



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-11

HPC Meeting 04/16/2024

Application Information

Address: 144 Aubrey Street (form. 117 Cassville Rd, Parcel ID C013-0005-001)
 Applicant: David Munisteri
 Historic District: Cherokee Cassville & Cherokee-Cassville Infill Overlay District
 Zoning: R-D
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Summary Description: New home construction

Applicable Guidelines to Consider:

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Additions to Historic Buildings
D. Paint	N. Aesthetic Recommendations
E. Roofs	
F. Exterior Walls	<input checked="" type="checkbox"/> PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	<input checked="" type="checkbox"/> PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

Project Scope:

1. This is currently a newly created, undeveloped lot.
2. The house will be oriented toward Aubrey St.
3. Demolish existing storage shed.
4. Construct a 2-story house per plans, approx. 1,632sf. heated floor space.
5. Foundation is concrete slab.
6. First floor siding is horizontal cement board. Reveal is approx. 6 inches.
7. Second floor siding on the front wall will be cement board, board and batten.
8. Second floor siding on the remaining walls will be horizontal cement board. Reveal is approx. 6 inches.
9. Roof to be architectural, asphalt shingle.
10. Windows to be PVC, 3/1 across the front wall.
11. All other windows to be PVC, 1/1.
12. Front and rear doors to be metal or wood, half-light doors. Front door to have grids.
13. Front door to have pediment-styled roof installed over landing.
14. Trim Boards are expected to be wood, cement board or composite material.
15. Driveway to be shared pending Public Works review. Min. 5ft. concrete apron required.

Staff Comments:

History of the Property- This is a new lot subdivided from 117 Cassville Rd

No previous COPs on file.

Analysis of the COP:

The applicant wishes to construct one new house on the undeveloped lot. The lot was recently subdivided with the intent that the house would be built to comply with the development density bonus per zoning ordinance section, 6.6.3 (L) for the R-D zoning district:

L. Optional redevelopment density bonus. Proposed developments, applicable to single-family detached dwellings in the R-D district, may contain lots with minimum areas of four thousand (4,000) square feet, front yard setback of ten (10) feet, and lot width of fifty (50) feet at the building line if one (1) of the following items is met:

- 1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.*
- 2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, hard-coat stucco, or fiber cement siding on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.*

3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.

Item (2) of the density bonus criteria will be implemented to allow the lot area to be below the 7,000sf min. lot size. All zoning development standards can be met as long as Item (2) of the density bonus criteria is implemented.

New infill projects within the Cherokee-Cassville historic district must also comply with the Infill District development requirements defined in Chapter 26 Zoning Ordinance, Article 27. A summary of how the project meets these requirements is provided. Public Works needs to approve the shared driveway location located to the rear of the house at 117 Cassville. The driveway has been in its' current location for many years.

All Infill development standards can be met except for the street frontage requirement. This street frontage length is above the average due to only (2) properties included in the survey area and the largest of the two properties is 119 Cassville Rd- a long arrow corner lot. See map.

There are a mix of housing types along Aubrey St. and this section of Cassville Rd. The proposed house will use similar materials and have a similar style. The most notable difference will be the 2nd story. Most existing homes are single story on a crawlspace. A second item for consideration is that most homes on Aubrey St. have front porches. Size varies. These homes are not in a historic district or Infill district, and therefore, were not considered in the staff analysis.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		Asphalt/ 6/12 pitch
Siding		Cement board, 5 or 6 in. lap
Windows/Shutters		Vinyl, 1/1 and 3/1
Doors		Wood/ metal
Exterior Lighting		
Foundation		Concrete slab
Deck		
Steps		
Driveway		Gravel/ Concrete Apron

Notes:

I move to approve the application for repainting for maintenance purposes and replacing the wrought iron metals on front porch with wooden columns at 405 West Ave as submitted. I find compliance with the guidelines referenced in the staff report and those brought up during discussion.

Cherokee- Cassville Infill Overlay District Development Standards

Address: 144 Aubrey St. (Subdivided from 117 Cassville Rd)

Ordinance Section: Chapter 26- Zoning

Article 27- Cherokee-Cassville & West End Infill Overlay Districts

Zoning District: R-D, Single-family duplex dwelling district

Sec. Standard	Study Area	Allowed Range	144 Aubrey St.	R-D Zoning District (min.)
A Orientation of House	Aubrey St.	---	Aubrey St.	---
B Location of Front Door, facing	Aubrey St.	---	Aubrey St.	---
C Avg. Heated floor area (sf)	1,607	= or > AVG	1,632	900
D Avg. Min. Lot Frontage (ft)	137	= or > AVG	91	35
E Avg. Building Setback Line (ft)	11	18-22	20	20
F Avg. Lot width at Building Line (ft)	67	52-78	65	60
G Avg. Min. Lot Area (sf)	9,575	(1) 4,000-9,575	6,064	7,000
H Sidewalks				
Existing in Survey Area?	Yes		---	
Existing on Infill Lot?	No		No	
Required for Infill Dev?	No		No	
I Shared Driveway Allowed?	Yes		(2)	

