

**Town of Kittery Maine
Planning Board Meeting
September 12, 2019**

ITEM 6 – 41 Walker Avenue – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owner Avis Langley and applicant Ryan Glidden request consideration to renovate and enlarge portions of an existing single family dwelling on a 11,048 sf parcel located at 41 Walker Avenue (Tax Map 3 Lot 33) in the Residential - Suburban (R-S) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Medley Properties Development

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	9/12/2019 Meeting	PENDING
NO	Site Walk	Planning Board discretion	
NO	Public Hearing	Planning Board discretion	
YES	Final Plan Review and Decision	Possible for 9/12/2019 Meeting	

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.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 since the proposed development is located in the Shoreland Overlay Zone. The parcel is a non-conforming single family dwelling on a non-conforming lot. The lot does not meet minimum lot size for the Residential – Suburban (R-S) Zone and the existing dwelling is entirely within the required 100-foot setback from the waterbody.

The proposed renovation consists of replacing a covered porch in the northwest corner of the house with a ½ bath on a new foundation. In addition, the 3rd floor living space will be renovated with the addition of north and south facing dormers and a walk-out patio on the west end.

A check of Town records confirms that there have been no previous expansions after 1989.

The existing dwelling at its closest point is 44.9 feet to the Highest Annual Tide (HAT) line. There will be no increases to the building footprint nor height with this renovation. No other changes to any structures on the property are proposed, nor is the site impacted.

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 / alteration of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

[5][a]

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, as long as other applicable municipal land use standards are met and the expansion is not prohibited by § 16.7.3.3B(3)(e)[2] or [3] above:

[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. The maximum height of any structure may not be made greater than 20 feet, or the height of the existing structure, whichever is greater.

There will be no increases to the building footprint or height with this renovation.

2. The proposed development does not alter the lot's devegetated area or building coverage percentages, as there are no increases to the building footprint.
3. The Existing Conditions Plan that is furnished with the plan set for this application will need to be revised to reflect the new construction to the porch area in the NW corner. In addition, the plan needs to be retitled "Shoreland Development Plan" and an approval/signature block added.

Recommendation / Action

As the proposed development is all within the existing building footprint, staff does not feel a public hearing or site walk is warranted. Staff recommends that the Board accept the application and approve the Shoreland Development Plan application.

Move to accept the Shoreland Development Plan application from owner Avis Langley and applicant Ryan Glidden to renovate and enlarge portions of an existing single family dwelling on a 11,048 sf parcel located at 41 Walker Avenue (Tax Map 3 Lot 33) in the Residential - Suburban (R-S) and Shoreland Overlay (OZ-SH-250') Zones as complete.

Move to approve the Shoreland Development Plan application from owner Avis Langley and applicant Ryan Glidden to renovate and enlarge portions of an existing single family dwelling on a 11,048 sf parcel located at 41 Walker Avenue (Tax Map 3 Lot 33) in the Residential - Suburban (R-S) and Shoreland Overlay (OZ-SH-250') Zones.

Kittery Planning Board
Findings of Fact
For 41 Walker Avenue
Shoreland Development Plan Review

UNAPPROVED

WHEREAS: Owner Avis Langley and applicant Ryan Glidden request consideration to renovate and enlarge portions of an existing single family dwelling on a 11,048 sf parcel located at 41 Walker Avenue (Tax Map 3 Lot 33) in the Residential - Suburban (R-S) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Medley Properites Development

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 5/9/2019}

Shoreland Development Plan Review	9/12/2019
Approval	9/12/2019

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"):

1. Shoreland Development Plan Application, received 8/22/2019
2. Existing Conditions Plan, Northeasterly Surveying, Inc, dated 7/25/19
3. As-Built Floor Plans, Preliminary Design Plans and Existing Structure Plans, Andrews Homes By Design, dated 04/24/19

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

(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...

Finding: The proposed development does not include changes to the site and does not increase the lot's devegetated area.

Conclusion: The requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

16.7.3.1 Prohibitions and Allowances
<i>A. Except as otherwise provided in this Article, a nonconforming conditions must not be permitted to become more nonconforming</i>
<u>Finding:</u> The proposed development does not increase nonconformity of any structure or aspect of the lot.
<u>Conclusion:</u> 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
16.7.3.3.B (e) [5] [a]
<u>Finding:</u> There will be no expansion of the footprint of the structure nor an increase in the height of the existing structure with the proposed renovation.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining

16.6.6. Basis for Decision
16.6.6.A. (2) & 16.7.3.3.B (1) The Planning Board must use the following criteria as the basis of a decision:
<i>1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;</i>
<i>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;</i>
<i>3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and</i>
<i>4. Use will be in harmony with and promote the general purposes and intent of this Code.</i>
<u>Finding:</u> The proposed development does not pose a concern.
<u>Conclusion:</u> The requirement appears to be met.
Vote: ___ in favor ___ against ___ abstain

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 addition of a ½ bath can be adequately provided for by the municipal system.

