

DESIGN REQUIREMENTS

(as required by Ch. 19 of Town of Cape Elizabeth Zoning Ordinance for exterior alterations to an existing structure.)

BUILDING FOOTPRINT
The project is a single-story re-development of an existing site and building. The existing building has a footprint of less than 5,000 sq. ft. and no expansion is proposed. The existing building is currently oriented towards Ocean House Rd and the design of the site and building enhances that orientation.

SCALE
The existing building is a single-story structure that is compatible in relation to its surroundings and other structures in the district. The project will maintain the existing building scale and no expansion is proposed.

HEIGHT AND ROOF PITCH
The project will reduce the overall height of the existing structure by removing the existing decorative raised ridge assembly. The project proposes new asphalt shingles on the existing gable roof and a new dormer over the entrance doors that will match the existing roof pitch of 5:12.

BUILDING AND PARKING ORIENTATION
The existing building was designed with its primary orientation towards Ocean House Road. The project will maintain the existing building orientation and create a new dormer over the new entrance doors to create a clear and distinctive entrance. The project will utilize the existing sidewalk that is currently parallel to the front facade as well as provide a stone dust pathway perpendicular to the road and building that connects the public sidewalk along Ocean House Road to the front of the building. The side yard visible to the public will keep existing landscaping as it currently presents a pleasing appearance to the pedestrian.

OPENINGS
The existing front facade has a single large opening on the left of the facade and three fake windows with shutters equally spaced to create an even and pleasing rhythm along the front of the facade (total of 29% openings to walls). The design guidelines state that "development in existing structures shall maintain the original rhythm and size of openings." The project will remove a single existing door and add large sliding glass doors and two (2) large windows to the front facade, bringing the total to 50% openings to wall. The door and windows will be equally spaced and centered on the facade to the right of the existing opening to maintain the original rhythm as noted. The new sliding door and integrated dormer will create a clear and distinctive entrance to the building, as well as provide clear wayfinding and circulation patterns for customers.

While the Scott Dyer side elevation of the building is not and has historically never been considered a "front facade", we have added a large window centered on the building to create a more inviting appearance using the proportions of the existing window to create visual cohesiveness between the existing and the new.

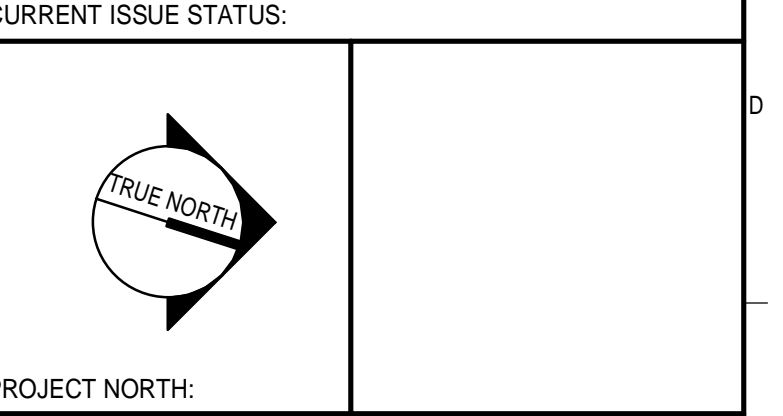
EXTERIOR MATERIALS
The project will remove all existing weathered and peeling painted cedar shake shingle siding and replacing it with natural 6" hemlock shiplap siding with painted white trim, which is permitted in the design requirements of the Zoning ordinance.

PARKING LOT
The project will remove a large portion of the existing asphalt to create an esplanade around the parking area that is 35' wide. The view of the parked cars will be "obscured" by existing and proposed plantings. Landscaped islands are not required based upon the limitations of the existing site and the parking layout.

