



Board of Zoning Appeals Agenda

The Town of Lyman Board of Zoning Appeals will meet on August 25, 2026, at 5:30 p.m. at Lyman Town Hall, located at 81 Groce Road on the following:

- I. Call to Order (opening remarks)**
- II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum**
- III. Previous Minutes of the Board of Zoning Appeals**

May 26, 2026: Board of Zoning Appeals Meeting Minutes Review

- IV. New Business**
 - A. BZA 2026-02: Public Hearing
 - B. BZA 2026-02: Variance request at 118 McMakin Drive

- V. Other Business**

None

- VI. Adjourn**

Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 81 Groce Rd.

May 26, 2026 - Board of Zoning Appeals Meeting – Town of Lyman

Chair:

For the Board of Zoning Appeals, and we have one item on the agenda tonight, I think, we're discussing. But first, let's do a roll call.

FOIA Statement and Roll Call

Staff:

Thank you, Mr. Chair.

FOIA statement: In accordance with Title 30, Chapter 4 of South Carolina's Freedom of Information Act, written notice of the regularly scheduled meeting with an agenda has been publicly posted, published, and forwarded to local newspapers not less than 24 hours prior to tonight's meeting.

Also, in accordance with South Carolina Code Section 30-4-80, during a regularly called meeting, no items, unless they are deemed an emergency, may be added to the agenda without an additional 24 hours' notice to the public.

I will now call roll. When you hear your name, please just say aye.

- Tony Axson — aye
- Jack Blair —
- Katrina Freier — aye

Chair:

Jack's not on our board.

Staff:

Jack's not on this board. Yeah, that would explain it.

- Andrew Karas — aye
- John Wells — aye

OK, we have a quorum of four members in attendance.

Approval of Previous Minutes

Chair:

OK. We have the previous minutes of the board from April 27th.

Chair:

Do you read that, or do we just need to—

Staff:

No sir, just review the minutes, and if there are any changes y'all see, please request those. Otherwise I would entertain a vote.

Chair:

OK. I would just say that the minutes — I'm assuming this part here is what you're considering the minutes?

Staff:

Yes.

Freier:

It's a little generic for what we're used to. We're used to something with a little more detail.

Specifically, I think the chair asked whether the property could in the future be divided or resold. I think that should be included.

I also asked several questions, particularly about utilities and location. We spent a great deal of time talking about the entrance and the fact that Edwards Road was really unsuitable for construction traffic. I think that should be in there.

We also discussed maintaining buffering, and while I see that included, one of the major concerns from the public was the possibility of failure and flooding of their property. That should be noted as well.

These are public minutes, and people should have an idea of what was discussed without having to submit a FOIA request.

Karas:

I tend to agree with Ms. Freier there. The minutes don't really reflect everything that was discussed at the meeting. My name's not mentioned anymore, and I know I did quite a bit of discussing with them.

This isn't a true reflection of everything that was discussed. It's just portions of it.

Freier:

I would say maybe if you went back to the last one that we approved last month — I think Madison took a little while to get a style we all agreed with. Originally the inclination was not to write much down except in general terms.

But when we have people present, especially in a large public hearing, the detail is really important. We had a lot of people here last month.

Chair:

So I guess we would motion to postpone approval so the minutes can be revised?

Staff:

You can.

Chair:

Anybody else have a comment? If not, then I would motion to postpone approval of the minutes until they are revised and brought back at the next meeting for review.

Karas:

I'll second it.

Chair:

All in favor?

(4-0 in favor of motion to postpone.)

Chair:

Motion passes. We'll table that and review it again next meeting.

New Business – SJWD Water Tower Request

Chair:

Now we're going to move on to new business, which is the public service use request at 111 Edwards Road in Lyman. It's basically the same thing we discussed last meeting.

Staff Presentation

Staff:

Thank you, Mr. Chair.

As you remember, this request came before y'all last month for approval of a public use — in this case, a water tower for SJWD.

At that time, the Board of Zoning Appeals moved to postpone their decision pending further information being gathered. That information included:

- A geotechnical survey if possible

- A more definitive location for the tower
- A more definitive location for the entrance

SJWD has since provided additional information, including an email and a conceptual site plan, which should be in your packet.

I believe members of SJWD are here tonight and available to answer questions.

Questions for SJWD

Billy Cochran (SJWD CEO):

My name is Billy Cochran. I'm the CEO for SJWD.

Freier:

Thank you for this. It helps us visualize the project a little better.

I noticed there's fencing around the tank area, but what about the rest of the property? How would you keep people from going onto it?

Billy Cochran:

Typically we only fence around the base of the tank. Anything inside the fence would be cleared, but outside of that would remain wooded except for some trees along Pine Ridge Road that may need removal for visibility.

We would also add any landscaping and buffering required by the town.

Freier:

So your intention is to leave the buffer in all other areas?

Billy Cochran:

Yes ma'am.

Freier:

What about the existing buildings?

Billy Cochran:

We would take those down.

Freier:

Would you have monitoring on the property?

Billy Cochran:

Yes ma'am. We have camera systems, gate alarms, and remote monitoring capability through our telemetry system.

Freier:

And there would be monitoring of tank flow and volume if there was a sudden drop?

Billy Cochran:

Yes ma'am.

Freier:

The conversation with SCDOT that we received — was that verbal or in writing?

Billy Cochran:

We do have that in an email.

Additional Questions

Karas:

Looking at the driveway entrance from Pine Ridge Road, it answers one of my questions from last month. It looks like you'll only need a standard ingress/egress driveway rather than a larger dedicated entrance.

