



PLANNING AND ZONING Cerro Gordo County Courthouse

220 N Washington Ave
Mason City, IA 50401-3254
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SPECIAL EXCEPTION STAFF REPORT

SUMMARY OF REQUEST

Case No.: 24-02

Hearing Date: January 30, 2024

Staff Contact: Michelle Rush, Zoning Assistant

Applicant

Andy Meyer, Bergland & Cram
115 S Delaware Avenue
Mason City, IA 50401

Owner

Christopher M Klitgaard
2046 Rochester Court
Iowa City, IA 52245

Property Address: 15358 5th Street

Brief Legal Description: Lot 48 & 48A, Clear Lake Methodist Camp

Zoning: R-3 Single Family Residential

Background

The applicant proposes to replace the existing house with a new 2.5-story house (See Figure 1). The property sits off the intersection of 5th Street and Asbury Drive in the Bell Harbor neighborhood on a lake lot.

SPECIAL EXCEPTION REQUEST*		
Structure	Request(s)	Requirement(s)
House	9'-2.5" front yard setback	18.4' front yard setback (6.11)
	3' west & east side yard setback	6' side yard setback (11.6-B)
	24' rear yard setback	30' rear yard setback (11.6-C)

*See Figures 2-6

FINDINGS OF FACT

1. Christopher M. Klitgaard is the owner of the subject property.
2. Andy Meyer with Bergland and Cram is applying on behalf of the owner.
3. The property is zoned R-3 Single Family Residential.
4. The proposed house is 9'-2.5" from the front lot line, 3' from the west and east side lot lines, and 24' from the rear lot line (high water mark of Clear Lake).
5. An 18.4' front yard setback is required, per the average of front yard setbacks within 200'. A 6' side yard setback and a 30' rear yard setback are required in the R-3 District.
6. The application was filed with the Planning and Zoning Office on December 12, 2023.

ANALYSIS

The Board of Adjustment is provided the power to grant special exception under Section 24.4(A)(2) of the Zoning Ordinance. The Board may grant special exception to bulk standards of the ordinance if, in its judgement, the standards established in Section 24.4(A)(2)(a) are met. In its review, the Board may attach certain conditions to any special exception granted in order to observe the spirit of the Zoning Ordinance and Comprehensive Plan and mitigate any potential impacts that may directly result from the requested special exception.

Discussion of Standards of Review

Strict compliance with the standards governing setback, frontage, height, or other bulk provisions of this ordinance would result in a practical difficulty upon the owner of such property and only where such exception does not exceed 50 percent of the particular limitation or number in question.

The depth of the lot is about 70'. Factoring in setback requirements, this only permits a house with a minimum width that does not meet the 22' standard for the size of a dwelling. An exception is likely needed to build house at all on the lot. The proposed setbacks are equal to 50 percent of the requirement for the front and side yards and further than 50 percent of the requirement for the rear yard. The standard appears to be met.

The exception relates entirely to a permitted use (principal, special, or accessory) classified by applicable district regulations, or to a permitted sign or off-street parking or loading areas accessory to such a permitted use.

A single family home is a principal permitted use in the R-3 District. The standard appears to be met.

The practical difficulty is due to circumstances specific to the property and prohibits the use of the subject property in a manner reasonably similar to that of other property in the same district.

The practical difficulty is primarily due to the short depth of the lot, preventing a house to be built within minimum requirements. The proposed house is roughly consistent with the general size of houses in the vicinity. The standard appears to be met.

A grant of the special exception applied for, or a lesser relaxation of the restriction than applied for, is reasonably necessary due to practical difficulties related to the land in question and would do substantial justice to an applicant as well as to other property owners in the locality.

As aforementioned, the depth of the lot prevents a reasonably sized house to be constructed onsite and is a borderline hardship. The standard appears to be met.

Such practical difficulties cannot be overcome by any feasible alternative means other than an exception.

A house can only be built with an exception being granted and would otherwise be prohibited under the zoning standards. The standard appears to be met.

Relief can be granted in a manner that will not alter the essential character of the locality.

There will be no change to the character of the area as a result of this request. The standard appears to be met.

Discussion of Potential Impacts to Immediate Area

There are no foreseeable negative impacts from the proposed house. The proposed house will improve views to the lake for neighbors because the house will be further from the lakeshore. Even though the proposed house is closer to the road, it will not create a safety hazard for traffic or be unreasonably close to the street.

Staff Conclusions and Recommendation

The proposed house appears to meet all six standard of review. Staff recommends approval.

BOARD DECISION

The Board of Adjustment may consider the following alternatives:

Alternatives

1. Grant the requested special exception subject to any condition as deemed necessary by the Board.
2. Grant relief less or different from the requested special exception.
3. Deny the requested special exception.

The following motions are provided for the Board's consideration:

Provided motion of approval:

- I move to adopt the staff report as the Board's findings and to approve the special exception as requested by Andy Meyer on behalf of Christopher Klitgaard subject to the following conditions:
 1. All construction shall comply with the site plan submitted with the application.
 2. No construction shall begin until a Zoning Permit has been issued by the Planning and Zoning Office.

Provided motion of denial:

- I move to adopt the staff report as the Board's findings and to deny the special exception as requested by Andy Meyer on behalf of Christopher Klitgaard for the following reasons:
[STATE REASONS FOR DENIAL]

EXHIBITS

- Exhibit 1: Figures
- Exhibit 2: Special Exception Application
- Exhibit 3: Site plan, renderings, and diagrams
- Exhibit 4: Aerial photo of site

Figure 1

Looking at the location of the proposed house



December 20, 2023, J. Robbins

Figure 2

Looking westerly along the front lot line



December 20, 2023, J. Robbins

Figure 3
Looking easterly along the front lot line



December 20, 2023, J. Robbins

Figure 4
Looking northerly along the west side lot line



December 20, 2023, J. Robbins

Figure 5
Looking northerly along the east side lot line



December 20, 2023, J. Robbins

Figure 6
Looking westerly along the rear lot line



December 20, 2023, J. Robbins

SPECIAL EXCEPTION APPEAL

APPLICATION

Date Filed _____ Date Set for Hearing _____ Case Number: _____

Applicant Name: ANDY MEYER **Phone:** 641.423.6349 **E-Mail:** ANDYM@BERGLANDANDCRAM.COM

