DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1202 Springdale Road

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St.
Decatur, GA 30030

Applicant Phone(s): 404-723-0927 Fax: —

Applicant's relationship to the owner: Owner ☐ Architect: ☒ Contractor/Builder ☐ Other ☐ _____

****

Owner(s): Jennifer Culley E-Mail: jrculley@comcast.net
Sagar Lonial E-Mail: sloni01@emory.edu

Owner(s) Mailing Address: 1202 Springdale Rd., NE
Atlanta, GA 30306

Owner(s) Telephone Number: (404) 217-0312

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Date of Construction: 1923

Nature of work (check all that apply):

New construction ☐ Demolition ☒ Addition ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:
We are proposing the demolition of some pre-landmark district renovations/additions from circa-1970/80. Our proposal is to do a small addition to replace this in order to create a new larger updated kitchen and a master bathroom upstairs, as well as replacing a 40 year old elevator. SEE PRESENTATION PAGE for more information

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Signature of Applicant/Date

09/24/2020

Revised 1/26/17

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Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

(I) (We) Sagar Lonial and Jennifer Culley

being (owner) (owners) of the property 1202 Sprindale Rd. NE

hereby delegate authority to Karen Soorikian

to file an application in (my) (our) behalf.

Signature of Owner/Date 7/11/2016

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

Revised 1/26/17

1202 Springdale Road - Proposed Project

The proposed project for 1202 Springdale Road involves alterations to existing non-historic renovations that were completed prior to the designation of Druid Hills as a Landmark Historic District.

The home, built in 1923, was designed by Owen James Southwell, who practiced with the firm that designed the original buildings for the Emory University Campus. Much of the orignal home remains intact and we want to honor that and disturb the original structure as little as we possibly can. The only area of the home that has had extensive renovations done is the Northwest portion that houses the kitchen below and the master bathroom above. Since this area is non-historic, that is where we have focused our proposed renovation.

Additionally, there are some design contraints involved that seem somewhat unique to this project. As you can see by the existing site plan included in the package, there are space constraints for adding onto the structure. There is an existing screened in porch, a pool right behind the home, a 2 storey guest home adjacent to the existing pool deck, and a carport beyond that. For many homes in the district, expanding out the rear of the home is the simple and straightforward approach to gaining space for the house, without any extension to the sides. Unfortunately, that option does not exist in this case.

The original kitchen was very small and cut off from the central rear room (used as the dining room originally) as were most kitchens of the era. When the previous owners renovated circa late 1970's/early 80's, they chose to extend this space into a galley type kitchen and open it to the adjacent rear room (this then became the family room). The current owners love that most of the home retains the original historic character, but the current kitchen does not have any of this character and the owners would like a larger more functional kitchen that feels more in character with the home. They are avid cooks and like to entertain in non-pandemic times, so a larger space is key. Additionally, there is an existing elevator from this previous addition. The elevator is roughly 40 years old and on its last leg. It has operated though, and the current owners of the home found it to be indespensable when they had their elderly parents visiting for an extended stay from out of the country, especially as there are no bedrooms or full baths on the main level. They really hope to maintain this amenity. Beyond this scope, the master bathroom and study upstairs were created in this same 70/80's renovation and are in need of updating as well. This entire program will be accommodated in a small side addition that will replace the existing side structure that was created in this previous renovation.

1202 Springdale Road Existing Conditions - Front and Side Yard

Existing front of historic home. To the left is the front facade in summer, to the right the front facade in winter. As this illustrates, the right side of the home is not visible from the right of way.

This series of 3 photos shows the approach to the right (north) side of the existing home from the front yard. The front corner of the home is approximately 22'-6" from the property line and this entire area is heavily vegetated.

As one makes their way past the original historic front, lowered Living Room block of the house and through the vegetation at the side of the home, the 1970's/80's era modifications/additions become more apparent. You start to see the white vinyl clad elevator tower and mechanical hatch shown in these photos. In addition, you can see the other alterations made to the home in this period. These include a second storey addition to this side of the home, all clad in vinyl siding as well. The second storey addition sits back from the face of the brick below and has alumninum sheet metal angled out over this brick facing. In the bottom right you can see a bricked-in masonry opening that was in the small original kitchen of the home. While the 3 other facades of the home retain the majority of their historic integrity, this face of the house on this particular section has been altered to the point of rendering the original structure unrecognizable.

1202 Springdale Road Existing Conditions - Driveway Side and Rear Facades

These photos show the existing driveway side (south) of the home. The front and driveway side of the home have no alterations to the historic fabric and there are no proposed changes to these areas of the house

This photo shows the rear face of the existing home. The screened porch is a non historic addition to the home, but it sits nicely in its setting and is an amenity that is very much enjoyed by the owner. On the upper left you can see the rear face of the alterations shown in the pictures of the north side of the house. In our proposal, our master bathroom rear facade will replace this vinyl clad facade. We plan to retain the original corner with quoins (to the left of the original sleeping porch windows) that you see in the photo, and the original slate roof extension. The rest of the work will be minimally visible from the rear of the home.

