



License and Variance Board Meeting - Final

August 23, 2023
10:00 AM

-
- E. V23-059** Public Hearing - Variance Request - V23-059 - Allow maximum impervious surface area increase from 45% to 56.16% - Land Lot 170 - 5978 Haddon Place - Tracy Rice



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V23-059

Agenda Date: 8/23/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: E

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-059 - Allow maximum impervious surface area increase from 45% to 56.16% - Land Lot 170 - 5978 Haddon Place - Tracy Rice

Ward 7 Councilmember - Kathy Young

ISSUE AND BACKGROUND:

The applicant is seeking a variance to allow an increase in the impervious surface area from 45% to 56.16% for an addition on the rear of the single-family home located at 5978 Haddon Place. Section 801 sets the maximum impervious area of the RDA zoning district at 45%.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 44.39% to allow for the expansion of an existing deck. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: July 31, 2023

RE: VARIANCE CASE V23-059
5978 Haddon Place – Allow maximum impervious surface area increase from 45% to 56.16%

BACKGROUND

The applicant is seeking a variance to allow an increase in the impervious surface area from 45% to 56.16% for an addition on the rear of the single-family home located at 5978 Haddon Place. Section 801 sets the maximum impervious area of the RDA zoning district at 45%.

ANALYSIS

The subject parcel is a 0.11-acre lot located on the west side of Haddon Place within the Enclave at Oakdale subdivision (see Figure 1). The subject parcel and all adjoining parcels are zoned RDA and are all occupied by single-family detached homes.

The existing home was originally built in 2006 and was completed with a 52% impervious surface area. Soon after the applicant purchased the home in 2007, the applicant poured a 264 square foot concrete patio in the rear, which further extended the impervious surface area above the allowed 45%. The applicant is proposing to construct a new roughly 146 square foot sunroom addition (12 feet x 12.17 feet) over the existing concrete patio. Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming impervious area. Additionally, per Section 1102, “no nonconforming building, structure or use shall be extended, nor shall its total value be enhanced, unless such extensions or alterations conform with the provisions of this ordinance.” With the sunroom addition, the property is required to be brought to current code, including the allowable impervious surface area coverage.

Since the original increase in impervious surface area occurred in 2006 and there is no addition of land disturbing activities or stormwater runoff with the current addition proposal, the City Engineer has determined that no remediation is required in order to support the variance.

The subject property is currently buffered from adjacent properties by an existing wooden privacy fence and vegetation so impact to neighboring properties would be minimal. Strict application of the ordinance would deny the applicant any ability to modify any portion of the home since the existing impervious area is already over the allowable maximum impervious

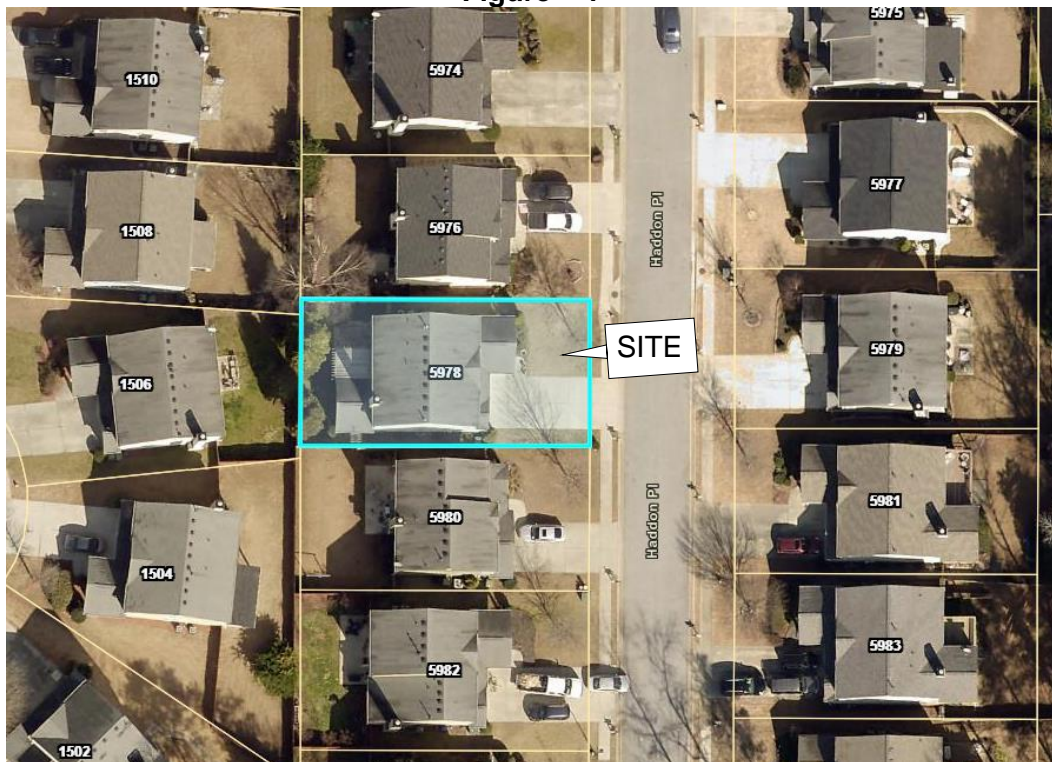
coverage. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

