

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Tom & April O'Loughlin, 16601 Hilo Circle (Lot 4 Hawaiian Village) Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Tom & April O'Loughlin applied for a Flood Plain Development Permit in order to construct an addition to the back of their single-family dwelling and some interior remodeling on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Tom & April O'Loughlin's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the Natural Resources District comments, the elevation certificate, the construction plans, and the site plan of the subject property.

WHEREAS, the Planning Department report notes that the proposed improvements along with recent prior improvements amount to approximately 20% of the market value of the structure and thus the proposed improvements are not currently considered a substantial improvement within the flood plain regulations. However, Section 30.5.2(H) requires flood plain development permits to be calculated cumulatively over time in order to determine whether or not improvements become a substantial improvement. Thus, limited amounts of future renovations or improvements may be permitted following the approval of this flood plain development permit. Lastly, if proposed future improvements to the structure (added cumulatively to the past improvements) exceed 50% of the market value, then the entire structure shall be brought into compliance with all current Sarpy County Zoning regulations before approval of any development permit; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit.

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 subject to the following conditions:

1. The applicant must install back flow preventers on all sanitary sewer connections located below the Base Flood Elevation (BFE).
2. The new construction must meet the minimum setback and zoning requirements at the time of the building permit application.
3. The applicant must submit an elevation certificate upon completion of the project to ensure that the structure is built according to the proposed plans and permit requirements.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 19th day of March 2013.


Sarpy County Board Chairman

 SEAL

Attest
SEAL

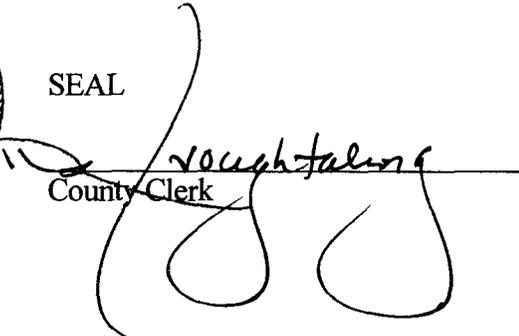

County Clerk

EXHIBIT A

Planning Department Report
O'Loughlin Floodplain Development Permit Application (FDP 13-0005)
County Board Date: March 19, 2013

Subject	Type	Prepared By
Floodplain Development Permit for construction of an addition to an existing home (16601 Hilo Circle – Lot 4, Hawaiian Village)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Application Overview**

Tom and April O'Loughlin have requested approval of a floodplain development permit to construct of an addition to the rear of their residence and some interior remodeling. The project is to include the addition of a sunroom and laundry area as well as a bathroom remodel on the main level of the residence located at 16601 Hilo Circle in the Hawaiian Village area. The addition will also include a master bedroom and bathroom suite on the upper level of the home.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located partially in an AE Floodway Zone in the Hawaiian Village area which requires a Floodplain Development Permit for any building construction (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 994.6 feet (NAVD 1988).
- The improvement plans indicate that the lowest floor elevation of the addition to the structure will be 997.2 feet (NAVD 1988) which is at least one foot above the BFE as required.
- Existing plumbing connections for the residence are located below the BFE. The applicant must install back flow preventers on all sanitary sewer connections if they have not previously been installed.
- If additions and repairs/maintenance qualify as a substantial improvement (meaning the cost of repairs are in excess of 50% of the market value of the structure), the entire structure must then comply with the current floodplain regulations. The current market valuation of the property (structure & land) is \$500,000 according to an appraisal submitted by the applicant which was conducted by Realcorp Inc. dated January 29, 2013. The Sarpy County Assessor's Office has valued just the land at this location at \$90,000 consistently for the last six years. Therefore, subtracting the land value from the total appraised value, the structure alone is valued at \$410,000. The costs of this proposed addition and remodel are estimated to be \$57,070 based on bids for the new construction and remodel work submitted by the applicant. Previous improvements made to the residence over the past couple of years were estimated to be \$24,570. Therefore, the total of previous improvements plus those now being proposed total \$81,640 which is approximately 20% of the assessed market value of the structure.
- The calculations utilized for substantial improvement are cumulative which means that the value of any future improvements made over a 5 year period are added to those being done now; and the total of all improvements (past and future) may not exceed 50% of the structure's market value at that time as well. Therefore, if future improvements to this structure exceed the 50% cumulative amount, it will require that the entire structure be brought into compliance with all current Sarpy County floodplain regulations.

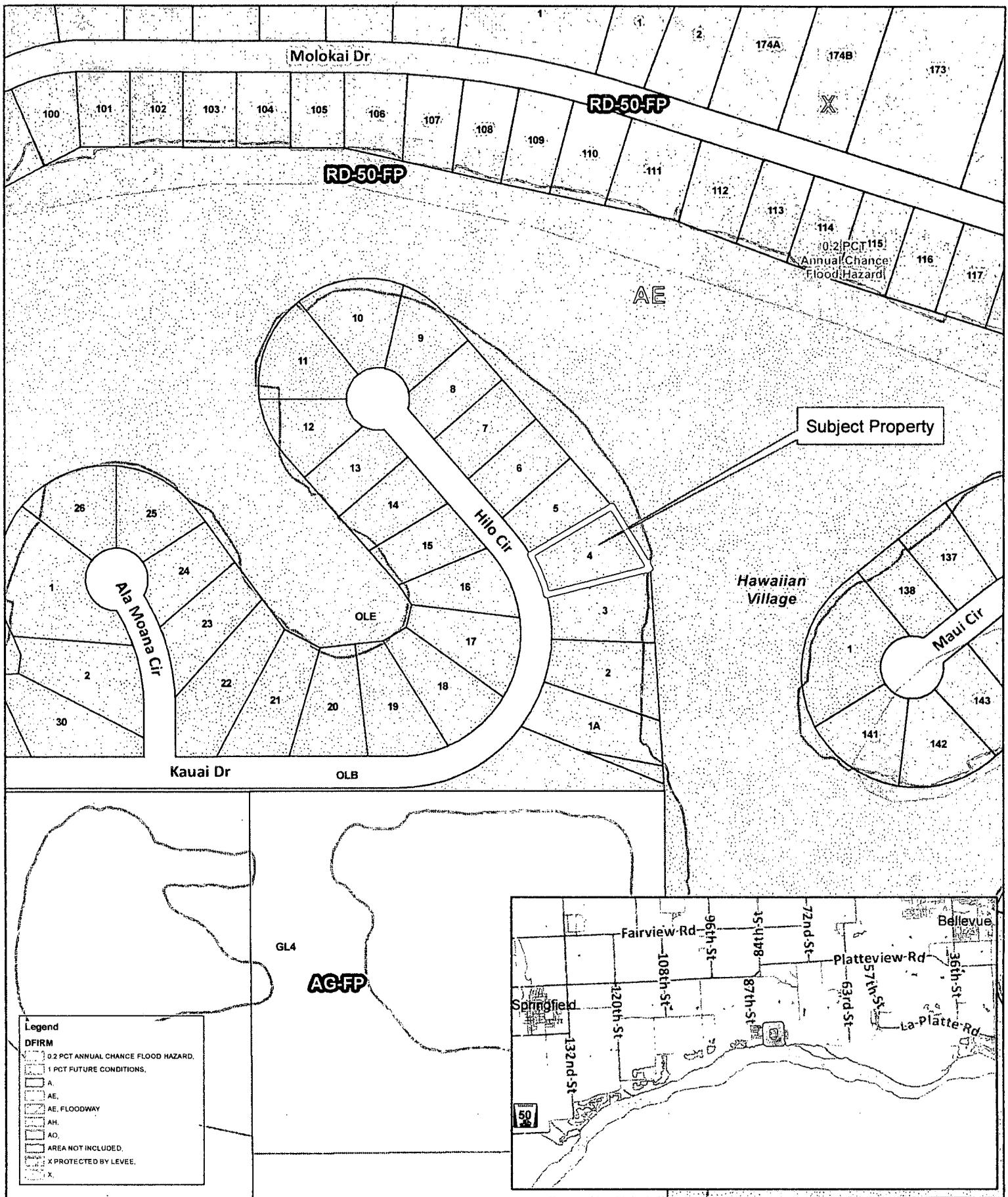
- The applicant must submit an updated elevation certificate upon completion of the project to ensure that the addition is built according to plans and permit requirements.
- The new construction must meet the minimum setback and zoning requirements at the time of building permit application.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the construction of an addition and remodeling work to an existing home at this location.