Mailing Address: 115 S DELAWARE AVE, MASON CITY, IA

Property Owner Name: CHRIS KLITGAARD **Phone:** 319.621.7249 **E-Mail:** CHRIS.KLITGAARD@GMAIL.COM

Property Owner Address: 2046 ROCHESTER CT, IOWA CITY, IA, 52245

Property Description (Not to be used on legal documents): Parcel # 052240302400 Township 001

Property Address: 15358 5TH ST, BELL HARBOR, CLEAR LAKE, IA **Zoning:** RESIDENTIAL, R-3

Brief Legal Description:

LOT FORTY-EIGHT (48) AND LOT FORTY-EIGHT A (48A), AND INCLUDING THE REAL ESTATE LYING BETWEEN THE HIGH WATER LINE OF CLEAR LAKE AND FORTY-EIGHT (48), ALL IN THE CLEAR LAKE METHODIST CAMP, CLEAR LAKE, IOWA, LOCATED IN SECITON TWENTY-TWO (22), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M.

Project Description

Decision Date: _____

NEW SINGLE FAMILY RESIDENCE APPROXIMATELY 3,500 SQFT, 2.5 STORIES, WITH TANDEM STALL GARAGE.

Special Exception(s) Requested (As cited on results from denied Zoning Permit Application)

ALLOWANCE TO BUILD 9' - 2 1/2" FROM FRONT YARD (STREET) PROPERTY LINE, 23' FROM REAR YARD (LAKE), 3'0" FT ON THE WEST SIDELOT, AND 3'0" ON THE EAST SIDELOT FROM PROPERTY LINE ADJACENT TO SHARED ACCESS HOA LOT.

Criteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information)

THE VARIANCE REQUEST IS BEING MADE TO ACCOMDOATE A NEW HOME THAT IS SIMILAR OR AVERAGE IN SIZE TO OTHER NEW HOMES IN THIS NEIGHBORHOOD. THE VARIANCE ACCOMDATES THE GARAGE PROJECTING INTO THE SIDE YARD SETBACK ON THE EAST AND WEST SIDES. THE REMAINDER OF THE WEST SIDE OF THE HOME MAINTAINS A 5'-0" SIDERYARD SETBACK AND THE REMAINDER OF THE EAST MAINTAINS A 5'-9" SETBACK ASIDE FROM THE CHIMNEY PROJECTION. STREET SIDE IS 9' 2 1/2" TO GENERALLY ALIGN WITH AVERAGING NEIGHBORING HOMES AND THE LAKESIDE IS 23'.

I am the Owner Contract Purchaser Other (Explain) _____ **OWNER'S REPRESENTATIVE**
_____ of the property affected.

I, the applicant, being duly sworn, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, who makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this Application.

Applicant Signature 

Date 12.12.23

CHRIS KLITGAARD RESIDENCE

15358 5TH ST CLEAR LAKE, IOWA

NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE BEFORE PROCEEDING WITH WORK.

BERGLAND + GRAM
 Architecture + Planning + Interiors
 115 South Delaware Ave
 Mason City, Iowa 52601
 P. 563.262.2514
 F. 563.262.2514
 www.berglandgram.com

ARCHITECTURAL

- A000.1 TITLE SHEET
- A100.1 SITE PLAN
- A200.1 FLOOR PLAN
- A300.1 ROOF PLAN
- A400.1 EXTERIOR ELEVATIONS
- A500.1 INTERIOR ELEVATIONS
- A600.1 BUILDING SECTIONS
- A700.1 ROOF PLAN

MATERIALS LEGEND

	PAINTE		WOOD PANELING
	PLASTER		BRICK
	BLOCK		CONCRETE
	INSULATION		GYPSUM BOARD
	CARPET		HARDWOOD FLOOR
	TILE		VINYL FLOOR

