

BOARD OF ZONING APPEALS



STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	March 15, 2016
PROJECT:	12 Lawrence Street – Variance Request
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Tyler A. Melnick, requests approval from the Board of Zoning Appeals for the following application:

ZONE-2-16-9504. The Applicant requests a Variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.C., to reduce the side setback for the property’s western lot line from 10 feet to 3 feet for the purpose of saving the 21” caliper Southern Magnolia along Lawrence Street. The property, which is identified by Beaufort County Tax Map Number R610 039 00A 0176 0000 at 12 Lawrence Street, is located approximately 175’ east of the intersection of Wharf Street and Lawrence Street, and zoned Neighborhood General-HD.

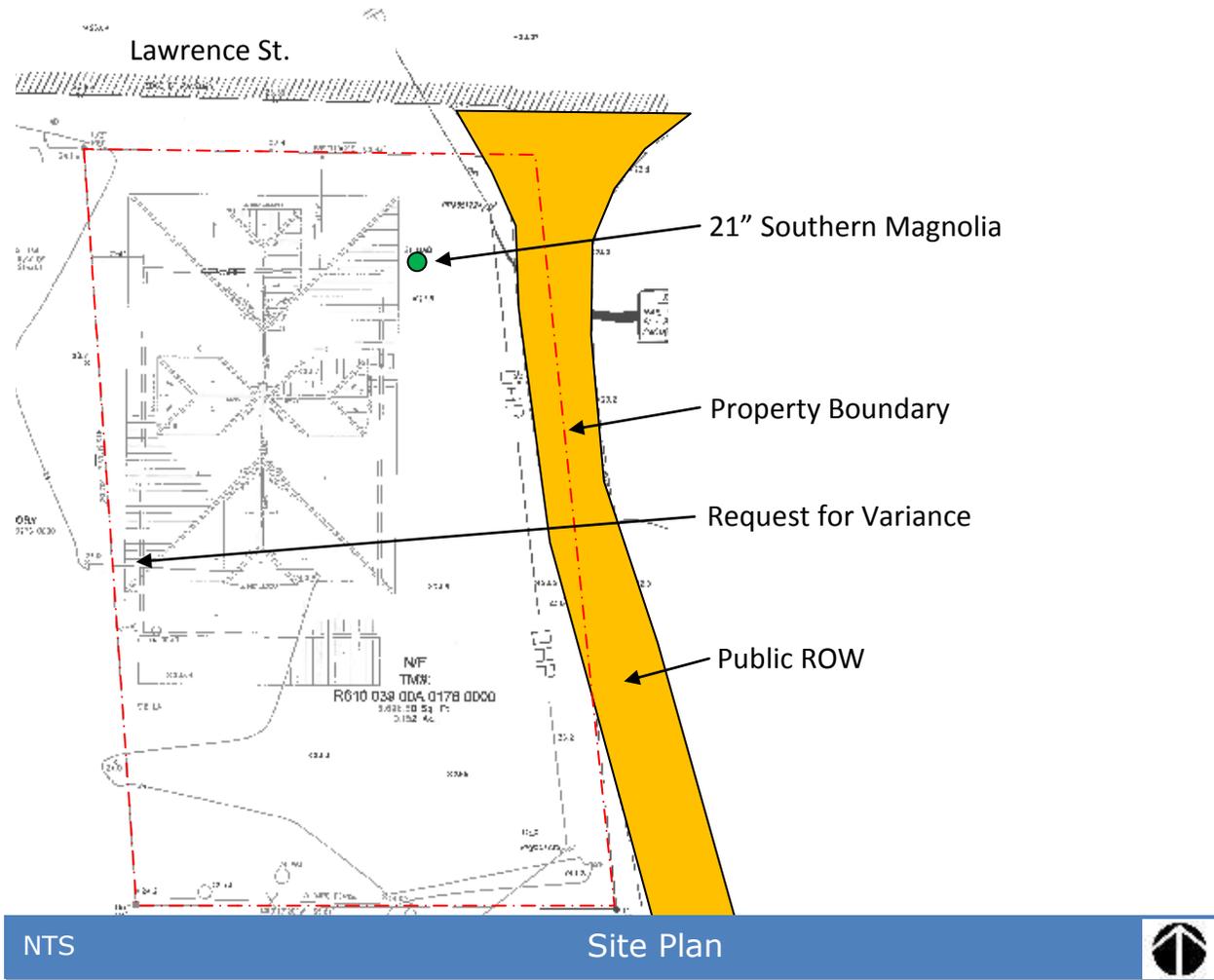


Lot Boundary Map: Bluffton Explorer 

INTRODUCTION: The Applicant is proposing to construct a single family dwelling unit with a footprint of approximately 1,540 square feet on the 0.15 acre lot. The lot has a width of 62 feet and length of 104 feet. It is bounded to the right by a recorded 20’ public right of way which has no clear ownership, and appears to encroach on the northeast corner of the lot. There is also a 21 inch Southern Magnolia tree located along the Lawrence Street frontage of the site approximately

15 feet from the northern property boundary and 18 feet from the eastern property boundary.

A variance is requested in order to construct the proposed building footprint on the property without causing significant damage to the existing 21 inch Southern Magnolia located at the frontage of the lot along Lawrence Street.



BACKGROUND: According to Section 5.15.5.C of the UDO, a side setback applied to an Additional Building Type (which is proposed) in the Neighborhood General-Historic District (NG-HD) must be 10 feet from the side property lines. The side setback standards are designed to provide uniformity in the neighborhood and allow for a certain level of privacy between neighbors. In addition, these standards help provide access for utilities and space for building maintenance.

According to Section 4.2.10 of the UDO, the NG-HD Zoning District is "residential in scale and includes a mixture of residential, non-residential, and civic uses." Further, residential units in the NG-HD Zoning District "are an assortment of single-family homes including bungalows, cottages, village houses, and sideyard houses." The residential scale envisioned in this District helps support moderate-density with limited commercial uses within the Old Town Bluffton Historic District. Additionally, according to 5.15.5.C.1 of the UDO, the NG-HD Zoning District must maintain a predominantly residential character.

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, The Board of Zoning Appeals has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the Unified Development Ordinance. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.7.3.A. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

2. Section 3.7.3.B.1. Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all of the following standards are met.

- A. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Finding. The PIQ contains several constraints that limit the ability to place a single family structure on the lot including a 21" Southern Magnolia tree located within 16 feet of the northern property boundary and 18 feet from the east property boundary. The other constraints are related to the geometry of the property and the requirement of UDO Section 5.15.5.F.5.a. requiring that "the front principal façade of all buildings must be built parallel to the street that it faces." Due to the diagonal property lines, this limits the options available for the ultimate placement for the location of the dwelling. The proposed dwelling is placed along the western property boundary to reduce the impact on the Southern Magnolia tree causing the least impact on it. (See Attachment 1 – Arborist Report)

- B. Section 3.7.3.B.1.b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district.

Finding – The PIQ is on the narrower side of front lot widths as compared to the average lot width for the neighborhood. There are 26 existing lots with access along Lawrence Street. Some of these are

flag lots with very narrow access points along Lawrence that open up to a larger lot in the rear. The average lot width for the neighboring lots varies greatly with some having as much as 200 feet of frontage and others slightly narrower than the PIQ at about 50 feet of frontage. The PIQ has a lot width of 62 feet which is smaller than the average lot width for the neighborhood. In addition, the majority of the vacant lots in the neighborhood do not have a significant tree within the first quarter area of the property limiting the placement of a dwelling. Due to the shallow nature of the lot, if the placement was revised to move the footprint behind the tree, it would likely require a variance from the rear setback. The reduced lot width and depth and unique constraints of the property do not apply to other property within the vicinity of the PIQ.

