

2015-V-018

Project Name: n/a

**Applicant and/or
Property Owner:** Jaque LeBeau

Representative: n/a

Request: Variance to allow an accessory structure on the lot prior to a primary residence being constructed

(LDC 2.10.05.A)

Zoning District: RR1 & R1(Rural Residential & Single Family Residential)

***Zoning Board
Decision:***

Denied with a vote of 8 – 1

Variance 2015-V-018

General Information:

Applicant: Jacque LeBeau
Representative: n/a
Project Location: 6700 Block of Leepard Rd., Milton
Parcel Number: 01-1S-28-0000-00202-0000
Request: Variance to allow an accessory structure on the lot prior to a primary residence being constructed
Current Conditions: Currently vacant

Land Development Code Criteria:

2.10.00 MODIFICATIONS AND ADJUSTMENTS OF DISTRICT REGULATIONS:

2.10.05 Accessory Buildings and Structures

- A. Timing of Construction and Use - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA shall have the following duties and powers:

- B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:
1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? **No**

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this

parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the Ordinance which regulates the timing of construction for an accessory structure. The applicant is proposing to place an accessory structure on a lot prior to a single family residence being constructed on the lot.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Unknown

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.

It is unknown if the authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? No

Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

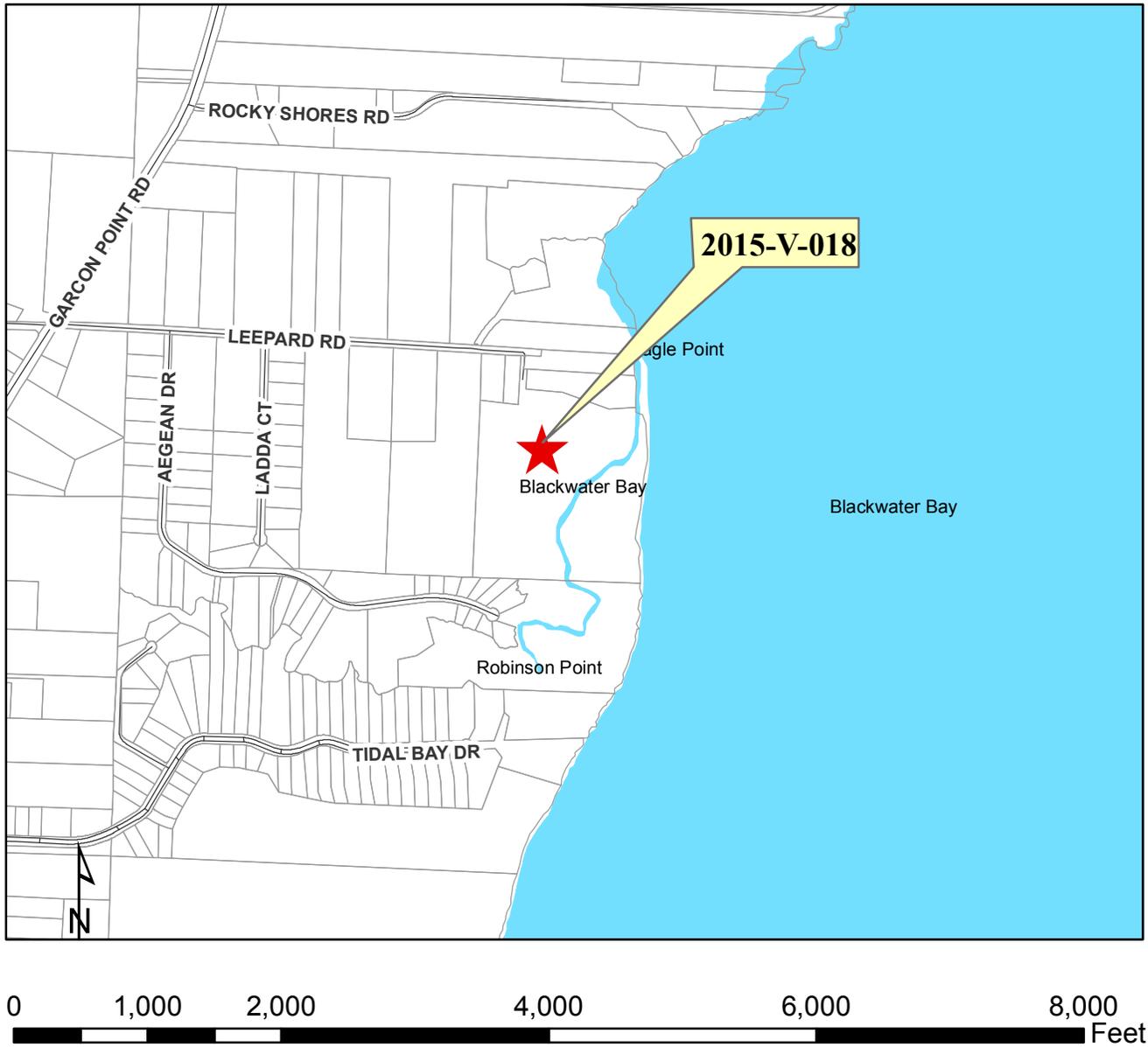
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.

