

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Elmer Weaver, 2508 Platte River Drive Bellevue, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 1997), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 1997), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (2004 Cum. Supp); and,

WHEREAS, said Zoning Regulation requires the County Board to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Elmer Weaver's application for a Flood Plain Development Permit for compliance with the Zoning Regulation on the property legally described in the attached Exhibit A; and,

WHEREAS, said application includes an elevation certificate which is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate on the subject property, and the Natural Resources District comments.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 22<sup>nd</sup> day of September, 2009.

Moved by Rusty Hike seconded by Rich Jansen, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike

None

None

Rich Jansen

Tom Jones

Tom Kitchell

Patrick J. Thomas

ABSTAIN:

None

Tom J. Clarke, Deputy  
County Clerk



Approved as to form:

Mark A. ...  
County Attorney

Sarpy County Board of Commissioners Report  
Staff Report Prepared: September 16, 2009  
County Board Meeting Date: September 22, 2009

Exhibit A

Subject	Type	By
Floodplain Development Permit for construction of an addition to the primary structure on Lot 205, Hanson's Lake, located in the SE ¼ of Section 28, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 2605 Platte River Drive to construct an addition on the existing home. The addition is located on the east side of the house.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
  - The construction was Red-Tagged by the Permits and Inspections Department for building without a permit. A Zoning Violation letter was sent to the property owner. They subsequently requested the Flood Plain Development Permit and submitted construction plans for a building permit.
  - The area is zoned RD-50.
  - The additions do not cause the lot to exceed the maximum 40% lot coverage.
  - The addition is more than one foot above the base flood elevation.
  - The request meets the Sarpy County Flood Plain regulations.
  - The addition meets the required minimum setbacks of the Sarpy County Zoning Regulations.
- Natural Resources
  - The Natural Resources District has no objection to the request. Their comments are attached.
- Recommendation
  - For the reasons stated above I recommend approval to the flood plain development permit to construct an addition on Lot 205, Hanson's Lake located in the SE ¼ of Section 23 T13N, R13E, generally known as 2508 Platte River Drive.

Respectfully submitted by:

  
Rebecca Horner  
Planning Director

# ELEVATION CERTIFICATE

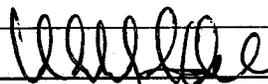
OMB No. 1660-0008  
Expires February 28, 2009

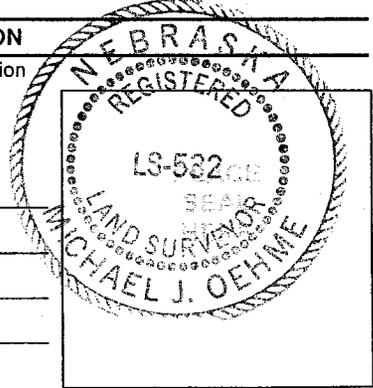
Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <b>Tim Parys</b>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2508 Platte River Drive</b>	Company NAIC Number	
City <b>Bellevue</b> State <b>NE</b> ZIP Code <b>68106</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>Lot 205, Hanson's Lake Subdivision, as surveyed, platted and recorded in Sarpy County, Iowa.</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>Residential</b>		
A5. Latitude/Longitude: Lat. <b>41° 03' 40"</b> Long. <b>95° 56' 57"</b>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <b>2</b>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <b>2224</b> sq ft		a) Square footage of attached garage <b>400</b> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <b>0</b>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <b>0</b>
c) Total net area of flood openings in A8.b <b>0</b> sq in		c) Total net area of flood openings in A9.b <b>0</b> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
B1. NFIP Community Name & Community Number <b>Sarpy County - 310190</b>		B2. County Name <b>Sarpy</b>		B3. State <b>NE</b>
B4. Map/Panel Number <b>31153C0215</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date <b>12-02-05</b>	B7. FIRM Panel Effective/Revised Date <b>12-02-05</b>	B8. Flood Zone(s) <b>AE</b>
				B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>976.7</b>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____				
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____				
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA				

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)		
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction <small>*A new Elevation Certificate will be required when construction of the building is complete.</small>		
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7. Benchmark Utilized: <b>NGS established X277</b> Vertical Datum: <b>NAVD 1988</b>		
Conversion/Comments:		
Check the measurement used.		
a) Top of bottom floor (including basement, crawl space, or enclosure floor) <b>979.8</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <b>979.1</b>	<input type="checkbox"/> feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) <b>979.6</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG) <b>966.0</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG) <b>979.8</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.	
Certifier's Name <b>Michael J. Oehme</b>	License Number <b>LS-532</b>
Title <b>Registered Land Surveyor</b>	Company Name <b>Boundaryline Surveys</b>
Address <b>4513 South 133<sup>rd</sup> Street</b>	City <b>Omaha</b> State <b>NE</b> ZIP Code <b>68137</b>
Signature 	Date <b>8/12/09</b> Telephone <b>(402) 334-2032</b>

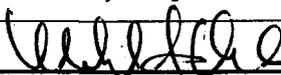


<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2508 Platte River Drive</b>	Policy Number
City <b>Bellevue</b> State <b>NE</b> ZIP Code <b>68106</b>	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments  
 Dwelling is currently being remodeled  
 Item C2(e) – Typical HVAC and water heater equipment.  
 Item C2(f) – Lowest adjacent grade is at the Northeast corner of an attached wooden deck.  
 Lowest adjacent grade next to dwelling is 977.5

