



HISTORIC PRESERVATION COMMISSION

Monday, March 2nd, 2026

6:00 p.m.

AGENDA

1. Meeting Called To Order
2. Approval Of Minutes From February 2, 2026, Regular Meeting
3. Old Business: None
4. New Business:
 - 4.I. 5 South Avondale Road- Residential, Preservation Designation

Tim Riley, The Neher Group- The proposed project for this 1926 English Vernacular Revival House consists of replacement of five of the house's windows on the side and rear elevations.

Documents:

[HPC PACKET 5 S AVONDALE 3.2.2026.PDF](#)

- 4.II. 21 Kensington Road- Residential, Preservation Designation

Nicole & Ashley Rowland- The proposed project for this 1926 English Vernacular Revival House consists of (1) renovation of the mudroom at the house's rear corner; (2) construction of a new deck at the mudroom entrance on the house's rear elevation; and (3) replacement of the rear-elevation basement door. Replacement windows for the house's upper floor were approved by the HPC in November 2022. Construction of a new freestanding garage/accessory dwelling unit with a composite-material deck was approved by the HPC in January 2025.

Documents:

[HPC PACKET 21 KENSINGTON 3.2.2026.PDF](#)

5. Election Of Officers For 2026:

- Chair

- Vice Chair

6. Other Items Deemed Appropriate For Discussion

7. Adjournment

**City of Avondale Estates
Historic Preservation Commission
COA Application Review***

March 2, 2026 HPC Meeting

Applicant: Tim Riley, The Neher Group

Property Address: 5 South Avondale Road

Property Type: Residential, Preservation Designation

Project Summary: The proposed project for this 1926 English Vernacular Revival House consists of replacement of five of the house's windows on the side and rear elevations.

Applicable Guidelines: *Historic District Guidelines, Preservation Designation Properties – Windows, pp. 28-29; Materials, p. 35.*

Analysis: The project proposes to replace five of the house's windows on the side and rear elevations. The five windows have been previously replaced and are not original to the house. These windows are 1-over-1, double-hung and appear to be a combination of metal, vinyl, and wood windows with storm windows. The proposed replacement windows will be wood with exterior cladding, 6-over-1, double-hung windows to match the appearance of the existing historic wood windows in the remainder of the house.

The *Historic District Guidelines for Windows on Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed. Replacement windows shall match the original windows in dimension, design, and material. They may use double-pane glass and have true divided lights (TDLs) or simulated divided lights (SDLs). SDLs must include the spacer between the glass at each muntin.

The windows proposed to be replaced are nonhistoric replacement windows. Therefore, the guidelines allow for them to be replaced. The proposed 6-over-1, double-hung windows may be TDLs or SDLs, and the rails, stiles, and muntin widths should match those of the house's existing historic 6-over-1 windows. The new windows' material should be wood without exterior cladding since synthetic materials are not allowed on original portions of Preservation Designation properties (see *Guidelines for Materials* below).

The *Historic District Guidelines for Materials on Preservation Designation* properties state that no new synthetic materials may be used on the original portions of Preservation Designation properties. Repair all components with the same materials. The proposed replacement windows should be wood without exterior cladding.

Recommendation: Based on the *Historic District Guidelines for Preservation Designation* properties, the proposed project is recommended with the following stipulations:

- Replacement windows should be wood without exterior cladding.
- Rails, stiles, and muntin widths should match those of the house's existing historic 6-over-1 windows.

Historic Preservation Commission Application for Certificate of Appropriateness COA



21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: Tim Riley / The Neher Group	Address/City/Zip Code: P.O. Box 341262 Memphis, TN 38184
Phone: 901-471-1043	Email: tim@tngbuildingpermits.com
Project Address: 5 South Avondale Rd. Avondale Estates, GA 30002	
If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.	
Applicant Signature: <i>Tim Riley</i>	Date: 1/20/2026

PROPOSED PROJECT: ☐Residential ☐Commercial

New Construction ☐ **Renovation/Repair** ☒ **Demolition** ☐

Description of Project:
Install five (5) Andersen A Series DH wood clad windows. Same size, shape, and appearance
as the existing windows. The proposed windows are located on the side and back of the house.

ATTACHMENTS

(Refer to attached checklist for further details)

- ☐ Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).
- ☐ A detailed narrative of the proposed project.
- ☐ Materials checklist with all materials including windows and door changes.
- ☐ Sample photos of windows, doors, and garage doors (if applicable).
- ☐ Photos of the structure site to be modified.
- ☐ Photos of the structure as seen from the street.
- ☐ Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:

**Application will be reviewed by the Avondale Estates Historic Preservation Commission and
Approved or Denied within 45 days of the submittal date**

