

BOARD OF ADJUSTMENT MEETING AGENDA

September 19, 2024 – 5:00 p.m.

Council Auditorium, 103 N. Perry St., Montgomery, AL

MEMBERS

John Stanley, *Chairman*

George Howell, *Vice-Chairman*

Diane Burke

Quentin Burke

Beau Holmes

Blake Markham

Bart Prince

Pickett Reese

Barry Robinson

Warren Adams
Executive Secretary



CITY OF **MONTGOMERY**, ALABAMA

I. Chairman's Message

II. Approval of Minutes from the August 15, 2024 meeting.

September 19, 2024

<u>Item</u>	<u>File#</u>	<u>Applicant</u>	<u>Zoning</u>	<u>Location/Request</u>	<u>Page</u>
1.	2024-026	Jeffcoat Engineers & Surveyors	M-1	1424 East Washington Street (Front & Side yard variances)	1
2.	2024-024	Florida Certified Sign Erectors	T5	400 North Perry Street (Exception to SmartCode)	2
3.	2024-025	Florida Certified Sign Erectors	T5	155 Columbus Street (Exception to SmartCode)	3
4.	2024-027	Larry E. Speaks & Associates	B-2	230 Landmark Drive (Parking variance)	4
5.	2024-022	Jeffrey W. Record	AGR-1	830 Snowdown Chambers Road (Plumbing in accessory structure)	5

The next Board of Adjustment meeting is on October 17, 2024

1 **BD-2024-026 PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Pilgrim Rest Missionary Baptist Church

SUBJECT: Request front and side yard variance for a storage building to be located at 1424 East Washington Street in an M-1 (Light Industry) Zoning District.

REMARKS: This request is being made to give the petitioner permission to erect a 120 sq. ft. storage building. The building will come within 7 ft. 6 in. of the front property line (East Washington Avenue) and within 1 ft. 3 in. of the east side property line (Main Street), whereas as 35 ft. is required from all property lines.

The request is a 27 ft. 6 in. front yard variance and a 33 ft. 9 in. side yard variance.

CITY COUNCIL DISTRICT: 3

Variance Request Part II

Physical Location: PILGRIM REST
1550 E. WASHINGTON
ave

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing **all** of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The proposed location is unique at the location requested to give close access to paved streets Main St & East Washington

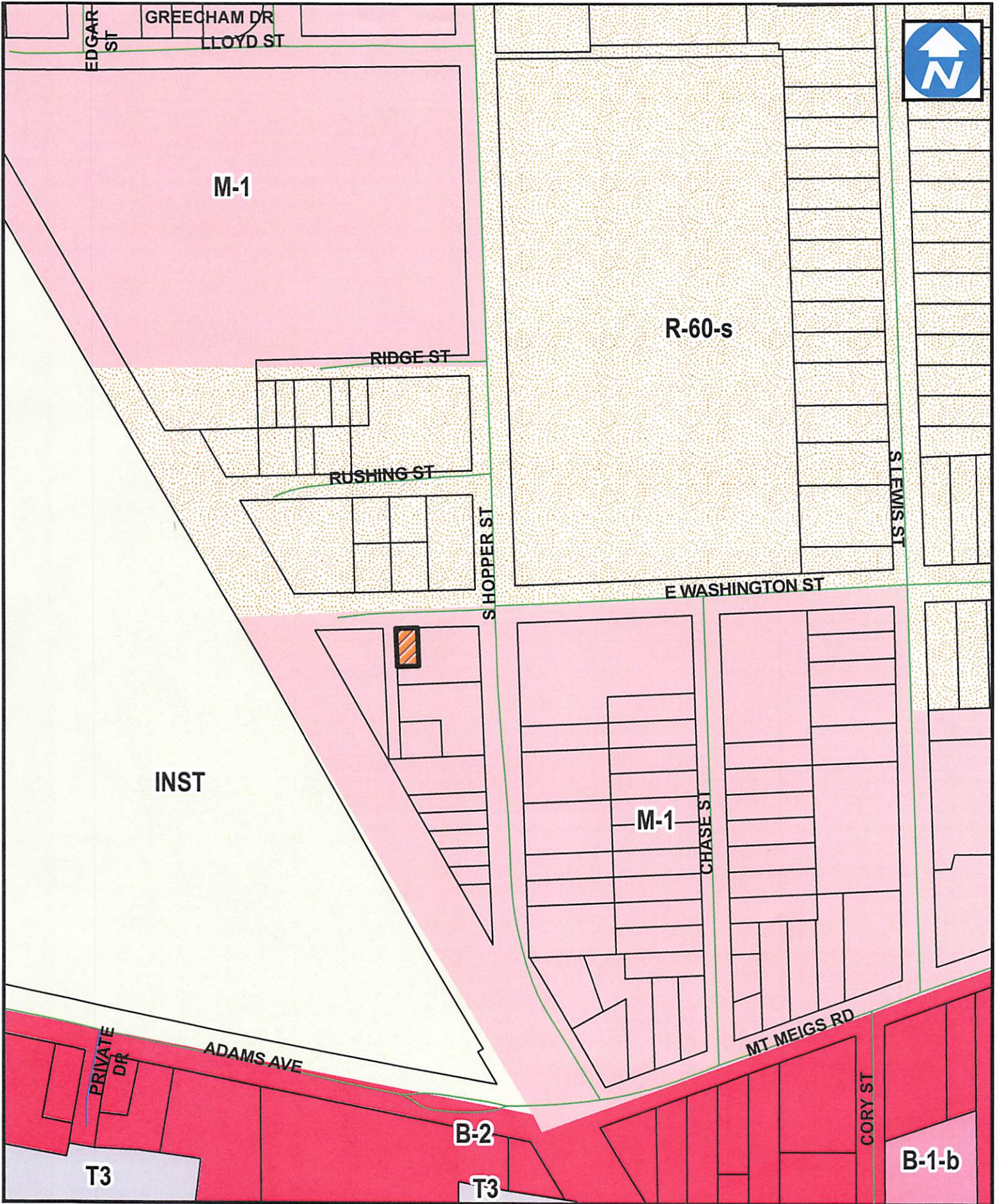
2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

35' setback from all property lines

3. Does the special conditions and circumstances result from the actions of the applicant? **NO**

N.A.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district? **NO**



MAP FOR REFERENCE ONLY.
 NOT A LEGAL DOCUMENT.
 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item

A

UNPLATTED
PILGRIM REST
BAPTIST CHURCH
PARCEL

E. WASHINGTON AVE.
(80' ROW)

LOT 2, PILGRIM
REST BAPTIST
CHURCH PLAT
NO. 1

CONCRETE
PARKING LOT

MAIN STREET
(20' ROW)

7.6'
1.3'
35.00'
35.03'
GRASS AREA
REQUESTED
LOCATION
OF 10' X
12' METAL
BUILDING

MULTI-STORY
CHURCH
BUILDING

LOT 1, PILGRIM
REST BAPTIST
CHURCH PLAT
NO. 1

LOT 2, PILGRIM REST
BAPTIST CHURCH
PLAT NO. 2

ASPHALT
PARKING
LOT

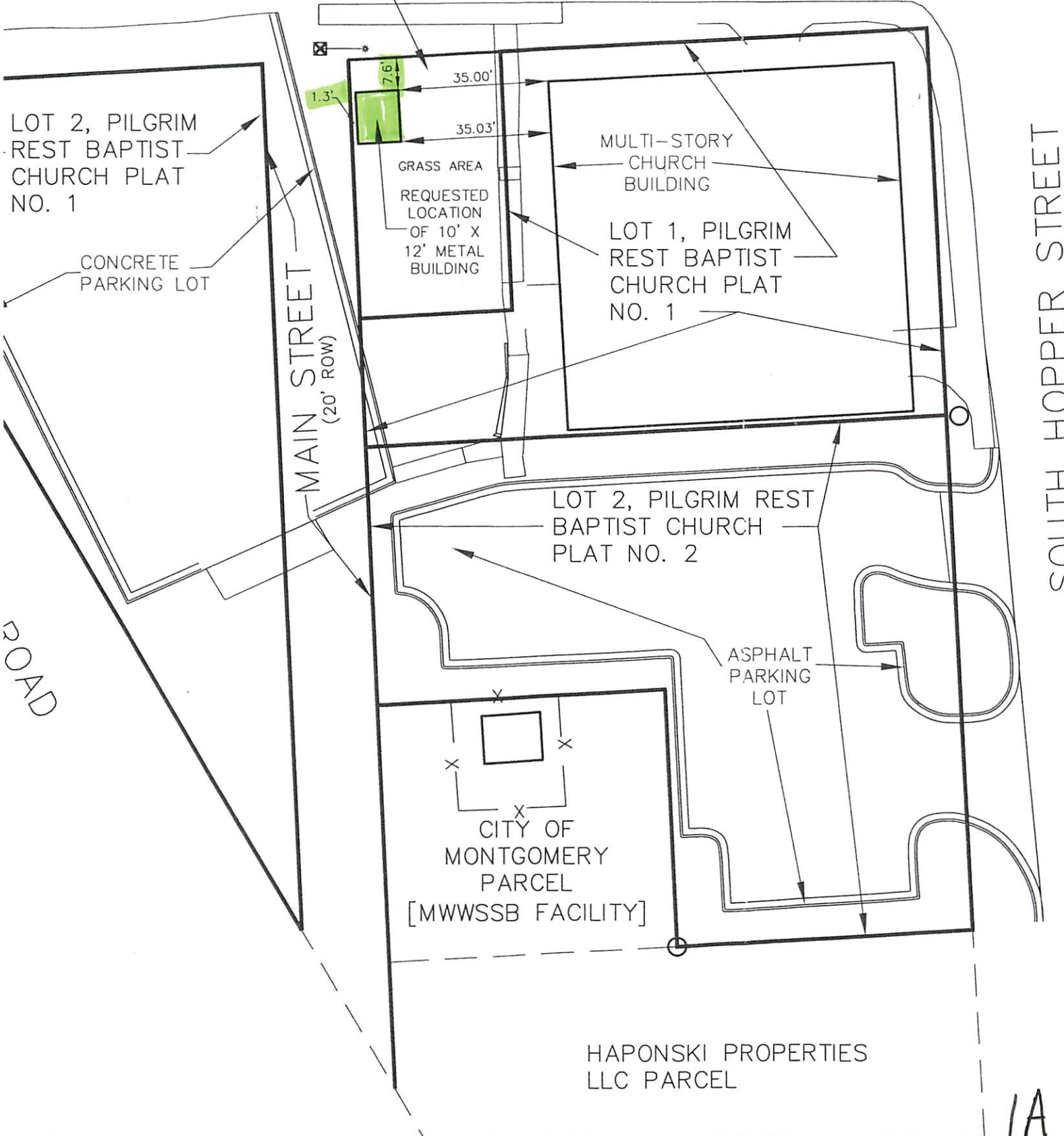
CITY OF
MONTGOMERY
PARCEL
[MWWSSB FACILITY]

