



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMBERS

Trudy Hebert, Chair  
Willie Newton, Vice Chair  
Joe Harris, Secretary

Pete Konos  
David Tauzin  
Matthew Chatagnier

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**NOTICE TO THE PUBLIC:** If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Monday, May 20, 2019  
**TIME:** 3:30 PM  
**PLACE:** Terrebonne Parish Council Meeting Room  
2<sup>nd</sup> Floor, Government Tower  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements
4. Approve Minutes of April 15, 2019
5. Old Business:
  - a. Structure Variance: Rear setback from required 25' to 19' for conversion of storage shed to residential dwelling unit located at 1513 Division Avenue; *Hope Gregoire, applicant*; (Council District 1; City of Houma Fire District).
6. New Business:
  - a. Structure Variance: Side setback from required 5' to 2' for construction of new carport and storage shed located at 271 J. Patrick Drive; *Chris Jaubert, applicant*; (Council District 5; Bayou Cane Fire District).
7. Next Meeting Date: June 17, 2019
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**April 15, 2019**  
  
*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Trudy Hebert, called the April 15, 2019 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Katie Tabor, Land Use Planner II. Absent were Mr. Willie Newton, Pete Konos and David Tauzin.
3. Announcements: Mr. Pulaski introduced his Senior Planner, Katie Tabor.
4. Approval of Minutes of February 18, 2019:  
**MOTION** was made by Mr. Joe Harris, seconded by Mr. Matt Chatagnier that the minutes of February 18, 2019 be **APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**

**5. NEW BUSINESS:**

- a. Structure Variance: (1) Rear yard setback from 25' to 5' construction of new storage building located at 258 Enterprise Drive.

Chair recognized Mr. Ken Rembert, 825 School Street, who stated that he is representing Mr. Landry and that Mr. Landry wishes to place a storage unit on his business property and is requesting the variance.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 5' for construction of a storage unit in a C-2 zoned district. Since the property to the rear is zoned R-1, the rear yard setback is the same as the adjacent district's. C-2 zoning does not allow accessory structures to be placed within the required rear yard setback (Sec 28-74(e)). As stated by the applicant in their narrative, the need and resulting hardship is to preserve area for future parking for the on-site business in the main structure. Staff feels that the exception will not alter the essential character of the district in which it is located as many structures in this area pre-date zoning (2007). The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls of the request.

Staff recommends **APPROVAL** of the request.

A **MOTION** to **APPROVE** was made by Mr. Joe Harris, seconded by Mr. Matthew Chatagnier.

**ROLL CALL VOTE:**

YEAS: Harris, Chatagnier, Voisin

NAYS: NONE

ABSTAINED: None

NOT VOTING: NONE

Chair declared the **MOTION APPROVED.**

- b. Structure Variance: Rear yard setback variance from the required 25' to 19' for placement of a storage unit that will be converted to a residential dwelling unit located at 1513 Division Avenue.

Chair recognized Mr. Harold Ardoin, 1215 Academy Street, who stated that they purchased the storage shed. They were told that it could be turned into a resident dwelling. He stated that he will do the work. They need this variance so they can

begin with the project.

Chair recognized Mr. Troy Ledet, 5206 Highway 56, Chauvin, who stated that he owns many properties in this area and that this is an accessory structure and doesn't qualify as a residential structure. a shed is not a residential dwelling. He feels that this is unacceptable and does not meet building standards.

Chair recognized Mr. Loren Dehaven, 1503 & 1513 Division Street, who stated that the shed will be renovated to make a residence. He wants to keep the family together. He stated that there was a residence in the same spot as the storage shed is being placed. He explained that there was a house on the same spot when he bought the property. He stated that they will do it right and get all the permits and things that are necessary.

Chair recognized Mr. Ardoin, again, who stated that he will have no problem getting the required permits, inspections, etc.. He will get everything needed to make this a home for his sister.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 19' for placement of a storage unit that will be converted to a residential dwelling unit in an R-1 district under a new residential permit. Applicant had received a permit to place the storage unit at the 19' setback. With the change in use, the setback requirement has also changed. Although the unit is modest in size (14'x36'/500sqft), the depth of the property is not sufficient as this subdivision predates zoning and this particular lot was part of a re-division so the lot is fairly shallow (59.6'). In order to maintain the front yard setback requirement of 20', the applicant has applied for the 19' rear yard variance.

Staff feels that the exception will not alter the essential character of the district in which it is located as many structures have similar or lesser setbacks. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding this request.

Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant obtain the appropriate permit for the conversion.