FOR OFFICE USE ONLY

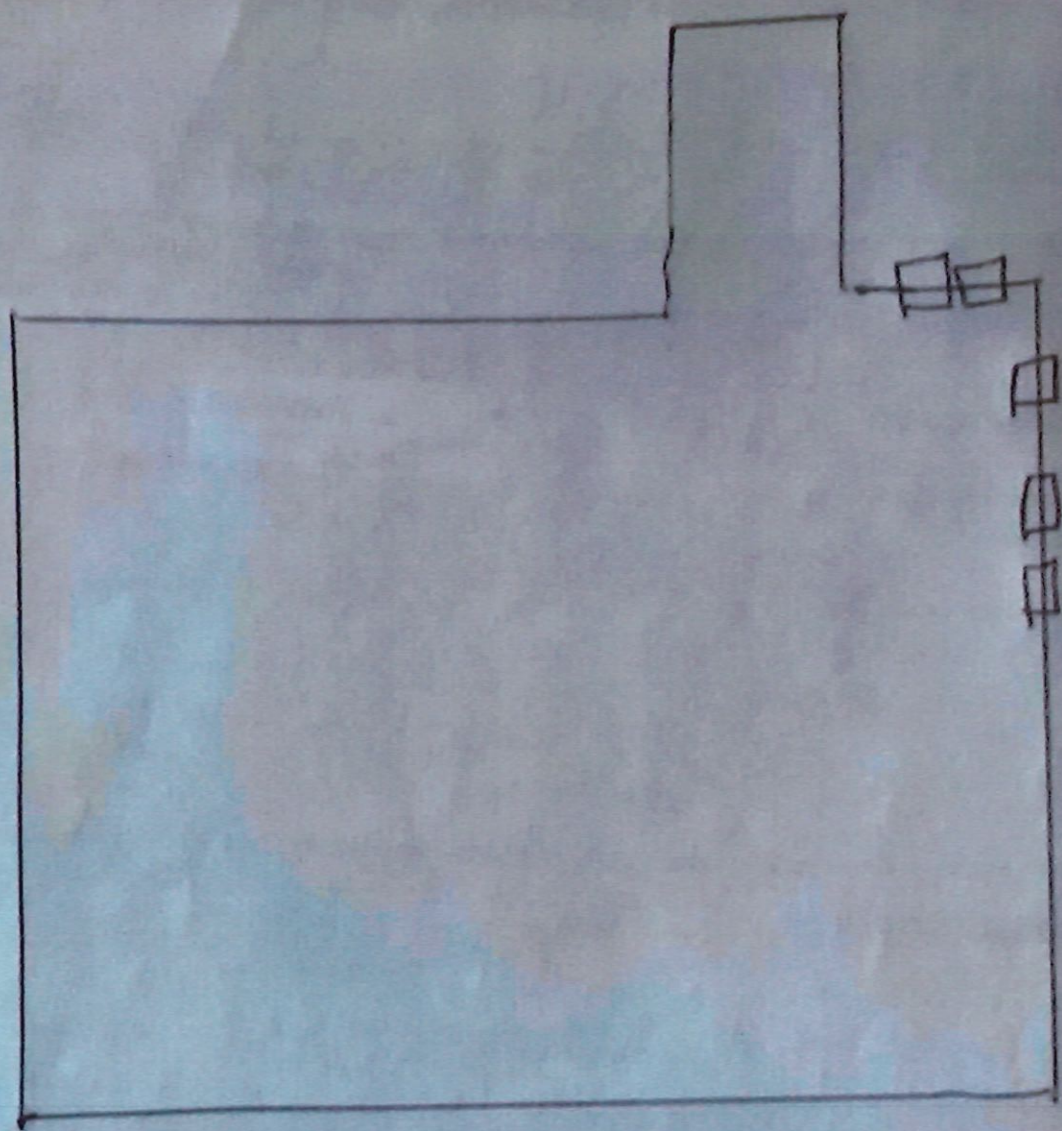
DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION ☐ Preservation ☐ Adaptation ☐ Conservation ☐ Construction	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
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5 South Avondale Rd. Avondale Estates, GA 30002

Scope of Work: Install five Andersen A-Series Wood clad replacement windows, same size, shape, location, and appearance as the other windows on the house. The intention is to match the appearance of the other windows on the house, to give the house uniformity.



The windows are located on the side and back.