HAPONSKI PROPERTIES
LLC PARCEL

SOUTH HOPPER STREET

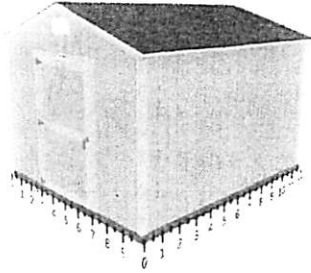
ROAD

IA

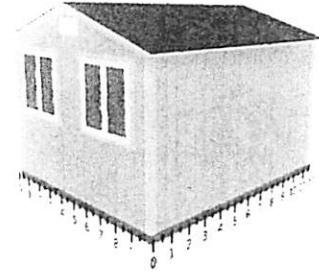




Pilgrim Rest BC C/C Gariesa Galbreath
1550 E Washington Ave
Montgomery AL 36107
Q8438355-8418091

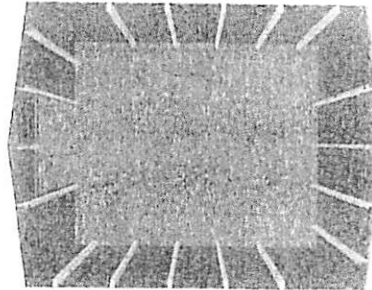


Wall D



Wall C

Wall A



Wall B

Base Details/Permit Details

Building Size & Style

TR-700 - 10' wide by 12' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement

Paint Selection

Base: No Paint, Trim: No Paint

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

No, If local jurisdiction requires a permit, fees will be added before installation can take place

Optional Details

Windows

2 3'x3' Insulated Horizontal Sliding Window

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Customer Signature: _____

DocuSigned by:

BD25D50858DB4F4

Date: 2/6/2024

1B



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NOT A LEGAL DOCUMENT.
MEASUREMENTS ARE APPROXIMATE,
NOT SURVEY GRADE

SITE 

1 inch = 100 feet

Item IC

2. BD-2024-024 **PRESENTED BY:** Florida Certified Sign Erectors, LLC

REPRESENTING: Montgomery Downtown Redevelopment Authority
(Residence Inn by Marriott)

SUBJECT: Request an exception to SmartCode for a new band sign to be located at 400 North Perry Street in a T5 (SmartCode-Urban Center) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a 5 ft. 15/16 in. high, internally lit LED band sign on the west façade, whereas a 3 ft. high externally lit band sign is allowed. Band signs are allowed to be 3 ft. in height by any length.

The request is an exception to SmartCode to allow a 5 ft. 15/16 in. high, internally lit LED band sign.

CITY COUNCIL DISTRICT: 3

Variance Request

Part II

Physical Location: 400 N Perry STREET

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing **all** of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

Proposed minimal size sign required for 6 story new hotel building - large structure.

Due to the height sign placement of the building & size of the building - increased sign height and lighting is essential for roadway clear visibility especially without any ground sign. Parcel doesn't have adequate space to place the Main I.D. ground sign.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

LED lighting essential due to the height placement on 6 story bldg.

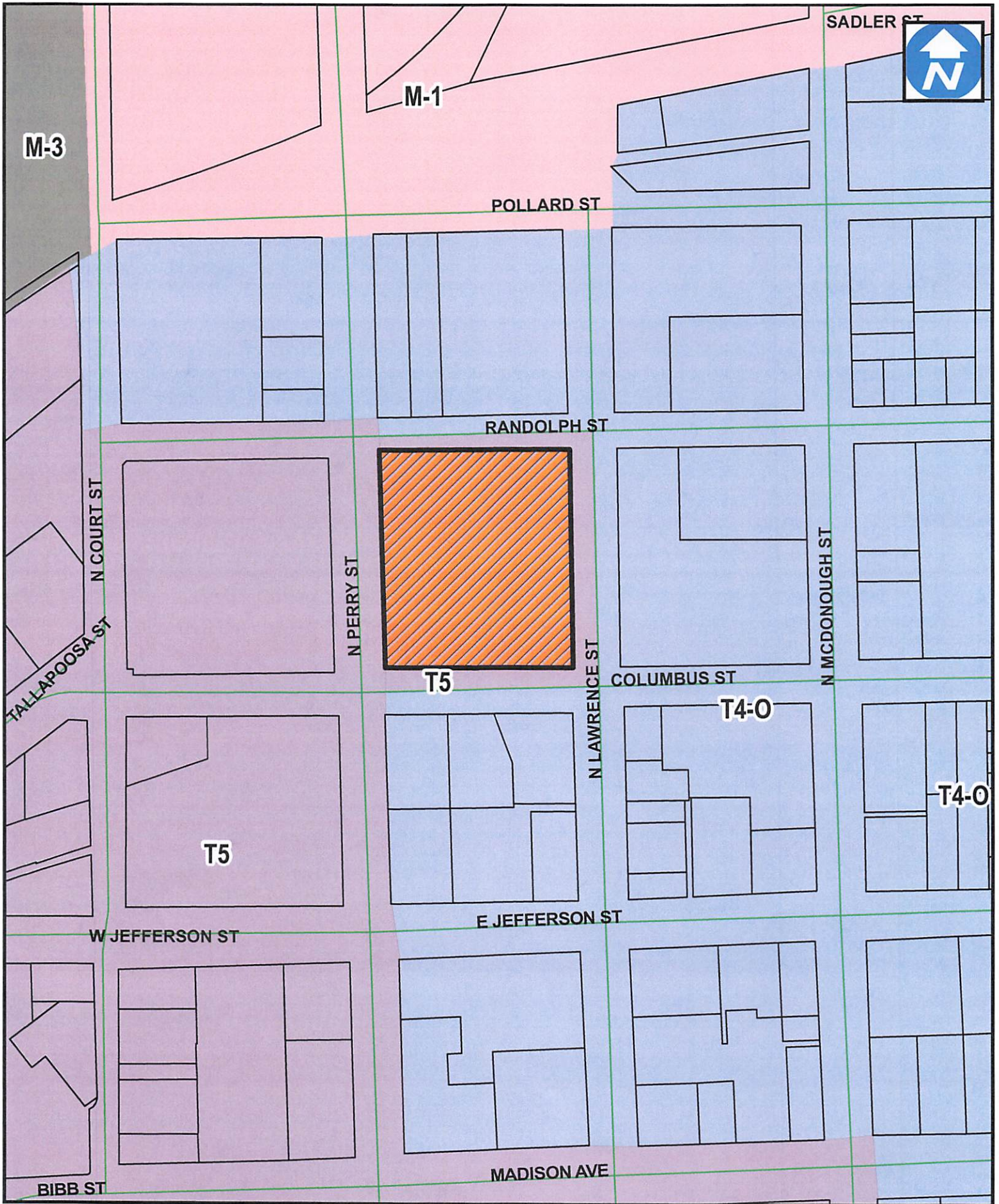
3. Does the special conditions and circumstances result from the actions of the applicant?

Required for sign visibility with clarity for viewing by oncoming traffic.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

No.

Hilton Tru Branding requirements for new Montgomery site.



