



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP23-17

HPC Meeting 08/15/2023

Application Information

Address: 38 Walker Street
 Applicant: David Munisteri
 Historic District: West End District & West End Infill Overlay District
 Zoning: R-7
 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	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 vacant lot. The lot will be subdivided into two lots.
2. The two homes will be oriented toward Lee St. Re-addressing is needed.
3. Construct two new, 2-story houses per plans, approx. 1500sf. heated floor space.
4. Materials to be similar to 16 and 20 Walker St., COP23-01 and -02.

Staff Comments:

History of the Property- This is currently a vacant lot.

No previous COPs on file.

Analysis of the COP:

The applicant wishes to construct two new houses on an undeveloped site. The site will have to be subdivided and re-addressed with Lee St addresses. The two houses will be allowed on the site with a lot area of approx. 5,300sf as a zoning density bonus will be applied. The developer will certify the houses as Earthcraft house per the density bonus requirement. Min. lot area is 7,000sf.

The lot sizes, site placement and house configurations comply with the West End Infill Overlay District requirements.

The applicant has provided floor plans and elevations of the proposed new houses. The new structures will have a footprint of approximately 41'-10" x 24' with a 2nd floor and single car garage. The heated floor area will be approx. 1,503sf. The houses will have a slab foundation. A site plan is not provided, but the structures will be oriented to Lee Street and meet the minimum building setbacks: 20ft- front; 20ft- rear; 8ft. side.

Exterior materials will be a 5" lap, cement board siding on all sides and 1st and 2nd stories with the exception of cement panel Board and Batten to be used on the front wall of the 2nd story.

Windows will be a vinyl window, 3/1 configuration, single hung.

An asphalt, architectural style shingle is shown. The roof will have a 6/12 pitch.

Trim Boards are expected to be wood, cement board or composite material.

Concrete driveways are planned.

The materials will be similar, if not identical, to the materials used at 16 and 20 Walker St., COP23-01 and -02, approved January 2023.

There are a mix of housing types along Lee and Walker Streets, but many of the original houses appear to be constructed as Central Hallway and Bungalow types. Some cottage and ranch styled houses are present. No style is identified for homes along Lee Street.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		Asphalt/ 6/12 pitch
Siding		Cement board, smooth, 5" lap
Windows/Shutters		Vinyl, SH, 3/1
Doors		Wood/ metal
Exterior Lighting		
Foundation		Concrete slab
Deck		
Steps		
Driveway		Concrete

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.

David Hardegree

From: David munisteri <damunisteri@gmail.com>
Sent: Wednesday, August 9, 2023 7:05 PM
To: David Hardegree
Subject: Re: [EXTERNAL] City Meeting for Lot 38 Walker Str

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: damunisteri@gmail.com

David

Materials are all correct.

I was planning to have both homes face Lee Street so the driveways work.

Thank you!
David Munisteri
404-569-5039
Jesus is my Shepherd!

On Wed, Aug 9, 2023 at 12:55 PM David Hardegree <dhardegree@cityofcartersville.org> wrote:

Please confirm the materials since they were not listed in the application or on the drawings. I pulled this information from 16 Walker St HPC application/ plans.

Roof	Asphalt Shingles
Siding	Cement board, smooth, 5" lap. B&B- Cement Board or Wood
Windows	Vinyl, SH, 3/1
Doors	Wood/ metal
Trim boards	Cement board/ Wood/ Composite
Foundation	Concrete slab

Also- Are both houses going to be oriented toward Lee St or one to Walker and one to Lee? I need to coordinate at least one new address.

DH

From: David munisteri <damunisteri@gmail.com>

Sent: Tuesday, August 8, 2023 6:20 PM

To: David Hardegree <dhardegree@cityofcartersville.org>

Subject: Re: [EXTERNAL] City Meeting for Lot 38 Walker Str

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: damunisteri@gmail.com

see attached!

How did you like 16 Walker? I think it really turned out great.

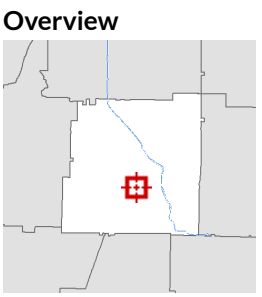
Thank you!

David Munisteri

404-569-5039

Jesus is my Shepherd!

On Tue, Aug 8, 2023 at 5:19 PM David Hardegree <dhardegree@cityofcartersville.org> wrote:



Legend
 Parcels
 Roads

Parcel ID	C016-0001-015	Alternate ID	33912	Owner Address	CONSCIENCE BAY LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 34
Property Address	38 WALKER ST	Acreage	0.27		EMERSON, GA 30137
District	Cartersville				
Brief Tax Description	LL525 D4				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 9:01:59 PM

Developed by Schneider
 GEOSPATIAL

SPACE FOR CLERK OF SUPERIOR COURT

CONCRETE CURB
WALKER STREET 45' R/W
ASPHALT PAVING

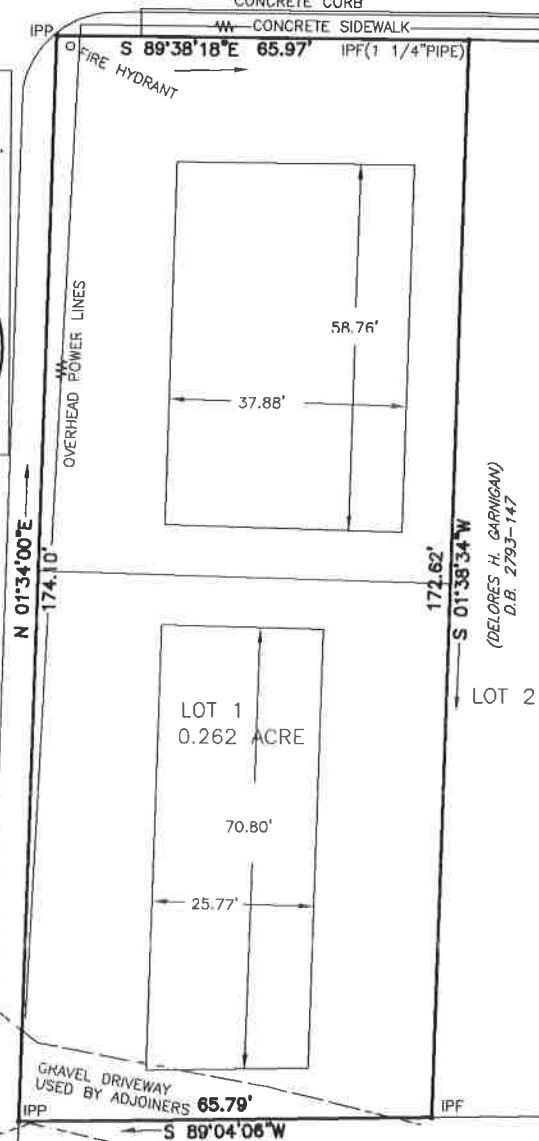
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which create the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



