



Board of Zoning Adjustment Meeting Agenda

Date: Monday, February 10, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular BZA Meeting Minutes - January 13, 2025

IV. Unfinished Business

V. New Business

A. **Public Hearing ZVR-2025-56948:** A variance request of the R-3 and P-1 building setbacks to allow reconstruction of a townhome at 7 Britten Circle; Parcel 16-34383-000; Applicant Burris Architecture; Presented by Planner LaRue.

VI. Open Discussion

VII. Announcements

A. The Planning Commission Regular Meeting will start immediately after this meeting.

VIII. Adjournment



Board of Zoning Adjustment Meeting Minutes

January 13, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 PM.

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Susan Duell, and Linda Lloyd.

Member Absent: None.

III. CONSIDERATION OF MINUTES

A. Board of Zoning Adjustment Meeting Minutes – December 9, 2024

On a motion by Mr. Farner and a second by Ms. Portillo, the December 9, 2024 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

A. ZVR-2024-57054: A variance request on the side building setback in the R-1 zoning district for a house currently under construction at 4 Middleton Lane; Parcel 16-22842-000; Applicant: Steve McNutt; Presented by Planner Hyatt.

1. Planner Hyatt presented the staff report in the packet.
2. Discussion was held about the staff recommendation and project history.
3. Applicant Steven McNutt was present to reiterate the intent of the project and presented a visual representation of the setback intrusion.
4. Chairman Ellis opened the public hearing.
5. Chairman Ellis closed the public hearing.
6. Discussion was held about the project specifications and variance criteria.
7. Mr. Kelley added "I would like to point out (to the board) to your credit, you tend to take these problems as personal to the city, and to you, and now it's on you to make it right when you didn't create the problem. Second, this applicant may have legal causes of action to take against the people who sold him the structure, or the people who built it... there are legal remedies out there, outside of having to fix it today...(and) you have to understand, ignorance of the law is no excuse. All these requirements were on the books when (the applicant) bought the house."

8. Discussion was held about the inspections that were completed on the structure and the inspections that failed.
9. Mr. Kelley added "This is one of those cases where there is some justification for whatever decision you make here, this property is different, I'm not saying you have to do one thing or the other."
10. Additionally, Mr. Kelley questioned "The intrusion is the overhang, not the foundation?"
11. Planner Hyatt responded "That is correct, about half of the eave is hanging over."
12. A motion to approve the variance was made by Mr. Farner and a second was made by Ms. Duell.
Doug Farner - Y
Clayton Sedberry - N
Gail Klesen - N
Linda Lloyd - N
Susan Duell - Y
JB Portillo - N
Daniel Ellis - N
Motion Failed 2 – 5

VI. OPEN DISCUSSION

- A. Director Robertson announced a public hearing sign had been posted for variance #56948 but because of a legal notification - technical error, the hearing will be at the February 10th meeting.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:29 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 10TH DAY OF FEBRUARY, 2025:

Daniel Ellis, P.E., Chairman
Bella Vista Board of Zoning Adjustment

Gail Klesen, Secretary
Bella Vista Board of Zoning Adjustment

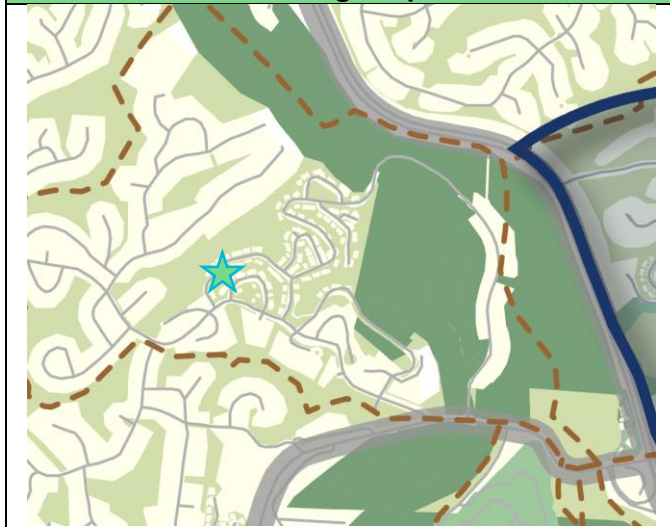
**Meeting Information:**

2483 Forest Hills Blvd
February 10, 2025 at 4:30 pm

Reviewer:

Conner LaRue
Planner

Project Number	ZVR-2025-56948
Applicant	Burris Architecture
Address/Location	7 Britten Circle
Current Zoning	R-3 Multi-Family Residential P-1 Conservation
Site Area	.029 acres
Nature of Request	Seeking a variance on Sec. 109-71(b)(2) & 109-77(b)(3)

**Zoning Map****Future Land Use Plan****Property Description**

This property is located in the northcentral area of Bella Vista City Limits near Town Center and is located on Parcel # 16-34383-000. Lot 26, Block 2. Townhome TCT-2 Subdivision.

Regulation

Zoning Code Sec. 109-71(b)(2) requires a minimum setback of 50' from all property lines in the P-1 District. Zoning Code Sec. 109-77(b)(3) requires a minimum front and rear setback of 20', and a 15' side setback in the R-3 District.

Request

The applicant is requesting a variance from the front and side setbacks in the P-1 and R-3 Districts in order to rebuild a home and entry bridge that had experienced a fire prior to city establishment.

Background

7 Britten Circle experienced a house fire prior to city establishment and has sat in its current state since which includes an existing foundation. The townhouse to the left was closed off at some point in an attempt to clean up the state of the site. At present, the property owner is proposing to rebuild the townhouse and R-3 platted lot. The proposal includes reutilizing the existing foundation, keeping the same footprint of the prior home. The proposal also includes a 16'-8" elevated footbridge to the front door, similar to what had previously existed. Per the Master Street Plan, this parcel is located along a non-classified residential street. The Future Land Use Plan states this area is within a residential neighborhood. Considering the unique planning of townhome lots in Bella Vista prior to city establishment and its perspective development ordinances, staff finds that the proposal meets the intent of the zoning ordinance, thus allowing for a townhouse to be built as the R-3 intends. The plat does not meet current subdivision standards nor does it meet R-3 lot requirements and proposes a hardship for the R-3 intent to be met.

Public Comment

None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, January 22nd, 2025 and posted a public hearing sign on the subject property on Friday, January 31st, 2025.

Recommendation

Staff recommends approval based on the analysis above.

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.



Burris Architecture

820 Tiger Blvd Suite 4 Bentonville, AR 72712
479.319.6045

Date: January 25, 2024

To: City of Bella Vista

Subject: ZVR-56948-17_Britten Cir

We respectfully request the setback variance for 7 Britten Cr.

The existing structure is a townhouse made up with 4 townhome units.

This townhouse unit was subject to fire more than a few years ago.

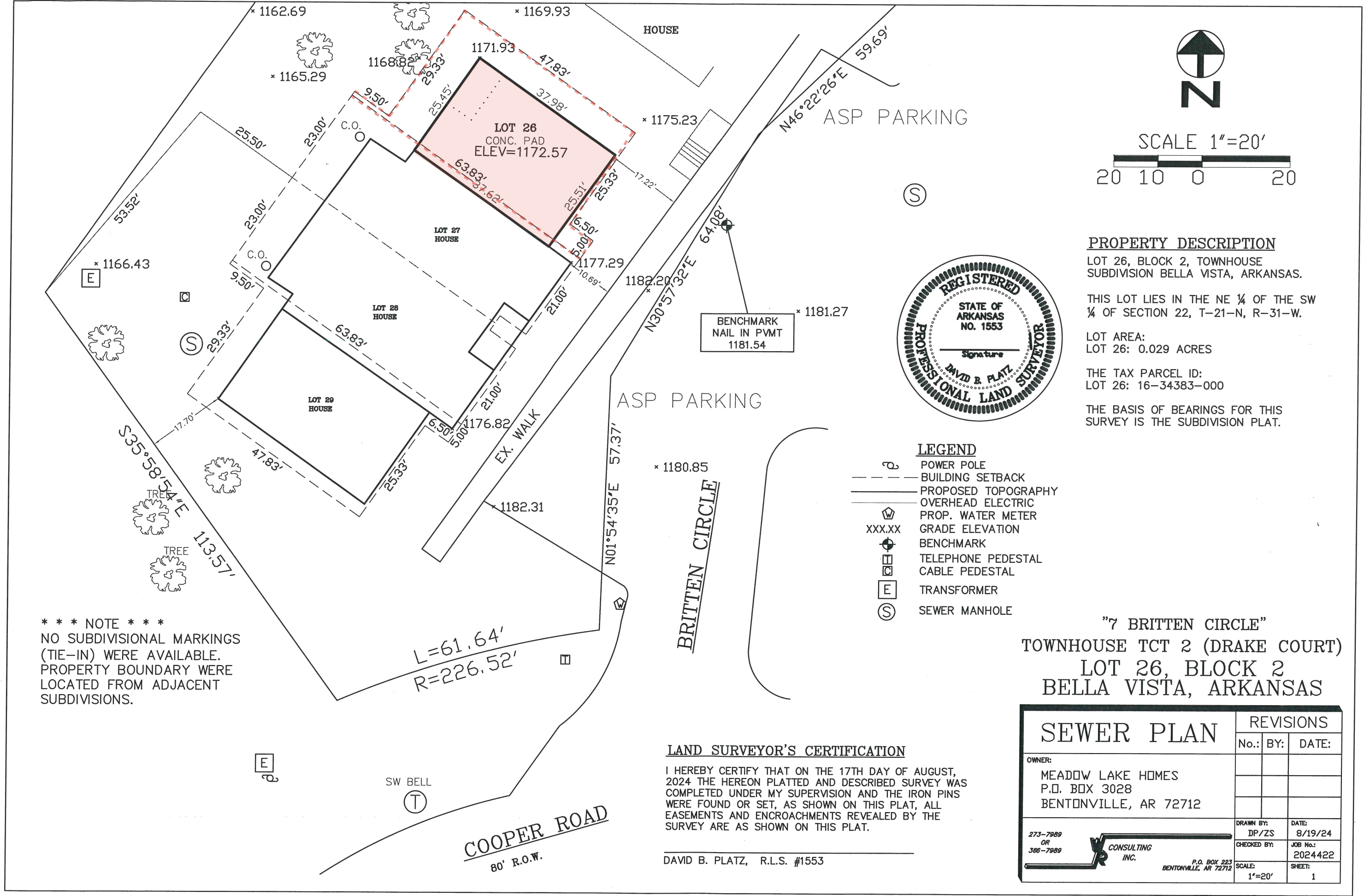
This Project proposes to use existing foundations, and build back the townhouse unit.

Therefore the setback request is necessary for the construction.

Dave P. Burris, AIA, NCARB

479-586-9400

dave@burrisarch.com



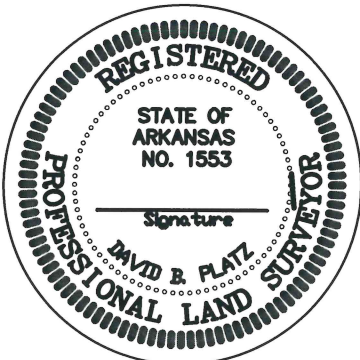
PROPERTY DESCRIPTION
LOT 26, BLOCK 2, TOWNHOUSE
SUBDIVISION BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE NE ¼ OF THE SW
¼ OF SECTION 22, T-21-N, R-31-W.

LOT AREA:
LOT 26: 0.029 ACRES

THE TAX PARCEL ID:
LOT 26: 16-34383-000

THE BASIS OF BEARINGS FOR THIS
SURVEY IS THE SUBDIVISION PLAT.



