

**VARIANCE(S):**

**V-2021-001**

**V-2021-002**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2021-001 and V-2021-002  
**REQUEST:** REDUCTION OF THE MINIMUM YARD  
ABUTTING A PUBLIC STREET

**APPLICABLE SECTION:** SECTION 503  
(CITY OF SUWANEE ZONING ORDINANCE)

**LOCATION:** 4114 VALTEK COURT (V-2021-001)  
4124 VALTEK COURT (V-2021-002)

**DISTRICT/LAND LOT:** 7-237-475 (V-2021-001)  
7-237-476 (V-2021-002)

**ZONING:** RM-6

**DEVELOPMENT:** SINGLE FAMILY DETACHED HOMES

**OWNER:** LENNAR HOMES GEORGIA  
1000 HOLCOMB BRIDGE PARKWAY  
ROSWELL, GA 30076

**APPLICANT:** DPE DBA THOMAS HUTTON  
5074 BRISTOL INDUSTRIAL WAY S-A  
BUFORD, GA 30518

**CONTACT:** TONYA WOODS  
**CONTACT PHONE:** 770-826-1376

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**ANALYSIS:**

The applicant is seeking variances from Section 503 of the City of Suwanee Zoning Ordinance for two separate lots that front Eva Kennedy Road. The requests are for the reduction of the required 50 foot minimum yard abutting a public street to allow for construction of porches on detached single family homes proposed for the property.

The subject lots contain 0.19 acre (V-2021-001) and 0.23 acre (V-2021-002). The lots are located within the Kennedy Township neighborhood (zoned RM-6), which is currently under construction. The proposed homes will face Eva Kennedy Road as required by the zoning conditions for the neighborhood, but the lots and proposed rear entry garages of the homes are

only accessible by vehicles from the alley behind the lots, Valtek Court, so the addresses of the subject properties are 4114 and 4124 Valtek Court.

The Kennedy Township neighborhood is located along Eva Kennedy Road. The subject lots are adjacent to one another and abut Eva Kennedy Road. There is a required minimum 50 foot yard for parcels abutting a public street per Section 503 of the City of Suwanee Zoning Ordinance. The applicant requests to encroach approximately 10 feet into this required setback to build porches that would face Eva Kennedy Road.

To the west of the subject lots is a pocket park that is part of the new neighborhood. The properties located to the east of the subject lots are zoned R-100 and contain single family homes setback 80 to 300 feet from the road. Across Eva Kennedy Road are several single family homes located between 26 and 47 feet from the right-of-way. The property to the north is part of the Kennedy Township neighborhood and contains detached single family homes that are under construction.

The Kennedy Township neighborhood consists of 25 single family attached homes in the portion of the neighborhood closest to Peachtree Industrial Boulevard and 49 single family detached homes closest to Eva Kennedy Road. The site slopes uphill away from Eva Kennedy Road and then levels off, so all of the single family detached homes are able to accommodate a two story home without a basement. The subject lots are the two exceptions. The homes on these lots will be two story from the alley, but three stories from the side that faces Eva Kennedy Road in order to compensate for the rise in grade on the lots from Eva Kennedy Road.

The homes designed for the remainder of the Kennedy Township neighborhood do not have a three story elevation, so the applicant designed special homes for the subject lots that are 2.5 stories with a basement level on the three story side facing Eva Kennedy Road. To satisfy the zoning requirement that lots with frontage on Eva Kennedy Road face Eva Kennedy Road, the proposed homes are designed to have two front facades, one that faces the alley behind and one that faces Eva Kennedy Road. The porches that would encroach into the 50 foot yard abutting Eva Kennedy Road were added to make the rear of the proposed homes look more like fronts. Reducing the depth of these porches would alter the roofs that cover the stacked porches, which would make the façade less aesthetically pleasing, and the deeper front porches will add to the architectural character of the portion of the neighborhood that is visible from Eva Kennedy Road.

Approval of this request to encroach into the required 50 foot yard abutting Eva Kennedy Road is not likely to negatively impact nearby properties due to the depth of the right-of-way along Eva Kennedy Road. Eva Kennedy Road is contained within an 80 foot wide right-of-way. For a typical local road, the right-of-way would only be 50 feet wide. The closest portion of the proposed homes, the porches, would still sit approximately 67 feet back from the curb along Eva Kennedy Road despite the encroachment in the 50 foot yard abutting the street due to the approximately 27 foot depth of the right of way.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good, or if the variance will not undermine the intent of the zoning ordinance.

In conclusion, approval of this variance would not be a substantial detriment to the public good and would not undermine the intent of the zoning ordinance. The addition of deep porches to the proposed homes is desirable as they will add to the architectural character of the homes that will be visible from Eva Kennedy Road. A number of homes in the immediate area are situated as close or closer to the right-of-way. Approval of this request to encroach into the required 50 foot yard abutting Eva Kennedy Road is not likely to negatively impact nearby properties due to the distance of the porches from Eva Kennedy Road. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2021-001 and V-2021-002.

Recommended Conditions  
**V-2021-001**

Approval of a variance to allow for the reduction of the minimum yard abutting a public street to allow for construction of a porch on a detached single family home subject to the following conditions:

1. Encroachment of up to 11 feet into the required 50 foot yard abutting Eva Kennedy Road is permitted on the subject property only for porches consistent with the design shown in Exhibit A.
2. The architecture for any proposed structure on the subject property shall be designed to have a façade facing Eva Kennedy Road that is similar to a front façade including quality of materials, windows, and detailing. Final architecture shall be subject to the review and approval of the Planning Department.

Recommended Conditions  
**V-2021-002**

Approval of a variance to allow for the reduction of the minimum yard abutting a public street to allow for construction of a porch on a detached single family home subject to the following conditions:

3. Encroachment of up to 11 feet into the required 50 foot yard abutting Eva Kennedy Road is permitted on the subject property only for porches consistent with the design shown in Exhibit B.
4. The architecture for any proposed structure on the subject property shall be designed to have a façade facing Eva Kennedy Road that is similar to a front façade including quality of materials, windows, and detailing. Final architecture shall be subject to the review and approval of the Planning Department.

## Standards for Consideration

Pursuant to Section 1909A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

**A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

**B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

**C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

Approval of the variance, with the attached stipulations, would not unreasonably diminish or impair property values within the surrounding area.