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: See Finding #2 above.

Conclusion: The 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 the 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: 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
<i>8. Avoid problems associated with floodplain development and use;</i>
Finding: The property is partially located within flood hazard zone A2 (EL 9). The proposed construction will not create an adverse impact associated with floodplain management.
Conclusion: This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>9. Is in conformance with the provisions of this code;</i>
Finding: The proposed construction is in conformance with the provisions of the Code.
Conclusion: This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>10. Be recorded with the York county Registry of Deeds.</i>
Finding: A plan suitable for recording will be 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. All Notices to Applicant contained herein (Findings of Fact dated 9/12/2019).

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

1. 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 or Vice 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 September 12, 2019

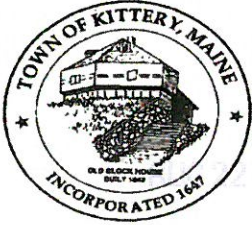
Dutch Dunkelberger, Planning Board Chair

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. An approved plan for expansion of a non-conforming structure must be recorded by the applicant with the York County Registry of Deeds within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming structure, the existing and proposed structure height, the footprint of any structures on the parcel, the Shoreland Overlay zone and/or the Resource Protection Overlay zone boundary and evidence of approval by the municipal review authority.
5. 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



TOWN OF KITTERY

Planning & Development Department

200 Rogers Road, Kittery, ME 03904

Telephone: 207-475-1323 Fax: 207-439-6806

MAP 2 LOT 33
 DATE: 8/22/19
 FEE: \$ 200.00
 ASA*: _____

PROPERTY DESCRIPTION	Physical Address	411 Walker Ave Kittery ME		
	Base Zone	R-S	Overlay Zone (s)	OZ-SL-250
OWNER INFORMATION	Name	Avis Langley		Mailing Address 620 Brandtly Ridge Dr Covington Ky 41015
	Phone	207.347.1173		
	Email	langleys1@nku.edu		
AGENT INFORMATION	Name	Ryan Glidden		Company Medley Properties Dev 63 Federal St Portland ME 04101
	Phone	207 939 6162		
	Email	jmarks528@gmail		
	Fax			
APPLICANT INFORMATION	Name	Medley Properties Development		Mailing Address 63 Federal St Portland. ME 04101
	Phone	207.252.1249		
	Email	jmarks528@gmail.com		

PROJECT DESCRIPTION	Existing Use: Single Family Home
	Proposed Use (describe in detail): Stay as Single Family Home Interior & Exterior remodel. The Covered porch at NW corner of house will be changed to a 1/2 bath. The 3 rd floor living space will be demolished for more head room. Walk out patio off of 3 rd floor will be added. The structure will not be changed to encroach any closer to shore.

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)

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:	8.22.19	Date:	8.21.19

*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"/> 12 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 10 plan copies may be half-size (11"x17") and 2 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)	1248 sf	1339 sf	7.5 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> Maintenance/repair: <input checked="" type="checkbox"/>			Value: \$ <u>150,000</u>
*Total increase in area 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>11048</u>	<u>20</u> %	<u>1634</u> sf	<u>1634</u> sf	<u>8.3</u> %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) <u>11048</u>	<u>20</u> %	1634 sf	1634 sf	<u>14.8</u> %
*See underlying zone standards for building coverage percent allowed.				