The photo to the left is of the driveway side block of the home. This is a large block that houses the current dining room and 2 large bedrooms above. Our proposal for the 2-storey block on the opposite side is the exact same proportion as this face. The photo to the right shows this face modified to illustrate the effect of the low sloped roof we are proposing. Due to the curve at the eaves on the historic portion of the home, the roof is well set back from the facades. Our design has a similar effect without replicating the historic roof.

BOUNDARY & TOPOGRAPHIC SURVEY FOR

SAGAR LONIAL & JENNIFER R. CULLEY

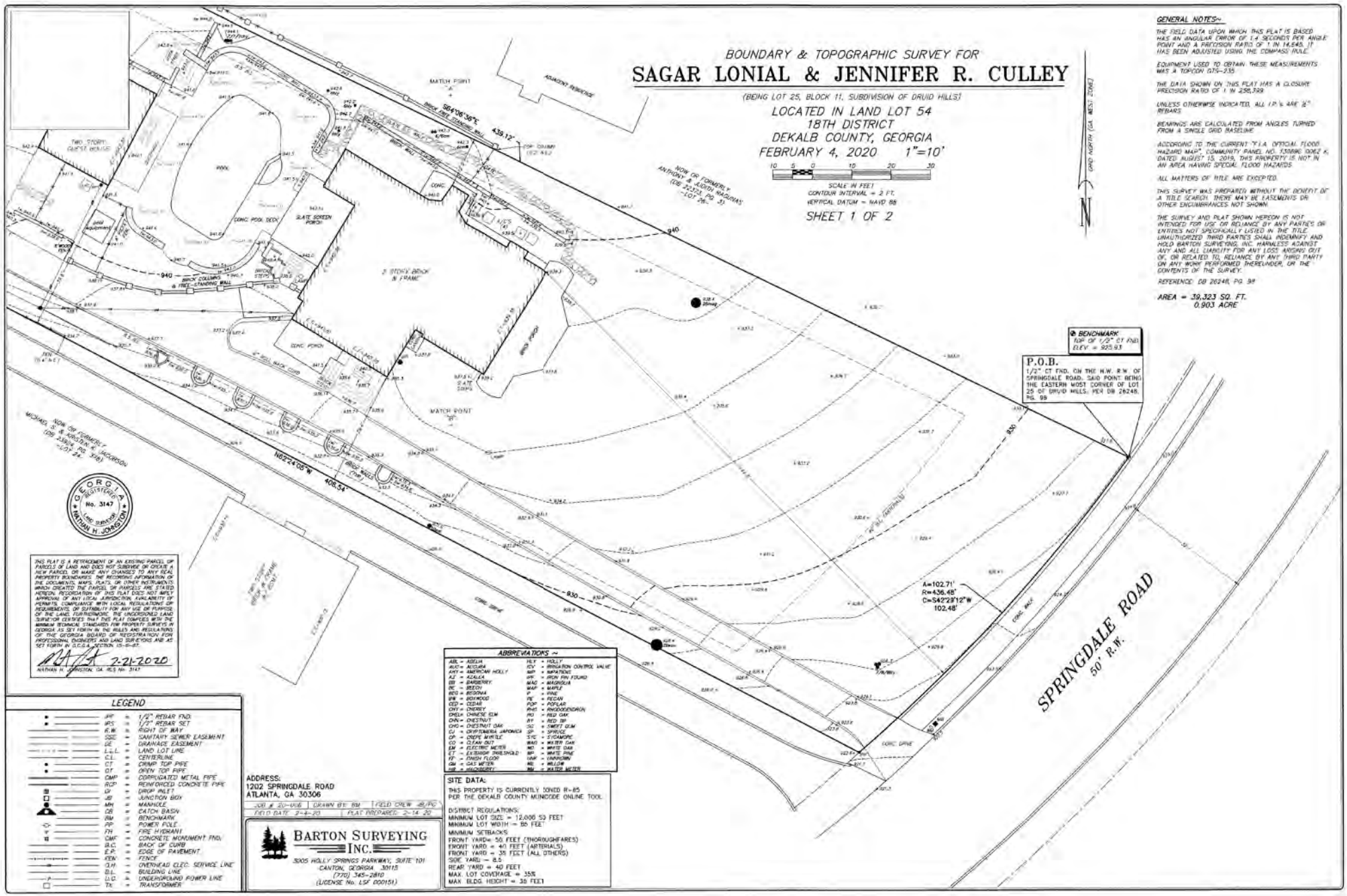
(BEING LOT 25, BLOCK 11, SUBDIVISION OF DRUID HILLS)

LOCATED IN LAND LOT 54
18TH DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 4, 2020 1"=10'

10 5 0 10 20 30
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM = NAVD 88

SHEET 1 OF 2

GRID NORTH (GA. WEST ZONE)



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 CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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.

