### **AGENDA**

# City of Hapeville

3468 North Fulton Avenue

Hapeville, Georgia 30354

### **Design Review Committee**

March 20, 2019

6:00 PM

- 1. Welcome And Introduction
- 2. Approval Of Minutes
  - 2.I. Draft Minutes January 16, 2019

Documents:

#### DRC MINUTES JANUARY 16, 2019.PDF

3. Frank Harris 321 Maple Street

Mr. Frank Harris has submitted an application seeking approval of plans to construct two additions totaling 280-square feet to the existing 1,252-square foot dwelling at 321 Maple Street. The property is zoned R-1, One Family Detached.

Documents:

#### 321 MAPLE STREET.PDF

- 4. New Business
- 5. Next Scheduled Meeting Wednesday, April 17, 2019
- 6. Adjourn

# Design Review Committee Meeting Minutes

January 16, 2019

#### I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on January 16, 2019 at Hapeville City Hall Conference Room.

#### II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Brian Gregory, John Stalvey, Rick Ferrero, Lynn Patterson (non-voting), and Michael Smith (non-voting). Karl Dufrenne (1) absent.

#### III. Election of Officers

Rick Ferrero nominated Jonathan Love for chairmen. John Stalvey seconded the nomination. The members voted unanimously 4-0.

Rick Ferrero nominated Brian Gregory for secretary. John Stalvey seconded the nomination. The members voted unanimously 4-0.

#### IV. Approval of Meeting Minutes

Jonathan Love read the minutes from the December 19<sup>th</sup> meeting. John Stalvey made a motion to pass the minutes. Rick Ferrero seconded, and it passed 4-0.

#### V. Applications

- a) 903 Margaret Street Shannon Short attending Jonathan made a motion to approve the application with the following requirements:
  - 1. All 3-0, 3-0 fixed sash windows to be two vertical panes (no horizontal mutton);
  - On front elevation, second story bathroom shed dormer, remove the offset until flush and increase the width of the shed roof to match the right side second story.
  - 3. Applicant to address issues as noted in the Planner's Report.

#### **Design Exemptions:**

- 4. Due to the house being constructed on grade, the entrance will not be between 2' and 4' above the grade.
- 5. The driveway width will exceed the maximum due to the lot orientation.

John Stalvey seconded the motion and it passed 4-0.

- b) 3290 North Whitney Avenue Sam Kirkland attending
  Brian Gregory made a motion to approve the application with the following requirements:
  - 1. Remove hand-rail on front-porch from drawing as it is at grade;
  - 2. On front-porch, add sloped soffits on roof line as noted on drawing;

Jonathan Love, Chairman

3. Applicant to address the concerns in the Planner's Report.

	Jonathan Love seconded the motion and it passed 4-0.		
VI.	New Business None		
VII.	Next Regularly Scheduled Meeting is February 20, 2019		
VIII.	Adjournment Jonathan Love adjourned the meeting at 6:50 PM.		
	Meeting minutes submitted by:  Brian Gregory, Secretary		
	Meeting minutes approved by:		



#### PLANNING AND ZONING DEPARTMENT

#### **PLANNER'S REPORT**

DATE: March 6, 2019

Key:

TO: Tonya Hutson Compliant: ✓
FROM: Lynn M. Patterson Not Compliant: ×
Incomplete: ∜

RE: Design Review - 321 Maple Street Not Applicable: ○

#### **BACKGROUND**

The City of Hapeville has received a Design Review Application from Mr. Frank Harris for an addition to a single family dwelling located at 321 Maple Street. The Applicant desires to construct two additions for a total of 280 square feet to the existing 1,252 square foot home located on the property. The additions will consist of a bathroom and a back deck. The deck will be partially covered, creating a smaller 144 SF porch against the rear wall of the house.

The property is within the R-1, One-Family Detached Zoning District and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

#### CODE

#### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

#### (a) Site development standards

- Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- Minimum building heights shall be established by zoning.
- √ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet. Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

Portions of buildings ten) feet or greater from a side or rear lot line shall be limited in height to 35 feet.

- Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone. Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

There is not an existing walkway extending to the front porch.

STAFF COMMENT: There is not an existing sidewalk.

The scope of construction does not include landscape improvements.

