

**East Providence
Zoning Board of Review**

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

This form must be completed in full prior to being considered by the Zoning Board of Review.

| | |
|-----------------|-------------------|
| File # | _____ |
| Date of Filing | _____ |
| Received By | _____ |
| Date of Hearing | _____ |
| Action | _____ |
| Recorded | Bk _____ Pg _____ |

PHONE NUMBER: 401-527-4822

1. LOCATION OF PROPERTY 210 RIVERSIDE DRIVE, RIVERSIDE AVENUE/STREET
MAP 414 BLOCK 20 PARCEL 2 ZONING DISTRICT R3

2. OWNER TWITCHELL, KENNETH S & MELANIE J
ADDRESS 210 RIVERSIDE DRIVE
DATE OF PURCHASE SEPT. 2006
PROPOSED LESSEE/PURCHASER N/A
ADDRESS N/A
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 50 +/- 153 +/- 7,262.0
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

| Use | Building Height | Area (Sq. Ft.) (Building Footprint) | Type of Construction |
|--|-----------------|-------------------------------------|----------------------|
| (1) <u>N/A EXISTING BUILDINGS HAVE BEEN DEMOLISHED</u> | | | |
| (2) _____ | | | |
| (3) _____ | | | |

4. LIST OF PROPOSED CONSTRUCTION AND USES:

| Use | No. of Height Stories | Basement Yes/No | Area (Sq. Ft.) (Bldg Footprint) | Multi-Family No. of Bedrooms/Unit | Type of Construction |
|-----|--|-----------------|---------------------------------|-----------------------------------|----------------------|
| (1) | <u>RESIDENTIAL, HEIGHT = 34' 3/4", BASEMENT, AREA = 1,703 SQ FT. (INCLUDES GARAGE), 3-BEDROOMS. PER PLAN SET PREPARED BY GGC ARCHITECT 2-23-24.</u> | | | | |
| (2) | _____ | | | | |
| (3) | _____ | | | | |

NOTE - THESE AREAS INCLUDE BUILDING OVERHANGS

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
 Accessory Building
 Lot Area

CHECK ONE OR MORE:

- Setback Requirement Number of Dwelling Units
 Lot/Building Coverage Floor Area
 Landscaping Height
 Amount Parking or Loading Signs/Billboards
 Location/Dimensions of Parking or Loading Other: _____
 Extension of Nonconforming Structure

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

| # | Section Number | Description Variance |
|----|----------------|--|
| #1 | 19-145 | SIDE SETBACK RELIEF - SOUTH |
| #2 | 19-145 | SIDE SETBACK RELIEF - SOUTH (OVERHANG) |
| #3 | 19-145 | MAXIMUM LOT COVERAGE |

7. DEVIATION FROM REQUIRED STANDARDS


| Section Number | Ordinance Requirement | Proposed | NOTE: SEE SETBACK & LOT COVERAGE TABLE ON PLAN PREPARED BY NARRAGANSETT ENGINEERING, INC. SHOWING PRIOR VARIANCE DIMENSION VS. PROPOSED VARIANCE DIMENSIONS |
|----------------|-----------------------|----------|---|
| 19-145 | 15 | 7.0 | |
| | | 6.5 | |
| 19-145 | MAX. 25% LOT COVER | 26.5% | |

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

SEE NARRATIVE PREPARED BY NARRAGANSETT ENGINEERING INC.

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 2.29.2024

Agent/Attorney _____ Address _____

022824

Twitchell Residence

210 Riverside Drive, East Providence

Narrative Attachment to Zoning Variance.



Civil - Survey - Structural - Environmental - Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

My understanding is that, this project has been to zoning two times previously. This application is for the third, and, will be the final. The elements outlined on the plans, and noted below, are all construction coordination, due to changes in the house location and orientation.

These plans required approval from CRMC, the plans submitted for the assent differed from the architect's plan in terms of house layout and orientation, a discrepancy that was not caught with the prior zoning filing. In addition, NEI, deliberately moved the building landward, after a topographic survey indicated the flood zone was further landward than FEMA mapping indicated. This required the house to be moved landward, and slightly rotated.

This writer's opinion is that these deviations are all *relatively* minor, and in essence, corrective, due to differences between the architect's site plan, NEI's site plan, and the zoning application; and it is important that the record be correct based on design development changes that lead to the enclosed final plan. This application is an effort to correct these prior coordination issues.

In addition, the owner has identified that rigid insulation will be placed around the outside of the foundation (for energy conservation). This also decreased the setback, marginally. Proposed overhangs, which are architecturally important features omitted on the prior application, have been added

This is the same house, that was approved previously at zoning, and, in this writer's opinion, substantially the same orientation as was intended based on site plans prepared by my office. Ultimately, the proposed structure is no closer to the boundary line than the prior structure, as per the submitted site plans.

