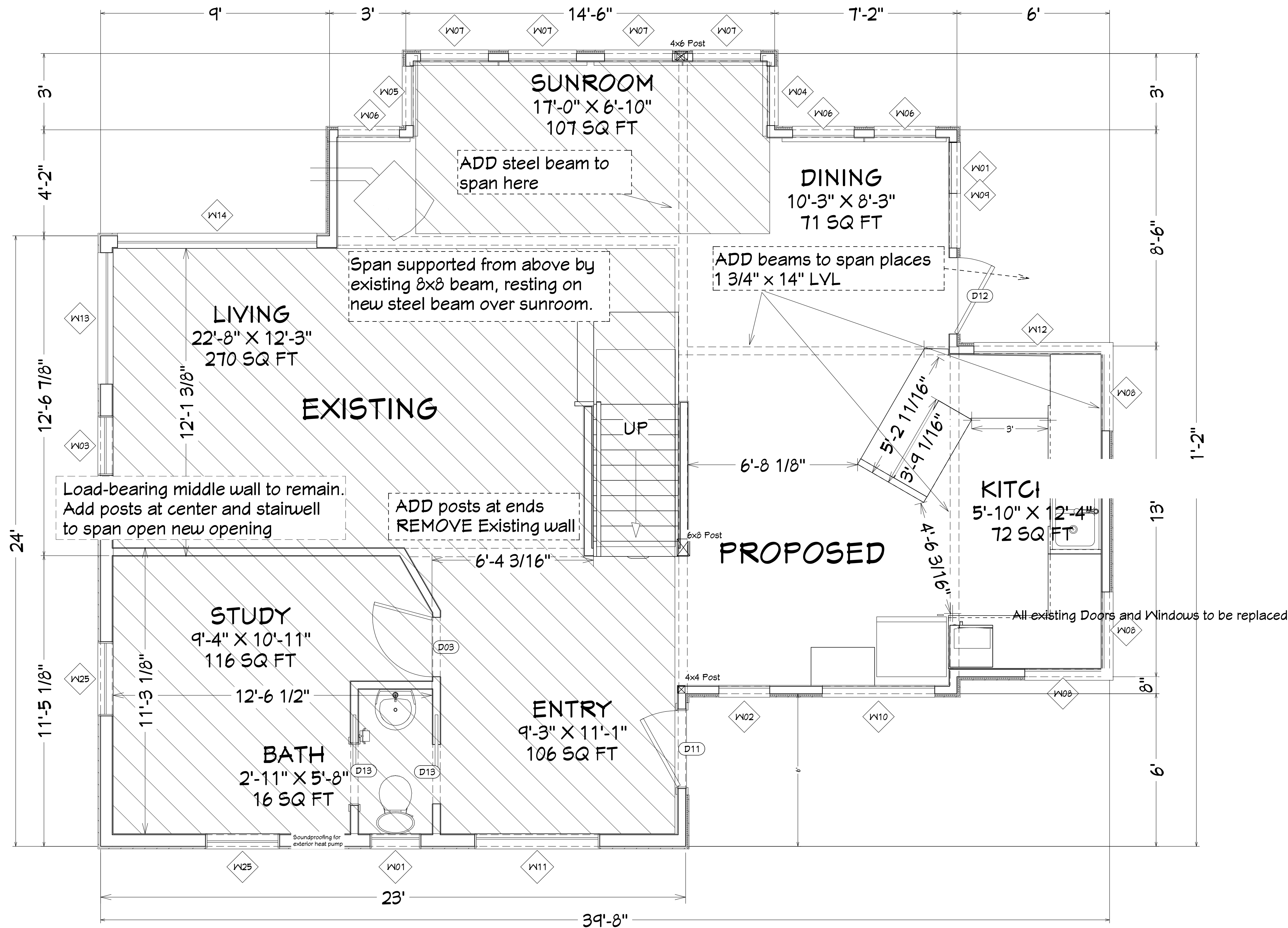
DRAWINGS PROVIDED BY:
 Ace Energy Services, Inc.
 w/ OakDraft Consulting

PROJECT DESCRIPTION:
 Rex-Nielsen Residence
 19 Coleman Av, Kittery Point

SHEET TITLE: -PROPOSED-
 Elevations
 Front - Back
 Left - Right

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4" = 1'
 DATE: 11/29/2018



PROPOSED New interior wall layout

WINDOW SCHEDULE				
NUMBER	FLOOR	QTY	R/O	DESCRIPTION
W01	1	1	25"X25"	SINGLE ANNING
W02	1	1	25"X43"	SINGLE ANNING
W03	1	1	23"X29"	SINGLE ANNING
W04	1	1	24"X81"	FIXED GLASS
W05	1	1	24"X82"	FIXED GLASS
W06	1	3	30"X81"	SINGLE ANNING
W07	1	4	33"X81"	SINGLE ANNING
W08	1	3	37"X61"	SINGLE ANNING
W09	1	1	51"X21"	SINGLE ANNING
W10	1	1	54"X19"	SINGLE ANNING
W11	1	1	60"X48"	SINGLE ANNING
W12	1	1	61"X61"	SINGLE ANNING
W13	1	1	63"X76 1/2"	FIXED GLASS
W14	1	1	95 1/16"X76 1/2"	FIXED GLASS
W15	2	2	25"X25"	SINGLE ANNING
W16	2	1	31"X31"	SINGLE ANNING
W17	2	1	36"X36"	SINGLE ANNING
W18	2	1	49"X38"	SINGLE ANNING
W19	2	4	51"X46"	SINGLE ANNING
W20	2	1	54"X25"	FIXED GLASS
W21	2	1	60"X48"	SINGLE ANNING
W22	3	3	25"X25"	SINGLE ANNING
W23	0	1	61"X29"	SINGLE ANNING
W24	0	5	61"X22"	SINGLE ANNING
W25	1	2	36"X60"	SINGLE ANNING

DOOR SCHEDULE				
NUMBER	FLOOR	QTY	R/O	DESCRIPTION
D01	0	1	14"X62 1/2"	HINGED-PANEL
D02	0	1	26"X36"	EXT. HINGED-PANEL
D03	1	1	30 1/16"X82 1/2"	HINGED-DOOR F04
D04	2	2	32 11/16"X82 1/2"	HINGED-DOOR F04
D05	0	1	32"X62 1/2"	HINGED-PANEL
D06	0	1	32"X72 1/2"	HINGED-DOOR F04
D07	2	2	32"X82 1/2"	2 DR. BIFOLD-LOUVERED
D08	2	2	32"X82 1/2"	HINGED-DOOR F04
D09	1	1	32"X82 1/2"	HINGED-SLAB
D10	2	2	34"X82 1/2"	HINGED-DOOR F04
D11	1	1	38"X83"	EXT. HINGED-DOOR E14
D12	1	1	38"X83"	EXT. HINGED-DOOR F05
D13	1	2	58"X82 1/2"	POCKET-DOOR F04