#### (b) Supplemental Area and Fence Standards

- Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section *93-2-14*.
- O Chain link fencing is not permitted in areas visible from a public right-of-way.
- On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

#### STAFF COMMENT:

Tree in front yard is recommended.

Fences and landscape improvements are not part of the scope of construction.

#### (c) Utility Standards

- Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may
- O Trees shall not be planted directly above storm drains.

#### STAFF COMMENT:

#### (d) Parking and Traffic Standards

One-family detached dwellings and two-family dwellings shall meet the following requirements:

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

 $\ensuremath{\mathbb{Q}}$  Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- S Garage access on single-family lots shall be prohibited in the front yard of the home.

#### STAFF COMMENT:

#### (e) Roof and Chimney Standards

- Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- Noof tiles shall be clay, terra cotta or concrete.

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall. 50% Gutters shall be copper, aluminum or galvanized steel. ₹%° Downspouts shall match gutters in material and finish. Roof forms shall be based on architectural style. 50% All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade. 0 Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached. Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material. 0 Chimneys on exterior building walls shall begin at grade. Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line. 90g Gutter and downspout materials are not provided on the plans. Roof overhangs for the new roof are not provided on the plans. Roofs must overhang a minimum of 12". STAFF COMMENT: Dimensions for the existing roof and chimney have not been provided Scope of construction does not include changes to the existing roof or chimney. Street Facing Facade and Style Standards. Exterior facade materials shall be limited to: Full-depth brick: Natural or cast stone; Smooth natural-wood siding and/or cement-based siding; Painted fish-scale style shingles, but only when used in front gables; True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings. Exterior building materials shall not be: Simulated brick veneer, such as Z-Brick; Exterior insulation and finish systems (EIFS); Exposed concrete block; Metal siding or other metal exterior treatment; Glass curtain walls; Liquid vinyl; T-1-11 siding: Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding. Facade materials shall be combined horizontally, with the heavier below the lighter. Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11. Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone. All exterior stair risers visible from a street shall be enclosed. Porches, stoops, and balconies may be located in the front or side yard. Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow. Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below. Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The 0 bottom railing shall measure two [inches] by four inches. Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.

- ✓ Porch and stoop foundations shall be enclosed.
- Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- 🖑 Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.

- Stoops may be covered or uncovered. 0 When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column. 0 Front porch widths shall be between 80 percent and 100 percent of the adjacent facade. 0 Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade. 0 Enfronting porches may have multistory verandas, living space, or balconies above. 0 Porch columns shall be spaced a maximum distance of eight feet on center. 0 Front porch columns shall have foundation piers extending to grade. 0 All porches shall be covered. Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades. 0 0 Enfronting balconies shall have a minimum clear depth of four feet. 0 Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- STAFF COMMENT:

  Dimensions of the existing stoop have not been provided.

  Scope of construction does not include changes to street facing façade.

Balconies may be covered or uncovered.

#### (g) Door and window standards.

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- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- O Doors that operate as sliders are prohibited along enfronting facades.
- Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- Nhere used, window shutters shall match one-half the width of the window opening.
- O Painted window or door glass is prohibited.
- Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 🖑 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

There is no walkway connecting entry door to the sidewalk.

There are no building numbers adjacent to the front door.

Dimensions for street facing windows have not been provided.

STAFF COMMENT: Scope of construction does not include changes to street facing façade or landscape.

Window specifications for new and altered windows, including recession from façade, trim, sill materials, and presence of window

lights should be provided.

- (h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
  - First Stories . First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
  - Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
  - Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
    - Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades.
  - The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

#### Minimal traditional (Cape Cod)

Minimal traditional homes shall include:

- i. A rectangular building footprint.
- ii. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 45 degrees from horizontal, with roof lines running parallel to the street.
- iii. Enclosed roof rafters where roofs overhang.
- iv. Varied, but primarily equal, height windows along a single floor.
- v. A symmetrical or asymmetrical front facade.
- vi. Windows that are taller than they are wide.
- vii. Covered stoops.
- viii No front norch

#### STAFF COMMENT:

Window wall section dimensions are not provided in plans.

Scope of construction does not include changes to front or side facing windows.

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**Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

#### STAFF COMMENT:

#### RECOMMENDATIONS

#### Sec. 81-1-5. Applicability

- (a) Application of standards. The architectural design standards provided in this chapter shall be wholly applicable when the design is for:
- (3) exterior remodeling.

