County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 27, 2008

Matt Marshall, Vice President
Land Design Consultants
9401 Centreville Road, Suite 300
Manassas, VA 20110

Re: Interpretation for RZ/FDP 2003-DR-049, Rosewood Building and Development LLC, Tax Map Parcel 30-4 ((1)) 3, 3A, 4, 5, 5A, and 6: Lots 8-13, Building Footprints

Dear Mr. Marshall:

This is in response to your letters of September 27, 2007, October 10, 2007, and a Memorandum dated January 17, 2008, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the Final Development Plan (FDP) and development conditions approved by the Planning Commission in conjunction with the approval of the above referenced application. As I understand it, your question is whether the proposed modification to the building footprints and rear yard setbacks of the units located on Lots 8-13 would be in substantial conformance with RZ/FDP 2003-DR-049. This determination is based on your letters, an exhibit of the proposed building footprints on lots 8-13 entitled "McLean Cove, Approved Building Envelope Exhibit per 1286-SP-03-2" dated January 14, 2008, prepared by Land Design Consultants, and Building Elevations and Floor Plans for Lots 11, 12, and 13 prepared by Sheridan-Behm-Eustice & Associates, LTD dated January 15, 2008. Copies of your letters and relevant exhibits are attached.

You indicate that two types of units were proposed in the McLean Cove development. The units that are the subject of this interpretation request are those located on Lots 8-13, which are in the center of the development. Those units are shown on the CDP/FDP with a depth of 46.67 feet, which is longer than the depth of all of the other units, which are shown with a depth of 42.67 feet. As I understand, it was known at the time of the rezoning that Lots 8-13 would be developed by a different developer than the other units and, based on the elevations shown on Sheets 5-7 of the CDP/FDP, these units were approved to appear different than the rest of the development. Lots 8-10 were shown with minimum 5 foot front and side yards, and 18 foot rear yards to allow vehicle parking in the driveways. Lots 10-13 were shown with minimum 8 foot front yards, 5 foot side yards, and 18 foot rear yards to allow vehicle parking. Your original proposal of September 27, 2007, was to increase the depth of all six of the units from 46.67 feet to 48.67 feet. However, according to your Memorandum of January 17, 2008, you are proposing to increase the depth of the units on Lots 11-13 from 46.67 feet to only 47.7 feet in order to maintain the required 5 foot yard without stoop and stairway encroachments into it. An earlier proposal had shown the addition of stoops and stairways on Lots 11-13, which encroached into the required minimum yards.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290
Fax 703-324-3924
www.fairfaxcounty.gov/dpz/

The approved CDP/FDP shows all of the units in the development built with staggered front and rear setbacks, which provides a visual distinction between units. The proposed increase in building depth on Lots 8-13 is being achieved by removal of the staggered setbacks. In order to preserve the staggered distinction between the units, the front facades contain a 10' wide x 2' deep indentation on all stories, as shown on the submitted architectural elevations. In order to provide a visual distinction between the rears of units, you have stated that differing brick colors will be utilized on the rear facades.

It is my determination that the proposed building footprints on Lots 8-13 would be in substantial conformance with the CDP/FDP, the proffers, and development conditions for RZ/FDP 2003-DR-049 as long as the minimum required yards are provided and the rear facades are constructed with differing brick colors. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the questions discussed and defined above. If you have questions, please call Mary Ann Godfrey at 703-324-1290.

Sincerely,

Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

O:\mgodfr\Proffer Interpretations PI\McLean Cove (RZ/FDP 2003-DR-049) footprints.doc

Atachments: A/S

cc: John W. Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Michael Knapp, Director, Urban Forest Management, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Acceptance Branch, DPZ
File: No. RZ 2003-DR-049, PI 0709 111, Imaging

LAND DESIGN
CONSULTANTS

TO: Maryann Godfrey, Fairfax County Department of Planning & Zoning

FROM: Matt Marshall, L.S., AICP

DATE: January 17, 2008

RE: McLean Cove
LDC Project #01018-1-0

As per your request, the 'Approved Building Envelope Exhibit", architectural plans and building elevations for Lots 11 and 12 have been revised to reflect no encroachment of the stoop and stairs.

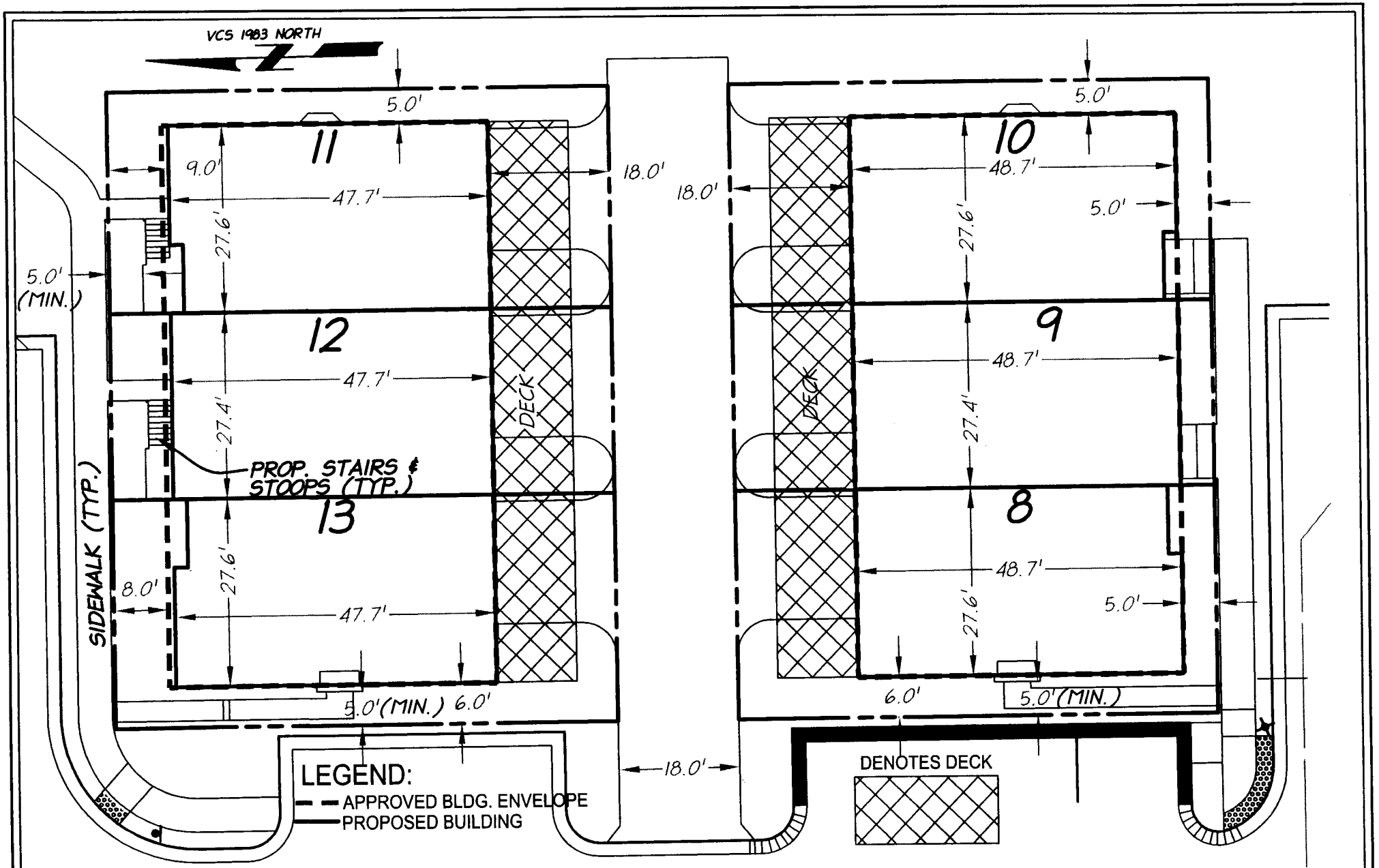
The architect has revised the architectural plans and elevations for Lots 11 and 12 to show the reduction of the depth of the units of Lots 11-13 from 48.7' to 47.7'. As a result, the stairs and stoops on Lots 11 and 12 are now located a minimum of 5' from the property line instead of 4'. As a result, the previously submitted "Approved Building Envelope Exhibit" has been revised and is included for your reference.