- LEGEND**
- POWER POLE
 - BUILDING SETBACK
 - PROPOSED TOPOGRAPHY
 - OVERHEAD ELECTRIC
 - PROP. WATER METER
 - GRADE ELEVATION
 - BENCHMARK
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - TRANSFORMER
 - SEWER MANHOLE

"7 BRITTEN CIRCLE"
TOWNHOUSE TCT 2 (DRAKE COURT)
LOT 26, BLOCK 2
BELLA VISTA, ARKANSAS

*** NOTE ***
NO SUBDIVISIONAL MARKINGS
(TIE-IN) WERE AVAILABLE.
PROPERTY BOUNDARY WERE
LOCATED FROM ADJACENT
SUBDIVISIONS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 17TH DAY OF AUGUST,
2024 THE HEREON PLATTED AND DESCRIBED SURVEY WAS
COMPLETED UNDER MY SUPERVISION AND THE IRON PINS
WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL
EASEMENTS AND ENCROACHMENTS REVEALED BY THE
SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

SEWER PLAN		REVISIONS		
		No.:	BY:	DATE:
OWNER: MEADOW LAKE HOMES P.O. BOX 3028 BENTONVILLE, AR 72712				
273-7989 OR 366-7989  P.O. BOX 223 BENTONVILLE, AR 72712		DRAWN BY: DP/ZS		DATE: 8/19/24
		CHECKED BY:		JOB No.: 2024422
		SCALE: 1"=20'		SHEET: 1

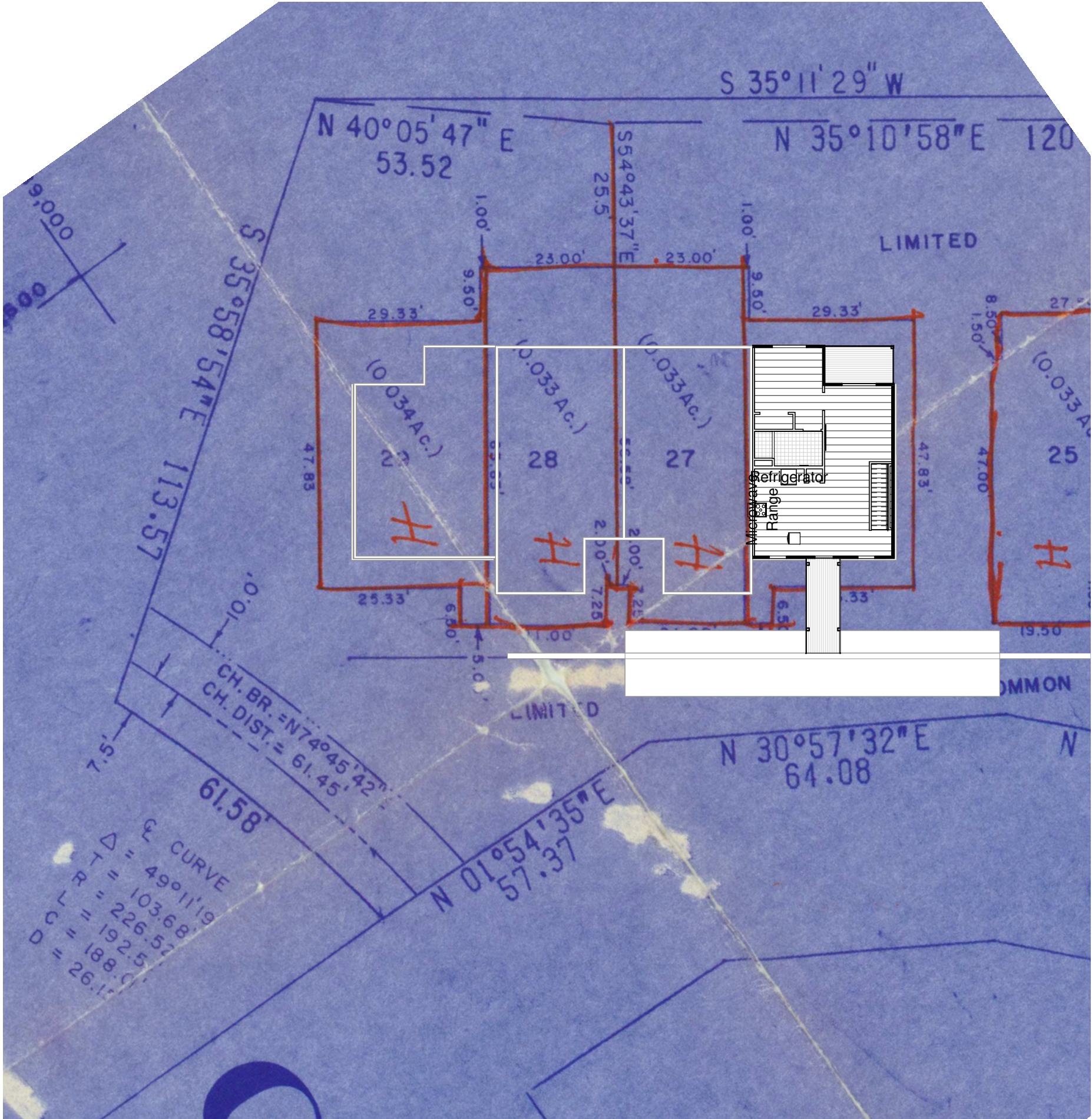




BRITTEN

7 BRITTEN CR

BELLA VISTA, AR



1 SITE PLAN
1" = 20'-0"

GENERAL SITE NOTES

- TAKE TEMPORARY CONTROL MEASURES TO PREVENT EROSION SHEET FLOW. USE STRAW OR HAY BALES, SILT FENCING OR VEGETATIVE FILTERS AS NECESSARY TO MINIMIZE SILT MOVEMENT OFF PROPERTY.
- CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERT WATER AWAY FROM BUILDING STRUCTURE.
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM D-698) AND MIN 3000 P.S.F. BEARING CAPACITY.
- MEET EXISTING GRADE AT ALL CONTRACT LIMITS OR PROPERTY LINES.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING TO 6" BELOW FINISH GRADE. 6" TOP SOIL TO BE RESED OR PROVIDED FOR FINAL GRADING.
- PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN CONCRETE WHERE SHOWN (SEE PLANS AND DETAILS) WHERE NOT SHOWN PROVIDE AS FOLLOWS:
EXPANSION JOINTS AT 20' O.C. MAX
CONTROL JOINTS AT 6' O.C. MAX AT SIDEWALKS
- ALL UTILITY LOCATIONS ARE APPROXIMATE, FIELD VERIFY EXACT LOCATIONS.
- ALL DISTURBED AREAS TO BE SEEDED.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO WORK, NOTIFY ARCHITECT IF CONDITIONS VARY FROM WHAT IS SHOWN.
- SITE PLAN IS DIAGRAMMATIC IN NATURE. BOUNDARIES, UTILITIES, AND OTHER SITE FEATURES SHOULD BE REFERENCED FROM A LICENSED SURVEYOR. GC SHALL CONFIRM ALL SETBACKS AND CLEARLY MARK ON SITE PRIOR TO BEGINNING CONSTRUCTION.
- GC TO COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE GOVERNING BODY.
- SITE PLAN MUST BE APPROVED BY THE BUILDING OFFICIAL AND THE PLANNING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
- GENERAL CONTRACTOR IS TO SUBMIT DRAWINGS TO THE BUILDING INSPECTOR AND OBTAIN A BUILDING PERMIT PRIOR TO BEGINNING WORK.
- GENERAL CONTRACTOR SHALL LOCATE ALL PROPERTY PINS AND CLEARLY MARK ALL BOUNDARIES PRIOR TO WORK.
- ALL DIMENSIONS ARE SHOWN FOR BIDDING PURPOSES ONLY, ACTUAL DIMENSIONS WILL VARY WITH SITE CONDITIONS.

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDINGS.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMANS COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH, ELEC, AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELEC OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.

A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BELLA VISTA AND THE STATE OF ARKANSAS

2021 International Residential Code (IRC)
(Vol. 2 with Arkansas State amendments)

THIS PROJECT IS A REBUILD ON AN EXISTING TOWNHOME FOUNDATION. THE FIRE WALL IS IN PLACE - GC TO CONFIRM MIN 2 HR RATING.

THE BUILDINGS ARE NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: SINGLE TOWNHOMER-3

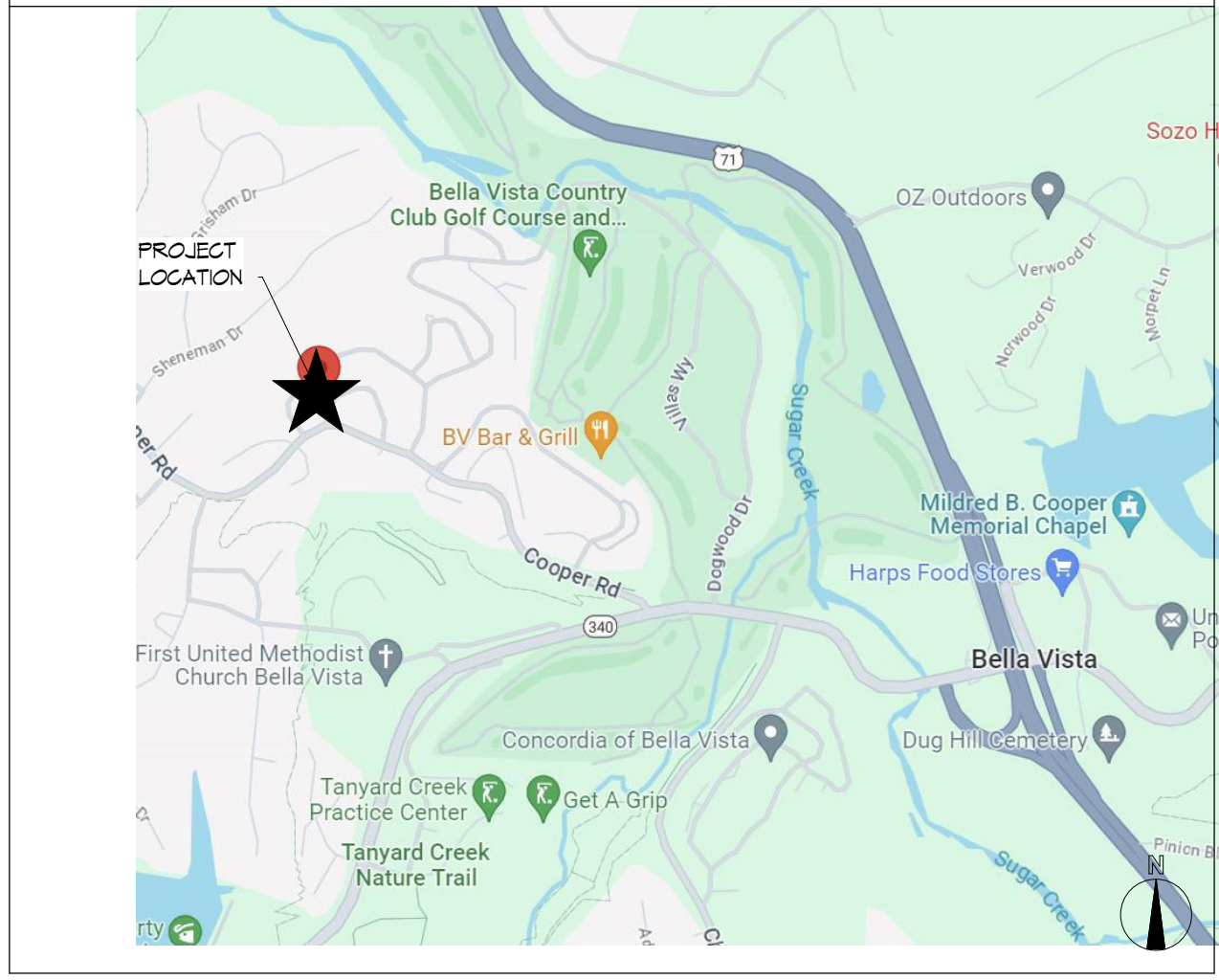
CONSTRUCTION TYPE: 5B

ACTUAL AREA:
FIRST FLOOR HEATED = 855 SF
BASEMENT = 855 SF

SHEET INDEX

#	SHEET NAME	ISSUE DATE	REVISION
S1.0	FRAMING DIAGRAM	1-11-24	
A1.0	FLOOR PLANS	1-11-24	
A1.1	REFLECTED CEILING PLANS	1-11-24	
A2.0	EXTERIOR ELEVATIONS	1-11-24	
A3.0	BUILDING SECTIONS	1-11-24	
A4.0	MILLWORK ELEVATIONS / DETAILS	1-11-24	

