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MEMO

DATE: 1 OCTOBER 2020
PROJECT: 189 CHENEY ROAD, GREENSBORO VT

To the Greensboro Development Review Board;

For your consideration, I present our plans for renovations at 189 Cheney Road. Currently, there is an existing camp with a failing foundation. We are proposing to lift the existing structure and place on a new full foundation, instead of piers, 10 feet back from its existing location. We feel the added space between the structure and water will benefit the shoreline, as the existing is quite minimal.

As part of the move, there is an older addition on the north side of the camp, as well as the lake side porch that it has been recommended that we do not try to save. In our design we plan to rebuild the northern addition and porch within the same square footage. This has provided us the opportunity to design a more compelling addition, while also updating the look of the camp with new windows and doors that are shown in the attached drawings.

We hope to add a small front deck and a 90 sf covered entryway on the street side, which has no impact on the shoreline. We plan to add planting beds surrounding the foundation as seen in the landscape plan, minimum of 470 sf, using native plantings (species to be determined).

In addition to the structural work presented, we are also in the process of upgrading the septic system with a new tank and mound design. The previous system has not failed; however, it is quite old, and the owners felt compelled to ensure the longevity of the camp with this upgrade. With this work, we are not applying for additional capacity. Given the small size of the lot, this is a non-conforming lot per the towns current zoning regulations. While our proposed design does not bring the camp into compliance, our goal was to improve the siting, while not losing the functionality of the camp.

Thank you for your time and consideration.
Sincerely,

Adam Davis

**APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR RECONSTRUCTION OR RELOCATION OF NONCONFORMING STRUCTURES
IN THE SHORELAND PROTECTION DISTRICT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2020-023 Tax Map Number 23-20-05
 Zoning District Shoreland Protection
 Date Application Received 10/2/2020 Fee Paid \$ 265⁰⁰
 Reason for Seeking Conditional Use Permit or Variance:
Reconstruction & relocation of a Nonconforming building on a Nonconforming lot.
2.7 Shoreland Protection District; 5.4 Conditional Use; 5.5 Variance; 8.9

Please provide all of the information requested in this application. Failure to provide all required Nonconforming information will delay the processing of this application. Submit the completed application and a check Uses + Structures. payable to the Town of Greensboro.

Applicant(s):

Name(s): ADAM DAVIS - J. GRAHAM GOLDSMITH ARCHITECTS
 Mailing Address: 7 KILBURN ST. BURLINGTON, VT 05401
 Telephone(s) Home: _____ Work: 802-862-4053 Cell: _____
 E-Mail: adavis@jgarchitects.com

Landowner(s) (if different from applicant(s)):

Name(s): DANIEL DAVIS, WILLIAM DAVIS & LAURIE CALLAHAN
 Mailing Address: 151 WOODCREST ROAD, MONTPELIER, VT 05602
 Telephone(s) Home: _____ Work: _____ Cell: _____
 E-Mail: ldcallahan@comcast.net

Physical Location of Property (911 address):

189 CHENEY ROAD

Type of Permit:

Conditional Use Variance

Permits Which May Be Necessary:

State Septic & Potable Water Permits - required prior to approval _____

Pre-development Submission Requirements:

- An existing condition site assessment providing slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and vegetated lands.
- A map drawn to scale showing the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Resource Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the Vermont Low Impact Development Guide for Residential and Small Sites.
- An erosion and sediment control plan that incorporates accepted management practices as recommended by the state of Vermont is The Low Risk Site Handbook for Erosion Prevention and Sediment Control.

Property Description:

Acreage in lot .31

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage 92'-0"

Setbacks:	Front <u>83'-7"</u> (to center of road)	Left Side <u>21'-2"</u>
	Right side <u>16'-8"</u>	Rear <u>NA</u>
	Lakeshore <u>39'-2"</u>	Shoreline Frontage <u>76'-0"</u>
	Lot Width <u>92'-0"</u>	Lot Depth <u>154'-0"</u>
	Other _____	

Dimensions of Proposed and Existing Buildings:

Existing:

Length 30'-2" No. of Stories 2
 Width 40'-1"
 Height 26'-3"

Proposed:

Length 30'-2" No. of Stories 2
 Width 40'-1"
 Height 26'-3"

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 2178

Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") SEASONAL RESIDENCE, 3 BEDROOMS

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) SEASONAL RESIDENCE, 3 BEDROOMS

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waste water system.

Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

SEE ATTACHED DRAWINGS

If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths.** *New lawns shall not extend into the buffer.*

Mitigation Measures:

Mitigation is an action required of a shoreland property owner designed to compensate for shoreland buffer lost to impervious surfaces within the Shoreland Protection District.

In circumstances where nonconforming structures are permitted to be expanded or reconstructed within the Shoreland Buffer Resource Zone, the Development Review Board (DRB) shall require the shoreland property owner to create and adhere to an approved mitigation plan.