Working Plan View
DRAWINGS PROVIDED BY:

Ace Energy Services, Inc.
w/ OakDraft Consulting

PROJECT DESCRIPTION:

Rex-Nielsen Residence
19 Coleman Av, Kittery Point

SHEET TITLE:

-PROPOSED-
First Floor Plans

NO.	DESCRIPTION	BY	DATE

SCALE:

1/2" = 1'

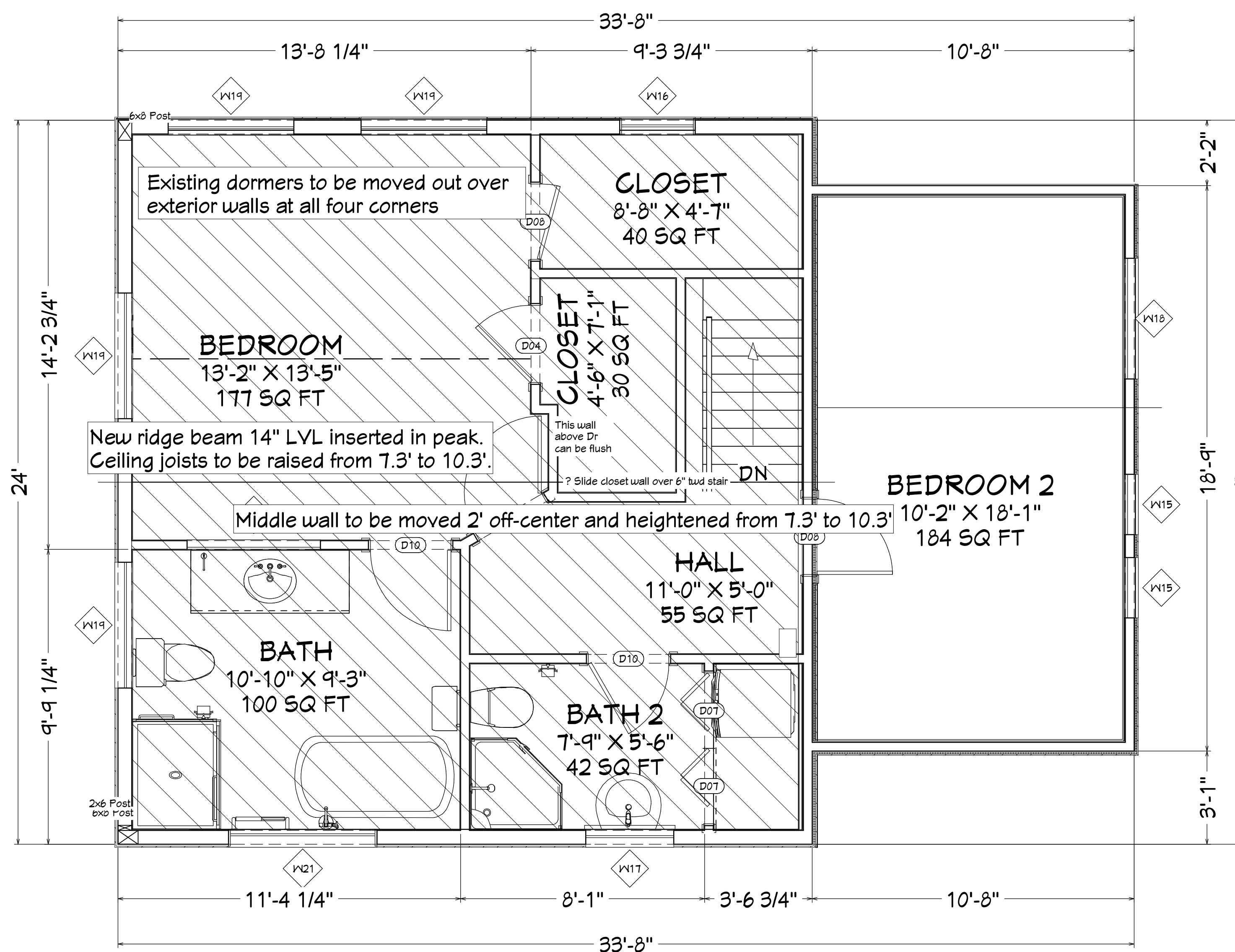
DATE:

11/29/2018

P-3

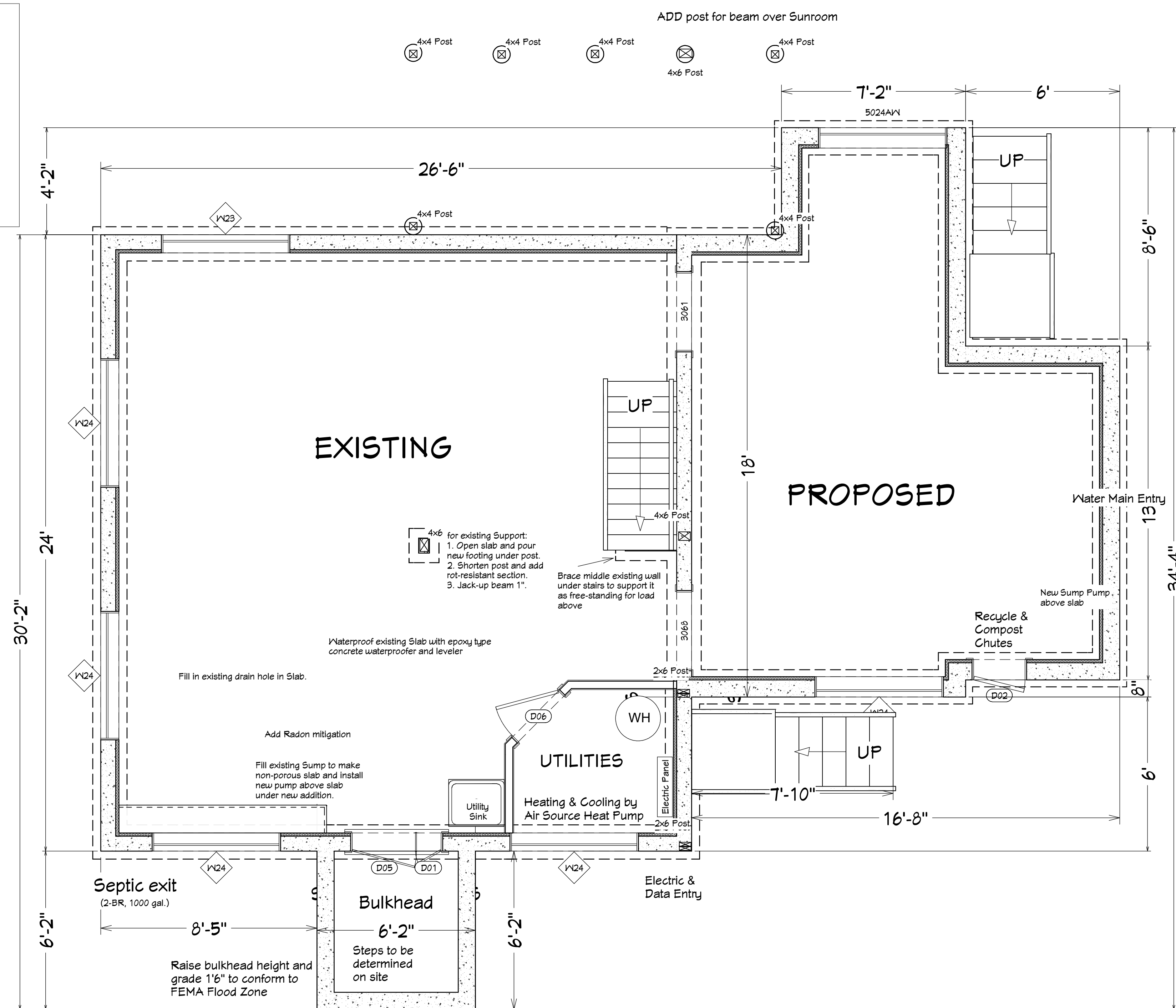
FOUNDATION WALL CONSTRUCTION
 TUFF N' DRI WATERPROOFING SYSTEM
 8" POURED REINFORCED CONCRETE WALL
 w/ 4" SHELF
 CONCRETE FOOTING - SEE FRAMING PLAN

SLAB CONSTRUCTION
 4" POURED CONCRETE SLAB
 6 MIL. POLY VAPOR BARRIER
 10" CRUSHED STONE



PROPOSED New interior wall layout

SECOND FLOOR



BASEMENT

DRAWINGS PROVIDED BY:
 Ace Energy Services, Inc.
 w/ OakDraft Consulting

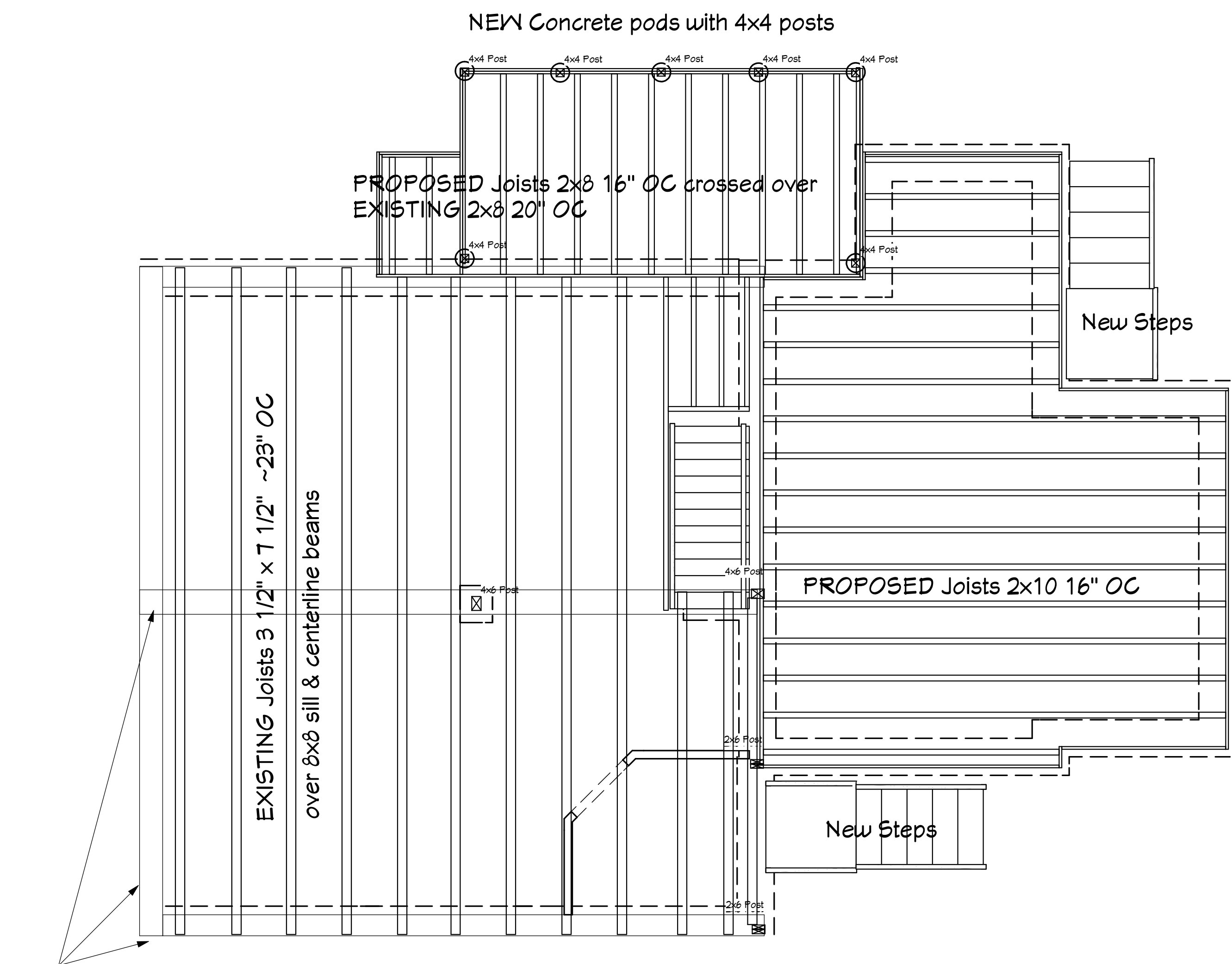
PROJECT DESCRIPTION:
 Rex-Nielsen Residence
 19 Coleman Av, Kittery Point