Billy Cochran:

Correct.

Karas:

The Friendship pump station is what's feeding this tower?

Billy Cochran:

Actually, the high-service pumps at the treatment plant feed this tower. The Friendship pump station pulls water from it to serve the northern area.

Karas:

So this will help provide more water volume and improve pressure in that area?

Billy Cochran:

Correct.

Karas:

With the kind of growth projected, how long before you think another tower would be needed somewhere else?

Billy Cochran:

The master plan extends to 2045. Population projections nearly double during that period.

Typically these tanks last about 50 years. I'd estimate at least 30 years before another tank of this size would be needed.

Grant Information

Billy Cochran:

One additional thing: we received a \$1.5 million grant from the South Carolina Rural Infrastructure Association for this tank, and the application was specifically proposed for this site.

Construction Timeline

Freier:

If the project moves forward, what timeline do you anticipate?

Billy Cochran:

Usually about six months of design and approximately twelve months of construction, assuming weather cooperates. If we moved forward later this year, it would probably be around two years before a completed tank is on site.

FAA Lighting Question

Chair:

Do these tanks require lights for aircraft?

Billy Cochran:

That depends on location and height. This tank would only be about 100 to 110 feet tall, so it would not require one.

Usually the FAA threshold is around 200 feet.

Board Discussion

Member:

I just want to say I appreciate that they gave us everything we requested this month. That was very helpful compared to having nothing before.

Motion and Vote

Chair:

Since the public hearing was already opened and closed last month, we can proceed directly to a motion.

Karas:

I'll make a motion to approve the variance for SJWD concerning 111 Edwards Road in Lyman, South Carolina, as presented for the future building of the water storage tank, and that it proceed through the proper channels.

Freier:

I'll second that based upon all the information we received tonight.

Staff:

Just to clarify, the second is to the motion to approve?

Freier:

Correct.

Chair:

We have a motion and a second. Is there any discussion?

(No additional discussion.)

All in favor, raise your right hand and say aye.

Members:

Aye.

Chair:

We have three ayes and one no. The motion carries 3-1.

Staff:

For the roll call vote:

- Mr. Wells — no
- Mr. Karas — yes
- Mr. Axson — yes
- Ms. Freier — yes

Thank you.

Adjournment

Chair:

I believe that wraps up the new business for tonight. Is there any other business to discuss?

Staff:

No sir.

Chair:

With that in mind, do we have a motion to adjourn?

Wells:

I'll second it.

Chair:

All in favor?

(Members respond affirmatively.)

Thank you all. Everybody have a great evening. Be careful out there in the rain.



Board of Zoning Appeals Meeting August 25, 2026

Staff Report

Docket Number: BZA 2026-02
Applicant: Alexandr Gutsalo
Property Owner: Kimberly Craft Loftis
Property Location: 118 McMakin Drive, Lyman, SC 29365
Tax Map Number: 5-15-02-059.00
Current Zoning District: NBD, Neighborhood Residential District
Request: Variance Request from Town of Lyman Zoning Ordinance, Section 407.6 for hardship
Parcel Size: +/- 0.4 acres

Factual Dates:

- a. Application Received: May 26, 2026
- b. Board of Zoning Appeals Deadline: July 25, 2026
- c. Board of Zoning Appeals Meeting and Public Hearing: August 25, 2026

Background Information:

The applicant, Alexandr Gutsalo, is requesting a variance from the zoning ordinance to build a single family residence at 118 McMakin Drive in the Town of Lyman.

The property in question is zoned NBD, Neighborhood Residential District, and is approximately 0.4 acres. Section 407.6 of the Town of Lyman zoning ordinance requires a minimum front setback of 25 feet, and a minimum rear setback of 45 feet. The applicant is requesting a reduction to 20 feet at the rear setback to allow spacing for a single family residence. The depth of the proposed residence is 48'-6". The residential house plans are included in this packet.

An ad was placed in the Spartanburg Herald Journal on August 7, 2026. In addition, property owners located within 200' of the property were notified via mail.

Surrounding Land Uses:

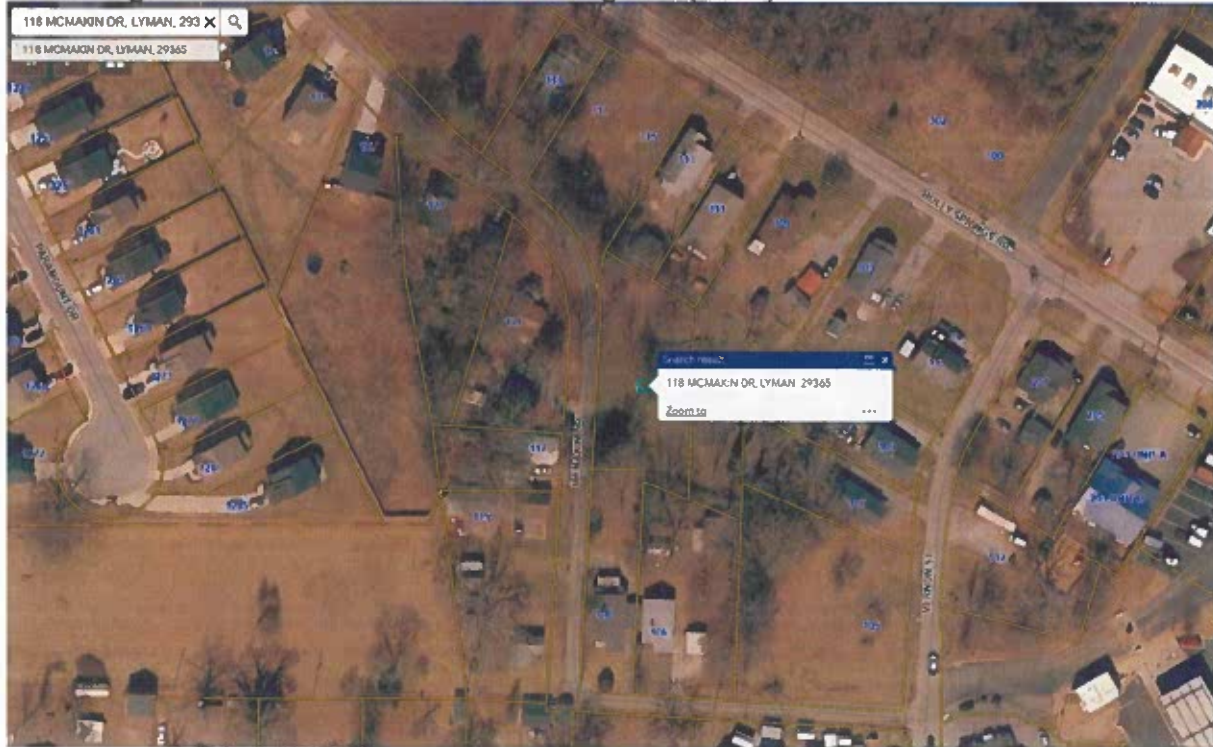
North – Single Family Residence, Zoned NBD

West – Right-of-Way of McMakin Drive, Single Family Residence, Zoned NBD

East – Single Family Residence, Zoned NBD

South – Single Family Residence, Zoned NBD

Aerial Image of 118 McMakin Drive and surrounding areas (below)



Zoning Image of 118 McMakin Drive and surrounding areas (below)



[illegible]

Sec. 407.6 (E)

Sec. 1005 (B)

1. The particular property, because of size, shape, topography, or other physical conditions, suffers singular disadvantage through the operation of this ordinance, which disadvantage does not apply to other properties in the vicinity; and

- a) Because of the disadvantage, the owner is unable to make reasonable use of the affected property; and
- b) This disadvantage does not exist because of conditions created by the owner or applicant; and

c) Grant of the variance:

- (1) Will not be contrary to the public or neighborhood interest;
- (2) Will not adversely affect other property in the vicinity; and
- (3) Will be in harmony with the spirit, intent, and purpose of this Ordinance.

d) The variance granted shall be the minimum variance that will make possible the legal use of the land, building, or structure.

Sec. 1005 (C)

In passing upon an appeal or variance, the Board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the Board by variance permit to be established or carried on in any district an activity, business, operation which is not otherwise allowed in such district by a specific provision of this ordinance.

Sec. 1005 (D)

In granting a variance, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions, or safeguards that may or may not be elsewhere prescribed in this or any ordinance that, in its judgment, will better fulfill the purposes of this ordinance; and, to that end, shall have all the powers of the officer from whom the appeal is taken and may direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court in and for the County of Spartanburg.

Sec. 1006. - Decisions of the Board of Zoning Appeals.

The concurring vote of three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to affect any variation of this ordinance. Upon taking any official action, the Board shall file all of its proceedings and accompanying materials with the Town Clerk. These materials shall become public record and a copy of all materials and findings shall be sent to the Zoning Administrator. On all appeals, applications and matters brought before the Board of Zoning Appeals, the Board shall inform in writing all parties involved of their decisions and the reason(s) for their decisions.

Decision:

It is of staff's opinion that this property has a unique physical disadvantage due to its thin profile, as such staff recommends the Board of Zoning Appeals approves the request as submitted.

20

VARIANCE & APPEALS APPLICATION

2026 that all the information on this application and any documentation attached are correct to the best of my knowledge.

LICENSE OFFICE

Applicant: Aleksandr Gutsalo

Email Address: alex.gutsalo@greencitydev.us

Phone Number: 864-561-3294

Applicant Address (if not the property owner): 320 Business Parkway, Suite A, Greer, SC 29651

Type of Application:

Variance

1. Property address for variance request: 118 McMakin Drive, Lyman 29365
2. Tax Map Number: 5-15-02-059.00 Current Use of Property: Undeveloped
3. Requesting a variance from: ☐ Land Development Regulations ☒ Zoning Ordinance
- a. Section: Article IV-Sec. 407 of the Town of Lyman Code of Ordinances. A variance is being requested to reduce the rear setback from 45' to 20' in order to obtain a manageable building area. Please refer to attached drawing
4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:
The required rear setback of 45' and front setback of 25' on a 93' deep parcel restricts buildable area to ~23' deep
- b. These conditions do not generally apply to other property in the vicinity as shown by:
The adjacent properties are oriented perpendicular to the subject property making setbacks manageable.
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:
The required setbacks restrict the buildable area unsuitable for a single family footprint.
- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:
The property adjacent to the rear of subject property is vacant and resembles a flag lot portion of said parcel

Appeal

- Appeal**
1. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality or county. Such appeal shall be taken within twenty (20) days from the date of the decision rendered by the Zoning Administrator by filing with the Zoning Administrator from whom the appeal is taken, and with the Zoning Board of Appeals, a written notice of appeal specifying grounds for the appeal and by submitting a completed application for appeal on a form obtained from the Zoning Administrator, along with the specified application fee.
 2. Decision for appeal request: _____

Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the (proposed) permitted activity?