Measures which may be included in such a plan are as follows:

- **Buffer Restoration.** Returning mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation in order to restore the lakeshore buffer. **Must be part of the approved mitigation plan.**
- **Rain Gardens.**
- **Implementation of erosion and stormwater runoff controls.** Creating runoff capture and building infiltration structures to prevent stormwater runoff from reaching the lake.
- **Removal of nonconforming or obtrusive accessory structures** within the shoreland setback area.
- **Additional site specific requirements** can be determined by the Development Review Board before final plan approval, based on a review of site conditions and the need for any special buffer area protection or restoration measures.

Please provide the DRB with your proposed mitigation plan. Suggestions and descriptions of various mitigation measures are available from the Zoning Administrator or on-line at www.greensborovt.org/zoning.

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Laws).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Laws).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) [Signature] ZCA Date 9.30.20

Signature of Landowner(s) [Signature] Date Sept. 30, 2020

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

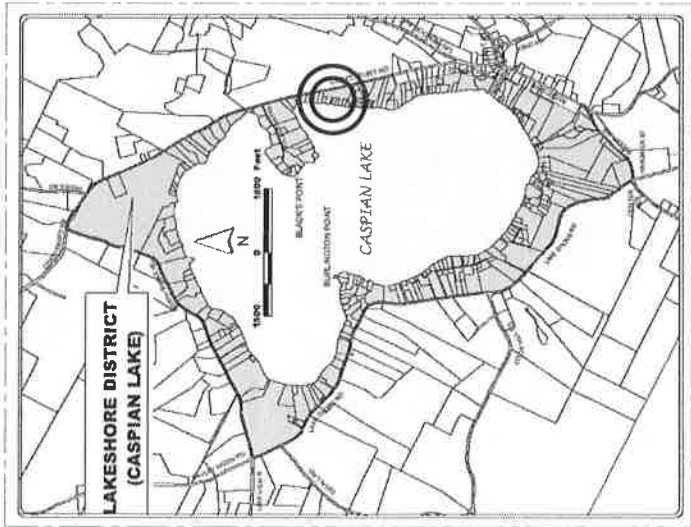
Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0130.

FOR ADMINISTRATIVE USE ONLY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
<input checked="" type="checkbox"/> Referred to the Development Review Board	
Date <u>10-6-2020</u>	Signature <u>[Signature]</u>
Remarks and/or Conditions: _____	
Date of Approval or Denial by Development Review Board: _____	
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date)	
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date)	