2-21-2020
NATHAN H. JOHNSTON, GA. RLS No. 3147

LEGEND

IRF	=	1/2" REBAR FND.
IRS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
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BM	=	BENCHMARK
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CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

ABBREVIATIONS ~

ABL	= ABELIA	HLY	= HOLLY
ALO	= ALOCASIA	ICV	= IRRIGATION CONTROL VALVE
AHY	= AMERICAN HOLLY	IMP	= IMPATIENS
AZ	= AZALEA	IPF	= IRON PIN FOUND
BB	= BARBERRY	MAG	= MAGNOLIA
BE	= BEECH	MAP	= MAPLE
BEG	= BEGONIA	P	= PINE
BW	= BOXWOOD	PE	= PECAN
CED	= CEDAR	POP	= POPLAR
CHY	= CHERRY	RHD	= RHODODENDRON
CHEM	= CHINESE ELM	RO	= RED OAK
CHN	= CHESTNUT	RY	= RED BAY
CHO	= CHESTNUT OAK	SG	= SWEET GUM
CJ	= CRYPTOMERIA JAPONICA	SP	= SPRUCE
CP	= CREPE MYRTLE	SYC	= SYCAMORE
CO	= CLEAN OUT	WAO	= WATER OAK
EM	= ELECTRIC METER	WO	= WHITE OAK
ET	= EXTERIOR THRESHOLD	WP	= WHITE PINE
FF	= FINISH FLOOR	UNK	= UNKNOWN
GM	= GAS METER	WL	= WILLOW
HB	= HACKBERRY	WM	= WATER METER

ADDRESS:
1202 SPRINGDALE ROAD
ATLANTA, GA 30306

JOB # 20-016	DRAWN BY: BM	FIELD CREW: JB/PC
FIELD DATE: 2-4-20	PLAT PREPARED: 2-14-20	

BARTON SURVEYING INC.
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

SITE DATA:

THIS PROPERTY IS CURRENTLY ZONED R-85
PER THE DEKALB COUNTY MUNICODE ONLINE TOOL

DISTRICT REGULATIONS:
MINIMUM LOT SIZE = 12,000 SQ FEET
MINIMUM LOT WIDTH = 85 FEET
MINIMUM SETBACKS
FRONT YARD= 50 FEET (THOROUGHFARES)
FRONT YARD = 40 FEET (ARTERIALS)
FRONT YARD = 35 FEET (ALL OTHERS)
SIDE YARD = 8.5
REAR YARD = 40 FEET
MAX. LOT COVERAGE = 35%
MAX. BLDG. HEIGHT = 35 FEET

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1.4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 14,545. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 258,799.

UNLESS OTHERWISE INDICATED, ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13089C 0062 K, DATED AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 26248, PG. 99

AREA = 39,323 SQ. FT.
0.903 ACRE

BOUNDARY & TOPOGRAPHIC SURVEY FOR

SAGAR LONIAL & JENNIFER R. CULLEY

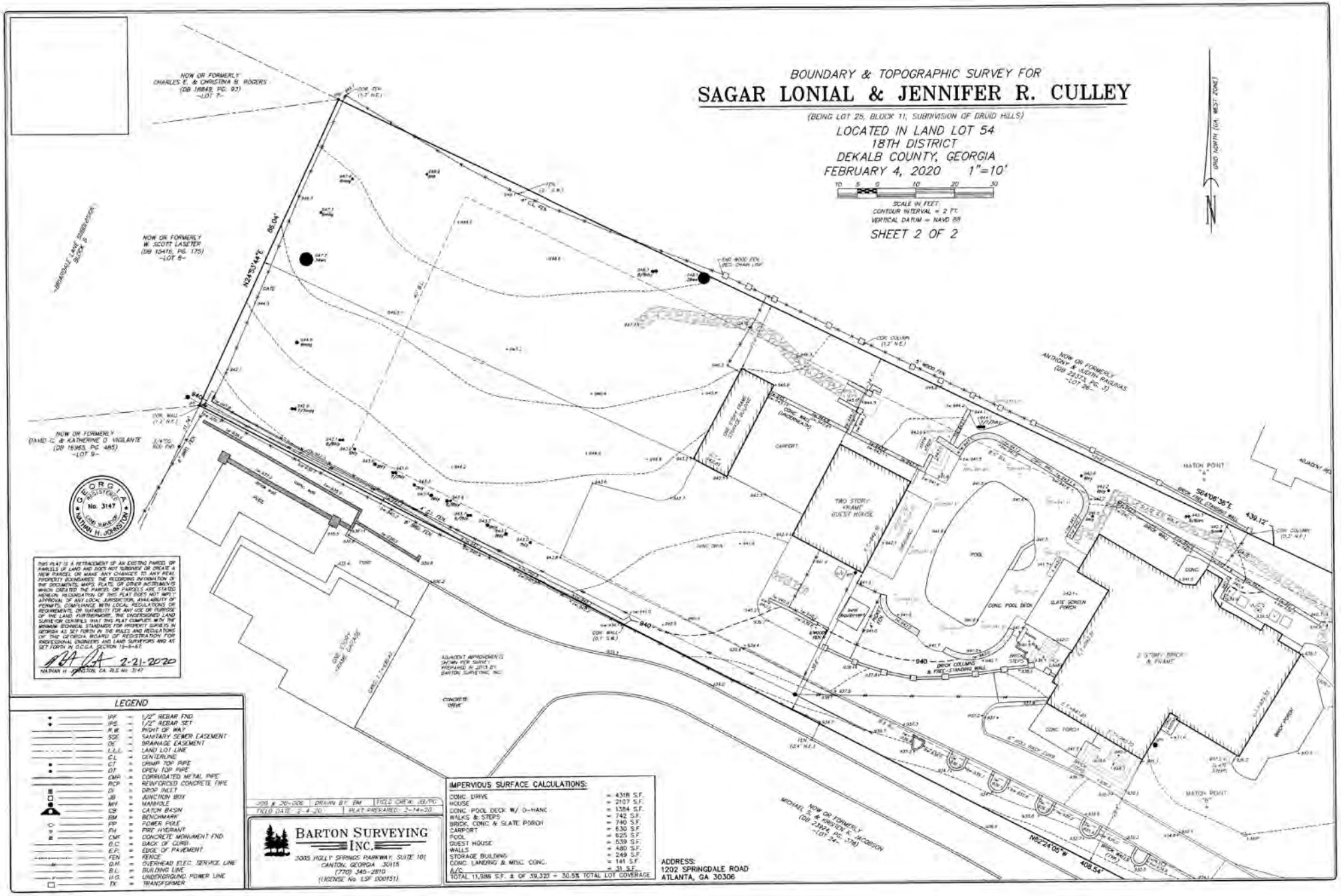
(BEING LOT 25, BLOCK 11, SUBDIVISION OF DRUID HILLS)