We trust these items resolve any outstanding issues or concerns regarding the outstanding interpretation request. We respectfully request your expeditious review of this information so that this issue can be resolved within the next two weeks. If you have any questions, please do not hesitate to contact me.

cc: Jim Wheeler, Vega Investment Corp.
Jim Ballard, Rosewood Building & Development, L.L.C.
Keith Martin, Esquire, Sack, Harris & Martin, P.C.
Fred Sheridan, Sheridan, Behm, Eustice & Associates, Ltd.
Kelly Atkinson, AICP, LDC
File

RECEIVED
Department of Planning & Zoning
JAN 17 2008
Zoning Evaluation Division

PH 703.257.5600 > FX 703.257.5656 > PLAN@LDC-VA.COM



MCLEAN COVE

APPROVED BUILDING ENVELOPE
EXHIBIT
PER 1286-SP-03-2
SCALE: 1" = 20'
DATE: 01-14-2008

9401 CENTREVILLE ROAD
SUITE 300
MANASSAS, VIRGINIA 20110
PH 703-257-5600
FX 703-257-5656

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October 10, 2007

RECEIVED
Department of Planning & Zoning
OCT 09 2007
Zoning Evaluation Division

Mr. Kevin Guinaw
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proffer Interpretation Request – Additional Information
McLean Cove
RZ 2003-DR-049
LDC Project #01018-1-0

Dear Mr. Guinaw:

Per our meeting on October 3, 2007, Land Design Consultants, Inc. (LDC) has prepared the following supplemental information as requested by your office for use in reviewing the previously submitted Proffer Interpretation Request:

- Architectural Plans and Elevations of the Proposed units on lots 8-13
- McLean Cove "Approved Redline Building Envelope Exhibit", prepared by Land Design Consultants, Inc.
- Picture of the Existing Units at McLean Cove, which represents the variation in brick color
- Correspondence from Ms. Lorrie Kirst, regarding the conformance of the units on lots 8-13 with the definition of "Dwelling, Single Family Attached" as stated in the Fairfax County Zoning Ordinance (Z.O.).

As you can see on the "Approved Redline Building Envelope Exhibit", LDC has shown the approved building envelope, not the actual units, (per the approved Conceptual/Final Development Plan (C/FDP)) with a dark, dashed line. Underneath this line is a red line, which illustrates the proposed building. As you can see, the proposed buildings on lots 8-13 are within the approved building envelope and meet the setback requirements, even with the depth increase of 4% (to 48.7'). In addition, the proposed units are staggered along the front in accordance with the approved C/FDP. On the approved C/FDP, the rears of the proposed units are shown as staggering. The final architecturals and site plan do not account for a jog in the rear of the units; however LDC believes this is in substantial conformance with the approved C/FDP and Zoning Ordinance as discussed in detail below.

Based on the attached correspondence from Ms. Lorrie Kirst, LDC believes the proposed units as shown on the attached exhibit are in accordance with the Zoning Ordinance. Specifically, Ms. Kirst states:

> "Given that the proposed development is showing two rows of three abutting single family attached dwelling units and the single family attached dwelling definition states that no more than 3 abutting units shall have the same front and rear setbacks, it is allowable to have each of the abutting units in a row of

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> three single family attached units to have the same rear and front yard setbacks."

As you can see, the front of the proposed units on four of the lots have a 2' building jog; however the rears of all of the units have no jog. Since the Applicant is proposing no more than three units in a row, the proposed units (with and without jogs as shown) are in accordance with the Zoning Ordinance.

Further, the approved proffers state that the site plan and proposed units must be in "substantial conformance" with the approved C/FDP. LDC believes the proposed units on lots 8-13 are in substantial conformance with the approved C/FDP per the definition of substantial conformance, which is attached. Specifically, the modification to the rear of the units to eliminate the jog does not alter the character of the approved development. The intent of the jog and the Zoning Ordinance is to provide for a distinction between the adjacent units so as not to have the appearance of a continuous or monolithic structure and to ascertain maintenance responsibilities. As you can see on the attached photos, which are of existing units within McLean Cove, the builder is proposing varying brick colors and architectural features to distinguish units from the adjacent units. By design, the proposed units will not have the appearance of a continuous structure. Additionally, the exclusion of the jog does not impact the layout or relation to adjacent properties. Again the proposed units, with the 4% increase in depth, are sited within the approved building envelope and setbacks. Therefore there is no adverse impact to the adjacent properties and are in the spirit of the Zoning Ordinance.

In addition, the modification is consistent with the proffered conditions, specifically Note 17 on Page 2 of the approved C/FDP, which states "all dimensions (including architectural dimensions) and areas shown hereon are approximate and are subject to change with final engineering of the site plan as permitted by the Zoning Ordinance." The removal of the rear jog, approximately two feet, is a minor modification and the proposed units are still located within the approved building envelope and meet the applicable zoning requirements. Also, the proposed units are in conformance with the rear elevations as shown on the approved C/FDP, which do not illustrate a horizontal jog, but do provide a clear line of demarcation as discussed previously. The jogs provide no bearing on the architectural style of this building nor do they promote a non-conformity within the community. In actuality, the current building plans are a significant enhancement to those contained within the C/FDP. Per Proffer 17, "The Applicant shall design the residential dwellings and fencing...as conceptually and illustratively shown in the Architectural Elevations as shown on the C/FDP."

Further, the modification to the rear of the units is in accordance with the requirements of the Zoning Ordinance, as previously discussed. In addition, per Proffer 3, the Zoning Administrator may approve minor modifications to the C/FDP provided the changes are in substantial conformance with the C/FDP and do not decrease peripheral setbacks. It is LDC's opinion that the elimination of the rear jog is in substantial conformance with the approved C/FDP and has no impact on peripheral setbacks.

Finally, LDC notes that the builder of lots 8-13 is different from the builder who built the existing houses in this development. A copy of the proposed elevations for lots 8-13 has been provided and we believe these are in substantial conformance with the elevations shown on the approved C/FDP.

I trust you will find this additional information suitable for your review of the aforementioned Proffer Interpretation Request. If you have any questions or require additional information, please do not hesitate to contact me. Thank you and I look forward to your expeditious review of this request.

Sincerely,

Matt Marshall, L.S., AICP
Vice President

Cc: Mary Ann Godfrey, Fairfax County Department of Planning and Zoning
Jim Ballard, Rosewood Building and Development, Inc.
Jim Wheeler, Vega Investment Corporation
Fred Sheridan, AIA, Sheridan, Behm, Eustice & Associates, Ltd.
Keith Martin, Esq., Sack, Harris, and Martin, PC
Kelly Atkinson, AICP, Land Design Consultants, Inc.
File

LAND DESIGN
CONSULTANTS

September 27, 2007

RECEIVED
Department of Planning & Zoning
SEP 27 2007
Zoning Evaluation Division

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proffer Interpretation Request
McLean Cove
RZ 2003-DR-049
LDC Project #01018-1-0

Dear Mrs. Coyle:

The purpose of this correspondence is to request your formal interpretation regarding the McLean Cove rezoning case. On December 16, 2004, the Fairfax County Board of Supervisors approved the rezoning of this property to the PDH-12 district to permit the development of twenty-six single-family attached units at an overall density of 9.95 dwelling units per acre. Since that time, the site plan (1286-SP-003-2) has been approved, record plat recorded, and some of the units are now occupied.

The developer is proposing two different types of units within this development. The units subject to this interpretation request are located on Lots 8-13 on the enclosed Conceptual/Final Development Plan (C/FDP) and Site Plan. As you can see on the approved C/FDP (Sheet 1 of 7), the units on Lots 8-13 are proposed to have a total depth of 46.67', which is an approximate depth noted with plus and minuses. In addition, Note 17 on Sheet 2 of 7 notes that "all dimensions (including architectural dimensions) and areas shown hereon are approximate and are subject to change with final engineering of the site plan as permitted by the Zoning Ordinance." During the preparation of the construction documents and architectural plans, the overall dimension has increased to a total depth of 48.67'. This minimal increase represents a 4% increase of the total depth of the unit. It is our opinion that this minor increase in the depth of the unit will not cause any detriment to the surrounding property owners and most importantly meets the spirit and intent of the rezoning. In addition, we believe the minimal increase is permitted in accordance with Section 16-403 (4)(A)(7) of the Zoning Ordinance. Finally, the revised units meet all applicable requirements of the Fairfax County Zoning Ordinance, proffered setbacks and proffered building envelope.

At this time, Land Design Consultants, Inc. (LDC) has submitted a revised site plan for these units in order to obtain building permits. I have enclosed a copy of the approved C/FDP and current site plan. I would greatly appreciate your expeditious review of this

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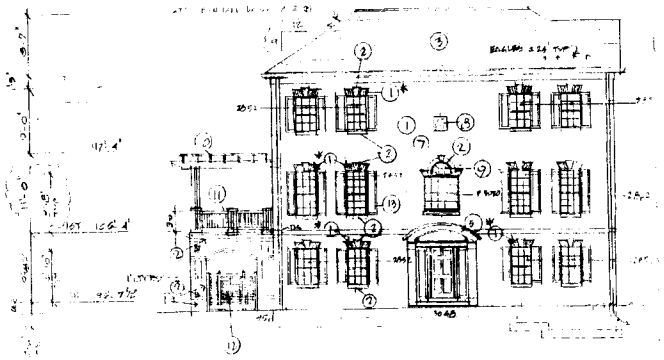
information. If you have any questions or require additional information, please do not hesitate to contact me. Thank you and I look forward to hearing from you soon.