- C. Section 3.7.3.B.1.c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district.

Finding. The applicant has attempted to limit the size of the dwelling by proposing a narrow building width at 32'-0" with a 1-1/2 story hipped roof that allows for the crown of the tree to fit alongside and above the building. The existing lot conditions create a circumstance that unreasonably restricts the utilization of the property when compared to the attributes of other lots in the zoning district which would not require a similar variance. The applicant indicates that a variance, in this instance, balances the value of saving a significant existing tree while working with a small lot width.

- D. Section 3.7.3.B.1.d. The need for the Variance is not the result of the Applicant's own actions.

Finding. The need for the Variance for the reduction in a side setback is the result of the reduced lot width, which was subdivided prior to the applicant owning the lot, combined with the onsite constraints including the adjacent public right-of-way and the existing significant tree and not the result of the Applicant's own actions.

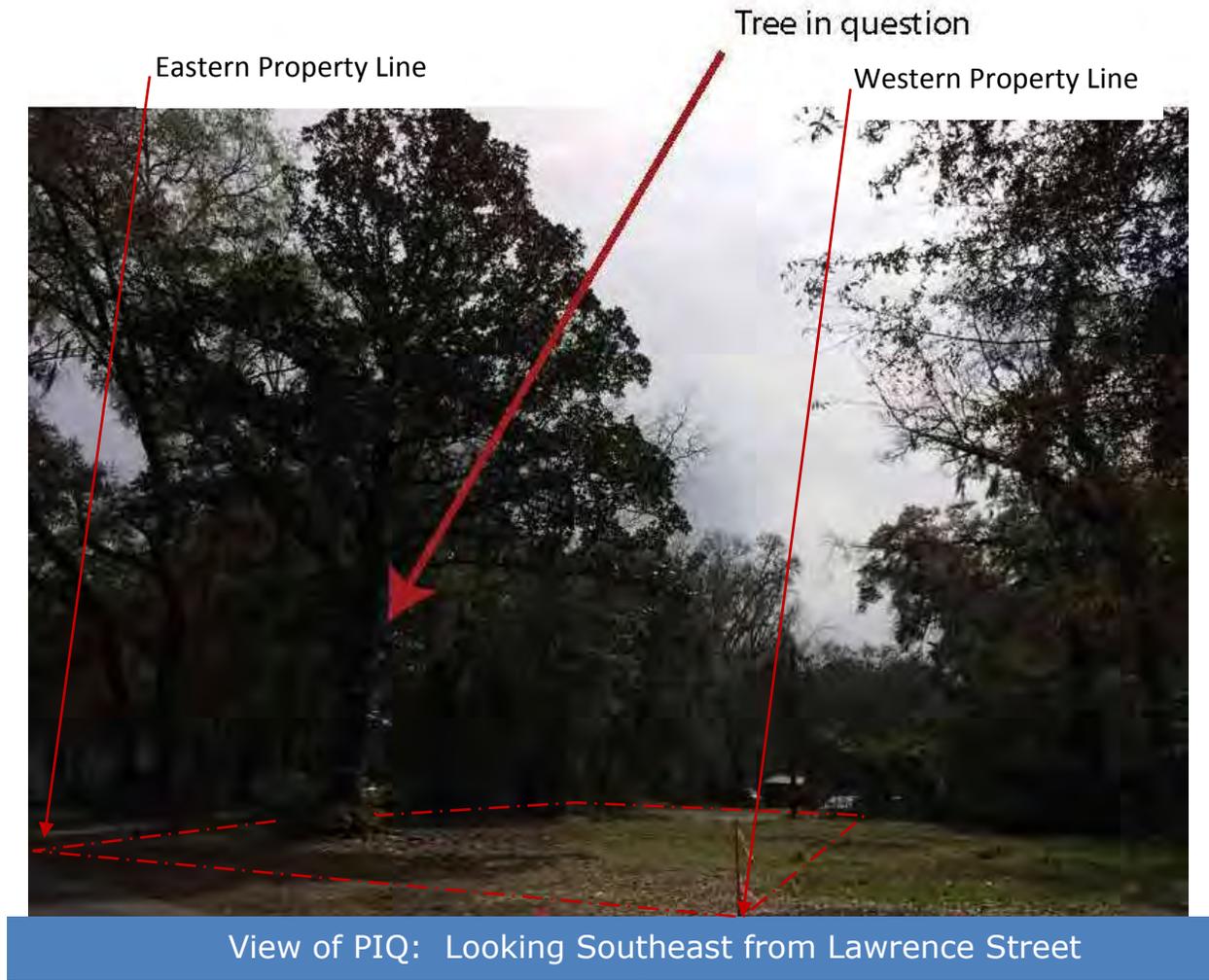
- E. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance.

Finding. The NG-HD zone is purposed to be primarily residential in nature and the Future Land Use Map envisions this area for Mixed Use which describes future uses in the following manner:

"The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a

compact urban form. This category can include medium intensity commercial and variety residential uses.”

The authorization of the requested Variance does not create a substantial departure from the goals and purposes of the Zoning District or Comprehensive Plan because the proposed use and building scale meet the intent of the guiding planning documents and promotes the retention of the existing tree canopy.



- F. Section 3.7.3.B.1.f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance.

Finding. The scale of the proposed dwelling unit is consistent with the existing and intended character of the Historic District. The location of the dwelling 3 feet from the side lot line would not substantially impair the adequacy of light and air for the neighboring property to

the west side of the PIQ as any structure proposed would also be required to be perpendicular to the right of way thus maintaining approximately 10' of distance from a neighboring structure. The 3 foot setback also provides adequate space for the maintenance of the proposed dwelling unit.

- G. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Finding. The reason for the Variance is to allow the reasonable use of the property given its existing lot width and the location of existing constraints including a significant tree and the existing geometry of the lot.

CRITERIA REVIEW: The Board of Zoning Appeals must find that the requirements for approval of a Variance as set forth in Section 3.7.3 of the UDO have been met to approve the application for Variance to reduce the side setback for the property's southern lot line from 10 feet to 3 feet.