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

The length of roof overhangs for the new roof should be provided. Roofs must overhang a minimum of 12".

 ${\it Materials for the new gutters and downspouts should be provided.}$ 

Window specifications for new and altered windows, including recession from façade, trim, sill materials, and presence of window lights should be provided.

Once these items are addressed to the satisfaction of Staff and/ or the Design Review Committee, the application is recommended for approval.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: 19 FBRUARY 20	>19			
NOTE:		d or neatly printed. Applications or an ed to personally appear at the Design Review			
	Every attempt will be made to please month's agenda following the	meets the third Wednesday of each month. lace your application for review on the next submittal of a completed application with that may not always be possible. The City cations as deemed necessary.			
Applicant:	ANK HARRIS	Contact Number:			
Applicants Add	dress: 344 MAPLE STREET	T HAPEVILE, GA.			
E-Mail Address	5:	Zoning Classification:			
Address of Pro	posed Work: 321 MANG 5	FREET			
	Parcel ID# (INFORMATION MUST BE PROVIDED): 1400940010 [319				
Property Owne	FRANK HARRIS OF: BLEWILD SLADE	Contact Number:			
Project Descr	iption (including occupancy type	: NEW PATITION ADDITION			
FOR SIN	VELE FAMILY RESIDENCE	CONSTRUCTED ON PEAR			
OF EXIS	TING REGIDENCE. NE	W WOOD DECK ON PEAN			
WITH N	EW (2007 8/EN (2X12"	AREA TO CREATE PORCH -			
Contractors N	FRANK HARRIS DB4 Name: FNSIDE OUT COM	MACINIContact Number:			
Contact Perso	on: FRANK HARRIS	Contact Number:			
property. I do haccurate, and I application and reserves that rig I further understull. I hereby acwrite the English voluntarily comp	nereby swear or affirm that the informat understand that any inaccuracies may any action taken on this application. In the enforce any and all ordinances regard that it is my/our responsibility to continuous that it is my/our responsibility to continuous that all requirements of the Continuous and/or this document has beleted this application. I understand that	Design Review Committee for the above referenced ion provided here and above is true, complete and be considered just cause for invalidation of this I understand that the City of Hapeville, Georgia, ardless of any action or approval on this application. On on with all of City of Hapeville's Ordinances in City of Hapeville shall be adhered to. I can read and been read and explained to me and I have full and it is a felony to make false statements or writings to 20 and I may be prosecuted for violation thereof.			
Applicants S	ignature	Date			

Project Class (check or	1e):		
Residential	Commercial	Mixed-Use Develo	pment
Project Type:			
New Commercial C	onstruction _	Addition to Existing Commer	rcial Building
Addition to Existing	Residential Structure _	Accessory Structure	
Site Plan, Grading &	LandscapingN	New Single Family Residential Co	onstruction
Other			
Estimated Cost of Construct	rials on the exterior of the	existing structure:	
List/Describe Building Mate	rials <u>proposed</u> for the ext	erior facade of the new structure	:

## NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



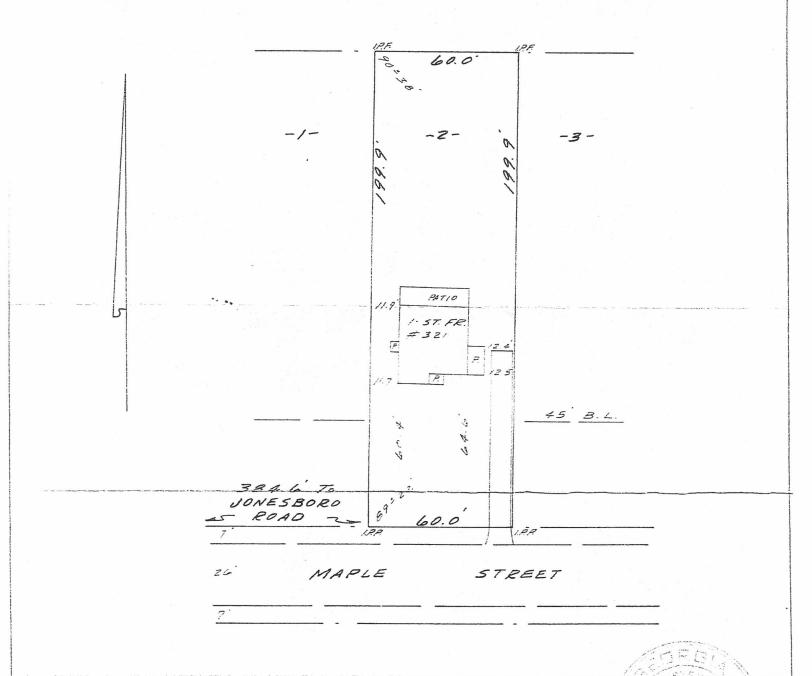
#### **DEPARTMENT OF PLANNING AND ZONING**

