BOARD OF ADJUSTMENT
AGENDA
March 11, 2020

I. Call to Order

II. Approval of Minutes

III. New Business:

1. Faciszewski **Variance***

1239 NE Monroe Street *(VAR20-0005)*

- Interior Side Yard Setback
- Rear Yard Setback

2. Saumweber **Variance***

427 SW 3rd Street *(VAR20-0006)*

- Exterior Side Yard Setback
- Interior Side Yard Setback

IV. Other Business

V. Adjournment

**Denotes Public Hearing*

Board of Adjustment
Minutes
February 26, 2020

Meeting called to order by Rick Rogers, Chairman

Present: Rustin Chrisco, Joe Haynie, Jan Holland, and Rick Rogers
Absent: Sam Pearson
Staff: Ali Worley

Approval of the minutes of January 22, 2020 as written.
Approved 4-0

New Business

Item #1
NFD, LLC: Variance Request for 304 SE G Street, VAR20-0003
Mr. Rogers informs that this project is withdrawn.

Item #2
Hurricane WA, LLC: Variance Request for 606, 608, 610, 612 Bella Vista Road, Fence Location Adjacent to Public Right-of-Way, VAR20-0004
Ali Worley reads the staff report.
Opened public hearing
No public comments
Todd Jacobs, representative, explains his request to the Board.
There is discussion amongst the Board members, Mr. Jacobs, and staff.
Motion by Mr. Rogers, seconded by Mr. Haynie to add the below conditions to the approval

1. The fence shall be constructed of wood including post and pickets.
2. The fence is not located closer than 5' to manhole rim or lid edge.
3. An inspection of the fence is scheduled upon completion to verify access to City Infrastructure is maintained.

Approved 4-0

Other Business

Item #1
Ms. Worley informs the Board on the new Public Hearing signs as well as the pending items on GIS.

Mr. Chrisco informs staff and the Board of a possible violation in town.

Motion by Mr. Rogers, seconded by Mr. Haynie to adjourn.
Meeting adjourned

Ali Worley
*A copy of this recording can be obtained from the Bentonville Planning Department.

BOARD OF ADJUSTMENT STAFF REPORT

Faciszewski

1239 NE Monroe Street
BOA Date: 3/11/2020
Reviewer: Ali Worley, Planning Technician

Project Number	VAR20-0005
Applicant / Current Owner	Jared Faciszewski 1241 NE Monroe Street Bentonville, Arkansas 72712
Site Area	+/- 0.2 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Variance Request	Section 401.07-B.d, DN Districts Setback Standards, of the Zoning Code

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Property Description
This property is located at 1239 NE Monroe Street. The site is currently zoned DN-2, Downtown Medium-Density Residential. Adjacent zonings are R-1, Single Family Residential, to the north, east, and west, and DN-2 to the south.

Regulation
Variance 1: An interior side yard setback for a single-family home in the DN-2 zoning district shall be 7 feet.

Variance 2: A rear yard setback for a single-family home in the DN-2 zoning district shall be 25 feet.

Variance Request
Variance 1: The applicant is requesting a 5-foot interior side yard setback, which is a variance of 2 feet.

Variance 2: The applicant is requesting an 18-foot rear yard setback, which is a variance of 7 feet.

Background
According to the applicant's narrative, they are requesting the two variances in order to preserve an approximately 90-year-old American Elm tree. Per Section 1400.13, Approved Tree List, of the Land Development Code, the American Elm is listed on the Approved Tree List, therefore the preservation of this tree would be desirable. In addition, the City of Bentonville has been named Tree City USA for over 20 years. This is due to the City's ongoing actions of planting new trees, as well as preserving the existing tree canopy.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved building permit prior to construction.
3. Any eave or projection that encroaches closer than five feet to the property line would have to be fire-rated with no openings on the adjacent wall.

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

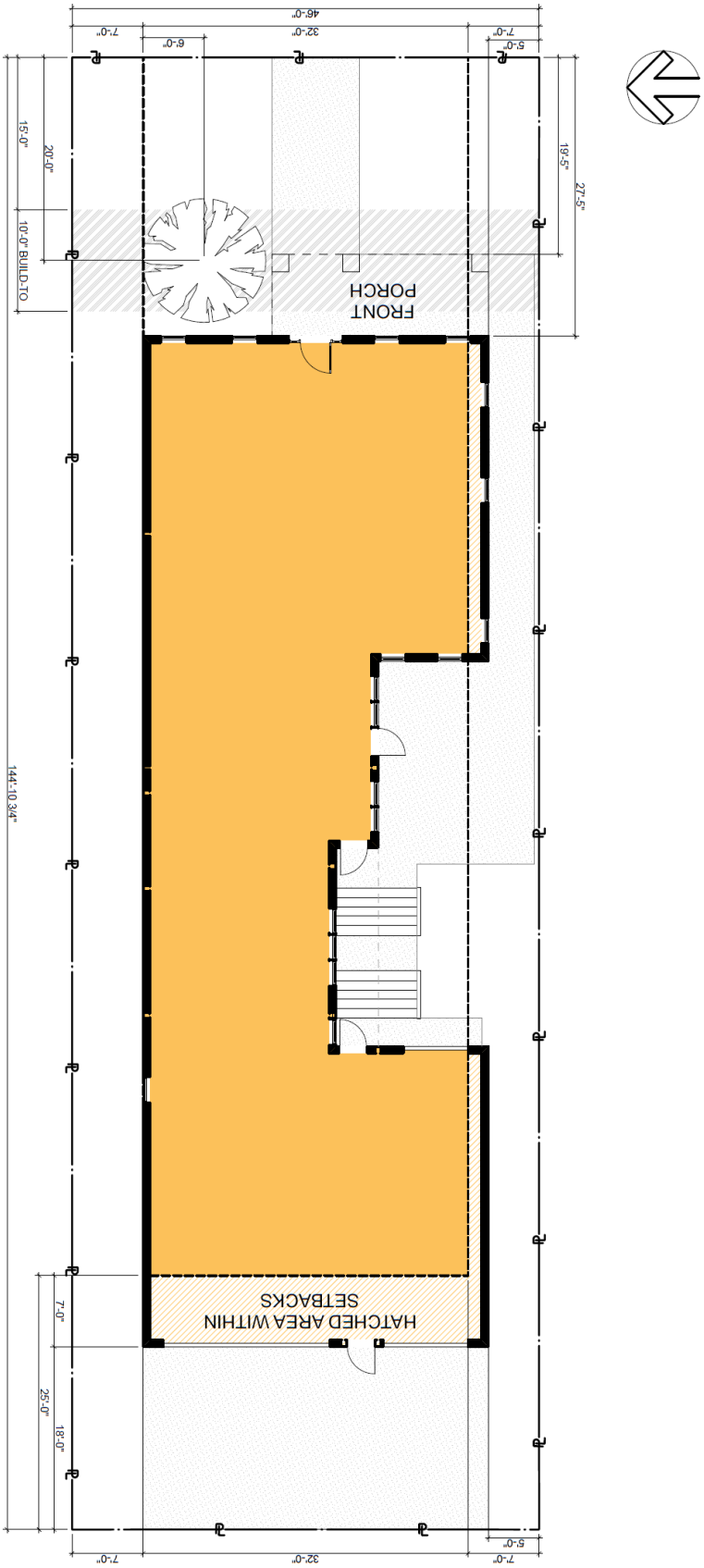
Narrative

The owners of 1239 NE Monroe St., Bentonville, AR are requesting a variance for setbacks to preserve an approximately 90 year old American Elm tree that is 7' in circumference (27" diameter at breast height/DBH) at the front of the property (picture below). Bentonville City Code Section 1300.2(f) describes the City's goal "to preserve desirable trees". The American Elm is designated as a desirable tree according to Section 1400.13 of the City Development Code. Additionally, Bentonville City Code Section 1400.11 articulates that protecting a tree of this size (27" DBH) will generate "tree credits" worth 3 shade trees. While the property owners have planted over 15 trees on this and the adjacent lots, Section 1400.11 of the Bentonville City Code demonstrates that this tree is worth protecting from a shade and beautification perspective. In order to not destroy the tree, the owners of 1239 are asking for a variance for the side setback on one side of the house (the south side) as well as the rear setback. A site plan is shown below.

1239 NE Monroe is a 46' wide lot that is zoned DN-2. DN-2 requires 7' side setbacks and a 25' rear setback. In order to preserve the tree, owners plan to build a front porch designed around the tree (no deep footings) at 19.5' front setback and start the interior portion of the house at 27.5' from the front property line. Because the house will be pushed further back from the street, owners are requesting to observe a 5' side setback on the south side of the house and an 18' rear setback (proposed site plan below). Granting a variance for this site plan will allow the owners to preserve this tree. The tree provides shade for two residences to the north as well as canopy along NE Monroe Street for the public.

The owners requesting the variance also own the two lots to the south of 1239 NE Monroe so reducing the side setback requirement from 7' to 5' for this site plan will not negatively impact a different landowner. The rear of the property borders an alley that was improved by the landowner so this site plan with an 18' rear setback will not negatively impact a different landowner either. The proposed site plan with the tree's location is shown below.

Site Plan


46'-0"
7'-0"
32'-0"
6'-0"
5'-0"
7'-0"
15'-0"
20'-0"
10'-0" BUILD-TO
19'-5"
27'-5"
FRONT
PORCH
144'-10 3/4"
HATCHED AREA WITHIN
SETBACKS
7'-0"
25'-0"
18'-0"
7'-0"
32'-0"
5'-0"

BOARD OF ADJUSTMENT STAFF REPORT

Saumweber

427 SW 3rd Street
BOA Date: 3/11/2020
Reviewer: Ali Worley, Planning Technician

Project Number	VAR20-0006
Applicant / Current Owner	Leslie & Janice Saumweber 240 SW D Street Bentonville, Arkansas 72712
Site Area	+/- 0.26 acres
Current Zoning	R-C2, Central Residential - Moderate Density
Variance Request	Section 401.07.c, Residential Districts Setbacks Standards, of the Zoning Code

Property Description
This property is located at 427 SW 3rd Street. The site is currently zoned R-C2, Central Residential – Moderate Density. Adjacent zonings are R-1, Single Family Residential, to the east and west, and R-C2 to the north and south.

Regulation
Variance 1: An exterior side yard setback for a single-family home in the R-C2 zoning district shall be 20 feet.

Variance 2: An interior side yard setback for a single-family home in the R-C2 zoning district shall be 7 feet.

Variance Request
Variance 1: The applicant is requesting a 10-foot exterior side yard setback, which is a variance of 10 feet.