DATE: 12-06-2022
WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE OF LAST FIELD SURVEY WORK: 11-30-2022

RETRACEMENT SURVEY FOR
CONSCIENCE BAY LLC
LOT 1, BLOCK 1, RUCKMAN SURVEY
IN THE CITY OF CARTERSVILLE
IN LAND LOT 525
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA

LEE STREET 30' R/W
ASPHALT PAVING



GRAVEL DRIVEWAY
USED BY ADJOINERS 65.79'
S 89°04'06\"/>

LOT 30
(RONALD KEITH GAMBLE)
D.B. 875-198

2567SP.CRD 2567-8.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\"/>

PLAT CLOSURE;
ONE FOOT IN
341,000 FEET.
NOVEMBER 30, 2022

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

REGISTERED LAND SURVEYOR No. 1803

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



FILE 2567-8

GEORGIA ZONE WEST
GRID NORTH



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

*Applicant: David Munisteri
 Project Address: 38 Walker St. (UMTA)
 Mailing Address (if different than project address):
PO Box 34 Emerson Ga 30137
 Phone: 404-569-5039
 Email: damunisteri@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.

West End H.D.

Office Use Only

Case Number COP23-17
 Date Received 7/24/23
 Contributing NC/VAC
 Zoning R-7
 Legal Advertisement 8-8-23
 Notified Adjacent _____
 HPC Hearing 8-15-22
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 014-0001-015

PROJECT

Existing Building Type:

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

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

2 Story home with 1 Car Garage

INFORMATION

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: Fall 2023

Anticipated Completion: Spring 2024

Contractor/Consultant/Architect: Arrec 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 7/21/23 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]

1) House plans attached

2) Site plan attached

3) All siding to be concrete
Hardie type siding

4) Home to meet Earthquake
requirements

PRECEDENCE OF DECISIONS

Each application will be considered on its 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.



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Existing Building Type:

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

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

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- Other _____

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Date Received	<u>7-24-23</u>
Contributing	<u>MC/VAC</u>
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2) Site plan attached

3) All siding material to be concrete, hardie type siding

4) Home to meet EnergyStar requirements

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GENERAL NOTES

- 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.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 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.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- 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.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION) 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
- 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.
- ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE

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 STATES 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



38 WALKER STREET

SQUARE FOOTAGE

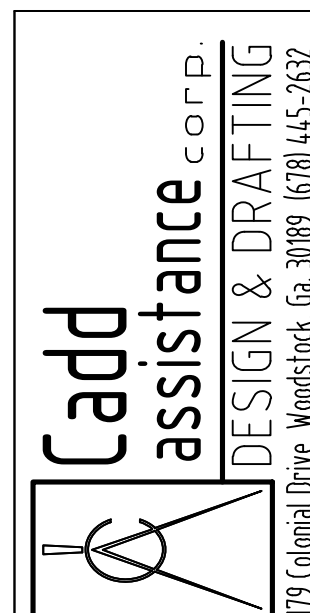
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	716 SQ. FT.
TOTAL:	1503 SQ. FT.
GARAGE	216 SQ. FT.

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	FRONT AND REAR ELEVATIONS
A-2	LEFT AND RIGHT ELEVATIONS
A-3	SLAB AND FIRST FLOOR PLANS
A-4	SECOND FLOOR AND ROOF PLANS
A-5	FURNITURE PLANS
D-1	DETAILS / SECTOIN



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

PROJECT:

38 WALKER STREET

COPYRIGHT 2023

project no.
drawn by B.B.
checked by --
date 07/27/23
revised
revised

sheet title

sheet no.

