

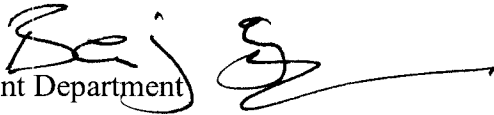
MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 30, 2007

TO: Board of Adjustment

FROM: Ben Lyman, Planner
Community Development Department



FILE NO.: VAR2007-00011

PROPOSAL: A Variance request to reduce the 5' side yard setback requirement to 2' for proposed stairs and to 0' for proposed roof eaves.

GENERAL INFORMATION

Applicant: Mary Pat Wyatt

Property Owner: Voelckers-Wyatt Properties, LLC

Property Address: 1420 Glacier Avenue

Legal Description: USS 752 LT 2S

Parcel Code Number: 1-C03-0-J02-003-0

Site Size: 8,867 square feet

Zoning: D18, Multifamily Residential

Utilities: Public Water and Sewer

Access: Spruce Street and Irwin Street

Existing Land Use: Professional Offices and Multifamily Residential Under Construction
(BLD2007-00096)

Surrounding Land Use: North - Single Family Residences (D5) and Condominiums (D18)
South - School Complex (D5)
East - Evergreen Cemetery (D5)
West - School Complex (D5)



PROJECT DESCRIPTION

The applicant has applied for and been granted a building permit (BLD2006-00096) to renovate the former Akiyama Medical Clinic (the Evergreen Building) into professional offices, with a second-story addition which will contain three residential units. The building permit was issued for the plans as submitted, with two exceptions which cannot be constructed unless the requested variance is granted.

One of the proposed residences is designed to be accessed via a stairway on the northeast side of the building. The existing structure is a minimum of 5' 9" from the northeast property line, from which there is a 5' side yard setback requirement. §49.25.430(4)(c)(i) allows stairs with an interior width of no more than 5' to encroach into required side yard setbacks as long as they are no closer than 3' to the side property line. As the proposed stairs are 3' wide in order to meet building code requirements and to be of a comfortable and useful scale, with 3.5" support structures on either side of the tread, the stairs in this location would be approximately 2' to the side property line. This is 1' closer than allowed under the provisions of §49.25.

The project design calls for roof eaves on the northeast side of the building which overhang the stairs discussed above to protect them from inclement weather. Roof eaves are allowed to encroach into required setbacks 4" for every foot of setback required; thus, roof eaves may encroach up to 20" into the required 5' setback on this side of the building. Complying with the setback requirement would reduce the depth of the eaves to 29" at the point where the building is the closest to the property line. Eaves of this size would not provide the desired protection over the stairs, as the eaves would be narrower than the stairs they are intended to protect.

BACKGROUND

The Evergreen Building was constructed in 1966 on three lots of record; Lots 1, 2, and 3 of a Fraction of U.S. Survey No. 752. The adjacent Glacier Avenue Condominiums were constructed in 1982 on Lots 1 and 2 of a Fraction of U.S. Survey No. 752. In 1989, the three lots with these two buildings on them were re-subdivided so that each building would be on its own property. The plat of this subdivision is included with this report as an attachment. In order to meet building code requirements for separation distances between the condominium and medical office buildings, the owner of the properties dedicated a 15' setback between the condominiums and the common property line, creating what is essentially a no-build area adjacent to the setback to which the subject variance is requested. The presence of this no-build area provides adequate separation distance between the proposed stairs and eaves and the condominium building to meet the requirements of the building code.

At the time that the plat creating the subject property was recorded, the property owner also recorded an access and parking easement encumbering Lot 1A (the condominium lot) in favor of Lot 2A (the Evergreen Building). This easement allows the owner of Lot 2A to use the property between the two buildings for parking and access, essentially giving the owner of Lot 2A control over the use of the property between the two structures. The combination of the setback on the plat and the easement recorded separately from the plat results in a situation where the portion of Lot 1A which is between

the two buildings functions as a private alley—that is, the tenants of both buildings may traverse this space and limited parking may occur in this location as well. If this alley were public instead of private, the provisions of §49.25.430(4)(c)(i) would allow the stairs to extend to the property line, but because it is private, a setback is required.

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. ***That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The relaxation applied for or a lesser relaxation specified by the Board of Adjustment, such as a setback requirement of 2.5' for the stairs, would give substantial relief to the owner of the property. Although a lesser relaxation would likely provide the owner of the property with adequate relief, staff suggested that the applicant request that the setbacks be reduced to 2' for the stairs and 0' for the eaves to provide “wobble room” in construction (to accommodate any un-anticipated thickness of exterior insulation and siding, among other things) as well as any possible surveying errors.

The nature of the space between the two buildings, as described above in the *Background* section of this memorandum, is that of a private alley. If this alley were platted as a public way instead of being dedicated as what is essentially a private alley, no setback from the property line would be required for the proposed stairs. Because this area functions as an alley for the use of both the condominium and Evergreen building's tenants, allowing the stairs to encroach into the required setback is consistent with justice to other property owners who construct access stairs to the property line. As §49.25.430(4)(c)(i) allows stairs and balconies within setbacks “with or without roofs,” allowing the eaves of the building to encroach into the setback to provide protection over the stairs should be allowed if the stairs are to be located within the setback.