Variance 2: The applicant is requesting a 5-foot interior side yard setback, which is a variance of 2 feet.

Background
According to the applicant's narrative, they designed their house based on the current survey. That survey, filed in 2014, states the setback requirements for the lot in question were as follows: Front: 20 feet, Interior Side: 5 feet, Exterior Side: 10 feet, and Rear: 15 feet. The setbacks were amended in 2016 to our current regulations. The applicant also states that adjacent residences were built before the amended setbacks, so they feel this variance would not create a precedence. It would actually keep in character and consistency with the surrounding neighborhood.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved building permit prior to construction.
3. Any eave or projection that encroaches closer than five feet to the property line would have to be fire-rated with no openings on the adjacent wall.

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

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a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Narrative

Re:

Res20-0042 427 SW 3rd Street
Lot 18, Block 6, Clark's Second Addition,
City of Bentonville, Benton County, AR

Narrative:

In October 2018, ADA Designs went under contract to provide residential design services for the above referenced project.

A Survey was obtained through the Bentonville Planning Department of the Lot 18 that had a Certificate of Approval dated 2/14. It indicated a lot split had been performed on Lots 4,5, & 6 of the addition creating Lots 18, 19, & 20. The survey indicates that Zoning and Setback Information as follows:
Front Yard: 20 Feet
Side Yard: 5 Feet (Interior), 10 Feet (Exterior)
Rear Yard: 15 Feet

Relying on the above information obtained at the city, the plans were completed and issued December 2019.

In February 2020, the clients contracted with Homes of Distinction, Centerton, AR., to construct the residence. Permits were applied for and floor trusses ordered in accordance with the construction documents.

In a letter dated February 20th, 2020, Kimberly Hatcher from Building Inspections indicated that the design did not meet setback guidelines in the R-C2 zoning district. She indicated the following: **Both street frontages must be setback 20 Feet and the inside setback must be 7 Feet.**

In ensuing meetings and research through the Planning Department, it was discovered that the setback guidelines had been altered in 2016, a fact unknown by ADA. An official in the planning department indicated that no corner projects had been constructed since the new guidelines were issued.

Photos:

Referring to the photos provided, the first four shows the residence immediately across the street to the north of our project at 405 SW 3rd Street which shares the same side street as our project on SW D Street. It appears that the residence is setback 10 Feet from SW D Street.

The next three photos display residences 2 blocks south of our project at 402 SW 5th Street. The adjoined structures face the side property line and appear to be setback 10 Feet from SW 5th Street.

Survey:

The survey indicates the documentation provided by the Planning Department in 2018 and shows the lot split granted and filed.

Site Plan:

The site plan of the project reflects the residence as platted and the amended setback requirements in red.

Request For Adjustment:

The design of our project was executed in good faith and due diligence relying solely on the information given to us by the planning department of Bentonville. We did not discover nor were given any indication of zoning setback amendments at the time of our procurement of the survey document.

The expense borne and purpose of the lot splits executed in 2014 by our clients were predicated on their ability to design and construct the residence we created for them.

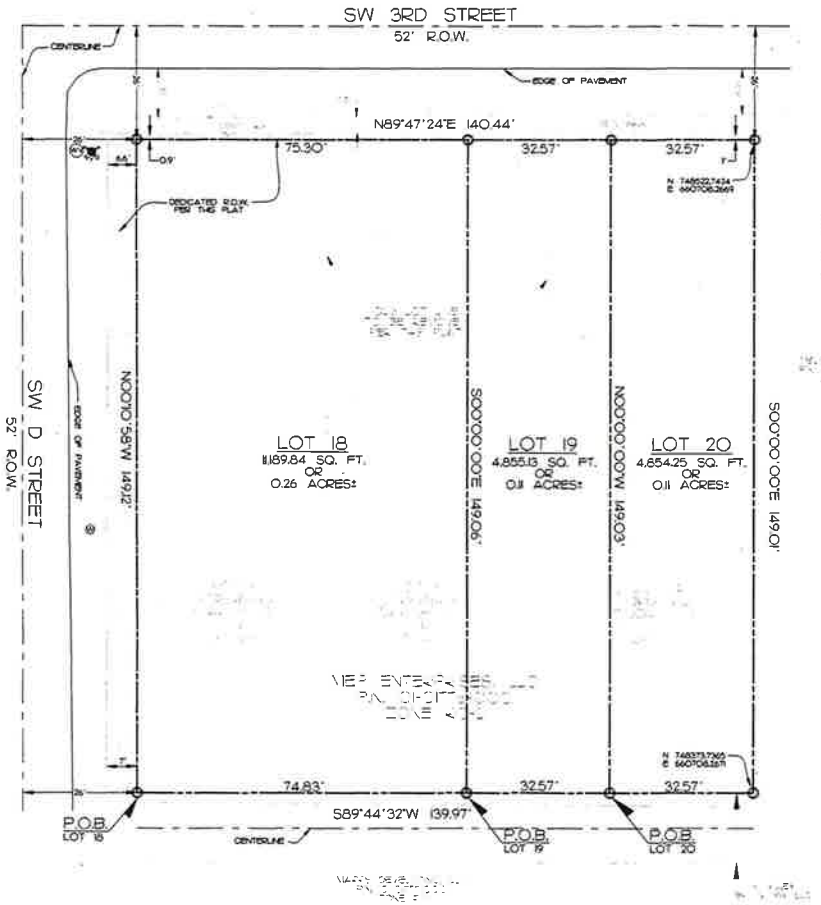
The residence immediately across the street from our project shares the same front and side streets setbacks as requested. The residence within two blocks from our project are constructed to the pre-amended side setback guidelines and establish precedence for our request.

We hold the opinion that the granting of such a variance does not violate the aesthetics of the neighborhood nor would they create a negative or obvious exception to existing similar construction.

Therefore, we respectfully ask that the Board of Adjustments grant our request for a one time variance on our project at to allow

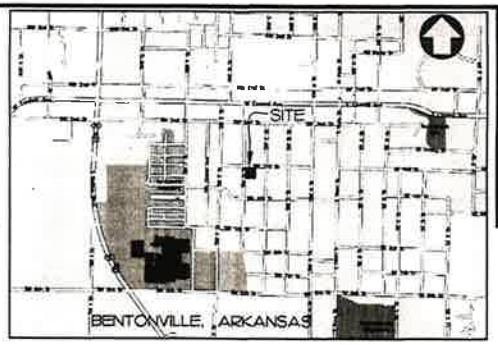
construction of the residence at 427 SW 3rd Street as platted on the design documents in accordance to the pre-amended zoning setback guidelines of R-C2 We sincerely express our appreciation of your time and consideration of this matter.

David M. Schmidt, ADA Designs
Wes and Jan Saumweber, Owners



LEGEND

- SET 1/2" REBAR W/CAP, LS 1370
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE



VICINITY MAP
(N.T.S.)

RECORDING INFORMATION

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

ZONING AND SETBACK INFORMATION

THE PROPERTY SHOWN HEREON IS ZONED R-C2 AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 20 FEET
SIDE YARD: 5 FEET (INTERIOR), 10' (EXTERIOR)
REAR YARD: 15 FEET

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 11-20-14

SIGNED: M Ingrid Hixerson

SOURCE OF TITLE: D.R. _____
PAGE _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF November 2014

A. Scott Duncan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-17-20

A SCOTT DUNCAN
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 02-17-2020

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: 12/1/14

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: Linda Spence
CITY CLERK, CITY OF BENTONVILLE

PARENT TRACT:

THE WEST 47 FEET OF LOT 4, AND ALL OF LOTS 5 AND 6, BLOCK 6 OF CLARK'S SECOND ADDITION, CITY OF BETNONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN DEED RECORD "O", PAGE 502 OF THE BENTON COUNTY RECORDS.

LOT 18:

PART OF LOTS 4, 5 AND 6, BLOCK 6 OF CLARK'S SECOND ADDITION, CITY OF BETNONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN DEED RECORD "O", PAGE 502, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 6, THENCE N89°44'32"E 7.00 FEET TO THE POINT OF BEGINNING, THENCE N00°00'58"W 149.12 FEET, THENCE N89°47'24"E 75.30 FEET, THENCE S00°00'00"E 149.06 FEET, THENCE S89°44'32"W 74.83 FEET TO THE POINT OF BEGINNING, CONTAINING 11,189.84 SQUARE FEET OR 0.26 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 19:

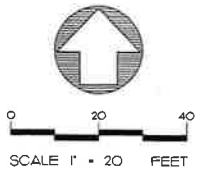
PART OF LOTS 4, 5 AND 6, BLOCK 6 OF CLARK'S SECOND ADDITION, CITY OF BETNONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN DEED RECORD "O", PAGE 502, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 6, THENCE N89°44'32"E 81.83 FEET TO THE POINT OF BEGINNING, THENCE N00°00'00"W 149.06 FEET, THENCE N89°47'24"E 32.57 FEET, THENCE S00°00'00"E 149.03 FEET, THENCE S89°44'32"W 32.57 FEET TO THE POINT OF BEGINNING, CONTAINING 4,855.13 SQUARE FEET OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 20:

PART OF LOTS 4, 5 AND 6, BLOCK 6 OF CLARK'S SECOND ADDITION, CITY OF BETNONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN DEED RECORD "O", PAGE 502, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 6, THENCE N89°44'32"E 114.40 FEET TO THE POINT OF BEGINNING, THENCE N00°00'00"W 149.03 FEET, THENCE N89°47'24"E 32.57 FEET, THENCE S00°00'00"E 149.01 FEET, THENCE S89°44'32"W 32.57 FEET TO THE POINT OF BEGINNING, CONTAINING 4,854.25 SQUARE FEET OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



SCALE 1" = 20 FEET

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.