A-0



FRONT ELEVATION

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



REAR ELEVATION

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

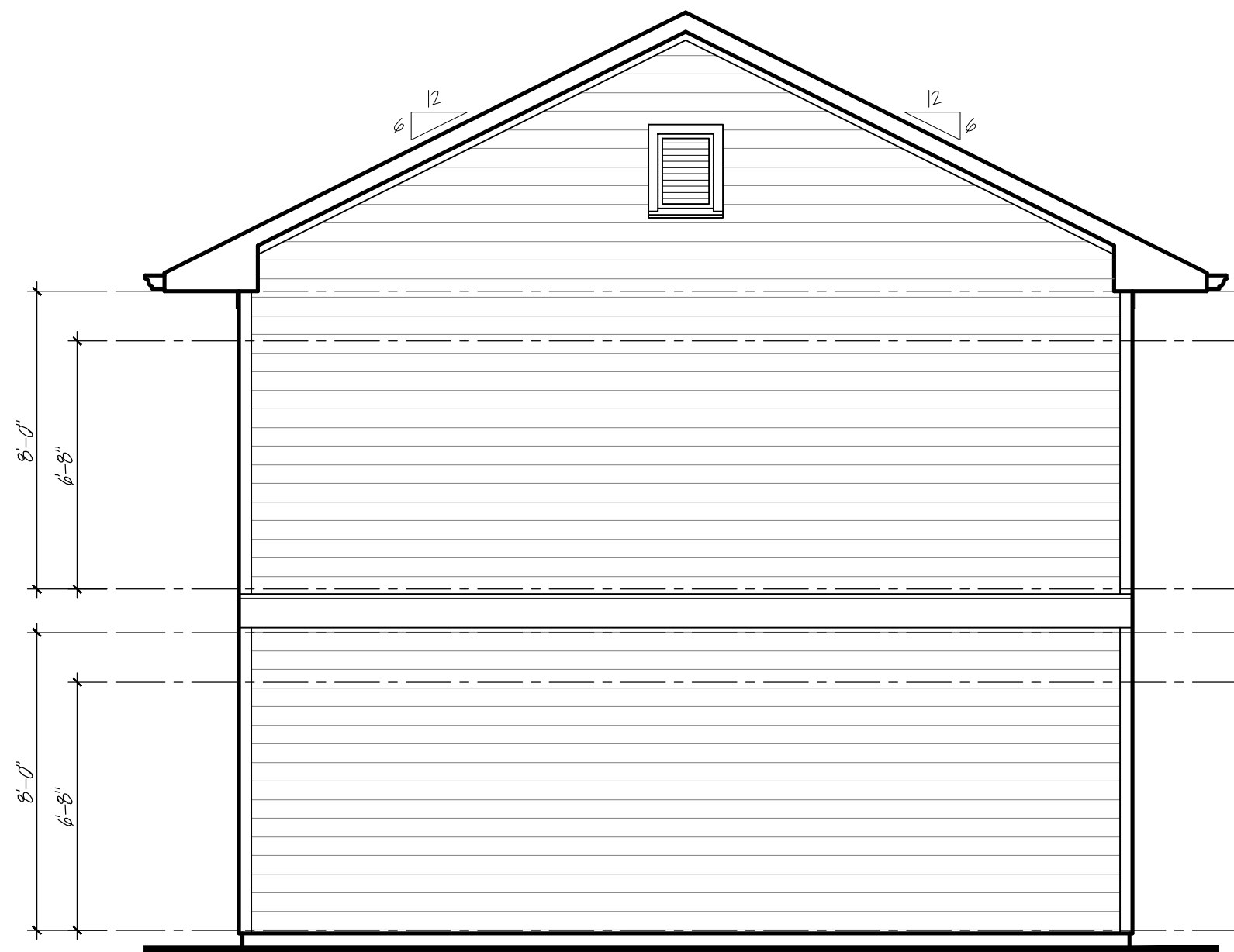
COPYRIGHT 2023

project no.	
drawn by	B.B
checked by	--
date	07/27/23
revised	
revised	

sheet title

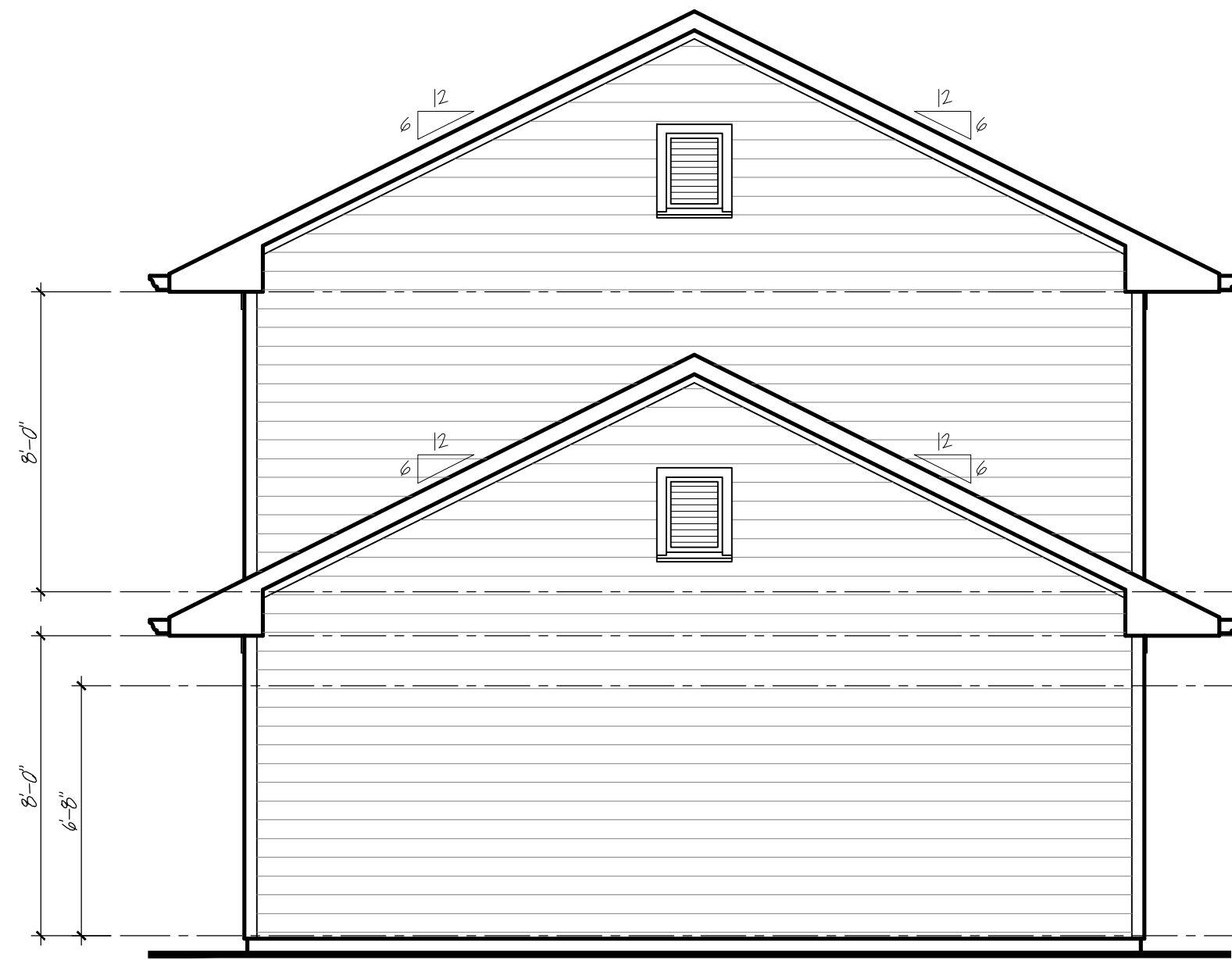
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A-1



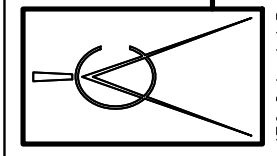
RIGHT ELEVATION

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



LEFT ELEVATION

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



Cadd
assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

Conscience Bay, LLC

P.O. Box 34
Emerson, Ga. 30137
404-569-5039
David Munisteri

PROJECT:

38 WALKER STREET

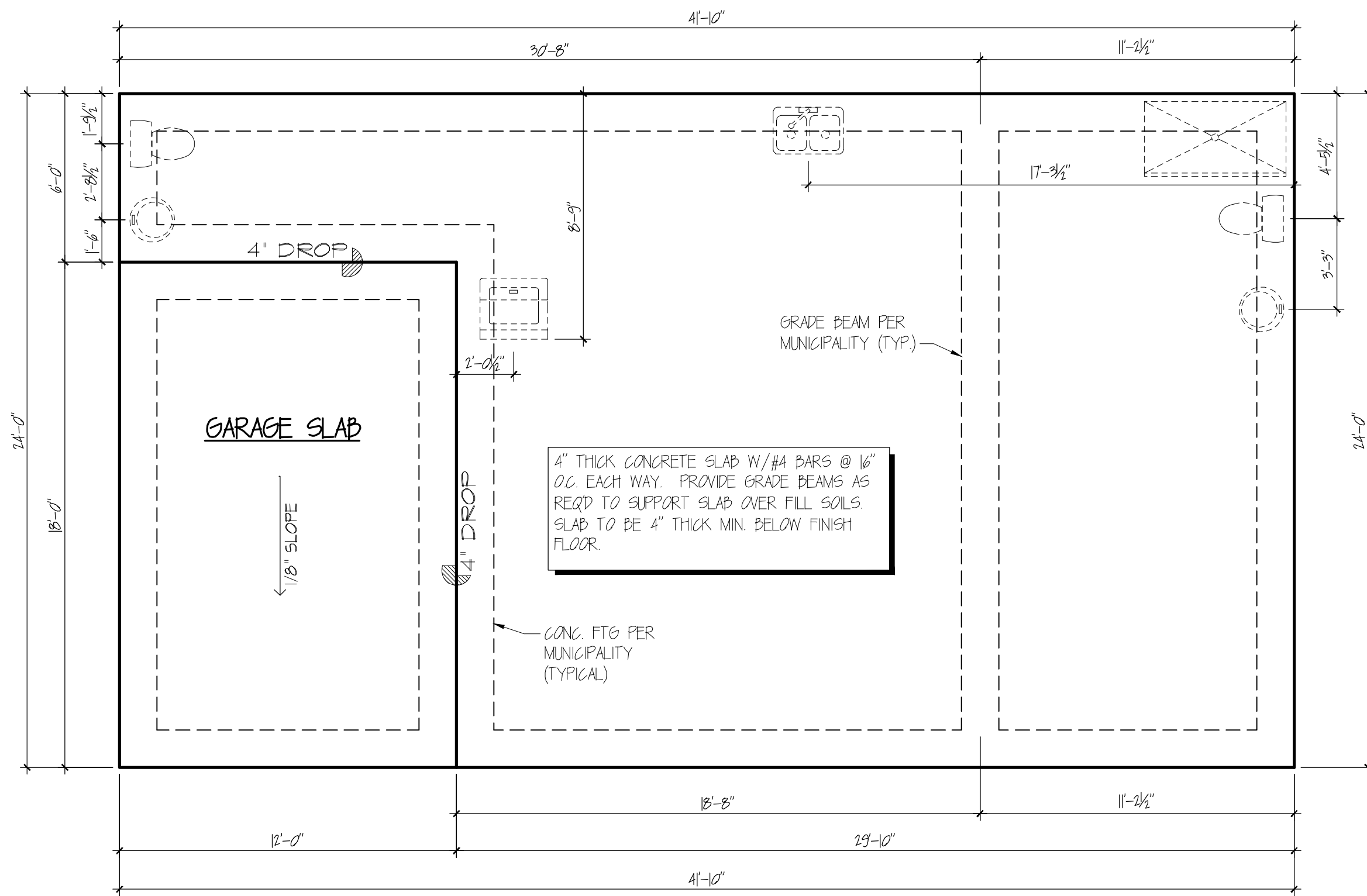
COPYRIGHT 2023

project no.	
drawn by	B.B
checked by	--
date	07/27/23
revised	
revised	

sheet title

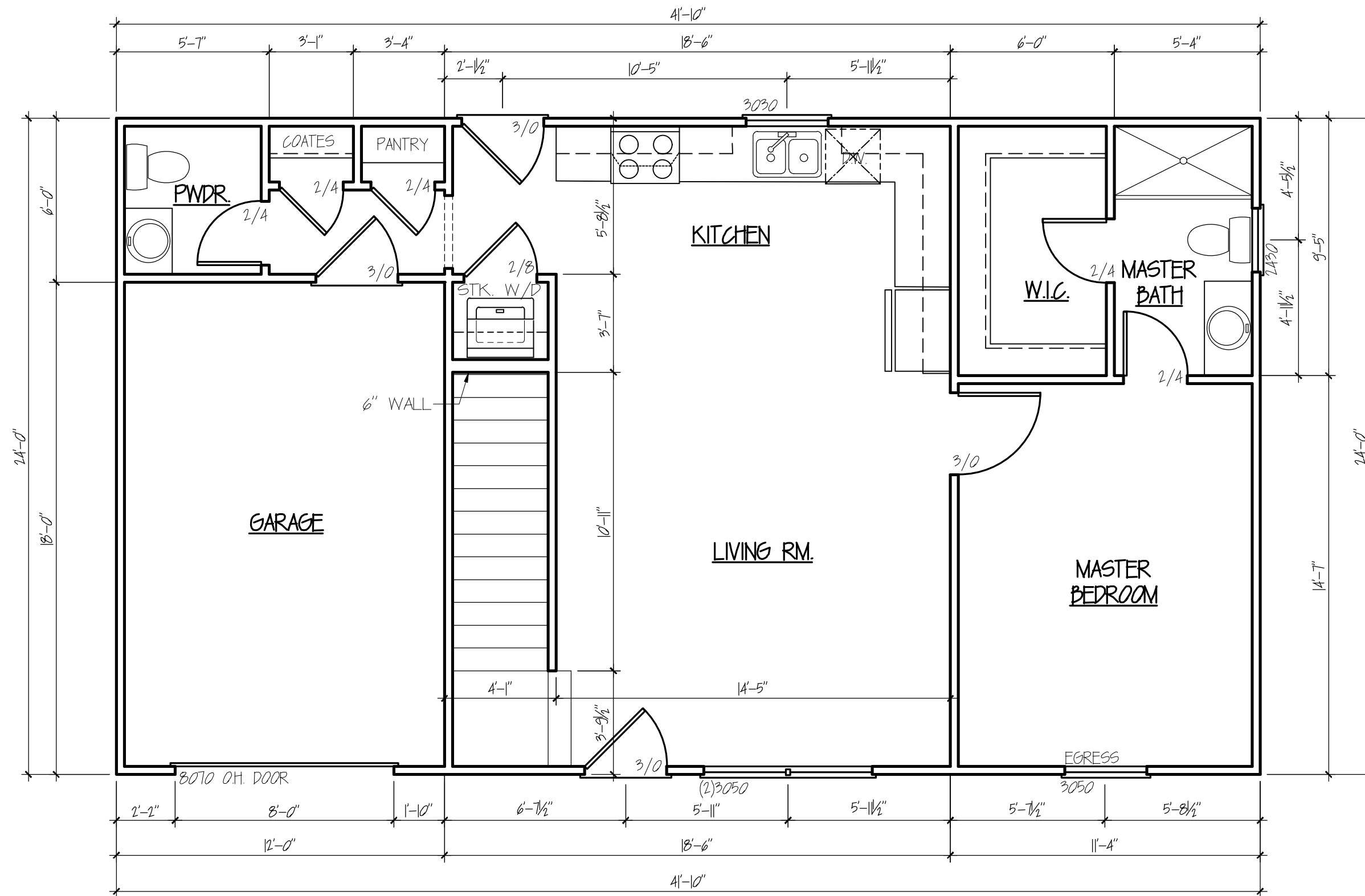
sheet no.