#### **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

I, the ur followin	dersigned, agree that with my signature and submission to the City of Hapeville, I have done the g:
pr	ad the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my oposed project. The Architectural Design Guidelines may be found here: <a href="mailto:ibrary.municode.com/ga/hapeville/codes/code">ibrary.municode.com/ga/hapeville/codes/code</a> of ordinances?nodeId=PTIICOOR CH81ARDEST
	sured that my proposed project meets all of the required criteria per the City of Hapeville Code Ordinances.
	bmitted my application materials in full by the published deadline for review by Staff prior to the sign Review Committee meeting.
wi	entified and explained all deficiencies or components of the proposed project that do not meet th the requirements set forth in the Code. This explanation should be submitted as a separate cument in the application.
	derstood that any deficiencies in the application must be resolved at least 10 days prior to the sign Review Committee meeting or the application may not be presented to the DRC for review.
	omitted architectural drawings and details for all projects unless allowed in writing by the mmunity Services or Planning & Zoning Department.
	reed to submit any required revisions by the Design Review Committee with updated drawings the Community Services Department for review prior to requesting any permits.
FRA Printed	Name Signature 2/19/2019

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.



Survey for

J. T. STEWART MORTGAGE COMPANY, INC.

And

CLINTON E. POPE

Of property at 321 Maple Street, Hapeville, Ga.

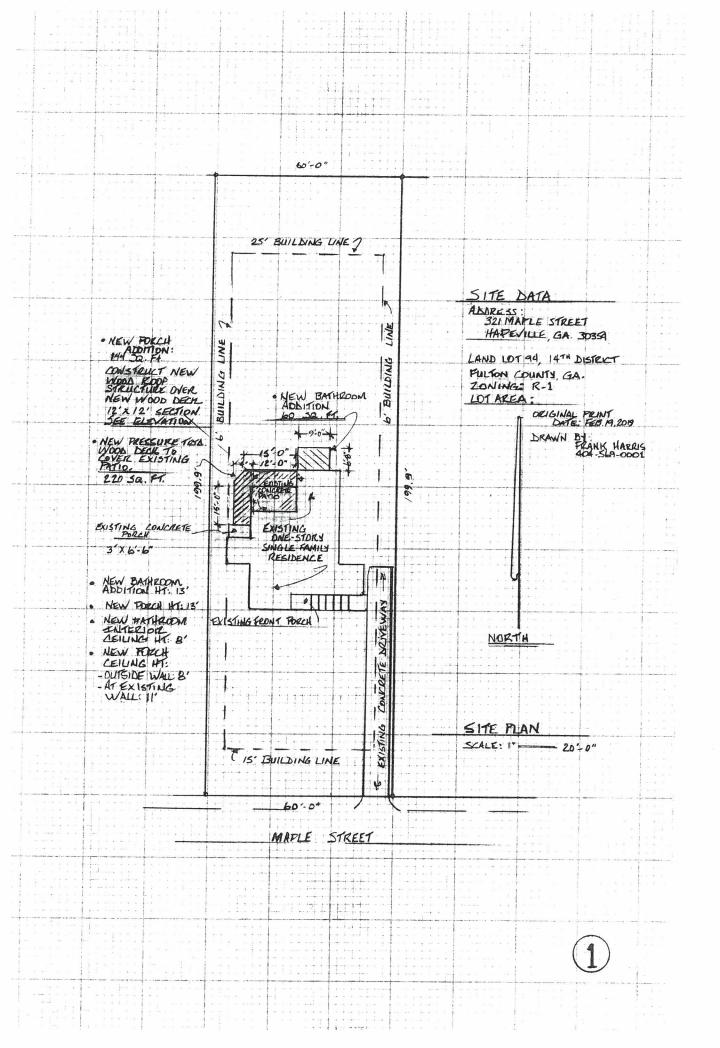
Lot 2, Resubdivision of Lots 26 & 27, Block C, Property of Mrs. Emma A. Moore Land Lot 94, 14th. District, Fulton County, Georgia