SYMBOLS LEGEND

	WINDOW		DOOR
	STAIR		CEILING
	ELEVATION		SECTION

ABBREVIATIONS

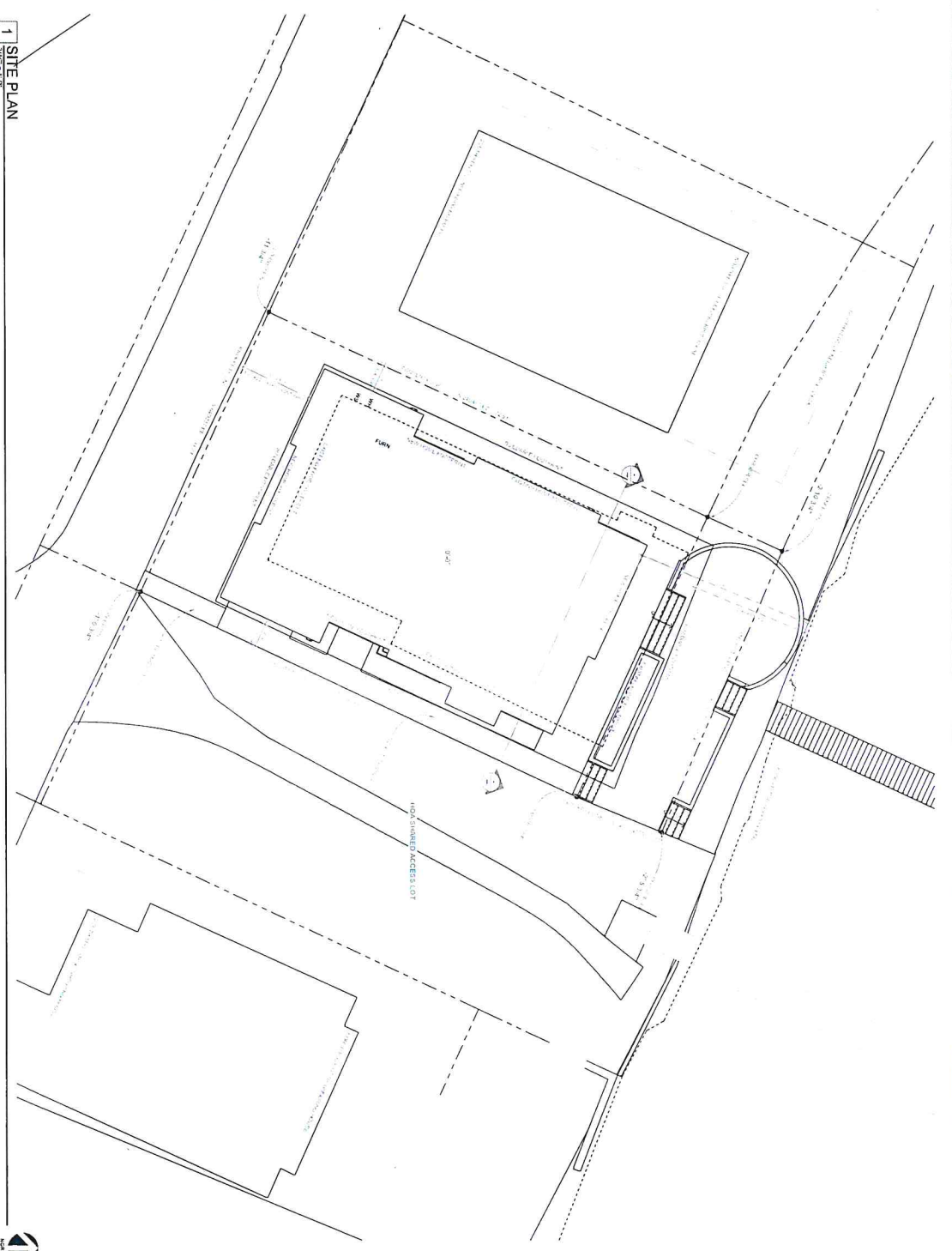
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6	BL	BLENDED	BLENDED
7	BK	BLOCK	BLOCK
8	BR	BRICK	BRICK
9	BS	BUS	BUS
10	BT	BUILDING TYPE	BUILDING TYPE
11	CA	CALCULATED	CALCULATED
12	CD	COMMON DIMENSION	COMMON DIMENSION
13	CE	CENTRELINE	CENTRELINE
14	CF	CONCRETE FINISH	CONCRETE FINISH
15	CH	CHANGING	CHANGING
16	CL	CLEAR	CLEAR
17	CM	COMMON DIMENSION	COMMON DIMENSION
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NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK.

NOTE:
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BERGLAND + CRAM
 ARCHITECTURE + INTERIOR DESIGN
 115 SOUTH DELAWARE AVE
 MADISON, WI 53703
 TEL: 608.255.7214
 WWW.BERGLANDCRAM.COM

- SITE GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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1 SITE PLAN
 3/16/12



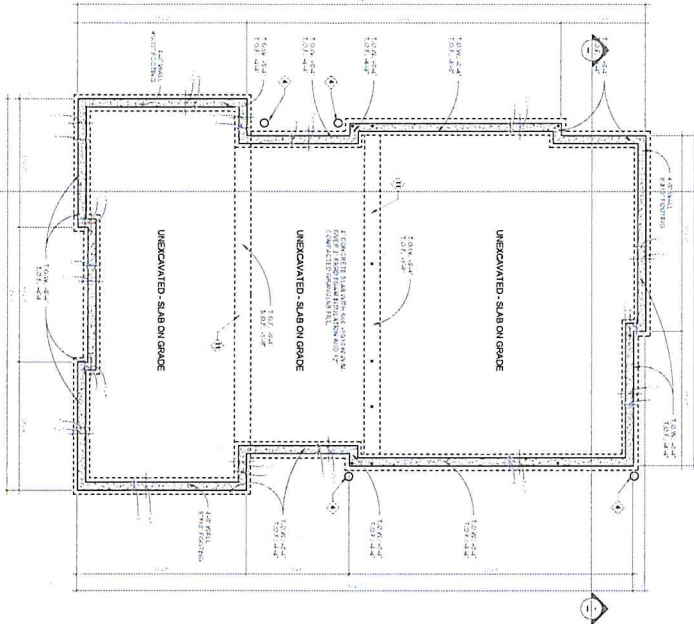
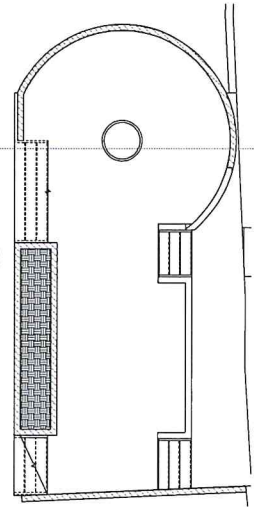
CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 11/26/2012

COPYRIGHT 2012
DRAWN BY
REVISIONS
PROJECT #
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1 OF 9

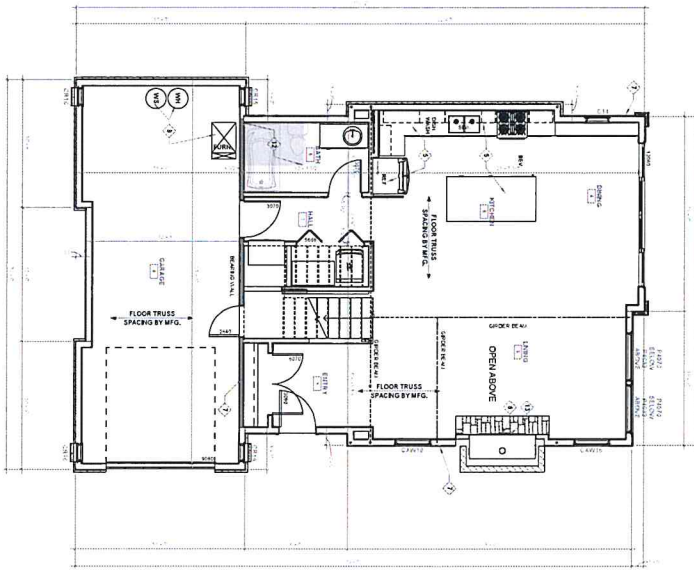
NOTE:

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1 FOUNDATION PLAN
1/8" = 1'-0"

1. FOUNDATION PLAN SHALL BE CONFORMANT WITH ALL APPLICABLE CODES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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2 FIRST FLOOR
1/8" = 1'-0"