**D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.

**APPLICATION FOR VARIANCE FROM THE  
CITY OF SUWANEE ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

**APPLICANT INFORMATION**

Name: DPE dba Thomas and Hutton  
Address: 5074 Bristol Industrial Way S-A  
City: Buford  
State: Georgia  
Phone: 770.271.2868 extension 1874  
E-mail address: woods.t@tandh.com

**OWNER INFORMATION**

Name Lennar Homes Georgia  
Address 1000 Holcomb Bridge Parkway  
City: Roswell  
State Georgia  
Phone: Dustin Baker/404.824.9439

CONTACT PERSON: Tonya Woods

PHONE: 770.826.1376

ADDRESS OF PROPERTY 4114 Valtek Court, Lot 24

LAND DISTRICT 7 LAND LOT 237 PARCEL 475 LOT 24

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Kennedy Township Unit 1

ZONING RM6

VARIANCE REQUESTED Front setback encroachment of approximately 10 feet

NEED FOR VARIANCE The homes along Eva Kennedy were subject to specific architectural and elevation requirements as a condition of the zoning of the property (RZ2018-007. In order to provide a covered deck, the encroachment is requested.

**\*A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

**SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

**\*\*\*The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.

Tony Woods 3/27/21  
Signature of Applicant Date

Tonya Woods Government Liaison  
Typed or Printed Name and Title

[Signature] 3/27/21  
Signature of Notary Public Date



**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.

Tonya Woods 3/23/21  
Signature of Applicant Date

Tonya Woods Government Liaison  
Typed or Printed Name and Title

[Signature] 3/23/21  
Signature of Notary Public Date



**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

Case Number V-2021-001 Variance \_\_\_\_\_ Administrative \_\_\_\_\_  
Date Rec'd \_\_\_\_\_ Rec'd By \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Amount Rec'd \_\_\_\_\_ Receipt \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



**APPLICATION FOR VARIANCE FROM THE  
CITY OF SUWANEE ZONING BOARD OF APPEALS**

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CONTACT PERSON: Tonya Woods

PHONE: 770.826.1376

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LAND DISTRICT 7 LAND LOT 237 PARCEL 476 LOT 25

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Kennedy Township Unit 1

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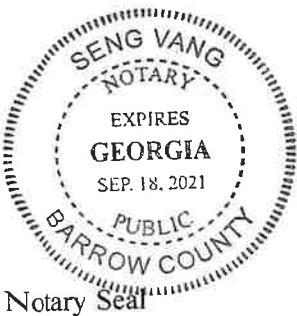
[Signature] \_\_\_\_\_ 3/23/21 \_\_\_\_\_  
Signature of Applicant Date

Joseph Woods \_\_\_\_\_  
Typed or Printed Name and Title

[Signature] \_\_\_\_\_ 3/23/21 \_\_\_\_\_  
Signature of Notary Public Date

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[Signature] \_\_\_\_\_ 3/23/21 \_\_\_\_\_  
Signature of Applicant Date

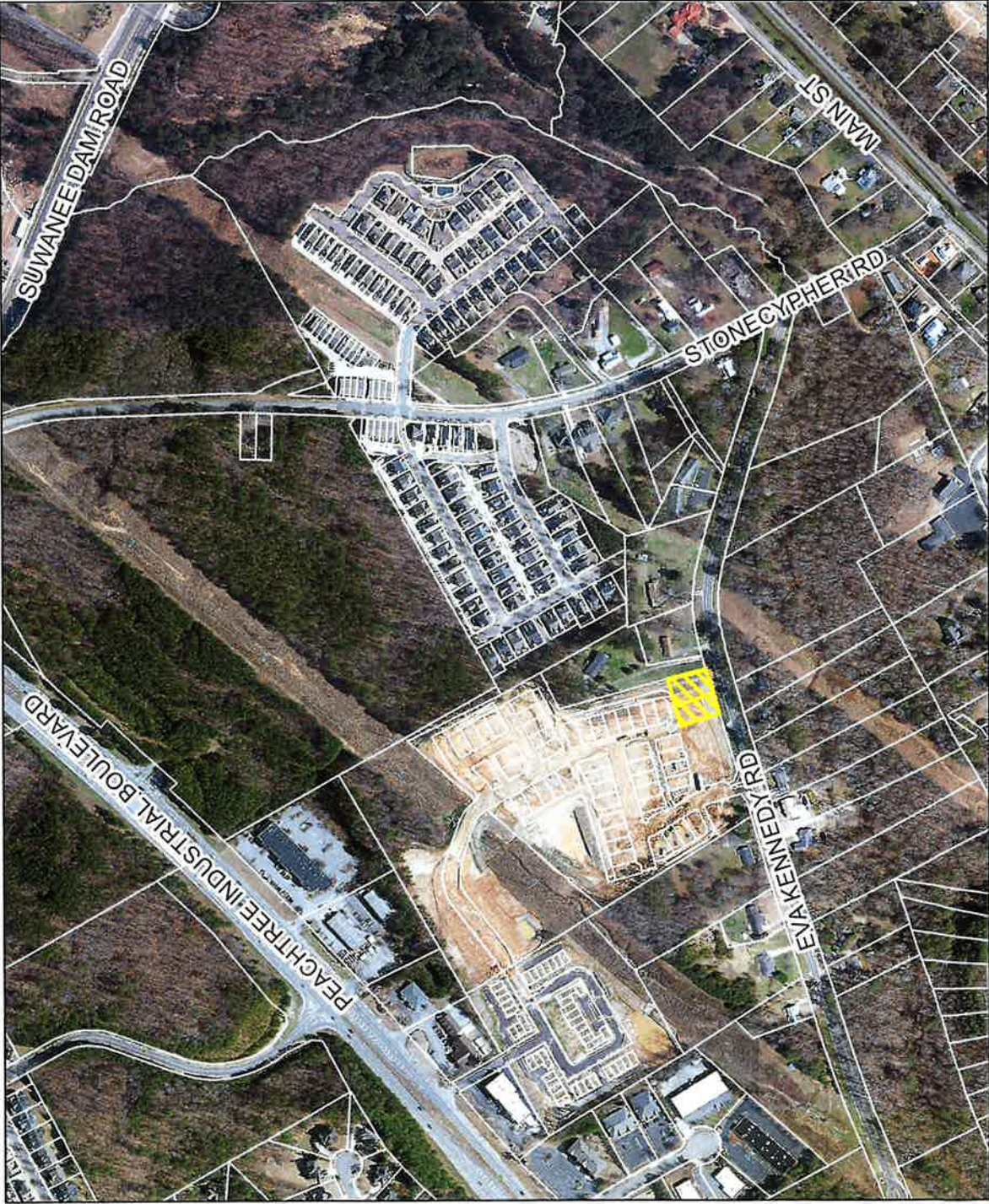
Joseph Woods (agent) \_\_\_\_\_  
Typed or Printed Name and Title