11-2014

ROBERT J. CASTER, P.L.S. NO1370, ARKANSAS — DATE

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

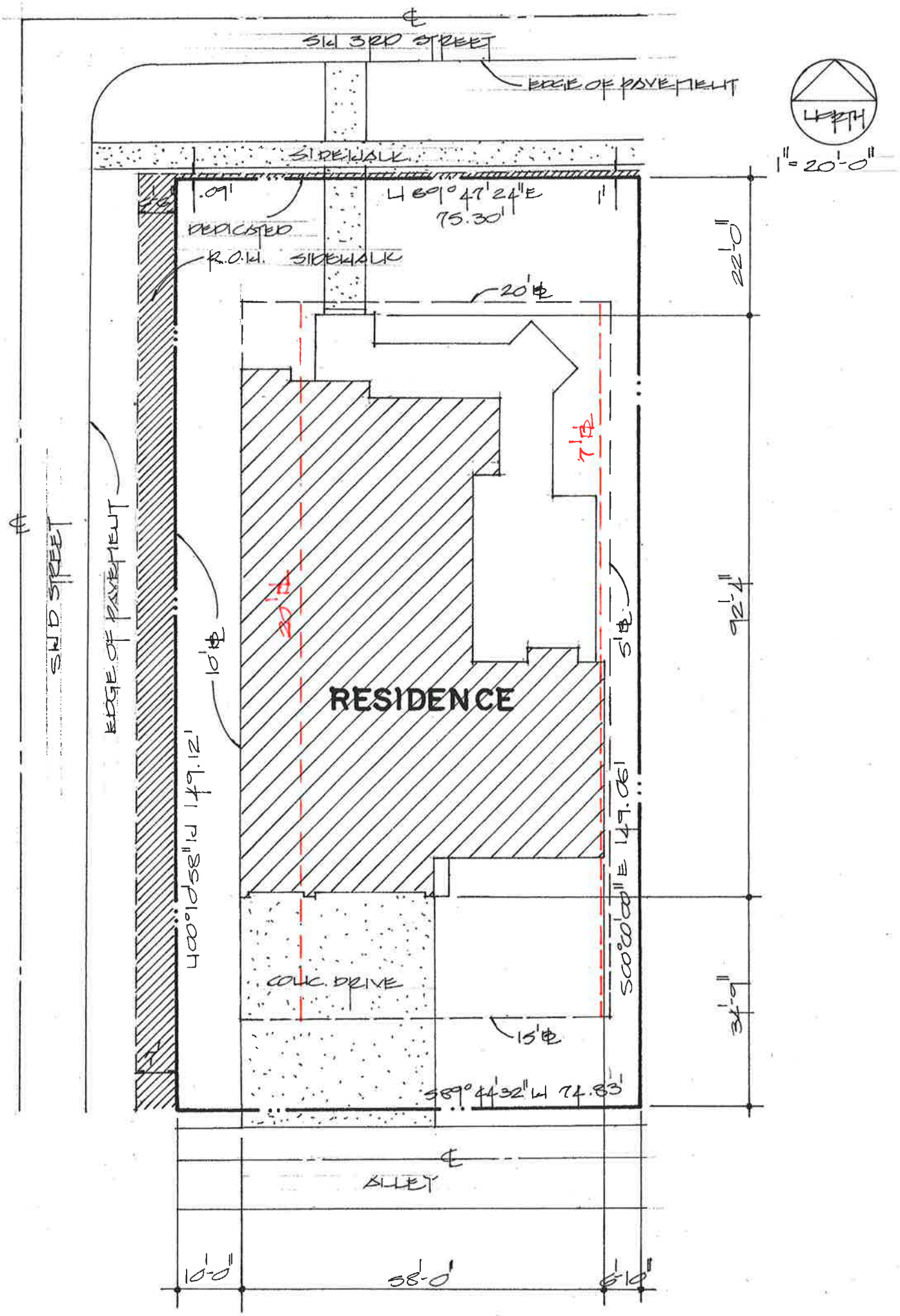
REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO 1370 — ROBERT J. CASTER

SCALE: 1" = 20' | DATE: 10-02-14

LOT SPLIT:
LOTS 4, 5 & 6, BLOCK 6
CLARK'S SECOND ADDITION
CREATING LOTS 18, 19 & 20

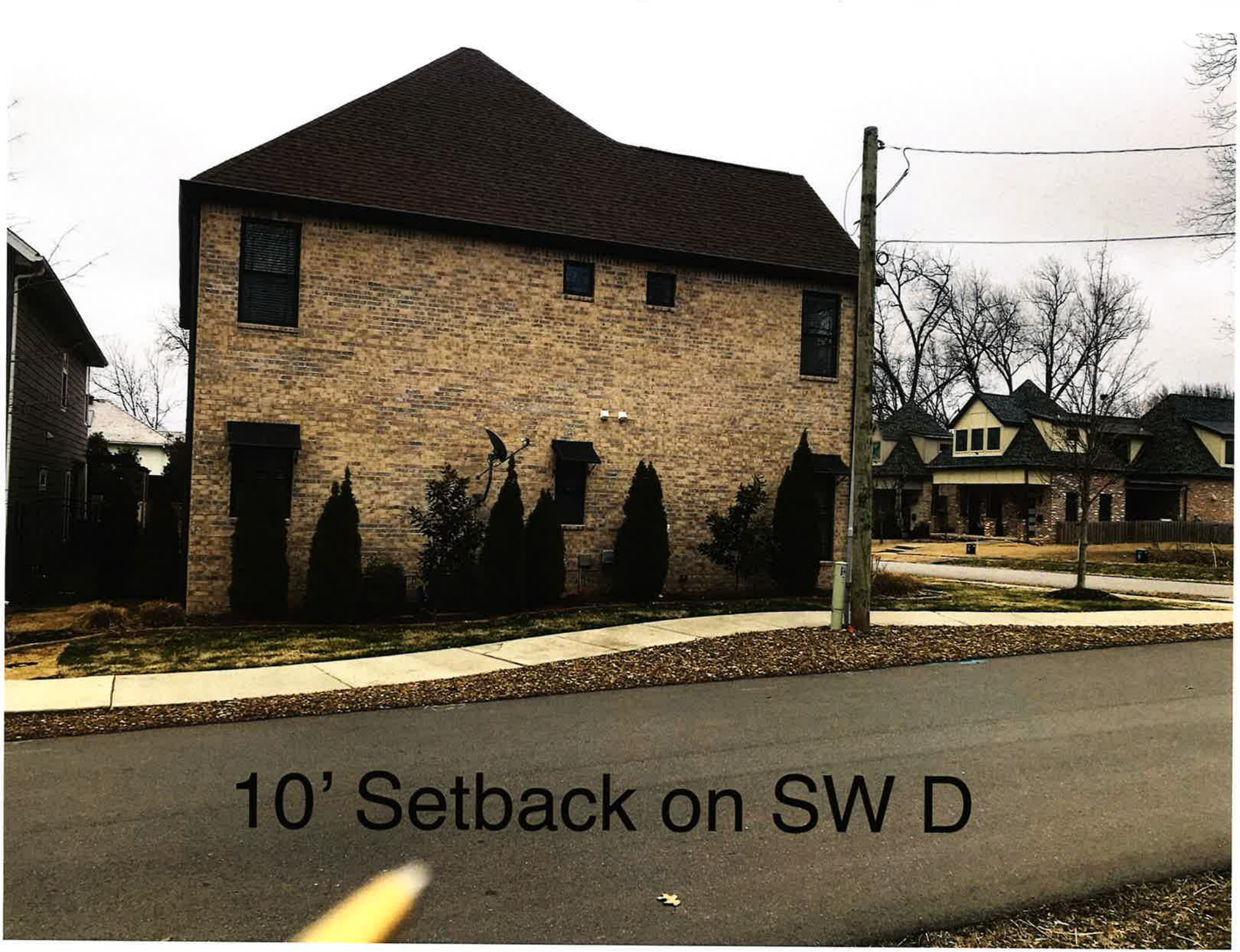
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
14-048	ASD	RJC	1 OF 1


SW 3RD STREET
EDGE OF PAVEMENT
SIDEWALK
.09'
N 89°47'24"E
75.30'
DEDICATED
R.O.W. SIDEWALK
20'
7'
5'
10'
RESIDENCE
EDGE OF PAVEMENT
SW D STREET
N00°01'58"W 149.12'
S00°00'00"E 149.06'
CONC. DRIVE
15'
S89°44'32"W 74.83'
ALLEY
10'-0"
58'-0"
6'-10"
22'-0"
92'-4"
34'-9"
NORTH
1" = 20'-0"

North View Toward SW 3rd

408 SW 3rd


10' Setback on SW D

SW D View to South

400
402 SW 5th Street

View From SW C Street

10' Setback on SW 5th Street

SAUMWEBER

custom residence for Mrs & Jan Saumweber, Bentonville, Arkansas

LEGAL DESCRIPTION

Lot 18, Block C, Cupple Acres Addition
City of Bentonville, Benton County, Arkansas

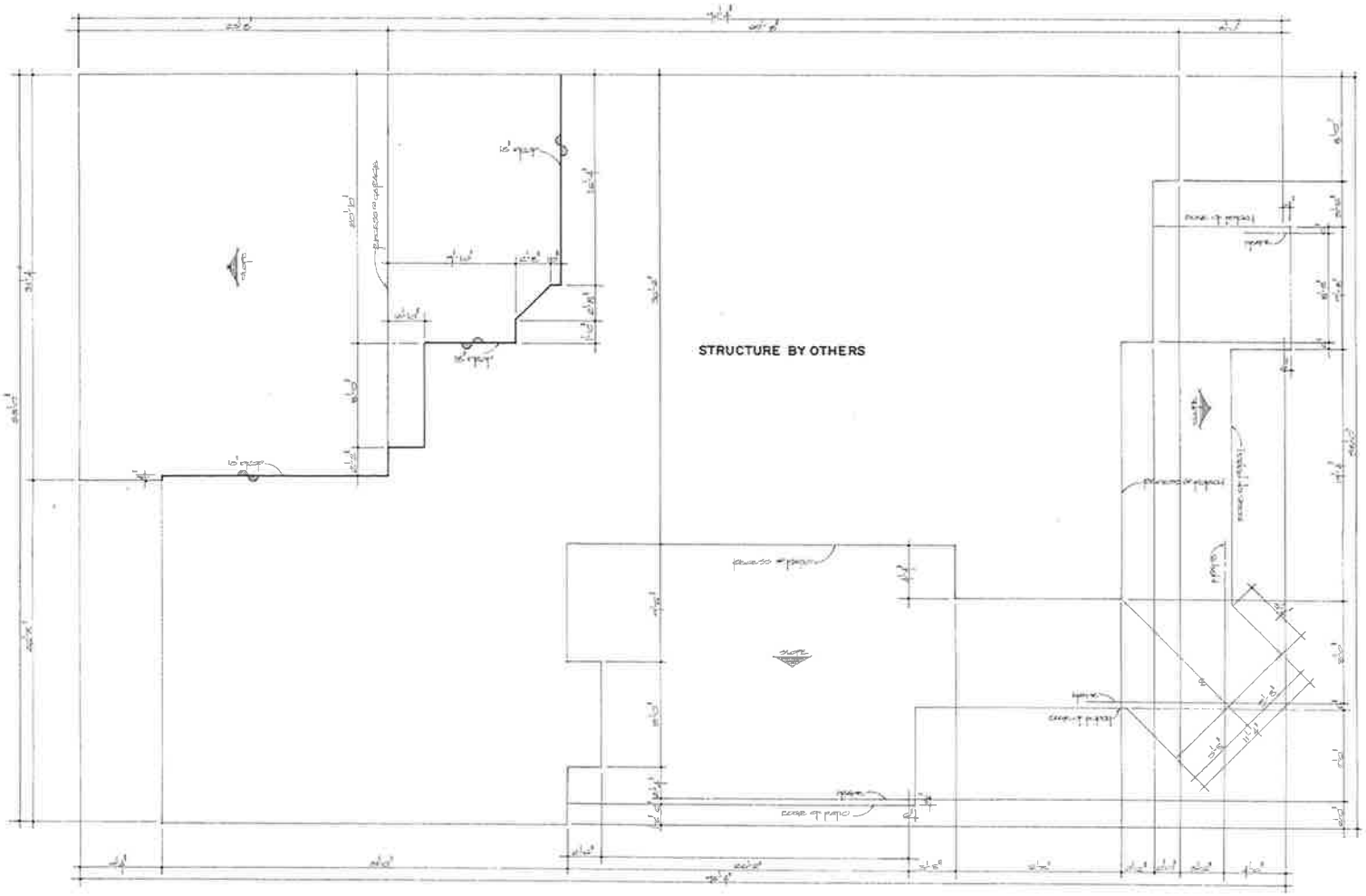
4/22/2019 SITE PLAN scale: 1"=20'-0"

