

**SITE PLAN REVIEW
APPLICATION**



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-28-7334 Date: 2.15.2021

Section A: Project Information

Project Name: 411 N. Columbia St.
Property Address: 411 N. Columbia St. Zip Code: 27516
Use Groups (A, B, and/or C): _____ Existing Zoning District: R-3
Project Description: Renovation of existing structure /
addition of new structure

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Zinn Brothers Construction, Inc.
Address: 301 Montclair Way
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-422-6477 Email: adam@zinncompanies.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 2.15.2021

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Zinn Brothers, LLC
Address: 301 Montclair Way
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-422-6477 Email: adam@zinncompanies.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 2.15-2021

Click [here](#) for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional
 Residential
 Mixed-Use
 Other: _____

Overlay District: (check all that apply)

Historic District
 Neighborhood Conservation District
 Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning boundaries		NLA=	7995	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x 1/2 width of public right-of-way	CSA=	799.5	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	8794.5	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer
 Resource Conservation District
 100 Year Floodplain
 Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	6256
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

→ 72563 to remain

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	3264		1549	4813
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	37		8.5	41
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	824		920	1744
Number of Floors	1		2	
Recreational Space				

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	824		920	1744
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24'	72'	45'9"
	Interior (neighboring property lines)	8'	11'9"	13'1"
	Solar (northern property line)	11'	7'9"	11'2"/12'3"
Height (maximum)	Primary	26'	16'	23'5"
	Secondary			
Streets	Frontages			
	Widths			



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TOWN OF CHAPEL HILL
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Section D: Dimensions

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex. Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information

Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces	4	4	4
Loading Spaces			
Bicycle Spaces			
Surface Type			

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



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Section I: Land Use Intensity

Existing Zoning District:
Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-3	20%			50%			
TOTAL	17445F			4112SF			
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		

411 N Columbia St, Chapel Hill

Statement of Compliance

The application submitted for 411 N. Columbia meets the development standards in the Northside/Pine Knolls district.

Our plan is to remodel the original space and to add a modest addition. We will meet all of the ZCP standards regarding height, floor area, parking, etc.

Our company has owned and maintained homes in the Northside and Pine Knolls district for almost 20 years. We are diligent with the upkeep of our homes and encourage respect and engagement from our tenants.

Thank you for your time.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.



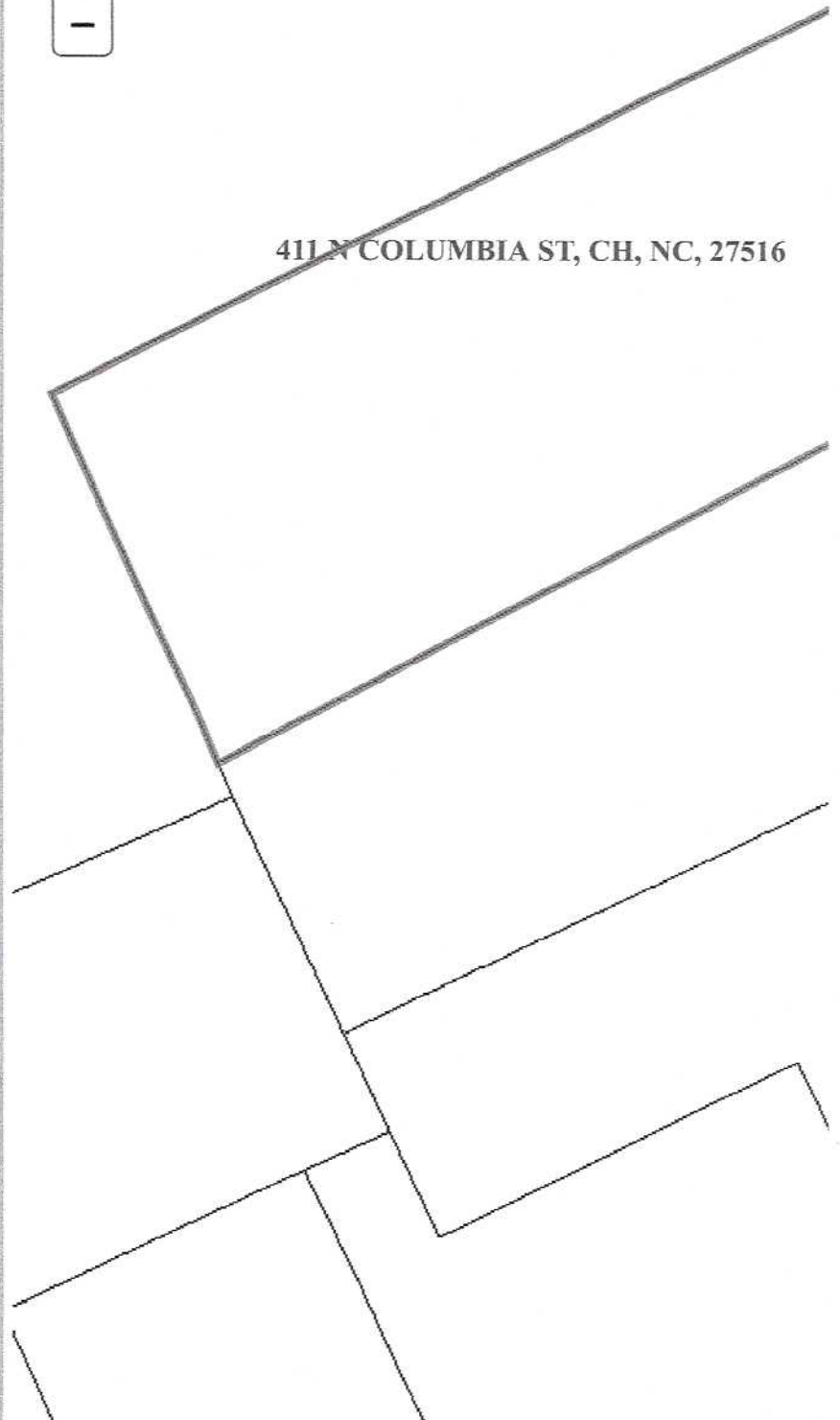
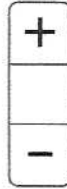
Search **Results** Layers