Yes. Staff finds that Criterion 1 is met. The relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners as discussed in the analysis above.

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The intent of this title is, in part, “to promote public health, safety and general welfare,” and “to provide adequate open space for light and air.” The no build area on the adjacent property, which is

intended to provide fire separation between the two structures, serves the intent of the setback requirement in terms of promoting public health and safety. Similarly, this setback ensures the preservation of adequate open space for light and air between the two structures.

Yes. Staff finds that Criterion 2 is met. Relief can be granted in a fashion that the intent of this title will be observed and the public safety and welfare be preserved as discussed in the analysis above.

3. *That the authorization of the variance will not injure nearby property.*

The requested variance will allow the construction of stairs 1' closer to the property line than allowed under the provisions of §49.25, in a location where the adjacent property is already encumbered by a self-imposed no-build area. This minor encroachment will not further restrict or otherwise affect the adjacent property.

Yes. Staff finds that Criterion 3 is met. Authorization of the variance will not injure nearby property, as discussed in the analysis above.

4. *That the variance does not authorize uses not allowed in the district involved.*

The requested variance is to setback requirements, not use.

Yes. Staff finds that Criterion 4 is met. The variance does not authorize uses not allowed in the district involved, as discussed in the analysis above.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

The existing use of the structure as professional offices is a lawfully non-conforming use in the zoning district. As such, the portion of the building in use as professional offices can not be expanded. The second story addition will provide three dwelling units on the property, which is a permissible principal use, as the building is located in a multi-family zoning district, and the lot size is large enough for four dwellings to be constructed on the lot. Residences could be constructed on the second story without the requested variance, but the design of one residence and the location of the stairway accessing it would need to be revised. The first floor could be converted to residential uses with no second story addition, but as the professional offices are a lawfully existing non-conforming use, and the maximum building height in the zoning district allows for the addition of a second and third story on the subject building, requiring such a first-floor conversion would be unreasonable. The finding on this criterion thus hinges on the Board of Adjustment's ruling on whether the requirement to redesign one dwelling unit and reconfigure the access to that unit would be unreasonable. Due to the limited amount of relief requested, staff recommends that the Board of Adjustment find that such a modification would be an unreasonable requirement in the situation in question.

Yes. Staff finds that Sub-criterion 5(A) is met. Compliance with the existing standards would unreasonably prevent the owner from using the property for a permissible principal use, as discussed in the analysis above.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

As is discussed in the analysis of Sub-criterion 5(A), above, the existing use of the building for professional offices is a lawfully non-conforming use, whereas the proposed residences are a permissible use in the zoning district. As the area within the subject zoning district includes only two properties, the other of which is developed in excess of the density limit and height restriction in the district, and the proposed development will comply with both the density limit and height restriction in the zoning district, the proposed development will be consistent as to scale and appearance with existing development in the neighborhood of the subject property. The test of reasonableness is, however, debatable, as is described in the analysis of Sub-criterion 5(A), above. Due to the limited encroachment which would be permitted by a grant of the variance and the expense of re-designing the stairs and the dwelling they will access, staff recommends that the Board of Adjustment find that such modifications would be unreasonable in the proposed development.

Yes. Staff finds that Sub-criterion 5(B) is met. Compliance with the existing standards would unreasonably prevent the owner from using the property in a manner which is consistent as to scale and appearance with existing development in the neighborhood of the subject property, as described in the analysis above.

(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

Although the subject property is unique in many ways, including but not limited to its existing lawfully existing non-conforming use and having public rights-of-way on three sides, it is larger than required in the zoning district and is essentially flat. As such, compliance with the existing standards would not be unnecessarily burdensome due to unique physical features of the property, as such features do not exist.

No. Staff finds that Sub-criterion 5(C) is not met. Compliance with the existing standards would not be unnecessarily burdensome because unique physical features of the property which might render compliance with the standards unreasonably expensive do not exist, as described in the analysis above.

or

(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

Although the present use of the structure is a non-conforming use, the dimensional requirements of Title 49, the Land Use Code, are presently met on the subject property.

No. Staff finds that Sub-criterion 5(D) is not met. There are no preexisting nonconforming conditions on the subject parcel which are related to the dimensional standards at §49.25.400, to which the requested variance is sought, as described in the analysis above.

Yes. Staff finds that Criterion 5 is met in Sub-criteria 5(A) and 5(B), as described in the analysis above.

6. *That a grant of the variance would result in more benefits than detriments to the neighborhood.*

The construction of a residential unit accessed via the stairs for which the subject variance is requested will provide an additional set of “eyes on the street,” or in this case, “eyes on the alley.” Orienting the access route to the dwelling so that residents and visitors use the alley area will give them a sense of ownership of this area, increasing the likelihood that they will monitor the area for suspicious activity and take some responsibility for its cleanliness and maintenance.

Although staff has received several phone calls from neighboring residents in regard to the project, none of the comments or questions received to date raise any concerns regarding detriments of the project to the neighborhood.