2015-V-018 Location



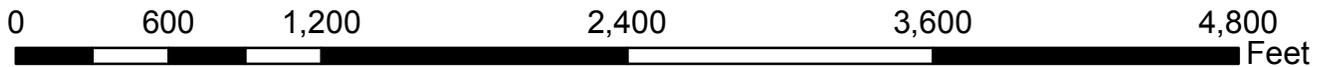
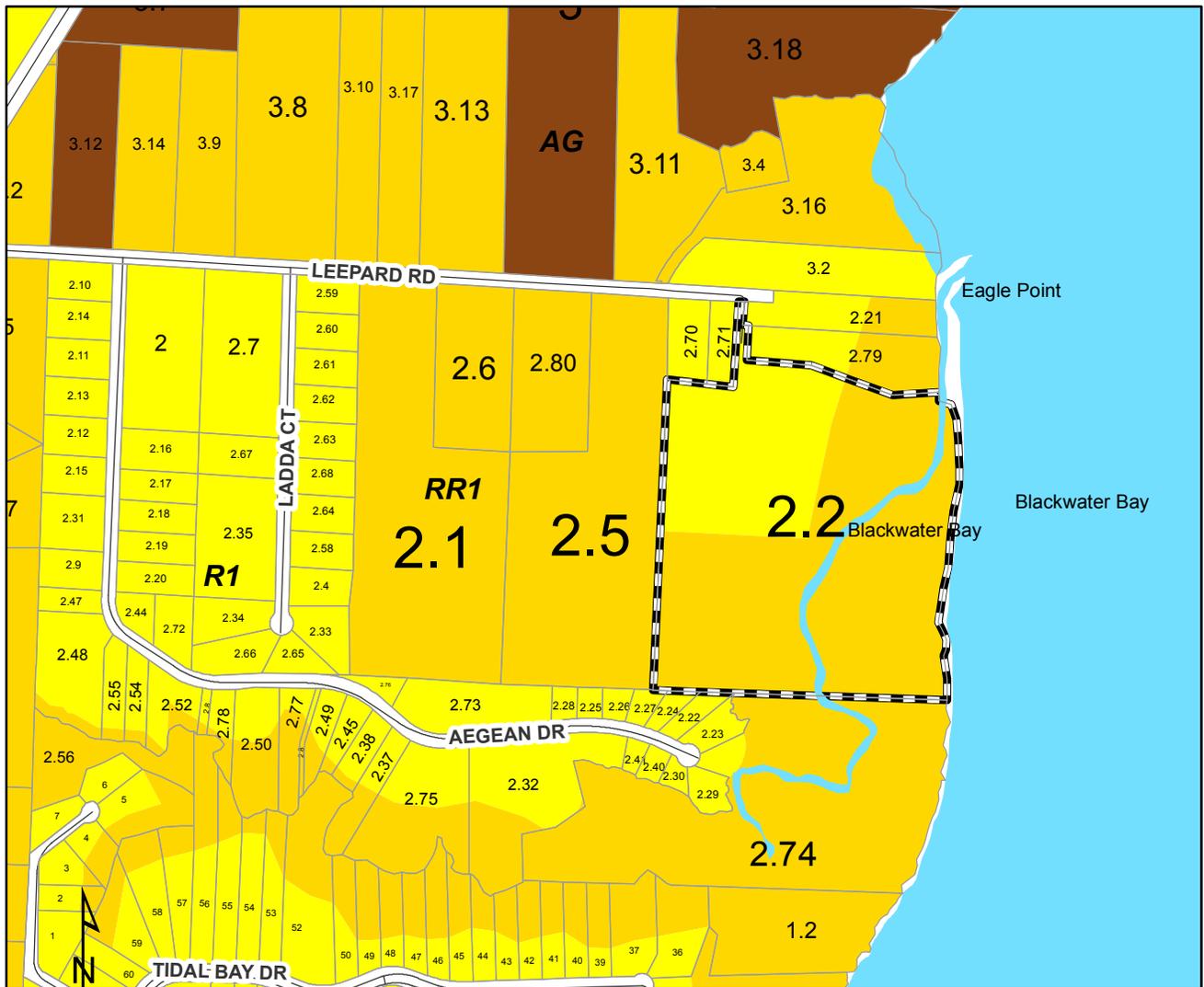
Legend

Disclaimer:

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2015-V-018

Zoning



Legend

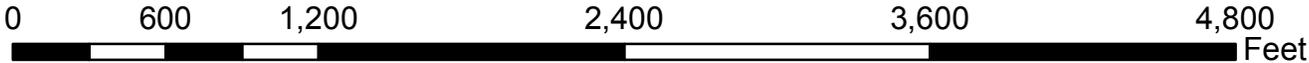
Pending ZB March	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium High Density (NB-MHD)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation (NB-CON/REC)	Navarre Beach - Single Family (NB-SF)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Medium High Density (NB-MHD)	State within an Accident Potential Zone (STATE-APZ)
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	RAIL
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Military (MIL)	Water
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	Municipal Boundaries (CITY)	
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-V-018

Aerial



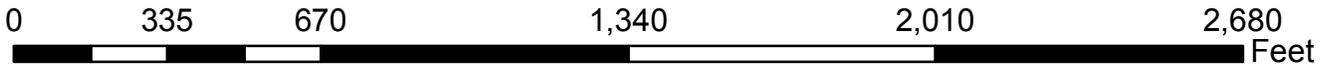
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 PendingZBMarch

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2015-V-018
Close Up Aerial



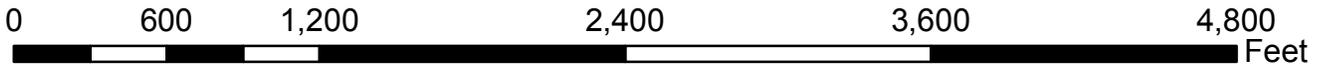
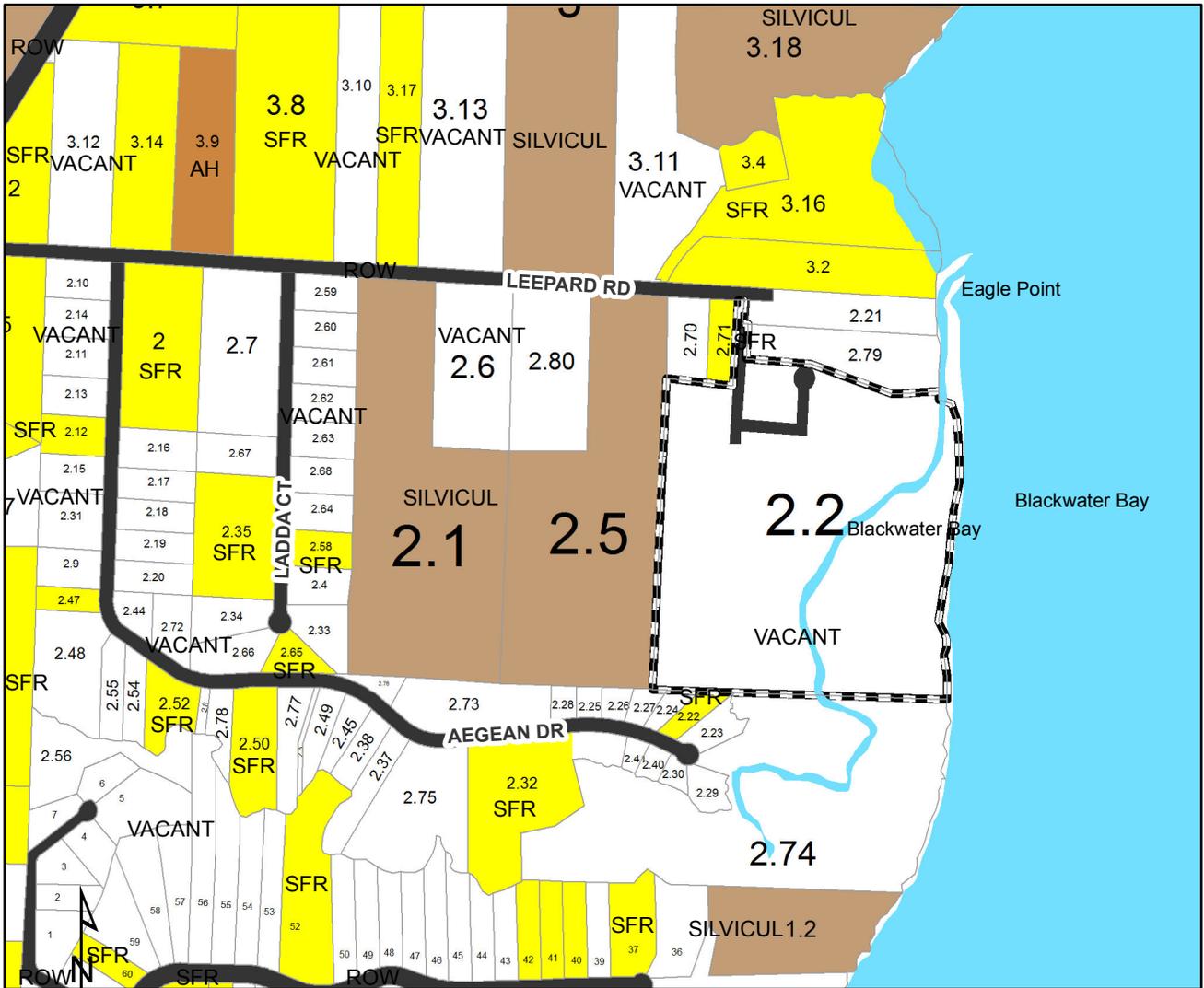
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 PendingZBMarch