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SITE 

1 inch = 200 feet

Item 2

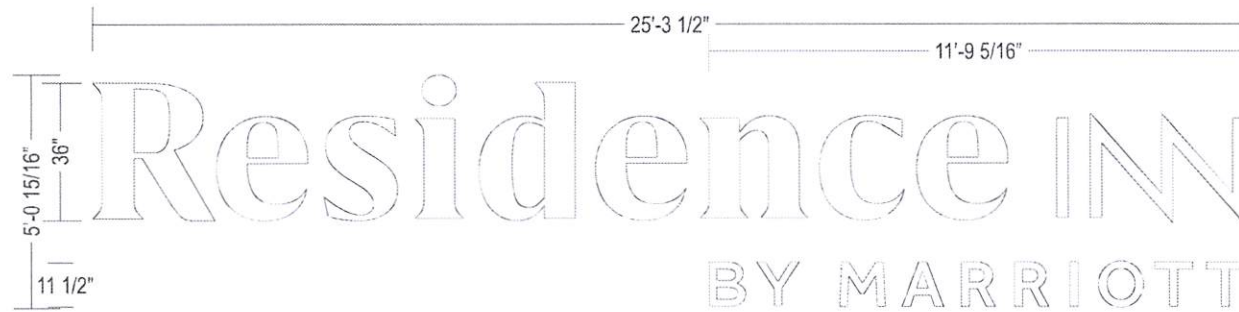
1

FRONT ELEVATION

SCALE: 1:500" = 1'-0"

CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

2A



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



LETTER PROFILE
NOT TO SCALE

NIGHT VIEW-NTS


Residence INN
BY MARRIOTT

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer:
RESIDENCE INN
Location:
MONTGOMERY, AL
File Name:
451433 - R2 - MONTGOMERY, AL

Project No.:
451433 Request No.:
61824
Prepared By:
AHD/CM
Date:
07/29/24 Revision:
2

 This sign is intended to be installed in accordance with the requirements of Article 612 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Customer Approval (Please Initial):

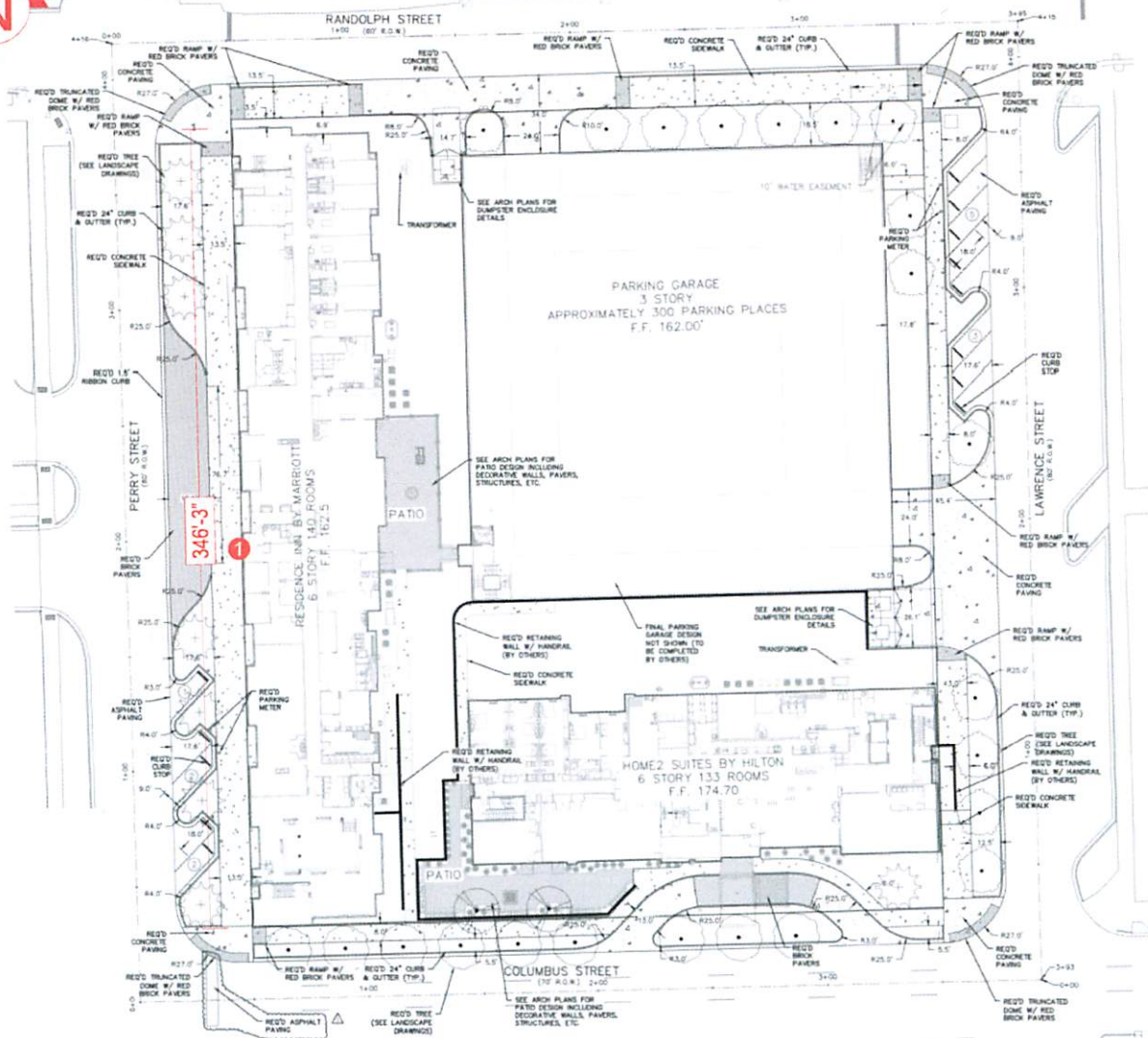
Approval Date:



RESIDENCE INN
400 N PERRY ST
MONTGOMERY, AL 36104

PROPOSED SIGNS:

- 1 36" CHANNEL LETTER SET



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 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

Customer
RESIDENCE INN
 Location
MONTGOMERY, AL
 File Name
451433 - R2 - MONTGOMERY, AL

Project No.
451433 Request No.
61824
 Prepared By:
AHD/CM
 Date:
07/29/24 Revision:
2

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Approval Date:



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SITE 

1 inch = 200 feet

Item 2C

3. BD-2024-025 **PRESENTED BY:** Florida Certified Sign Erectors, LLC

REPRESENTING: Montgomery Downtown Redevelopment Authority
(Home2 Suites by Hilton)

SUBJECT: Request an exception to SmartCode for two (2) new band signs to be located at 155 Columbus Street in a T5 (SmartCode-Urban Center) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install two (2) new band signs on the façade, whereas a single external band sign is allowed. Band signs are allowed to be 3 ft. in height by any length. The proposed heights for the new signs are:

- Sign #1: 4 ft. 6-5/8 in. (south façade - front of hotel)
- Sign #2: 5 ft. 8-5/16 in. (west façade – side corner of hotel)

Both signs will be internally lit LED band signs, whereas externally lit band signs are allowed.

The request is an exception to allow a 4 ft. 6-5/8 in. band sign (south façade - front of hotel), and a 5 ft. 8-5/16 in. band sign (west façade – side corner of hotel), and to allow both signs to be internally lit LED band signs.

CITY COUNCIL DISTRICT: 3

Variance Request

Part II

Physical Location: 155 COLUMBUS STREET

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing **all** of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

Proposed minimal size signage required for 6 story new hotel building.

Due to the size and height of the building - increased sign height and lighting essential for roadway visibility especially without any ground sign. Not adequate space on the property to place Main I.D. ground sign.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

LED lighting essential due to height placement on 6 story building essential for traffic view - Main I.D. signage