LOCATION MAP



Burris
Architecture
8200 Tiger Blvd, Suite 4
Bentonville, Ar 72712
479-319-6045

BRITTEN
7 BRITTEN CR
BELLA VISTA, AR

DATE
1-11-24
JOB NO.
24032
REVISIONS

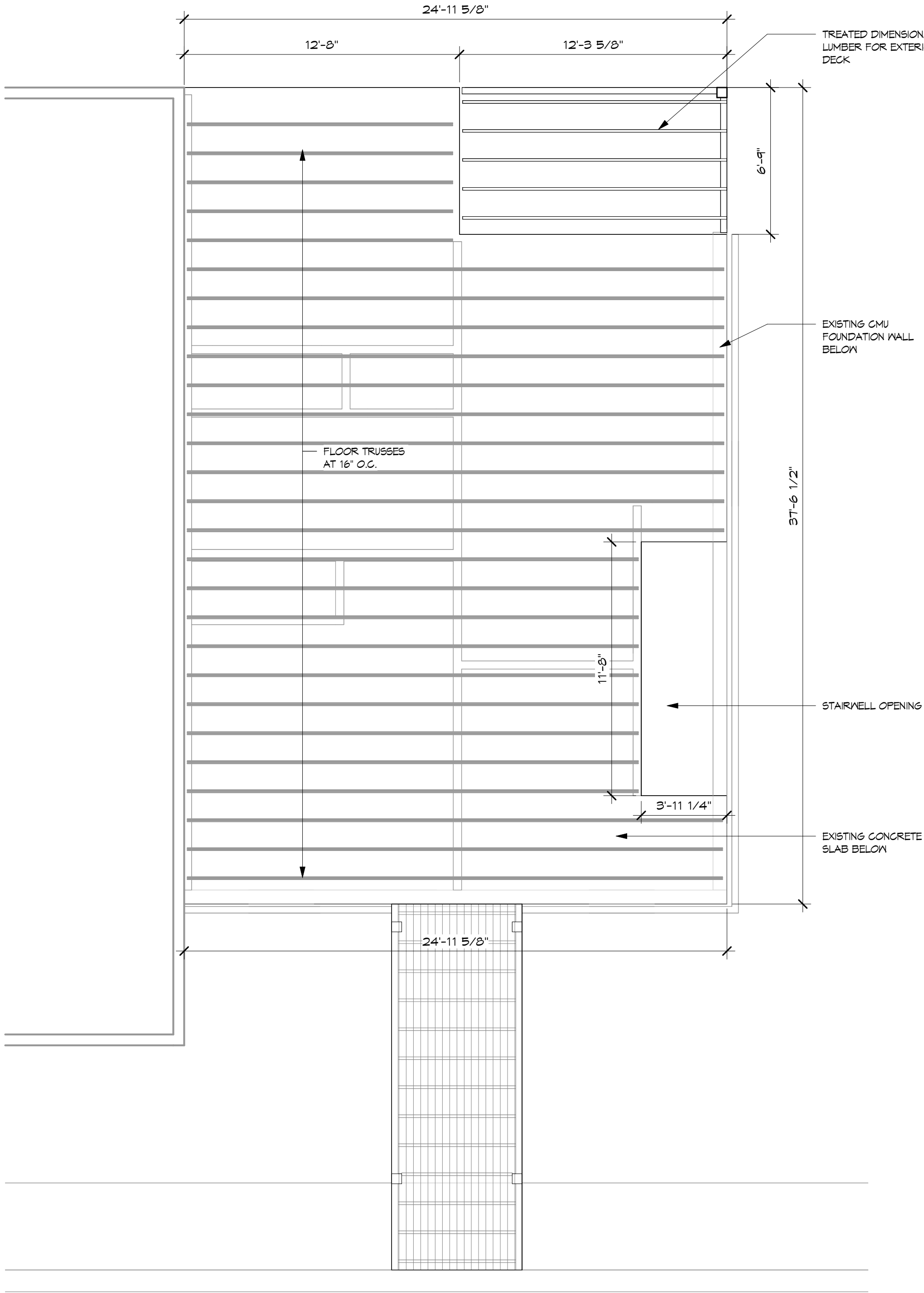
A0.0
COVER SHEET

THIS DRAWING, AT ANY SCALE, SHALL BE PRINTED ON 24" X 36" SIZE SHEETS.

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM OR HER UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, PLANS, NOTES AND INSTRUMENTS OF SERVICE, REGARDLESS OF THE MEDIUM OR MEDIUMS USED, ARE THE PROPERTY OF THE ARCHITECT. NO REPRODUCTION, USE, OR MODIFICATION OF THE ARCHITECT'S WORK, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT, IS STRICTLY PROHIBITED.

WOOD FRAMING NOTES

1. STUDS FOR LOAD BEARING WALLS MAY BE #2 KD SOUTHERN PINE OR #1 KD HEM-FIR
2. MISCELLANEOUS WOOD FRAMING, BLOCKING AND STUDS FOR NON BEARING WALLS MAY BE #3 KD SOUTHERN PINE, #3 KD DOUGLAS FIR OR #2 SPRUCE - PINE FIR
3. ALL WOOD MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH WATER BORNE TREATMENT TO A NET RETENTION OF 0.3 POUNDS PER CUBIC FOOT. VERIFY THAT ALL FASTENERS ARE COMPATIBLE WITH THE TREATMENT CHEMICALS
4. PROVIDE COLUMNS BUILT UP OF MULTIPLE STUDS AT ENDS OF ALL BEAMS, GIRDER TRUSSES AND HEADERS (2 STUDS MIN). PROVIDE SQUASH BLOCKS BETWEEN FLOOR JOIST AT ALL COLUMNS TO TRANSFER LOADS TO BEAM OR WALL BELOW
5. PROVIDE FRAMING ANCHORS EQUAL TO SIMPSON H2.5 AT EACH ROOF TRUSS (OR RAFTER) AT ALL BEARING WALLS
6. ROOF SHEATHING SHALL BE 5/8" OSB OR PLYWOOD, EXPOSURE 1 (SPAN INDEX 40/20) FASTENERS FOR ROOF SHEATHING SHALL BE 2d NAILS AT 6" O.C. AT SUPPORTED PLYWOOD EDGES AND AT 12" O.C. ALONG ALL INTERMEDIATE SUPPORTS. PROVIDE H CLIPS AT PANEL EDGES BETWEEN SUPPORTS
7. INSTALL ALL PLYWOOD AND OSB SHEATHING W/IT A 1/8" GAP AT ALL END AND EDGE JOINTS TO ALLOW FOR PANEL EXPANSION
8. LAMINATED VENEER LUMBER (LVL) SHALL BE EQUAL TO GANG LAM LVL 24SFPD-2.0E MANUFACTURED BY LOUISIANA-PACIFIC CORP. SIZED BY LUMBER SUPPLIER'S ENGINEER



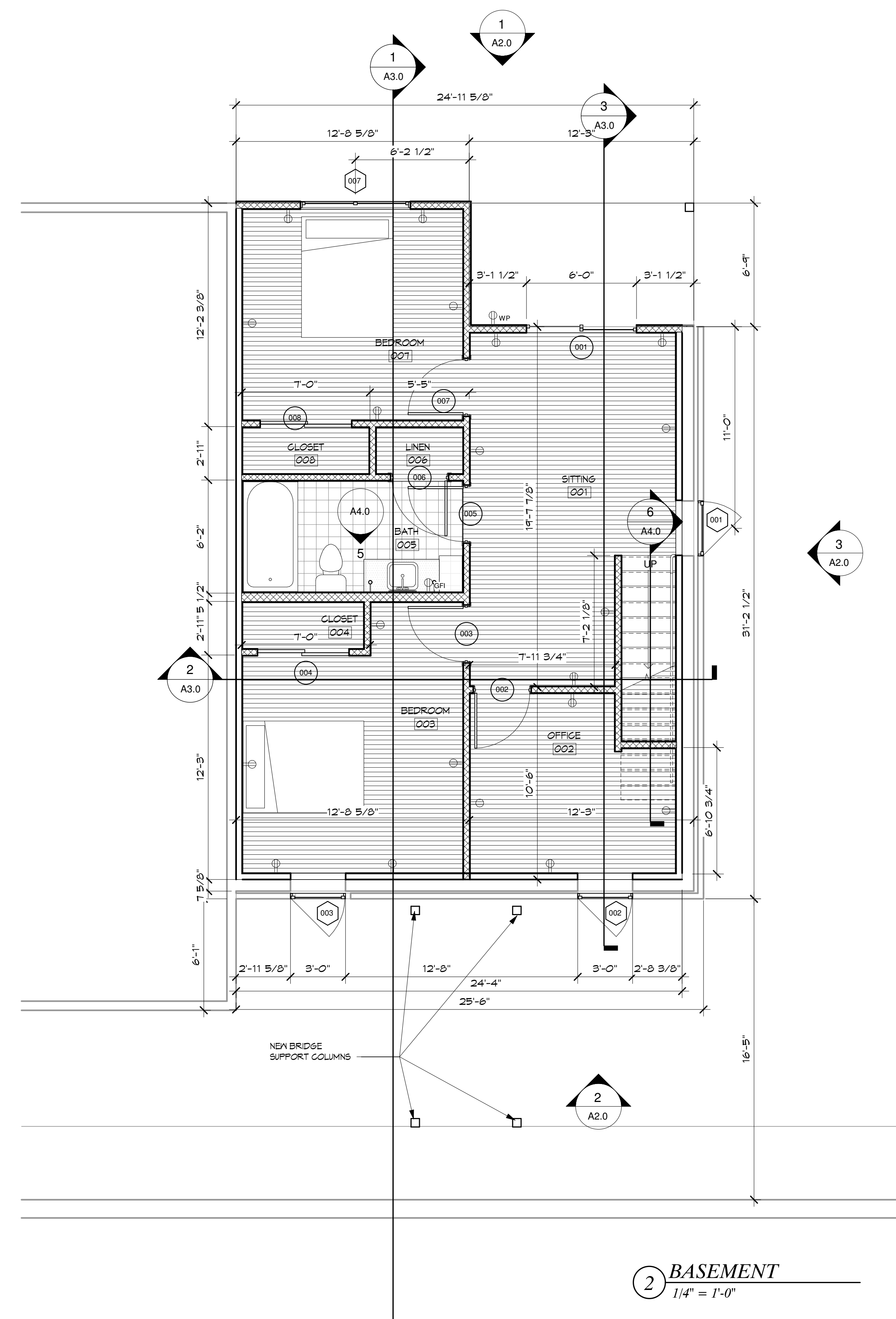
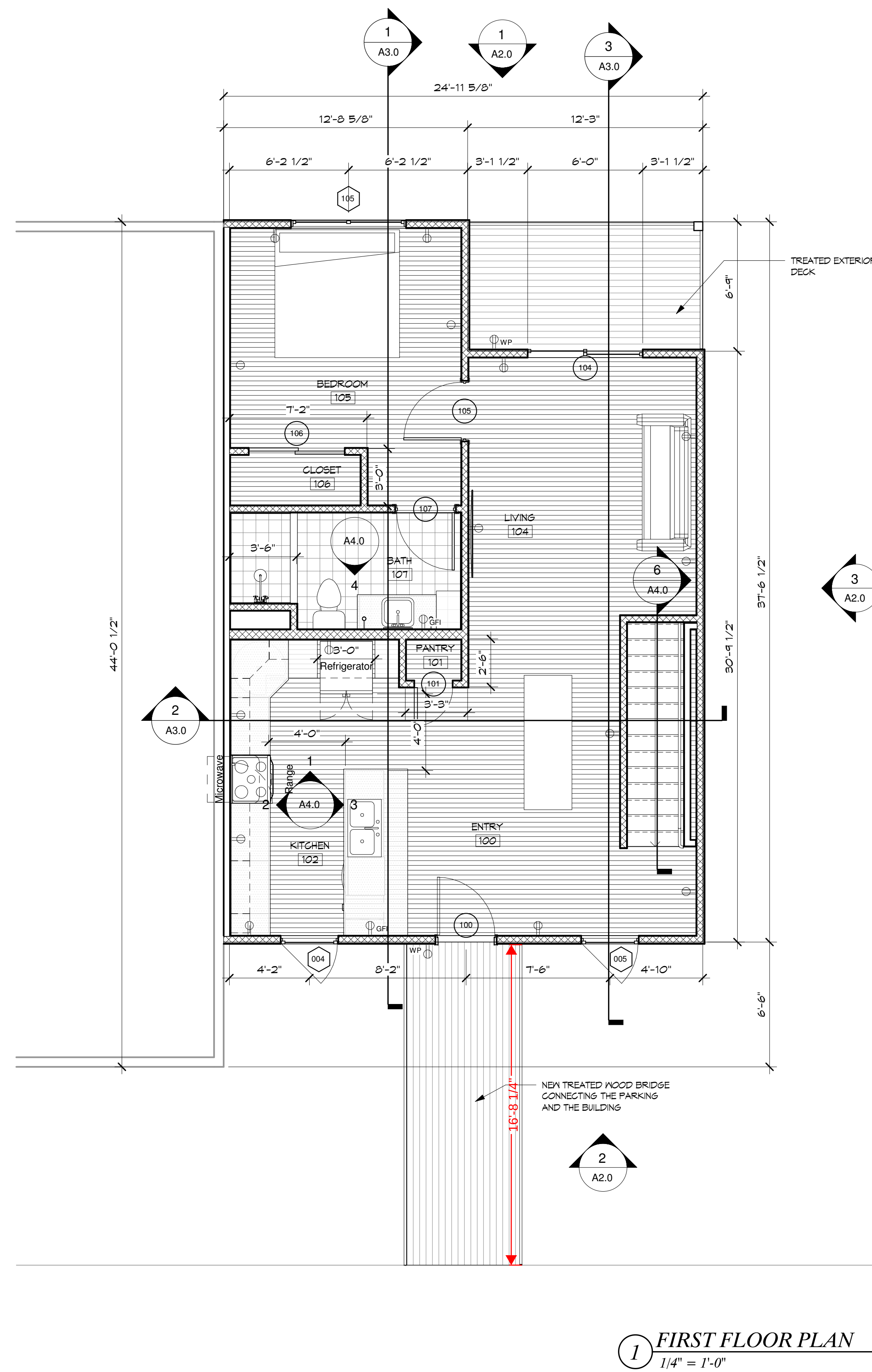
1 FRAMING DIAGRAM
1/4" = 1'-0"