Three dimensional variances are being requested.

1. Southerly Setback Structure: 7.0' (prior zoning relief was 7.75)
2. Southerly Setback, Overhang: 6.5'
3. Lot Coverage. 26.5% (1.5% relief), overhangs + porch, amounts to ~106.5 sqft, as the building did not change, this may have been an oversight on the prior application.

Of note: The existing house, which this prior, unadjusted plan was supposed to have been based off of, was only 6.5' from the southerly property line. The current application will meet this setback (e.g. it is keeping the structure the same distance as it was), even considering the overhang.

The attached plan displays, comprehensively the proposed site configuration. Foundation elements for the main structure have already been installed at the time of this writing. The prior house (of which the prior variance was partially based on) is shown in a light grey dashed line.

Dimensional variance means permission to depart from the dimensional requirements of this chapter where the applicant for the requested relief has shown by evidence upon the record that there is no other reasonable alternative way to enjoy a legally permitted beneficial use of the subject property unless granted the requested relief from the dimensional regulations.

Sec. 19-45. - Variances—Findings required.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL SECTION

(a)

In granting a variance, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings that:

(1)

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in Rhode Island General Laws 45-24-30(16) (personal hardship shall not be considered grounds for a variance, since the variance will continue to affect the character of the neighborhood after title to the property has passed);

The requested relief is the minimum necessary, and no closer to the boundary than the prior structure. The relief is necessary to avoid placing the structure in a flood hazard

(2)

Such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The hardship is not a result of prior action nor borne of desire to realize greater financial gain.

(3)

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based; and

(4)

The relief to be granted is the least relief necessary.

The requested relief is the minimum necessary, and no closer to the boundary than the prior structure. The use is in conformance with the city comprehensive plan.

(b)

The zoning board of review shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

(1)

In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and

The use is residential in a residential zone and neighborhood. It is a complimentary use.

(2)

In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

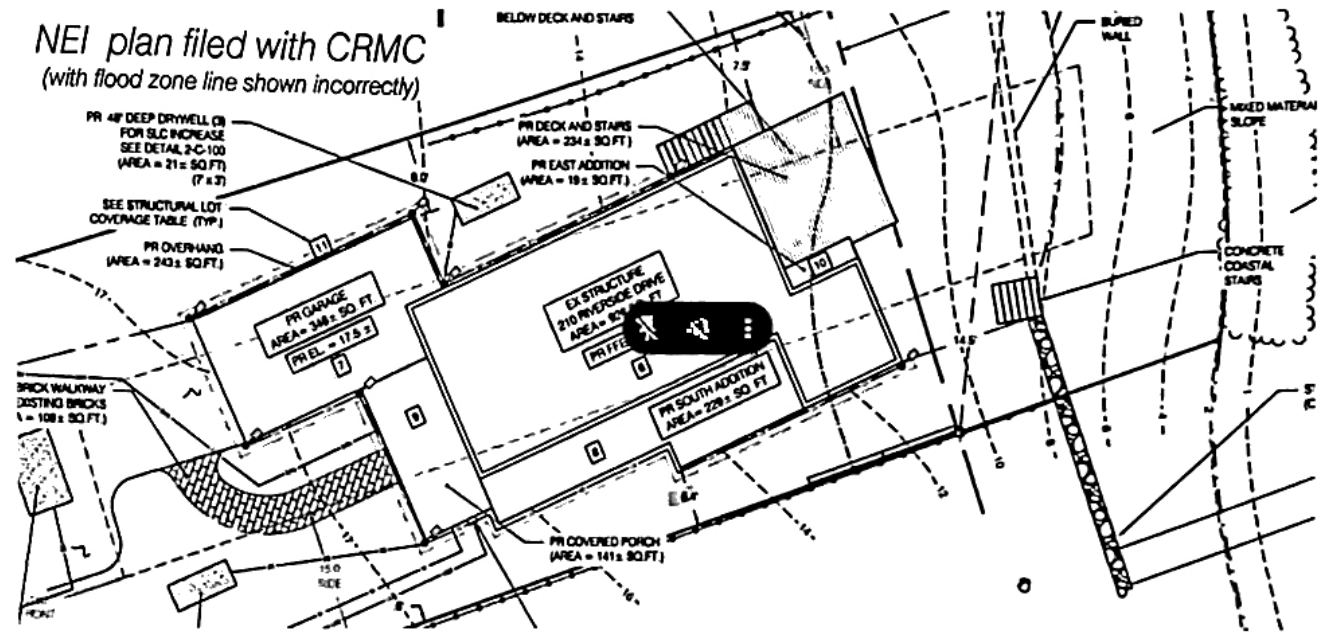
Denial would result in more than a mere inconvenience to the owner.