Results List

Details

PIN **9788287334**
 PINSTATUS ACTIVE
 OWNER_TYPE
 INTEREST OWNERS (<https://web.co.orange.nc.us/PINManagement/PIN=9788287334>)
 PROPERTY ADDRESS 411 N COLUMBIA ST
 OWNER **ZINN BROTHERS LLC**
 MAILING ADDRESS 301 MONTCLAIR WAY
 CITY CHAPEL HILL
 STATE NC
 ZIPCODE 27516
 TOWNSHIP CHAPEL HILL (7)
 SIZE 0.19 A
 CALCULATED ACRES 0.2
 SUBCODE
 LEGAL_DESC **W/S N COLUMBIA ST**
 RATECODE 22 (<https://www.orangecountync.gov/897/Tax-Rate>)
 LANDVALUE 175000
 BLDGVALUE 60200
 BLDGCNT 1
 VALUATION **235200**
 TAXSTATUS A
 FARMUSE
 USEVALUE 0
 DEEDREF 6684/601 ([./assets/Orangev3/deedhandler.ashx?deedref=6684/601&pin=9788287334](https://assets/Orangev3/deedhandler.ashx?deedref=6684/601&pin=9788287334))
 LEGALREF
 DATESOLD Oct 15 2020 12:00AM
 TAXSTAMPS **458**
 STAMPVALUE 229000
 YEAR BUILT 1957
 SQFT 621
 SUBDIVISION_NAME
 CONDO NAME
 SCHOOL_SYSTEM Chapel Hill/Carrboro Schools
 NBC 7110

Documents and Prior Owners
<https://web.co.orange.nc.us/PINManagementWeb/PinInquiry.a/PIN=9788287334>
 Building Information
<https://property.spatiallest.com/nc/orange/#!/property/97882873>
 Zoning Map
<https://gis.orangecountync.gov/OrangeNCGIS/zoning.htm?pin=9788287334>



Property boundary shown hereon is based on existing monuments, and differs from legal description found in D.B. 199-364.

LINE	BEARING	DISTANCE
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L2	N 23°25'49" W	50.38'

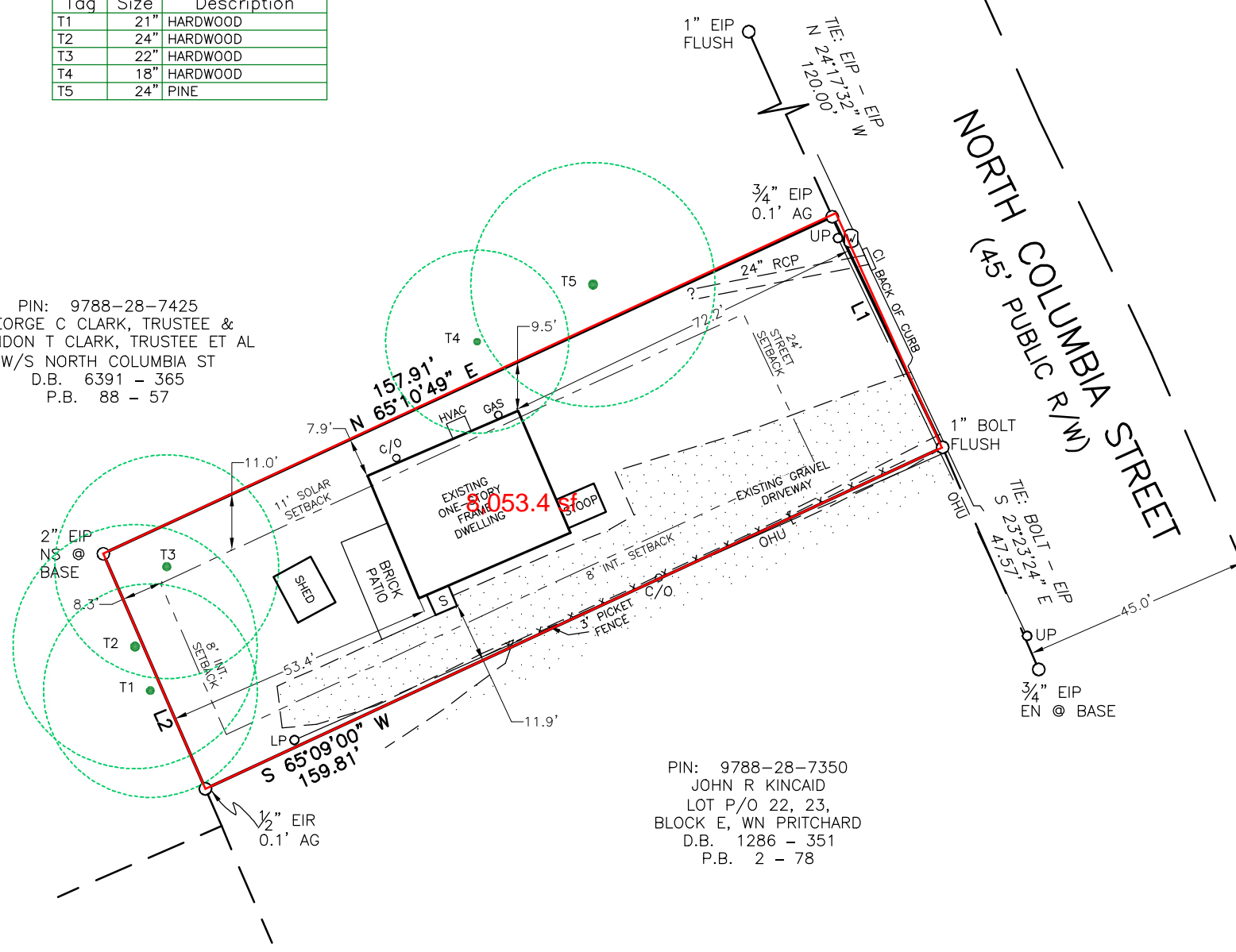
Tag	Size	Description
T1	21"	HARDWOOD
T2	24"	HARDWOOD
T3	22"	HARDWOOD
T4	18"	HARDWOOD
T5	24"	PINE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6684, PAGE 601); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 24th DAY OF JANUARY, 2021.