Yes. Staff finds that Criterion 6 has been met. A grant of the variance would result in more benefits than detriments to the neighborhood, as described in the analysis above.

JUNEAU COASTAL MANAGEMENT PROGRAM

The project is not related to the Juneau Coastal Management Program or its enforceable policies.

FINDINGS

1. *Is the application for the requested variance complete?*

Yes. The application for the requested variance is complete and substantially conforms to the requirements of §49.15.130, *Complete applications*.

2. *Will the proposed development comply with the Juneau Coastal Management Program?*

N/A. The proposed development is not related to the JCMP or its enforceable policies.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

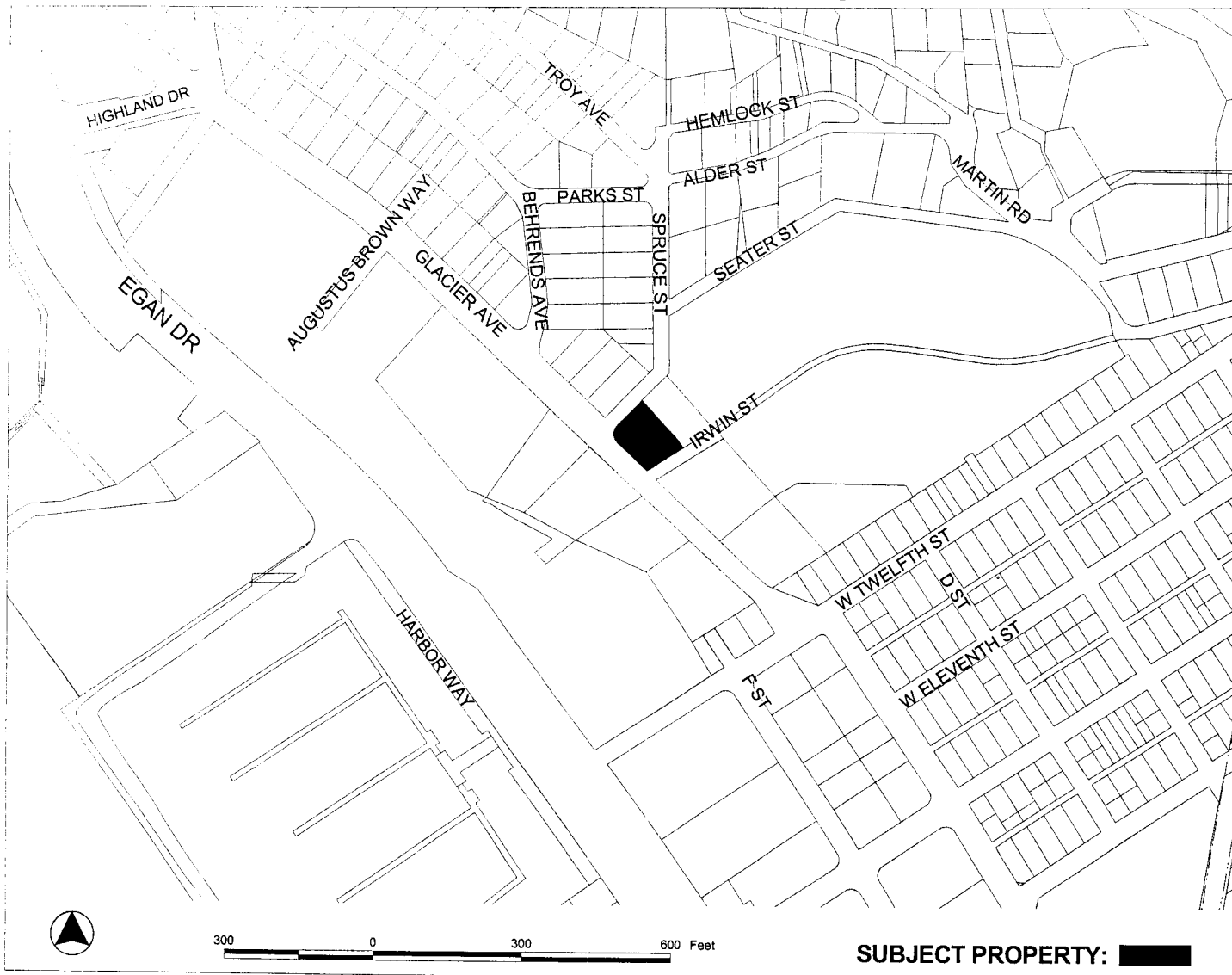
Yes. The variance as requested meets all of the criteria of CBJ §49.20.250, *Grounds for Variances*, as described above in the *Analysis* section of this memorandum.

RECOMMENDATION

It is recommended that the Board of Adjustment adopt the Director’s analysis and findings and grant the requested Variance, VAR2007-00011. The Variance would allow the construction of a stairway as close as 2’ to a side property line and roof eaves within 0’ of a side property line. Staff recommends that a single condition be placed on the variance and the associated building permit.