Signature  Date **8/12/2009**  Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).  
 a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_  feet  meters  above or  below the HAG.  
 b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

31.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

32.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

33.  The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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37. This permit has been issued for:  New Construction  Substantial Improvement

38. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

39. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

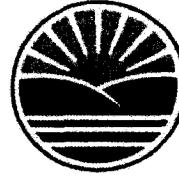
Comments \_\_\_\_\_

Check here if attachments

August 28, 2009

Rebecca Horner, Director  
Sarpy County Planning Department  
1210 Golden Gate Drive  
Papillion, NE 68046

**PAPPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT**



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

RE: Elmer Weaver-2508 Platte River Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed addition to the existing residence on Lot 205 in Hanson's Lake located at 2508 Platte River Drive in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.7 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Michael J. Oehme, R.L.S. on August 12, 2009 along with a drawing of the proposed addition:

- The lowest floor elevation of the existing residence is 979.8 ft. It appears that the proposed addition to the house will be at the same level as the existing residence, which is at least one foot above the BFE.

The District has no objections to this application. If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster', with a stylized flourish at the end.

Lori Ann Laster  
Stormwater Management Engineer

Cc: Elmer Weaver, Applicant, 5323 Spring St., Omaha, NE 68106  
Marlin Petermann, Amanda Grint, P-MRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 865\2508 Platte River Dr.docx  
Plat: 865

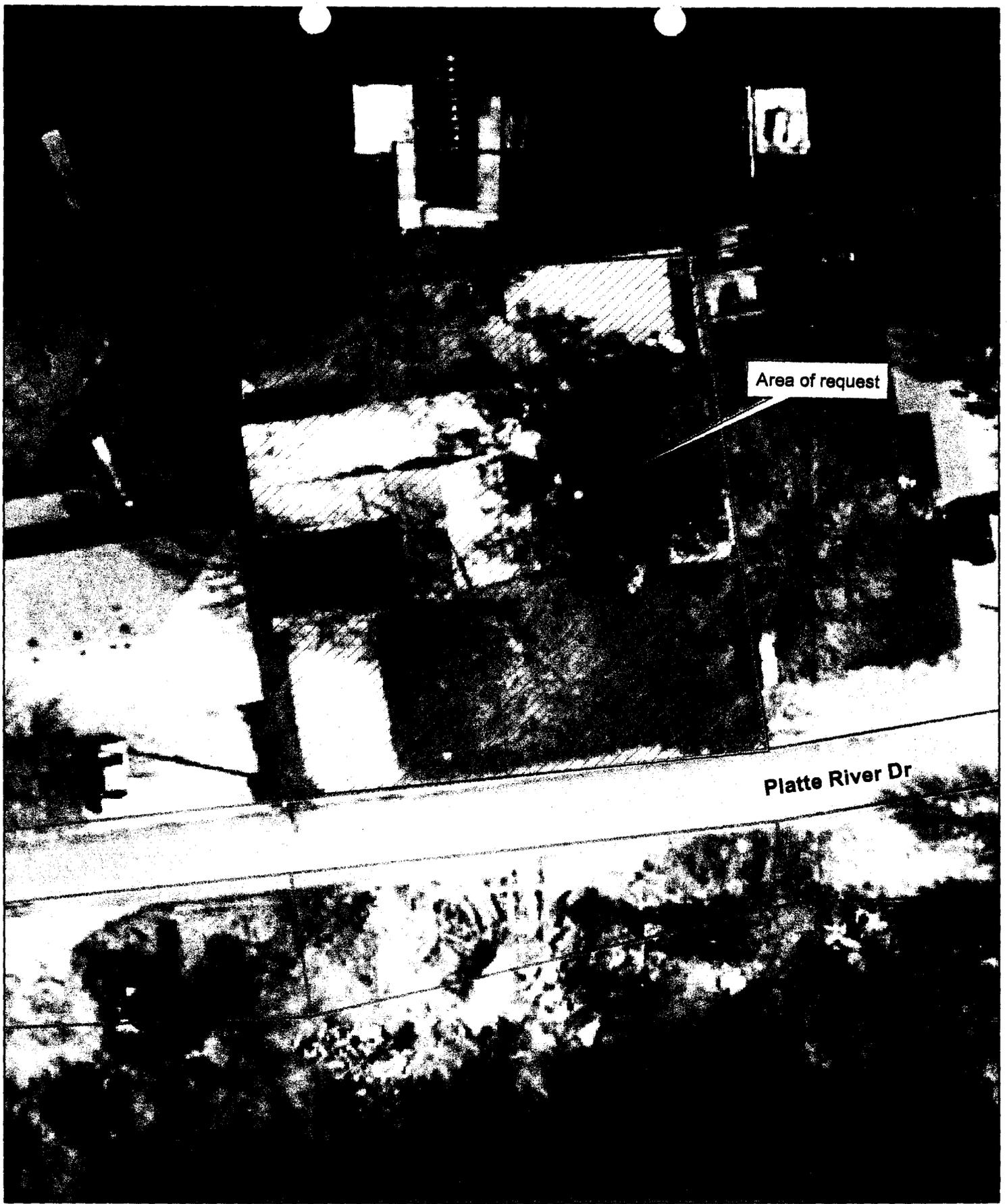
# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**SEPTEMBER 22, 2009**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**ELMER WEAVER**