SHEET TITLE:
 -PROPOSED-
 Second Floor &
 Basement

NO.	DESCRIPTION	BY	DATE

SCALE:
 1/4" = 1'

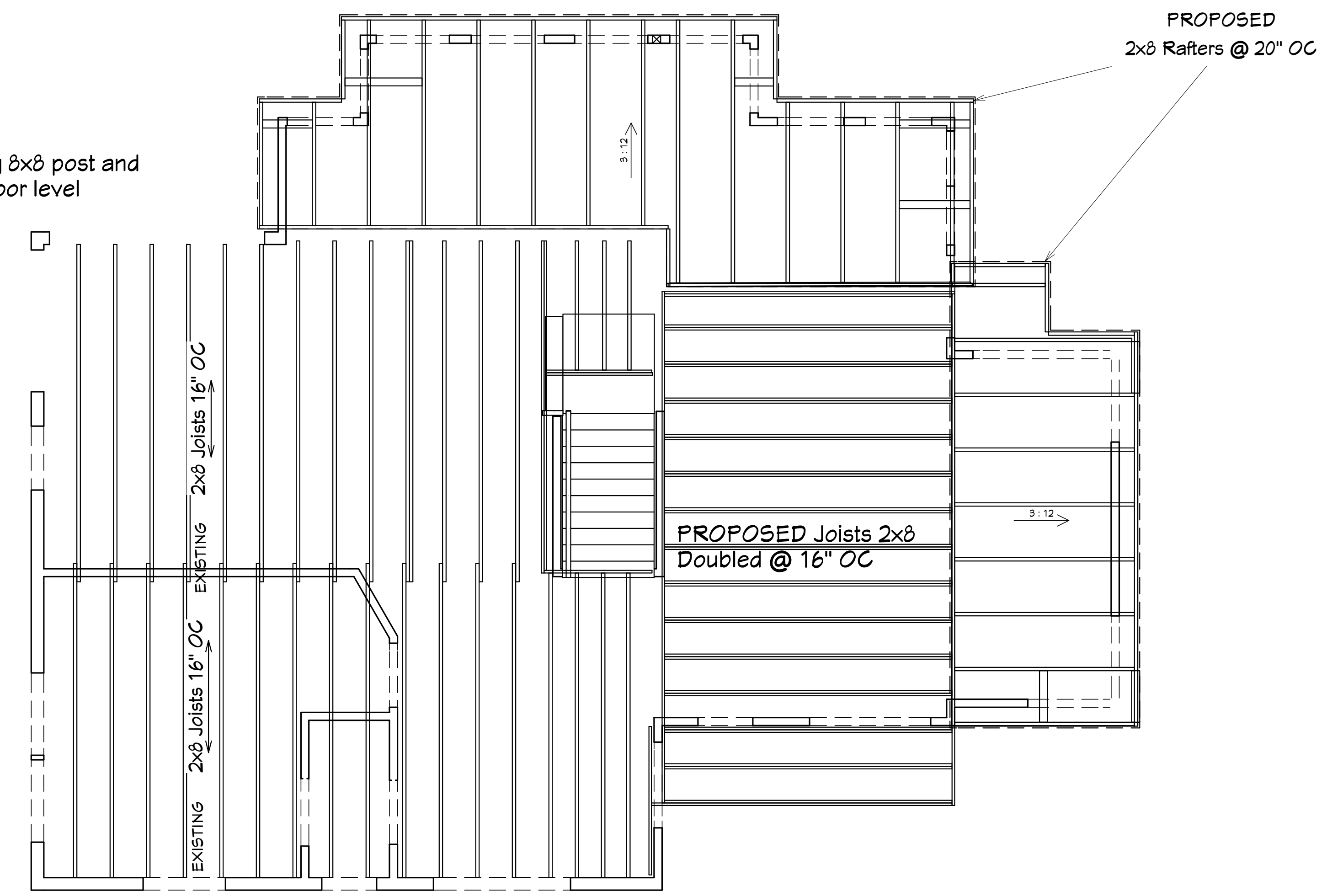
DATE:
 11/29/2018



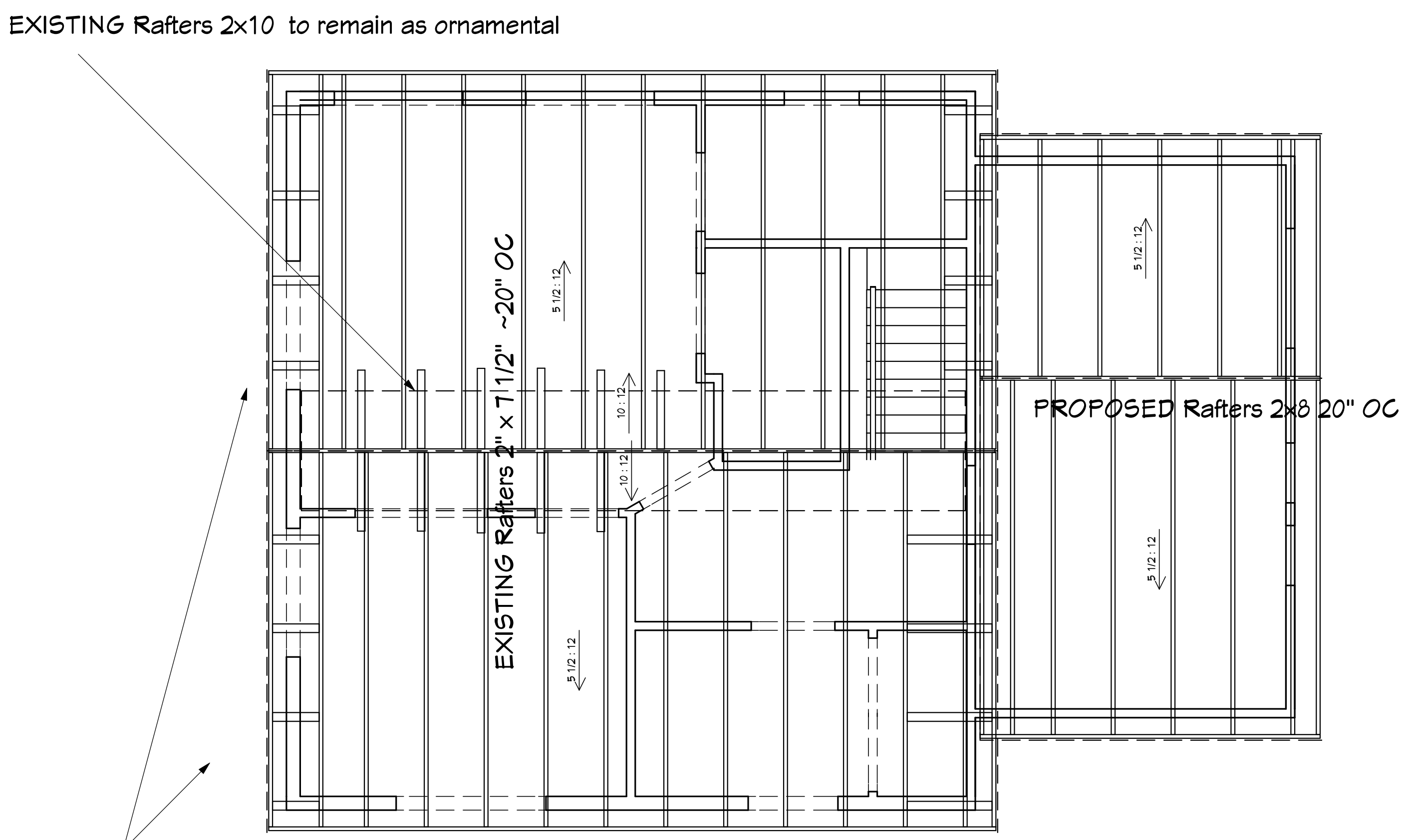
EXISTING 8x8 sill & center beams

Foundation Ceiling Joists