189 Cheney Road

Proposed Move/Renovation

Greensboro, VT



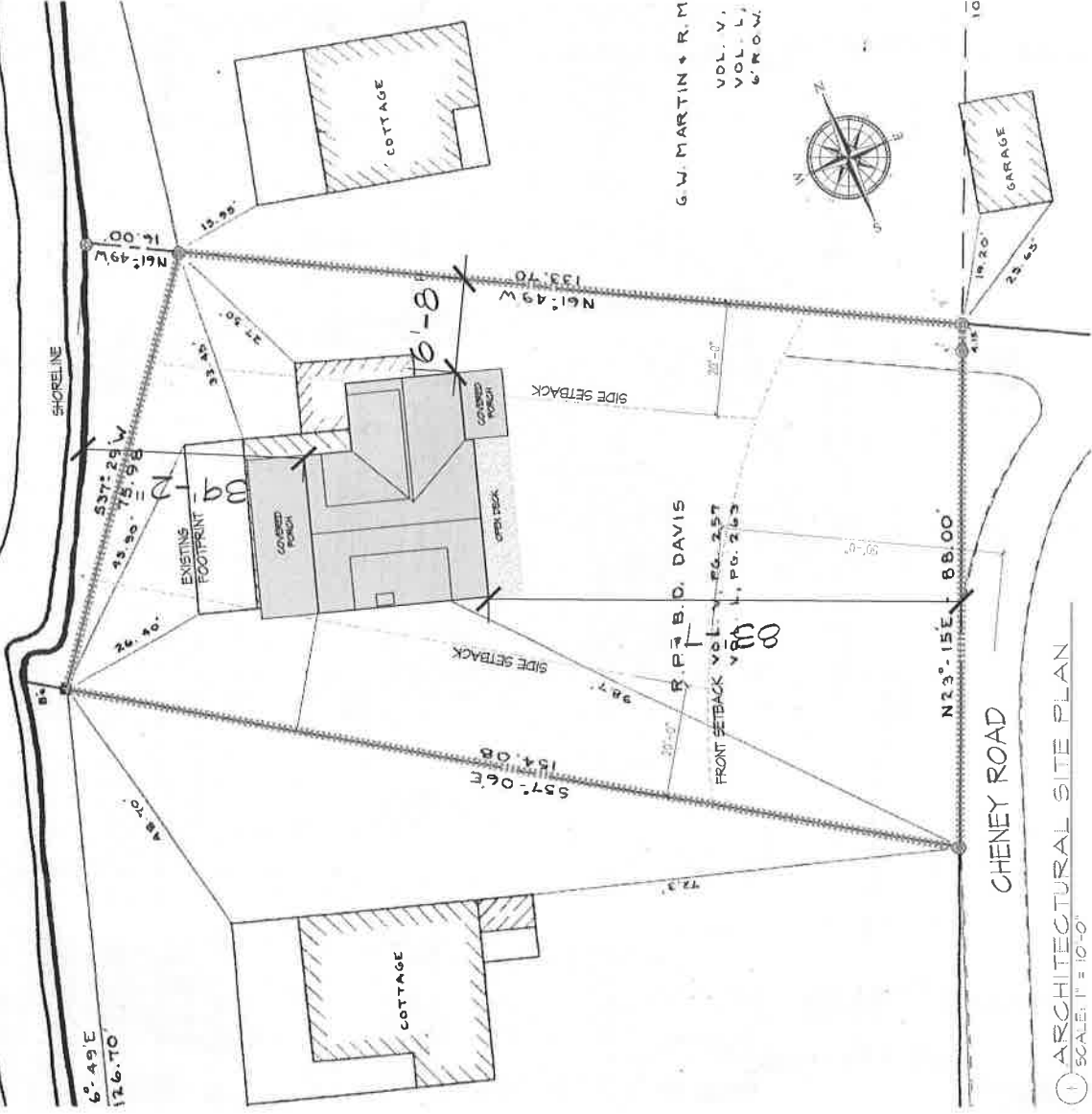
Vicinity Map

NTS

ZONING DIMENSIONAL REQUIREMENTS:

189 Cheney Road - Pre Existing/Non Conforming
Zoning District: Shoreland Protection District

Minimum Lot Size -	REQUIRED	ACTUAL
100'-0"	100'-0"	12,245 SF
Mn. Lot Width/Profile Exposure -	50'-0"	50'-0"
Side/Side setback -	20'-0"	20'-0"
Rear Setback -	50'-0"	18'-8" / 21'-2"
Maximum Height -	30'-0"	26'-3" Average



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

TOBYAN GORDON
ARCHITECTS
100 N. MAIN ST., SUITE 100
GREENSBORO, VT 05743
TEL: (802) 251-1111
WWW.TGARCHITECTS.COM

NO.	DATE	DESCRIPTION

SCALE & DIMENSIONS

PLANNING KEY

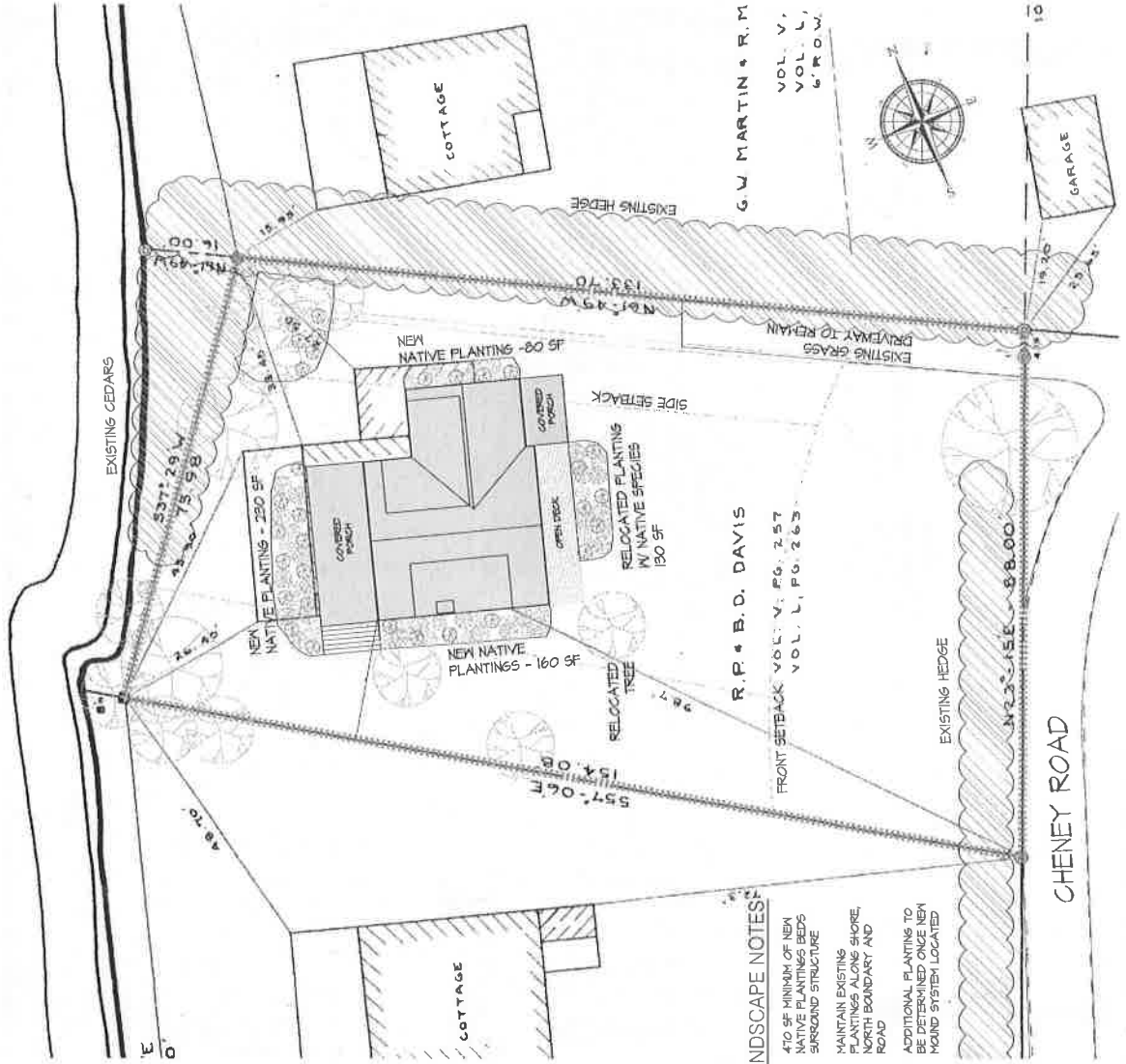
189
Cheney Road
Greensboro, VT
Project Title
189 Cheney Road
189 Cheney Road
189 Cheney Road

