



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ADMINISTRATIVE VARIANCES AND SPECIAL EXCEPTIONS APPLICATION

AV/SE NO.: _____

APPLICANT: Brenda Sanders

ADDRESS (MAILING): 3281 Sugar Creek Trce EMAIL: oneillb@bellsouth.net

CITY: Atlanta STATE: GA ZIP: 30316

TELEPHONE: HOME: 404-433-8017 BUSINESS: _____ FAX: _____

OWNER OF RECORD FOR WHICH APPLICATION IS MADE (Print name)

Name (Print): Brenda Sanders

Name (Signature): Brenda Sanders E-Mail: oneillb@bellsouth.net

Address (Mailing): 3281 Sugar Creek Tr. City: Atlanta State: GA Zip: 30316

Telephone: HOME: 404-433-8017 Business: _____ Fax: _____

Authorized Agent: Great Day Improvements E-Mail: larry.mattis@greatdayimprovements.com

Address (Mailing): 4024 Enterprise Way Ste 140 City: Flowery Branch State: GA Zip: 30542

Telephone: HOME: _____ Business: 470-408-2113

ADDRESS/LOCATION OF PROPERTY FOR WHICH APPLICATION IS MADE

Address: 3281 Sugar Creek Trce City: Atlanta State: GA Zip: 30316

District(s): 15th Land Lot(s): 85 Block: A Parcel: 1508502080

Zoning: RSM Commission District(s): _____

To Be Completed By Planning and Development Department

Date Received: _____ Fee Paid: _____ Receipt No.: _____



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DEPARTMENT OF PLANNING & SUSTAINABILITY

SUBMITTAL INSTRUCTIONS

I hereby authorize the staff of the DeKalb County Planning Department to inspect the premises of the above-described property.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED AS A RESULT OF THIS APPLICATION IS TRUE AND CORRECT AND THAT IF AM NOT THE PROPERTY OWNER, I AM AUTHORIZED BY THE SAME TO

MAKE SUCH REQUESTS, CLAIMS, AND REPRESENTATIONS AS MAY BE FOUND WITH THIS APPLICATION.

APPLICANT/AGENT SIGNATURE: Brenda Sarden DATE: 1/17/23

Section 27-922 Administrative Variances and Special Exceptions

A. The Director of Planning is hereby authorized to consider and grant or deny, pursuant to the procedures and standards contained in this Section, a variance or a special exception from the following regulations:

1. Reduce by variance any front, side or rear yard setback by an amount not to exceed ten percent (10%) of the district requirement, but not including any transitional buffer zone or any setback which is a condition of zoning or special land use permit, pursuant to the standards specified in Section 27-916.
2. Reduce by variance the required spacing between buildings in districts where multiple buildings are authorized on a single lot in an amount not to exceed 10% of the requirement, but not in an amount which is less than the minimum requirement imposed by Chapter 7 of the DeKalb County Code of Ordinances, pursuant to the standards specified in Section 27-916.
3. Reduce by special exception the off-street parking or loading requirements imposed by this Chapter in an amount not to exceed ten percent (10%) of the district requirement, pursuant to the standards specified in Section 27-913.A.
4. Reduce by special exception the off-street parking requirements imposed by this Chapter for any lot which is located 1,000 feet of the boundary of a Marta Rapid Transit Station in an amount not to exceed 25 percent of the district requirement, pursuant to the standards specified in Section 27-913.B.

B. Any request for administrative variance or special exception permitted by this Section shall be filed with the Director of Planning. The Director shall review and decide upon each such application pursuant to the applicable standards referred to in each subsection above, and shall make a written decision on each such application no later than 30 days from the date such application was filed. No administrative variance or special exception shall be authorized to delete, modify or change in any manner any condition imposed by the Board of County Commissioners or the Zoning Board of Appeals.

Dekalb County
Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30030

Letter of Intent for Zoning Variance for:
Brenda Sanders
3281 Sugar Creek Trace
Atlanta, Ga 30316

Dear Planning & Zoning members,

I am requesting a variance for the above address to seek relief of the required rear yard setback for the reason below, the proposed reduction of rear yard setback would allow the property owner to enclose existing concrete patio and would be in character with surrounding homes.

1. Due to the size of lot combined with required rear yard setback of 40 Ft combined with the strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of the rights and privileges currently enjoyed on this site and by other property owners in the same zoning district. I am requesting a reduction in the required rear yard setback to 31.1
2. I strongly believe that 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 property is located & also has no effect on any adjoining properties.
3. This zoning relief will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to current property owner not just a casual/discretionary inconvenience as the new sunroom being built will blend with the current homes in the neighborhood & will allow for enjoyment with my family for years to come.