Corner supported by 8x8 post and beams at mid-2nd floor level

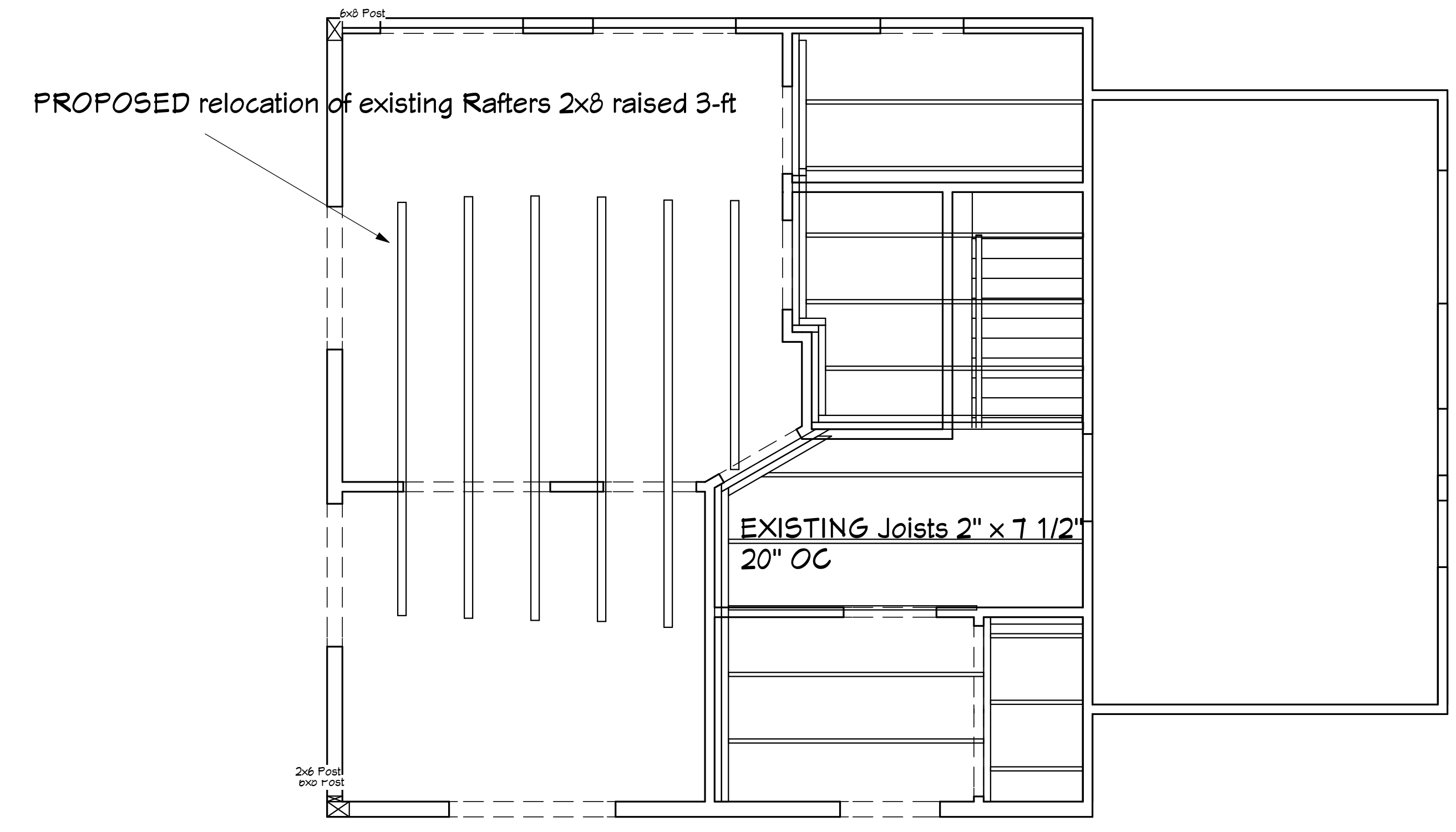


1st Floor Ceiling Joists / Rafters



2nd Floor Rafters

PROPOSED: Dormers to be extended to end-walls for all 4 corners. Rafters 2" x 8" 20" OC