PROPOSED
SITE PLAN AND
LOT
INFORMATION

DATE	AS NOTED
07/20/20	
08/01/20	
08/01/20	
08/01/20	
08/01/20	

A0

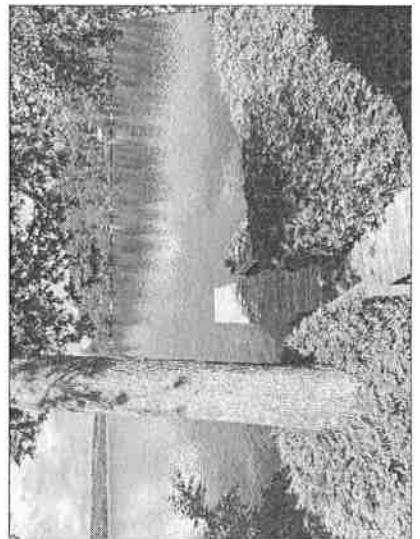
LAKE



LANDSCAPE NOTES:

1. 470 SF MINIMUM OF NEW NATIVE PLANTINGS BEDS SURROUND STRUCTURE
2. MAINTAIN EXISTING PLANTINGS ALONG SHORE, NORTH BOUNDARY AND ROAD
3. ADDITIONAL PLANTING TO BE DETERMINED ONCE TEN ROAD SPIDER LOCATED