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2015-V-018 Existing Land Use

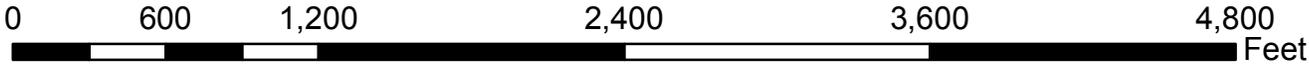
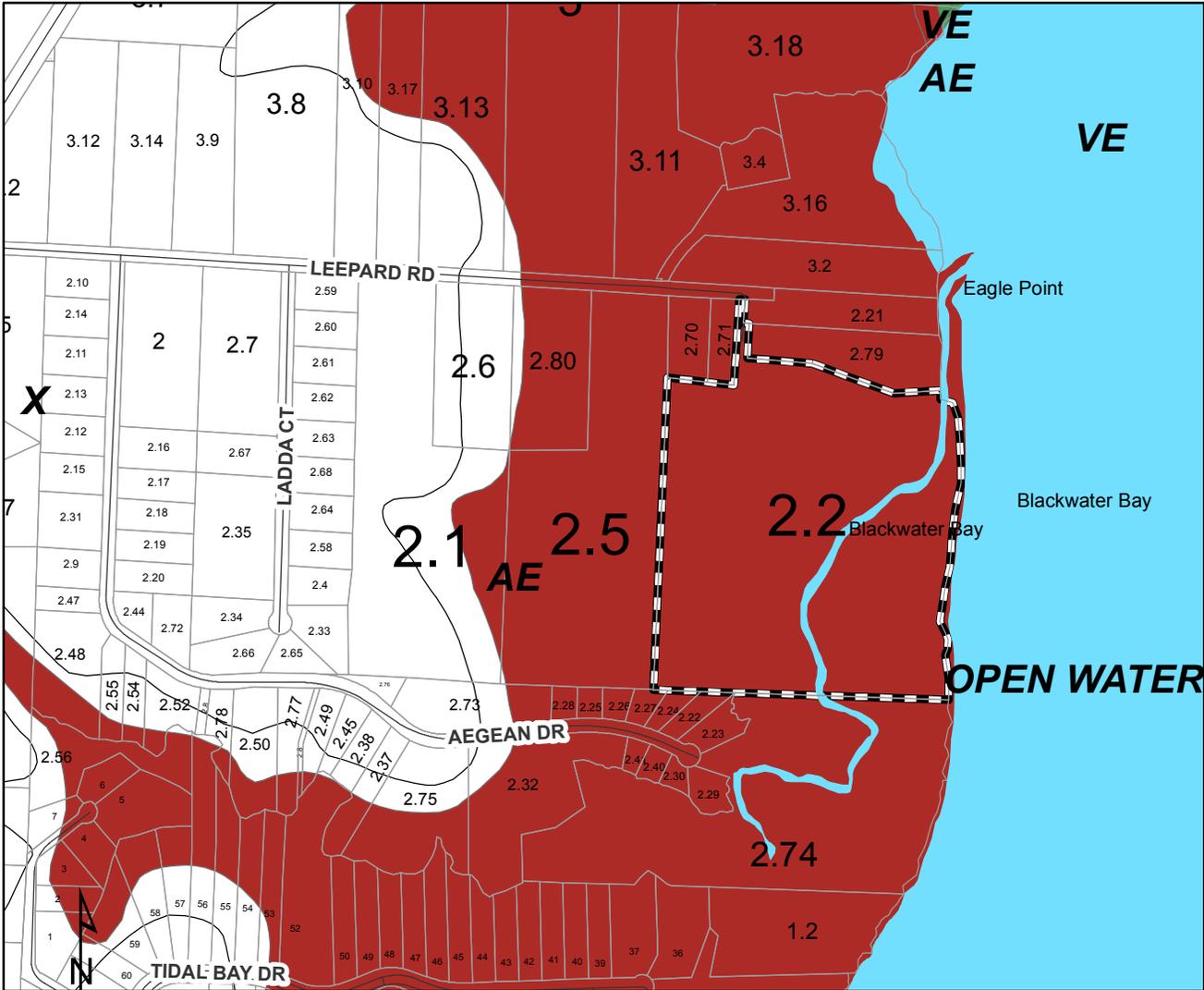


Legend

Pending ZB March	Institutional	Recreation/Open Space
Existing Land Use	Multi-Family Residential <5	Right of Way
CATEGORY	Multi-Family Residential >5	Single Family Residential
Agriculture	Military	Silviculture
Agriculture, Homestead	Mixed Residential/Commercial	Uncategorized
Condo's/Townhomes	Office	Utilities
City	Public Owned Property	Vacant
Commercial	Rail	Water
Industrial	Recreation/Commercial	

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2015-V-018 Flood Zone

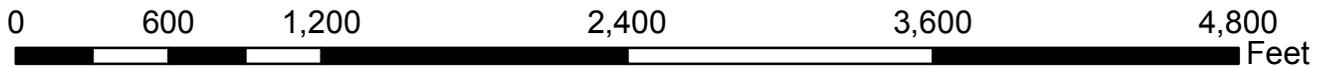
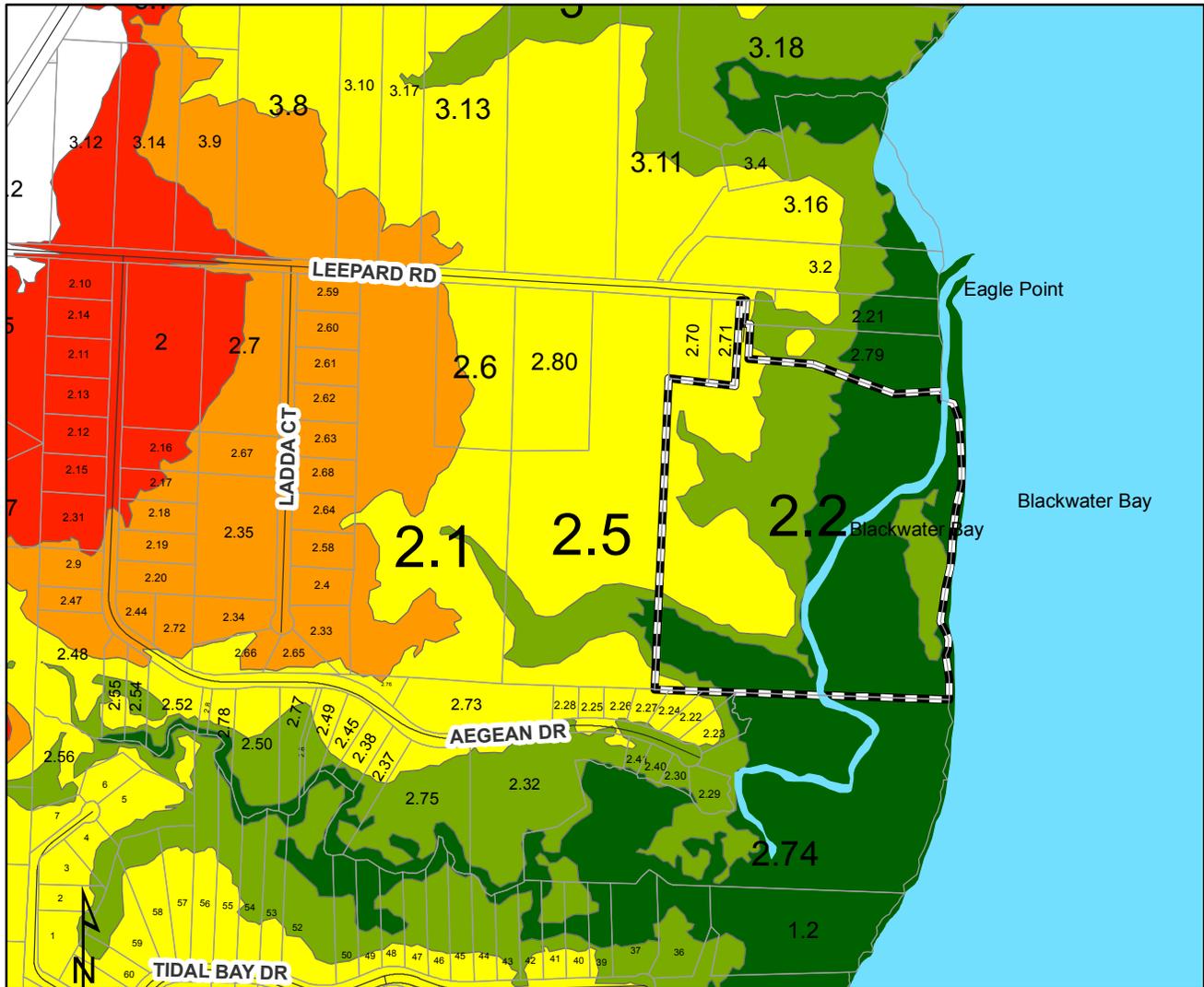