REV	DESCRIPTION	DATE

SITE PLAN REVIEW

06-16-20
CURRENT ISSUE STATUS:



**MICHAEL FRIEDLAND
THE LUMBERY**
287 OCEAN HOUSE ROAD, CAPE ELIZABETH, ME

FLOOR PLAN AND ELEVATIONS

SHEET TITLE:
0' 1/4" 1/2" 1' 2' 3'

SCALE: AS NOTED

PROJECT MANAGER: - PROJECT NO: 00000

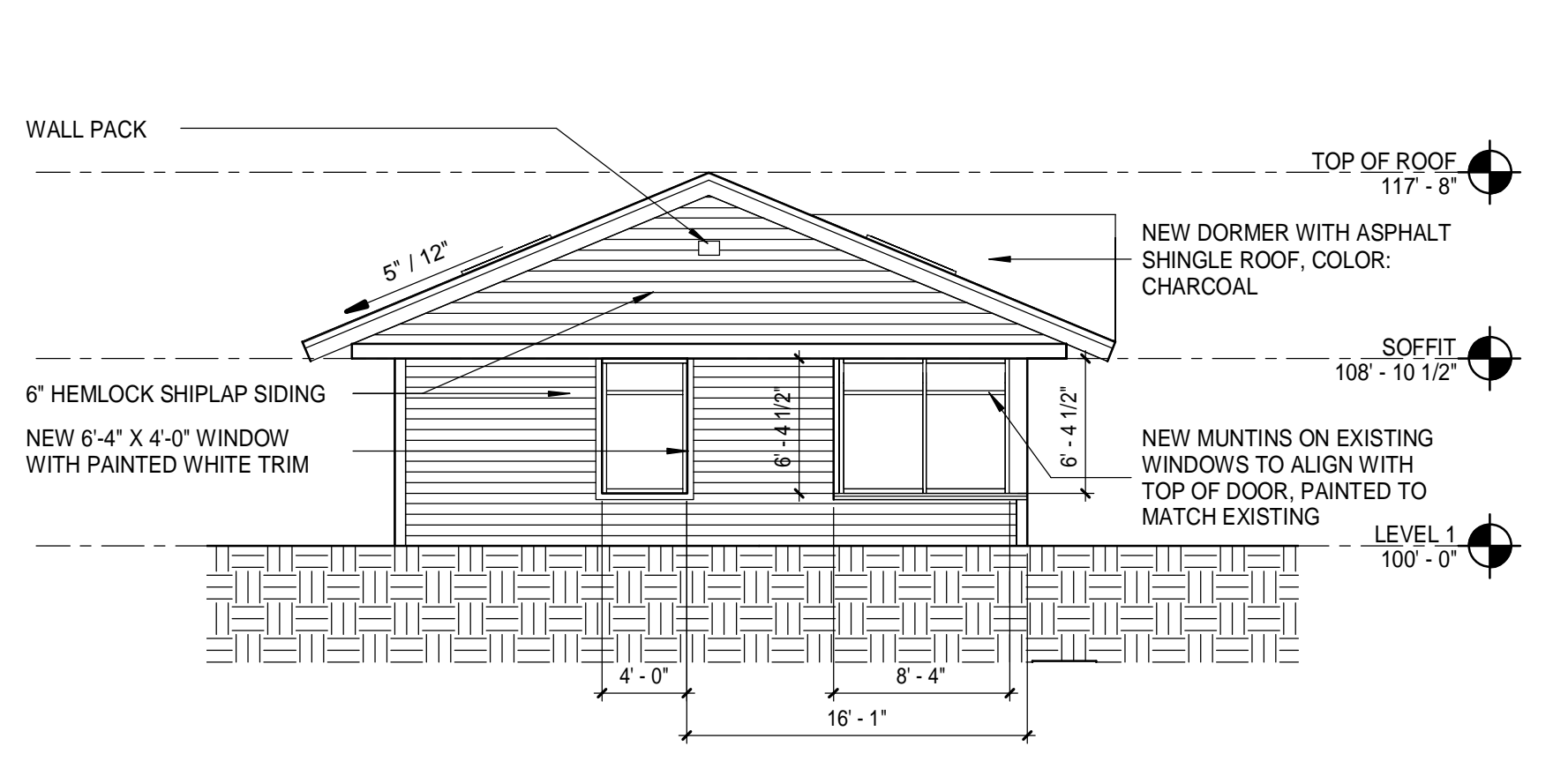
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JOB CAPTAIN: -