Burris
Architecture
8208 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

BRITTEN
7 BRITTEN CR
BELLA VISTA, AR

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S1.0
FRAMING DIAGRAM

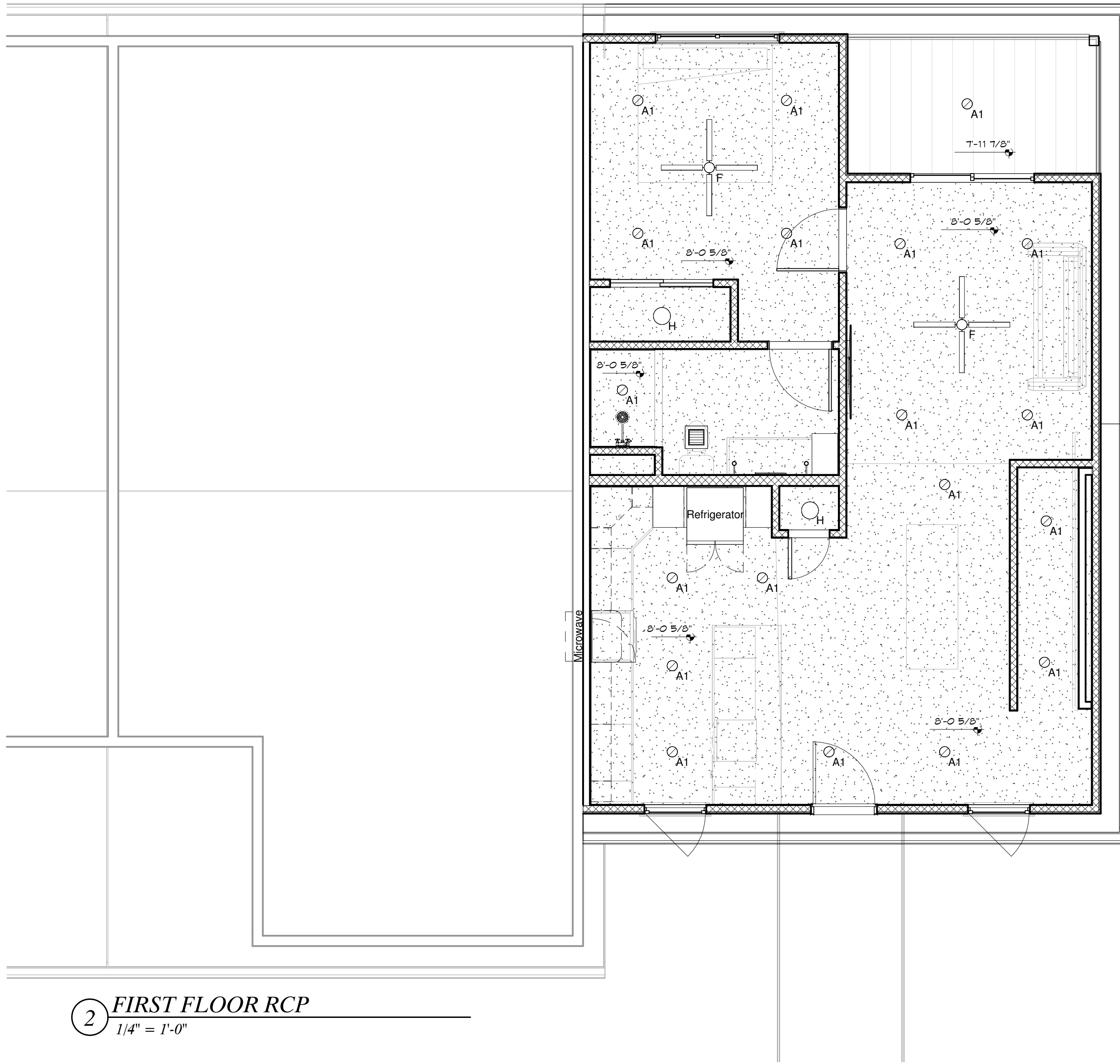


LIGHTING LEGEND

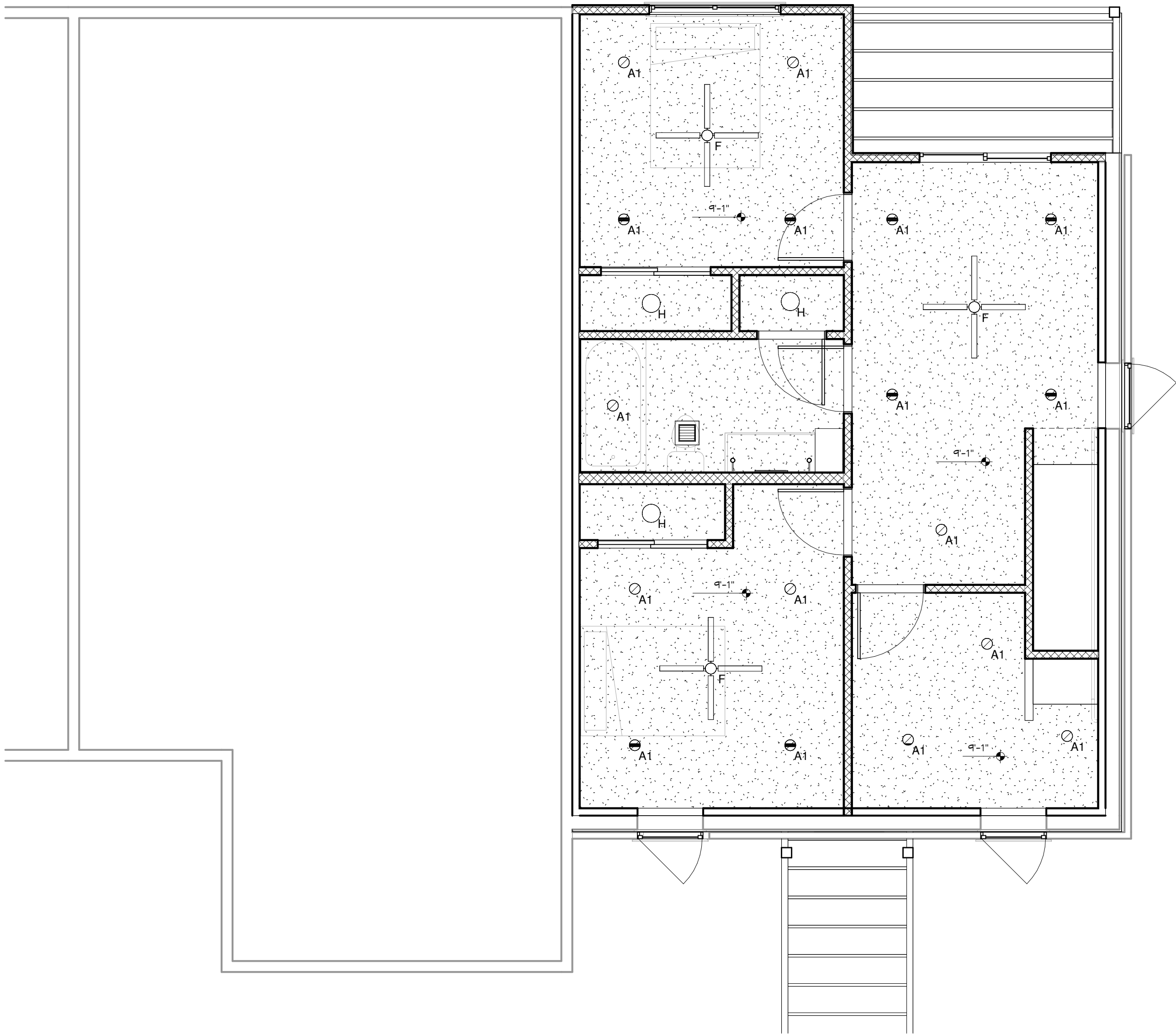
SYMBOL	DESCRIPTION
	120 V SMOKE DETECTOR/CARBON DIOXIDE W/ BATTERY BACKUP
	EXHAUST FAN / LIGHT

LIGHT FIXTURE SCHEDULE

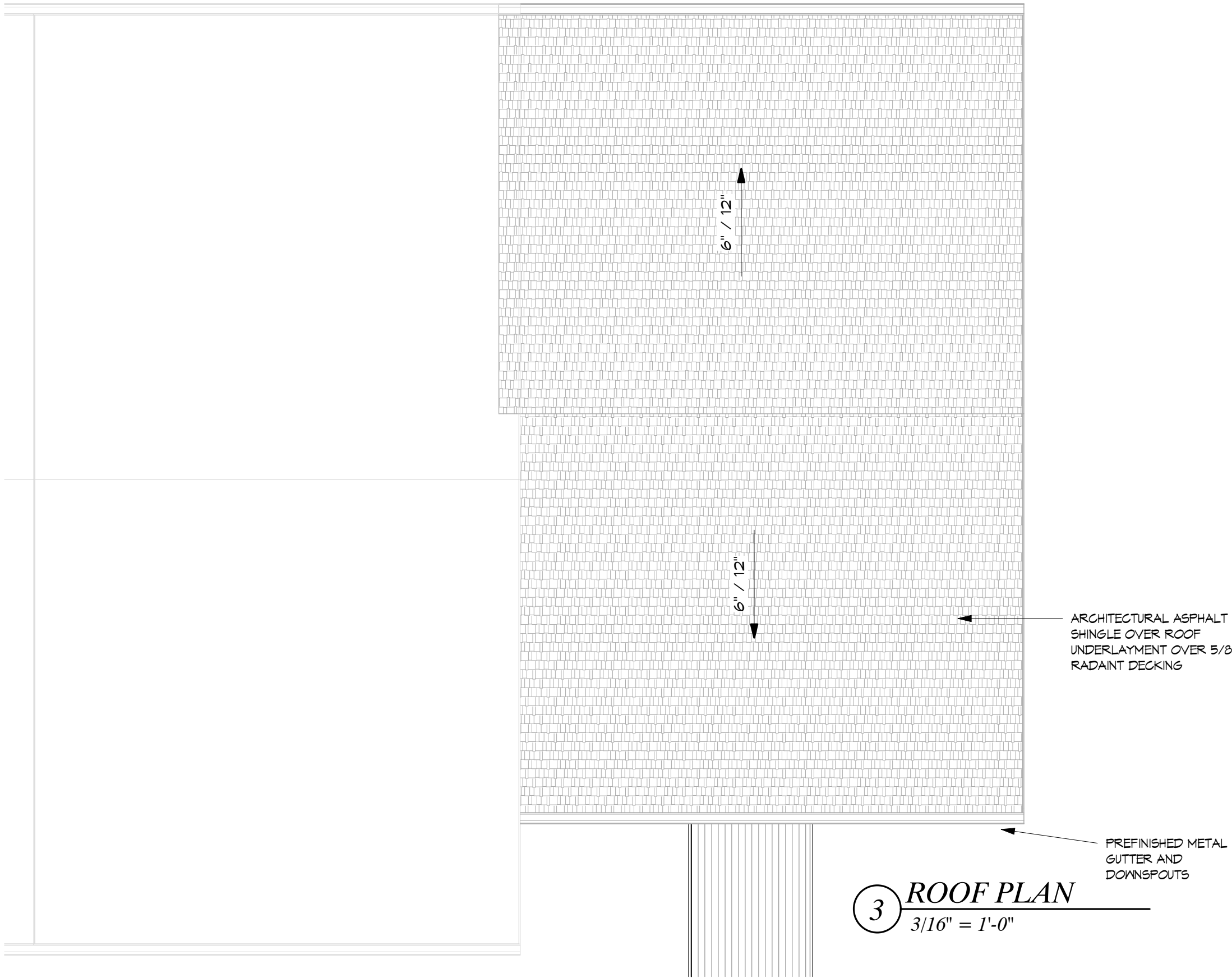
CALLOUT	DESCRIPTION	COUNT
A1	LED DOWNLIGHT, DAMP RATED, RECESSED	36
C2	VANITY WALL SCONCE	4
F	CEILING FAN	5
H	CLOSET LIGHT	5



