



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
From: Randy Mannino/ David Hardegree
CC: Keith Lovell
Date: November 2, 2023
Re: File # V23-29 **Reduce lot area on two lots for construction of two homes**

Variance application by David Munisteri for property located at 124 and 126 Lee Street, formerly known as 38 Walker Street and zoned R-7 (Single Family Residential). Said properties contain approximately 0.13 acres each.

This variance request is to reduce the minimum lot size for each lot from 7,000sf to 5,695sf (Lot 1A, 124 Lee St) and 5,718sf (Lot 1B, 126 Lee St). Initially, the applicant was able to receive “Density Bonuses” to reduce the lot area if one of the following occurred per Ord. Sec. 6.5.3 (N):

- 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, or hard-coat stucco 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.*

The applicant chose to certify the homes as Earthcraft Homes in item 1. The cost for doing this was determined to be excessive, so the applicant is seeking relief through the variance process to reduce the lot size to construct the houses. All other zoning regulations can be met.

For reference, there are (4) lots along Lee St from Herring St to Walker St. that are under 5,000sf in area. These lots are on the same side of the street. Area measurements are approximate per QPublic:

41 Walker St: 4,412sf

132 Lee St: 4,359sf

128 Lee St: 4,519sf

134 Lee St: 3,300sf



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120

Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

Lots on the west side of Lee St from Herring St. to Knight St. are a min. 9,000sf in area.

This project was reviewed and approved by the HPC on 8/15/23 per COP23-17. This approval was before the Earthcraft certification costs were known.

The variance request is for the following:

1. To reduce the min. lot size from 7,000sf to 5,695sf for Lot 1A, 124 Lee St; and
2. To reduce the min. lot size from 7,000sf to 5,718sf for Lot 1B, 126 Lee St.

Department Comments Received

Electric Department: Takes no exception

Fibercom: No comment

Fire Department: Takes no exception

Gas Department: Takes no exception

Public Works Department: No comments received

Water Department: Takes no exception

Public Comments Received by Staff

Several calls and walk-in inquiries were received. No details were recorded on the comments. Most were general inquiries.

Justification:

Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

See attached R-7 Zoning District Standards.

Sec. 21.3. - Powers and duties of the board of zoning appeals.

21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:

1. The property is exceptionally narrow, shallow or unusually shaped;
2. The property contains exceptional topographic conditions;
3. The property contains other extraordinary or exceptional conditions; or
4. There are existing other extraordinary or exceptional circumstances; and

B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and

C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4.

Conditions. In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
The surrounding properties are zoned for residential and used for that purpose.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain would be minimal. A variance approval would allow the property owner to construct houses on two vacant lots.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The proposed variance would have no affect on the use of the subject or adjacent properties. Adjacent properties are under 5,000sf in lot area.
6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed variance will not have an adverse effect on the existing use or usability of adjacent or nearby property.
7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
The proposed variance has no impact on the Future Development Plan or Comprehensive Plan.
8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
No adverse environmental impact is anticipated.
9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The proposed variance will not increase the burden to streets, transportation, or utilities.

10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

There are no known conditions.

Sec. 6.5. - R-7 Single-family dwelling district.

6.5.1. *R-7 district scope and intent.* Regulations set forth in this section are the R-7 district regulations. The R-7 district encompasses lands devoted to higher density residential areas downtown, cluster developments adjacent to downtown, and closely related uses as further described in section 3.1.6 of this chapter.

6.5.2. *Use regulations.* Within the R-7 district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Accessory apartments (SU).*
- Accessory buildings or uses.
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Bed and breakfast inn (SU).*
- Clubs or lodges (noncommercial) (SU).*
- College and universities.
- Day care facilities (SU).*
- Family day care.
- Group homes (SU).*
- Guest house.
- Home occupations.
- Nursing home facilities (SU).*
- Parks, private.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Public utility facilities.
- Religious institutions (SU).*
- Retirement centers (SU).*
- Schools, private (SU).*
- Single-family detached dwellings.

* Special use approval required.

6.5.3. *Development standards.*

A. *Height regulations.* Buildings shall not exceed a height of thirty-five (35) feet or two and one-

half (2½) stories, whichever is higher.

B. *Front yard setback*: Twenty (20) feet.

C. *Side yard setback*: Eight (8) feet.

D. *Rear yard setback*: Twenty (20) feet.

→ E. *Minimum lot area*: Seven thousand (7,000) square feet.

F. *Minimum lot width at building line on noncul-de-sac lots*: Sixty (60) feet.

G. *Minimum lot frontage*: Thirty-five (35) feet adjoining a street.

H. *Minimum heated floor area*: Nine hundred (900) square feet.

I. *[Metal panel exterior.]* A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the R-7 district.

J. *[Gable or hip roofs.]* Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.

K. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.

L. *Minimum open space requirements.* Proposed developments consisting of more than five (5) acres shall reserve a minimum of twenty (20) percent of the gross acreage of the site as open space with common areas provided.

M. *Accessory use, building, and structure requirements.* See [section 4.9](#) of this chapter.

→ N. *Optional density bonus.* Proposed developments may contain lots with minimum areas of five thousand (5,000) square feet 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, or hard-coat stucco 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.

O. *Guest house.* In addition to standards required in this chapter, the following standards shall be met for a guest house:

1. No more than one (1) guest house structure per lot.
2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
4. Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.
5. A guest house structure shall comply with the principal setbacks of the district.
6. A guest house shall not be allowed in the front yard.
7. A guest house shall not exceed the height of the principal building on the lot.
8. Requires owner-occupancy of the principal building on the lot.