Front







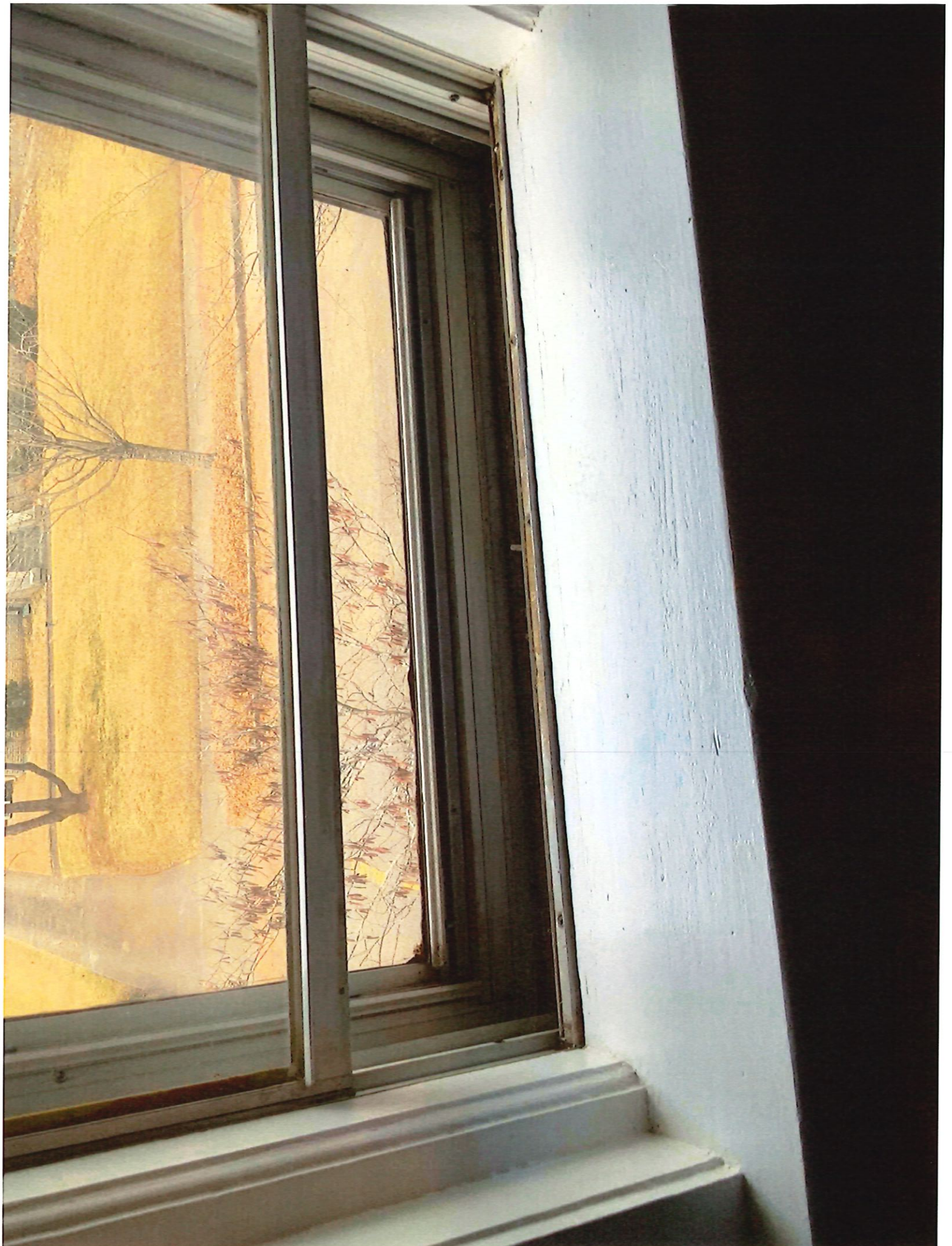
Contract Line Items

444 445







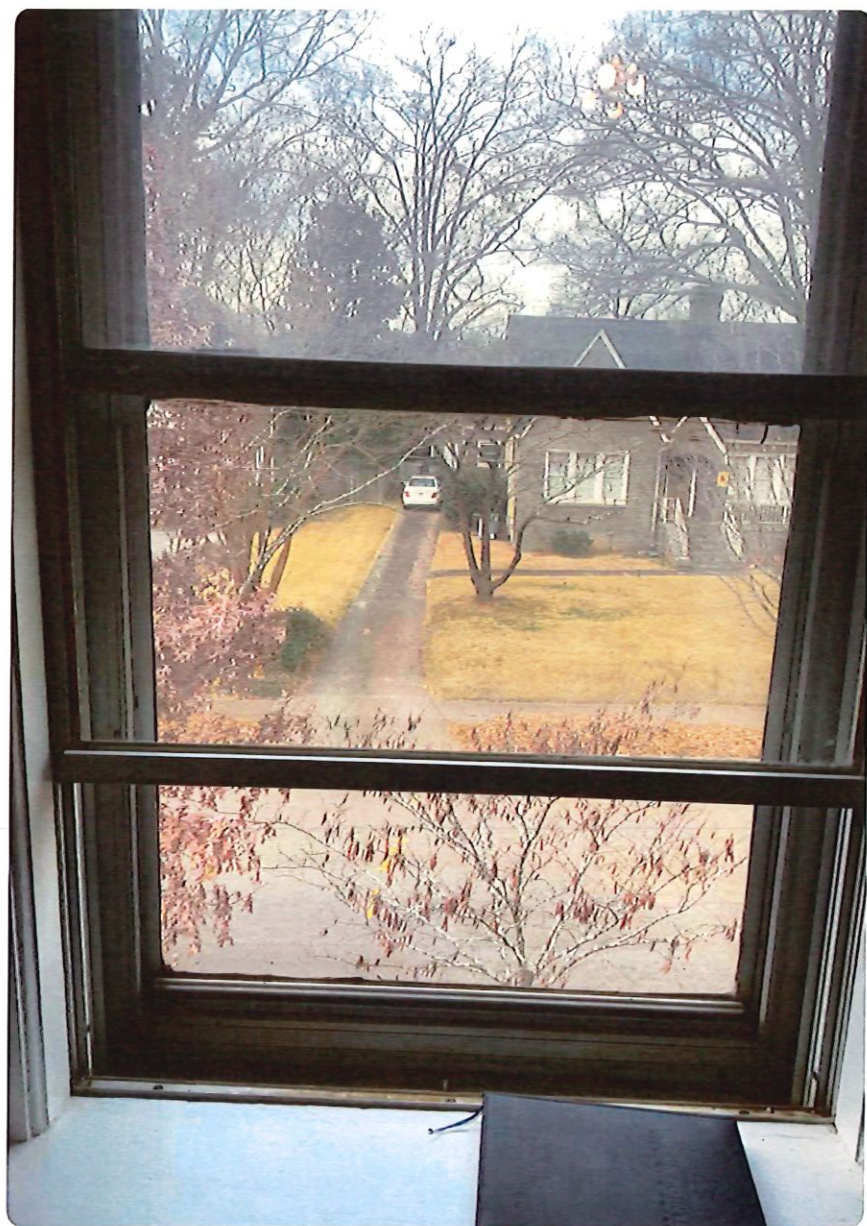




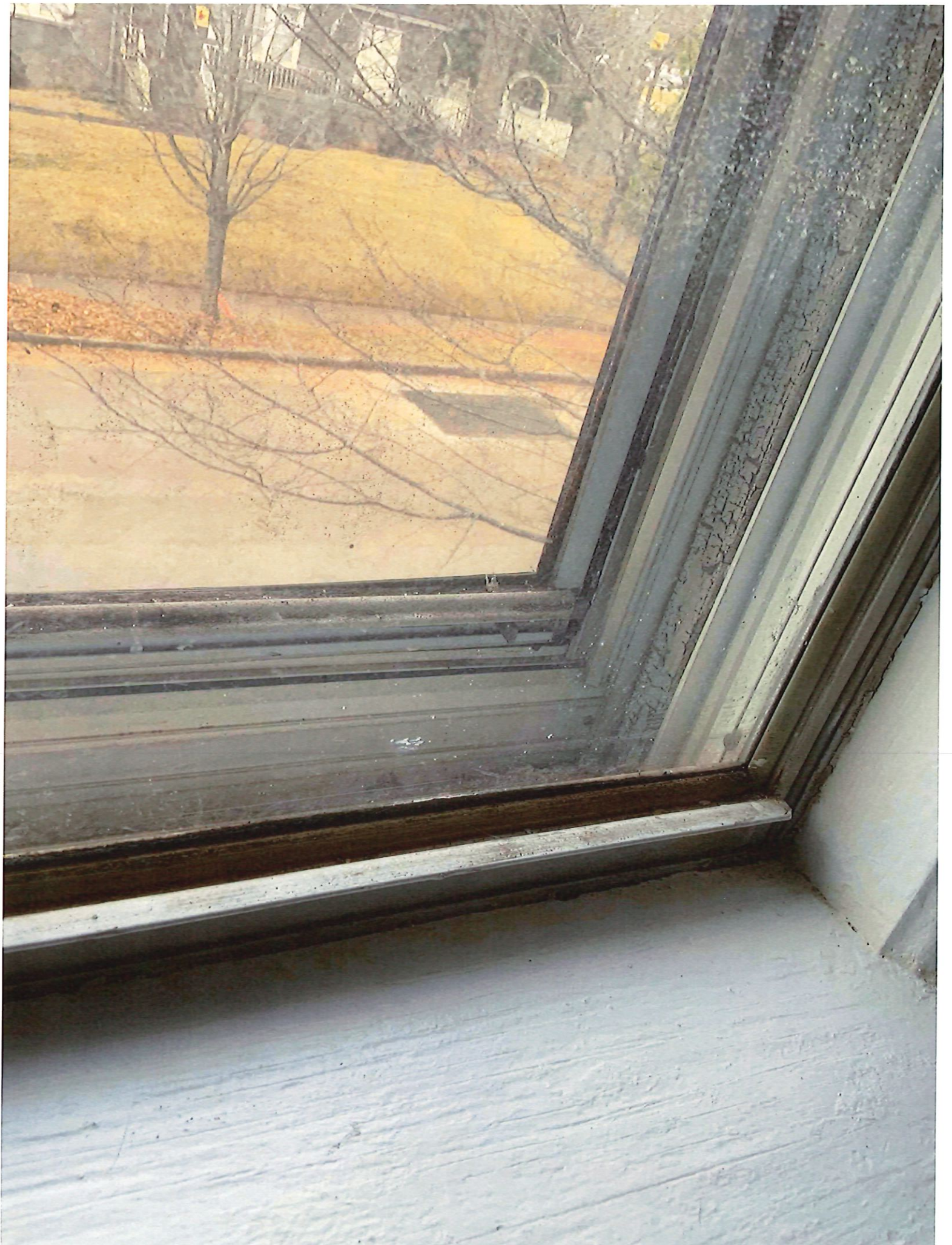
























PROJECT SPECIFICATION



Date: <u>12/05/2025</u>	Branch: <u>Atlanta</u>
Sales Consultant : <u>Scott Flickinger</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone # : <u>(770) 329-7852</u>	<u>, Scott Flickinger : R-I-87262-13-31709</u>
	License(s):

INSTALLATION ADDRESS: 5 South Avondale Road

Avondale Estates GA 30002

Job #: F55872881

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>CHRIS CHURCH</u>			<u>(770) 335-1923</u>

PROJECT N

Customer
Signature: 

Date: 2/05/2025

PROJECT SPECIFICATIONS

1	2nd Floor/Bathroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Tempered, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
2	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
3	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
4	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"

Job#: F55872881

PROJECT SPECIFICATIONS

[illegible]



Andersen's best-performing and most energy-efficient A-Series windows offer a variety of performance options to meet strict building codes* and 24/7 protection against the harshest weather conditions.



	STANDARD	PERFORMANCE GRADE (PG) UPGRADE	STORMWATCH® PROTECTION 