Sincerely,

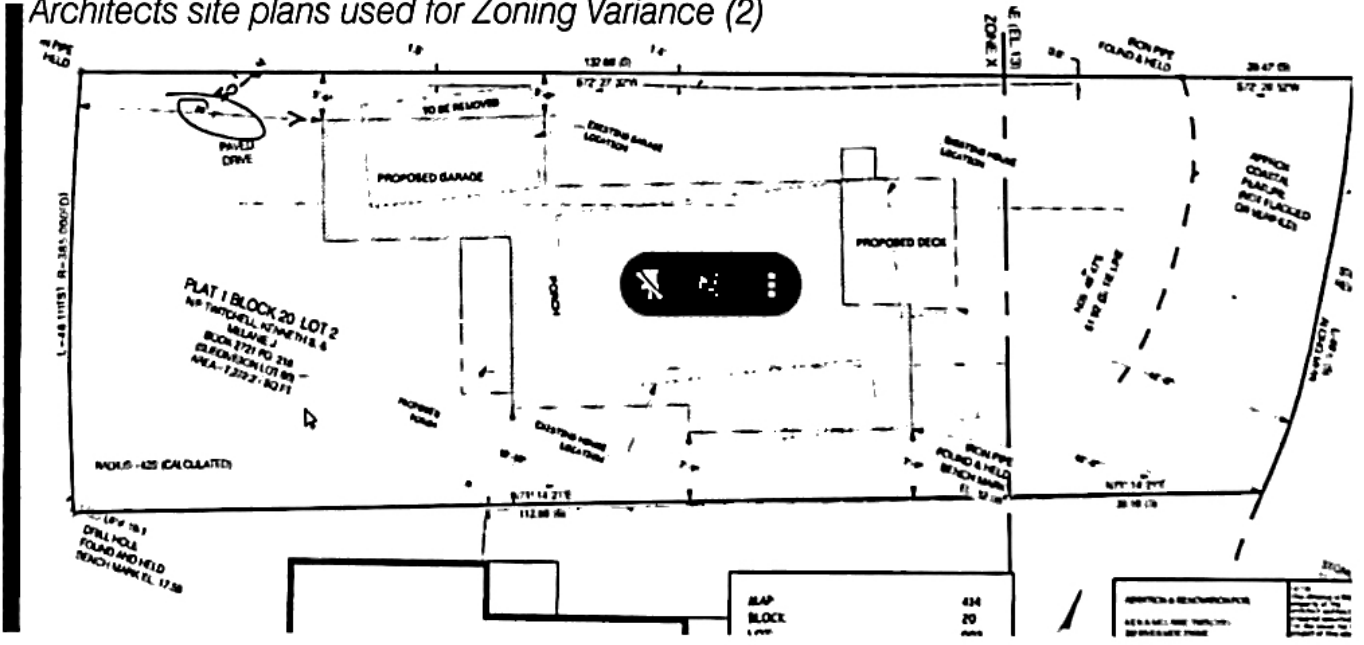
Neal Hingorany, PLS, MS.

(c)

NEI plan filed with CRMC
(with flood zone line shown incorrectly)



Architects site plans used for Zoning Variance (2)