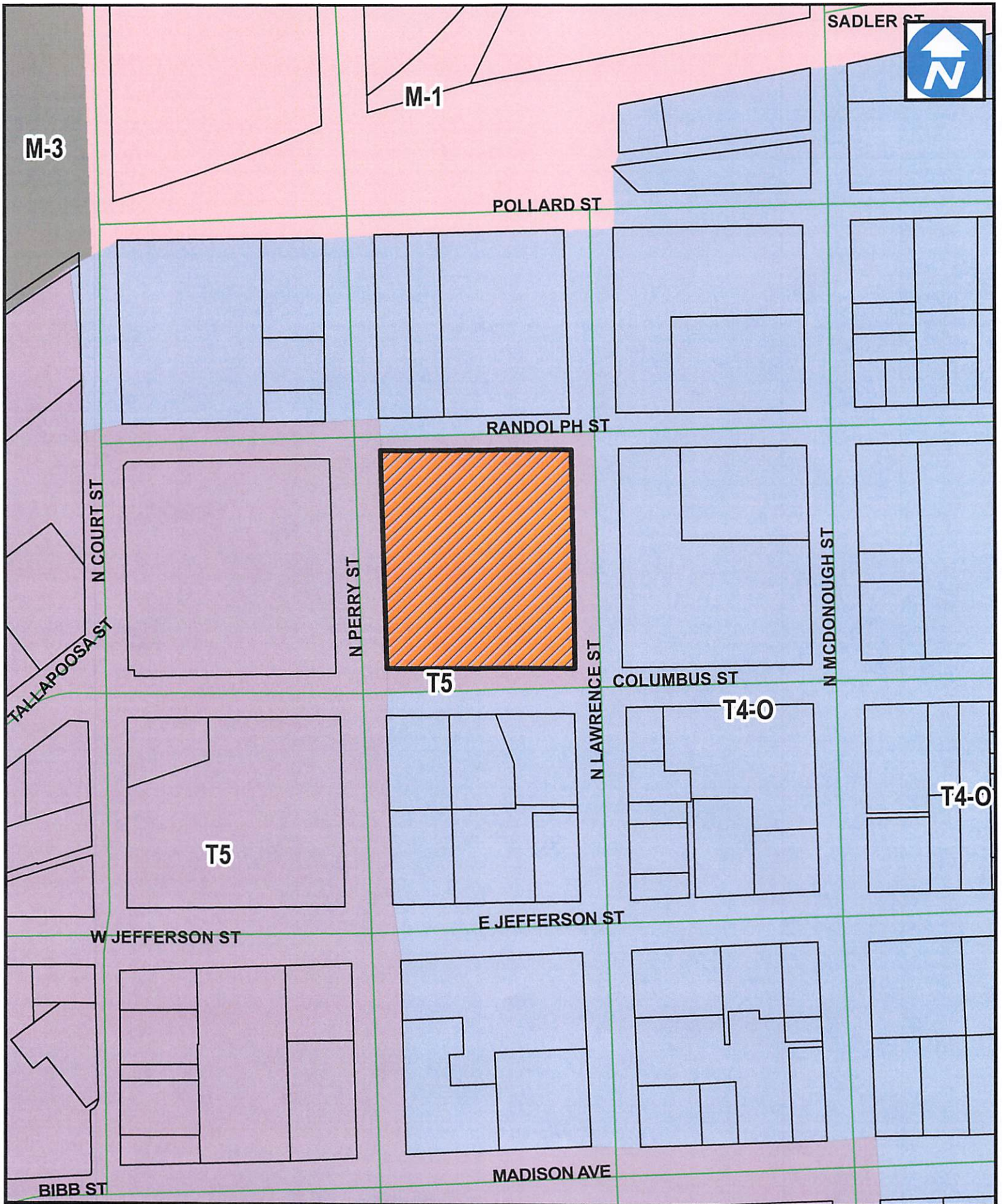
3. Does the special conditions and circumstances result from the actions of the applicant?

No, essential for sign visibility with clarity for viewing by on-coming traffic.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

No

See (Double-Tree by Hilton 120 Madison Ave, Montgomery, AL 36104) same district increased height and illuminated



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 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item 3



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SITE 

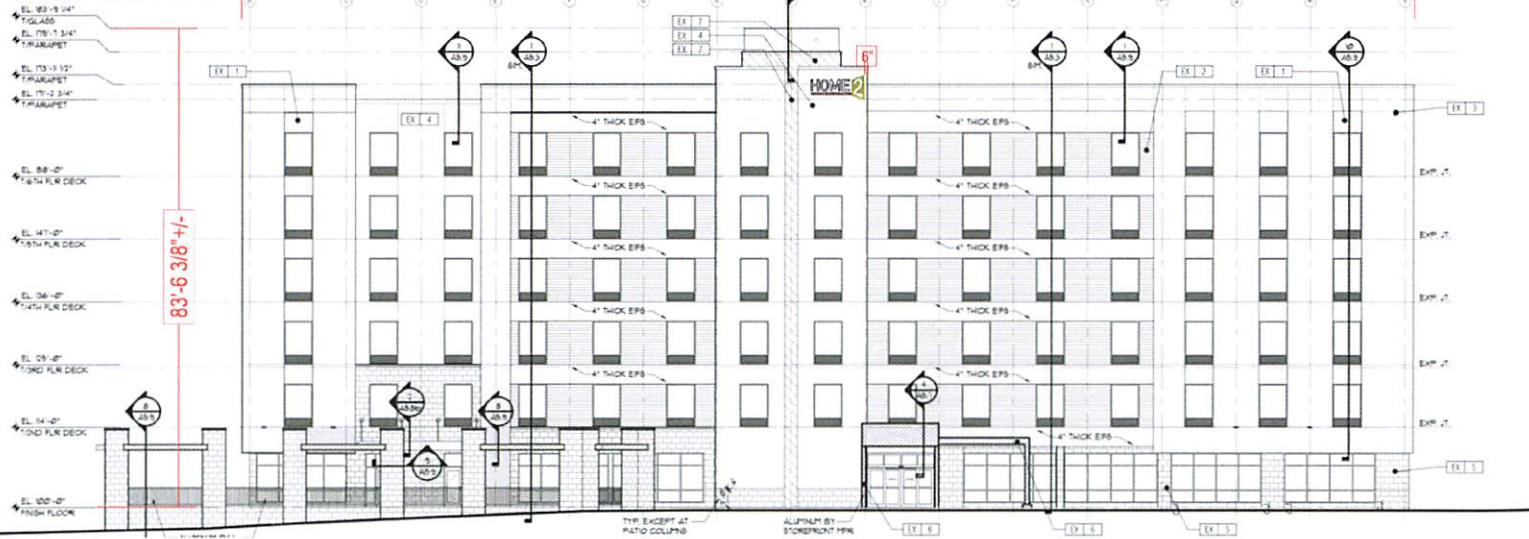
1 inch = 200 feet

Item 3A

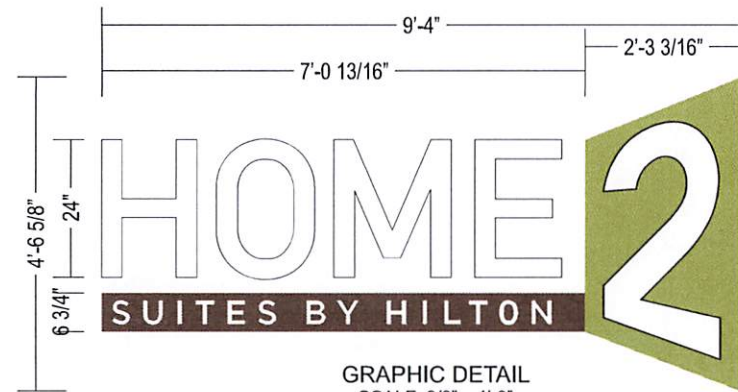
1

SOUTH ELEVATION

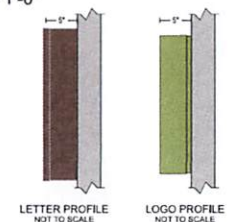
SCALE: 1/32" = 1'-0"