Lance Johnson Building Company

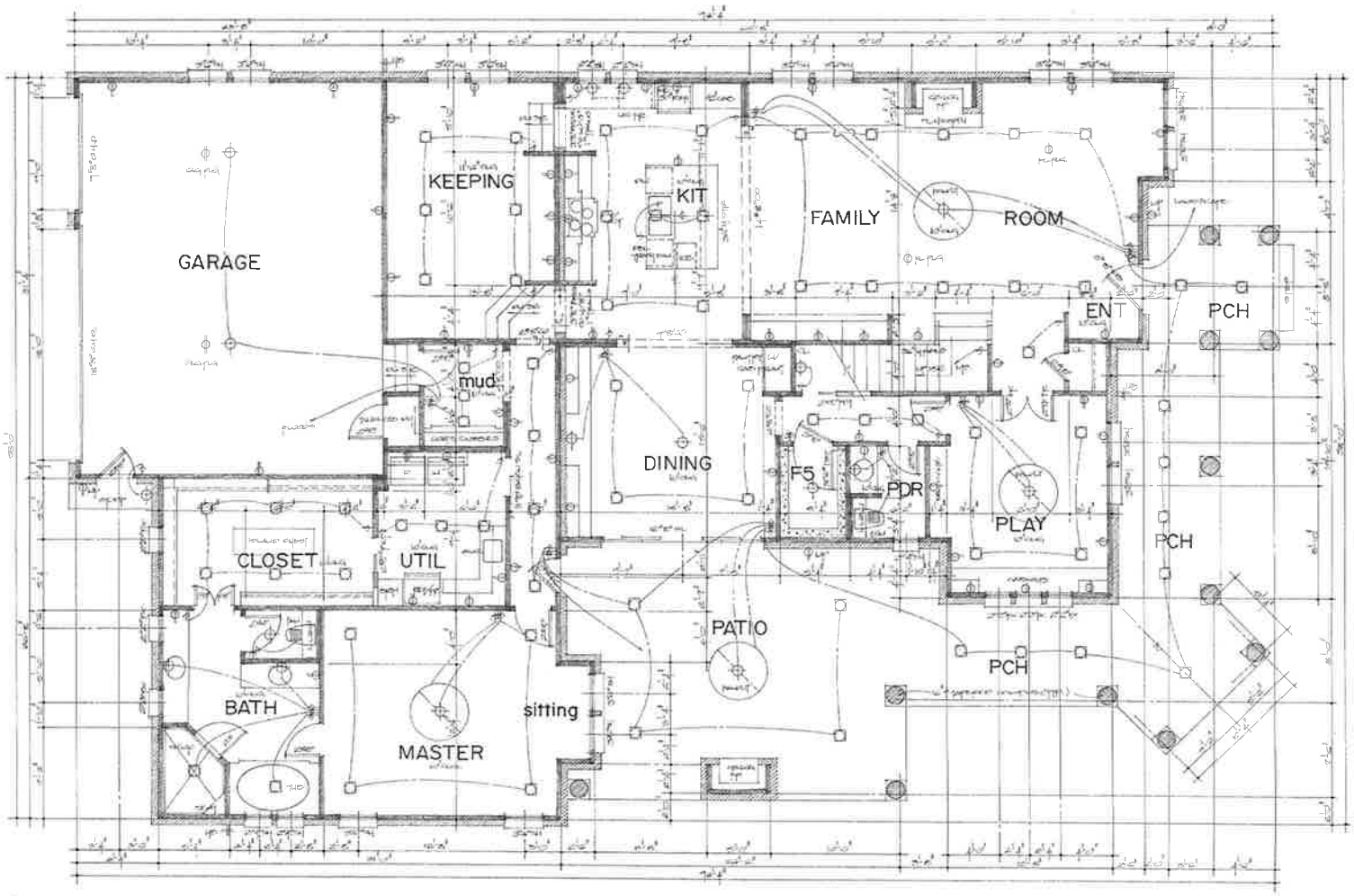
ADA Designs
Residential / Commercial Design and Planning Services
P.O. Box 684 • Eureka Springs, Arkansas 72632
Copyright ADA Designs • All rights reserved

Sheet 1 of c

Date	12/19
Drawn by	SHO
Drawing	4/22/2019

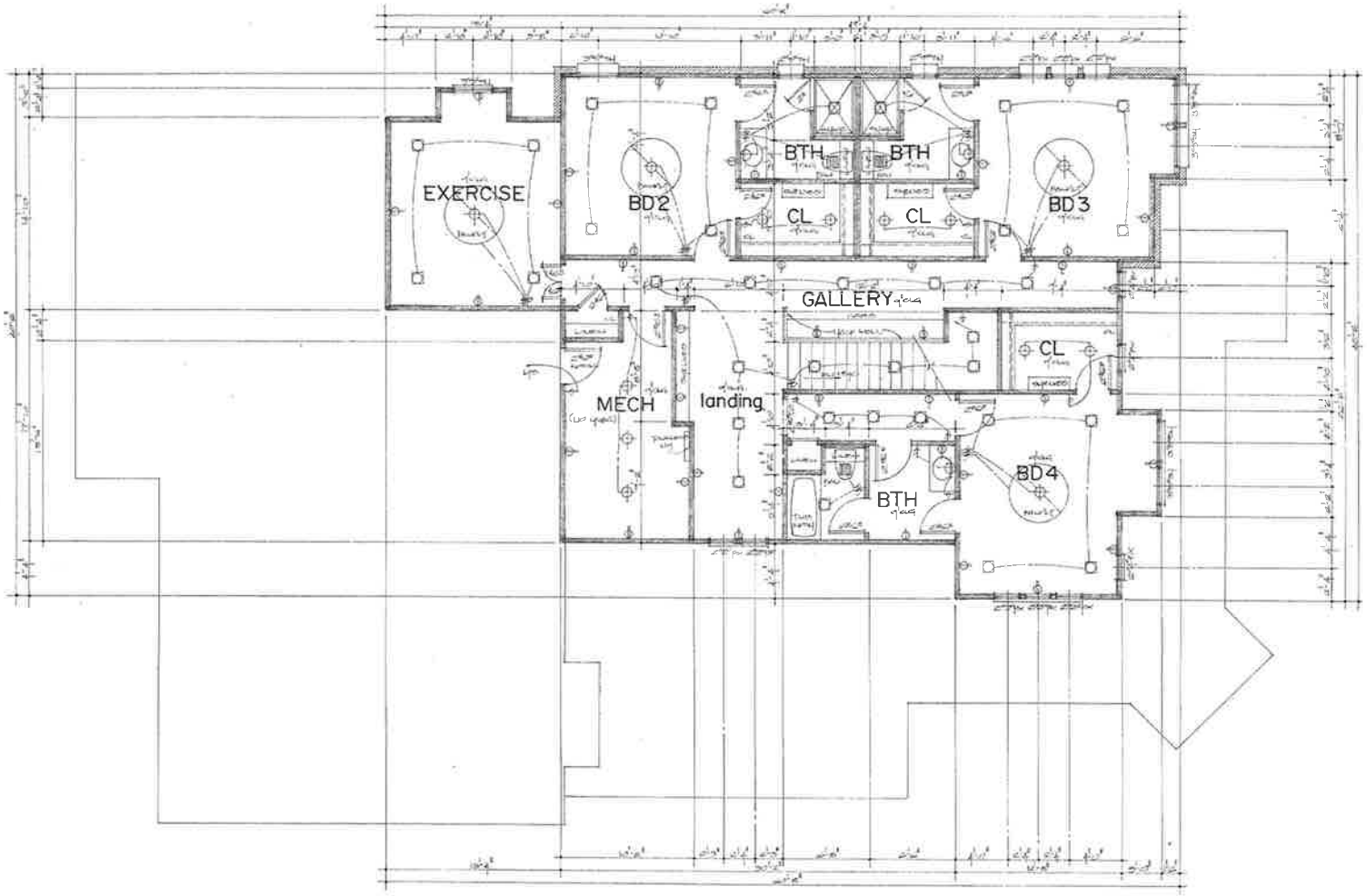


FOUNDATION PROFILE SCALE: 1/4" = 1'-0"