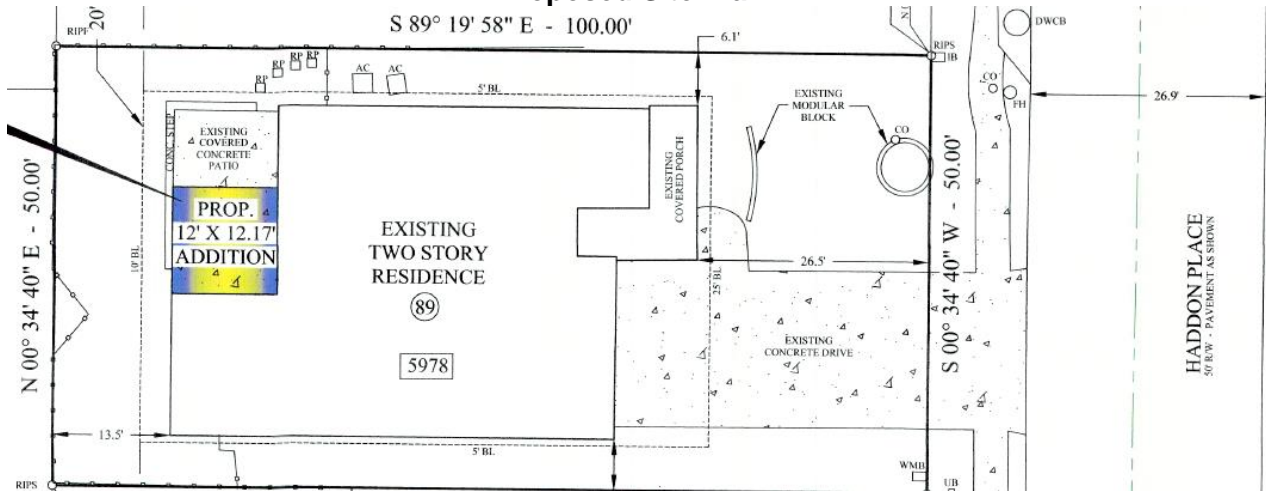
The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 44.39% to allow for the expansion of an existing deck. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



**Figure – 2
Proposed Site Plan**



**Figure – 3
Elevation**



Figure – 4
Subject Property



Figure – 5
Adjacent Property across Haddon Place



Figure – 6
Adjacent Property to the South



Figure – 7
Adjacent Property to the North



Variance Application**VAR-23-32**

Submitted On: Jul 18, 2023

Applicant

 Tracy Rice
 7703554830
@ tracy.rice7342@gmail.com

Primary Location

5978 HADDON PL SE
SMYRNA, GA 30080

Applicant Information**First Name**

Tracy

Last Name

Rice

Street Address

5978 HADDON PLACE

City

MABLETON

State

Georgia

Zip Code

30126

Email

tracy.rice7342@gmail.com

Phone Number

7703554830

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

5978 HADDON PLACE

Description of Requested Variances

to allow increased impervious coverage

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

This home was newly built in 2006, and the property was over the impervious coverage when I purchased the home in September 2006 at that time. In 2007 I unknowingly poured a concrete slab patio, to the already existing impervious coverage. I would like to add an approximate 12' x 12' room addition to

my home, located at 5978 Haddon Place SE Mableton, GA 30126. This room addition would be located at the rear of my existing property. This room addition will not cause my neighbors any hardship. I am not approaching any property lines with this addition, that will impede my neighbor's property. The modification to my home is needed for mobility reasons. I presently live alone, and I am finding it hard to climb steps due to injury to my back and hip, caused in a car accident approximately 3 or so years ago. I would like to think that this room addition would be minimal and reasonable to sustain my livelihood. Thank you for your consideration.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

Haddon P1
Marbleton Ga 30126

Resident
1506 Justine Way
Marbleton Ga 30126

Haddon P1
Marbleton Ga 30126

Resident
5981 Haddon P1
Marbleton Ga 30126

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Mableton Ga 30126



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| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
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Mableton Ga 30126



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| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
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5979 Haddon P
Mableton Ga 30126

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Resident
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Mableton Ga 30126

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Mableton Ga 30126



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☐ Addressee

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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
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- ☐ Return Receipt for Merchandise
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Jackson PI
on Gr 30126

Resident
5976 Haddon PI
Mableton Ga 30126

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Resident
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Mableton Ga 30126



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From: Rice, Tracy (CDC/OCOO/OFR/OGS)
To: Mike Hickenbottom
Subject: RE: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Date: Tuesday, July 18, 2023 9:35:00 AM
Attachments: image001.png

Awesome...thanks so much.

Tracy Rice

From: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Sent: Tuesday, July 18, 2023 9:29 AM
To: Rice, Tracy (CDC/OCOO/OFR/OGS) <tjn4@cdc.gov>
Cc: Caitlin Crowe <ccrowe@smyrnaga.gov>
Subject: FW: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Importance: High

I hope you can open it up, please let me know if you cannot. I have also copied Caitlin on this email.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

