

**Town of Kittery Maine  
 Planning Board Meeting  
 February 14, 2019**

**ITEM 4 - 50 Chauncey Creek Drive – Shoreland Development Plan Review.**

Action: Accept or deny application. Approve or deny plan. Owners and applicants, Thomas and Michele Jordan request consideration to reconstruct and expand a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250’) and Resource Protection (OZ-RP) zones. Agent Tom Emerson, studioB-E.

**PROJECT TRACKING**

| REQ'D | DESCRIPTION                    | COMMENTS               | STATUS  |
|-------|--------------------------------|------------------------|---------|
| YES   | Determination of Completeness  | Possible for 2/14/2019 | PENDING |
| NO    | Public Hearing                 |                        |         |
| NO    | Site Walk                      |                        |         |
| Yes   | Final Plan Review and Decision |                        | TBD     |

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 %: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L – 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 unit, a boathouse and dock on a lot with a non-conforming area (40,000 sf is minimum), street frontage (150 feet required) or front yard setback (40 feet required) for the R-KPV zone.

The applicants propose to remove the building frame of the dwelling and rebuild on the same foundation, remove the enclosed front porch and rebuild on a new foundation and expand the deck (noted as Deck #1 Expansion on the plan) by approximately 67 sf. In addition, a storage shed 80 sf in size is proposed within the 100 foot shoreland setback.

While the property is currently non-conforming with 26.5% devegetated area (20% is the requirement), the applicant proposes to remove some impervious surfaces and revegetate to lower the overall devegetated area to 25.3%. These improvements include: 1) remove an existing brick walkway and an asphalt paved walkway and replace with two grass/stone walkways, and 2) Removing miscellaneous wood ramps, retaining wall, concrete pad and an area of brick. Reductions are also proposed to two gravel areas and a portion of wood ramp #2. In their place are proposed two sets of stone stairs and a retaining wall (Retaining Wall #4). See the Existing and Proposed Devegetated Coverage Calculations on the plan for details.

**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.
  - a. Per Section 16.7.3.3.C.(1) *In the Shoreland or Resource Protection Overlay Zone(s), any nonconforming structure which is located less than the required setback from a water body,*

- tributary stream, or coastal or freshwater wetland and which is removed, damaged or destroyed, by any cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or coastal or freshwater wetland setback requirement to the greatest practical extent as determined by the Planning Board. In determining whether the structure reconstruction meets the setback to the greatest practical extent the Planning Board must consider, in addition to the criteria in § 16.7.3.3A(2), Nonconforming structure relocation, the physical condition and type of foundation present, if any.* A portion of the existing house is located closer than 25 feet to Highest Annual Tide (HAT) line. The rebuilt house will not increase that non-conformity. The applicant has submitted revised plans that indicate the height of the existing structure height with the 25 setback will not be increased with new structure.
- b. Relative to the proposed Deck #1 Expansion, per Section 16.7.3.3.B. (3) (e) [4] *[truncated]*... *All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or coastal or freshwater wetland setback requirements may be expanded or altered as follows:*
- [a] For structures located less than 100 feet from the normal high-water line of a water body, tributary stream, or upland edge of a coastal or freshwater wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet, or 30% larger than the footprint that existed on January 1, 1989, whichever is greater.* *[truncated]* Because the deck is considered a structure and is attached to the principal structure, the proposed expansion of Deck #1 would need to meet this section of the code. The footprint of the existing dwelling is 1,115 sf and 30% would increase this by 334.5 sf. The proposed deck expansion is 67 sf, so it appears to conform with this section of the code.
- c. Per Section 16.3.2.17.D (2) (e) *On a nonconforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the Code Enforcement Officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure must not exceed 80 square feet in area nor eight feet in height and must be located as far from the shoreline or tributary stream as practical and meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case will the structure be allowed to be situated closer to the shoreline or tributary stream than the existing principal structure.* The wording of this provision allows for a storage shed for yard tools and similar equipment. The existing boathouse is considered an accessory structure but is it reasonable to treat it as the type of structure permitted by the code outlined above. Jessa Kellogg, Kittery Shoreland Resource Officer, has reached out Colin Clark of MDEP Shoreland Division for his interpretation of whether the boathouse would be considered the accessory structure. Mr. Clark has informed her that he referred it to their legal counsel for an opinion. We hope to have an answer for the Board by the meeting.
- d. Per Section 6.3.2.17.D (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%. The property is currently non-conforming with about 26.5% devegetated. The proposal calls for removal of a paved path, brick path, wood ramp and a concrete pad along with a reduction in size of two gravel areas. The paved path and a portion of the brick path will be removed and replaced by stones set into grass. It appears that all devegetated areas have been noted on the plans. See the Existing and Proposed Devegetated Coverage Calculations on the plan for details.

2. Per Section 16.3.2.17.D (2) (g) Stairways or similar structures may be allowed with a permit from the Code Enforcement Officer to provide shoreline access in areas of steep slopes or unstable soils, provided the:
  - a. Structure is limited to a maximum of four feet in width;
  - b. Structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S. § 480-C); and
  - c. Applicant demonstrates that no reasonable access alternative exists on the property.

The proposed Stairs #1 and #2 are depicted at 3 feet in width and appear to conform with this code, replacing existing walkways and stairs and reducing the overall devegetated area.

3. Are any improvements proposed for access to the storage shed?

**Recommendation / Action**

While a site walk and public hearing are not required, the Board has typically conducted both for these types of projects.

*Schedule a site visit on {date and time} for a Shoreland Development Plan application dated November 20, 2018, as revised from owners and applicants, Thomas and Michele Jordan, who request consideration to reconstruct a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones.,*

And/or

*Schedule a public hearing on {date and time} for a Shoreland Development Plan application dated November 20, 2018, as revised from owners and applicants, Thomas and Michele Jordan, who request consideration to reconstruct a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones.*

*or*

*Approve the Shoreland Development Plan application dated November 20, 2018, as revised from owners and applicants, Thomas and Michele Jordan, to reconstruct a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones.*

**Shoreland Development Plan  
Application**
**1051**
**Applicant**

👤 Tom Emerson  
☎ 207.752.1371  
@ studiob-e@comcast.net

**Location**

50 CHAUNCEY CREEK ROAD  
KITTERY, ME 03905

**Project Information**
**Size of Waterbody**

&gt; 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**

Remove building frame & rebuild on the same foundation. Remove enclosed front porch & rebuild on new foundation. Remove miscellaneous wood ramps, asphalt walkway, brick walkway & landscape wood ties. Extend existing deck, lay stepping stone pavers, install stone stairs, and storage shed.