ATTACHMENTS:

1. Application
2. Plans
3. Public Hearing Newspaper Advertisement



TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Tyer A. Melnick		Name: Tyler A. Melnick	
Phone: 8435050251		Phone: 8435050251	
Mailing Address: 14 Halsey Cir., Bluffton, SC 29910		Mailing Address: 14 Halsey Cir., Bluffton, SC 29910	
E-mail: tmelnick@fingerlaw.com		E-mail: tmelnick@fingerlaw.com	
Town Business License # (if applicable): n/a			
Project Information			
Project Name: 12 Lawrence		<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
Project Location: 12 Lawrence St., Bluffton, SC		<input type="checkbox"/> Administrative Appeal	
Zoning District: NG-HD		Acreage: 0.152	
Tax Map Number(s): R610-039-00A-0176-0000			
Project Description: Construction of a single family residence for personal/family use as a primary residence.			
Request: Approve a side setback requirement of 3.0' from the western boundary line for the sole purpose of saving a 21" caliper Southern Magnolia tree along Lawrence Street.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/8/16	
Applicant Signature: 		Date: 2/8/16	
For Office Use			
Application Number: ZONE-02-16-9504		Date Received: 2/9/16	
Received By: KP		Date Approved:	

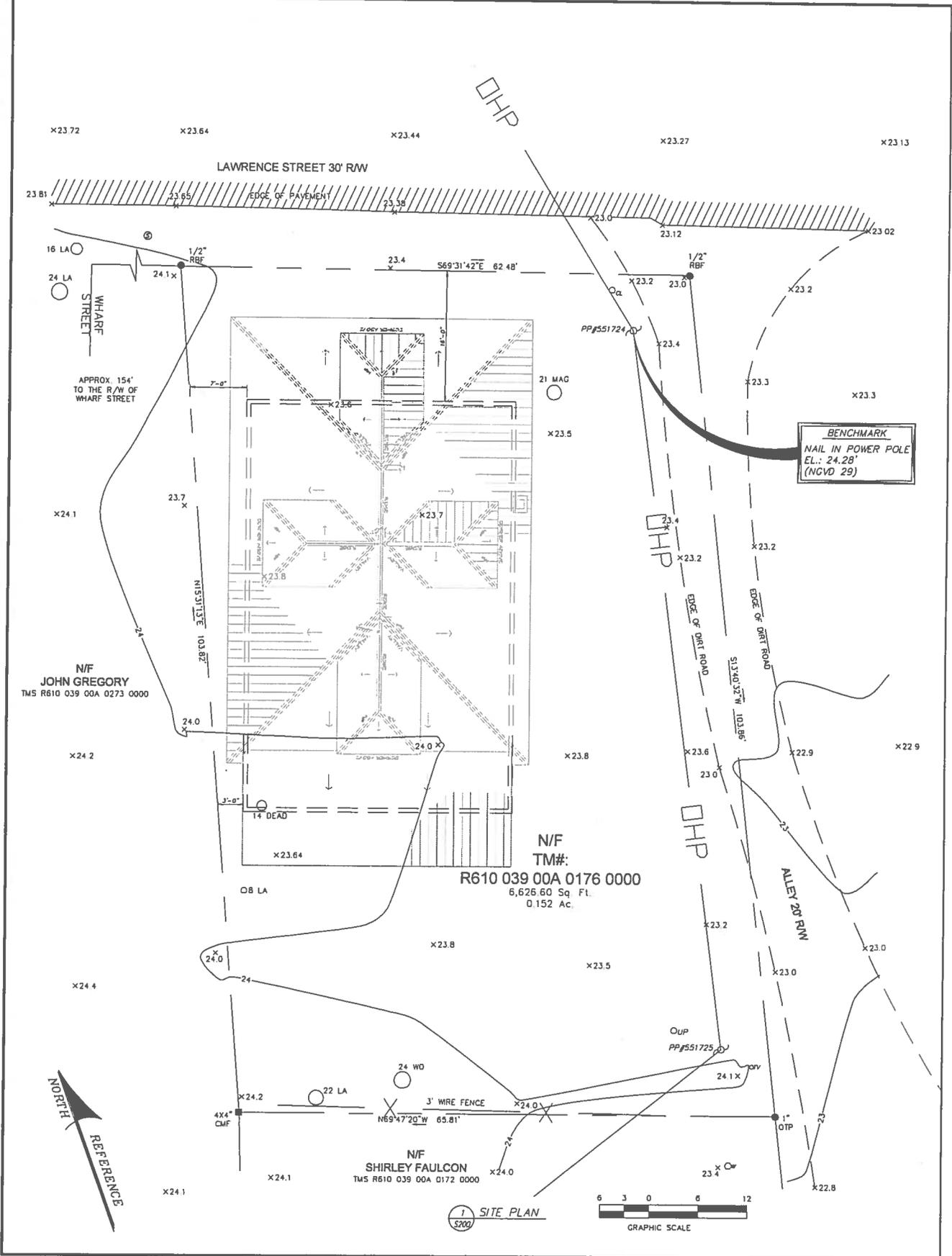


**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION
PROCESS NARRATIVE**

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Board of Zoning Appeals Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the Board of Zoning Appeals Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Board of Zoning Appeals Application is complete, it shall be forwarded to the Board of Zoning Appeals (BZA).	
Step 4. Board of Zoning Appeals Meeting & Public Hearing	Applicant, Staff & Board of Zoning Appeals
The Board of Zoning Appeals (BZA) shall hold a Public Hearing and review the application for compliance with the criteria and provisions in the UDO. The BZA may issue an order of approval, approval with conditions, or denial of the application.	
Step 5. Issue Order on Variance, Special Exception, or UDO Administrator Appeal	Staff & Board of Zoning Appeals
The BZA shall issue an order within 30 days of action on a Variance, Special Exception, or an UDO Administrator Appeal.	

6:54A-ACIVE JOB FILE:19611918-1038 MELNICK RESIDENCE LUG-DRAWING STRUCTURAL 125-0038 MELNICK RESIDENCE SITE PLAN DWG 1/16/2016 8:43 AM



<p>S200</p> <p>DATE: 1/16/2016 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: AS SHOWN PROJECT: MELNICK RESIDENCE</p>	<p>MELNICK RESIDENCE 12 LAWRENCE STREET BLUFFTON, SC</p> <p>SITE PLAN</p>	<p>PREPARED BY Cranston Engineering Group, P.C. ENGINEERS - PLANNERS - SURVEYORS</p> <p>14 Watney Park Way, Ste. 200 Bluffton, South Carolina 29910 TELEPHONE: 843 814 4181 FACSIMILE: 843 814 4182 info@cranstonengineering.com</p>																																	
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Project Narrative