Study Area Addresses

117 Cassville Rd.

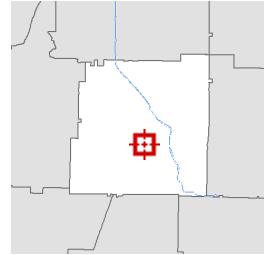
119 Cassville Rd.

(1) R-D districts allows a min. 4,000sf lot size if density bonus is applied.

(2) Requires review by Public Works



Overview



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads

Parcel ID	C013-0005-001	Alternate ID	33556	Owner Address	BOSS HUGH A JR & JUNE P ESTATE
Sec/Twp/Rng	n/a	Class	Residential		104 WEST DR
Property Address	117 CASSVILLE RD	Acreage	0.3		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	117 CASSVILLE RD LL 413 LD 4				
	(Note: Not to be used on legal documents)				

Date created: 4/11/2024
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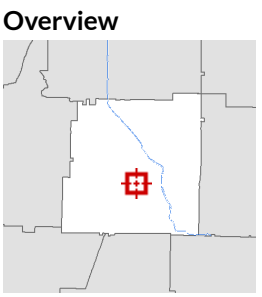
Developed by **Schneider**
 GEOSPATIAL



Survey area by ordinance



Area with similar sized houses and lots



Legend
□ Parcels
— Roads

Parcel ID	C013-0005-001	Alternate ID	33556	Owner Address	BOSS HUGH A JR & JUNE P ESTATE
Sec/Twp/Rng	n/a	Class	Residential		104 WEST DR
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District	Cartersville				
Brief Tax Description	117 CASSVILLE RD LL 413 LD 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/10/2024
Last Data Uploaded: 4/9/2024 11:03:44 PM

Developed by  **Schneider**
GEOSPATIAL

SPACE FOR CLERK OF SUPERIOR COURT

BK: 2024 PG: 85-85
Filed and Recorded
03-20-2024 08:48 AM
DOC# P2024-000073

Melba Scoggins
MELBA SCOGGINS
CLERK OF SUPERIOR COURT
BARTOW COUNTY

Participant ID: 2670507172

OWNER'S CERTIFICATE

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems, drains and drainage easements, and public places shown are dedicated to the use of the public forever.

Owner _____ Date _____

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.

William C. Smith 03-01-2024
Surveyor _____ Date _____

CITY OF CARTERSVILLE CERTIFICATE:

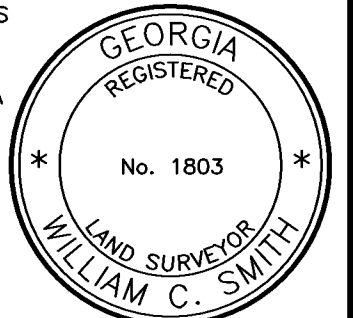
In accordance to the City of Cartersville Development Regulations and the City's Zoning Ordinance, all requirements of approval having been fulfilled, this plat was given final approval by the following City personnel on behalf of the City of Cartersville:

David Houlston 3-19-24
Zoning Administrator _____ Date _____

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

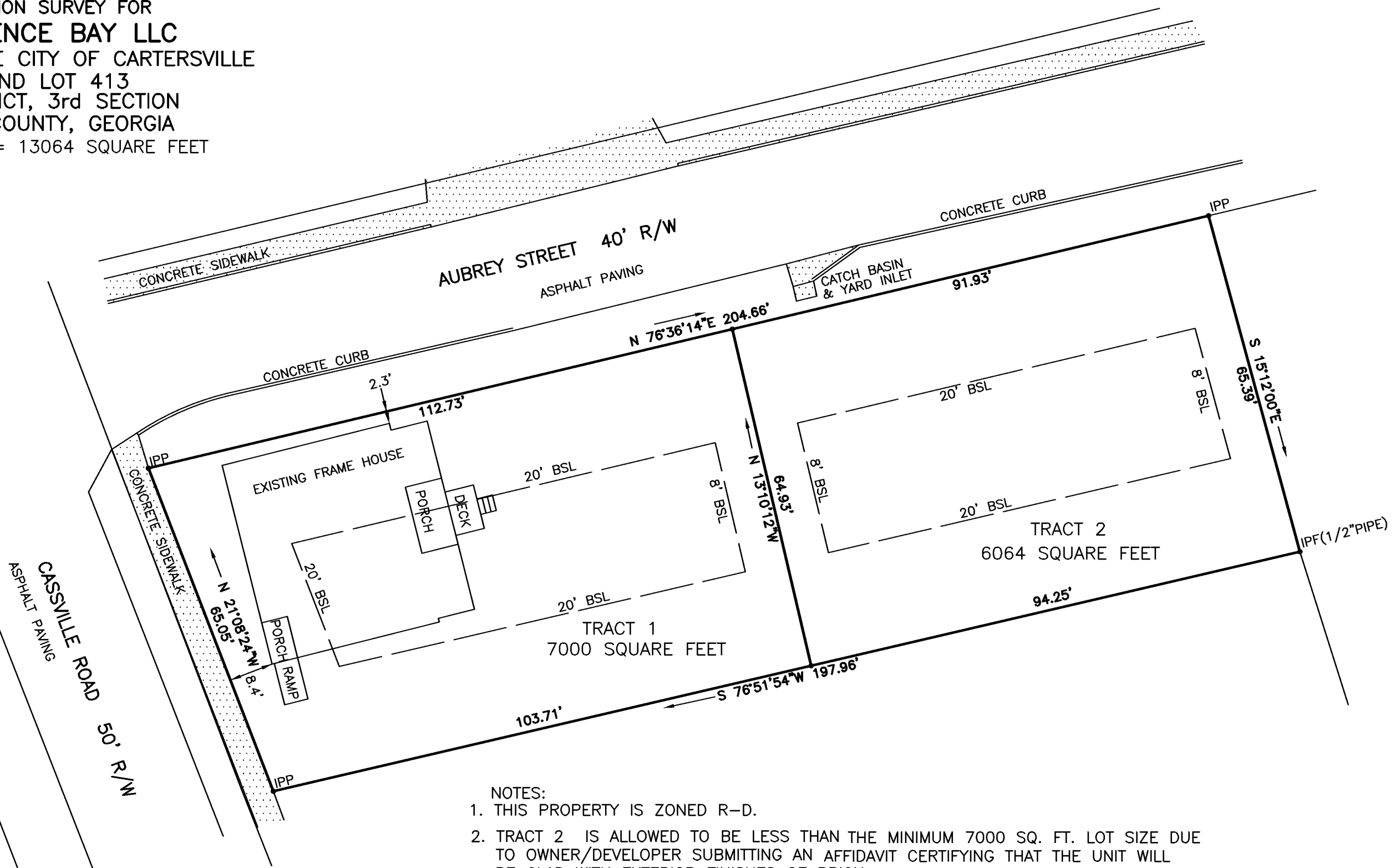
SPACE FOR GOVERNMENT BODY APPROVAL

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



William C. Smith DATE: 03-01-2024
WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE OF LAST FIELD SURVEY WORK: 03-01-2024

LOT DIVISION SURVEY FOR
CONSCIENCE BAY LLC
PROPERTY IN THE CITY OF CARTERSVILLE
IN LAND LOT 413
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
TOTAL AREA = 13064 SQUARE FEET



- NOTES:
- 1. THIS PROPERTY IS ZONED R-D.
 - 2. TRACT 2 IS ALLOWED TO BE LESS THAN THE MINIMUM 7000 SQ. FT. LOT SIZE DUE TO OWNER/DEVELOPER SUBMITTING AN AFFIDAVIT CERTIFYING THAT THE UNIT WILL BE CLAD WITH EXTERIOR FINISHES OF BRICK, STONE, HARD-COAT STUCCO, OR FIBER CEMENT SIDING ON SIXTY-SEVEN (67) PERCENT OR MORE OF WALL SURFACES AND (100) PERCENT ARCHITECTURAL ROOFING SHINGLES PER CITY OF CARTERSVILLE ZONING ORDINANCE 6.6.3(L)(2).

FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 20,000 FEET
USING A LIETZ SET 3.
ANGULAR ERROR; 0'00'06" PER ANGLE
POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

6867.CRD 6867-1.DWG
FLOOD INSURANCE RATE MAP 13015C00266 H
DATED 10-05-2018 SHOWS THIS PROPERTY
IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)
EXCEPT AS SHOWN.

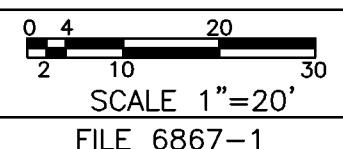
SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

PLAT CLOSURE;
ONE FOOT IN
68,000 FEET.