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

400000

**Lot Size (SF)**

7800

**Overlay Zone(s)**

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

true

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

--

**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**

20

**% Proposed**

25.6

**Existing SF**

2069

**Proposed SF**

2001

**B. Building Footprint Principle Structure**

|   |                    |
|---|--------------------|
| <b>Structure distance from Highest Annual Tide (FT)</b> | <b>% Allowed</b>   |
| 11  | 20                 |
| <b>% Proposed Change</b>                                | <b>Existing SF</b> |
| 0   | 1115               |
| <b>Proposed SF</b>                                      |                    |
| 1115  |                    |

### C. Building Height

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>Building Height (FT)</b>       | <b>Bldg. Height Maximum (FT)</b>  |
| 23.4                              | 23.4                              |
| <b>Bldg. Height Existing (FT)</b> | <b>Bldg. Height Proposed (FT)</b> |
| 23.4                              | 23.4                              |
| <b>Proposed roof slope pitch</b>  |                                   |
| 5.4/12                            |                                   |

### D. Certifications

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.

true

#### Applicant is

Owner's Agent

I understand that for applications to the Planning Board I will submit 12 physical copies of all materials to the Town Planner (10 sets 11x17 and 2 sets 24x36) that have been included with this online submission.

true

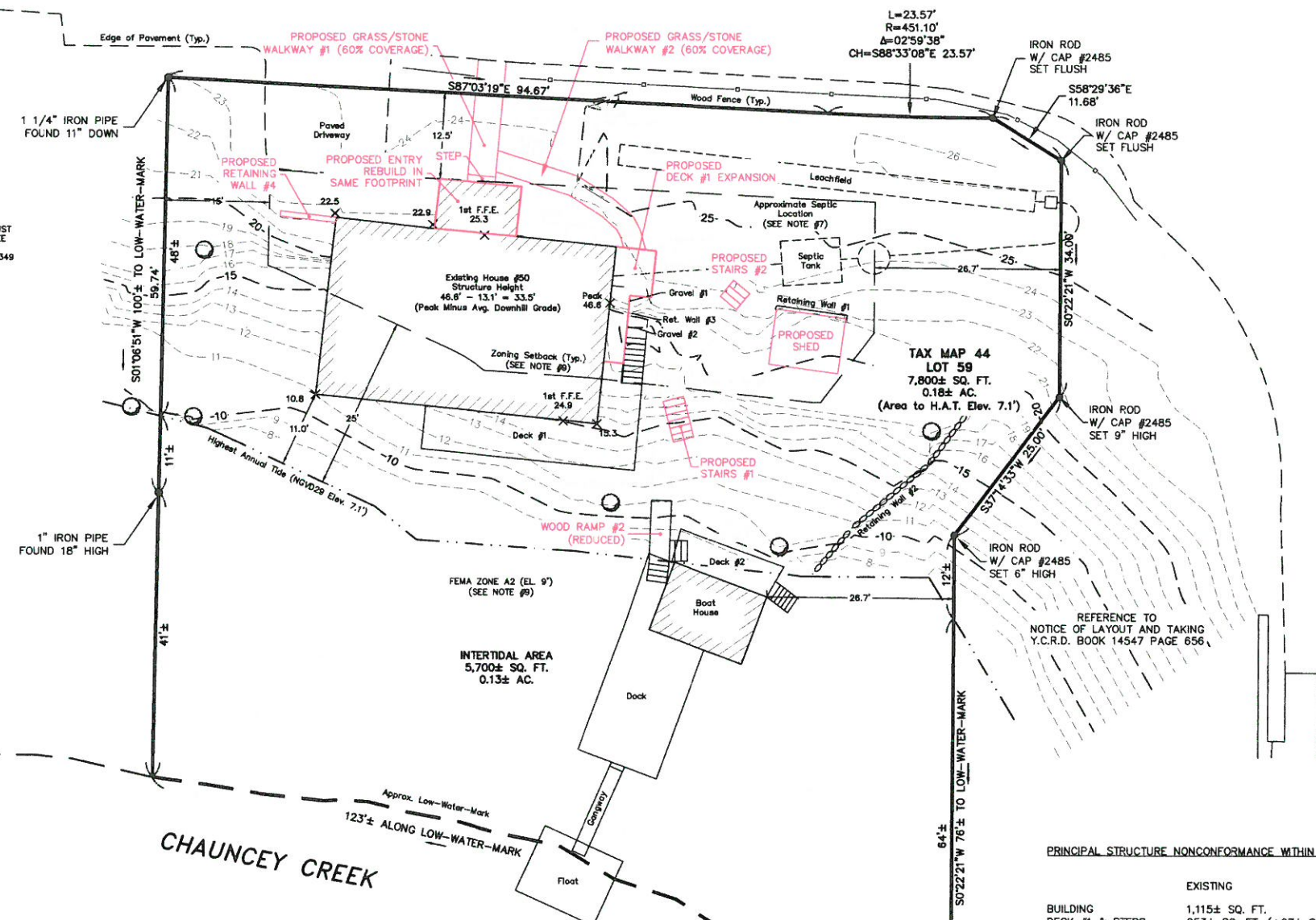
I understand an approved Shoreland Development Plan must be recorded in the York Country Registry of Deeds and I am responsible for incurred costs.

true

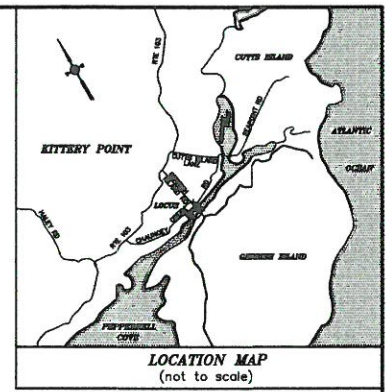


N/T  
GALE A. SEAWARD REV. TRUST  
GALE A. SEAWARD, TRUSTEE  
TAX MAP 44 LOT 50  
Y.C.R.D. BOOK 12455 PAGE 349

**CHAUNCEY CREEK ROAD**



ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE" (LAST AMENDMENT 7/24/17) (SEE NOTE #8):  
BASE ZONE: RESIDENTIAL-KITTERY POINT VILLAGE (R-KPV)  
OVERLAY ZONES:  
WATER BODY/WETLAND PROTECTION AREA - 250' (OZ-SL-250')  
RESOURCE PROTECTION OVERLAY ZONE - OZ-RP  
R-KPV BASE ZONE REQUIREMENTS:  
MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.  
MINIMUM LOT SIZE: 40,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 150 FT.  
MINIMUM FRONT YARD: 40 FT.  
MINIMUM REAR AND SIDE YARDS: 15 FT.  
MAXIMUM BUILDING HEIGHT: 35 FT.  
MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.  
MAXIMUM BUILDING COVERAGE: 20%  
OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):  
MINIMUM LOT SIZE: 20,000 SQ. FT.  
MINIMUM LAND AREA PER DWELLING UNIT: 20,000 SQ. FT.  
MINIMUM SHORE FRONTAGE: 50 FT.  
MAXIMUM DEVEGETATED COVERAGE\*: 20%  
\*SEE 16.3.2.17.D.1.d.iii



- PLAN REFERENCES:**
- "STATE AID HIGHWAY NO. 7/POCAHONTAS ROAD, GERRISH ISLAND LANE/POCAHONTAS ROAD, KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. BH-1105(700), PAGE 39 OF 40", PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED 8/10/07 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 322 PAGE 46.
  - "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 50 CHAUNCEY CREEK ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY ESTATE OF FRANK C. ESTES & EDITH M. ESTES", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 8/11/16 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 389 PAGE 1.