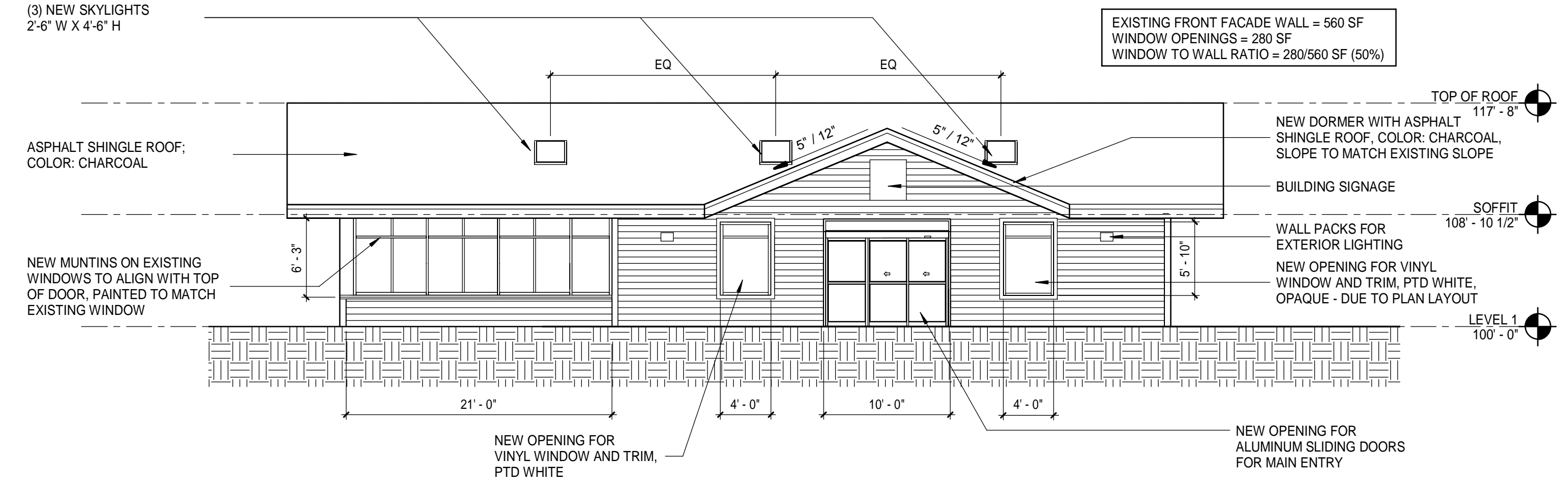
DRAWN BY: Author

AE100
SHEET No.

