

359 EAST STREET

ZBA

Application

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TOWN OF STAFFORD, CT
Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
860-684-1793



06/21/2021 ZONING BOARD OF APPEALS APPLICATION

Draft

Variance from the Zoning Regulations; Appeal from the Decision of the Zoning Agent
 Approval of Motor Vehicle Sales or Repair Location
Residential Commercial

Applicant Information:

Name: Morris C. Lewis, c/o Dorian Famiglietti
Address: Kahan, Kerensky & Capossela, LLP, 45 Hartford Inpk Vernon CT 06066
Phone: 8608121765 Fax: 8606478302
Email: dfamiglietti@kkc-law.com
Legal Interest: owner of record

Owner Information:

Name: LEWIS MORRIS C
Address: 359 EAST ST STAFFORD, CT 06076
Phone: 8609703921 Fax: _____
Email: newhomesnow@yahoo.com

Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 359 EAST ST
Size: 20,293 SF Zone: AA Assessor's Map and Lot #: 31.0
Is the subject parcel within 500 ft. of the Town boundary? yes no

Variance Request:

I hereby apply for a Variance to Section(s) 3.11 and 4.9 of the Zoning Regulations, to permit the following:

3.11, Usable Lot Area - 22,000 SF required; 734 SF provided; 4.9, Lot Depth - 200 Ft required; 94 Ft provided; 4.9, Front Yard Setback, 40 Ft required; 8 Ft provided

Is a Hardship claimed? If so, what is the specific Hardship?

The existing lot configuration, size and topography prevent the lot from complying with the usable lot area and lot depth requirement s. Further, since these requirements were enacted after the lot was legally created, enforcement of the same would render the lot virtually unusable and without any value. The existing topography is also the claimed hardship for the front yard setback. Construct on of the home closer to the road will significantly reduce the amount of grading and land disturbance required to site the new home and the closer front yard setback is consistent with the house placement on adjacent lots.

Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise?

If so, for what purpose? lot size When? 06/21/2021. File No. Vol. 267, Pg. 4

Parties of Interest:

Attorney / Engineer/ Architect / Builder Name: Dorian R. Famiglietti, attorney

Address: 45 Hartford Inpk, Vernon, CT 06066

Phone: 8608121765 Fax: 8606478302

Email: dfamiglietti@kcc-law.com

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? yes no

Attached is proof of payment. (Required)

Fees:

\$60.00 (State Fee) + Town Fee* \$ 300.00 = \$ 360.00 (payable to the Town)

* Town fee is established by Town Ordinance.

Signatures:

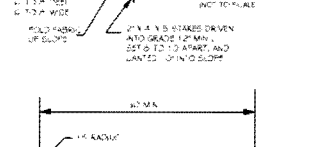
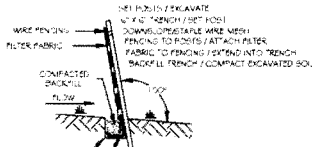
Signature of Owner(s) LEWIS MORRIS C Date: 06/21/2021

Signature of Applicant(s) Morris C. Lewis, c/ Date: 06/21/2021

a Dorian Famiglietti

LEGEND

- PROPERTY LINE
- - - EXISTING EDGE OF WOODS OR CLEARING
- - - PROPOSED LIMIT OF CLEARING
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED SEWER SERVICE
- - - PROPOSED ELEC. SERVICE
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- IRON PIN SET 5/8" BEAR
- SURVEYOR CONTROL POINT
- MONUMENT FOUND
- DRILL HOLE FOUND
- PROPOSED TEST PIT
- GRADE TO DRAIN
- MONUMENT FOUND



- CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CALL BEFORE YOU DIG 1-800-552-4463
- PUBLIC SANITARY SEWER PRIVATE WATER SUPPLY
- FOOTING DRAIN TO OUTLET INTO EXISTING CATCH BASIN
- ROOF LEADERS TO OUTLET ONTO EXISTING GRADE.