DESCRIPTION	A-Series windows have been rigorously tested to meet PG50 for all glass options offered.	A-Series windows with a Performance Grade (PG) upgrade achieve higher air, water and structural ratings as opposed to standard performance windows.	A-Series windows with Stormwatch Protection achieve higher air, water and structural ratings. They also include impact-resistant glass for wind-borne debris protection to maintain the structural integrity of the unit after impact.
PERFORMANCE RATING	PG50 PERFORMANCE AED0050 (AAMA/WDMA/CSA 101/I.S. 2/A440)	PG70 PERFORMANCE AED0050 PGUP (AAMA/WDMA/CSA 101/I.S. 2/A440)	PG70 PERFORMANCE +  AED0050 2W Impact (AAMA/WDMA/CSA 101/I.S. 2/A440)
GLASS STRENGTH	Standard or Tempered	Tempered	Laminated Impact in Standard, Monolithic or Tempered
HIDDEN STRUCTURAL REINFORCEMENTS		•	•
DESIGNED TO SATISFY*	- AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS) - Florida Building Code Product Approvals: - FL15497 – Double Hung - FL15551 – Casement - FL15552 – Awning/ATV - FL15553 – ATF/APW - FL24174 – A-Series Specialty Window	- AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS) - Florida Building Code Product Approvals: - FL15497 – Double Hung - FL15551 – Casement - FL15552 – Awning/ATV - FL15553 – ATF/APW - FL24174 – A-Series Specialty Window - Texas Department of Insurance	- AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS) - ASTM/E1886/E1996 large missile test - TAS 201, 202, 203 large missile test for High Velocity Hurricane Zone - Florida Building Code Product Approvals: - FL15497 – Double Hung - FL15551 – Casement - FL15552 – Awning/ATV - FL15553 – ATF/APW - FL24174 – A-Series Specialty Window - Texas Department of Insurance