AREAS

FIRST FLOOR



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

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

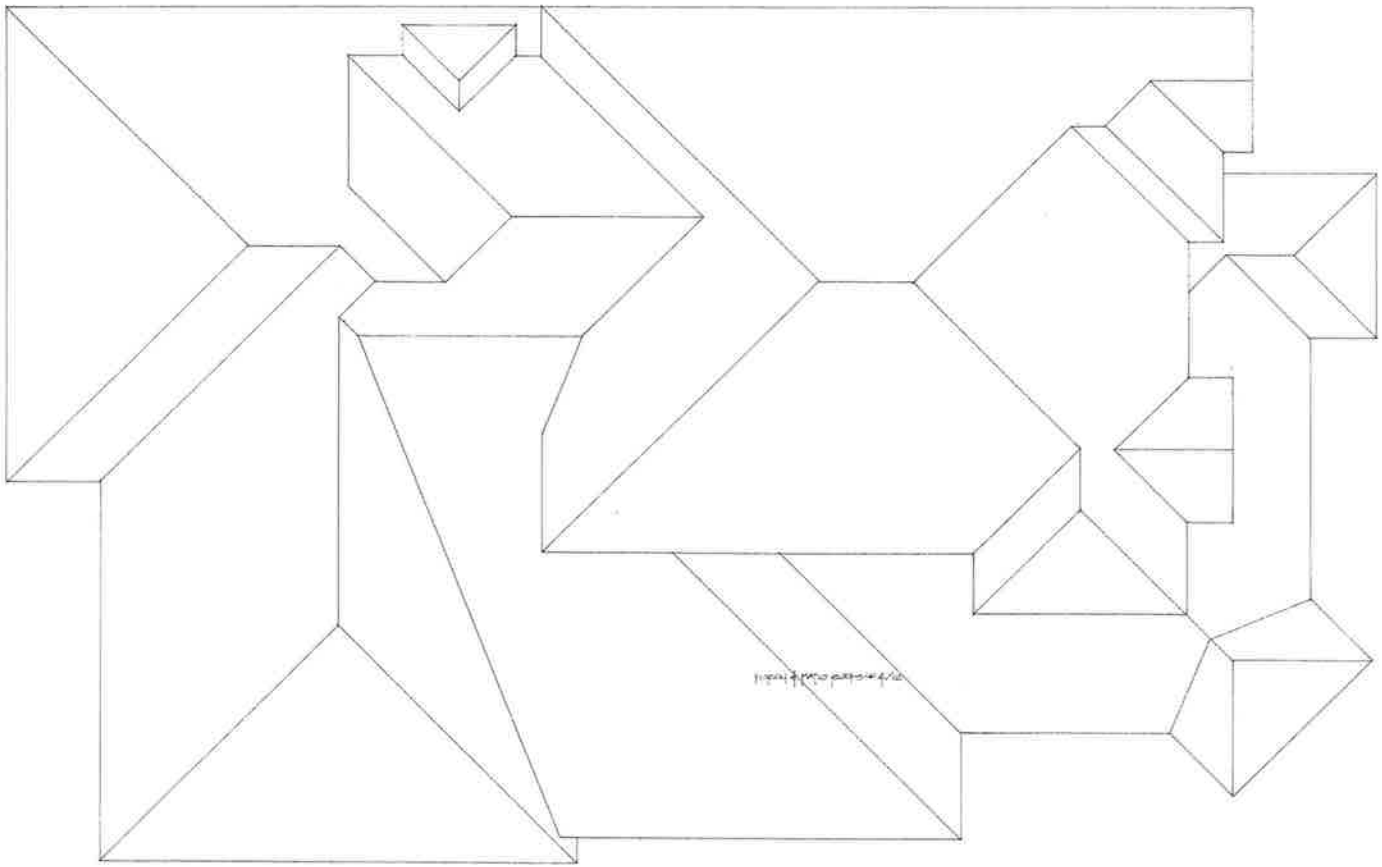
LEFT SCALE: 1/8"=1'-0"

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

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

4/22/2019 ELEVATIONS SCALE: AS NOTED

SHEET 5 OF 6



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

STANDARD NOTES

GENERAL

1. [illegible]
2. [illegible]
3. [illegible] in, on, or near the construction site.
4. All footings shall bear on undisturbed earth or rock as indicated, and shall have a minimum of 6 inches of cover from the top of the footing to finished grade, unless greater cover is indicated.

CHANGED CONDITIONS

1. Because evaluations of the project requires that certain assumptions be made regarding existing conditions, and because some of these assumptions cannot be verified without extensive additional studies, studies which require demolition or destruction of portions of the project, or studies which are beyond the scope of the investigative portion of the project, changed conditions may be encountered in the field.
2. Client or Contractor shall inform the Engineer of any changed conditions which are observed or encountered in the field. The Engineer shall evaluate the changed conditions and determine if any changes need to be made to the design. Contractor shall perform changes as directed by the Engineer. The Engineer shall assist the Client and Contractor with evaluation of appropriate Change Orders.

MISCELLANEOUS ITEMS

1. [illegible]
2. [illegible] writing prior to the disturbance of any point and is not to disturb the point until written permission to do so has been issued by the Engineer.
3. All existing trees outside of the limits of work are to be protected during the accomplishment of the work, and are not [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

EARTHWORK

1. Topographic and elevation data shown on the plans or included in the specifications are for the information of the Contractor. The Contractor shall make such additional investigations as required to acquaint himself adequately with the site topography, and the subsurface soil conditions for preparation of his bid, and for the successful execution of the work.
2. The Contractor is to be solely responsible for the protection of his work. Incidental grading is the responsibility of the Contractor and will be at no additional cost to the Owner. The Owner may direct the Contractor to perform necessary grading and drainage to prevent surface runoff from damaging the work.
3. [illegible]
4. [illegible] (ASTM-D698)
5. The top 12" of subgrade fill in the driveway [illegible] 2% of optimum moisture content (ASTM-D698)
6. The top 12" of subgrade fill under slabs or footings shall be compacted to 100% of the maximum dry density, plus or minus 2% of optimum moisture content (ASTM-D698)
7. [illegible]

MASONRY

1. All masonry shall comply with the standards set forth in Chapter 21, SBCCI, current edition.
2. Where brick or rock veneer is installed, brick ties are required at 24" O.C. vertically and 16" O.C. horizontally, staggered.
3. Brick and masonry mortar shall be Type M or Type S.
4. A bond beam shall be constructed at the top of all masonry block walls with 2 No. 5 bars continuous and grouted with 3000 psi pea gravel grout unless otherwise indicated.

CONCRETE AND GROUT

1. All concrete shall be air entrained 3000 psi minimum compressive strength at 28 days, Class "A".
2. [illegible]
3. [illegible]
4. Epoxy Grout used to grout anchor bolts shall be Simpson SET Epoxy Tie Adhesive, or approved equal. Installation shall be in accordance with the manufacturer's recommendations.
5. Drain gravel and gravel under slabs shall be a stable free draining well graded gravel, free of organic matter and debris.
6. Vapor barrier under slabs shall be a minimum 6 mil vinyl or visqueen film. Vapor barrier will be placed after the gravel under the slab has been placed, compacted, and smoothed.

REINFORCING STEEL

1. All reinforcing steel shall be Grade 60 deformed, and shall be shop fabricated when bends are required.
2. Heating of reinforcing steel to bend it in the field or welding of reinforcing steel will not be allowed.
3. [illegible]
4. All Welded Wire Fabric shall conform to ASTM A185, smooth fabric with an ASTM yield strength of 65,000 psi.

STRUCTURAL STEEL, ANCHOR BOLTS, AND MISCELLANEOUS METALS

1. Structural Steel shall be A36 unless otherwise indicated.
2. Anchor bolts and threaded bolts shall be A325 unless otherwise indicated.
3. All steel shapes and connections shall be fabricated according to the standards of the AISC, American Institute of Steel Construction, Manual of Steel Construction, latest edition.
4. All structural steel shall be primed with an approved primer paint following fabrication.
5. All structural steel not encased in concrete shall be painted with an epoxy paint system. Color to be selected by Owner.
6. Where utilized, knee braces shall be Simpson VBP Knee Braces or approved equal.
7. [illegible]
8. Contractor shall install knee braces in accordance with manufacturer's recommendations. Contractor shall utilize the fasteners provided by manufacturer with the knee braces. Knee braces shall be installed in pairs.

BAR JOISTS

1. Bar joists shall be fabricated in accordance with the standards of the Steel Joist Institute.
2. Bar joists shall be braced in accordance the recommendations of the Steel Joist Institute for top and bottom chords shall be braced laterally to prevent wrecking. Lateral bracing or bridging shall be attached at both ends with bridging anchors to weld walls, or cross braced at both ends at the last two joists.
3. Bridging shall be 3/4" bars, top and bottom. Cross Bracing, if used, shall be L 1 1/2 x 1 1/2 x 1/8.
4. Bar joists shall be attached at ends with 1/8" fillet welds, 1" long.

SHOP DRAWINGS

Contractor shall submit shop drawings or cut sheets for the following items to be reviewed by the Engineer. Only approved materials may be utilized in the construction.

1. [illegible]
2. Glued Laminated Timbers
3. Fabricated Structural Steel
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. Drainage Pipe, cut sheet
9. Geotextile Fabric, cut sheet
10. [illegible]

PRE-ENGINEERED TRUSSES

1. Horizontal bracing is required for [illegible] directly to top chords of truss.
2. Floor trusses which bear on their bottom chord shall be braced at their ends and at any interior support points with continuous lateral bracing, 2 X 4 or approved equal, at top and bottom chords.
3. Pre-engineered wood trusses shall be designed for the loading conditions shown on the plans and truss diagrams.
4. [illegible]
5. [illegible]

MANUFACTURED JOISTS, BEAMS & GIRDERS

1. [illegible]
   - Gang Lam LVL 2.0 E, W2950, by Louisiana Pacific, (i.e. LVL)
   - Parralam 2.0 E by Truss Joist MacMillan (i.e. Prllm)
   - Boise Cascade Versa Lam 2800, (i.e. VL)
   - Boise Cascade Joists (i.e. BCI)
2. [illegible]
3. Contractor may substitute competing brand manufactured joists, beams and girders for those specified with review and approval by the Engineer. In such case, the Contractor shall submit shop drawings, cut sheets, and such additional information as may be required to evaluate the proposed modification.
4. Manufactured joists, beams and girders used in exterior applications such as deck and bridge construction shall be wolmanized. (i.e. WOL)

GLUED LAMINATED BEAMS

1. Glued laminated beams and girders shall be of the type lumber and combination as shown on the plans. If not otherwise shown, glued laminated beams and girders shall be Southern Pine, Combination 20F - V5, or better.
2. Contractor shall submit shop drawings for all glued laminated timbers. Shop drawings shall include the timbers plus any hardware required for their installation.

SHEAR WALLS & WALL BRACING

1. Wind and Seismic bracing shall be in accordance with Section 2308.2, SBCCI.
2. All exterior Shear Walls shall be anchored to the foundation with a 3/4" bolt with washer at 4'-0" O.C. unless otherwise indicated.
3. All interior gypsum sided shear walls shall be anchored to the foundation or slab with a 5/8" bolt with washer at 4'-0" O.C. unless otherwise indicated.

