



CITY OF OPELIKA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.

June 14, 2022

TIME: 9:00 AM

- A. APPROVAL OF MINUTES
- B. VARIANCE
 - 1. Barbara H. Agricola (Agricola Law), 127 South 8th Street, C-1 zoning district, Requesting a 35 square foot sign variance from the maximum 16 square foot sign area requirement for a projecting sign
 - 2. Barrett-Simpson Inc, authorized representative for McOne Development, LLC, 807 Torbert Blvd, C-3, GC-S zoning district, Requesting a 15 foot front yard setback variance from the 25 foot front yard setback requirement.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



ZONING BOARD OF ADJUSTMENT MINUTES

300 Martin Luther King Blvd.

March 8, 2022

TIME: 9:00 AM

A. APPROVAL OF MINUTES

The City of Opelika Zoning Board of Adjustments held the regular meeting March 8, 2022 in the Meeting Chambers located at the Opelika Municipal Court, 300 MLK Boulevard. Certified letters were mailed out to all adjacent property owners for related issues for meeting dates.

MEMBERS PRESENT: Mrs. Tipi Miller, Mrs. Raven Harvis, Mr. Chris Nunn, Mr. Chris Anthony, Chairman Wilbert Payne and Mr. Jay Walters.

MEMBERS ABSENT: Mrs. Angela George .

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Marty Ogren, Planning Assistant Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician

CALL TO ORDER: Chairman Payne called the meeting to order at 9:00 a.m.

ROLL CALL: Miller, Anthony, Nunn, Harvis, Chairman Payne, and Walters.

Approval of Zoning Board of Adjustment minutes December 14, 2021

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Tipi Miller
AYES:	Miller, Walters, Nunn, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

B. ELECTION OF ZONING BOARD OF ADJUSTMENT OFFICERS (Chair, Vice Chair, and Secretary)

Mr. Mosley opened the nominations for Chairperson.

Mrs. Harvis made a motion to nominate Mr. Payne as the returning Chairman.

Ayes: Miller, Anthony, Nunn, Harvis, Chairman Payne, and Walters.

Nays: None.

Abstain: None.

Mr. Mosley closed the nominations for the Chair position.

Mr. Mosley opened the nominations for the Vice Chair position.

Mr. Walters made a motion to nominate Mrs. Miller as the returning Vice Chair.

Ayes: Miller, Anthony, Nunn, Harvis, Chairman Payne, and Walters.

Nays: None.

Abstain: None.

Mr. Mosley closed the nominations for the Vice Chair position.

C. VARIANCE

1. Donna Kenerson, 2700 Wyndham Gate Blvd., R-1 zone, Requesting a 6 foot rear yard setback variance from the 20 foot rear yard setback requirement in the Wyndham Gate PUD zoning district.

Mr. Mosley reported the applicant (property owner) is requesting a 6 foot rear yard variance to allow a 12'x 18' sunroom addition attached to the rear wall of the house to remain as constructed. The addition was constructed without a site plan review and approval of the minimum building setbacks. The addition was constructed 14 feet from the rear property line and 20 feet is the minimum rear yard minimum setback requirement. A building inspector was inspecting another house in the same neighborhood and noticed the addition about complete but did not remember a building permit issued for the addition. After Planning's discussions with the applicant and the contractor (Ryberg Construction), apparently there was a misunderstanding about who was to purchase the building permit. The applicant and contractor thought the other person would purchase the building permit. The variance request is to allow the addition to remain as constructed.

Recommendation

If a site plan was submitted showing a proposed addition 14 feet from the rear property line and a 20 foot minimum setback required, most likely staff would not support a variance request. There are no practical hardships on the property such as severe slope or an irregular shaped lot. Most lots in this neighborhood are like the applicant's lot – rectangle shaped with very little slope. A 6x18 addition is the largest addition allowed that would meet minimum rear yard setbacks.

The rear yard is enclosed with a 6' wooden fence and along Gwynne's Way evergreen trees next to the fence provides visual screen. The addition is not too large or out-of-scale with the home, but the addition compliments the home. Denial of the variance request requires the applicant to remove the addition (\$8,500 cost). Approving a variance request does not set a precedent to automatically approve future variances; each variance request is reviewed on its own merit. Staff does not believe approving the variance will have a special impact to the adjacent properties nor will the character of the neighborhood be affected. The applicant is requesting a 6 foot variance from the 20 foot rear yard setback. The addition is 14 feet from the rear property line.

Certified letters were mailed to adjacent property owners on Tuesday, February 22nd and a sign posted on the applicant's property Monday, February 28th about the March 8th Zoning Board public hearing meeting. (At this writing no one has contacted Planning staff about the variance request.)

Chairman Payne opened the public hearing.

Donna Kenerson, 2700 Wyndham Gate Blvd., stated I just moved here from out of town and when I bought my house virtually, the realtor said I could build a sunporch not saying anything about the City of Opelika or anything like that. I didn't even know there was an HOA. When I moved here, I walked around and talked to some people and went through the HOA. They approved the plan and then I hired my contractor and I said to him do I need any permits or anything and he said that he had just built one in the neighborhood and that he did not need a permit, until the building inspector showed up. I apologize, I don't know the laws of Alabama.

Mrs. Harvis asked who was the contractor?

Donna Kenerson stated Ryberg Construction out of Auburn.

Mrs. Harvis asked is there anyone here representing this construction company?

Mr. Mosley stated I don't believe so.

Chairman Payne asked have y'all had any dealing with them before?

Mr. Mosley stated I believe they have done some work before within the city.

Chairman Payne asked but they haven't come to you for anything without a reason?

Mr. Mosley stated no sir. To my knowledge, we haven't had any issue with them before. I haven't had a whole lot of dealings that I know of with them. I don't know that they do a whole lot in the city.

Mr. Nunn asked has he been given a friendly reminder of the rules and laws and expectations?

Mr. Mosley stated yes sir. I believe our Building Official had a conversation with him about exactly what needs to happen and asked why he didn't do it on the front end.

Melissa Candlin, 2702 Wyndham Gate Blvd., stated I am the homeowner to the south and I love the room. When I saw the building I told my husband can I get one of those too? We have no issue with what it looks like. It matches the home and they keep the home up. I just wanted to come and make sure I stood up for my neighbor. Watching the news today about Ukraine and we're worried about this. But anyway, I just wanted to make that known, because if you put something like that there, I don't know what the situation was, but if you can put something like that there it only improves the neighborhood in my opinion, because it does match. There are a lot of other things in the neighborhood that don't match, but that does. I have just recently met them since they just moved here, so that's why I say when we got the letter I told my husband I need to go.