[Signature] \_\_\_\_\_ 3/23/21 \_\_\_\_\_  
Signature of Notary Public Date

**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

Case Number V-2021-002 Variance  Administrative                       
Date Rec'd \_\_\_\_\_ Rec'd By \_\_\_\_\_ Hearing Date 5-18-21  
Amount Rec'd \_\_\_\_\_ Receipt \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



## Location Map

V-2021-001 &  
V-2021-002






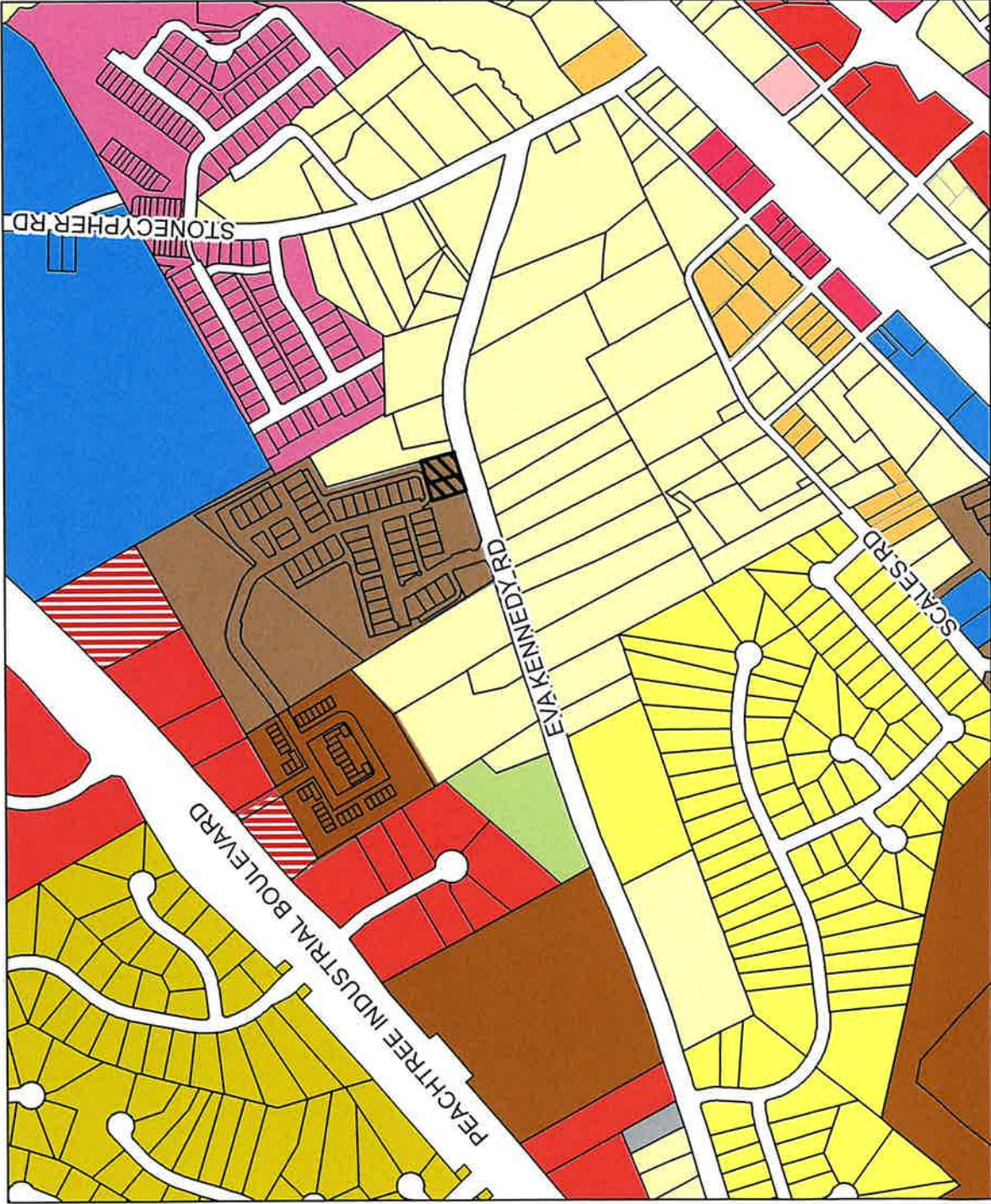


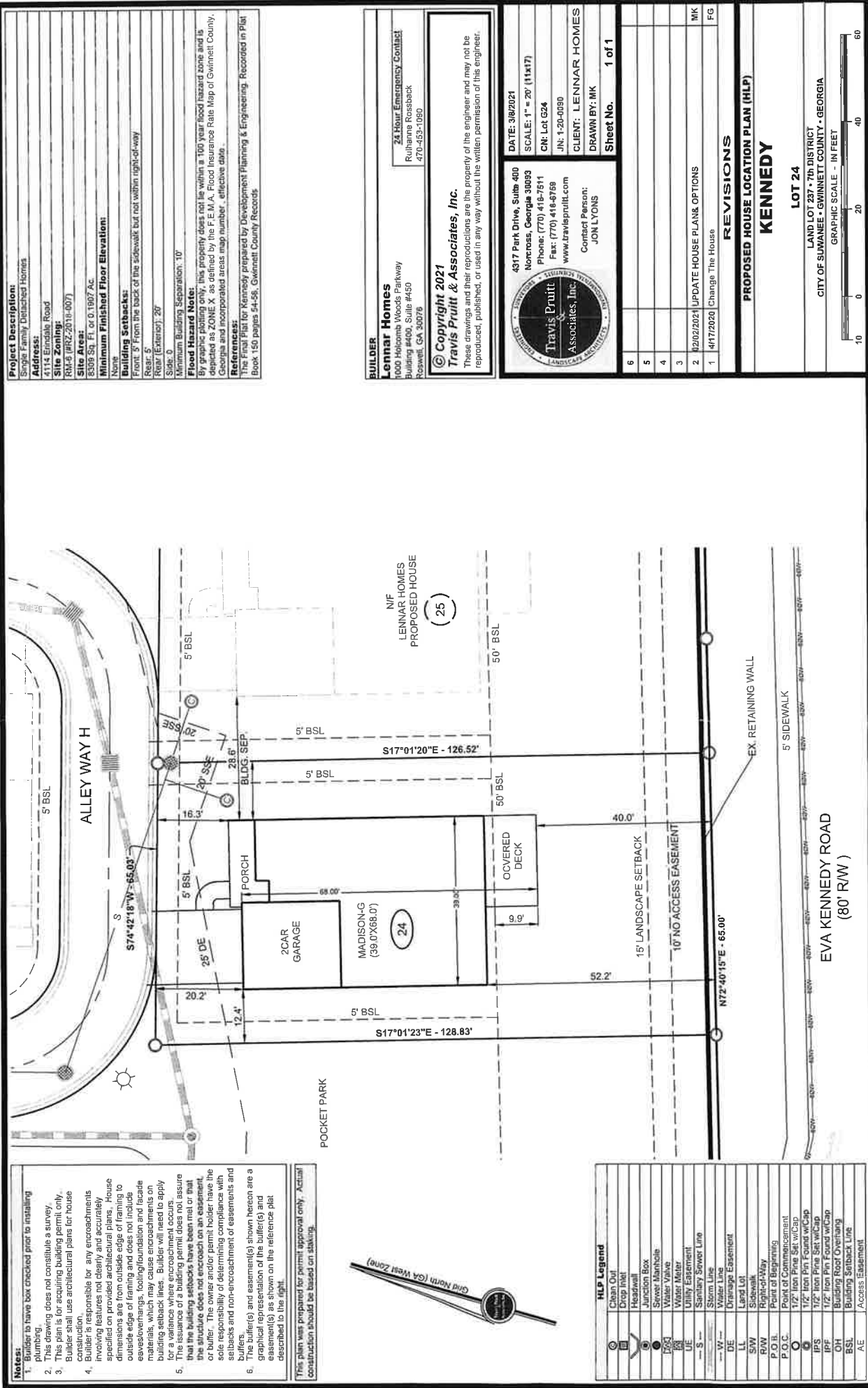
**V-2021-001 & V-2021-002  
Zoning Map**

**Legend**  
 Subject Properties

**ZONING**

-  C-1
-  C-2
-  C-2A
-  C-3
-  GCA
-  IRD
-  M-1
-  OI
-  OTCD
-  PMUD
-  R-100
-  R-140
-  R-75
-  R-85
-  RM6
-  RM8





**Project Description:**  
Single Family Detached Homes  
**Address:**  
4114 Emerald Road  
**Site Zoning:**  
RM-3 (PRZ-2018-007)  
**Site Area:**  
8309 Sq. Ft. or 0.1907 Ac.  
**Minimum Finished Floor Elevation:**  
None  
**Building Setbacks:**  
Front: 5' from the back of the sidewalk but not within right-of-way  
Rear: 5'  
Side: 0'  
Minimum Building Separation: 10'  
**Flood Hazard Note:**  
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as ZONE X as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas map number, effective date.  
**References:**  
The Final Plat for Kennedy prepared by Development Planning & Engineering, Recorded in Plat Book 150 pages 54-58, Gwinnett County Records.

**BUILDER**  
**Lennar Homes**  
1000 Heloma Woods Parkway  
Building #400, Suite #450  
Roswell, GA 30078  
**24 Hour Emergency Contact**  
Ruthanna Ruesbeck  
470-453-1090

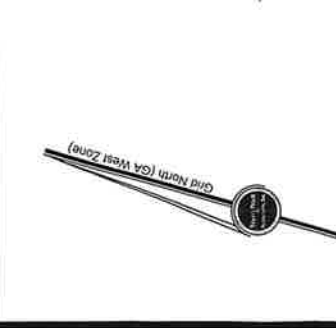
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**Travis Pruitt & Associates, Inc.**  