LOCATED IN LAND LOT 54
18TH DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 4, 2020 1"=10'

SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM = NAVD 88

SHEET 2 OF 2

GRID NORTH (GA. WEST ZONE)



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2-21-2020
NATHAN H. JOHNSTON, GA. RLS No. 3147

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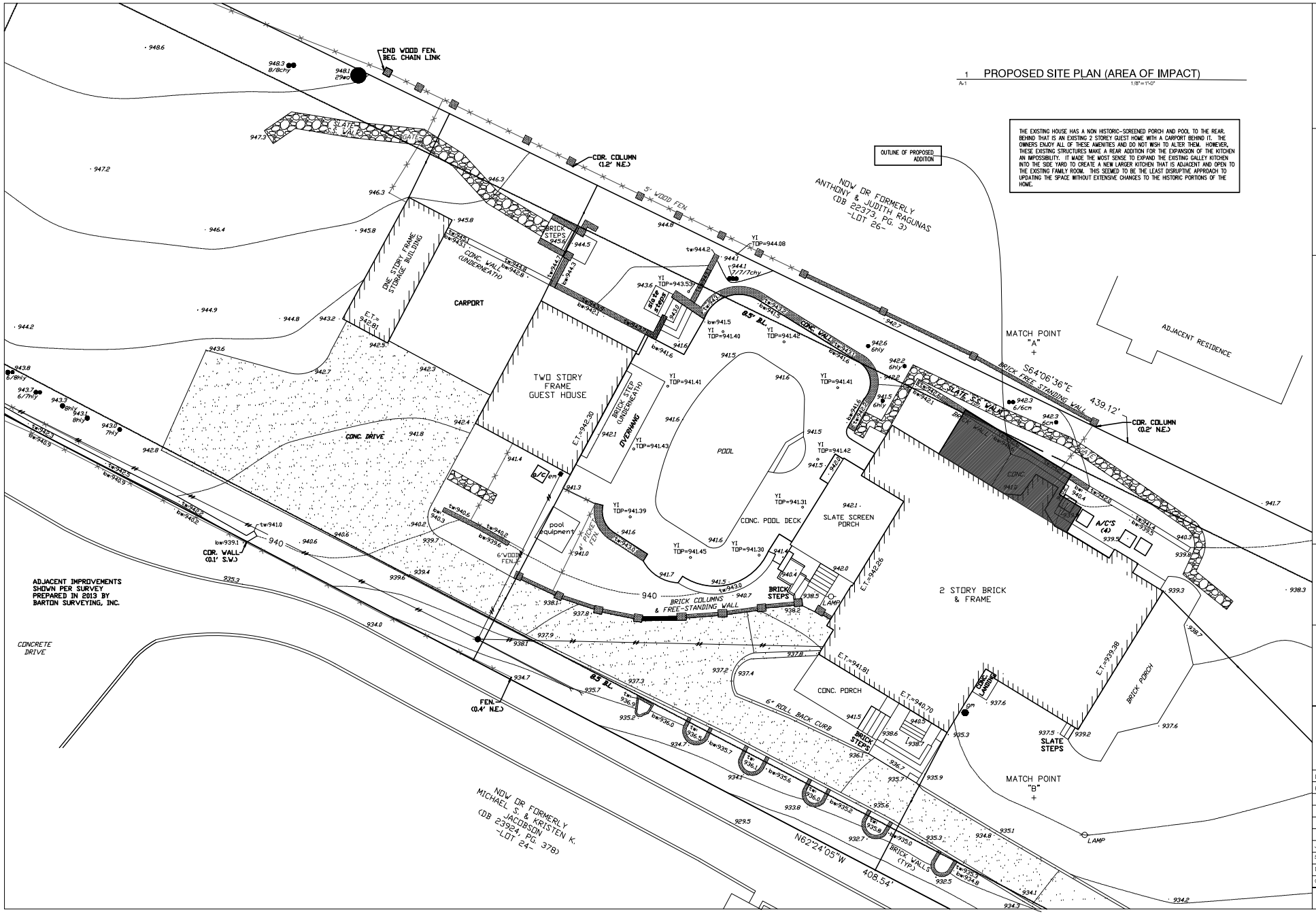
JOB # 20-006	DRAWN BY: BM	FIELD CHEW: JB/TC
FIELD DATE: 2-4-20		PLAT PREPARED: 2-14-20