After a brief discussion, A **MOTION** to **TABLE** until the Board had time to further review and the applicant had time to apply for the proper permits, etc., was made by Mr. Joe Harris, seconded by Mr. Matthew Chatagnier.

**ROLL CALL VOTE:**

YEAS: Harris, Chatagnier, Voisin

NAYS: NONE

ABSTAINED: None

NOT VOTING: NONE

Chair declared the **MOTION** to **TABLE** was **APPROVED**.

c. Structure Variance: Front yard setback variance from required 20' to 10' for placement of a front porch/carport awning located at 210 Kellie Drive. Chair recognized Mr. Mike Jones, Acadiana Contractors, 5527 Highway 311, who stated that Acadiana Contractors will be constructing the awning. He stated that the area is older and most of the properties do not have covered carports.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 20' to 10' for placement of a front porch awning in an R-1 zoned district. Applicants have

stated in their narrative that they are elderly and would like to have a covered porch and carport to enter the home during inclement weather. It does appear that the original carport was enclosed at some point, but this area was not zoned until 2007, so the enclosure and resulting lack of sufficient parking are considered legal, con-conforming. Since there are many similar structures in this district, including several receiving similar variances, Staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district as the carport is open and will not obstruct views of oncoming traffic.

A site visit was performed and all property owners adjacent to and within a 25-‘ radius of the subject property have been notified. Staff received one call requesting information. Caller voiced “no objection” to the request.

Staff recommends **APPROVAL** of the request.

A **MOTION** to **APPROVE** was made by Mr. Joe Harris, seconded by Mr. David Tauzin.

**ROLL CALL VOTE:**

YEAS: Tauzin, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

6. Next Meeting Date: March 18, 2019.

7. Board of Adjustment Member Comment: None

8. Public Comment: NONE

9. There being no further business, Mr. Pete Konos made the **MOTION** to **ADJOURN**, seconded by Mr. David Tauzin.

There being NO OPPOSITION, **MOTION CARRIED**; Chairman declared **MOTION ADOPTED** and the meeting **ADJOURNED**.

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Mr. Willie Newton, Secretary

2<sup>nd</sup> FL COUNCIL  
MTB ROOM

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

3:30pm

MONDAY APRIL 15

Linda Henderson  
985-893-6567

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name: HOPE GREGOIRE
3. Applicant's Address: 1877 BAYOU BLUE ROAD  
HOUMA, LA 70364
4. Applicant's Phone: (985) 208-7067
5. Physical Address Of request: 1513 DIVISION AV  
HOUMA, LA 70360
6. Interest in Ownership: IN-LAWS 7. Date of Application: 3/23/19
8. Explanation of Request: REAR YARD SETBACK VARIANCE  
FROM REQ 25' TO 19' IN  
ORDER TO CONVERT RECENTLY  
PLACED STORAGE SHED TO  
DWELLING UNIT (R-1)  
POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary orexceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Structure Variance: \$ 20.00 per application + cost of certified mailings.

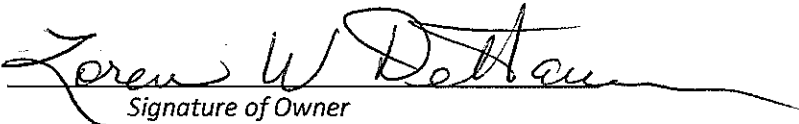
Special Exception: \$ 10.00 per application + cost of certified mailings.

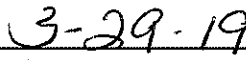
TPCG  
\$33.64

  
\_\_\_\_\_  
Signature of Applicant or Agent

\_\_\_\_\_  
Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
Date

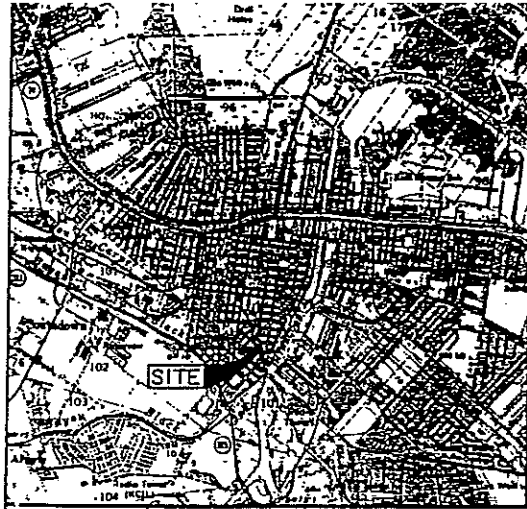
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:  
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



# 1513 Division Av





APPROVED AND ACCEPTED THIS DATE Nov 16, 1991  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY Jay Cotton FOR final

LEGEND:

- INDICATES IRON ROD SET
- INDICATES IRON MARKER FOUND
- Ø EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT

VICINITY MAP

SCALE - 1" = 62.500'

FILED FOR RECORD  
IN THE OFFICE OF THE  
PARISH CLERK OF COURT  
AT HOUMA, LOUISIANA  
SEP 16 A

*Keneth L. Rembert*  
DEPUTY CLERK OF COURT

LOT IS LOCATED IN ZONE "B".