2nd Floor Ceiling Joists

DRAWINGS PROVIDED BY:
Ace Energy Services, Inc.
w/ OakDraft Consulting

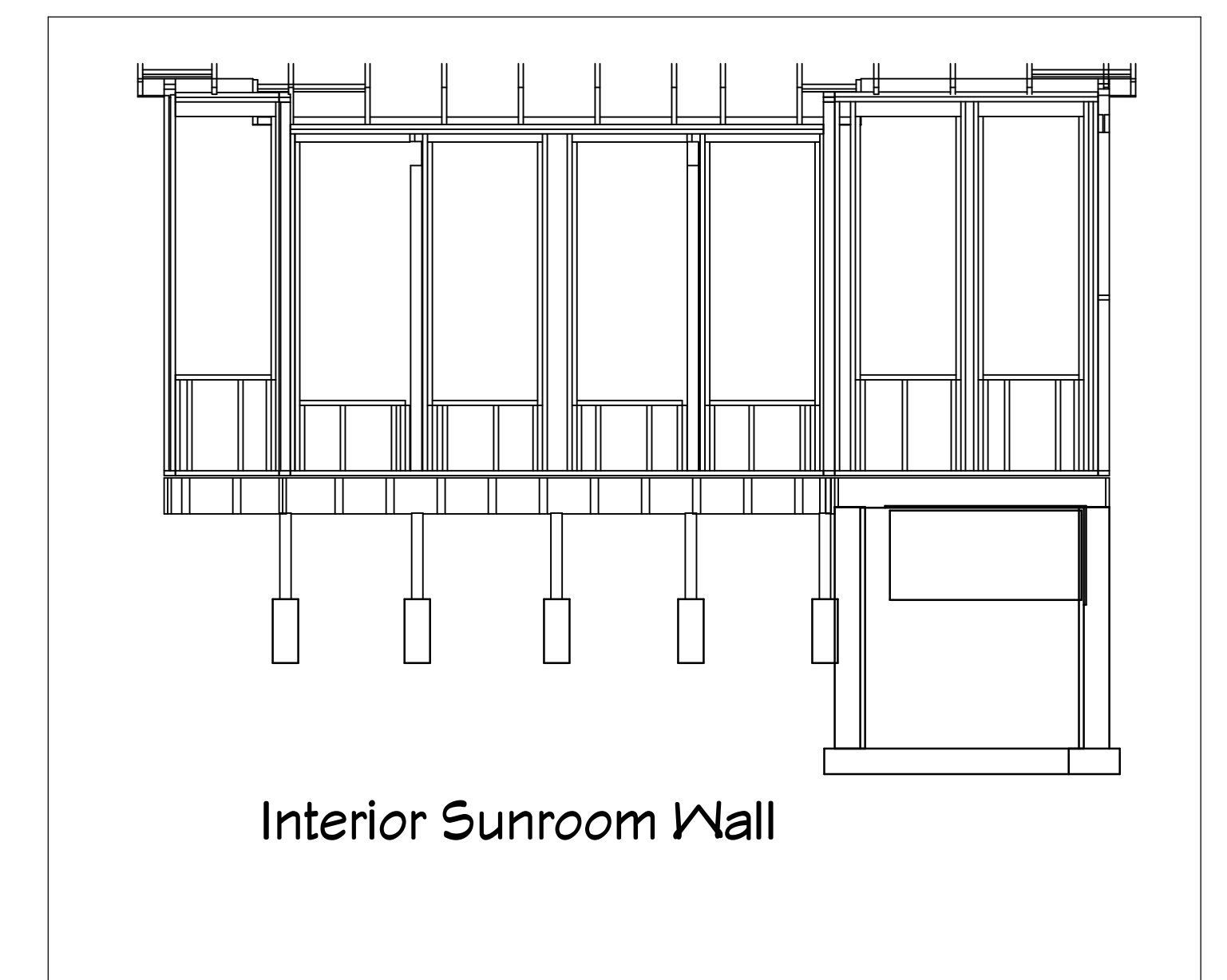