City of Avondale Estates
Historic Preservation Commission
COA Application Review*

March 2, 2026 HPC Meeting

Applicant: Samuel Rowland

Property Address: 21 Kensington Road

Property Type: Residential, Preservation Designation

Project Summary: The proposed project for this 1926 English Vernacular Revival House consists of (1) renovation of the mudroom at the house's rear corner; (2) construction of a new deck at the mudroom entrance on the house's rear elevation; and (3) replacement of the rear-elevation basement door. *Replacement windows for the house's upper floor were approved by the HPC in November 2022. Construction of a new freestanding garage/accessory dwelling unit with a composite-material deck was approved by the HPC in January 2025.*

Applicable Guidelines: *Historic District Guidelines, Preservation Designation Properties – Porches, p. 26; Entrances, p. 27; Windows, pp. 28-29; Materials, p. 35.*

Analysis: The project proposes to (1) renovate the mudroom at the house's rear corner. The existing mudroom appears to be a previously enclosed porch that is located along the house's rear and side elevations and is under the house's main roof. The former porch is enclosed with single sheets of beaded board wood panels and pairs of 4-over-4, double-hung windows between square wood support posts. A rear entrance door is located on the rear-elevation side of the porch at a set of masonry steps leading down to grade. Proposed renovations include replacement of the beaded board panels with standard 2x4 wall framing between the existing support posts to allow space for wall insulation and electrical conduit. The walls will be finished on the exterior with fiber-cement siding in either a horizontally lapped, tongue-and-groove, or panel design. Existing windows will be replaced with wood, 6-over-1, double-hung, simulated divided light (SDL) windows that match the house's upper-floor replacement windows approved by the HPC in November 2022. The existing rear entrance door opening will be relocated along the same wall to the position of the adjacent wall/window panel, and the wall/window panel will move to the position of the door in order to align the rear entrance door with an interior door for better traffic flow. The wood-paneled and glass rear entrance door will be replaced with a more secure fiberglass door. The existing masonry steps will be removed.

The project also proposes to (2) construct a new deck at the mudroom entrance on the house's rear elevation. The deck will measure approximately 20' by 20' and will extend approximately 3' past the house's rear corner to the 10' setback at the side property line. The deck's decking, railing, and steps will be constructed of the same composite materials as the deck on the rear of the new garage/accessory dwelling unit approved by the HPC in January 2025. The existing

masonry steps at the mudroom entrance will be removed. The existing fence along the side property line may have to be relocated slightly to accommodate the deck's extension past the house's rear corner.

The project also proposes to (3) replace the rear-elevation basement door. The house's existing wood and glass basement door is thought to be a replacement door and is reported to be in poor condition. According to the application, the door has been previously cut to accommodate a drainage pipe. The door will be replaced with a more secure fiberglass door that will match the new mudroom entrance door.

The *Historic District Guidelines for Porches on Preservation Designation* properties state that side porches may be enclosed with glazing or screening, maintaining any historic elements, and that rear porches may be enclosed or removed for additions. New porches are limited to the rear or rear half of the side elevations. Lot coverage shall not exceed 40% of the total lot.

This porch, which is part of both the rear elevation and rear half of the side elevation and, therefore, visible from the street, is original to the house's construction but appears to have been enclosed with the current materials at a later date. As such, the porch and its current enclosure may be seen as a historic element of the house. A new enclosure of this rear- and side-elevation porch is allowed by the guidelines. When enclosing this porch with new materials to improve insulation and usability, the existing materials and appearance of the porch should be respected. Replacement materials should be wood because this porch is part of the original house (see *Guidelines for Materials* below) and to help maintain the porch's historic appearance. Exterior siding should be wood in a panel design that looks similar to the existing beaded board panels. Windows in a 4-over-4 pattern rather than a 6-over-1 pattern should be considered to help maintain the porch's historic appearance and distinguish them from other windows in the house.

The addition of a new deck is allowed on the house's rear elevation (see *Guidelines for Materials* below). Removal of the masonry steps is also allowed due to their location at the rear elevation. The additional 400 SF of the new deck minus the rear steps and concrete landing brings the total lot coverage to 34.6%.

The *Historic District Guidelines for Entrances on Preservation Designation* properties state that replacement doors at the rear of a structure may be of a modern design. The existing mudroom door and basement door, identified as a replacement door, may be replaced with doors of a different design than the existing doors because they are on the rear elevation. However, the doors should be wood rather than fiberglass since they are located on original portions of the house (see *Guidelines for Materials* below).

The *Historic District Guidelines for Windows on Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed. Replacement windows shall match the original windows in dimension, design, and material. They may use double-pane

glass and have true divided lights (TDLs) or simulated divided lights (SDLs). SDLs must include the spacer between the glass at each muntin.

The porch's 4-over-4, double-hung wood windows are not original but may be considered historic elements. Replacement windows should be wood as proposed. The use of 4-over-4 sash instead of 6-over-1 should be considered to help maintain the porch's historic appearance.

The *Historic District Guidelines for Materials on Preservation Designation* properties state that no new synthetic materials may be used on the original portions of Preservation Designation properties. Repair all components with the same material.

Since the porch is an original part of the house and its existing features may be considered historic elements, finish materials such as synthetic fiber-cement siding and fiberglass doors are not allowed on this original portion of the house. Replacement materials should be wood to match the existing historic materials. The use of composite materials for the new deck is acceptable because the deck is a new addition to the original house and is on the house's rear elevation.