3B



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION TO CONFIRM MEASUREMENTS

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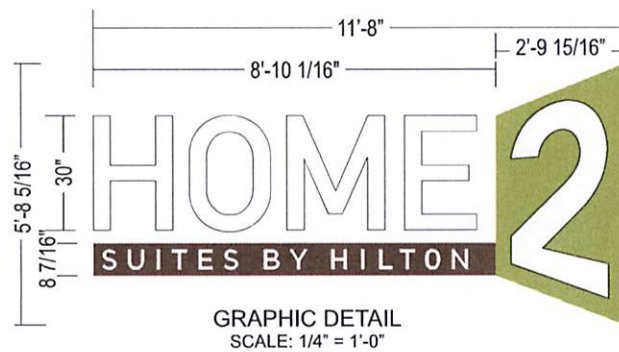
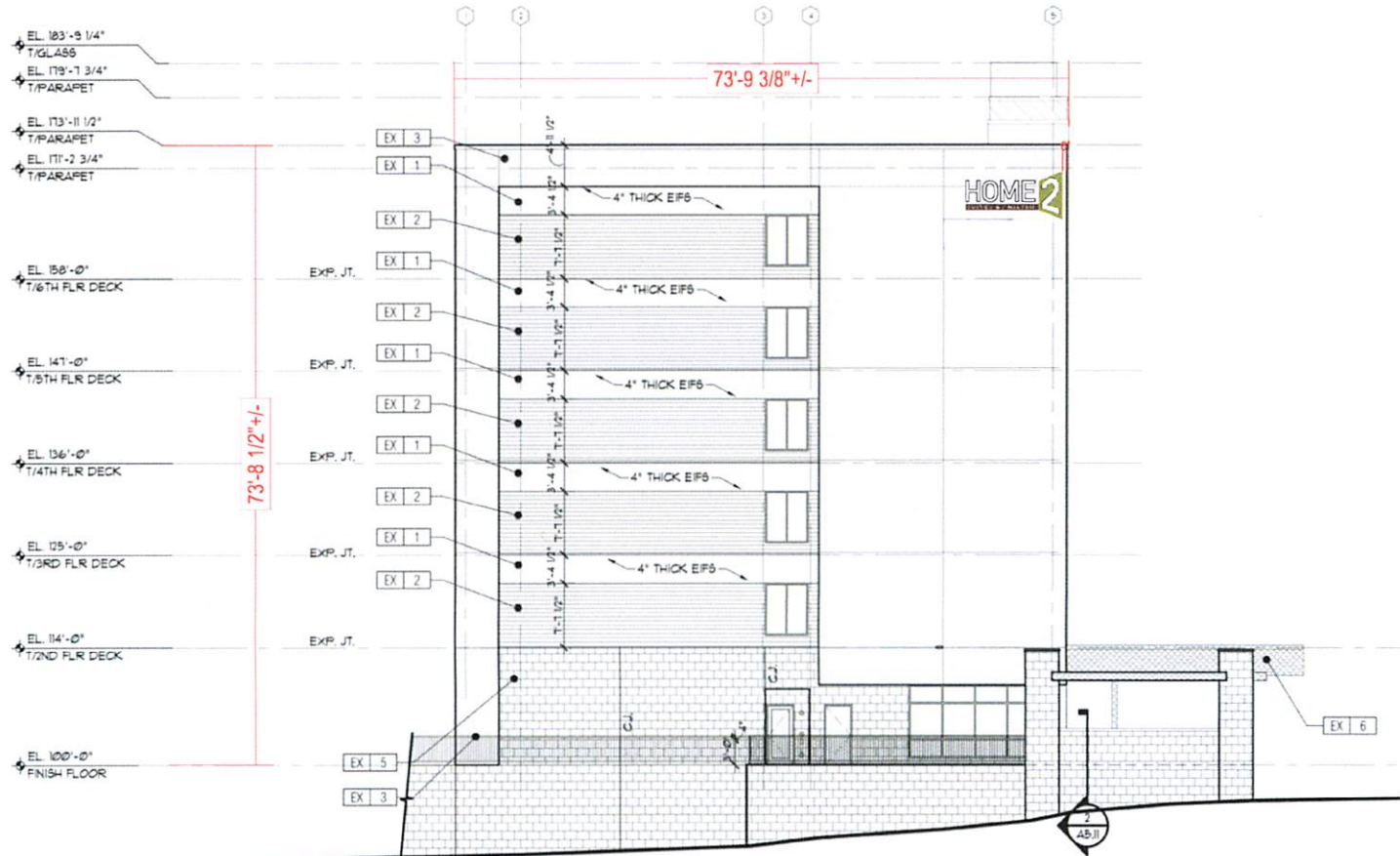
Customer: HOME 2 SUITES	Project No.: 451431	Request No.: 62808
Location: MONTGOMERY, AL	Prepared By: BS/VC/BS/AHD/VC	Date: 07/29/24
File Name: 451431 - R8 - MONTGOMERY, AL	Revision: 8	

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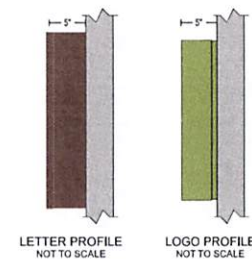
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Customer Approval (Please Initial):
Approval Date:

2 WEST ELEVATION
SCALE: 3/64" = 1'-0"



TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION TO CONFIRM MEASUREMENTS



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Customer:
HOME 2 SUITES
Location:
MONTGOMERY, AL
File Name:
451431 - R8 - MONTGOMERY, AL

Project No.:
451431
Request No.:
62808
Prepared By:
BSVC
Date:
07/29/24
Revision:
8



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Customer Approval (Please Initial):

Approval Date:

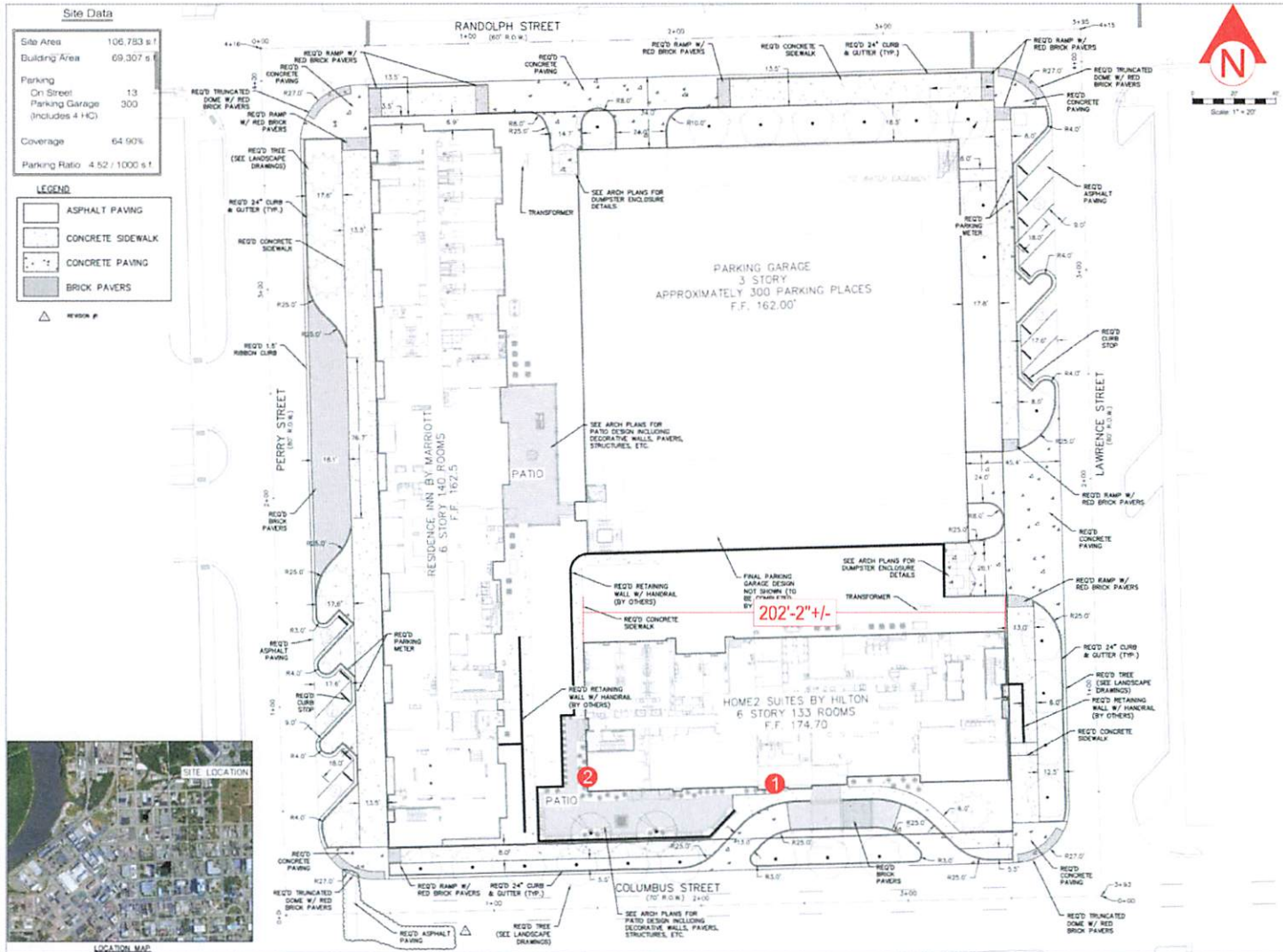
30

3D

HOME2
155 COLUMBUS ST.
MONTGOMERY, AL 36104

PROPOSED SIGNS:

- 1 24" CHANNEL LETTER
- 2 30" CHANNEL LETTER



persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer:
HOME 2 SUITES
Location:
MONTGOMERY, AL
File Name:
451431 - R8 - MONTGOMERY, AL

Project No.:
451431
Request No.:
62808
Prepared By:
BS/NC/PG/BS/AHD/VC/PG
Date:
08/16/24
Revision:
8

This sign is intended to be installed in accordance with the requirements of Article 608 of the National Electrical Code and any other applicable local codes. This includes proper grounding and bonding of the sign.

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Customer Approval (Please Initial):

Approval Date:

4. BD-2024-027 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Apologetics Press

SUBJECT: Request a parking variance for an additional building to be located at 230 Landmark Drive in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a new 11,900 sq. ft. building in the rear of the property to be used for storage for the existing business. The existing building is 5,299 sq. ft. for a total of 17,199 sq. ft. There are 20 parking spaces indicated on the site plan, whereas 43 spaces are required.

The request is a 23-space parking variance.