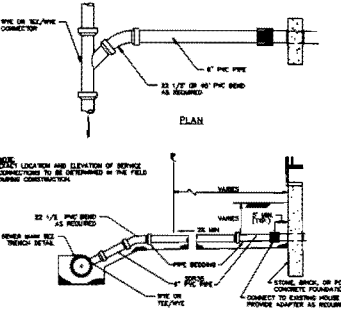
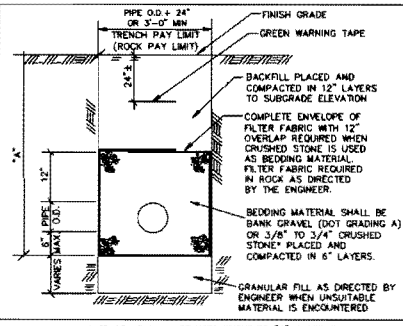
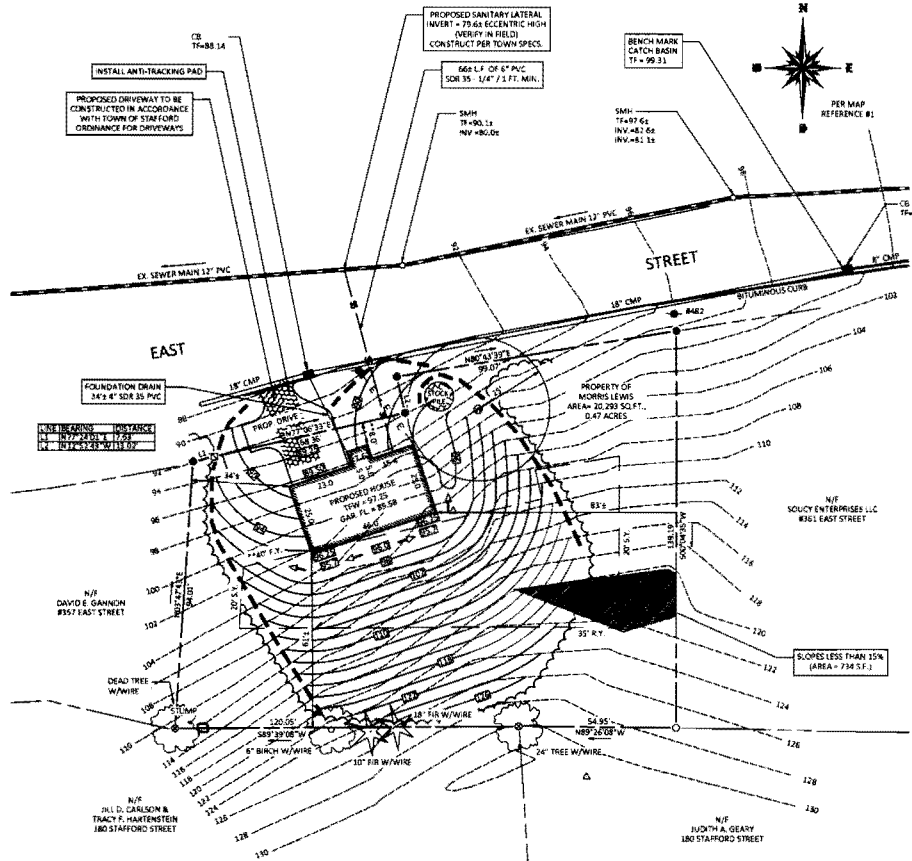
MAP STANDARD NOTES

1. THIS SURVEY (ON MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 09, 2019.
- TIME OF SURVEY: IMPROVEMENT LOCATION SURVEY BOUNDARY DETERMINATION SURVEY HORIZONTAL ACCURACY CLASS: "A" VERTICAL ACCURACY CLASS: "2" VERTICAL DATUM: ASSUMED
2. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO SHOW THE PROPOSED HOUSE AND OTHER IMPROVEMENTS.

- DEED REFERENCES:**
1. VOLUME 584, PAGE 320 OF THE STAFFORD TOWN LAND RECORDS DATE: JANUARY 1999, SCALE: 1"=50' BY KEVIN L. DANOS
 2. VOLUME 587, PAGE 394 OF THE STAFFORD TOWN LAND RECORDS DATE: JANUARY 1999, SCALE: 1"=50' BY KEVIN L. DANOS
 3. VOLUME 555, PAGE 723 OF THE STAFFORD TOWN LAND RECORDS DATE: JANUARY 1999, SCALE: 1"=50' BY KEVIN L. DANOS
 4. VOLUME 446, PAGE 456 OF THE STAFFORD TOWN LAND RECORDS DATE: JANUARY 1999, SCALE: 1"=50' BY KEVIN L. DANOS

MAP REFERENCE:

1. "PROPERTY SURVEY PREPARED FOR JEAN HARTMANN STAFFORDVILLE, CONNECTICUT" DATE: JANUARY 1999, SCALE: 1"=50' BY KEVIN L. DANOS
2. "SURVEY PREPARED FOR JEAN HARTMANN STAFFORD, CONNECTICUT" APRIL, 1998 SCALE: 1"=20' BY KEVIN L. DANOS
3. "PLOT PLAN PREPARED FOR ROBERT M. KLECAR & JUDY A. KLECAR 355 EAST STREET STAFFORD, CONN." SCALE: 1"=20', DATE: DEC. 23, 1999 CLASS "D" MAP FILED BY WILLIAM W. STYMONDS, SR. LAND SURVEYING STAFFORD, CONN.
4. "EASEMENT MAP PREPARED FOR FRANCIS A. & ELEANOR S. LUCAS STAFFORD STREET STAFFORD, CT" SCALE: 1"=40', DATE: MAY 26, 1986, DRAWING NO: 3273 BY SENEATH & SYMONDS, ENFIELD, CT.
5. CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS TOWN OF STAFFORD MAP SHOWING HIGHWAY LINE ON CONN. 19 FROM STAFFORD ROAD INTERSECTION WESTERLY 1,000 FEET TO FURNACE BROOK SCALE: 1"=40', APRIL 1976



6\"/>

EROSION & SEDIMENTATION CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF STAFFORD OR ITS DESIGNATED AGENTS.
3. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY, TEMPORARY VEGETATION AND/OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEED PREPARATION: FINE GRADE AND BARE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS, APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 20 POUNDS PER 1,000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET. WORK LIMES AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
6. SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 1 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF: KENTUCKY BLUEGRASS, 20%; BROMEIAD CREeping RED FESCUE, 20% BROMEIAD PERENNIAL RYE GRASS, 15% BROMEIAD TOYAL, 45% LB/ACRE THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDER SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

GENERAL NOTES:

1. LIMITS OF DISTURBANCE: Upon approval of individual site plan development, the limits of disturbance shall be established in the field for each proposed structure. Disturbance limits shall be 25-35 feet beyond the proposed building and shall be bounded by staked by stakes or silt fence.
2. EROSION CONTROL: Area to be disturbed shall be bounded by staked by stakes or silt fence. All erosion controls, including silt fence and anti-tracking pads shall be installed and inspected by the Land Use ZED and Wetland Agency prior to staking or pulling, grading or excavation. The ZED and Wetland Agency may modify the erosion control requirements based on field conditions as to an adequate control erosion and sedimentation from the site.
3. TREES CLEARED: Trees shall be cleared east out to length and stacked or removed from the site. Then the staking of staking, grubbing and/or excavation shall begin.
4. DRIVEWAY: Driveway and shoulder shall be prepared, graded as shown on plan, and graded. Driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching or seeding and top staking, silt fence or other approved measures the same day that cuts are made.
5. TOPSOIL: All topsoil shall be topped and saved in areas as shown on the plan or as approved by the Planner and Wetland Agency. Topsoil shall not be removed from the site except in compliance with the zoning regulations.
6. CONSTRUCTION OF DISTURBED AREA: Excavation and construction shall commence following inspection and approval of erosion controls and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
7. SITES WITH TEN: When a site will be occupied during the winter months, rough grading and 4-6 inch mulching must occur on or prior to construction in order to minimize erosion and uncontrolled runoff.
8. DRAINS: Foundation and curtain drains shall be installed as shown on the approved plan. Any changes to the location of the drains or the locations of any drains shall be approved by the Wetland Agency prior to installation.
9. COMPLETE SITE WORK: Final grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be 50% graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
10. FINAL STABILIZATION: Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
11. ERS CONTROLS: All ERS controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-graded or otherwise stabilized.

FRONT SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	40'	**8'
SIDE SETBACK	20'	38'±
REAR SETBACK	35'	61'±
MIN. AREA	44,000 SQ. FT.	*20,289 SQ. FT.
MIN. FRONTAGE	175'	175'
MIN. LOT DEPTH	200'	**94.01'
USABLE LOT AREA	23,000 SQ. FT.	***1734 SQ. FT.

- *VARIANCE OBTAINED FOR THE MINIMUM LOT SIZE
- **VARIANCE REQUIRED FOR FRONT YARD SETBACK
- ***VARIANCE REQUIRED FOR MIN. LOT DEPTH
- ****VARIANCE REQUIRED FOR USABLE LOT AREA

REYNOLDS ENGINEERING SERVICES, LLC

To my knowledge and belief, this map is substantially correct as noted herein.