Thank you for your consideration,

Sincerely,



Brenda Sanders
Property Owner

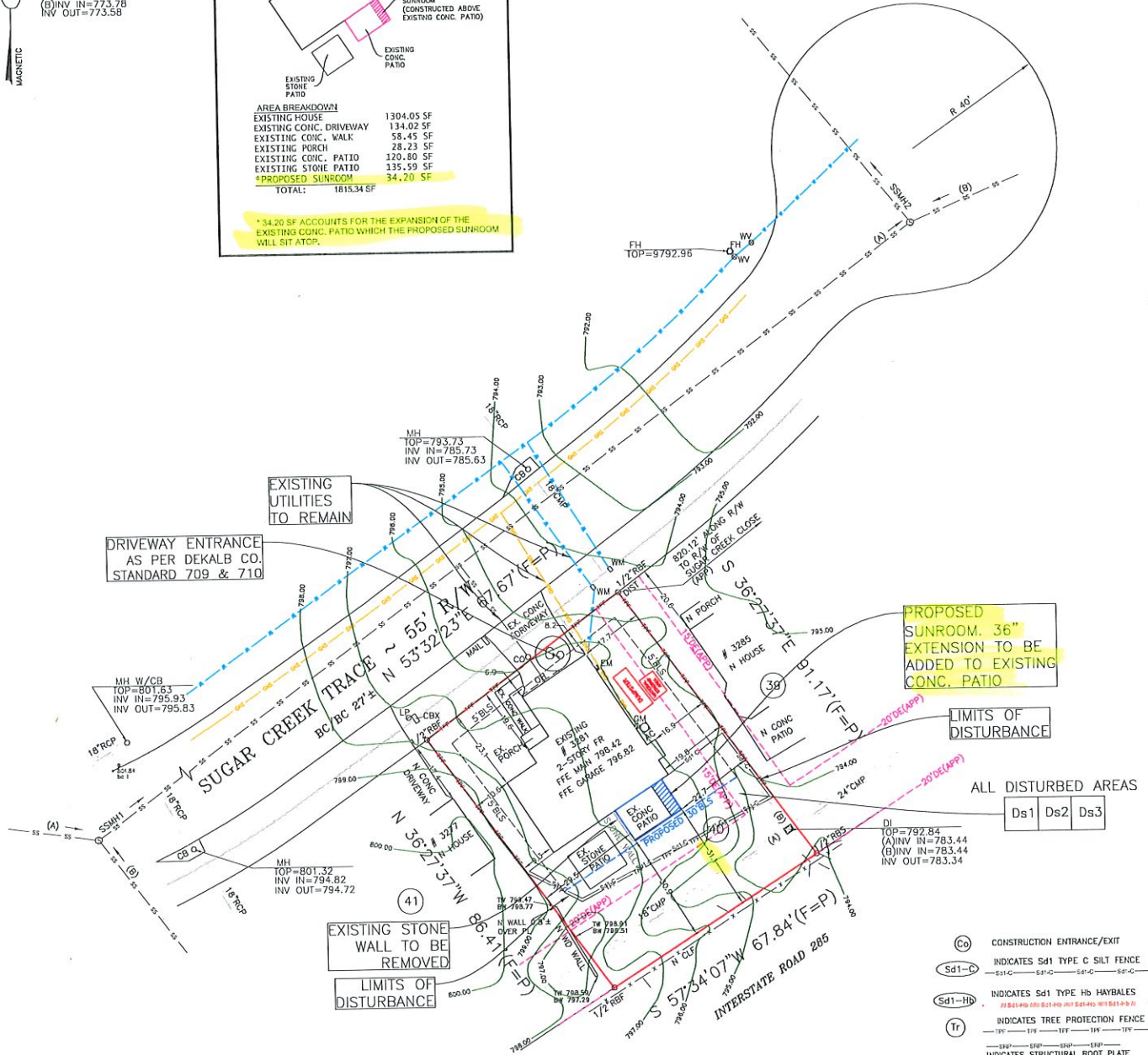
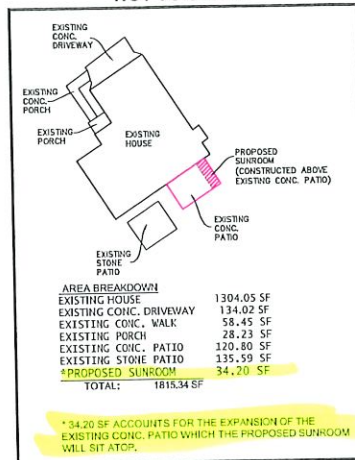
LOT COVERAGE DETAIL

NOT TO SCALE

EXIST. HOUSE FFE
MAIN 798.42

SSMH1
TOP=806.28
(A) INV IN=797.38
(B) INV IN=797.28
INV OUT=797.18

SSMH2
TOP=788.48
(A) INV IN=773.68
(B) INV IN=773.78
INV OUT=773.58



TOTAL LAND AREA
6008.63 SF / 0.138 AC

ALLOWABLE LOT COVERAGE
3004.32 SF / 0.069 AC / 50%
EXISTING LOT COVERAGE (PRE-DEVELOPMENT)
1781.14 SF / 0.041 AC / 29.6%

PROPOSED LOT COVERAGE (POST-DEVELOPMENT)
1815.34 SF / 0.042 AC / 30.2%

DISTURBED AREA
1120.95 SF / 0.026 AC

FLOOR AREA RATIO
See architect's set for details

SCALE 1" = 20'

EROSION CONTROL

| LOT 40 | BLOCK A |
|--------------------------------------------------------------------|------------------------------|
| SUGAR CREEK FALLS SUBDIVISION | UNIT PHASE II |
| LAND LOT B5 | 15TH DISTRICT SECTION |
| DEKALB COUNTY, GEORGIA | DB.10376/Pg.277 PB.104/Pg.50 |
| FIELD WORK DATE OCT 24, 2022 | PRINTED/SIGNED DEC. 6, 2022 |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 18" x 24" | |

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 65 SECONDS PER ANGLE POINT AND WAS OBTAINED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

MC
COORD #20221885
DWG #20221885

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

SITE PLAN PREPARED FOR: SHEET 2 OF 4
BRENDA SANDERS

PROPERTY ADDRESS:
3281 SUGAR CREEK TRACE
ATLANTA, GA 30316

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-8241
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