CITY COUNCIL DISTRICT: 9

**Variance Request
Part II**

Physical Location: 230 Landmark Drive

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing all of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The proposed building site will be used solely for storage of religious materials.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

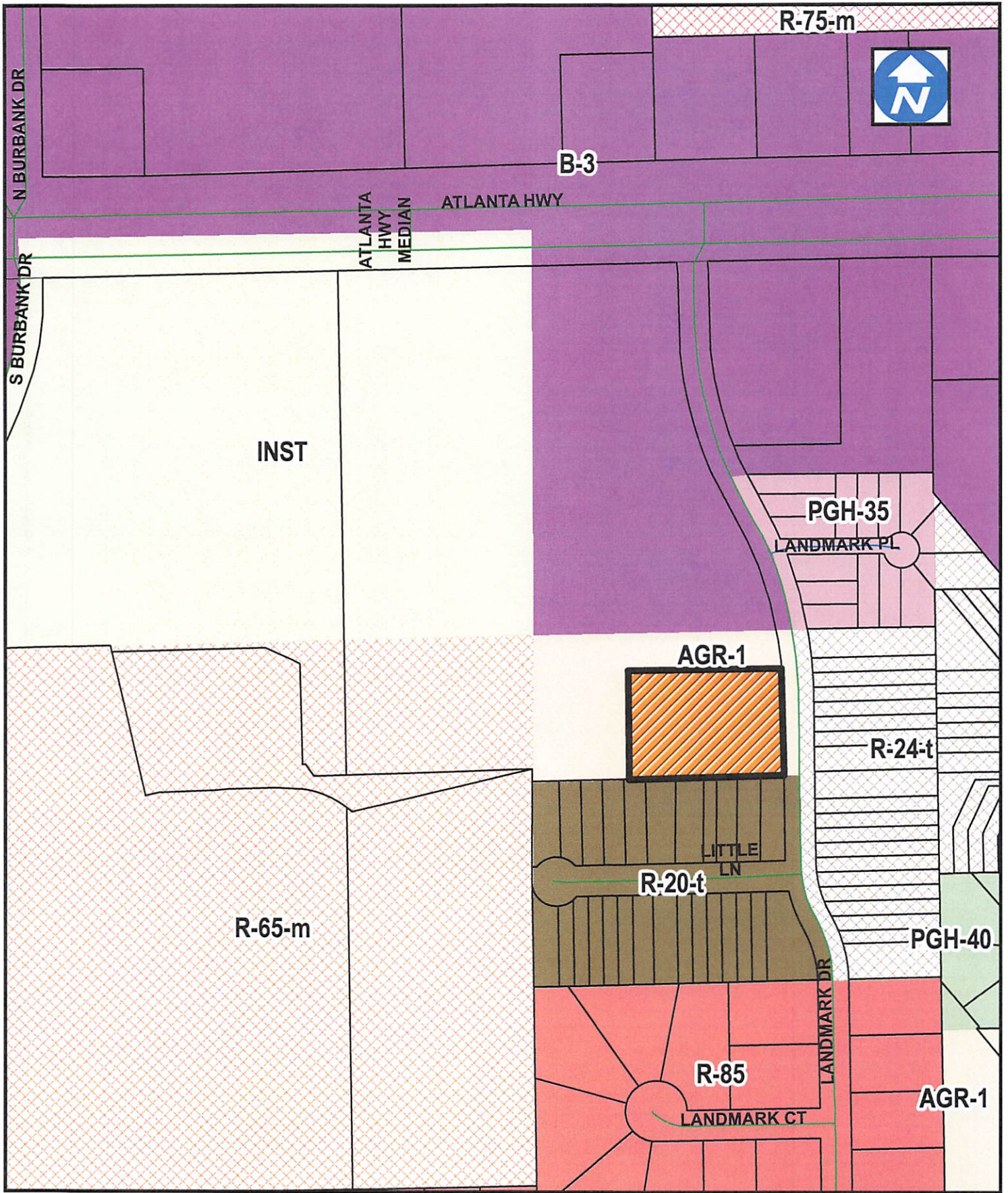
The proposed building will not be open to the public and will not add any additional employees.

3. Does the special conditions and circumstances result from the actions of the applicant?

The building proposed by the owner is for storage only.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

No



MAP FOR REFERENCE ONLY.
 NOT A LEGAL DOCUMENT.
 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

Site 

1 inch = 200 feet
 Item 4

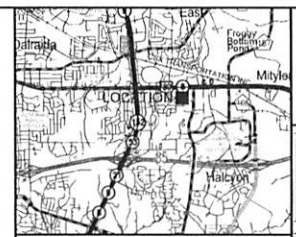


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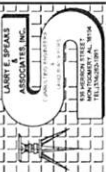
Site 

1 inch = 100 feet
Item 4A

SITE DEVELOPMENT PLAN FOR APOLOGETICS PRESS 230 LANDMARK ROAD MONTGOMERY, AL



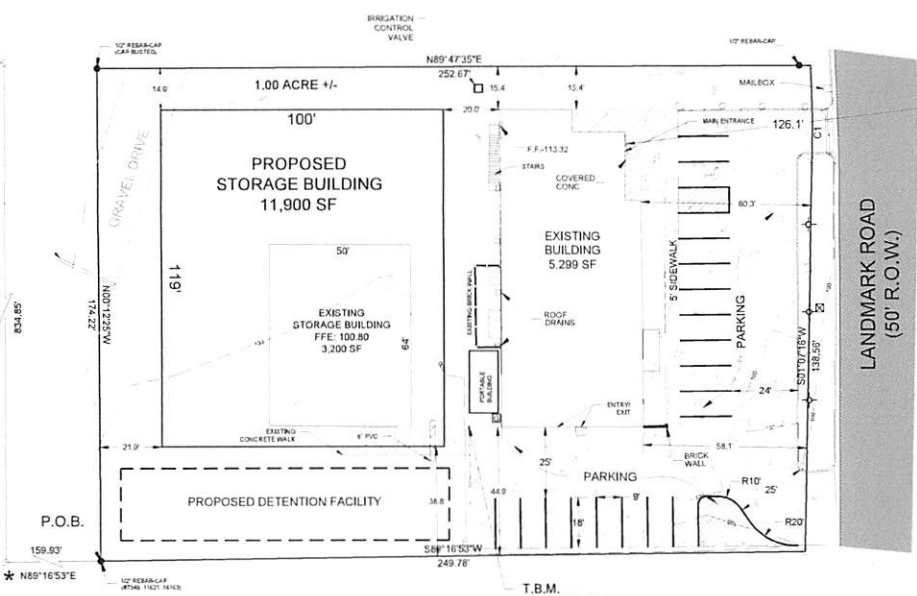
LOCATION MAP
MONTGOMERY COUNTY, AL



SITE DEVELOPMENT PLAN
APOLOGETICS PRESS
230 LANDMARK ROAD
LOCATED IN THE SE 1/4 SECTION 7
T-16N-R-19-E
MONTGOMERY, ALABAMA

ATLANTA HWY
(U.S. HWY NO. 80)
P.O.C.
★ 2843.05'

WEST BOUNDARY LINE OF
SECTION 7 T-16N-R-19-E
MONTGOMERY COUNTY



LANDMARK ROAD
(50' R.O.W.)

LEGEND:

- ASPHALT
- CONCRETE
- FOUND IRON PIN
- SET IRON PIN (5" REBAR CAPPED) W/ CA-00017-L5
- POWER POLE / LINE / GUY
- WATER METER
- LIGHT POLE
- STORM PIPE
- FIRE HYDRANT
- INLET
- PLAT
- LIGHT
- GAS METER
- EXISTING FIRE HYDRANT
- X 100.00 SPOT ELEVATION
- EXISTING CONTOUR

DEVELOPMENT PLAN NOTES
CITY OF MONTGOMERY

1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT CITY ENGINEERING CHIEF CITY INSPECTOR CHARLIE HARRIS 48 HOURS PRIOR TO CONSTRUCTION AT (334) 354-0127.
2. ENGINEERING DEPARTMENT SHALL NOT ISSUE A C.O. UNTIL THE AS-BUILT EVALUATION AND CERTIFICATION DOCUMENTATION IS SUBMITTED AND APPROVED BY THE CITY.
3. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (625-2880). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
4. ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FOOT LONG, FULL STREET WIDTH ASPHALT OVERLAY.
5. BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 850-3727.
6. DIRECT ALL STORMWATER, INCLUDING ROOF DRAINS, TO STREET ROW OR TO DRAINAGE EASEMENT.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
9. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF DRIVEWAYS, SIDEWALK AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
10. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
11. ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOD, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
12. CONVERT ALL GRATE INLETS TO "S" TYPE INLETS.
13. ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A ROUGH EDGE CREATED, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
14. PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND COMMERCIAL DRIVEWAY INTERSECTIONS WITH RED BRICK TRUNCATED DOMES. THE RAMP SECTION SHALL BE POURED WITH A 4" THICK MONOLITHIC CONCRETE BASE LAYER ALLOWING FOR A SAND LAYER THAT SHALL SEAT THE BRICKS AND FINISHED WITH A POLYMER GROUT.
15. EXISTING DRIVEWAYS, SIDEWALKS, AND/OR CURB AND GUTTER ALONG THE RIGHT-OF-WAY OF THE PROJECT THAT ARE FOUND TO BE IN POOR CONDITIONS, SHALL BE REPLACED AS PART OF THE PROJECT DEVELOPMENT AT THE COST OF THE OWNER AS DETERMINED BY CITY REPRESENTATIVE.