6.5.4. *Other regulations.* The headings below contains additional, but not necessarily all, provisions applicable to uses allowed in the R-7 district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 01-13, § 3, 1-3-13)

C014-0009-006 109 Lee St

C002-0006-013

C002-0006-008

111-D Lee St
111-C Lee St
111-A Lee St
111-B Lee St

C014-0009-004

Lee St

41 Walker St

37 Walker St

Knight St

C015-0006-006

Walker St

New Address:
Lot 1A
124 Lee St SE
Cartersville, GA 30120

C015-0006-005 117 Lee St

124 Lee St

36 Walker St

Retired Address:
38 Walker St SE

C015-0006-004

119 Lee St

38 Walker St

C016-0001-014

34 Walker St

32 Walker St

C016-0001-015

126 Lee St

New Address:
Lot 1B
126 Lee St SE
Cartersville, GA 30120

C015-0006-004

38 Walker St

C016-0001-013

C016-0001-012

Lee St

128 Lee St

29 Herring St

C015-0006-002

132 Lee St

C016-0001-019

C016-0001-031

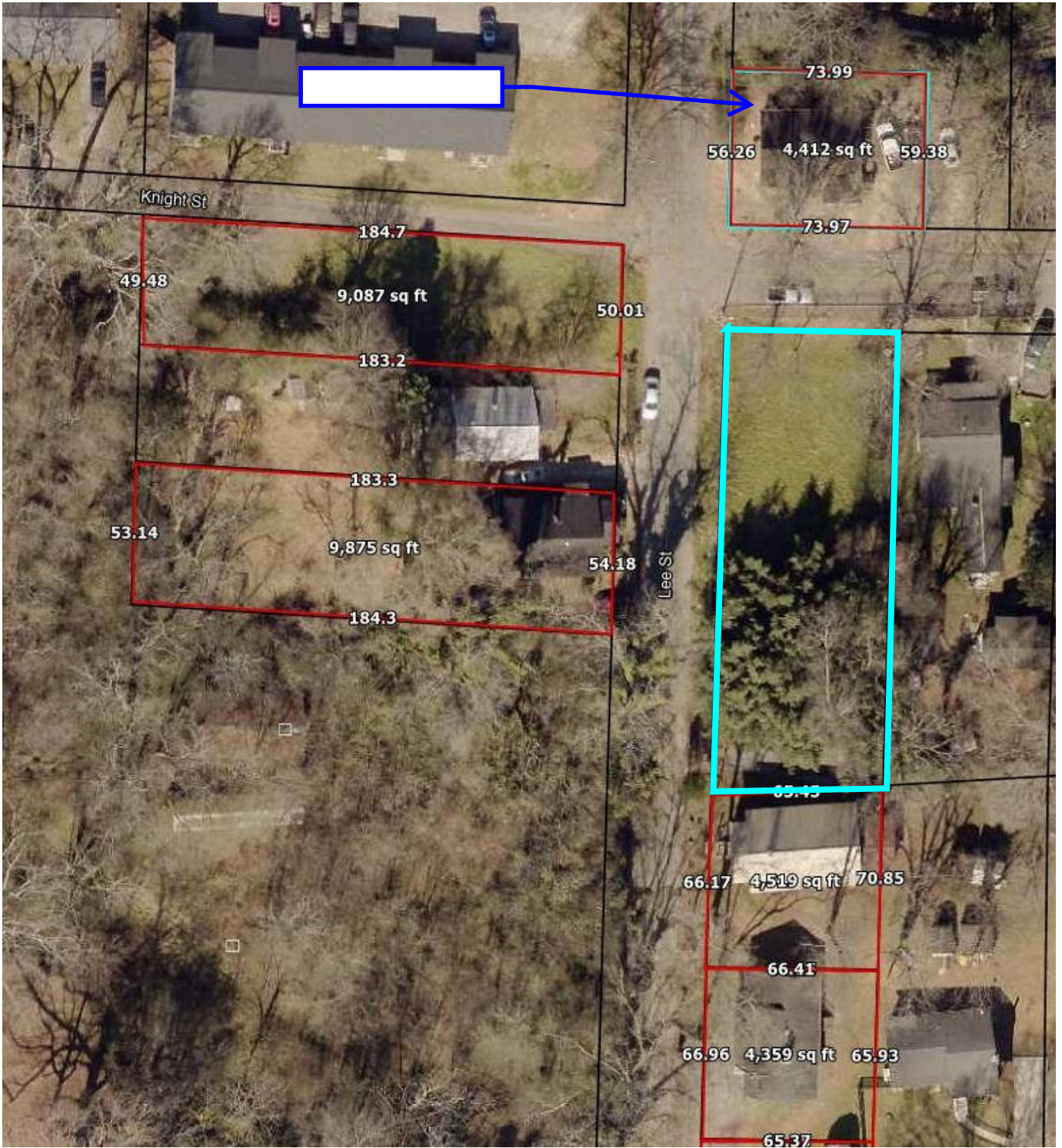
33 Herring St

31 Herring St

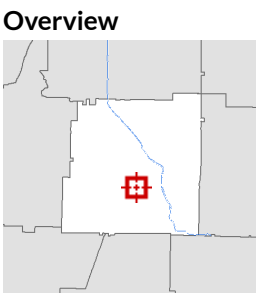
134 Lee St

Herring St

Logo of the City of Cartersville, Georgia, featuring a circular seal with a building and the text 'GEOX COUNTY GEORGIA' and 'CARTERSVILLE'. Below the logo is a scale bar in feet, marked at 0, 25, 50, and 75. To the right of the scale bar is a north arrow pointing upwards.