City of Smyrna

Browse Bills

Year	Type	Bill Num	Reference	AR Code	Billed Amount	Unpaid Princip	Customer Name 1
2022	RE-R	14287	5978 HADDON PL	RE	1,403.97	0.00	1017104 NJCE TRACY
2021	RE-R	14014	5978 HADDON PL	RE	1,200.60	0.00	1017104 NJCE TRACY
2020	RE-R	13863	5978 HADDON PL	RE	1,107.14	0.00	1017104 NJCE TRACY
2019	RE-R	13693	5978 HADDON PL	RE	1,107.14	0.00	1017104 NJCE TRACY
2018	RE-R	13577	5978 HADDON PL	RE	938.11	0.00	1017104 NJCE TRACY
2017	RE-R	13570	5978 HADDON PL	RE	938.11	0.00	1017104 NJCE TRACY
2016	RE-R	13384	5978 HADDON PL	RE	622.28	0.00	1017104 NJCE TRACY
2015	RE-R	13258	5978 HADDON PL	RE	743.39	0.00	1017104 NJCE TRACY
2014	RE-R	13186	5978 HADDON PL	RE	743.39	0.00	1017104 NJCE TRACY
2013	RE-R	13016	5978 HADDON PL	RE	727.22	0.00	1017104 NJCE TRACY
2012	RE-R	125253	5978 HADDON PL	RE	727.22	0.00	1061090 NJCE TRACY
2011	RE-R	1234865	5978 HADDON PL	RE	676.72	0.00	1061090 NJCE TRACY
2010	RE-R	1217244	5978 HADDON PL	RE	676.72	0.00	1075466 NJCE TRACY
2009	RE-R	1099971	5978 HADDON PL	RE	676.72	0.00	1075466 NJCE TRACY
2008	RE-R	1082278	5978 HADDON PL	RE	1,055.09	0.00	1075466 NJCE TRACY
2007	RE-R	1044641	5978 HADDON PL	RE	1,055.09	0.00	1061090 NJCE TRACY

Report generated: 07/18/2023 09:19
User: mhickenbottom
Program ID: 88111111

Page 1

From: Mike Hickenbottom
Sent: Tuesday, July 18, 2023 7:01 AM
To: tracy.rice7342@gmail.com
Subject: FW: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Importance: High

Good Morning,

Attached is your receipt showing all your Smyrna taxes are paid in full.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Rice, Tracy (CDC/OCOO/OFR/OGS) <tjn4@cdc.gov>
Sent: Monday, July 17, 2023 7:05 PM



CARLA JACKSON
HEATHER WALKER
Phone: 770-528-6600
Fax: 770-528-6679

TAX COMMISSIONER
CHIEF DEPUTY

Printed: 7/17/2023

Cobb County Online Tax Receipt

Thank you for your payment!

Payee:
PENNYMAC

RICE TRACY

Payment Date: 10/10/2022

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2022	18017000440	10/15/2022	Pay: N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$4,143.17
				Balance
				\$0.00



Scan this code with your
mobile phone to view this
bill!

Abstract—The purpose of this study was to determine the effect of a 10-week training program on the heart rate (HR) and heart rate reserve (HRR) of sedentary, middle-aged men. The subjects were divided into two groups: a control group and a training group. The control group consisted of 10 men who did not participate in any physical activity during the study. The training group consisted of 10 men who participated in a 10-week training program. The training program consisted of three sessions per week, each lasting 30 minutes. The sessions were performed at a heart rate of 150 beats per minute. The HR and HRR were measured at rest and during exercise at the beginning and end of the study. The results showed that the training group had a significant increase in HR and HRR compared to the control group. The HR increased from 72 to 82 beats per minute, and the HRR increased from 28 to 38 beats per minute. The control group showed no significant change in HR and HRR. The results suggest that a 10-week training program can improve the cardiovascular fitness of sedentary, middle-aged men.

[illegible]

OAKDALE ROAD

姓名	性别	年龄	职业	住址	电话
张明	男	35	教师	北京市朝阳区	12345678
李华	女	28	医生	北京市海淀区	87654321
王强	男	42	工程师	上海市浦东新区	98765432
赵敏	女	31	记者	广东省广州市	56789012
孙伟	男	25	程序员	浙江省杭州市	43210987
周丽	女	38	会计师	北京市西城区	32109876
吴昊	男	22	学生	江苏省南京市	21098765
郑芳	女	45	律师	山东省济南市	10987654
陈刚	男	33	销售经理	河南省郑州市	09876543
林娜	女	27	设计师	四川省成都市	90876543
徐凯	男	30	研究员	安徽省合肥市	81765432
黄悦	女	24	翻译	福建省厦门市	72654321
宋杰	男	40	项目经理	江西省南昌市	63543210
周婷	女	29	作家	湖北省武汉市	54432109
吴涛	男	36	科学家	湖南省长沙市	45321098
郑梅	女	26	心理咨询师	广东省深圳市	36210987
陈宇	男	41	历史学家	浙江省宁波市	27109876
林晓	女	34	环境工程师	江苏省苏州市	18098765
徐磊	男	23	数据分析师	山东省青岛市	09087654
黄娟	女	39	营养师	福建省福州市	90076543
宋昊	男	21	软件工程师	江西省赣州市	81065432
周芳	女	43	考古学家	湖北省武汉市	72054321
吴强	男	32	生物学家	湖南省长沙市	63043210
郑伟	男	28	天文学家	广东省深圳市	54032109
陈娜	女	44	地质学家	浙江省宁波市	45021098
林浩	男	37	气象学家	江苏省苏州市	36010987
徐悦	女	25	海洋学家	山东省青岛市	27009876
黄凯	男	46	环境学家	福建省厦门市	18008765
宋婷	女	20	物理学家	江西省南昌市	09007654
周涛	男	47	化学家	湖北省武汉市	90006543
吴梅	女	35	生物学家	湖南省长沙市	81005432
郑宇	男	29	天文学家	广东省深圳市	72004321
陈芳	女	48	地质学家	浙江省宁波市	63003210
林昊	男	31	气象学家	江苏省苏州市	54002109
徐娜	女	24	海洋学家	山东省青岛市	45001098
黄杰	男	42	环境学家	福建省厦门市	36000987
宋悦	女	21	物理学家	江西省南昌市	27000876
周凯	男	49	化学家	湖北省武汉市	18000765
吴婷	女	36	生物学家	湖南省长沙市	09000654
郑浩	男	30	天文学家	广东省深圳市	90000543
陈梅	女	45	地质学家	浙江省宁波市	81000432
林涛	男	38	气象学家	江苏省苏州市	72000321
徐芳	女	26	海洋学家	山东省青岛市	63000210
黄磊	男	43	环境学家	福建省厦门市	54000109
宋娟	女	22	物理学家	江西省南昌市	45000098
周昊	男	50	化学家	湖北省武汉市	36000087
吴悦	女	37	生物学家	湖南省长沙市	27000076
郑凯	男	32	天文学家	广东省深圳市	18000065
陈娜	女	46	地质学家	浙江省宁波市	09000054
林浩	男	39	气象学家	江苏省苏州市	90000043
徐芳	女	27	海洋学家	山东省青岛市	81000032
黄杰	男	44	环境学家	福建省厦门市	72000021
宋悦	女	23	物理学家	江西省南昌市	63000010
周凯	男	51	化学家	湖北省武汉市	54000009
吴婷	女	38	生物学家	湖南省长沙市	45000008
郑浩	男	33	天文学家	广东省深圳市	36000007
陈梅	女	47	地质学家	浙江省宁波市	27000006
林涛	男	40	气象学家	江苏省苏州市	18000005
徐芳	女	28	海洋学家	山东省青岛市	09000004
黄磊	男	45	环境学家	福建省厦门市	90000003
宋娟	女	24	物理学家	江西省南昌市	81000002
周昊	男	52	化学家	湖北省武汉市	72000001
吴悦	女	39	生物学家	湖南省长沙市	63000000