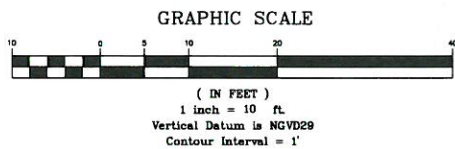
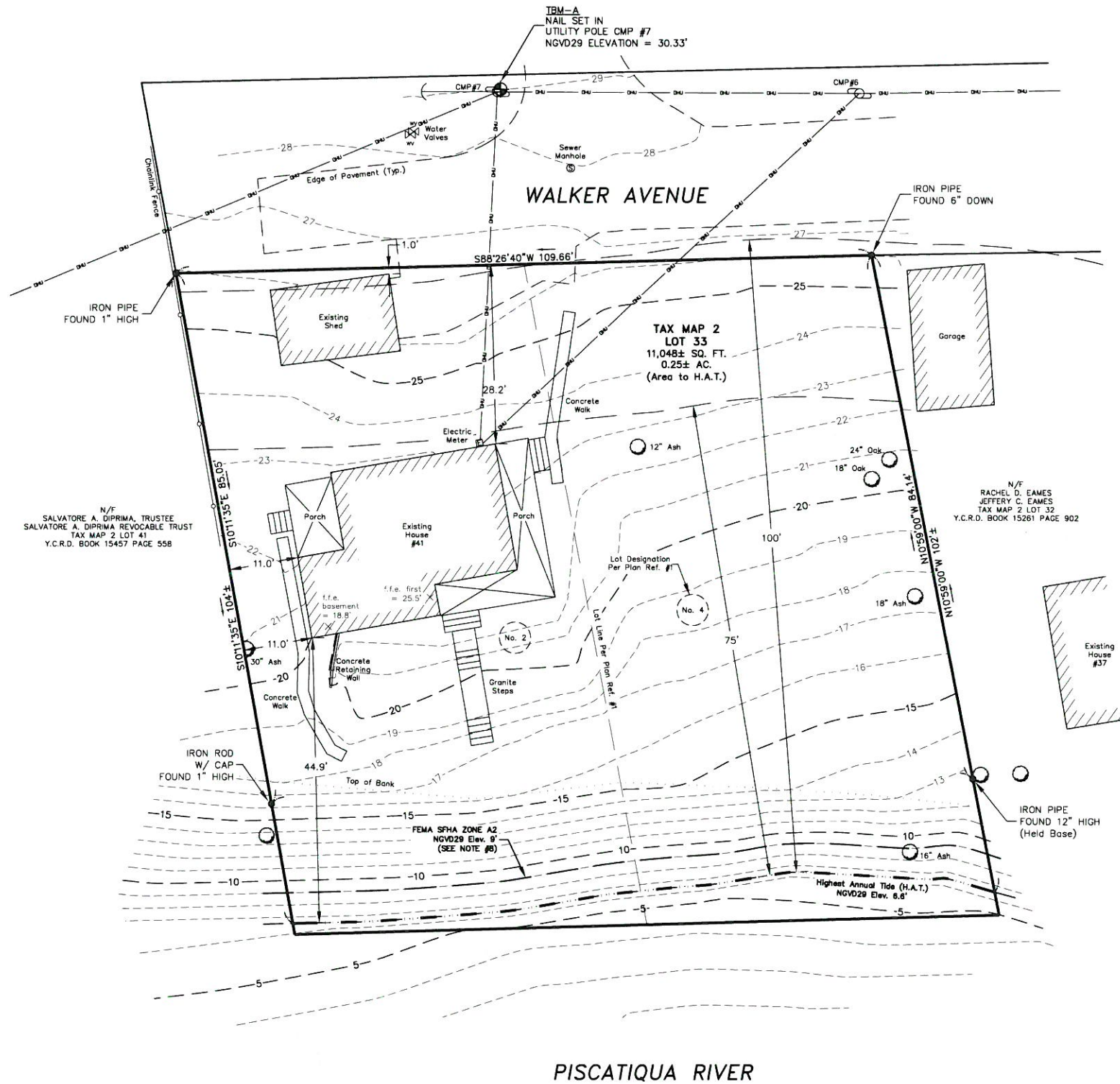
919 919

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.



PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 31 WALKER AVENUE, KITTERY, YORK COUNTY, MAINE OWNED BY LYNN E. CAMPBELL", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED OCTOBER 8, 2001, AND ON FILE AS PROJECT No. 01624.
2. "PLAN OF A LOT OF LAND BELONGING TO HYLAN M. WALKER, KITTERY, ME", PREPARED BY A.C. HOYT, DATED JULY 1903, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 22 PAGE 72.



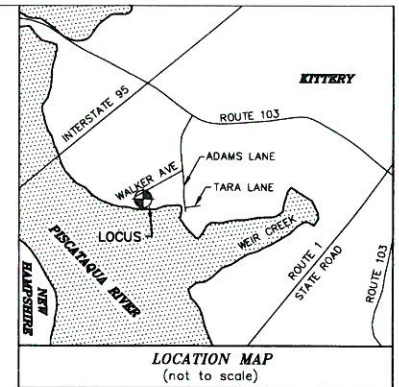
ZONING DATA PER TOWN OF KITTERY ZONING ORDINANCE (LAST AMENDED DECEMBER 10, 2018 - SEE NOTE #6):

BASE ZONE: Residential-Suburban (R-S)
 OVERLAY ZONE: Shoreland (OZ-SL-250)

REQUIREMENTS: (With Public Sewer)

Residential-Suburban (R-S)
 MINIMUM LAND AREA PER DWELLING UNIT: 30,000 Sq Ft
 MINIMUM LOT SIZE: 30,000 Sq Ft
 MINIMUM STREET FRONTAGE: 150 Ft
 MINIMUM FRONT YARD: 40 Ft
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM REAR AND SIDE YARDS: 15 Ft
 MAXIMUM BUILDING HEIGHT: 35 Ft