EXIST. HOUSE FFE
MAIN 798.42

SSMH1
TOP=806.28
(A) INV IN=797.38
(B) INV IN=797.28
INV OUT=797.18

SSMH2
TOP=788.48
(A) INV IN=773.68
(B) INV IN=773.78
INV OUT=773.58

MAGNETIC

NO IMPACT TO TREES

DRIVEWAY ENTRANCE
AS PER DEKALB CO.
STANDARD 709 & 710

LIMITS OF
DISTURBANCE

ALL DISTURBED AREAS

Ds1 Ds2 Ds3

LIMITS OF
DISTURBANCE

- (Co) CONSTRUCTION ENTRANCE/EXIT
INDICATES Sd1 TYPE C SILT FENCE
Sd1-C Sd1-C Sd1-C Sd1-C
Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES
Tr INDICATES TREE PROTECTION FENCE
INDICATES STRUCTURAL ROOT PLATE
Ds1 DISTURBED AREA STABILIZATION
(WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION
(W/TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)
Ds4 DISTURBED AREA STABILIZATION
(WITH SOILING)

TREE PROTECTION PLAN

| | |
|----------------------------------------------|------------------------------|
| LOT 40 | BLOCK A |
| SUGAR CREEK FALLS SUBDIVISION | UNIT PHASE II |
| LAND LOT 85 | 15TH DISTRICT SECTION |
| DEKALB COUNTY, GEORGIA | DB.10376/PG.277 PB.104/PG.50 |
| FIELD WORK DATE OCT 24, 2022 | PRINTED/SIGNED DEC. 6, 2022 |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | PAPER SIZE: 18" x 24" |

SITE PLAN PREPARED FOR:
BRENDA SANDERS

PROPERTY ADDRESS:
3281 SUGAR CREEK TRACE
ATLANTA, GA 30316

MC
COORD #20221885
DWD #20221885

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30354
FAX 404-601-6941
TEL 404-252-5747
INFO@SURVEYLANDPRESS.COM



TOTAL LAND AREA
6008.63 SF / 0.138 AC

0 20
SCALE 1" = 20'



PROPERTY IS ZONED RSM
(CZ-82038)
DEKALB COUNTY
BUILDING SETBACK(APP):
FRONT: 5.0'
SIDE: 5.0'
REAR: 30.0' PROPOSED
MAX. LOT COVERAGE 50%
MAX. BUILDING HEIGHT 30'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

DISTURBED AREA STABILIZATION
ANTICIPATED STARTING DATE: 01/09/2023
ANTICIPATED COMPLETION DATE: 04/09/2023
THE INSTALLATION OF EROSION AND
SEDIMENTATION CONTROL MEASURES AND
PRACTICES SHALL OCCUR PRIOR TO OR
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT
TOTAL OF GROSS CUBIC YARDS OF CUT: 1
TOTAL OF GROSS CUBIC YARDS OF FILL: 1
EXCESS OF SOIL TO BE HAULED OFF.

* LINE INDICATORS *

- SS SS SS
- INDICATES SANITARY SEWER LINE
- P P P
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES EASEMENT
- INDICATES STRUCTURAL ROOT PLATE

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET
- IRON ROD FOUND
- REGULATION VALVE
- JUNCTION BOX
- LAND LOT LINE
- MAGNETIC SETTING IP
- MAGNETIC FENCE
- MAN HOLE
- MANHOLE
- OVERFLOW
- OVERFLOW PIPE FOUND
- OVERFLOW UNCLAR
- PROPERTY CORNER
- PROPERTY LINE
- PROPERTY BEGINNING
- POWER POLE
- POWER LINE
- PORCH
- RECORD
- REINFORCED BAR FOUND
- REINFORCED CONC. PIPE
- R/W
- SC
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- SOIL
- TOP OF BANK
- UTILITY EASEMENT
- WOOD
- WOOD FENCE
- WOOD DECK
- WOOD LINE
- WATER METER
- WATER VALVE
- WATER VALVE
- WATER VALVE
- W/TH
- YARD INLET

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID NUMBER 13088C01333. EFFECTIVE DATE: 05/16/2013
NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS SURVEY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ONLINE SOURCES AND TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. THE SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
14. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.
15. TOTAL SQUARE FOOTAGE OF THE LOT IS 6008.63 SF.

SPECIAL SITE PLAN NOTES:

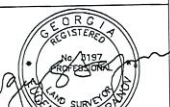
1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. NO GRADED SLOPES SHALL EXCEED 3H : 1V.
8. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND PRIOR TO FOOTERS BEING POURED.
9. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
10. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
11. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED DURING FINAL LANDSCAPING.
12. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
13. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BMP(S).
18. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
19. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM
20. I, EUGENE STEPANOV, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

THE PLACEMENT OF DUMPSTERS AND THE
PARKING OF AUTOMOBILES IS PROHIBITED IN
THE RIGHT-OF-WAY.

COVER PAGE

| | |
|----------------------------------------------|------------------------------|
| LOT 40 | BLOCK A |
| SUGAR CREEK FALLS SUBDIVISION | UNIT PHASE II |
| LAND LOT 85 | 15TH DISTRICT SECTION |
| DEKALB COUNTY, GEORGIA | DB.10376/PG.277 PB.104/PG.50 |
| FIELD WORK DATE OCT 24, 2022 | PRINTED/SIGNED DEC. 6, 2022 |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | PAPER SIZE: 18" x 24" |

| | |
|-------------------------|--|
| SITE PLAN PREPARED FOR: | |
| BRENDA SANDERS | |
| PROPERTY ADDRESS: | |
| 3281 SUGAR CREEK TRACE | |
| ATLANTA, GA 30316 | |



| | |
|----------------------------------------|---------------------------------------------------|
| GSWCC | GEORGIA SOIL AND WATER CONSERVATION COMMISSION |
| EUGENE A STEPANOV | |
| LEVEL II CERTIFIED DESIGN PROFESSIONAL | |
| CERTIFICATION NUMBER 0000065549 | |
| ISSUED: 01/27/2021 EXPIRES: 01/27/2024 | |

| | |
|-----------------------------------------------|--|
| NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER: | |
| 3281 SUGAR CREEK TRACE | |
| ATLANTA, GA 30316 | |
| 24-HRS CONTACT: BRENDA SANDERS | |
| EMAIL: oneilb@bellsouth.net | |



