

Board of Zoning Appeals



Agenda for the Tuesday, January 4, 2022, Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

REGULAR MEETING

1. **Call to Order** – 6:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of the November 4, 2021 meeting.
4. **Confirmation of Agenda**
5. **ZV21-011** - A request by Sara and Greg Brown for a variance at 305 W Forest Ave, TPN 007-10-03-004 from Section 3.8.6.3. and Table 3-11, Dimensional Standards for the Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code for a house that exceeds the maximum building footprint of 3,000 sf by approximately 272 sf. The application affects ±0.22 acres zoned R-7, Small Lot, Single-Family Residential, and within the NP, Neighborhood Preservation Overlay District.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV21-011 by the Board of Zoning Appeals.
6. **Adjourn**

Board of Zoning Appeals



Minutes for the Thursday, November 4, 2021, Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

REGULAR MEETING

1. **Call to Order** – 7:00 p.m.
2. **Roll Call** - Present at the meeting was Chairman Wesley Summers, Board of Zoning Appeal members, Kevin Scaggs, Kathie Stallworth, Bill Burkhalter and Jim Newman.
3. **Approval of Minutes** – Minutes of the Regular Meeting of the October 7, 2021 meeting. Mr. Scaggs stated that the recusal he asked for was a meeting in January not the October meeting and it needed to be removed from the minutes. Chairman Summers asked if any more changes and there were not any. Chairman Summers asked for a motion for the minutes to be approved as amended. Kathie Stallworth made first motion and everyone agreed to remove the statement from the minutes.
4. **Confirmation of Agenda** Chairman Summers moved to get conformation of the agenda and everyone was in favor of agenda.
5. **ZV21-010** - A request by AAA Sign Co., Inc. for a variance at 140 Laurel Lake Drive, TPN 010-18-08-001 from Section 13.8.3.n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot of the North Augusta Development Code. The application affects ±1.10 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. Mr. Paradise stated that is a request by Walmart in Sweetwater Center. They are constructing a Diablos and Jiffy Lube near this location. The sign ordinance or development code limits the maximum square feet on a single square parcel to basically 300 square feet or 10 percent of the ground floor area

or 3 square feet of street frontage whichever is least. So basically they are limited 300 square feet for signage for both business and they are on the same lot. The variance request is to have 1 free standing sign that is 100 square feet and 200 square feet of signage on each of the buildings. If this were 2 different lot, you could have additional 100 square feet of sign. But since they are on the same lot they only can have 300 square foot of signage. The owner of Jiffy Lube is also the owner of Diablos. They do have a joint sign which is on the same parcel. Mrs. Stallworth asked about the 100 square feet. Mr. Paradise said they have a free standing sign of 100 square feet. If they were two separate parcels they could have 300 square feet of a sign which would probably be an additional free standing sign. Basically 100 square feet for free standing sign and 200 square feet for building signage. Heather Dye is speaking on behalf of AAA Sign Co. and they work for owner of Jiffy Lube and Diablos. AAA signs does the work for Jiffy Lube signs and these signs are unique because they have to have directionally signage for this type business. For Diablos sign AAA are requesting an additional 160 square feet for building signage. So in total 100 for shared sign on the road. Of course the 200 square feet for Jiffy Lube but they need the 160 square feet for Diablos. It is hard to see from the road. Mr. Newman wanted a little clarification that you are not worried about sign out front just signage on building. Mr. Paradise stated that question is what is total square foot for signage. Led goes toward the square foot. AAA signs is asking for an additional 160 square feet for signs. Mr. Newman asked because of two major roads would it make a difference or is 300 just 300 square feet. Mr. Paradise stated its just 300 square feet. Chairman Summers wished he had looked at another building to compare. Mr. Newman asked what is feasibility of dividing the 2 lots. Mrs. Dye stated time at this point and did subdivide then each business would get 300 square feet of signage but Jiffy Lube is almost 80 percent finished. Diablos construction will be starting soon. Mr. Newman said but in theory you could get more signage if split into 2 parcels. Mrs. Dye don't think subdividing would be a good idea with cost and at this point in the project. Mr. Paradise said he don't think it can be subdivided and it would possibly have soon hoops for the owner to have to deal with. Mr. Burkhalter he likes the raised sign so it's not cluttered. Chairman Summers asked for questions or anyone else want to speak. Chairman Summers declared public hearing closed and go into deliberation.

- b. **Consideration** – Consideration of Application ZV21-010 by the Board of Zoning Appeals. Chairman Summers reading so everyone knows what they are doing. The board takes one at a time to make sure that everyone agrees on to move forward. Chairman Summers read the 10 steps they have to take to make a decision on this variance. The next step is to go over each step and see if everyone agrees to pass the variance. Mr. Paradise did state that it was properly posted in the newspaper.

Chairman Summers read the 10 steps they have to take to make a decision on this variance. The next step is to go over each step and see if everyone agrees to pass the variance. Mr. Paradise did state that it was properly posted in the newspaper. Chairman Summers and members discussed the steps to approve the variance for Jiffy Lube and Diablos sign. Mr. Scaggs made the first motion the stipulation of if the sign needed to be replaced it would have to use this variance or the one in place at the time of replacement. Mr. Burkhalter made second motion. The vote unanimous for the sign requested for Jiffy Lube and Diablos.

6. Election of Officers for 2022

- a. Chairman
- b. Vice-Chairman

Kathie Stallworth made the motion to make Chairman Wes Summers chairman again. Mr. Burkhalter made the second motion. They agreed to keep Kathie Stallworth the Vice-Chairman as well.

7. Adoption of the 2022 Meeting Schedule They voted to change meetings to 1st Tuesday each month at 6:00 pm. The first motion was by Mr. Scaggs and the 2nd motion was by Mr. Newman. All agreed in favor of the time and date.

8. Adjourn - Meeting adjourned at 7:45pm

Respectfully submitted,

Thomas L. Paradise
Interim Director of Planning and Development
Secretary to the Board of Zoning Appeals

Department of Planning and Development



Project Staff Report

ZV20-011 Brown Residence

Prepared by: Thomas L. Paradise

Meeting Date: January 4, 2022

SECTION 1: PROJECT SUMMARY

Project Name	Brown Residence
Applicant	Sara and Greg Brown
Address/Location	305 West Forest Avenue
Parcel Number	007-10-03-004
Total Development Size	±0.22 ac
Existing Zoning	R-7, Small Lot, Single-Family Residential
Overlay	NP, Neighborhood Preservation
Variance Requested	NADC Section 3.8.6.3. and Table 3-11, Dimensional Standards for the Neighborhood Preservation Corridor Overlay District, maximum building footprint

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures

that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Appeals may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on December 15, 2021. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on December 13, 2021. The property was posted with the required public notice on December 15, 2021.

SECTION 4: SITE HISTORY

The property appears as block 17, lots 19 and 20 on the original Boeckh Plat for the City of North Augusta. Beginning in the 1990s, the lot was under shared ownership by the house existing at 309 W Forest Ave for many years and remained undeveloped.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	R-7, Small Lot, Single-Family Residential
North	Residential	Low Density Residential	R-7, Small Lot, Single-Family Residential/OC, Office Commercial
South	Residential/Commercial	Low Density Residential/Mixed Use	R-7, Small Lot, Single-Family Residential/D, Downtown Mixed Use
East	Residential/Commercial	Low Density Residential	R-7, Small Lot, Single-Family Residential
West	Residential	Low Density Residential	R-7, Small Lot, Single-Family Residential

Access – The site currently is accessible from West Avenue and West Forest Avenue. A driveway is planned for West Forest Avenue to serve as access to the future residence.

Topography – The subject property has been previously graded and is mainly flat.

Utilities – The site has access to an existing water main that runs across the East side of the property. The site also has access to an existing sewer line from West Avenue and West Forest Avenue.

Floodplain – The site does not appear to contain any regulated floodplain.

Drainage Basin – The subject property is within the Crystal Lake Basin. The basin is in a highly developed residential and light commercial area. The overall water quality is good to fair. Channel erosion is evident between Buena Vista Avenue and the North Augusta Greenway.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for a new house to be constructed with a footprint of 3,272 square feet (sf) within the Neighborhood Preservation Corridor Overlay District. The footprint exceeds the maximum permitted by NADC Section 3.8.6.3. and Table 3-11, Dimensional Standards for the Neighborhood Preservation Corridor Overlay District, Item 7. Maximum Building Footprint by approximately 272 sf.

Following is analysis required by NADC §5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states that the maximum footprint prohibits the design of a ranch style home which would provide the required accessibility for personal and professional use.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states the home was designed with the neighborhood in mind and some existing vegetation will be preserved.
3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states the surrounding homes were designed in the early 1900s to 1950s and were smaller homes without garages.
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states the code restricts the ability to have a ranch style home with all the necessary rooms on the main level for the homeowners and their guests to receive full ease of accessibility.
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
 - The applicant states the design will maintain the character of the surrounding residential district while protecting property values, health, safety, and the general welfare of the surrounding neighborhood.

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
 - Not applicable

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Single-family residences are allowed in the R-7, Small Lot, Single-Family Residential zoning district.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
 - The applicant states the hardship is created by the narrow lot and restrictions of the NP Overlay.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff notes that the fact that the property may be utilized more profitably is not the primary purpose of the request.