1. FOUNDATION PLAN SHALL BE CONFORMANT WITH ALL APPLICABLE CODES.
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3 GENERAL NOTES

4 KEYED NOTES

CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA

PRELIMINARY

NOT FOR CONSTRUCTION

11.29.2023

DATE	11.29.2023
BY	AWM
REVISIONS	
PROJECT #	22012
FLOOR PLAN	AZ20.1
3 OF 9	

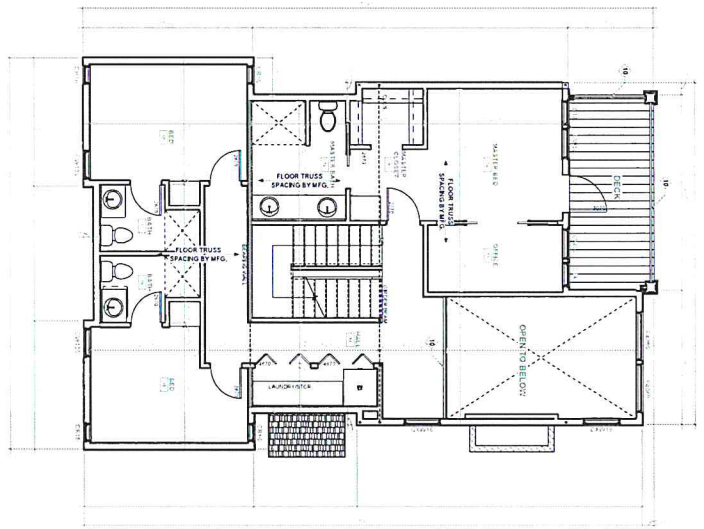
BERGLAND & CHAM
 ARCHITECTS + INTERIORS
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NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT EXISTING EXTERIOR FACILITIES WITH LOCAL AGENCIES.

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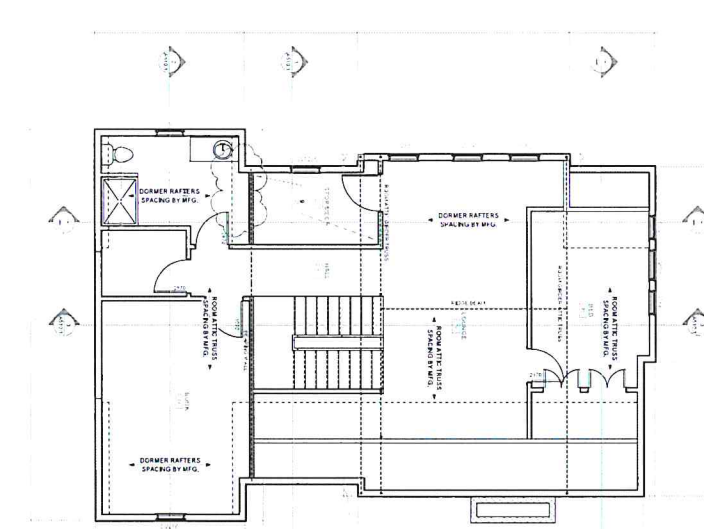
CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA



1 SECOND FLOOR
 1/4" = 1'-0"

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
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3 STRUCTURAL NOTES



2 THIRD FLOOR
 1/4" = 1'-0"

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
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4 GENERAL NOTES

1. FLOOR SHALL BEAR TO MATCH EXISTING FLOOR.
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5 KEYED NOTES

PRELIMINARY

NOT FOR CONSTRUCTION

11/29/2023

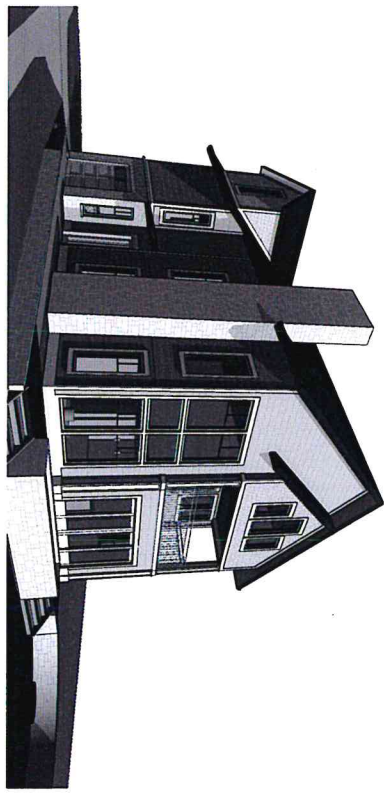
COMPONENT NO.	
DRAWN BY	
REVISIONS	
PROJECT #	22012
FLOOR PLAN	A220.2
	4 OF 9

NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT EXISTING BEFORE PROCEEDING WITH WORK.

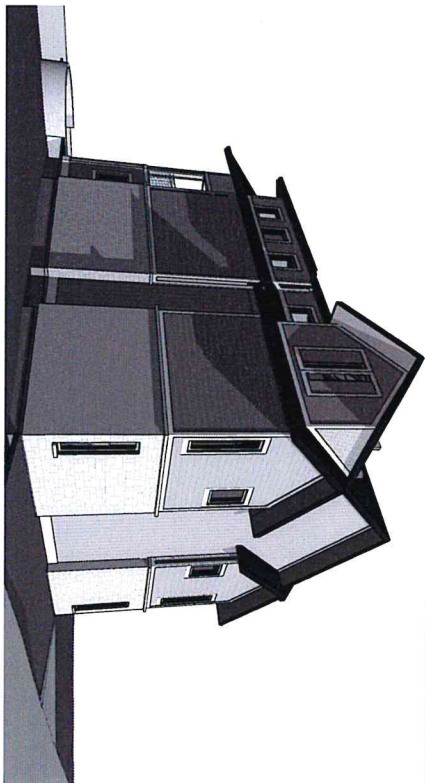
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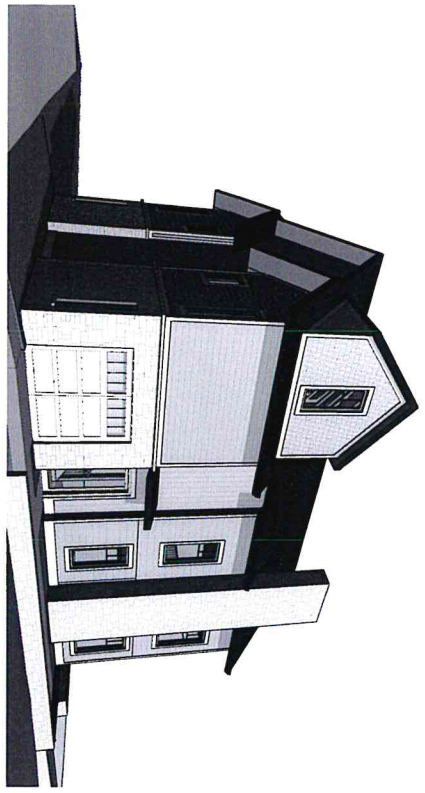
BERGLAND + CRAM
 architect + planning + interior
 115 South Delaware Ave
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 a. info@berglandcram.com
 www.berglandcram.com