Property Location: 12 Lawrence Street, Bluffton

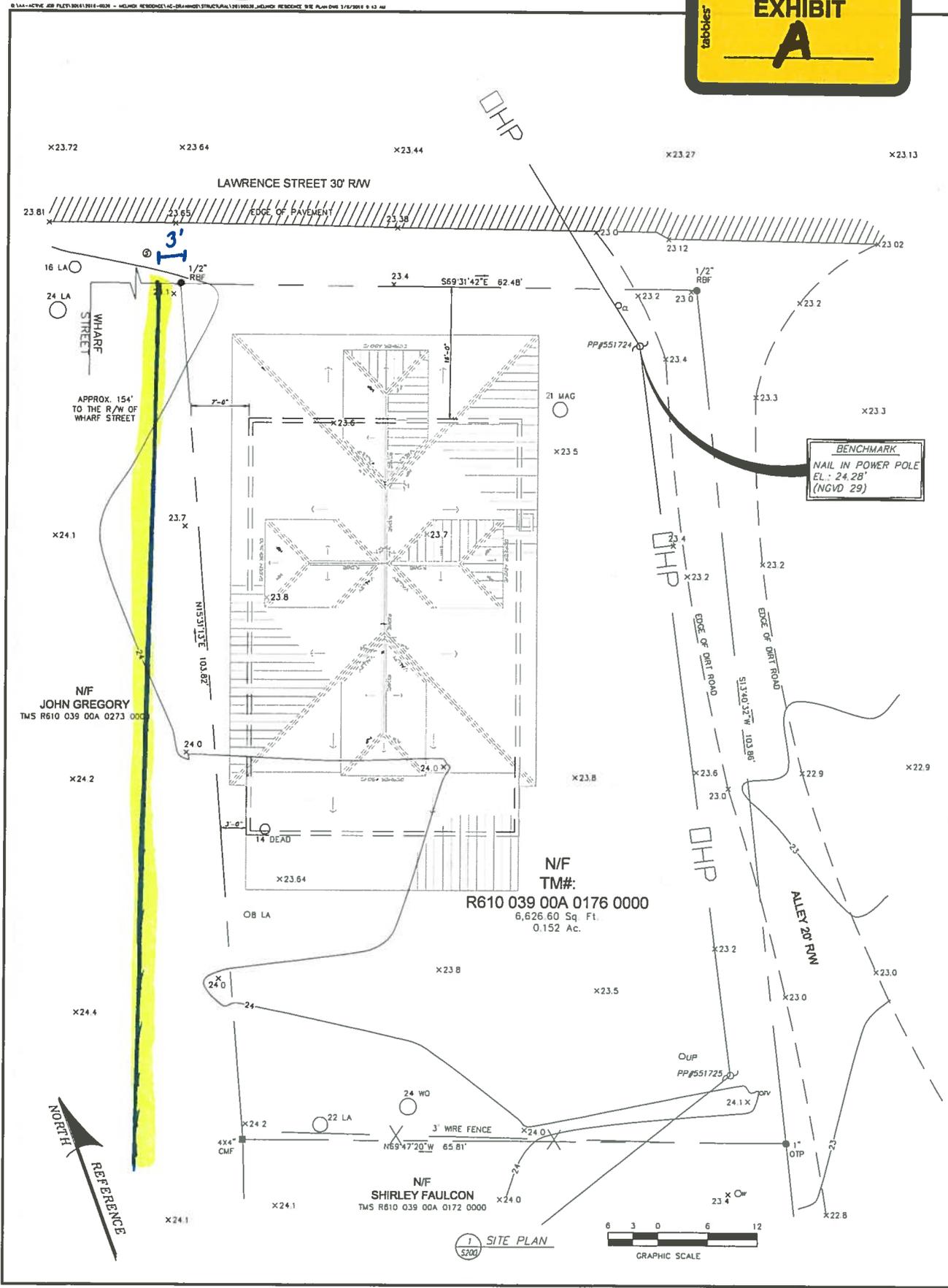
Zoning District: NG-HD

Narrative:

Tyler & Kristin Melnick would like to build a single family home at 12 Lawrence Street. In going through the process of gaining the approval of the Historical Preservation Review Committee, it became apparent that a large magnolia tree would be subject to removal with the setbacks required by the Uniform Development Ordinance ("UDO"). After a meeting with the Historical Preservation Review Subcommittee, the idea was suggested that the approval of the Board of Zoning Appeals would be necessary to situate the residence in such a way that the old growth (21" caliper) Southern Magnolia tree could be saved and continue to beautify Lawrence Street with its canopy.

This appeal is to minimize the setback requirement on the western boundary of the property to accommodate saving this older tree. The impact of allowing such a variance from the UDO is minimized due to the odd shape of the boundary between 12 Lawrence and the adjoining lot. As you can see in the highlighted portion of exhibit "A," any building of a structure on the adjoining lot would have to be perpendicular to the street. Given the angle of the property line, and even assuming an identical 3' setback from the front of the property line, the adjoining property line would be sufficiently distant (approximately 15') from the 12 Lawrence primary residence as to be aesthetically pleasing and likely comply with the UDO.

An arborists report has been made to confirm that if the residence at 12 Lawrence is built at the location the site plan has called for, the Magnolia tree at issue would remain unharmed and continue to thrive, thus preserving the streetscape that is currently present at the western end of Lawrence Street. I have attached a copy to this narrative as Exhibit "B."



DATE	BY	APP'D
2017-09-29	BY	

MELNICK RESIDENCE
12 LAWRENCE STREET
BLUFFTON, SC

SITE PLAN

REV	DATE	DESCRIPTION

PREPARED BY
Cranston Engineering Group, P.C.
 ENGINEERS - PLANNERS - SURVEYORS

14 Wainwright Park Way, Ste. 200
 Bluffton, South Carolina 29910
 TELEPHONE 843 810 2881
 FACSIMILE 843 810 2882
 www.cranstoneng.com

S200



February 4, 2016

12 Lawrence Street
Bluffton, SC 29910

RE: Tree Inspection & Analysis

Arborist Report

This report represents the results of the tree inspection at 12 Lawrence Street. International Society of Arboriculture (ISA) Certified Arborist, Adam Congrove, surveyed the site.

Assignment Scope of Work:

Only the subject trees listed below were evaluated.

Location and Identification of the Tree(s) Assessed:

1) LEFT FRONT CORNER of the lot: 1 – 21" Magnolia

Level of Inspection:

Limited visual inspection

Targets, Potential Consequences of Failure:

Failure of the subject trees could result in an impact on the future home or any of the known or future targets.

Site Factors Considered:

N/A

Tree Conditions:

1) *Tree is in good health. Tree will likely survive the construction of the new home if it is built above the grade.*

Risk Assessment and Conclusion:

The likelihood of failure in the subject tree is considered 'improbable'. The likelihood of failure striking the already known and future targets is 'unlikely' therefore the level of risk is 'low'.

ArborNature Llc

PO Box 22268 • Hilton Head, SC 29925
(843) 681-2726 • Info@ArborNature.com

**Likelihood of Failure Key**

Improbable – The tree or branch is unlikely to fail even under severe weather conditions.

Possible – Failure could occur, but it is unlikely during normal weather conditions.

Probable – Failure could occur under normal weather conditions in the area.

Imminent – Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load.

Options and/or Recommendations for Mitigation:

N/A

Residual Risk Information:

N/A

Recommendations for Reassessment:

N/A

Limitations of the Assessment:

Tree risk assessment considers known targets and visible or detectable tree conditions, and it represents the condition of the tree at the time of inspection. Only the tree specified in the scope of work was assessed, and the assessment was performed within the limitations specified.

Sincerely,

Adam Congrove

Certified Arborist #SO-5940A

ArborNature Llc

PO Box 22268 • Hilton Head, SC 29925

(843) 681-2726 • Info@ArborNature.com

OUR TOWN PLANS

27 AIKEN STREET



SECTION / DETAIL		ELEVATION			
	RIGID INSULATION		STEEL		SCREEN
	BATT INSULATION		CONCRETE		BRICK
	PLYWOOD		BRICK		GLASS
	TILE		C.M.U.		STUCCO
	EARTH		MORTAR / STUCCO		STONE
	WOOD FRAMING		GRAVEL		SHAKE SHINGLES
	FINISH WOOD		WOOD BLOCKING		ARCH. SHINGLES

INDEX TO DRAWINGS			
A0.01	SPECIFICATIONS	A3.04	WALL SECTION & DETAILS
A0.02	SPECIFICATIONS	A3.05	WALL SECTION & DETAILS
A0.03	SPECIFICATIONS	A3.06	CHIMNEY DETAIL
A1.01	FIRST & SECOND FLOOR PLANS	A5.01	DOOR TYPES & SCHEDULE
A1.02	ROOF PLAN	A5.02	WINDOW & SHUTTER TYPES & DETAILS
A2.01	EXTERIOR ELEVATIONS	A6.01	ELECTRICAL PLANS
A2.02	EXTERIOR ELEVATIONS	A7.01	FOUNDATION & FIRST FLOOR FRAMING PLANS
A3.01	BUILDING SECTIONS	A7.02	SECOND FLOOR & LOWER ROOF FRAMING PLANS
A3.02	PORCH & WALL SECTIONS	A7.03	UPPER ROOF FRAMING PLAN & FOUNDATION DETAILS
A3.03	WALL SECTION & DETAILS		

SQUARE FOOTAGE			
FIRST FLOOR	1,541 S.F.	FRONT PORCH	312 S.F.
SECOND FLOOR	692 S.F.	REAR STOOP & STORAGE	44 S.F.
TOTAL	2,233 S.F.	TOTAL	356 S.F.
TOTAL SQUARE FOOTAGE			
2,589 S.F.			

