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Location: St. Michaels, MD Produced by Laura Dye Lang Glen and Elaine Tipton had been looking for some time at homes on Maryland's Eastern Shore, when they came across a property they both knew was "the one." After raising two children, the Baltimore couple was in the market for a weekend home that would allow Elaine to develop her second career in landscape design, while indulging her bird-watching hobby. The couple fell in love with a property on a peninsula overlooking Porter's Creek in the town of St. Michaels, but they were less than thrilled with the house itself. Clad in vinyl siding and with a layout of rather dark rooms, the 15-year-old home had an inward-looking feel that the couple thought did not take advantage of its setting. "The house wasn't exciting, but it was in very good shape," says Elaine. "We were planning to kind of live with it for a while." Their leisurely approach to intended renovations evaporated when their son and his fiancée announced that they would like to have their wedding reception at the house in eight months. An architect with CSD Architects in Baltimore, Glen Tipton worked with colleagues to come up with a design that would open up the house to the water view and make it more inviting for the couple's lifestyle. After considering some extensive changes, the Tiptons opted to leave the three-bedroom home basically intact and add on a 14-by-50-foot great room at the back. "We realized that the house layout as it existed was a good design from which to expand and renovate," explains Glen. The addition gained drama from a new gabled roof that reclaimed little-used attic space for a second-story loft, now used as a home office. "The loft, which once had been a cramped attic with no view, suddenly became a big asset," says Glen. The new scheme also allowed for a new two-story foyer and a more gracious entry at the front of the house. An absolute August wedding deadline meant that construction began during the winter months. So the new gabled roof was built over the existing roof, which was then removed from inside. The process protected both the occupants and the new construction from the elements. Glen and his son handled the demolition. Their sweat-equity investment saved the owners so much that they could afford to purchase all new exterior materials. (They had originally planned to re-clad the house in red-cedar shingles but keep the existing trim.) A curved deck with custom-designed pergola adds the perfect entertaining space near the pool, a very important feature, says Glen, since "the house has become a magnet for friends and family... The original design was so anonymous, it was important to create a style that fit, to make a statement that felt at home in the environment." Everything came together so well that the Tiptons have made the home their primary residence. "We were able to grab that entire view," says Glen. "When you walk into the addition in the morning it's just breathtaking. It sounds corny, but it's a great way to start the day." Can This House Be Saved? Here's how to decide whether you can and should renovate your home or build anew: Assess the condition. It can be impossible or very costly to replace structural elements, such as load-bearing walls. Is there more than meets the eye? Can the existing layout be reworked to your advantage? Nondescript single-story homes can actually be the perfect canvas for all kinds of innovative updates. Do a cost-budget analysis. "In many ways, renovating is just as costly as starting from scratch because of the challenges it can present," says architect Glen Tipton. What compromises are you willing to make to have the exact home you want? This content is created and maintained by a third party, and imported onto this page to help users provide their email addresses. You may be able to find more information about this and similar content at piano.io Sampling Plan Instructions Select the table based upon how sure you want to be about what is observed. For example, if you are reviewing Device History Records of a life supporting device, you may choose to use Table 2 (99% Confidence). You may choose to use Table 1 (95% Confidence) for the review of Device History Records regarding a device with lower risk. Select a sample size. If the population of records to be sampled is small (approximately thirty or less), you may choose to review all of the records. Review the sample of records selected. You can terminate your review of the entire sample if you observe objectionable conditions beyond the number stated in the column header". However, if you do not review all of the records in the sample, you may not report additional information that could be useful in further understanding the potential prevalence of the objectionable condition observed, or you may not recognize whether other objectionable conditions exist. (* If you choose to terminate your review prior to completing the review of the entire sample, in addition to the information contained in instruction 4, report in the Establishment Inspection Report how many records were reviewed prior to your termination of the review.) When objectionable conditions are observed based upon samples chosen using these tables, report in the Establishment Inspection Report: (a) the total number of records included in the population from which the sample was chosen; (b) the table used to select your sample; (c) the row used to select your sample; and, (d) the sample size selected". (* The information requested in instruction 4 must be reported whenever an Official Action Indicated (OAI) endorsement is considered. Reporting this information may not be necessary when Voluntary Action or No Action is indicated. However, caution is advised when using this reporting discretion because Voluntary Action Indicated endorsements are sometimes elevated to Official Action Indicated.) NOTE: A. There are no "acceptable" violations of the Quality System Regulation. All Quality System Regulation violations encountered must be handled appropriately according to current FDA policies and procedures. When using the "1 out of:" and "2 out of:" columns, it does not mean no more than that number of Quality System Regulation violations per the appropriate sample size is acceptable. It will only give you an initial understanding of how prevalent the problem may be. B. When at all possible, all samples should be chosen at random. Table 1 Binomial Staged Sampling Plans Binomial Confidence Levels Table 2 Binomial Staged Sampling Plans Binomial Confidence Levels ucl = Upper Confidence Level CRC Handbook of Probability and Statistics: Second Edition Binomial Sampling may be used when trying to make a decision about an endpoint that only has two potential outcomes (e.g., The device history record is compliant or the device history record is noncompliant). business expansion plan proposal sample pdf. how to write a business expansion proposal. how to write a business expansion plan

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