REGISTERED LAND SURVEYOR No. 1803

MARCH 1, 2024
REVISED 3-15-2024

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE		
IPF	IRON PIN FOUND		LAND LOT LINE		
CM	CONCRETE MARKER		CENTER LINE		
CH	CHORD		POWER LINE		
L OR A	LENGTH OF CURVE	PP	POWER POLE		



GEORGIA ZONE WEST
GRID NORTH



**Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION**

*Applicant: David Munisteri
 Project Address: 144 Aubrey St.
 Mailing Address (if different than project address): 117 Cassville Rd
PO Box 34 Emerson Ga 30137
 Phone: 404-569-5039
 Email: damonisteri@gmail.com

*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

PROCEDURE

Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	<u>COP 24-11</u>
Date Received	<u>3-11-24</u>
Contributing	<u>No - New</u>
Zoning	<u>R-D</u>
Legal Advertisement	<u>4/9/24</u>
Notified Adjacent	
HPC Hearing	<u>4/10/24</u>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<u>0013-0005-001</u>

P
R
O
J
E
C
T

Existing Building Type:

- Residential One, Two or Multi-family _____
- Commercial Garage, Storage _____
- Other _____

Brief Project Description (example: addition of sunroom, installation of fence):

I
N
F
O
R
M
A
T
I
O
N

Type of Project (Check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other _____

Start Date: May 01, 2024

Anticipated Completion: _____

Contractor/Consultant/Architect: Three Village Constr.

AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 3/19/24 Signature [Signature]

APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

NOTE: Only complete applications will be placed on the agenda for design review. Submit to:

City of Cartersville
Planning and Development Department
P.O. Box 1390
Cartersville, GA 30120

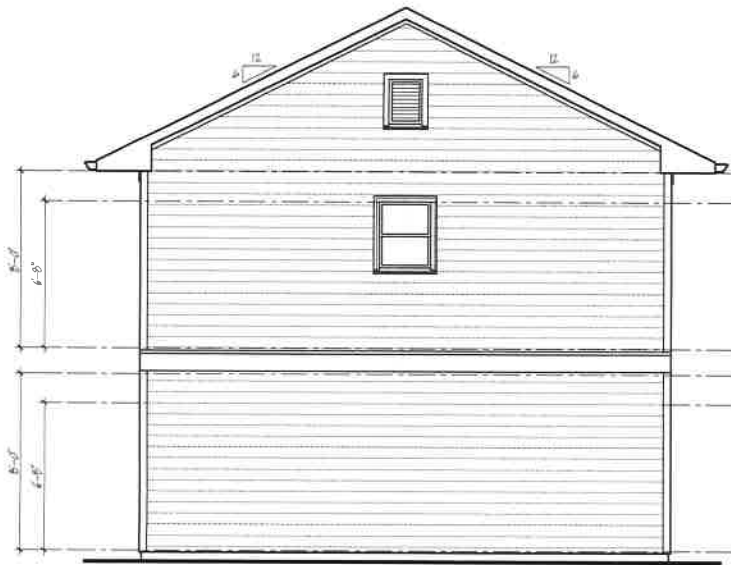
PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

Ext per plan 100% hardie siding

PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Cadd assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30188 (678) 442-6824

Conscience Bay, LLC
PO Box 34
Emerson, Ga. 30137
404-599-5039
David Munisteri

PROJECT:
**AUBREY STREET
CARTERSVILLE**

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project no.	
client	BB
checked by	
date	03/13/24
revised	
revised	

sheet title:
sheet no.
A-1

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
6. ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
8. ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED/CIVIL, STRUCTURAL, MECHANICAL, PLUMBING ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
9. ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTIONS) SHOWN ARE DIAGRAMMATIC AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION, ETC) IS NOT PART OF THIS SCOPE.
10. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.
11. ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE.



AUBREY STREET CARTERSVILLE

BUILDING CODES

ALL CONSTRUCTION TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2015 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH NO GEORGIA STATE AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS

SQUARE FOOTAGE	
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	76 SQ. FT.
TOTAL:	1509 SQ. FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- ? INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

SHEET INDEX

SHEET	SHEET CONTENT
A-0	COVER SHEET
A-1	ELEVATIONS
A-2	SLAB AND FIRST FLOOR PLANS
A-3	SECOND FLOOR AND ROOF PLANS
D-1	DETAILS / SECTION

Cadd assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30090 | 678-445-4637

