

2015-V-030

Project Name: n/a

**Applicant and/or
Property Owner:** Jim Kirkland

Representative: Alan Gray, AICP

Request 1: Variance to allow the construction of an accessory structure prior to the construction of the primary residence.

Request 2: Variance to allow an accessory structure which is not subordinate in size to the primary residence
(**Note:** The proposed accessory structure is 3,120 square feet and the proposed primary residence is 3,000 square feet.)

Request 3: Variance to allow a 7 foot wire fence along the north, west and south property lines.

(LDC 2.10.05.A, 3.00.01 7.01.10.A &n 7.01.10.D)

Zoning District: R1 (Single Family Residential)

Variance 2015-V-030

General Information:

Applicant: Jim Kirkland

Representative: Alan Gray, AICP of Parsco, LLC

Project Location: 1559 Oak Drive., Gulf Breeze

Parcel Number: 30-2S-27-0000-00199-0000

Request 1: Variance to allow the construction of an accessory structure prior to the construction of the primary residence.

Request 2: Variance to construct an accessory structure that is not subordinate in size to the primary residence. (NOTE: The proposed accessory structure is 3,120 square feet and the proposed primary residence is 3,000 square feet.)

Request 3: Variance to allow a 7 foot wire fence along the north, west and south property lines.

Current Conditions: Vacant

Land Development Code Criteria:

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.

3.00.01 **For the purpose of this ordinance, certain terms and words are defined as follows:**

ACCESSORY STRUCTURE, USE OR FACILITY: A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principle use or structure and located on the same lot. The accessory structure, use, or facility shall always be subordinate in area, extent or purpose to the principle use served.

7.01.10 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

A. Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of six (6) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.

D. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4') feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height. Agriculture districts are exempt from this provision.

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 section of the Ordinance which regulates the order in which structures are constructed on a lot, defines accessory structures as being subordinate in size to the principle structure and regulates the fence height. The applicant's proposed residence is approximately 3,000 sq. ft. and the proposed accessory structure is 3,120 sq. ft.

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? Yes

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.