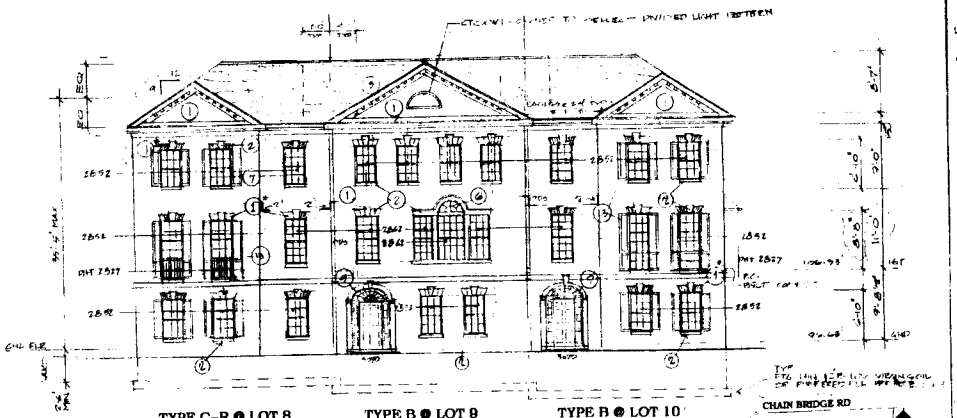
Sincerely,

Kelly M. Atkinson, A.I.C.P.
Senior Project Planner

Cc: Jim Ballard, Rosewood Building and Development, Inc.
Jim Wheeler, Vega Investment Corporation
Fred Sheridan, AIA, Sheridan, Behm, Eustice & Associates, Ltd.
Keith Martin, Esq., Sack, Harris, and Martin, PC
Matt Marshall, L.S., A.I.C.P., Land Design Consultants, Inc.
File



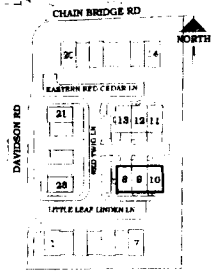
TYPE CR @ LOT8



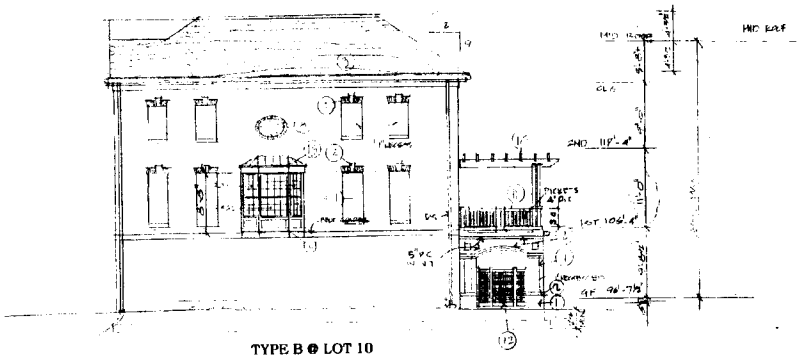
TYPE C-R @ LOT 8 TYPE B @ LOT 9 TYPE B @ LOT 10

EXTERIOR FINISH
1) Face Brick
2) Precast Stone/P.C. Concrete
3) Roof Shingles
4) Metal Railing
5) Applied Trim
6) Window WITH SPANDREL GLASS
7) Wide Jam Window & Head All Windows
8) Accent - Owner to select
9) Panel & Trim
10) Pergola - See Detail
11) Wood or Prefab Guardrail
12) Wood Screen/Gate
13) Shutter
14) Garage Door
15) Metal Roof (Copper)

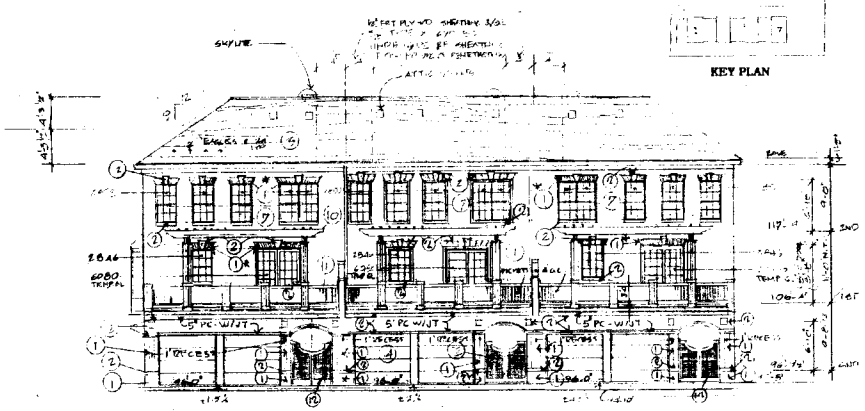
NOTE
ALL END UNITS - 8-10 11-13 TO HAVE LUG SILLS - PC CONC. - BULL NOSE
UNITS 9 & 10 - SLIP SILLS P.C. CONC
* BRICK JACKARCHES - DIFFERENT COLOR FROM FACE BRICK
- DHT 2827 IS A FIXED WINDOW W. TEMP GLASS INSTALLED UNDER DBL HUNG WINDOWS - SUPPLIER SHALL PROVIDE SHOP DWGS



KEY PLAN



TYPE B @ LOT 10



TYPE B @ LOT 10 TYPE B @ LOT 9 TYPE CR @ LOT8

LOTS 8,9&10 ELEVATIONS

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

NOTE: CONNECT ALL RAIN LEADERS TO STORM SEWER

REVISIONS:
PER OWNER: 5/25/06
11/01/06
05/17/07 ADJUST HT
09/17/07
10/19/07
01/10/08
OWNER REV

COMMONWEALTH OF VIRGINIA
FREDRICK E. SHERIDAN
CERTIFICATE No 1066
CERTIFIED ARCHITECT

JOB NO. 0445

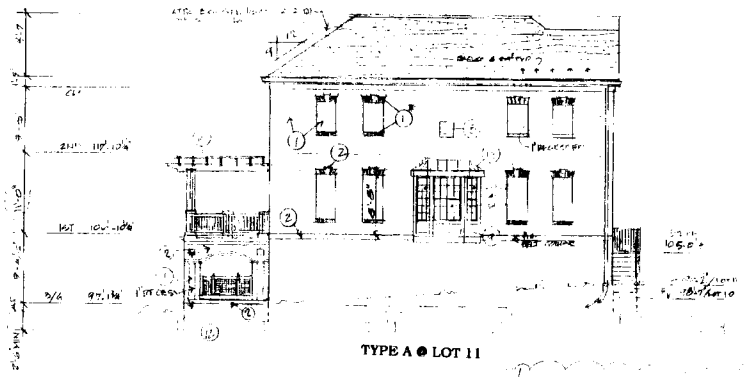
DATE 03/14/2006

LOTS 8,9,10 ELEVATIONS

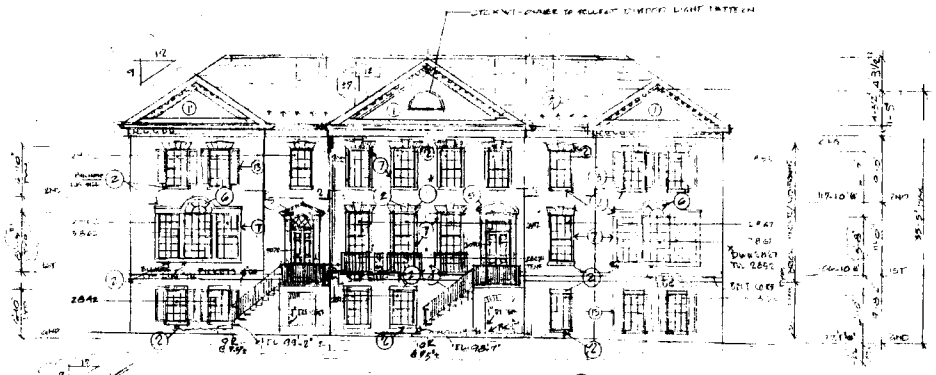
McLEAN COVE

SHERIDAN-BEHM-EUSTICE & ASSOC., LTD
ARCHITECTS A.I.A. ARLINGTON, VA

A-4



TYPE A @ LOT 11

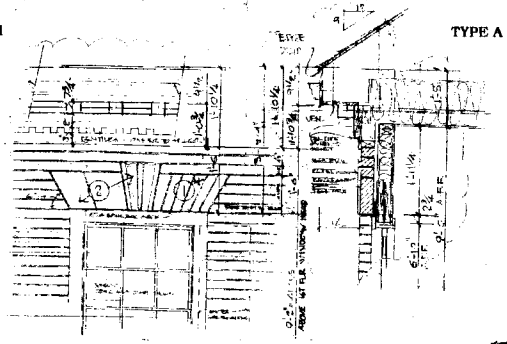


TYPE A @ LOT11 TYPE A @ LOT 12 TYPE C @ LOT 13

EXTERIOR FINISH

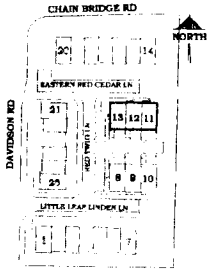
1) Face Brick
2) Precast Stone P.C. Concrete
3) Roof Shingles
4) Metal Railing
5) Applied Trim
6) Window WITH SPANDREL GLASS
7) Wide Jam Window & Head All Windows
8) Accent Owner to select
9) Panel & Trim
10) Pergola - See Detail
11) Wood or Prefab Guardrail
12) Wood Screen/Gate
13) Shutter
14) Garage Door
15) Metal Roof (Copper)

NOTE
ALL END UNITS - 8-10-11 13
TO HAVE LUG SILLS - P.C. CONC, BULL NK
UNITS 9 & 10 SLIP SILLS
P.C. CONC.
* BRICK ARCHES - DIFFERENT
COLOR FROM FACE BRICK.