Yes ☐ No ☒

Signature: _____

Date: _____

----- For Official Use Only -----

[] APPROVED

[] DENIED

Zoning Administrator: _____

Date: _____

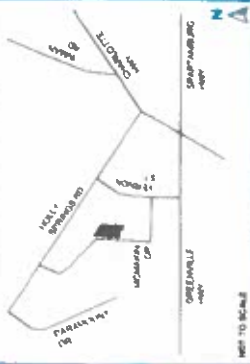
Current Zoning District: _____

Fee Paid: _____

Setbacks: Front _____ Left _____ Right _____ Rear _____

Comments/Conditions: _____

LOCATION MAP



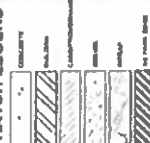
REFERENCE PLAT

1 DB 150E PG 274
2 DB 150E PG 274
3 DB 150E PG 274

REQUIRED SETBACKS

FRONT 25'
SIDE 15'
REAR 45'
VARIANCE REQUEST TO REDUCE REAR
SETBACK TO 30'

HATCH LEGEND



SURVEY LEGEND

1	EXISTING BOUNDARY	1	EXISTING BOUNDARY
2	PROPOSED BOUNDARY	2	PROPOSED BOUNDARY
3	EASEMENT	3	EASEMENT
4	UTILITY	4	UTILITY
5	WATER	5	WATER
6	ROAD	6	ROAD
7	RAILROAD	7	RAILROAD
8	POWER LINE	8	POWER LINE
9	TELEPHONE LINE	9	TELEPHONE LINE
10	SEWER	10	SEWER
11	WATER	11	WATER
12	RAILROAD	12	RAILROAD
13	POWER LINE	13	POWER LINE
14	TELEPHONE LINE	14	TELEPHONE LINE
15	SEWER	15	SEWER
16	WATER	16	WATER
17	RAILROAD	17	RAILROAD
18	POWER LINE	18	POWER LINE
19	TELEPHONE LINE	19	TELEPHONE LINE
20	SEWER	20	SEWER
21	WATER	21	WATER
22	RAILROAD	22	RAILROAD
23	POWER LINE	23	POWER LINE
24	TELEPHONE LINE	24	TELEPHONE LINE
25	SEWER	25	SEWER
26	WATER	26	WATER
27	RAILROAD	27	RAILROAD
28	POWER LINE	28	POWER LINE
29	TELEPHONE LINE	29	TELEPHONE LINE
30	SEWER	30	SEWER



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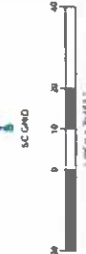
SURVEY FOR