22.0171 - Twitchell - 200' Abutters List

GLASS, WENDY E & LEWIS
1100 BULLOCKS PT AVE
RIVERSIDE
RI
02915

DYKEMAN, CONSTANCE MARY - TR &
199 RIVERSIDE DR
RIVERSIDE
RI
02915

MCGREGOR, BROOKE ANN-TR &
224 RIVERSIDE DR
RIVERSIDE
RI
02915

MACKINNON, DEBORAH A-TR &
W/LIF OGDEN, BEVERLY
RIVERSIDE
RI
02915

WALL, CHRISTINE M
1096 BULLOCKS PT AVE
RIVERSIDE
RI
02915

MATTHEWS, CHRISTOPHER A &
9 MYRA AVE
RIVERSIDE
RI
02915

CORDEIRO, PATRICIA A
209 RIVERSIDE DR
RIVERSIDE
RI
02915

DECRESCENZO, ANTHONY JR &
218 RIVERSIDE DR
RIVERSIDE
RI
02915

EDDY, BETHANY L &
4 MYRA AVE
RIVERSIDE
RI
02915

GRABLICK THOMAS F &
214 RIVERSIDE DR
RIVERSIDE
RI
02915

AINSWORTH, DONNA E
1080 BULLOCKS PT AVE
RIVERSIDE
RI
02915

TWITCHELL, KENNETH S &
210 RIVERSIDE DR
RIVERSIDE
RI
02915

DEXTER INVESTMENT CORP
70 WATERMAN AVE
EAST PROVIDENCE
RI
02914

DELPONTE, KAREN G-TR &
206 RIVERSIDE DR
RIVERSIDE
RI
02915

DEXTER INVESTMENT CORP
70 WATERMAN AVENUE
EAST PROVIDENCE
RI
02914

VINE, HEATHER A
200 RIVERSIDE DR
RIVERSIDE
RI
02915

KUMIEGA, PATRICIA A-TR
184 RIVERSIDE DR
RIVERSIDE
RI
02915

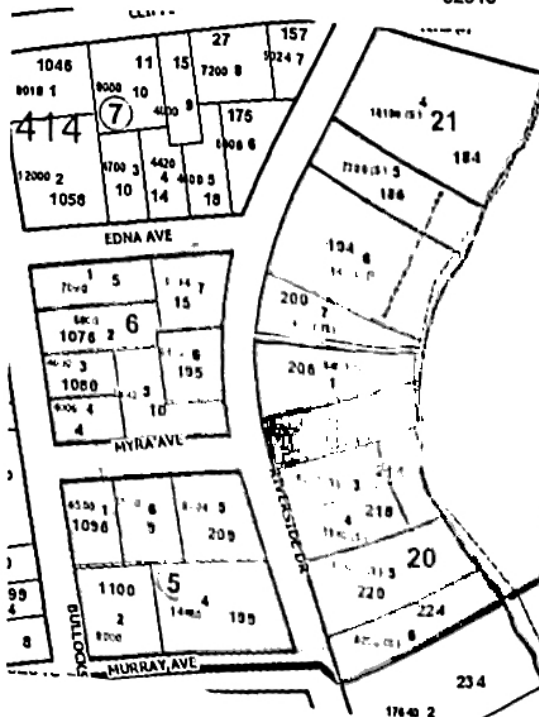
PATTERSON, SUSAN R &
1076 BULLOCKS PT AVE
RIVERSIDE
RI
02915

KENNEDY, ROBERT E
5 EDNA AVE
RIVERSIDE
RI
02915

JOHANNIS, WINIFRED H
15 EDNA AVE
RIVERSIDE
RI
02915

MORRIS, ROBERT BRUCE &
194 RIVERSIDE DR
RIVERSIDE
RI
02915

LACERDA, PAMELA B
LACERDA-PETTIT REV TRUST
RIVERSIDE
RI
02915



**CITY OF EAST PROVIDENCE
ZONING BOARD OF REVIEW
DECISION**

Date: 6 April 2023

This is to certify that at the East Providence Zoning Board of Review special meeting held on 5 April 2023, the Board considered the following request:

Applicant: Kenneth and Melanie Twitchell
Owner of Property: Kenneth and Melanie Twitchell
Subject Premises: 210 Riverside Drive
Map: 414 **Block:** 20 **Parcel:** 002.00
Case Number: 6934
Zoning District: Residential 3 District
Requested Action: Seek Dimensional Relief, to raze and rebuild an existing single-family residence, resulting in several dimensional deficiencies, as individually described below:

A. Dimensional Variance, to permit the proposed residence, without complying with the minimum side-yard setback requirement, pursuant to Section 19-145 – Ten (10) foot dimensional variance, resulting in the proposed residence being situated approximately five (5) feet off of the northerly (side) property boundary, at its closest point.

[NOTE: The present residence is situated one and one-half (1.5) feet off of the northerly side property boundary, at the approximately same point. This is a vast improvement.]

B. Dimensional Variance, to permit the proposed residence, without complying with the minimum side-yard setback requirement, pursuant to Section 19-145 – Seven-feet and three-inches (7', 3") dimensional variance, resulting in the proposed residence being situated approximately seven-feet and nine-inches (7', 9") off of the southerly (side) property boundary, at its closest point.

[NOTE: The present residence is situated seven (7) feet off of the southerly side property boundary, at the approximately same point. This is an improvement.]

C. Dimensional Variance, to permit the proposed residence, without complying with the minimum rear-yard setback requirement, pursuant to Section 19-145 – Six-feet and seven-inches (6', 7") dimensional variance, resulting in the proposed residence being situated approximately eighteen-feet and five-inches (18', 5") feet off of the easterly (rear) property boundary, at its closest point.

[NOTE: The present residence is situated thirteen-feet and five-inches (13', 5") feet off of the easterly rear property boundary, at the approximately same point. This is a vast improvement.]

Zoning Board of Review Members Voting on Application in Question: Eugene Saveory, John Braga, Richard Croke, and Andrew Cotton.