A-2



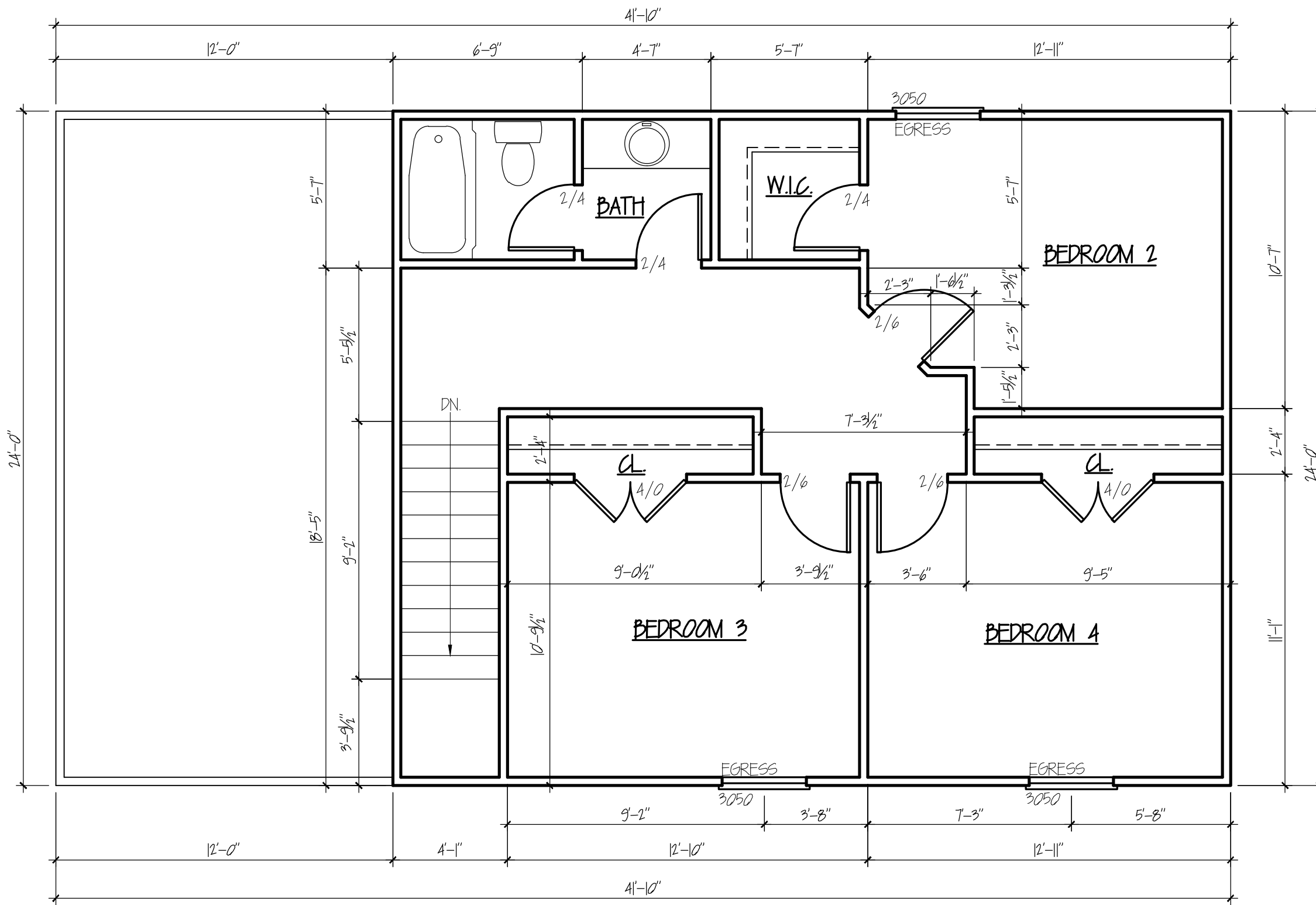
SLAB PLAN

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



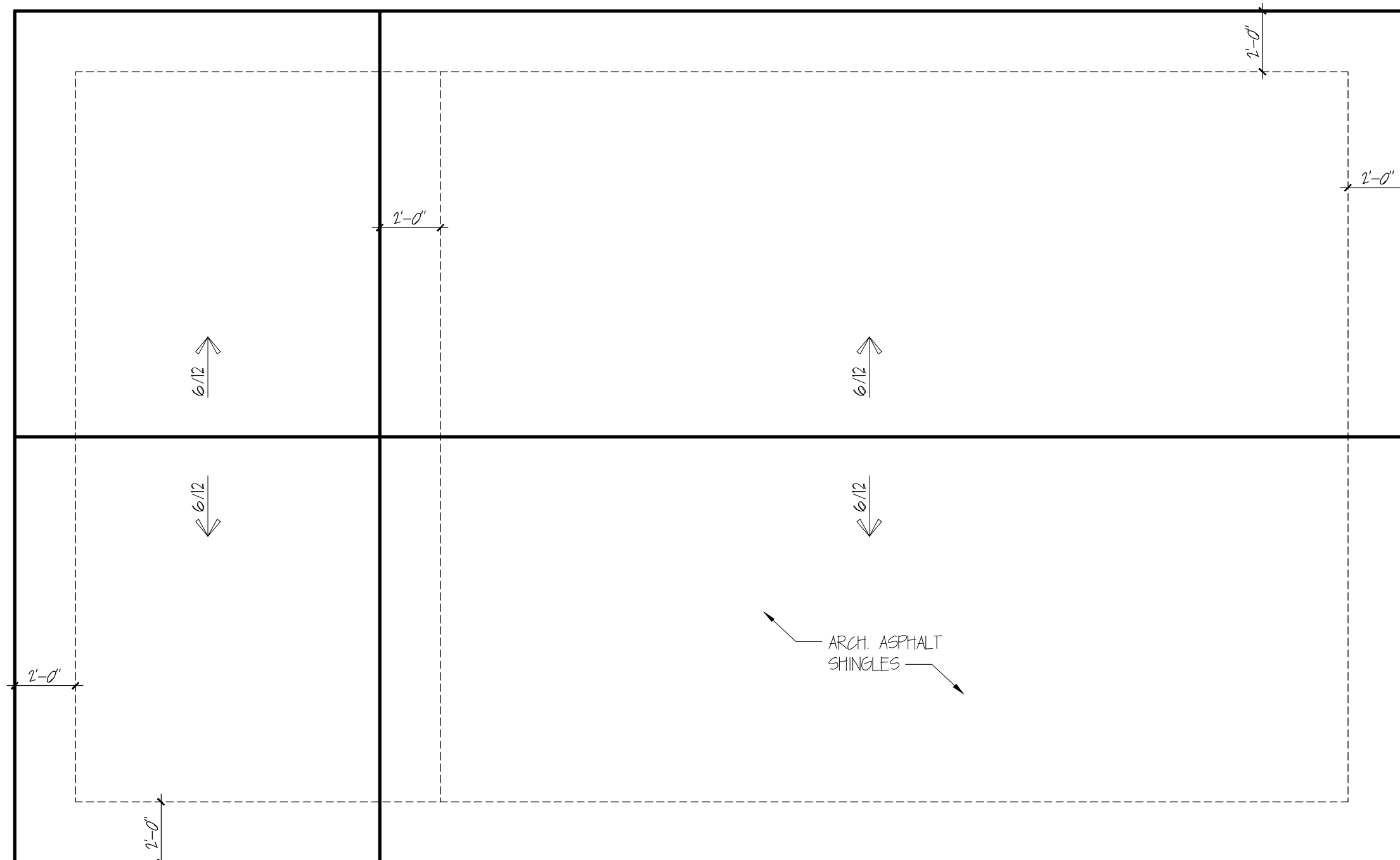
1ST FLOOR PLAN

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



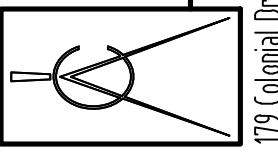
2ND FLOOR PLAN

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



ROOF PLAN

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



Cadd assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

Conscience Bay, LLC

P.O. Box 34
Emerson, Ga. 30137
404-569-5039
David Munisteri

PROJECT:

38 WALKER STREET

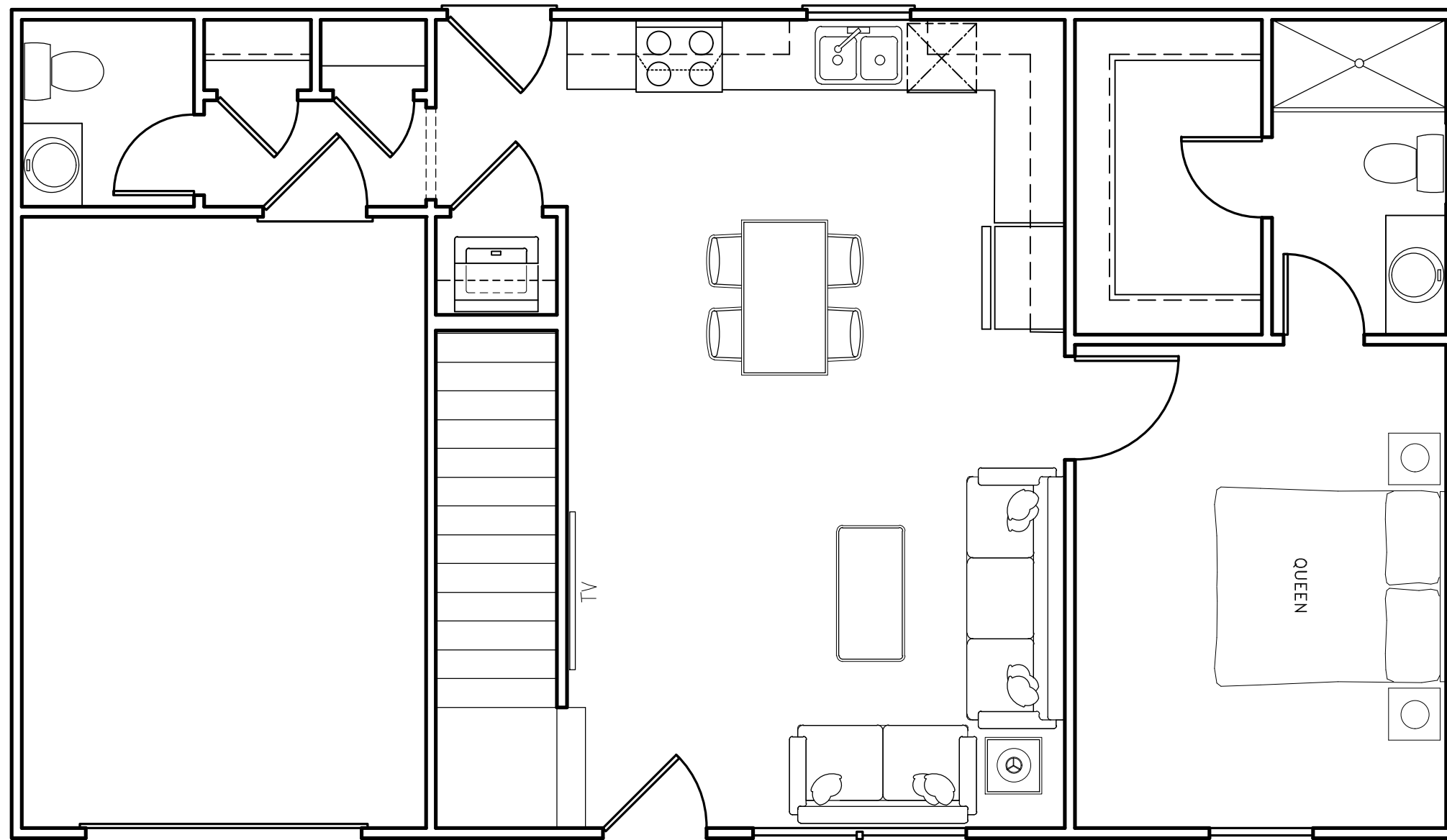
COPYRIGHT 2023

project no.	
drawn by	B.B.
checked by	--
date	07/27/23
revised	
revised	

sheet title

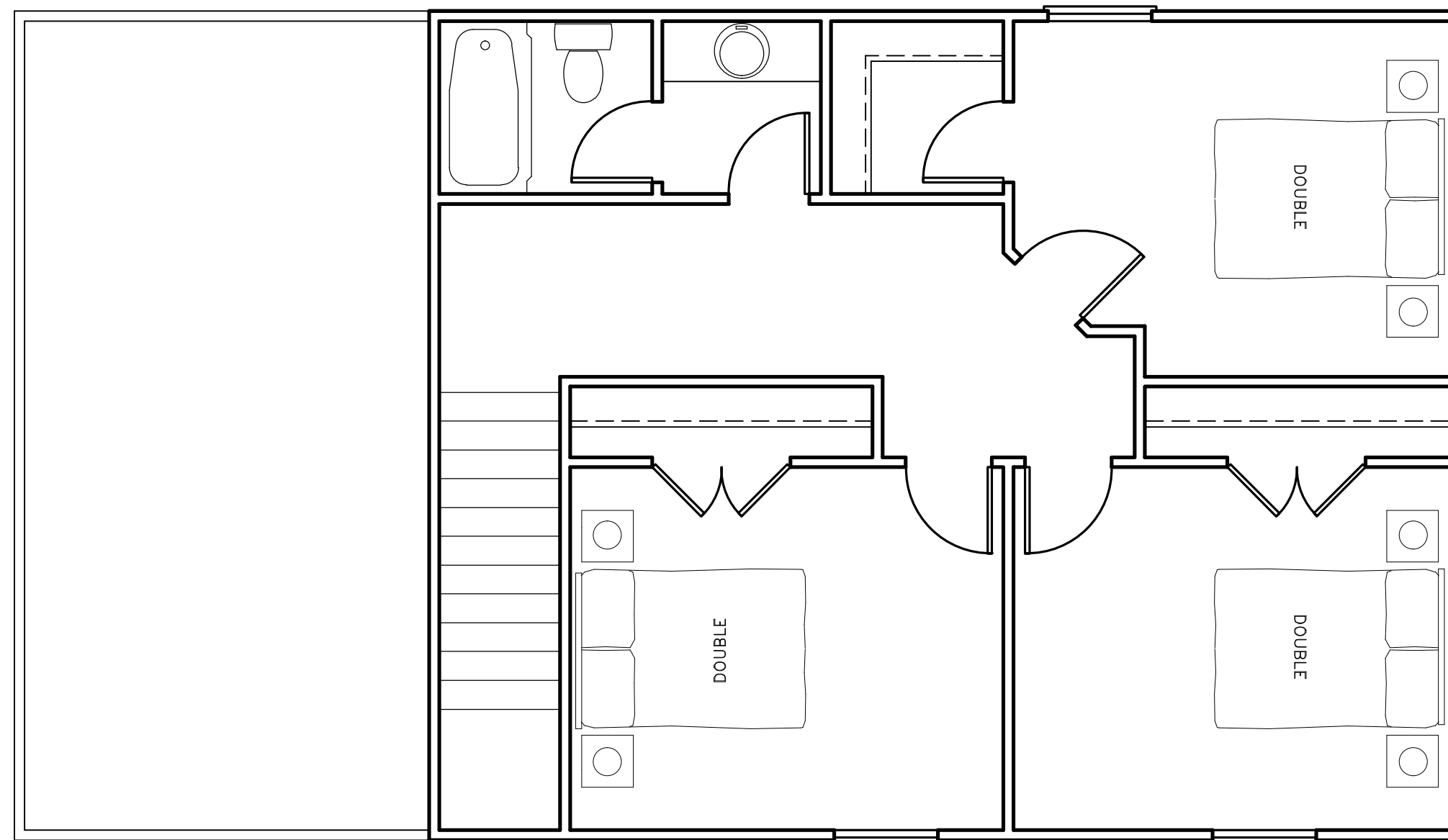
sheet no.

A-4



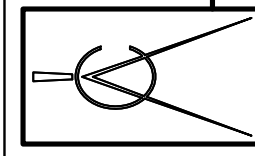
1ST FLOOR FURNITURE PLAN

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



2ND FLOOR FURNITURE PLAN