BARTON SURVEYING INC.
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

IMPERVIOUS SURFACE CALCULATIONS:

CONC. DRIVE	= 4318 S.F.
HOUSE	= 2107 S.F.
CONC. POOL DECK W/ D-HANG	= 1384 S.F.
WALKS & STEPS	= 742 S.F.
BRICK, CONC. & SLATE PORCH	= 740 S.F.
CARPORT	= 630 S.F.
POOL	= 825 S.F.
GUEST HOUSE	= 539 S.F.
WALLS	= 480 S.F.
STORAGE BUILDING	= 249 S.F.
CONC. LANDING & MISC. CONC.	= 141 S.F.
A/C	= 31 S.F.
TOTAL 11,986 S.F. ± OF 39,323 = 30.5% TOTAL LOT COVERAGE	

ADDRESS:
1202 SPRINGDALE ROAD
ATLANTA, GA 30306



1 PROPOSED SITE PLAN (AREA OF IMPACT)

A-1 1/8"=1'-0"

THE EXISTING HOUSE HAS A NON HISTORIC-SCREENED PORCH AND POOL TO THE REAR. BEHIND THAT IS AN EXISTING 2 STOREY GUEST HOME WITH A CARPORT BEHIND IT. THE OWNERS ENJOY ALL OF THESE AMENITIES AND DO NOT WISH TO ALTER THEM. HOWEVER, THESE EXISTING STRUCTURES MAKE A REAR ADDITION FOR THE EXPANSION OF THE KITCHEN AN IMPOSSIBILITY. IT MADE THE MOST SENSE TO EXPAND THE EXISTING GALLEY KITCHEN INTO THE SIDE YARD TO CREATE A NEW LARGER KITCHEN THAT IS ADJACENT AND OPEN TO THE EXISTING FAMILY ROOM. THIS SEEMED TO BE THE LEAST DISRUPTIVE APPROACH TO UPDATING THE SPACE WITHOUT EXTENSIVE CHANGES TO THE HISTORIC PORTIONS OF THE HOME.

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN ARCHITECTURE

CULLEY-LONIAL RESIDENCE

1202 SPRINGDALE ROAD, NE ATLANTA, GA 30306

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of this work.

STATE OF GEORGIA
CERTIFICATE NO. 010281
REGISTERED ARCHITECT
KAREN SUETTNER SOORIKIAN

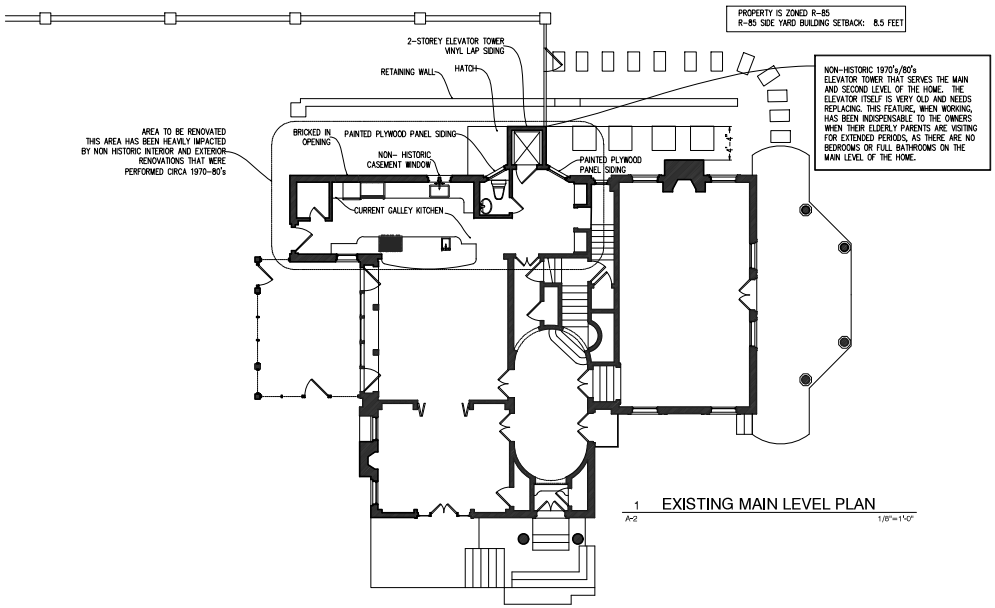
SITE PLAN WITH PROPOSED ADDITION IN CONTEXT