MC
COORD #20221885
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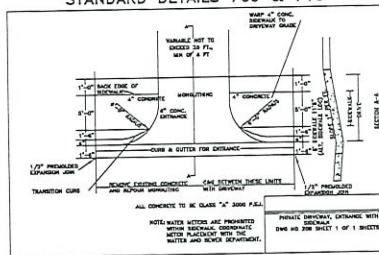
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

34 LEXINGTON
ATLANTA, GA 30324
FAX 404-621-0941
TEL 404-252-3947
INFO@SURVEYLANDPRESS.COM

- **Tree Protection Signs** are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in language so that all workers on site are able to understand.

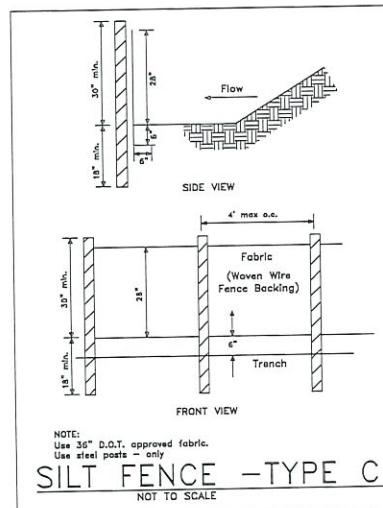


STANDARD DETAILS 709 & 710



1. No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the CRZ or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.



Sd1-C SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

TREE REPLACEMENT PLAN

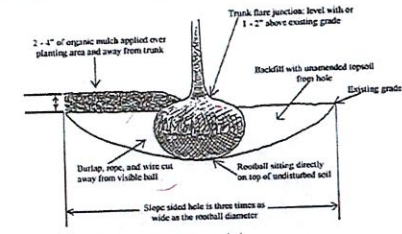
The TRP shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the TRP must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than 25% may be of any single species. No more than 25% may be evergreen species.

Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the CA. Existing trees $\geq 2"$ DBH and $\geq 7.9'$ may be used for credit on the tree replacement plan.

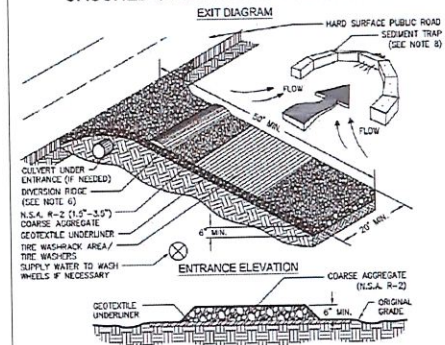
Unless otherwise approved by the CA, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, disease, nutritional disorders or root defects, and must be in good vigor to assure a reasonable expectation of survival. Standards for transplanting shall be in compliance with the International Society of Arboriculture (ISA) publication **Tree and Shrub Planting Manual** or a similar publication.

Replanted trees should be ecologically compatible with the site and neighboring area. When practical, replanted trees shall be of the same or similar species as those removed. Trees shall be planted in manner that provides adequate space for nourishment, light, and maturation.

Planting and staking details, as well as other applicable drawings, shall be specified in the TRP.



CRUSHED STONE CONSTRUCTION EXIT



1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5\"/>

Figure 6-14.1

MISC. DETAILS

| | | | |
|----------------------------------------------|-----------------------------|--------------|----------|
| LOT 40 | BLOCK A | UNIT | PHASE II |
| SUGAR CREEK FALLS SUBDIVISION | | | |
| LAND LOT 85 | 15TH DISTRICT | SECTION | |
| DEKALB COUNTY, GEORGIA | DB.10376/PG.277 | PB.104/PG.50 | |
| FIELD WORK DATE OCT 24, 2022 | PRINTED/SIGNED DEC. 6, 2022 | | |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | PAPER SIZE: 18" x 24" | | |

SITE PLAN PREPARED FOR:
BRENDA SANDERS

PROPERTY ADDRESS:
3281 SUGAR CREEK TRACE
ATLANTA, GA 30316



MC
COORD #20221885
DWG #20221885

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINT
ATLANTA, GA 30324
FAX 404-621-0941
TEL 404-252-0747
INFO@SURVEYLANDEXPRESS.COM

NO PART OF THIS PLAN OR ANY OTHER INFORMATION HEREON SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON.



GREAT DAY IMPROVEMENTS, ATLANTA
SANDERS RESIDENCE

| DRAWING # | DESCRIPTION |
|-----------|--------------------|
| 1 | COVER |
| 2 | ELEVATION "A" WALL |
| 3 | ELEVATION "B" WALL |
| 4 | ELEVATION "C" WALL |
| 5 | CONCRETE PLAN |
| 6 | FLOOR PLAN |
| 7 | ROOF PLAN |
| 8 | SYSTEM DETAILS |
| 9 | SYSTEM DETAILS |

MINIMUM DESIGN LOADS: PER 2018 IRC
W/ 2020 GA AMENDMENTS

SUNROOM CATEGORY II (PER 2018 IRC R301.2.1.1.1
& AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 5 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:
1. ROOF: 20 PSF
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED
OR USED AS A PERMANENT LIVING AREA.