2508 Platte River Drive  
Flood Plain Development Permit



1 inch = 26.172246 feet



# SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
PHONE: 402-593-1555 FAX: 402-593-1558 E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

AUG 20 2009

SARPY COUNTY  
PLANNING DEPARTMENT

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Flood Plain Development Permit Application</li> <li>2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer</li> <li>3. 1 full size site/construction plan drawing</li> <li>4. 6 reduced size site/construction plan drawings (8.5 x 11)</li> <li>5. Elevation Certificate (From registered professional engineer or architect.)</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>FPD 09-0013</u>  DATE RECEIVED: <u>8/20/09</u>  CP DESIGNATION: _____  ZONING DESIGNATION: _____  FEE: <u>\$100.00</u> RECEIPT NO. _____  RECEIVED BY: <u>MA</u>  NOTES: _____</p>
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**PROPERTY OWNER INFORMATION:** (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Elmer Weaver E-MAIL: ~~XXXXXXXXXXXXXXXXXXXX~~

ADDRESS: 2508 Platte River Dr CITY/STATE/ZIP: Bellevue Ne 68123

MAILING (IF DIFFERENT) ADDRESS: 5323 Spring St CITY/STATE/ZIP: Omaha Ne

PHONE: 402-551-0902 FAX: \_\_\_\_\_

**ENGINEER INFORMATION:**

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**CONSTRUCTION INFORMATION:** This individual/company is responsible for meeting construction standards.

NAME: Tim Parys E-MAIL: parys1@JUNO.com

ADDRESS: 4005 So 42 St CITY/STATE/ZIP: Omaha Ne 68107

PHONE: 402 734-3232 FAX: 734-3907

**PROPOSED DEVELOPMENT INFORMATION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Add 10 Feet to East side of House by 38', the current width ~~length~~ of the house, so addition 10x38'

**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 2508 Platte River Dr

ASSESSORS PARCEL NUMBER(S) 3115300215

SUB DIVISION: Hanson Lake LOT: 205

NAME OF WATERWAY: \_\_\_\_\_

PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_ FLOOD FRINGE: \_\_\_\_\_

LOWEST FLOOR ELEVATION IS TO BE \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

- 1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Elmer Weaver  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

**Michelle Alfaro**

---

**From:** Tom Lynam  
**Sent:** Wednesday, August 26, 2009 10:40 AM  
**To:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Flood Plain Development Permit - Weaver

Michelle;

I have no comment on this flood plain permit.

Tom Lynam

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**From:** Michelle Alfaro  
**Sent:** Wednesday, August 26, 2009 10:24 AM  
**To:** Laster, Lori; Tom Lynam  
**Cc:** Michelle Alfaro  
**Subject:** Zoning Review - Flood Plain Development Permit - Weaver

Hello,

**PROJECT DESCRIPTION: APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT – ELMER WEAVER**, 2508 Platte River Drive, requests a flood plain development permit to add 10 feet to the East side of the House.

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Tuesday September 1, 2009**. You may submit comments using the following:

Thank you!!

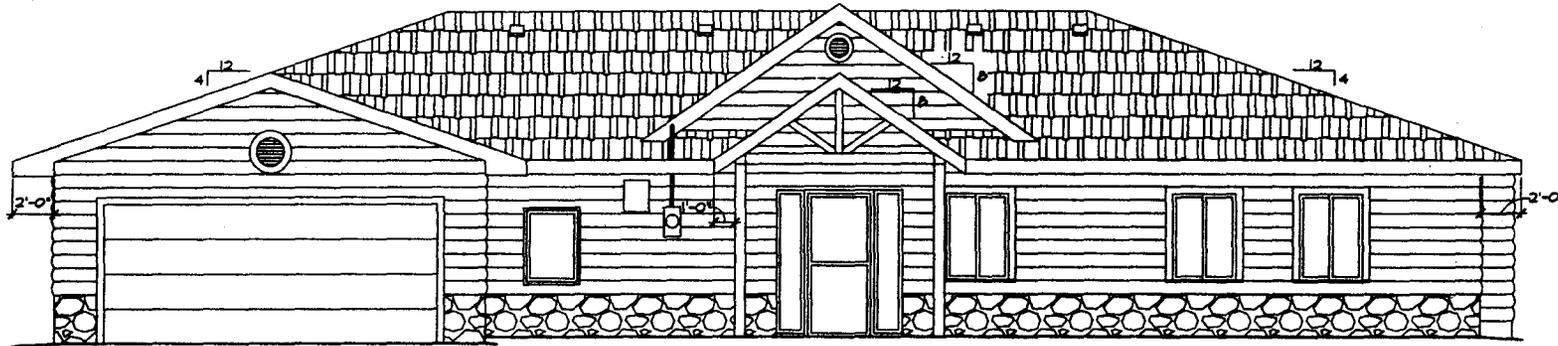
*Michelle Alfaro, Planning Assistant*  
Sarpy County Planning Department  
1210 Golden Gate Drive,  
Papillion, NE 68046  
Office: 402-593-1555  
Fax: 402-593-1558