2 FIRST FLOOR RCP
1/4" = 1'-0"



1 BASEMENT
1/4" = 1'-0"



3 ROOF PLAN
3/16" = 1'-0"

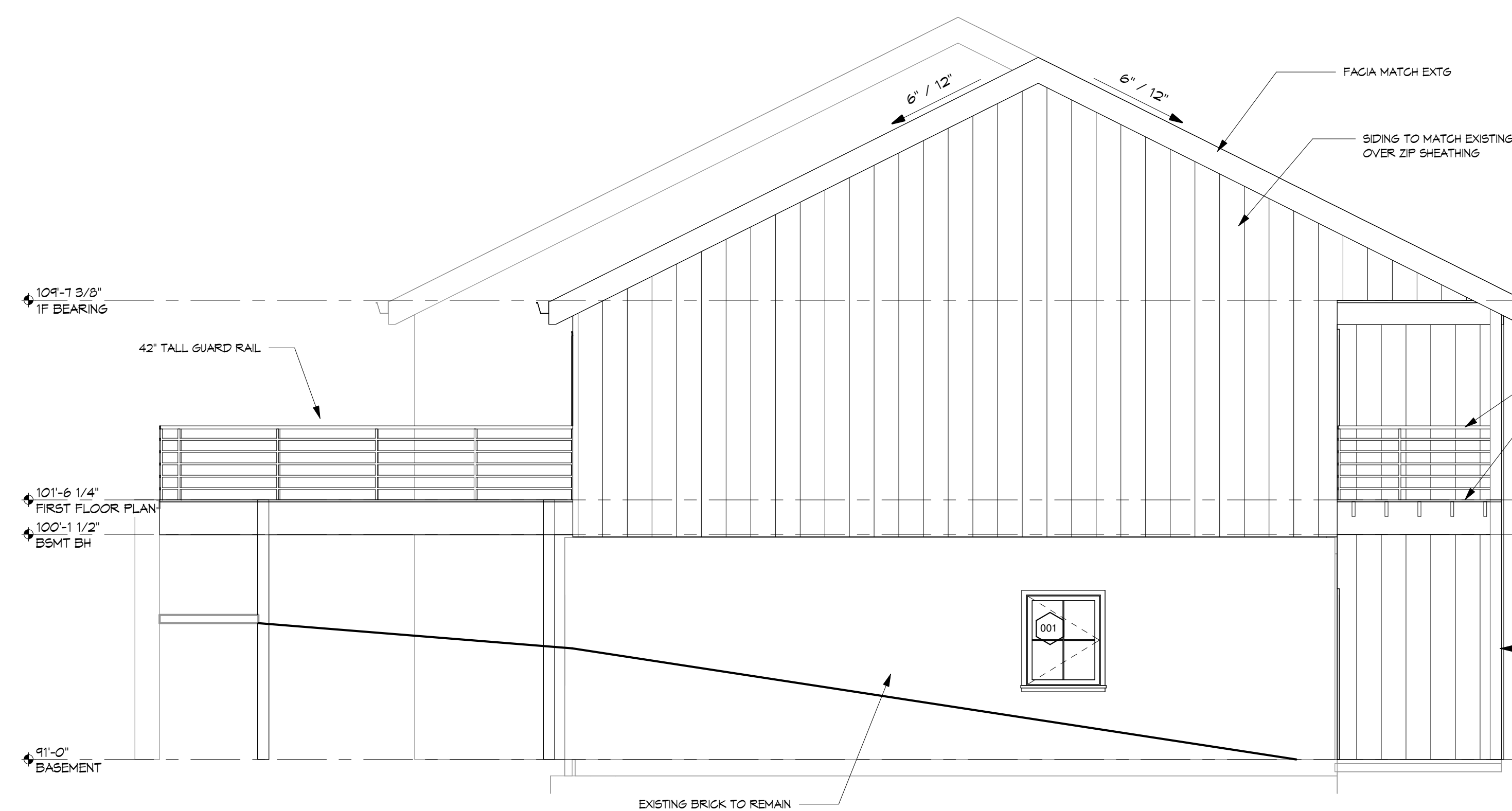
BRITTEN
7 BRITTEN CR
BELLA VISTA, AR

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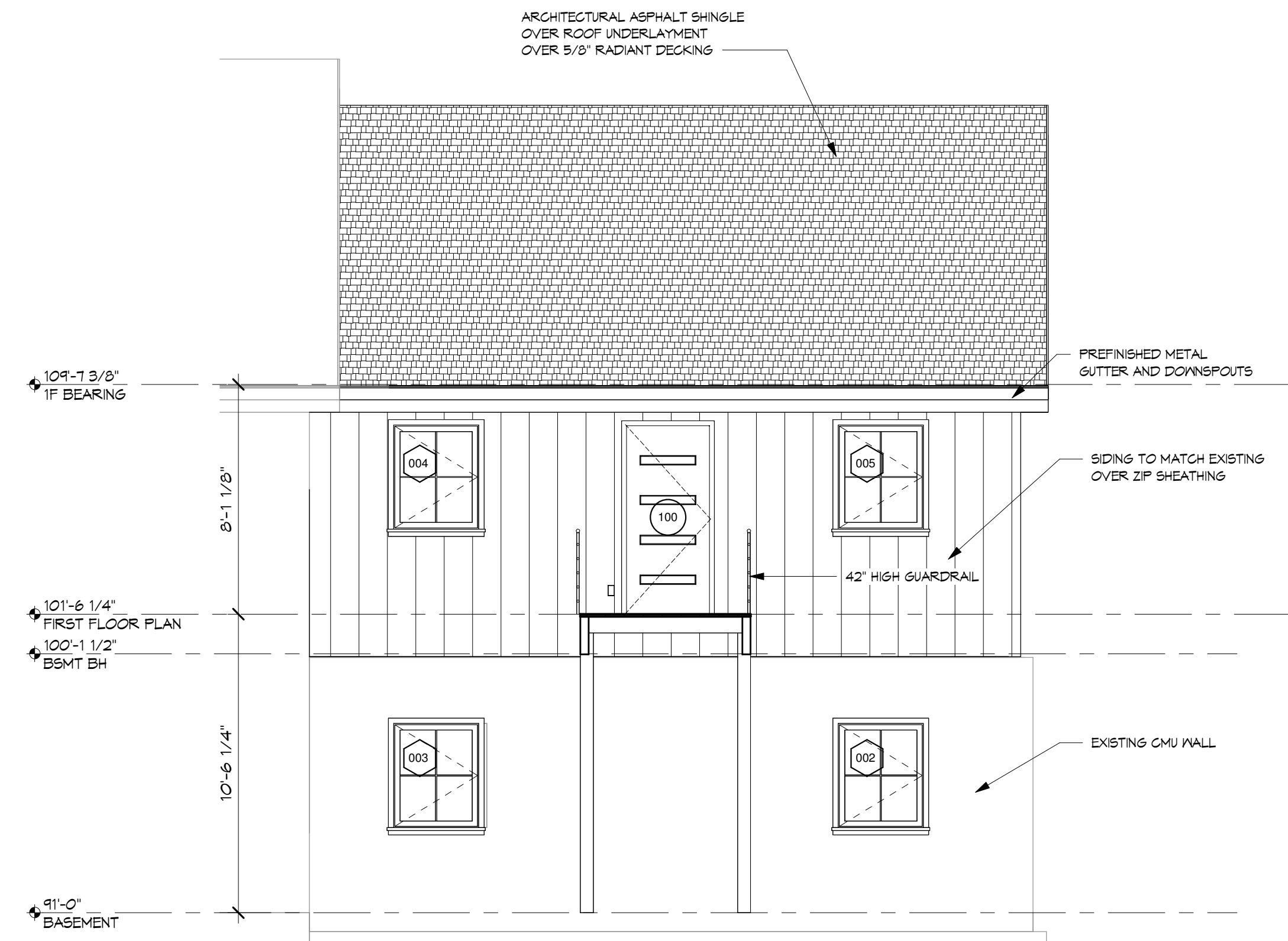
A1.1
REFLECTED CEILING PLANS

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

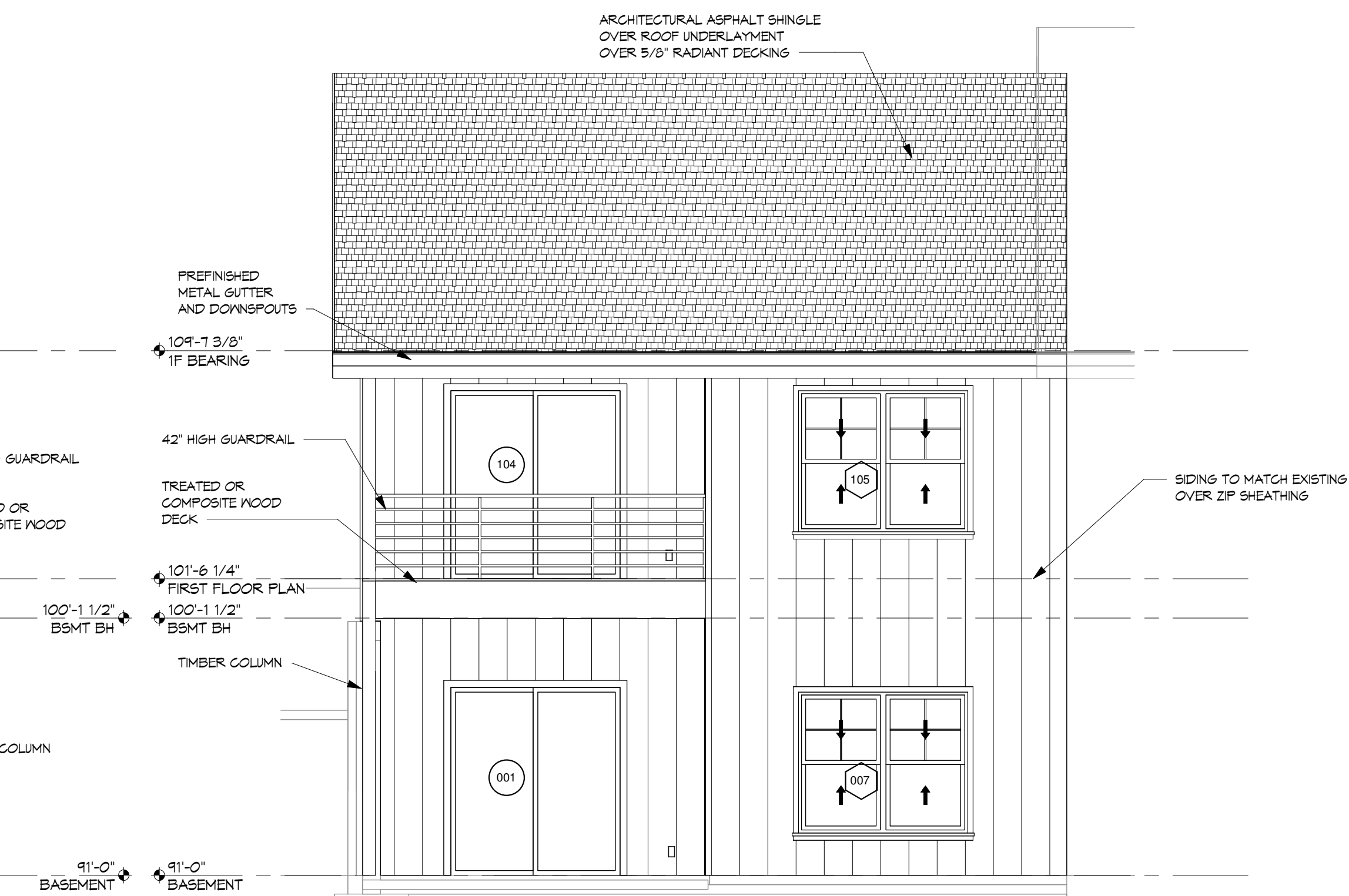
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MODIFICATION OF THIS INSTRUMENT OF SERVICE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