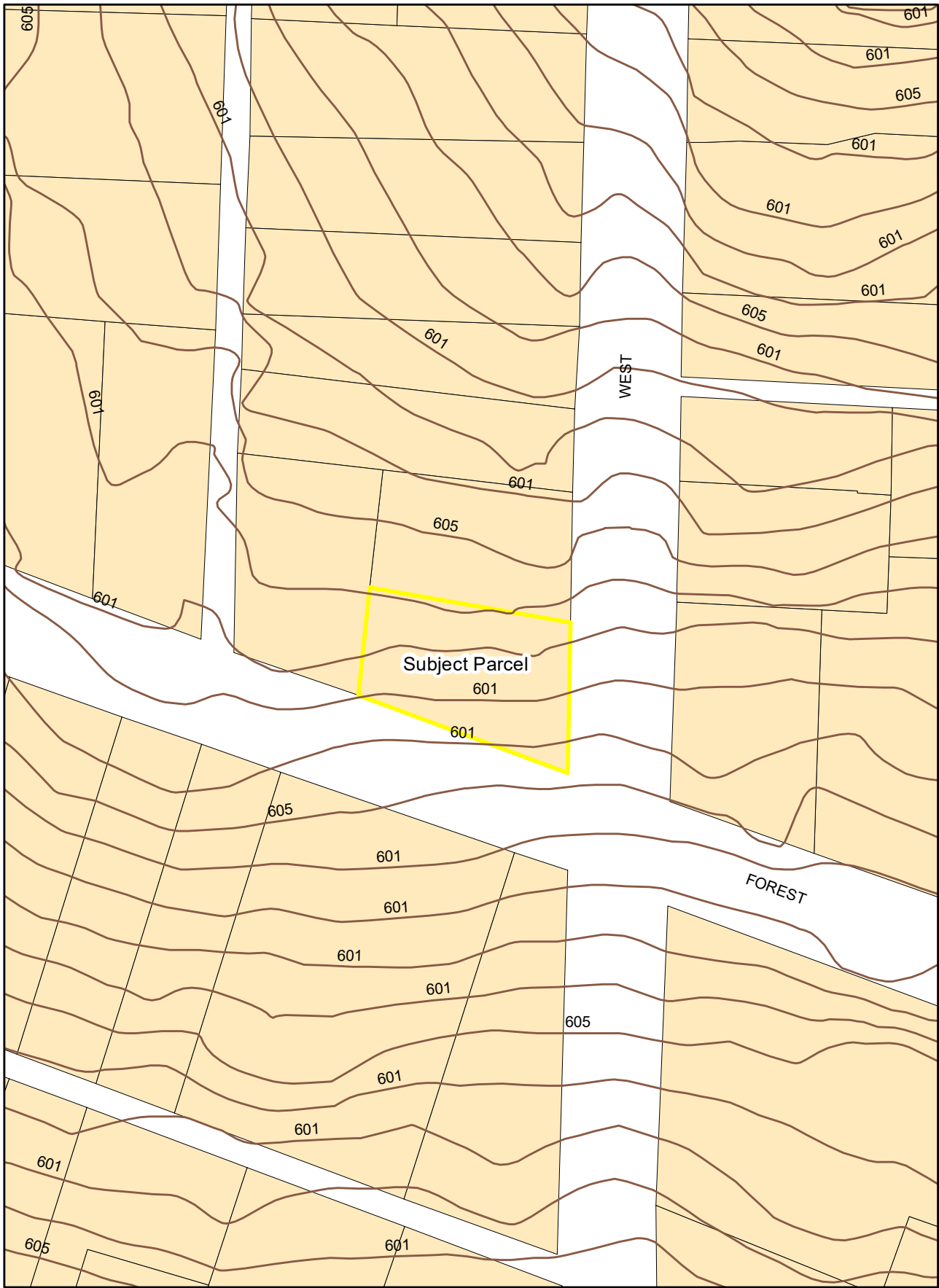
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - This variance, if granted, will apply only to this property and the architectural/construction drawings as submitted.
 - Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

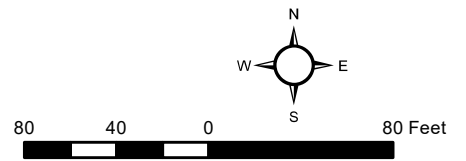
- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos
- 6) Public Notice
- 7) Application Materials

cc. Sara and Greg Brown, via email

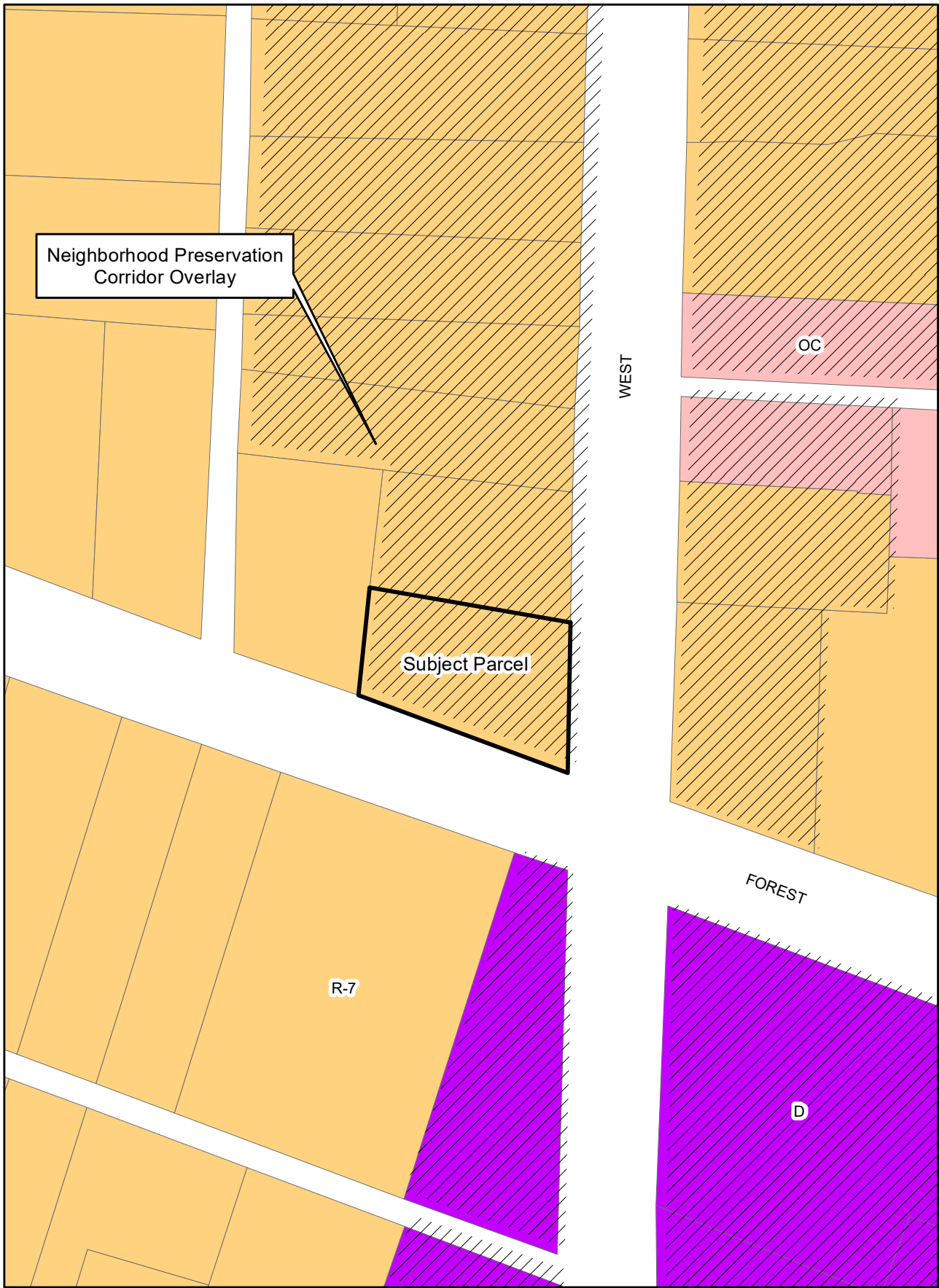




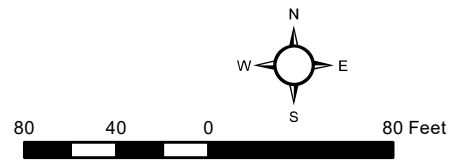
Topography Map
Application ZV21-011
Parcel Number 007-10-03-004
Approximately .22 acres



Date: 12/3/2021



Current Zoning Map
 Application ZV21-011
 Parcel Number 007-10-03-004
 R-7, Small Lot,
 Single-Family Residential



Date: 12/3/2021



City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 6:00 PM on Tuesday, January 4, 2022 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

ZV21-011 - A request by Sara and Greg Brown for a variance at 305 W Forest Ave, TPN 007-10-03-004 from Section 3.8.6.3. and Table 3-11, Dimensional Standards for the Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code for a house that exceeds the maximum building footprint of 3,000 sf by approximately 272 sf. The application affects ±0.22 acres zoned R-7, Small Lot, Single-Family Residential, and within the NP, Neighborhood Preservation Overlay District.

Documents related to the applications will be available for public inspection after December 30, 2021 in the offices of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net

CITIZEN ASSISTANCE: Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV 21-011

Date Received 11-29-21

Review Fee 250.00

Date Paid 11-29-21

1. Project Name BROWN RESIDENCE

Project Address/Location 305 WEST FOREST AVE.

Total Project Acreage _____ Current Zoning _____

Tax Parcel Number(s) 007-10-03-004

2. Applicant/Owner Name Greg + Sara Brown Applicant Phone 706-829-7869

Mailing Address 336 GEORGIA AVE. SUITE #106 803. 221. 8110

City NORTH AUGUSTA ST SC Zip 29841 Email info@designerhouseplans.com
sara@sarabrownhomes.com

3. Is there a Designated Agent for this project? _____ Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor _____ License No. _____

Firm Name _____ Firm Phone _____

Firm Mailing Address _____

City _____ ST _____ Zip _____ Email _____

Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) _____ yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required by the City must be correct and complete to initiate the compliance review process by the City.

Sara Brown
Applicant or Designated Agent Signature

11/29/21
Date

SARA BROWN
Print Applicant or Agent Name

Required Variance Statement Requests:

- D. Recorded Plat** completed by JOHN M. BAILEY & ASSOCIATES, P.C.
101 LECOMPTE AVE. NORTH AUGUSTA, SC 29841 803-278-0721
- Exhibit A
- E. Building Plans & Elevations** completed by Designer House Plans (owner)
- Exhibit B
- F. Pertinent and relevant documents in support of the appeal**
- **GIS MAP**
Exhibit C
 - **House Plan Rendering**
Exhibit D & E
- G. Pertinent and Relevant Photographs or additional written information in support of the appeal**
- **Photographs**
Exhibit F
 - **Additional written information**
Similar Property at 308 W Forest has a footprint greater than 3000 sqft. It is a narrow lot sitting on .24 acre. The main structure is 2572 sqft. Improvements were made to the home to include a carport, shed roof of 300 sqft and a detached garage of 400 sqft. The total footprint of the home is now 3272 sqft. This footprint adds value to the property owner and does not appear to be detrimental to the neighboring properties.
- H. Provide an explanation of the variance request including the situation and sections of the North Augusta Development Code which require(s) the appeal.**
- The property at **305 West Forest Avenue North Augusta SC 29841**; parcel # **007-10-03-004** seek to gain a variance to Article 3 of the Zoning District pertaining to NP, Neighborhood Preservation Corridor Overlay District (3.8.5 found on pages 60-63 of the Zoning Districts Development Code) which states building footprints to have a maximum of 3000 square feet.