Mrs. Miller asked can we send a reminder letter to the HOA to remind them?

Mr. Mosley stated yes ma'am.

Mrs. Miller stated that would be great.

Mr. Mosley stated we talk to this HOA on a semi-annual basis, so I will make sure that we send

that out. We may see if we can't send that out to all of our HOAs to remind them that any approvals that they give should also make sure that they meet the city requirements.

Mr. Walters asked I guess the construction companies are required to get building permits in whatever respective community or city they are operating in and this is an Auburn one, but is there any other type, other than just on a per job permitting basis, that the contractors are required to get any type of license in the city?

Mr. Molsey stated yes sir. There are requirements to be a contractor depending on the level of work that they do. I don't know if this would be something where they would have a general contractor's license necessarily. They possibly could, it just depends. We require that they have a business license with the city and typically most contractors here have either a homebuilder's license or a general contractor's license.

Mr. Walters stated that's issued by the state. I didn't know if there was anything locally.

Mr. Mosley stated I think we just have a city business license.

Mr. Walters stated ok. Just a general business license.

Mr. Mosley stated yes sir. Occasionally, we do have repeat offenders on things like this. To my knowledge, I don't think this is one where we do. It is pretty simple for most contractors. They should all know that for anything over \$1,000 or anything that is going to add a structure to the property, they have to get a building permit. I don't know what the reasoning there was. I guess they are claiming that they thought the homeowner was going to get the permit, which is not that commonplace.

Mr. Walters stated no.

Mr. Mosley stated we can definitely have a follow-up conversation with them about this.

Mr. Walters stated what I was looking at, and I know that this is a sidenote to the business that we are here today to look at, but any way that we can communicate with some of the businesses specifically who need to do this and homeowners too, but ultimately I think it's the contractor's responsibility. That's under their scope of responsibility in my mind.

Mr. Mosley stated one thing that we do with unpermitted projects is that the permit fee is doubled when it is permitted. That's still not a huge amount of money, but it is at least some penalty that a lot of times the contractor will bear.

Richard Melton, 2703 Wyndham Gate Blvd., stated I am part of the HOA for Wyndham Gates. It is common practice for us to convey to the homeowner that a permit needs to be pulled. Then it is up to the discretion of the homeowner and the builder to have that permit pulled. It is my understanding now that Ms. Kenerson spoke to the builder to have the permit pulled. It's common practice for us to have that happen, but whether or not it happens is up to the homeowner and the builder. It sounds like this may fall on the builder rather than the homeowner.

Chairman Payne closed the public hearing.

Motion to approve the 6 foot rear yard variance from the 20 foot rear yard setback requirement with staff recommendations

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Chris Nunn
AYES:	Miller, Walters, Nunn, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

2. William Leonard, 3414 Chilton Ave, R-3 zone, Requesting a 9 square foot lot area variance from the minimum lot area requirement of 10,000 square feet for two lots.

Mr. Mosley reported in 2006 the applicant (property owner) purchased a 100x200 lot on Chilton Avenue with one single family home. The property is in a R-3 zoning district and 10,000 square feet is the minimum lot size requirement. The applicant desires to subdivide the lot and build a home on a 2nd lot. The applicant hired a surveyor to subdivide the 100x200 rectangular lot in half into two 100x100 lots. The Lee County maps show the lot as a 100x200 'rectangle' (see map below), but when James Miller (surveyor) surveyed the property the property lines are not perfectly perpendicular at the corners as shown on the Lee County maps. *(The Lee County maps are produced when surveys are recorded at the Lee County Court House; surveys in the Chilton Avenue area were recorded in the 1960s.)* Therefore, the 100x200 shown on Lee County Maps is actually 99.99' x 200.02' instead of 100'x 200'. This minor difference makes a 9 square foot difference for each lot when the property is subdivided.

Recommendation

There is not a hardship in this variance request based on the lot's physical property such as a triangle shaped lot, severe slopes, or water features. However the applicant purchased what he thought was a 100x200 lot. Most all lots near the applicant's 100x200 lot are 50'x 200' or 100x200. If the variance is approved each lot will be 9,991 square feet. Decreasing the lot area 9 square feet from the minimum 10,000 sf requirement to 9,991 sf is minor, unnoticeable, and should not be a disadvantage or harm to the adjacent properties. **Staff recommends a 9 square foot lot area variance for two lots from the minimum 10,000 square foot lot size requirement.**

Certified letters were mailed to adjacent property owners on Tuesday, February 22nd and a sign posted on the property Monday, February 28th about the March 8th Zoning Board Public Hearing meeting. (At this writing no one has contacted Planning staff about the variance request.)

Chairman Payne opened the public hearing.

William Leonard, 1506 Morris Ave, stated I am the owner of the property and basically it's just that simple. It's just that far from being where I should not be here, but I'm here because we're doing it the right way. I went to Marty, I had it surveyed, and Jim Miller said it was just that short of being where it needed to be. But again, we have to go through the guidelines and the ethics of what these guys do. All we're doing is, as you can see, the line was going longways. That's the two lots but we're just going through the middle now. What we're going to do is, we're going to deed that property to the right of the house to someone and I'm just going to basically keep the property. I'm not a builder. I'm not going to build anything. Eventually, if someone comes to my door and wants to buy it I may consider selling it, but right now it's just going to stay in my hands and that's why we're here.

Chairman Payne closed the public hearing.

Mr. Walters stated it's awfully close to what the requirements are. I understand that we've got two non-compliant lots existing now with essentially the owner reorienting the one existing lot that is being divided into two.

Motion to approve the 9 square foot lot area variance for two lots from the minimum 10,000 square foot lot size requirement with staff recommendations

RESULT:	Passed
MOVER:	Jay Walters
SECONDER:	Tipi Miller
AYES:	Miller, Walters, Nunn, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

3. Lisa Ditchkoff, 1005 Sunset Court, R-2 zone, Requesting a 10 foot front yard setback variance from the 35 foot front yard setback requirement in a R-2 zoning district.

Mr. Mosley reported the applicant is requesting a 10 foot front yard setback variance to construct a 2,600 square foot single family home on a 16,046 square foot lot. This is a corner lot requiring a 35 foot front yard setback on Sunset Court, the front street, and a 25 foot setback requirement along Floral Street, the side yard on street. The variance is requested so the front wall of the proposed house aligns with the front wall of the adjacent home along Sunset Court.