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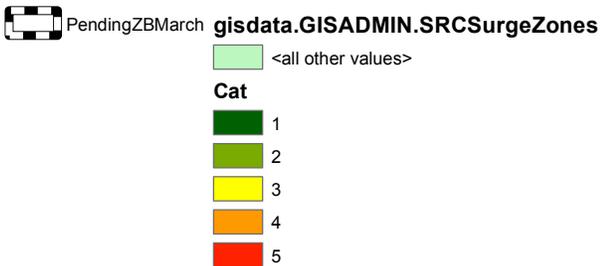
- Pending ZB March
- DFIRM**
- FLOOD_ZONE**
- 0.2% Annual Chance of Flood (500 Year)
- A - 1% Annual Chance of Flood - No BFE's
- AE - 1% Annual Chance of Flood - BFE's
- VE - A 1% Annual Chance of Flood - Storm Waves
- Not in the Flood Plain

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2015-V-018 Storm Surge Zone



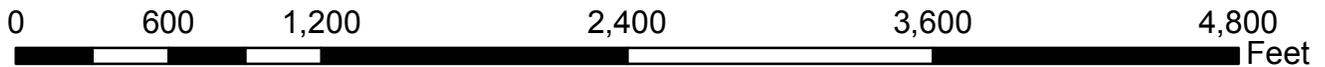
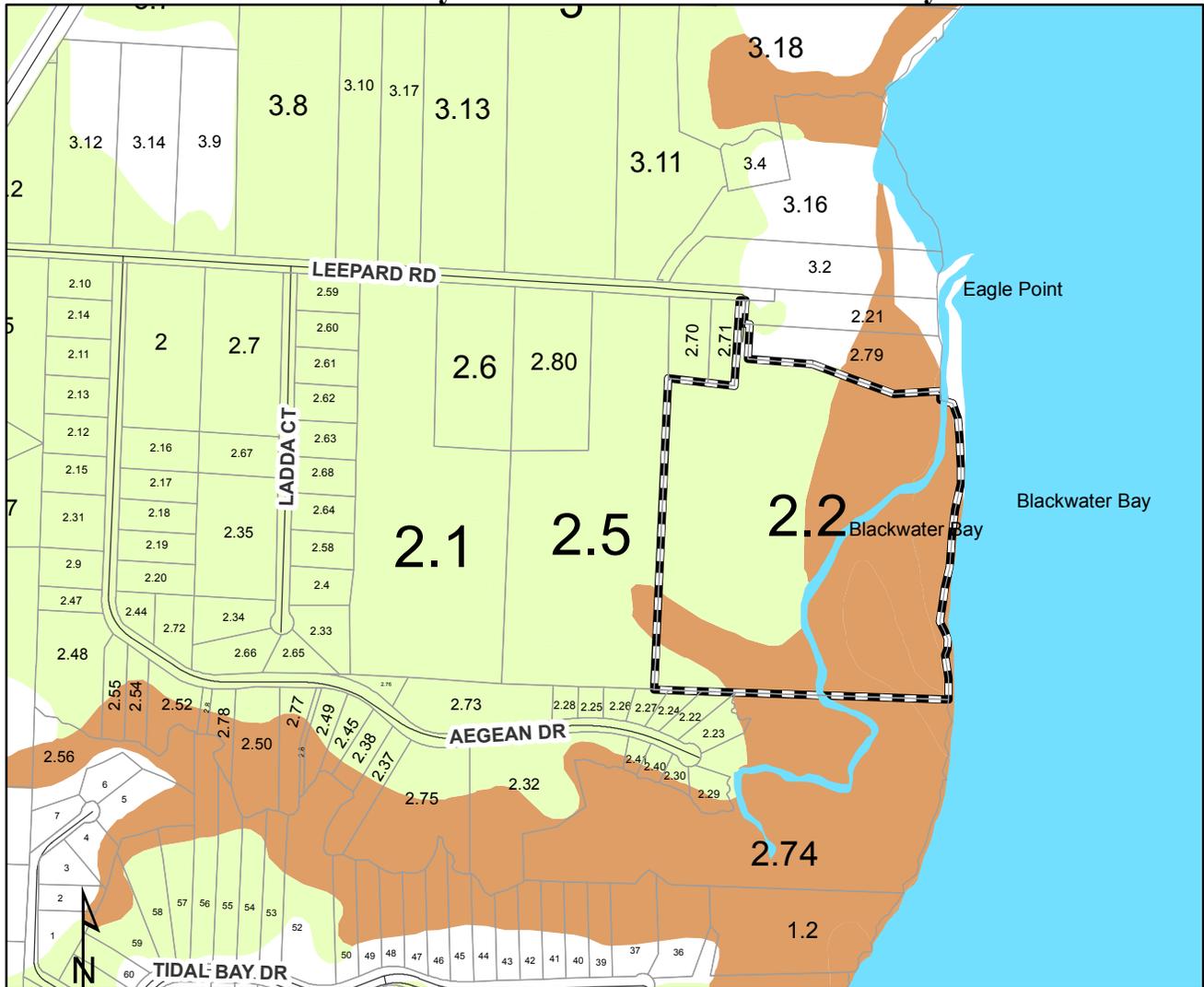
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2015-V-018
Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

 Pending ZB March	Potential Wetlands	 PALUSTRINE
	DESCRIPT	 RIVERINE
	 ESTUARINE	 MARINE
	 LACUSTRINE	

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Looking at the adjacent property to the north, subject site is to our left



Looking north, subject site is behind us



Looking north and east, subject site is behind us.