THIS SURVEY BASED ON MAP RECORDED IN MAP VOL. NO. 2, PAGE NO. 21 AS FILED IN THE  
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS  
MADE BY KENETH L. REMBERT SURVEYORS.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE  
ENCROACHMENTS EXIST ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN.

SURVEY OF  
REDIVISION OF LOT 1 OF BLOCK 36  
HONDURAS ADDITION TO  
THE CITY OF HOUMA  
IN SECTION 39, T17S-R17E  
TERREBONNE PARISH, LOUISIANA,

APRIL 19, 1991

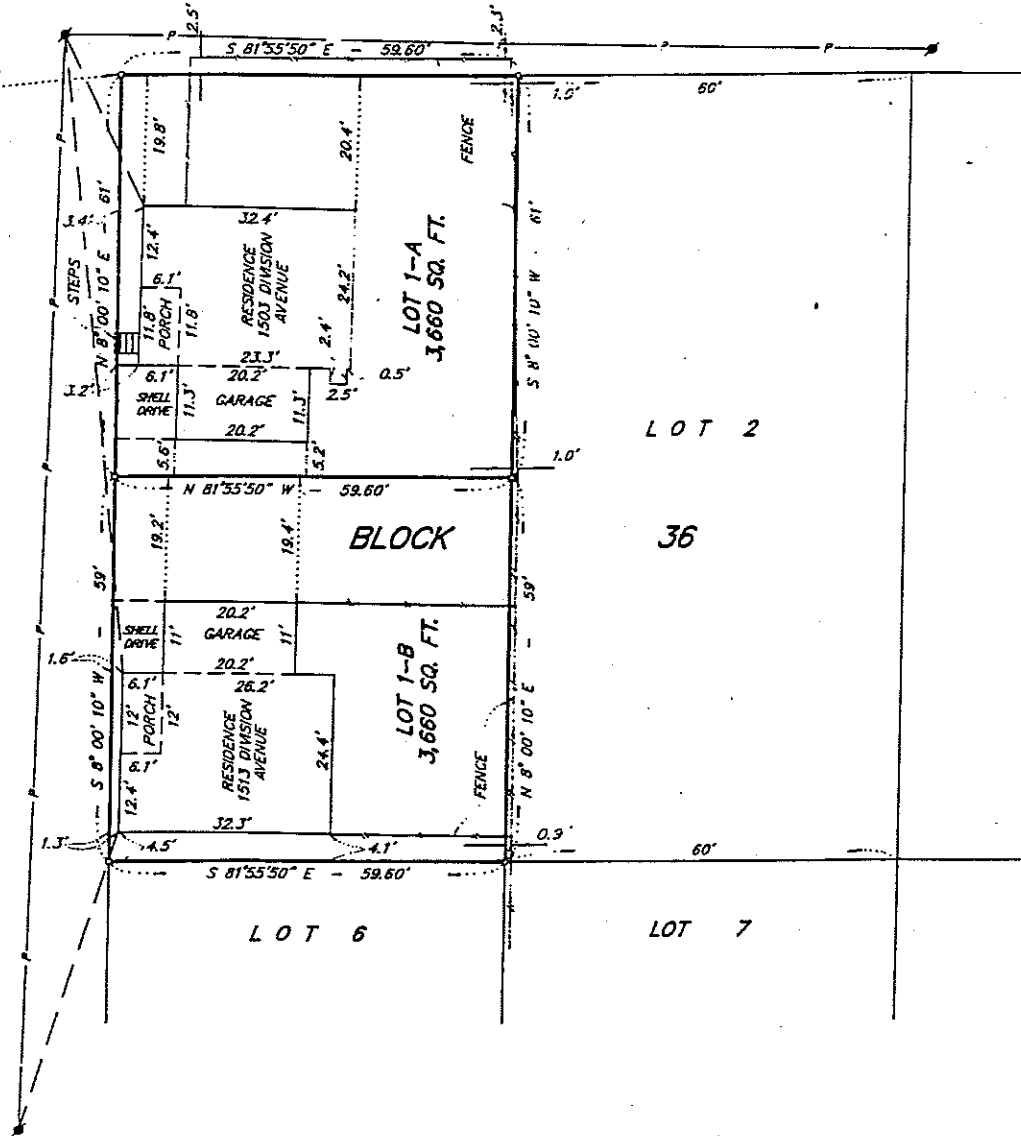
SCALE: 1" = 20'

*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
1412 EAST MAIN ST., HOUMA, LA.



