

Michael Morse Senior Environmental Consultant MMorse@ArchipelagoNA.com 22 Free Street, Ste 403 Portland, Maine 04101 (207) 558-0102

July 8, 2022

Hand Delivered

Erin Zwirko, Director of Planning & Development Town of Yarmouth 200 Main Street Yarmouth, ME 04096

Re: Shoreland Zoning Permit Application – 166 White's Cove Road

Dear Erin:

On behalf of our client, Zaki Nashed, Archipelago is pleased to submit the attached Shoreland Zoning Permit Application and associated materials for property located at 166 White's Cove Road in Yarmouth, Maine. We respectfully request that the Planning Board conduct comprehensive shoreland zoning and non-conforming structure relocation reviews of the project, and further request that the application be considered by the Planning Board at its August 10th meeting.

Along with this application, please find the application fee of \$250.

Please do not hesitate to contact me if you have any questions. I may be reached by telephone, 207-558-0102, or by emailing me at <u>MMorse@ArchipelagoNA.com</u>.

Sincerely,

Mike Morse

MM/lb Enclosures Cc: Zaki Nashed

TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US Fax: (207)846-2438

SHORELAND ZONING PERMIT APPLICATION

PERMIT #		ISSUE DATE	I	FEE AMO	DUNT	
Date:	_ Zoning District		_ Map	Lot	Ext	
APPLICANT NAME:			PI	IONE NO:		
MAILING						
ADDRESS:		e-mail				
OWNER (other than ap NAME:	plicant)		P	HONE NO	:	
ADDRESS:			e-	mail		
CONTRACTOR NAME:			F	PHONE NC):	
ADDRESS:			e	-mail		
PROPERTY LOCATION:						

Applicant must also include a narrative of the project including a description of all proposed construction, (E.G. Land clearing, road building, septic systems and wells – Please note: A site plan sketch is required on a separate sheet of paper no less than $11^{\circ} \times 17^{\circ}$ or greater than $24^{\circ} \times 36^{\circ}$

Please note: Plan set must be bound (not rolled) with a cover sheet and index.

Proposed use of project:			
Estimated cost of construction			
Lot area (sq. ft.)			
Frontage on Road (FT)			
SQ. FT. of lot to be covered by non-vegetated surfaces(Existing: 4813.2 SF)			
Elevation above 100 YR Flood Plain			
Frontage on water body (FT.)			
Height of proposed structure(Existing structure height: 28'	10")		

Existing use of property_____

Proposed use of property_____

- *Note:* NEXT Questions apply only to expansions of portions of existing structures that are less than the required setback.
 - A) Total building footprint area of portion of structure that is less than required setback as of 1/1/89:______SQ.FT.
 - B) Actual shore setback of existing structure proposed for expansion (measured as required in SOD, e.g.: Highest Annual Tide; Upland Edge of Coastal Wetland; Top of Bank (RP); Normal High Water Line of rivers and streams; as applicable): ______
 - C) Building footprint area of expansions of portion of structure that is less that required setback from 1/1/89 to present: ______SQ.FT.
 - D) Building footprint area of proposed expansion of portion of structure that is less than required setback: ______SQ.FT.
 - E) % Increase of building footprint of previous and proposed expansions of portion of structure that is less than required setback since 1/1/89: % increase = $((\underline{C+D})x100)/A =$ ____% (Decrease in non-conforming structure footprint by ~20.2%)
 - F) Floor Area and Market Value of Structure prior to improvements: (a) <u>Area:</u> <u>Value:</u> Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) <u>Area:</u> <u>Value:</u> If the floor area or market value of (b) exceeds 50% of the area or value of (a), then the Relocation provisions of Article IV.R.5.a.(3) and (4) shall apply. Note: A value appraisal may be required or submitted in close cases where the applicant asserts that that 50% trigger and relocation assessment provision is not met. Any plan revisions after initial approvals to replace rather than renovate building components (foundations, framing, etc.) shall be required to recalculate the extent of removal, damage or destruction relative to retained structure.
 - Please provide a site plan to include lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances form the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.
 - Note: For all projects involving filling, grading, or other soil disturbance you must provide a soil erosion control plan describing the measures to be taken to stabilize disturbed areas before, during and after construction.
 - □ Draw a simple sketch showing both the existing and proposed structures with dimensions.