I. Provide a description of the unnecessary hardship created by the requirements of the Development Code.

- Owners have provided residential blueprints to build a home with a 3300 Sqft footprint. The development code reads that the properties in the Neighborhood Preservation area are to have a maximum footprint of 3000 square feet.
- The proposed floor plan is a ranch style home. The homeowners wish to keep the house a traditional ranch style for easy accessibility both personally and professionally. Both Mr. & Mrs. Brown work from home and the downstairs office will be used regularly by both. Mrs. Brown also has arthritis in her knees and would be unable to use the stairs regularly. In addition, both Mr. & Mrs. Brown have older parents who visit often and may need to live full time at the home which will require the guest suite.

J. Provide a description of the unnecessary or extraordinary or exceptional conditions unique to the property and how they relate to the appeal for the variance.

- The house was designed specifically in mind for the downtown historic area and designed with a historical vernacular elevation. Details and architectural aspects highlight the beauty of the area and will fit well amongst surrounding homes. The home will also feature established vegetation and trees. The homeowners designed the home to keep many current vegetation including the large established front Oak Tree. New vegetation and landscape surrounding the home and front corners of the street will also highlight the beauty of the home and downtown views preserving the residential character of the corridors. The house will add value to other home property values and may encourage other property owners to make some upgrades to their homes as well.

K. Provide an explanation of why the conditions do not generally apply to other property in the area.

- The homes in the surrounding areas were built between 1909-1953. Homes during this period were smaller homes or traditional two story homes and did not typically include garages.

L. Description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property.

- The code would restrict the ability to have a ranch style home with all necessary rooms on the main level for the homeowners and guests to receive full ease of accessibility.

M. Explanation of why the granting of the variance would not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district.

- The home design will remain true to surrounding homes. The footprint remains within the center of the lot providing good buffers from the two adjacent homes. The design has been shown to the owners of 309 W Forest, to the left of the property and 304 W Forest, directly across the street. Both owners are excited about the development of a home and both have approved of the design. Overall the design will protect the property values, health, safety and general welfare of the surrounding neighborhood.

N. A list and explanation of any voluntary conditions on the variance to minimize any potential adverse impacts.

- Do not believe that the additional square footage will have any potential adverse impacts. The additional square footage has been calculated from the guest suite behind the garage which will sit on the back corner of the lot.

PARCEL #007-10-03-004
305 West Forest Ave

Exhibit C



Exhibit C



Photographs Exhibit F

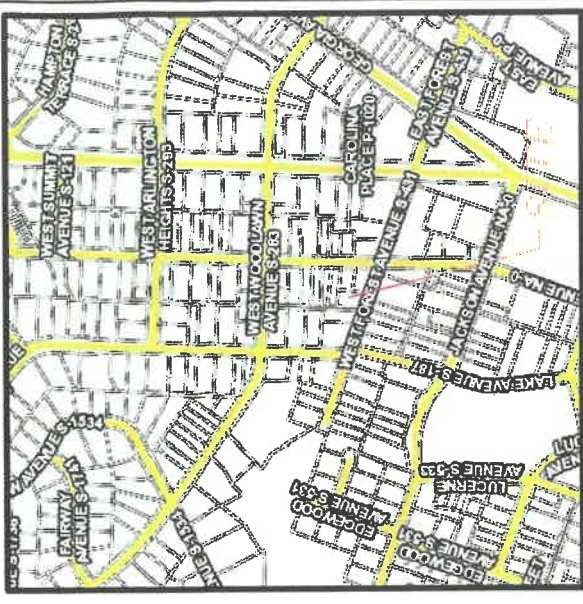


THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

IN MY OPINION, THIS PROPERTY DOES NOT LIE IN A SPECIAL 100 YR. FLOOD HAZARD AREA AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP AVAILABLE AT THE TIME OF THIS SURVEY.

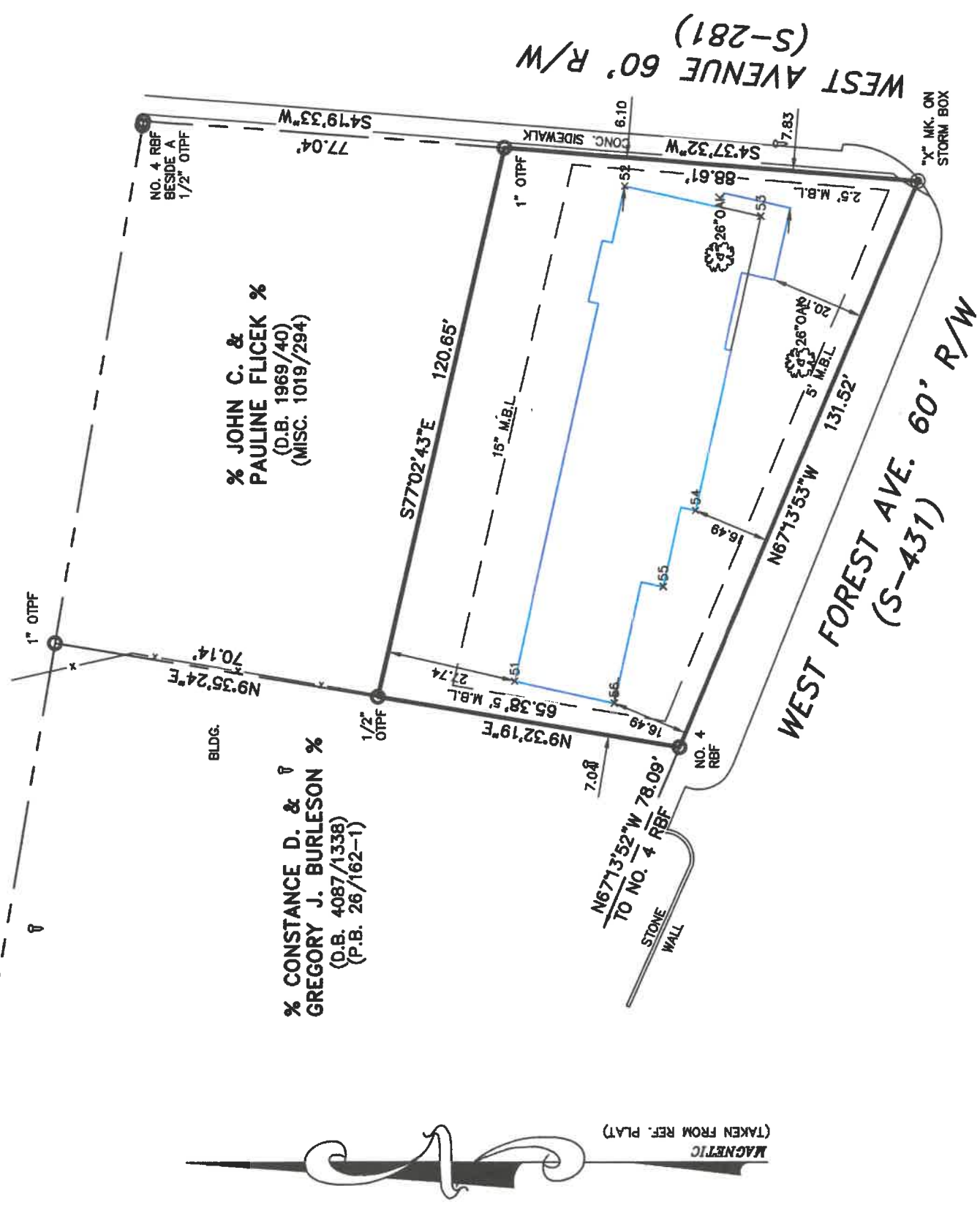
JOHN M. BAILEY, S.C.P.L.S. NO. 7399



LOCATION MAP
NO SCALE

RECORDING STAMPS

APPROVAL STAMPS



BOUNDARY SURVEY
PREPARED FOR

CONSTANCE D. BURLESON & GREGORY J. BURLESON

PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA AT 309 WEST FOREST AVENUE AND BEING THE LOT SHOWN ON PLAT RECORDED IN P.B. 26, PG. 162-1.

COUNTY OF: AIKEN STATE OF: S. CAROLINA

SCALE: 1" = 30' DWN. BY: JMB DATE: 19 OCT. 2020



PREPARED BY

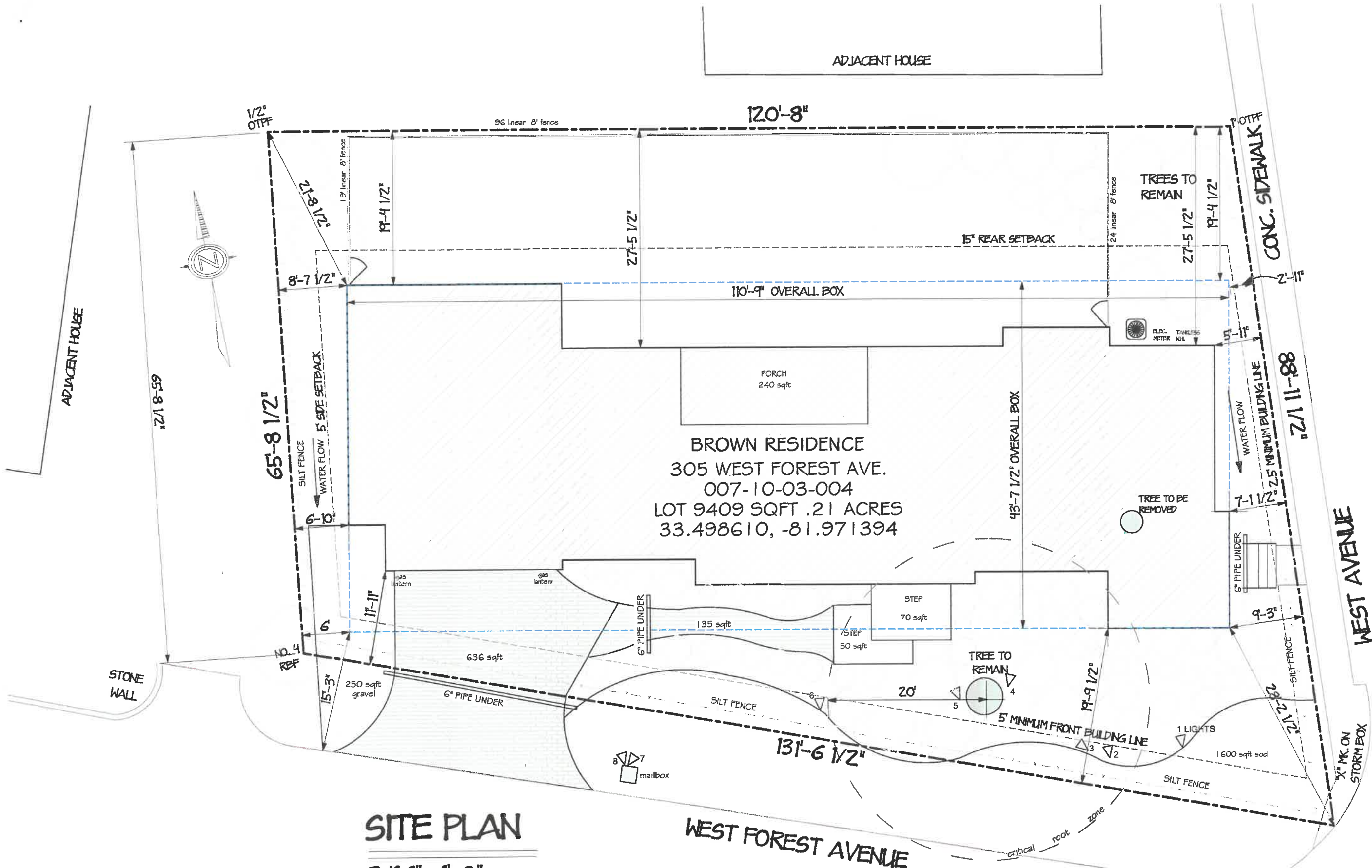
John M. Bailey & Associates, P.C.