1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



2 PICS OF EXISTING VEGETATION
SCALE: NT5

J. COKRAN COLDSWORTH
ARCHITECTS

100 SOUTH STREET
DURHAM, N.H. 03824
TEL: 603-853-3333
WWW.COKRANARCHITECTS.COM

DESIGNED BY	DATE

SCALE & DIMENSIONS

REGISTERED SET

189
Cheney Road
Greenfield, VT

R.P. & B.D. DAVIS
The Davis Family

DRAWING TITLE
PROPOSED
LANDSCAPE
PLAN

SCALE	AS SHOWN
DATE	10-01-20
DRAWN	J.P.
CHECKED	J.P.
DATE	10-01-20

A0.0

CRISTIAN COZZIMINI
ARCHITECTS

REVISION	DATE	BY	CHKD

SCALE & DIMENSIONS

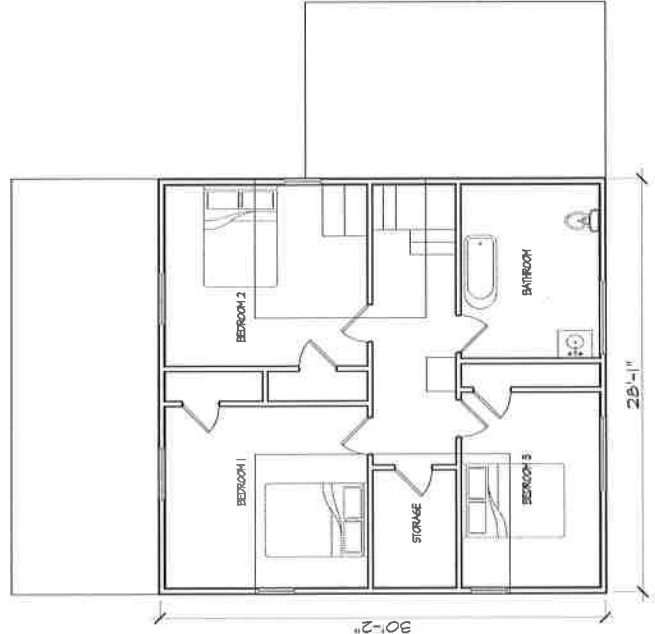
BUILDING KEY

189
cheney road
Cheney, VT
a project for
the Davis family

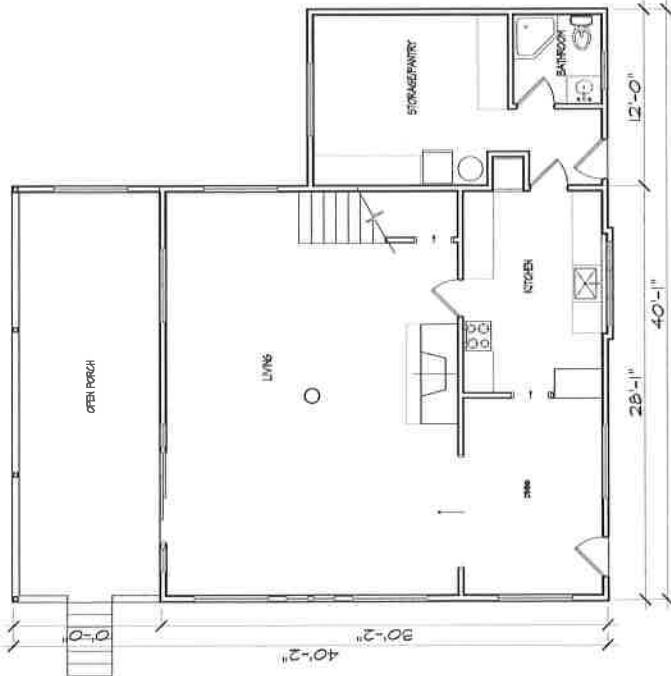
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A0.1



2 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0" SHEET 5/5



1 FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0" SHEET 5/5

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1000 10th Avenue, Suite 100
Providence, Rhode Island 02903
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www.jgoldsmit.com

NO.	DATE	DESCRIPTION
1	01/10/10	CONCEPT
2	02/10/10	SCHEMATIC
3	03/10/10	PRELIMINARY
4	04/10/10	FINAL
5	05/10/10	REVISED
6	06/10/10	REVISED
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DEALS & RESOURCES

BUILDING NET

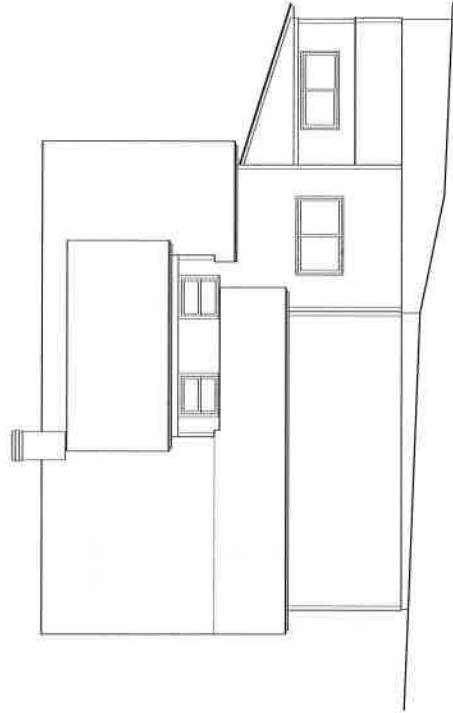
189

cheney road
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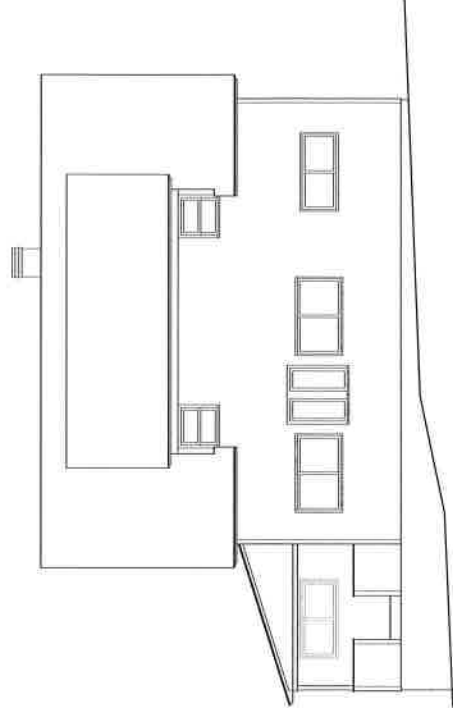
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ELEVATIONS