Recommendation: Based on the *Historic District Guidelines for Preservation Designation* properties, the proposed project is recommended with the following stipulations:

- New enclosure materials on the porch should be wood rather than a synthetic material such as fiber-cement.
- Respect the porch's existing historic elements by using panels with a similar appearance to the beaded board panels and by considering the use of 4-over-4, double-hung, wood windows rather than 6-over-1.
- New rear entrance and basement doors should be wood rather than a synthetic material such as fiberglass.

*Reviewed by WLA Studio. This review is based on materials received by the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.

Historic Preservation Commission Application for Certificate of Appropriateness COA



21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: Samuel Rowland	Address/City/Zip Code: 21 Kensington Rd, Avondale Estates GA, 30002
Phone: [REDACTED]	Email: [REDACTED]
Project Address: 21 Kensington Rd, Avondale Estates GA, 30002	
If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.	
Applicant Signature: 	Date: 2/6/2026

PROPOSED PROJECT: ☐Residential ☐Commercial

New Construction ☐ **Renovation/Repair** ☒ **Demolition** ☐

Description of Project:
Renovation of the mudroom located at the rear corner of the residence and addition of a deck in the rear yard located outside the rear-facing mudroom entry door

ATTACHMENTS (Refer to attached checklist for further details)

- ☐ Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).
- ☐ A detailed narrative of the proposed project.
- ☐ Materials checklist with all materials including windows and door changes.
- ☐ Sample photos of windows, doors, and garage doors (if applicable).
- ☐ Photos of the structure site to be modified.
- ☐ Photos of the structure as seen from the street.
- ☐ Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:

**Application will be reviewed by the Avondale Estates Historic Preservation Commission and
Approved or Denied within 45 days of the submittal date**

FOR OFFICE USE ONLY

DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION ☐ Preservation ☐ Adaptation ☐ Conservation ☐ Construction	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
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Project: 2026 Rowland Residence Rear Mudroom & Deck

Project summary

The below provides a detailed description of the proposed renovation of the mudroom located at the rear corner of the residence and the proposed addition of a deck in the rear yard located out the rear-facing mudroom entry door. All exterior work proposed will impact only the back half of the property which is not visible from the street.

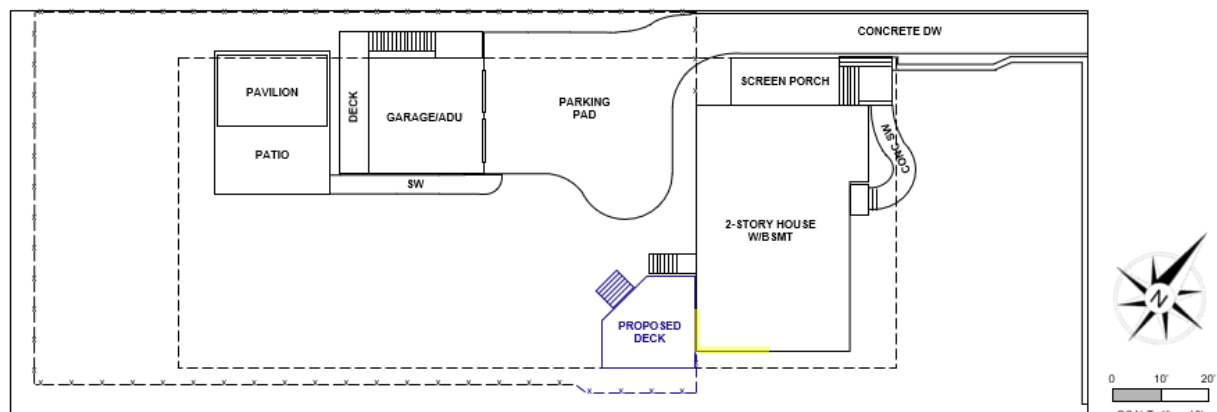
Project description

The existing mudroom is constructed of materials and of construction methods inconsistent with the remainder of the house. We expect that the mudroom may have been built as an enclosed porch and later finished in roughly. Exterior walls are only single panels of beadboard without any framed wall cavity to allow for insulation, electrical, etc. Windows are inoperable and inconsistent in design with other windows on the house. The floor has a significant slant that may reflect initial porch design for shedding water. And masonry stairs to the rear egress leave no space for a landing and are beginning to crumble.

Proposed renovation will involve leveling the floor structure, replacing beadboard panel walls with standard 2x4 wall framing allowing for insulation and electrical, shifting the egress door (along the same wall) to align with the flow of traffic, replacing existing doors and windows with high-quality operable replacements that will align with the design of house, constructing a rear deck, and likely making a minor shift of the fencing along the property side to allow pedestrian passage beside the deck.

Site plan

Mudroom exterior walls impacted by proposed work are indicated in yellow. No changes are suggested to the residence's footprint, only renovation within the existing footprint. Deck is proposed to be set back 10' from side property line as indicated in site plan. Potential shift to fence line also reflected below in blue.



Exterior wall finishes

Exterior walls are currently only single panels of beadboard recessed behind the face of trim-clad structural posts without any framed wall cavity. Each panel is approximately 4-5' square with three such panels along the side wall and one at the back wall. Each panel has a set of two windows above.



From left to right: rear corner view of mudroom exterior, view from back yard, view from side yard

Structural posts are expected to remain unchanged. Each beadboard panel, however, is proposed to be replaced with typical 2x4 framing finished with drywall on the interior and siding on the exterior. For the exterior material, we propose either horizontally lapped, tongue and groove, or panel siding. In the interest of durability and given the location of this room at the rear corner of the house, we propose using a fiber cement siding material. This will replace the single panels of beadboard with properly framed and insulated walls while retaining nearly the identical appearance of the current finishes.