There is not a hardship based on the lot's physical property such as severe slopes, however the setbacks along Sunset and Floral streets vary. Home construction in this neighborhood (Alta Vista Subdivision) began in the 1960's. A review of the existing structures in this area does show that over the years street setbacks of existing homes varied from 18 feet to 35 feet. Also, a detached garage located across Sunset Court from the applicant's property is about 3 feet from the front property line. A variance will create alignment of the new home with the existing front wall of the adjacent home on Sunset. The house location is suitable for the neighboring home on Floral Avenue leaving additional spacing between structures. Planning staff believes the variance will be more in character with the surrounding homes and will not have an adverse effect on the neighborhood.

Recommendation

Staff recommends a 10 foot front yard variance along Sunset Court be granted from the minimum 35 foot front yard setback requirement.

Chairman Payne opened the public hearing.

Lisa Ditchkoff, 822 North 10th Street, stated I own the property, it is adjacent to my current home. I'm planning for a beautiful Tudor-style stone and brick home and the property setback that I am requesting is basically no different than any of the current setbacks along Sunset or Floral and some of the other surrounding areas as well.

Scott Parker, 901 Floral Street, stated I am across the street from this proposal. I agree with the staff's recommendation to approve this variance setback. I think it will line up the properties and the house will be a good addition to the neighborhood. It will certainly be more attractive than the stumps that are currently at that location. Again, I am in support of this and I would be happy to answer any questions if they come up.

Chairman Payne closed the public hearing.

Motion to approve the 10 foot front yard setback variance from the 35 foot front yard setback requirement with staff recommendations

RESULT:	Passed
MOVER:	Tipi Miller
SECONDER:	Raven Harvis
AYES:	Miller, Walters, Nunn, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

D. ADJOURN

Motion to adjourn at 9:29 a.m.

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Tipi Miller
AYES:	Miller, Walters, Nunn, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

_____ Wilbert Payne, Chairman

_____ Matt Mosley, Secretary

CITY OF OPELIKA - BZA
STAFF REPORT
June 14, 2022

Applicant: Barbara H. Agricola (Agricola Law)

Property Owner: CJCF, LLC (Derek Hilyer)

Property: 127 8th Street, Unit 101 and 201

Existing Zone: C-1 (Downtown zoning district)

Request: Requesting a 35 square foot sign variance from the maximum 16 square foot sign area requirement for a projecting sign

Agricola Law, the applicant's office, is located on the corner of 8th Street and Avenue A. The building is three floors, and the law office occupies the first and second floors. (The third floor will be remodeled to office space at a later time.). The law office fronts on two streets so the building is allowed to have one wall sign on each street. Instead of installing wall signs the applicant desires one projecting sign installed near the corner of the building (see sign drawing attached) The projecting sign will be visible from South 8th Street and Avenue A. The proposed projecting sign is 51 square feet.

The Sign Regulations state that "*one projecting sign is allowed for each ground floor building unit with an external entrance*". The maximum square foot area for a projecting sign is the lessor of 16 square feet or one square foot per linear foot of building frontage along the street. The building frontage is 24.5 feet along South 8th Street and 100 feet along Avenue A. The maximum sign area for a projecting sign is 16 square feet.

The applicant believes since the law office fronts on two streets and one projecting sign is desired instead of a wall sign for each street, then a larger 51 square foot sign should be allowed. (The Sign Regulations are silent about allowing two projecting signs for a business on a corner lot that faces two streets.) Also, the larger 51 square foot projecting sign is an adequate size so the sign is visible from both streets. If wall signs were proposed for each street instead of the one projecting sign, the maximum wall signage allowed could be 24.5 square feet along South 8th Street and 160 sf along Avenue A.

Recommendations: There are no exceptional difficulties with the property or unusual problems concerning visibility of the sign that justifies an increase in the square footage from 16 square foot maximum allowed to 51 sf. The buildings in the downtown area are only 10 to 15 feet from the street, and motorist and pedestrians have excellent visibility of signs. The applicant's building on a corner has an advantage concerning visibility fronting on two streets and the sign visible from two streets. **Planning staff recommends the request be denied.**



metal double sided sign
with push-thru plastic letters
attached to wall with 4 'lags and anchors

2 ft



SIDE VIEW



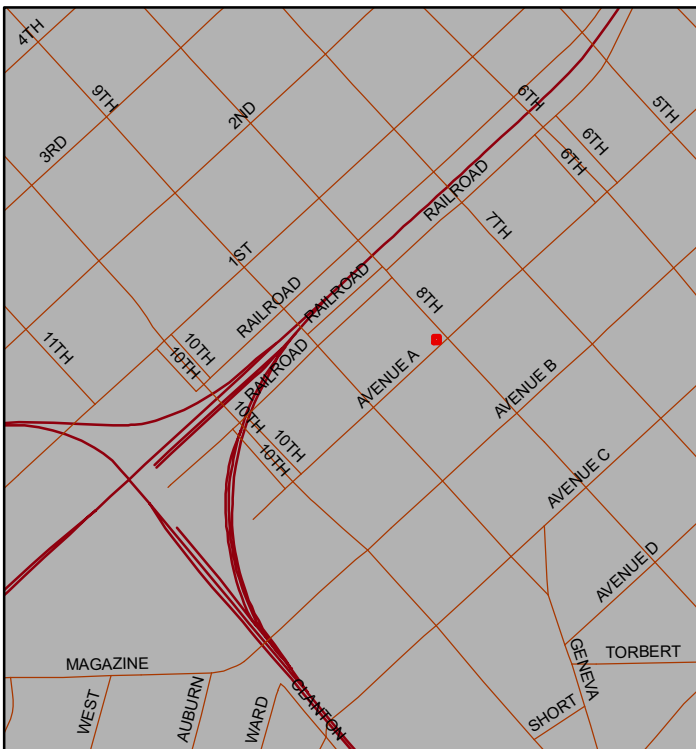
DORRIS SIGNS
409 Ermine St. Opelika, Alabama 36801

Ricky Dorris
334-524-0924

bottom of circle 9 ft above side walk

TOTAL SQUARE FEET = 51

The image is an aerial map of a city block. A red dashed rectangle highlights a specific lot. The lot is labeled 'C1'. The surrounding area includes streets labeled 'AVENUE A' and 'S 8TH ST'. Other lots are also labeled 'C1'. A blue dot labeled 'HOSP' is visible on the left side.



The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.