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: 9/28/2023
 Last Data Uploaded: 9/27/2023 9:04:00 PM

Developed by  Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 11/9/23 5:30pm

Application Number: V23-29

Date Received: 9-25-23

Applicant <u>David Munisteri</u> <small>(printed name)</small>	Office Phone <u>404-569-5039</u>
Address <u>PO Box 34</u>	Mobile/ Other Phone _____
City <u>Emerson</u> State <u>Ga</u> Zip <u>30137</u> Email <u>damunisteri@gmail.com</u>	
Representative's printed name (if other than applicant) _____	Phone (Rep) _____
_____	Email (Rep) _____
Representative Signature _____	Applicant Signature 
Signed, sealed and delivered in presence of  Notary Public	My commission expires: <u>11/29/26</u>



* Titleholder <u>Conscience Bay</u> <small>(titleholder's printed name)</small>	Phone <u>404-569-5039</u>
Address <u>PO Box 34 Emerson Ga 30127</u>	Email <u>damunisteri@gmail.com</u>
Signature 	
Signed, sealed, delivered in presence of:  Notary Public	My commission expires: <u>11/29/26</u>

Present Zoning District <u>Residential</u>	Parcel ID No. <u>C016-0001-015</u>
Acreage <u>0.27</u> Land Lot(s) <u>525 D4</u> District(s) <u>4</u> Section(s) <u>3</u>	
Location of Property: <u>38 Walker St. Cartersville Ga 30120 (124 1/2 E) (Lees St)</u> <small>(street address, nearest intersections, etc.)</small>	
Zoning Section(s) for which a variance is being requested: _____	
Summary Description of Variance Request: <u>Split the lot into 2</u> <u>REDUCE Lot Area (6.5.3 E) All other Requirements met.</u>	
<small>(Additional detail can be provided on Justification Letter)</small>	

* Attach additional notarized signatures as needed on separate application pages.

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article V1 Section 6.5.3 Subsection E min lot area
Article _____ Section _____ Subsection min. 7000sf
Article _____ Section _____ Subsection proposed 5695 & 5718 st.

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

1. _____ The property is exceptionally narrow, shallow or unusually shaped,
2. _____ The property contains exceptional topographic conditions,
3. _____ The property contains other extraordinary or exceptional conditions; and
4. _____ There are other existing extraordinary or exceptional circumstances; and
5. The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
6. The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: Affordable housing is planned to be constructed on this lot, prior plans would have include excess cost and bring not value to the home. This excess cost would result in higher rent and defeat the purpose of the project. Our goal is to provide nice energy eff. affordable housing.

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

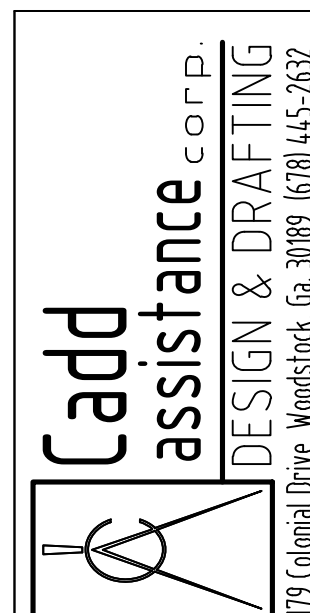
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	716 SQ. FT.
TOTAL:	1503 SQ. FT.
GARAGE	216 SQ. FT.