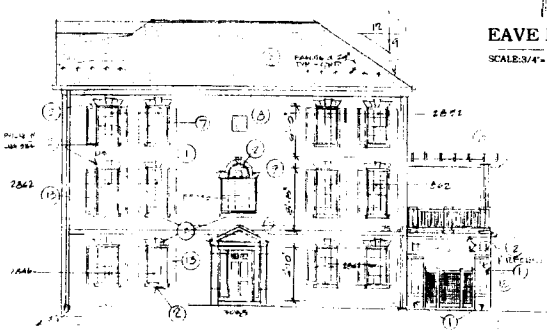


EAVE DET. ELEVATION & SECTION

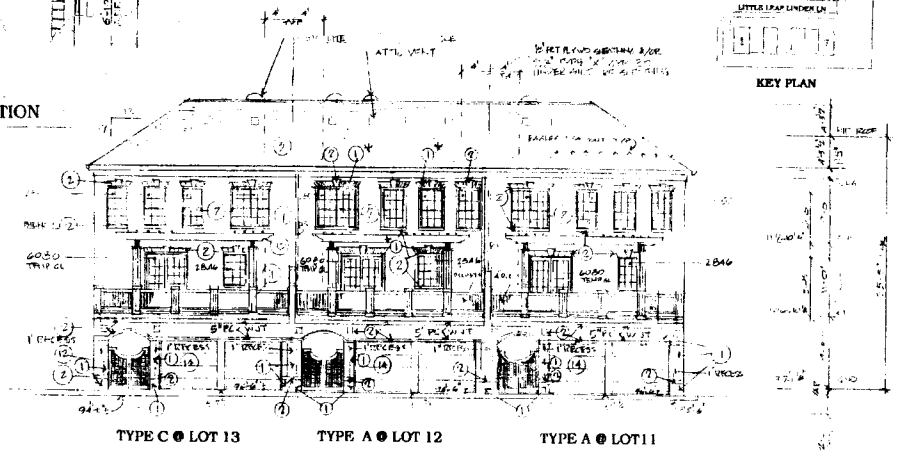
SCALE: 3/4"=1'-0"



KEY PLAN



TYPE C @ LOT 13



TYPE C @ LOT 13 TYPE A @ LOT 12 TYPE A @ LOT11

LOTS 11,12&13 ELEVATIONS

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

NOTE: CONNECT ALL RAIN LEADERS TO STORM SEWER

REVISIONS:
PER OWNER: 5/25/06
11/01/06
09/17/07 ADDE
07/17/07
2/05/07
01/10/07 OWNER'S REV.

COMMONWEALTH OF VIRGINIA
FREDRICK E. SHERIDAN
CERTIFICATE NO. 1068
CERTIFIED ARCHITECT

JOB NO. 0445

DATE 03/14/2006

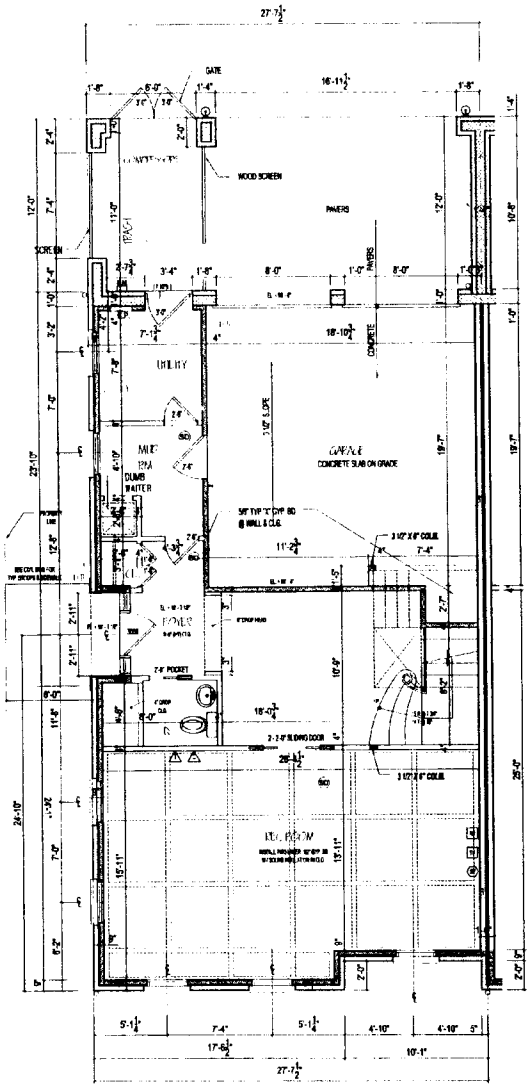
LOTS 11,12,13 ELEVATIONS

McLEAN COVE

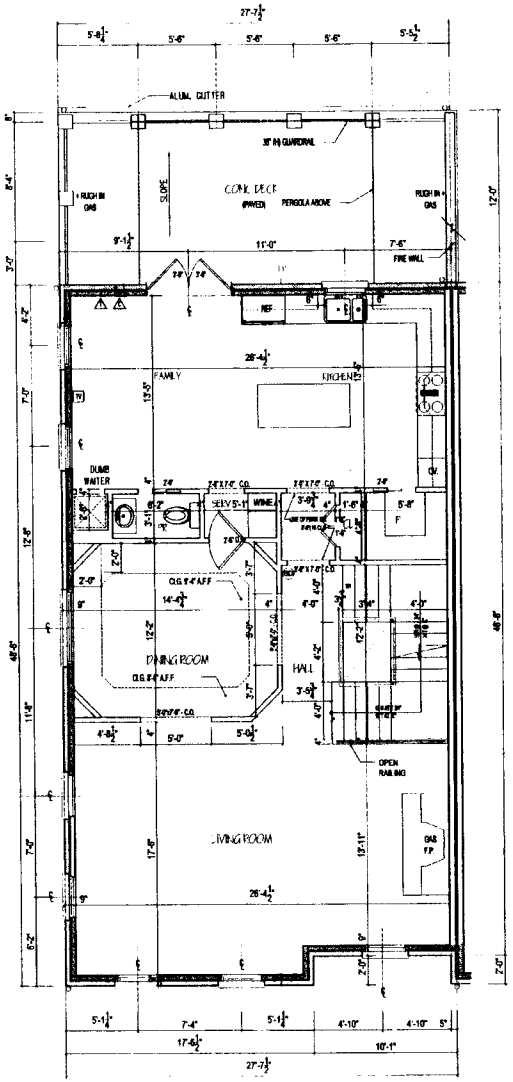
SHERIDAN-BEHM-EUSTICE & ASSOC., LTD.
ARCHITECTS A.I.A.