- NOTES:**
- OWNERS OF RECORD:  
THOMAS D. JORDAN  
MICHELE JORDAN  
Y.C.R.D. BOOK 17509 PAGE 742  
DATED JUNE 30, 2017
  - TOTAL EXISTING PARCEL AREA:  
0.18± Acres
  - BASIS OF BEARING IS MAGNETIC 2016.
  - CHAUNCEY CREEK ROAD AND GERRISH ISLAND LANE RIGHT-OF-WAY IS BASED ON PLAN REFERENCE #1 AND NOTICE OF LAYOUT AND TAKING RECORDED AT Y.C.R.D. BOOK 14547 PAGE 656.
  - REFERENCE IS MADE TO EASEMENT TO VERIZON NEW ENGLAND INC., DATED AUGUST 1, 2005 AND RECORDED AT Y.C.R.D. BOOK 14571 PAGE 939. SEE SAID EASEMENT FOR DESCRIPTION AND TERMS FOR UTILITY INSTALLATION AND MAINTENANCE ACROSS THE SUBJECT PROPERTY.
  - EASEMENTS OR OTHER UNWRITTEN RIGHTS NOT SHOWN HEREON, MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY.
  - SEPTIC SYSTEM SHOWN IS APPROXIMATE PER SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION DATED 4/8/94, PREPARED BY MICHAEL MARIANO, S.E. #219. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.
  - ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
  - REFERENCE IS MADE TO FEMA FIRM 230171 0006 C, DATED JULY 6, 1984.
  - REFER TO DESIGN DRAWINGS PREPARED BY TOM EMERSON FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

**PRINCIPAL STRUCTURE NONCONFORMANCE WITHIN 100' SETBACK:**

|                 | EXISTING                    | PROPOSED       |
|-----------------|-----------------------------|----------------|
| BUILDING        | 1,115± SQ. FT.              | 1,115± SQ. FT. |
| DECK #1 & STEPS | 253± SQ. FT. (+67± SQ. FT.) | 320± SQ. FT.   |
| TOTAL           | 1,368± SQ. FT.              | 1,435± SQ. FT. |

**EXISTING BUILDING COVERAGE:**

|          |  |
|----------|--|
| BUILDING | 1,115± SQ. FT.   |
| TOTAL    | 1,115± SQ. FT. (1,115± SQ. FT. / 7,800± SQ. FT. = 14.3%) |

**EXISTING DEVEGETATED COVERAGE CALCULATION:**

|                      |  |
|----------------------|--|
| LOT AREA             | 7,800± SQ. FT.   |
| BUILDING             | 1,115± SQ. FT.   |
| DECK #1 & STEPS      | 253± SQ. FT.   |
| BRICK WALK           | 112± SQ. FT. (TO BE REMOVED)                             |
| PAVED DRIVEWAY       | 217± SQ. FT.   |
| PAVED WALK           | 77± SQ. FT. (TO BE REMOVED)                              |
| RETAINING WALL #1    | 5± SQ. FT.   |
| RETAINING WALL #2    | 32± SQ. FT.  |
| RETAINING WALL #3    | 9± SQ. FT.   |
| RETAINING WALL #4    | 23± SQ. FT. (TO BE REMOVED)                              |
| GRAVEL #1            | 15± SQ. FT. (TO BE REDUCED)                              |
| GRAVEL #2            | 28± SQ. FT. (TO BE REDUCED)                              |
| CONC. PAD            | 12± SQ. FT. (TO BE REMOVED)                              |
| WOOD DECK            | 10± SQ. FT. (TO BE REMOVED)                              |
| WOOD RAMP #1         | 30± SQ. FT. (TO BE REMOVED)                              |
| WOOD RAMP #2 & STAIR | 77± SQ. FT. (TO BE REDUCED)                              |
| DECK #2              | 41± SQ. FT.  |
| BRICK                | 13± SQ. FT. (TO BE REMOVED)                              |
| TOTAL                | 2,069± SQ. FT. (2,069± SQ. FT. / 7,800± SQ. FT. = 26.5%) |

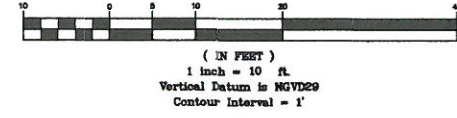
**PROPOSED DEVEGETATED COVERAGE CALCULATION:**

|                            |  |
|----------------------------|--|
| LOT AREA                   | 7,800± SQ. FT.   |
| BUILDING                   | 1,115± SQ. FT.   |
| DECK #1 & STEPS            | 253± SQ. FT.   |
| PAVED DRIVEWAY             | 217± SQ. FT.   |
| RETAINING WALL #1          | 5± SQ. FT.   |
| RETAINING WALL #2          | 32± SQ. FT.  |
| RETAINING WALL #3          | 6± SQ. FT.   |
| GRAVEL #1                  | 5± SQ. FT.   |
| GRAVEL #2                  | 8± SQ. FT.   |
| WOOD RAMP #2 & STAIR       | 33± SQ. FT.  |
| DECK #2                    | 41± SQ. FT.  |
| DECK #1 EXPANSION          | 67± SQ. FT.  |
| PROPOSED WALK #1           | 28± SQ. FT.  |
| PROPOSED WALK #2           | 44± SQ. FT.  |
| PROPOSED STEP              | 4± SQ. FT.   |
| PROPOSED SHED              | 80± SQ. FT.  |
| PROPOSED STAIR #1          | 18± SQ. FT.  |
| PROPOSED STAIR #2          | 9± SQ. FT.   |
| PROPOSED RETAINING WALL #4 | 6± SQ. FT.   |
| TOTAL                      | 1,971± SQ. FT. (1,971± SQ. FT. / 7,800± SQ. FT. = 25.3%) |

**GERRISH ISLAND LANE**

**CHAUNCEY CREEK**

**GRAPHIC SCALE**



**YORK,ss REGISTRY OF DEEDS**  
Received \_\_\_\_\_  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M., and  
Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
ATTEST:  
Register

Kittery, Maine - Planning Board Approval  
Date of Approval \_\_\_\_\_  
Chair \_\_\_\_\_ Date \_\_\_\_\_

**SHORELAND DEVELOPMENT PLAN**  
FOR PROPERTY AT  
**50 Chauncey Creek Road**  
Kittery Point, York County, Maine  
OWNED BY  
**Thomas D. Jordan**  
**Michele Jordan**  
24 Barnum Place, Ridgefield, CT 03877

North  
**EASTERLY SURVEYING, Inc.**  
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
(207) 439-6333 KITTERY, MAINE 03904

| REV. | DATE    | STATUS                                  | BY     | CHKD | APPD.  |
|------|---------|---|--------|------|--------|
| A    | 1/24/19 | REMOVE HOT TUB / REVISE STRUCTURE CALC. | A.M.P. |      | A.M.P. |

| SCALE:   | PROJECT NO.: | DATE:    | SHEET: | DRAWN BY: | CHECKED BY: |
|----------|--------------|----------|--------|-----------|-------------|
| 1" = 10' | 12601        | 11/20/18 | 1 OF 1 | A.M.P.    | P.L.A.      |

DRAWING No: 12601\_Existing\_Conditions  
FIELD BOOK No: "Kittery Point #14" **Tax Map 44 Lot 59**