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



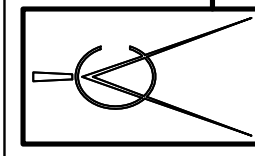
FRONT ELEVATION

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



REAR ELEVATION

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



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

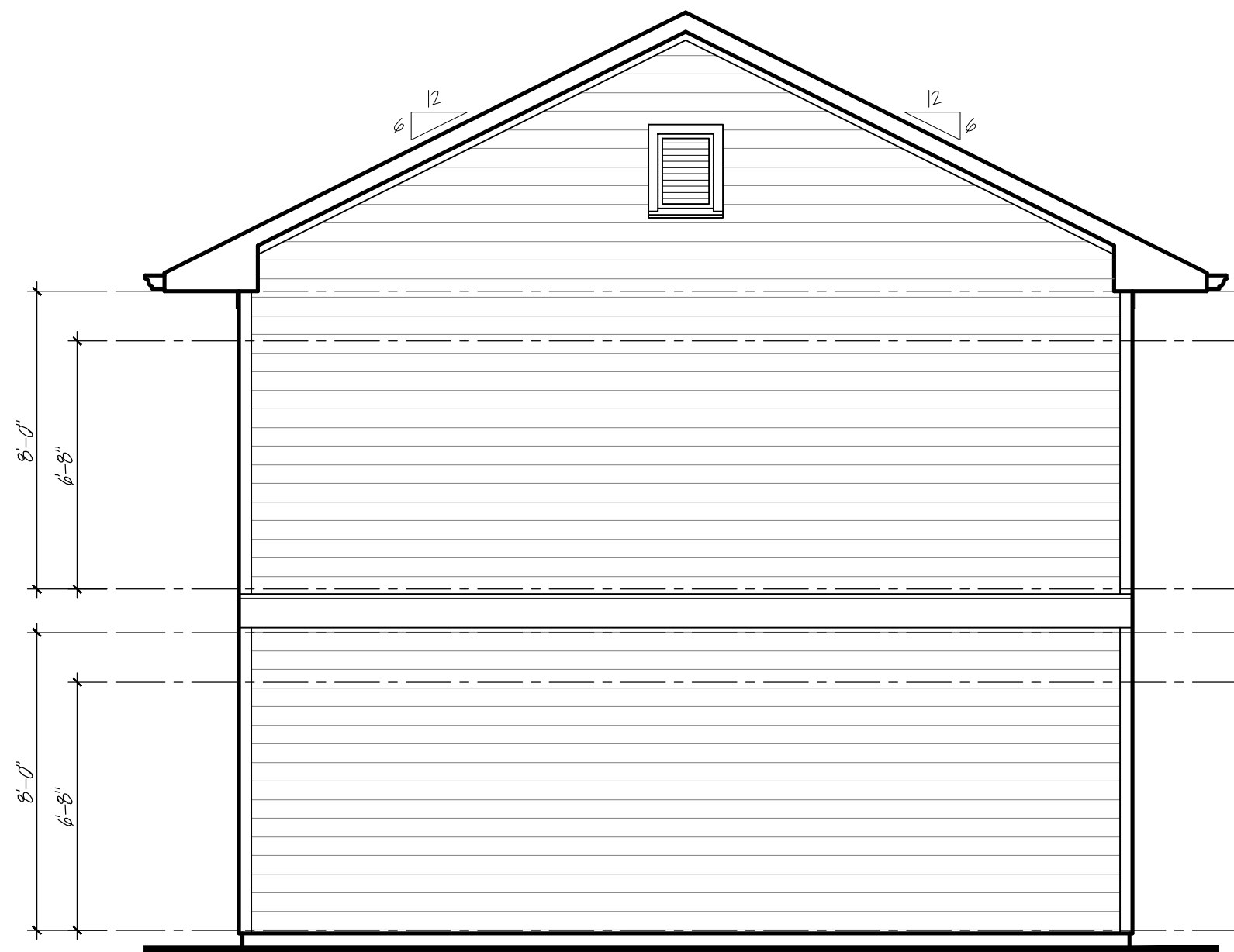
COPYRIGHT 2023

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

sheet title

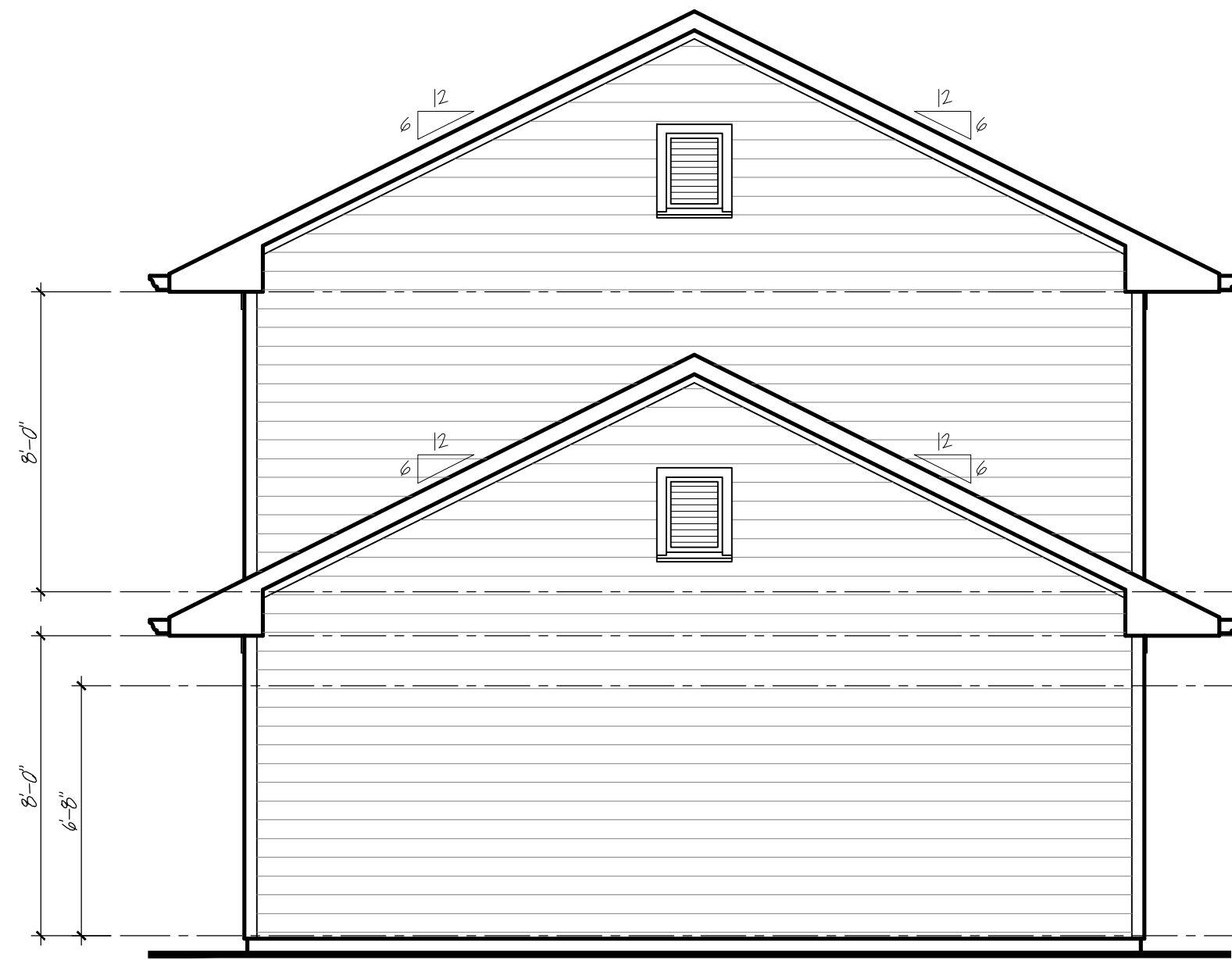
sheet no.