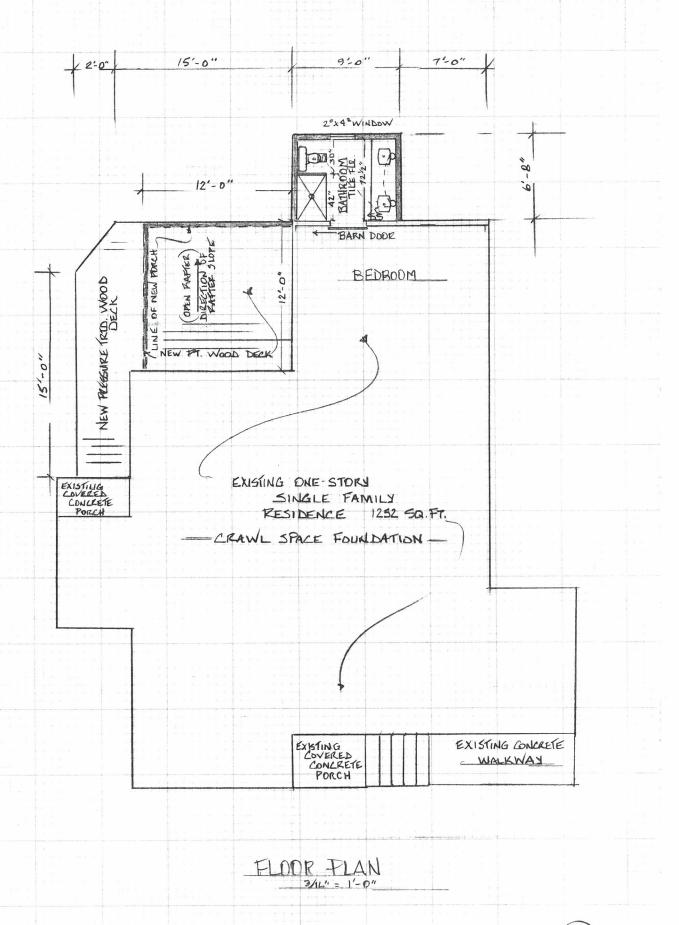
Date: 7-21-67 Scale: 1'' = 401

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

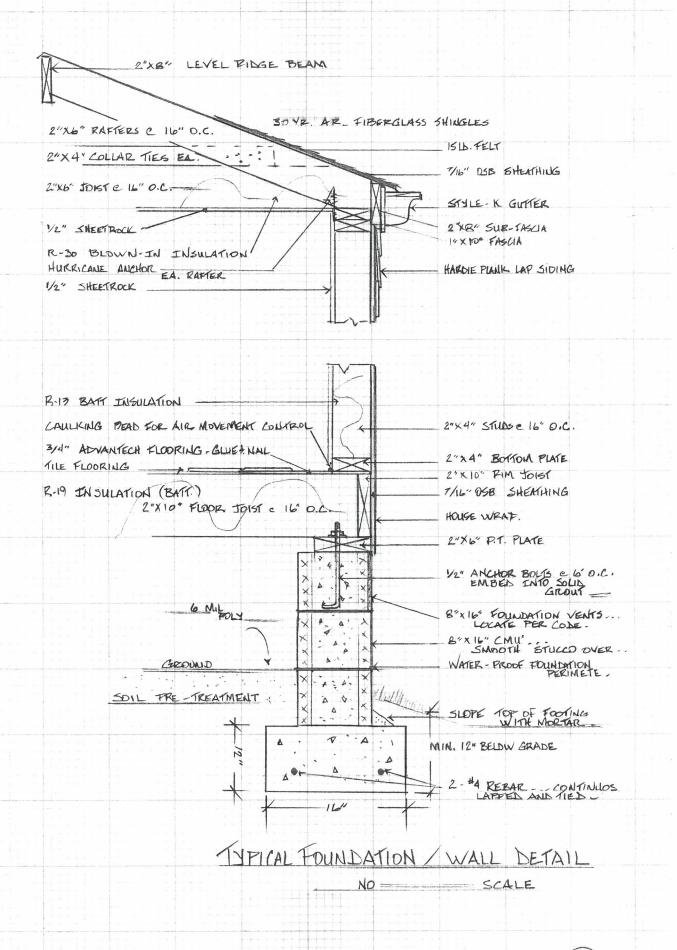
BY: **ESTON PENDLEY**REGISTERED LAND SURVEYOR # 945