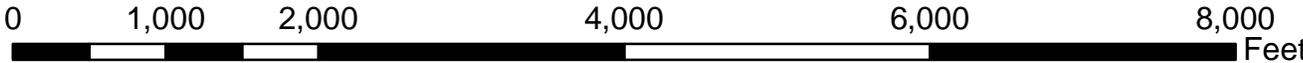
Is this criterion met? N/A

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-030
Location**

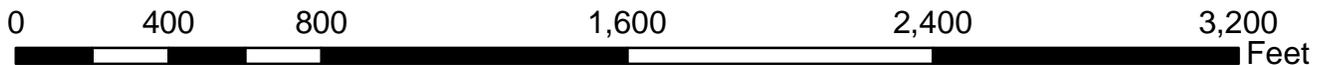


Legend

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2015-V-030

Zoning



Legend

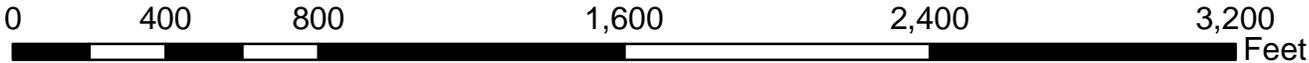
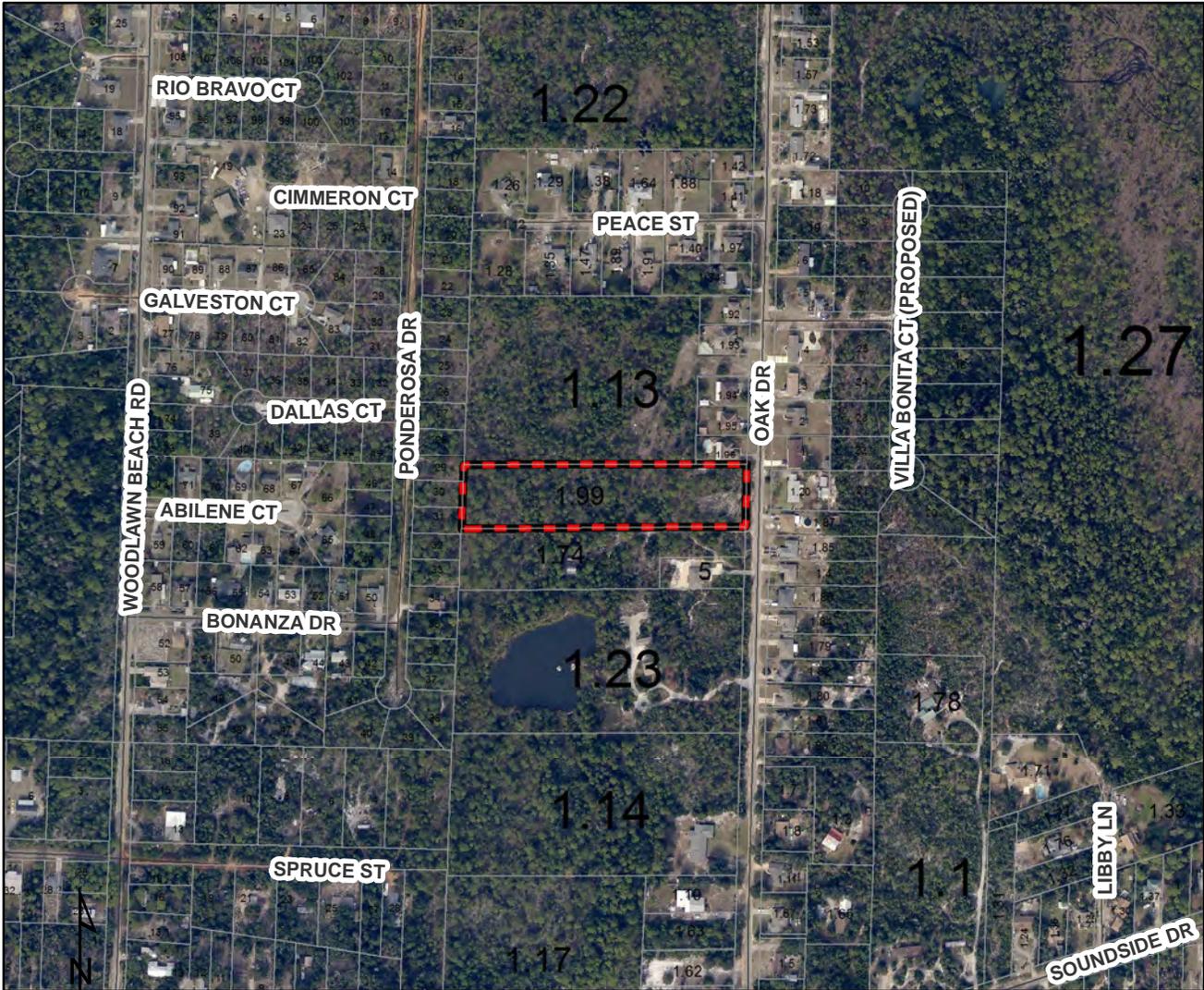
Pending ZB April	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	Mixed Residential Subdivision (R-1M)	R1M within an Accident Potential Zone (R1M-APZ)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