SYMBOL KEY

<p>BUILDING SECTION CALLOUT</p>	<p>DETAIL CALLOUT</p>	<p>DOOR CALLOUT DOOR SIZE OR CORRESPONDING DOOR NO. ON DOOR SCHEDULE</p>	<p>INTERIOR ELEVATION CALLOUT</p>	<p>SHUTTER CALLOUT</p>
<p>WALL SECTION CALLOUT</p>	<p>WINDOW CALLOUT SASH SIZE OR CORRESPONDING WINDOW TYPE ON WINDOW SCHEDULE</p>	<p>ROOM LABEL CORRESPONDS TO ROOM NO. ON FINISH SCHEDULE</p>	<p>ELEVATION CALLOUT</p>	

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Before construction begins, the purchaser or contractor should verify the design with a local engineer. The purchaser assumes all risks associated with adapting the plan to local site conditions, design needs and building codes. Neither Southern Living nor the Architect of this plan may be held responsible for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in the construction.

DISCLAIMER OF WARRANTIES
ARCHITECT STRIVES TO PROVIDE PLANS WITH THE HIGHEST LEVELS OF DESIGN QUALITY AND THOROUGHLY DETAILED CONSTRUCTION DOCUMENTS. HOWEVER, DUE TO THE UNIQUENESS OF EACH BUILDING SITE AND VARYING REGIONAL CONDITIONS, ARCHITECT CANNOT ASSUME LIABILITY FOR STRUCTURAL MATTERS OR COMPLIANCE WITH LOCAL BUILDING CODES AND STANDARD BUILDING PRACTICES AS WELL AS ZONING REQUIREMENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, THE ARCHITECT DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ANY MODIFICATIONS OF THE PLAN VOIDS ANY WARRANTIES EXPRESS OR IMPLIED.

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GENERAL NOTES:

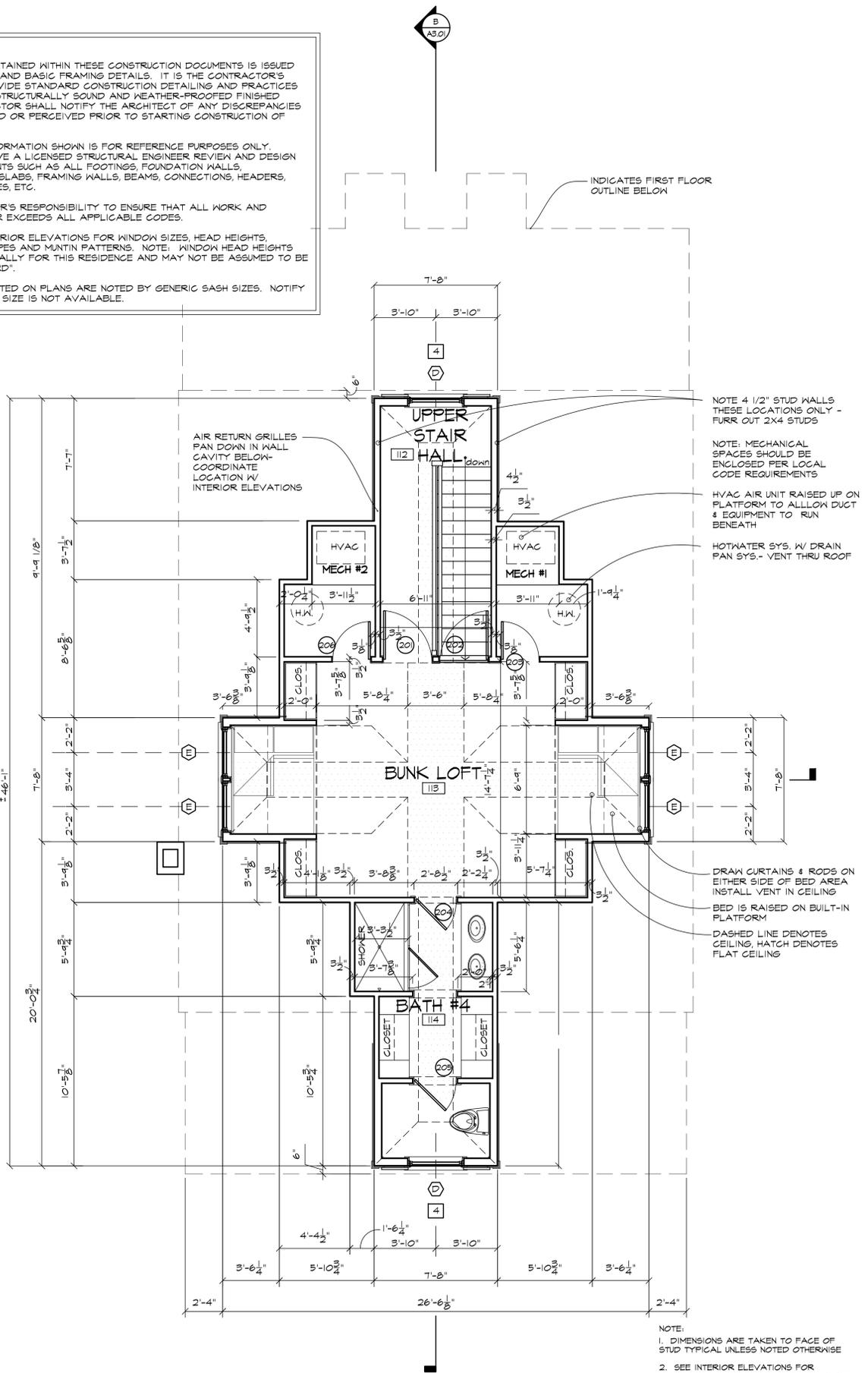
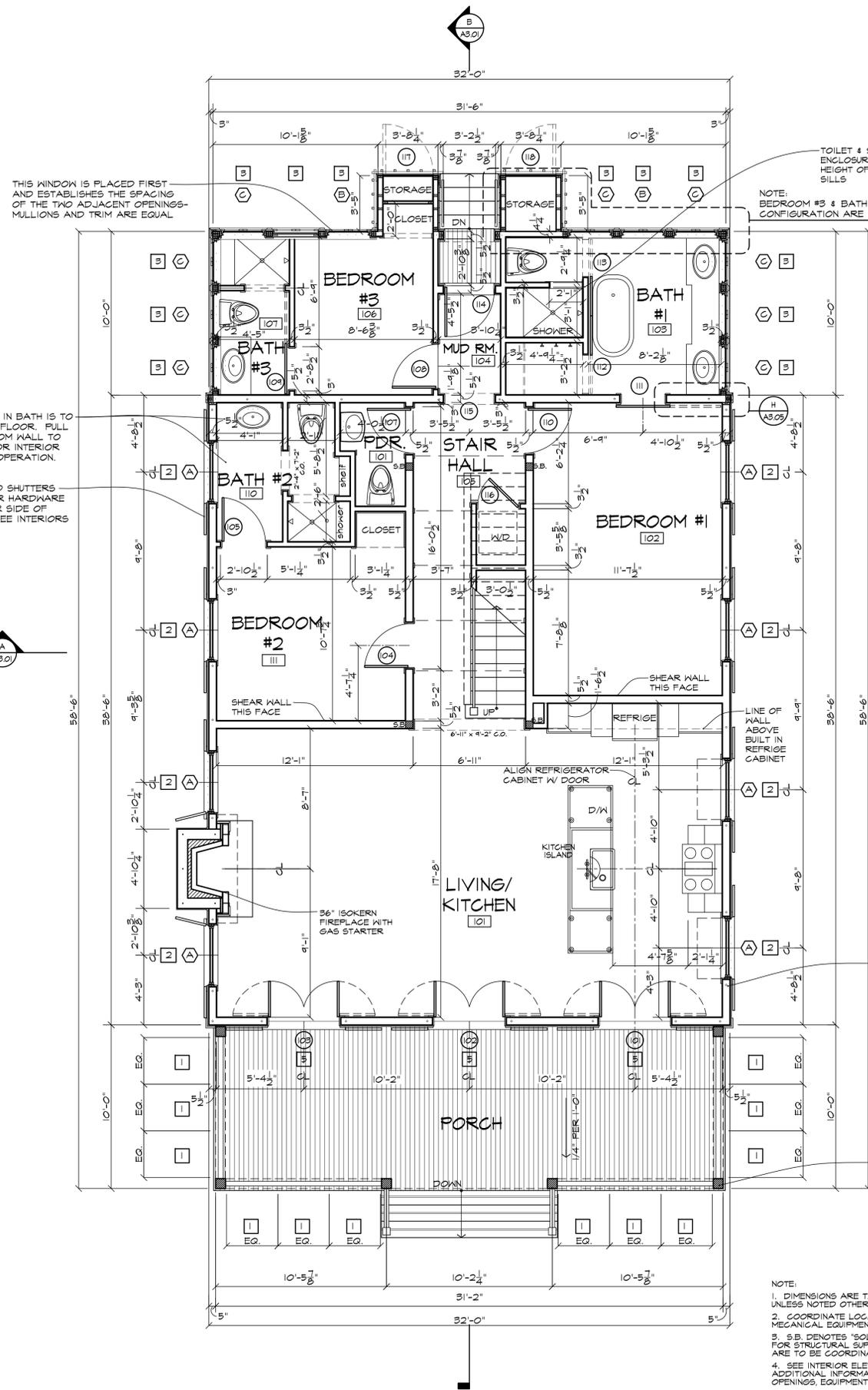
1. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILS AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.
2. ALL STRUCTURAL INFORMATION SHOWN IS FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FOOTINGS, FOUNDATION WALLS, REINFORCED CONCRETE SLABS, FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS, RAFTERS, TRUSSES, ETC.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES.
4. SEE PLANS AND EXTERIOR ELEVATIONS FOR WINDOW SIZES, HEAD HEIGHTS, ALIGNMENTS, WINDOW TYPES AND MUNTIN PATTERNS. NOTE: WINDOW HEAD HEIGHTS ARE DESIGNED SPECIFICALLY FOR THIS RESIDENCE AND MAY NOT BE ASSUMED TO BE ANY "INDUSTRY STANDARD".
5. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY GENERIC SASH SIZES. NOTIFY ARCHITECT IF SPECIFIED SIZE IS NOT AVAILABLE.