1. An as-built survey of the completed structure, including the stairs and roof eaves, shall be submitted to the CDD prior to the issuance of a Temporary Certificate of Occupancy to ensure that all portions of the structure are on the subject lot and comply with the reduced setback requirements approved in the variance.

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [REDACTED]

PROPOSAL: VAR2007-00011: A Variance request to reduce the 5' side yard setback requirement to 2' for proposed stairs and to 0' for proposed roof eaves.

FILE NO:	VAR2007-00011	APPLICANT:	MARY PAT WYATT
TO:	Adjacent Property Owners	PROPERTY OWNER:	AKIYAMA FAMILY ENTERPRISES LLC
HEARING DATE:	May 8, 2007	PROPERTY ADDRESS:	1420 GLACIER AVE
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	1-C03-0-J02-003-0
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	8,867 square feet
		ZONING:	D18
		ACCESS:	GLACIER AVE

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact

Ben Lyman at 586-0758 , or via e-mail at: Benjamin_Lyman@ci.juneau.ak.us
 Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

VARIANCE APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

Project Number PRJ07-37	Project Name Evergreen Building Variance	Setback Case Number VAR07-11	Hearing Date	Date Received 4/12/07
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VARIANCE TYPE: Setback Height Bulk Other (Describe) _____

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

Addition of stairs and roof eaves within required side yard setback

PREVIOUS VARIANCE APPLICATIONS: Yes No

Date of Filing: _____

Variance from which standards: Setback Height Bulk Other (Describe) **back out parking**

Was variance granted? Yes No

EXISTING USE OF LAND OR BUILDING(S):

Professional Offices

PROPOSED USE OF LAND OR BUILDING(S):

Professional offices & three apartments

UTILITIES AVAILABLE WATER: Public On Site SEWER: Public On Site

PROPOSED SETBACKS (if variance changes setbacks):

Front _____ ft. Rear _____ ft. Side 0 ft. Other _____ ft.

UNIQUE CHARACTERISTICS OF LAND OR BUILDING (Difference from other properties in the area):

Existing structure (1st floor) adjacent to no-build easement on adjacent property.

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

Reconfigure 2nd floor plans, exterior stairways

REVIEW APPROVALS	ISSUED	DATE
Buildings	_____	_____
Engineering	_____	_____
Planning	_____	_____

VARIANCE FEES	ISSUED	DATE
Application Fees	\$ 350	_____
Adjustment	\$ _____	_____
Total Fee	\$ 350.00	1001
		24160
		4/12/07

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number PKJ07-37	CITY and BOROUGH of JUNEAU	Date Received: 4/12/07
Project Name (City Staff to assign name) Evergreen Building Setback Variance		

PROJECT / APPLICANT INFORMATION	Project Description Variance to reduce sideyard setbacks for stairs & eaves																
	PROPERTY LOCATION																
	Street Address 1420 Glacier Ave.		City / Zip Juneau, AK 99801														
	Subdivision (if known) USS 75Z LT 2A	Survey (if known)	Block / Tract (if known)	Lot (if known)													
	Assessor's Parcel Number (if known) 1C030J0Z0030																
	LANDOWNER / LESSEE																
	Property Owner's Name Wickkers-Wyatt Properties LLC		Contact Person Paul	Work Phone No. 586-1371													
	Mailing Address 1760 Capital View Douglas, AK 99824		Home Phone No. 364-3265	FAX No.													
	LANDOWNER/LESSEE CONSENT (Required for Planning permits-not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY														
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">APPLICATION TYPE</th> <th style="width: 50%;">OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> VARIANCE</td> <td>MPW</td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER</td> <td></td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		<input checked="" type="checkbox"/> VARIANCE	MPW	DESIGN REVIEW		SUBDIVISION		OTHER
APPLICATION TYPE	OWNER'S INITIALS																
ALLOWABLE USE																	
CONDITIONAL USE																	
<input checked="" type="checkbox"/> VARIANCE	MPW																
DESIGN REVIEW																	
SUBDIVISION																	
OTHER																	
<p><input checked="" type="checkbox"/> Wickkers-Wyatt Landowner/Lessee Signature 4/12/2007 Date</p> <p><input checked="" type="checkbox"/> _____ Landowner/Lessee Signature _____ Date</p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.</p>																	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																	
Applicant's Name Paul		Contact Person Paul	Work Phone No. 586-1371														
Mailing Address		Home Phone No. 364-3265	FAX No.														
<input checked="" type="checkbox"/> _____ Applicant's Signature		<input checked="" type="checkbox"/> 4-12-07 Date of Application															

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL					WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
	<input checked="" type="checkbox"/>	VARIANCE		4-12-07	VAR07-11		GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR				DRIVEWAY PERMIT		
			MAJOR						
		SUBDIVISION	MINOR				RIGHT-OF-WAY PERMIT		
			MAJOR						
			PUD						
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO				OTHER - (Describe)			
	BUILDING PERMIT	BLD2007-96				Permit Intake Initials	PSL		
	Zone	Total Lot Area		Required Setbacks					
	D-18			Front 20' Back — Side 5' Other street side - 13'					
COMMENTS:									

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NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

PROPERTY LINE

"PROPERTY LINE"

5' setback Line

5'-0"

9" min,

2'-0"

36" WIDE STAIR WITH 3 1/2" BENCH EACH SIDE

FACE OF BUILDING

ENLARGEMENT ZONE

CESS /
RKING
EMENT

STAIR ENLARGEMENT

EVERGREEN -- 3/8" = 1'-0"

4-11-07

VAR 07-11

ATTN: BEN L.