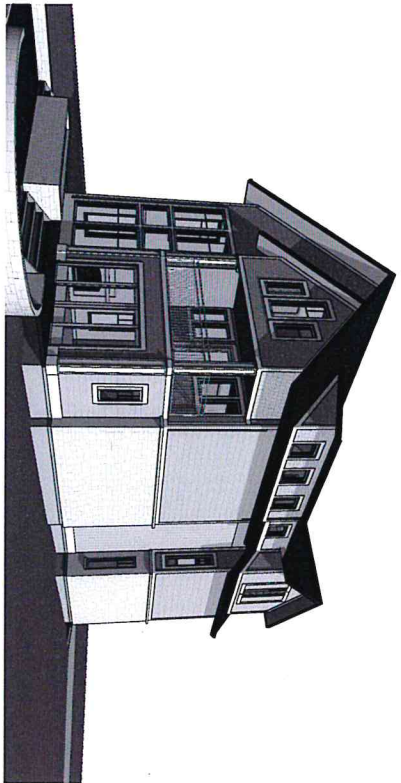
1 3D VIEW - NE



2 3D VIEW - SW



3 3D VIEW - SE



4 3D VIEW - NW

CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA

PRELIMINARY

NOT FOR
 CONSTRUCTION

DATE: 11.28.2023

DESIGN BY:

REVISIONS:

PROJECT #

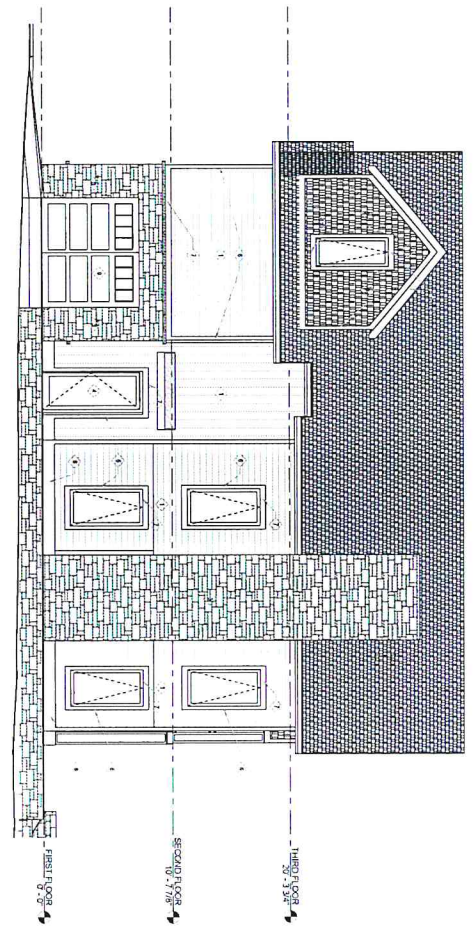
30 SHEETS

A410.1

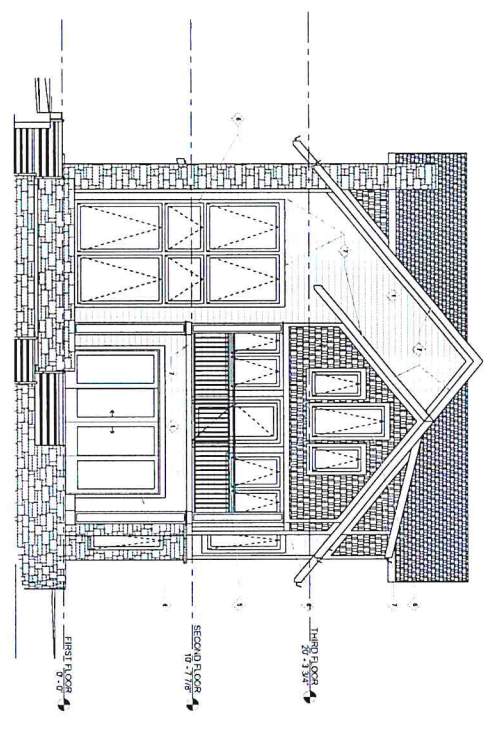
5 OF 9

NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE BEFORE PROCEEDING WITH WORK.