GENERAL NOTE:
PROVIDE FULL SOLID STUD BEARING UNDER ALL BEAM BEARINGS POINTS TO SOLID FOUNDATION CONDITION BELOW.

DENOTES LOCATION OF STRUCTURAL TIE-DOWN ANCHORS 5/8" FROM BOTTOM OF HEADER BEAM TO FIRST FLOOR TOP PLATES- COORDINATE LOCATION W/ MANUFACTURERS RECOMMENDATIONS & CODE REQUIREMENTS

NOTE:

1. DIMENSIONS ARE TAKEN TO FACE OF STUD TYPICAL UNLESS NOTED OTHERWISE
2. COORDINATE LOCATION OF HVAC & MECHANICAL EQUIPMENT W/ OWNER
3. S.B. DENOTES "SOLID BLOCKING" IN WALL CAVITY FOR STRUCTURAL SUPPORT- LOCATIONS ARE TO BE COORDINATED W/ OTHER PLANS ETC.
4. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING DOORS & OPENINGS, EQUIPMENT & ETC.
5. SHEAR WALL IS TO BE 1/2" CD PLYWOOD, NAIL 4" O.C. ● PERIMETER & 6" O.C. ● FIELD W/ 8D COMMON NAILS



A FIRST FLOOR PLAN

B SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

27 AIKEN STREET

A1.01
FIRST & SECOND FLOOR PLANS

DRAWN: 10/12/05 DRAWN BY: JWR
RELEASES:

OUR TOWN PLANS

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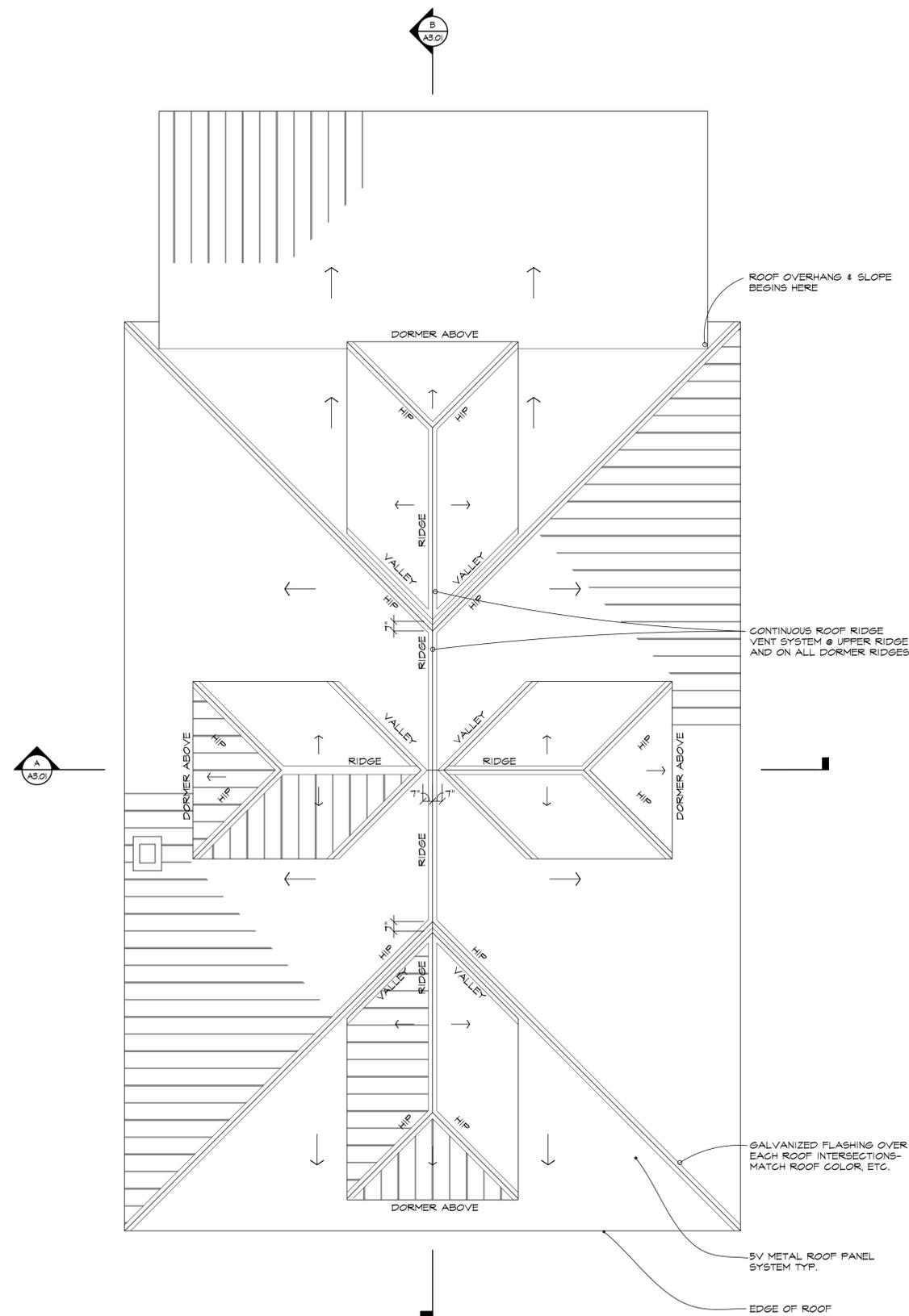
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DRAWN: 10/12/05 DRAWN BY: JWR