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2015-V-030

Aerial

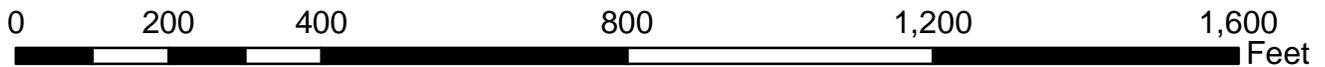
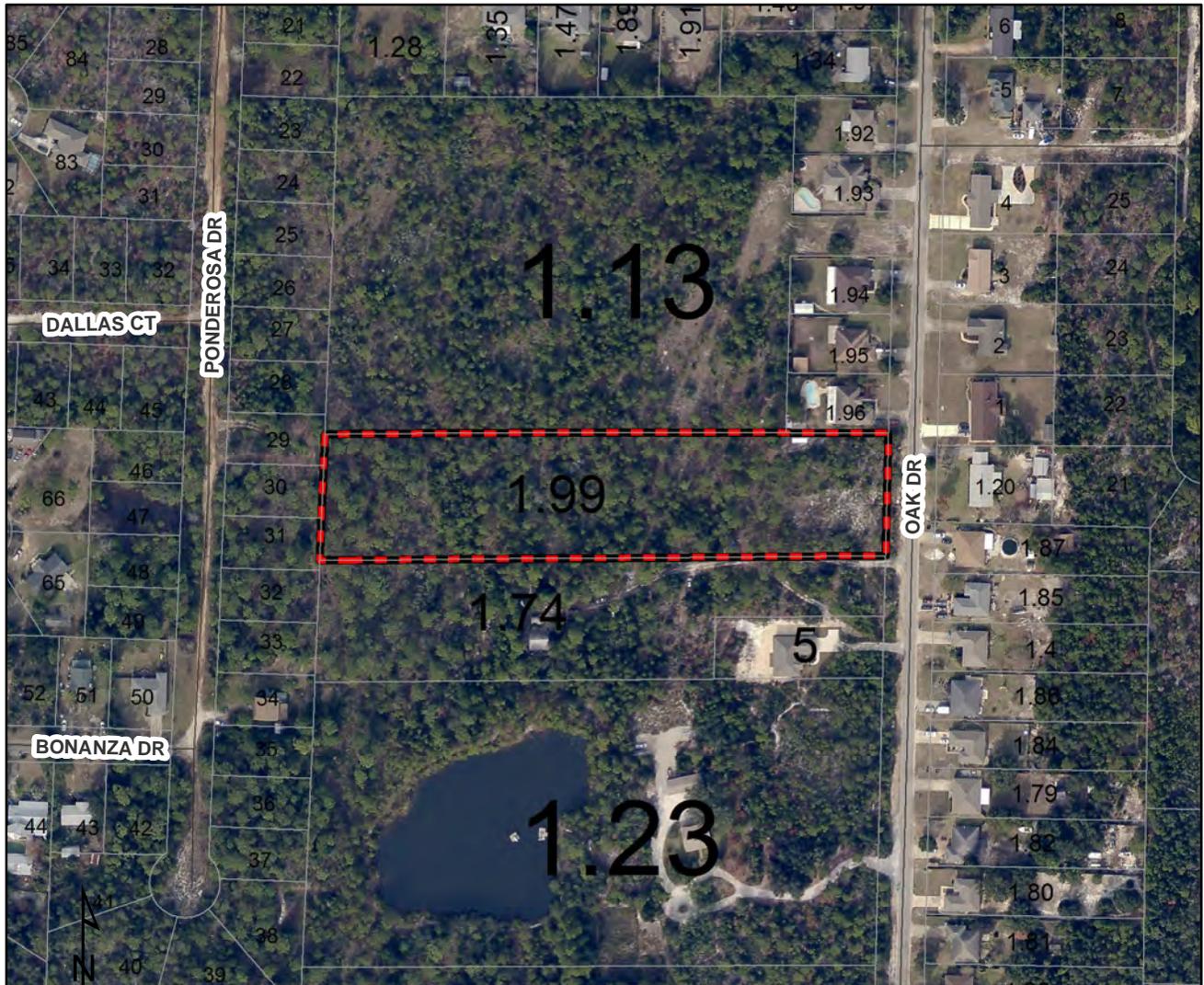


Legend

 PendingZBApril

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2015-V-030
Close Up Aerial



Legend

 PendingZBApril

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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- 030</u>	Date Received: <u>2/24/15</u>
Review Fee: <u>\$235+</u>	Receipt No.: <u>61</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 3,262 VD#5

Property Owner Property Owner Name: Jim Kirkland
 Address: 2725 Augustus Rd.
Navarre FL 32566
 Phone: 850-685-6023 Fax: _____
 Email: james-kirkland@att.net

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: Parsco, LLC
 Contact Name: Alan Gray, AICP
 Address: PO BOX 12862
Pensacola, FL 32591
 Phone: 850-510-0596 Fax: 850-390-4943
 Email: Alan@Pars-co.net

Property Information Parcel ID Number(s): 30-25-27-0000-00199-0000
 -OR-
 Street Address of property for which the Variance is requested:
1559 Oak Drive, Gulf Breeze 32563

Variance Request

What is the present use of the property? VACANT (000000)

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

Please see Attached Response "A"

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

Please see Attached Response "B"

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.

Please see Attached Response "C"

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.

ALAN GRAY, AICP
Applicant Name (Type or Print)
Director of Development
Title (if applicable)

[Signature]
Applicant Signature
2-24-15
Date

Re: Variance Request

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

Response A

We are asking the Board of Adjustment to favorably consider our request to flip the order in which a 3,000+sf home and a 3,120sf accessory structure are typically built in order to allow the owner to sell his current home in Navarre and build his future home on this vacant 3.262 acre parcel. The plans for the future home are being drafted now by his son working at the Dalrymple Sallis Architecture Firm in Downtown Pensacola and will be ready for permits a few months after this variance is granted.