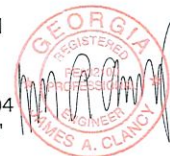
NOTES:

1. ALLVIEW (AAS) SUNROOM; WHITE IN COLOR
2. CONSTRUCT SUNROOM ON EXISTING CONCRETE
3. NO HEAT OR ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2018 IRC SECTION N1102.1, NOTE 1.2)

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR
DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL
MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS
WHEN CALCULATING THE LOAD REQUIREMENTS.

RELEASED FOR CONSTRUCTION

James A. Clancy
Digitally signed
by James A.
Clancy
Date: 2022.08.04
13:11:13 -04'00'



JAMES A. CLANCY, P.E., L.S.
GA, PROFESSIONAL ENGINEER (GA, LIC. #PE032100)
601 ASBURY AVENUE
NATIONAL PARK, NJ, 08063
PH. # 856-853-7306

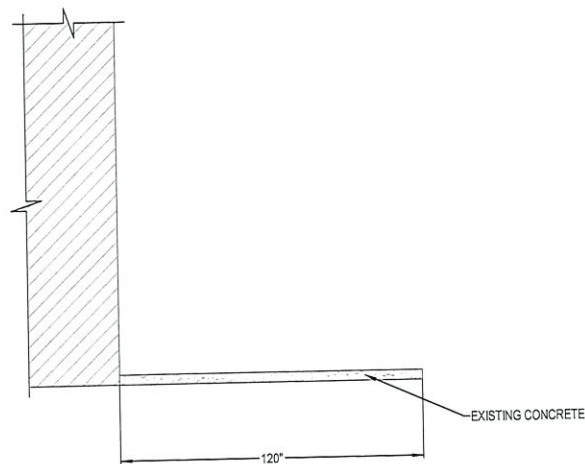
LOCATION
GDI - ATLANTA
4034 ENTERPRISE WAY, SUITE 130
OAKWOOD, GA 30566
470-408-2133

BRENDA SANDERS
3281 SUGAR CREEK TRACE SOUTHEAST
ATLANTA, GA 30316
JOB #44368

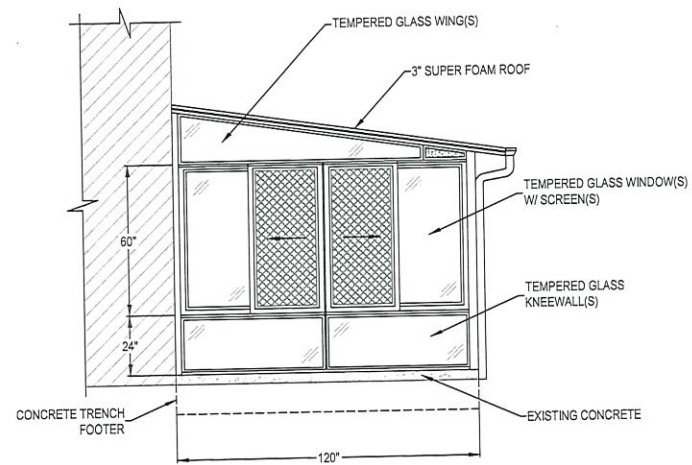
REV A 8/3/22
DATE 7/26/22

DRAWN AMK
SCALE 1/4" = 1'-0"
SHEET 1 OF 9

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ELEVATION - "A" WALL
BEFORE



ELEVATION - "A" WALL
AFTER



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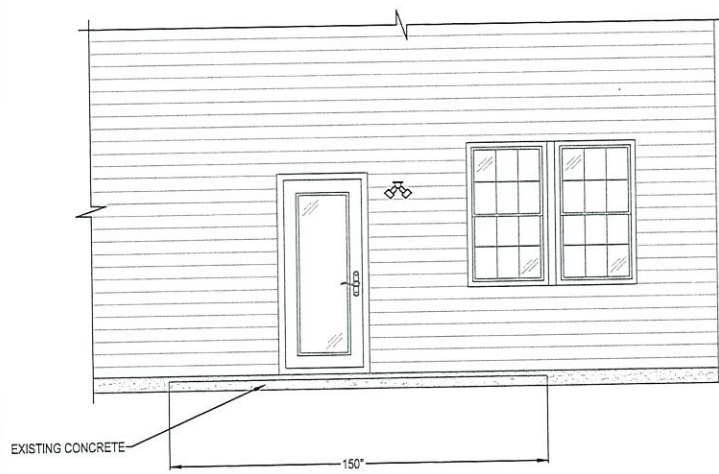