Documents and other material submitted in regard to the subject application: Completed application; Class I Surveyed Site Plan, entitled 'Limited Content Boundary Survey, Survey Property Limits (9.2.20), TWITCHELL RESIDENCE, 210 Riverside Drive,' detailing existing conditions, prepared by Narragansett Engineering Inc., Project No. 22.0130, and dated 28 July

2022; Class I Surveyed Site Plan, entitled 'Limited Content Boundary Survey, Survey Property Limits (9.2.20), TWITCHELL RESIDENCE, 210 Riverside Drive,' detailing new residential conditions, prepared by Narragansett Engineering Inc., Project No. 22.0130, and dated 28 July 2022; Architectural Package, inclusive of elevation and floor plans, consisting of eight-sheets, entitled 'Twitchell Residence, 210 Riverside Drive,' prepared by Gail Granville Carley, Architect, Job No. 2022.07, and dated 21 February 2023; Elevation Certificate, designated Exhibit 'A'; Planning Department Staff Report, dated 3 April 2023; Abutters List; 200-Foot Radius Map; Copy of Legal Advertisement; Certified return receipts acknowledging abutters within 200' of the subject property were appropriately notified; and all written and recorded minutes of the 5 April 2023, Zoning Board of Review Meeting.

The Zoning Board of Review hereby grants in a unanimous vote the above-described relief in accordance with the submitted application subject to the following:

1. Petitioner(s) obtaining any, and all, necessary permits.
2. Compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision; otherwise said relief shall expire on 6 October 2023. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the application has entered evidence to the satisfaction of "*Section 19-47 Application process*", "*Section 19-45(a)(1-4) Variances – Findings required*", and "*Section 19-45(b)(2) Additional Standards*".

The Zoning Board of Review, after reviewing the documents and other materials submitted in regard to the subject application and receiving testimony, hereby finds in a unanimous vote, as follows:

1. The granting of the requested variances will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. The Board concluded that failure to grant the requested relief would result in hardship amounting to more than a mere inconvenience. The applicant was introducing improvements that realized greater neighborhood compatibility, as further evidenced by supportive directly abutting property owner testimony.
2. The Board concurred with the applicant that the present residence was rather deminimus in overall gross floor area and rather dated; being out of character with the neighborhood.
3. The Board further concluded that the relief sought was minor, and therefore deemed the least relief necessary. It permitted the applicant reasonable enjoyment of the subject property. Furthermore, it was clearly not to realize greater financial gain.
4. The Board finally concluded that hardship resulted from the unique characteristics of the subject structure, namely its pre-existing placement in relationship to the respective side property boundaries. In fact, proposed conditions realized even greater dimensional compliance.

Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b), within twenty (20) days from the date of the recording of this decision.