Looking into the subject site.



Another view of the subject site.



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V - 018</u>	Date Received: <u>1/27/15</u>
Review Fee: <u>\$235 + 17.90</u>	Receipt No.: _____
Zoning District: <u>RR1/RI</u>	FLUM Designation: <u>GPRR</u>

± 37.716 VO #2

Property Owner Property Owner Name: Jacque Lebeau

Address: 1020 N. Palafox St.
Pensacola, FL 32501

Phone: _____ Fax: _____

Email: _____

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: _____

Contact Name: Fred Cotton

Address: 6593 Yellow Hill Dr.
Milton, FL 32583

Phone: 380-73 32 Fax: _____

Email: _____

Property Information Parcel ID Number(s): 01-15-28-0000-~~02020~~-0000
00202

-OR-
Street Address of property for which the Variance is requested:
6700 block, Keepard Rd. Milton, 32583

Variance Request

What is the present use of the property? vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.

would like to construct a barn prior to a home being constructed

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

want to store my equipment on the property so I can maintain my property

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes No

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

Yes No

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

[Handwritten Signature]
Applicant Name (Type or Print)

Applicant Signature

Title (if applicable)

Date

GENERAL NOTES AND DESIGN SPECIFICATIONS

GENERAL NOTES

1. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE MAN AND COMPUTER ARE FALLIBLE, THE POSSIBILITY OF MISTAKE EXISTS. IT BECOMES THE OBLIGATION OF THE USER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS AND RESPONSIBILITY IS THEREAFTER FOR THEM.

2. WORD DIMENSIONS HAVE PRECEDENCE OVER SCALE DIMENSIONS UNLESS OTHERWISE NOTED.

3. ALL FOUNDATION AND ELECTRICAL PLANS AND SPECIFICATIONS ARE DEVELOPED THROUGH THE MECHANICAL/ELECTRICAL CONTRACTOR FOR THEIR USE.

4. ALL TIEBARS ARE FULL DIMENSION FROM SPAN UNLESS NOTED. SILL PLATE IS REQUIRED 2X6. RECOMMENDED SILL STUDS BE INSTALLED BETWEEN THE SILL PLATE.

5. WHERE PRECISE MEASUREMENT IS REQUIRED, THE USER SHALL BE ADVISED BY THE ARCHITECT OF THE SPAN. THE SPAN OR FINISHING MUST BE TO BE FINISHED EXACTLY FOR PLUMB AND EXACT CLEARANCE.

6. VERIFY WINDOW AND DOOR ROUGH OPENINGS BEFORE FRAMING.

7. THE RECOMMENDED BEARING BOARD BE INSTALLED AT SPONGE STAGES. RECOMMENDED FOR THE CONTRACTOR INSTALL 2 PLANKS @ ALL BEARING BOARD LOCATIONS.

8. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOF, WALLS AND ROOFINGS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING IS NOT SPECIFIED BY SMOO CODE FOR 1 BANK.

9. ANY MATERIALS SHOWN ON THESE DRAWINGS WHICH ARE NOT LISTED IN YOUR CONTRACT OR INCLUDED IN THE SMOO CODE MUST BE APPROVED BY THE ARCHITECT.

FOUNDATION NOTES

1. LOCAL BUILDING CODE SPECIFICATIONS REGARDING UNDERPINNING, OVERLOADING AND VIBRATION OF FOUNDATION WALLS AND SLABS, THE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE USER OR THE FOUNDATION CONTRACTOR TO VERIFY THE LOCAL BUILDING CODE REQUIREMENTS.

2. SLO. FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 3000 PSF.

3. SMOO CONCRETE SLABS SHALL CONFORM TO A 20' DIA. SPACING OF 3000 PSF AND FOOTINGS TO A SPACING OF 2000 PSF.

4. SMOO 200 FLOOR FINISHING CODE.

SECTION SHEET NOTES

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SITE SURVEY AND CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL SAFETY REQUIREMENTS, THE MEASUREMENT AND SAFETY OF SECTION BEARING, STAIRS AND OVERSIGHT SERVICES IS THE SITE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

LANDS

ROOF DIMENSION LANDS: 20' PSF
LEFT SIDE LANDS: 40' PSF
LAND LANDS: 60' PSF
GENERAL DESIGN CATEGORY: A
HYDROLOGIC ZONATION: I

PROJECT LOCATION

ADDRESS: 6041 LEBANON AVENUE N. 55200

WOOD TYPE

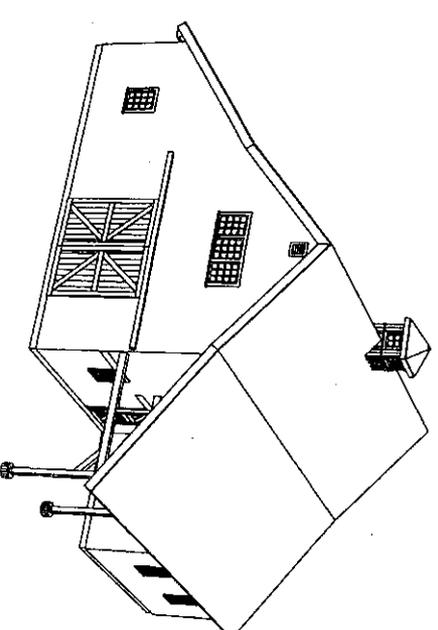
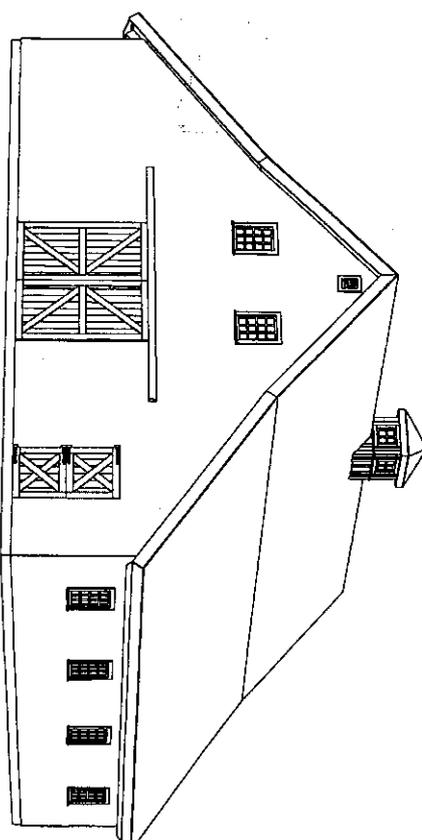
STRUCTURAL FRAMING: PONDROSA PINE 1/2 OR BETTER

SAND CREEK
Post & Beam

CUSTOMER: JACQUE LEBLAN
JOB CODE: LE2141

COVER SHEET

NOTE: COVER SHEETS, DIMENSIONS ON COVER SHEET, SHEET # 1, ARE REPRESENTATIONAL ONLY AND ARE NOT MEANT TO BE USED FOR CONSTRUCTION DRAWINGS.