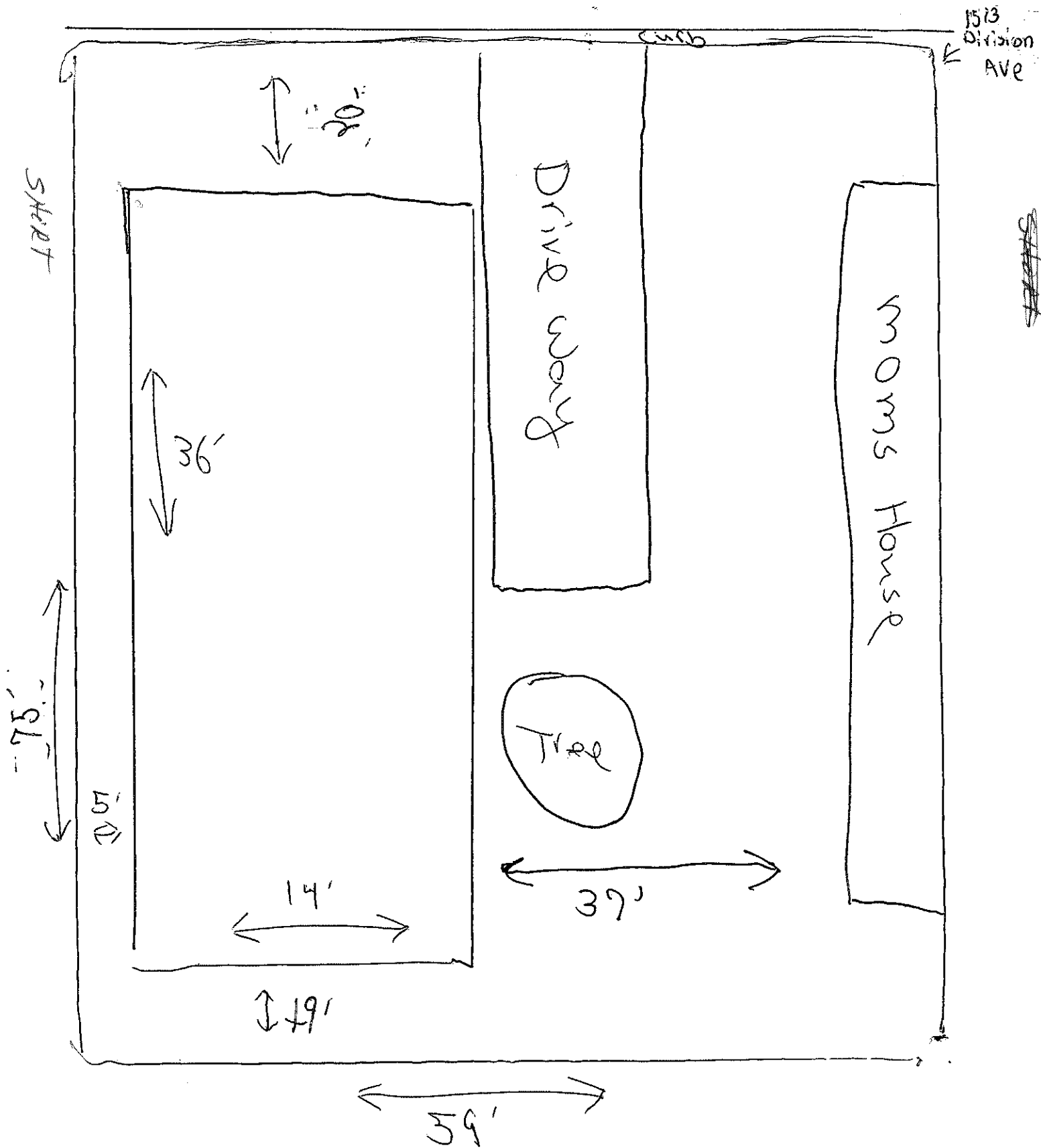
DIVISION AVENUE

MILES STREET





Division Ave.