Vicinity Map - Flood Zones
16601 Hilo Cir - Lot 4 Hawaiian Village
O'Loughlin Flood Plain Development Permit



March 12, 2013

Bruce Fountain
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: Tom and April O'Loughlin-16601 Hilo Circle Application for Flood Plain Development

Dear Mr. Fountain:

The District received information concerning the proposed addition to and remodeling of an existing residence on Lot 4 in Hawaiian Village located at 16601 Hilo Circle, Papillion, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0200 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 994.6 feet (NAVD 1988).

The District has reviewed an elevation certificate prepared by Eric Schaben, R.L.S. on March 7, 2013 along with drawings of the proposed improvements provided to the District on March 8, 2013 and offers the following comments:

- The drawings of the proposed improvements indicate that lowest floor elevation of the addition to the structure will be 997.2 feet, which is at least one foot above the BFE.
- Existing plumbing connections for the residence are located below the BFE. The applicant should install back flow preventers on all sanitary sewer connections if they have not previously been installed.
- The District previously commented on a floodplain development permit application for this property to enclose an existing sun room and partially remodel the existing interior space. This application is for the addition to the rear (east) main floor of the structure at an elevation of 997.2 feet (NAVD 1988), partial remodeling of the existing interior, and the addition of a master suite on the second level of the existing structure.
- A determination should be made as to whether the proposed improvements qualify as a substantial improvement (i.e. cost of repairs exceeds fifty percent of the market value of the structure). If it is determined to be a substantial improvement, the entire structure must comply with all current Sarpy County floodplain development standards. According to Sarpy County floodplain regulations, permits within the floodplain shall be cumulatively calculated over time to determine whether or not they become a substantial improvement.
- An updated elevation certificate must be submitted to Sarpy County upon completion of construction to ensure that the addition is built according to plans.

The District has no objections to the project as planned. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint; P-MRNRD



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$100.00 made payable to Sarpy County Treasurer
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

PLANNING STAFF USE ONLY:

APPLICATION #: FPD 13-0005

DATE RECEIVED: 03-08-13A10:49 RCVD

APPLICATION FEE: \$ 100.00 RECEIPT NO. 1986

RECEIVED BY: RF CK #1644

NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL

SARPY COUNTY BOARD: APPROVAL DENIAL

RESOLUTION #: _____ DATE: _____

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: TOM & APRIL O'LOUGHLIN E-MAIL: adoloughlin@sarpy.com

ADDRESS: 11601 Hild Circle CITY/STATE/ZIP: Papillion, NE 68046

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: (402) 212-6206 FAX: (402) 593-5939

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: E & A Consulting Group, Inc. E-MAIL: _____

ADDRESS: 330 N. 117th Street CITY/STATE/ZIP: Omaha, NE 68154

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: _____ FAX: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Mike Feilmeier - Feilmeier Construction E-MAIL: _____

ADDRESS: 504 S. 157th Circle CITY/STATE/ZIP: Omaha, NE 68118

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: (402) 680-0583 FAX: (402) 333-7028

PROJECT DESCRIPTION: 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.

will be conducting construction along the rear of the house, as well as adding a 2nd story master suite along the upper level of the rear of the house.

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: 16601 Hilo Circle

ASSESSOR'S PARCEL NUMBER: 1 010436081 **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: Hawaiian Village
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 4

SIZE OF PROPERTY: .3364 (acres)/sq. ft. **CURRENT ZONING:** RD-50 FP

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE

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

SOURCE OF UTILITY SERVICES: Water - _____ Sewer - _____

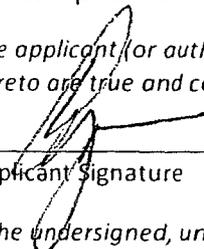
Gas - _____ Electric - _____

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.



Applicant Signature

3/7/13

Date

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 Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION			FOR INSURANCE COMPANY USE
A1. Building Owner's Name Tom and April O'Loughlin			Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 16601 Hilo Street			Company NAIC Number:
City Papillion	State NE	ZIP Code 68046	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 4, Hawaiian Village			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>N 41°04'18.2"</u> Long. <u>W 96°02'19.3"</u>		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 _____			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____	
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Sarpy County 315275		B2. County Name: Sarpy		B3. State Nebraska	
B4. Map/Panel Number 31153C0200G	B5. Suffix G	B6. FIRM Index Date January 19, 1995	B7. FIRM Panel Effective/Revised Date December 2, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 994.6
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/Source: _____					
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/Source: _____					
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 *A new Elevation Certificate will be required when construction of the building is complete.	
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-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>Q 280</u> Vertical Datum: <u>NAVD 88</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>988.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>994.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____ <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>994.3</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>995.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>989.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>995.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>992.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

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.	Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Check here if attachments.	
Certifier's Name Eric Schaben	License Number LS-608
Title Land Surveyor	Company Name E&A Consulting Group
Address 330 North 117th Street	City Omaha State NE ZIP Code 68154
Signature <i>Eric A. Schaben</i>	Date March 7, 2013 Telephone 402.895.4700



IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 16601 Hilo Street			Policy Number:	
City Papillion	State NE	ZIP Code 68046	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 1.) Section C2-e Air conditioning unit used, located at southwest corner of building, no other observed at time of survey
2.) Finish Floor of Addition is = 997.01

E. A. Sill
Signature

Date March 7, 2013

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, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 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–G10. In Puerto Rico only, enter meters.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
16601 Hilo Street

Policy Number:

City Papillion

State NE

ZIP Code 68046

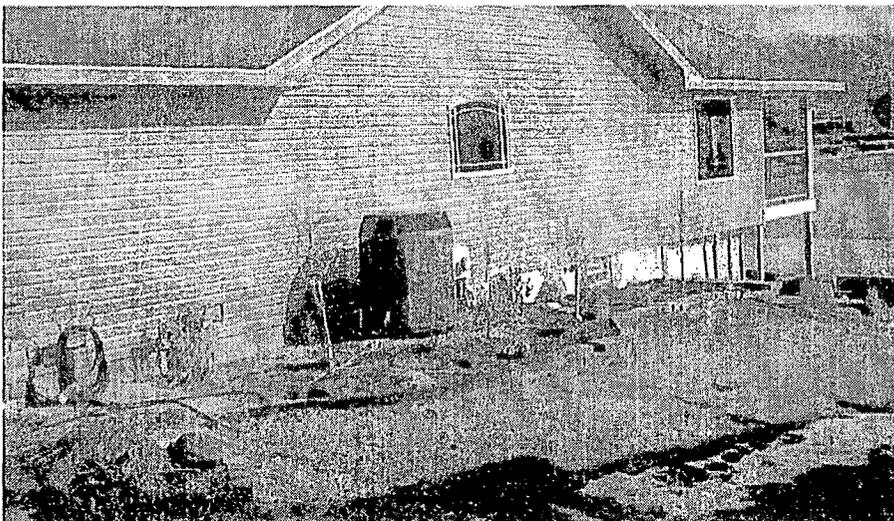
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View (Looking East)



Side View (Looking North)



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
16601 Hilo Street

Policy Number:

City Papillion

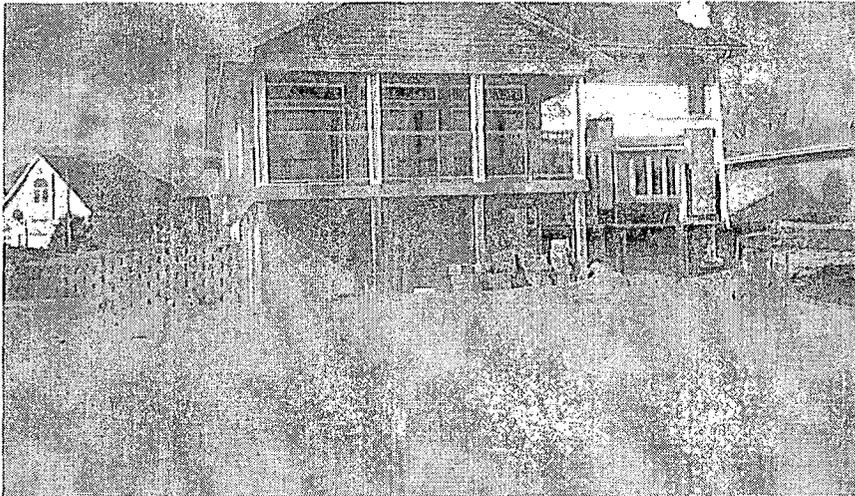
State NE

ZIP Code 68046

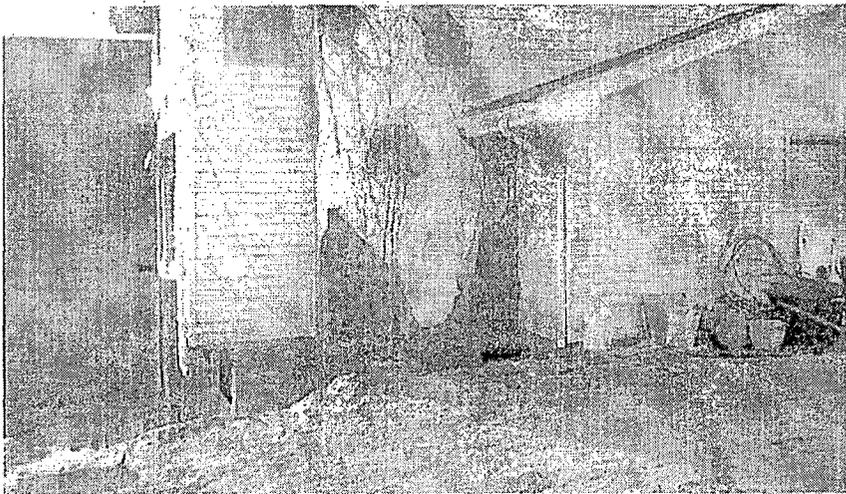
Company NAIC Number:

If submitting more photographs than will fit on the preceding page; affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

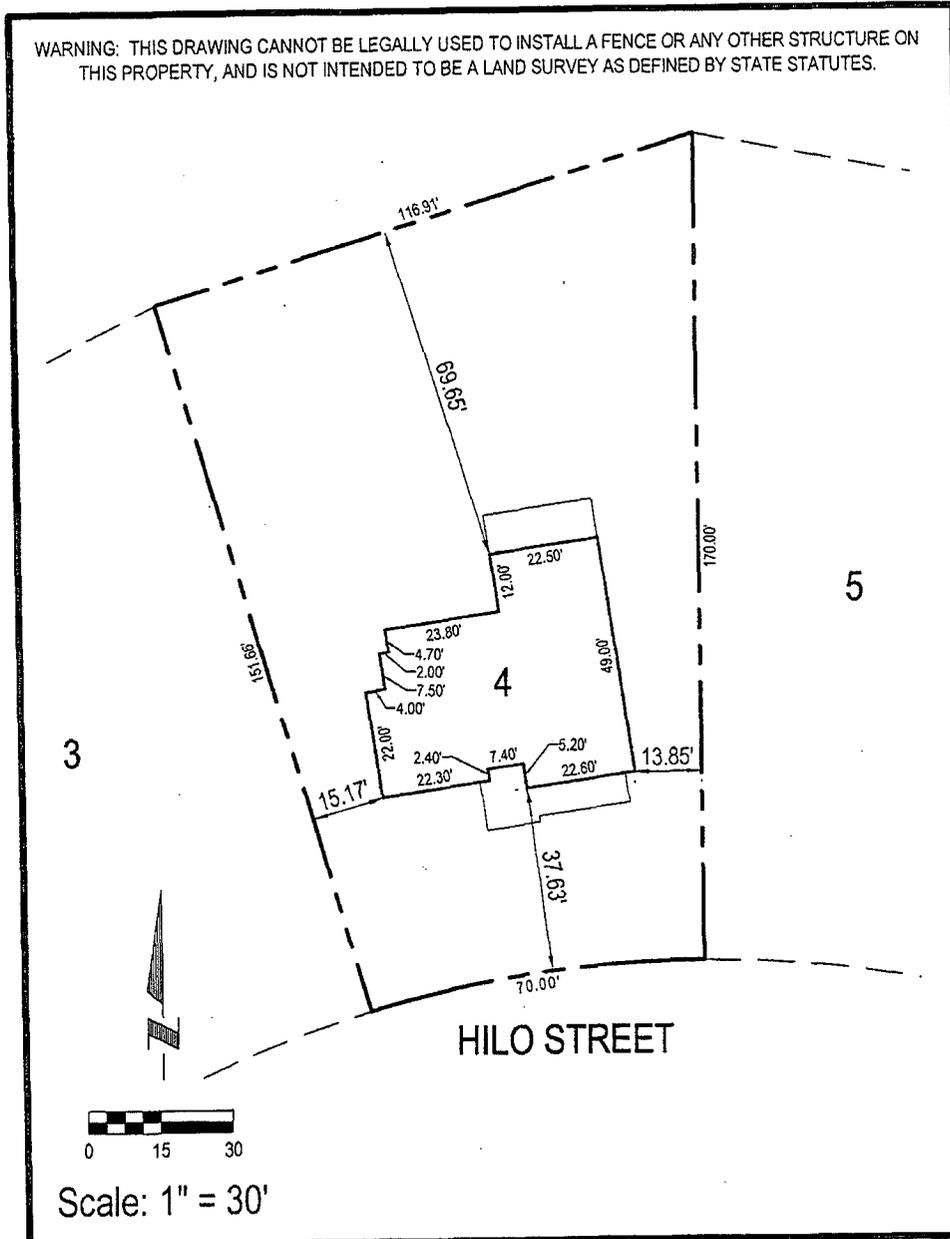
Rear View (Looking West)



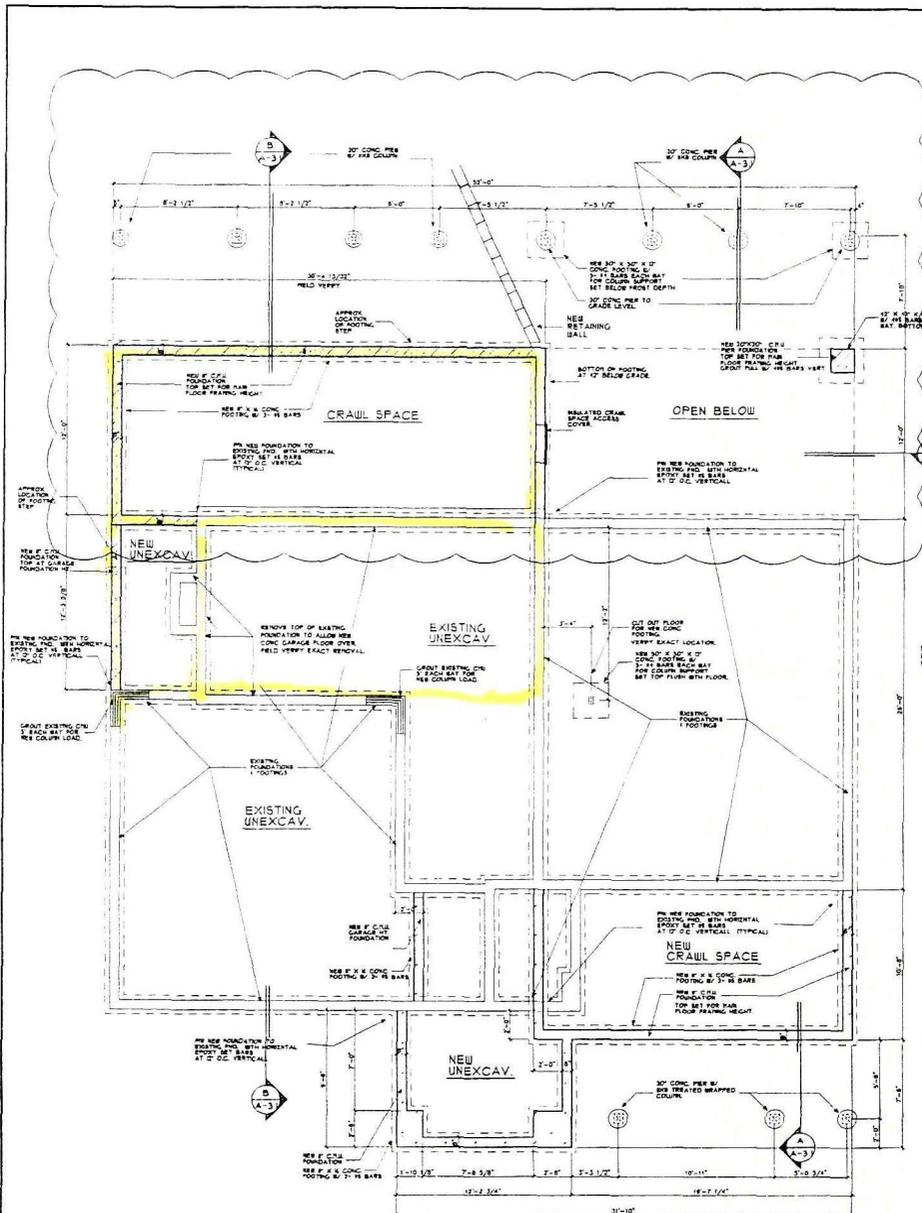
Side View (Looking South)