## Jordan Residence

50 Chauncey Creek Road

Kittery Point, Maine



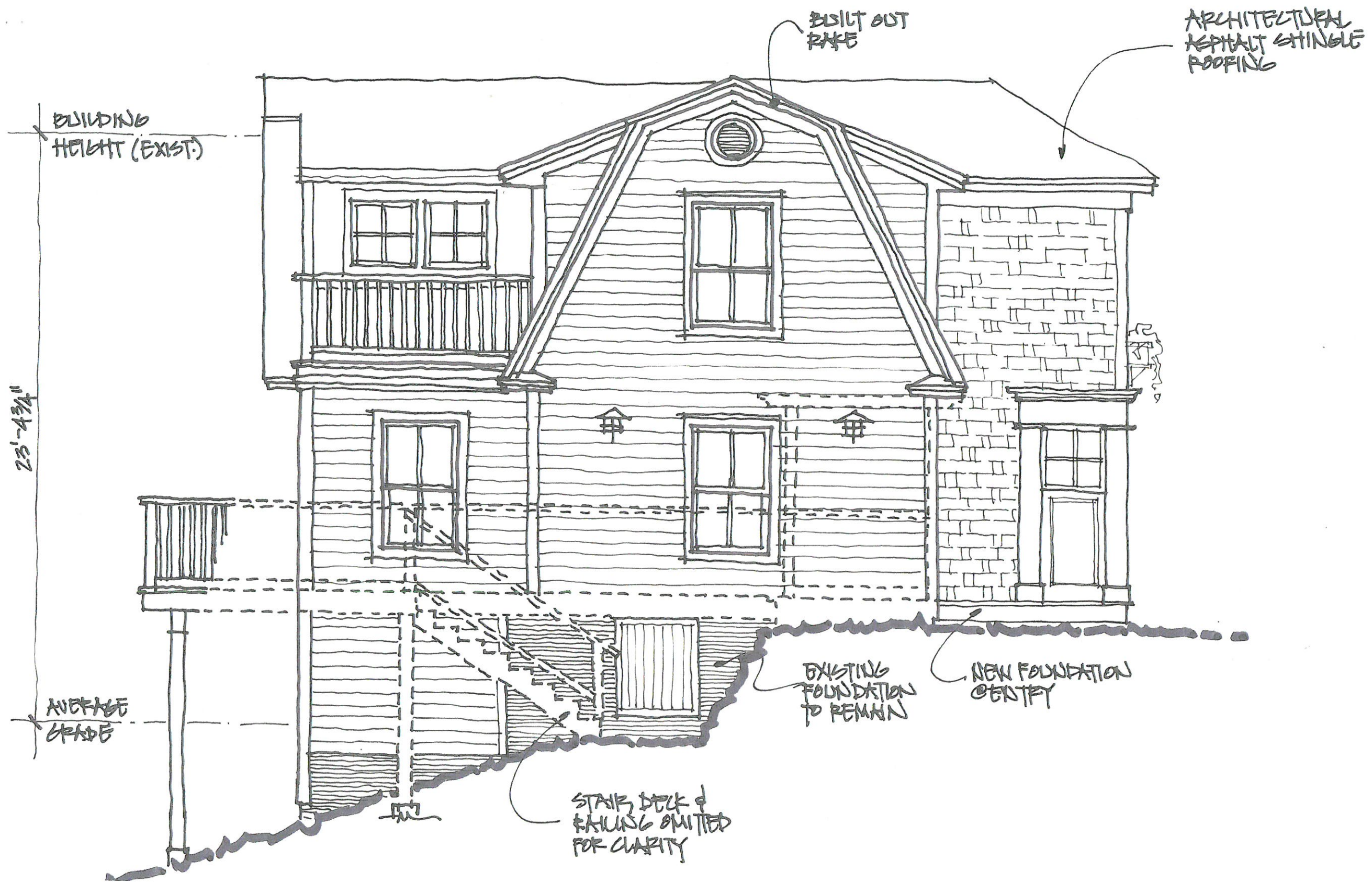
# Jordan Residence

50 Chauncey Creek Road

Kittery Point, Maine

FRONT  
ELEVATION





# Jordan Residence

50 Chauncey Creek Road

Kittery Point, Maine

SIDE  
ELEVATION

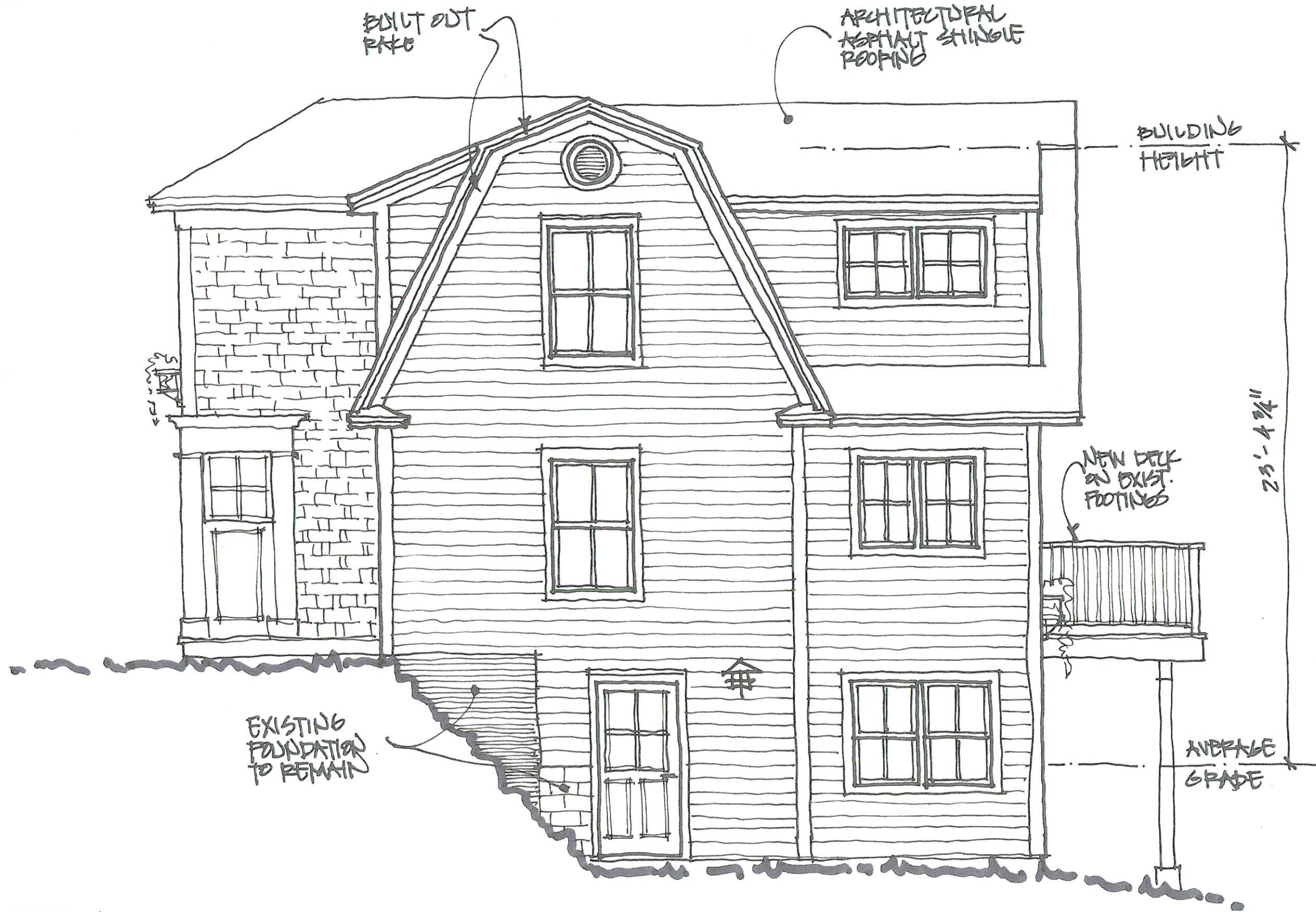


# Jordan Residence

50 Chauncey Creek Road

Kittery Point, Maine

BACK  
ELEVATION



EXISTING FOUNDATION TO REMAIN

# Jordan Residence

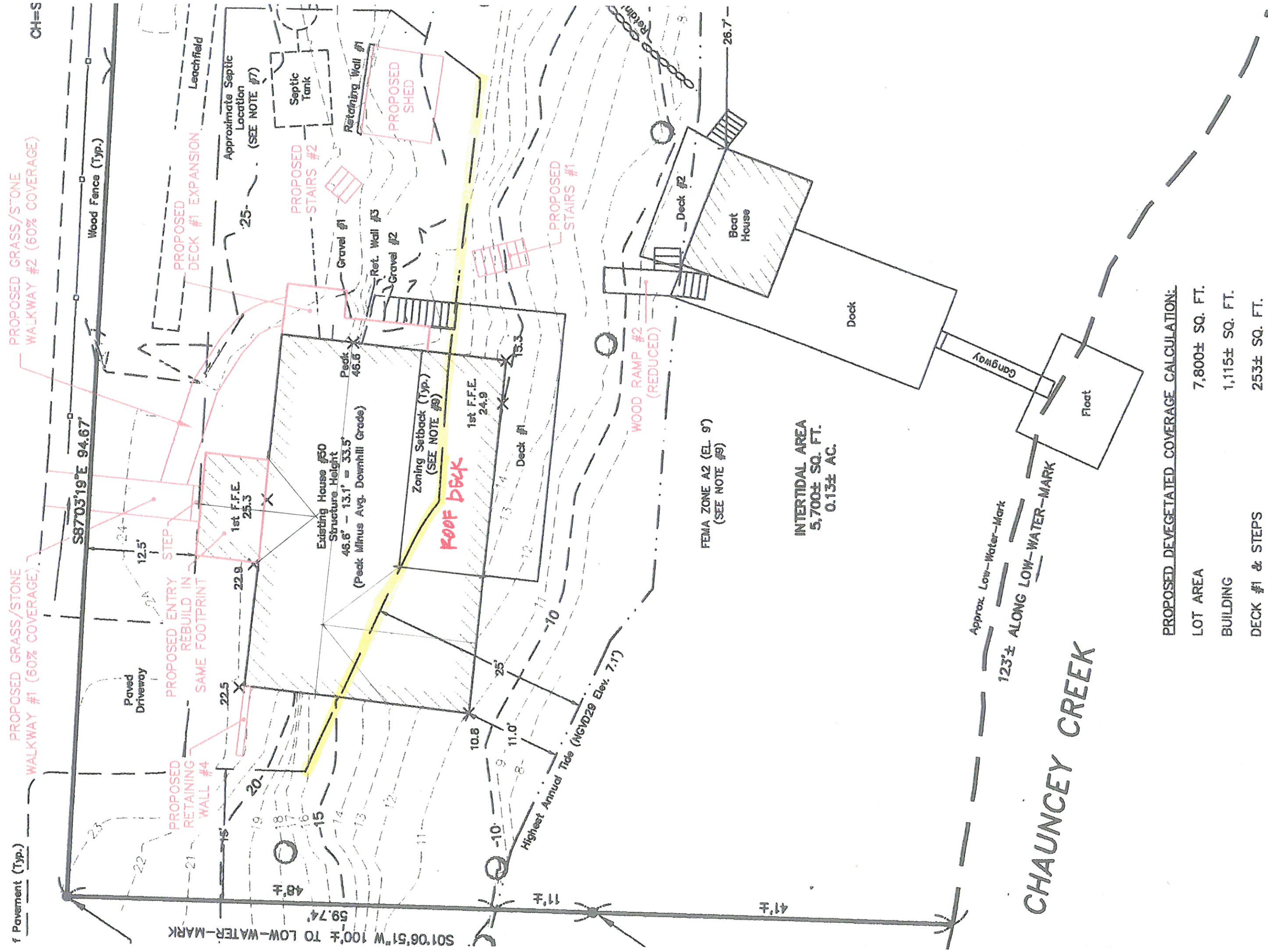