4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 418-7511  
Fax: (770) 418-9769  
www.travispruitt.com  
Contact Person:  
JON LYONS  
CLIENT: LENNAR HOMES  
DRAWN BY: MK  
DATE: 3/8/2021  
SCALE: 1" = 20' (1/4" = 1")  
CN: Lot 624  
JN: 1-20-0090  
Sheet No. 1 of 1

NO.	REVISIONS
1	4/17/2020 Change The House
2	2/20/2021 UPDATE HOUSE PLANNING OPTIONS
3	
4	
5	
6	

**PROPOSED HOUSE LOCATION PLAN (HLP)**  
**KENNEDY**  
**LOT 24**  
LAND LOT 237 - 7th DISTRICT  
CITY OF SUWANEE • GWINNETT COUNTY • GEORGIA  
GRAPHIC SCALE - IN FEET  
0 20 40 60

- Notes:**
- Builder to have box checked prior to installing plumbing.
  - This drawing does not constitute a survey.
  - This plan is for acquiring building permit only. Builder shall use architectural plans for house construction.
  - Builder is responsible for any encroachments involving features not clearly and accurately specified on provided architectural plans. House construction shall be limited to the lines shown to outside edge of footing and does not include eaves/overhangs, footing/foundation and facade materials, which may cause encroachments on building setback lines. Builder will need to apply for a variance where encroachment occurs.
  - The issuance of a building permit does not assure that the building setbacks have been met or that the structure does not encroach on an easement, or buffer. The owner and/or permit holder have the sole responsibility of determining compliance with setbacks and non-encroachment of easements and buffers.
  - The buffer(s) and easement(s) shown hereon are a graphical representation of the buffer(s) and easement(s) as shown on the reference plat described to the right.
- This plan was prepared for permit approval only. Actual construction should be based on staking.