PROFESSIONAL LAND SURVEYORS
101 LeCOMPTe AVENUE, NORTH AUGUSTA, S. C. 29841
(803)278-0721

THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE OF THE PERSON OR ENTITY WHOSE NAME APPEARS HEREON AND IS NOT TRANSFERABLE. ANY OTHER USE OF THIS SURVEY OR PLAT WITHOUT EXPRESSED WRITTEN PERMISSION IS STRICTLY PROHIBITED.

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JOHN M. BAILEY & ASSOC., P.C.
JMB JOB NO. 20132-BURLESON-1

EXHIBIT A



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

WEST FOREST AVENUE

Designer

BROWN RESIDENCE
11 WEST FOREST AVENUE
NORTH AUGUSTA SC 29841

11/16/2021
SHEET TITLE:
SITE PLAN
SCALE: AS NOTED
DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED PROFESSIONAL BUILDING DESIGNER A.I.B.D.

Designerhouseplans.com © 2021
CONSTRUCTION DISCLAIMER: To the best of my knowledge these plans are drawn to comply with the most recent residential codes. Any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. HousePlansDesigned.com is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISIONS DESCRIPTION

1	
2	
3	
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6	

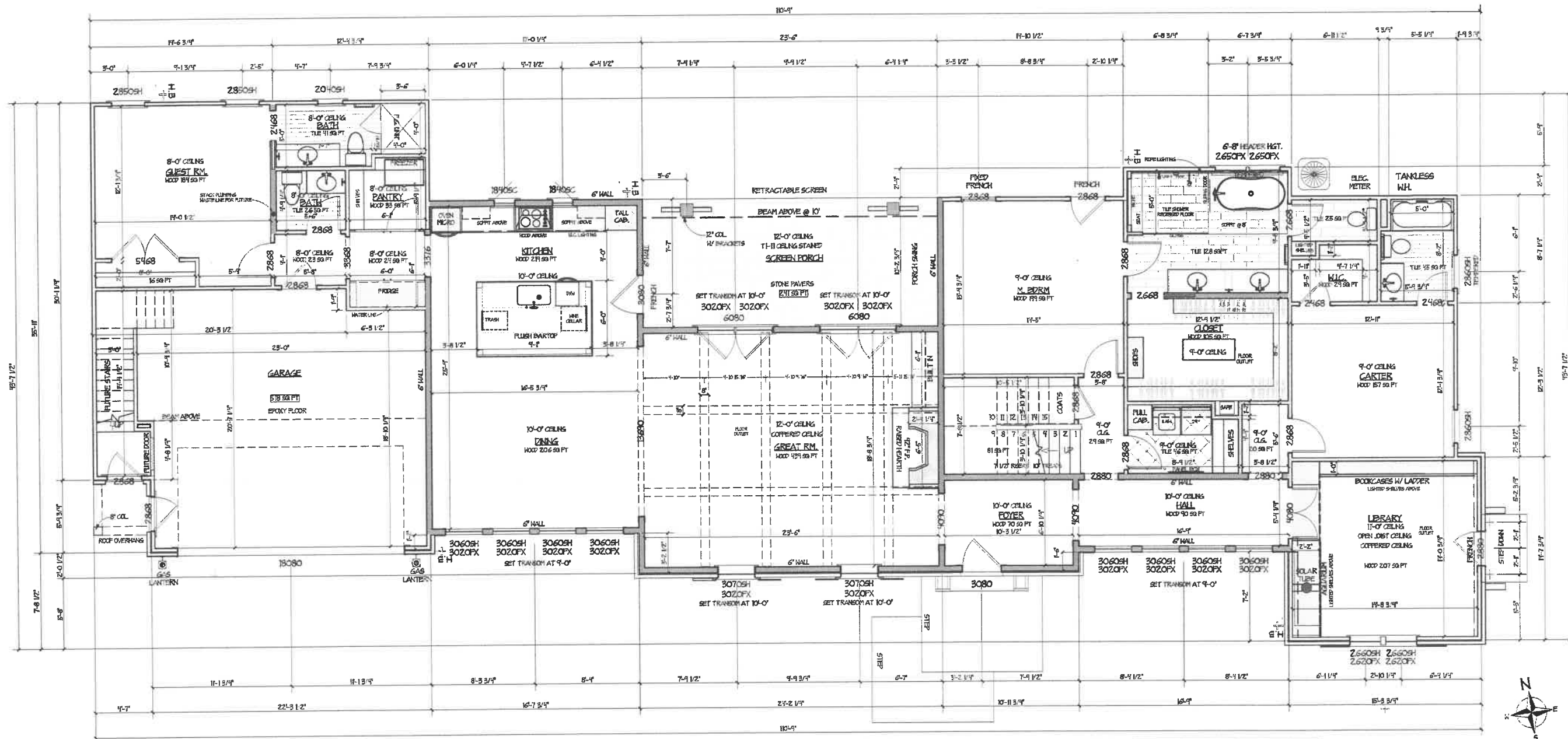
SHEET # 1 of 10

LAYOUT PAGE TABLE

LABEL	TITLE	DESCRIPTION	COMMENTS
A-1	SITE PLAN	LANDSCAPING	VERIFY TREES TO BE REMOVED BEFORE CLEARING
A-2	FIRST FLOOR PLAN		
A-3	SECOND FLOOR PLAN		
A-4	FOUNDATION PLAN	BLOCK SLAB	
A-5	ELEVATIONS		SEE DETAILS AND SECTIONS
A-6	ELECTRICAL PLAN		
A-7	FRAMING PLAN		CEILING FRAMING PLAN
A-8	ROOF PLAN		ROOF PLAN & SECTIONS
A-9	INTERIOR SECTIONS		TO BE DETERMINED
A-10	FURNISHINGS PLAN		TO BE DETERMINED

EXHIBIT B

A-1



BROWN RESIDENCE
115
 WEST FOREST AVENUE
 NORTH AUGUSTA SC
 29841

11/16/2021
 SHEET TITLE:
 FIRST FLOOR PLAN
 SCALE: AS NOTED

DESIGNED & DRAWN BY:
 GREGORY BROWN
 CERTIFIED
 PROFESSIONAL BUILDING
 DESIGNER A.I.B.D.

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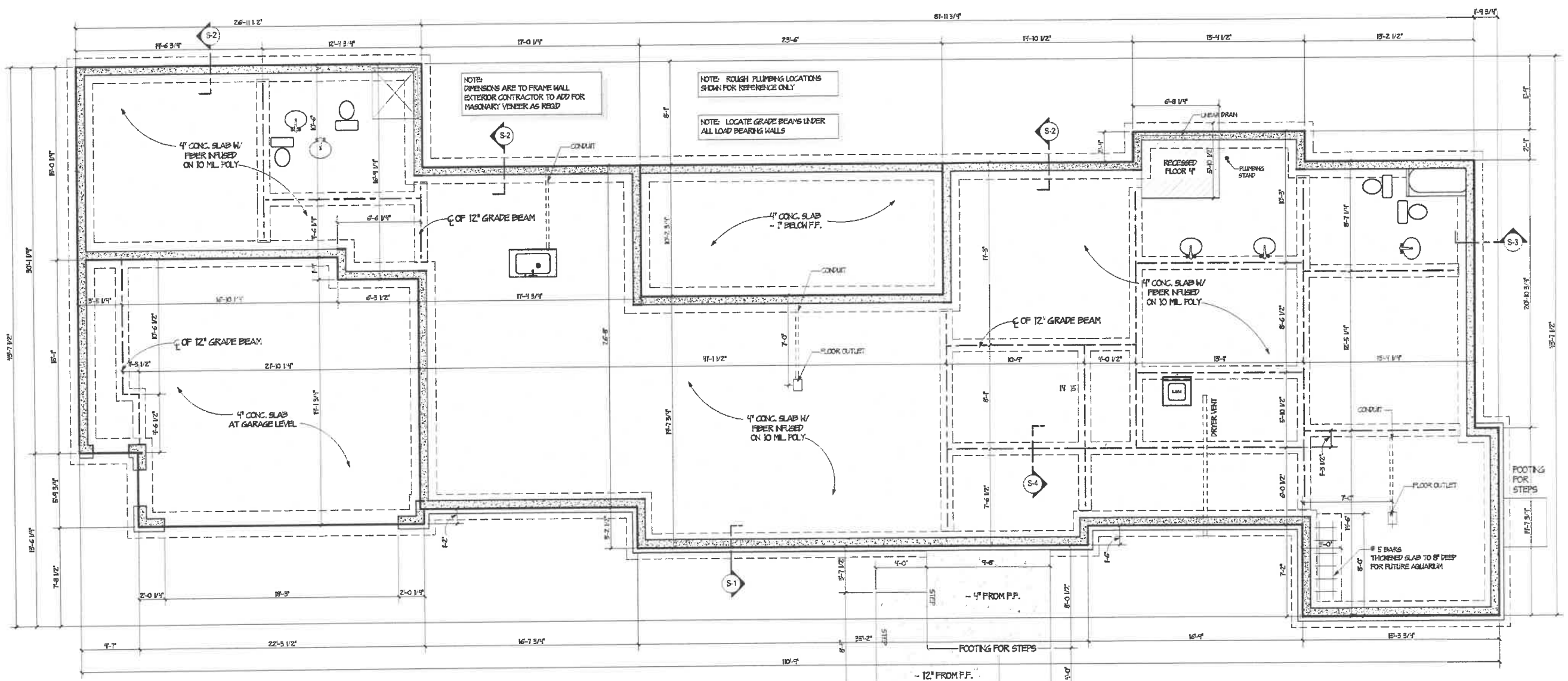
REVISIONS	DESCRIPTION
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AREA CALCULATIONS	
FIRST FLOOR HEATED :	2,608 SQFT.
BONUS ROOM :	642 SQFT.
TOTAL HEATED :	3,250 SQFT.
SCREENED PORCH :	241 SQFT.
GARAGE :	519 SQFT.
TOTAL :	4,000 SQFT.