REVISIONS	DESCRIPTION

DATE	
No.	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE PLOTTED	

DRAWING TITLE
PROPOSED STORAGE BUILDING ADDITION

SHEET

1

OF 1

- GENERAL NOTES**
1. NO NEW WATER AND SEWER SERVICES.
 2. EXISTING PARKING LOT CAN ACCOMMODATE - 20 SPACES, INCLUDING 1 HANDICAP SPACE.
 3. ORIGINAL SURVEY DATED 05/15/2007

CURVE TABLE			
CURVE	CHORD DISTANCE	CHORD BEARING	RADIUS
C1	33.47'	S00°44'33"E	514.66'

5. BD-2024-022 **PRESENTED BY:** Jeffrey W. Record

REPRESENTING: Same

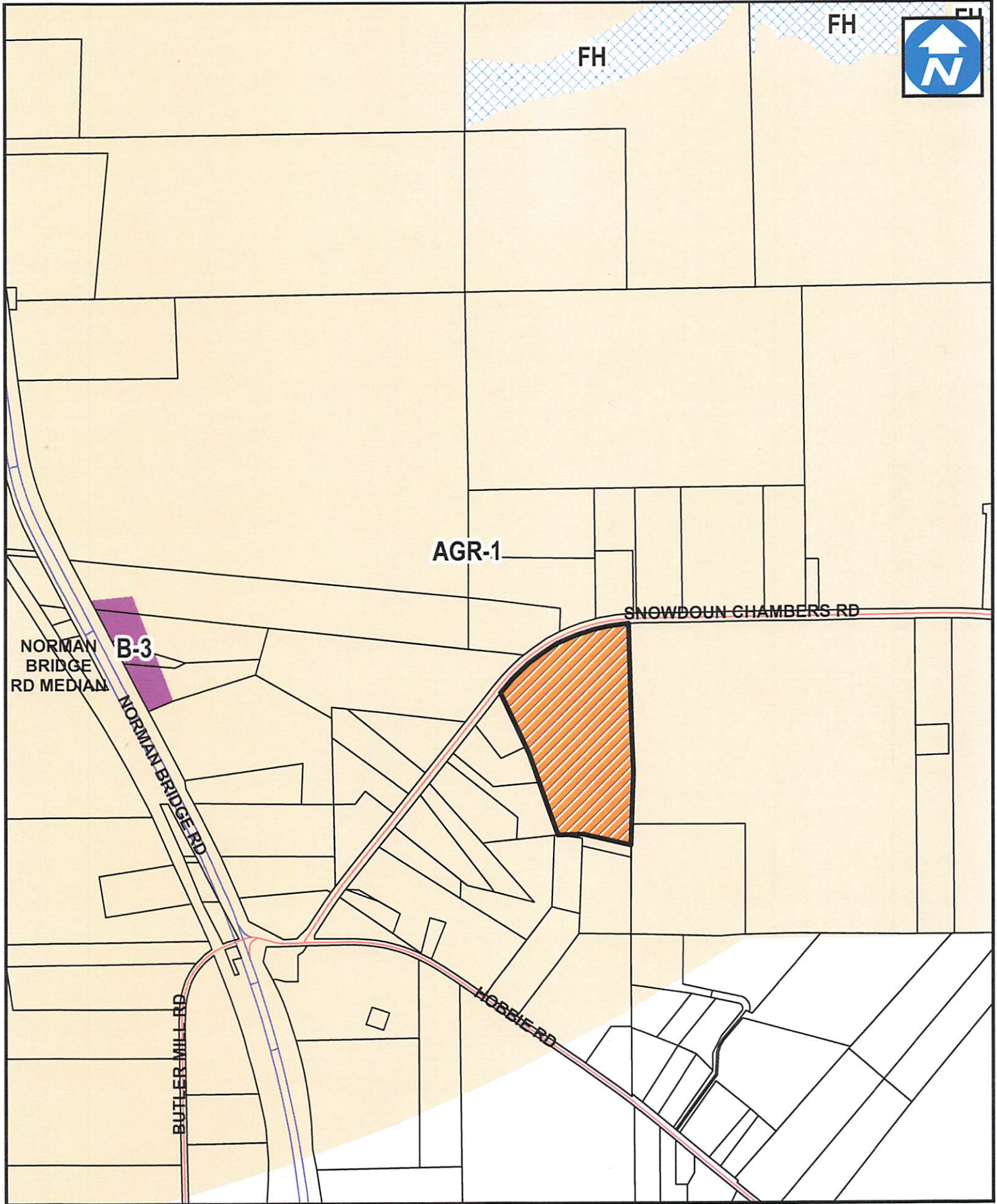
SUBJECT: Request a special exception for plumbing in an accessory structure to be located at 830 Snowdoun Chambers Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install plumbing in a 2,800 sq. ft. (40 ft. x 70 ft.) accessory structure to be used as a garage, storage and barn with kennels. There is a bathroom, a pet tub, washer/dryer, and sink in the pet care area for taking care of the applicant's personal hunting dogs.

The request is a special exception for plumbing in an accessory structure.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5



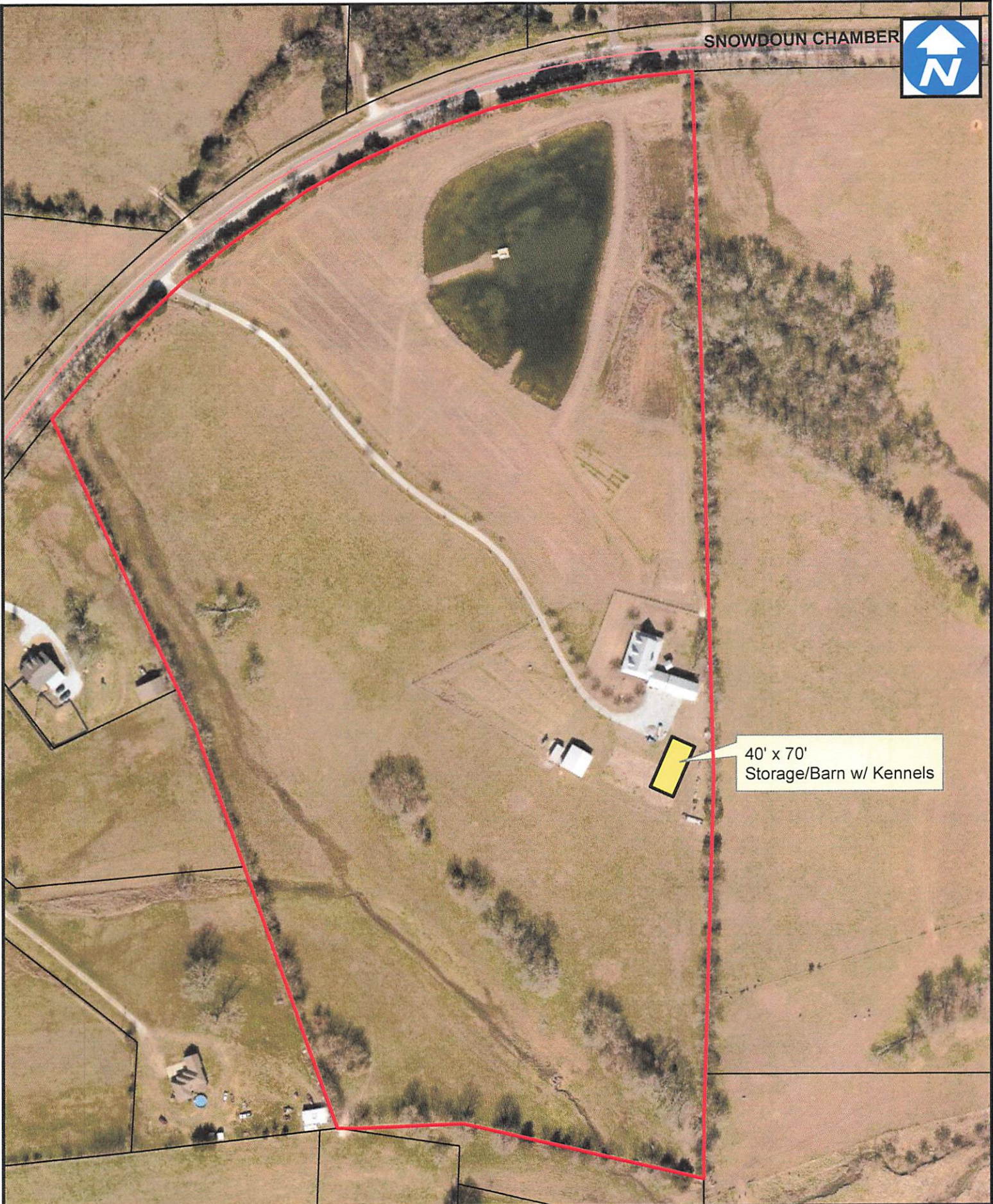
MAP FOR REFERENCE ONLY.
 NOT A LEGAL DOCUMENT.
 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 1,000 feet

