



Michael L. Thurmond

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030

Wednesday, December 9, 2020 at 1:00 PM



Planning Department Staff Analysis

N4 Case No: A-20- 1244432 Parcel ID(s): 18-205-05-005

Commission District: 02 Super District 06

Applicant: David E. Jervis and Susan W. Jervis
2223 Abby Lane NE
Atlanta, GA 30345

Owner: Same as the Applicant

Project Name: 2223 Abby Lane NE

Location: The property is located east of Abby Lane, at 2223 Abby Lane, Atlanta, GA 30345.

REQUEST: Variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed deck, relating to the R-100 zoning district.

Staff Recommendation: "Approval" based on the submitted site plan received November 5, 2020.

STAFF FINDINGS:

Site Location: The property is located east of Abby Lane, at 2223 Abby Lane, Atlanta, GA 30345.

Variance request: Variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed addition, relating to the R-75 zoning district.

Variance Analysis: Based on the submitted materials, the applicant is requesting to increase maximum allowed lot coverage from 35% to 43.8% for proposed deck. The DeKalb County zoning ordinance requires a maximum allowed lot coverage of 35% feet all structures within the R-100 zoning district. Based on the submitted site plan, the existing lot coverage is non-conforming at approximately 41%. The proposed deck will increase the existing lot coverage by 3% to a new total of 44%. Based on the submitted materials, this variance does not go beyond that minimum necessary to afford relief.

Based on the submittal materials, it appears that the requested variance meets the criteria for approval based on the following criteria:

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

Based on the submitted site plan, by reason of the shape of the lot, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Due to the existing site constraints, it appears that the requested variance does not go beyond that minimum necessary to afford relief. Therefore, granting this variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Granting this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, , the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

Based on the submitted materials, it appears that the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

FINAL STAFF ANALYSIS:

Based on the submitted materials, this variance does not go beyond that minimum necessary to afford relief. Therefore, the Department of Planning and Sustainability recommends that the application be “approved” as shown on the submitted site plan received on November 5, 2020.

STAFF RECOMMENDATION: “Approval” based on the submitted site plan received November 5, 2020.



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. _____

Applicant and/or
Authorized Representative David E. Jervis and Susan W. Jervis

Mailing Address: 2223 Abby Lane NE

City/State/Zip Code: Atlanta, GA 30345

Email: jervisd@dsptools.com

Telephone Home: 240-505-7801 Business: _____ Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: David E. Jervis and Susan W. Jervis

Address (Mailing): 2223 Abby Lane NE

City/State/Zip Code: Atlanta, GA 30345

Email: jervisd@dsptools.com

Telephone Home: 240-505-7801 Business: _____ Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2223 Abby Lane NE City: Atlanta State: GA Zip: 30345

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CIRCLE TYPE OF HEARING REQUESTED

☒ **VARIANCE** (From Development Standards causing undue hardship upon owners of property.)

• **SPECIAL EXCEPTIONS** (To reduce or waive off-street parking or loading space requirements.)

• **OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.**

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: _____

Fee Paid: _____

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

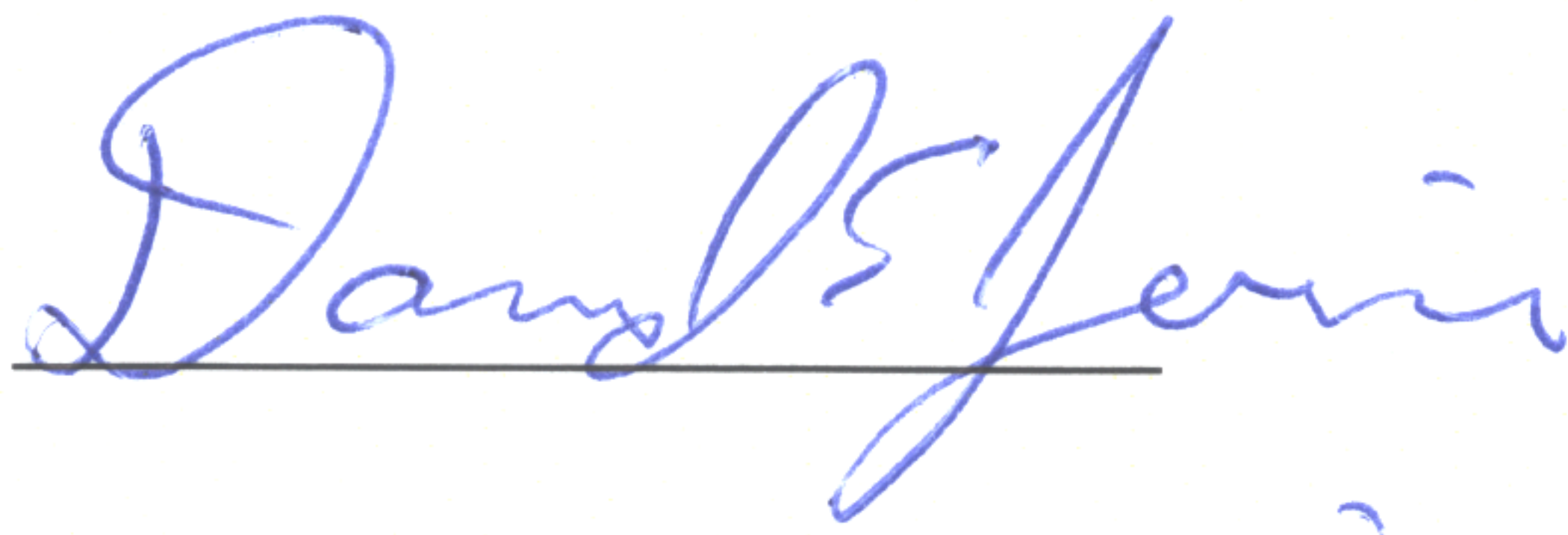
I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