A-1



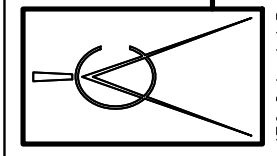
RIGHT ELEVATION

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

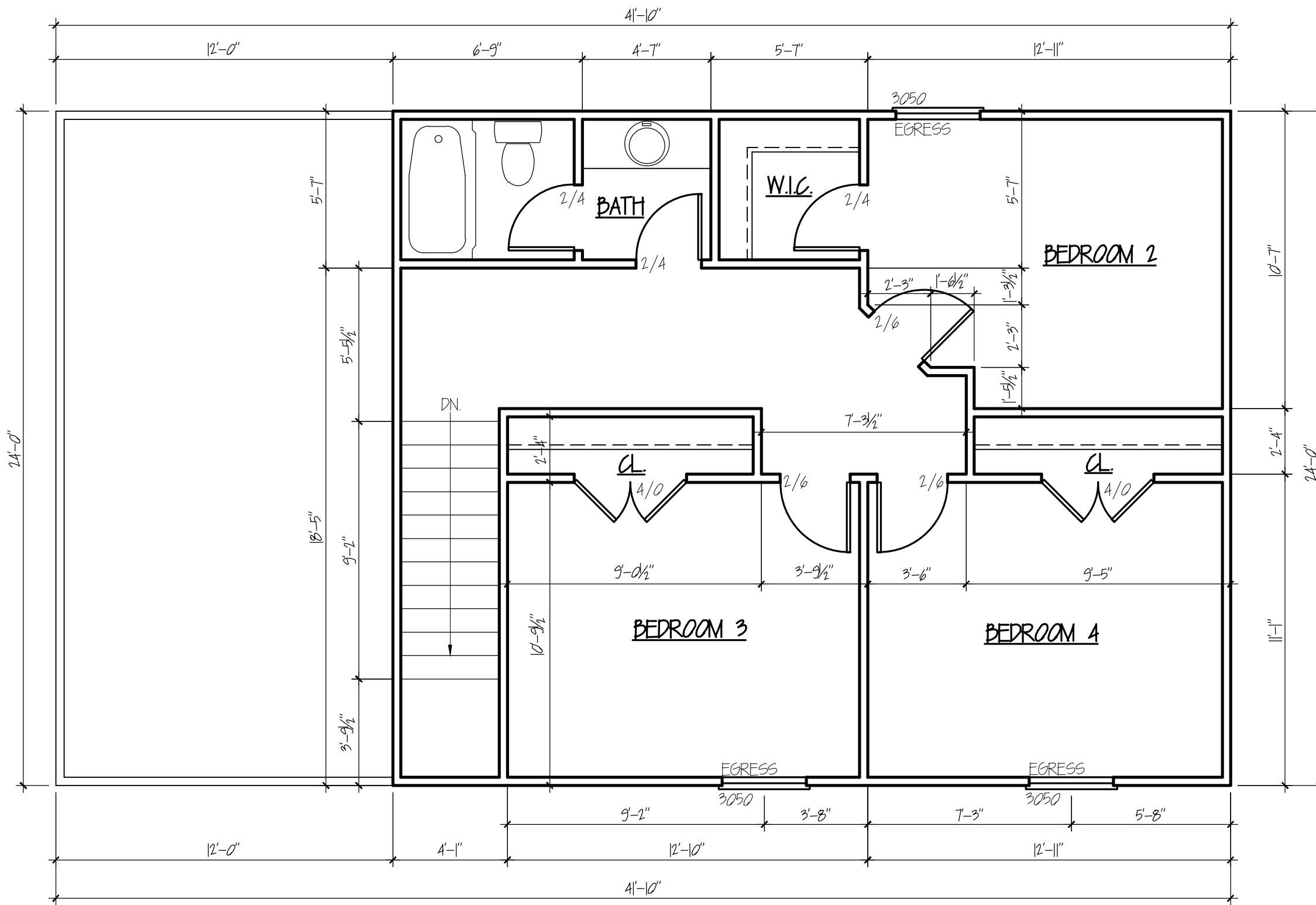
COPYRIGHT 2023

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

sheet title

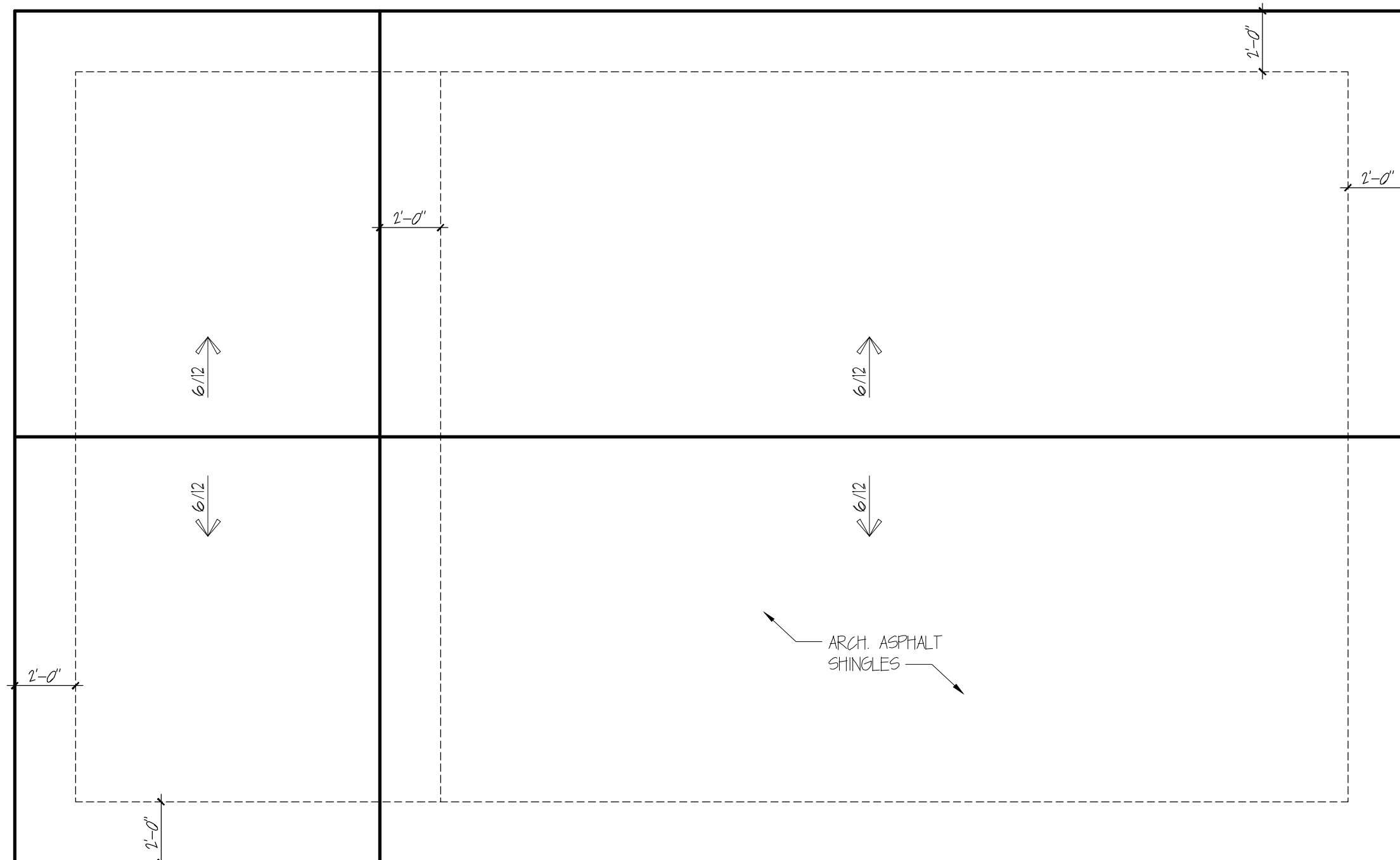
sheet no.