(13' KNEEWALL HGT. ON GREAT RM.)
 (VARIOUS CEILING HGT.)
 SET WINDOWS AT 8'-0" HEADER
 UNLESS NOTED OTHERWISE
 APPROX 2200 SQFT OF HARDWOOD MAIN FLOOR & STAIRS

WALL LEGEND	
	3.5" STUD WALL
	5.5" STUD WALL
	4" BRICK VENEER
	3.5" STUD WALL
	4" BRICK VENEER
	5.5" STUD WALL

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA
 2,608 SQ. FT.



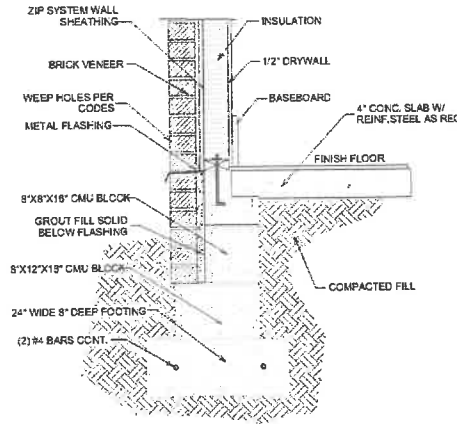
BROWN RESIDENCE

111 WEST FOREST AVENUE
NORTH AUGUSTA SC
29841

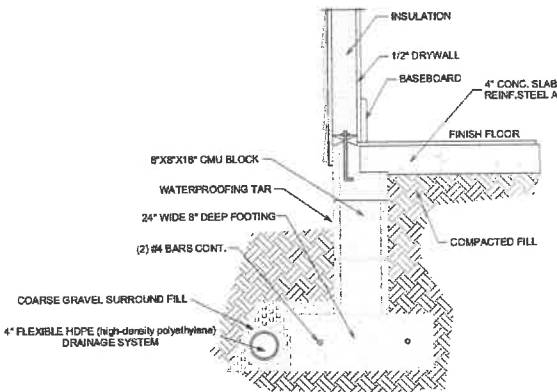
11/16/2021
SHEET TITLE:
FOUNDATION PLAN
SCALE: AS NOTED

DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED
PROFESSIONAL BUILDING
DESIGNER A.I.B.D.

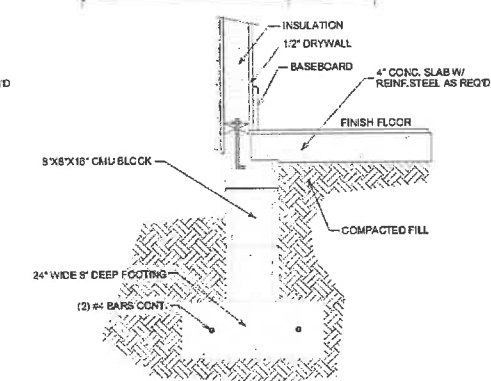
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



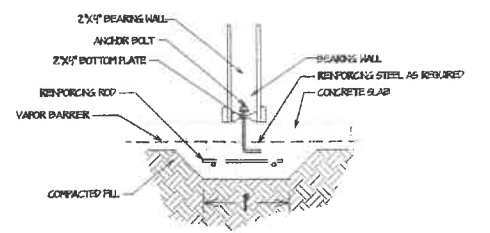
S-1 Brick Veneer @ Block Slab
SCALE: 1" = 1'-0"



S-2 Block Slab @ Rear of House
SCALE: 1" = 1'-0"



S-3 Block Slab
SCALE: 1" = 1'-0"



S-4 CONCRETE GRADE BEAM 12\"/>

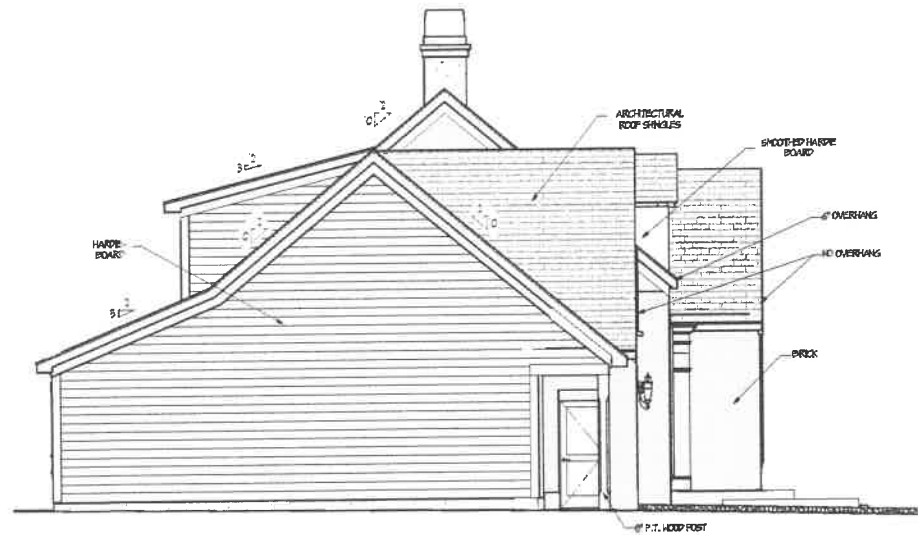
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REVISIONS	DESCRIPTION
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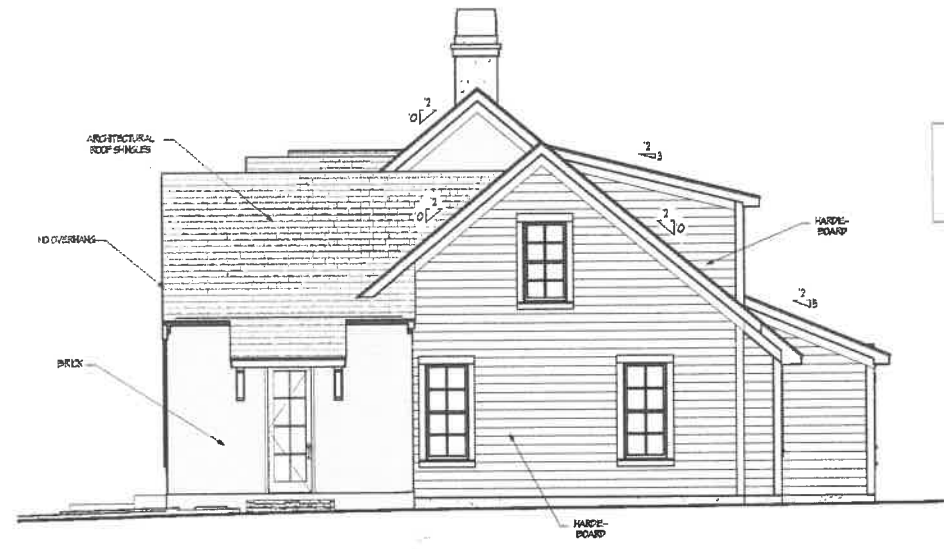
FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

MATERIALS ESTIMATED
OPENINGS INCLUDED IN CALCS.
2000 SQFT OF SIDING
1800 SQFT OF BRICK



REAR ELEVATION

SCALE 1/4" = 1'-0"

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11/16/2021

SHEET TITLE:
ELEVATIONS

SCALE: AS NOTED

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PROFESSIONAL BUILDING
DESIGNER A.I.B.D.

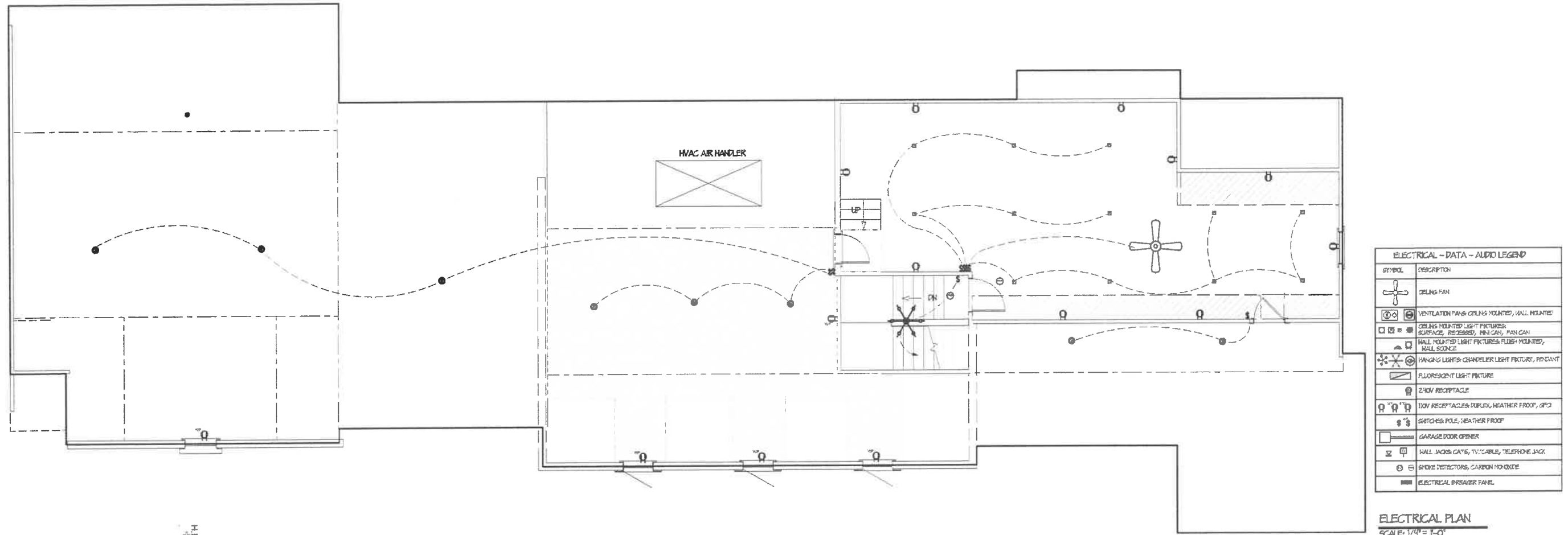
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REVISIONS	DESCRIPTION
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SHEET # 5 of 10