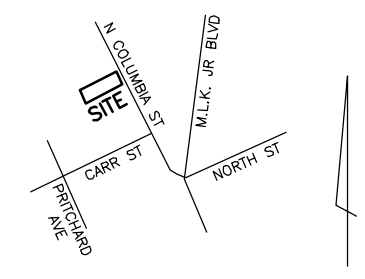


PIN: 9788-28-7425
 GEORGE C CLARK, TRUSTEE &
 BRANDON T CLARK, TRUSTEE ET AL
 W/S NORTH COLUMBIA ST
 D.B. 6391 - 365
 P.B. 88 - 57

PIN: 9788-28-7350
 JOHN R KINCAID
 LOT P/O 22, 23,
 BLOCK E, WN PRITCHARD
 D.B. 1286 - 351
 P.B. 2 - 78

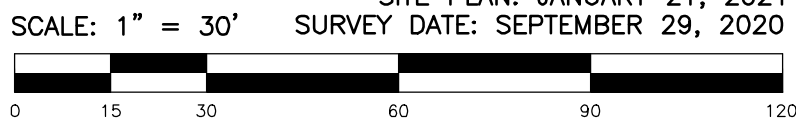


Existing Impervious Surfaces	
DRIVEWAY	2,042 S.F.
HOUSE	846 S.F.
BRICK PATIO	209 S.F.
SHED	85 S.F.
STOOPS	69 S.F.
HVAC	13 S.F.
TOTAL	3,264 S.F.



Existing Conditions

REV: JANUARY 22, 2021
 SITE PLAN: JANUARY 21, 2021
 SURVEY DATE: SEPTEMBER 29, 2020



Notes

- This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- This property is not in a flood hazard zone per FIRM panel 9788, map #3710978800K, effective 11/17/2017.
- This property is located within the Northside Neighborhood Conservation District (CD-1) per Town of Chapel Hill GIS.
- Location of 24" RCP is approximate and has unknown origin.
- This property is located within the Jordan Lake Unprotected Watershed per orange County GIS.
- This property is zoned R-3 per Town of Chapel Hill GIS.
- Existing driveway to be used as construction entrance.
- Area of disturbance around critical root zones at rear of lot will consist of light grading and should not impact trees.

Dimensional Standards per Town of Chapel Hill LUMO

Min. Street Setback (R-3):	24'
Min. Interior Setback (R-3):	8'
Min. Solar Setback: (R-3):	11'
Max. Primary Building Height, Setback (CD-1):	20'
Max. Secondary Building Height, Core (CD-1):	26'

Proposed Area of Disturbance: 6,256 S.F.

411 NORTH COLUMBIA STREET

LOT AREA:		
N.L.A.:	7,995 S.F.	0.184 Acres
G.L.A.:	8,795 S.F.	0.202 Acres

LEGEND

- BOLT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- AG ABOVE GRADE
- UP UTILITY POLE
- LP LIGHT POLE
- CI CURB INLET
- OHU OVERHEAD UTILITIES
- WATER METER
- S STOOP
- NS NAIL SET
- EN EXISTING NAIL
- C/O CLEAN OUT
- RCP REINFORCED CONCRETE PIPE
- PROPOSED DOWNSPOUT
- TREE
- CRITICAL ROOT ZONE
- PROPOSED UNDERGROUND DOWNSPOUT PIPING
- - - SF
- - - SILT FENCE
- - - LOD
- - - LIMIT OF DISTURBANCE
- - - TPF
- - - TREE PROTECTION FENCE

Site Plan

Sheet 1 of 2:
 Existing Conditions & Proposed Improvements

PROPERTY OF
ZINN BROTHERS, LLC
 411 NORTH COLUMBIA STREET
 LEGAL DESC: W/S N. COLUMBIA ST
 D.B. 6684-601
 PIN: 9788-28-7334
 CHAPEL HILL TWP. ORANGE CO.
 NORTH CAROLINA