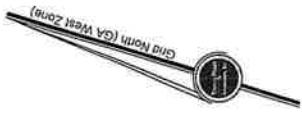
**HLP Legend**

☉	Clean Oil
☼	Drop Inlet
☽	Headwall
☾	Manhole
☿	Sanction Box
♁	Storm Inlet
♂	Storm Inlet
♀	Water Meter
♁	Utility Easement
♂	Utility Easement
♂	Sanitary Sewer Line
♂	Storm Line
♂	Water Line
♂	Drainage Easement
♂	Land Lot
♂	Subwalk
♂	Right-of-Way
♂	P.O. B.
♂	P.O. C.
♂	Point of Commencement
♂	1/2" Iron Pin Found w/Cap
♂	1/2" Iron Pin Found w/Cap
♂	1/2" Iron Pin Found w/Cap
♂	Building Roof Overhang
♂	Building Setback Line
♂	Access Easement
♂	AE

**Notes:**

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4. Builder is responsible for any encroachments involving features not clearly and accurately specified on provided architectural plans. House dimensions are from outside edge of framing to outside edge of framing for foundation and facade materials, which may cause encroachments on building setback lines. Builder will need to apply for a variance where encroachment occurs.
5. The issuance of a building permit does not assure that the building setbacks have been met or that the structure does not encroach on an easement, or buffer. The owner and/or permit holder have the sole responsibility of determining compliance with setbacks and non-encroachment of easements and encroachments.
6. The buffer(s) and easement(s) shown hereon are a graphical representation of the buffer(s) and easement(s) as shown on the reference plat described to the right.

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HLP Legend	
○	Clean Out
○	Drop Inlet
○	Headwall
○	Junction Box
○	Sewer Manhole
○	Water Valve
○	Utility Easement
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○	Storm Line
○	Water Line
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○	1/2" Iron Pin Found w/Cap
○	Building Roof Overhang
○	Building Setback Line
○	Access Easement
○	AE

**Project Description:**  
Single Family Detached Homes

**Address:**  
4124 Emerald Road

**Site Zoning:**  
RM-5 (RZ-2018-007)

**Site Area:**  
10665 Sq. Ft. or 0.2448 AC.

**Minimum Finished Floor Elevation:**  
None

**Building Setbacks:**  
Front: 5' From the back of the sidewalk but not within right-of-way  
Rear: 5'  
Side: 0'

**Minimum Building Separation:** 10'

**Flood Hazard Note:**  
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as ZONE X as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas map number, effective date.

**References:**  
The Final Plat for Kennedy prepared by Development Planning & Engineering, Recorded in Plat Book 150 pages 94-98, Gwinnett County Records.

**BUILDER**  
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1009 Holcomb Moore Parkway  
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Roswell, GA 30076

**24 Hour Emergency Contact**  
Ruiliana Resback  
470-453-1090

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Fax: (770) 416-6759  
www.travispruit.com

**Travis Pruitt & Associates, Inc.**  
REGISTERED PROFESSIONAL ENGINEER  
EXERCISE NO. 14300

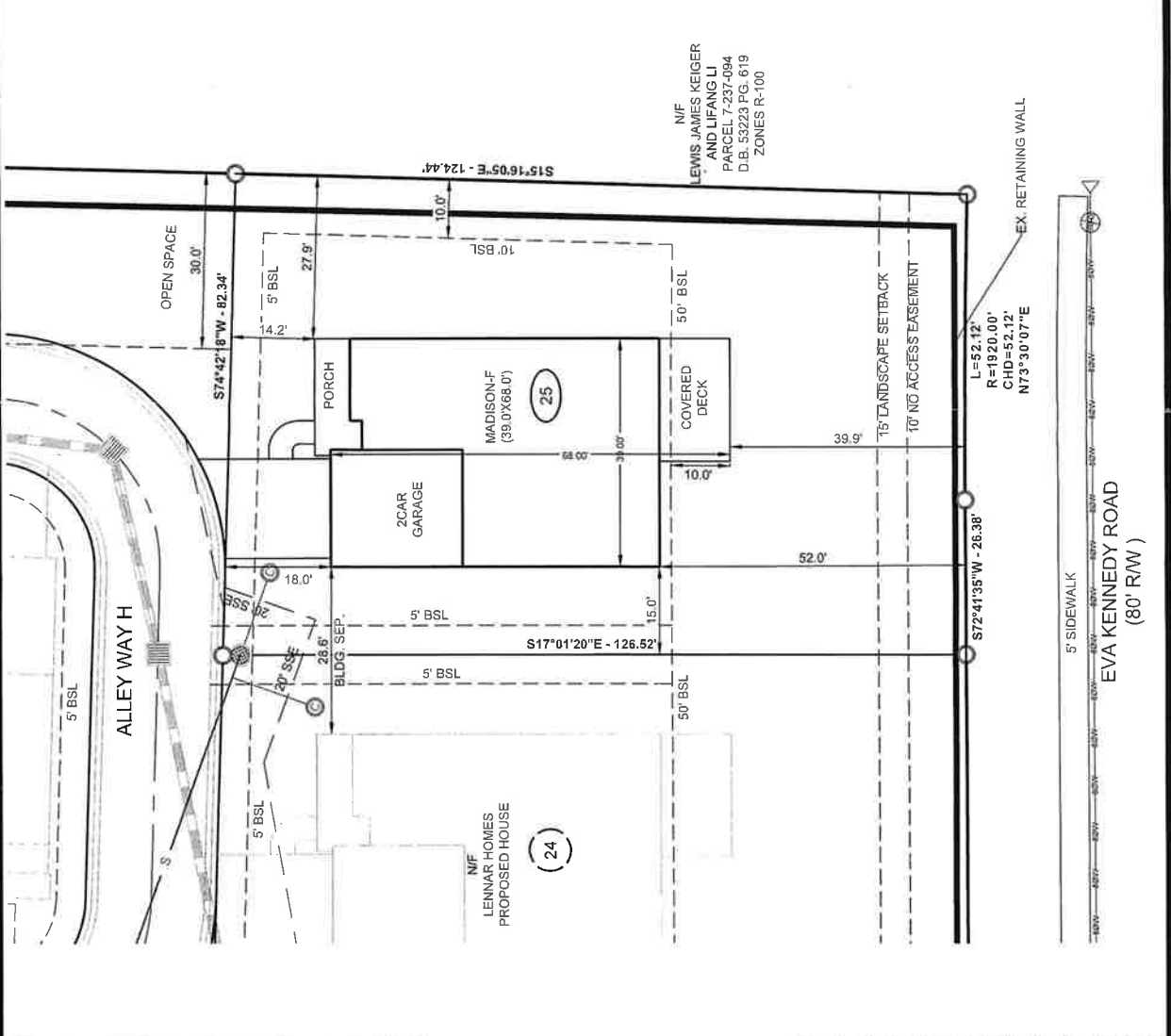
DATE: 3/8/2021  
SCALE: 1" = 20' (11x17)  
CN: Lot G25  
JN: 1-20-0090  
CLIENT: LENNAR HOMES  
DRAWN BY: MK  
Sheet No. 1 of 1