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

Response B

Mr. Kirkland is hoping to build his 3,000+sf home in the coming months as an owner builder and, as such, he will need considerable resources on the site to conduct this build while living in Navarre. If he can have this 3,120sf accessory structure in place then the staging of his privately owned equipment and the necessary building materials can be done on the site in a secure and much less imposing and unsightly way to neighbors. This will also save a great deal of time and resources for the owner as he completes this build himself.

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

Response C

The hardship created is of a logistical and financial nature for the applicant. If the request is granted then the homeowner may build the accessory structure out of sequence and can stage material and equipment out of the elements while he takes on the task of constructing the home himself. The term for which this variance will be in effect can be counted in months, not years, and would enable this land owner a great degree of ease while he improves the land and places it on the tax rolls at a much higher value than as the vacant parcel we have today. The owner will pull the permit to build this home as soon as the sale closes for his Navarre home. In the interim the applicant will continue working with his son to design the home.

MISCELLANEOUS:

JKARCH CERTIFY THAT THE DESIGN PLANS AND SPECIFICATIONS FOR THIS CONSTRUCTION ARE IN COMPLIANCE WITH THE CRITERIA ESTABLISHED BY THE FLORIDA BUILDING CODE, 2010 EDITION.

ADDITIONS TO THIS BUILDING AND/OR STRUCTURE ARE DESIGNED TO WITHSTAND A WIND VELOCITY OF 150 MPH, IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE 2010 EDITION.

ALSO, UPON COMPLETION OF THE BUILDING AND/OR STRUCTURE, WE WILL CERTIFY AT THAT TIME THE BUILDING AND/OR STRUCTURE HAS COMPLIED WITH THIS SPECIFIC BUILDING DESIGN. THIS MUST BE ON FILE AT THE CITY BUILDING DEPARTMENT BEFORE RECEIVING AN INSPECTION FOR POWER.

WE UNDERSTAND THAT ANY CHANGES IN DESIGN OR SPECIFICATIONS MUST BE SUBMITTED IN WRITING, BY US, TO THE BUILDING DEPARTMENT.

ALL DRAWINGS AND/OR CORRESPONDENCE SHALL BE SIGNED AND SEALED.

THE FOLLOWING STATEMENT IS MADE IN REGARDS TO THE "PROJECT" AS DEFINED BY THIS SET OF CONSTRUCTION DOCUMENTS AND ANY INCLUDED SPECIFICATIONS.

"THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CHANGES OR DEVIATIONS WITHIN THE PROJECT IN WRITING FOR APPROVAL BEFORE ANY CHANGES ARE IMPLEMENTED."

TYPICAL SCHEDULE OF INSPECTIONS:

- (1) FOUNDATIONS, FOOTINGS (LAYOUT & REBARS), STEM WALLS.
- (2) SLAB REINFORCING.
- (3) FRAMING & CMU WALL REINFORCING (AS APPLICABLE)
- (4) FINAL ARCHITECT/ ENGINEER CERTIFICATION.

OWNER:

JAMES & JANET KIRKLAND
2725 AUGUSTUS ROAD, NAVARRE, FL 32566
T: 850.685.6023

CIVIL ENGINEER:

DAVID M. FITZPATRICK PROF. ENGINEER, P.A.
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
T: 850.476.8677

STRUCTURAL ENGINEER:

JOE DEREUIL ASSOCIATES, LLC.
301 WEST CERVANTES STREET
PENSACOLA, FL 32501
T: 850.429.1951



INDEX TO DRAWINGS:

T100 TITLE SHEET

CIVIL
C1 DRAINAGE/ UTILITY PLAN

STRUCTURAL
S1 GENERAL NOTES/ SPECIFICATIONS
S2 FOUNDATION PLAN

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1 COVER SHEET
2 ERECTION NOTES
3 ANCHOR ROD PLAN
4 ANCHOR ROD PLAN - DETAILS
5 PRIMARY ROOF & BRACING PLAN

6 FRAME CROSS SECTION (LINE 1)
7 FRAME CROSS SECTION (LINE 2)
8 FRAME CROSS SECTION (LINE 3)
9 PORTAL FRAME ELEVATION (C)
10 PORTAL FRAME ELEVATION (D)

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12 ROOF SECONDARY PLAN
13 ROOF SECONDARY SED'S
14 ROOF SECONDARY SED'S
15 SECONDARY ELEVATION AT 1