KIMBERLY CRAFT LOFTS

TAX MAP NUMBER
5-15-02-2548-00

COUNTY SPARTANBURG
CITY/TOWN LYMAN
DRAWN BY BPO
DATE 5-1-20

PROPERTY ADDRESS
118 MCMAKIN DRIVE
FIELD CREW
MMB / JMC



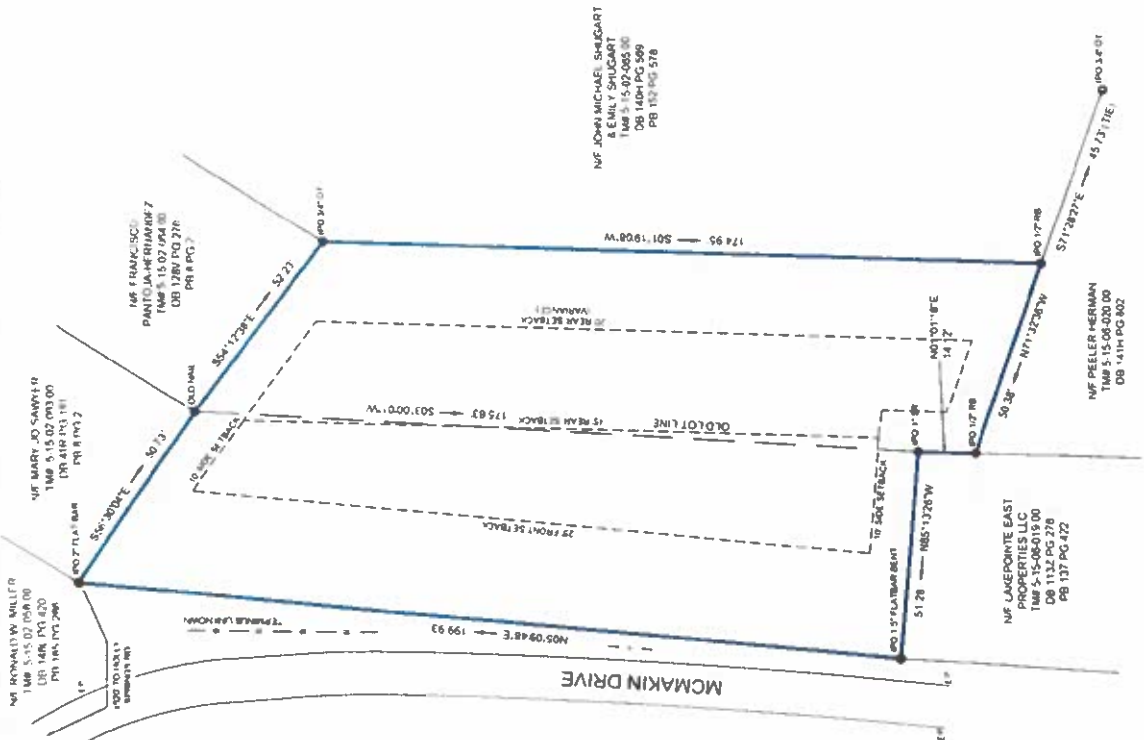
SURVEYOR'S CERTIFICATE

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

A. CLAY JONES, P.L.S.
S.C. REG. NO. 28310

5/24/2021 VAMMANCE

AREA
17,377 SQ. FT.
0.399 ACRES
INCLUDES ANY AND ALL R/W



NF JOHN MICHAEL SHUGART
& EMILY SHUGART
TMB 5-15-02-005-00
DB 140H PG 569
PB 152 PG 578

NF LAKEPOINTE EAST
PROPERTIES LLC
TMB 5-15-08-019-00
DB 113E PG 276
PB 137 PG 422

NF PEELER HERMAN
TMB 5-15-08-020-00
DB 141H PG 802

NF MARY JO SANFORD
TMB 5-15-02-003-00
DB 128H PG 276
PB 112 PG 2

NF FRANK SCOTT
PANTOLIA-HERRMAN 7
TMB 5-15-02-004-00
DB 128H PG 276
PB 112 PG 2

NF RONALD W. MILLER
TMB 5-15-02-006-00
DB 141H PG 802
PB 141 PG 2

REFERENCE LIST

1. PG 8, PG 3
2. PG 100, PG 174
PG 137, PG 422

	FRONT	SIDE	REAR
25			
15			

VARIANCE REQUEST TO REDUCE REAR
SETBACK TO 30'

[illegible]

KIMBERLY CRAFT LOFTIS

TAX MAP NUMBER.
3-15-02-058.00

COUNTY	CITY/TOWN
SPARTANBURG	LYMAN
DRAWN BY	DATE
BPO	3-4-28

PROPERTY ADDRESS
118 MACMAJIN DRIVE

FIELD CREW
MWS / MC

SURVEYOR'S CERTIFICATE

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

A CLAY JONES P.L.B.
S.C. REG. NO. 25210

[illegible]

Stone 1,965



Table of Context

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General Floor Plans

Notes:

General Material Notes:

1. Wood Framing Walls
2. Wood Deck Posts 4X4
3. U.N.O. - Unless Noted Otherwise
4. TBD- To Be Determined

Floor Plan Sq Ft:

Main:

1. 1st Floor - 1,965 Sq Ft
2. Garage - 488 Sq Ft

Porches:

- 1 Front Porch - 53 Sq Ft
- 2 Back Porch - 166 Sq Ft

Total:

1. Total Heated - 1,965 Sq Ft
2. Porch Total - 219 Sq Ft
3. Total Sq Ft - 2,672 Sq Ft

Slab Foundation Notes:

1. The Garage Opening to be 16'-3" (195")
2. Garage with Slab on Grade
3. All Measurements are from Exterior walls

General Wall Framing Notes:

1. All Exterior Walls to be 2X4 U.N.O.
2. All Interior Walls to be 2X4 U.N.O.
3. Landry Wall with Plumbing Connection to be 2X6 U.N.O.
4. Contractor Shall Verify all Dimensions before Any Cabinet Fabrication
5. Electric Fireplace Will need to be specified by Homeowner

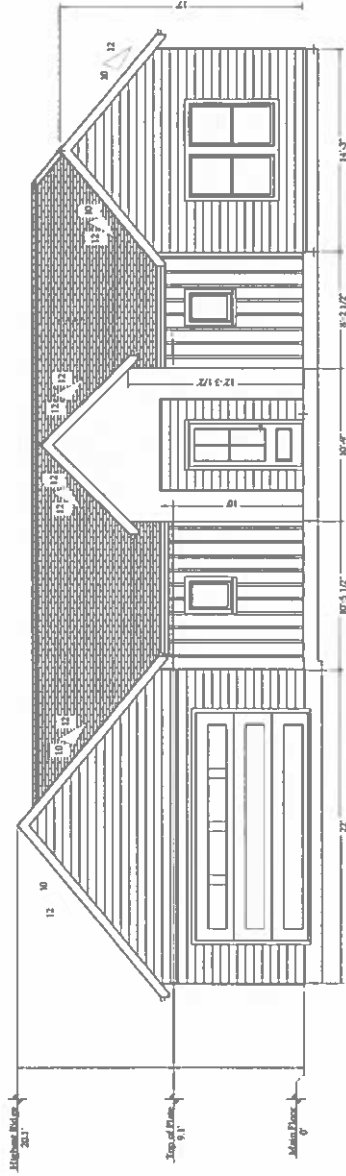
1st Floor Ceiling Notes:

- 1 All Ceilings to be 9' Tall U.N.O.
- 2 Living Room will receive a Vaulted ceiling 8:12 Pitch
- 3 Primary Bedroom will receive a Tray Ceiling with a 2' Offset all around from the walls
- 4 The Front Outdoor Entrance Ceiling to be 9' Tall U.N.O.
- 5 The Deck Ceiling Flat at 9'
- 6 Attic Access to the Garage Roof Placed in the Laundry