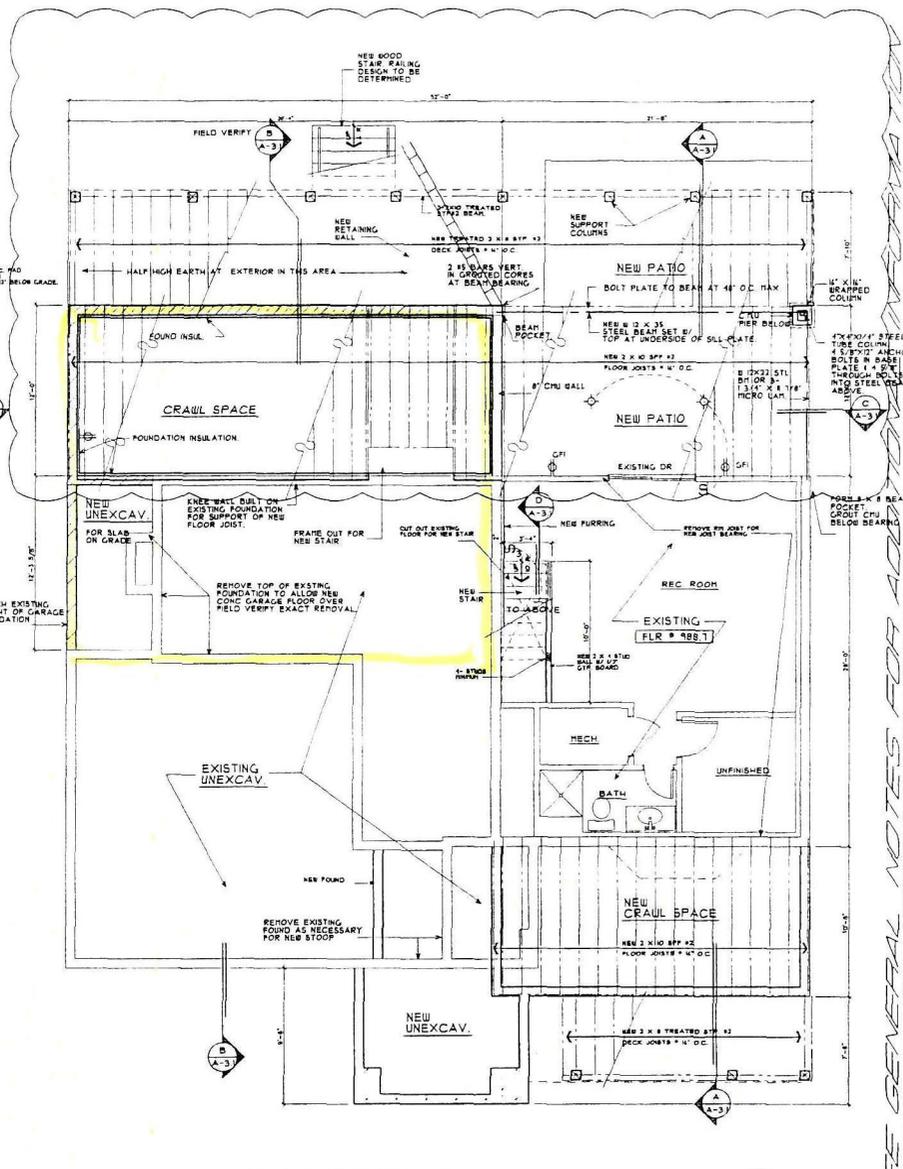
WARNING: THIS DRAWING CANNOT BE LEGALLY USED TO INSTALL A FENCE OR ANY OTHER STRUCTURE ON THIS PROPERTY, AND IS NOT INTENDED TO BE A LAND SURVEY AS DEFINED BY STATE STATUTES.



	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 330 North 117th Street Omaha, NE 68154 Phone: 402.835.4700		AS BUILT SURVEY LOT 4 HAWAIIAN VILLAGE 16601 HILO STREET
	Drawn by: JRS	Chkd by: _____	
Job No.: P2010.233.002			



FOOTING / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

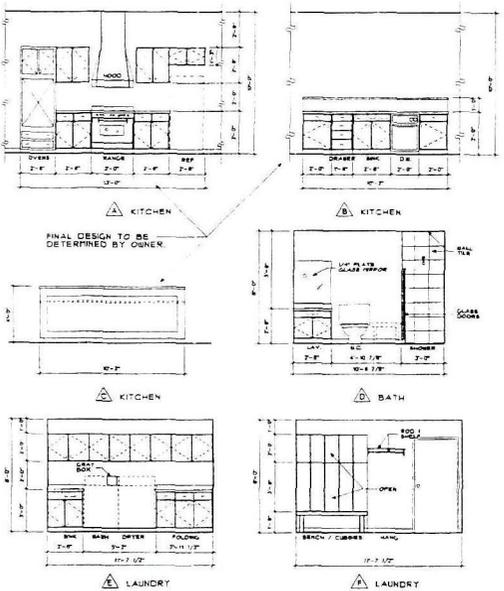


BASEMENT PLAN / MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

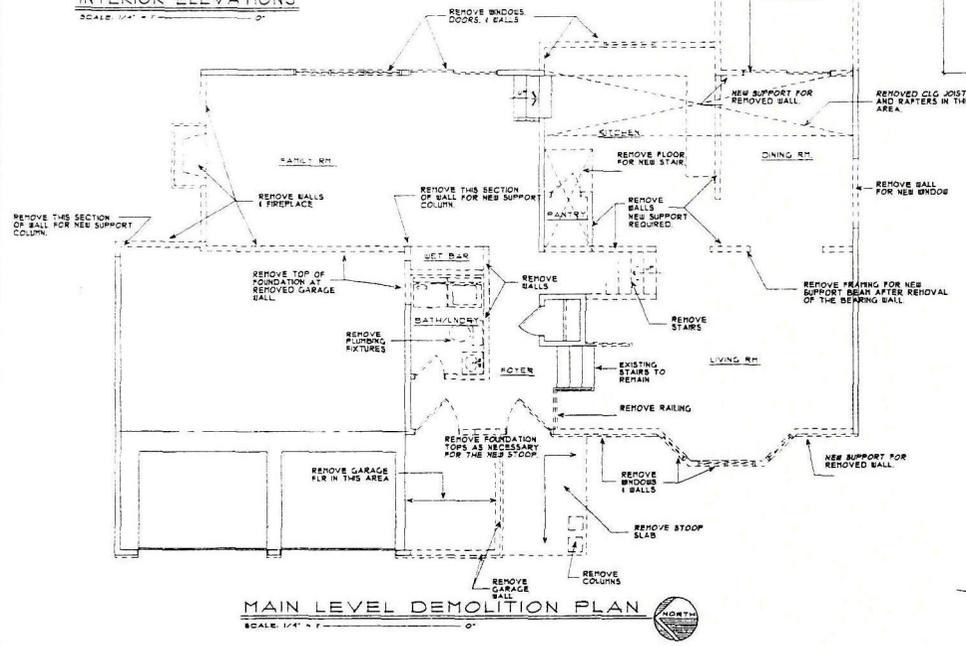
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION
DESIGN ASSOCIATES, INC.
 402/381-0218
 FAX: 402/381-0218
 5074 SOUTH 107TH STREET
 DAVENPORT, IOWA 50410