A-2



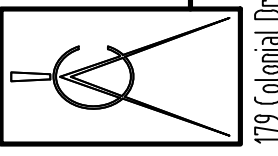
2ND FLOOR PLAN

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

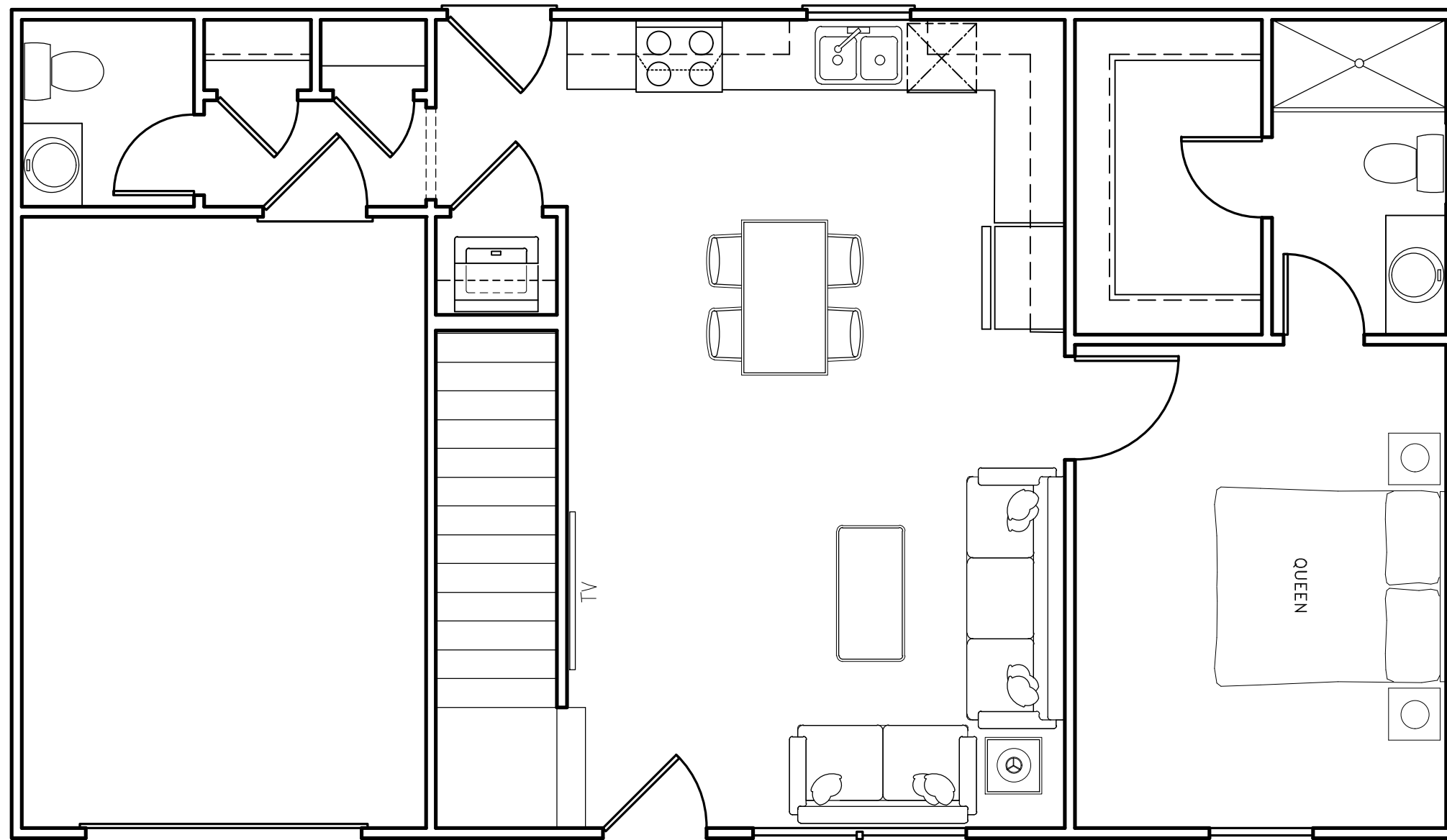
COPYRIGHT 2023

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

sheet title

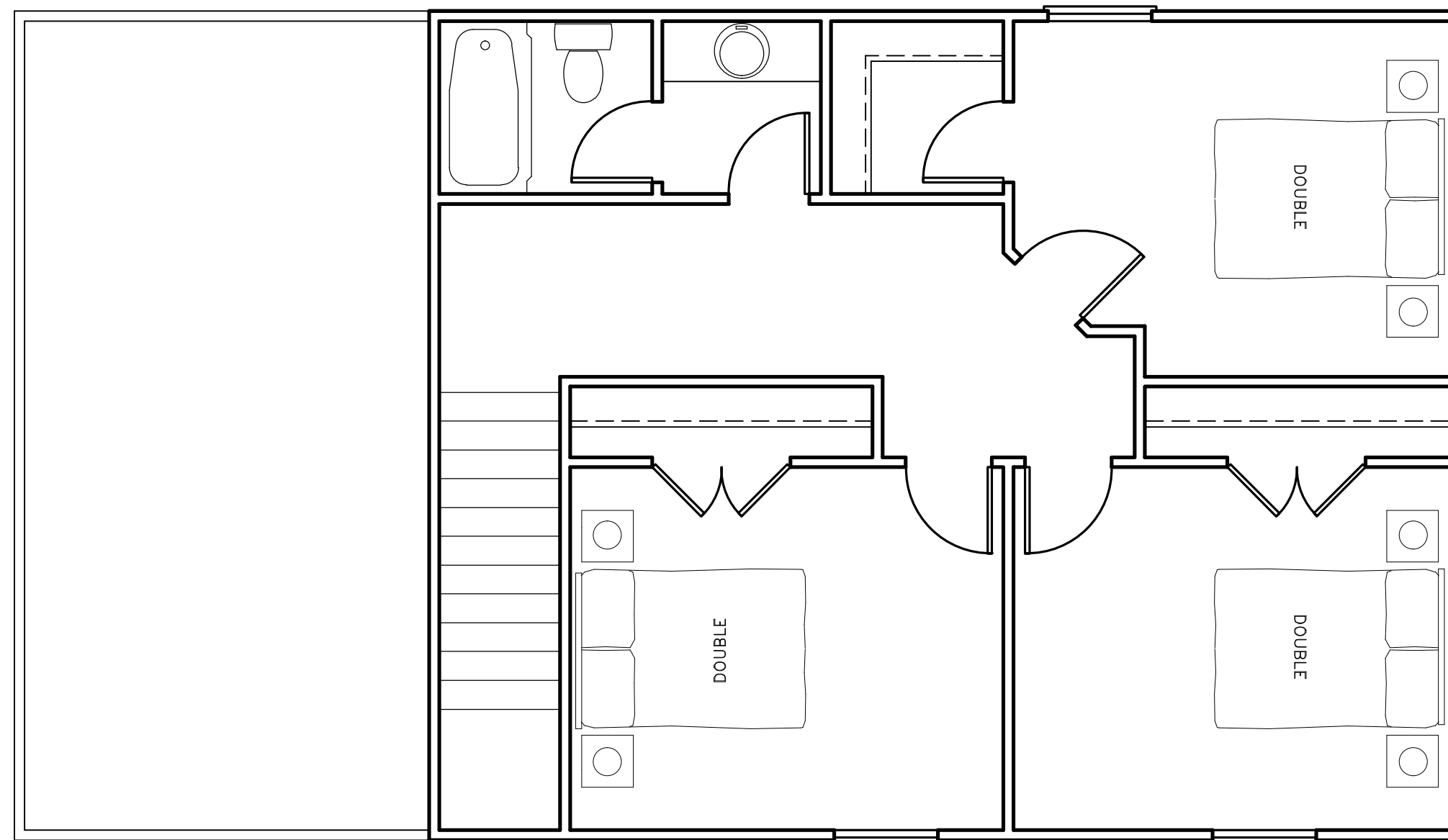
sheet no.