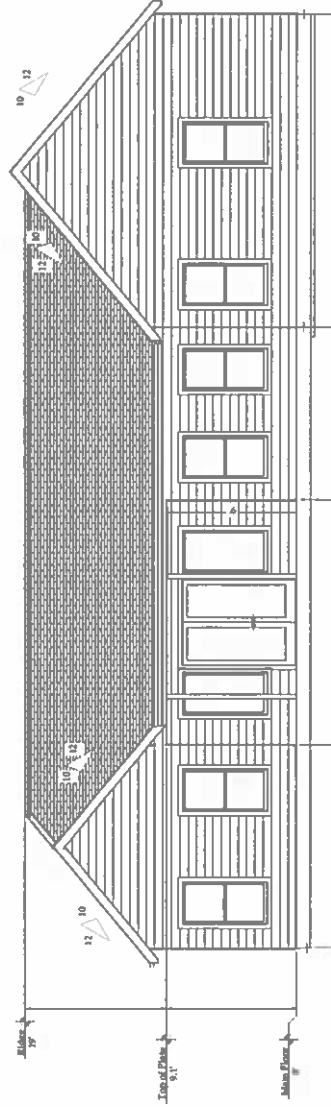
Primary Shower Notes:

- 1 Shower Head and Controls on Different Walls
- 2 Center Shower Drain
- 3 Frame out niche 48" Off the Floor with 2x4's Size 12" x 24"

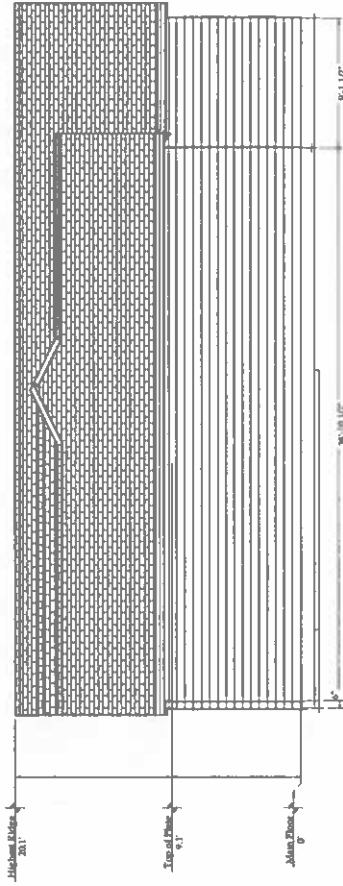




1 Front Elevation
Scale: 1/4" = 1'-0"

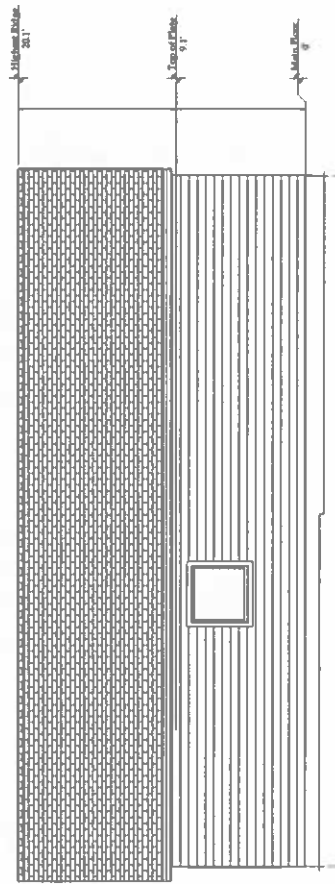


1 Back Elevation
Scale: 1/4" = 1'-0"



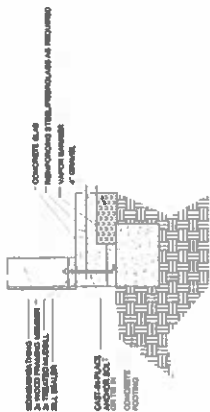
1 Right Elevation

Scale: 1/4" = 1'-0"



1 Left Elevation

Scale: 1/4" = 1'-0"



Monolithic Slab

Foundation Notes:

Concrete Used for Interior Slabs Shall Have a Specified Minimum Compressive Strength of 3,000 PSI at 28 Days. Concrete for all Other Purposes Shall Have a Minimum Compressive Strength of 4,500 PSI at 28 Days. UNO.