REVISED	DATE	BY	DESCRIPTION
02-13-10	02-13-10	02-13-10	ISSUED FOR REVIEW
02-13-10	02-13-10	02-13-10	ISSUED FOR REVIEW
02-13-10	02-13-10	02-13-10	ISSUED FOR REVIEW
02-13-10	02-13-10	02-13-10	ISSUED FOR REVIEW

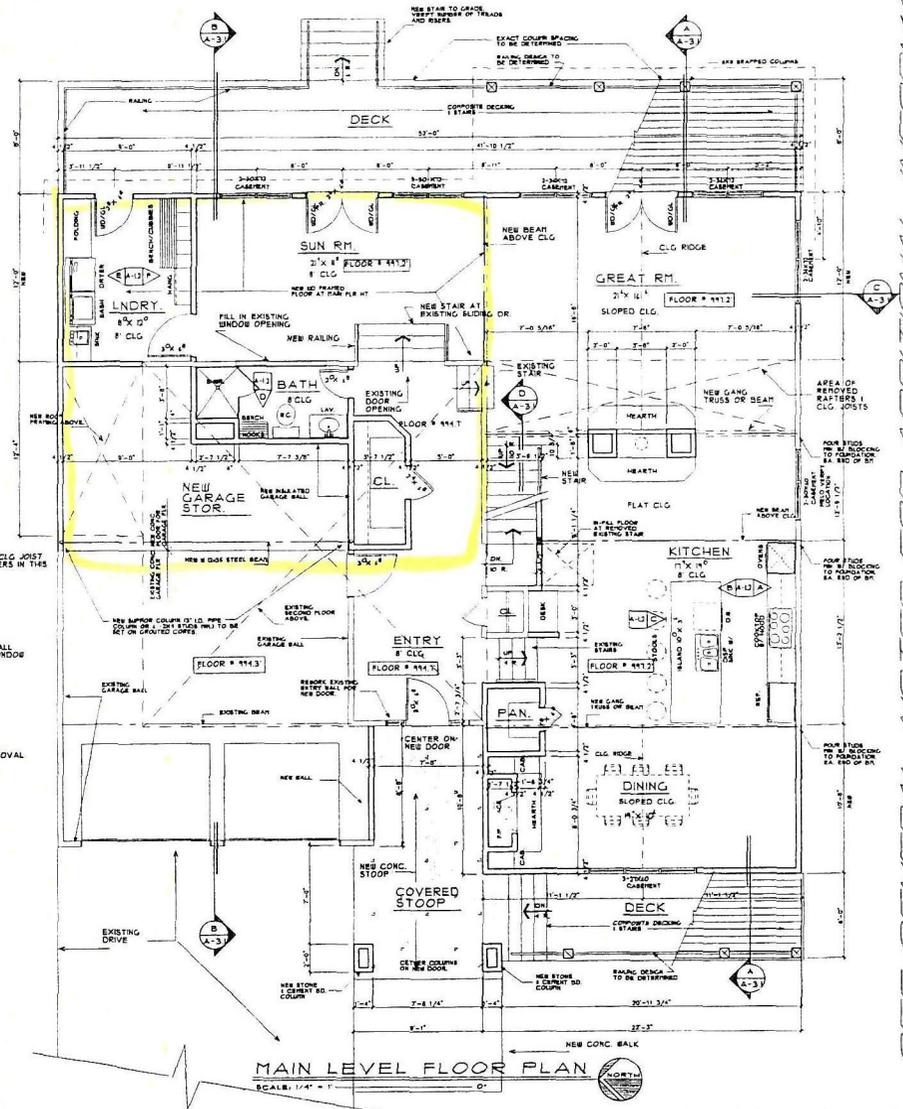
PLANS FOR ADDITIONAL INFORMATION
O'LOUGHLIN RESIDENCE
 16601 HILO CIRCLE
 PAVILLION, NE.
 FOUNDATION/FOOTING / BASEMENT LEVEL FLOOR PLANS



INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



MAIN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR

O'LOUGHLIN RESIDENCE

16601 HILO CIRCLE

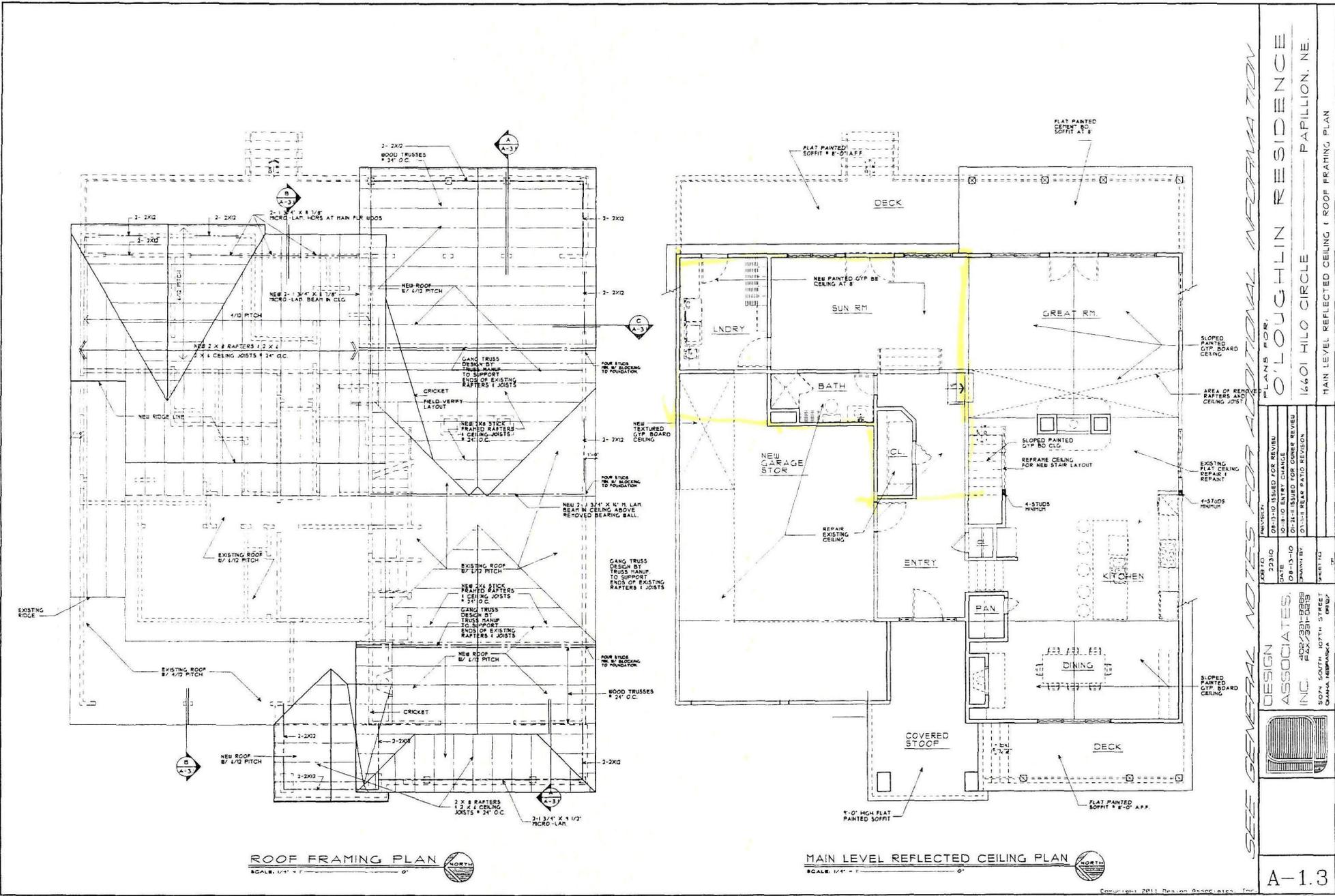
PAPILLION, NE.