A-4



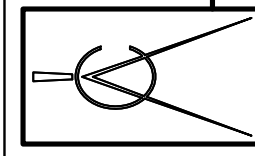
1ST FLOOR FURNITURE PLAN

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

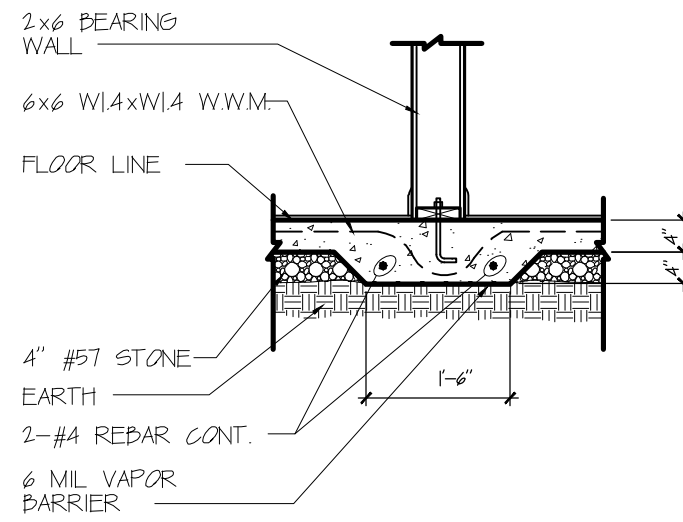
PROJECT:
38 WALKER STREET

COPYRIGHT 2023

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

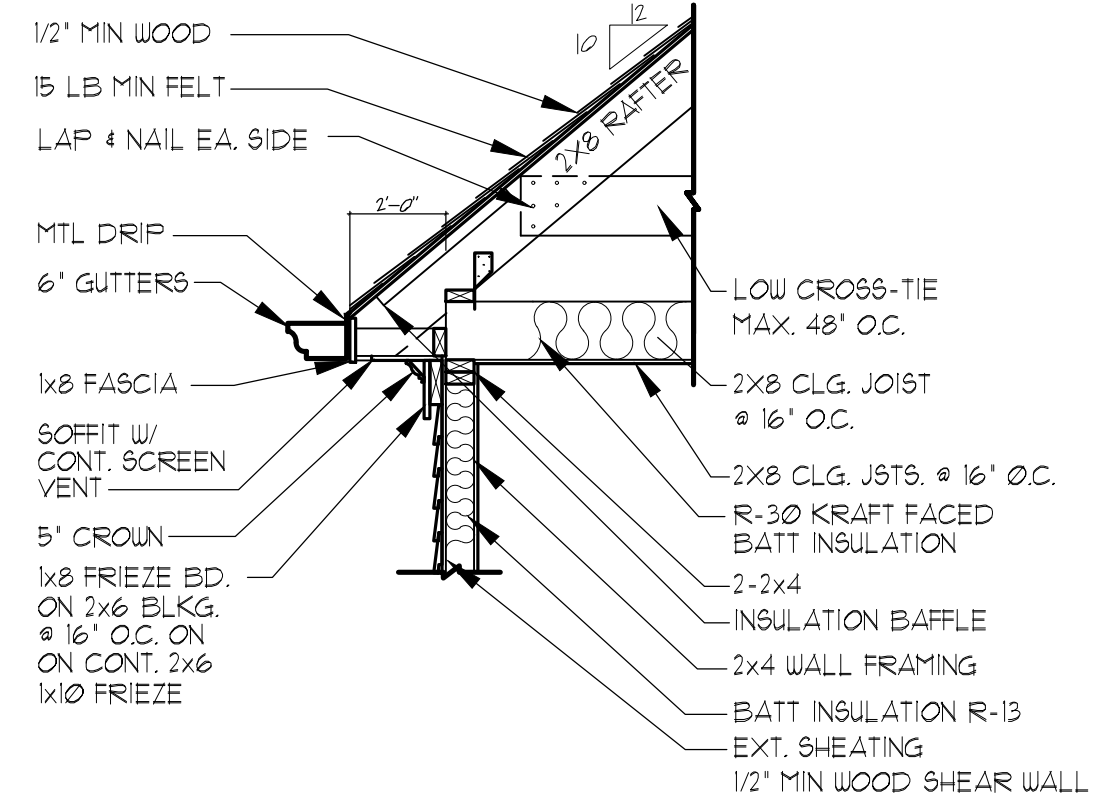
sheet title

sheet no.
A-5



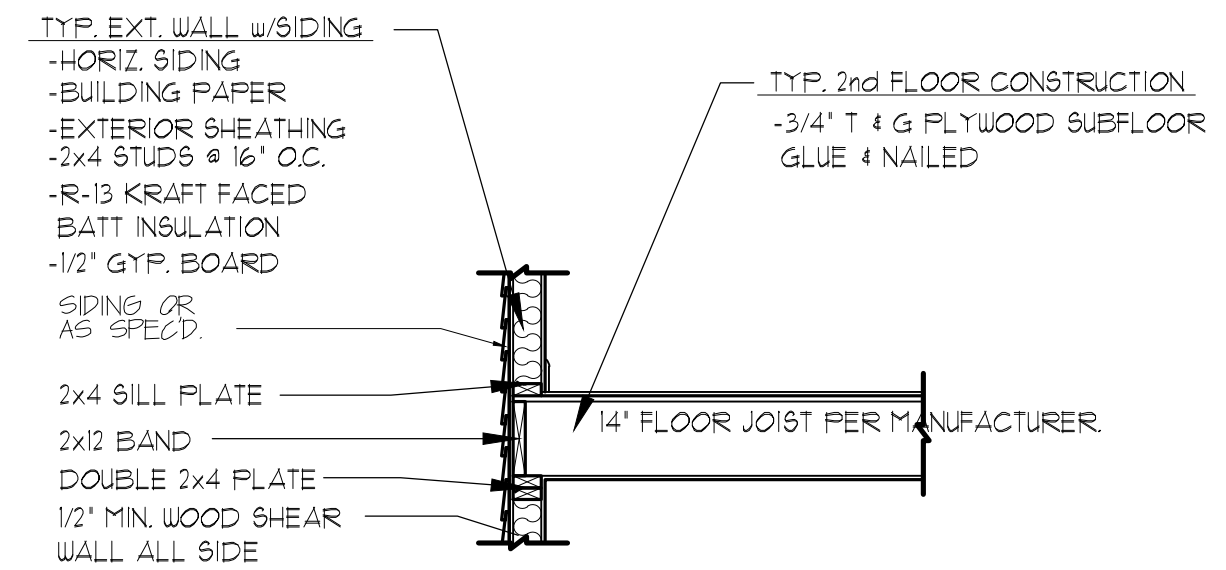
THICKENED SLAB / GRADE BEAM

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



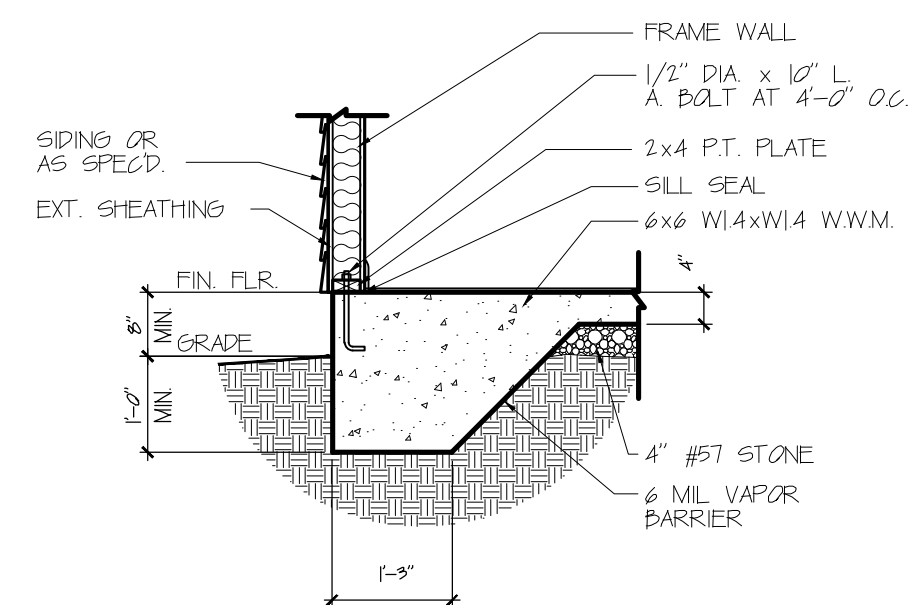
TYP. EAVE DETAIL

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



FLR. / CLG. FRAMING DETAIL

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



TURN DOWN SLAB

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

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

Oct 6, 2023 at 13:10:30
114-124 Lee St
Cartersville GA 30120
United States



Site Visit 8-7-23





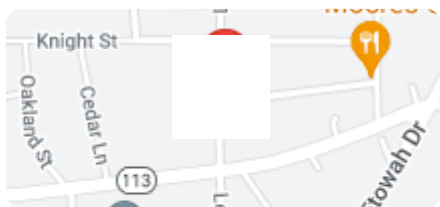




Cartersville, Georgia
Google Street View
Jun 2022 See latest date



Image capture: Jun 2022 © 2023 Google



Cartersville, Georgia
Google Street View
Jun 2022 See latest date



Image capture: Jun 2022 © 2023 Google