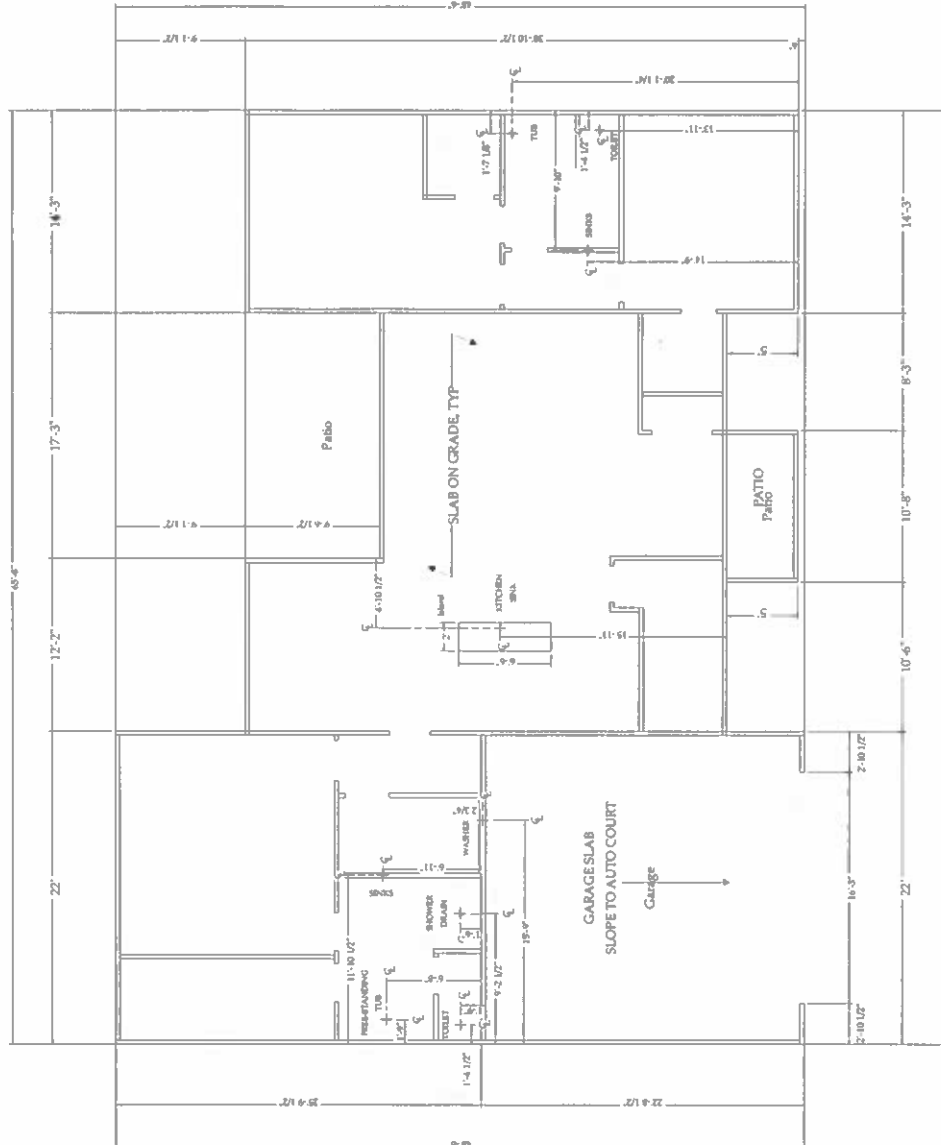
All Slab Reentrant Corners Shall have
(2) - 4 X 4'-0" Bar at 45 Degree to the
Corner, Unless There is a Joint Coming
off the Reentrant Corner.

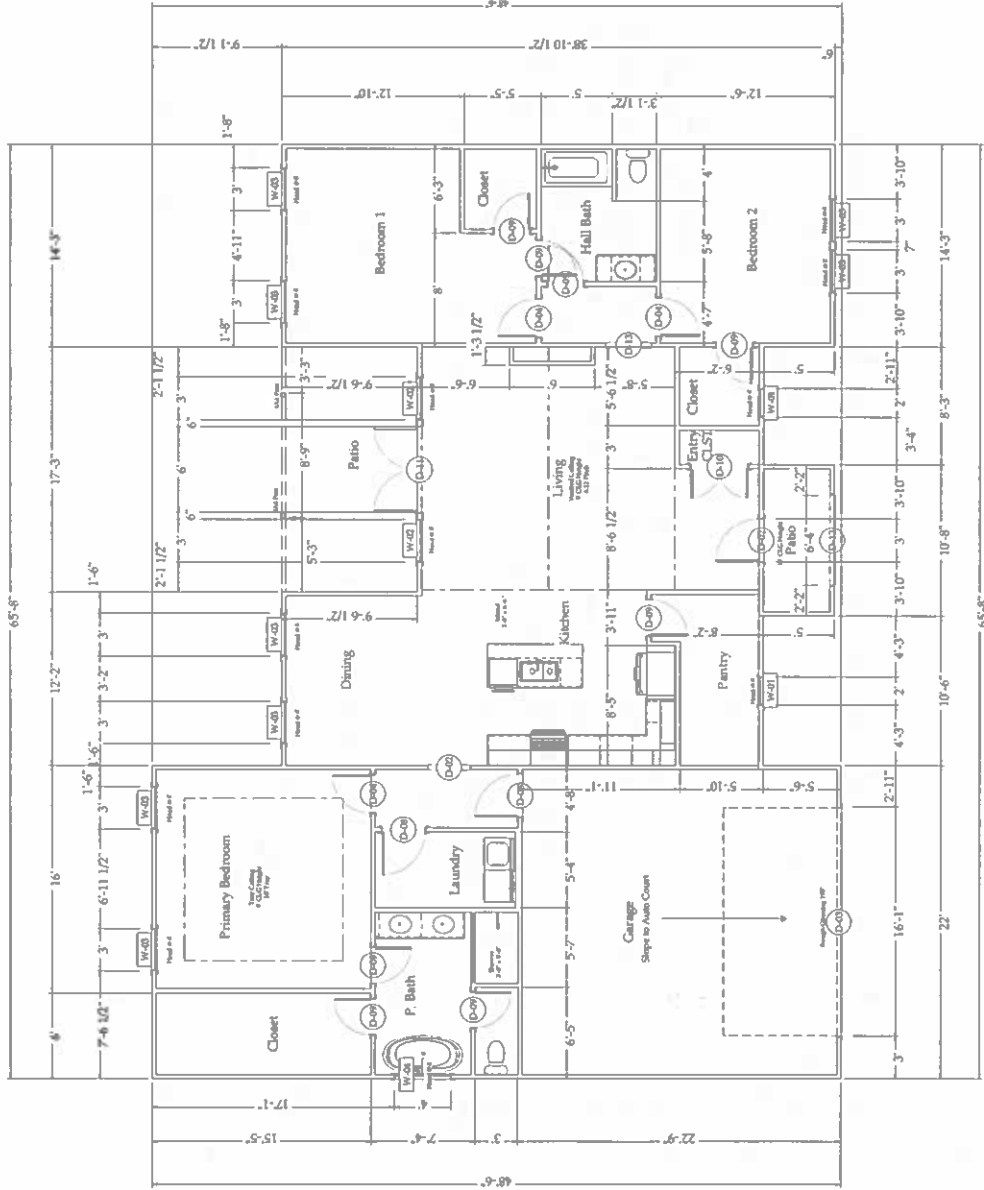
Floor Slab Joints Shall be Construction or Construction Joints. Joints Shall be Located as Shown on the Foundation Plans.