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1/8" = 1'-0"	08/14/14	JG	JG
1/8" = 1'-0"	09/14/14	JG	JG
1/8" = 1'-0"	10/14/14	JG	JG
1/8" = 1'-0"	11/14/14	JG	JG
1/8" = 1'-0"	12/14/14	JG	JG
1/8" = 1'-0"	01/15/15	JG	JG
1/8" = 1'-0"	02/15/15	JG	JG
1/8" = 1'-0"	03/15/15	JG	JG
1/8" = 1'-0"	04/15/15	JG	JG
1/8" = 1'-0"	05/15/15	JG	JG
1/8" = 1'-0"	06/15/15	JG	JG
1/8" = 1'-0"	07/15/15	JG	JG
1/8" = 1'-0"	08/15/15	JG	JG
1/8" = 1'-0"	09/15/15	JG	JG
1/8" = 1'-0"	10/15/15	JG	JG
1/8" = 1'-0"	11/15/15	JG	JG
1/8" = 1'-0"	12/15/15	JG	JG
1/8" = 1'-0"	01/16/16	JG	JG
1/8" = 1'-0"	02/16/16	JG	JG
1/8" = 1'-0"	03/16/16	JG	JG
1/8" = 1'-0"	04/16/16	JG	JG
1/8" = 1'-0"	05/16/16	JG	JG
1/8" = 1'-0"	06/16/16	JG	JG
1/8" = 1'-0"	07/16/16	JG	JG
1/8" = 1'-0"	08/16/16	JG	JG
1/8" = 1'-0"	09/16/16	JG	JG
1/8" = 1'-0"	10/16/16	JG	JG
1/8" = 1'-0"	11/16/16	JG	JG
1/8" = 1'-0"	12/16/16	JG	JG
1/8" = 1'-0"	01/17/17	JG	JG
1/8" = 1'-0"	02/17/17	JG	JG
1/8" = 1'-0"	03/17/17	JG	JG
1/8" = 1'-0"	04/17/17	JG	JG
1/8" = 1'-0"	05/17/17	JG	JG
1/8" = 1'-0"	06/17/17	JG	JG
1/8" = 1'-0"	07/17/17	JG	JG
1/8" = 1'-0"	08/17/17	JG	JG
1/8" = 1'-0"	09/17/17	JG	JG
1/8" = 1'-0"	10/17/17	JG	JG
1/8" = 1'-0"	11/17/17	JG	JG
1/8" = 1'-0"	12/17/17	JG	JG
1/8" = 1'-0"	01/18/18	JG	JG
1/8" = 1'-0"	02/18/18	JG	JG
1/8" = 1'-0"	03/18/18	JG	JG
1/8" = 1'-0"	04/18/18	JG	JG
1/8" = 1'-0"	05/18/18	JG	JG
1/8" = 1'-0"	06/18/18	JG	JG
1/8" = 1'-0"	07/18/18	JG	JG
1/8" = 1'-0"	08/18/18	JG	JG
1/8" = 1'-0"	09/18/18	JG	JG
1/8" = 1'-0"	10/18/18	JG	JG
1/8" = 1'-0"	11/18/18	JG	JG
1/8" = 1'-0"	12/18/18	JG	JG

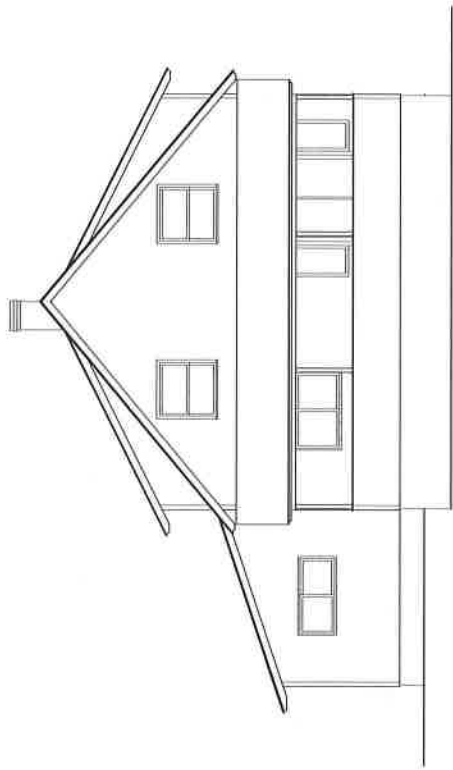
A02



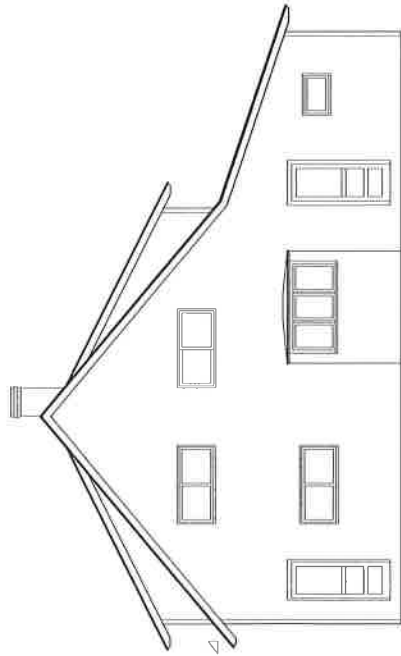
② ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



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



④ ELEVATION - WEST
SCALE: 1/8" = 1'-0"



③ ELEVATION - EAST
SCALE: 1/8" = 1'-0"

ICAMIAN COLSMITH
ARCHITECTS

1000 N. GARDEN ST. SUITE 100
DURHAM, NC 27603
TEL: 919.487.8888
WWW.ICAMIANARCHITECTS.COM

NO.	REV.	DATE	DESCRIPTION

SCALE & SIGNATURE

BUILDING REV.