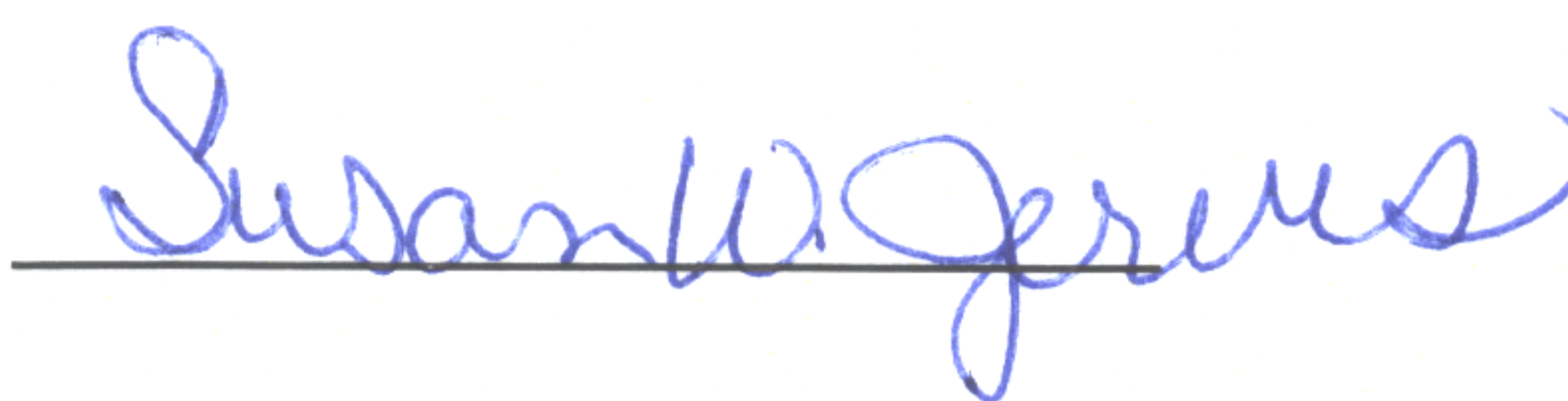
DATE: 11/4/2020

Applicant:
Signature



DATE: 11/4/2020

Applicant:
Signature





ZONING BOARD OF APPEALS APPLICATION

I hereby authorize the staff and members of the Zoning Board of Appeals
to inspect the premises of the Subject Property

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application

Applicant/Agent: Diego Fracasso
Signature

(I)/(WE) David E. Jervis and Susan W. Jervis
(Name of Owners)

Diego Fracasso of Bassett Construction
(Name of Applicant or Representative)

Owner

Owner

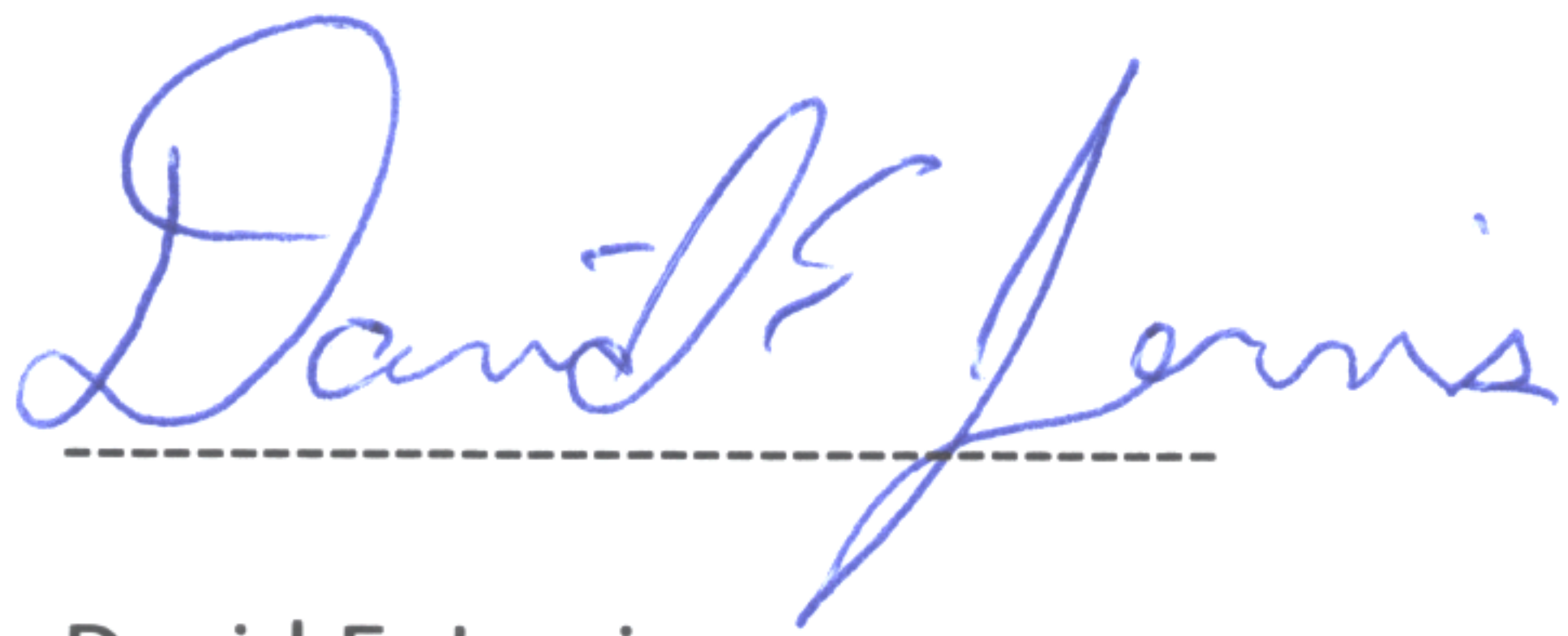
David and Susan Jervis
2223 Abby Lane NE
Atlanta, GA 30345
240-505-7801

Letter of Intent:

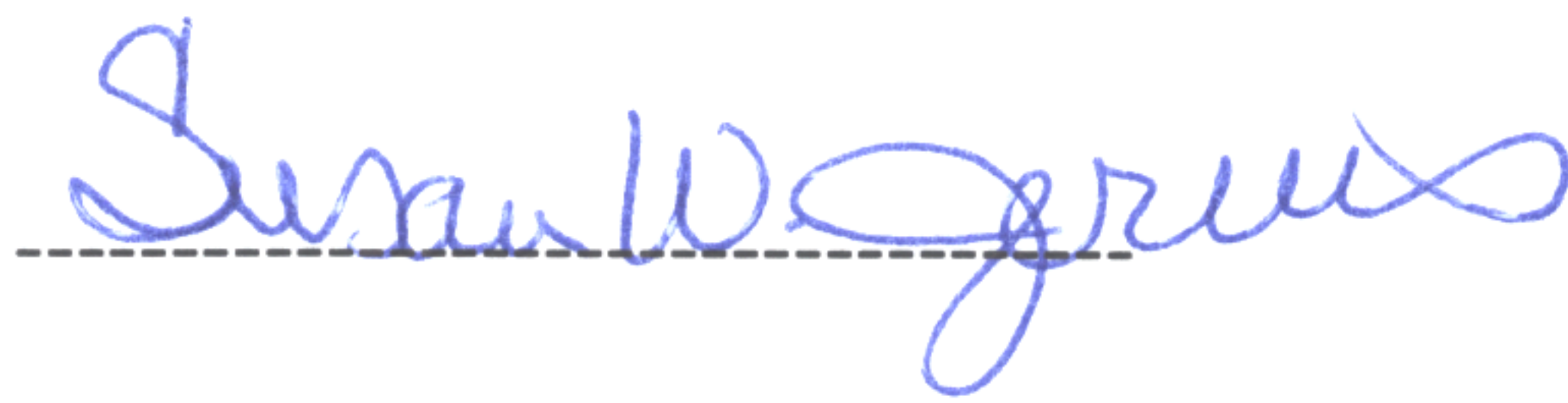
We would like to have Bassett Construction replace our old deck with a new deck and screened in porch similar to the one on our neighbor's house. The issue is that the deck would exceed the Impervious Surface regulation. The proposed new deck and screened in porch would be about three feet above the ground. The ground under the deck would remain dirt. It would have Trex composite flooring so water would be able to pass between the boards to the ground below. The screened in porch would have a roof with gutters and downspouts. To mitigate the impervious surface problem, we would route the downspout water to one or more flow wells.

As explained in the Hardship Letter, my wife and I are in our 70's. She has had melanomas surgically removed that were caused by sun exposure. That is why we would like the roofed, screened in part.

Please grant us a variance to the Imperious Surface requirement.



David E. Jervis



Susan W. Jervis

David and Susan Jervis
2223 Abby Lane NE
Atlanta, GA 30345
240-505-7801

November 4, 2020

Hardship Letter to request a variance to Impervious Surface

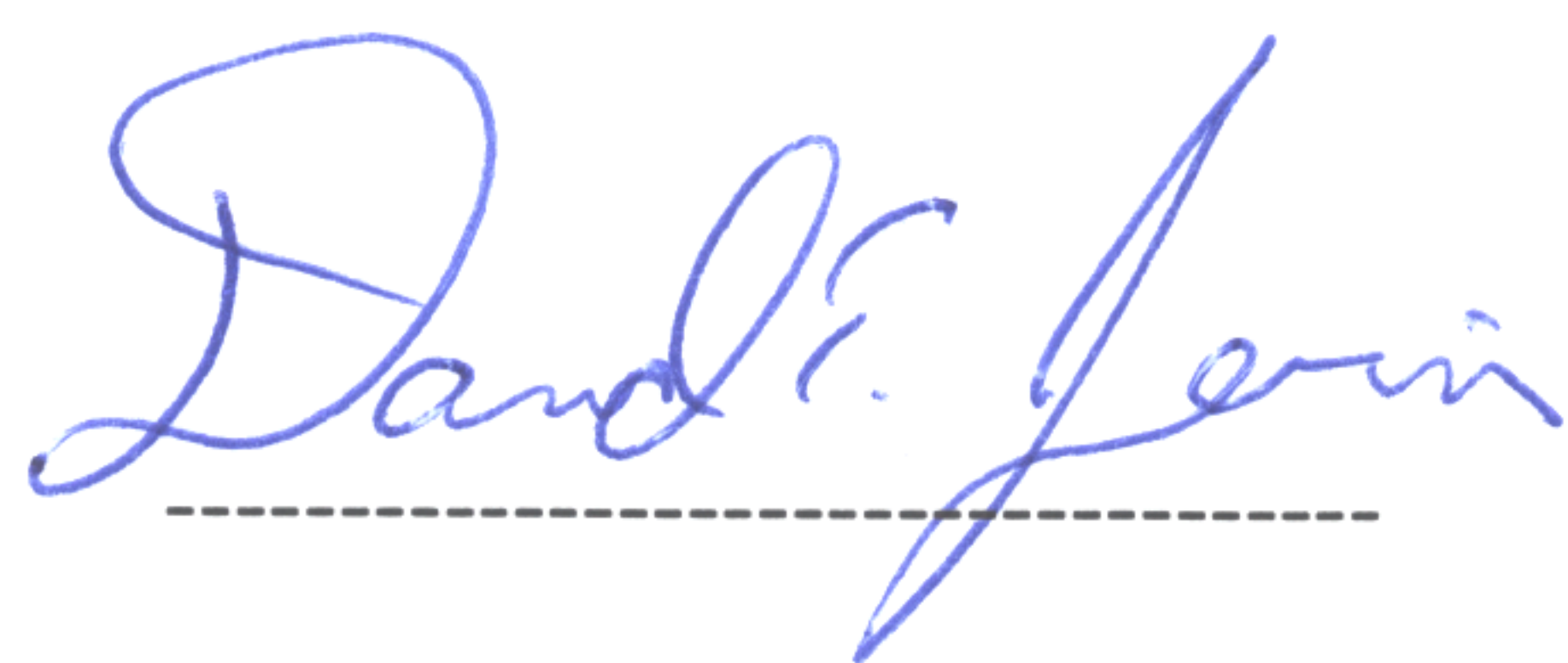
About two years ago my wife, Susan and I moved to Dekalb County to be near our grandchildren. We love it here. We are both in our 70s and we enjoy sitting outside on our small deck. Our present deck was built with the house in 2005. We would like to replace it with a better looking, better built deck, and we would like to add a screened-in covered part.