APPLICATION FOR VARIANCE (Section 4.2A)

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801



DATE: <u>5/24/2022</u>	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline: <u>June 14 2022</u>

PART I. OWNER / APPLICANT INFORMATION

Barbara H. Agricola 127 South 8th Street, Opelika, Alabama 36801 334.759.7557
Owner Name Address Phone

Agent Name (if applicable) Address Phone

PART II. PARCEL INFORMATION

Street Address: 127 South 8th Street, Opelika, Alabama 36801

Current Zoning: commercial

Current Land Use: _____

Type of Variance Sought: ☒ Sign ☐ Parking ☐ Setback ☐ Other

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map

or site plan) I am on a corner so I need exposure to both streets. I'm requesting a variance to give me double the space since I'm on two streets

Setback	Required	Proposed	Amount of Variance
Front	8x10	10x32	8x10
Side			
Side			
Rear			

CITY OF OPELIKA - BZA
STAFF REPORT
June 14, 2022

Applicant: McOne Development
Blake Rice, Barrett-Simpson (Authorized Applicant)

Property: 807 Torbert Blvd

Existing Zone: C-2, GC-S

Request: Requesting a 15-foot front yard variance from the 25 foot side yard setback requirement

Proposal

The applicant is requesting a 15-foot front yard variance to allow five (5) townhomes to be up to 10 feet from the front property line. The subject property is located on an irregular property between Torbert Blvd and Martin Luther King Blvd. Prior to the realignment of the street Torbert Blvd cut through the area just to the east of this property. The right-of-way is still present, but the road has been removed from this section.

Due to the realignment of the street, the age of the surrounding developments (many pre-zoning), and location close to downtown, many of the surrounding properties are located between 0-25 feet from the right-of-way. The road in front of the subject property is five (5) lanes and transitions along this property to three (3) lanes. The right-of-way is approximately 100 feet. The City Engineer does not believe that additional right-of-way would need to be acquired to continue the five lane section. He has not expressed any issues with the proposed proximity of the units adjacent to the street.

The proposed townhomes would have brick courtyards along the rear of the property across the street from the single-family homes on Torbert Blvd. It is possible that a single home could be built on this property without a variance, however this property would be one of the few single-family homes to face the major street. From a planning perspective, it does make more sense to have a light commercial (office/retail) or medium density residential type at this location.

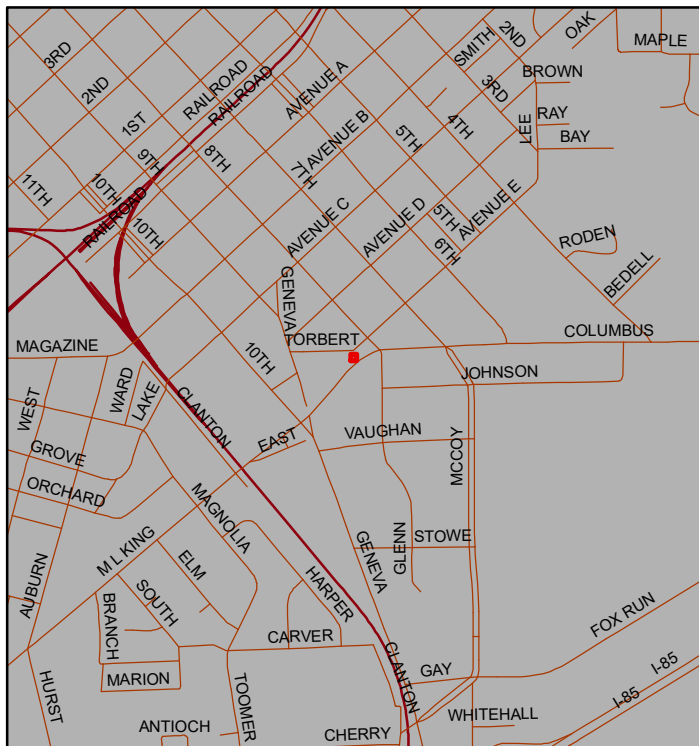
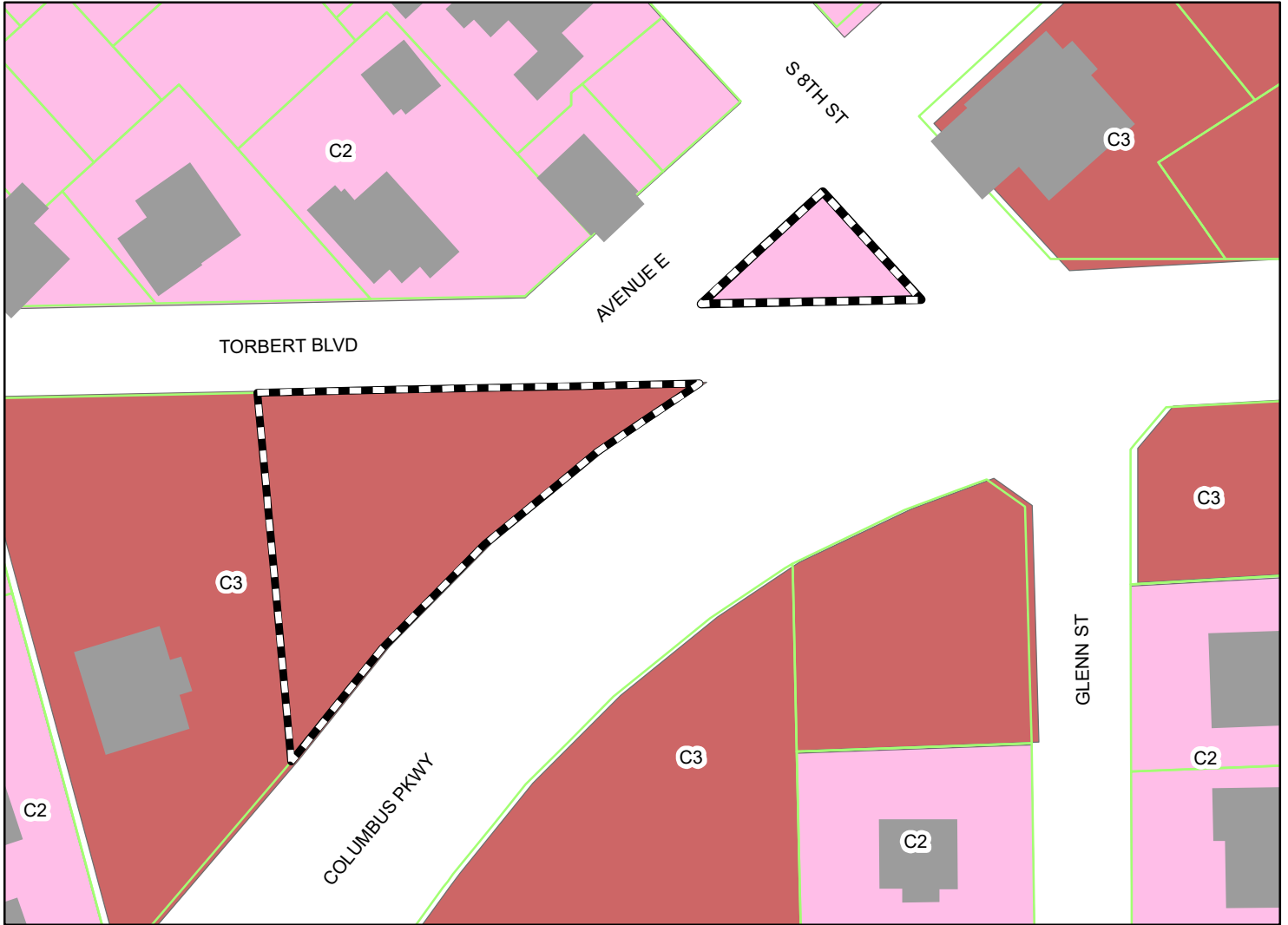
Recommendation