Date: 09-25-2020
Revisions: REV

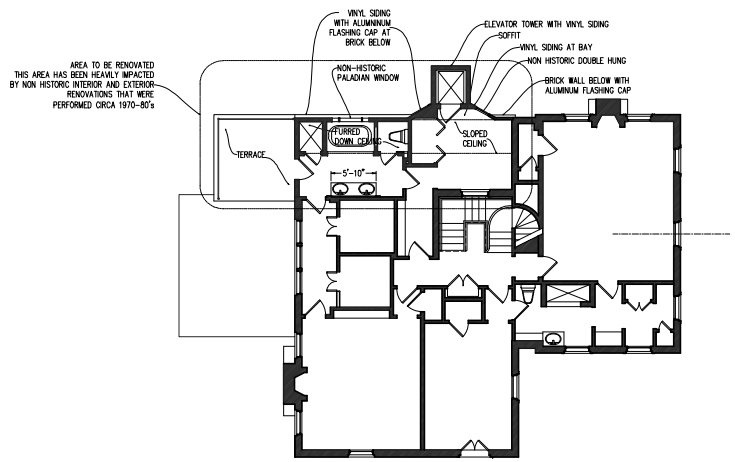
Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS

A-1

EXISTING MAIN AND SECOND LEVEL

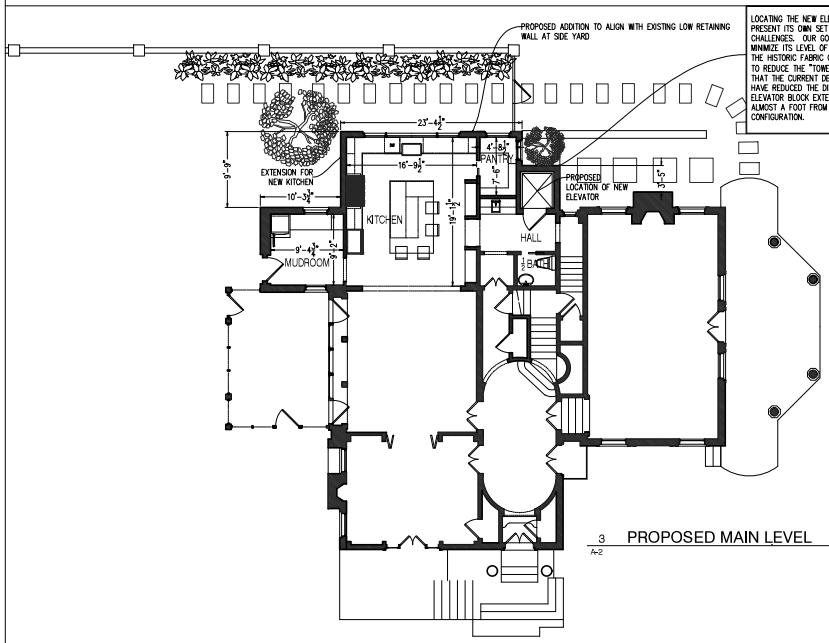


1 EXISTING MAIN LEVEL PLAN
A-2 1/8"=1'-0"

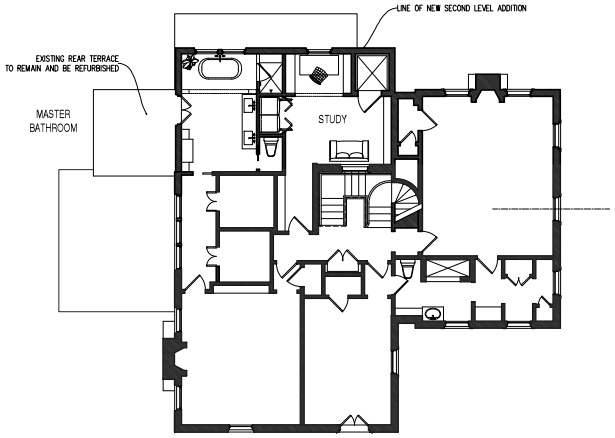


2 EXISTING SECOND LEVEL PLAN
A-2 1/8"=1'-0"

PROPOSED MAIN AND SECOND LEVEL



3 PROPOSED MAIN LEVEL
A-2 1/8"=1'-0"



4 PROPOSED SECOND LEVEL
A-2 1/8"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN ARCHITECTURE

CULLEY-LONIAL RESIDENCE
1202 SPRINGDALE ROAD, NE ATLANTA, GA 30306

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STATE OF GEORGIA
CERTIFICATE NO. 012241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