A-5

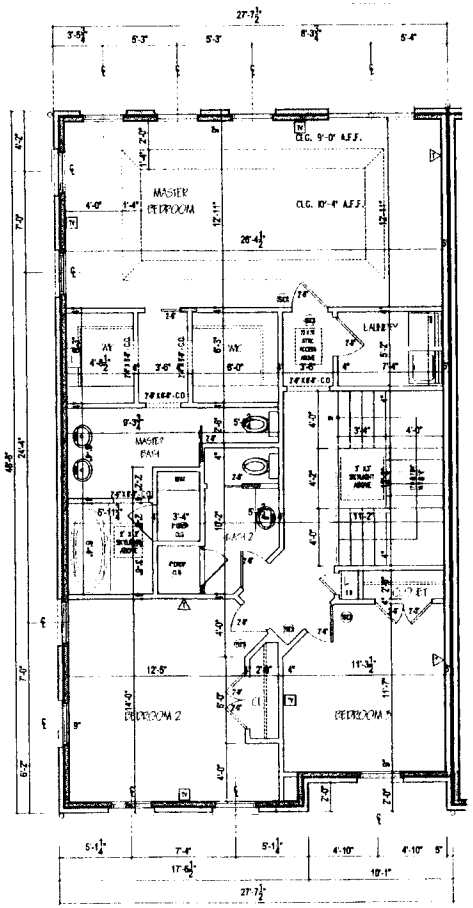
2 of 21



GROUND FLOOR PLAN



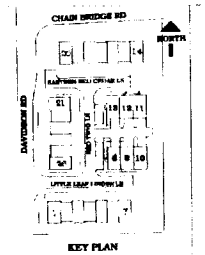
1 st FLOOR PLAN



2 nd FLOOR PLAN

NOTE :

1. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN 30" X 30" VERIFY WITH SHOP DWGS.
2. FOR PERGOLA, PAVED CONCRETE DETAILS, SEE DWG A 7
3. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
4. ALL DOORS 7'-0" (HT) @ 1ST FLOOR
5. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS



KEY PLAN

REVISIONS
JAN 2006
05/25/06
CORDINATION & OWNER
06/14/06
REVISED LIGHTING
09/11/06
CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06
CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06
ADD 2'-0" TO FRONT OF TN HOUSE
05/17/07
07/17/07
10/20/07

LOT#8
TYPE-CR

JOB NO. 0445

DATE 03/14/06

FLOOR PLANS

McLEAN COVE

SHERIDAN-BEHN-EUSTICE & ASSOC., LTD.

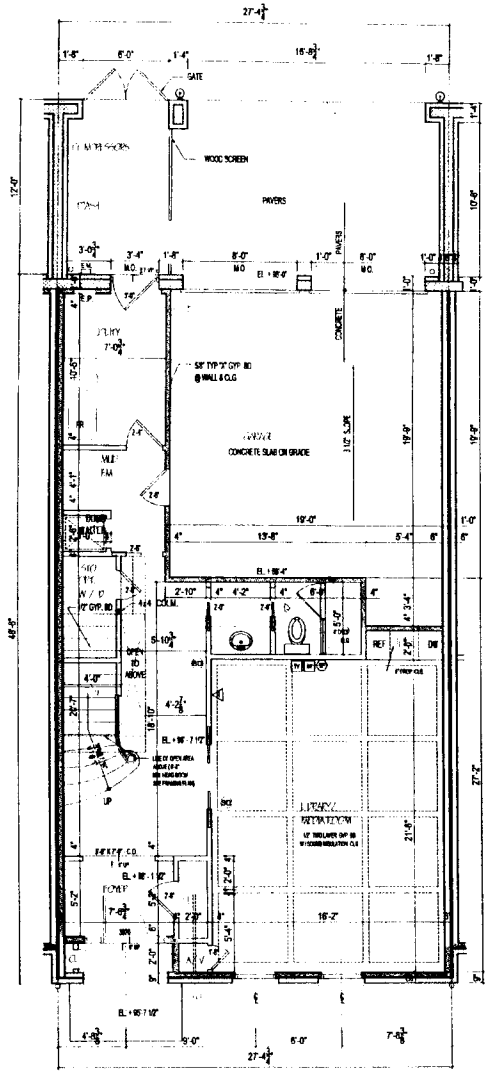
A-3.1

7 OF

PLAN TYPE CR LOT 8

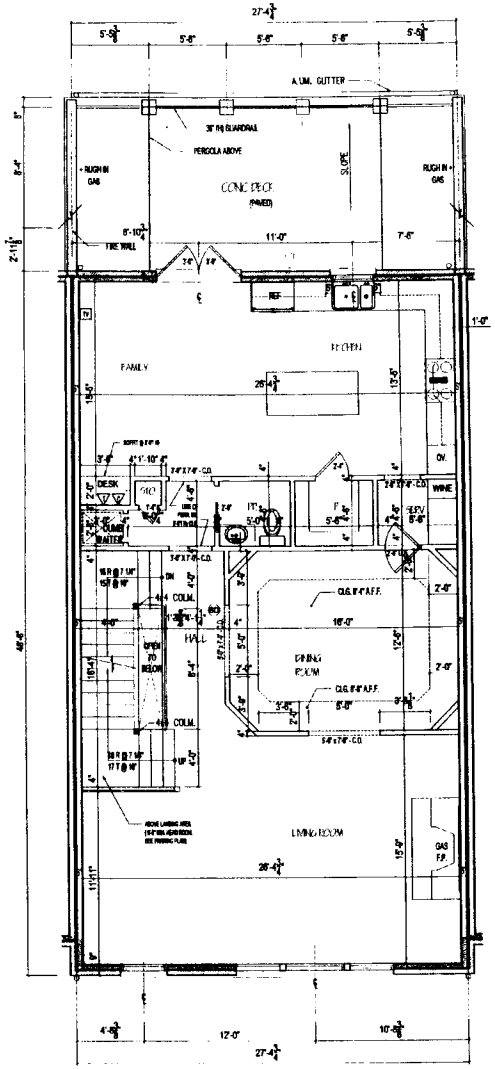
NOTE :

1. OPTIONAL ELEVATOR SHAFT SIZE MIN 42" (D)X 48" (W) IN ACCORD WITH THE ELEVATOR SHOP DWGS.
2. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN. 30" X 30" VERIFY WITH SHOP DWGS.
3. FOR PERGOLA PAVED CONCRETE DETAILS SEE DWG A-7
4. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
5. ALL DOORS 7'-0" (HT.) @ 1ST FLOOR
6. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS

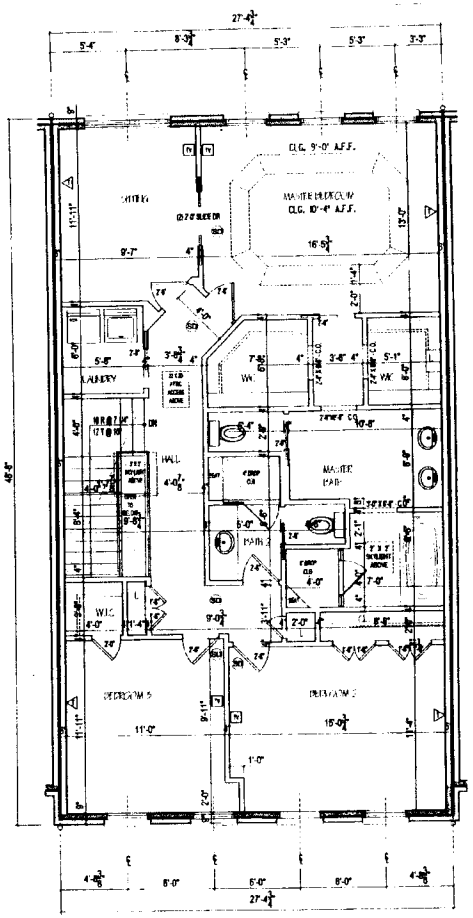


GROUND FLOOR PLAN

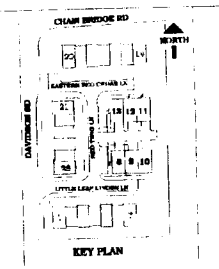
PLAN TYPE B LOT 9



1st FLOOR PLAN



2nd FLOOR PLAN



REVISIONS

JAN 2006
05/25/06
CORDINATION & OWNER
06/14/06
REVISED LIGHTING
09/11/06
CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06
CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06
ADD 2'-0" TO FRONT OF TN HOUSE
05/17/07
07/17/07
10/20/07
12/13/07

LOT#9
TYPE-B

JOB NO. 0445

DATE 03 / 14 / 06

FLOOR PLANS

McLEAN COVE

SHERIDAN-BERMUDEZ & ASSOC. LTD.