## 1513 Division Avenue II







# Application

2019-85123

Project Number

8026 Main Street, Suite 401, Houma, LA 70360 Phone (985) 873-6567 Fax (985) 580-8141



Permit Type Residential New		Issue Date N/A	
Project Address 1513 DIVISION AV , HOUMA, LA 70360			
Project Name			
Project Description New construction			
Owner's Name Hope Gregoire		Mobile # 985-208-7067	Work #
Contractor's Name Hope Gregoire 1877 Bayou Blue Road Houma LA 70364		Mobile # 985-208-7067	Work #
Square Feet 504.00	Construction Cost \$9,187.00		
<b>Flood Data:</b>	FIRM Flood Zone C	FIRM Panel # 0005	Required Elevation
			ABFE Flood Zone A
			ABFE Map # LA-Q103
			Required Elevation 6'
<b>Setbacks (viewed from front):</b>	Front 20'	Rear 7'	Left 30'
			Right 5'
<b>Site:</b>	# of Structures	Dwelling Units	Lot Size 3540.04745440436
			Parcel ID 25202
<b>Structure:</b>	# of Stories	Height	Current Use
			Indended Use Storage Building or Shed
<b>Description:</b>	Section	Township(s)	Range(s)
			Council District 1
<b>Location:</b>	Subdivision Honduras Addition	Lot 1-B	Block 36
			Zoning District R1 (Single Family Residential)

## Jurisdictional Notes and Comments

Installing 14 x 36 sq ft storage building on lot. This is the only structure on property. No plumbing or electrical. A final (finished construction) elevation certificate with photos shall be turned in for this structure prior to the issuance of a Certificate of Occupancy. Nothing shall be constructed or placed on or over any servitude, right-of-way or easement, or create an obstruction for drivers.

*Chasmin* 3-8-19

*Hope Gregoire* 3-8-19

Signature of Permit Official

Date

Signature of Applicant

Date

1. I acknowledge that this permit becomes null and void if work or construction is not commenced within 180 days at any time after work is commenced. I have read and examined this application in its entirety and have completed the appropriate sections of this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction or the performance of construction. The proposed work is authorized by the owner of record and that I am or have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable laws of this jurisdiction.

2. I acknowledge that it is the responsibility of all contractors working under this permit to ensure that a stamped set of plans, as approved, remains available on the jobsite throughout until all inspections have been completed; and that it is the contractor's responsibility to obtain such as set of plans from the www.mypermitnow.org Customer Portal, the professional of record, or the owner.

3. For all structures built or placed in the floodplain, other than flood-map zones B and C, a permit and elevation certificate will be required; and it is the contractor's responsibility to ensure that all work is done in accordance with the Parish Flood Damage Prevention ordinances as well as all applicable provisions of the Parish Building Code.



TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name:

Chris Gaubert

3. Applicant's Address:

271 J. Patrick Drive  
Houma, LA.

4. Applicant's Phone:

(985) 860-9470

5. Physical Address  
Of request:

Same

6. Interest in Ownership:

Owner

7. Date of  
Application:

05-01-19

8. Explanation of  
Request:

Side setback from 5' to 2'  
for new construction of driveway  
and storage shed.

R-1

POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

May 20, 2019  
3:30 pm. Mtg.  
Council Mtg. Room  
Kenda Henderson  
985-873-6567

## Variance

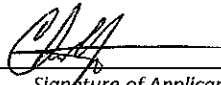
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

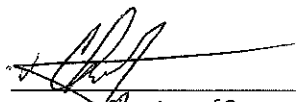
Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.

  
\_\_\_\_\_  
Signature of Applicant or Agent

05-02-2019  
\_\_\_\_\_  
Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner

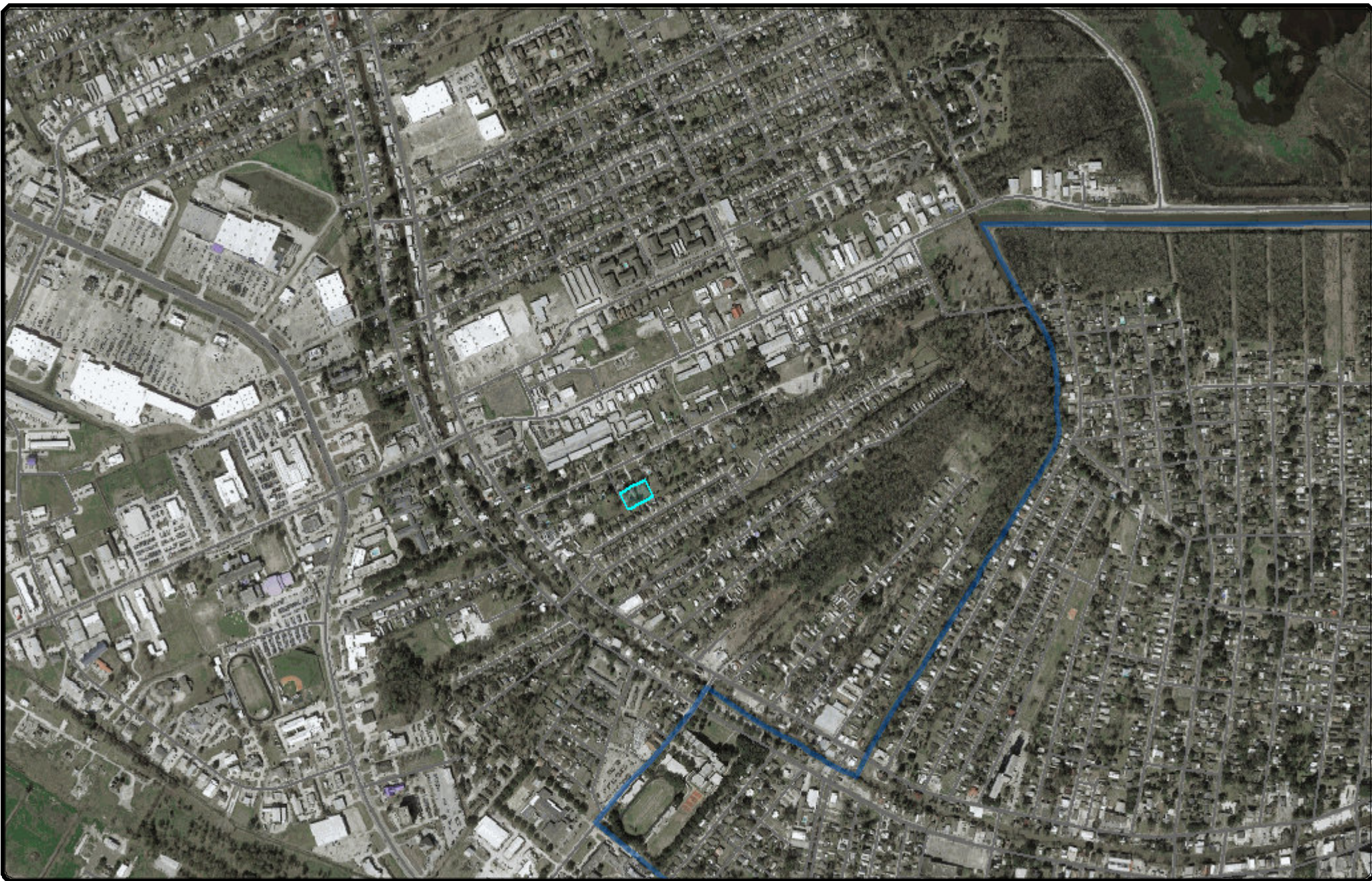
5-2-19  
\_\_\_\_\_  
Date

\$ 33.64

## 9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:  
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.





May 3, 2019

DISCLAIMER: Terrebonne Parish makes no warranty as to the reliability or accuracy of the base maps, their associated data tables or the original data collection process and is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. User assumes all responsibility for verifying accuracy of data for any intended use.