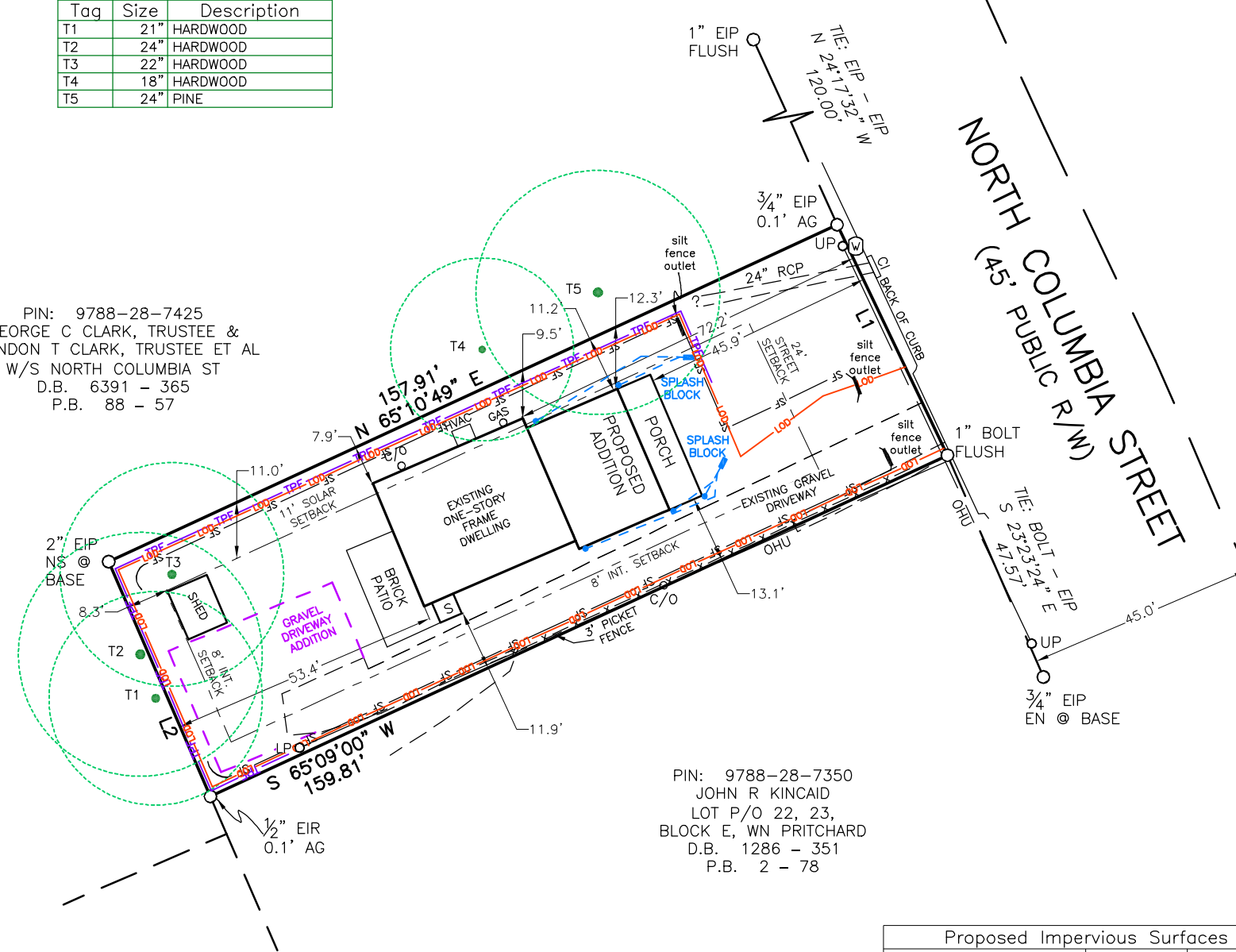
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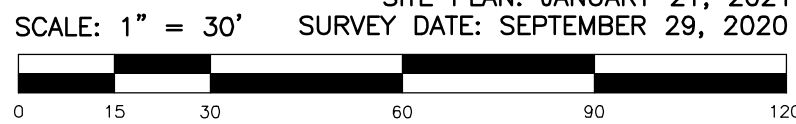