A-2

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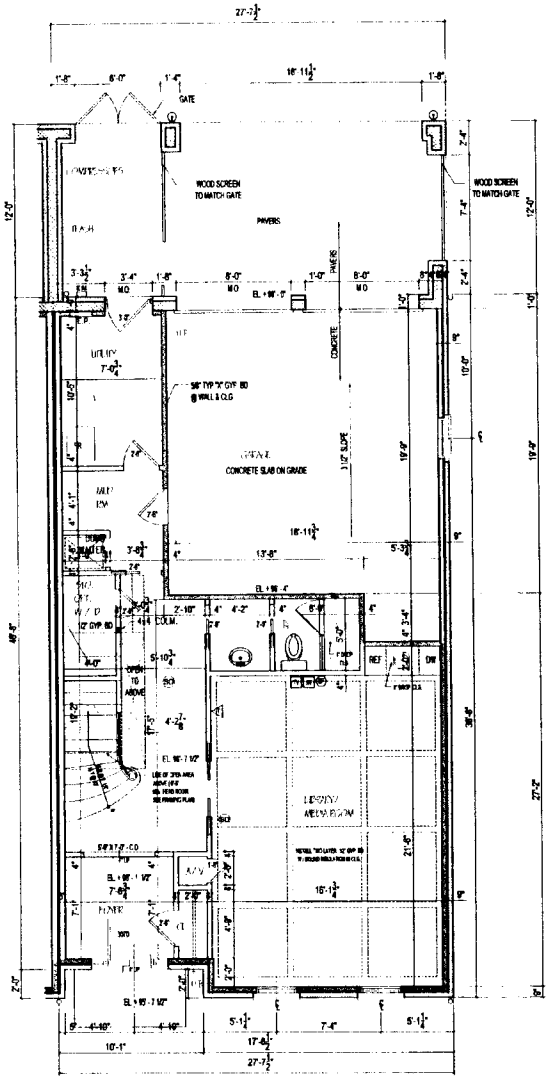
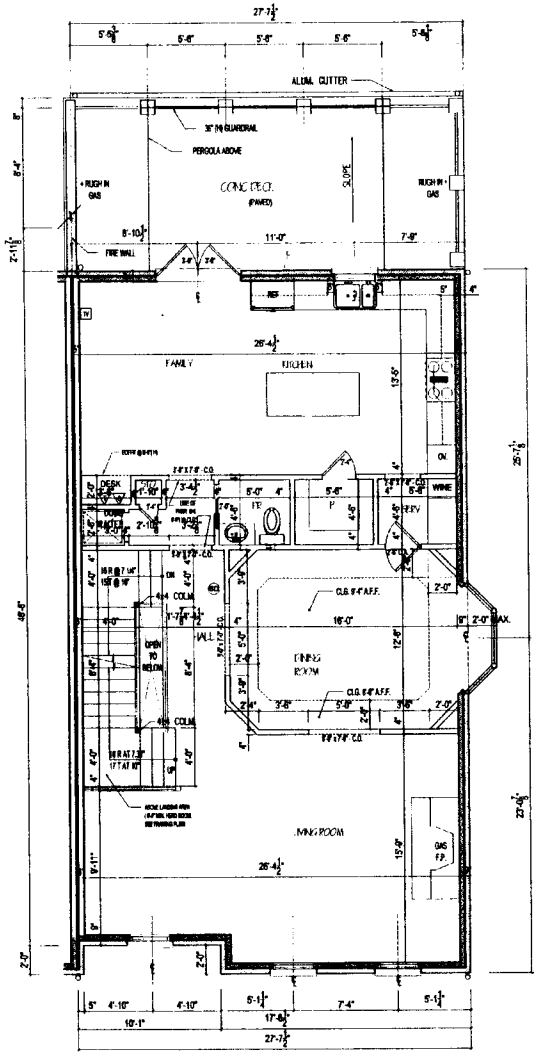
LBC
rcd
1/16/08

NOTE

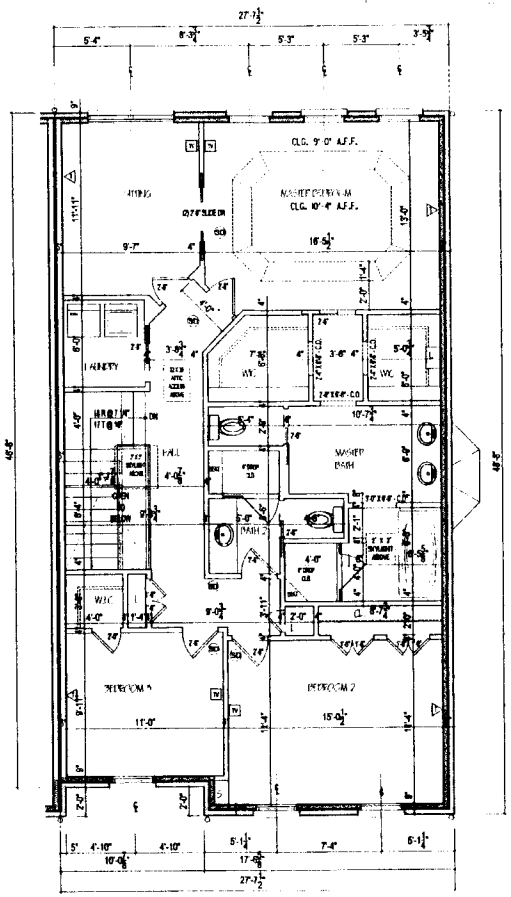
1. OPTIONAL ELEVATOR SHAFT SIZE MIN 42" (D)X 48" (W) IN ACCORD WITH THE ELEVATOR SHOP DWGS
2. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN. 30" X 30" VERIFY WITH SHOP DWGS
3. FOR PERGOLA PAVED CONCRETE DETAILS, SEE DWG A-7
4. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
5. ALL DOORS 7'-0" (HT.) @ 1ST FLOOR
6. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS



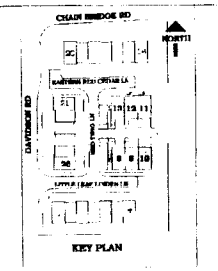
GROUND FLOOR PLAN



1 st FLOOR PLAN



2nd FLOOR PLAN



PLAN TYPE B LOT 10

REVISIONS

JAN 2006
05/25/06
CORDINATION & OWNER
06/14/06
REVISED LIGHTING
09/11/06
CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06
CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06
ADD 2'-0" TO FRONT OF TN HOUSE
05/17/07
07/17/07
10/20/07
12/13/07

LOT#10
TYPE-B

JOB NO
0445

DATE
03/14/06

FLOOR PLANS

McLEAN COVE

SHERIDAN-MEHMET-STYLE & ASSOC. LTD.

A-2.1

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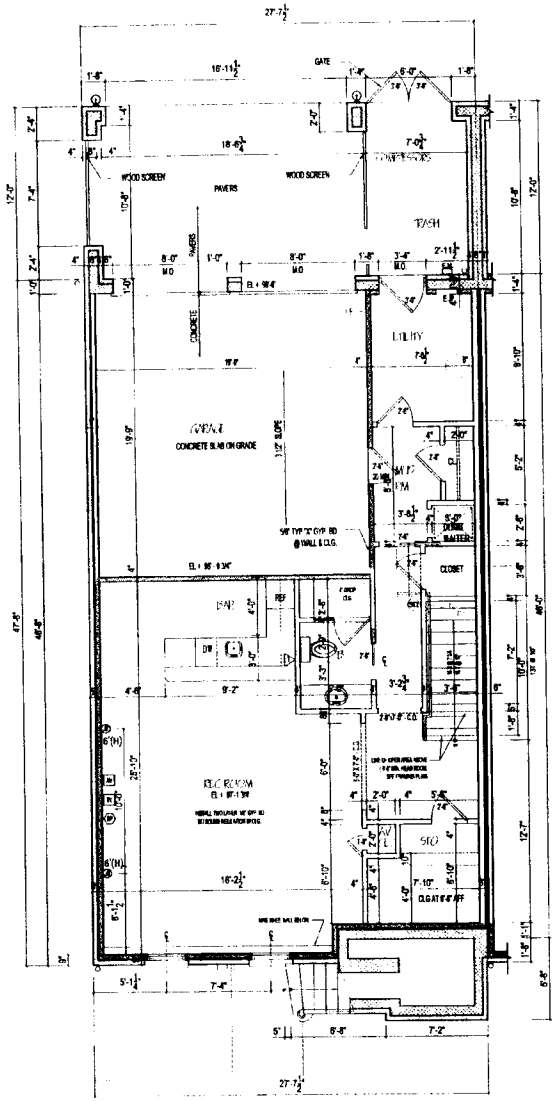
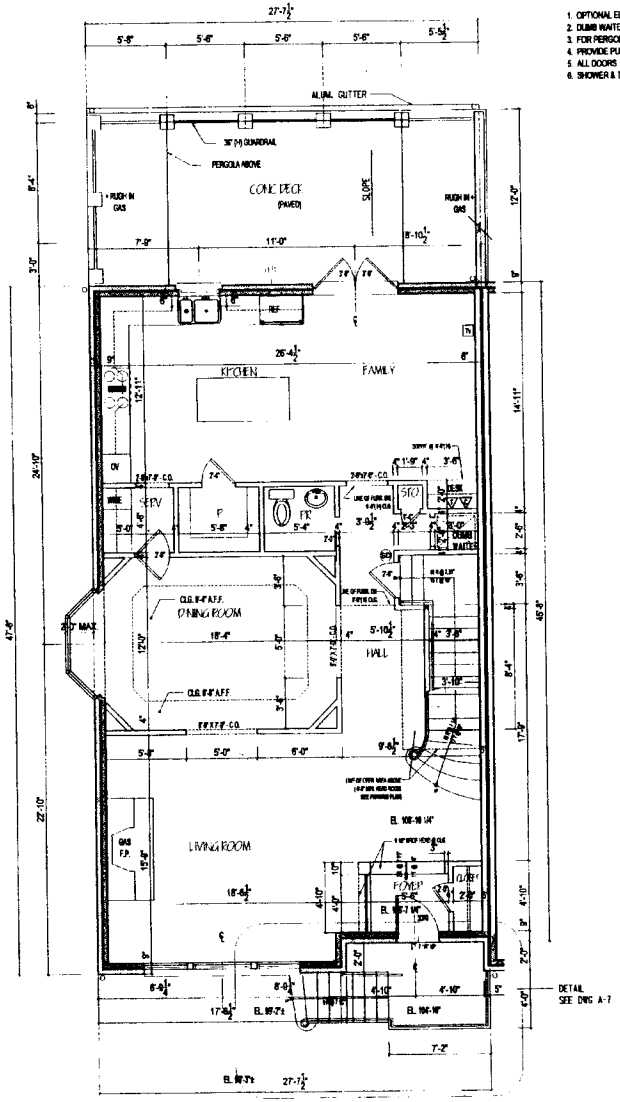
NOTE:

1. OPTIONAL ELEVATOR SHAFT SIZE MIN. 42" (D)X 48" (W) IN ACCORD WITH THE ELEVATOR SHOP DWGS.
2. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN 30" X 30" VERIFY WITH SHOP DWGS
3. FOR PERGOLA, PAVED CONCRETE DETAILS, SEE DWG A-7
4. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
5. ALL DOORS 7'-0" (HT.) @ 1ST FLOOR
6. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS

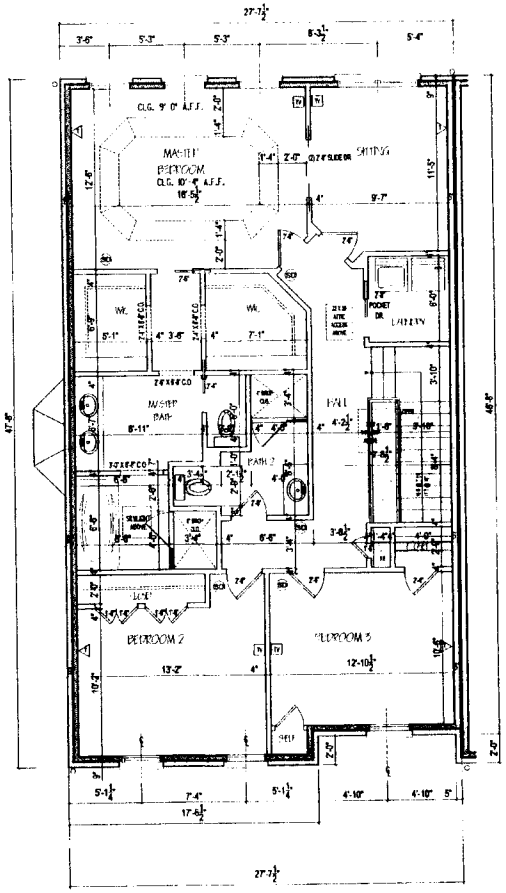


GROUND FLOOR PLAN

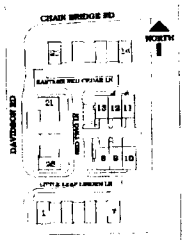
PLAN TYPE A LOT 11



1st FLOOR PLAN



2nd FLOOR PLAN



KEY PLAN

REVISIONS

JAN 2008
05/25/06 CORDINATION & OWNER
06/14/06 REVISED LIGHTING
09/11/06 CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06 CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06 ADD 3'-11" TO FRONT OF TH HOUSE
05/17/07
07/03/07 ENTR. STAIR
07/17/07
10/20/07
12/01/07
12/13/07

LOT#11
TYPE-A

JOB NO. 0445

DATE 03 / 14 / 08

FLOOR PLANS

McLEAN COVE

SIEGRUN-HOHMGISTICE & ASSOC., LTD.
ARCHITECTS

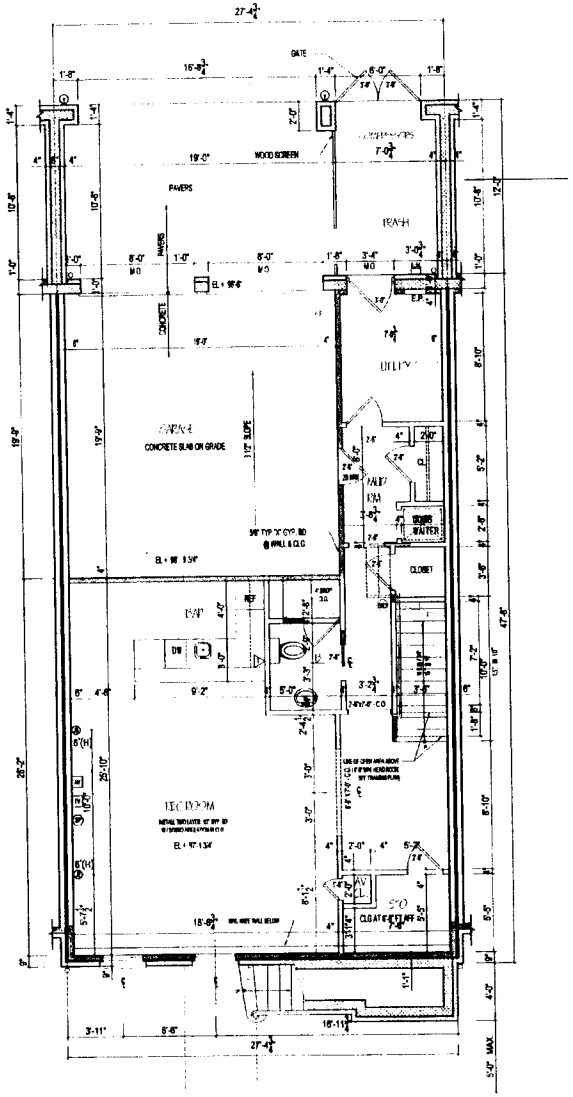
A-1.1

3 OF

upc rev 1/12/10

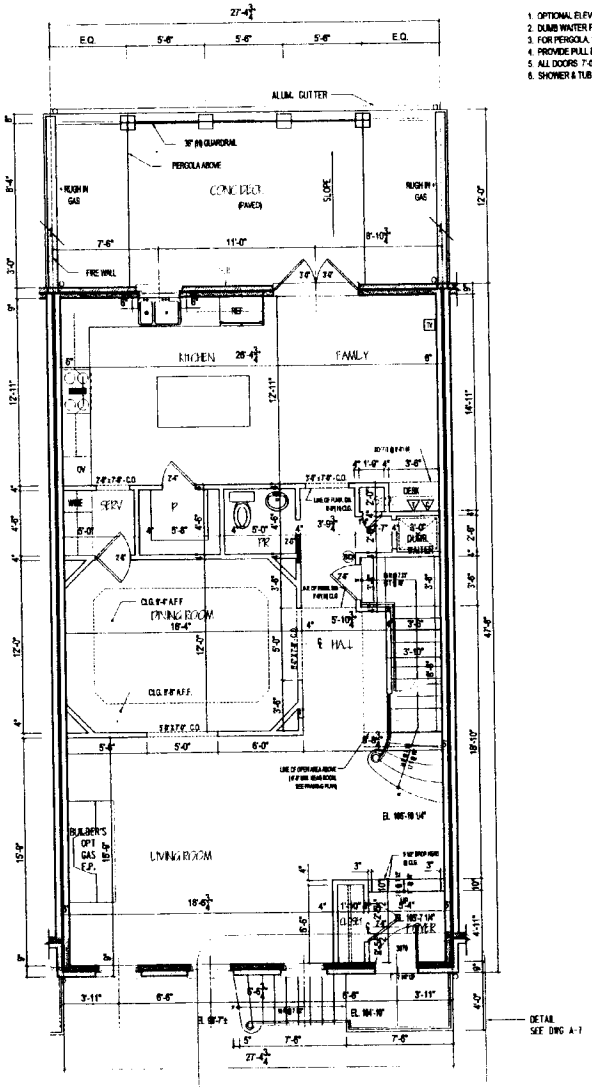
NOTE:

1. OPTIONAL ELEVATOR SHAFT SIZE MIN. 42" (D)X 48" (W) IN ACCORD WITH THE ELEVATOR SHOP DWGS.
2. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN. 30" X 30" VERIFY WITH SHOP DWGS
3. FOR PERGOLA, PAVED CONCRETE DETAILS, SEE DWG A-7
4. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
5. ALL DOORS 7'-0" (HT) @ 1ST FLOOR
6. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS

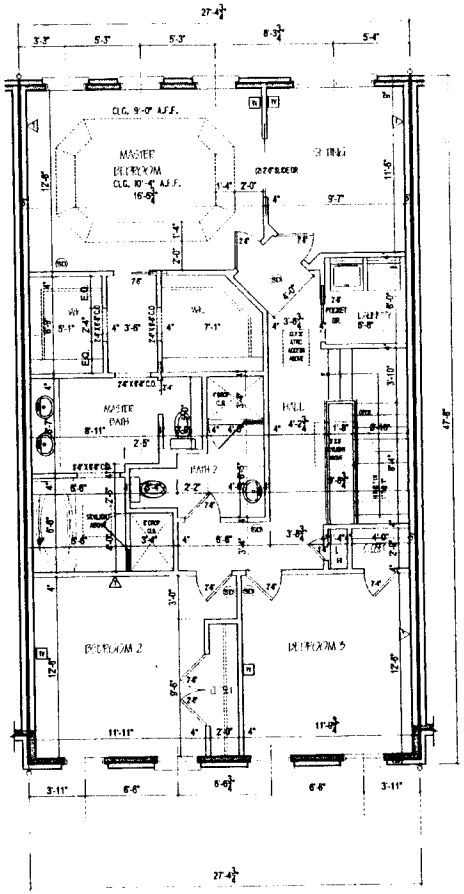


GROUND FLOOR PLAN

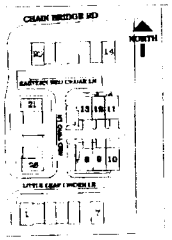
PLAN TYPE A LOT 12



1st FLOOR PLAN



2nd FLOOR PLAN



KEY PLAN

REVISIONS

JAN 2006
05/25/06 CORDINATION & OWNER
06/14/06 REVISED LIGHTING
09/11/06 CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06 CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06 ADD 2' 0" TO FRONT OF TN HOUSE
05/17/07
07/03/07 ENTR. STAIR
07/17/07
10/20/07
12/01/07
12/13/07

LOT#12
TYPE-A

JOB NO. 0445

DATE 03 / 14 / 06

FLOOR PLANS

McLEAN COVE

S-GRONA-REINA-SISTICO & ASSOC., LTD.
ARCHITECTS

A-1

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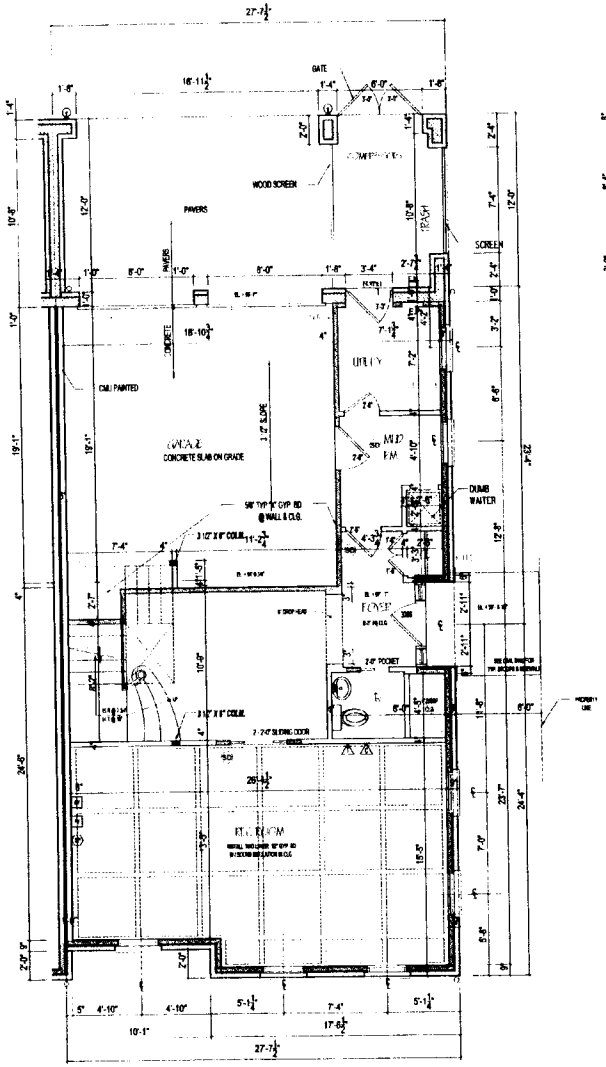
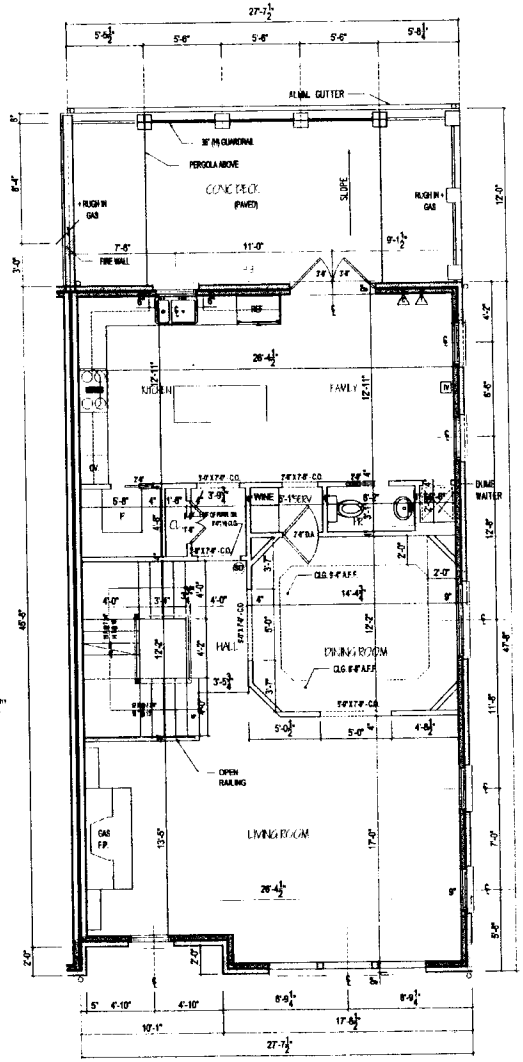
LRC
RCC
1/16/08



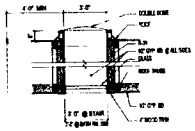
GROUND FLOOR PLAN



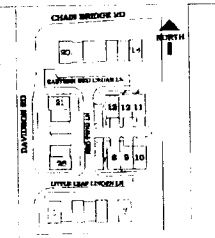
1st FLOOR PLAN

NOTE :

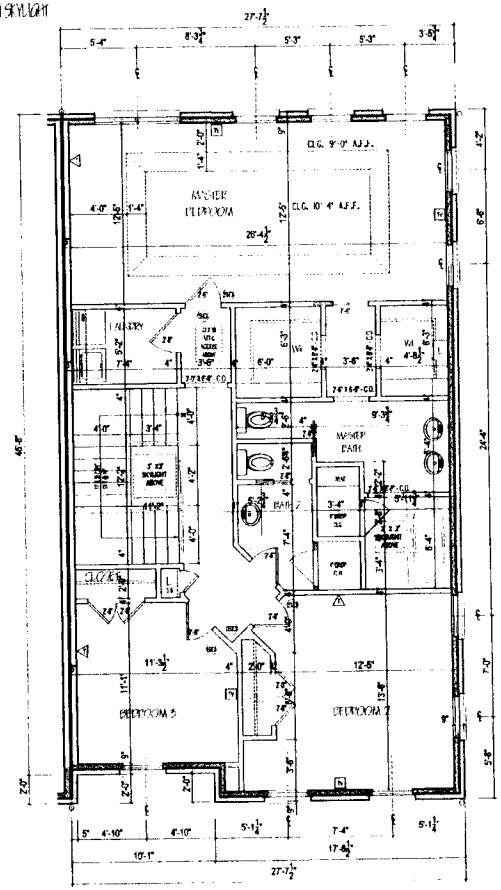
1. DUMB WAITER FROM GROUND FLOOR TO 1 ST FLOOR SHAFT SIZE MIN 30" X 30" VERIFY WITH SHOP DWGS.
2. FOR PERGOLA PAVED CONCRETE DETAILS SEE DWG A-7
3. PROVIDE PULL DOWN LADDER FOR ATTIC ACCESS
4. ALL DOORS 7'-0" (HT.) @ 1ST FLOOR
5. SHOWER & TUB ENCLOSURE WITH DOOR OF SAFETY GLASS



SECTION THRU SKYLIGHT



KEY PLAN



2nd FLOOR PLAN

PLAN TYPE C LOT 13
SCALE 1/4" = 1'-0"

REVISIONS
JAN 2006
05/25/06 CORDINATION & OWNER
06/14/06 REVISED LIGHTING
09/11/06 CO. COMMENTS LOCATION OF ELECTIC METER
10/03/06 CO. COMMENTS LOCATION OF ELECTIC PANEL
11/01/06 ADD 2'-0" TO FRONT OF TN HOUSE
05/17/07
07/17/07
10/20/07

LOT#13
TYPE -C

JOB NO 0445

DATE 03/14/06

FLOOR PLANS

McLEAN COVE

SHROOM-MCHUGH ASSOC. LTD.

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