EXISTING AND PROPOSED PLANS

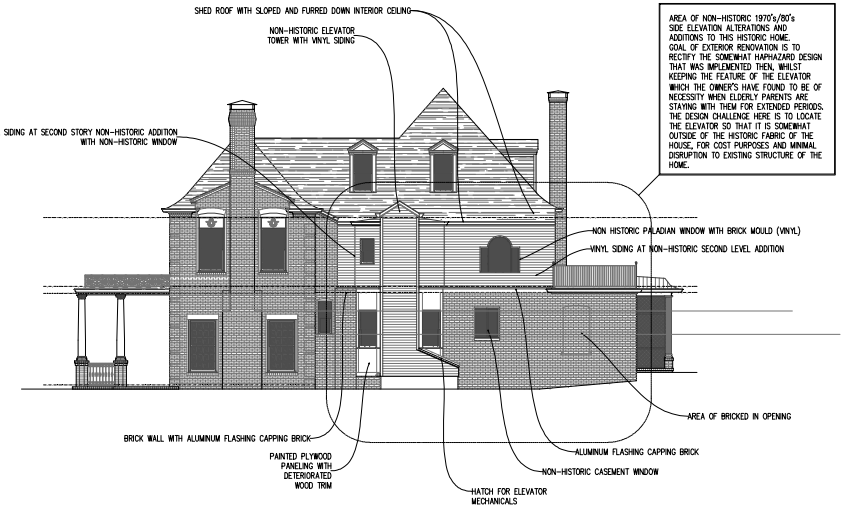
Date: 09-25-2020
Revisions: REV

Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS

A-2

EXISTING EXTERIOR ELEVATIONS

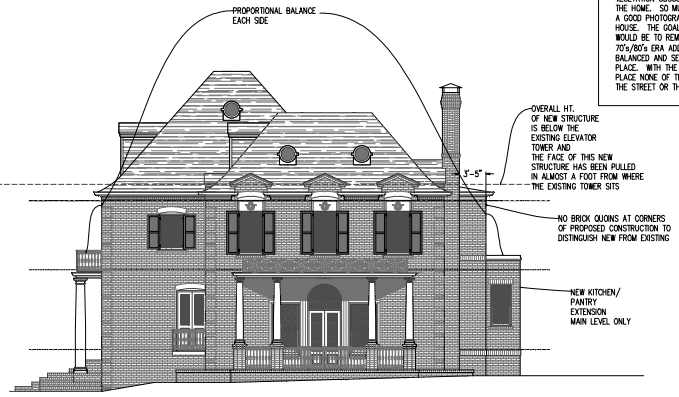
1 EXISTING FRONT ELEVATION
A-3 1/8"=1'-0"



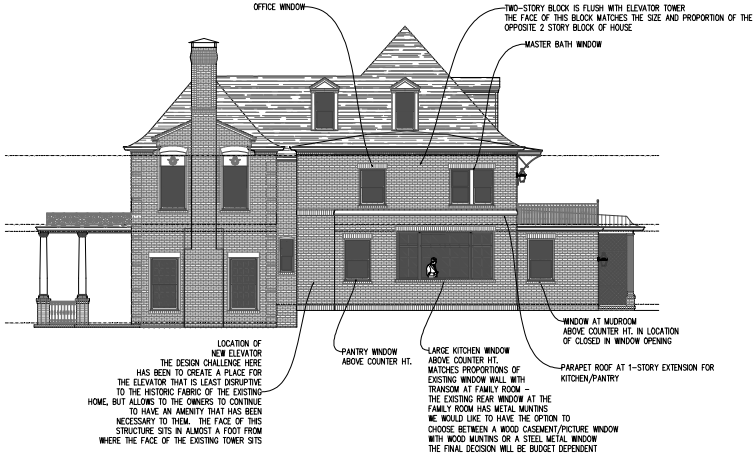
2 EXISTING SIDE YARD ELEVATION
A-3 1/8"=1'-0"

PROPOSED EXTERIOR ELEVATIONS

THIS ELEVATION IS A BIT DECEIVING IN THAT IT SHOWS THE FRONT OF THE HOUSE WITH NO EXISTING VEGETATION, WHEN IN FACT THERE IS A LARGE MAGNOLIA TREE AND OTHER HEAVY VEGETATION OBSCURING THE RIGHT SIDE OF THE HOME. SO MUCH SO, THAT I CANNOT GET A GOOD PHOTOGRAPH OF THIS SIDE OF THE HOUSE. THE GOAL WITH THE RENOVATION WOULD BE TO REMOVE THE VINYL CLAD 70's/80's ERA ADDITION AND CREATE A BALANCED AND SENSITIVE ADDITION IN ITS PLACE. WITH THE EXISTING GREENERY IN PLACE NONE OF THIS WILL BE VISIBLE FROM THE STREET OR THE FRONT YARD.