RELEASES:

GENERAL NOTES:

1. ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW, I.E. NO VENTS ALLOWED ON FRONT ROOF AREA OR VISIBLE FROM CORNER STREETS OR OUTDOOR LIVING AREA. ALL METAL AND PVC VENTS AND PENETRATIONS SHALL BE PROPERLY PRIMED AND PAINTED TO BLEND INTO THE ROOF COLOR.



A ROOF PLAN

SCALE 1/4" = 1'-0"

27 AIKEN STREET

A1.02

ROOF PLAN

OUR TOWN PLANS

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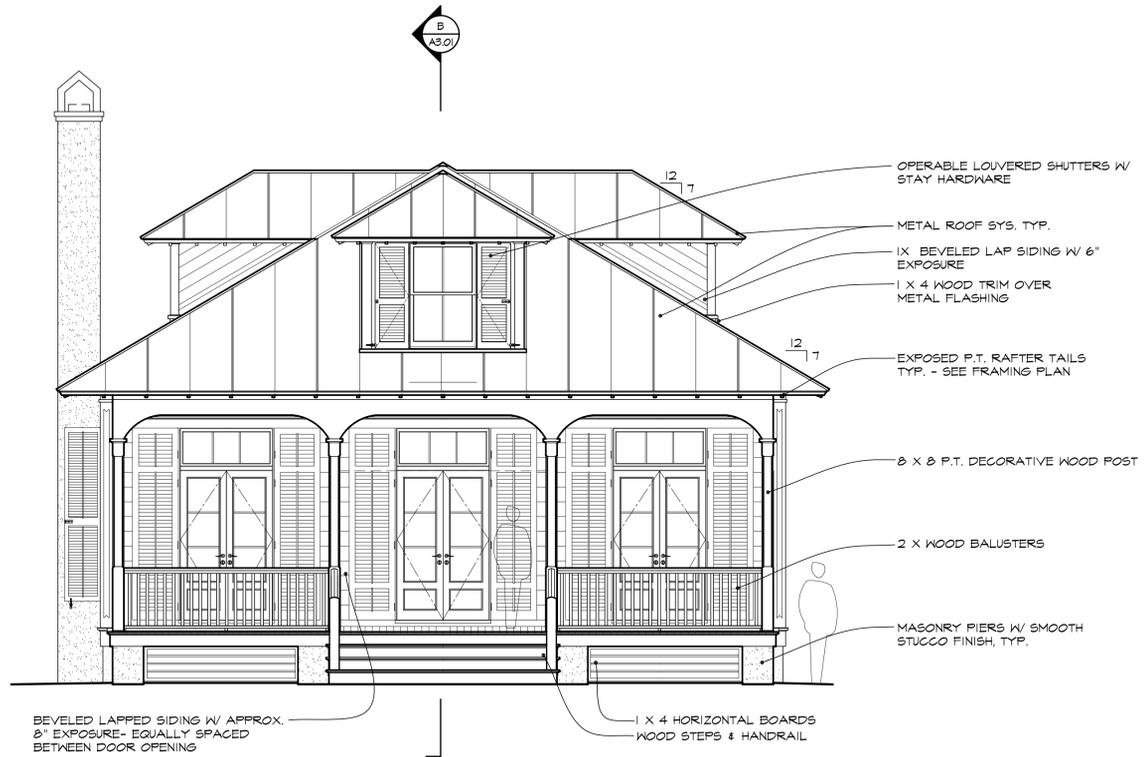
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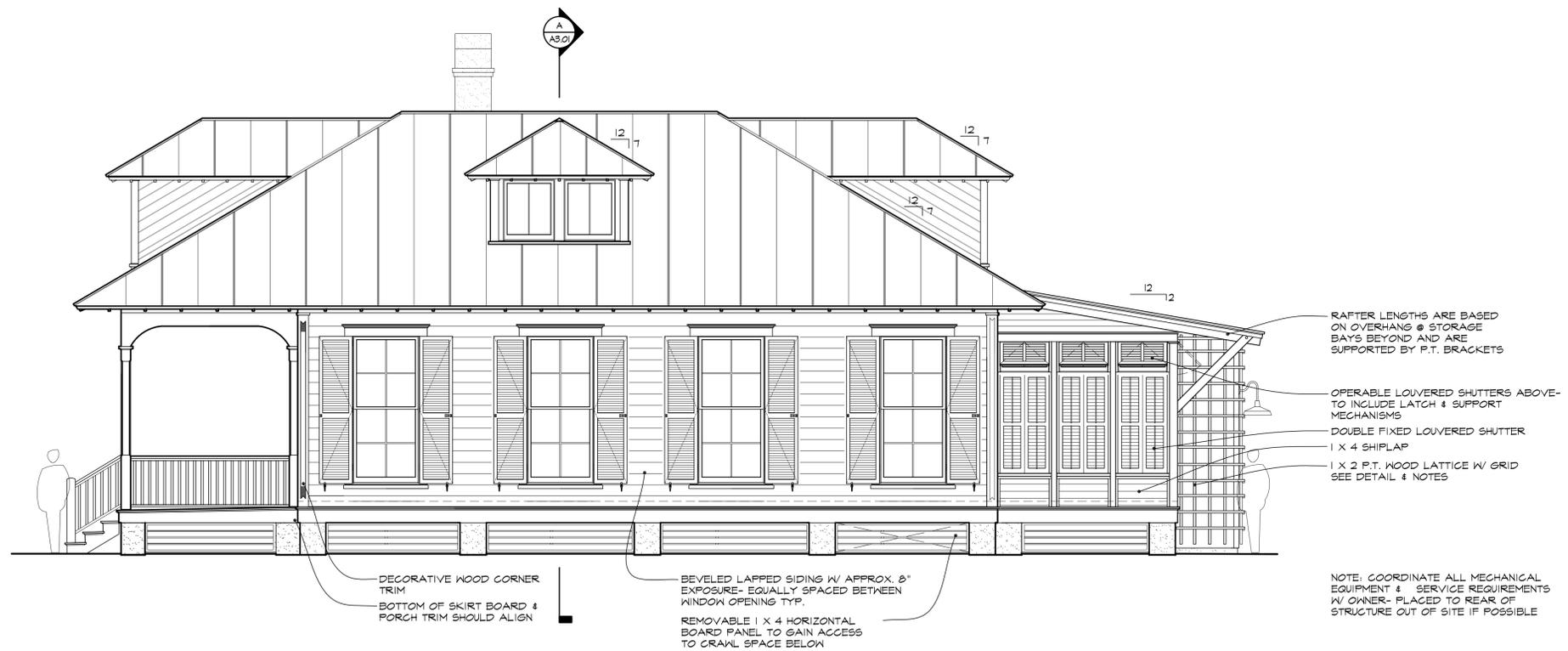
DRAWN: 10/12/05 DRAWN BY: JWR