SHEET INDEX

- 1 COVER SHEET
- 2 EXTERIOR ELEVATIONS
- 3 EXTERIOR ELEVATIONS
- 4 MAIN FLOOR LAYOUT
- 5 LEFT FLOOR LAYOUT
- 6 FOUNDATION PLAN
- 7 BEAM DETAILS
- 8 BEAM TO RAFTER VIEW
- 9 BEAM LAYOUT
- 10 LEFT FRAMING PLAN
- 11 BUILDING SECTIONS
- 12 FRAMING DETAILS CONNECTIONS

REVISION HISTORY

REV#	DATE	DESCRIPTION
0	08/02/2005	INITIAL DRAWINGS
1	08/22/05	ADDED DOOR AND WINDOWS PER CUSTOMER
2	08/22/05	MODIFIED WINDOW PLACEMENT, CHANGED WALL FINISH SET
3	08/22/05	CHANGED LEFT WINDOW SIZE
4	08/22/05	EXTERIOR FINISHING REVISION
5	08/22/05	-
6	08/22/05	-
7	08/22/05	-
8	08/22/05	-
9	08/22/05	-

SYMBOLS

	WOOD IN SECTION
	CONCRETE IN SECTION
	SAND OR GRAVEL IN SECTION
	STEEL IN SECTION
	BUILT-UP INSULATION IN SECTION
	RIGID INSULATION IN SECTION
	ASPHALT ROOF
	BOARD AND BATTEN SIDING

	ELEVATION MARKER
	VIEW DIRECTION OF BUILDING ELEVATION
	EAVE/RIDGE DETAIL
	RAFTER/ridge DETAIL E.O.
	POST CONNECTION DETAIL

STANDARD ABBREVIATIONS

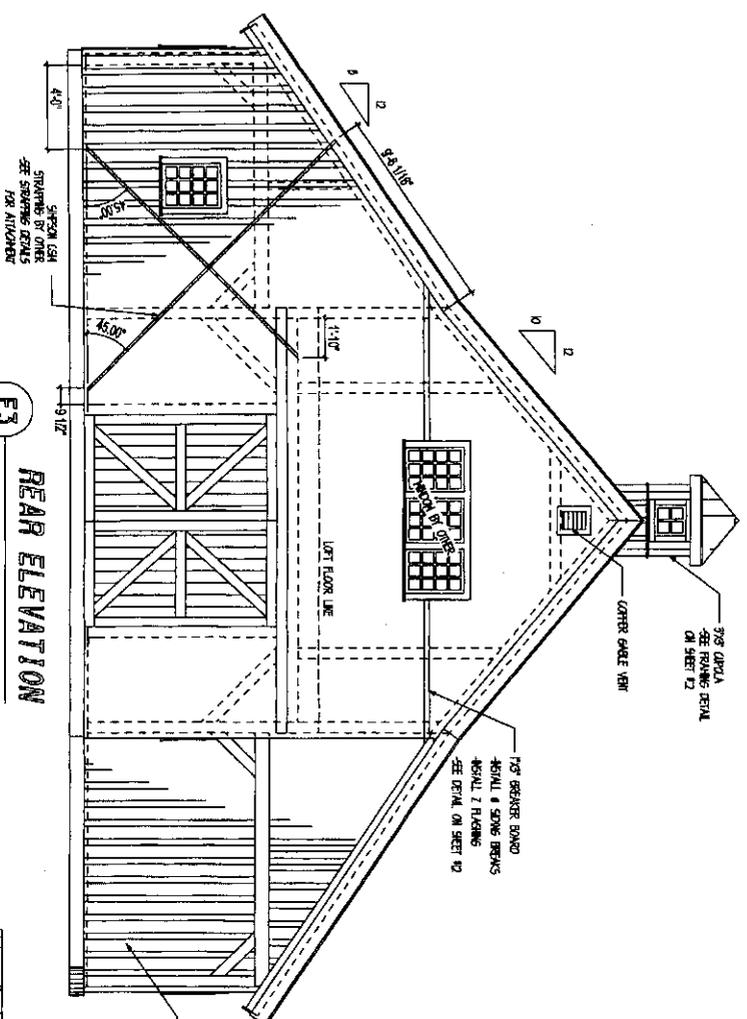
CONC	CONCRETE	HX	WOOD
CMU	CONCRETE MASONRY UNIT	INS	INSULATION
DBL	DOUBLE	OT	ON CENTER
DR	DRY ROOF	OSB	ORIENTED STRAND BOARD
FR	FRAMING	SP	SAND
FT	FOOTING	ST	STEEL
GR	GRAVEL	TR	TYPICAL

STYLE: H12 STORY PONDROSA
DRAWN BY: KASSADI BRISON
REVISION: 4
DRAWING STATUS: FINAL PLAN

SAND CREEK POST & BEAM
116 W. 1st St
WAYNE, NE 68797

PH: (402) 831-5600
FAX: (402) 831-5622
TOLL FREE: 1-888-445-1855

SHEET #: 1

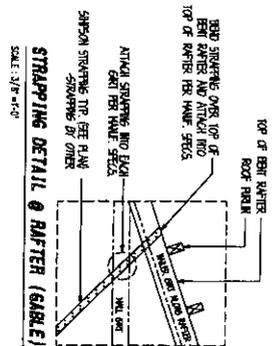
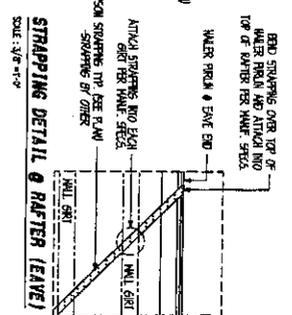
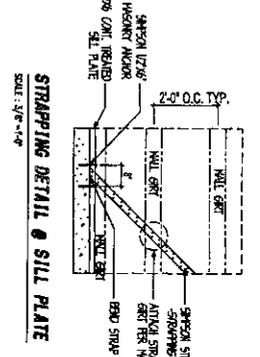
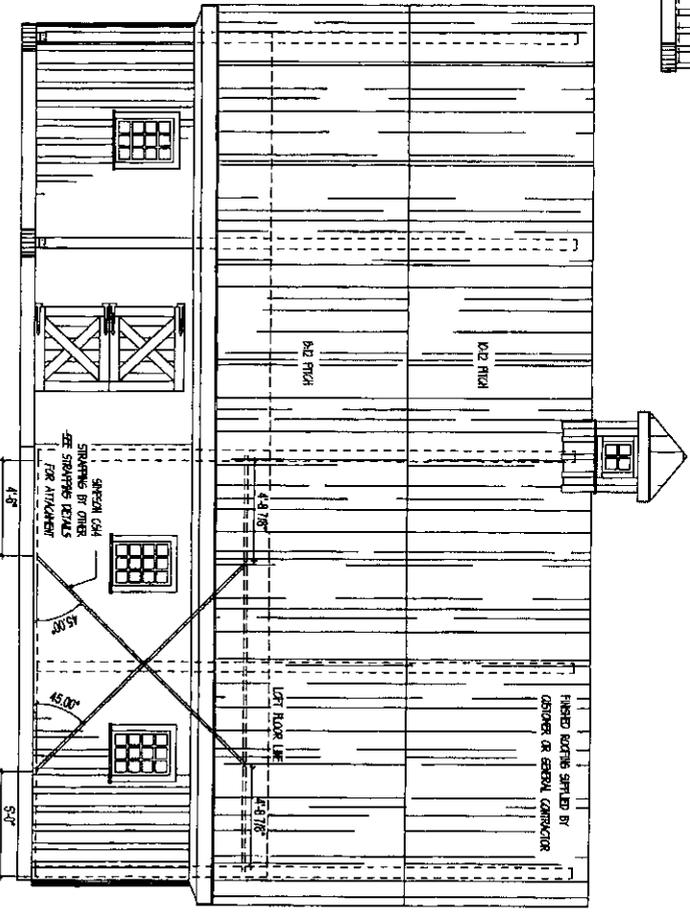