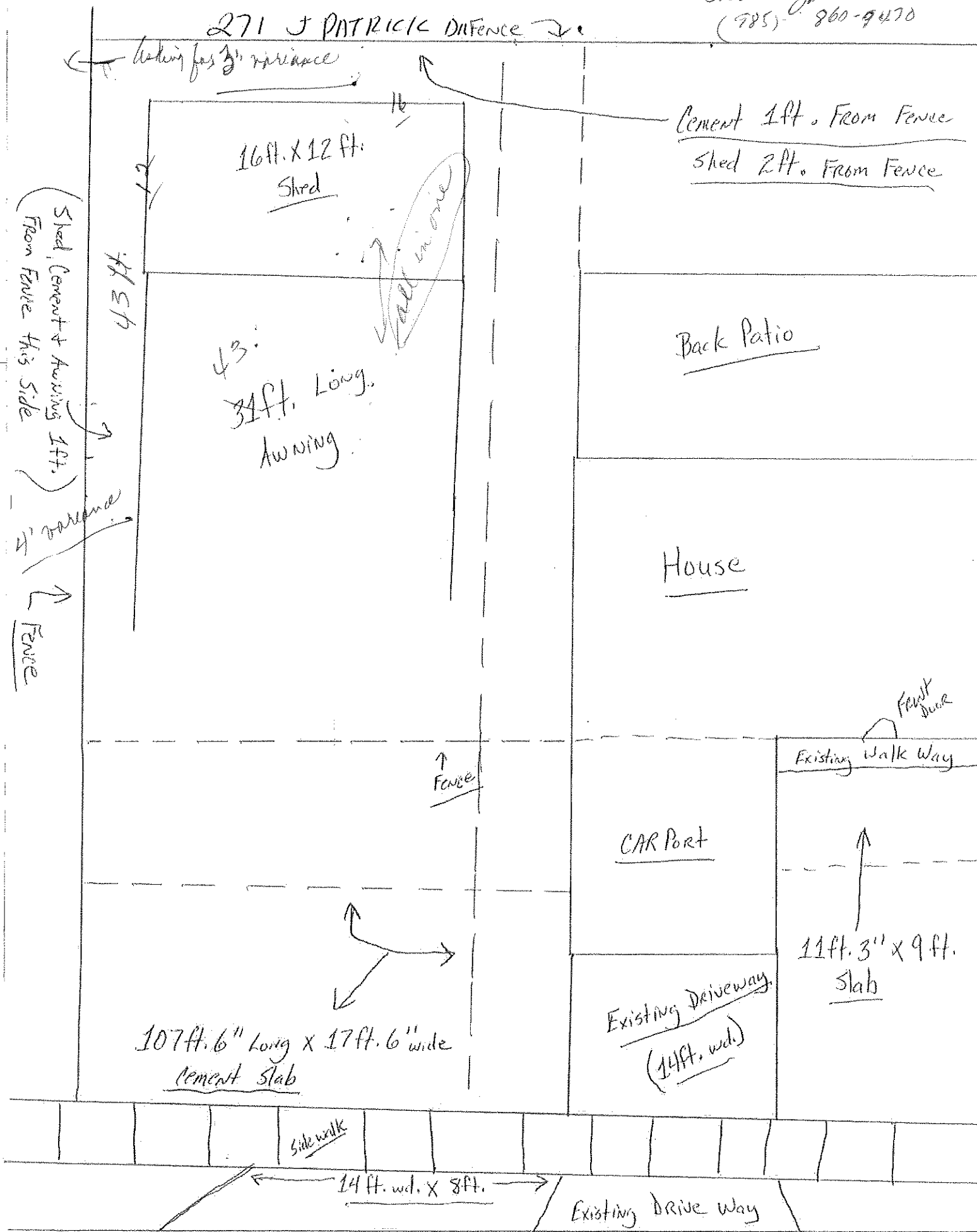
1 inch = 1,013 feet

0 550 1,100 1,650 2,200  
Feet



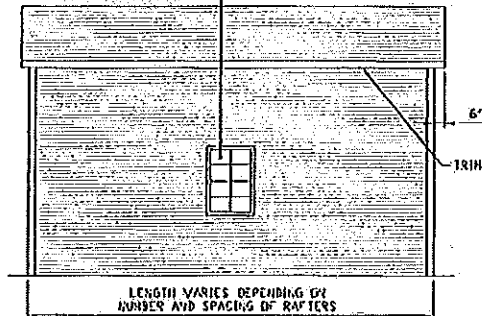
Chris Jankeet  
(985) 860-9470

271 J PATRICIA DANCE



# BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4, 4A, 4B, 4C, 4D, 5, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 8, 9, 11, 12, 13, AND 15)

WINDOW (AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (26.38 PSF, -35.21 PSF)  
HIGH = (39.75 PSF, -49.55 PSF)

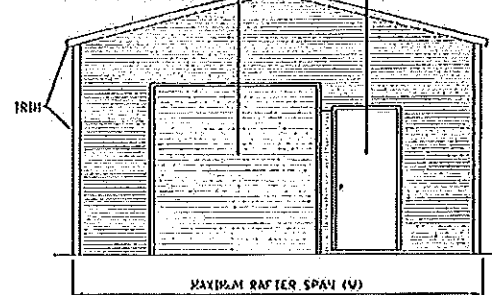


TYPICAL SIDE ELEVATION-HORIZONTAL ROOF

SCALE: NTS

ROLL-UP DOOR  
(AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (22.39 PSF, -24.68 PSF)  
HIGH = (33.02 PSF, -37.15 PSF)

SWINGING DOOR  
(AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (25.17 PSF, -27.35 PSF)  
HIGH = (37.93 PSF, -41.32 PSF)