My wife has had several skin melanomas surgically removed. They were caused by sun-exposure. As you know, melanoma is the deadliest form of skin cancer because it is more likely to spread to other parts of the body if it is not caught and treated early.

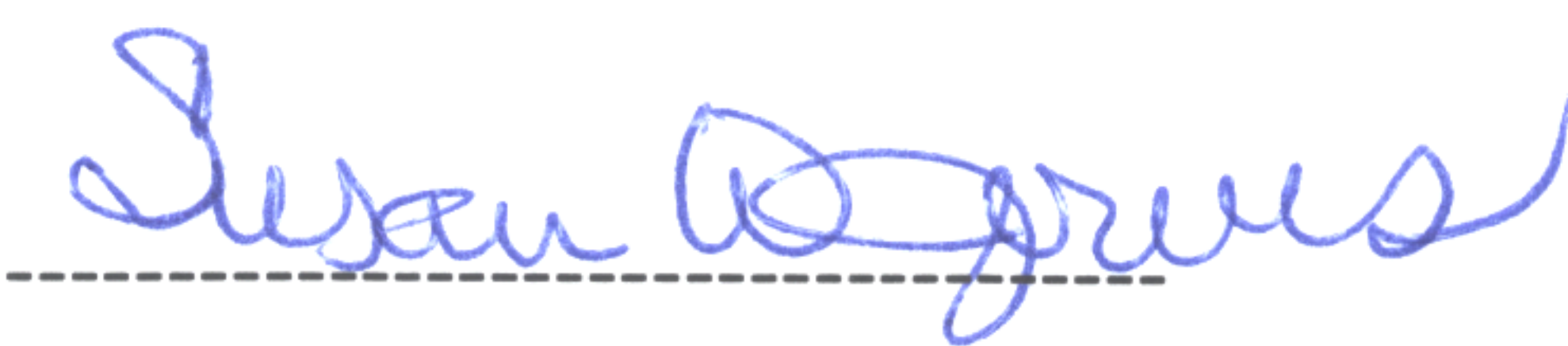
We want to have Bassett Construction replace our existing old deck with a new deck and screened-in covered porch. That would let us sit, protected from the sun, and mosquitoes and enjoy the beautiful outdoors.

Please consider granting us a variance to the impervious surface requirement.

Thank you,
David and Susan Jervis



David E. Jervis



Susan W. Jervis

**David and Susan Jervis
2223 Abby Lane NE
Atlanta, GA 30345
240-505-7801**

November 1, 2020

Re: Jervis Hardship Letter to request a variance to Impervious Surface

About two years ago my wife, Susan and I moved to Dekalb County to be near our grandchildren. We love it here. We are both in our 70s and we enjoy sitting outside on our small deck. Our present deck was built with the house in 2005. We would like to replace it with a better looking, better built deck, and we would like to add a screened-in covered part.

My wife has had several skin melanomas removed. They were caused by sun-exposure. As you know, melanoma is the deadliest form of skin cancer because it is more likely to spread to other parts of the body if it is not caught and treated early.

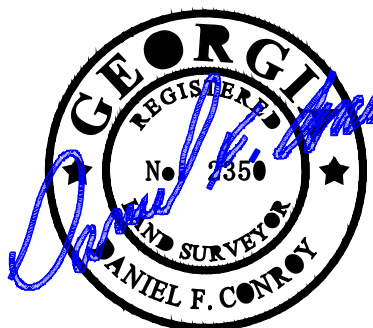
We want to have Bassett Construction replace our existing old deck with a new deck and screened-in covered porch. That would let us sit, protected from the sun, and mosquitoes and enjoy the beautiful outdoors.

Please consider granting us a variance to the impervious surface requirement.

Thank you,
David and Susan Jervis

PROPOSED

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
DANIEL F. CONROY PLS #2350 11/04/2020
DATE

ZONING SUMMARY: R100
RESIDENTIAL

FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 40'

INFORMATION OBTAINED FROM
DEKALB COUNTY ZONING.

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.

| PROPOSED IMPERVIOUS SURFACE AREA SUMMARY | |
|---|--------|
| AREA | SQ FT |
| TOTAL LOT | 13,789 |
| HOME | 3,154 |
| DRIVE/STEPS/CONC. | 1,797 |
| PORCH/DECK | 337 |
| WALLS | 103 |
| PATIO | 207 |
| ROCKS | 451 |
| TOTAL IMPERVIOUS COVERAGE | 6,049 |
| TOTAL % OF COVERAGE | 43.8 |