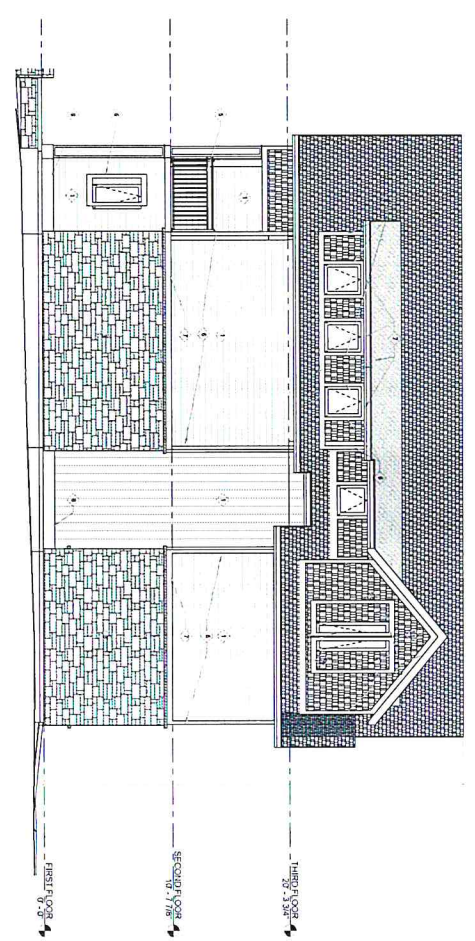
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 Architecture | Planning | Interiors
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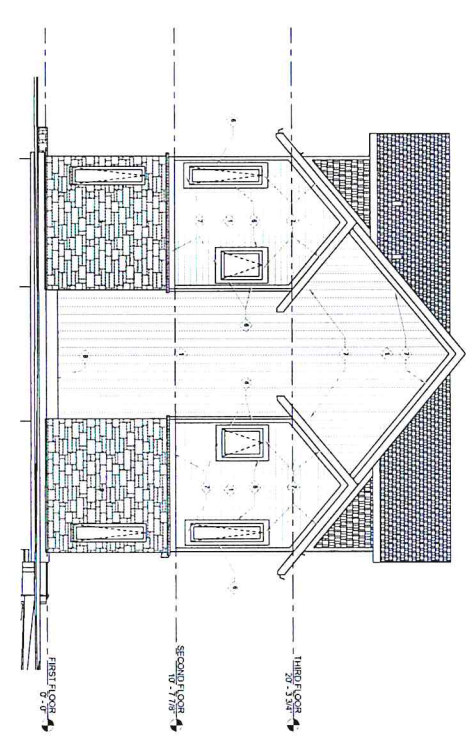
1 EAST ELEVATION
 1/8" = 1'-0"



2 NORTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"



3 SOUTH ELEVATION
 1/8" = 1'-0"

- KEYED NOTES - ELEVATIONS**
1. FABRIC, VENEER, FLOORING AND TRIM SHALL BE INSTALLED WITH OWNERS/ARCHITECT'S APPROVAL.
 2. STRUCTURAL CONDITIONS, EXISTING STONE VENEER, SEE COLUMN OF ACTION FOR ADDITIONAL INFORMATION.
 3. EXTERIOR TRIM SHALL BE INSTALLED AND FINISHED WITH OWNERS/ARCHITECT'S APPROVAL.
 4. MATERIALS FOR EXTERIOR TRIM SHALL BE SELECTED BY OWNERS/ARCHITECT.
 5. EXTERIOR PAINT SHALL BE SELECTED BY OWNERS/ARCHITECT.
 6. MATERIALS FOR TRIM SHALL BE SELECTED BY OWNERS/ARCHITECT.
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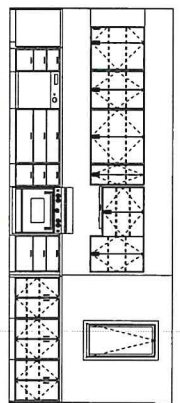
NOTE:
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE BEFORE PROCEEDING WITH WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE BEFORE PROCEEDING WITH WORK.

5 KEYED NOTES - ELEVATIONS

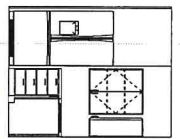
PRELIMINARY	
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DATE:	1/25/2012
PROJECT #:	22012
EXTENSION:	A420.1
6 OF 9	

CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA

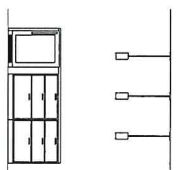
NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK.



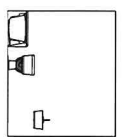
1 KITCHEN ELEVATION - WEST
3/8" = 1'-0"



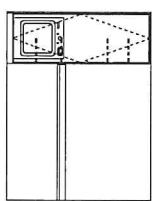
2 KITCHEN ELEVATION - SOUTH
3/8" = 1'-0"



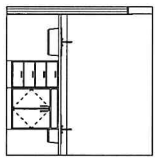
3 ISLAND ELEVATION
3/8" = 1'-0"



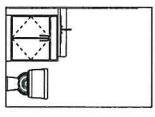
4 BATH 1 ELEVATION
3/8" = 1'-0"



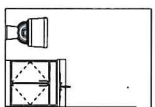
5 LAUNDRY ELEVATION
3/8" = 1'-0"