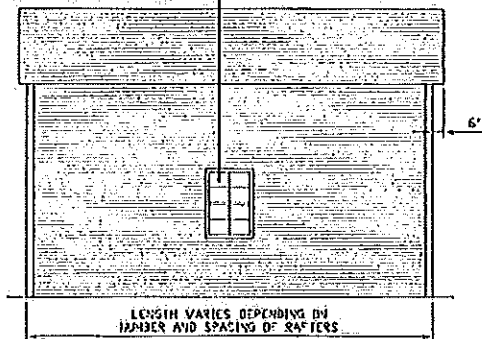


TYPICAL END ELEVATION-HORIZONTAL ROOF

SCALE: NTS

## BOX FRAME RAFTER STRUCTURE (Sheets 6, 6A, 7, 7A, 7B, 7C, 8, 10, 11, 12, AND 14)

WINDOW (AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (26.38 PSF, -35.21 PSF)  
HIGH = (39.75 PSF, -49.55 PSF)

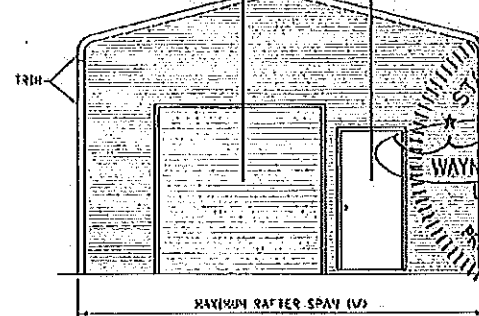


TYPICAL SIDE ELEVATION

SCALE: NTS

ROLL-UP DOOR  
(AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (22.39 PSF, -24.68 PSF)  
HIGH = (33.02 PSF, -37.15 PSF)

SWINGING DOOR  
(AS APPLICABLE)  
DESIGN PRESSURE  
LOW = (25.17 PSF, -27.35 PSF)  
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION

SCALE: NTS

### INSTALLATION NOTES AND SPECIFICATIONS

- DESIGN IS FOR MAXIMUM 30' WIDE x 20' EAVE HEIGHT ENCLOSED STRUCTURES.
- DESIGN WAS DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE (FBC) 5TH EDITION, 2012 NORTH CAROLINA BUILDING CODE, 2006 INTERNATIONAL BUILDING CODE (IBC), 2009 IBC 2012 IBC AND 2015 IBC.
- DESIGN LOADS ARE AS FOLLOWS:
  - DEAD LOAD = 1.5 PSF
  - LIVE LOAD = 12 PSF
  - GROUND SNOW LOAD = 30 PSF ( $\leq 26'$ ), 35 PSF ( $26' < W \leq 30'$ )  
(MAXIMUM 45 PSF FOR EXPOSURE D AND 55 PSF FOR EXPOSURE C AT 4'-0" O.C. SPACING)
- LOW ULTIMATE WIND SPEED (LW) 105 TO 140 MPH (NOMINAL WIND SPEED 81 TO 108 MPH); MAXIMUM RAFTER/POST AND END POST SPACING = 5.0 FEET.
- HIGH ULTIMATE WIND SPEED (HW) 141 TO 170 MPH (NOMINAL WIND SPEED 109 TO 132 MPH); MAXIMUM RAFTER/POST AND END POST SPACING = 4.0 FEET.
- LOW HAZARD RISK CATEGORY I (WIND).
- WIND EXPOSURE CATEGORY D OR C.
- SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" - 14 GAGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
- AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS, AND COLUMNS (INTERIOR OR END) = 8' O.C. (MAX.).
- FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14" (3:12 PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY.
- ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6' OF EACH RAFTER COLUMN ALONG SIDES.
- GROUND ANCHORS (SOIL NAILS) CONSIST OF #4 REBAR W/ WELDED NUT x 30" LONG IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED. NOT ALLOWED FOR HIGH WIND APPLICATION.
- WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:  
SOIL SITE CLASS = D  
RISK CATEGORY I/II/III  
R = 3.25  $I_e = 1.0$   
S<sub>MS</sub> = 1.522  $V = C_s W$   
S<sub>MS</sub> = 0.039

MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.

DRAWN BY: JRS

CHECKED BY: PDI

PROJECT HGR: USII

CLIENT: -

DATE: 3-1-17

SHT: 3

CAROLINA CARPORTS, INC.  
187 CARDINAL RIDGE TRAIL  
DOBSON, NC 27017  
30'x20' ENCLOSED STRUCTURE

SCALE: NTS

DWG. NO: SK-3

JOB NO: 151565

REV: 5

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