50 Chauncey Creek Road

Kittery Point, Maine

SIDE ELEVATION

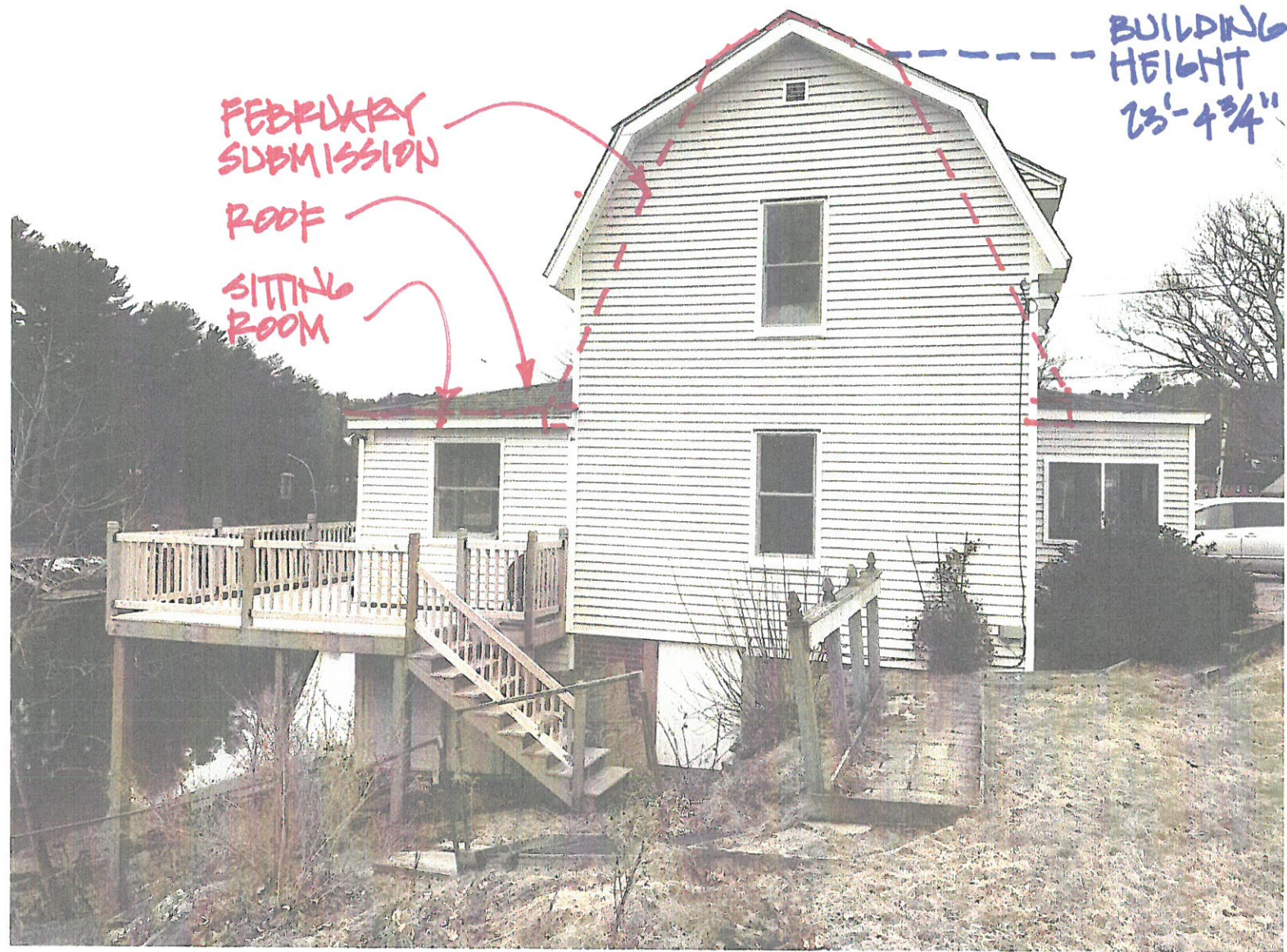


# CHAUNCEY CREEK ROAD



**PROPOSED DEVEGETATED COVERAGE CALCULATION:**

|                   |                |
|-------------------|----------------|
| LOT AREA          | 7,800± SQ. FT. |
| BUILDING          | 1,115± SQ. FT. |
| DECK #1 & STEPS   | 253± SQ. FT.   |
| PAVED DRIVEWAY    | 217± SQ. FT.   |
| RETAINING WALL #1 | 5± SQ. FT.     |