A-5

Designer



BROWN RESIDENCE

15
WEST FOREST AVENUE
NORTH AUGUSTA SC
29841

11/16/2021
SHEET TITLE:
ELECTRICAL PLAN

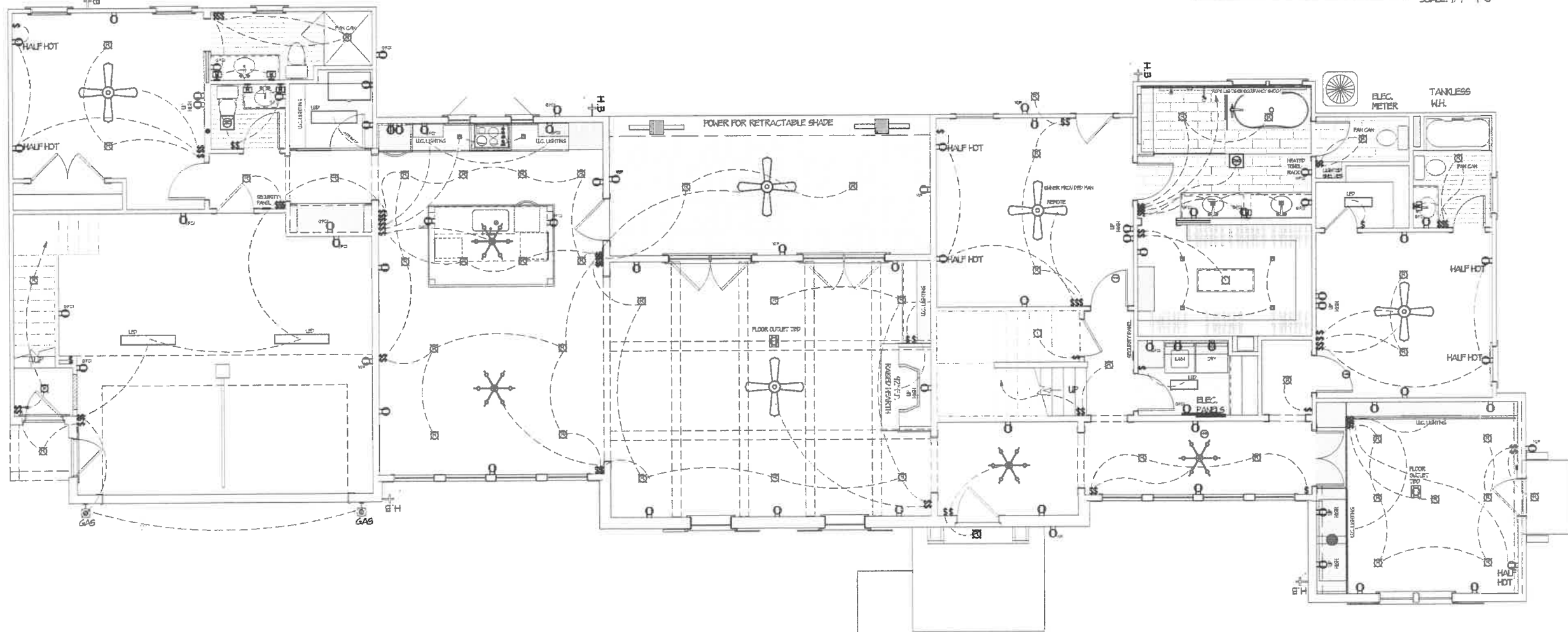
SCALE: AS NOTED
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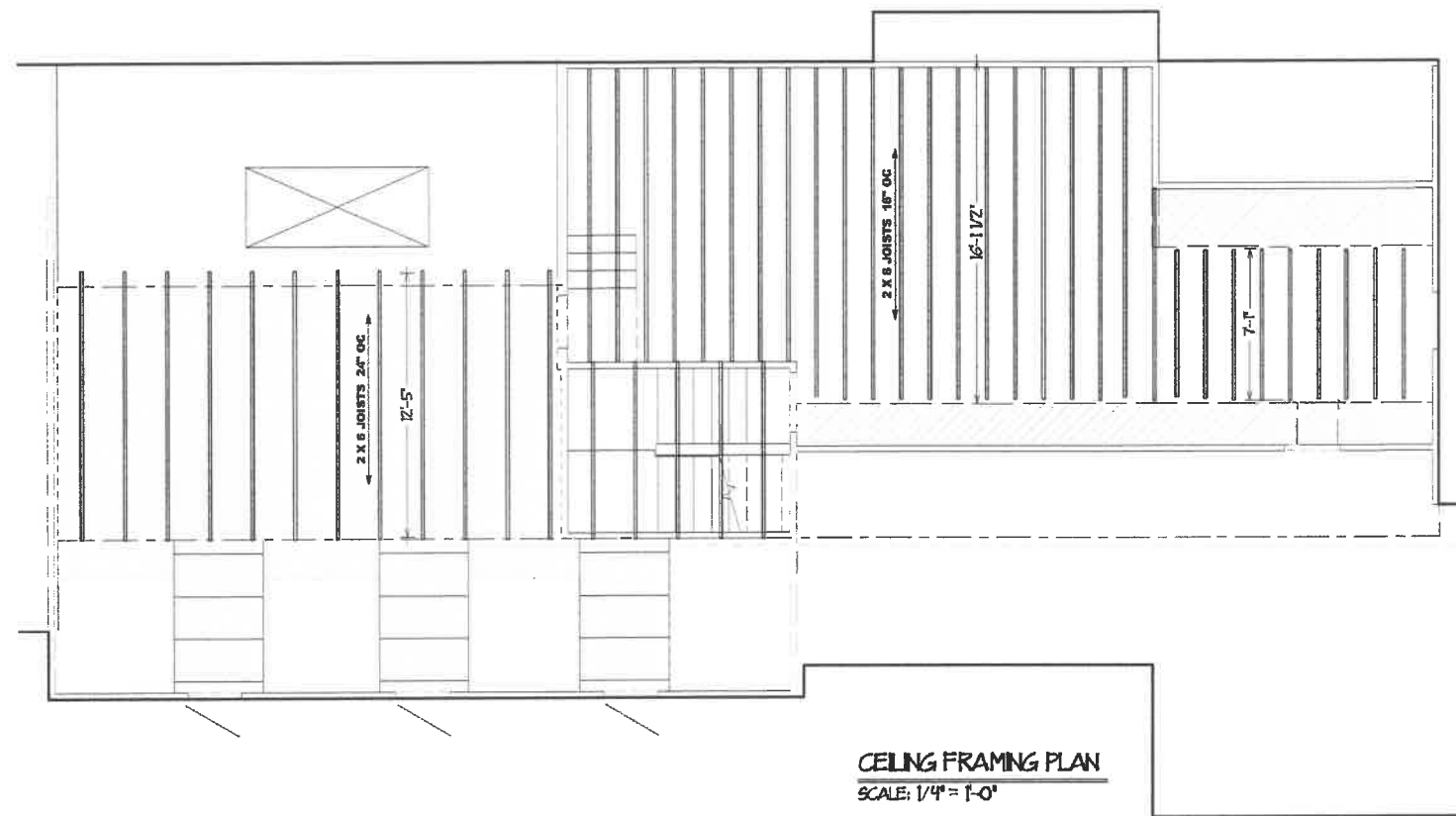
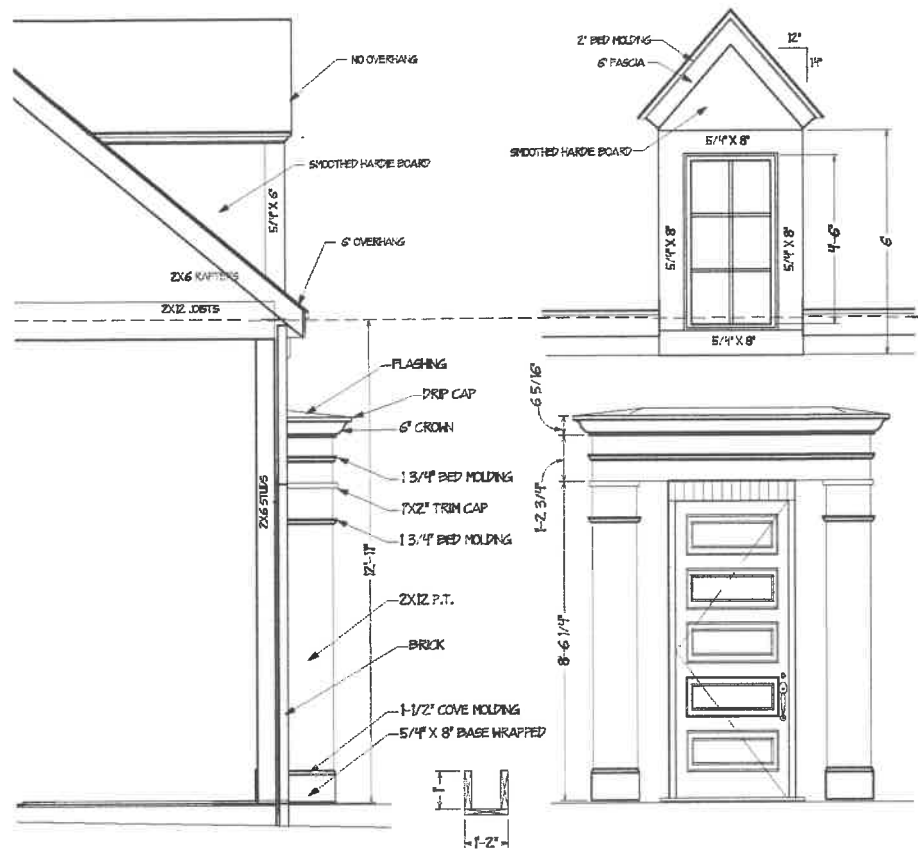
REVISIONS	DESCRIPTION
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SHEET # 6 of 10