Shoreland (OZ-SL-250)
 MINIMUM LAND AREA PER DWELLING UNIT: 40,000 Sq Ft
 MINIMUM LOT SIZE: 40,000 Sq Ft
 MINIMUM SHORE FRONTAGE: 150 Ft
 MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 100 Ft
 MAXIMUM DEVEGETATED AREA: 20%



NOTES:

1. OWNERS OF RECORD:
 TAX MAP 2 LOT 33
 AVIS L. LANGLEY
 Y.C.R.D. BOOK 1779 PAGE 88
 DATED AUGUST 3, 1967
2. TOTAL EXISTING PARCEL AREA:
 TAX MAP 2 LOT 33
 0.25± Acres to Highest Annual Tide
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF YORK PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. REFERENCE IS MADE TO FEMA FIRM 230171 0007 C, EFFECTIVE DATE JULY 5, 1984.
9. ENTIRE LOT FALLS WITHIN THE 250' SHORELAND OVERLAY ZONE.

BUILDING COVERAGE CALCULATION:

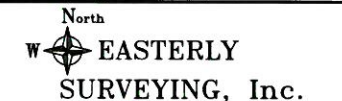
TOTAL LOT AREA	11,048± SQ. FT.
EXISTING	
HOUSE	689± SQ. FT.
GARAGE	230± SQ. FT.
TOTAL	919± SQ. FT. (8.3%)

DEVEGETATED CALCULATION:

TOTAL LOT AREA	11,048± SQ. FT.
EXISTING	
BUILDINGS	919± SQ. FT.
PORCHES & STEPS	312± SQ. FT.
PAVEMENT	203± SQ. FT.
CONCRETE	120± SQ. FT.
GRANITE STEPS	80± SQ. FT.
TOTAL:	1,634± SQ. FT. (14.8%)

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
41 Walker Avenue
 Kittery, York County, Maine
 OWNED BY
Avis L. Langley
 620 Brandtly Ridge Drive, Covington, KY 41015