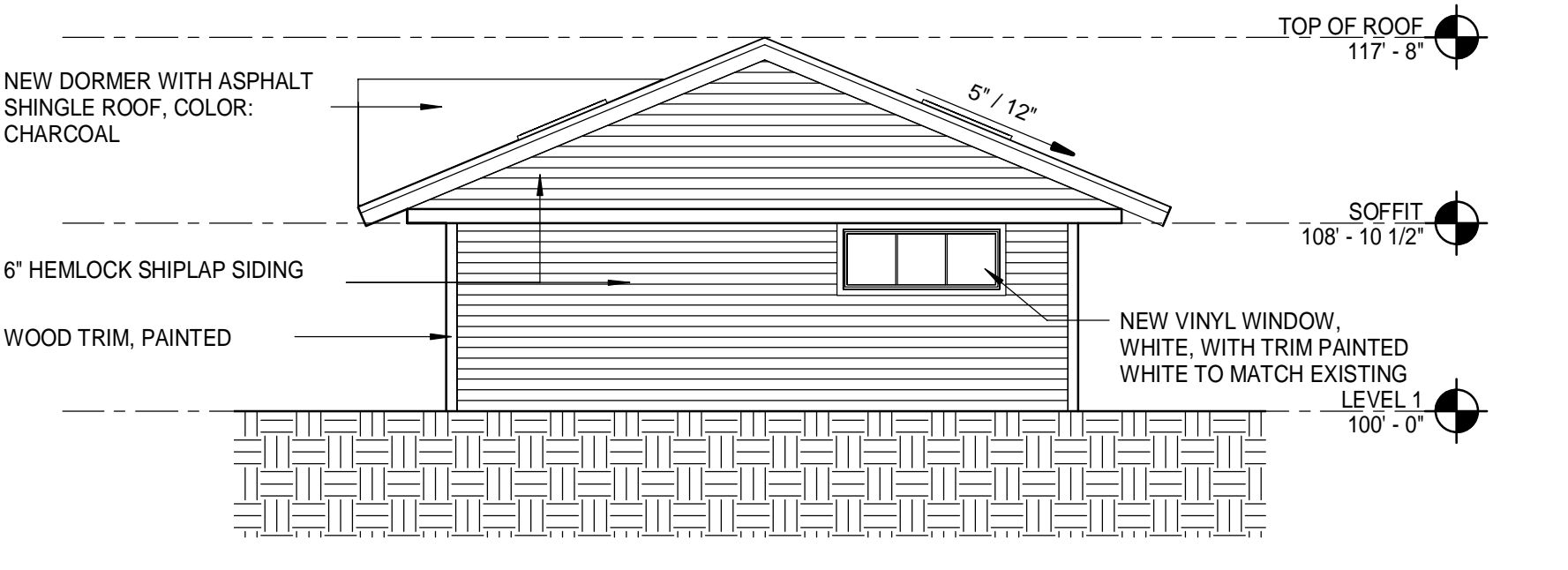
NOT FOR CONSTRUCTION



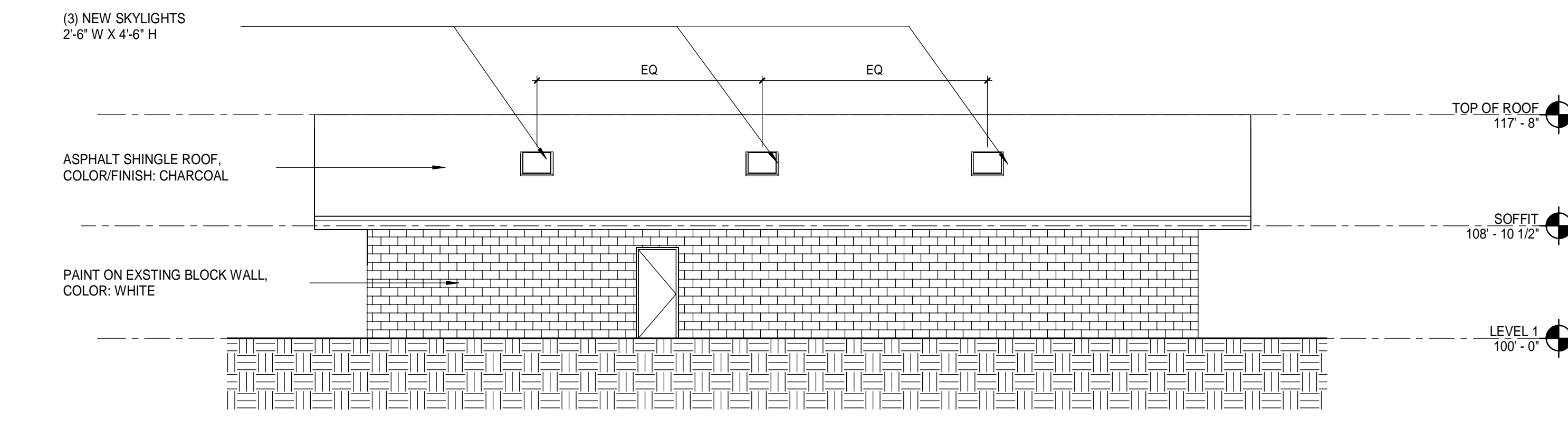
SCOTT DYER RD ELEVATION
1/8" = 1'-0" (J10)