6 MASTER BATH ELEVATION
3/8" = 1'-0"

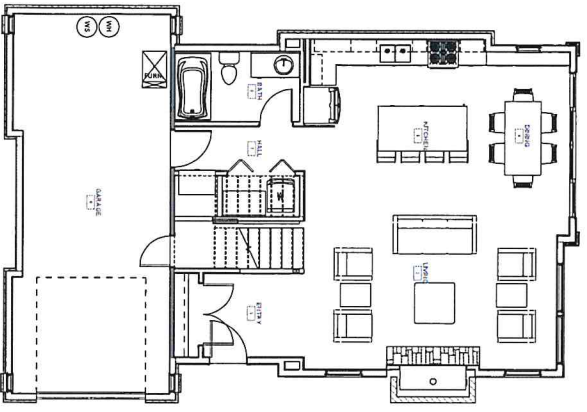


7 BATH ELEVATION
3/8" = 1'-0"

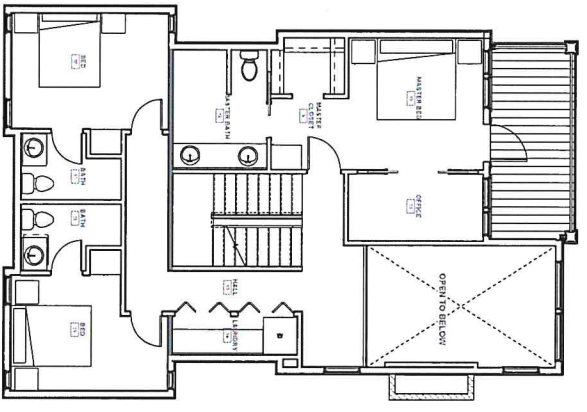


8 BATH ELEVATION
3/8" = 1'-0"

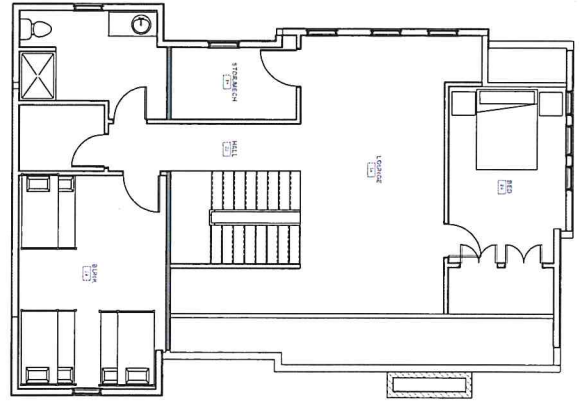
ROOM NUMBER	ROOM NAME	FLOOR	WALLS				HOT	COLD	NOTES
			N	S	E	W			
101	Living Room	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
102	Dining Room	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
103	Kitchen	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
104	Master Bedroom	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
105	Bedroom	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
106	Bedroom	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
107	Bath	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
108	Bath	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
109	Bath	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
110	Laundry	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
111	Hall	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
112	Stair	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
113	Stair	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			
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150	Stair	1st	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-0" x 1'-0"			



9 FIRST FLOOR - FURNITURE PLAN
1/8" = 1'-0"



10 SECOND FLOOR - FURNITURE PLAN
1/8" = 1'-0"



11 THIRD FLOOR - FURNITURE PLAN
1/8" = 1'-0"

CHRIS KLITGAARD
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 COMP/SH/2008
 DRAWN BY: ADAM
 REV/06/05
 PROJECT # 22012
 INTERIOR ELEVATIONS
 A420.2
 7 OF 9

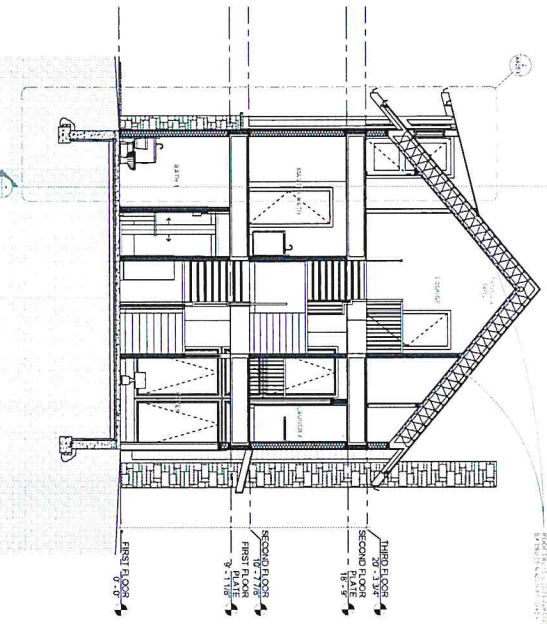
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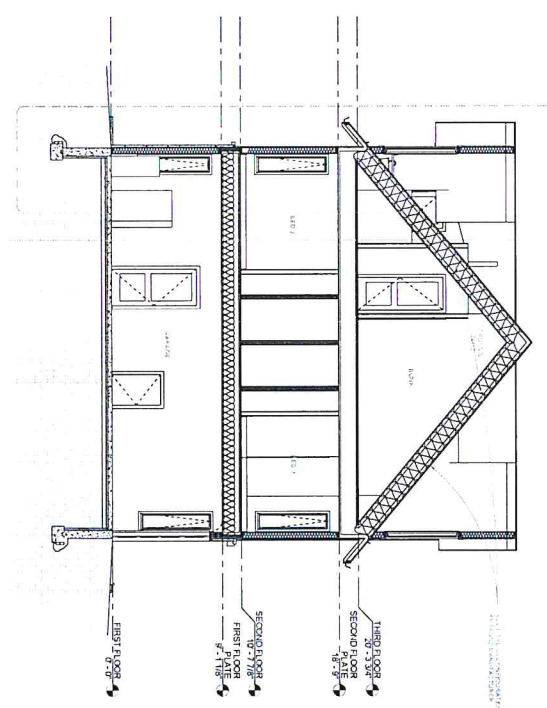
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- 7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT LOCATIONS BEFORE PROCEEDING WITH WORK.
- 8. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT LOCATIONS BEFORE PROCEEDING WITH WORK.
- 9. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT LOCATIONS BEFORE PROCEEDING WITH WORK.
- 10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT LOCATIONS BEFORE PROCEEDING WITH WORK.

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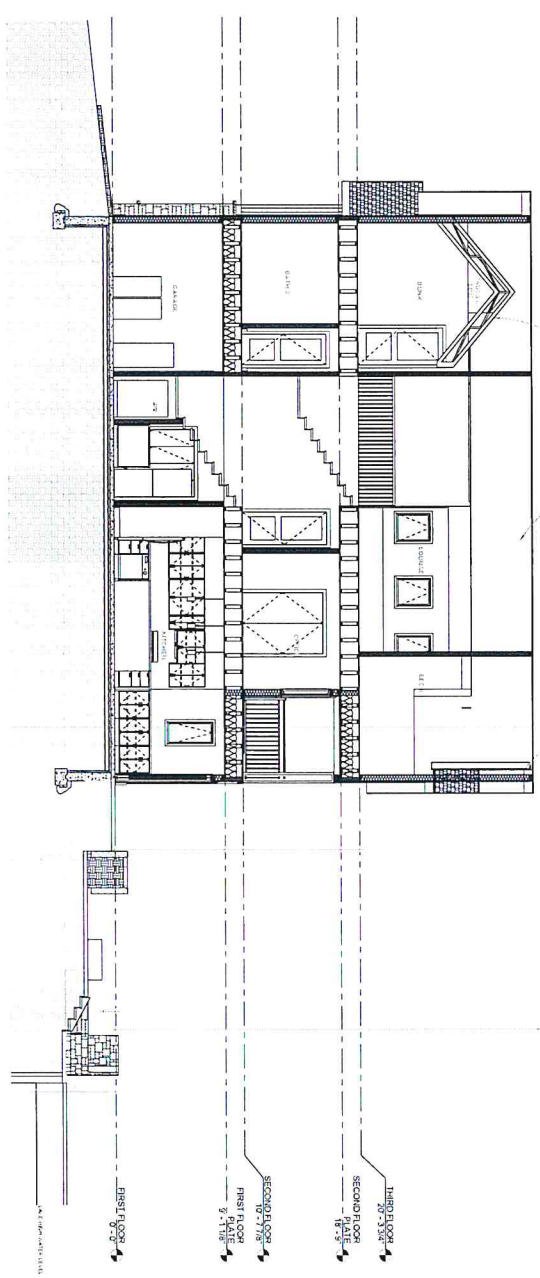
CHRIS KLITGAARD
KLITGAARD RESIDENCE
 15358 5TH ST, BELL HARBOR
 CLEAR LAKE, IA