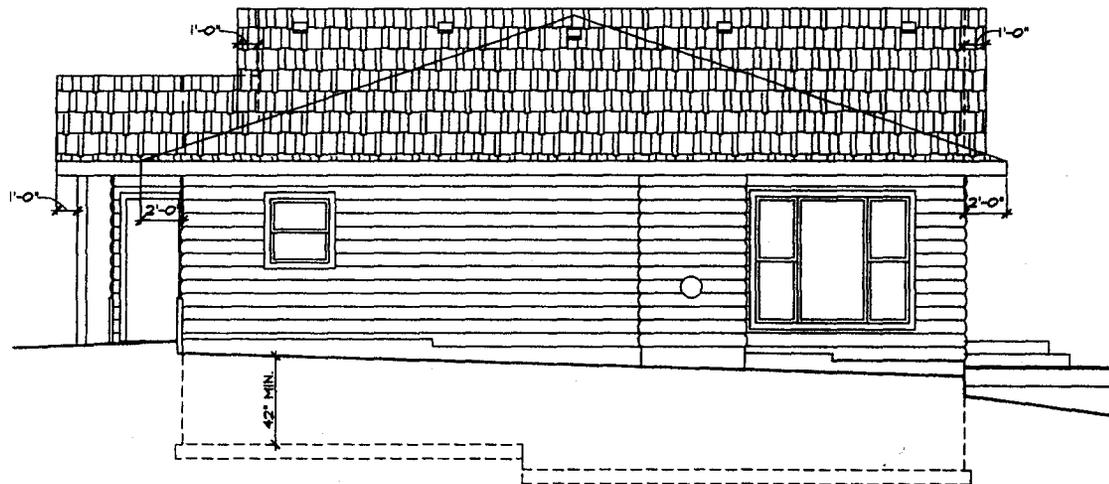
Please don't print this e-mail unless it is necessary

SEP 17 2009

SARPY COUNTY  
PLANNING DEPARTMENT



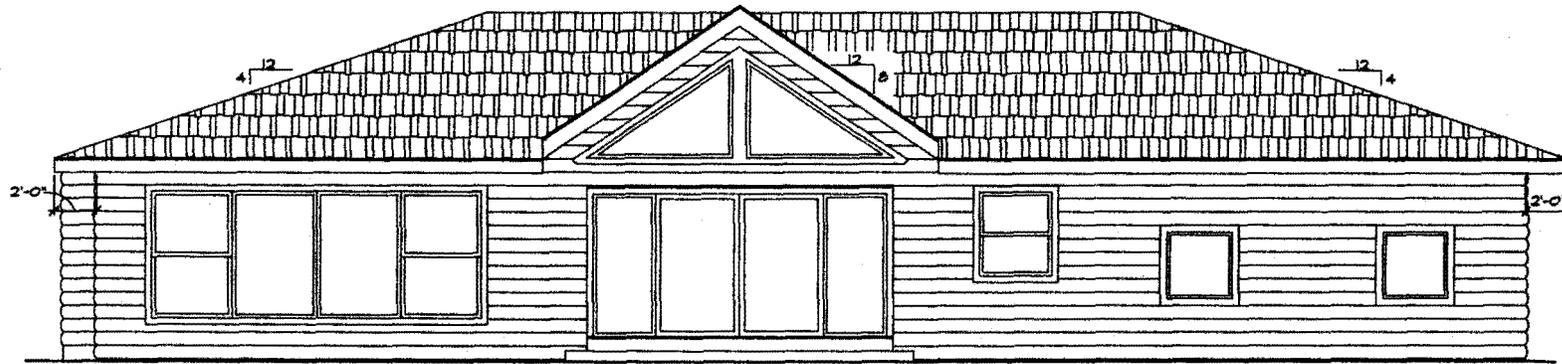
SOUTH ELEVATION-NEW  
SCALE: 1/4" = 1'-0"



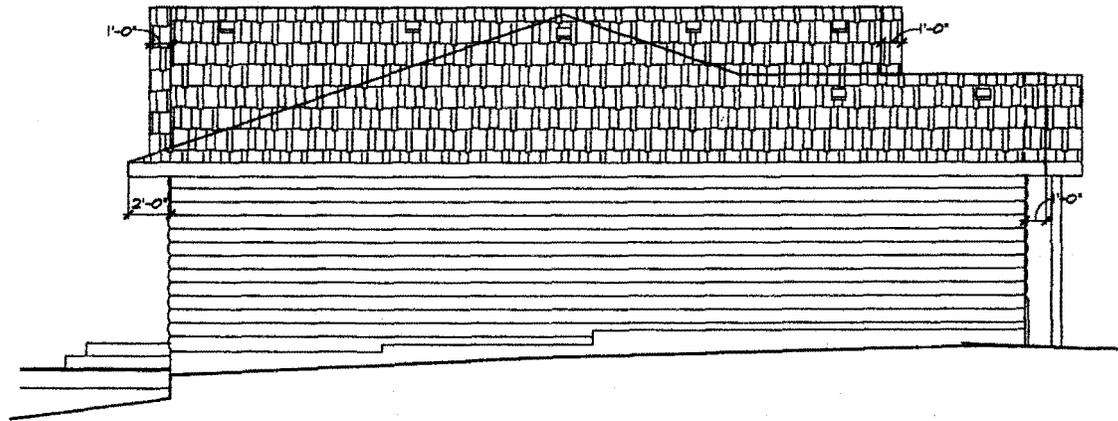
EAST ELEVATION-NEW  
SCALE: 1/4" = 1'-0"