LOCATION
GDI - ATLANTA
4034 ENTERPRISE WAY, SUITE 130
OAKWOOD, GA 30666
470-408-2133

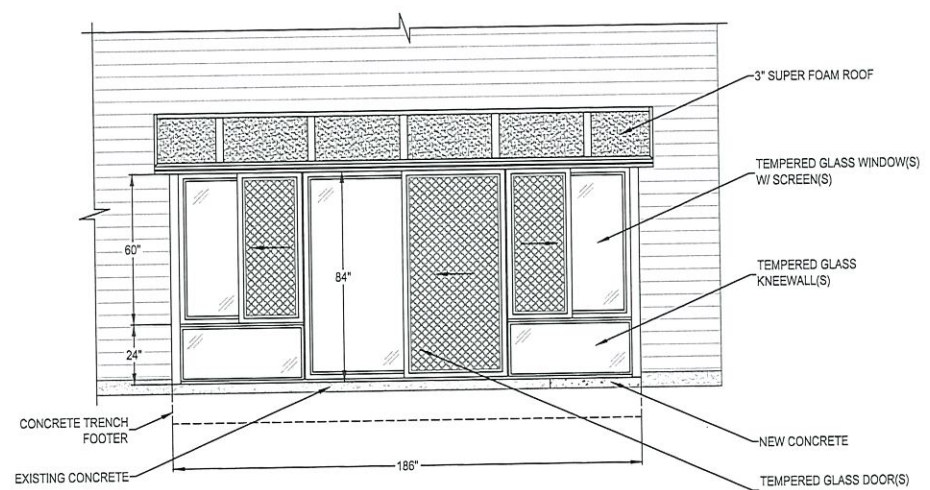
BRENDA SANDERS
3281 SUGAR CREEK TRACE SOUTHEAST
ATLANTA, GA 30316
JOB #44368

| | |
|---------------|--------------|
| REV. A 8/3/22 | |
| DATE | 7/26/22 |
| DRAWN | AMK |
| SCALE | 1/4" = 1'-0" |
| SHEET | 2 OF 9 |

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ELEVATION - "B" WALL
BEFORE



ELEVATION - "B" WALL
AFTER



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601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

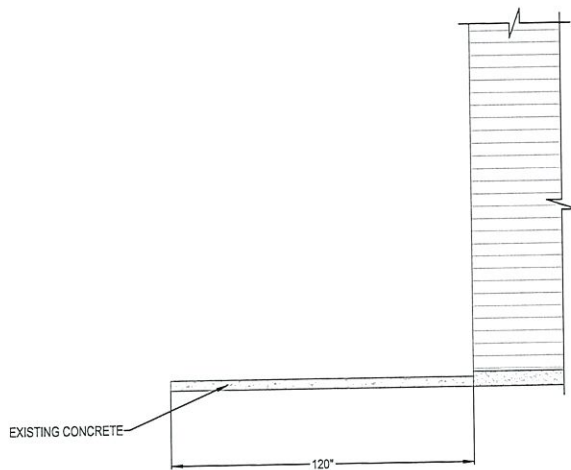
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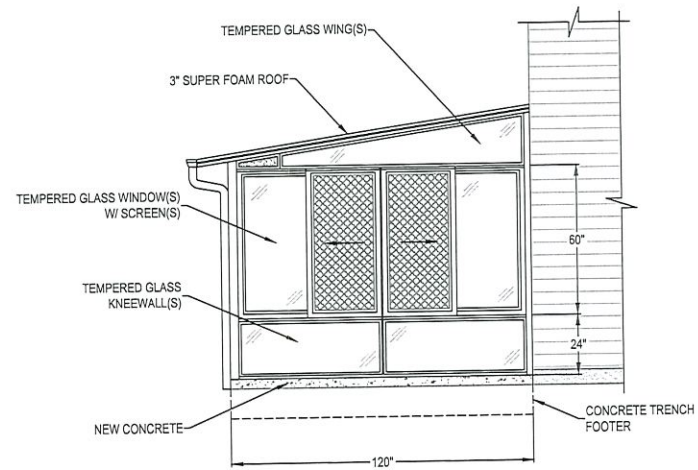
BY GREAT DAY IMPROVEMENTS, LLC

| | | | |
|----------------|--------|--------------------------------------------------------------------------------------|--|
| LOCATION | | GDI - ATLANTA 4034 ENTERPRISE WAY, SUITE 130 OAKWOOD, GA 30566 470-408-2133 | |
| BRENDA SANDERS | | 3281 SUGAR CREEK TRACE SOUTHEAST ATLANTA, GA 30316 JOB #44368 | |
| REV. A | 8/3/22 | | |
| DATE | | 7/26/22 | |
| DRAWN | | AMK | |
| SCALE | | 1/4" = 1'-0" | |
| SHEET | | 3 OF 9 | |

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ELEVATION - "C" WALL
BEFORE



ELEVATION - "C" WALL
AFTER



JAMES A. CLANCY, P.E., L.S.
GA. PROFESSIONAL ENGINEER (GA. LIC. #PE032100)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

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BY GREAT DAY IMPROVEMENTS, LLC

| | | | |
|--------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------|--|
| LOCATION GDI - ATLANTA 4034 ENTERPRISE WAY, SUITE 130 OAKWOOD, GA 30566 470-408-2133 | | BRENDA SANDERS 3281 SUGAR CREEK TRACE SOUTHEAST ATLANTA, GA 30316 JOB #44368 | |
| REV A 8/3/22 | | | |
| DATE | 7/26/22 | | |
| DRAWN | AMK | | |
| SCALE | 1/4" = 1'-0" | | |
| SHEET | 4 OF 9 | | |

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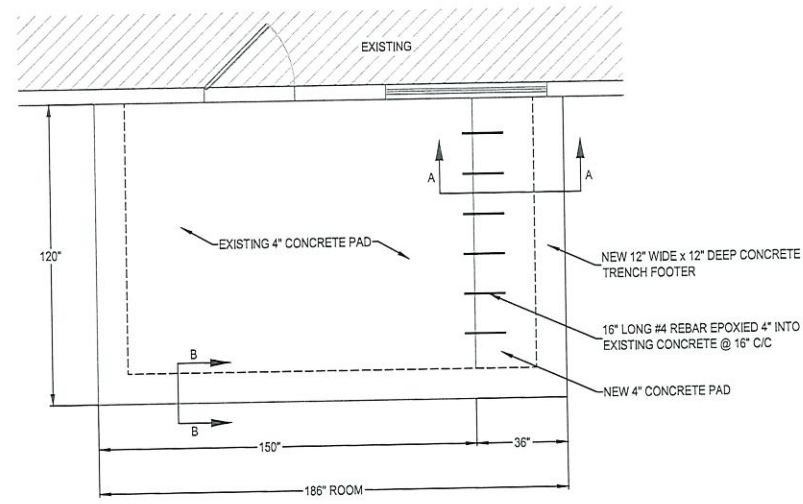
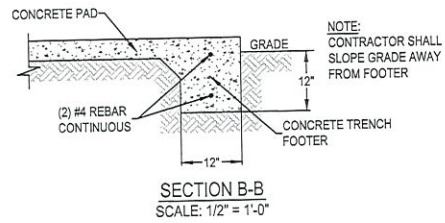
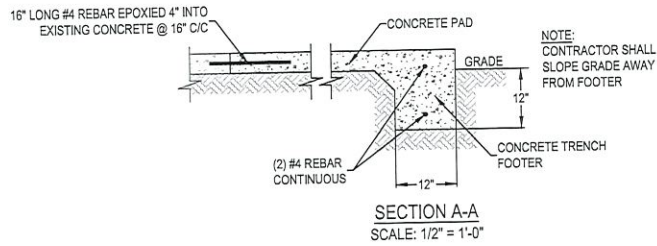
LOCATION
GDI - ATLANTA
4034 ENTERPRISE WAY, SUITE 130
OAKWOOD, GA 30566
470-408-2133