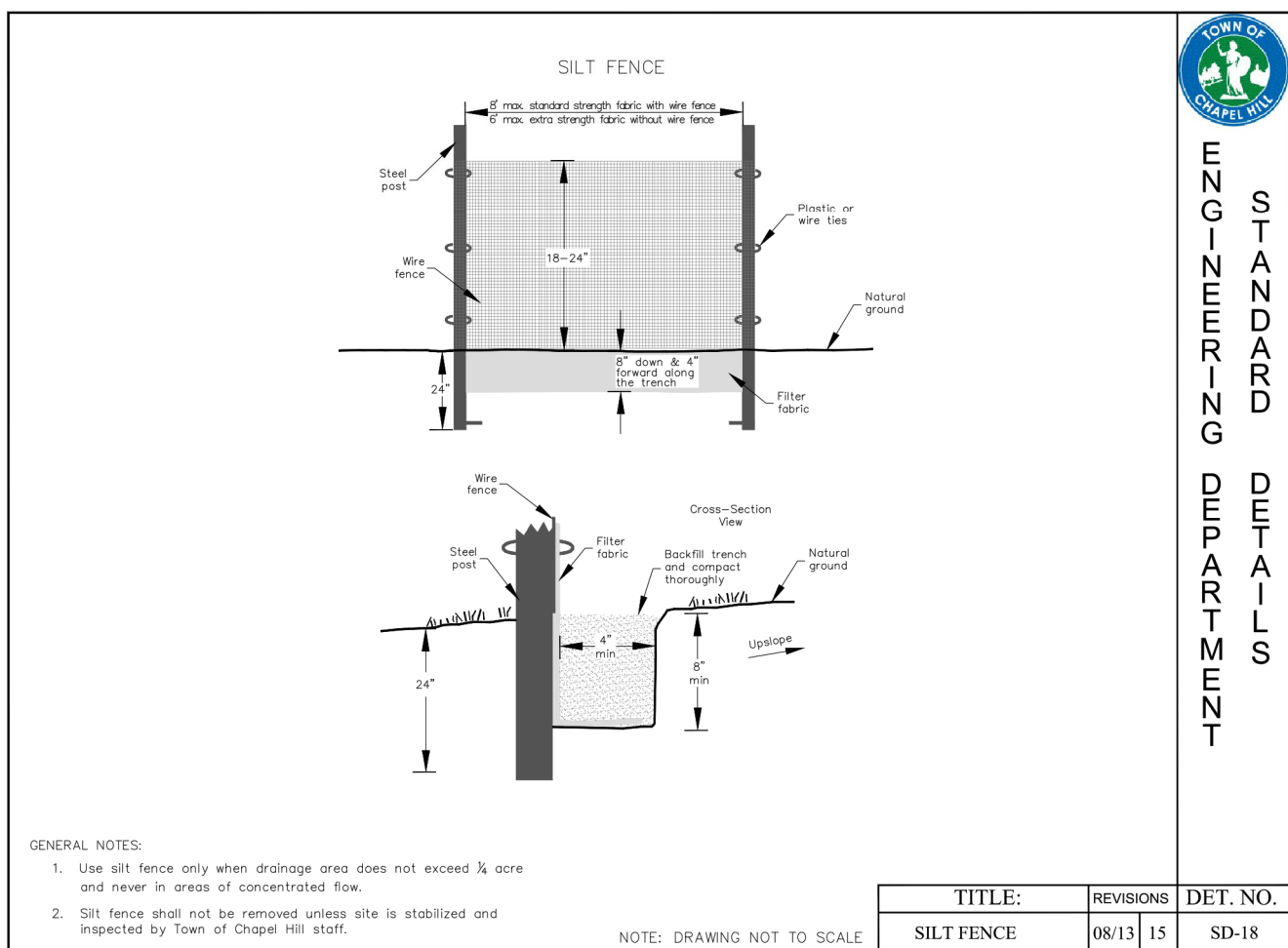
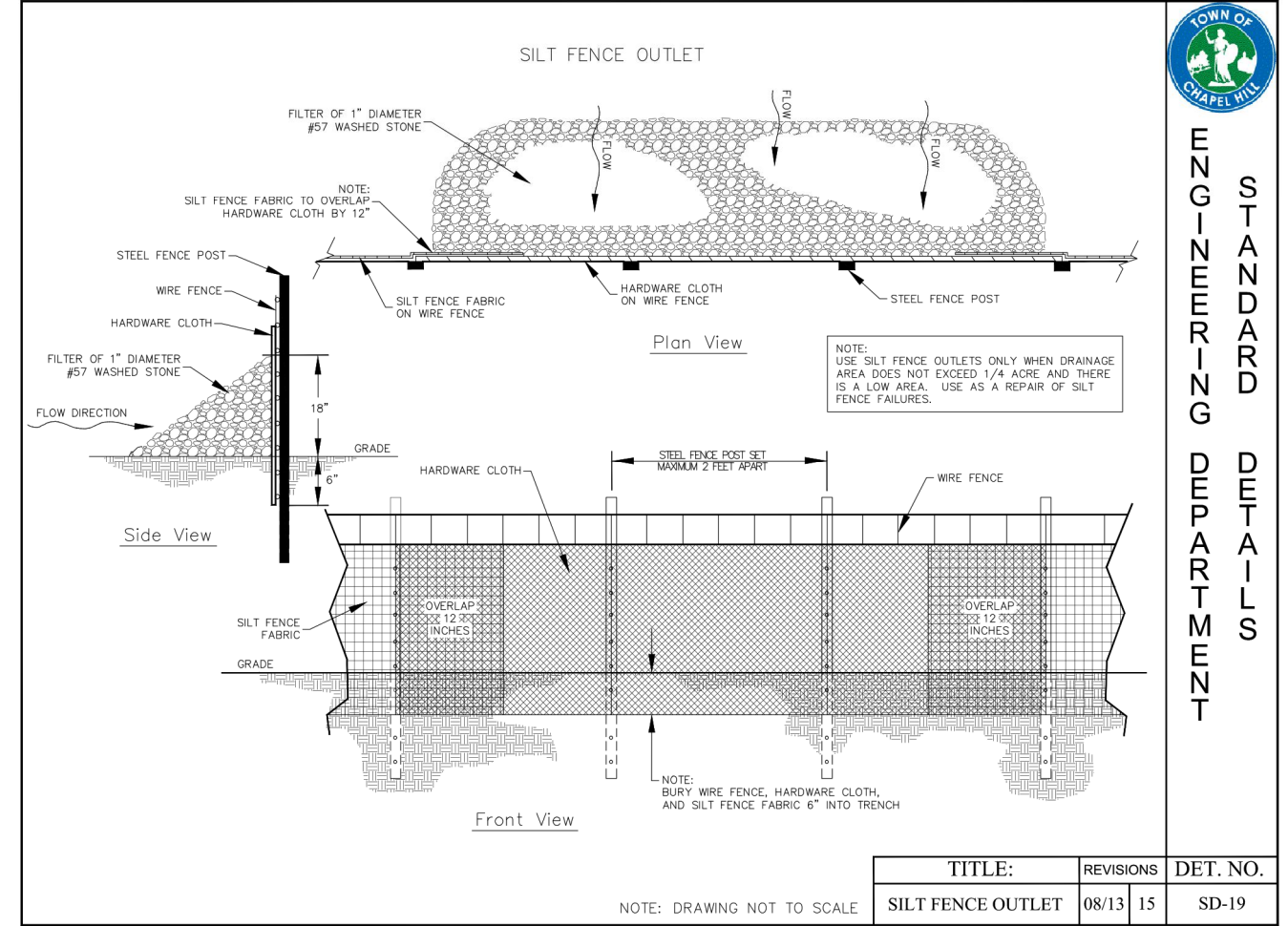
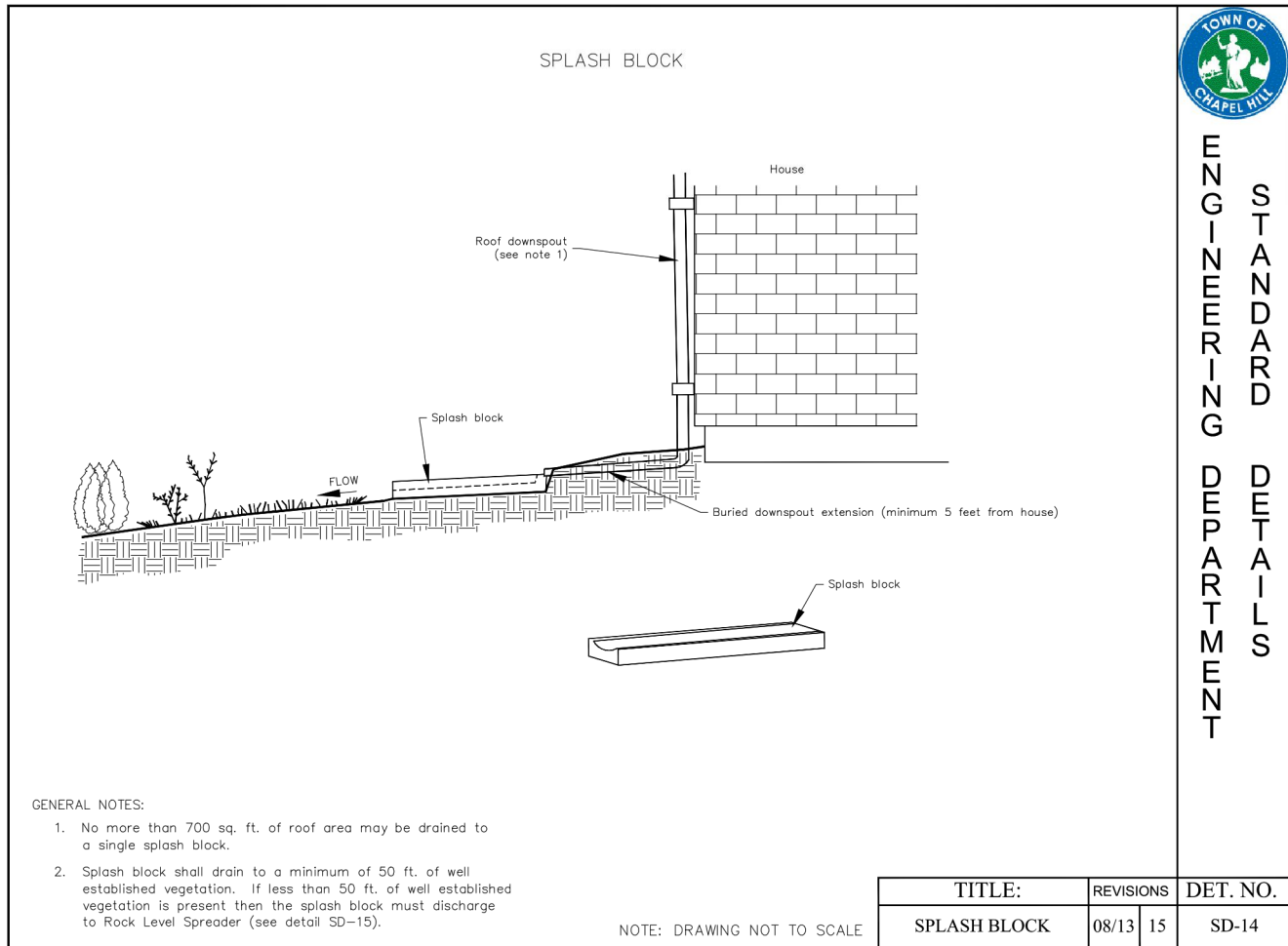
Proposed Impervious Surfaces	
GRAVEL DRIVEWAY ADDITION	724 S.F.
ADDITION	503 S.F.
PORCH	181 S.F.
SUBTOTAL (PROPOSED)	1,408 S.F.
10% CONTINGENCY	141 S.F.
TOTAL PROPOSED	1,549 S.F.
EXISTING TO REMAIN	2,563 S.F.
TOTAL WITH EXISTING	4,112 S.F.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES

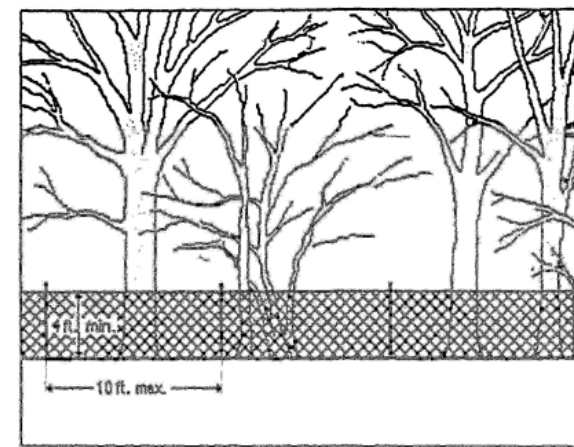
Proposed Improvements

REV: JANUARY 22, 2021
 SITE PLAN: JANUARY 21, 2021
 SURVEY DATE: SEPTEMBER 29, 2020





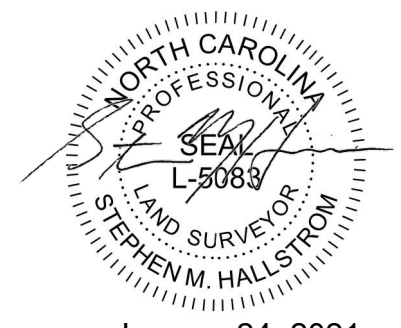
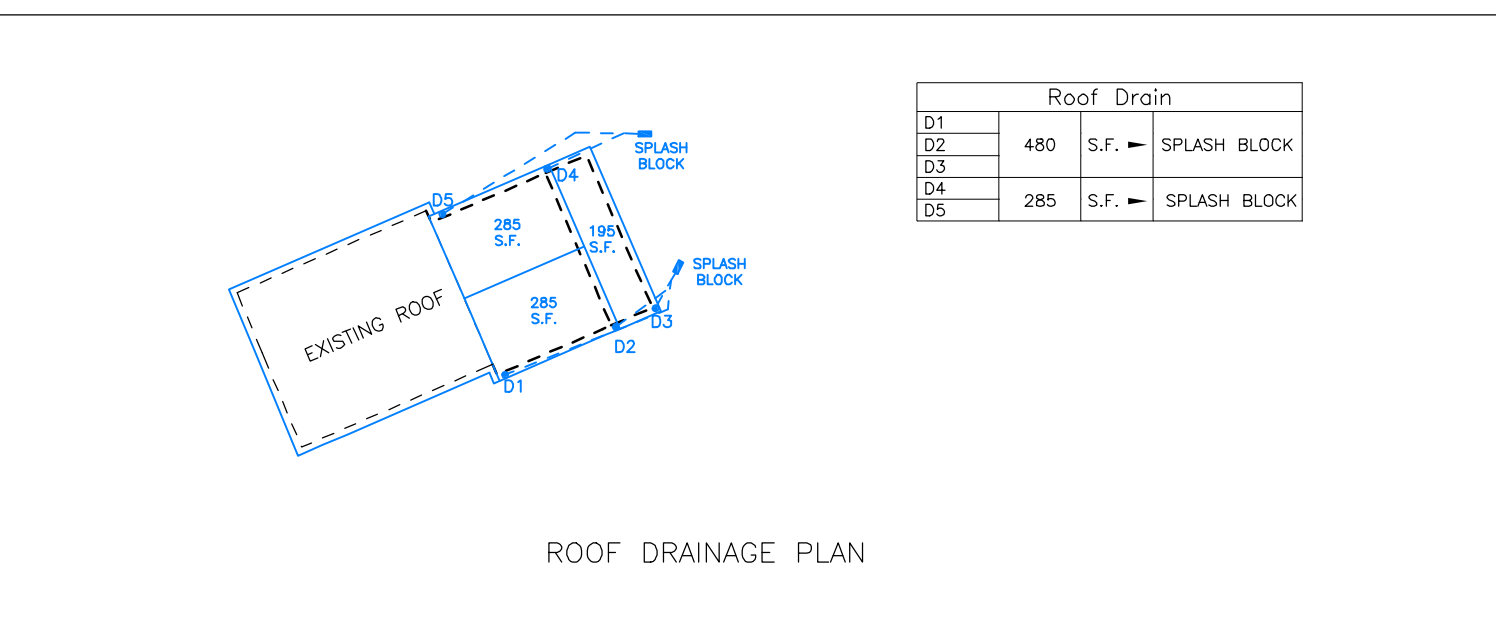
TREE PROTECTION FENCING - TYPICAL



A pre-construction conference shall be held with the project manager and the Town's Landscape Architect before any site work begins.

Any tree roots exposed by construction shall be severed cleanly with a pruning tool.

The soil within the protected area around existing trees shall not be driven upon after fence removal for the purpose of installing landscaping.



January 24, 2021

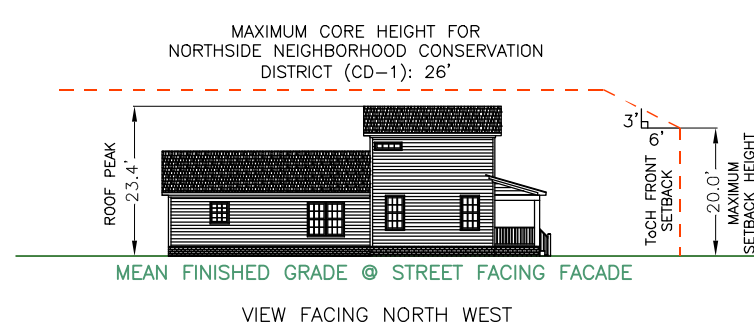
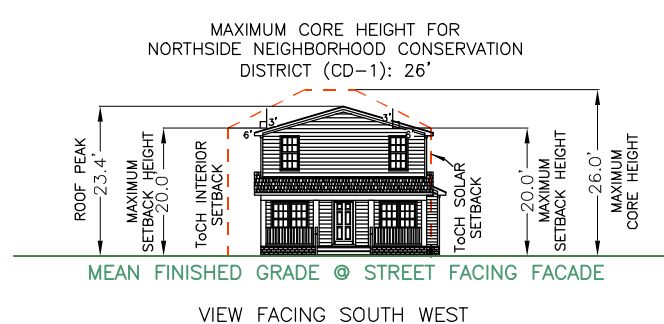
SHEET 2 OF 2
STANDARD DETAILS, ELEVATIONS,
ROOF DRAINAGE

PROPERTY OF
ZINN BROTHERS, LLC

PROPERTY ADDRESS: 411 NORTH COLUMBIA STREET

LEGAL DESC: W/S N. COLUMBIA ST
PIN: 9788-28-7334
DEED REFERENCE: 6684-601

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA



Elevation profiles shown hereon are as shown in plan titled "411 N. Columbia Street" provided by K&A Home Design on January 8, 2021. Contractor assumes responsibility for ensuring that mean finished grade is consistent with that shown on these elevation profiles.