ZONING BOARD OF REVIEW

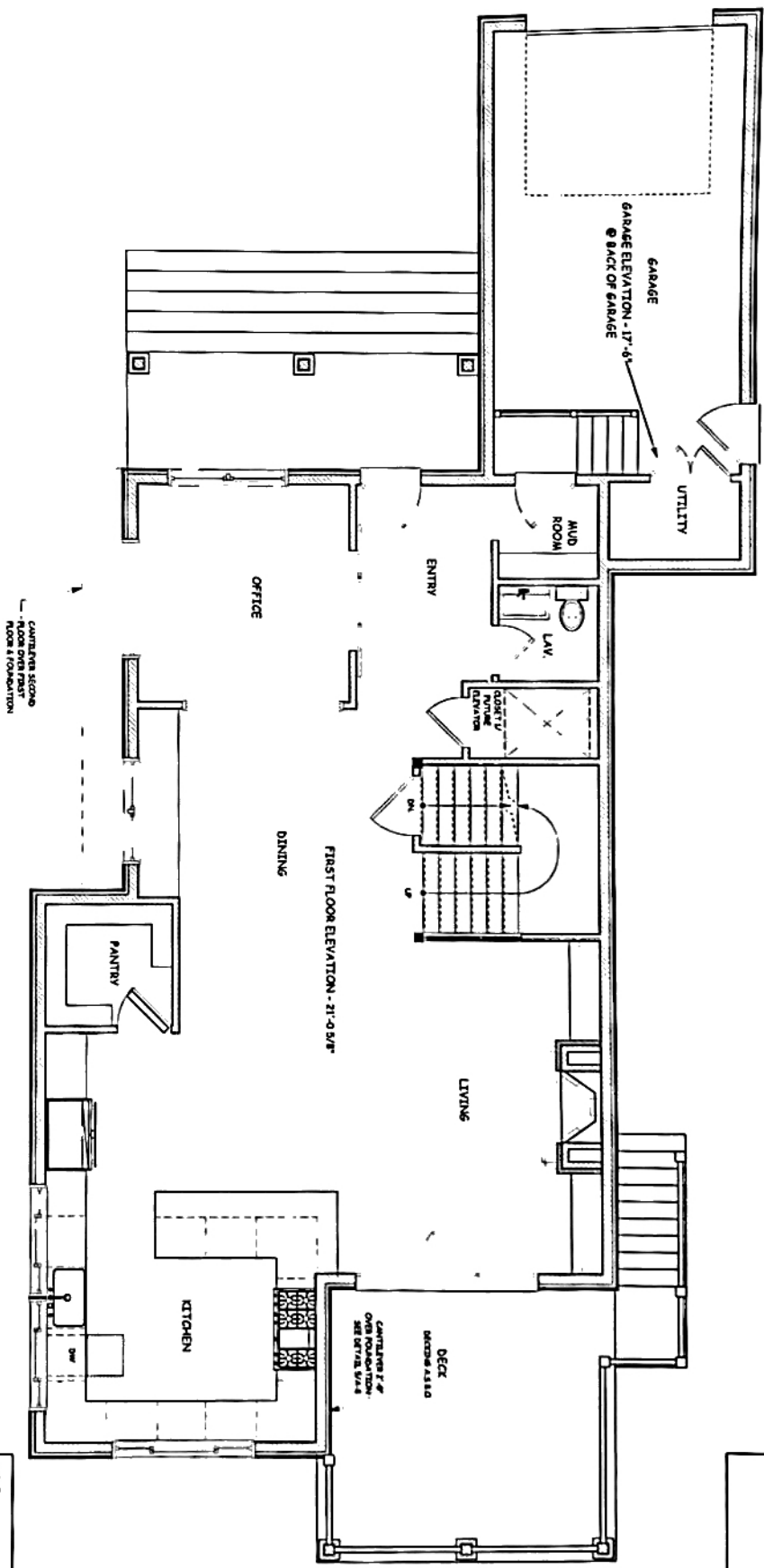
EUGENE SAVEORY, CHAIRMAN

Recorded in the City of East Providence Land Evidence Records

Book: _____ Page: _____

Date: _____

**PRELIMINARY DRAWINGS
FOR ZONING HEARING
NOT FOR CONSTRUCTION**



GENERAL NOTES:
 ALL LIGHTING FIXTURES TO BE APPROVED BY THE JURISDICTIONAL AGENCIES.
 ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS TO BE VERIFIED BY FIELD SURVEY.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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NOTE:
 ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES AND REGULATIONS.
 ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS TO BE VERIFIED BY FIELD SURVEY.

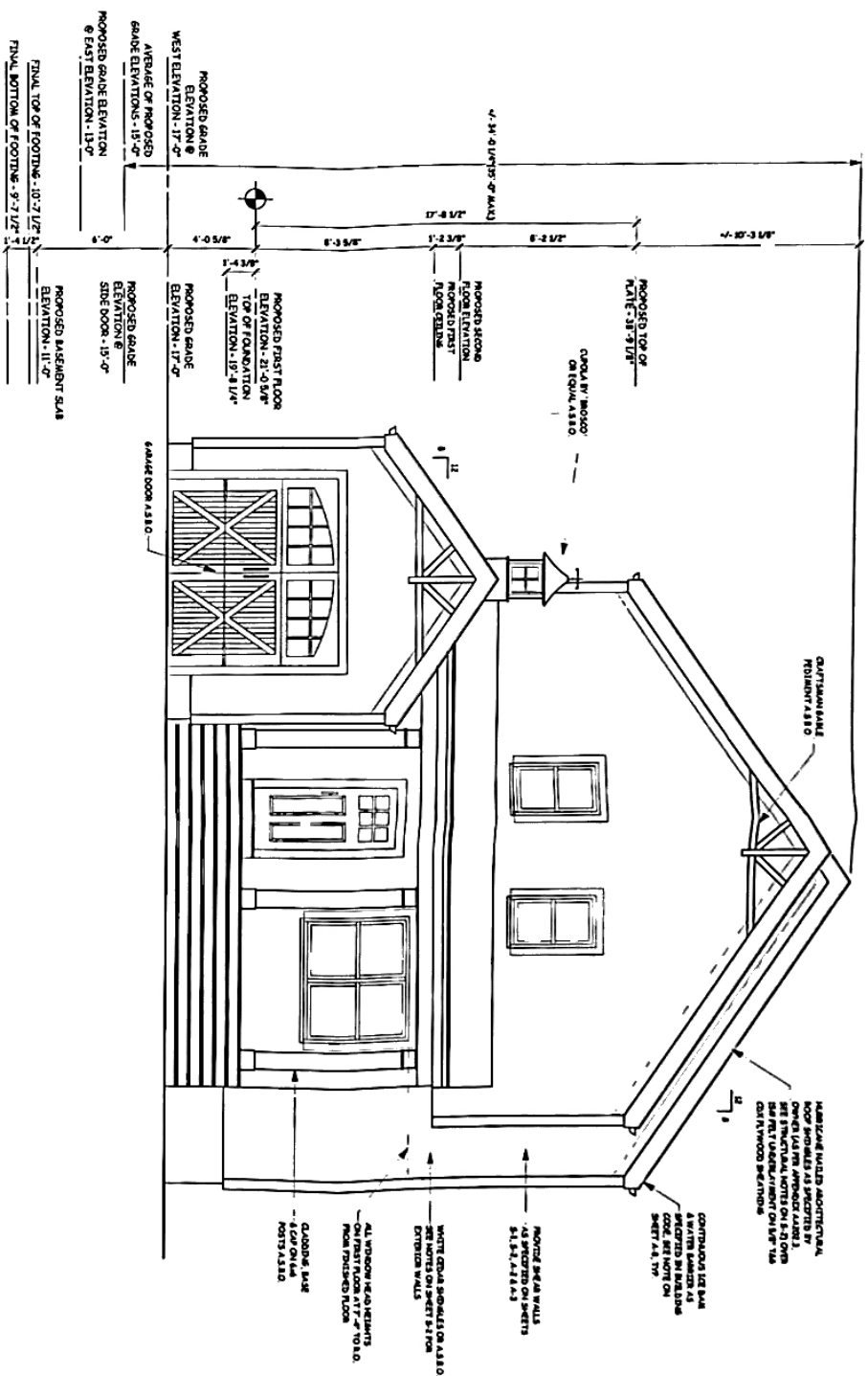
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|---|---|
| <p>ADDITIONAL INFORMATION: ALL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE VERIFIED BY FIELD SURVEY.</p> | <p>REVISIONS: 1. REVISION 1: 10/15/2023 2. REVISION 2: 10/20/2023 3. REVISION 3: 10/25/2023 4. REVISION 4: 10/30/2023 5. REVISION 5: 11/05/2023 6. REVISION 6: 11/10/2023 7. REVISION 7: 11/15/2023</p> |
| <p>PROJECT INFORMATION: PROJECT NAME: [REDACTED] PROJECT ADDRESS: [REDACTED] PROJECT CITY: [REDACTED] PROJECT STATE: [REDACTED] PROJECT ZIP: [REDACTED]</p> | <p>CLIENT INFORMATION: CLIENT NAME: [REDACTED] CLIENT ADDRESS: [REDACTED] CLIENT CITY: [REDACTED] CLIENT STATE: [REDACTED] CLIENT ZIP: [REDACTED]</p> |