MAIN LEVEL FLOOR + DEMOLITION PLAN

DATE	REVISION	DRAWN BY	CHECKED BY	DATE	REVISION
08-10-10	08-10-10	08-10-10	08-10-10	08-10-10	08-10-10
08-10-10	08-10-10	08-10-10	08-10-10	08-10-10	08-10-10
08-10-10	08-10-10	08-10-10	08-10-10	08-10-10	08-10-10
08-10-10	08-10-10	08-10-10	08-10-10	08-10-10	08-10-10
08-10-10	08-10-10	08-10-10	08-10-10	08-10-10	08-10-10

DESIGN ASSOCIATES, INC. 8074 SOUTH 107TH STREET, DUBLINA, IOWA 52008

A-1.2



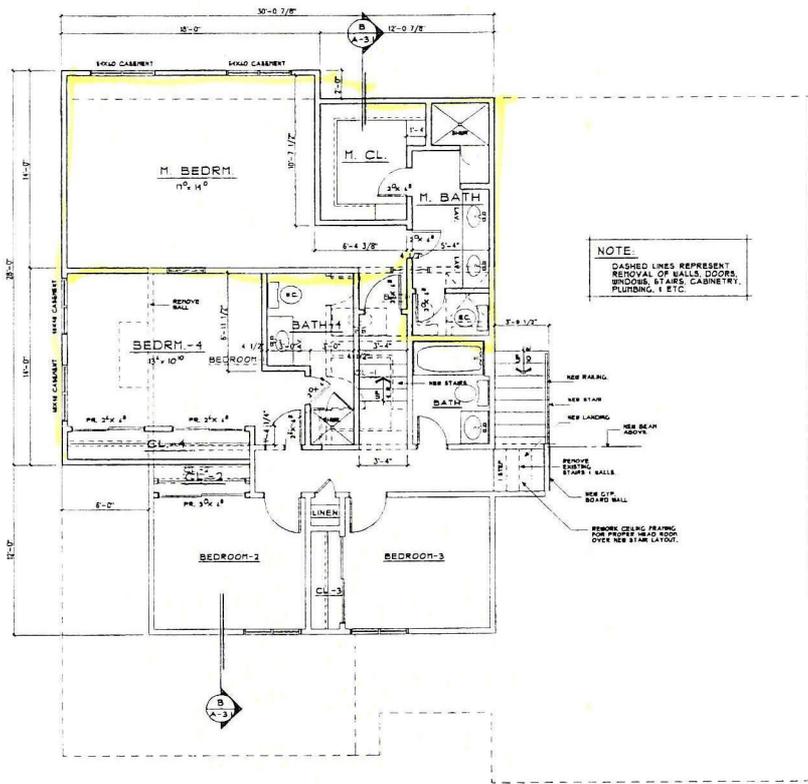
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR:
O'LOUGHLIN RESIDENCE
1660 HILO CIRCLE — PAPHION, NE.

PROJECT NO.	2210
DATE	08-15-10
DESIGNED FOR REVIEW	08-15-10
DESIGNED FOR OWNER REVIEW	08-15-10
DRAWN BY	01-11-10 RALPH REVLON
CHECKED BY	01-11-10 RALPH REVLON
SCALE	AS SHOWN
PROJECT ADDRESS	5074 SOUTH 107TH STREET OMAHA, NEBRASKA
DESIGN ASSOCIATES, INC.	402/331-8888 402/331-0218

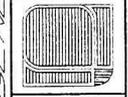


UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

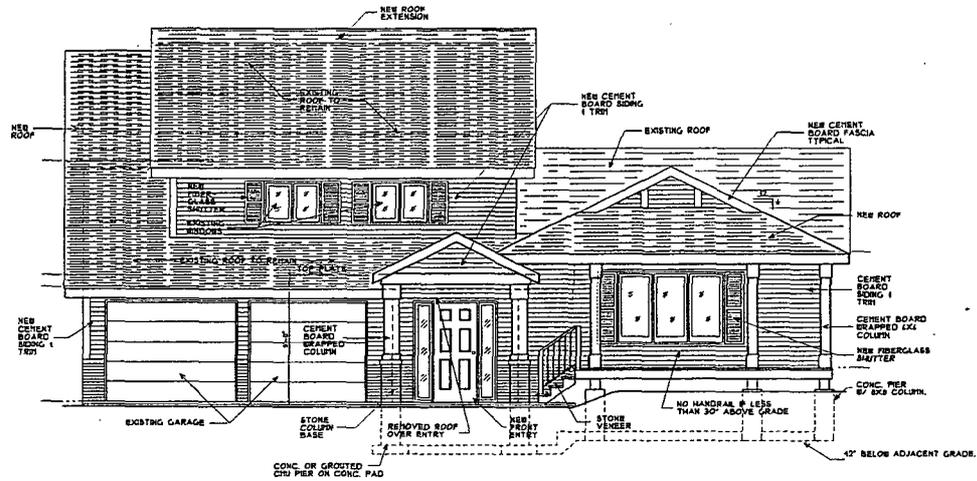
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR
O'LOUGHLIN RESIDENCE
 16601 HILO CIRCLE PAPHOS, NE
 MAIN LEVEL REFLECTED CEILING & ROOF FRAMING PLAN

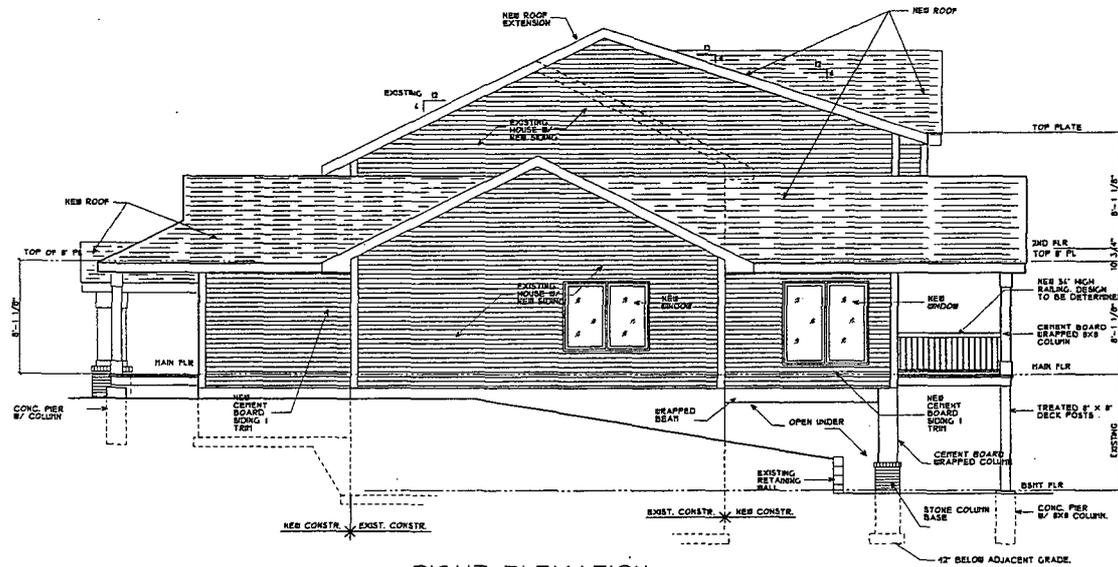
DESIGN ASSOCIATES, INC.
 402/331-8888
 402/331-0813
 3074 SOUTH 107TH STREET
 DAVENPORT, FLORIDA 33594



A-1.4



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



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

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

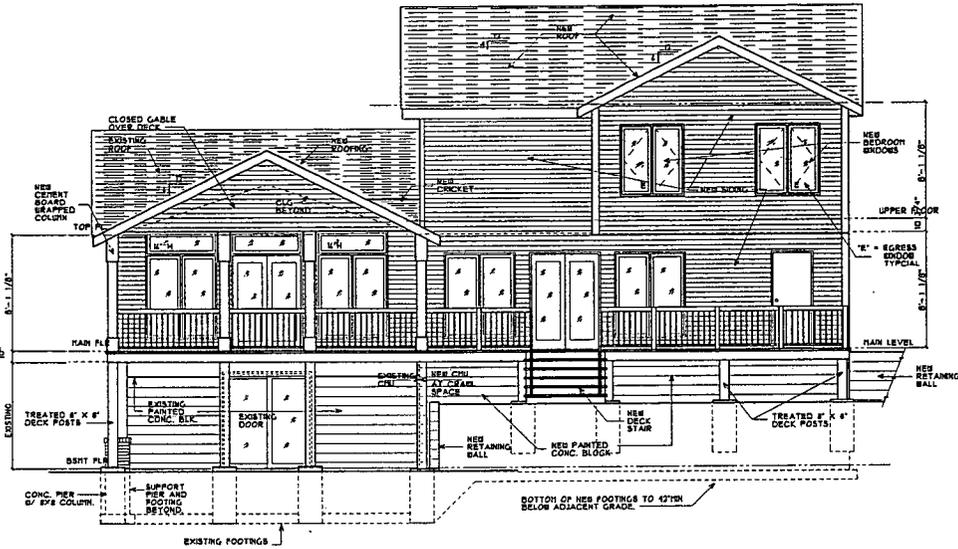
PLANS FOR:
O'LOUGHLIN RESIDENCE
14401 HILO CIRCLE
PAPILLION, NE.