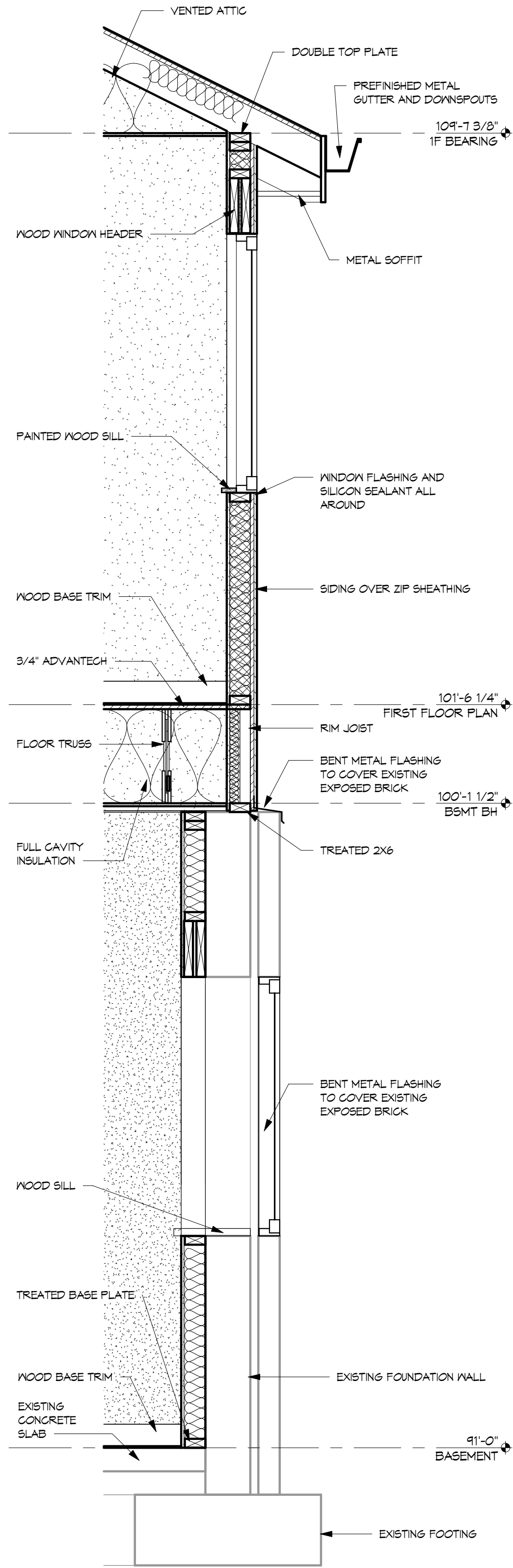
3 EAST ELEVATION
1/4" = 1'-0"



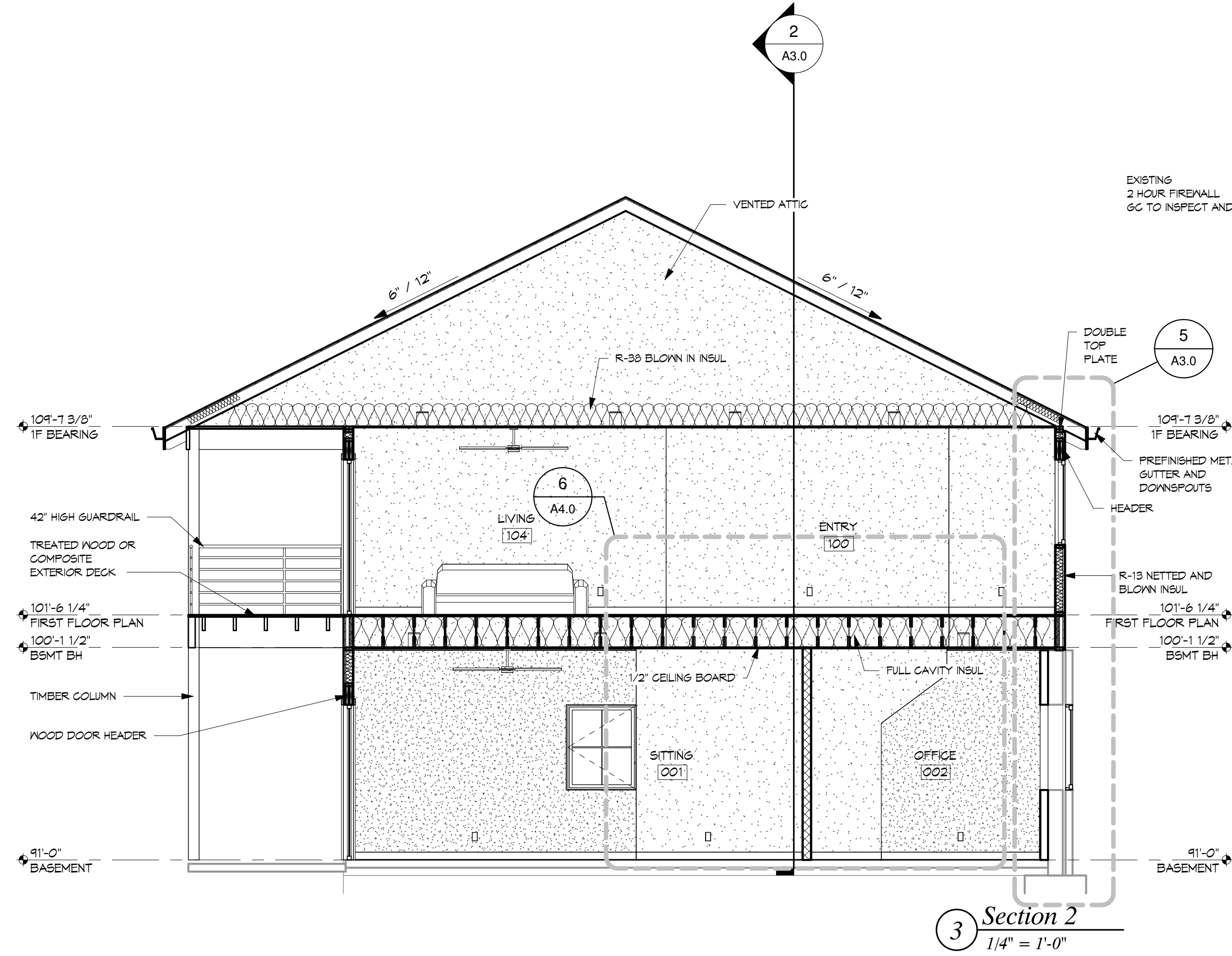
2 SOUTH ELEVATION
1/4" = 1'-0"



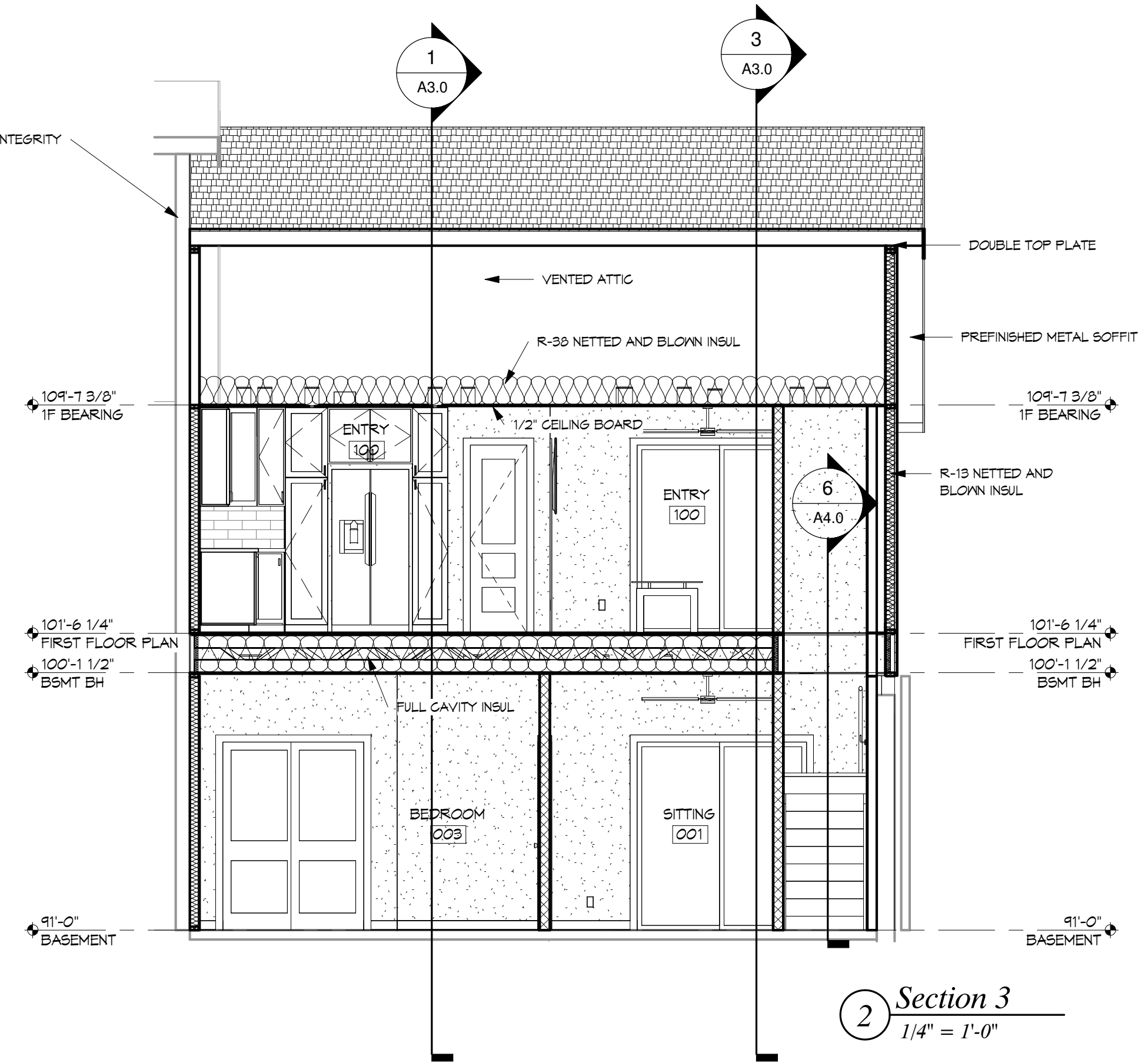
1 NORTH ELEVATION
1/4" = 1'-0"



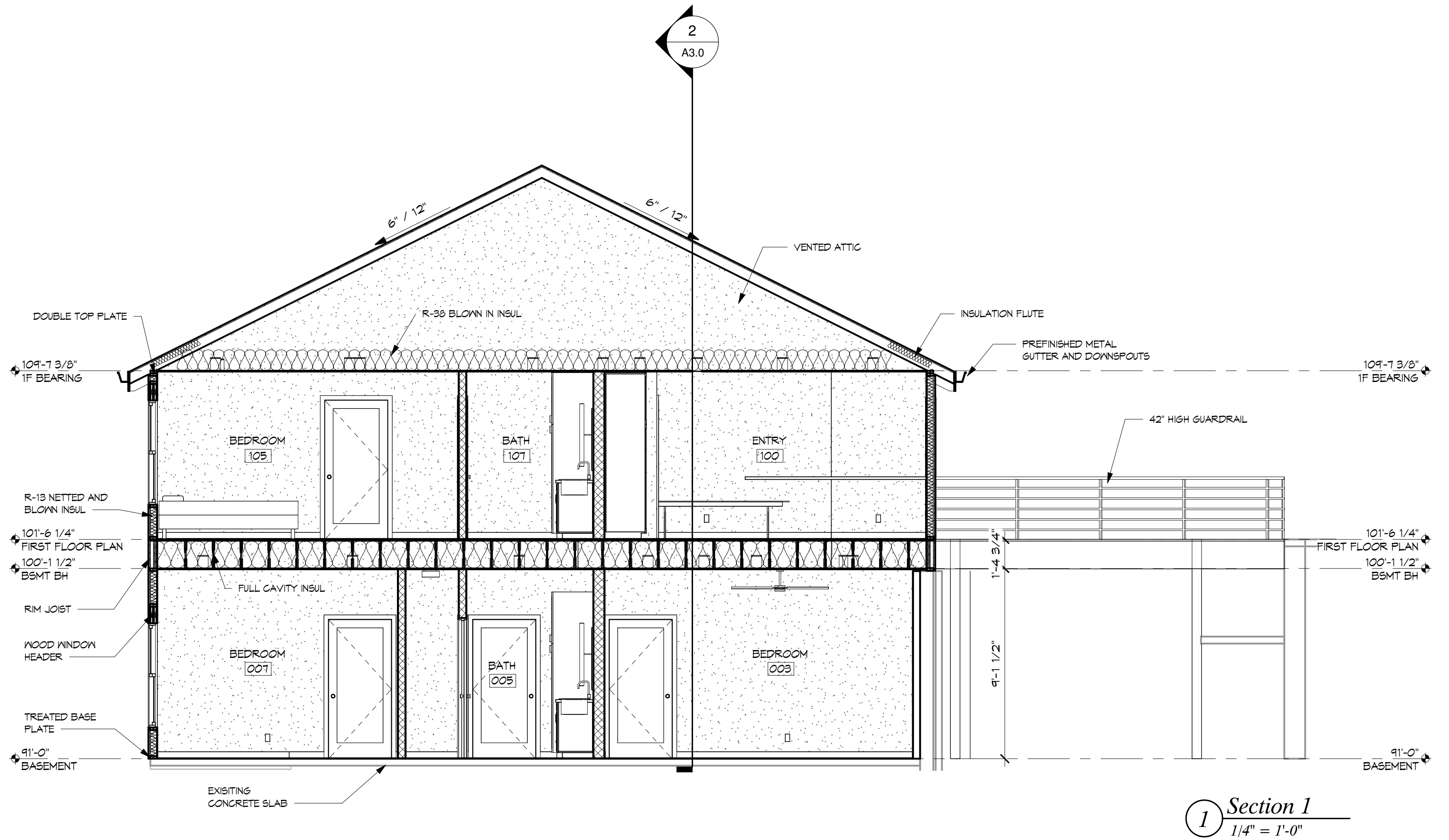
5 Section 2 - Callout 1
3/4" = 1'-0"