| | | | | | | | | | |
|------------------------------------|---------------|---------------------|-------------------|---------------------|---------------------------|--------------------|------------------------------|---------------------------|------------------------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | ○ MANHOLE | ⊠ A/C UNIT | ⊠ GAS VALVE | L.L. LAND LOT | C.B. CATCH BASIN | -S- SEWER LINE | BSL BUILDING SETBACK LINE | DB DEED BOOK | F.K.A. FORMERLY KNOWN AS |
| ● 1/2" REBAR WITH CAP SET LSF# 839 | ○ CLEAN OUT | - GUY WIRE | ⊠ CABLE BOX | N/F NOW OR FORMERLY | CNT CANTILEVER | -G- GAS LINE | CONC. CONCRETE | PB PLAT BOOK | NAD NORTH AMERICAN DATUM |
| ⊠ R/W MONUMENT | ⊠ WATER METER | ⊠ JUNCTION BOX | ⊠ POWER METER | R/W RIGHT-OF-WAY | ⊠ TELEPHONE BOX | -C- CABLE LINE | EOP EDGE OF PAVEMENT | PG PAGE | NAVD NORTH AMERICAN VERTICAL DATUM |
| ⊠ FIRE HYDRANT | ⊠ WATER VALVE | ⊠ OUTFLOW STRUCTURE | ⊠ POWER BOX | P/L PROPERTY LINE | ⊠ SIGN | -T- TELEPHONE LINE | BFE BASEMENT FLOOR ELEVATION | POB POINT OF BEGINNING | |
| | ⊠ POWER POLE | ⊠ DRAINAGE INLET | ⊠ REGULAR PARKING | OH OVERHANG | -W- WATER LINE | -X- FENCE LINE | GFE GARAGE FLOOR ELEVATION | POC POINT OF COMMENCEMENT | ⊠ HARDWOOD TREE |
| | ⊠ LIGHT POLE | ⊠ POWER/LIGHT POLE | ⊠ HANDICAP | ⊠ GAS METER | -U- OVERHEAD UTILITY LINE | -920- CONTOUR LINE | FFE FINISHED FLOOR ELEVATION | A.K.A. ALSO KNOWN AS | ⊠ PINE TREE |

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

● COPYRIGHT 2020 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.317 ACRES / 13,789 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 27068, PAGE 426, PLAT BOOK 24, PAGE 146
FIELDWORK PERFORMED ON 11/03/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 399,657 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



Know what's below.
Call before you dig.

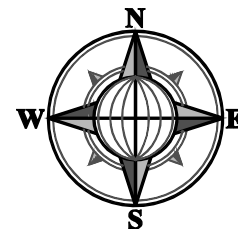


SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 730-4393
125 TOWN PARK DRIVE, SUITE 300
KENNESAW, GA 30144



GRID NORTH
GA. WEST ZONE
NAD 1983
DATUM: NAVD 1983
SCALE: 1"=20'

| NO. | REVISION | DATE |
|-----|----------|------|
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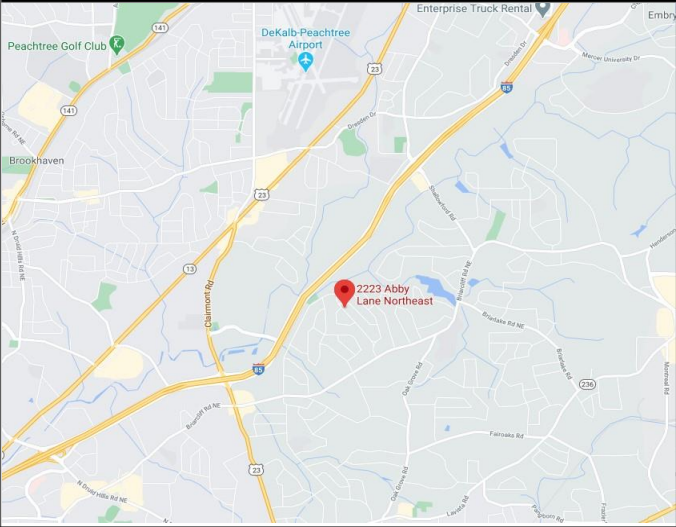

GRAPHIC SCALE - IN FEET
0 20 40

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: DAVID JERVIS
LOT 43, BLOCK B, UNIT ONE, MEADOWCLIFF S/D
LAND LOT 205, 18th DISTRICT,
DEKALB COUNTY, GEORGIA - 11/04/2020

PROJECT
22788.01

SHEET
1 OF 1

DWN:AR

| | | | | |
|--|---|---|--|-----------------------------------|
| <div>NEW DECK AND PORCH</div> <div>2223 ABBY LANE NE, ATLANTA, GA 30345</div> | <div>BUILDER LICENSE</div> <div>BCS, LLC</div> <div>RBQA 005651</div> | <div>PROJECT CONTACT</div> <div>DIEGO FRACASSO</div> <div>678-358-1900</div> | <div>DAVID JERVIS</div> <div>2223 ABBY LANE NE</div> <div>ATLANTA</div> <div>30345</div> | <div>PAGE:</div> <div>1 / 4</div> |
| <div>APPLICABLE CODES:</div> <div>INTERNATIONAL RESIDENTIAL CODE 2018 EDITION WITH GA AMENDMENTS</div> <div>NATIONAL ELECTRICAL CODE, 2017 EDITION</div> <div>ANY CHANGES TO PROJECT MUST BE APPROVED BY DEKALB COUNTY BUILDING DEPARTMENT</div> | <div>COVER_____1</div> <div>PLAN_____2</div> <div>ELEVATION_3</div> <div>DETAILS____4</div> |  | <div>DRAWN BY: BCS, LLC</div> <div>SCALE: As Noted</div> <div>DATE: 10/19/2020</div> | |
| <div>GENERAL NOTES:</div> <div>1. ALL WORK SHALL BE ACCOMPLISHED WITH THE SPECIFIED BUILDING CODES, BY COMPANIES AND/OR INDIVIDUALS PROPERLY LICENSED TO PERFORM SUCH WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB CONTRACTORS TO BUILD A STRUCTURALLY SOUND WATERPROOF STRUCTURE, FREE FROM MATERIAL DEFECTS, THAT CONFORMS TO THE LOCAL BUILDING CODES AND AREA RESTRICTIONS.</div> <div>2. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) HAVE READ AND UNDERSTAND ALL DRAWINGS, SPECIFICATIONS, AND APPLICABLE CODES UNDER WHICH THE BUILDING IS TO BE CONSTRUCTED. THE DESIGNER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE FAILURE TO FOLLOW THE CONSTRUCTION DOCUMENTS OR THE DESIGN INTENT THEY CONVEY.</div> <div>3. THE CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND NOTIFY THE DESIGNER AND/OR ENGINEERS IN WRITING IF ANY ADISCREPANCIES OR INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS ARE DISCOVERED, PRIOR TO SUBMITTING A BID AND BEGINNING CONSTRUCTION.</div> <div>4. IN CASES OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL BE ASSUMED UNTIL A RULING IS MADE BY THE DESIGNER AND/OR ENGINEERS.</div> <div>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ALL WORK TO BE IN COMPLIANCE WITH CURENTLY ADOPTED CODES.</div> <div>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS TO INSURE THE SAFETY, INTEGRITY, AND COMPLETION OF THIS PROJECT.</div> <div>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS AND TESTS.</div> <div>8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, STRUCTURAL STEEL SUPPORT, HANGERS, AND OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, MILLWORK, CABINETRY, STONE, HANDRAILS, FURNISHINGS, DECORATIVE LIGHTING, AND ALL OTHER ITEMS REQUIRING SAME.</div> <div>9. ALL WORK AND/OR MATERIALS, ASSEMBLIES, PRODUCTS, AND FINISHES SHALL BE PERFORMED AND ISNTALLED PER MANUFACTURER'S RECOMMENDATIONS.</div> <div>10. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. IN ORDER TO IDENTIFY CONFLICTS WITH EXISTING CONSTRUCTION AND DIMENSIONAL ERROR, DIMENSIONAL LAYOUT SHALL BE VERIFIED IN FIELD PRIOR TO PROCEEDING WITH WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DIMENSIONS REQUIRING CORRECTION. DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.</div> <div>11. CONTRACTOR IS TO TAKE ALL NECESSARY MEASURES TO ENSURE THAT ANY ADJACENT FINISHES OR OCCUPIED SPACE IS PROTECTED FROM SOILING OR DAMAGE DURING CONSTRUCTION AND DEMOLITION.</div> | <div>REVISION LOG</div> | <div>COVER</div> | <div><div>Construction Services</div><div>404-862-0988</div><div>www.BCSAtlanta.com</div></div> | |
| | <div>ENGINEER</div> | | | |
| | <div>ARCHITECT</div> | | | |