16 SECONDARY ELEVATION AT A
17 SECONDARY ELEVATION AT 3
18 SECONDARY ELEVATION AT C
19 SECONDARY ELEVATION AT D
20 WALL SECONDARY SED'S

21 WALL SECONDARY SED'S
22 ROOF COVERING PLAN
23 ROOF LINER PLAN
24 COVERING ELEVATION AT 1
25 COVERING ELEVATION AT A

26 COVERING ELEVATION AT 3
27 COVERING ELEVATION AT C
28 COVERING ELEVATION AT D
29 COVERING & TRIM SED'S
30 COVERING & TRIM SED'S

31 COVERING & TRIM SED'S

ARCHITECTURAL
A001 PHASE I SITE PLAN
A100 GARAGE FLOOR PLAN
A101 RCP/ INTERIOR ELEVATIONS

A200 BUILDING ELEVATIONS

GENERAL NOTES:

- (A) ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- (B) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURES, OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- (C) THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- (D) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT AND THE OWNER.
- (E) THE CONTRACTOR IS TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL, AND PLUMBING INSPECTIONS, ETC.
- (F) THESE DRAWINGS ARE GRAPHIC REPRESENTATION AND ARE NOT TO BE SCALED OR MEASURED, IN EVERY CASE THE WRITTEN DIMENSION OR NOTE IS CORRECT.
- (G) ALL DIMENSIONS ARE GIVEN TO THE FACE OF ROUGH FRAMING, CONCRETE, AND MASONRY (UNLESS NOTED OTHERWISE.)

BUILDING INFORMATION:

-

AREA CALCULATIONS:

AREA	(GSF)
INTERIOR CONDITIONED - PHASE II	540 SF
INTERIOR UNCONDITIONED - PHASE II	1,860 SF
TOTAL INTERIOR	2,400 SF
EXTERIOR COVERED PORCH	720 SF
TOTAL EXTERIOR	720 SF
PROJECT TOTAL	3,120 SF

CODE REFERENCES:

- 2010 FLORIDA BUILDING CODE (FBC)
- 2010 RESIDENTIAL CODE
- 2010 NFPA 101
- 2010 NATIONAL ELECTRIC CODE (NEC)

ISSUED FOR:

- | | |
|--|--|
| <input type="checkbox"/> SCHEMATICS | <input type="checkbox"/> PROGRESS PRINT |
| <input type="checkbox"/> 100% CONTRACT | <input type="checkbox"/> DEVELOPMENT ORDER |
| <input type="checkbox"/> PRICING | <input type="checkbox"/> BIDDING |
| <input checked="" type="checkbox"/> PERMIT | <input type="checkbox"/> OTHER |
- DATE: 03 JAN. 2015 No. Of Pages: 39