# Jordan Residence

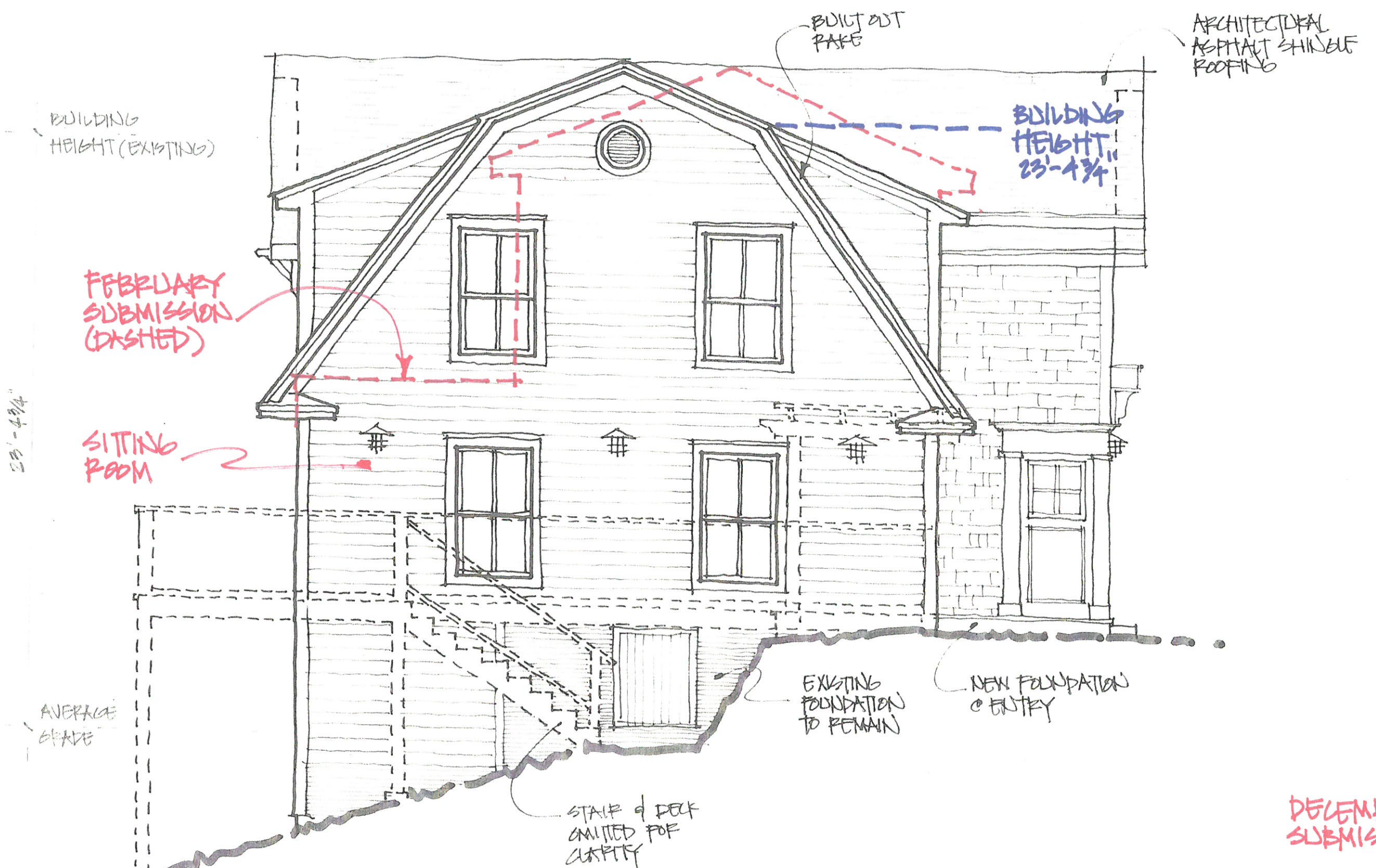
50 Chauncey Creek Road

Kittery Point, Maine

EXISTING  
BUILDING

**EXIST.**





**Jordan Residence**

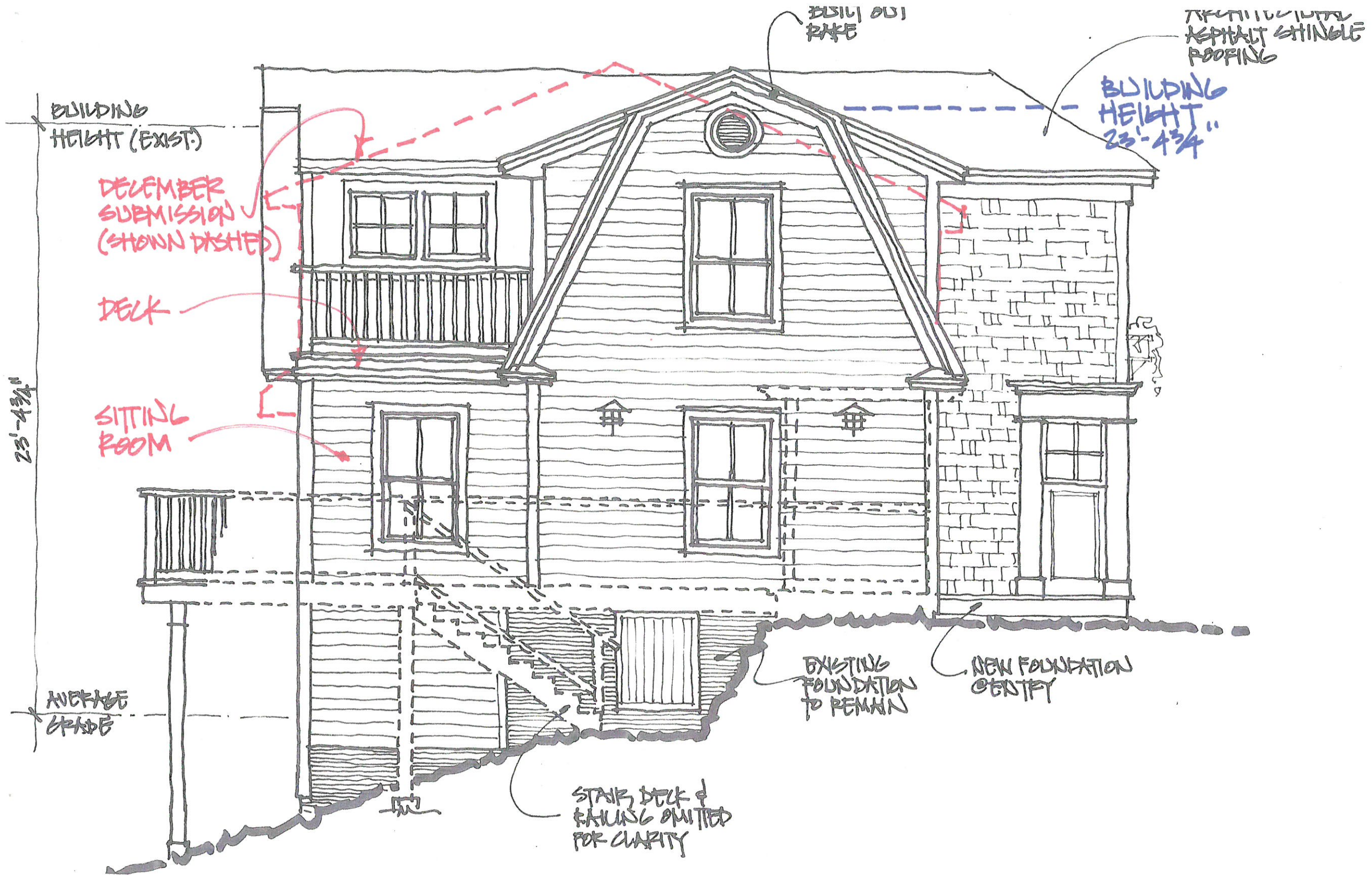
50 Chauncey Creek Road

Kittery Point, Maine

DECEMBER  
SUBMISSION

SIDE  
ELEVATION