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100-5-1 4/2/00 100-5-1

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These results indicate that the two types are different factors in the same way, since in the first type the separation of the two components was not observed in the second type, and it is not clear whether the two types are different factors or not.



PAPER

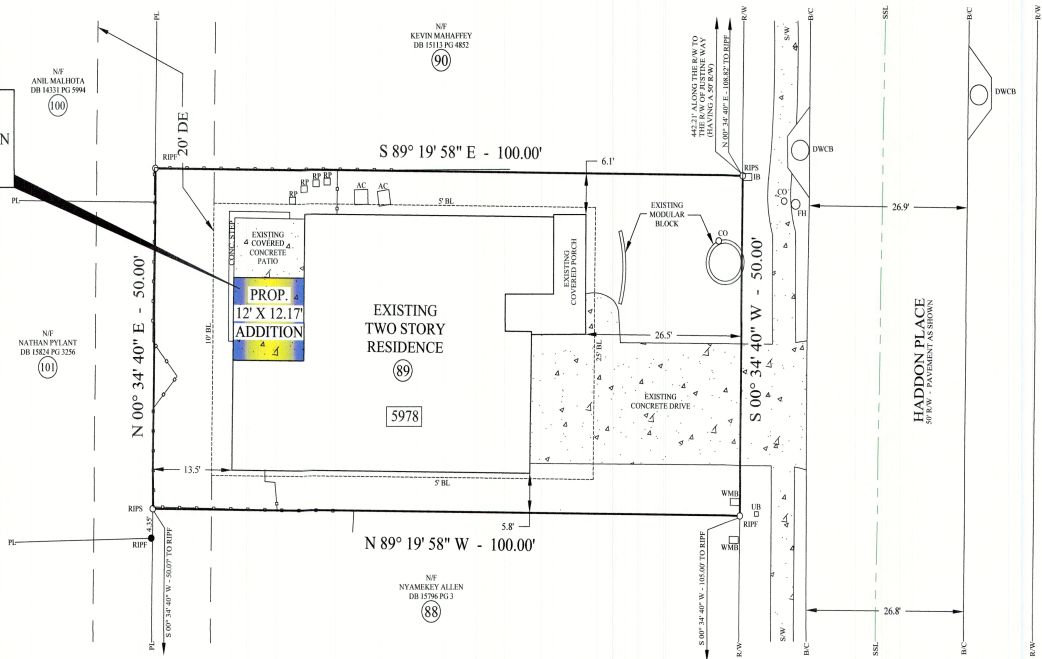
FINAL PLAT

FROM PART OF
"PHASE TWO"
OF
THE ENCLAVE AT OAKDALE

PLANNERS AND ENGINEERS
COLLABORATIVE
"WE PROVIDE SOLUTIONS"

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

PROPOSED 12' X 12.2'
SUNROOM ADDITION
TO REPLACE A PORTION
OF THE EXISTING
COVERED PATIO.



IMPERVIOUS SURFACE CALCULATIONS

Document: A. J. H. 5978 Happy Days

Zoning District: RAD-CONDITIONAL

Maximum Impervious Coverage allowed per Subdivision/District: 45%

*Lot coverage means the part of a lot occupied by buildings, including sheds, driveways, sidewalks, tennis courts, pools, patios, pavers, turf, decks and any impervious surfaces impenetrable by water. It does **NOT** include anything in the ROW (Right of Way).*

1 Lot Square Footage and Calculation of allowable impervious area

1a. Lot square footage is calculated by: Lot Width **50** ft. X Lot Depth **100** ft. = **5,000** lot sq. ft.

1b. Calculate allowable Impervious Area, take Zoning District's allowable % expressed as a decimal. $0.45 \times$

$$5,000 \text{ (lot square footage)} = 2,250 \text{ allowable impervious area in sq. ft.}$$

For example, take a lot that is 60 ft. wide and 100 ft. deep and the allowable impervious area is 60%. The calculations are: $60 \times 100 = 6,000$ sq. ft. $\times .60 = 3,600$ sq. ft. of impervious area allowed.

2 Impervious Surfaces

2a. Impervious surfaces (includes roof overhangs)

2b. Other Impervious surfaces not in R.O.W.