Staff believes that this request would allow the development to be more in character to the existing neighborhood. Due to the unique nature of the lot created during the realignment of the street, staff recommends approval of the proposed variance based on the site plan presented. If granted by the ZBA, the use would still require Planning Commission approval for the townhome use and subdivision of the individual lots.

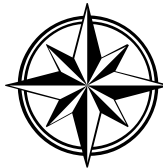
McONE DEVELOPMENT LLC TOWNHOMES

807 TORBERT BLVD

FRONT SETBACK VARIANCE



The applicant requesting a 15 foot variance from the 25 foot minimum front yard setback requirement. Five townhomes are proposed accessed from Torbert Boulevard.



Subject Property

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**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

2902



DATE: 5/5/2022	Zoning Board of Adjustment Meeting Date: 6/14/2022
Case Number:	Meeting Deadline: 5/24/2022

PART I. OWNER / APPLICANT INFORMATION

McOne Development, LLC 206 Girard Ave. Dothan, AL 36303 334-610-1715
Owner Name Address Phone

Barrett-Simpson Inc. 223 South 9th Street Opelika, AL 36801 334-745-7026
Agent Name (if applicable) Address Phone

PART II. PARCEL INFORMATION

Street Address: 807 Torbert Blvd. Opelika, AL 36801

Current Zoning: GC-S / C-3

Current Land Use: Open Space

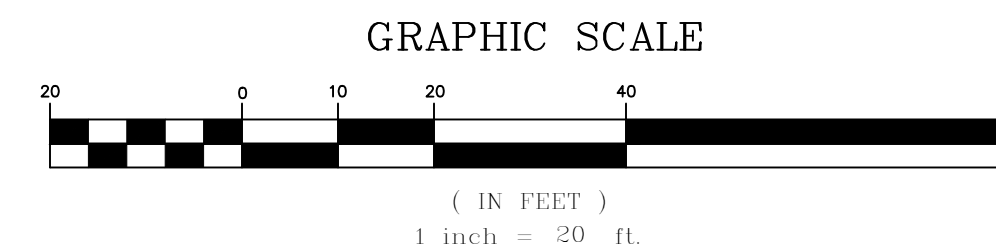
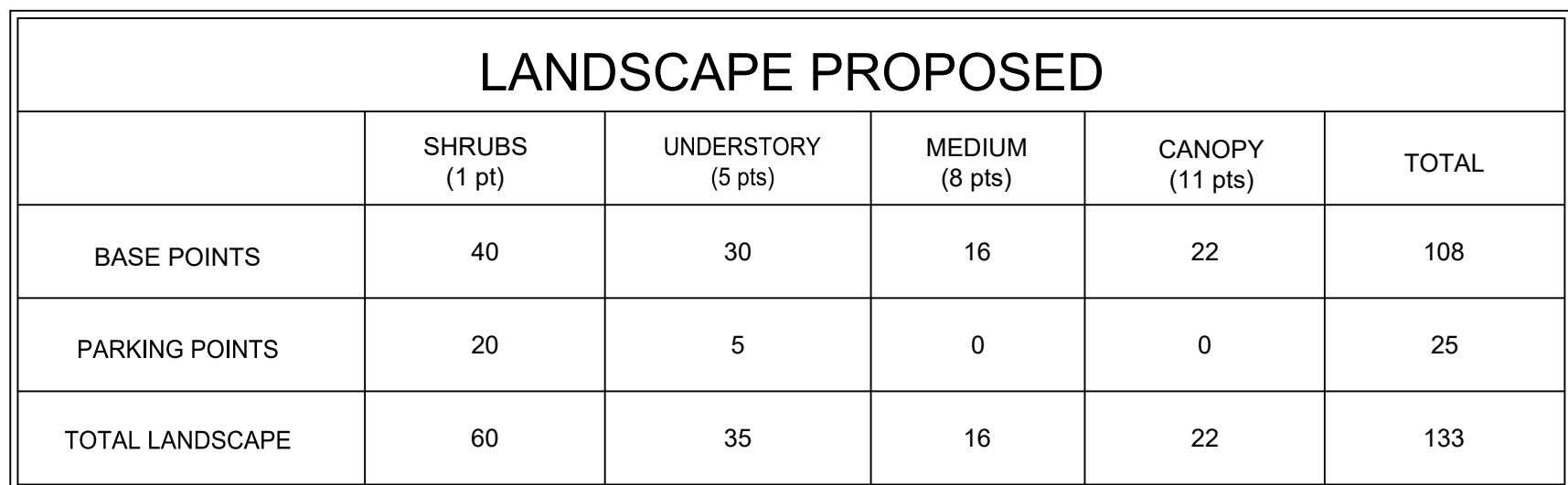
Type of Variance Sought: _____ Sign _____ Parking _____ ☒ Setback _____ Other _____

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map or site plan) For the Construction of Townhomes

Setback	Required	Proposed	Amount of Variance
Front	25	10	15
Side	10	10	0
Side	20	20	0
Rear	20	20	0

PART IV.

- 1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? With the Current setback and the unusual shape of the parcel it makes it difficult to construct the townhomes



VICINITY MAP
NOT TO SCALE

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

☐ 706 12th ST. PHENIX CITY, AL 36867 (PH : 334-297-2423)
☐ 223 S. 9th ST. OPELIKA, AL 36801 (PH : 334-745-7026)
☐ 121 W. BROAD ST. EUFAULA, AL 36602 (PH : 334-687-4257)



BC STONE

TORBERT BLVD
OPELIKA, AL

REVISIONS:

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any form without the expressed
written permission of Barrett-
Simpson, Inc.