A3  
JUNE 10, 2009

PARYS RESIDENCE ADDITION/REMODEL • 2508 PLATTE RIVER RD. • BELLVUE, NE 68132 •



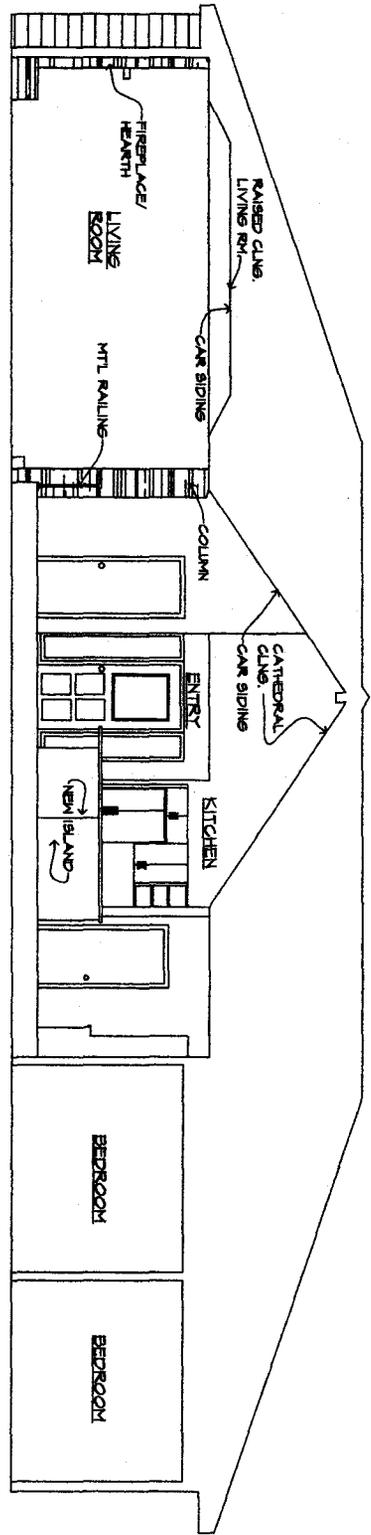
NORTH ELEVATION-NEW  
SCALE: 1/4" = 1'-0"



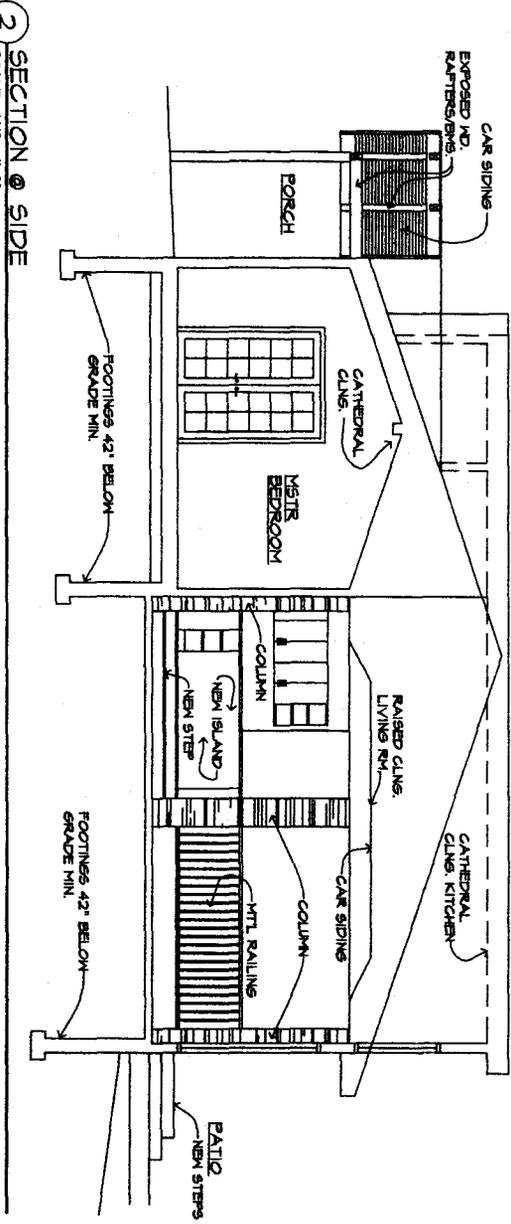
WEST ELEVATION-NEW  
SCALE: 1/4" = 1'-0"