34.28

LIST OF DRAWINGS

COVER	A-15	ROOF PLAN
A-1 SITE PLAN AND NOTES	A-16	FIRST FLOOR LIGHTING AND CEILING PLAN
A-2 DEMO AND FOUNDATION PLAN	A-17	SECOND FLOOR LIGHTING AND CEILING PLAN
A-3 FIRST FLOOR PLAN		
A-4 SECOND FLOOR PLAN		
A-5 SECOND FLOOR FRAMING PLAN	M-1	FIRST FLOOR VENTILATION PLAN
A-6 ROOF FRAMING PLAN	M-2	VENTILATION DETAILS
A-7 ELEVATIONS	M-3	SECOND FLOOR VENTILATION PLAN
A-8 ELEVATIONS	M-4	PLUMBING LINE DIAGRAMS
A-9 CROSS SECTION		
A-10 LONGITUDINAL SECTION	E-1	LEGEND, NOTES, SCHEDULES
A-11 DETAILS	E-2	FIRST FLOOR POWER/DMA
A-12 DETAILS	E-3	SECOND FLOOR POWER/DMA
A-13 DETAILS	E-4	FIRST FLOOR LIGHTING
A-14 DETAILS	E-5	SECOND FLOOR LIGHTING

SCOPE OF WORK

The former clinic of Dr. Henry Argona will be renovated to first-floor professional offices. New construction will add a second story with three apartments above the offices, each roughly 900 sq.ft. The building will be roughly doubled in size to 5,500 gross square feet.

The corner lot abuts Glacier Avenue on one frontage, with Spruce Street on the other. The Evergreen Cemetery, and the back side fronts Irwin Street, a dead-end platted street accessing dedicated parking and access easement along the back side belongs to the property.

The existing one-story building will be substantially gutted for the conversion to professional offices. Asbestos and old finish materials will be removed. A majority of the existing 2x4 wood framed walls will be demolished and a new office configuration will be constructed. The existing foundation will be substantially utilized for the new work.

The building will be retrofitted with a sprinkler system. A new 4" water main will be extended to the building. Storm drain run-off will be separated from the current sewer line, and extended to the CBU storm drain line.

Each professional office will be independently accessed off of the Spruce Street frontage and each will be ADA-accessible, including new interior restrooms.

Insulation: The building will be insulated to high standards, and will be all-electric. The exterior 2x4 walls will include stud cavity insulation plus 2" of foil-faced rigid insulation. The new roof will include 8" of batt insulation and 2" of foil-faced rigid insulation. New ventilation will be provided throughout both the offices and apartments, using air-to-air heat exchangers.

Acoustic Separation: A poured gypsum cement floor at the apartment level in combination with acoustic insulation will separate the apartments from offices below. Dividing walls between apartments and offices will utilize offset studs, acoustic insulation, and a double layer of 5/8" Type X gypsum wall board.

CODE AND PLANNING REQUIREMENTS

A variance for back-out parking site Erin Street serving the second floor apartments was granted by the CBU Planning Commission. Back-out parking into Spruce Street serving the professional offices is a grandfathered existing use.