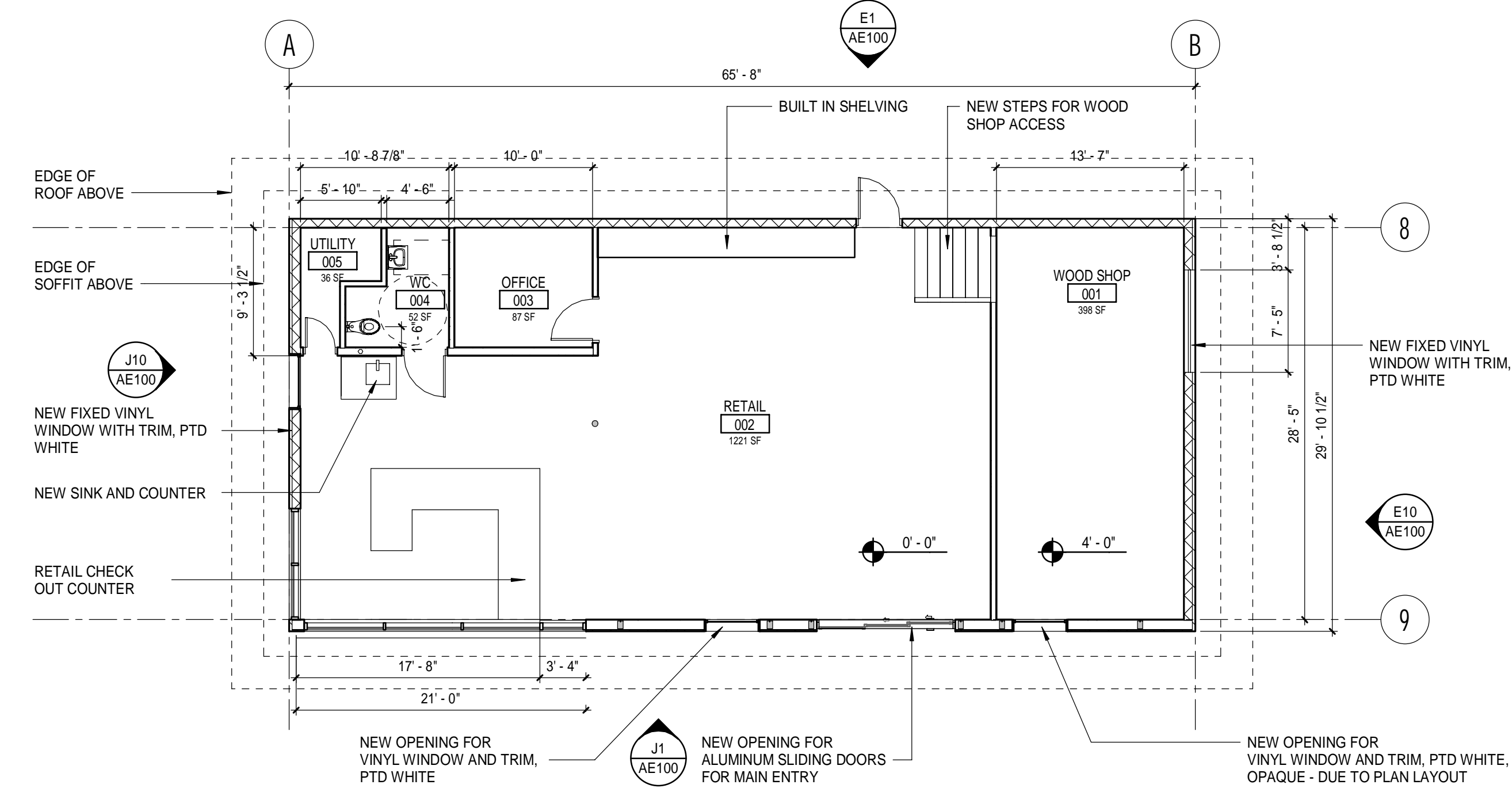
OCEAN HOUSE ROAD ELEVATION
1/8" = 1'-0" (J1)



NORTH ELEVATION
1/8" = 1'-0" (E10)



REAR ELEVATION
1/8" = 1'-0" (E1)



LEVEL 1 FLOOR PLAN
1/8" = 1'-0" (A1)