KIRKLAND RESIDENCE GARAGE

GULF BREEZE, FL SANTA ROSA COUNTY

R E V I S I O N S	
DATE	DESCRIPTION

SEAL

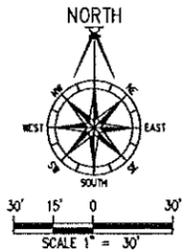
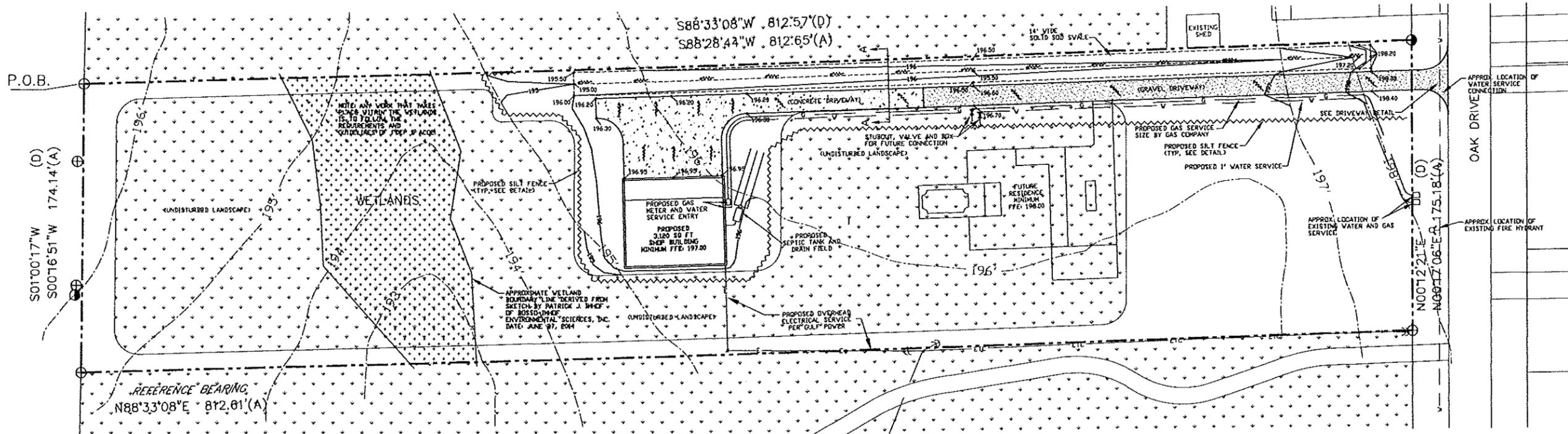
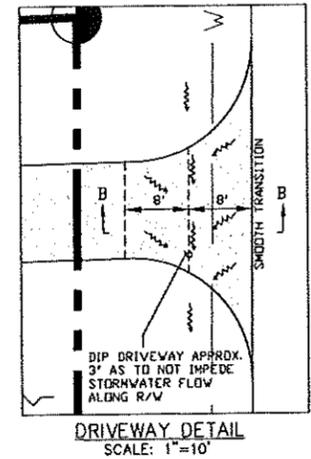
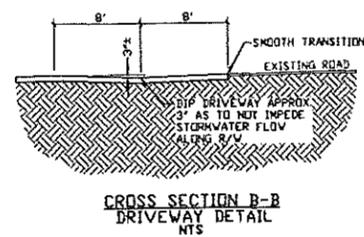
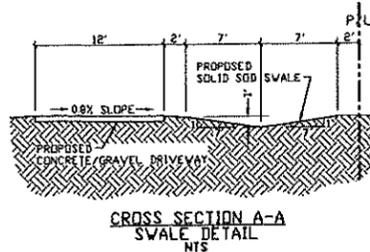
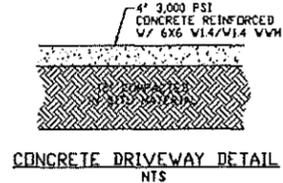
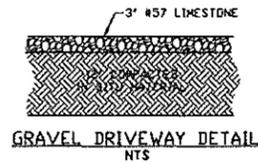
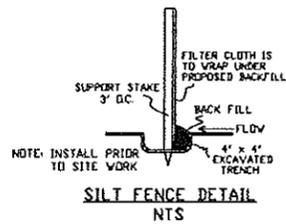
JKARCH
4141 COMMONS DR. W, APT 4425
DESTIN, FL 32541