SHORELAND ZONING PERMIT CHECKLIST

Please note that this checklist is intended to help applicants identify major submittal components but it is the applicant's responsibility to review the SOD/RP provisions outlined in Chapter 701 of the Yarmouth Code and provide all required information as well as conform to all design components. Copies of Chapter 701 are available at the Yarmouth Town Hall or can be downloaded on the Town website which is www.yarmouth.me.us.

- Complete Shoreland Zoning Permit application including signatures of property owners and agents.
- Appropriate fee.
- Square footage of lot area within the 250' SOD
- Square footage and % of lot covered by non-vegetated surfaces within the SOD
- □ Square footage and % of cleared area within lot area within the SOD (Note: no buffer vegetation clearing
- Delineation of 75' setback from upland edge of the coastal wetland proposed.
- □ Delineation of 250' SOD line from upland edge of the coastal wetland.
- Delineation of Resource Protection District
- Height of any proposed structures as measured between the mean original grade at the downhill side of the structure and the highest point of the structure
- Building elevations of any proposed structures as viewed from side and rear lot lines
- □ % Increase of expansions of portion of structure which is less than the required setback (if applicable)
- □ Floor Area and Market Value of Structure prior to improvements: (a) <u>Area:</u> Value:_____. Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) <u>Area:</u><u>Value:</u> ✓ Elevation of lowest finished floor to 100 year flood elevation
- Evidence of submission of the application to the Maine Historic Preservation Commission (MHPC) at least twenty (20) days prior to the Planning Board meeting as required in Article IV.R.O
- □ Copy of additional permit(s) if applicable:
 - Planning Board (e.g. Subdivision, Site Plan Review)
 - Board of Appeals
 - Flood Hazard
 - Exterior plumbing permit (Approved HHE 200 Application Form)
 - Interior plumbing permit
 - DEP permit (Site Location, Natural Resources Protection Act) •
 - Army Corps of Engineers Permit (e.g. Sec. 404 of Clean Waters Act) •
- □ Please circle all habitat types, marine organisms and shoreline elements present: (Sand beach) (boulder/cobble beach) (sand flat) (mixed coarse & fines) (salt marsh) (ledge) (rocky shore) (mudflat) (sediment depth if known) (Bluff/bank) (Mussels) (clams) (marine worms) (rockweed) (eelgrass) (lobsters) (other)
- □ Signs of intertidal erosion? (Yes) (no)
- □ Energy: (protected) (semi-protected) (partially exposed) (exposed)
- Copy of deed
- Soil erosion control plan
- Photographs
- Plan view

NOTE: Applicant is advised to consult with the CEO and appropriate state and federal agencies to determine whether additional permits, approvals, and reviews are required.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Town of Yarmouth Shoreland Regulations in the Zoning Ordinance. I agree to future inspections by the Code Enforcement Officer / Planning Director / Planning Board members (as applicable) at reasonable hours and with advance notice.

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

Applicant Signature	Date
Agent Signature	Date5/10/2022
Code Enforcement Officer	
DATE OF APPROVAL / DENIAL OF APPLICATION (by either staff or planning board)	

Archipelago

Michael Morse Senior Environmental Consultant MMorse@ArchipelagoNA.com Law • Science • Policy

22 Free Street, Ste 403 Portland, Maine 04101 (207) 558-0102

To whom it may concern:

Zak Nashed, owner of property located at 166 Whites Cove Road, Yarmouth, Maine, hereby authorizes Mike Morse and Archipelago, to submit permit applications on his behalf, to the State of Maine Department of Environmental Protection and the Town of Yarmouth. Such permit applications are intended for the proposed removal and reconstruction of a non-conforming structure on the subject lot. This authorization also applies to other projects at the owner's request.

Signature: - Nashad

Zak Nashed

Date: 5.11.22

Project Description

The property owned by Zaki Nashed is located at 166 White's Cove Road and is identified on the Town of Yarmouth's Tax Map as Map 3, Lot 21. The property is depicted on the Town's Zoning Map as being within the Low Density Residential District (LDR) and the Shoreland Overlay District (SOD). Additionally, the Coastal Bluff area subject to severe bank erosion is located in the Resource Protection District (RPD). The 11,157 square foot lot is developed for residential use consisting of a residential dwelling, as well as multiple decks, patio areas, and landscape retaining walls, and a septic system.