WOOD FRAMING

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible] in accordance with Section 2310, SBCCI, current edition. Unless otherwise indicated, [illegible] with 8d nails at 6" O.C.
11. Unless otherwise indicated, all dimensional lumber shall be Southern Pine No. 2, No. 2 Dense, or Douglas Fir South No. 2. Studs may be stud grade spruce or fir.
12. Walls are to be capped with double top plates installed to provide overlapping corners. End joints shall be offset at least 48".
13. Wood for construction of exterior decks and elements shall be pressure treated.
14. All beams shall be braced laterally over support columns and at their ends with side plates, lateral braces, or with Simpson VBP Knee braces, or other approved knee or lateral braces. Knee and lateral braces may be shifted to the nearest joist which will clear the bearing support and allow proper installation of the braces.
15. At support columns, the full beam or girder shall have even support and bearing. Shims shall be solid sheets of plywood, masonite, or steel.
16. All floor joists, ceiling joists, and rafters shall be braced laterally with solid blocking over support beams, and at their ends with a rim joist, blocking, or bracing.
17. Where indicated on the plans, floor joists, ceiling joists, and rafters shall be braced laterally with solid blocking or cross bracing at mid-span, or with multiple rows of blocking to maintain the indicated unbraced length.

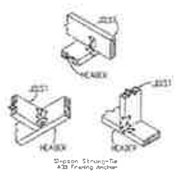
FRAMING ANCHORS

1. Floor trusses shall be attached to plates with framing anchors at each truss, Simpson A23 or approved equal.
2. Rafters shall be attached to double top plates with framing anchors at each joist, Simpson A35 or approved equal.
3. Deck joists shall be attached to beams with framing anchors at each joist, Simpson A35 or approved equal.
4. Framed beam connections shall be attached with Top Flange Hangers, Simpson GLT, locations and dimensions as shown on the plans, or approved equal.

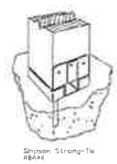
FOUNDATION DRAINAGE

1. Drainage pipe may be any of the following pipe materials:
   1. HDPE, N12, perforated, as manufactured by ADS or approved equal.
   2. PVC, SDR 35, perforated, or approved equal.
2. Drain gravel shall be a stable, free draining, well graded gravel, free of organic matter and debris.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

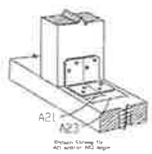
STANDARD NOTES
SCALE: N.T.S.



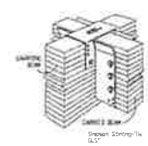
NOTE: USE FOR ATTACHMENT OF RAFTERS AT KNEE WALLS AND PLATES



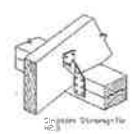
NOTE: SIMILAR TO ABE-46. USE FOR ALL EXTERIOR POST BASES



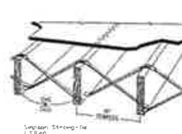
NOTE: USE TO ATTACH ALL FLOOR TRUSSES



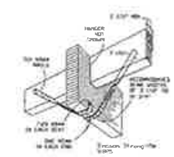
NOTE: USE FOR BEAM TO BEAM CONNECTIONS IF REQUIRED

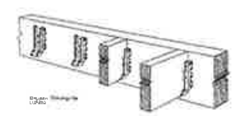


NOTE: USE FOR ATTACHMENT OF RAFTERS AT PLATES



NOTE: MAY BE USED IN PLACE OF WOOD BRIDGING OR WOOD CROSS BRACING


NOTE: USE USE AT ALL PIERS AND AT ENDS OF BEAMS


NOTE: USE FOR CEILING JOIST CONNECTIONS TO BEAMS

SIMPSON ANCHOR DETAILS
SCALE: N.T.S.

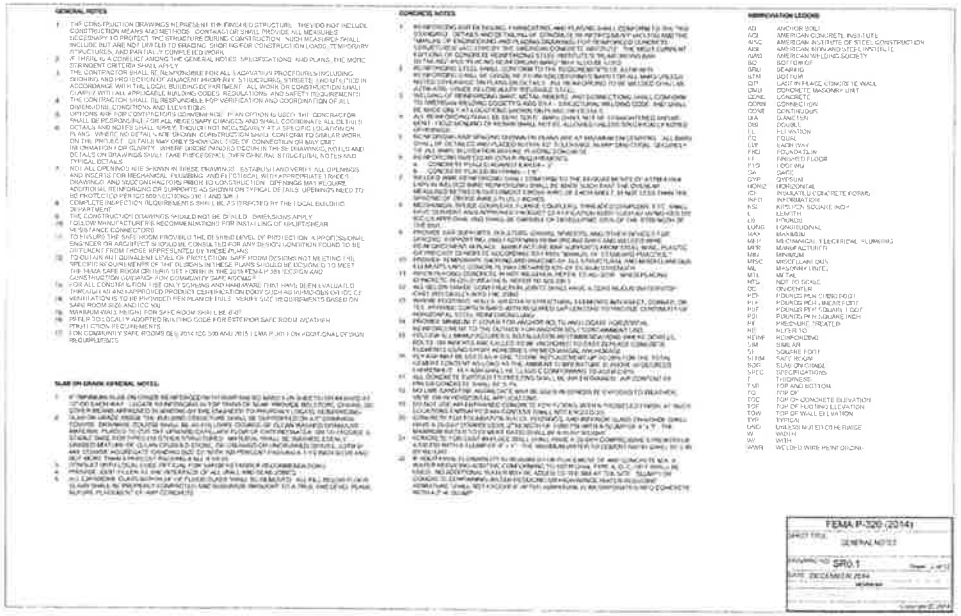
DETAILS

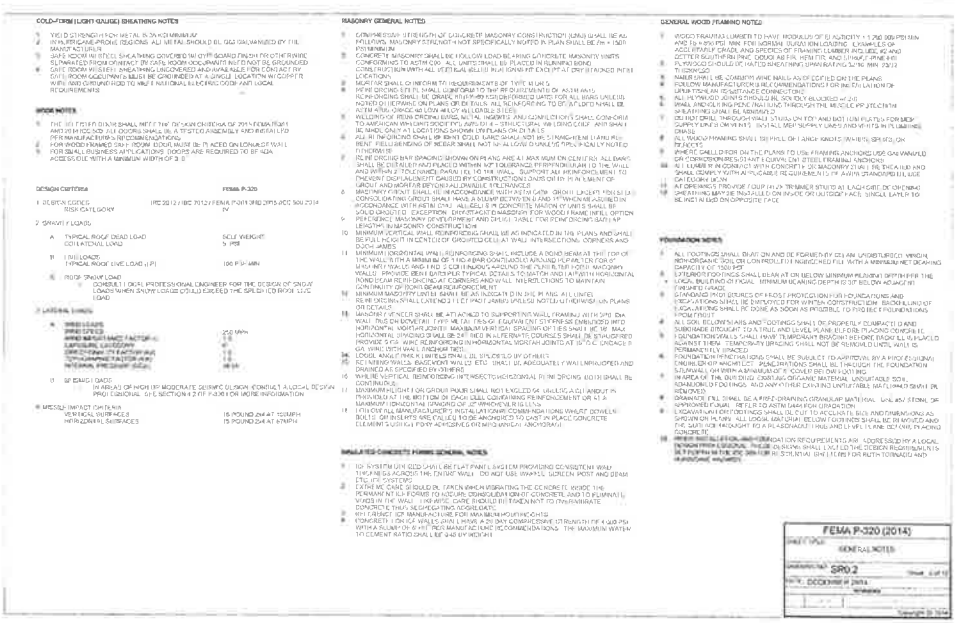
ADA Designs
Residential / Commercial Design and Planning services
P.O. Box 684 Eureka Springs, Arkansas 72632 501-253-8124
P.O. Box 820234 Fort Worth, Texas 76182

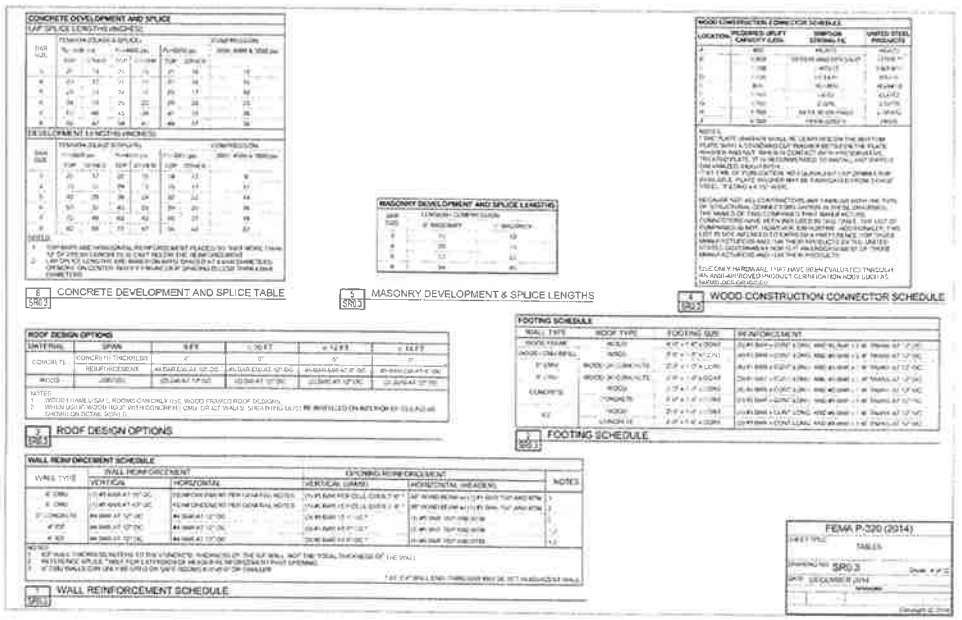
FEMA P-320 SAFE ROOM CONSTRUCTION PLANS TAKING SHELTER FROM THE STORM: BUILDING A SAFE ROOM IN YOUR HOME OR SMALL BUSINESS *