EXTERIOR ELEVATIONS

NO.	DATE	REVISION
08-13-10	08-13-10	ISSUED FOR REVIEW
09-13-10	10-16-10	TO ENTRY CHANGE
09-13-10	01-21-11	ISSUED FOR OWNER REVIEW
01-13-11	01-13-11	ISSUED FOR BIDDING
01-13-11	01-13-11	ISSUED FOR BIDDING

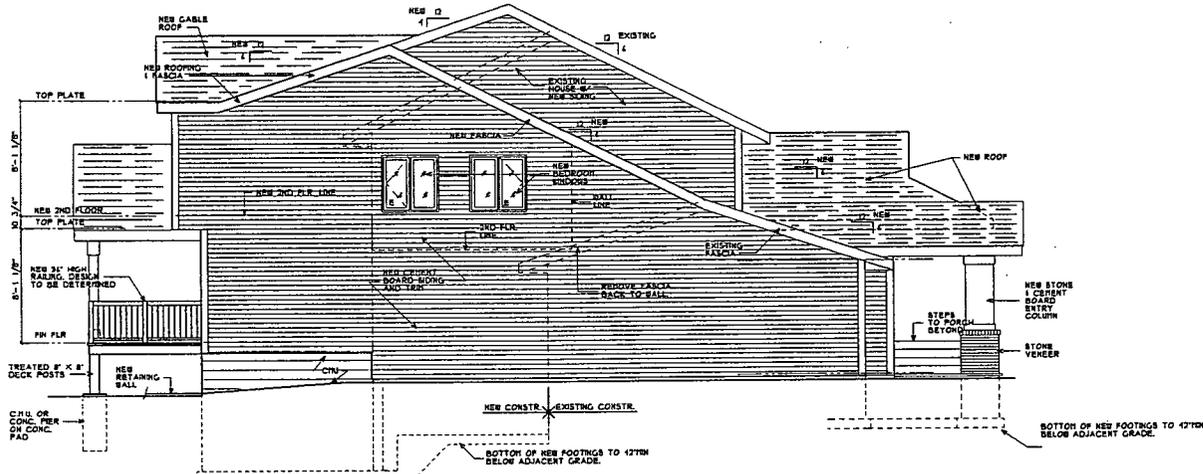
DESIGN ASSOCIATES, INC. 5102 231st Street, Omaha, Nebraska

DRAWN BY: JEFFREY L. BERRY
CHECKED BY: JEFFREY L. BERRY



REAR ELEVATION

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



LEFT ELEVATION

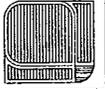
SCALE: 1/4" = 1'-0"

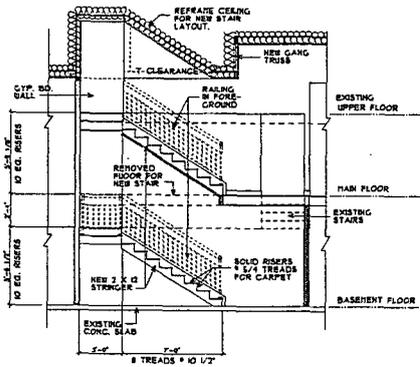
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR:
O'LOUGHLIN RESIDENCE
 16601 HILO CIRCLE
 PAPPILION, NE.
 EXTERIOR ELEVATIONS

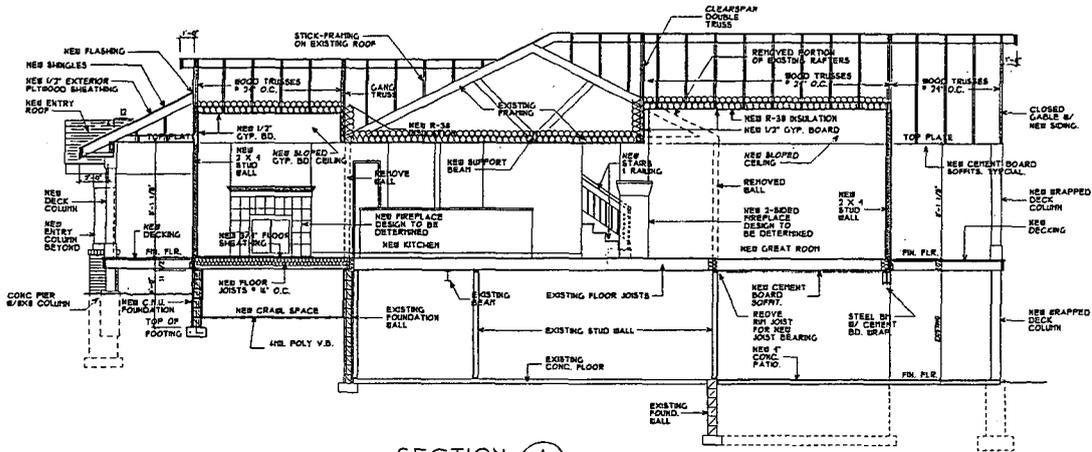
REVISION	DATE
01-13-10 ISSUED FOR REVIEW	01-13-10
02-13-10 REVISED CONC. BLOCK	02-13-10
03-13-10 REVISED CONC. BLOCK REVERSE	03-13-10
04-13-10 ISSUED FOR BIDDING	04-13-10
01-13-11 REAR PATIO REVISION	01-13-11