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



Cadd
assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

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

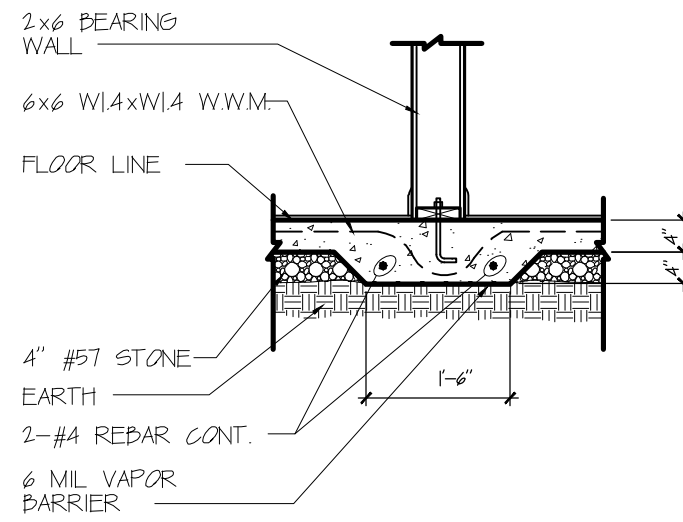
PROJECT:
38 WALKER STREET

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project no.	
drawn by	B.B
checked by	--
date	07/27/23
revised	
revised	