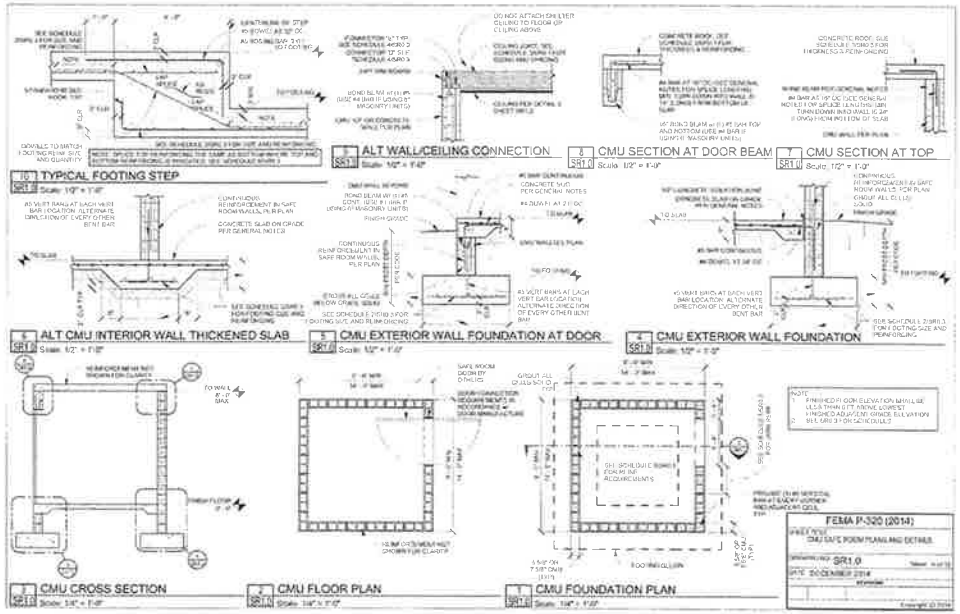
DRAWING #	SHEET TITLE
SR0.0	INDEX SHEET
SR0.1	GENERAL NOTES
SR0.2	GENERAL NOTES
SR0.3	TABLES
SR1.0	CMU SAFE ROOM PLANS AND DETAILS
SR1.1	CONCRETE SAFE ROOM PLANS AND DETAILS
SR1.2	ICF SAFE ROOM PLANS AND DETAILS
SR1.3	WOOD FRAME SAFE ROOM PLANS AND DETAILS
SR1.4	WOOD / CMU INFILL FRAME SAFE ROOM AND DETAILS
SR1.5	DETAILS FOR SAFE ROOMS THAT USE BASEMENT WALLS
SR2.1	SHEATHING REQUIREMENTS & WOOD FRAME SAFE ROOM WITH STEEL SHEATHING
SR2.2	EXHAUST / VENTILATION DETAILS

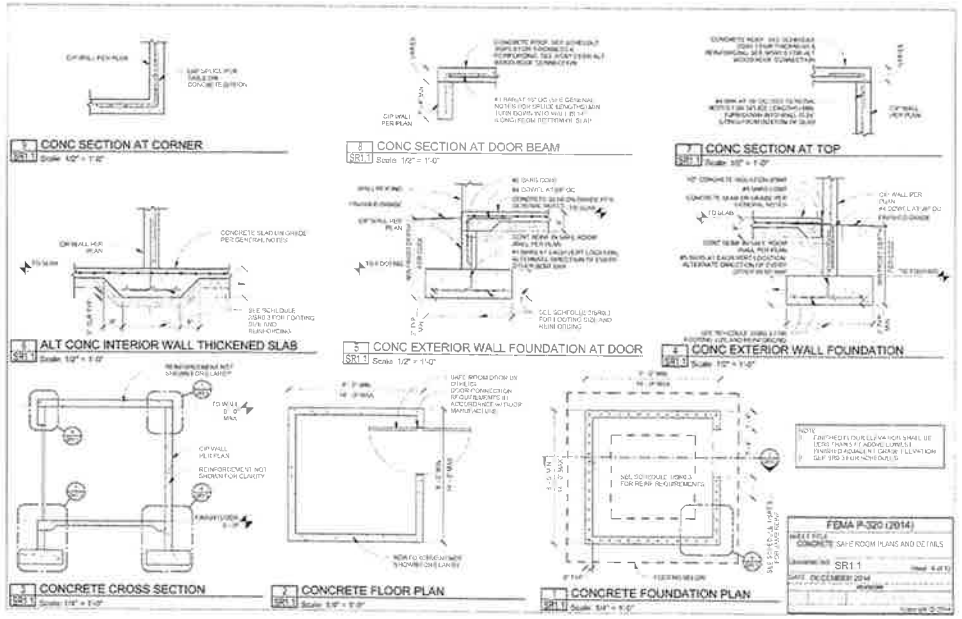
* SAFE ROOMS FOR SMALL BUSINESSES OR RESIDENTIAL USE WITH MORE THAN 16 OCCUPANTS ARE COMMUNITY SAFE ROOMS THAT HAVE ADDITIONAL REQUIREMENTS THAT THESE CONSTRUCTION PLANS DO NOT PROVIDE FOR. SEE SECTION 4.2 OF FEMA P-320 FOR FURTHER DETAILS.