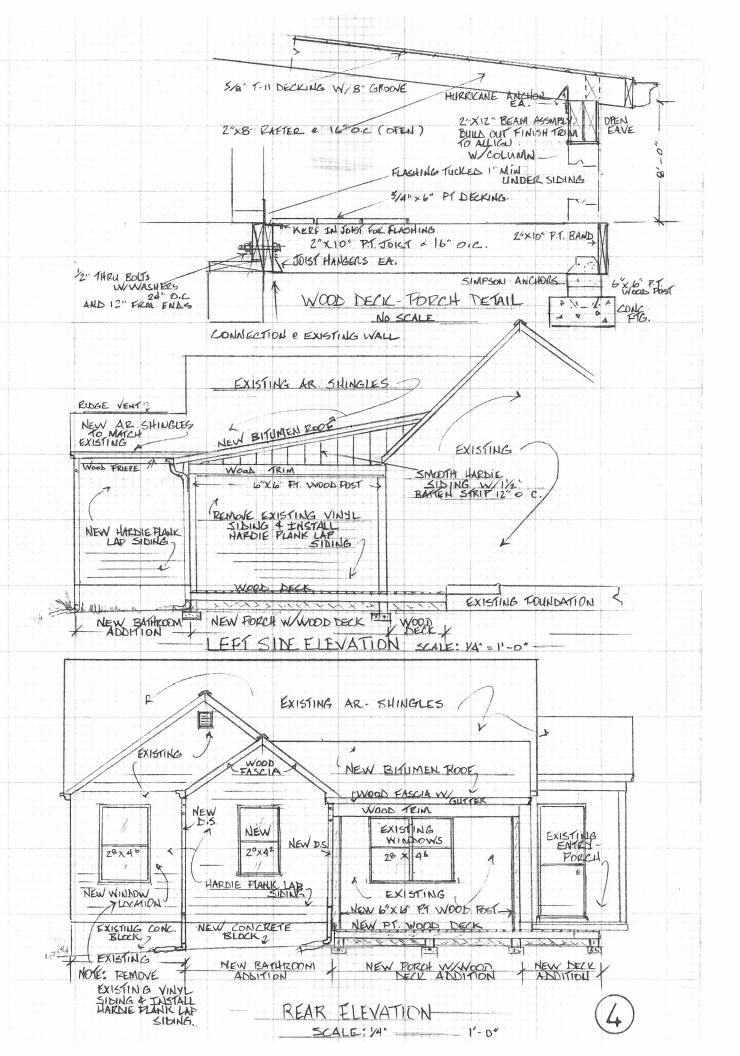
Estan Sendley
MEMBER GA. ASSN. REG. LAND SURVEYORS

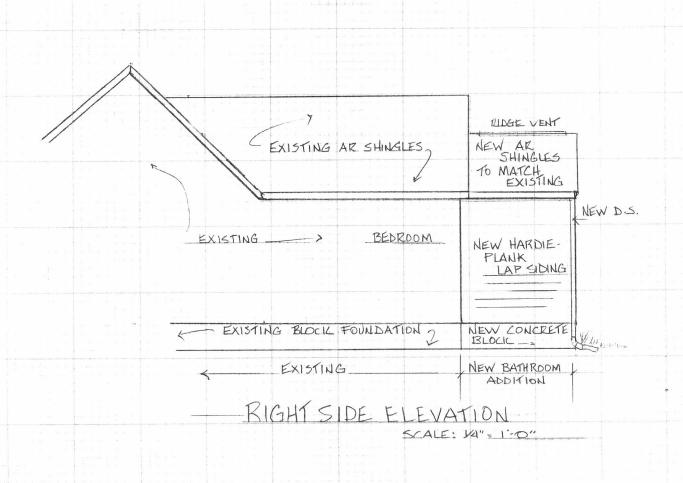




(2)







NOTE: PORCH OVER HANG TO BE 16"
BATHROOM ADDITION OVER HANG ON RESIDENCE.