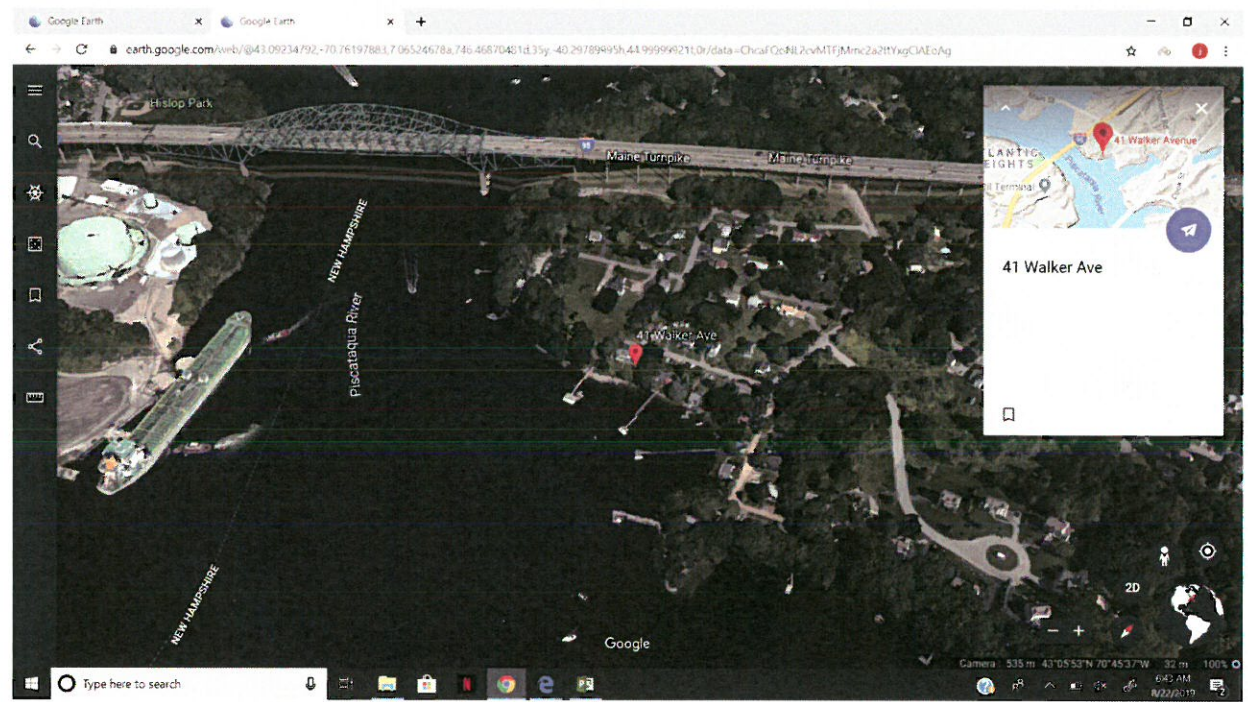


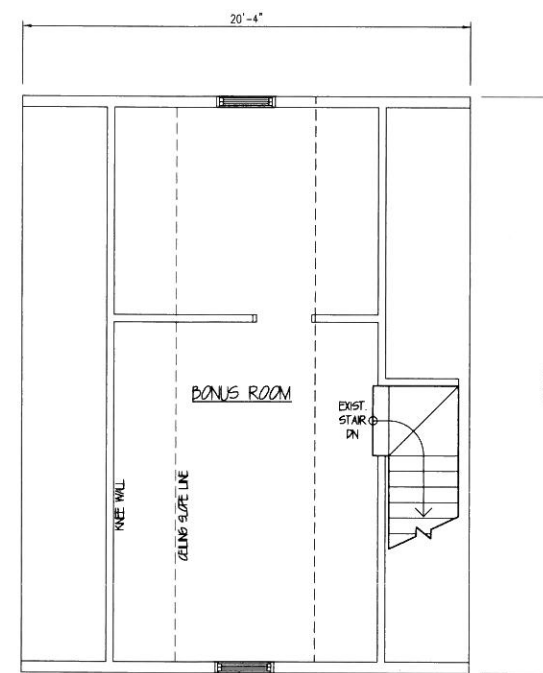
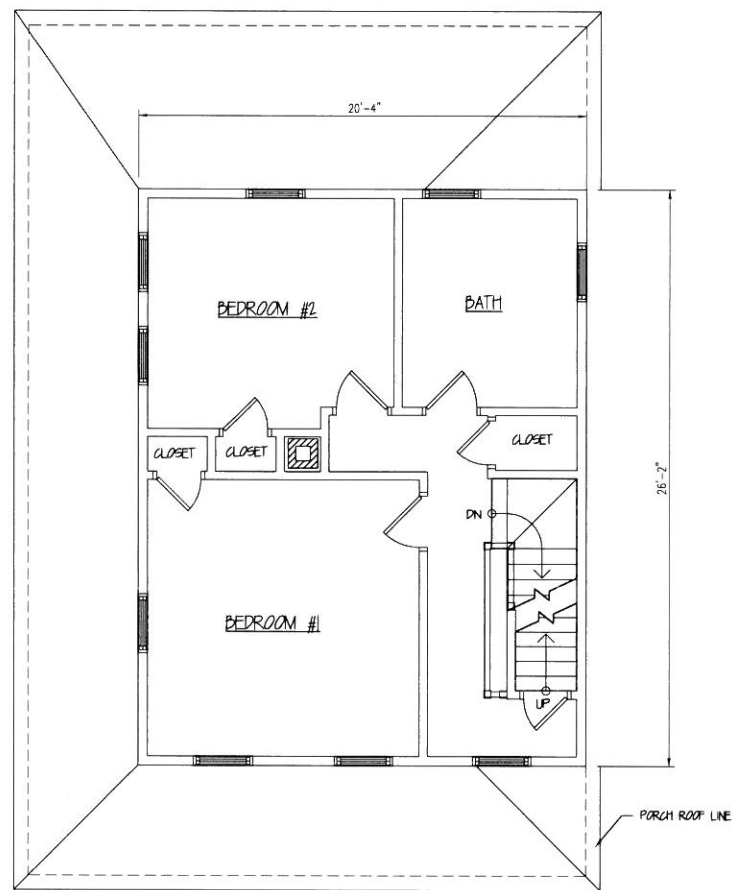
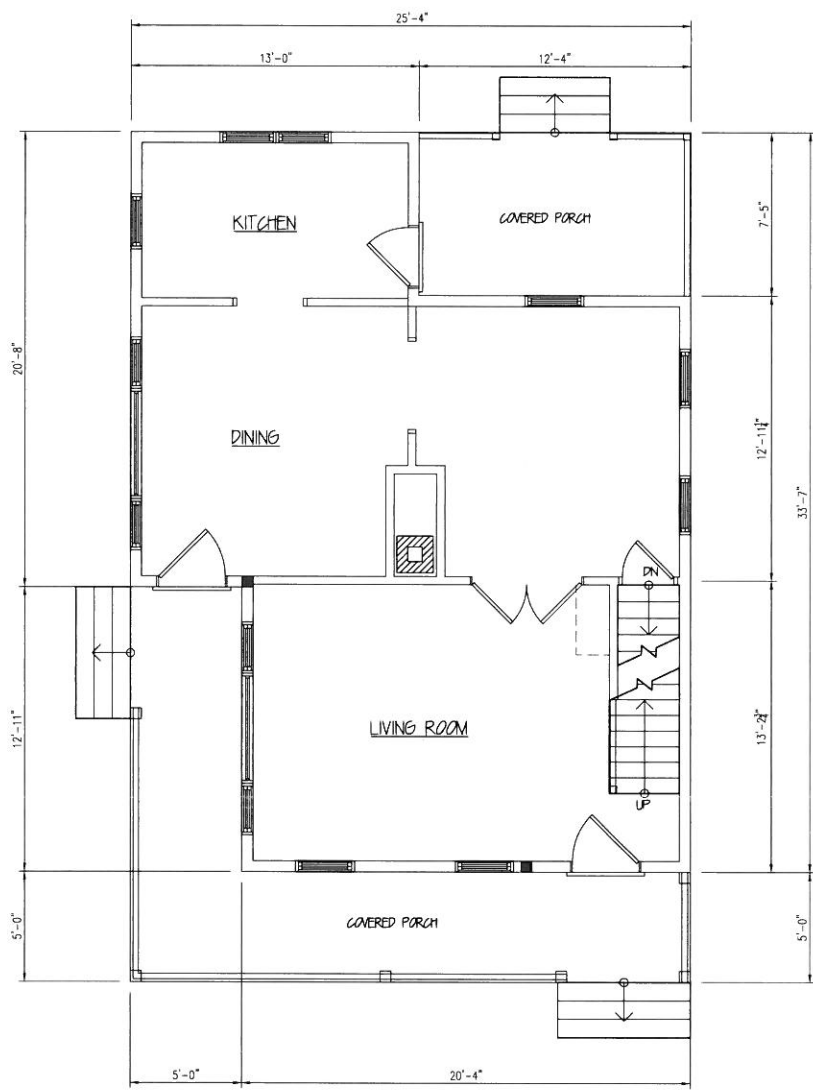
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 10' PROJECT NO. 19671 DATE: 7/25/19 SHEET: 1 OF 1 DRAWN BY: A.H.P. CHECKED BY: A.M.P.