# Jordan Residence

50 Chauncey Creek Road

Kittery Point, Maine

FEBRUARY  
SUBMISSION

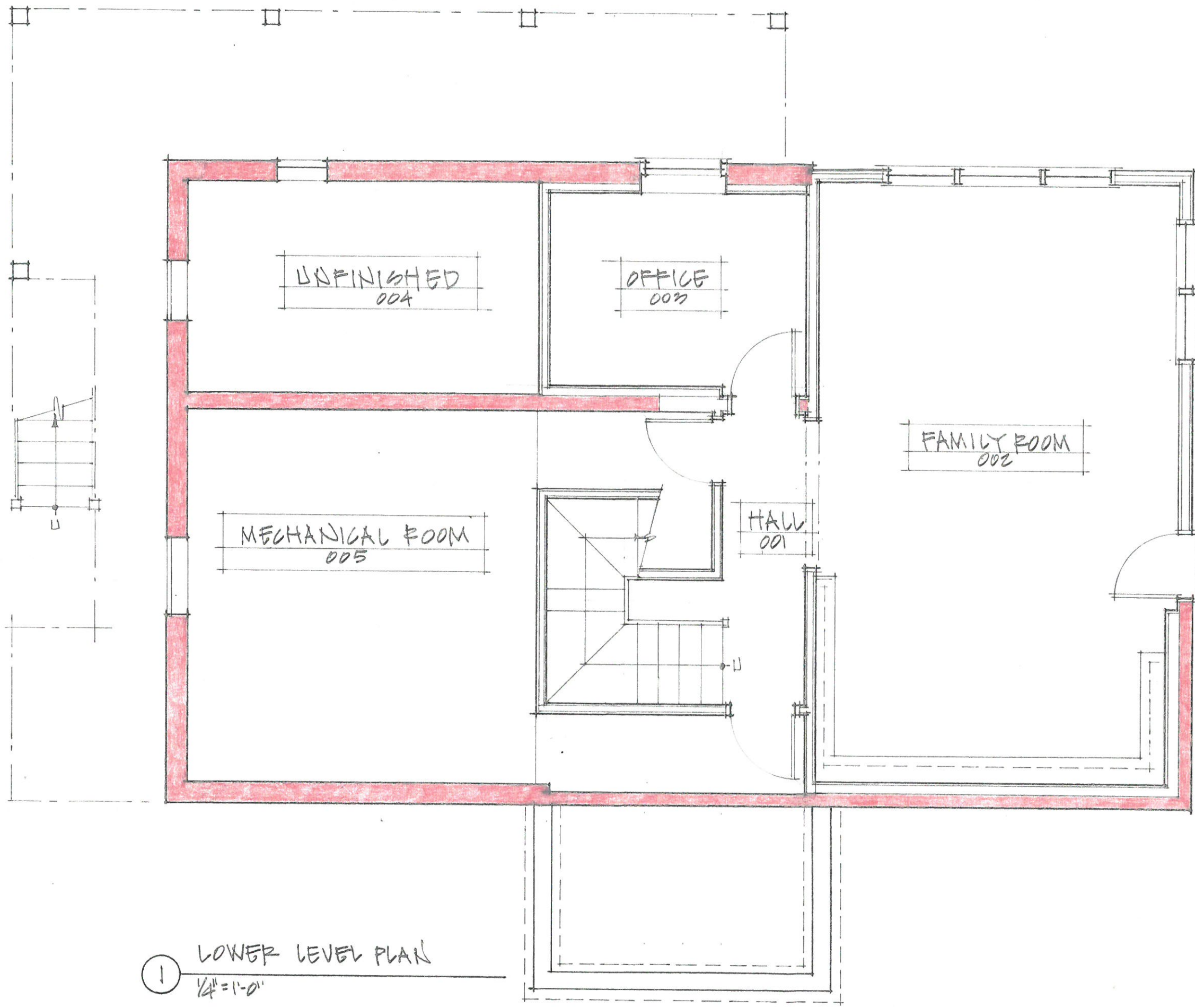
SIDE  
ELEVATION





studioB-E  
ARCHITECTURE

10 Ox Point Drive  
Kittery, ME 03904  
207.752.1371  
studioB-E@Comcast.net



① LOWER LEVEL PLAN  
1/4" = 1'-0"