REVISIONS	
6	
5	
4	
3	
2	02/02/2021 UPDATE HOUSE PLAN & OPTIONS
1	4/17/2020 Change The House

**PROPOSED HOUSE LOCATION PLAN (HLP)**  
**KENNEDY**

**LOT 25**  
LAND LOT 237 - 7th DISTRICT  
CITY OF SUWANEE • GWINNETT COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET  
0 20 40 60

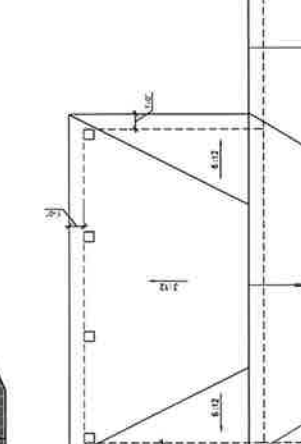
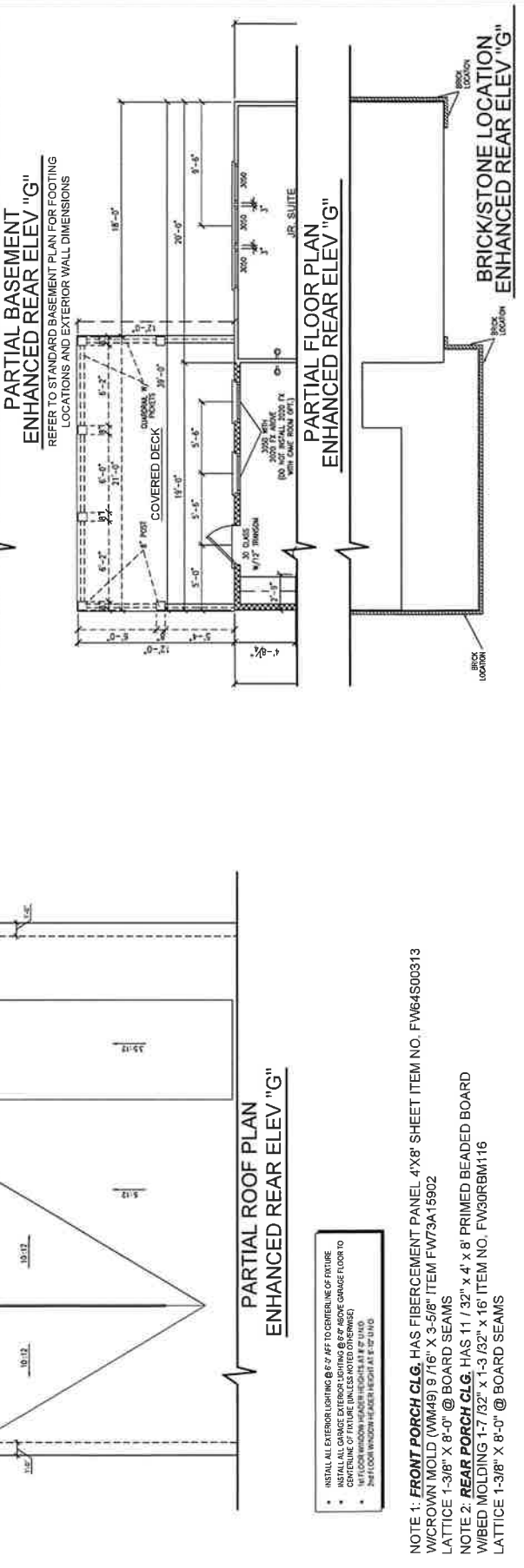
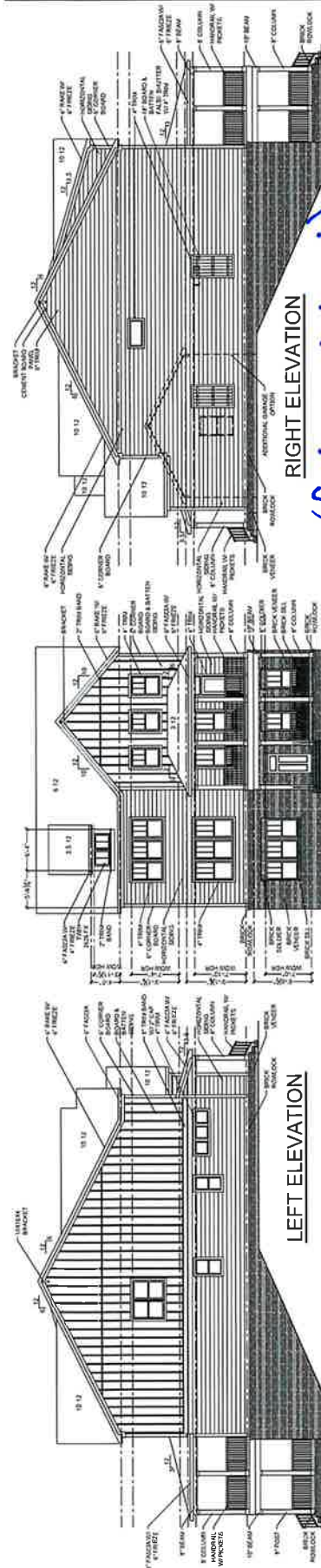


Y-2021-002 Site Plan

MODEL	MADISON "G"
SHEET NO.	A1.2G
DRAWING TITLE	EXTERIOR ELEVATIONS
NOTES	
DATE	4-1-15
JOB NUMBER	3105
DRAWING SCALE:	1/8" = 1'-0"

**LENNAR**  
 Lennar Homes, Inc. expressly reserves its property rights in the drawings and related drawings and plans and related drawings are to be reproduced without the written consent of Lennar Homes.