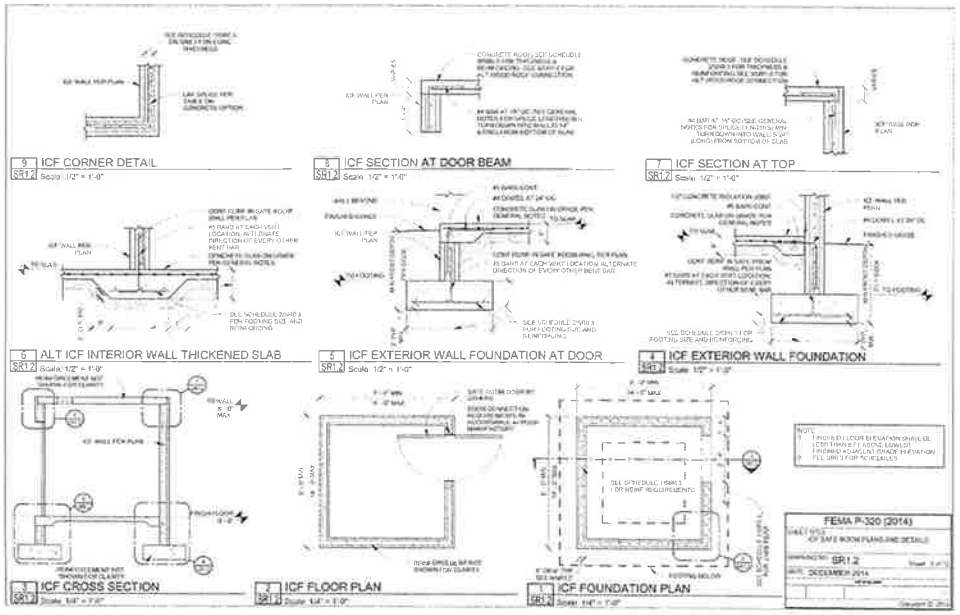


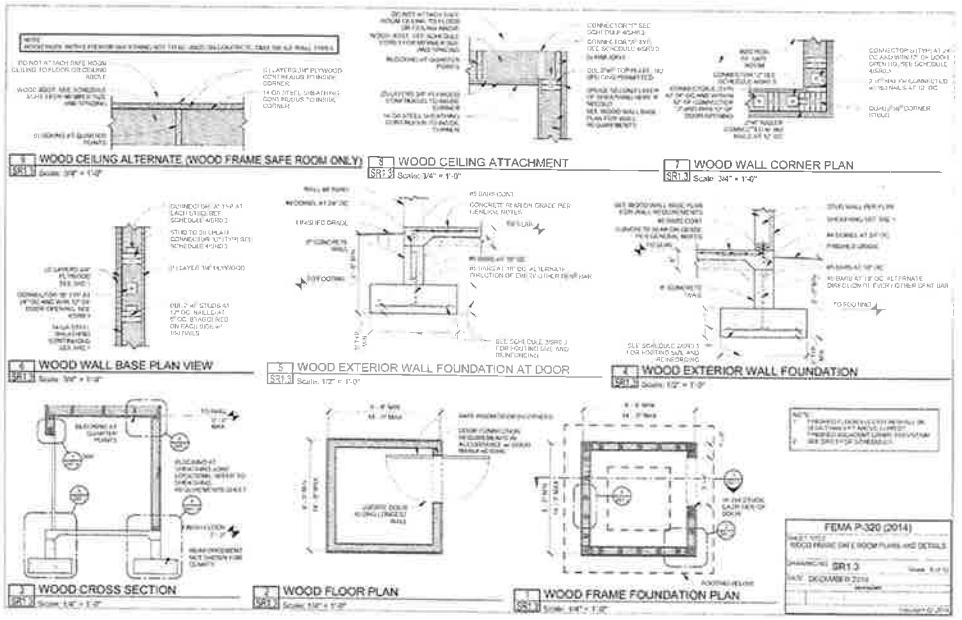


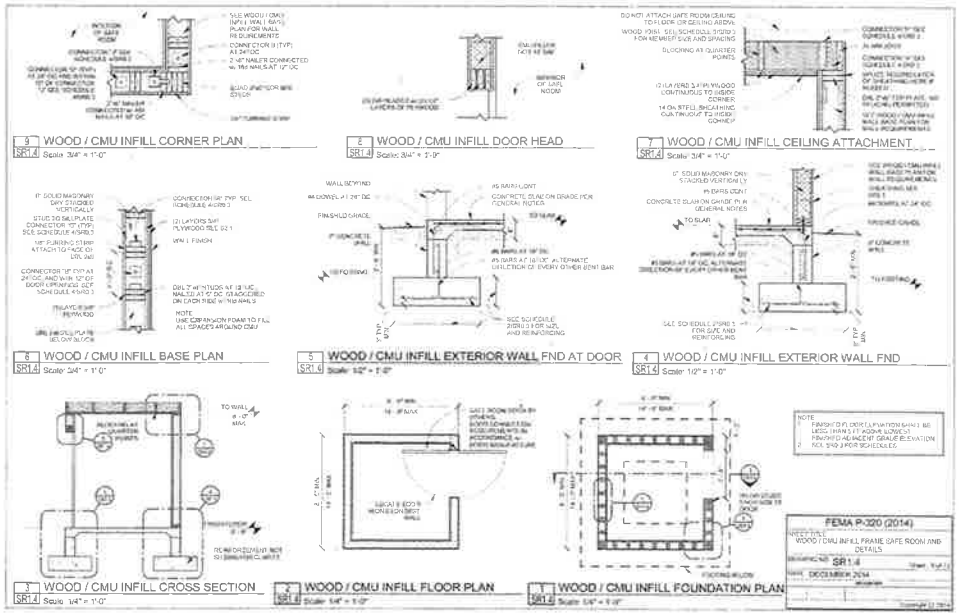


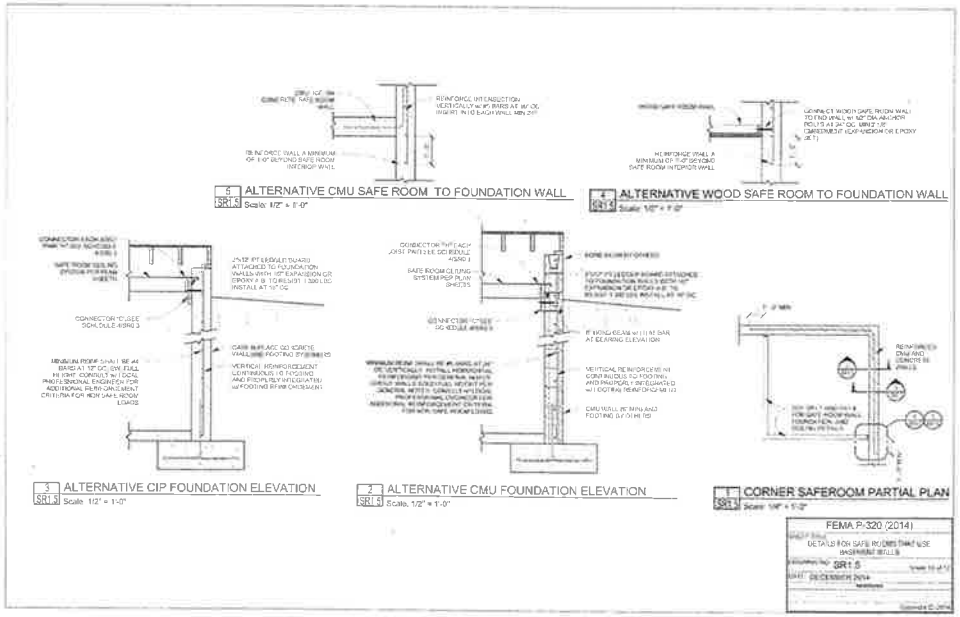

ALT WALL/CEILING CONNECTION
CMU SECTION AT DOOR BEAM
CMU SECTION AT TOP
TYPICAL FOOTING STEP
ALT CMU INTERIOR WALL THICKENED SLAB
CMU EXTERIOR WALL FOUNDATION AT DOOR
CMU EXTERIOR WALL FOUNDATION
CMU CROSS SECTION
CMU FLOOR PLAN
CMU FOUNDATION PLAN
FEMA P-320 (2014)
SR1.0

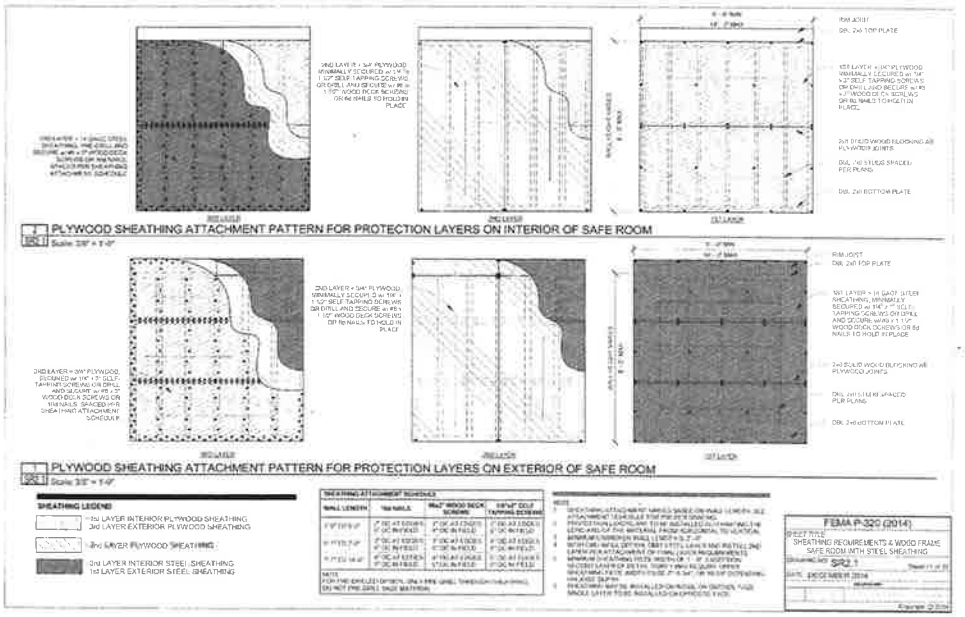

CONC SECTION AT CORNER
CONC SECTION AT DOOR BEAM
CONC SECTION AT TOP
ALT CONC INTERIOR WALL THICKENED SLAB
CONC EXTERIOR WALL FOUNDATION AT DOOR
CONC EXTERIOR WALL FOUNDATION
CONCRETE CROSS SECTION
CONCRETE FLOOR PLAN
CONCRETE FOUNDATION PLAN
FEMA P-320 (2014)
SR1.1

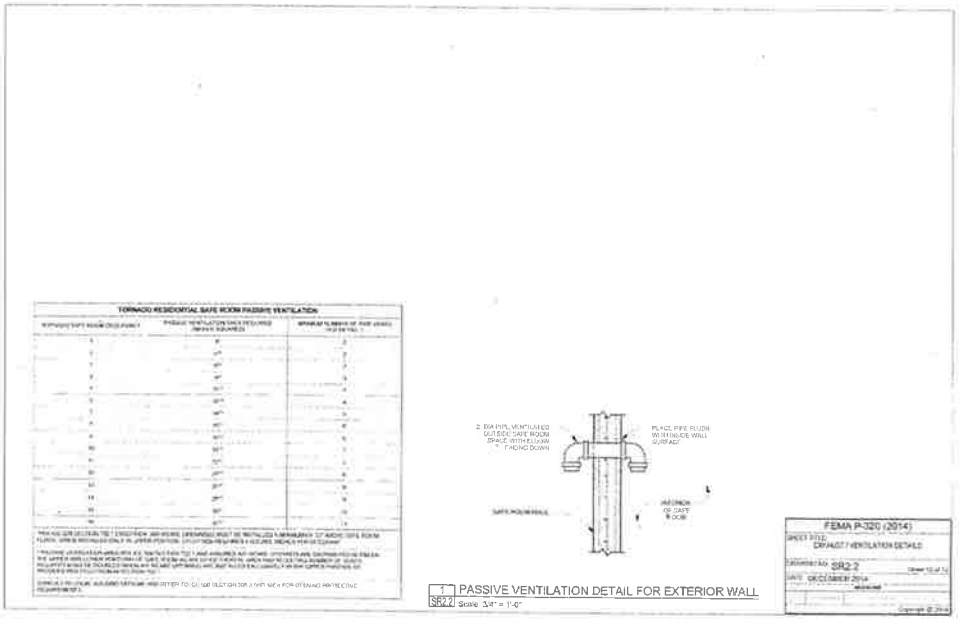

ICF CORNER DETAIL
ICF SECTION AT DOOR BEAM
ICF SECTION AT TOP
ALT ICF INTERIOR WALL THICKENED SLAB
ICF EXTERIOR WALL FOUNDATION AT DOOR
ICF EXTERIOR WALL FOUNDATION
ICF CROSS SECTION
ICF FLOOR PLAN
ICF FOUNDATION PLAN
FEMA P-320 (2014)
SR1.2


WOOD CEILING ALTERNATE (WOOD FRAME SAFE ROOM ONLY)
WOOD CEILING ATTACHMENT
WOOD WALL CORNER PLAN
WOOD WALL BASE PLAN VIEW
WOOD EXTERIOR WALL FOUNDATION AT DOOR
WOOD EXTERIOR WALL FOUNDATION
WOOD CROSS SECTION
WOOD FLOOR PLAN
WOOD FRAME FOUNDATION PLAN
FEMA P-320 (2014)
SR1.3


9 WOOD / CMU INFILL CORNER PLAN
SR1.4 Scale: 3/4" = 1'-0"
2 WOOD / CMU INFILL DOOR HEAD
SR1.4 Scale: 3/4" = 1'-0"
7 WOOD / CMU INFILL CEILING ATTACHMENT
SR1.4 Scale: 3/4" = 1'-0"
6 WOOD / CMU INFILL BASE PLAN
SR1.4 Scale: 3/4" = 1'-0"
5 WOOD / CMU INFILL EXTERIOR WALL FND AT DOOR
SR1.4 Scale: 1/2" = 1'-0"
4 WOOD / CMU INFILL EXTERIOR WALL FND
SR1.4 Scale: 1/2" = 1'-0"
3 WOOD / CMU INFILL CROSS SECTION
SR1.4 Scale: 1/4" = 1'-0"
2 WOOD / CMU INFILL FLOOR PLAN
SR1.4 Scale: 3/4" = 1'-0"
1 WOOD / CMU INFILL FOUNDATION PLAN
SR1.4 Scale: 3/4" = 1'-0"
FEMA P-320 (2014)
WOOD / CMU INFILL FRAME SAFE ROOM AND DETAILS
SR1.4
DECEMBER 2014


5 ALTERNATIVE CMU SAFE ROOM TO FOUNDATION WALL
SR1.5 Scale: 1/2" = 1'-0"
4 ALTERNATIVE WOOD SAFE ROOM TO FOUNDATION WALL
SR1.5 Scale: 1/2" = 1'-0"
3 ALTERNATIVE CIP FOUNDATION ELEVATION
SR1.5 Scale: 1/2" = 1'-0"
2 ALTERNATIVE CMU FOUNDATION ELEVATION
SR1.5 Scale: 1/2" = 1'-0"
1 CORNER SAFEROOM PARTIAL PLAN
SR1.5 Scale: 1/4" = 1'-0"
FEMA P-320 (2014)
DETAILS FOR SAFE ROOMS THAT USE INSERTED WALLS
SR1.5
DECEMBER 2014


1 PLYWOOD SHEATHING ATTACHMENT PATTERN FOR PROTECTION LAYERS ON INTERIOR OF SAFE ROOM
SR2.1 Scale: 3/8" = 1'-0"
1 PLYWOOD SHEATHING ATTACHMENT PATTERN FOR PROTECTION LAYERS ON EXTERIOR OF SAFE ROOM
SR2.1 Scale: 3/8" = 1'-0"
SHEATHING LEGEND
1st LAYER INTERIOR PLYWOOD SHEATHING
3rd LAYER EXTERIOR PLYWOOD SHEATHING
2nd LAYER PLYWOOD SHEATHING
2nd LAYER INTERIOR STEEL SHEATHING
1st LAYER EXTERIOR STEEL SHEATHING
FEMA P-320 (2014)
SHEATHING REQUIREMENTS & WOOD FRAME SAFE ROOM WITH STEEL SHEATHING
SR2.1
DECEMBER 2014


TORNADO RESIDENTIAL SAFE ROOM PASSIVE VENTILATION
1 PASSIVE VENTILATION DETAIL FOR EXTERIOR WALL
SR2.2 Scale: 3/4" = 1'-0"
FEMA P-320 (2014)
DRAFT / VENTILATION DETAILS
SR2.2
DECEMBER 2014