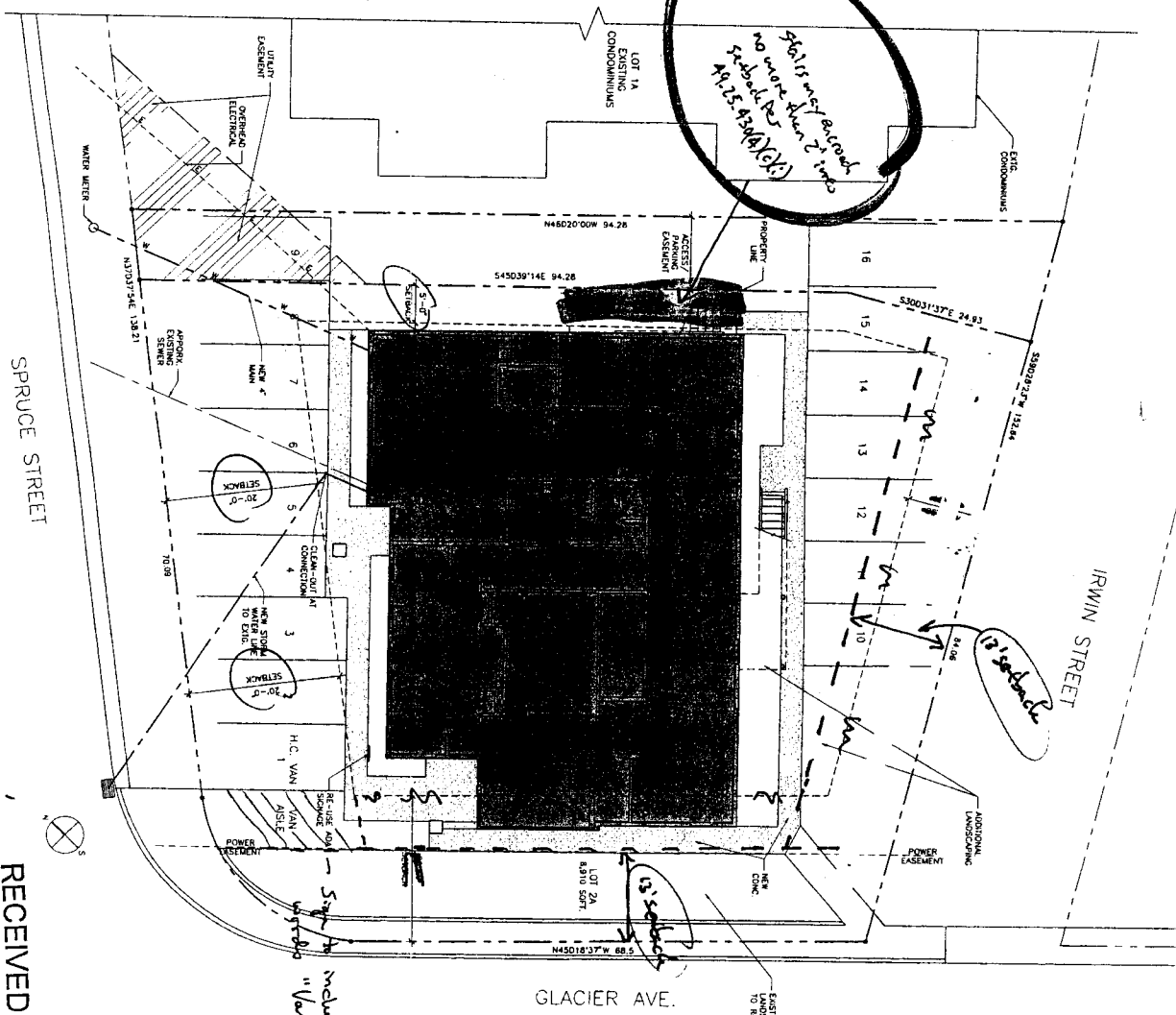
The extent of the first floor offices matches the previous office use and is a grandfathered use within the D-18 zoning. The reference building code is the 2002 IBC. Construction overall is Type 5-B. The first floor occupancy is Group B. The second floor occupancy is group R-2. The building has no occupancy separations, and overall construction and area is calculated based on the more restrictive R-2.

The basic allowable area is 7000 sq. ft. This basic area can be doubled for sprinkler system and doubled for two stories to 28,000 sq.ft. The total project area equals 5,900 sq.ft. Per table 602, a separation greater than 10' on all sides allows unprotected openings.

95880
+ 188800
240040
4.35 490005

3 x 2x8 @ 15cm
45 sqms
13.8 = 45 x 3

1 SITE PLAN
Scale: 1/16" = 1'-0"



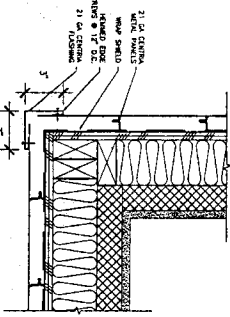
RECEIVED
MAR 13 2007
PERMIT CENTER / CDD

<p>SHEET TITLE: SITE PLAN</p>	<p>THE EVERGREEN BUILDING RENOVATIONS AND NEW CONSTRUCTION FOR VOELCKERS-WYATT PROPERTIES, LLC.</p>	<p>MRV ARCHITECTS</p> <p>800 GLACIER AVENUE #A JUNEAU, ALASKA 99801</p> <p>907-586-1371 FAX 907-463-5544 mrv@mrvarchitects.com</p>	
<p>DATE: JANUARY 23, 2007 SCALE: 1/16" = 1'-0" DRAWN: AL CHECKED: PV SHEET NO: A-1</p>			