House	<u>1472</u>	sq. ft.	Driveway	<u>715</u>	sq.
Garage(s)	<u>part of house</u>	sq. ft.	Sidewalks	<u>part of driveway</u>	sq.
Porch(s)	<u>143</u>	q. ft.	Paver areas	<u>28</u>	sq.
Shed(s)	<u>NA</u>	sq. ft.	Pools (surface area)	<u>NA</u>	sq.
Deck	<u>NA</u>	sq. ft.	Pool decks	<u>NA</u>	sq.
REC PATIO (conc. or pavers)	<u>280</u>	sq. ft.	Other	<u>NA</u>	sq.
Total 2a.	<u>2,865</u>	sq. ft.	Total 2b.	<u>743</u>	sq.

2c. Proposed added square footage of impervious area: 0 sq. ft.

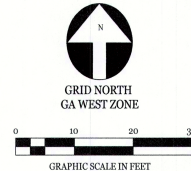
To compute the new Impervious Area coverage as a percent of lot square footage:

Add $2a + 2b + 2c = 2.906$ sq. ft. / (divided by) $1a$ (lot sq. ft.) = 5.000 the impervious area as a decimal amount. Move the decimal point two places to the right to be a percent = 50.0% .

LEGEND

[illegible]

NOTE: ALL RIFE & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED



GRID NORTH
GA WEST ZONE

10 20 30

GRAPHIC SCALE IN FEET

RETRACEMENT SURVEY & PROPOSED ADDITION PLAN FOR

TRACY RICE

LOT 89 - THE ENCLAVE AT OAKDALE - PHASE TWO - PB 249 PG 44

INSTRUMENT USED FOCUS 35 ROBOT.

SURVEY FIELD WORK PERFORMED
ON: 06-16-23.

ALL DISTANCES HORIZONTAL NAD 83

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AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1306702171 DATED 10-5-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, IN A ZONE "X" THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP OR PUBLIC DATA, IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN
32,349 FEET AND AN ANGULAR
ERROR OF 03" PER ANGLE AND WAS
ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT
HAS BEEN CALCULATED FOR
CLOSURE AND WAS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
735,621 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.
SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

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SURVEYOR'S CERTIFICATION

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 JURISDICTIONS. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES 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.

THIS DOCUMENT IS NOT VALID UNLESS IT
BEARS THE ORIGINAL SIGNATURE
(IN CONTRASTING INK) OF THE REGISTRANT
* CROSS THE REQUIREMENTS SEAL *

DESIGNED BY:
DRAWN BY: ISL/MGL
CHECKED BY: MGL
SCALE: 1" = 10'
DATE: 7-12-23
JOB #: 2023040
FIRM# LSF000115

CONVERTING EX. PORCH TO SUNROOM.

5978 HADDON PL SE,
MAPLETON, GA 30126

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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CONCEPT ENGINEERING SERVICES, LLC.

SEAL:

PROJECT:
5978 HADDON PL SE
MAPLETON, GA 30126

SHEET TITLE:
COVER SHEET

DESIGNED BY: NKV
DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CES

PROJECT
NO: CES2022-080

DATE:
6/21/2023

SCALE:
AS SHOWN

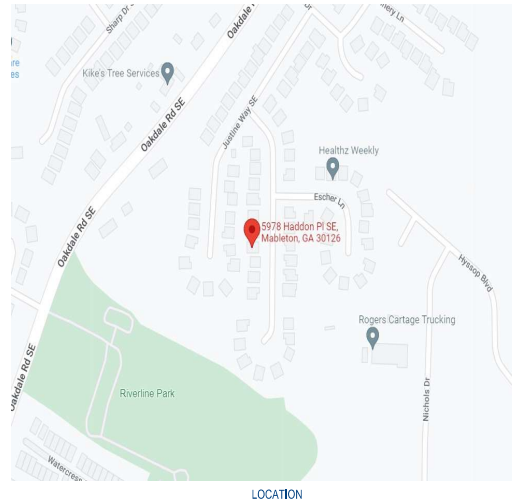
SHEET:
CS

DRAWING INDEX

- CS-1 COVER SHEET, INDEX, ISOMETRIC, ETC.
- A-1 EXIS. & PROP. FLOOR PLANS
- A-2 PROPOSED ELEVATIONS
- A-3 SPAN TABLES & NOTES

APPLICABLE CODES / EDITIONS:

- DIMENSIONS FOR NEW CONSTRUCTION ARE TO BE TAKEN FROM THE FACE OF WALL, STUD, CEILING JOISTS & SUB FLOOR SURFACES.
- PLANS ARE IN COMPLIANCE WITH RESIDENTIAL BUILDING CODE, 2012 EDITION WITH GEORGIA AND CITY OF ATLANTA REQUIREMENTS.
- PLANS ARE IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES:
 - (IRC) INTERNATIONAL BUILDING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
 - INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2012 EDITION WITH GEORGIA AMENDMENTS (2015) (2014 PRESCRIPTIVE DECK DETAILS);
 - INTERNATIONAL EXISTING BUILDING CODE 2012, WITH 2015 GEORGIA STATE AMENDMENTS
 - NFPA ELECTRICAL CODE, 2017 EDITION;
 - (NEC) NATIONAL ELECTRICAL CODE, 2014 EDITION WITH GEORGIA;
 - (IEC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS 2011 & 2012;
 - (IMC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
 - (IPC) INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
 - (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014;
 - (IFC) INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA FIRE MARSHALL AMENDMENTS 2014;
 - RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, 2007 (GEORGIA SAFETY FIRE LAW);
 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2012, MEANS OF EGRESS, EDITION WITH GEORGIA AMENDMENTS;



LOCATION



ISOMETRIC VIEW

SITE DATA

SITE ADDRESS:
5978 HADDON PL SE
MAPLETON, GA 30126

PARCEL ID:
18017000440

BUILDING DATA

LEGAL DESCRIPTION:
RESIDENCE ON HADDON PL SE.