E3
REAR ELEVATION
SCALE: 1/4" = 1'

NOTE: UNLESS NOTED OTHERWISE, WINDOWS AND DOORS ARE SUPPLIED BY SAND CREEK POST & BEAM

- SHEET NOTES**
1. BREAKER BOND LOCATIONS & APPROX. ONLY AND SHOULD BE RECALCULATED ON SITE TO MATCH SIDING LENGTH PROVIDED.
 2. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATIONS TO BE VERIFIED BY OWNER AND GENERAL CONTRACTOR ON SITE.
 3. FINISHED ROOFING MATERIAL TO BE PROVIDED BY OWNER OR GENERAL CONTRACTOR. ROOFING MATERIAL PROVIDED BY SAND CREEK POST & BEAM.

E4
LEFT ELEVATION
SCALE: 1/4" = 1'



SAND CREEK
Post & Beam

CUSTOMER: JACALE LIBEAU
JOB CODE: JED244

STYLE: MID STORY PANDOROSA
REVISION: 4

DRAWN BY: KASSIDI BIRSON
DRAWING STATUS: FINAL PLAN

SAND CREEK POST & BEAM
116 W. 1st St
WAYNE, NE 68787

PH: (402) 333-5500
FAX: (402) 333-5502
TOLL FREE: 1-800-489-1800

SHEET #: 3

SAND CREEK
Post & Beam

CUSTOMER: JACQUE LIEBEAU
JOB CODE: JLE2141

STYLE: 1/2 STORY RONDORSA

DRAWN BY: KASSIDI BIRSON
DRAWING STATUS: FINAL PLAN

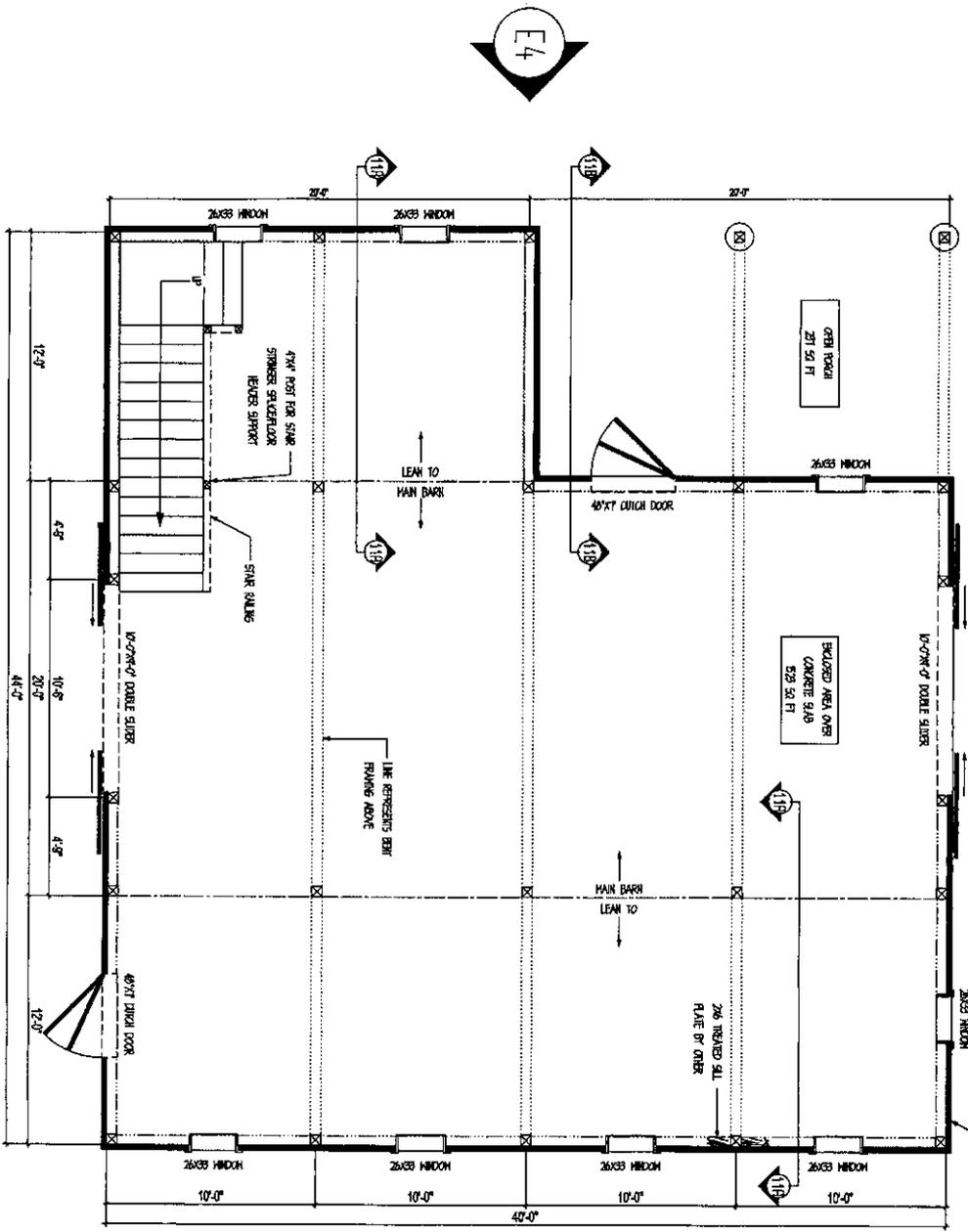
SAND CREEK POST & BEAM
116 W 1st St
WAYNE, NE 68787