PROPOSED LANDSCAPE PLAN

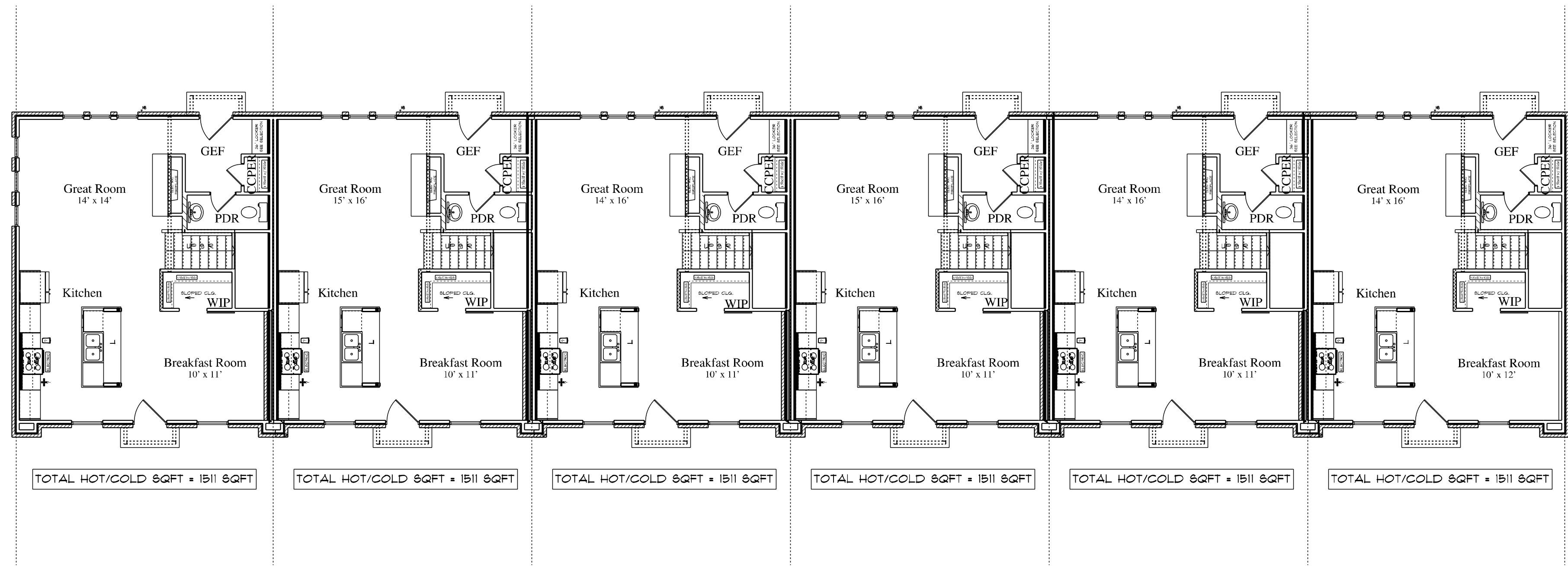
DRAWN BY: R. STRICKLAND
DESIGNED BY: E. INGRAM
REVIEWED BY: C. ROGERS
REVIEWED BY: B. RICE
APPROVED BY: B. RICE