BRENDA SANDERS
3281 SUGAR CREEK TRACE SOUTHEAST
ATLANTA, GA 30316
JOB #44368

REV. A 8/3/22
DATE

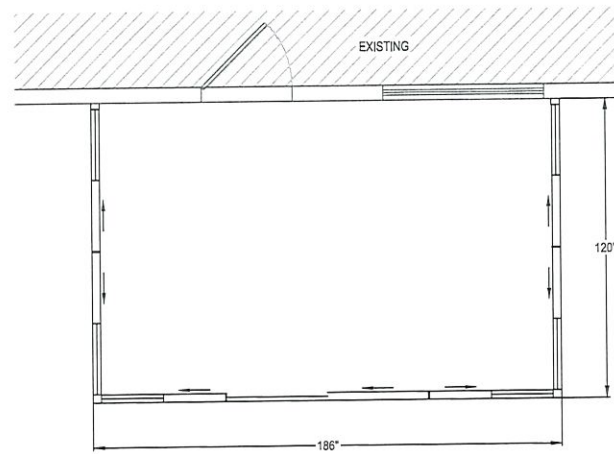
7/28/22
DRAWN AMK
SCALE AS NOTED
SHEET 5 OF 9

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FLOOR PLAN



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 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

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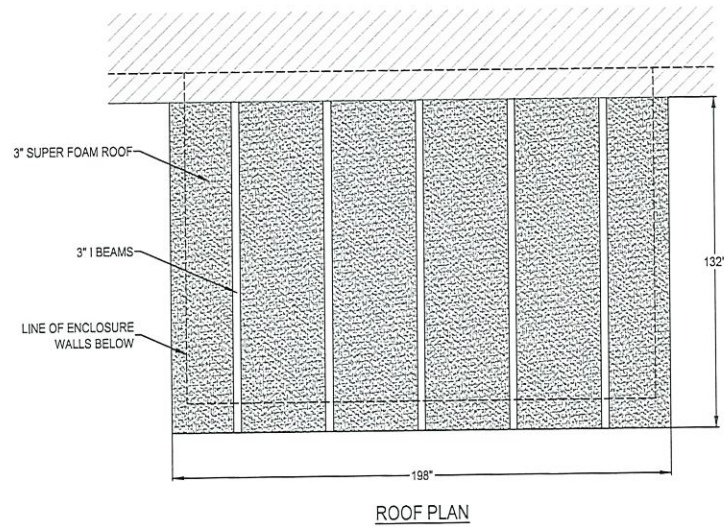


LOCATION
 GDI - ATLANTA
 4034 ENTERPRISE WAY, SUITE 130
 OAKWOOD, GA 30666
 470-406-2133

BRENDA SANDERS
 3281 SUGAR CREEK TRACE SOUTHEAST
 ATLANTA, GA 30316
 JOB #44368

| | |
|---------------|--------------|
| REV. A 8/3/22 | |
| DATE | 7/26/22 |
| DRAWN | AMK |
| SCALE | 1/4" = 1'-0" |
| SHEET | 6 OF 9 |

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LOCATION
 GDI - ATLANTA
 4034 ENTERPRISE WAY, SUITE 130
 OAKWOOD, GA 30666
 470-408-2133

BRENDA SANDERS
 3281 SUGAR CREEK TRACE SOUTHEAST
 ATLANTA, GA 30316
 JOB #44368

| | |
|---------------|--------------|
| REV. A 8/3/22 | |
| DATE | 7/26/22 |
| DRAWN | AMK |
| SCALE | 1/4" = 1'-0" |
| SHEET | 7 OF 9 |

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LOCATION
GDI - ATLANTA
4034 ENTERPRISE WAY, SUITE 130
OAKWOOD, GA 30666
470-408-2133

BRENDA SANDERS
3281 SUGAR CREEK TRACE SOUTHEAST
ATLANTA, GA 30316
JOB #44368

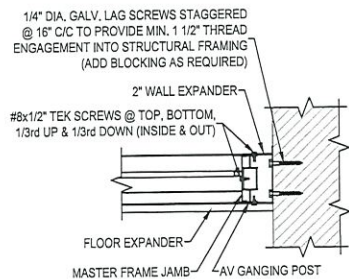
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DATE 7/26/22