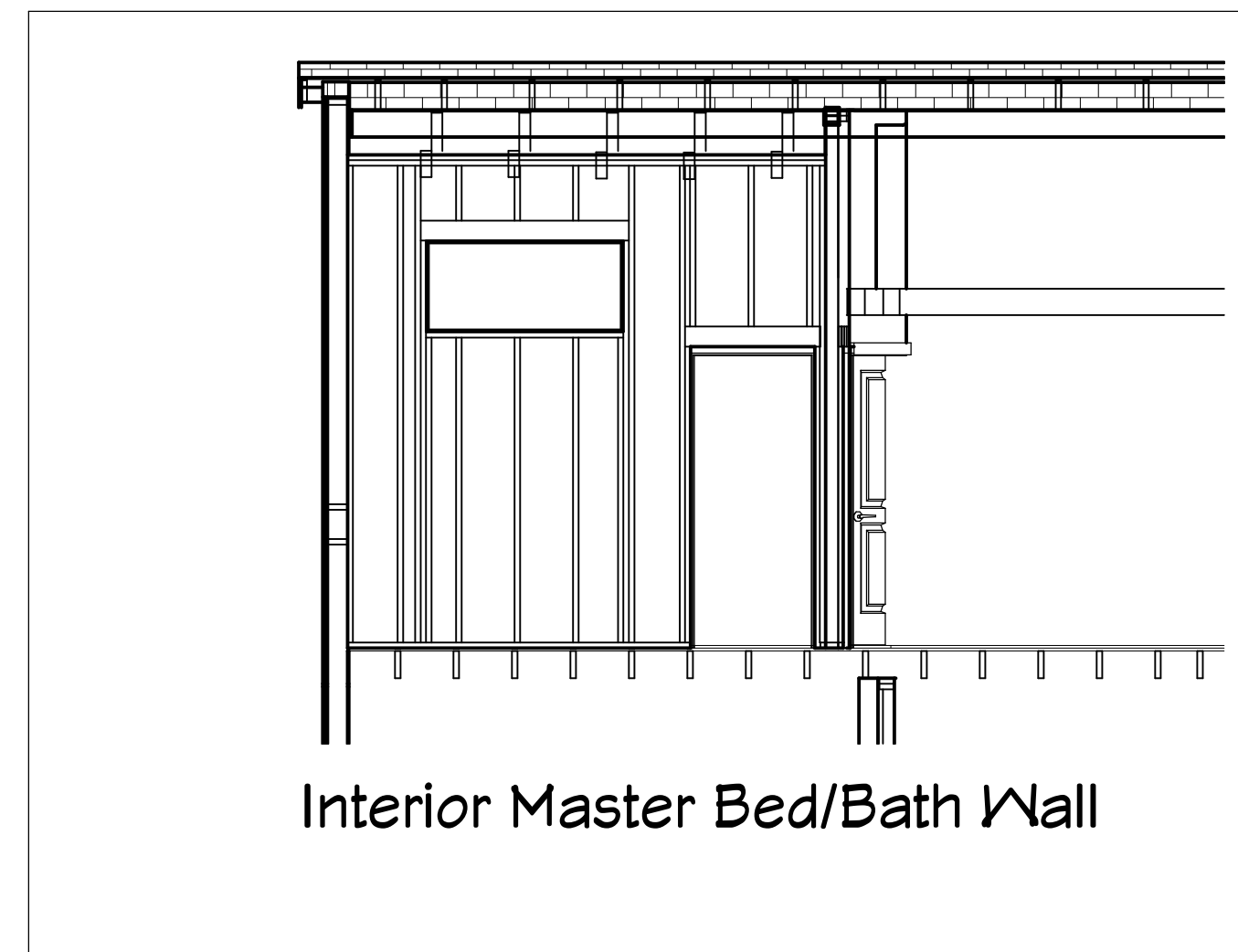
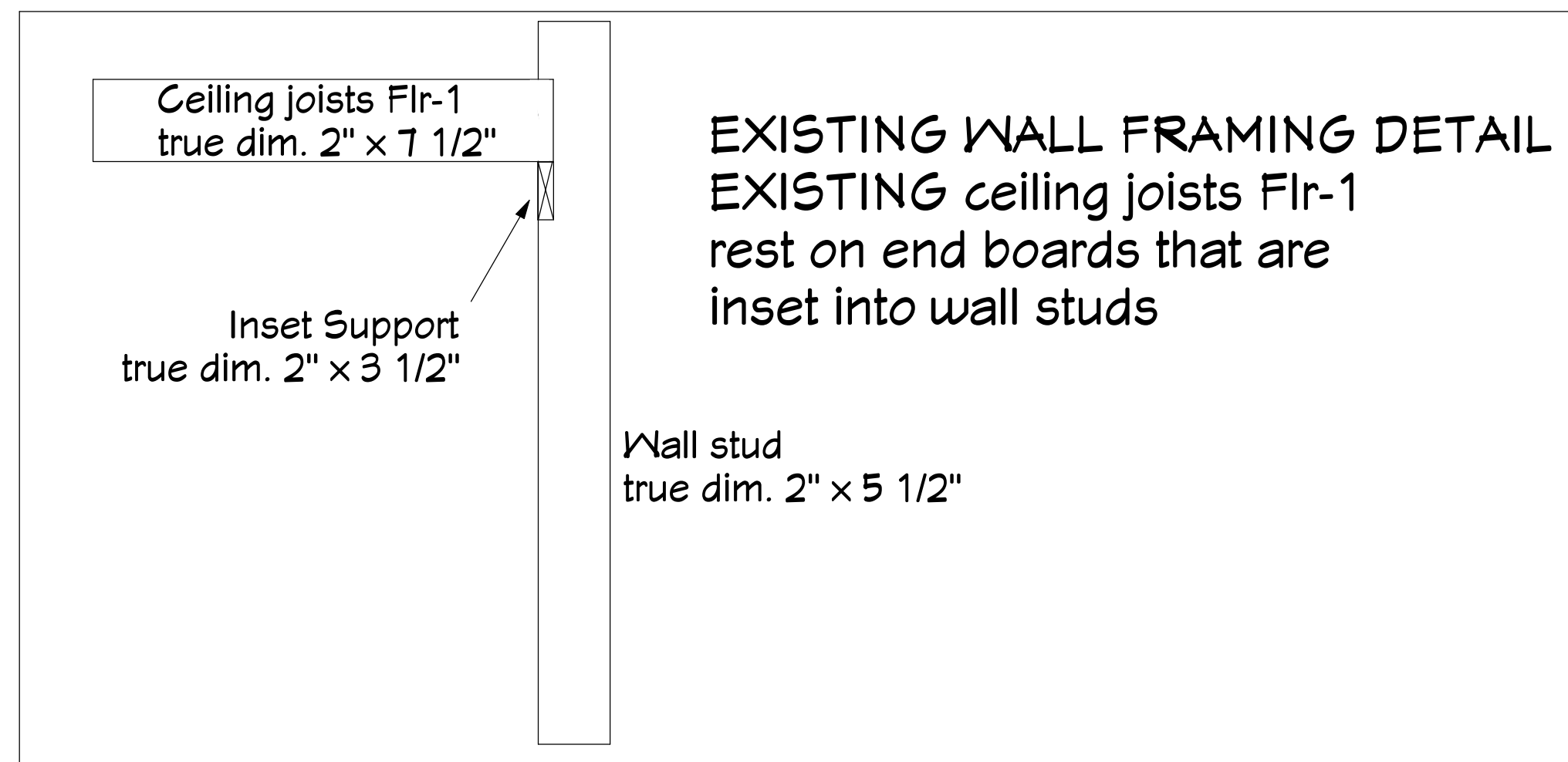
PROJECT DESCRIPTION:
Rex-Nielsen Residence
19 Coleman Av, Kittery Point