VINYL WINDOW TYPES

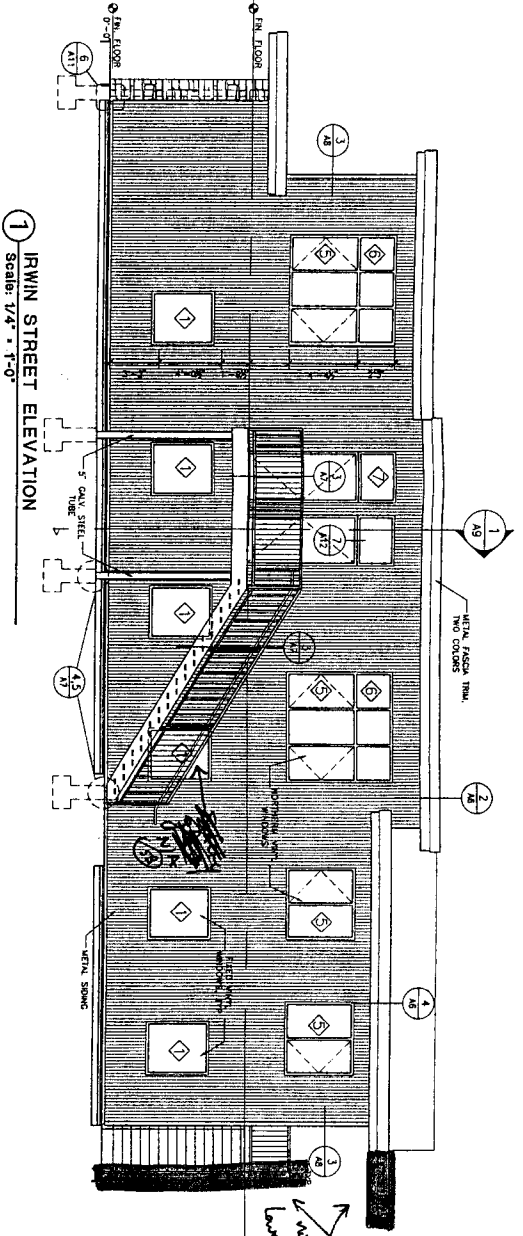
- 1 3'-6" W x 4'-0" H
- 2 2'-9" W x 3'-6" H
- 3 3'-0" W x 4'-6"/5'-0" +/-
- 3 3'-0" W x 5'-0"/5'-6" +/-
- 2 2'-4" W x 4'-4" H (3 ganged)
- 2 2'-4" W x 2'-3" H (3 ganged)
- 3 3'-4" W x 2'-3" H

Egress windows all bedrooms + offices

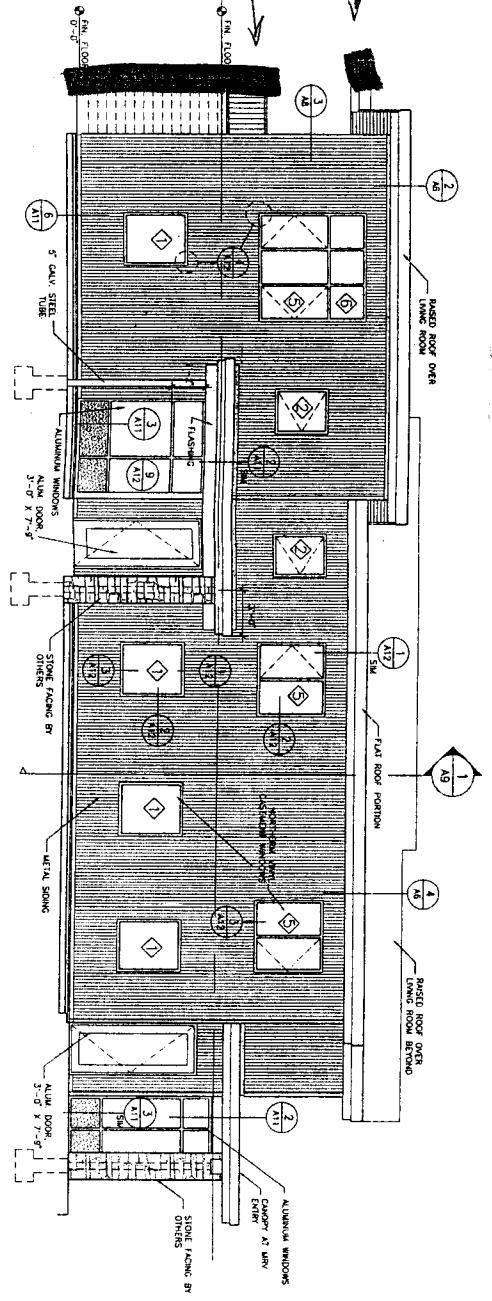


3 REVISED SIDING CORNER
Scale: 3" = 1'-0"

Garage may encroach into setback no more than 2.0' per 49.25. 430(A)(A)
Stairs may encroach into setback no more than 2' per 49.25. 430(A)(C)(i)