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| <p>PROJECT INFORMATION: PROJECT NAME: [REDACTED] PROJECT ADDRESS: [REDACTED] PROJECT CITY: [REDACTED] PROJECT STATE: [REDACTED] PROJECT ZIP: [REDACTED]</p> | <p>CLIENT INFORMATION: CLIENT NAME: [REDACTED] CLIENT ADDRESS: [REDACTED] CLIENT CITY: [REDACTED] CLIENT STATE: [REDACTED] CLIENT ZIP: [REDACTED]</p> |
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- 1. REVISION 1: 10/15/2023
- 2. REVISION 2: 10/20/2023
- 3. REVISION 3: 10/25/2023
- 4. REVISION 4: 10/30/2023
- 5. REVISION 5: 11/05/2023
- 6. REVISION 6: 11/10/2023
- 7. REVISION 7: 11/15/2023

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

A-2



GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH THE CODES AND REGULATIONS OF THE CITY OF DENVER.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF DENVER.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S BUILDING CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PLUMBING CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ELECTRICAL CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S MECHANICAL CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S FIRE CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ENVIRONMENTAL CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S HEALTH AND SAFETY CODE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ZONING ORDINANCE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S SUBDIVISION MAP ACT.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S LANDMARKS AND HISTORIC PRESERVATION ACT.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ANTI-DISCRIMINATION ACT.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ACCESSIBILITY STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S ENERGY EFFICIENCY STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S SUSTAINABILITY STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S CLIMATE RESILIENCE STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S WATER RESOURCES STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S AIR QUALITY STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S SOIL CONSERVATION STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S WILDFIRE PREVENTION STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S FLOOD PREVENTION STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S SEWER AND WASTE WATER STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PUBLIC UTILITIES STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S TRANSPORTATION STANDARDS.
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- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PUBLIC WELFARE STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PUBLIC INTEREST STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PUBLIC ORDER STANDARDS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER'S PUBLIC MORALS STANDARDS.
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NOTE:

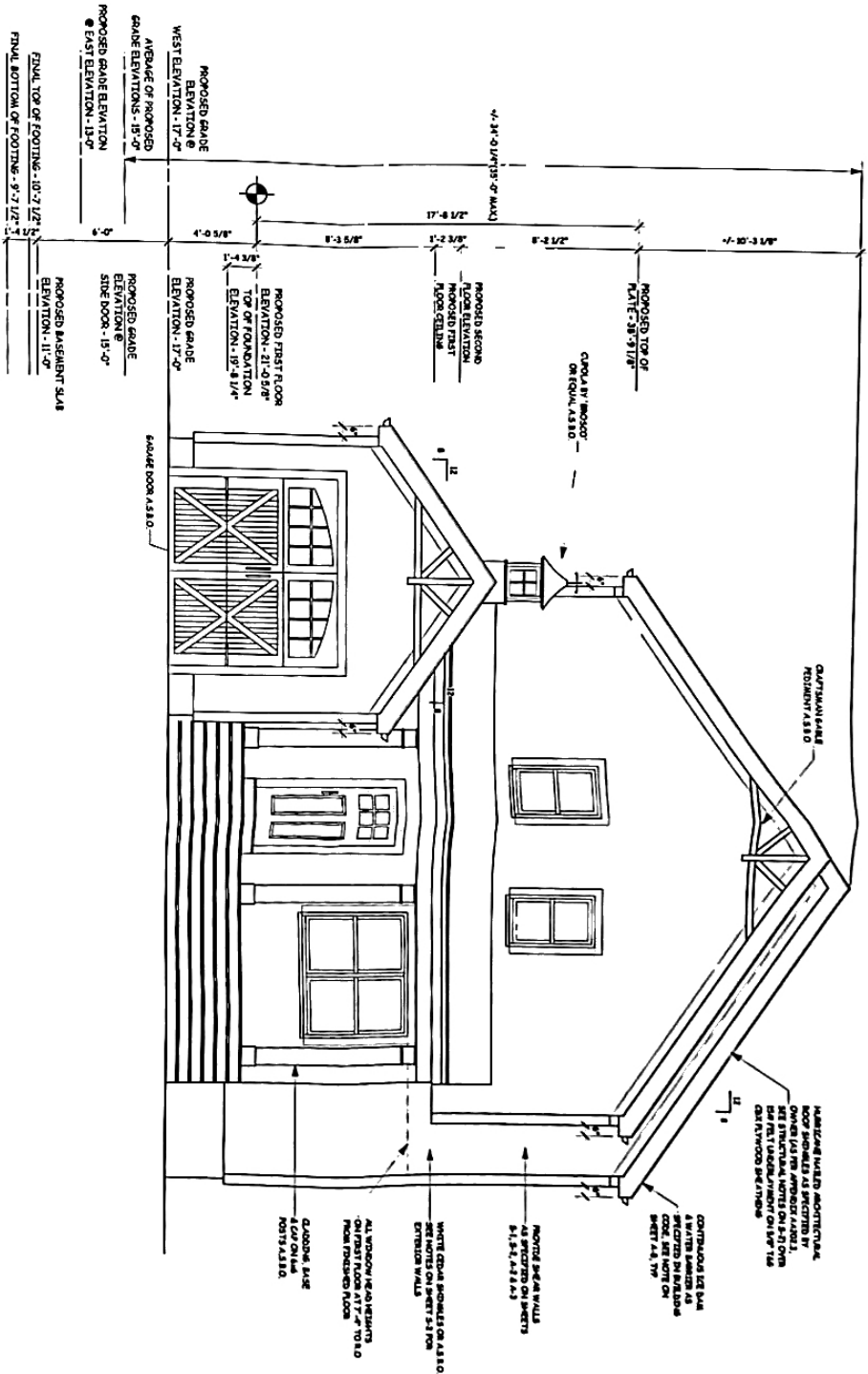
ALL WORK SHALL BE IN COMPLIANCE WITH THE CODES AND REGULATIONS OF THE CITY OF DENVER.

| REVISION | DATE | DESCRIPTION |
|----------|--------------------|-------------|
| 1 | NOVEMBER 1, 2023 | ISSUED |
| 2 | OCTOBER 4, 2023 | REVISED |
| 3 | OCTOBER 11, 2023 | REVISED |
| 4 | SEPTEMBER 27, 2023 | REVISED |

WEST ELEVATION A

SCALE 1/4" = 1'-0"

A-7a



GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH THE GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS WITH 110 MPH EXPOSURE B WIND ZONE.

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.

ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO EXISTING UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO PROPOSED UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO EXISTING UNLESS OTHERWISE NOTED.

ALL DIMENSIONS TO PROPOSED UNLESS OTHERWISE NOTED.

NOTE

ALL WORK SHALL BE IN COMPLIANCE WITH THE GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS WITH 110 MPH EXPOSURE B WIND ZONE.

ADDITIONAL INFORMATION:

1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS TO EXISTING UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS TO PROPOSED UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR:

8. SOUTHWEST ROAD

PHOENIX, AZ 85042

WEST ELEVATION B

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

A-4b

- REVISION 1: 11/11/2024
- REVISION 2: 11/11/2024
- REVISION 3: 11/11/2024
- REVISION 4: 11/11/2024
- REVISION 5: 11/11/2024