PARYS RESIDENCE ADDITION/REMODEL • 2508 PLATTE RIVER RD. • BELLVUE, NE 68132 •



1 SECTION @ BACK  
SCALE: 1/4" = 1'-0"



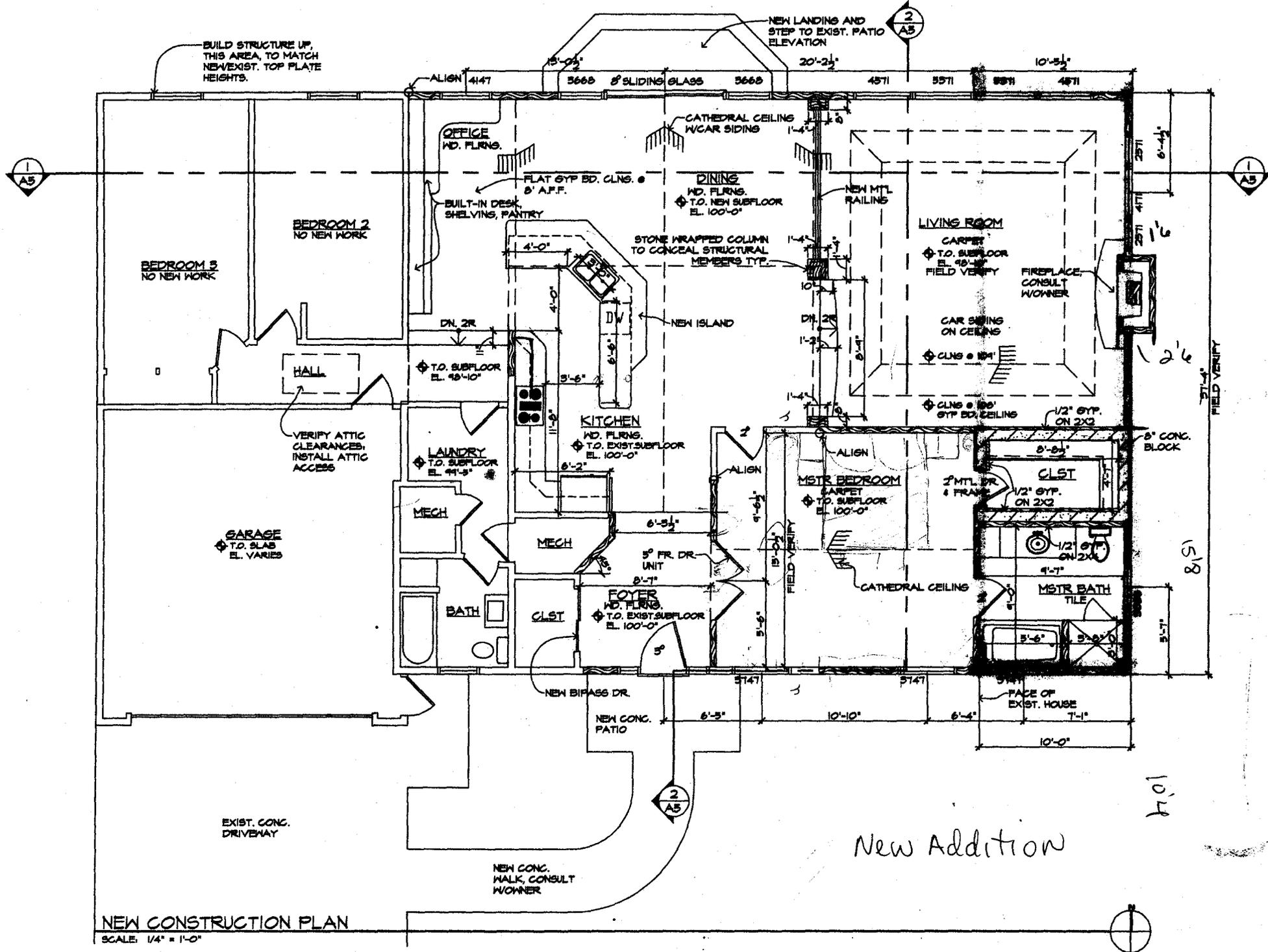
2 SECTION @ SIDE  
SCALE: 1/4" = 1'-0"