3 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Description
001	3'-0"	3'-8"	6'-8"	3'-0"	CASEMENT
002	3'-0"	3'-8"	6'-8"	3'-0"	CASEMENT
003	3'-0"	3'-8"	6'-8"	3'-0"	CASEMENT
004	3'-0"	3'-8"	6'-8"	3'-0"	CASEMENT
005	3'-0"	3'-8"	6'-8"	3'-0"	CASEMENT
007	6'-0"	5'-0"	6'-6"	1'-6"	DOUBLE HUNG
105	6'-0"	5'-0"	6'-8"	1'-8"	DOUBLE HUNG

Door Schedule			Description
MARK	DOOR WIDTH	DOOR HEIGHT	
001	6'-0"	6'-8"	SLIDING 2-PANEL
002	3'-0"	6'-8"	SINGLE 5-PANEL
003	3'-0"	6'-8"	SINGLE 5-PANEL
004	5'-0"	6'-8"	SLIDING CLOSET
005	3'-0"	6'-8"	SINGLE 5-PANEL
006	3'-0"	6'-8"	SINGLE 5-PANEL
007	3'-0"	6'-8"	SINGLE 5-PANEL
008	5'-0"	6'-8"	SLIDING CLOSET
100	3'-0"	6'-8"	SINGLE GLASS
101	2'-0"	6'-8"	SINGLE 5-PANEL
104	6'-0"	6'-8"	SLIDING 2-PANEL
105	3'-0"	6'-8"	SINGLE 5-PANEL
106	5'-0"	6'-8"	SLIDING CLOSET
107	3'-0"	6'-8"	SINGLE 5-PANEL

- MILLWORK GENERAL NOTES
1. DISCLAIMER:
CASEWORK SHOWN FOR DESIGN INTENT ONLY. VERIFY ALL FINAL
CONSTRUCTION DETAILS INCLUDING BUT NOT LIMITED TO HINGES,
PULLS, PANEL PROFILE, SLIDES, GUIDES, ACCESSORIES, FINISHES
AND COUNTERTOP MATERIAL.

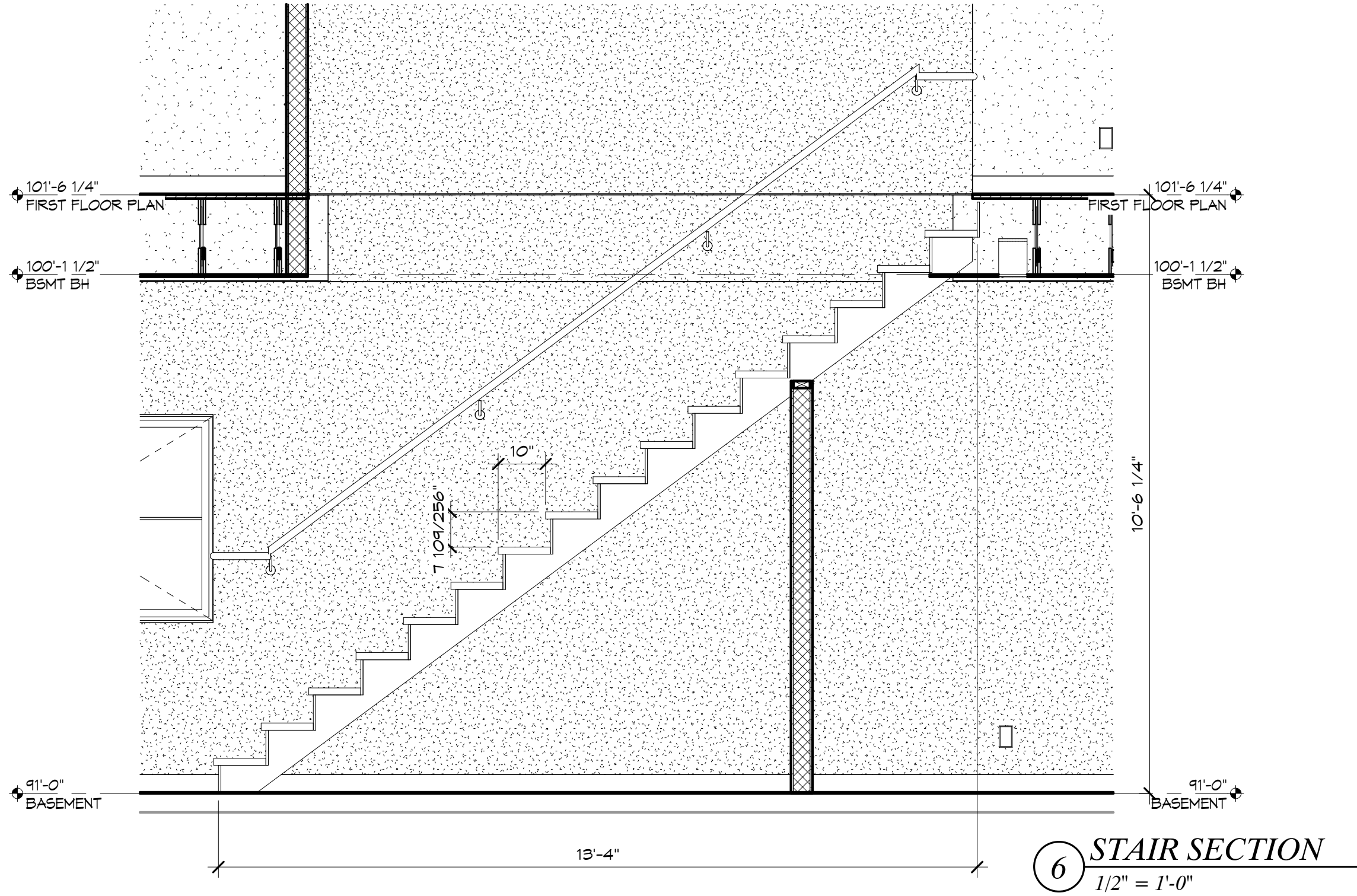
2. GENERAL CONTRACTOR TO COORDINATE ALL
APPLIANCE SIZES WITH CABINET SUBCONTRACTOR.

STAIR NOTES:

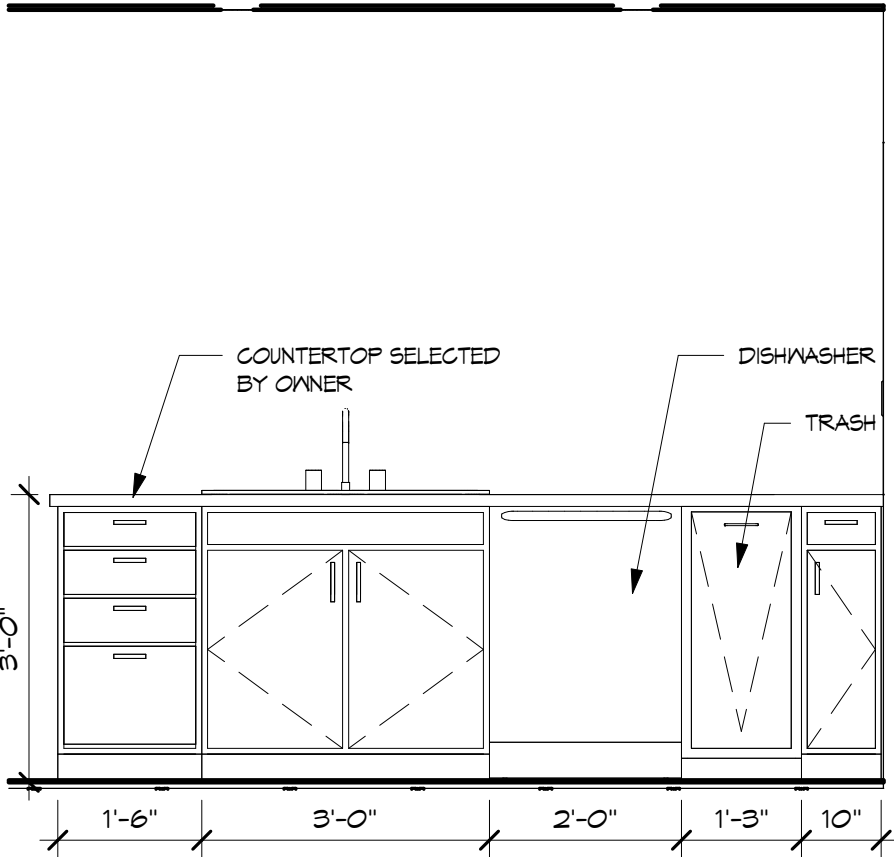
FRONT ENTRY STAIR

TOTAL STAIR RISE: 10' 6-1/4" TREAD WIDTH (INSIDE TO INSIDE): 3'-0"