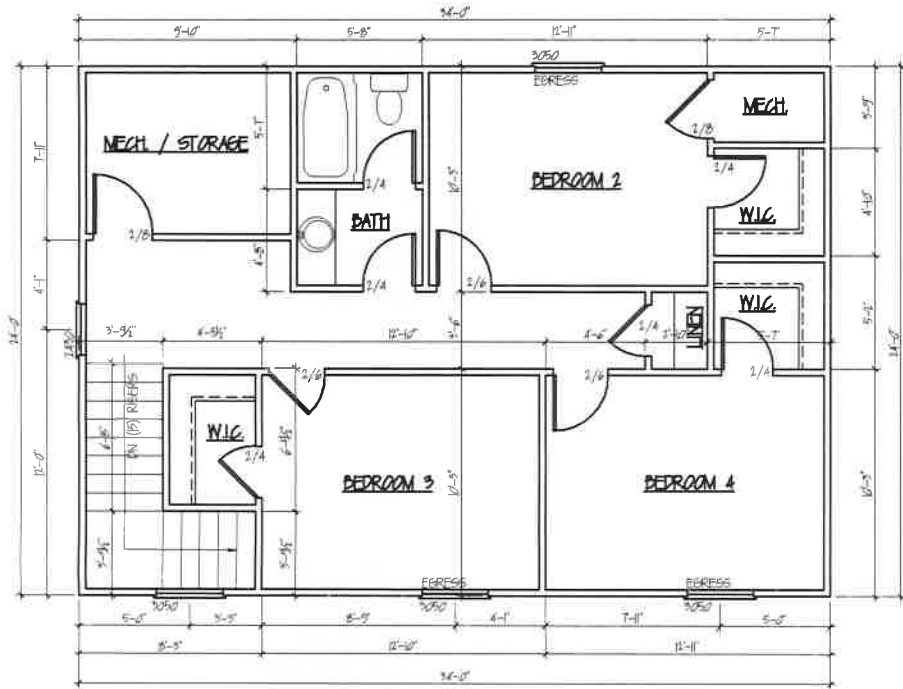
Conscience Bay, LLC
PO Box 34
Emerson, Ga. 30137
404-569-5039
David Manister

**AUBREY STREET
CARTERSVILLE**

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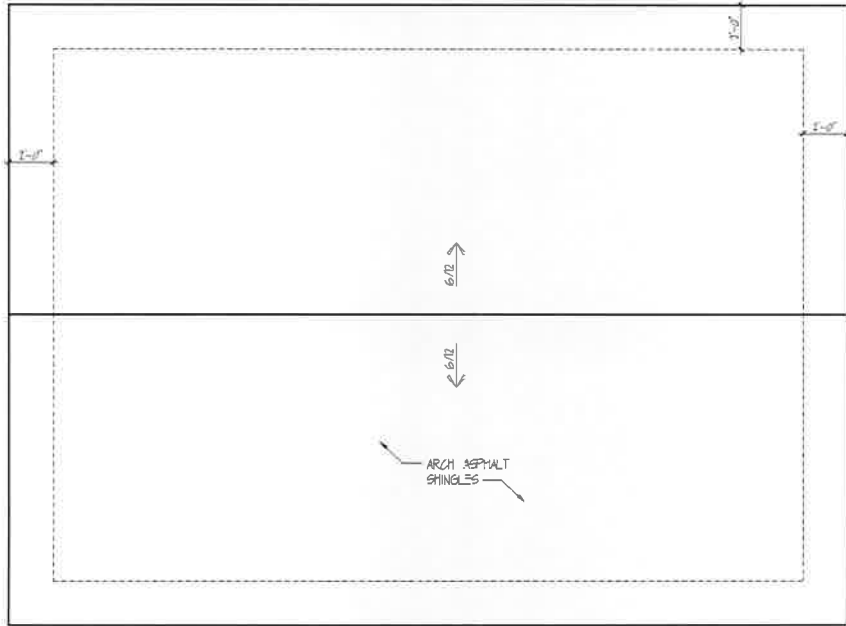
Project no:
Drawn by: BB
Checked by:
Date: 03/15/24
Revised:
Revised:

Sheet Title:
Sheet no:
A-0



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE : 1/8" = 1'-0"

Cadd assistance corp.
 DESIGN & DRAFTING
 171 Colonial Drive, Woodstock, Ga. 30189 (678) 415-7637

Conscience Bay, LLC
 PO Box 34
 Emerson, Ga. 30137
 404-569-5039
 David Munisteri

PROJECT:
**AUBREY STREET
 CARTERSVILLE**

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project no.	
drawn by	BB
checked by	..
date	03/15/24
revised	
revised	

sheet title

sheet no.

A-3

Images taken 4-5-24





Storage shed to be demolished





117 Cassville Rd





119 Cassville Rd