PARYS RESIDENCE ADDITION/REMODEL • 2508 PLATTE RIVER RD. • BELLVUE, NE 68132 •

A5  
JUNE 10, 2009

TMS

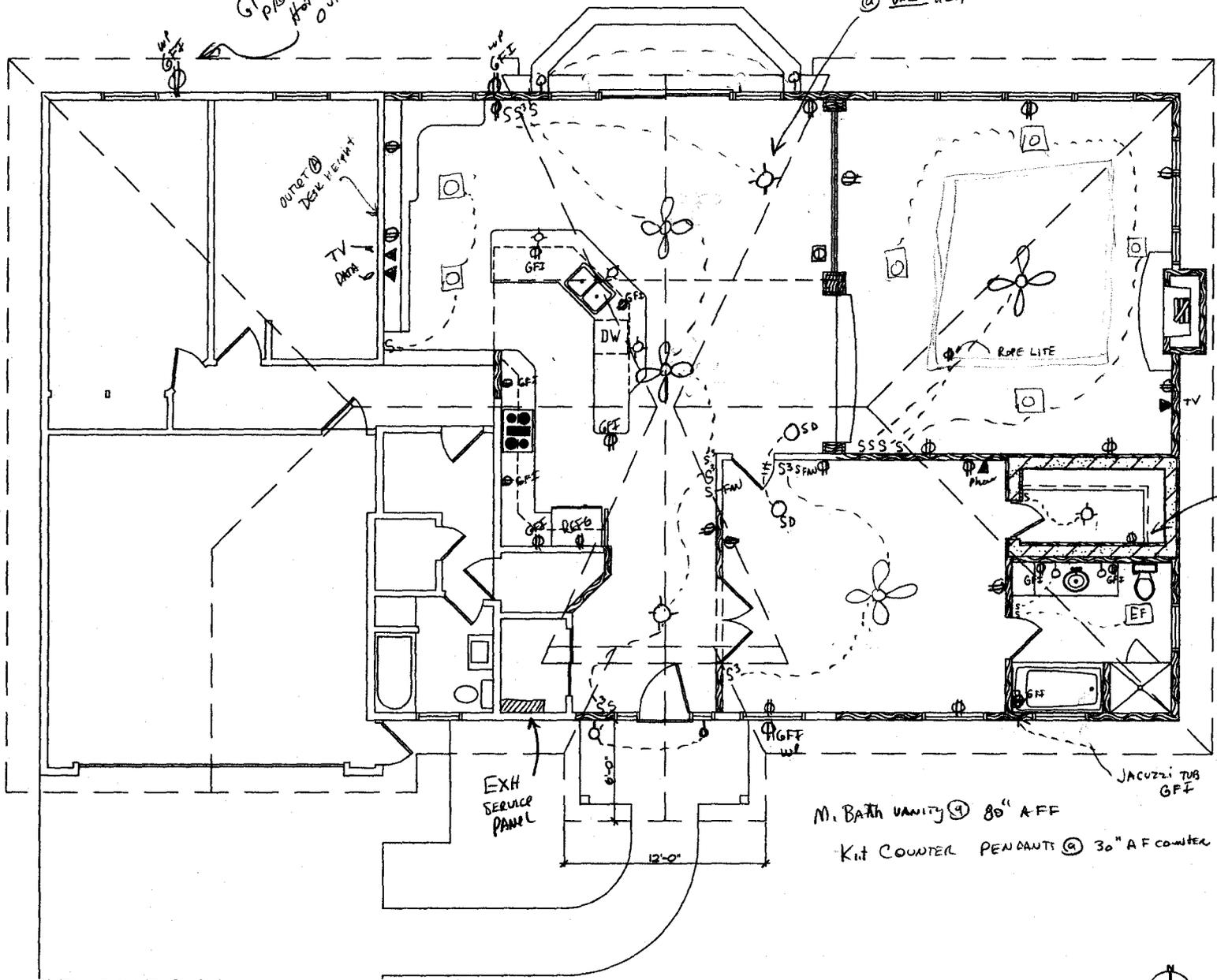


**PARYS RESIDENCE ADDITION/REMODEL • 2508 PLATTE RIVER RD. • BELLVUE, NE 6**

TE  
Ph  
Fax  
Tel  
an  
A  
JUI

GFF PROTECTED  
HOT TUB  
OUTLET

Fixture ABOVE TABLE  
@ UNK HEIGHT



- ⊕ 110 V RECEPT.
- ⊕ 220 V RECEPT
- ⊕ CEILING OUTLET
- ⊕ WALL OUTLET
- ⊕ GFF GFI OUTLET
- ⊕ FLOOR OUTLET
- ⊕ CEILING FAN
- S, S<sup>2</sup> SWITCHES
- ⊕ LOCATED CANDLE
- AA DATA/PHONE/TV
- ⊕ GFI WP OUTSIDE GFI OUTLET

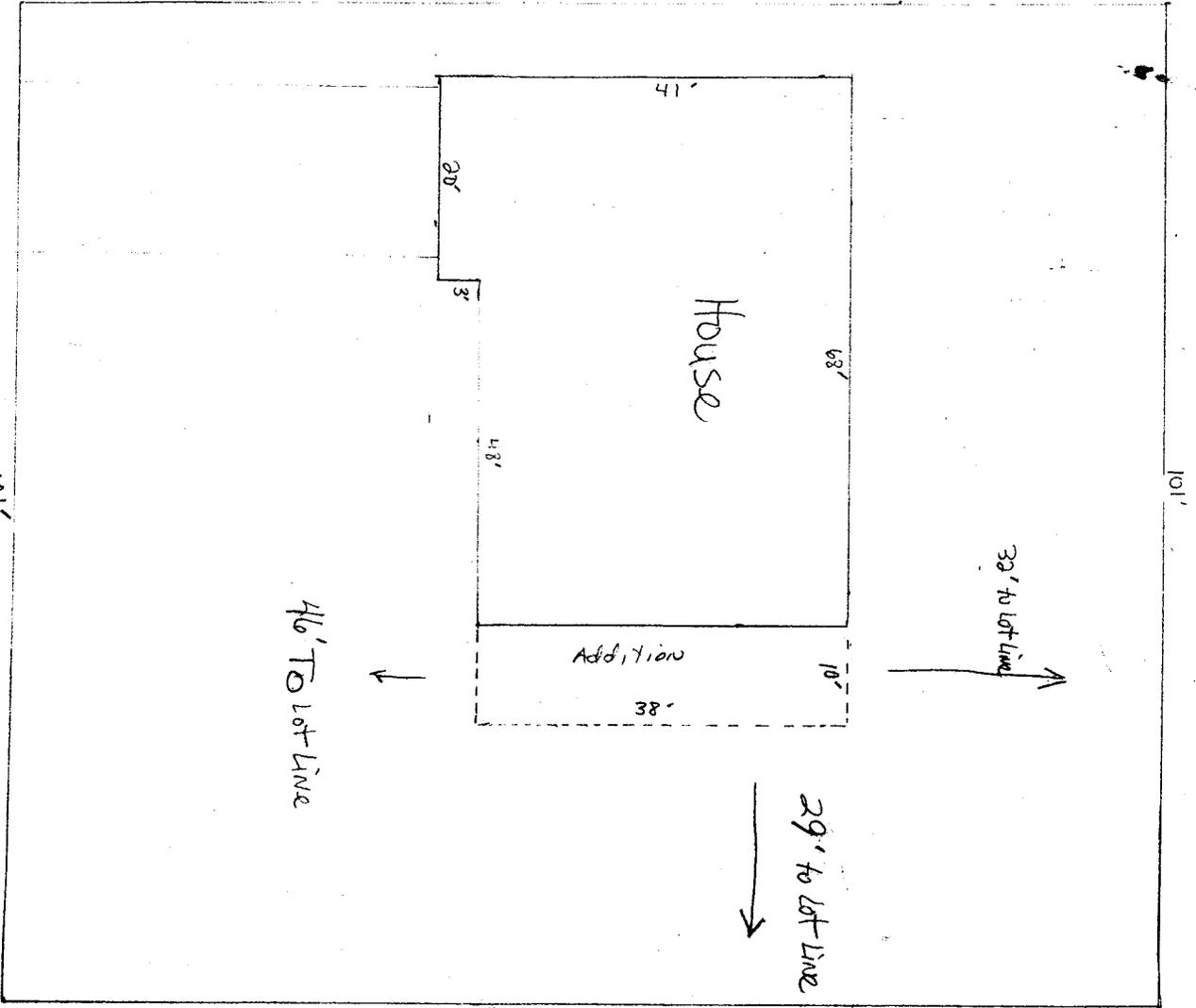
- IRONING CENTER
- ⊕ SW LEGS
- SMOKE DETECTOR
- SD
- ⊕ BATH EX. FAN