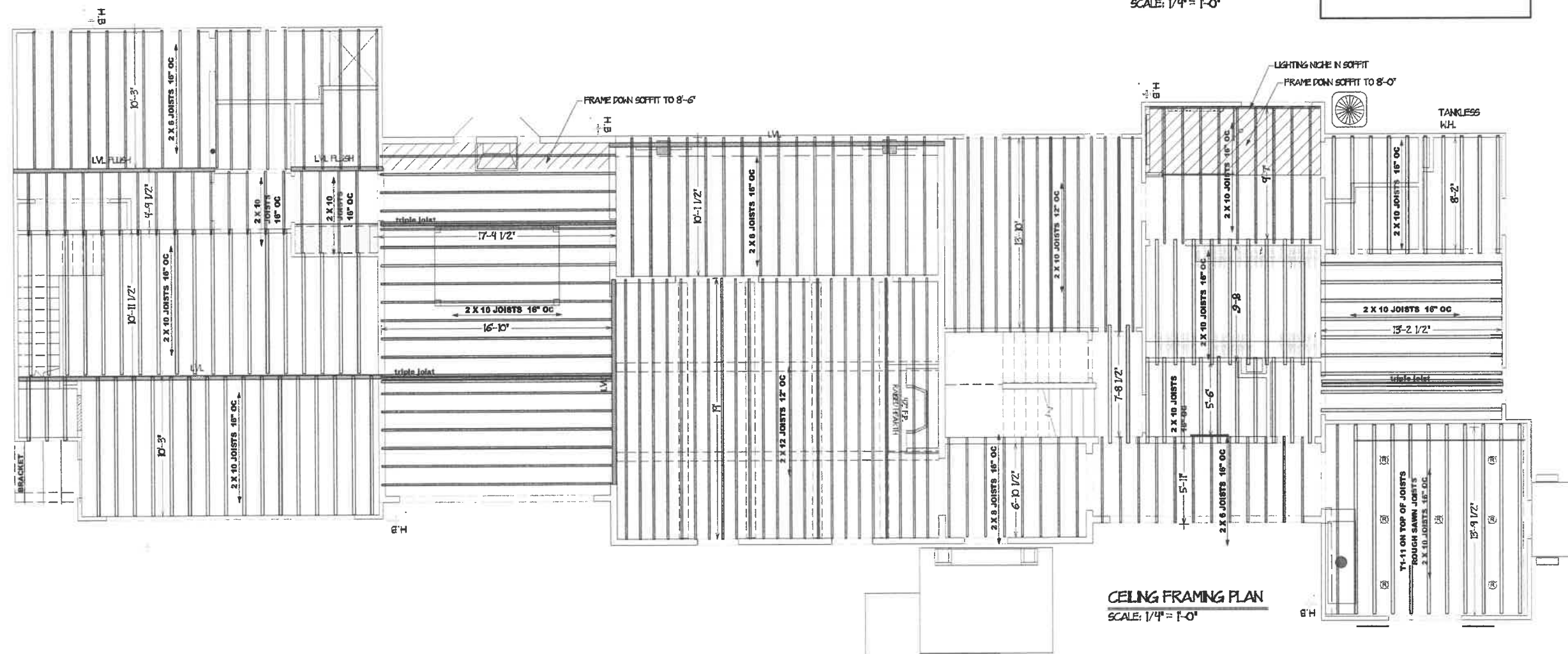
A-6



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CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

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NORTH AUGUSTA SC
29841

11/16/2021
SHEET TITLE:
FRAMING PLAN
SCALE: AS NOTED

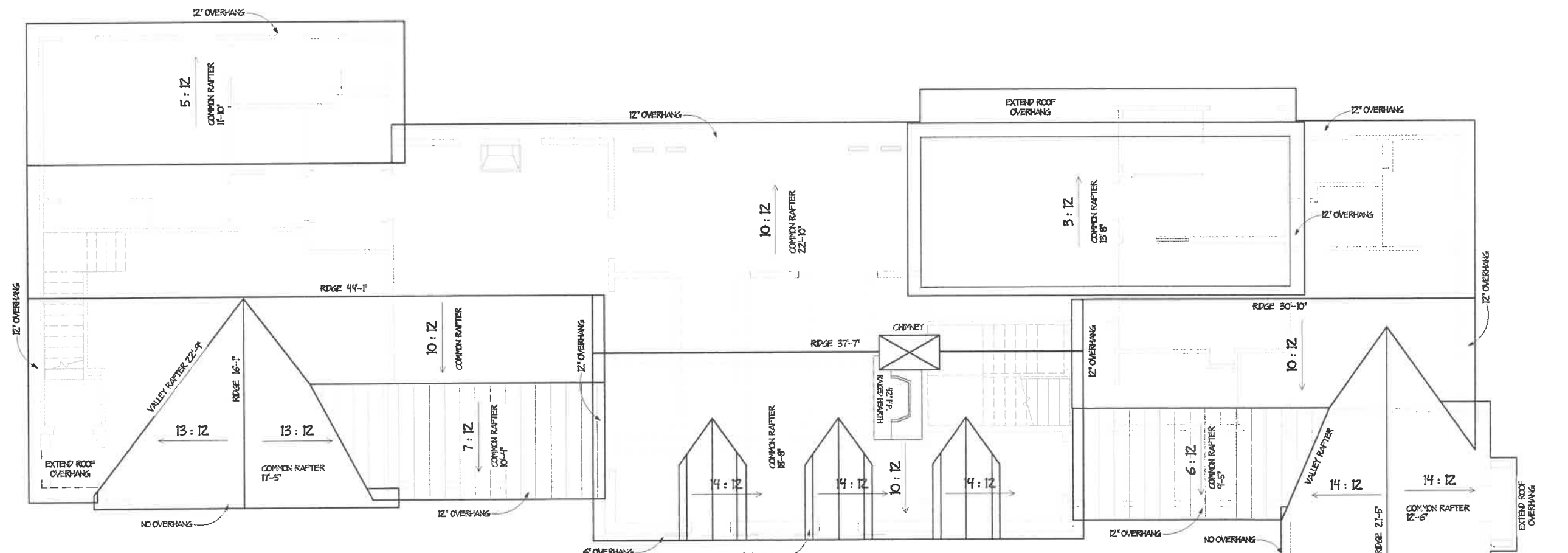
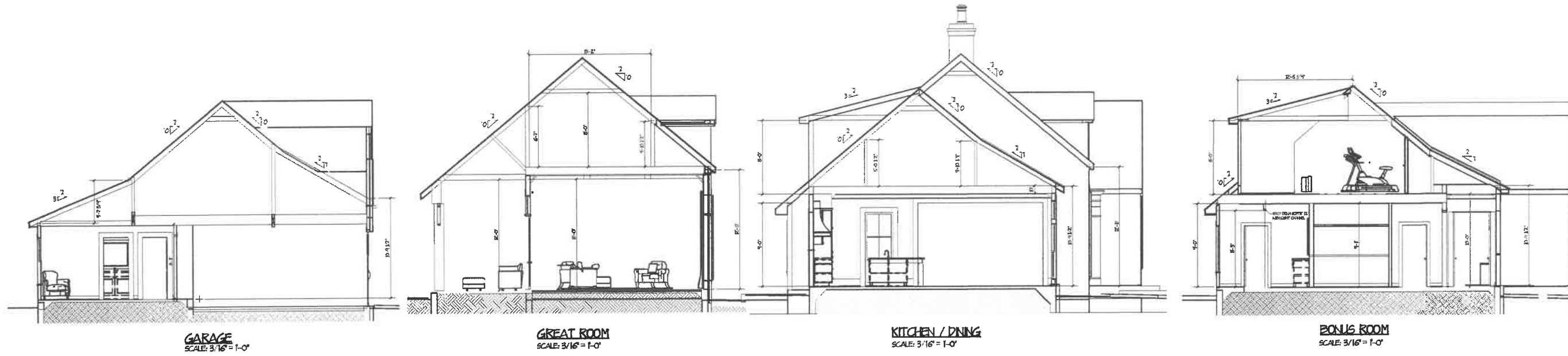
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REVISIONS	DESCRIPTION
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SHEET # 7 of 10