REVISION NUMBER	DESCRIPTION
3105-01	REFER TO COVER SHEET FOR DESCRIPTION
3105-02	

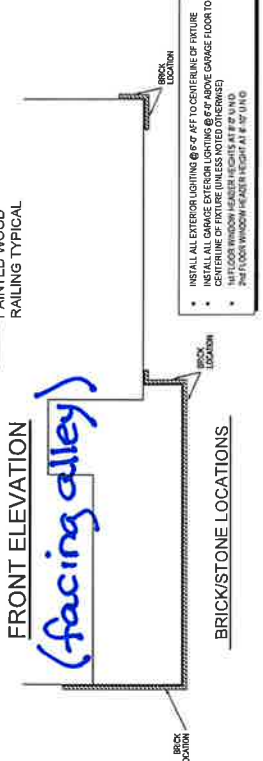
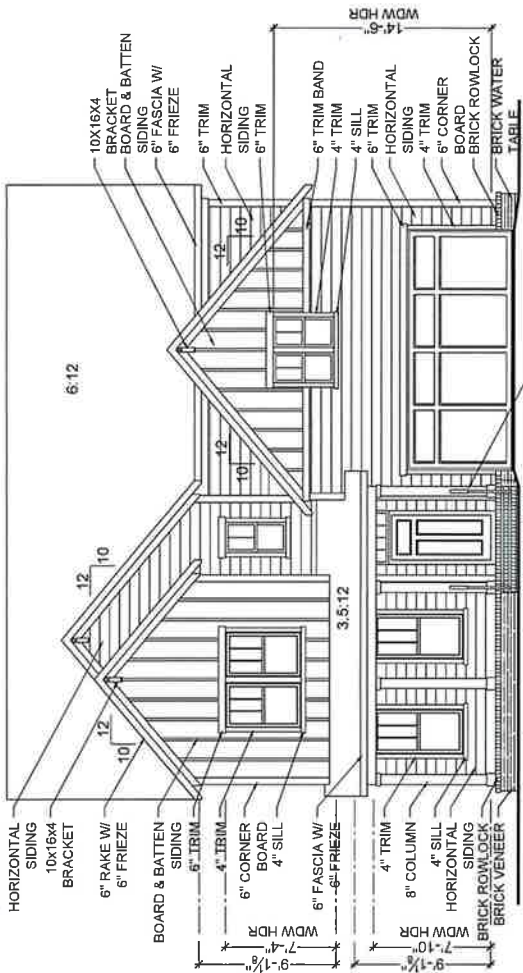


- INSTALL ALL EXTERIOR LIGHTING @ 6'-7" AFF TO CENTERLINE OF FAILURE
- INSTALL ALL GARAGE EXTERIOR LIGHTING @ 8'-6" ABOVE GARAGE FLOOR TO CENTERLINE OF FAILURE (UNLESS NOTED OTHERWISE)
- ALL EXTERIOR LIGHTING SHALL BE 120VAC, 150WATT, 12" HIGH
- 2" x 4" COOK WINDOW HEADER HEIGHT AT 6'-2" AFF

NOTE 1: **FRONT PORCH CLG.** HAS FIBERCEMENT PANEL 4'X8' SHEET ITEM NO. FW64500313 W/CROWN MOLD (WIM49) 3 7/8" X 3-5/8" ITEM FW73A15902 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS  
 NOTE 2: **REAR PORCH CLG.** HAS 11 / 32" x 4' x 8' PRIMED BEADED BOARD W/BEAD MOLDING 1-7 / 32" x 1-3 / 32" x 16' ITEM NO. FW30RBM116 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS

V-2021-001 Architecture

MODEL	MADISON "G"
DRAWING TITLE	EXTERIOR ELEVATIONS
NOTES	
SHEET NO.	A1.1G
DATE	4-1-15
JOB NUMBER	3105
DRAWING SCALE:	1/8" = 1'-0"
<b>LENNAR</b>	
Lennar Homes, Inc. expressly reserves all property rights in these plans and drawings. These drawings are not to be reproduced without written consent from Lennar Homes.	
REVISION NUMBER	3105-01
REFER TO COVER SHEET FOR DESCRIPTION	3105-02



NOTE 1: **FRONT PORCH CLG.** HAS FIBERCEMENT PANEL 4'X8' SHEET ITEM NO. FW64S00313  
 W/CROWN MOLD (WM49) 9'1/16" X 3-5/8" ITEM FW73A15902  
 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS  
 NOTE 2: **REAR PORCH CLG.** HAS 1 1/32" x 4' x 8' PRIMED BEADED BOARD  
 W/BEAD MOLDING 1-7/32" x 1-3/32" x 16' ITEM NO. FW30RBM116  
 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS

V-2021-001 Architecture

B1



REVISION NUMBER	DESCRIPTION
3105-03	
3105-02	

REFER TO COVER SHEET FOR DESCRIPTION

**LENNAR**

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

DATE	4-1-15
JOB NUMBER	3105

EXTERIOR ELEVATIONS

MADISON "F"

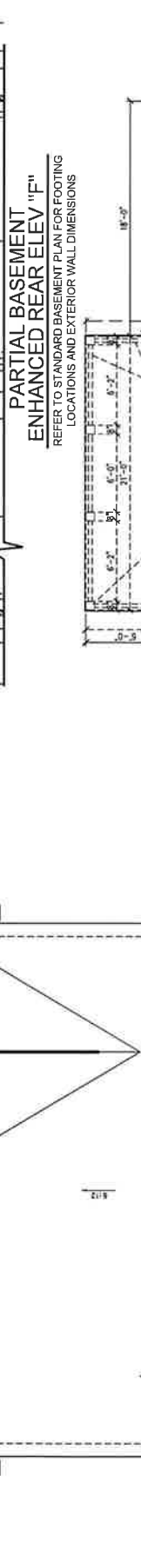
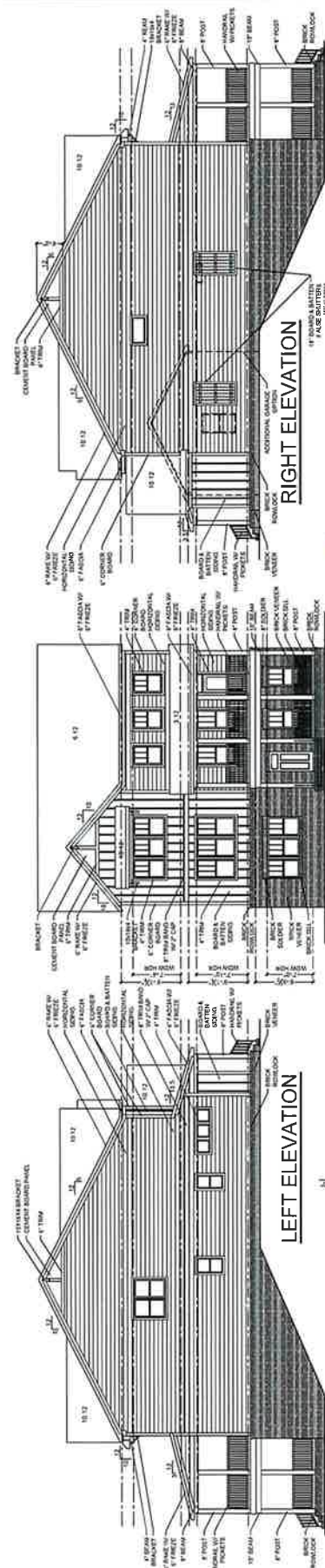
3105