SCOPE OF WORK:
CONVERTING EXISTING CONCRETE
PORCH TO 11' 10" X 13' SUNROOM

BUILDING INFORMATION:

DEVELOPMENT TYPE: RESIDENTIAL
CONSTRUCTION TYPE: VB
TYPE OF OCCUPANCY: RESIDENCE
PARKING: GARAGE
OF STORIES: TWO
SPRINKLERS: NO

CLIENT/CONSULTANT INFO

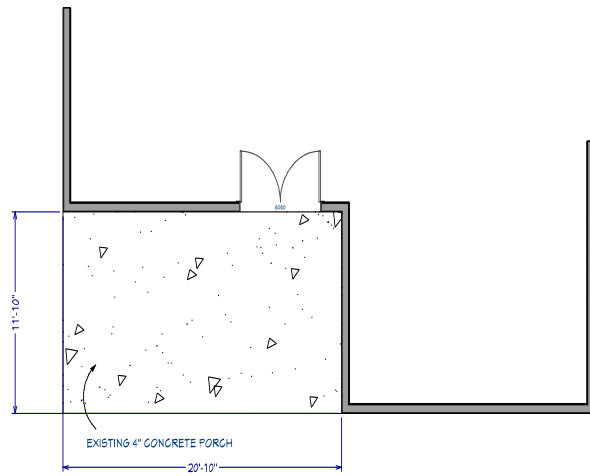
OWNER OR REP:

TRACY RICE
5978 HADDON PL
MAPLETON, GA 30126
P: 770-355-4830
E: TRACY.RICE7342@GMAIL.COM

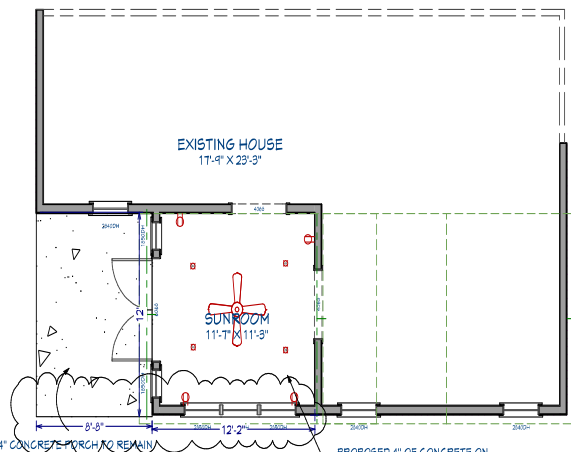
ENGINEER:

CONCEPT ENGINEERING SERVICES LLC
EMMANUEL ABUA
P: (404) 643-6044

RELEASE FOR CONSTRUCTION



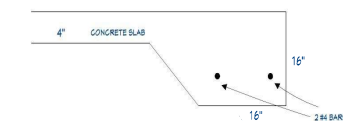
EXISTING PORCH
SCALE: 1/4" = 1'



PROPOSED SUNROOM
SCALE: 1/4" = 1'

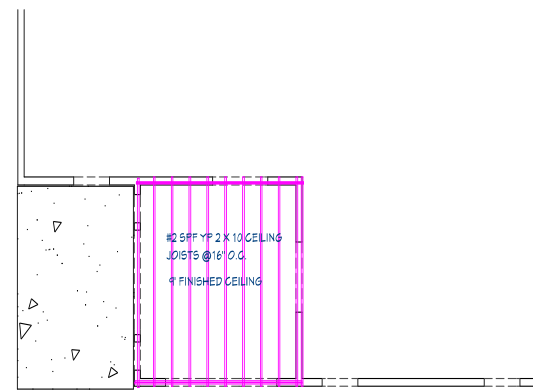
NOTE:
ALL PROPOSED WINDOWS ARE TEMPERED

PROPOSED 4" OF CONCRETE ON
16" X 16" TURN DOWN PERIMETER FOOTINGS
OVER 4" OF GRAVEL WITH 2 CONTINUOUS #4 REBAR
(VIF IF EXISTING CONCRETE PORCH CAN BE REMAIN)

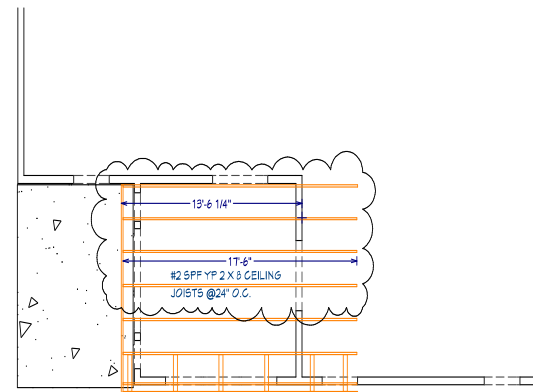


TURN DOWN PERIMETER FOUNDATION WALL

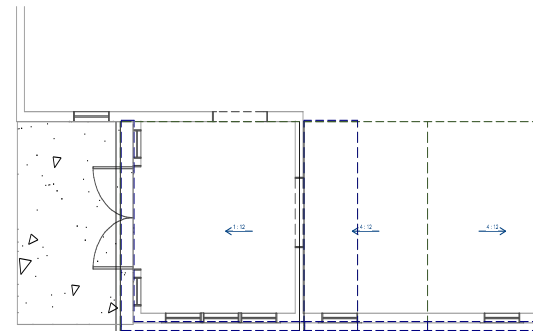
N.T.S



PROPOSED CEILING PLAN
SCALE: 1/4" = 1'



PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1'



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

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SEAL:

PROJECT:
BPTO HADDON PL SE
HAMILTON, GA 30728

SHEET TITLE:
FLOOR PLANS

DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CES

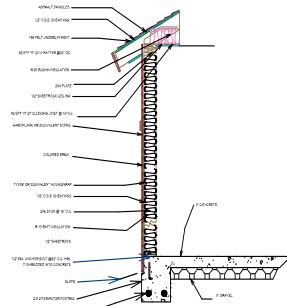
PROJECT NO:
CES2022-080

DATE:
6/21/2023

SCALE:
AS SHOWN

SHEET:

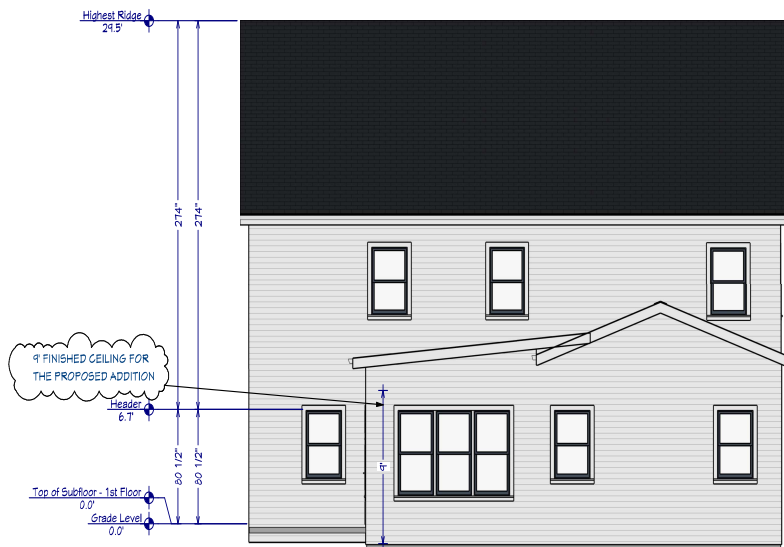
RELEASE FOR CONSTRUCTION



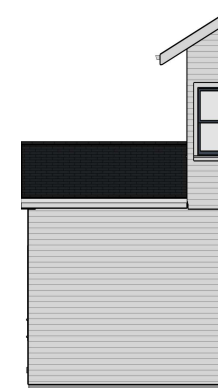
SCALE: NTS



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

[illegible]

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SEAL:

PROJECT:
5970 HADDON PL SE
MABLETON, GA 30126

SHEET TITLE:

ELEVATIONS

DESIGNED BY: NKV
DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CES

PROJECT
NO:
CES2022-080

DATE:
6/21/2023

SCALE:

AS SHOWN

SHEET:

A-2

RELEASE FOR CONSTRUCTION

GP LAM® LVL HANDLING & INSTALLATION

- GP Lam® LVL shall not be stored in direct contact with the ground and must be protected from weather. Provide air circulation under covering and around stacks of materials.
- Bundles must be stored level and must not be opened until time of installation.
- Stack and handle GP Lam LVL flatwise.
- Handlers and installers should use appropriate personal protective equipment such as gloves and goggles. An MSDS is available at www.bulldog.com.
- Engineered lumber must not be installed in direct contact with concrete or masonry construction or shall be protected per code and shall be used in covered, dry use conditions only (moisture content is less than 16%).
- Minimum bearing length for GP Lam LVL beams and headers: end bearing 1 1/2", intermediate bearing 3". Size for applied loads.
- GP Lam LVL beams and headers must be restrained against rotation at ends and supports and the top (or compression edge) must be laterally supported by perpendicular framing or bracing at 24" on-center or closer.
- 13/8" GP Lam LVL beams deeper than 14" must only be used in multiple-piece members.
- Nails installed in the narrow face of GP Lam LVL shall not be spaced closer than 4" (10d common nails) or 3" (2d common nails).
- Multiple piece GP Lam LVL may not be stagger-spliced as is sometimes done with dimension lumber. If the required length of a multiple-span beam exceeds the available length of the LVL, the LVL beams must be installed so as to butt together over a common bearing.

- GP Lam LVL is manufactured without camber or specific vertical orientation. It may be installed with the identifying stamps on the side faces reading right side up or upside down.
 - Strength and stiffness properties of GP Lam LVL exceed those of typical dimension lumber. It may be possible to substitute GP Lam LVL for dimension lumber roof members in code-prescribed conventional light-frame construction, but design of conventional construction is beyond the scope of this product guide and of Georgia-Pacific Engineered Lumber Technical Services.
 - When nail type is not specified in this guide, use common, box or sinker.
 - To help safeguard the structural integrity of connections with preservative or fire-retardant treated wood, use connectors and hardware as required by code and type of treatment.
- As a minimum requirement, hot-dipped galvanized coated fasteners should conform to ASTM Standard A 153 and hot-dipped galvanized coated connectors should conform to ASTM Standard A 653 (Class G-185). In demanding applications, or in highly corrosive environments, stainless steel fasteners and connectors should be utilized and may, in fact, be required by building codes.
- Most commonly available electroplated galvanized fasteners do not have a sufficient coating of zinc and are not recommended. Aluminum should not be used in direct contact with preservative treated wood. Never mix galvanized steel with stainless steel in the same connection.

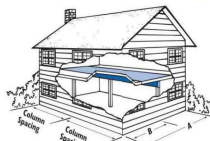
2.OE GP LAM LVL FLOOR BEAMS

This table shows the size (e.g. 2-11 1/8" = 2 plies of 13/8"x11 1/4") of beams needed to support loads of one floor only i.e., a second story floor or one story floor over a basement. (See drawing at right.)