DESIGN
ASSOCIATES,
INC.
 402/331-8888
 FAX/331-0819
 2074 SOUTH 107TH STREET
 CHAMPA, NEBRASKA 68307

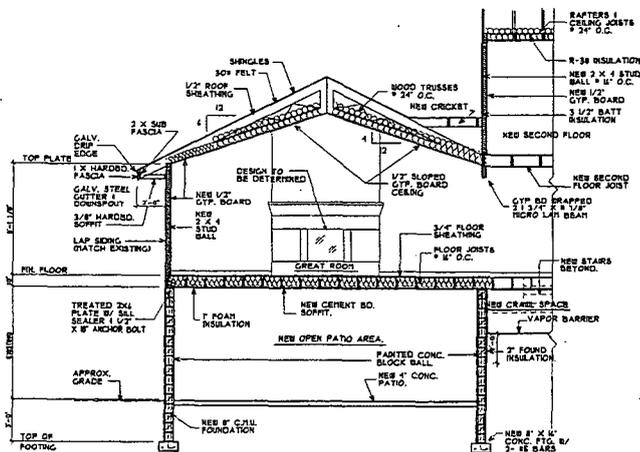




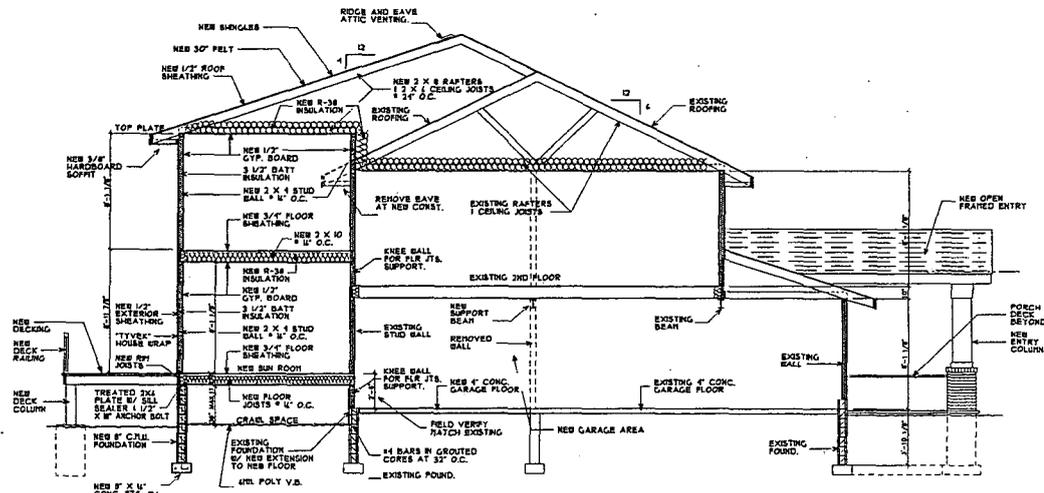
SECTION D
SCALE: 1/4" = 1'-0"
A-31



SECTION A
SCALE: 1/4" = 1'-0"
A-31



SECTION C
SCALE: 1/4" = 1'-0"
A-31



SECTION B
SCALE: 1/4" = 1'-0"
A-31

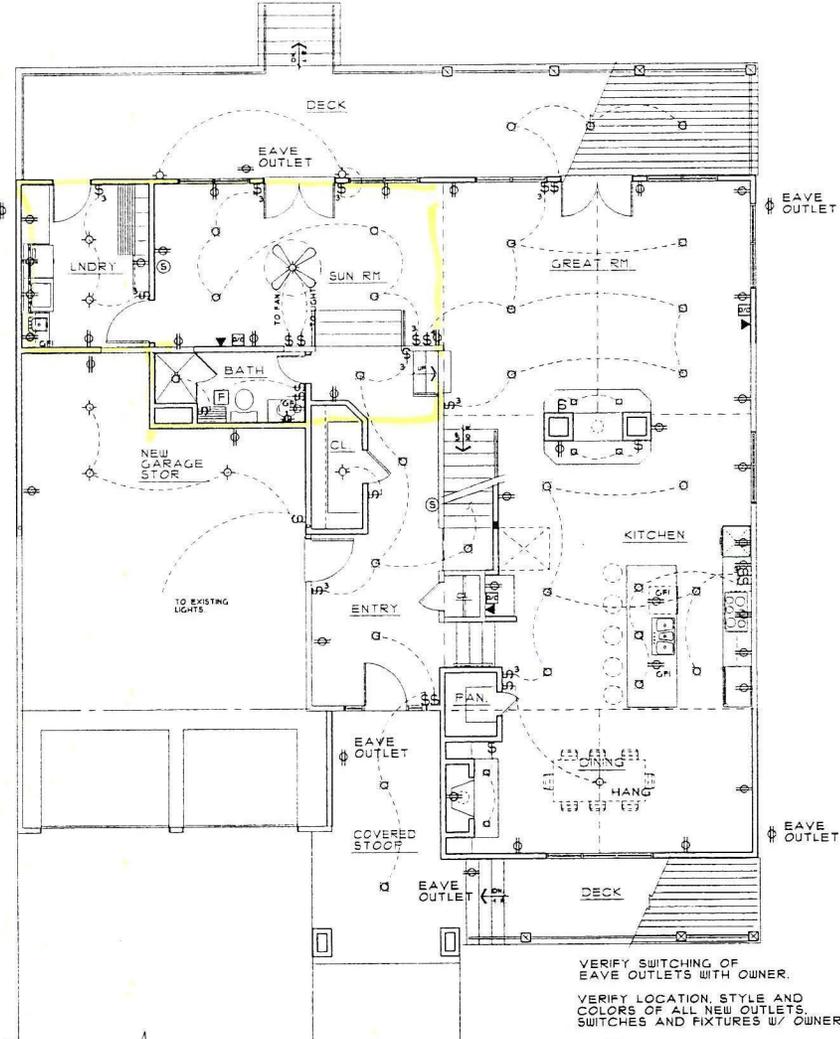
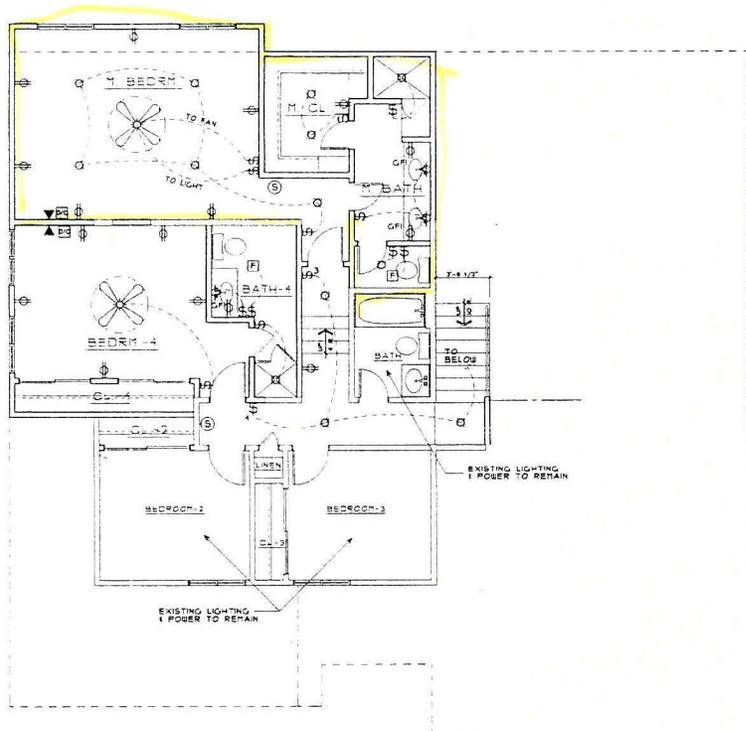
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION
 PLANS FOR:
O'LOUGHLIN RESIDENCE
 16601 HILO CIRCLE
 PAPILLION, NE.
 BUILDING SECTIONS

DESIGN ASSOCIATES INC.	DATE: 08-15-10	REVISION: 08-15-10
INC. FAX: 781-235-0359	DATE: 08-15-10	REVISION: 08-15-10
8074 SOUTH 107TH STREET	DATE: 08-15-10	REVISION: 08-15-10
DANVILLE, MASSACHUSETTS	DATE: 08-15-10	REVISION: 08-15-10

ELECTRICAL SYMBOLS

- 1S1 SINGLE POLE BALL SWITCH
- 1S2 3 WAY BALL SWITCH
- 1S3 BALL SWITCH W/REG-STAT DIMMER
- 1S4 DUPLEX CONVENIENCE OUTLET 1' 0" ABOVE FINISH FLOOR UNLESS NOTED
- 1S5 240 V. APPLIANCE OUTLET
- 1S6 DUPLEX CONVENIENCE OUTLET BY GROUND FAULT INTERRUPTER CIRCUIT
- 1S7 WEATHER RESISTANT DUPLEX OUTLET IN RAVERA ON TRIMMER
- 1S8 CEILING SURFACE MOUNT INCANDESCENT LAMP FIXTURE
- 1S9 BALL SURFACE MOUNT INCANDESCENT LAMP FIXTURE
- 1S10 CEILING SURFACE MOUNT INCANDESCENT LAMP FIXTURE BY PULL CHAIN SWITCH
- 1S11 CEILING RECESSED INCANDESCENT LAMP FIXTURE (LAMP, TRIM, & Baffle TO BE SELECTED 1" x 6" BATTI UNLESS NOTED)
- 1F1 FLUORESCENT FIXTURE
- 1C1 UNDER COUNTER LIGHT FIXTURE (STYLE TO BE SELECTED)
- 1P1 CEILING FAN (STYLE TO BE SELECTED)
- 1E1 EXHAUST FAN
- 1D1 DATA/CABLE BOX
- 1S1 SMOKE DETECTOR
- 1T1 THERMOSTAT (VERIFY LOCATIONS)
- 1B1 TELEPHONE BALL JACK 1' 0" ABOVE FINISH FLOOR
- 1P2 LOW VOLTAGE PUSH BUTTON
- OTHERS AS NOTED

NOTE:
17 PHONE JACKS & CABLE OUTLETS TO BE VERIFIED W/ OWNER



VERIFY SWITCHING OF EAVE OUTLETS WITH OWNER.
VERIFY LOCATION, STYLE AND COLORS OF ALL NEW OUTLETS, SWITCHES AND FIXTURES W/ OWNER

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR:
O'LOUGHLIN RESIDENCE
16601 HILO CIRCLE
PAPILLION, NE.

DESIGN	REVISION	DATE	BY
ASSOCIATES, INC.	2330	01-13-10	ISSUED FOR REVIEW
INC. 403/381-8889	01-13-10	01-13-10	ENTRY CHANGE
FAX/381-8393	01-13-10	01-13-10	BASED ON COMMENTS
5074 SOUTH 107TH STREET	01-13-10	01-13-10	CONTRACTING REVIEW
DANIA, KANSAS 66007			