MARK REYNOLDS, P.E. Lic No 19789
 Certification is not valid without his signature and embossed (Impression) type seal.

SITE DEVELOPMENT PLAN
 PREPARED FOR - MORRIS LEWIS
 359 EAST STREET
 STAFFORD, CT 06248
 SHEET NO. 1 OF 1
 DATE: MAY 12, 2021
 SCALE: 1"=20'
 JOB NO.: 2021-069
 FILE NO.: 21-069-ShopPlan

NO.	DATE	DESCRIPTION
1	5/12/21	SITING LAYOUT REQUESTED VARIANCE
2	5/13/21	SITING LAYOUT REQUESTED VARIANCE

GRAPHIC SCALE: 1"=20'
 REVISIONS

GENERAL NOTES & DESIGN CRITERIA

This plan was designed and drafted by Design Basics, LLC., to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone B. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, Design Basics, LLC. cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases Design Basics, LLC. from all liabilities, directors, officers, and employees from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

DESIGN LOADS:

- Floor: 40 psf live 15 psf dead
- Roof: 30 psf live 10 psf dead
- Ceiling: 10 psf live 10 psf dead
- Soil bearing Capacity - 1500 PSF
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 1 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 30" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to slab plate with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#5 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w/brick)	#5 @ 12" o.c.	#5 @ 16" o.c.

EXTERIOR FILL	BOLT SPACING
0' to 3'-5"	7' o.c.
3'-7" to 5'-0"	6' o.c.
5'-1" to 7'-0"	5' o.c.
Over 7'-0"	Additional engineering may be required

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel strapping in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
F_b = 1,000 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Joist sizes and locations in Glulam or Laminated Veneer Lumber members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick-Glued/Nailed.
- All exterior walls are dimensioned to outside of 1/2" rigid insulation.
- All exterior walls are 4" (3 1/2" stud plus 1/2" rigid insulation). All interior walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All main level walls are 9'-1 1/8" high unless otherwise noted or implied.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

FRAMING MEMBERS (continued):

- Any wall 12'-0" high or higher shall be 2nd and balloon framed. Unless noted otherwise, above all openings that are:
 - Load bearing and less than or equal to 3 ft. Use 2x12
 - Load bearing and more than 3 ft. Use (2) 2x12 w/1/2" Plywood between.
 - Non-load bearing and less than or equal to 6 ft. Use 2x6.
 - Non-load bearing and more than 6 ft. Use (2) 2x12 w/1/2" Plywood between.
- All exterior openings use (2) 2x12 w/1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-briding on all spans over 8'-0" and (2) rows of 1" x 3" cross-briding on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All patios and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 26'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
- Notes: Provide proper installation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "C" fire code drywall on garage walls and ceilings.
- Windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs as per local code.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Note: Provide proper wiring to maintain all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
- All air conditioner locations may vary depending on restrictive covenants and codes.
- Typical overhang sizes unless noted otherwise on drawing are as follows:

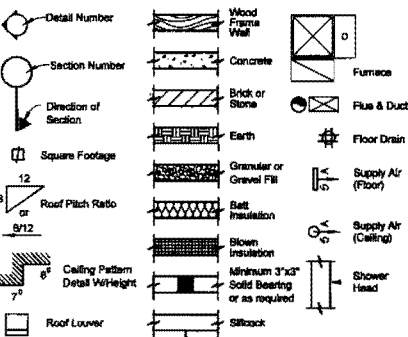
On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
7/12 = 20" overhang
8/12 = 16" overhang
9/12 = 12" overhang
10/12 - 11/12 - 12/12 = 12" overhang

- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plane call for 2 different pitches at a top.
- Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
- Design Basics, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished areas.