Pursuant to the Town's Zoning Ordinance (the Ordinance) Ch. 701, Art. IV.R.7.c(1)(c.), the 75' shoreline setback shall be from the top of the adjacent Coastal Bluff when identified as "highly unstable" or "unstable." The existing structure is located 27.3' from the top of a mapped highly unstable coastal bluff and therefore is considered non-conforming.

<u>Relocation Review</u>- Pursuant to the Ordinance Ch. 701. Art. IV.R.5.a(4)(a.), any non-conforming structure which is less than the 75' setback from the waterbody and which is wholly or partially removed, regardless of cause, by more than 50% of the market value before such damage may be reconstructed or replaced provided that approval is obtained from the Planning Board within 18 months of the damage, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent. The existing non-conforming residential dwelling is proposed to be completely removed and reconstructed, far exceeding the 50% damage to market value requirement. We are requesting that the Planning Board make a determination that the existing dwelling, and any proposed reconstruction located no closer to the coastal bluff, is set back to the greatest practical extent. It is out opinion that a proposed structure cannot be relocated further back due to site conditions.

Under Ch. 701, Art. IV.R.5.a(3)(b.), the Planning Authority must consider the following criteria to determine that the structure is set back to the greatest practical extent:

1. Size of the Lot

The property is 11,157 square feet, well below the minimum lot area in the SOD. The existing structure is almost entirely within the 75' coastal bluff setback. Due to the location of the top of the bluff in relation to the relatively small parcel, the parcel's available building envelope is only approximately 15'x25'. The lot dimensions and corresponding municipal setback requirements do not allow the structure's footprint to meet these minimum requirements. The existing structure location cannot be further back from the coastal bluff without violating the 40' front setback requirement.

2. Slope of the Land

The property is substantially flat in the area of the existing dwelling and only begins to drop off within ~15' of the top of the coastal bluff. The westerly portion of the parcel features a substantial slope and landscape retaining walls dropping approximately 7' in elevation from the parking area to the first floor of the existing dwelling. Any proposed reconstruction should remain on the flat portion of the parcel to avoid excessive grading.

3. Potential for Soil Erosion

While the Coastal Bluff is identified as an "unstable" area, any proposed reconstruction will not encroach any closer to the top of the Coastal Bluff as the existing structure. Soil erosion is not a factor for any proposed relocation, except for excavation into into the steep slopes between the parking area and the existing structure. Relocation closer to the parking area would require alteration of the existing landscape retaining walls which help prevent erosion and ensure site stability.

4. Location of Other Structures on the Property and Adjacent Properties

The property contains various other structures, including a shed and multiple landscape retaining walls that are necessary for erosion control and soil stability. In the front yard of the property and immediately adjacent to the patio are two landscape retaining walls and a parking area. Additionally, the residential dwelling on the abutting parcel is set back approximately the same distance from the coastal bluff as the structure on the subject lot.

5. Location of Septic System and Other On-Site Soils Suitable for Septic Systems

The existing septic system is located between the residential dwelling and the top of coastal bluff. In coordination with any proposed reconstruction, the septic system would be relocated to an area of suitable soils within the southerly side setback of the parcel, or possibly beneath the existing parking area.

6. The Physical Condition and Type of Foundation

A proposed reconstruction would remove the existing foundation to better comply with the side yard setbacks requirements. The existing foundation does not affect relocation potential.

7. Size and Type of Vegetation to be Removed to Accomplish the Relocation

Any proposed reconstruction or relocation will result in disturbance to grass lawn area adjacent to the existing dwelling. Where the existing lawn area is disturbed and/or new area suitable for replanting is created, a proposed reconstruction will replant these areas upon completion. No woody vegetation should be removed for relocation on the subject property.