RELEASES:



A FRONT ELEVATION

SCALE 1/4" = 1'-0"



B RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

27 AIKEN STREET

A2.01

EXTERIOR ELEVATIONS

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A REAR ELEVATION

SCALE 1/4" = 1'-0"



B LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

27 AIKEN STREET

A2.02

EXTERIOR ELEVATIONS

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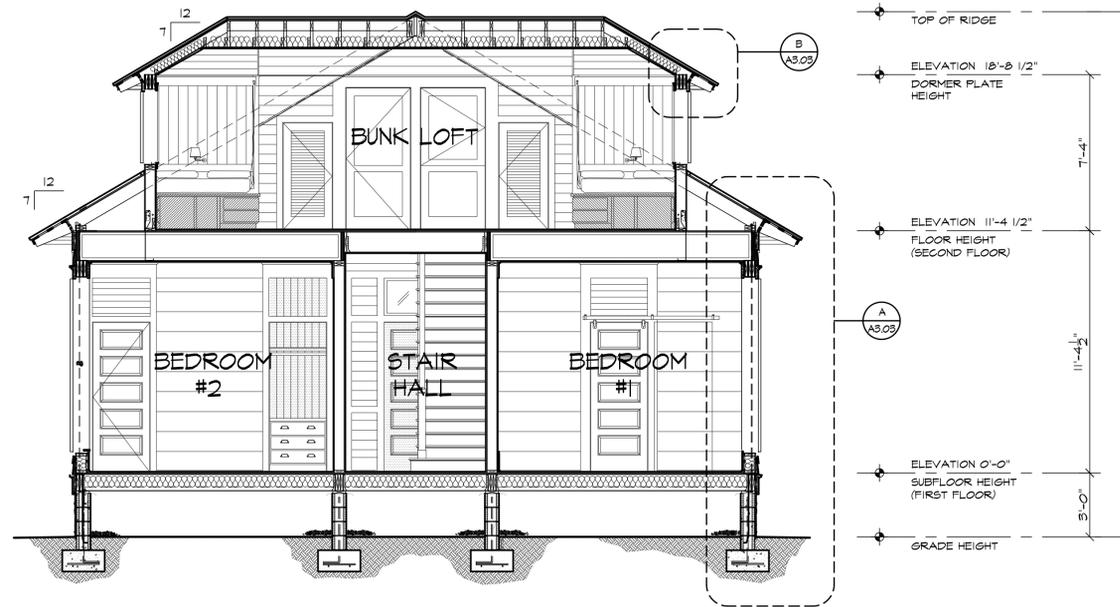
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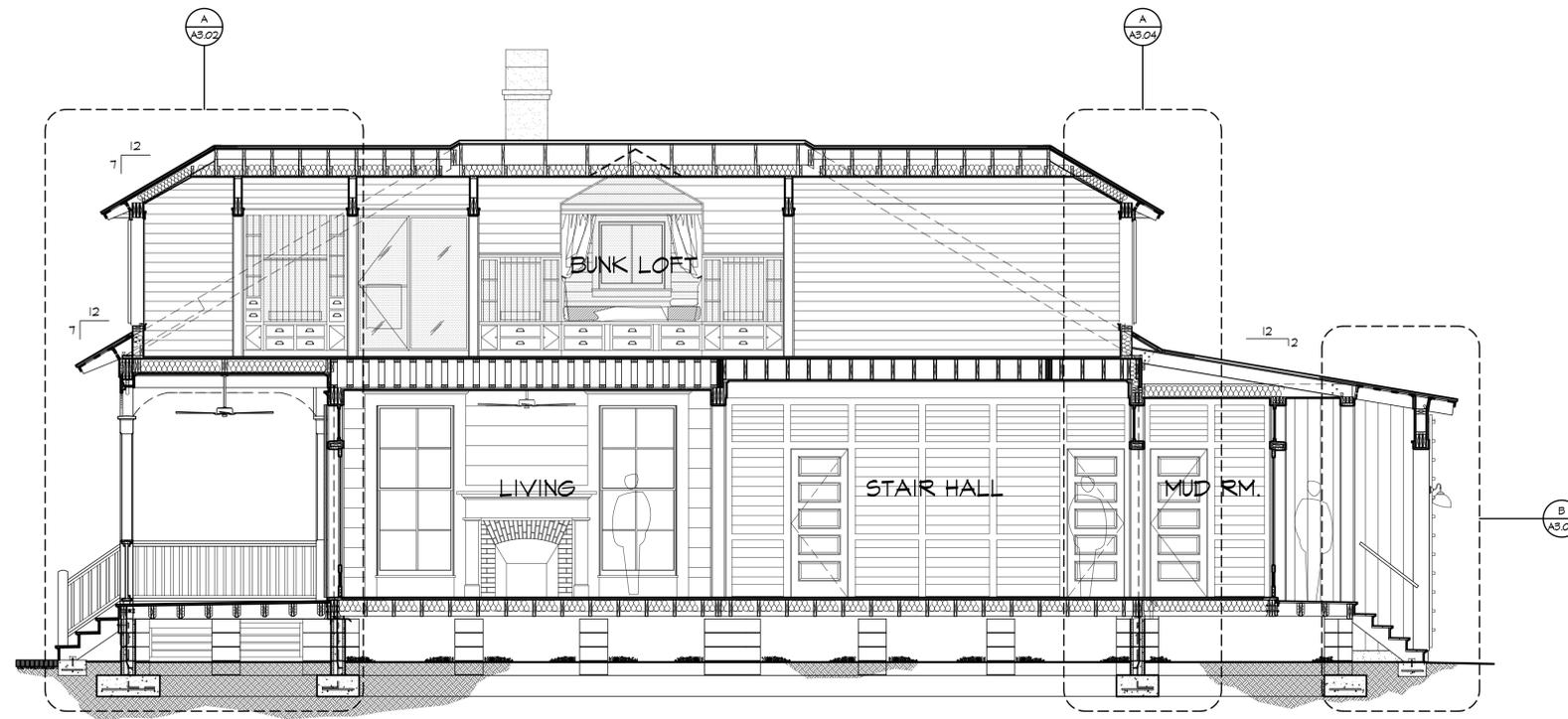
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RELEASES:



A TRANSVERSE BUILDING SECTION

SCALE 1/4" = 1'-0"



B LONGITUDINAL BUILDING SECTION

SCALE 1/4" = 1'-0"

27 AIKEN STREET

A3.01

BUILDING SECTIONS