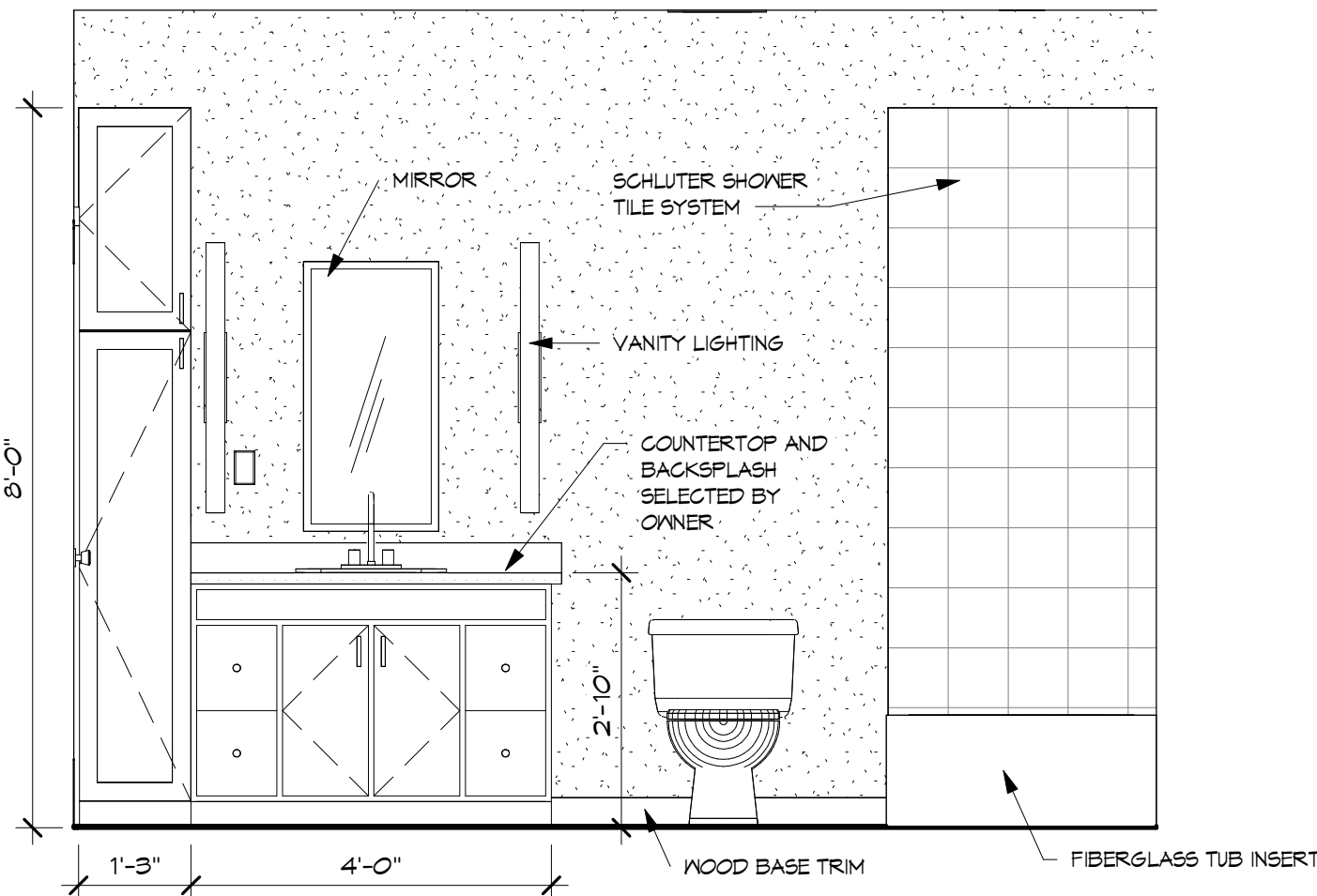
FIRST FLOOR TO SECOND FLOOR: 16 TREADS @ 10" EACH = 13'-4"
11 RISERS @ 1'-7 1/2"/256" EACH



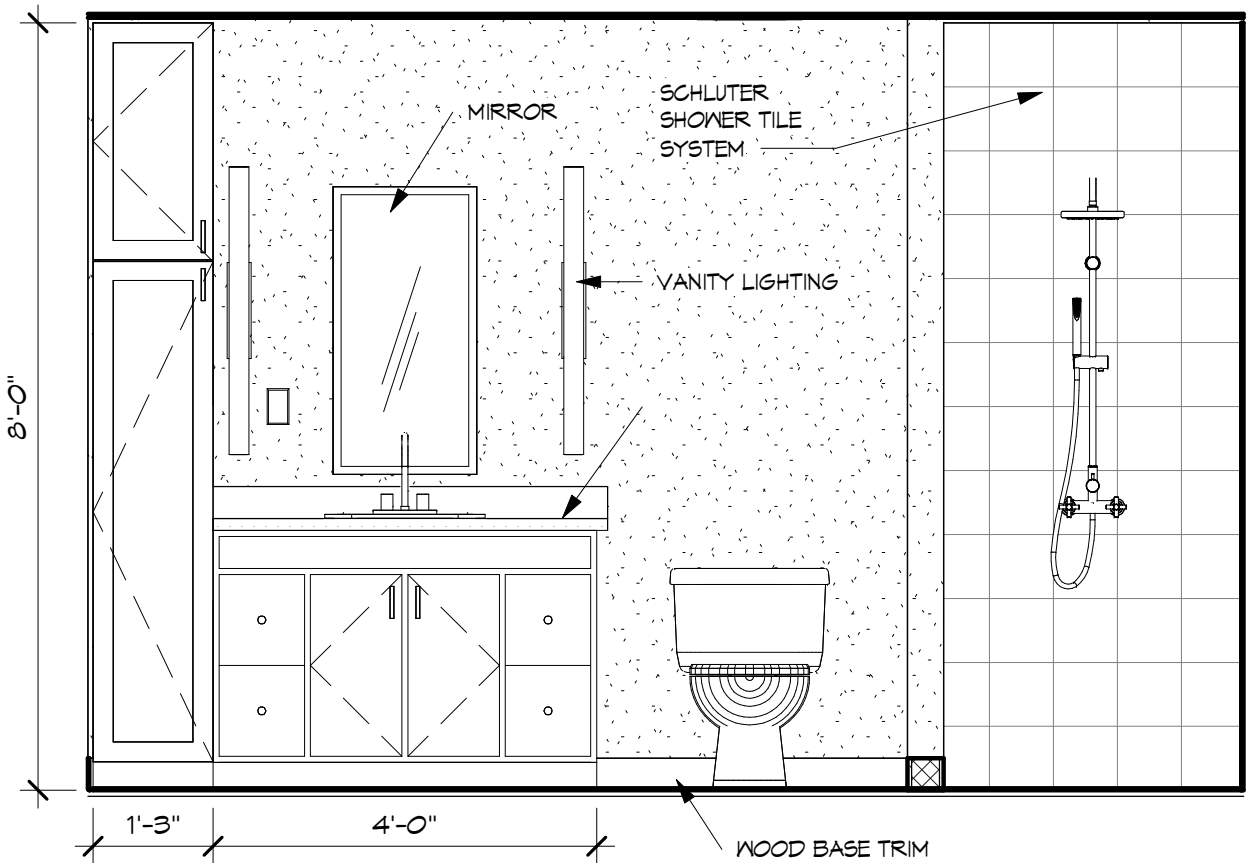
6 STAIR SECTION
1/2" = 1'-0"



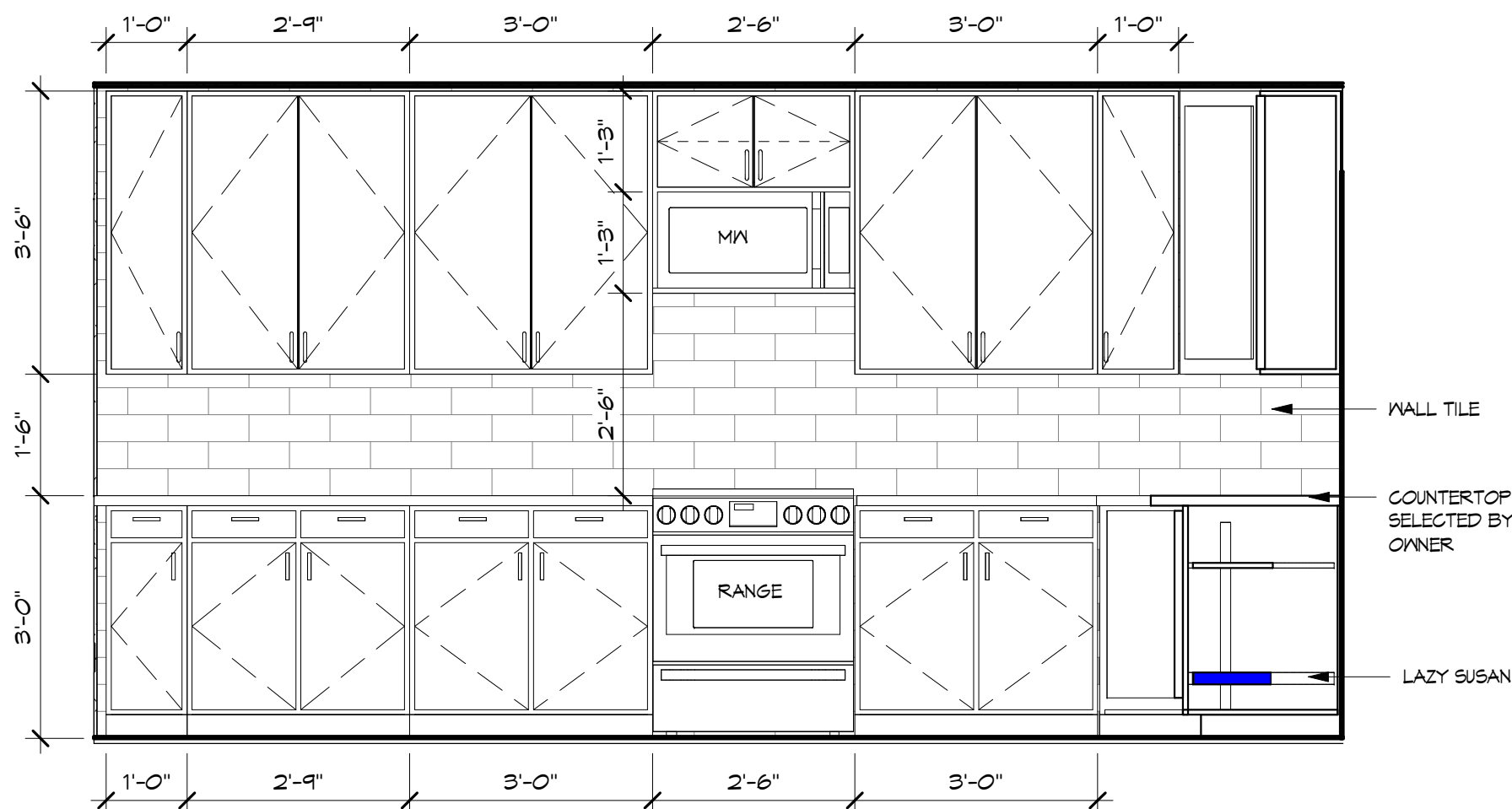
3 102 KITCHEN 3
1/2" = 1'-0"



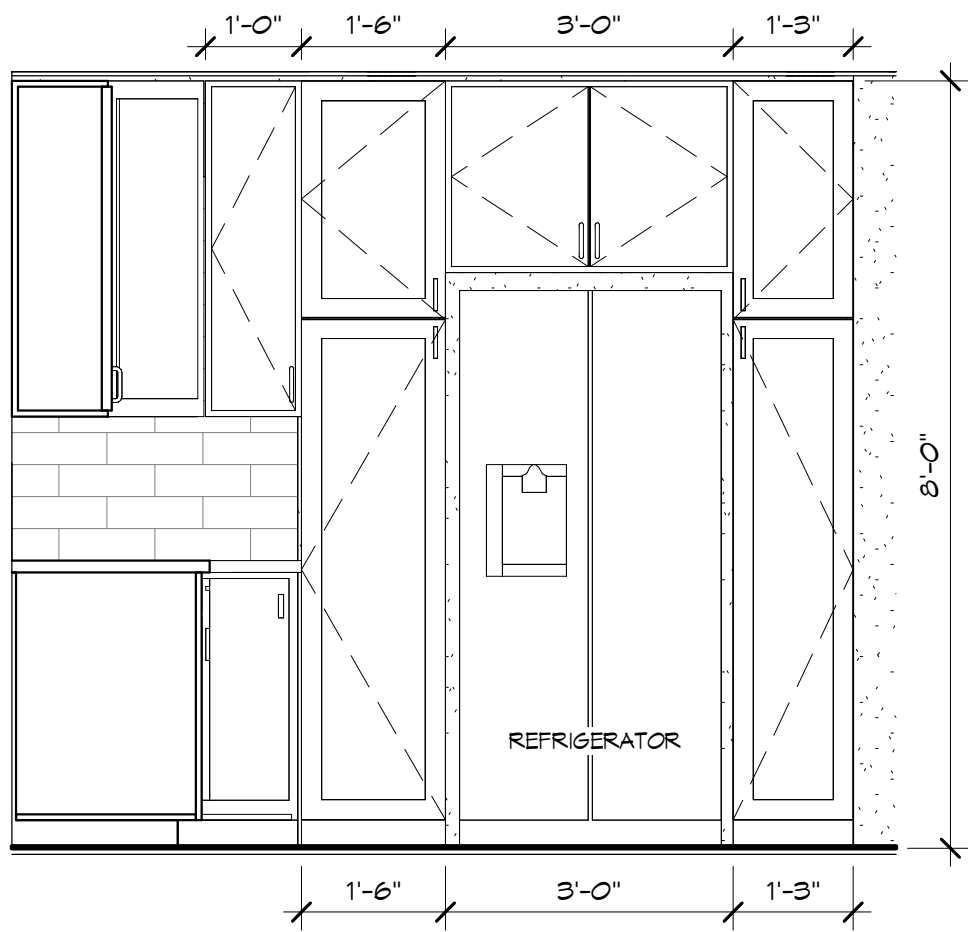
5 005 BATH
1/2" = 1'-0"



4 107 BATH
1/2" = 1'-0"



2 102 KITCHEN 2
1/2" = 1'-0"



1 102 KITCHEN 1
1/2" = 1'-0"