<u>Structure footprint, height, lot coverage, and lot line setback non-conformity</u>- The project proposes to remove the existing approximately 2,787 square foot structure and replace it with a new structure, approximately 2,441.62 square feet. The structure is partially non-conforming due to its proximity to a mapped highly unstable coastal bluff as described above, and the proposed project reduces the non-conforming structure footprint by approximately 20.2% from the existing condition (non-conforming structure footprint RE: 75' coastal bluff setback-Existing: 2077.2 SF; Proposed: 1658.4 SF).

The height of the proposed structure will be 28' 9", which is a very slight decrease from the existing height of 28' 10". Along with this structure footprint reduction, lot coverage- the percentage of the lot covered by structure, driveway, parking, and other non-vegetated surfaces- is also proposed to decrease. The existing lot coverage is 43.14% and the proposed lot coverage is 40.05%, a decrease of 3.1%.

In addition to the proposed coastal bluff setback relocation discussion above, the existing structure is also non-conforming with respect to the minimum lot line setbacks. The proposed structure will be relocated to become more conforming, particularly with respect to the parcel's northerly lot line. Due to lot size constraints, it is not possible to reconstruct the existing non-conforming structure footprint in a manner that is fully conforming with these setbacks. As such, the proposed structure will continue to remain a partially non-conforming structure.

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1002140141960

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that we, Richard A. Krasuski and Renee B. Krasuski of Chapel Hill, County of Orange, and State of North Carolina, for consideration paid, grant to Zaki Nashed, having a mailing address of 10 Water Street, Apt. 503, Waterville, ME 04901, with WARRANTY COVENANTS, a certain lot or parcel of land in Yarmouth, County of Cumberland, and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine, at White's Cove, so-called, in Casco Bay, and bounded and described as follows:

BEGINNING at a post or stake on said shore of the easterly corner of the lot of land now or formerly owned by John A. Drinkwater; thence northwesterly on the line of land of said John A. Drinkwater ten (10) rods to the cottage road, so-called; thence at right angles with the said line of the land of John A. Drinkwater by the said cottage road northeasterly four (4) rods; thence southeasterly parallel with the said line of land of John A. Drinkwater ten (10) rods to the said shore; thence by the said shore to the point of beginning, said lot containing one quarter (1/4) of an acres, more or less.

Being the same premises conveyed to Richard A. Krasuski and Renee B. Krasuski, by virtue of a deed from Michael V. Delahunt and Mary F. Connolly dated September 2, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27238, Page 224.

WITNESS our hands this 30th day of April, 2021.

Witness to 1

Richard A. Krasuski/

an

Renee B. Krasuski

DOC :31035 BK:38137 PG:60 RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS 04/30/2021, 12:03:34P Register of Deeds Nancy A. Lane E-RECORDED

STATE OF MAINE COUNTY OFCUMBERLAND

April 30, 2021

Personally appeared the above-named Richard A. Krasuski and Renee B. Krasuski and acknowledged the foregoing instrument to be their free act and deed.

Before me, Notary Public Mitorney at Law

Eric J Schaeffer Attorney at Law

After recording return to: Zaki Nashed 166 Whites Cove Road, Yarmouth, ME 04096

210618-Y





Whites Cove Rd

Gilman Rd

Forin La

Gilman Rd

Drinkwater Point Rd

Gilma

 Highly Unstable bluff designation

🚄 Subject Lot

Stable bluff designation

Westcustogo Pt

Gilman R

1105

Unstable bluff designation

Maine Geological Survey | Maxar | Esri Community Maps Contributors, © OpenStreet



Michael J. Skolnick, Esq. Associate Attorney MSkolnick@ArchipelagoNA.com 22 Free Street Portland, Maine 04101 Main office (207)558-0102

May 17, 2022

Sent Via Email to: kirk.mohney@maine.gov

Kirk F. Mohney Maine Historic Preservation Commission 65 State House Station Augusta, Maine 04333-0065

Re: Shoreland Zoning Permit Application - 166 White's Cove Road, Yarmouth, ME

Dear Mr. Mohney,

On behalf of our client, Zaki Nashed, and at the request of the Town of Yarmouth, I am notifying you of an application into the Planning Board for their determination that the existing structure, and any propose reconstruction located no closer to the adjacent resource, is set back to the greatest practical extent from the abutting coastal bluff, located at 166 White's Cove Road in Yarmouth, ME.