M. BATH VANITY @ 80" AFF  
KIT COUNTER PENDANTS @ 30" AFF COUNTER

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



A6  
JUNE 10.2009



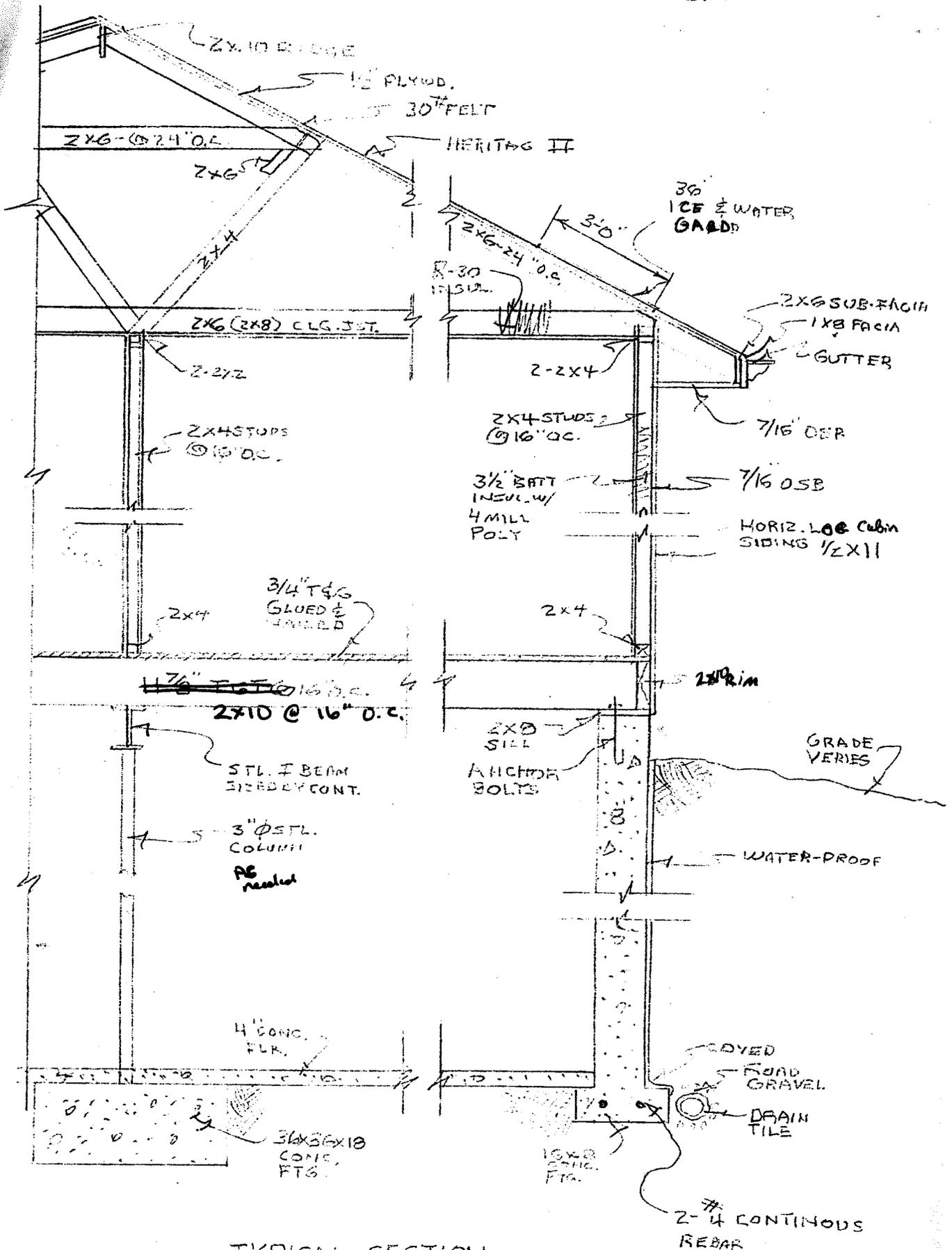
1/8" = 1'

2508 Blatte River Dr ----- New Addition

BSMT. BATH

MAIN BATH

MASTER BATH



TYPICAL SECTION  
SCALE 1/4" = 1'-0"