PH: (402) 833-5606
FAX: (402) 833-5602
Toll Free: 1-888-487-1800

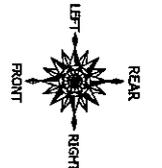
SHEET #: 4

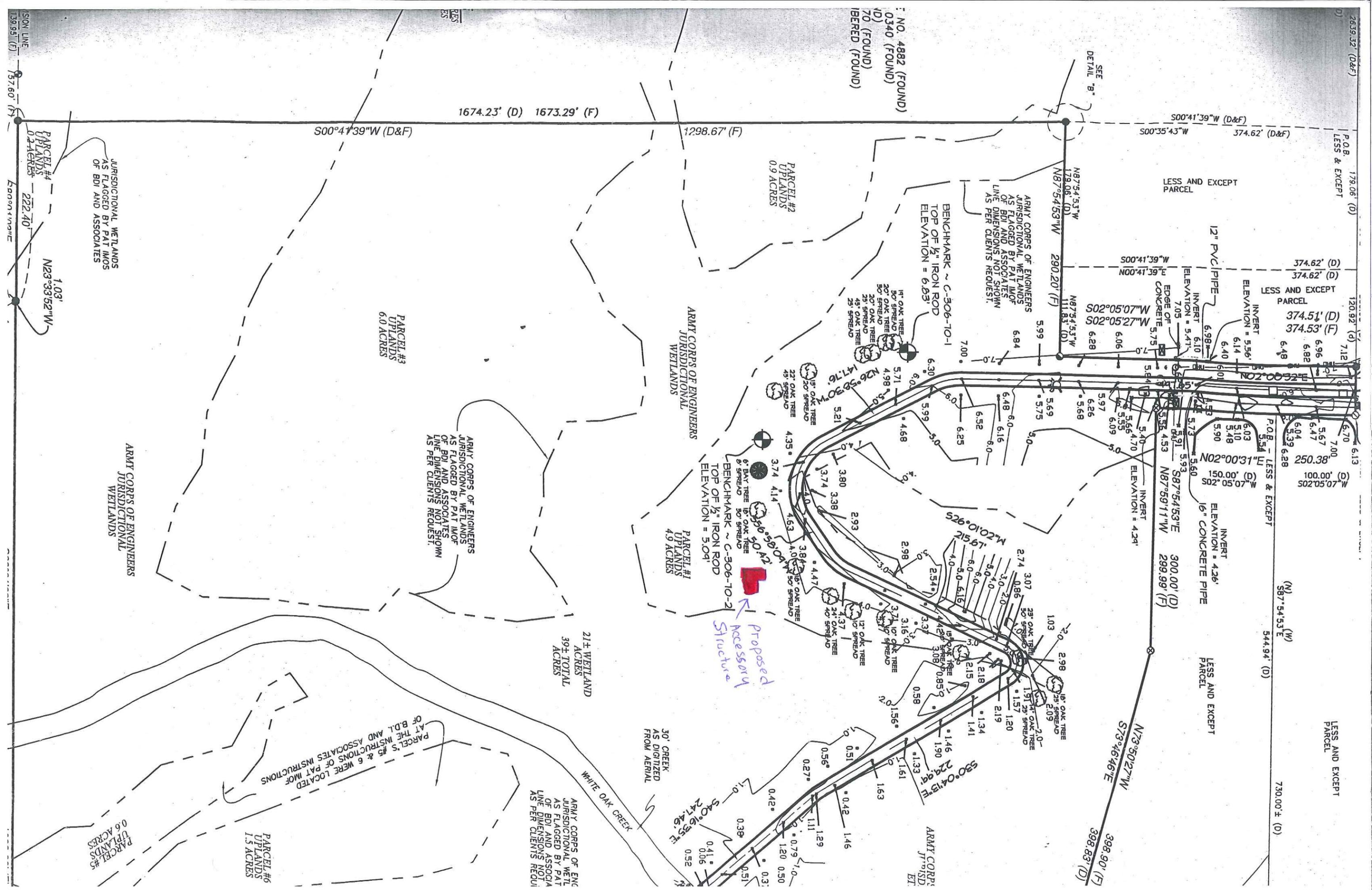
SHEET NOTES:
1. FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT, ARCHITECTURAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
2. SAND CREEK POST & BEAM IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING AND HVAC SYSTEMS.
3. INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FINISHES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
4. UNUSUAL FINISHES, VENT OPENINGS, AND SERVICES REQUIREMENTS ARE THE RESPONSIBILITY OF THE CORRESPONDING CONTRACTOR.
5. DOOR AND WINDOW LOCATIONS ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY THE CUSTOMER AND GENERAL CONTRACTOR.

E1
MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'



NOTE: UNLESS NOTED OTHERWISE
WINDOWS AND DOORS ARE
SUPPLIED BY SAND CREEK
POST & BEAM





NO. 4882 (FOUND)
0.40 (FOUND)
70 (FOUND)
BERED (FOUND)

SEE
DETAIL "B"

LESS AND EXCEPT
PARCEL

P.O.B. -
LESS & EXCEPT
PARCEL

374.62' (D)
374.62' (D)
374.51' (D)
374.53' (F)
INVERT
ELEVATION = 5.56'
6.14
6.40
6.48

12" PVC PIPE
INVERT = 6.98'
ELEVATION = 5.47'
7.05
EDGE OF
CONCRETE = 5.75'

S02°05'07"W
S02°05'27"W
INVERT
ELEVATION = 4.26'
16" CONCRETE PIPE

250.38'
100.00' (D)
502°05'07"W
INVERT
ELEVATION = 4.26'

INVERT
ELEVATION = 4.26'
16" CONCRETE PIPE

(N)
S87°54'53"E
544.94' (D)

LESS AND EXCEPT
PARCEL

730.00' ± (D)

1674.23' (D) 1673.29' (F)

S00°41'39"W (D&F)

1298.67' (F)

S00°41'39"W (D&F)
374.62' (D&F)

JURISDICTIONAL WETLANDS
AS FLAGGED BY PAT IMOS
OF BDI AND ASSOCIATES

PARCEL #4
UPLANDS
0.24 ACRES

N23°33'52"W
1.03'

PARCEL #2
UPLANDS
0.9 ACRES

PARCEL #3
UPLANDS
6.0 ACRES

ARMY CORPS OF ENGINEERS
JURISDICTIONAL
WETLANDS

ARMY CORPS OF ENGINEERS
JURISDICTIONAL WETLANDS
AS FLAGGED BY PAT IMOS
OF BDI AND ASSOCIATES
LINE DIMENSIONS NOT SHOWN
AS PER CLIENTS REQUEST.

ARMY CORPS OF ENGINEERS
JURISDICTIONAL
WETLANDS

PARCEL #1
UPLANDS
4.9 ACRES

BENCHMARK ~ C-306-10-2
TOP OF 1/2" IRON ROD
ELEVATION = 5.09'

Proposed
Accessary
Structure

21± WETLAND
ACRES
39± TOTAL
ACRES

30' CREEK
AS DIGITIZED
FROM AERIAL

ARMY CORPS OF ENG
JURISDICTIONAL WETL
AS FLAGGED BY PAT
OF BDI AND ASSOCI
LINE DIMENSIONS NOT
AS PER CLIENTS REQU

PARCEL'S #5 & 6 WERE LOCATED
AT THE INSTRUCTIONS OF PAT IMOS
OF BDI AND ASSOCIATES

PARCEL #6
UPLANDS
1.5 ACRES

PARCEL #5
UPLANDS
0.6 ACRES

5000±1100±

157.60' (F)

222.40'

1.03'

5000±1100±

157.60' (F)

222.40'

1.03'

5000±1100±

157.60' (F)

222.40'

1.03'

ARMY CORPS OF ENGINEERS
JURISDICTIONAL
WETLANDS

PARCEL #1
UPLANDS
4.9 ACRES

BENCHMARK ~ C-306-TO-2
TOP OF 1/2" IRON ROD
ELEVATION = 5.04'

Proposed
Accessory
Structure

21± WETLAND
ACRES
39± TOTAL
ACRES