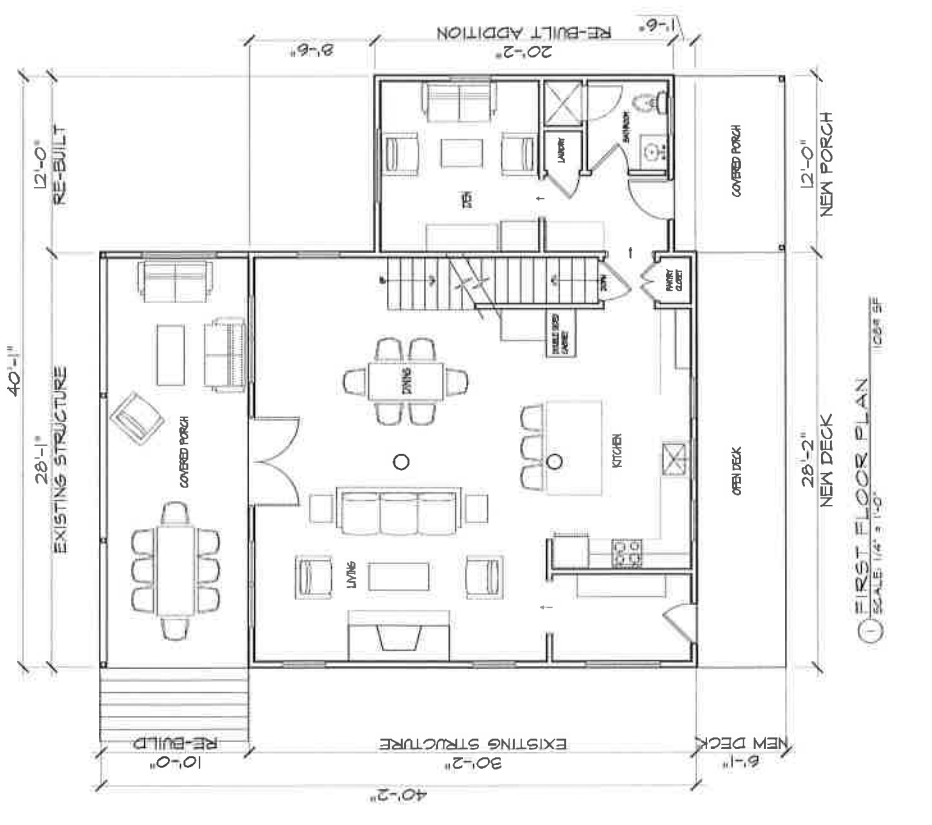
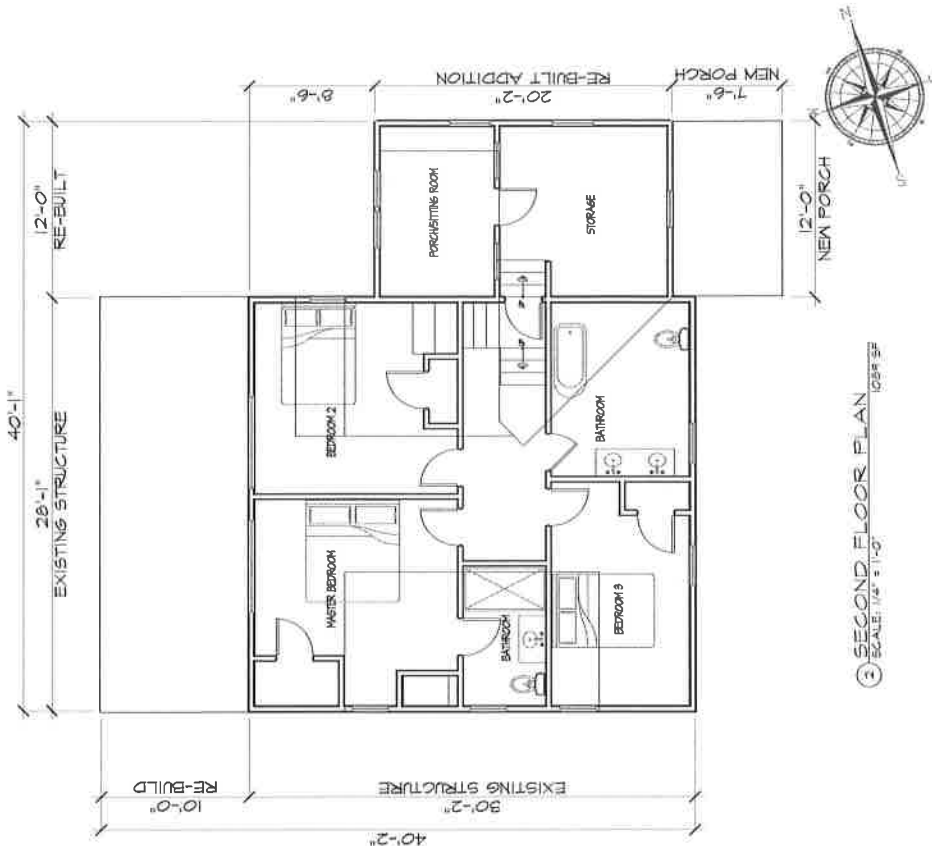
1.89
cheney road

CHERRY HILLS, NC

a project for
the Davis family
PROPOSED
FLOOR PLANS

SCALE	DATE
1/4" = 1'-0"	04/20
3/16" = 1'-0"	04/20
1/8" = 1'-0"	04/20
1/2" = 1'-0"	04/20

A10



J. GRAHAM GOLDSMITH
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 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.4444
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 WWW: JGGARCHITECTS.COM