DATE MAY 4, 2022

PROJECT NUMBER: 20-0321

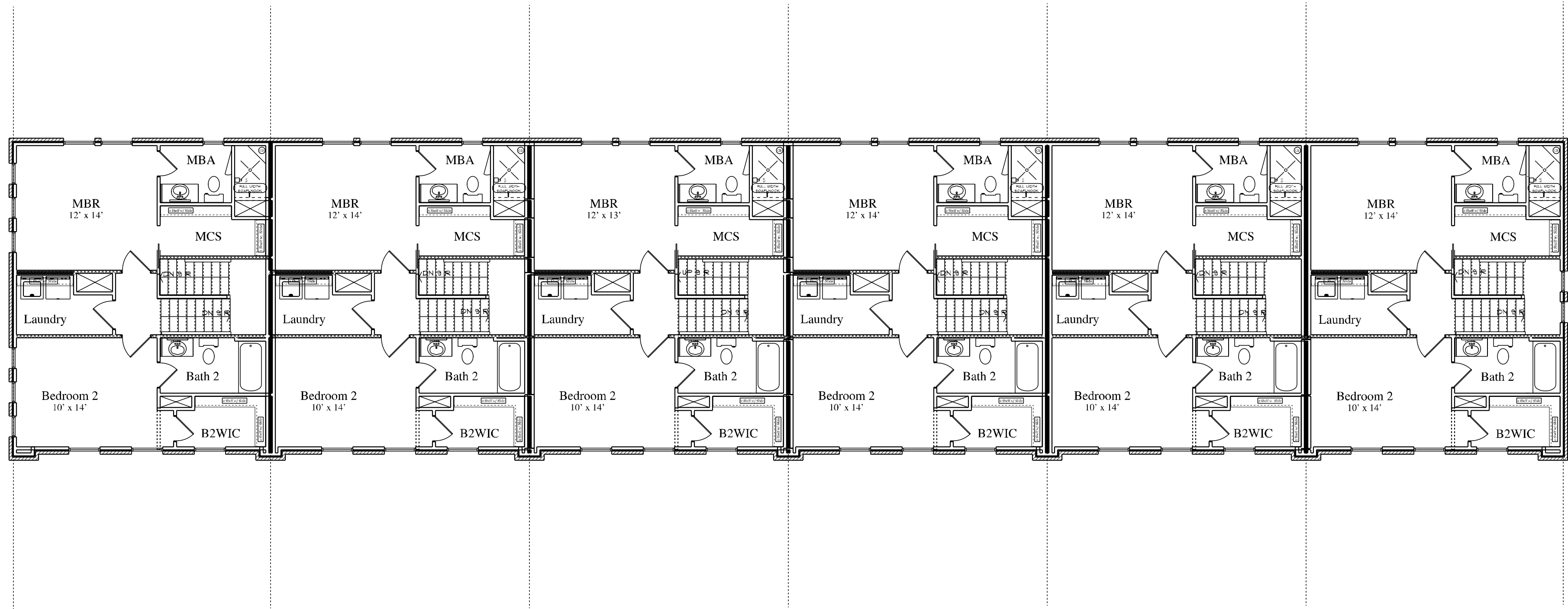
SHEET NUMBER

C2



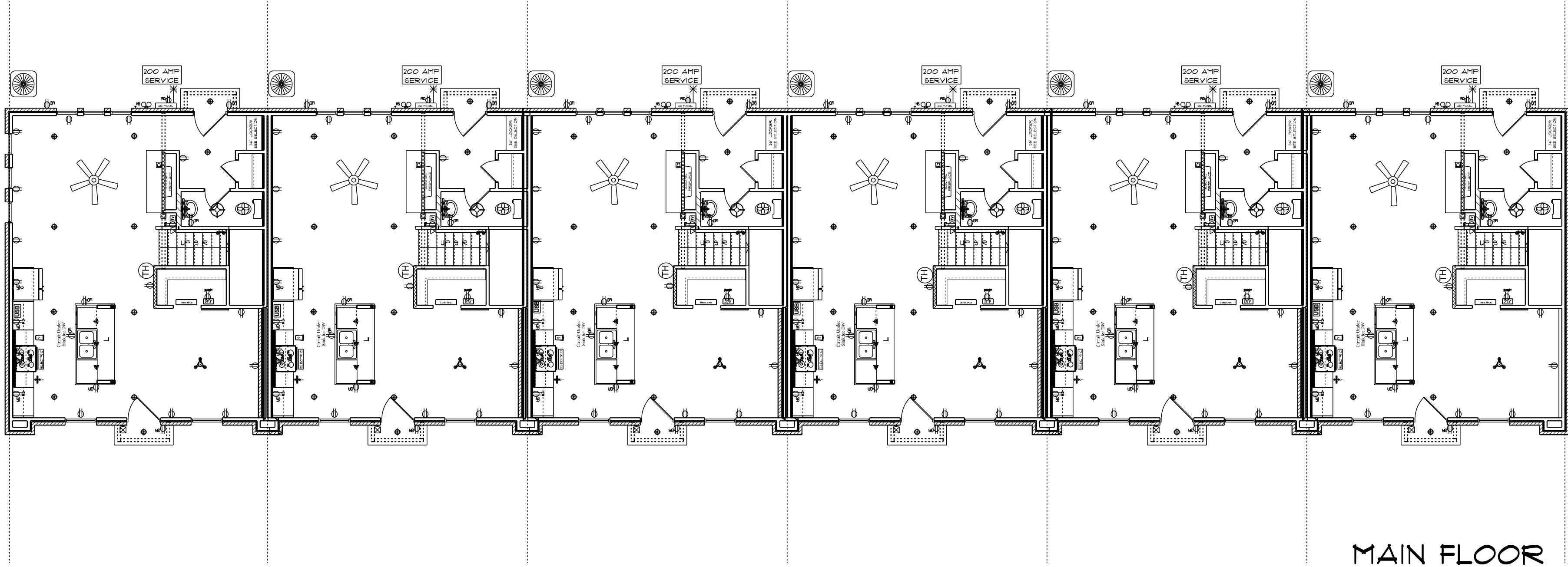
MAIN FLOOR

	2x4 Wall Brick
	2x6 Wall Brick
	2x4 Wall Siding/ Stone
	2x6 Wall Siding/ Stone
	2x4 Wall Partition Non-Load Bearing
	2x6 Wall Partition Non-Load Bearing
	2x4 Wall Partition Load Bearing
	2x6 Wall Partition Load Bearing

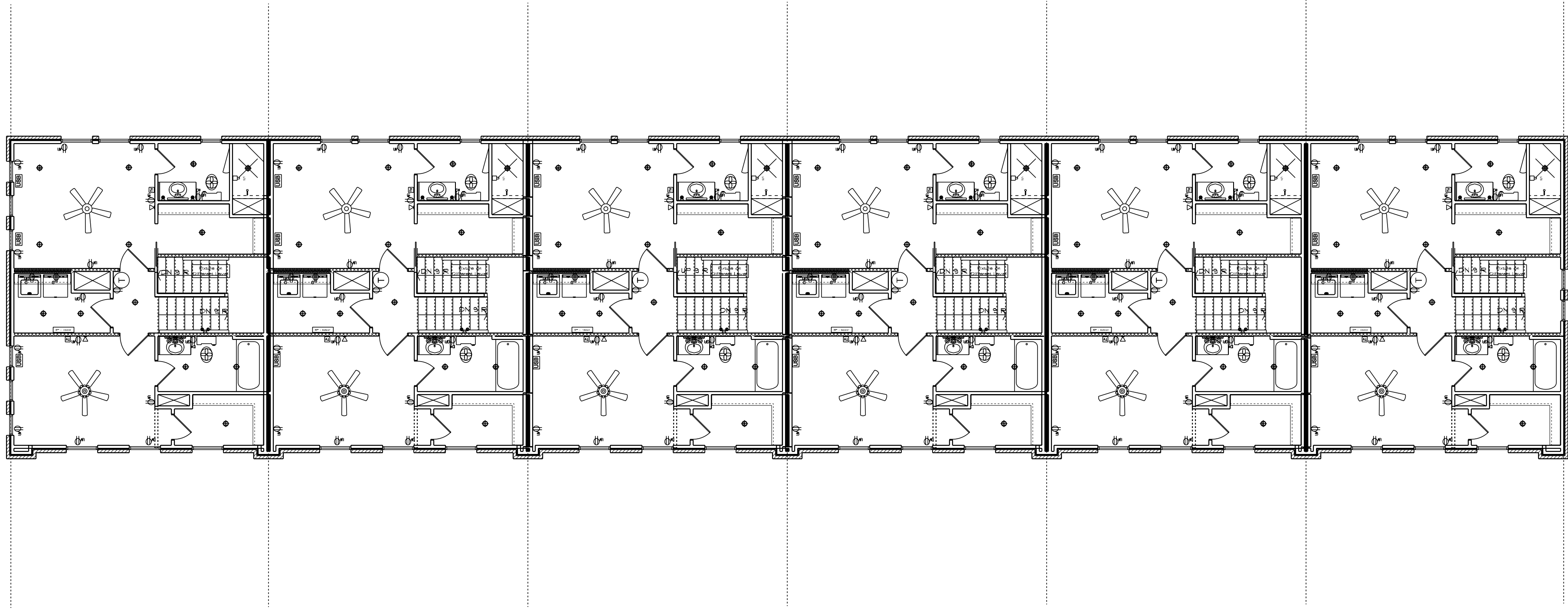


SECOND FLOOR

	2x4 Wall Brick
	2x6 Wall Brick
	2x4 Wall Siding/ Stone
	2x6 Wall Siding/ Stone
	2x4 Wall Partition Non-Load Bearing
	2x6 Wall Partition Non-Load Bearing
	2x4 Wall Partition Load Bearing
	2x6 Wall Partition Load Bearing



MAIN FLOOR
SCALE: 1/8" = 1'-0"