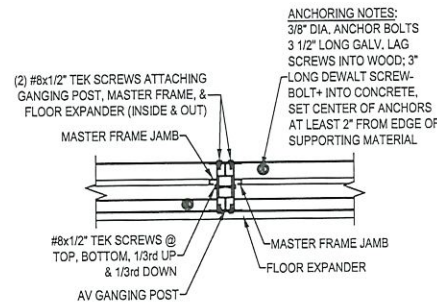
DRAWN AMK
SCALE 1 1/2" = 1'-0"
SHEET 8 OF 9

JAMES A. CLANCY, P.E., L.S.
GA. PROFESSIONAL ENGINEER (GA. LIC. #PE032100)
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PH. # 856-853-7306

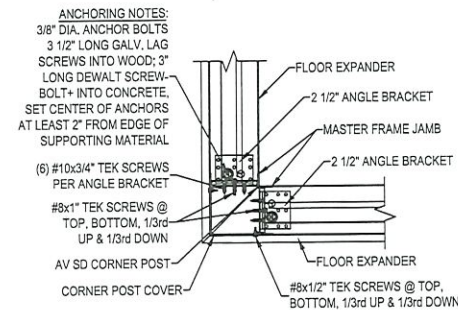
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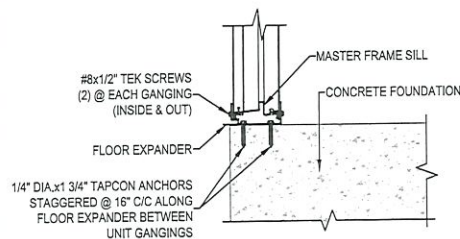
PLAN VIEW OF MASTER FRAME JAMB
CONNECTION @ EXISTING WALL



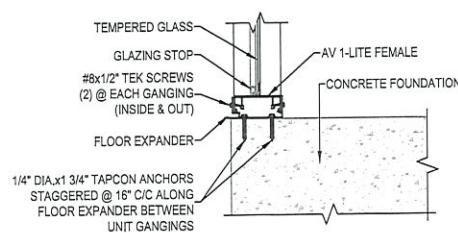
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ GANGING POST



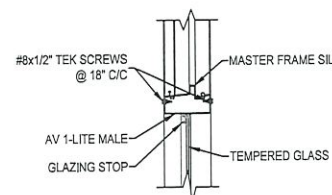
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ CORNER POST



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ CONCRETE FOUNDATION



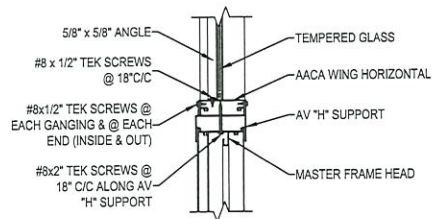
SECTION THROUGH GLASS KNEEWALL
CONNECTION @ CONCRETE FOUNDATION



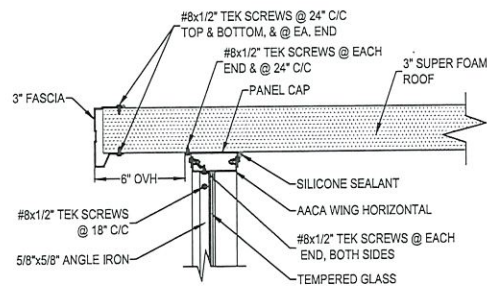
SECTION THROUGH MASTER FRAME SILL
CONNECTION @ GLASS KNEEWALL



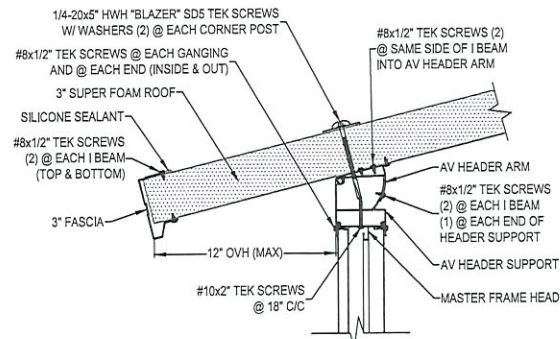
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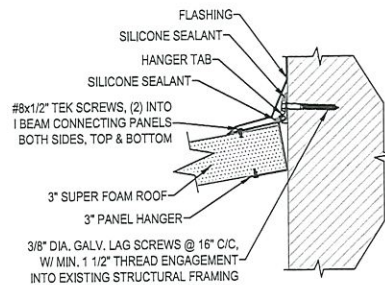
SECTION THROUGH "H" & MASTER FRAME
HEAD CONNECTION @ GLASS WING



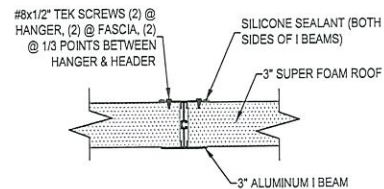
SECTION THROUGH 3" SUPER FOAM ROOF
PANEL CONNECTION @ GLASS WING



SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF



SECTION THROUGH 3" SUPER FOAM ROOF & PANEL
HANGER ASSEMBLY CONNECTION @ EXISTING WALL



SECTION THROUGH 3" ROOF
CONNECTION @ I BEAM



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JAMES A. CLANCY, P.E., L.S.
GA. PROFESSIONAL ENGINEER (GA. LIC. #PE032100)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306



BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - ATLANTA
4034 ENTERPRISE WAY, SUITE 130
OAKWOOD, GA 30666
470-408-2133

BRENDA SANDERS
3281 SUGAR CREEK TRACE SOUTHEAST
ATLANTA, GA 30316
JOB #44368

| | | | |
|---------------|----------------|--|--|
| REV. A 8/3/22 | | | |
| DATE | 7/26/22 | | |
| DRAWN | AMK | | |
| SCALE | 1 1/2" = 1'-0" | | |
| SHEET | 9 OF 9 | | |

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