T: (305) 849-9657
E: JKISALLADIO@ME.COM

KIRKLAND RESIDENCE
1559 OAK DR
GULF BREEZE, FL, 32561

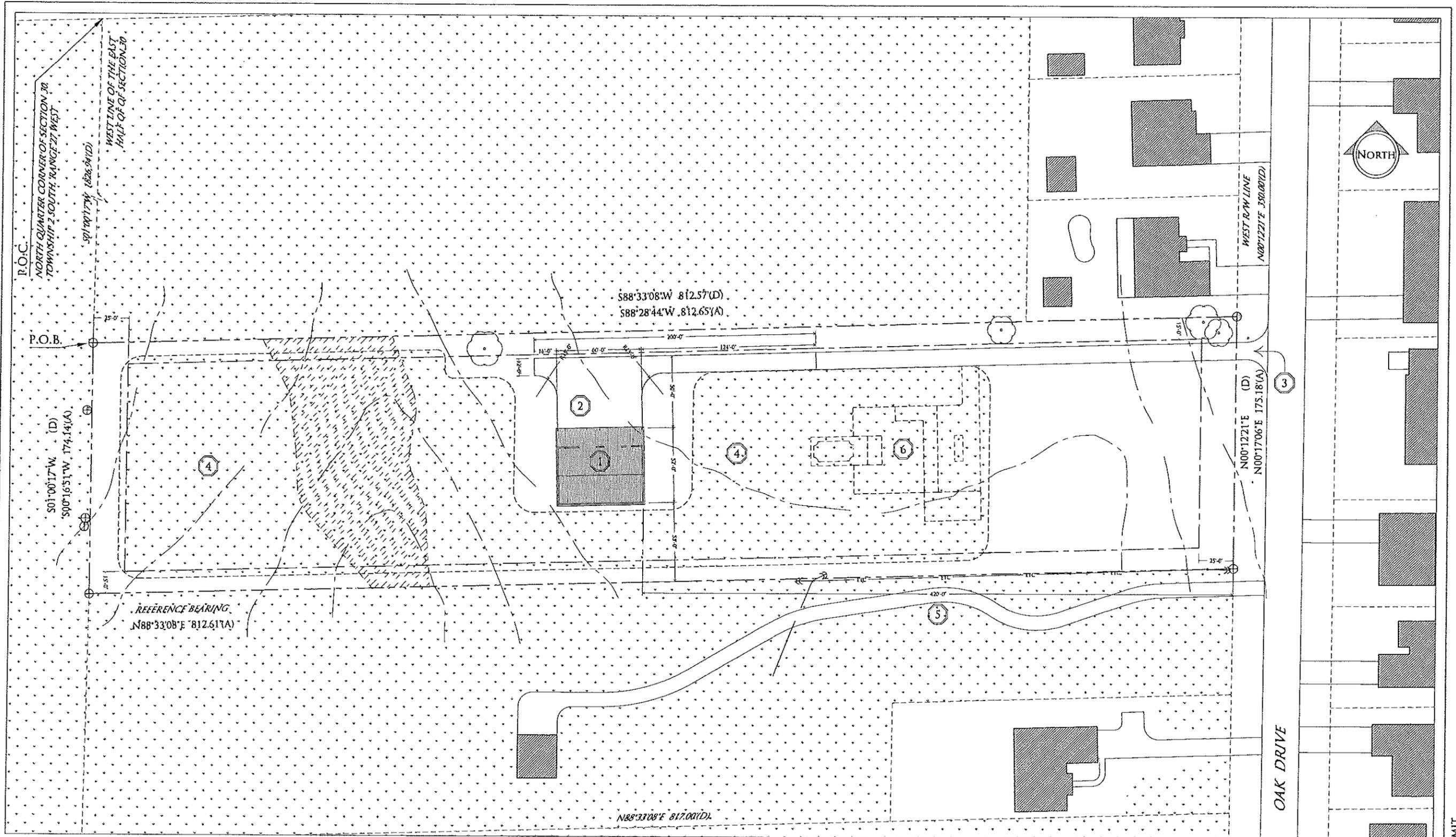
SHEET T100 OF 39

JANUARY 3, 2015 FOR PERMIT



ADDRESS 1559 OAK DRIVE	
PROJECT NAME: KIRKLAND RESIDENCE	
SCALE: 1"=30'	DRAWN BY: ADB
DATE: 8/15/14	PROJECT NO: 14-122
DAVID W. FITZPATRICK PROFESSIONAL ENGINEER, P.A. BOARD OF PROFESSIONAL ENGINEERS CERT. # 00008423 10250 NORTH PALMVIEW STREET PENSACOLA, FL 32514 (850) 476-8877 FAX (850) 478-1708	

PLOT DATE: 8/19/14



SITE PLAN KEYNOTES:

- 1 RESIDENTIAL GARAGE/STORAGE BY PRE-ENGINEERED METAL BUILDING COMPANY.
- 2 CONCRETE DRIVEWAY.
- 3 GRAVEL DRIVEWAY.
- 4 NATURAL LANDSCAPE TO BE UNDISTURBED.
- 5 MEASUREMENT FROM IRON ROD FOUND AT SE CORNER OF PROPERTY LINE.
- 6 FUTURE 3,000 SQ. FT. HOUSE, DESIGN TBD.

SYMBOL REFERENCE KEY:

- IRON ROD FOUND
- AERIAL ELECTRIC, TELEPHONE & CABLE LINES
- UNIMPROVED WOODED AREAS
- GRAVEL DRIVE
- WETLANDS

PHASE I SITE PLAN

SCALE: 1"=30'-0"

REVISIONS

DATE	DESCRIPTION

SEAL

JKARCH
 4141 COMMONS DR. W. APT 4425
 DESTIN, FL 32541
 T: (305) 849-9657
 E: JKISPALLADIO@ME.COM
 KIRKLAND RESIDENCE
 1559 OAK DR
 GULF BREEZE, FL 32561
 SHEET A001 OF 5

JANUARY 3, 2015 FOR PERMIT