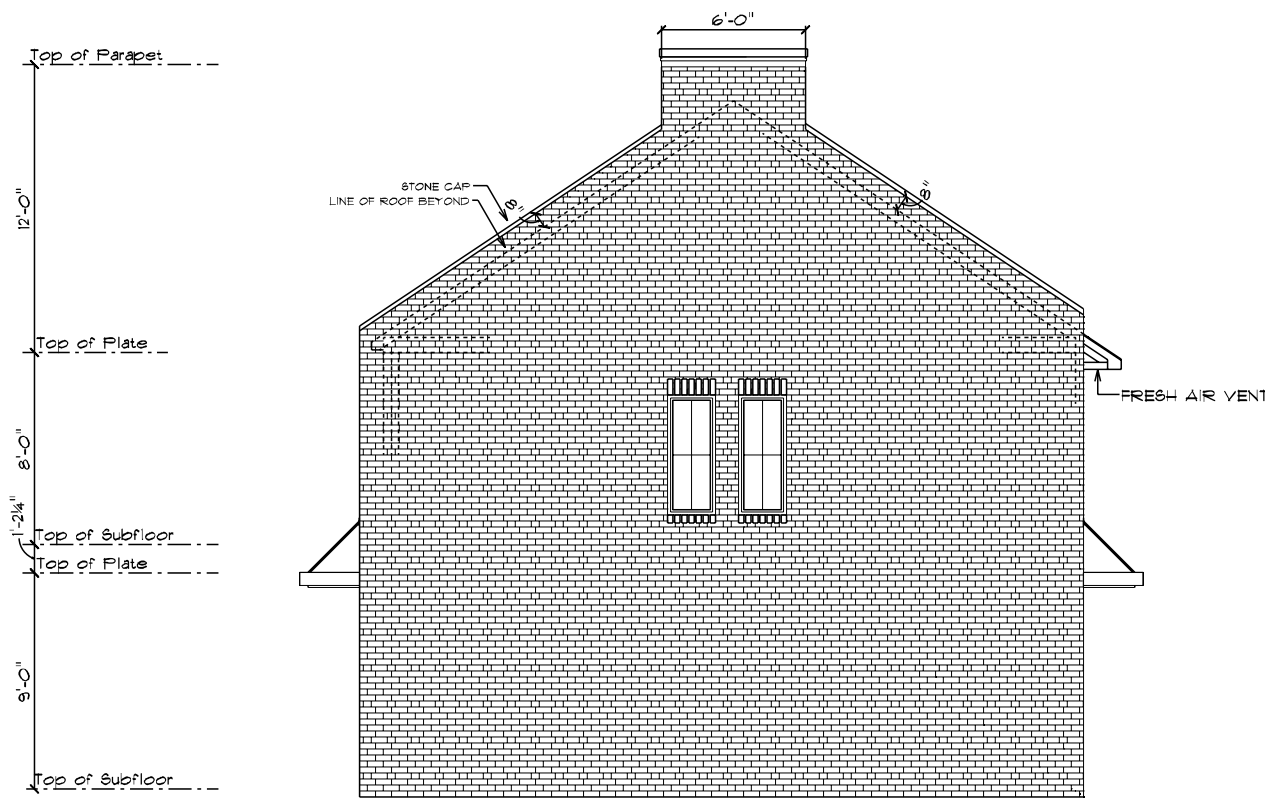
SECOND FLOOR
SCALE: 1/8" = 1'-0"



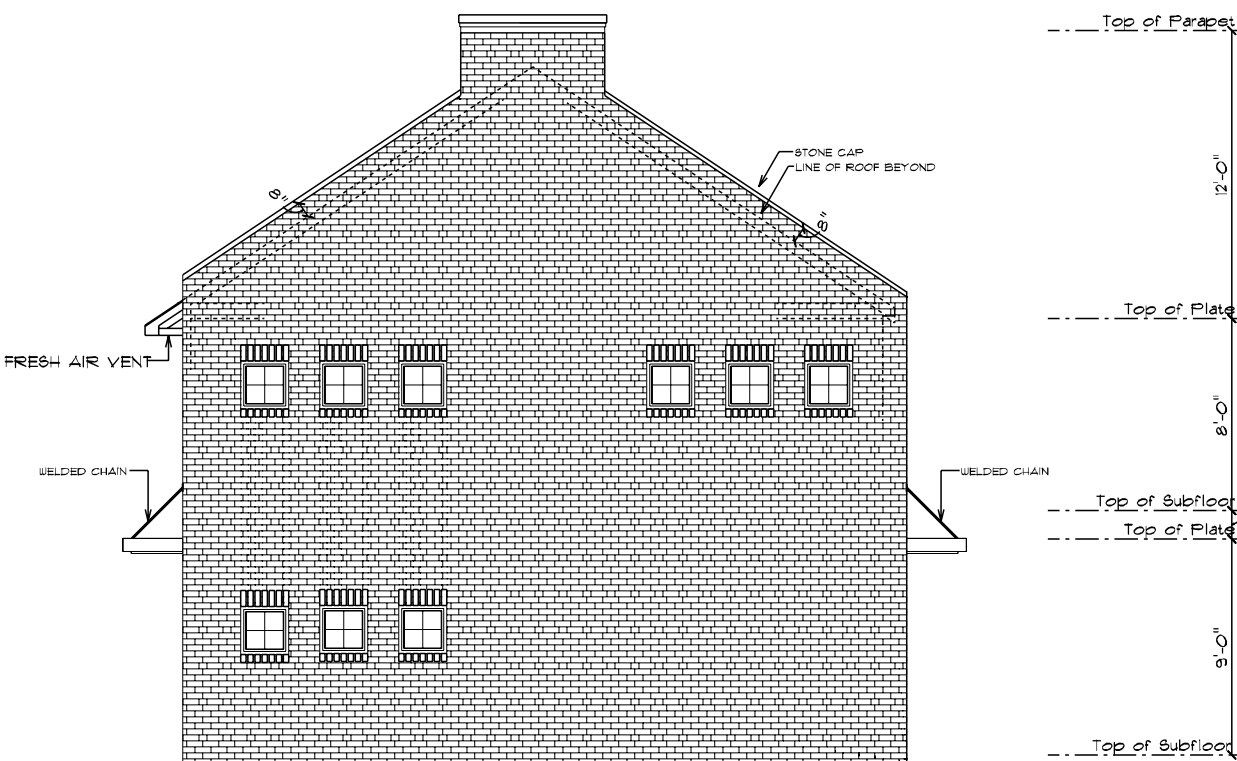
REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FRESH AIR VENT - WALL	FRESH AIR VENT - SOFFIT	BATH VENT - WALL	DRYER VENT - WALL	HOOD VENT 6in - WALL	HOOD VENT 10in - WALL
A16	UEV6	DWV4BK	DWV4BK	DWV6BK	DWV10BK