NOTES

MODEL

A1.2F

B1



- NEAR ALL EXTERIOR LIGHTING @ 6" AFF TO CENTERLINE OF ROOF
- NEAR ALL EXTERIOR LIGHTING @ 6" AFF TO CENTERLINE OF ROOF
- CENTERLINE OF FRUITS (UNLESS NOTED OTHERWISE)
- 1" FLOOR WINDOW HEADERS HEIGHTS AT 6" UNO
- 2" FLOOR WINDOW HEADERS HEIGHTS AT 6" UNO

NOTE 1: FRONT PORCH CLG. HAS FIBERCEMENT PANEL, 4'X8' SHEET ITEM NO. FW64S00313  
W/CROWN MOLD (WM49) 9/16" X 3-5/8" ITEM FW73A15902  
LATTICE 1-3/8" X 8-0" @ BOARD SEAMS

NOTE 2: REAR PORCH CLG. HAS 1 1/32" X 4' X 8' PRIMED BEADED BOARD  
W/BEAD MOLDING 1-7/32" X 1-3/32" X 16' ITEM NO. FW30RBMT16  
LATTICE 1-3/8" X 8-0" @ BOARD SEAMS

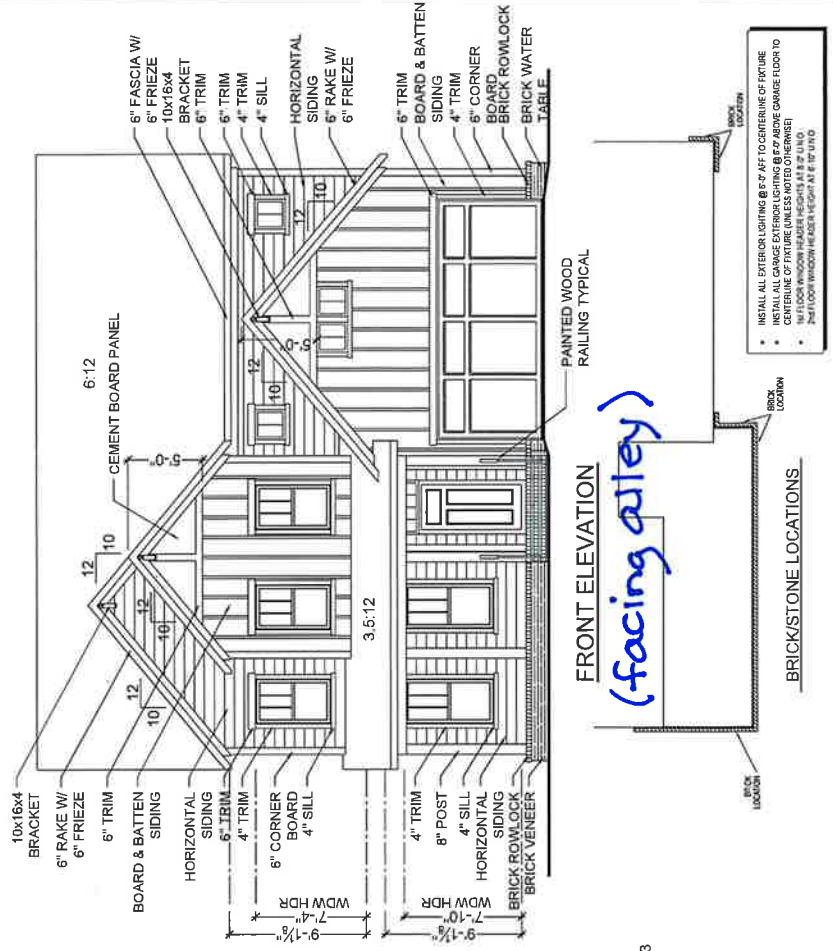
V-2021-002 Architecture

REVISION NUMBER	3105-01
REFER TO COVER SHEET FOR DESCRIPTION	3105-02

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**LENNAR**

DATE	4-1-15
JOB NUMBER	3105
DRAWING SCALE	1/8" = 1'-0"
MODEL	MADISON "F"
DRAWING TITLE	EXTERIOR ELEVATIONS
NOTES	
SHEET NO.	A1.1F
B1	



**FRONT ELEVATION**  
*(facing alley)*

PAINTED WOOD RAILING TYPICAL

BRICK LOCATION

BRICK/STONE LOCATIONS

- INSTALL ALL EXTERIOR LIGHTING @ 6" AFF TO CENTERLINE OF FEATURE
- INSTALL ALL GARAGE EXTERIOR LIGHTING @ 6" AFF GARAGE FLOOR TO CENTERLINE OF FEATURE (UNLESS NOTED OTHERWISE)
- IF ALL FLOOR WINDOW HEADER HEIGHTS ARE 8" MINUS, THEN FLOOR WINDOW HEADER HEIGHTS ARE 8" MINUS

NOTE 1: **FRONT PORCH CLG.** HAS FIBERCEMENT PANEL 4'X8' SHEET ITEM NO. FW64S00313 W/CROWN MOLD (WM49) 9/16" X 3'-5/8" ITEM FW73A15902 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS

NOTE 2: **REAR PORCH CLG.** HAS 1 1/32" x 4' x 8' PRIMED BEADED BOARD W/BEAD MOLDING 1-7/32" x 1-3/32" x 16" ITEM NO. FW30RBM116 LATTICE 1-3/8" X 8'-0" @ BOARD SEAMS

Y-2021-002 Architecture