Doors

Existing rear exterior doors to mudroom and basement are both beyond repair due to state of disrepair and their irregularity in size from previously being cut to match the angled pitch of the mudroom floor and a step-over drainage pipe that previously ran along the bottom of the basement door. Existing doors are also inconsistent in design elements – e.g., raised panel vs. recessed panel, third-light vs. half-light, divided vs. non-divided light – and share no resemblance to other exterior doors on the house.



From left to right: rear exterior wall of mudroom, zoom in on rear egress door to mudroom, rear egress door to basement

Both doors need to be replaced with properly sized, full-height doors. We will do so with coordinating doors in both locations that will add consistency of design while improving function and security. Given both doors are exposed to the elements without cover and are exclusively rear facing, in accordance with the historical district design guidelines, we propose replacing with fiberglass doors that will add durability and security while allowing us to replicate the essential design elements. Upon replacing the mudroom door, we propose slightly shifting its location along the same wall, swapping its placement with the window/panel segment to its side. This small change will allow the door to align with the interior door and improve the flow of foot traffic and usefulness of the space while making no meaningful change to the overall design of the room.

Windows

Existing windows within the mudroom are entirely inoperable, have several broken / damaged panes, have areas with significant rot, and the type of window and design elements of these specific windows are inconsistent with the historical windows of the house, also consistent with the potential that this room was a porch that was later finished in. Notably, these windows appear to be spring balanced rather than the historical weighted windows found in the rest of the 1926 house and are also inconsistent with the muntin design and non-divided lower sashes of all other windows on the house.



From left to right: exterior view of mudroom windows, interior view of mudroom windows

Windows need to be removed and replaced as part of the re-framing of the mudroom exterior walls described above. Given the inoperability, disrepair, and the fact that these windows are inconsistent with the historical windows elsewhere in the house, we propose replacing with architectural grade windows customized to closely replicate the specific design elements of the original windows across the house. Specifically, we propose using the same customized Andersen windows and specs that were recently approved by the HPC and installed for our second floor in prior renovations. These windows will match the following specs of the house: double hung, equal sash, divided upper sash and non-divided lower sash, $\frac{3}{4}$ " muntin with fully divided (separator between panes) double pane glass, wood construction, etc. Design drawings are included in the images below.

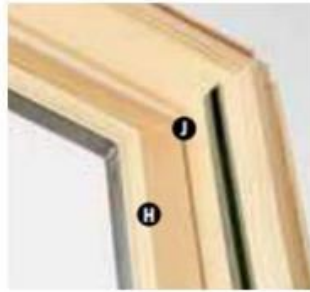


Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

Wood Jamb Liner



HARDWARE



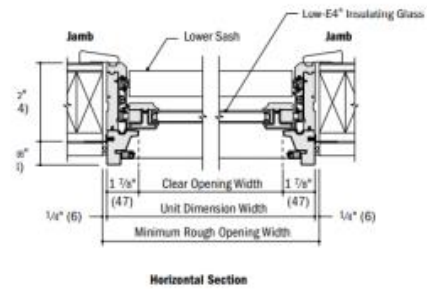
Standard lock and keeper design



Grille Bar Widths & Pattern



3/4" (19)



Design photos for proposed windows (exact same specs as windows replaced elsewhere in house)

Deck

Existing entry to the rear mudroom egress door is via a set of masonry stairs with no landing at the top. Existing stairs are in disrepair and beginning to settle and come apart at mortared joints.



We propose replacing existing stairs with a rear deck off the mudroom of approximately 20'x20'. Rear door is currently ~36" above ground level, which will serve as the expected height of the deck (though higher from ground away from house according to minorly sloped grade). Deck will be set back 10' from the side property line given its height above 30". We plan to use the same materials for this deck as the other deck built last year at the property with a high grade and durable composite material for deck boards and railing (MoistureShield Meridian decking and TimberTech composite railing).

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

0 2
SCALE 1" = 1

AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE

-67-

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 STATES HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

The site plan shows a 2-story brick house with a basement, situated on a triangular lot. The lot boundaries are defined by the following dimensions:

- North boundary: N 53°47'12" E 225.00'
- West boundary: N 36°04'42" W 85.00'
- South boundary: S 53°47'12" W 225.00'

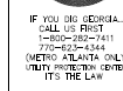
The property is bounded by Kensington Road to the east, which has a 5'± IRC/AC and a 60' R/W. The lot is divided into three numbered sections: 7 (northwest), 8 (central), and 9 (southeast).

Internal features and setbacks include:

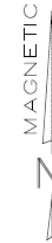
- Garage:** Located in the northwest corner, with a 10'BSL setback.
- Deck:** Adjacent to the garage, with a 3'BSL setback.
- Screen Porch:** Located between the garage and the main house, with a 16.7' setback.
- 2-Story Brick House w/BSMT:** The main structure, with a 14.2' setback.
- Setbacks:** Various setbacks are indicated, including 16.7', 48.0', 10'BSL, 14.2', 3'BSL, and 10'BSL.
- Other Features:** Awning, conc. patio, conc. dw, conc. sw, and conc. wall are also shown.