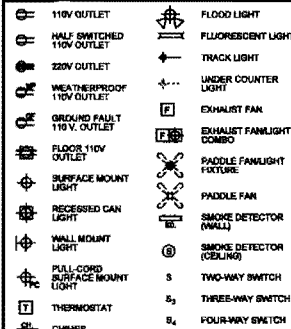


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SYMBOLS



ELECTRICAL LEGEND



NOTE: WIRE SMOKE DETECTORS IN SERIES

ABBREVIATIONS

A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trap
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radios	U.L.	Underlayment
ANHL	Annular	DRY	Dryer	JST	Joist	RAFTS	Rafters	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSMNT	Basement	ENT	Entertainment	LN	Linin	RM	Room	WD	Wood
BTW	Between	EXP	Exposure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Wetted Vene Mesh
CAMT	Car/Wave	FIN	Finished	MICRO	Microwave	S.L.	Side Lite	@	At
C.J.	Ceiling Joist	F.J.	Floor Joist	MIN	Minimum	SPF	Stump Pump Pit	▲	Line
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stationary	▲	Two Wide
CEIL	Ceiling	FTG	Footing	O.C.	On Center	STD	Standard	▲	Three Wide
CMU	Concrete Masonry Unit	GALV	Galvanized	O.H.D.	Overhead Door	SHL	Shell	▲	Four Wide
C.O.	Ceiling Opening	GARB	Garbage Disposal	OPNG	Opening	STRUCT	Structural	▲	Center Line
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Cord	T.C.	Tongue & Groove	▲	1/4th Diameter
DBL	Double Hung	GL	Glue	PICT	Picture	T & G	Tongue & Groove	▲	
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom	▲	

ARTIST CONCEPTION ONLY

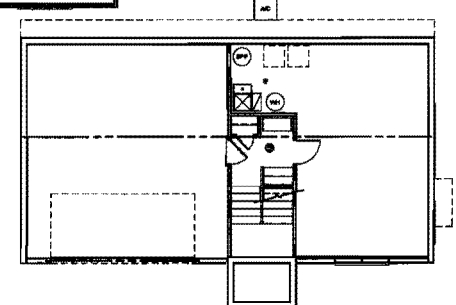
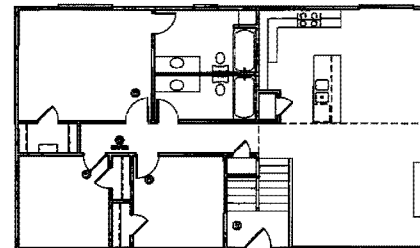
Dane Mills

ARTWORK NOT TO SCALE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ALL PLANS
customizable

1100 John Gray Blvd.
Chickpea, NE 68327
Phone: (402) 947-7556
Fax: (402) 331-5507

REVERSE
AVAILABLE

WE PROVIDE THESE PLANS
ON A LIMITED BASIS.
THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION PURPOSES
UNTIL YOU OBTAIN NECESSARY
PERMITS FROM THE LOCAL
BUILDING DEPARTMENT.

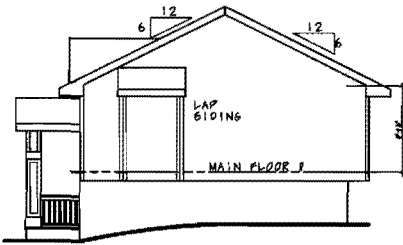
DESIGN BASICS, LLC
... WHERE GREAT DESIGN MATTERS
WWW.DESIGNBASICS.COM

DESIGN BASICS, LLC IS A PARTICIPATING MEMBER OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL DRAFTERS AND DESIGNERS (NAAD). WE SUPPORT THE MISSION OF THE NAAD AND ARE COMMITTED TO THE PROFESSION OF ARCHITECTURAL DRAFTING AND DESIGN.

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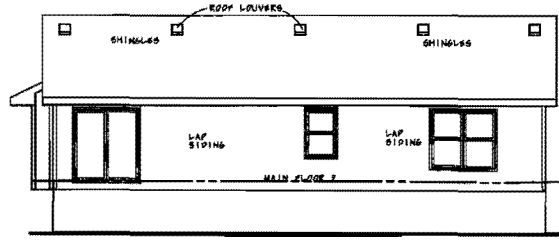
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SHEET
1 of 5



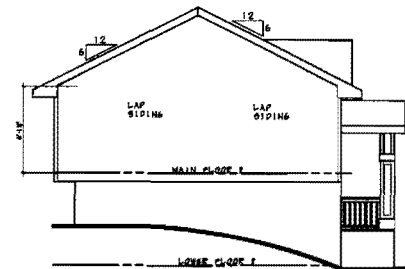
RIGHT SIDE ELEVATION

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



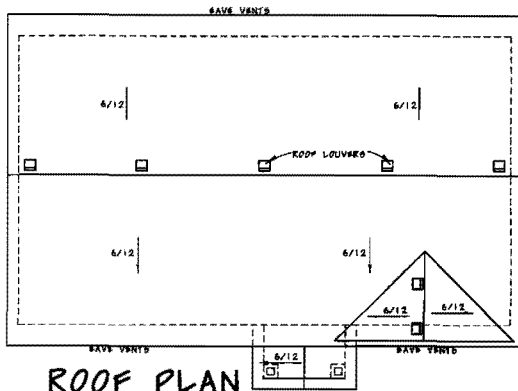
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