NO.	DATE	REVISIONS

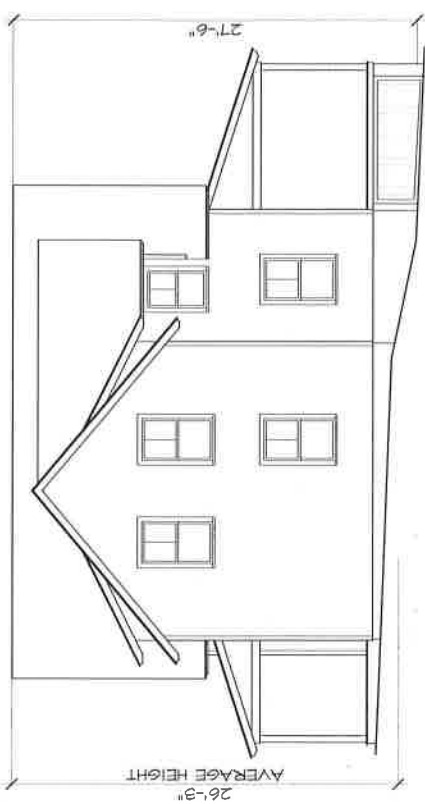
DEALS & DISCOUNTS

WILSONS INC.

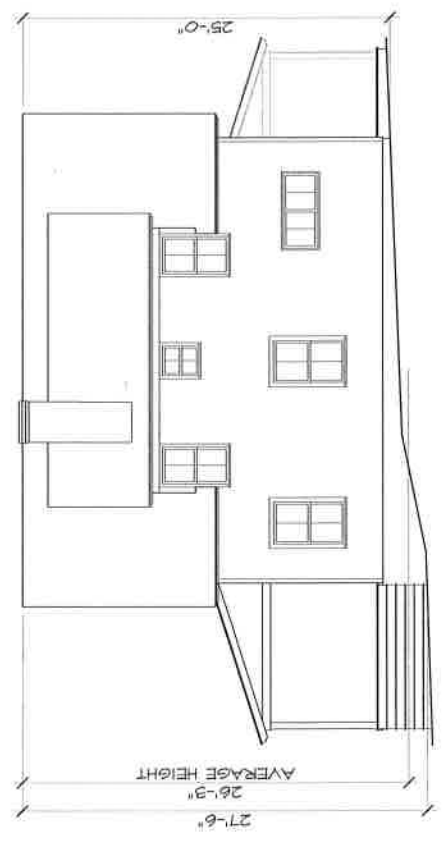
189
 chenev road
 DENVER CO
 A PROJECT FOR
 THE LARA FAMILY
 DRAWING TITLE
 PROPOSED
 ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	04/10
DRAWN BY	BJ
CHECKED BY	JG
DATE PLOTTED	04/10/2011

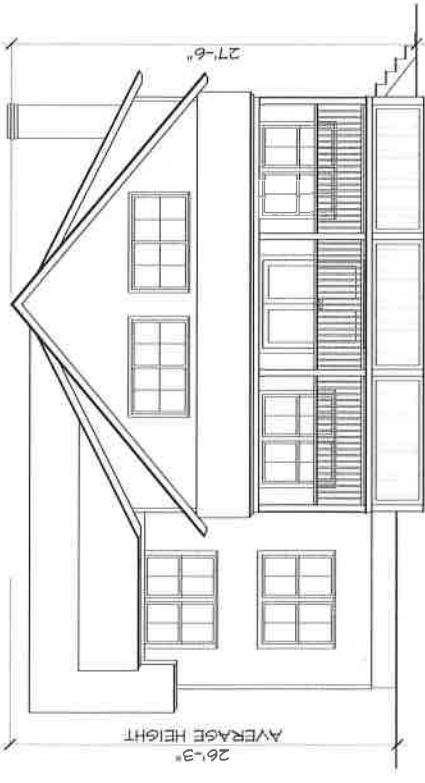
A2.0



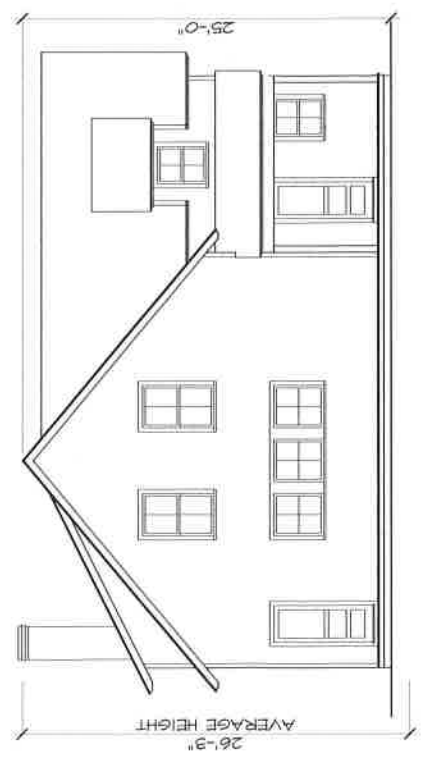
② ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"



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



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



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