ZONING NOTE:

BUILDING SETBACK:
FRONT 40'
SIDE 10'
REAR 35'
MAX LOT COVERAGE



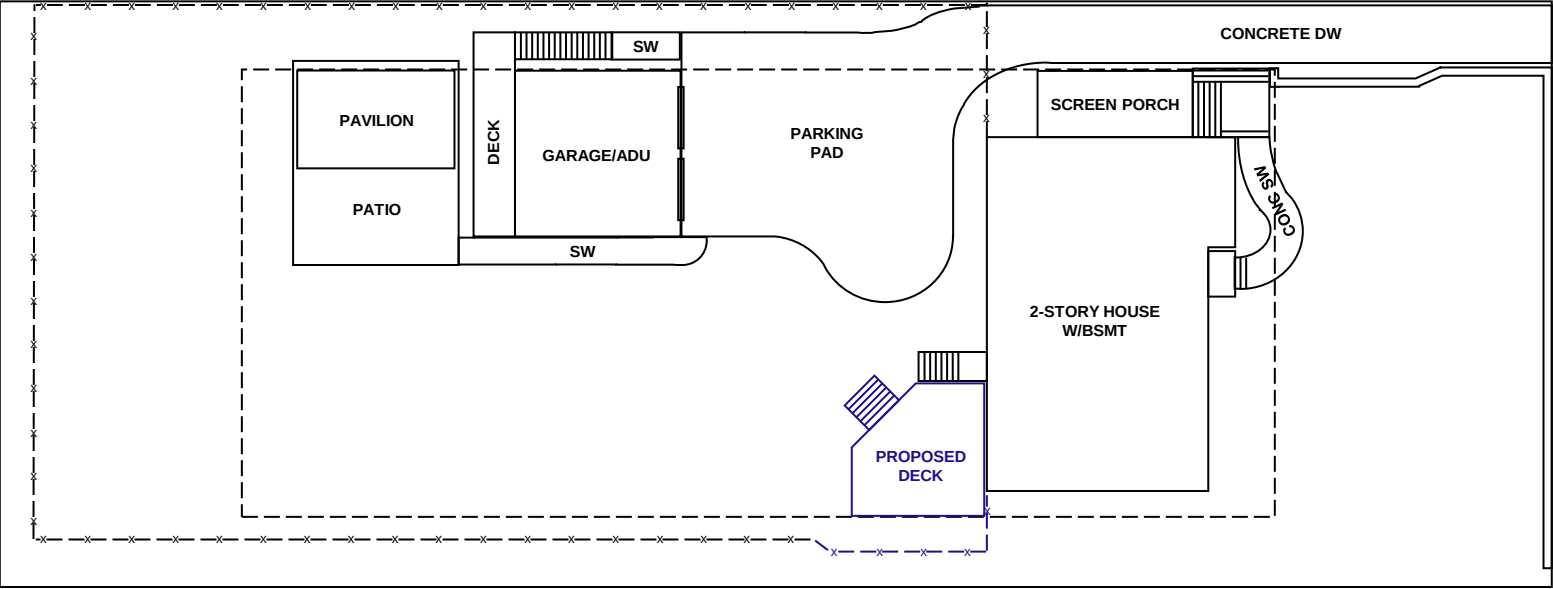
AKA	ALSO KNOWN AS	N/F	NOW OR FORMERLY
APD	AS PER DEED	NAIL	NAIL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE)
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNING
CP	COMPUTED POINT	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
OTP	OPEN TOP PIPE FOUND	R/W	RIGHT-OF-WAY
D	DEED (BOOK/PAGE)	RFB	REINFORCING BAR FOUND
DW	DRIVEWAY		(1/2" UNO)
EP	EDGE OF PAVEMENT	RBS	1/2" REINFORCING BAR SET
FE	FINISH FLOOR ELEVATION	SW	SIDEWALK
FKA	FORMERLY KNOWN AS	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	SSCO	SANITARY SEWER CLEANOUT
L	ARC LENGTH	SSMH	SANITARY SEWER MANHOLE
LL	LAND LOT	-X-	FENCE LINE
LLL	LAND LOT LINE	CB	CATCH BASIN
N	NEIGHBOR'S	SWCB	STORM WATER CATCH BASIN
			WALL



ROWLAND RESIDENCE
MUDROOM RENOVATION AND DECK
21 KENSINGTON ROAD
AVONDALE ESTATES, GEORGIA 30002

AS BUILT
SURVEY

C1.0



0 10' 20'
SCALE 1" = 10'

EXISTING IMPERVIOUS CALCULATIONS:	
OVERALL LAND:	19,125 SF
40% IMPERVIOUS =	7,650 SF
2-STORY HOUSE (1 ST FLOOR):	1,758 SF
SCREENED PORCH:	191 SF
ENTRY STEPS / LANDINGS:	231 SF
CONCRETE SIDEWALKS:	299 SF
STONE/BLOCK WALLS:	203 SF
DRIVEWAY AND PARKING PAD:	2,046 SF
GARAGE/ADU AND DECK:	784 SF
REAR PATIO AND PAVILION:	747 SF
TOTAL IMPERVIOUS SF:	6,259 SF
IMPERVIOUS % =	32.7%

PROPOSED SITE PLAN IMPERVIOUS CALCULATIONS:	
OVERALL LAND:	19,125 SF
40% IMPERVIOUS =	7,650 SF
2-STORY HOUSE (1 ST FLOOR):	1,758 SF
SCREENED PORCH:	191 SF
ENTRY STEPS / LANDINGS:	181 SF
MAIN HOUSE REAR DECK:	400 SF
CONCRETE SIDEWALKS:	299 SF
STONE/BLOCK WALLS:	203 SF
DRIVEWAY AND PARKING PAD:	2,046 SF
GARAGE/ADU AND DECK:	784 SF
REAR PATIO AND PAVILION:	747 SF
TOTAL IMPERVIOUS SF:	6,609 SF
IMPERVIOUS % =	34.6%
	(LESS THAN 40.0%)

PROJECT:
ROWLAND RESIDENCE
MUDROOM RENOVATION AND DECK
21 KENSINGTON ROAD
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PROPOSED
SITE PLAN

C2.0