DRAWING No: 19671_EXISTING_CONDITIONS FIELD BOOK No: "Kittery #37" **Tax Map 2 Lot 33**

REV.	DATE	STATUS	BY	CHKD	APPD.





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Revisions:

00/00/00	-

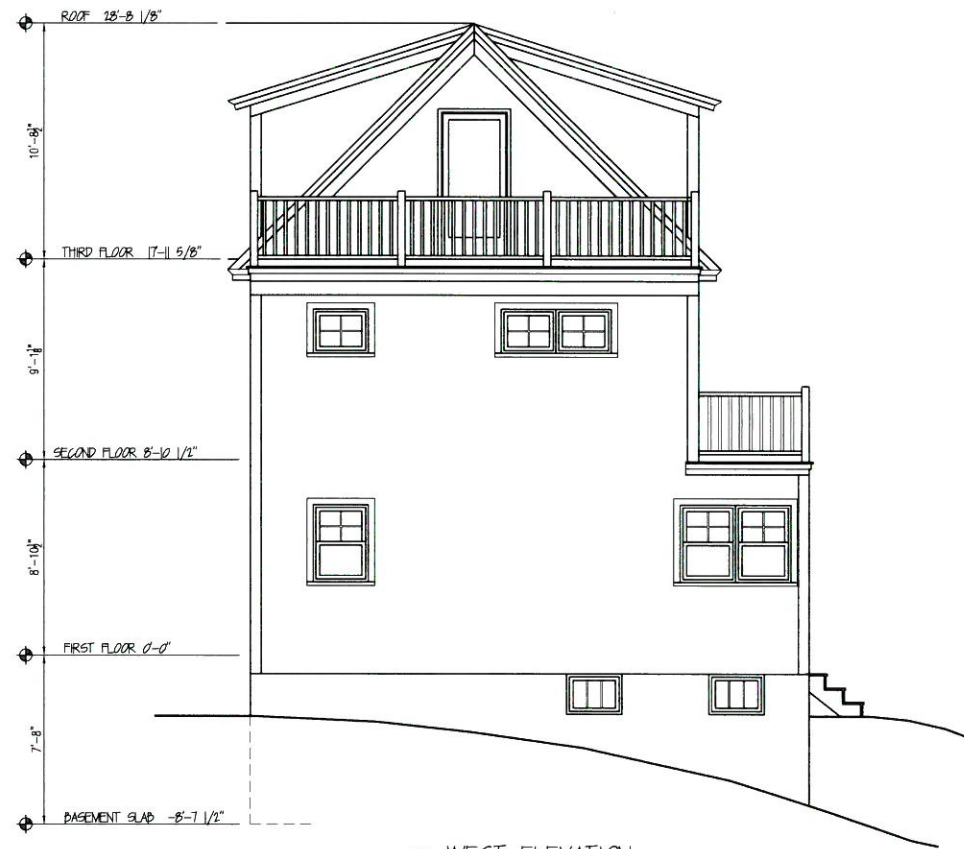
Date : 04/24/19
Scale : 1/4"=1'-0"
Drawn By: MTA
Project: 41 WALKER AVE.
Sheet Number:



○ EAST ELEVATION



○ NORTH ELEVATION



○ WEST ELEVATION

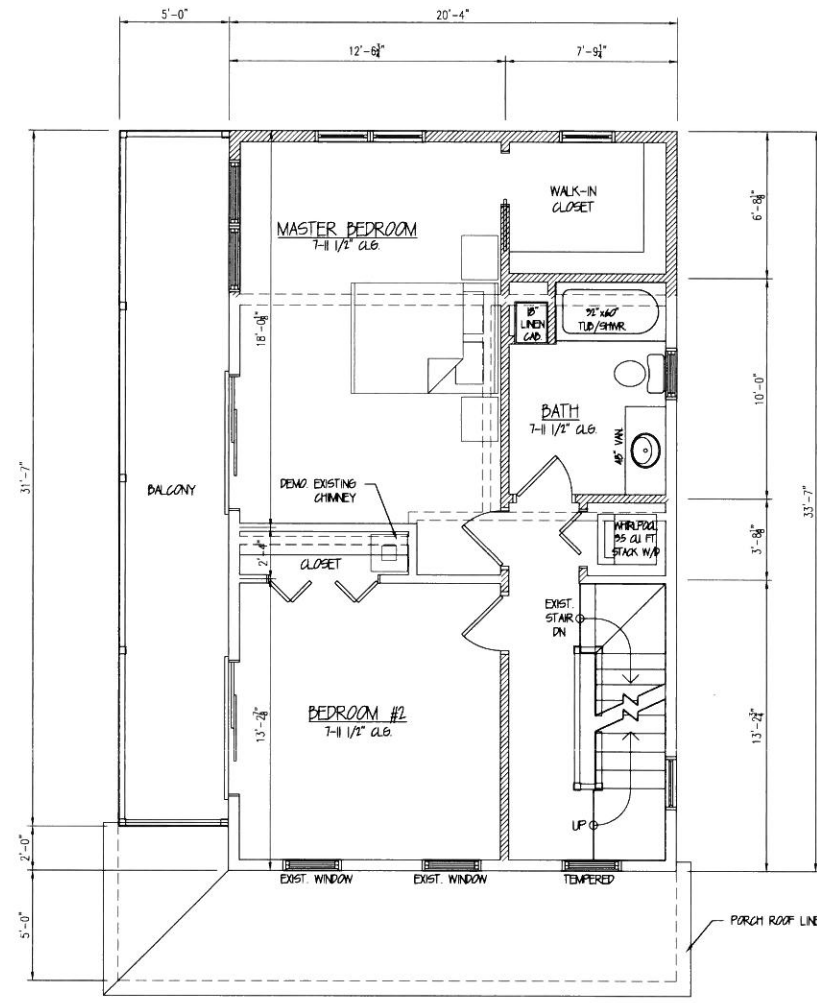


○ SOUTH ELEVATION

PRELIMINARY DESIGN
MEDLEY PROPERTY DEVELOPMENT
41 WALKER AVE. KITTERY ME.