When floor joists span continuously from wall to wall (not cut at beam) this table requires that "B" be not less than 45% or greater than 55% of "A".

Example: If "A" = 32', "B" must be between 14'4" (32x.45) and 17'6" (32x.55)

For non-conforming situations, use FASTBeam® analysis and selection software or contact Georgia-Pacific.



		COLUMN OR SUPPORT SPACING (CENTER-TO-CENTER)									
		11'	12'	13'	14'	15'	16'	17'	18'	19'	20'
TOTAL FLOOR JOIST SPAN "B"	24'	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-14"	2-14"	2-16"	2-16"	2-18"	2-18"	2-18"
		3-9 1/2"	3-9 1/2"	3-11 1/2"	3-11 1/2"	3-11 1/2"	3-14"	3-14"	3-16"	3-16"	3-16"
	28'	2-11 1/8"	2-11 1/8"	2-14"	2-14"	2-16"	2-16"	2-16"	2-18"	2-18"	2-18"
		3-9 1/2"	3-11 1/2"	3-11 1/2"	3-14"	3-14"	3-14"	3-14"	3-16"	3-16"	3-16"
	32'	2-11 1/8"	2-14"	2-14"	2-16"	2-16"	2-16"	2-18"	2-18"	2-18"	2-18"
	36'	2-11 1/8"	2-14"	2-14"	2-16"	2-16"	2-16"	2-18"	2-18"	2-18"	2-18"
		3-11 1/2"	3-11 1/2"	3-11 1/2"	3-14"	3-14"	3-14"	3-16"	3-16"	3-16"	3-16"
	40'	2-11 1/8"	2-14"	2-14"	2-16"	2-16"	2-16"	2-18"	2-18"	2-18"	2-18"
		3-11 1/2"	3-11 1/2"	3-11 1/2"	3-14"	3-14"	3-14"	3-16"	3-16"	3-16"	3-16"

NOTES:

- Table is based on continuous floor joist span or simple or continuous beam span conditions. If floor joists are not continuous above the beam, take the sum of the joist spans then multiply by 0.8. This is the total floor joist span to consider.
- Required end bearing length (based on 565 psi) is 3.0" unless the subscript * is shown. In that case, 4.5" is required.
- At intermediate supports of continuous spans, use the following guidelines or refer to page 39:
 - * 7 1/2" bearing length for beams requiring 3" bearing at the beam ends
 - * 10 1/2" bearing length for beams requiring 4 1/2" bearing at the beam ends

- All headers require full-width bearing support, e.g. 2x6 to 5 1/4", 3-ply members. The adequacy of supporting columns to be verified by others.
- Table is based on residential floor loading of 40 pf live load and 12 pf dead load.
- Live load reductions have been applied per IRC section 1607.3.
- Deflection is limited to L/360 at live load and L/240 at total load.
- For other uniform load conditions refer to pages 41-42.
- A single 3/4" thick ply can be substituted for any two 1/2" thick plies.
- For multiple ply fasteners, see pages 47-48.

2.OE GP LAM® LVL WINDOW AND PATIO DOOR HEADERS, 2-STORY

TWO-STORY APPLICATIONS

This table shows the size (e.g. 2-11 1/8" = 2 plies of 13/8"x11 1/4") of beams needed to support the combined loads from a wall, second story floor (1/4 of total floor joist span) and various roof truss spans with a 2' soffit. If the soffit exceeds 2', additional design is necessary. For non-conforming situations, use FASTBeam® analysis and selection software or contact Georgia-Pacific.



ROUGH OPENING	ROOF TRUSS SPAN WITH 2' SOFFIT ASSUMED	SNOW OVER LVL									
		2x12 @ 16" O.C.					2x12 @ 16" O.C.				
20'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
24'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
28'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
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	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
32'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
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	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
36'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
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	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"

NOTES:

- Required end bearing length (based on 625 psi) is 3.0" unless the subscript * is shown. In that case, 4.5" is required.
- All headers require full-width bearing support, e.g. 2x6 to 5 1/4", 3-ply members. The adequacy of supporting columns to be verified by others.
- Table is based on residential floor loading of 40 pf live load and 12 pf dead load and exterior wall weight of 100 psf.
- A beam line supporting the center of the second floor is assumed.

- Deflection is limited to L/360 and the lesser of L/240 or 1/4" at total load.
- Roof live and dead loads shown are applied vertically to the horizontal projection.
- When using a single ply 1 1/2", consider the effect on larger capacity, and the available bearing surface the LVL provides to other framing elements.
- A single 3/4" thick ply can be substituted for any two 1/2" thick plies.
- For multiple ply fasteners, see pages 47-48.
- This table does not address a brick loaded condition.

2.OE GP LAM LVL GARAGE DOOR HEADERS, 2-STORY

TWO-STORY APPLICATIONS

This table shows the size (e.g. 2-11 1/8" = 2 plies of 13/8"x11 1/4") of beams needed to support the combined loads from a wall, second story floor (1/4 of total floor joist span) and various roof truss spans with a 28 soffit. If the soffit exceeds 2', additional design is necessary. For non-conforming situations, use FASTBeam® analysis and selection software or contact Georgia-Pacific.



ROUGH OPENING	ROOF TRUSS SPAN WITH 2' SOFFIT ASSUMED	SNOW OVER LVL									
		2x12 @ 16" O.C.					2x12 @ 16" O.C.				
20'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
24'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
28'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
32'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
36'	18"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"	1-11 1/8"
	24"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"	2-9 1/2"
	30"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	36"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"
	42"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"	2-11 1/8"

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