# Jordan Cottage

50 Chauncey Creek Road  
Kittery Point, Maine

LOWER  
FLOOR  
PLAN

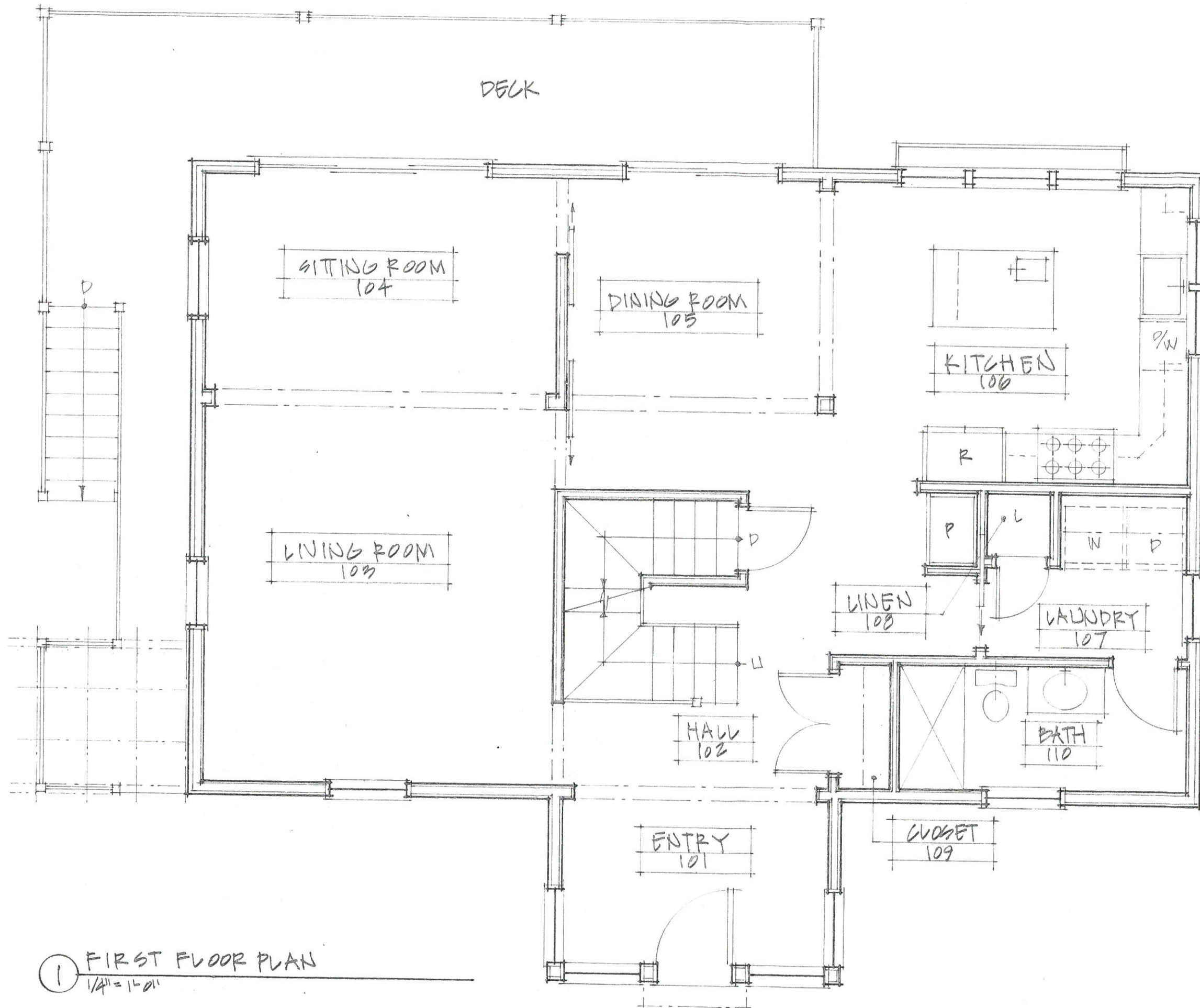
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studioB-E  
ARCHITECTURE

10 Ox Point Drive  
Kittery, ME 03904  
207.752.1371  
studioB-E@Comcast.net



① FIRST FLOOR PLAN  
1/4" = 1'-0"

# Jordan Cottage

50 Chauncey Creek Road  
Kittery Point, Maine

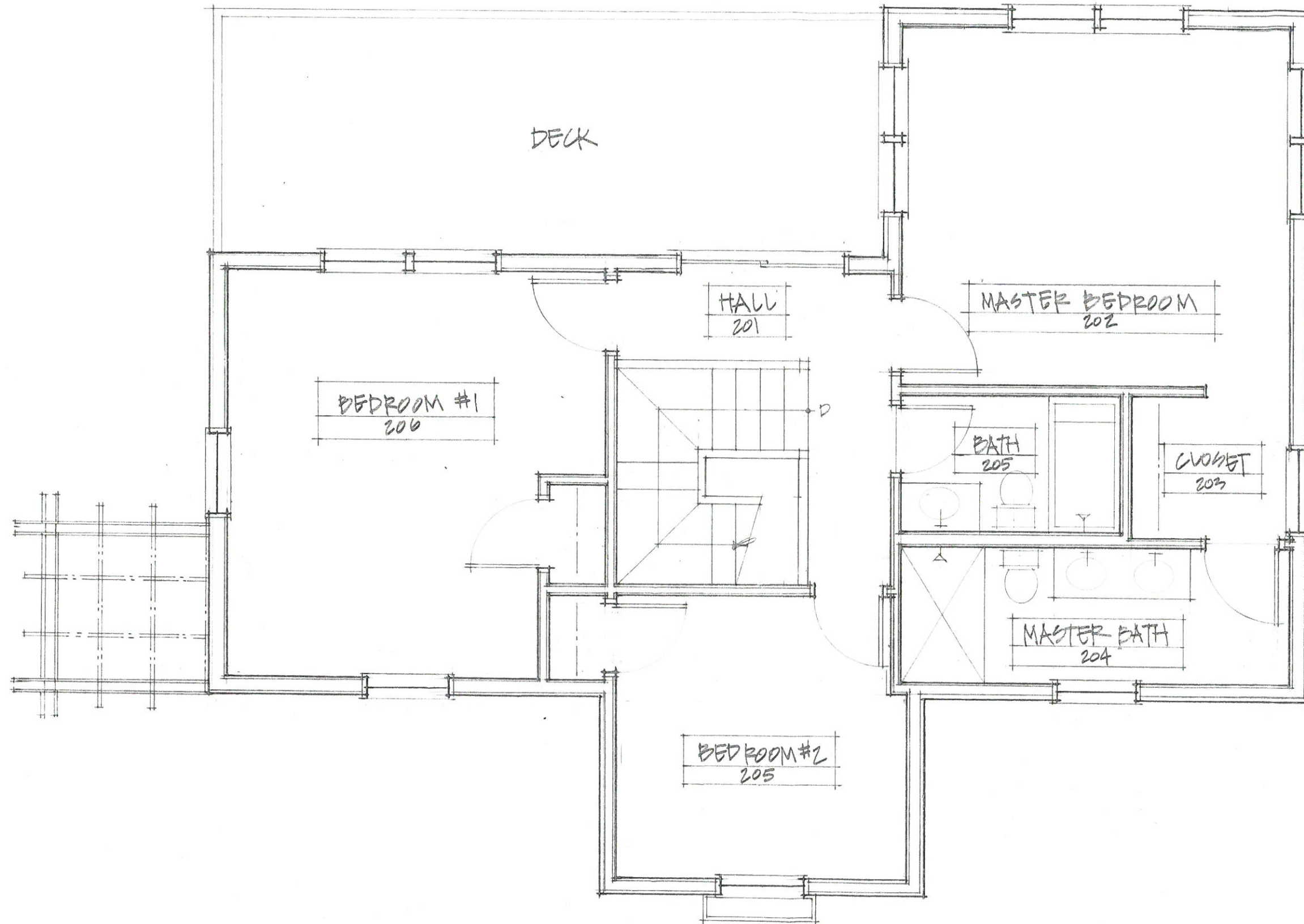
FIRST  
FLOOR  
PLAN

# A1.o2



studioB-E  
ARCHITECTURE

10 Ox Point Drive  
Kittery, ME 03904  
207.752.1371  
studioB-E@Comcast.net



① SECOND FLOOR PLAN  
1/4" = 1'-0"

# Jordan Cottage

50 Chauncey Creek Road  
Kittery Point, Maine

SECOND  
FLOOR  
PLAN

# A1.o3