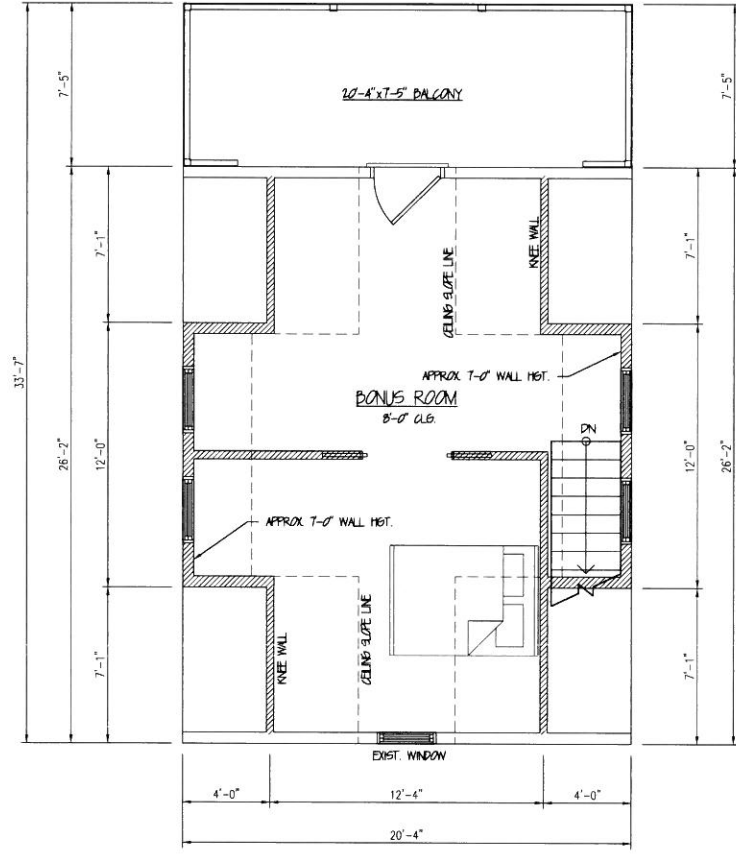
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Revisions:
REVISED: 05/01/19
Date : 04/24/19
Scale : 1/4"=1'-0"
Drawn By: MTA
Project: 41 WALKER AVE.
Sheet Number:
-of-



○ SECOND FLOOR PLAN
682.86 SQFT.

- = DEMO
- = NEW
- = EXIST.



○ THIRD FLOOR PLAN
419 SQFT.

- = DEMO
- = NEW
- = EXIST.

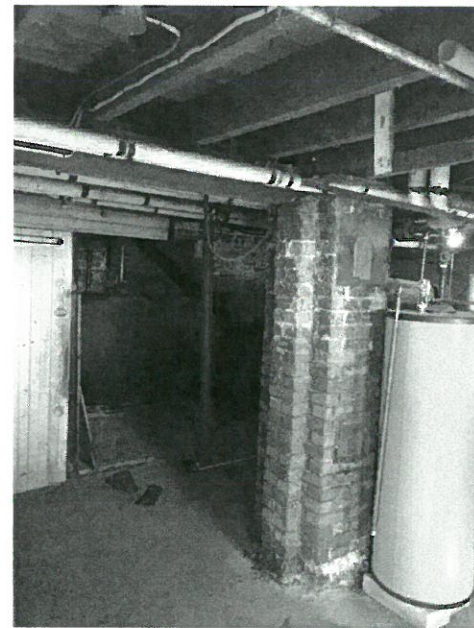
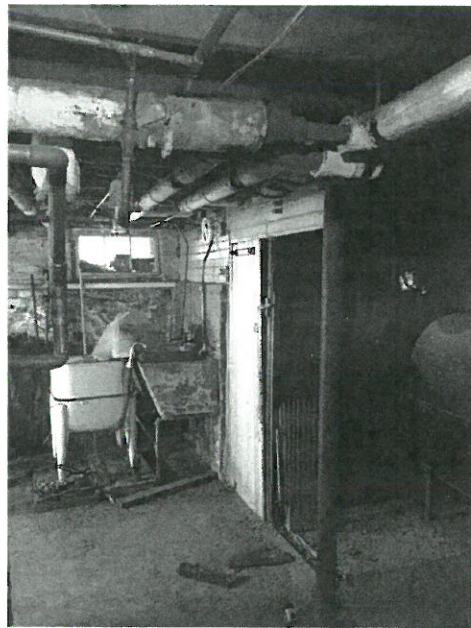
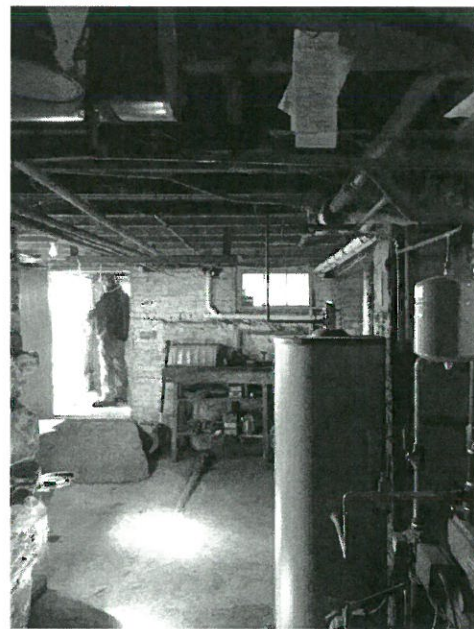
PRELIMINARY DESIGN
MEDLEY PROPERTY DEVELOPMENT
41 WALKER AVE. KITTERY ME.

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Revisions:

02/20/19	REVISED: 05/01/19
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Date : 04/24/19
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EXISTING STRUCTURE
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