SHEET TITLE:
-PROPOSED-
Joists & Rafters

NO.	DESCRIPTION	BY	DATE

SCALE:
5/16" = 1'

DATE:
11/29/2018



DRAWINGS PROVIDED BY:
 Ace Energy Services, Inc.
 w/ OakDraft Consulting

PROJECT DESCRIPTION:
 Rex-Nielsen Residence
 19 Coleman Av, Kittery Point

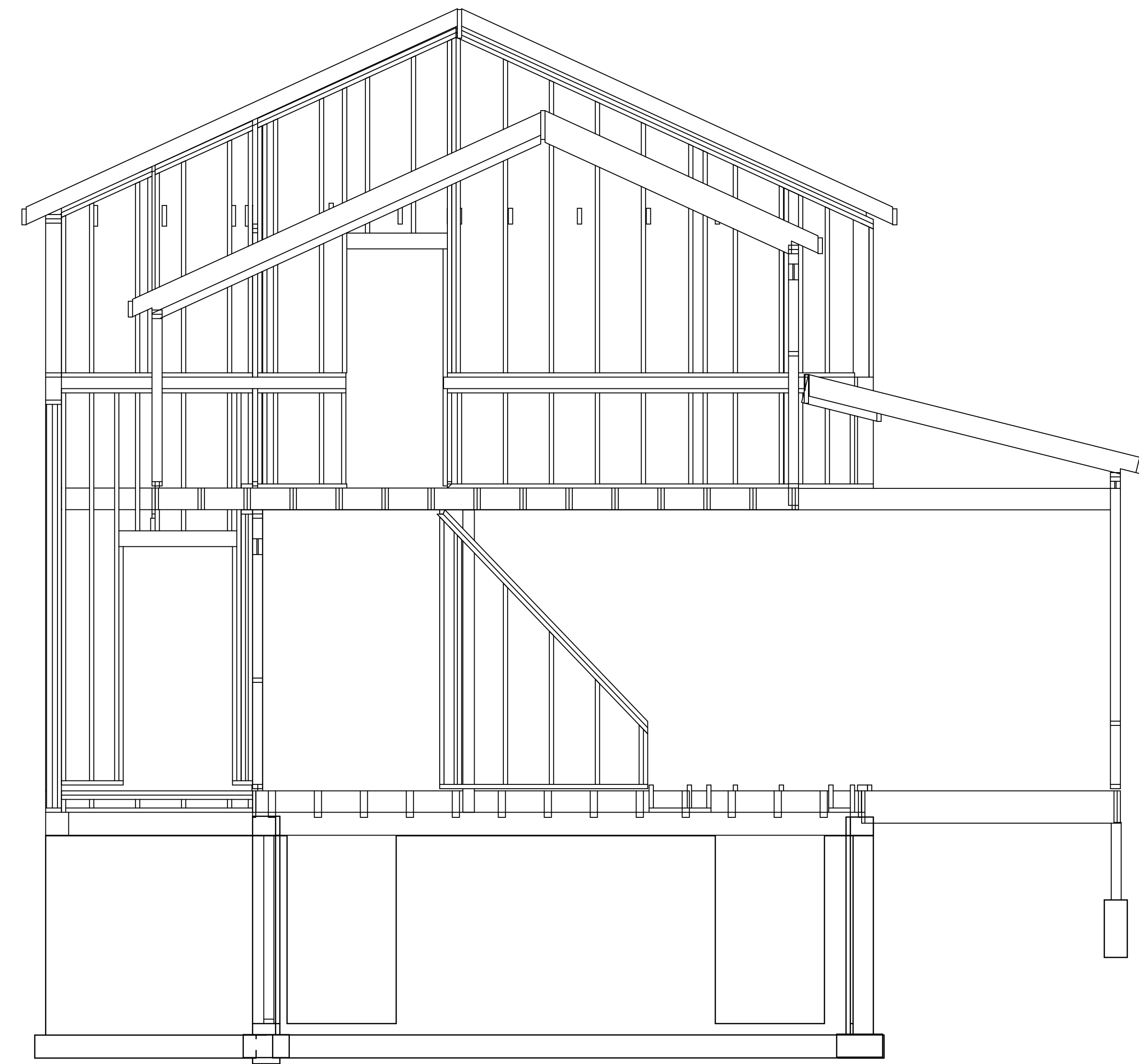
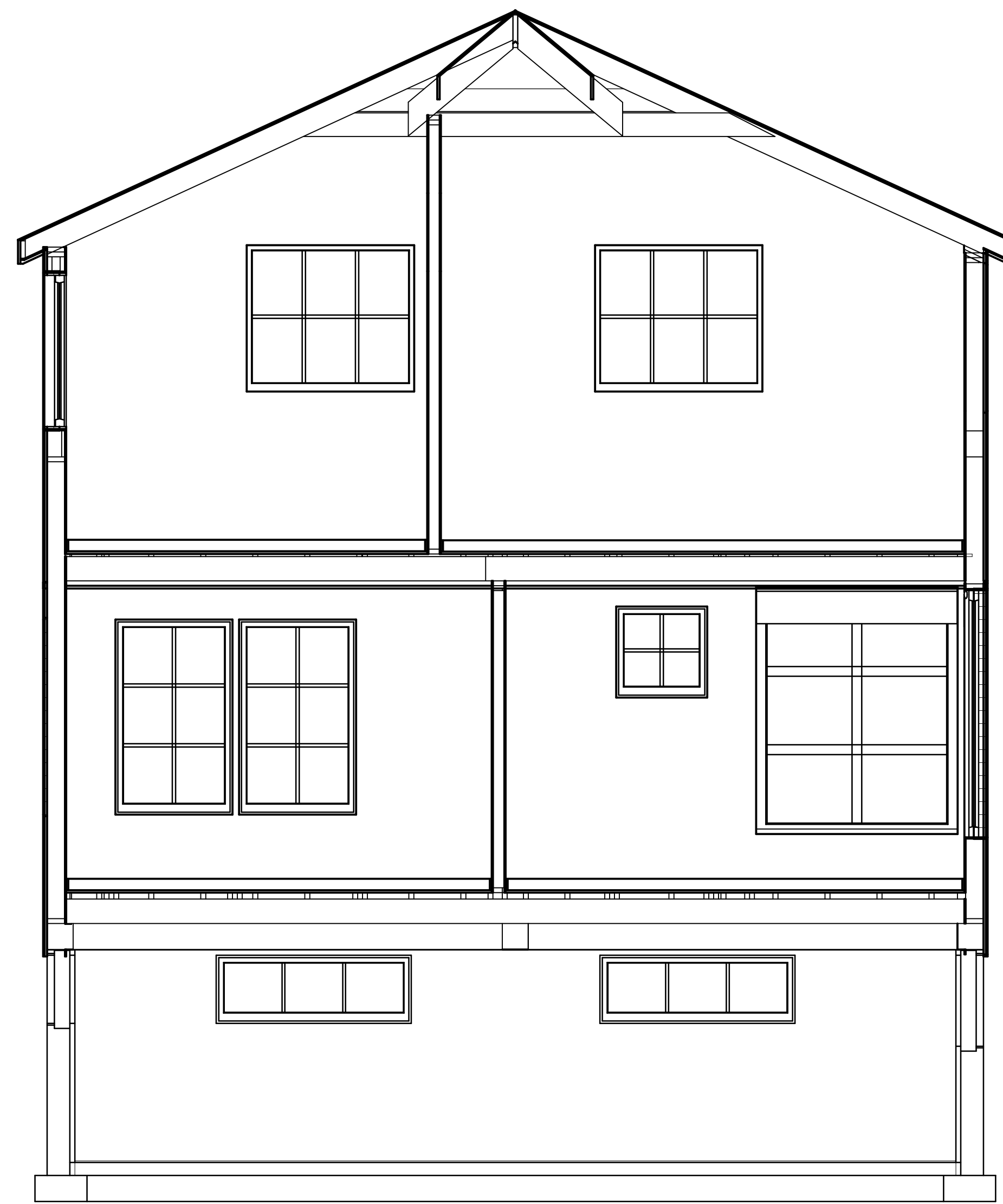
SHEET TITLE:
 -PROPOSED-
 Section View - Framing

NO.	DESCRIPTION	BY	DATE

SCALE:
 3/8" = 1'

DATE:
 11/29/2018

P-6



DRAWINGS PROVIDED BY:
 Ace Energy Services, Inc.
 w/ OakDraft Consulting

PROJECT DESCRIPTION:
 Rex-Nielsen Residence
 19 Coleman Av, Kittery Point

SHEET TITLE:
 -PROPOSED-
 Section View
 Framing

NO.	DESCRIPTION	BY	DATE

SCALE:
 3/8" = 1'

DATE:
 11/29/2018

P-7