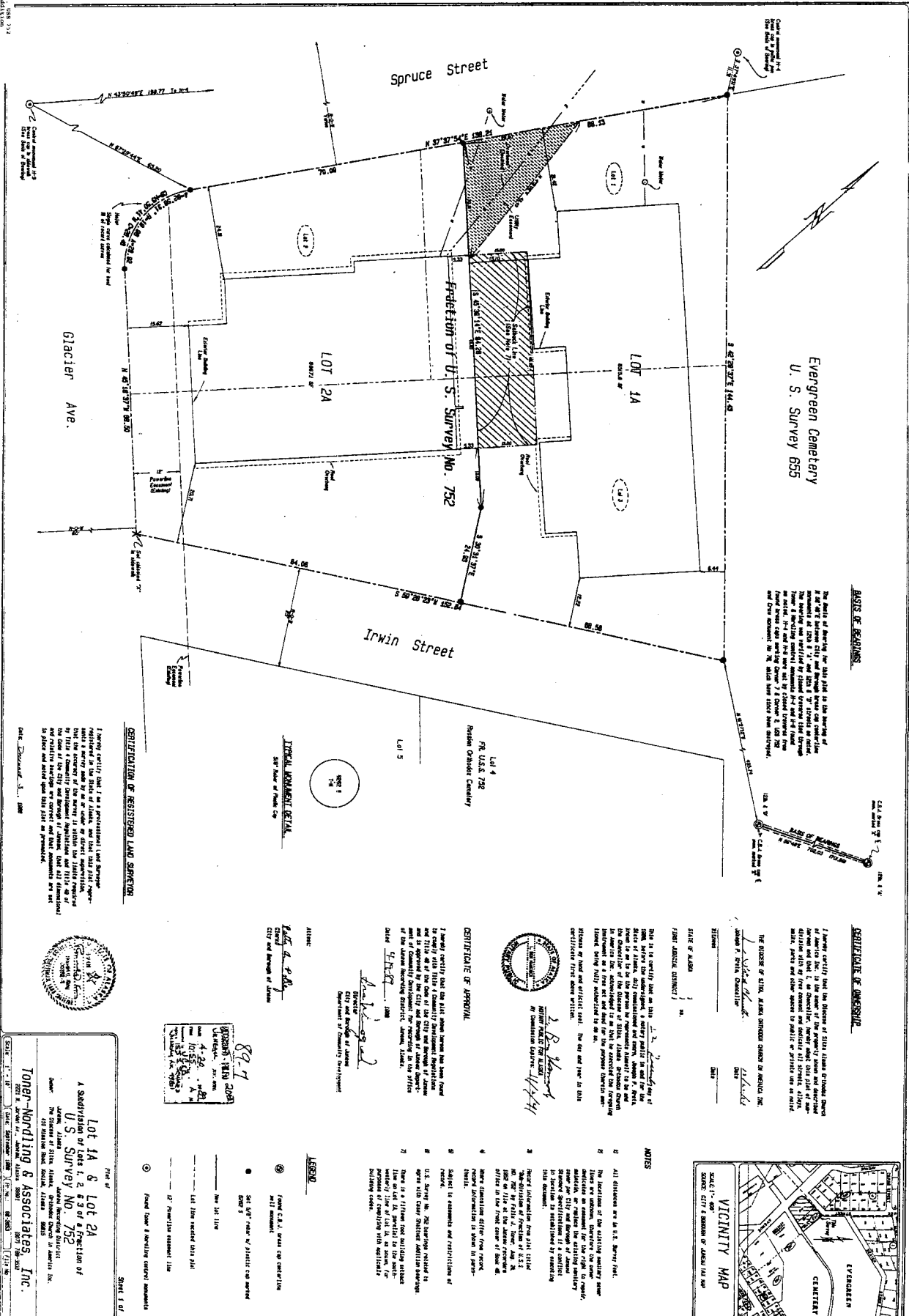
1 IRWIN STREET ELEVATION
Scale: 1/4" = 1'-0"



2 SPRUCE STREET ELEVATION
Scale: 1/4" = 1'-0"

RECEIVED
MAR 13 2007
PERMIT CENTER / CDD

<p>THE EVERGREEN BUILDING RENOVATIONS AND NEW CONSTRUCTION FOR VOELCKERS-WYATT PROPERTIES, LLC.</p>	<p>MRV ARCHITECTS 800 GLACIER AVENUE #A JUNEAU, ALASKA 99801 907-586-1371 FAX 907-463-5544 mrv@mrvarchitects.com</p>		<p>SHEET TITLE: ELEVATIONS</p> <p>DATE: JANUARY 23, 2007 SCALE: 1/4" = 1'-0" DRAWN: AM CHECKED: PV</p> <p>SHEET NO. A-8</p>
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Evergreen Cemetery
U. S. Survey 655

NOTICE OF REVISIONS

The State of Oregon has filed the original plat of this subdivision with the Department of State on 10/15/81. The original plat was filed for record on 10/15/81. The original plat was filed for record on 10/15/81. The original plat was filed for record on 10/15/81.

CERTIFICATE OF APPROVAL

I, **James F. Smith**, Director of State Lands, do hereby certify that the subdivision of the lands shown on this plat is in accordance with the provisions of the laws of the State of Oregon. I, **James F. Smith**, Director of State Lands, do hereby certify that the subdivision of the lands shown on this plat is in accordance with the provisions of the laws of the State of Oregon.

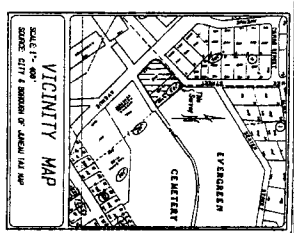


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LEGEND

- 1. Lot 1A, 2A, 3, 4, 5
- 2. U.S. Survey No. 655
- 3. State Lands
- 4. Private Property
- 5. Easement
- 6. Right-of-Way
- 7. Other



Lot 1A & Lot 2A
A subdivision of Lots 1, 2, 3, 4 & 5 of U.S. Survey No. 655
U.S. Survey No. 655
The State of Oregon, Department of State Lands
City of Astoria, Oregon

Toner-Wording & Associates, Inc.
1000-100-100