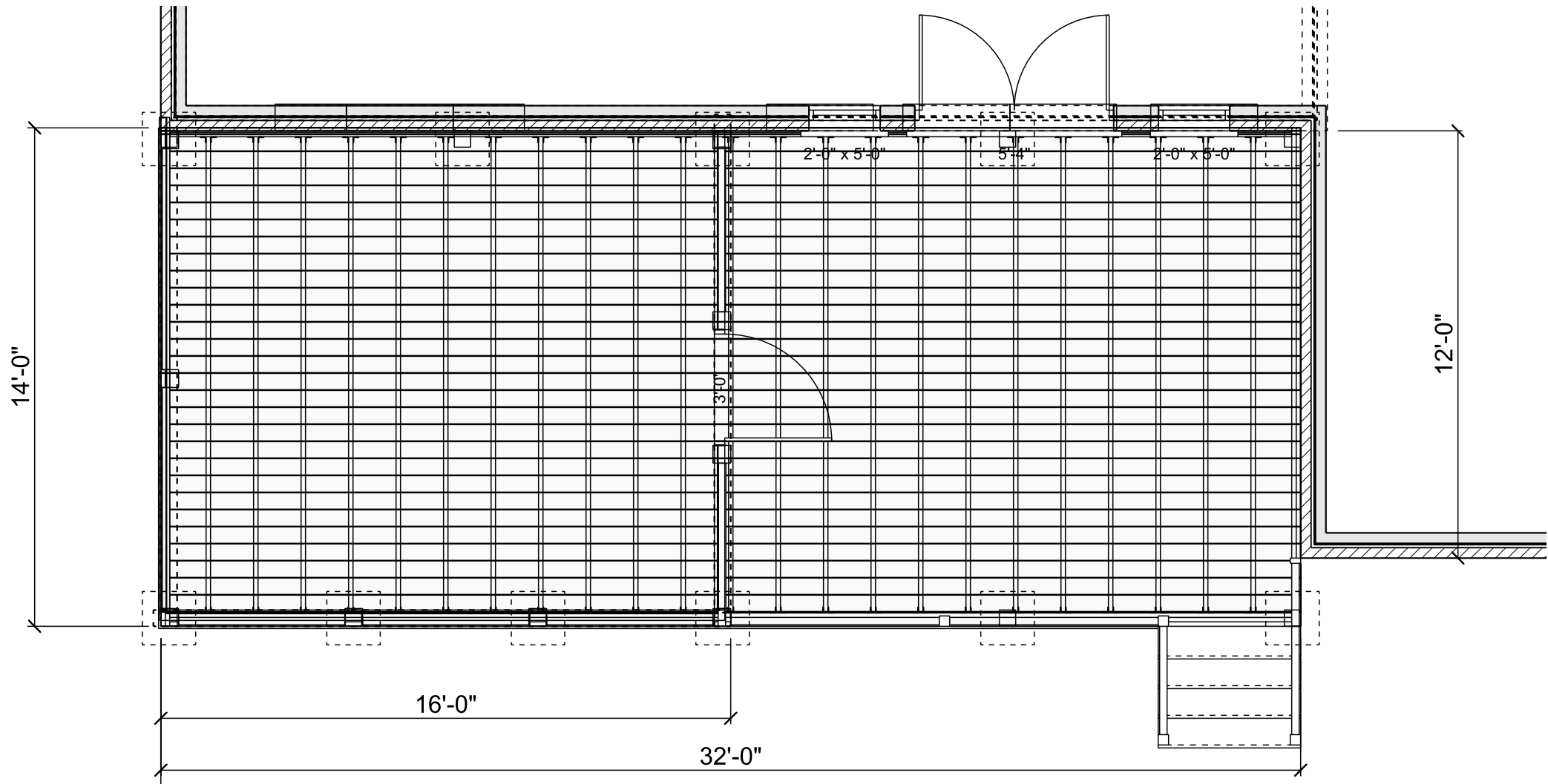
32' X 14' DECK PLATFORM
(3) 2X12 OUTSIDE BAND
(2) 2X12 SIDE BAND AND LEDGER
2X10 JOISTS @ 12" OC
JOIST HANGERS
BUILT TO BE FREESTANDING - ADD FOOTING AND POSTS AGAINST HOUSE
TREX DECKING