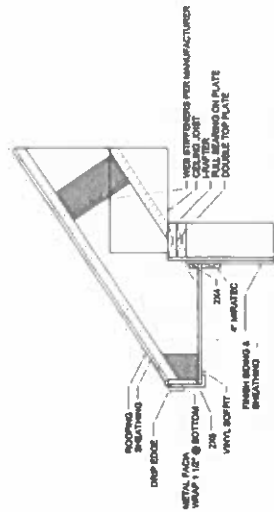
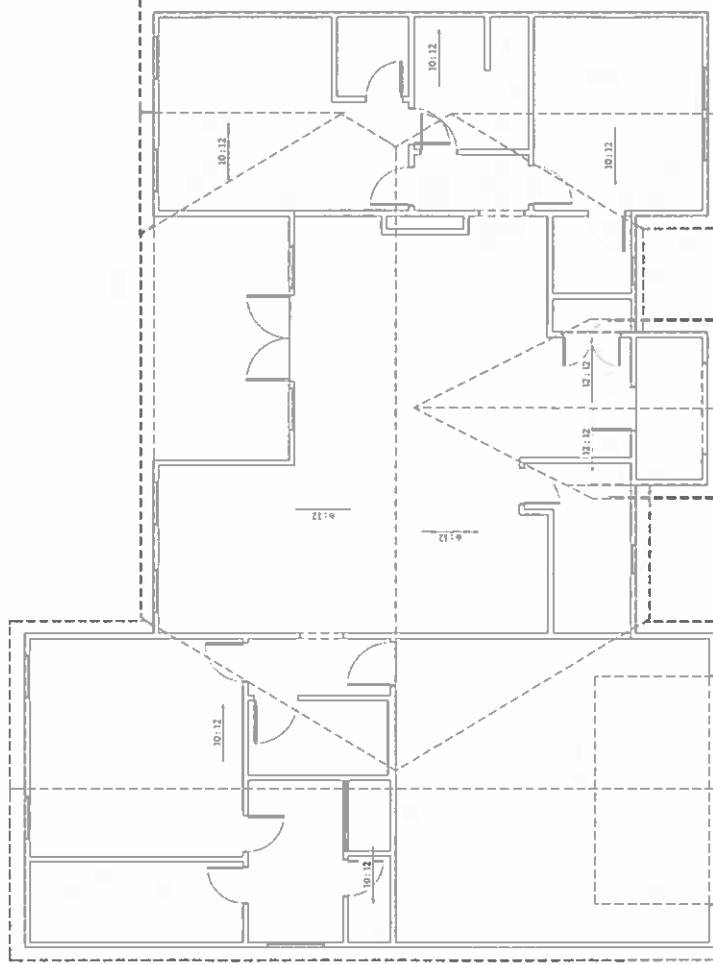
All Slab Edges Shall be Chamfered
3/4" on Exposed Corners U.N.O.

Floor Slab or Round top mat
Reinforcing Shall be Located 1 1/2"
Clear from top of Slabs and 3" Clear
from BTM. Of the Slab for a BTM. Mat
if Applicable U.N.C. If Only one mat of
Steel is Required then it Shall be
Considered a top mat.

••• All Dimensions are Base off the Exterior Wall •••







BIRD BOX SOFFITED EAVE

Roof Plan Notes:

1. Roof to be Architectural Singles
2. Gutters and Downspouts Final Profile and Size to be Selected by Owner
3. Natural Durable Termite Resistant Wood Method per Building Code R318
4. All Overhangs should be 12" Unless Otherwise Stated
5. All Stick Roofing Should be 16" o.c.
6. Min. Snow Load 50 lb per Square Foot.
7. Wall Headers: (2) 2x10 df 2 typ.uno
8. Total Roof Sq Ft - 3,560 sqft



Window Legend			
Element ID	W-01	W-02	W-03
Dimensions	24" x 36"	36" x 17"	48" x 48"
Elevation			
Window Type	Fixed Glass		Single Hung
	2	2	1

Door Legend									
Element ID	D-01	D-02	D-03	D-04	D-05	D-06	D-07	D-08	D-09
Dimensions	36" x 16"	36" x 16"	36" x 16"	36" x 16"	36" x 16"	36" x 16"	36" x 16"	36" x 16"	36" x 16"
Elevation									
Quantity	2	1	1	2	3	2	6	1	1

Windows Notes:

- 1 Windows to be Prefinished Double Pan Insulated U.N.O. and Glazing to Meet min. Code per Table N1102.1 Below Climate Zone 3
- 2 All Windows to Meet Egress min. Code R310.1 5.7 SF Opening and sill Height at 44" max.
- 3 Exterior Trim to be Integral Trim Provided With Window by MFR Unless Shown Otherwise on Elevations
- 4 Metal Flashing Above All Window Head and Sill. Each man. may vary W/ Flashing Type.
- 5 Self Adhered Flashing Around Jamb and Sill off Window per man. Recommendations.

Other Notes:

Crawl Space Door Specified by Project Manager On Site