While no historic or culturally sensitive features were identified on-site, at your earliest convenience, please notify me whether there are any historically or culturally sensitive sites affected by any proposed structure reconstruction or relocation based on your records. A location map is provided, below.

If you have any questions at all, please do not hesitate to contact me by phone or email at any time.

Sincerely,

Michael J. Skolnick, Esq.

Enclosed:

- Location Map
- Plan of Property

Existing Conditions Plan



	IRON PIPE or PIN FOUND
	IRON PIN SET (5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2216)
	NOW OR FORMERLY
	UTILITY POLE
	HARDWOOD TREE
	SOFTWOOD TREE
	OVERHEAD UTILITY LINES
	SETBACK LIMITS
	RIGHT OF WAY LIMITS/ABUTTER LIM
	HIGH WATER LINE
	EDGE OF PAVEMENT
<u> </u>	EDGE OF GRAVEL
∞	STONE WALL
	EXISTING OVERHANG





Two Family Detached	Multiple
4Acres	30 Acres Acres/unit
200 feet 40 feet 20 feet 40 feet	

STINU INITERVIOUS AREA TADLE				
vervious Area	Sq. Feet	Percentage	e	
HOUSE	922.5	19	$\overline{2}$	
OH1	34.5	0.	7	
OH2	347.6	7	$\overline{2}$	
DECK1	45.0	0.1	9	
DECK2	74.2	1	5	
DECK3	178.9	3.	7	
DECK4	89.4	1.1	9	
STEPS	152.5	3	$\overline{2}$	
PATIO	162.6	3.4	4	
PATIO2	219.8	4.0	6	
PATIO3	119.3	2	5	
RETWALL	82.7	1.	7	
ETWALL2	58.0	1	2	
ETWALL3	162.5	3.4	4	
PARKING	1,601.1	33	3	
STEPS2	71.4	1	5	
SHED	121.9	2	5	
RAVPATIO	369.3	7.	7	
1	4,813.0	100.0	0	
EXISTING L	OT COVE	RAGE		
PERVIOUS AREA: 4,813.0 sq. ft. RCELAREA: ÷ 11,156.8 sq. ft. =0.431				

Proposed Conditions Plans





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DO NOT SCALE FROM THIS DRAWING.

Contractor shall measure and verify all dimensions on site prior to preparation of shop drawings, fabrication of parts, ordering materials or commencing works. This drawing is a part of a full set of drawings comprising the contract documents for the work of this project. The architect/owner accepts no responsibility for the contractors' errors or omissions if each trade does not have the full set of drawings and specifications.

				KEVIN BROWNE ARCHITECTURE TIMELES COLLABORATIVE SUSTAINABLE
			REVISIONS:	
			CONSULTANTS:	166 WHITES COVE ROAD YARMOUTH, MAINE
REAR LOT TO T.O. COASTAL BLUFF O'-25' EXISTING PROPOSED EXISTING PROPOSED 89.4 89.4 1000000000000000000000000000000000000	IDUS COVERAGE AREA (SF) 25'-75' 75'-100' EXISTING PROPOSED EXISTING PROPOSED 922.5 1135 291 178 94 169.6 122 178 94 169.6 122 178.9 74.2 71.4 75 708.4 340 162.6 98 95 37 1987.8 1569 572.8 623 17.82% 14.06% 5.13% 5.58%	>100' T EXISTING PROPOSED EXISTING PRO 34.5 34.5 382.1 45 45 387.5 45 45 387.5 223.9 871 45.7 1601.1 1601.1 1111 121.9 121.9 121.9 121.9 11156.8 16.57% 16.57% 43.14% 11156.8 16.57% 16.57% 43.14% 11156.8 16.57% <th>OTAL POSED DIFFERENCE 1425.72 503.22 216 -166.1 134.4 -253.1 227.5 3.6 438 -433 303.2 0 1601.1 0 121.9 0 4467.82 -345.38 11156.8 </th> <th>DATE: 5/25/22 DRAWN: KBA PROJECT NO.: 2020- SCALE: AS NOTED</th>	OTAL POSED DIFFERENCE 1425.72 503.22 216 -166.1 134.4 -253.1 227.5 3.6 438 -433 303.2 0 1601.1 0 121.9 0 4467.82 -345.38 11156.8	DATE: 5/25/22 DRAWN: KBA PROJECT NO.: 2020- SCALE: AS NOTED
s on site prior to preparation of shop	Copyright 2022 © The material contained in these dra are the exclusive property of Kevin	wings and the design they are Browne Architecture confider	e intended to convey itially in connection	SP1.1

Copyright 2022 © The material contained in these drawings and the design they are intended to convey are the exclusive property of Kevin Browne Architecture confidentially in connection with construction of the building depicted herein as authorized by Kevin Browne Architecture recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Kevin Browne Architecture, is expressly prohibited.





FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

DO NOT SCALE FROM THIS DRAWING.

Contractor shall measure and verify all dimensions on site prior to preparation of shop drawings, fabrication of parts, ordering materials or commencing works. This drawing is a part of a full set of drawings comprising the contract documents for the work of this project. The architect/owner accepts no responsibility for the contractors' errors or omissions if each trade does not have the full set of drawings and specifications.



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_INTEGRATED GUTTER; DETAILS TO FOLLOW 1X TRIM BOARD; PAINTED TO

MATCH METAL ROOF; TYP. 1x6 CYPRESS T&G WOOD

-SIDING; INSTALLED VERTICALLY; FINISH TBD 5/4 WINDOW TRIM; PAINTED

TO MATCH WINDOW SCHEDULED MULTI-SLIDE DOOR

-FACE MOUNTED RAILING

_ _ _ _ _ _

ALUMINUM SHEET METAL -FASCIA; TO MATCH WINDOWS; DETAILS TO FOLLOW

SCHEDULED CLAD WINDOW; TYP. 2" STONE VENEER; COLOR AND STYLE TBD -PAVER PATIO





MATCH METAL ROOF; TYP. 1x6 CYPRESS T&G WOOD -SIDING; INSTALLED VERTICALLY; FINISH TBD

5/4 WINDOW TRIM; PAINTED TO MATCH WINDOW

STANDING SEAM ALUMINUM ROOF; COLOR TBD

SCHEDULED CLAD

EXISTING STRUCTURE TO BE REMOVED

1X TRIM BOARD; PAINTED TO MATCH METAL ROOF; TYP.

1x6 CYPRESS T&G WOOD SIDING; INSTALLED VERTICALLY; FINISH TBD ALUMINUM SHEET METAL FASCIA; TO MATCH WINDOWS;

FACE MOUNTED RAILING; DETAILS TO FOLLOW

WINDOW; TYP.

DETAILS TO FOLLOW

GRANITE STEPS_____ TO PATIO

SCHEDULED CLAD

Contractor shall measure and verify all dimensions on site prior to preparation of shop drawings, fabrication of parts, ordering materials or commencing works. This drawing is a part of a full set of drawings comprising the contract documents for the work of this project. The architect/owner accepts no responsibility for the contractors' errors or omissions if each trade does not have the full set of drawings and specifications.

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Photographs





EXISITNG DWELLING FROM TOP OF COASTAL BLUFF





CLOSEST EDGE OF EXISTING STRUCTURE TO FRONT SETBACK

LANDSCAPE RETAINING WALLS FOR STEEP SLOPE STABILITY





Erosion Control Plan

Erosion Control Plan

A row of silt fence or an erosion control mulch berm will be installed between the retaining wall located at the top of the coastal bluff and the project area. It will be installed following the same grade elevation. For areas not being actively worked for more than 7 days, and prior to expected rainfall, hay or straw will be applied at a minimum rate of 2 bales per 1000 square feet of disturbed area for temporary stabilization. Actively worked disturbed areas and material stockpiles will be mulched prior to a predicted rain event at the same minimum rate as described above.

Erosion control devices will be installed and maintained according to specifications. Any accumulated silt or sediment will be carefully removed from the barrier after a rain event, and the silt fence will be inspected to ensure that it will continue to function properly.

Permanent stabilization will be accomplished by either the placement of grass sod or grass seed with straw mulch over suitably prepared topsoil. Erosion control devices will remain in place and will be maintained until it is determined that the sod has sufficiently taken root or that a sufficient catch of grass has been established. During a typical growing season, allow a minimum of 3 weeks for sod to take root into the topsoil.