1 BUILDING SECTION
 1/8" = 1'-0"



2 BUILDING SECTION
 1/8" = 1'-0"



3 BUILDING SECTION
 1/8" = 1'-0"

PRELIMINARY	
NO. OF FLOOR	1
DATE	11.29.2022
PROJECT #	22012
BUILDING SECTION	AS10.1
8 OF 9	

NOTE:

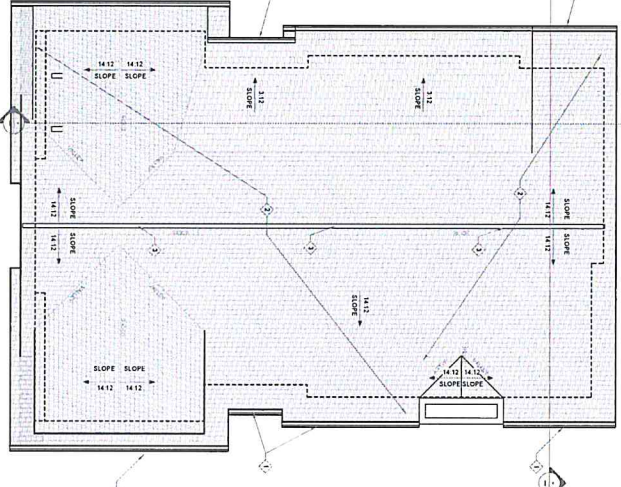
1. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION AND FOUNDATION CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING ROOF STRUCTURE AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
3. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING WALLS AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING WINDOWS AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
5. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING DOORS AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.

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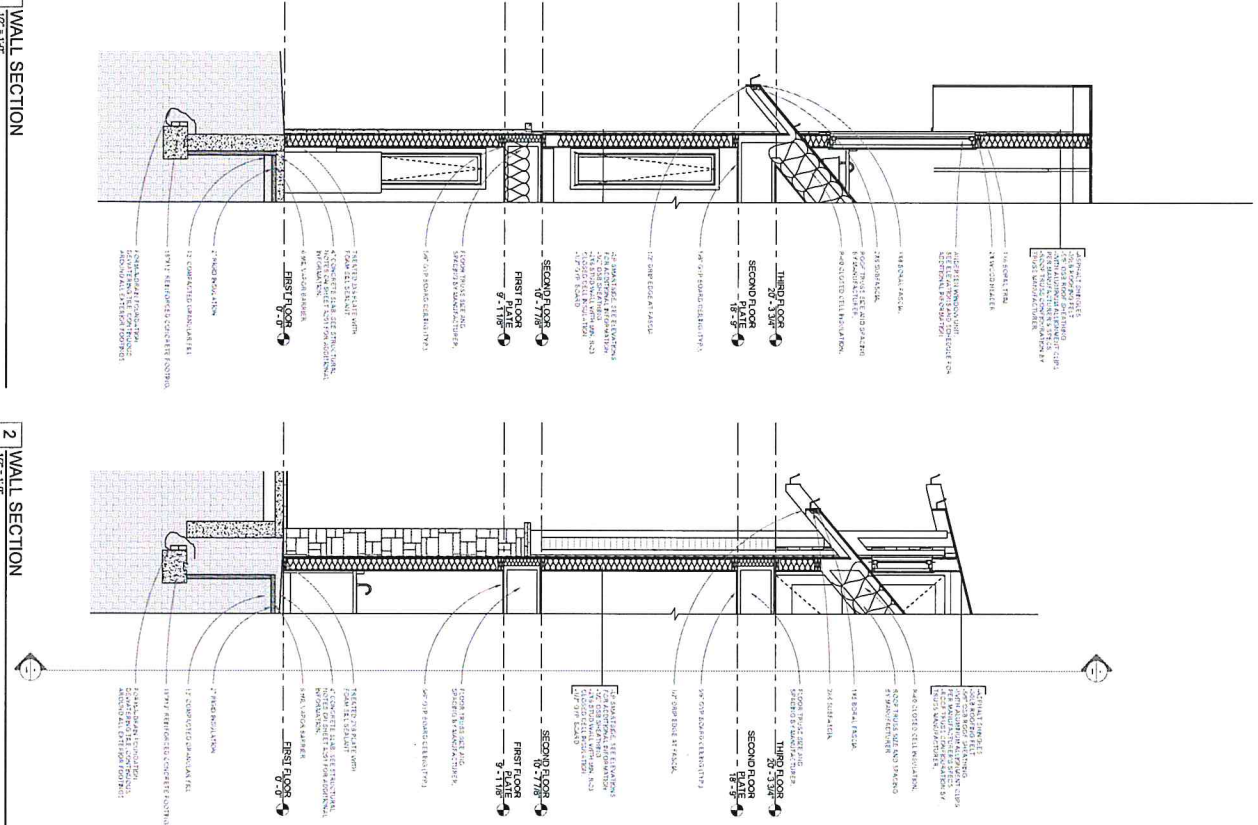
4 GENERAL NOTES - ROOF

1. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING ROOF STRUCTURE AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING ROOF COVERING AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
3. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING ROOF DRAINAGE AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING ROOF VENTING AND CONDITIONS. CLARIFY ANY AMBIGUITIES WITH THE ARCHITECT BEFORE COMMENCING WORK.

5 KEYED NOTES - ROOF PLAN



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3 ROOF PLAN

1 WALL SECTION

2 WALL SECTION

3 ROOF PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

11.28.2023

CONTRACT #	22012
PROJECT #	ARB01.1
DATE	9 OF 9

EPWORTH DR

22

5TH ST

ASBURY DR