A-1



ROOF PLAN
 SCALE: 1/4" = 1'-0"
ROOF CALCULATIONS
 SHINGLES 4661 SQFT
 METAL 377 SQFT
 FASCIA/ SOFFIT 592 LNF

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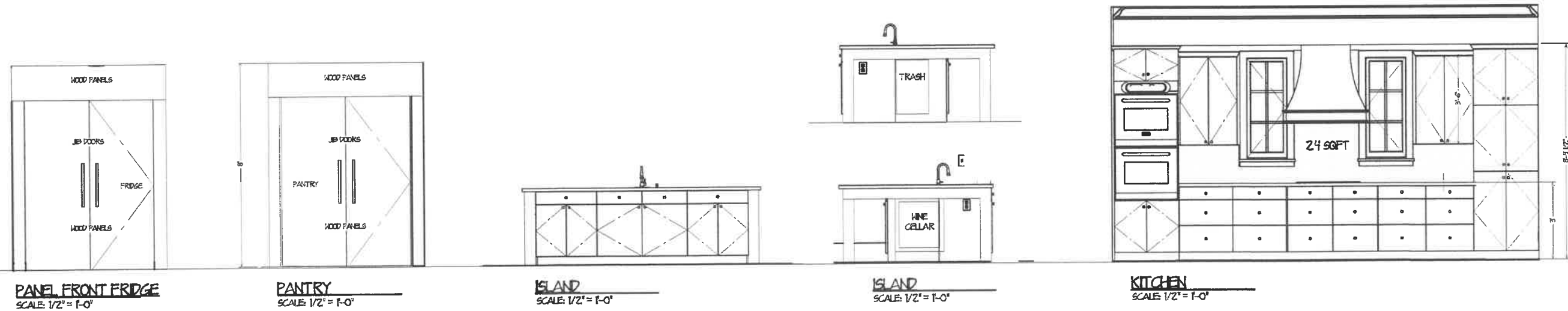
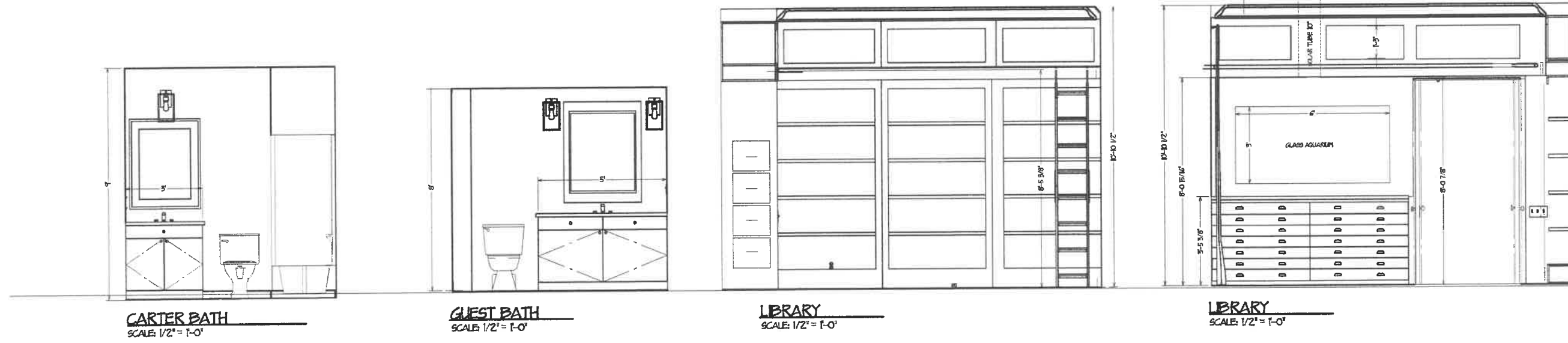
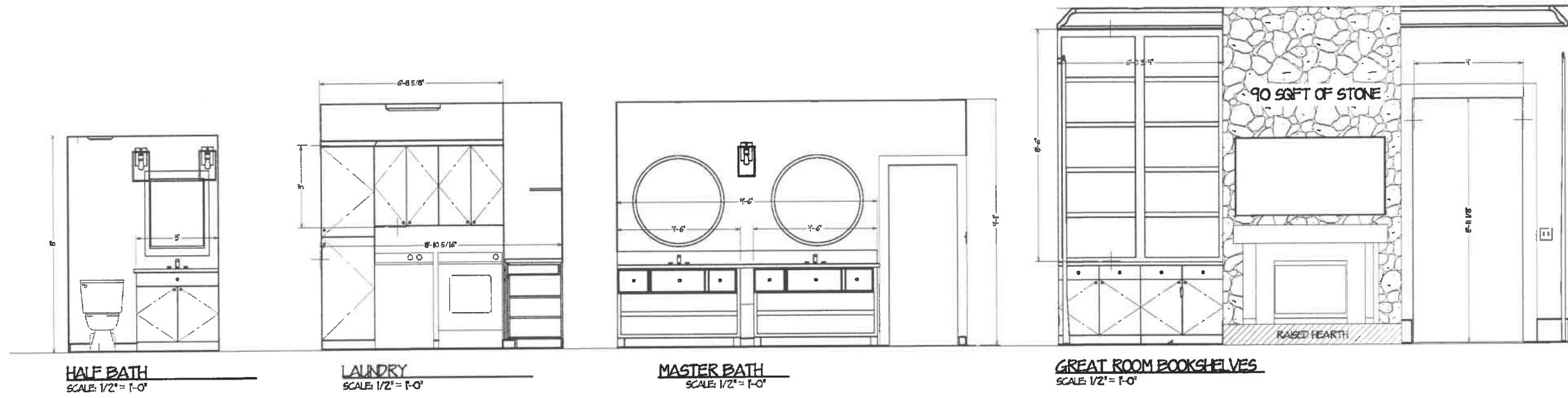
11/16/2021
 SHEET TITLE:
 ROOF PLAN
 SCALE: AS NOTED

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 DESIGNER A.I.B.D.

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REVISIONS	DESCRIPTION
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BROWN RESIDENCE
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11/16/2021
SHEET TITLE:
INTERIOR SECTIONS
SCALE: AS NOTED

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PROFESSIONAL BUILDING
DESIGNER A.I.B.D.

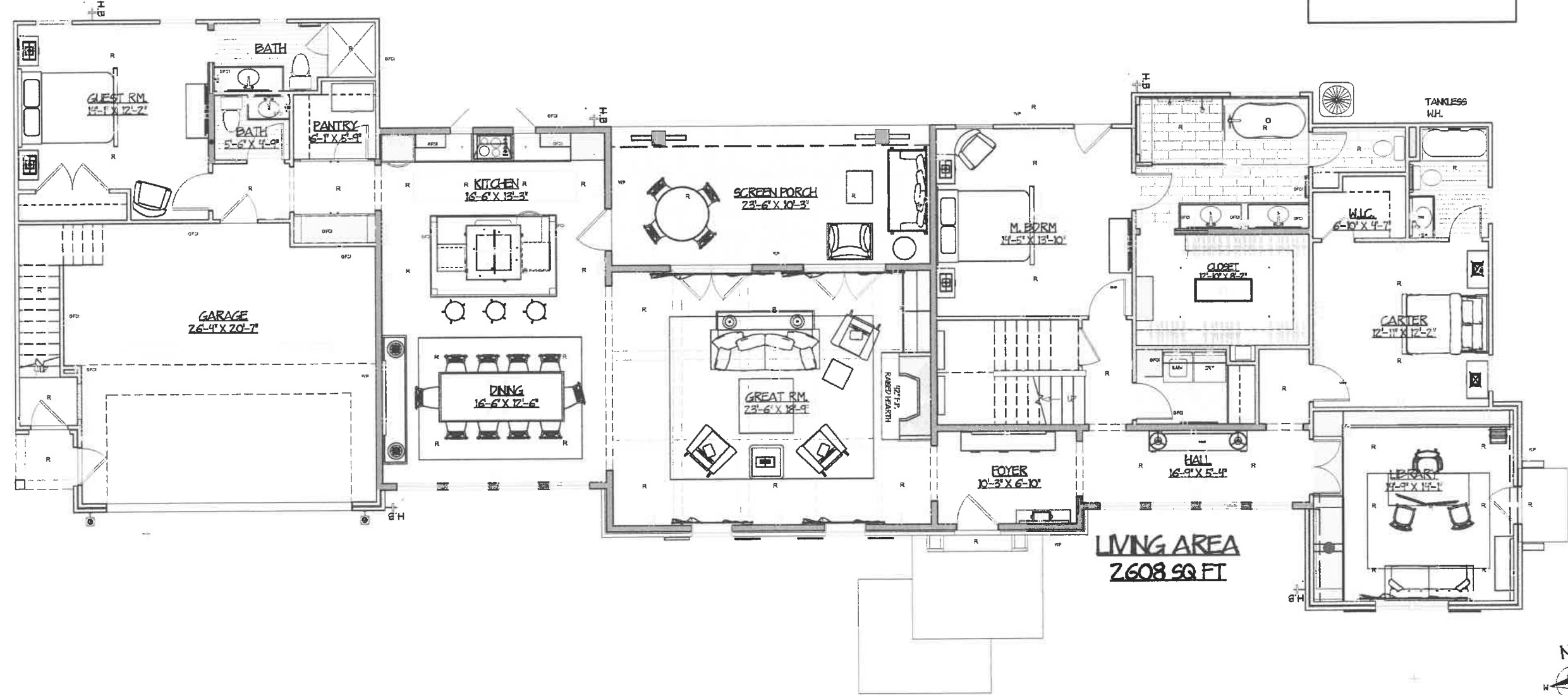
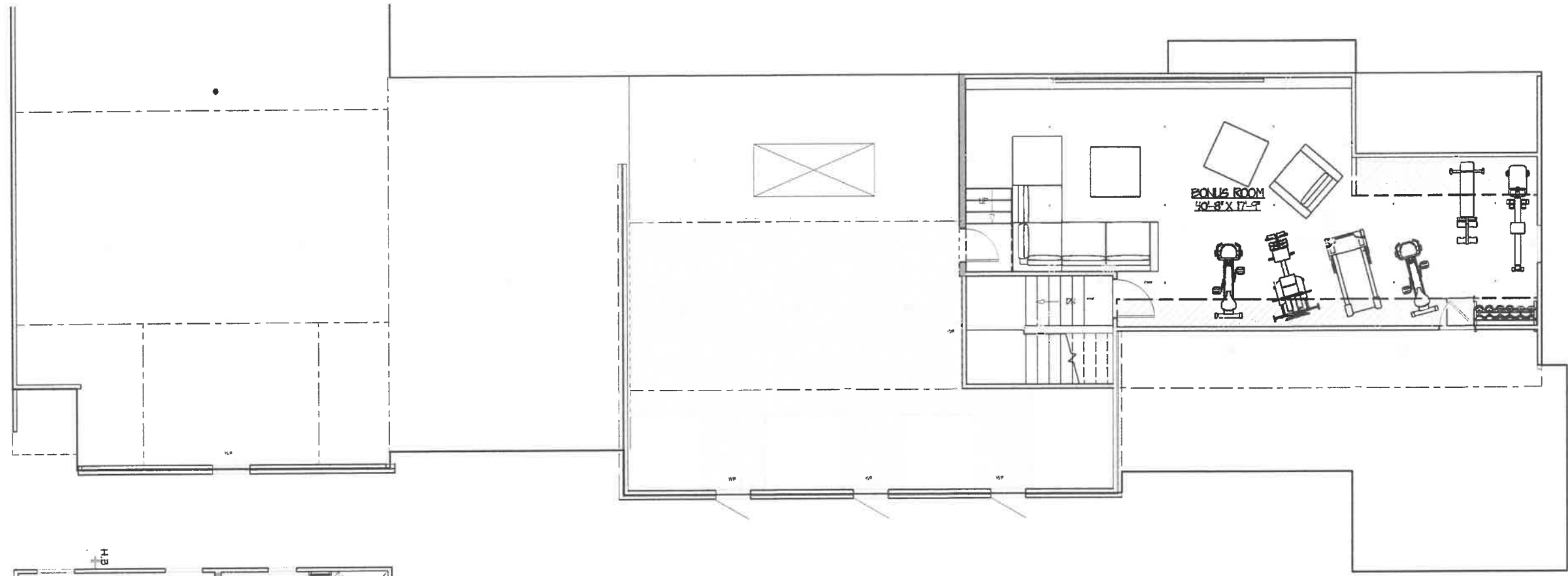
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REVISIONS	DESCRIPTION
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SHEET # 9 of 10

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Designer



BROWN RESIDENCE

15
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11/16/2021
 SHEET TITLE:
 FURNISHINGS PLAN
 SCALE: AS NOTED

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REVISIONS	DESCRIPTION
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SHEET # 10 of 10



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EXHIBIT D
BROWN - 305 WEST F.