Item 5

SNOWDOWN CHAMBER



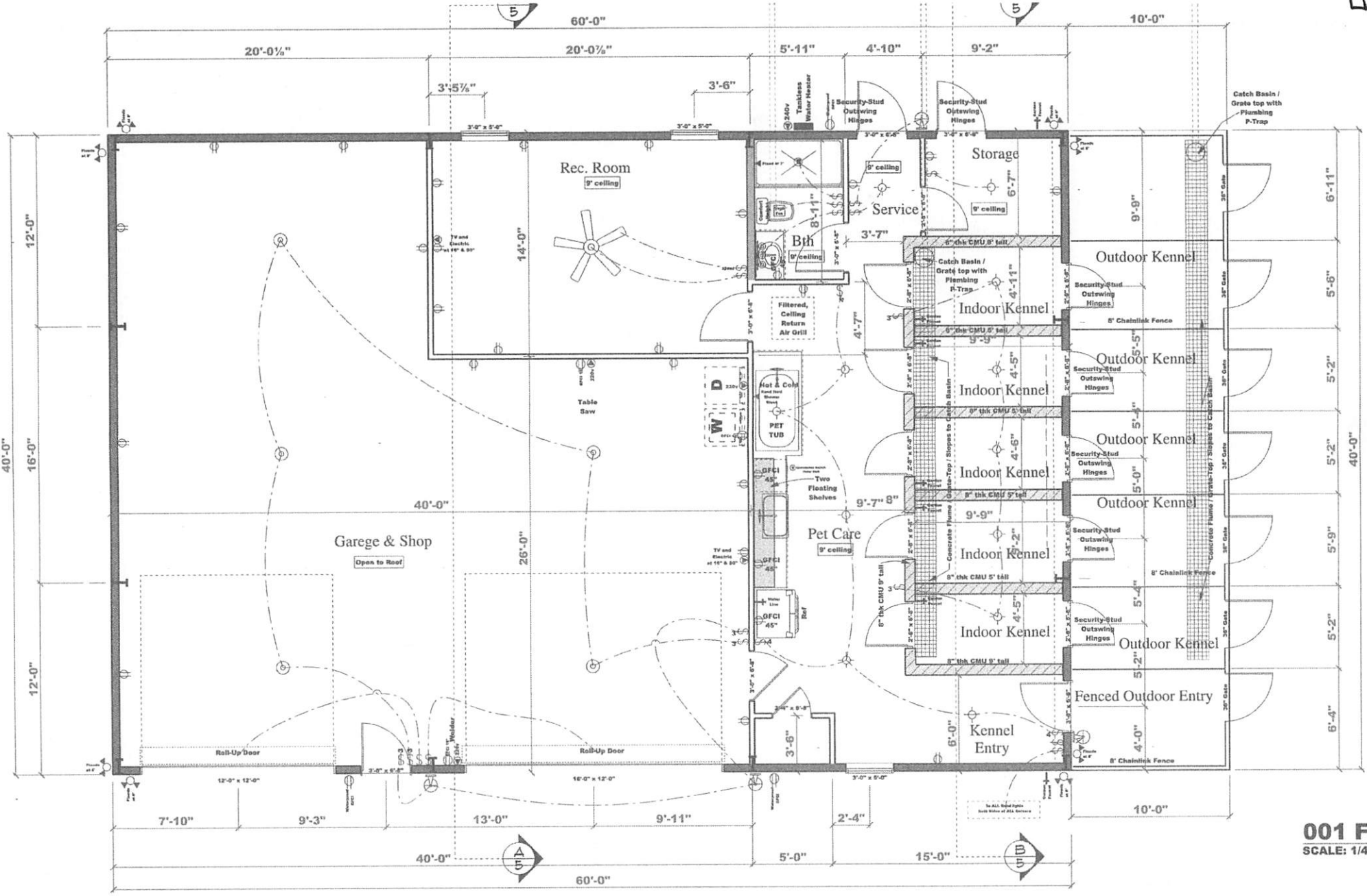
40' x 70'
Storage/Barn w/ Kennels

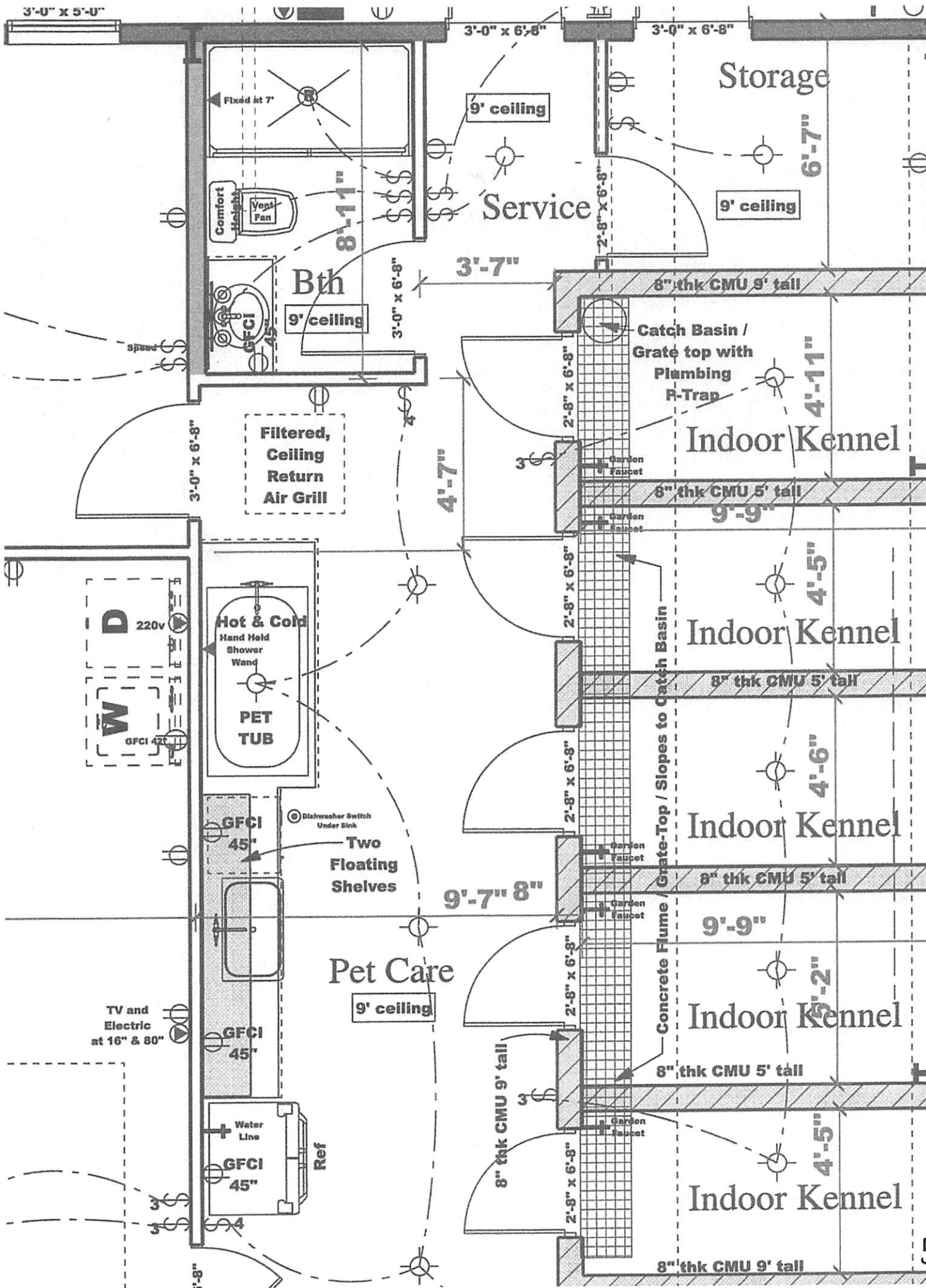
MAP FOR REFERENCE ONLY.
NOT A LEGAL DOCUMENT.
MEASUREMENTS ARE APPROXIMATE,
NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item 5A





3'-0" x 5'-0"

3'-0" x 6'-8"

3'-0" x 6'-8"

Storage

9' ceiling

6'-7"

Flood at 7'

Service

9' ceiling

Comfort Height Toilet

8'-11"

Bth

9' ceiling

3'-0" x 6'-8"

3'-7"

8" thk CMU 9' tall

Catch Basin / Grate top with Plumbing R-Trap

4'-11"

Filtered, Ceiling Return Air Grill

3'-0" x 6'-8"

Indoor Kennel

8" thk CMU 5' tall

9'-9"

4'-7"

Indoor Kennel

8" thk CMU 5' tall

4'-5"

Hot & Cold Hand Held Shower Wand

PET TUB

220v

GFCI 45"

Indoor Kennel

8" thk CMU 5' tall

4'-6"

Two Floating Shelves

GFCI 45"

Dishwasher Switch Under Sink

9'-7" 8"

9'-9"

Pet Care

9' ceiling

Concrete Flume / Grate-Top / Slopes to Catch Basin

Indoor Kennel

8" thk CMU 5' tall

5'-2"

TV and Electric at 16" & 80"

GFCI 45"

Water Line

Ref

Indoor Kennel

4'-5"

8" thk CMU 9' tall

50