14' X 16' OF PLATFORM WILL HAVE A CEDAR PORCH
6X6 POSTS
6X6 BEAM/HEADER
4X8 RAFTERS
CYPRESS T&G ROOF SHEATHING (EXPOSED INSIDE PORCH)
SYNTHETIC FELT WITH ARCHITECTUAL SHINGLES
ALL CEDAR RAILING WITH BLACK ALUMINUM BALUSTERS
MATCH SOFFIT/FASICA/GUTTERS TO EXISTING HOUSE
SITE BUILT CEDAR 36" SCREEN DOOR
REMOVABLE SCREEN PANELS

DECK RAILING WILL HAVE 4X4 PT POSTS AND HORIZONTAL MEMBERS
2X6 CEDAR TOP PLATE
THRU BOLTED TO BAND

ONE SET OF 42" STAIRS TO YARD
POUR APPROX 36"X36" CONCRETE LANDING AT BOTTOM

6X6 PT SUPPORT POSTS WITH UPPER AND LOWER SIMPSON STRONG-TIE BRACKETS
CONCRETE FOOTINGS FOR DECK AND PORCH WILL BE A MINIMUM 18"X18"X24" DEEP
FOOTING NEAR BLOCK WALL MUST BE EXCAVATED TO UNDISTURBED SOIL
STRUCTURAL ENGINEER WILL TEST AND APPROVE THESE FOOTINGS