3 FRONT ELEVATION WITH PROPOSED SIDE ADDITION-ALTERNATE
A-3 1/8"=1'-0"



4 SIDE YARD ELEVATION WITH PROPOSED ADDITION
A-3 1/8"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN ARCHITECTURE

CULLEY-LONIAL RESIDENCE

1202 SPRINGDALE ROAD, NE ATLANTA, GA 30306

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STATE OF GEORGIA
CERTIFICATE NO. 01281
REGISTERED ARCHITECT
KAREN SUETTNER SOORIKIAN

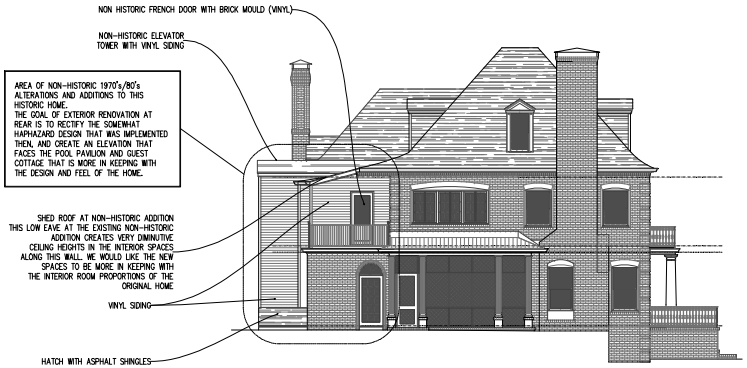
EXISTING AND PROPOSED FRONT AND SIDE ELEVATIONS

Date: 09-25-2020
Revisions: REV

Job Number: 18-12
Scale: $\frac{1}{8}$"=1'-0"
Drawn: KBS
Checked: KBS

A-3

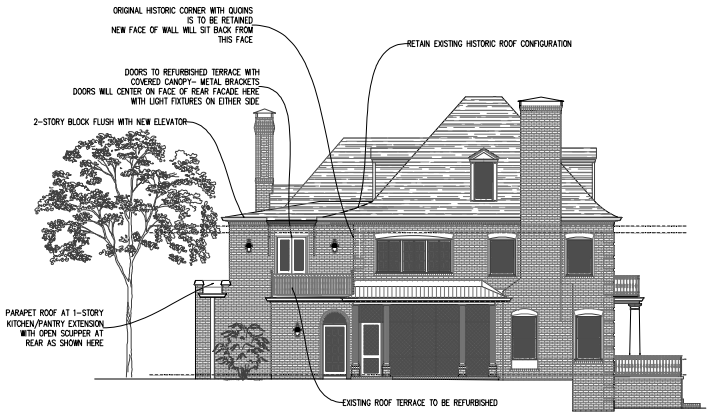
EXISTING EXTERIOR ELEVATIONS



1 EXISTING REAR ELEVATION
A-4 1/8"=1'-0"

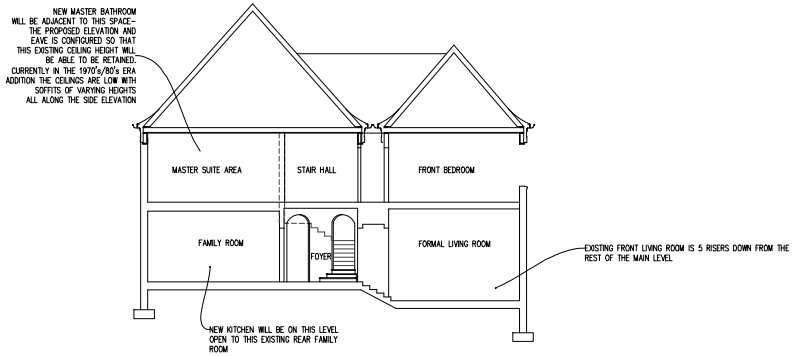
2 EXISTING DRIVEWAY SIDE ELEVATION
A-4 THERE WILL BE NO CHANGES TO THIS ELEVATION 1/8"=1'-0"

PROPOSED EXTERIOR ELEVATION



3 REAR ELEVATION WITH PROPOSED ADDITION
A-4 1/8"=1'-0"

EXISTING BUILDING SECTION FOR REFERENCE



4 EXISTING BUILDING SECTION
A-4 1/8"=1'-0"

659 Auburn Avenue
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Atlanta, GA 30312
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SOORIKIAN ARCHITECTURE

CULLEY-LONIAL RESIDENCE
1202 SPRINGDALE ROAD, NE ATLANTA, GA 30306

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

STATE OF GEORGIA
CERTIFICATE NO. 01324
REGISTERED ARCHITECT
KAREN SUETTNER SOORIKIAN

EXISTING AND PROPOSED REAR AND DRIVEWAY SIDE ELEVATIONS

Date: 09-25-2020
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A-4