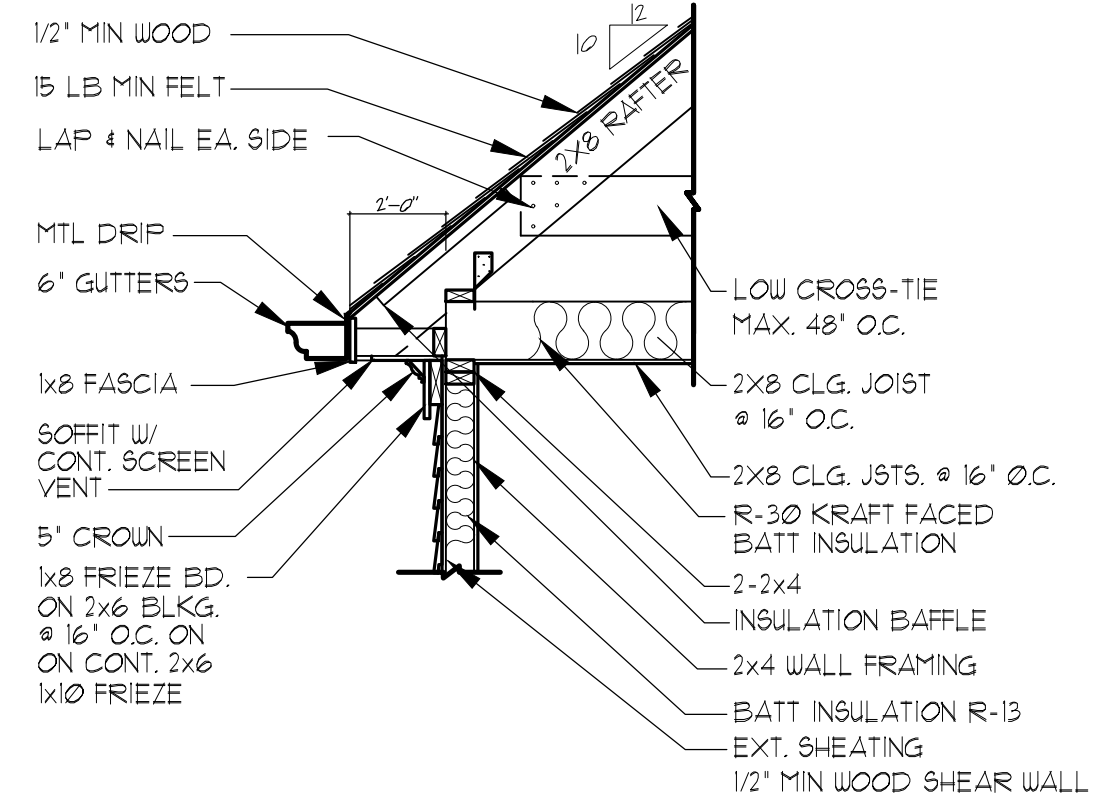
sheet title

sheet no.
A-5



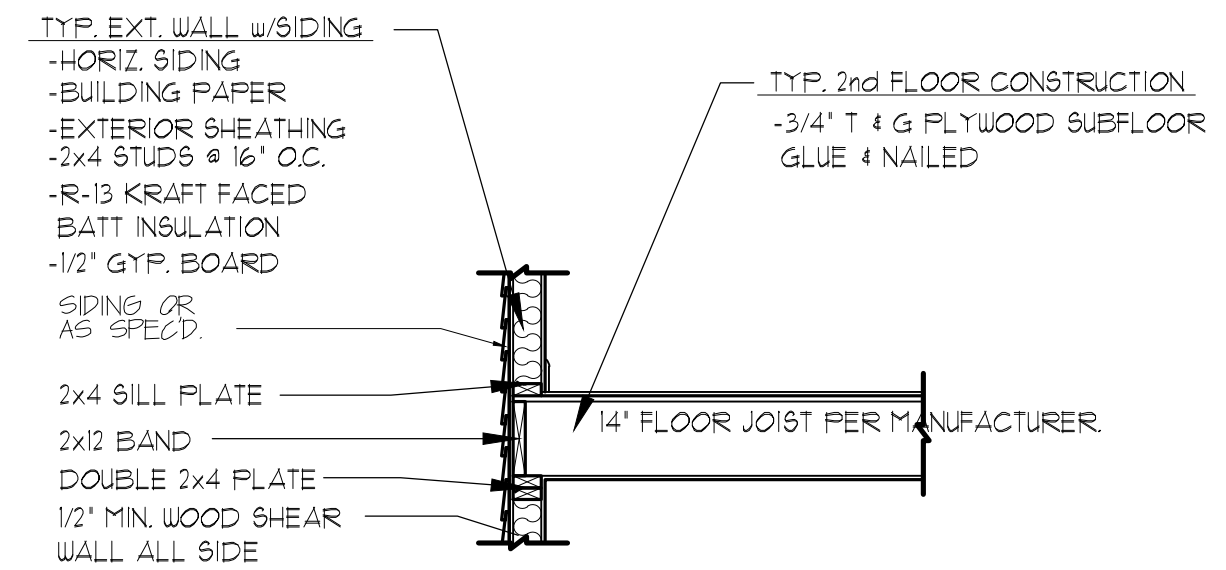
THICKENED SLAB / GRADE BEAM

SCALE : 1/2" = 1'-0"



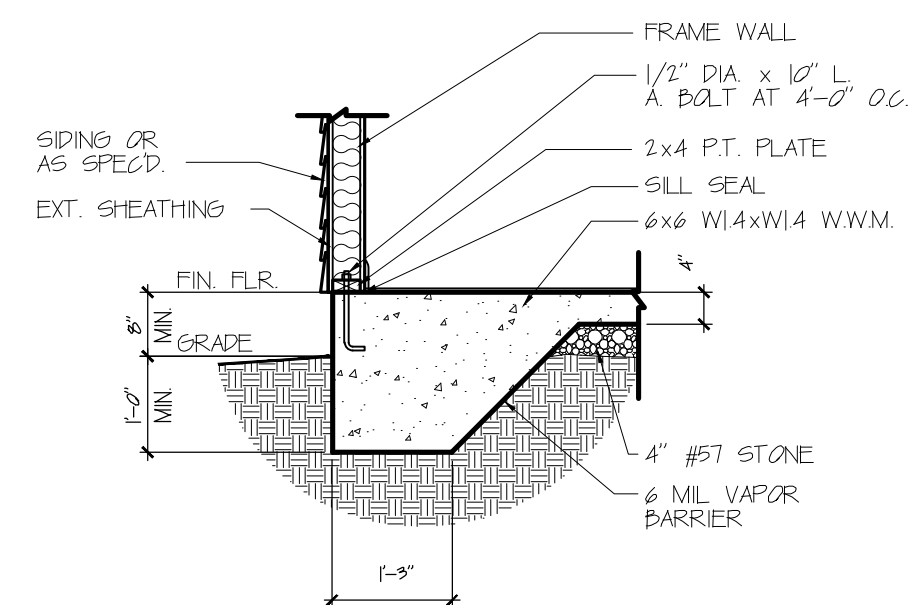
TYP. EAVE DETAIL

SCALE : 1/2" = 1'-0"



FLR. / CLG. FRAMING DETAIL

SCALE : 1/2" = 1'-0"



TURN DOWN SLAB

SCALE : 1/2" = 1'-0"

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date	07/27/23
revised	
revised	

Site Visit 8-7-23







Site Visit 8-7-23. 16 and 20 Walker St.

16 Walker St.



16 Walker St.



20 Walker St.



20 Walker St.