ROOF PLAN

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

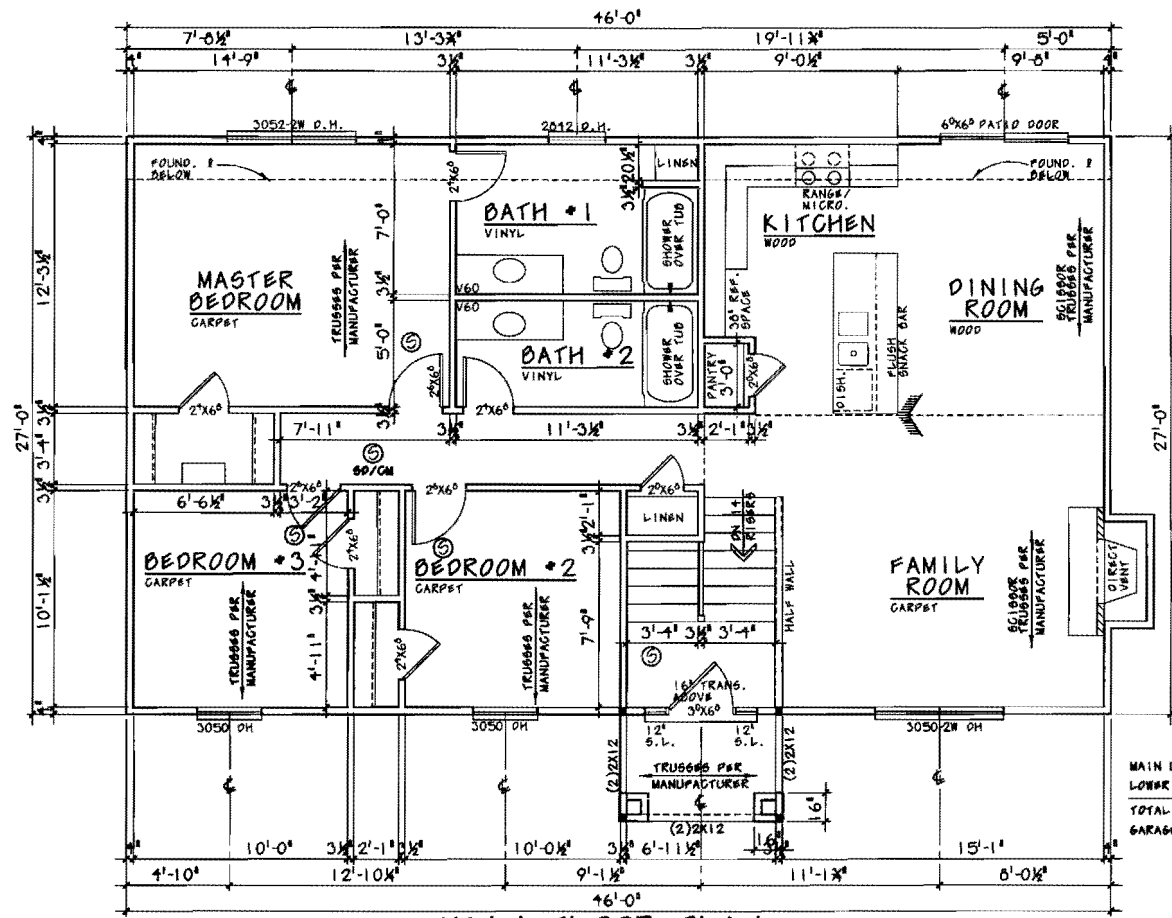


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NOTE: ALL EXTERIOR WALLS ARE 4" CM STUD - X RIGID INSHL. ALL INTERIOR WALLS ARE 5/8" UNLESS OTHERWISE SHOWN

NOTE: ALL MAIN FLOOR WALLS ARE 0'-11" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL ANGLED WALLS ARE @ 15°



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

MAIN LEVEL	1242 #
LOWER LEVEL	59 #
TOTAL	1301 #
GARAGE	641 #

ALL PLANS
 CUSTOMER: [blank]

1112 John Galt Blvd.
 Omaha, NE 68137
 Tollfree: (800) 947-7536
 Fax: (402) 331-5507

REVERSE AVAILABLE

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