DAVID JERVIS

2223 ABBY LANE NE
ATLANTA 30345

DRAWN BY: BCS, LLC

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

DATE: 10/19/2020

PAGE:
2 / 4

PAGE TITLE

PLAN

BASSETT
Construction Services
404-862-0988
www.BCSAtlanta.com

TOP OF ROOF - - - - -



EXISTING



DAVID JERVIS

2223 ABBY LANE NE
ATLANTA
30345

DRAWN BY: BCS, LLC

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

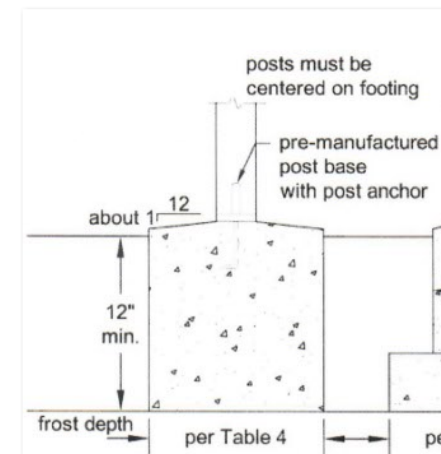
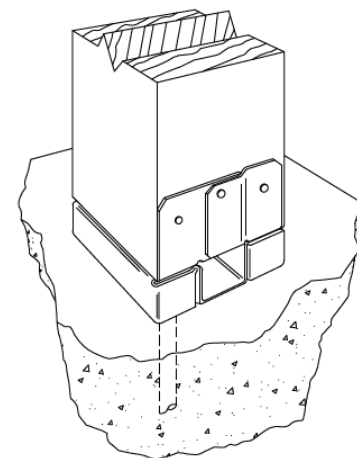
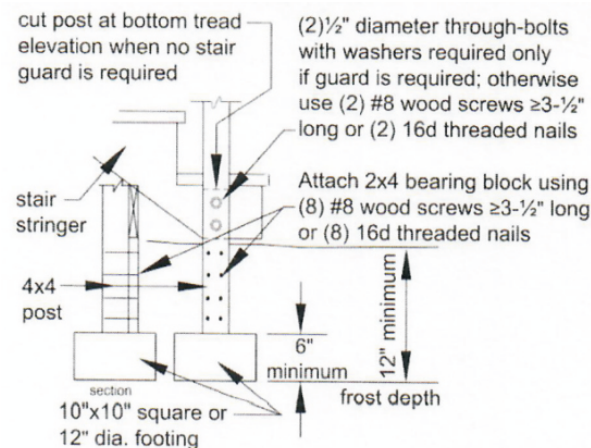
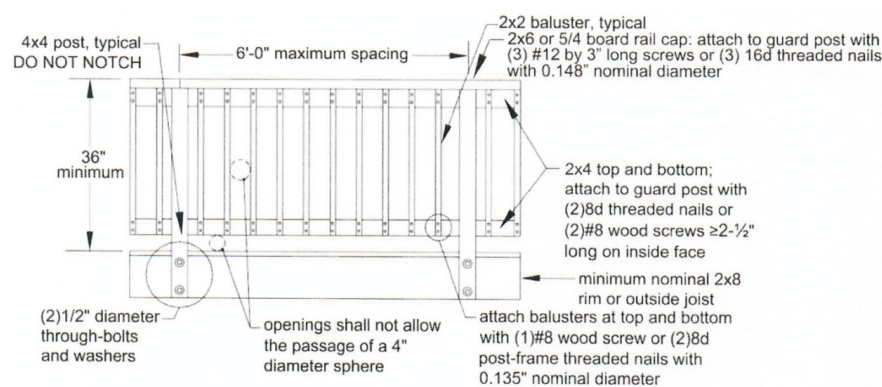
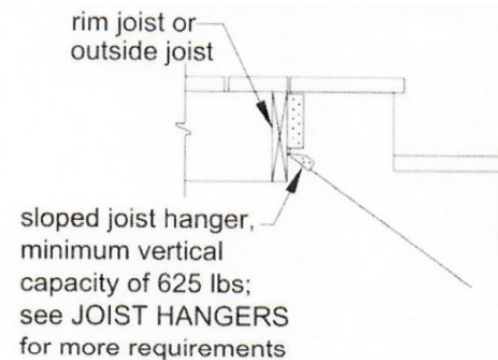
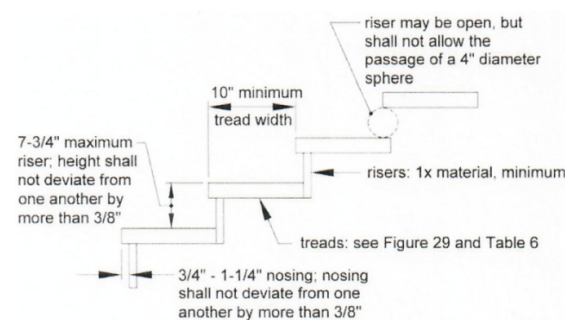
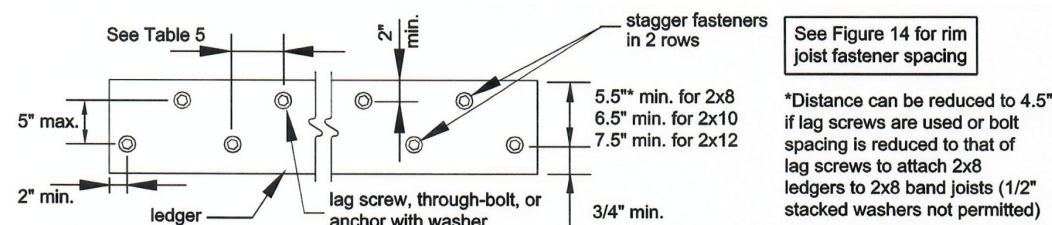
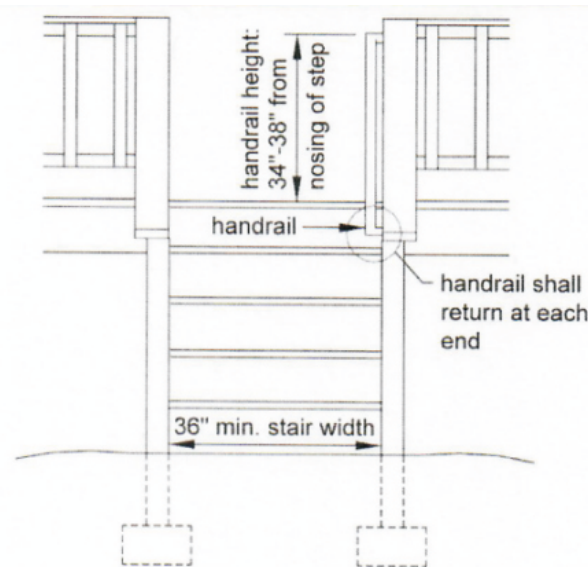
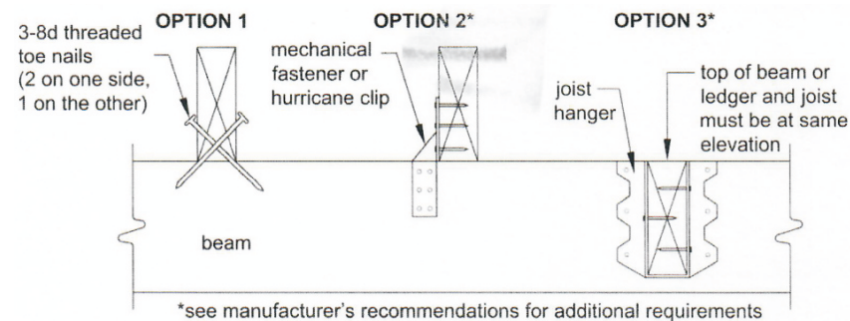
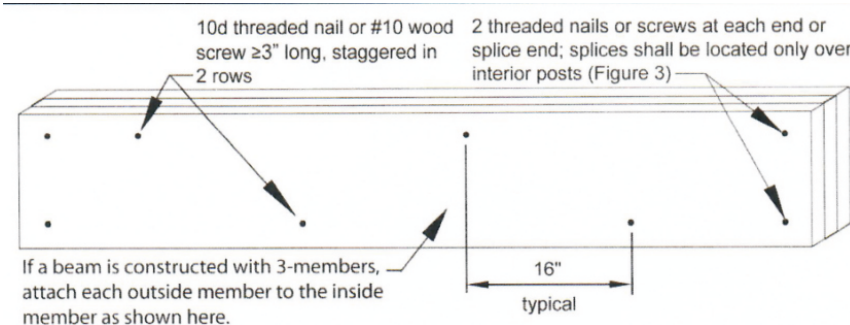
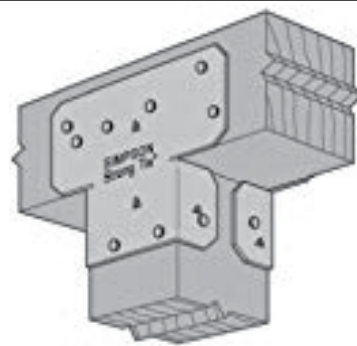
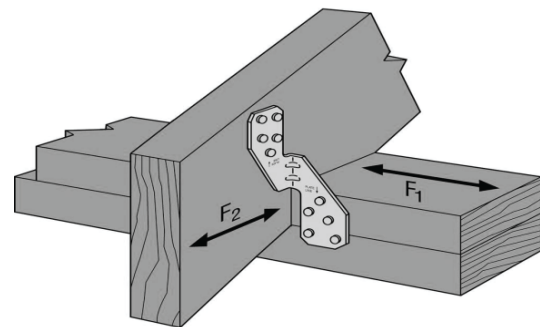
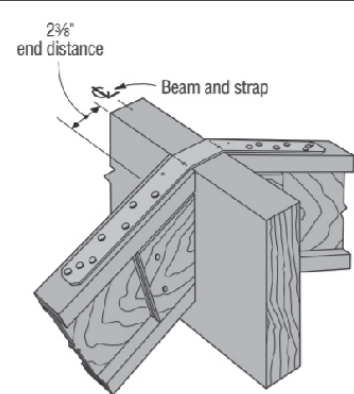
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