REV: JANUARY 22, 2021
SITE PLAN: JANUARY 21, 2021
SCALE: 1" = 30'
SURVEY DATE: SEPTEMBER 29, 2020

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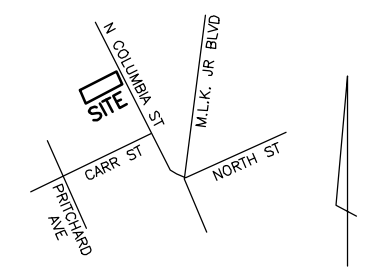
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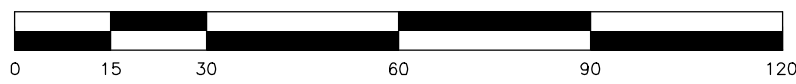
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- LIGHT POLE
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- OVERHEAD UTILITIES
- WATER METER
- STOOP
- NAIL SET
- EXISTING NAIL
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- PROPOSED DOWNSPOUT
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- SILT FENCE
- LIMIT OF DISTURBANCE
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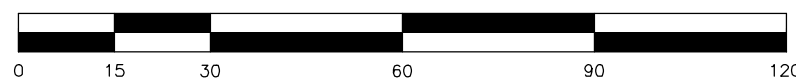
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 P.B. 2 - 78

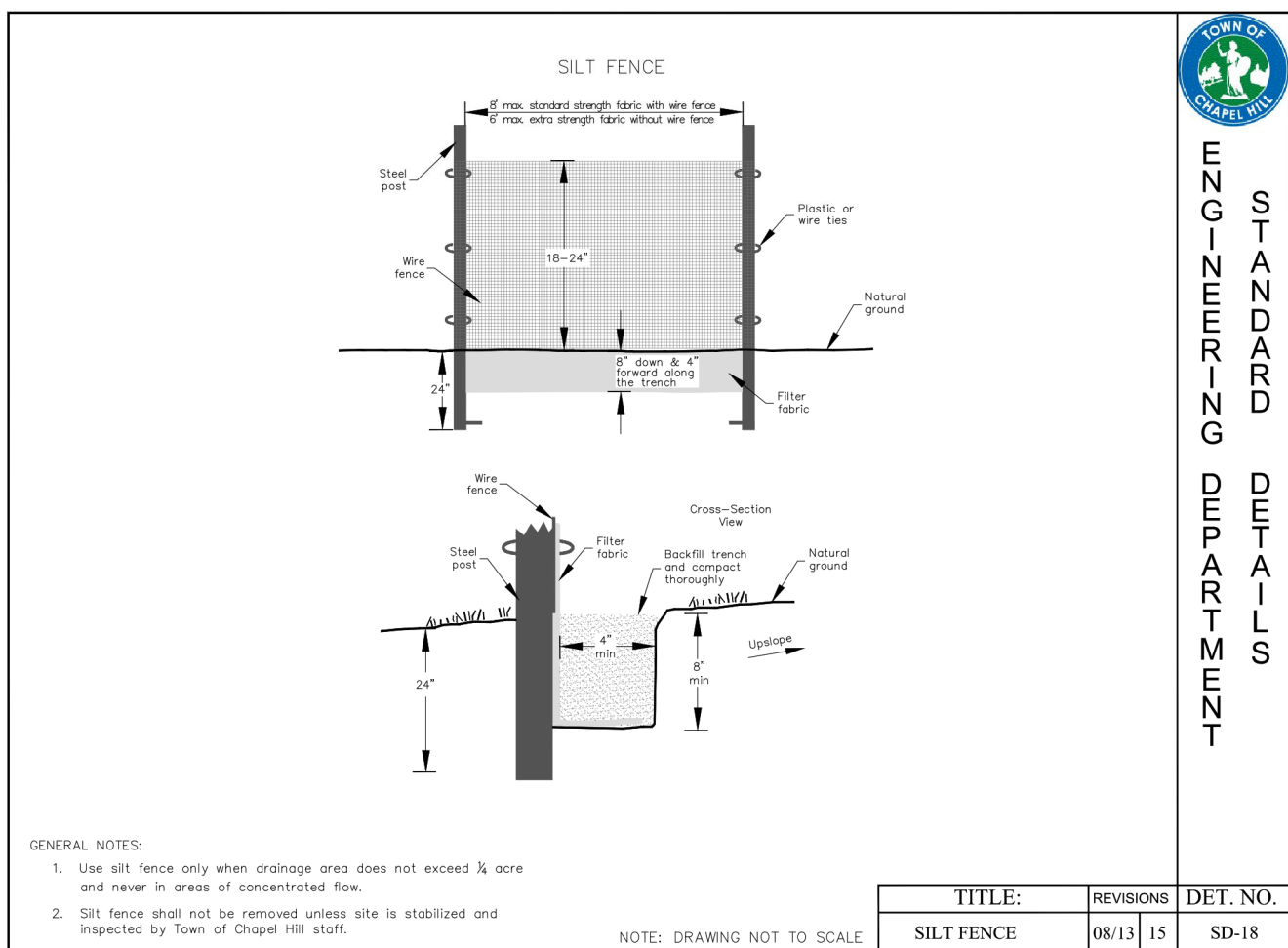
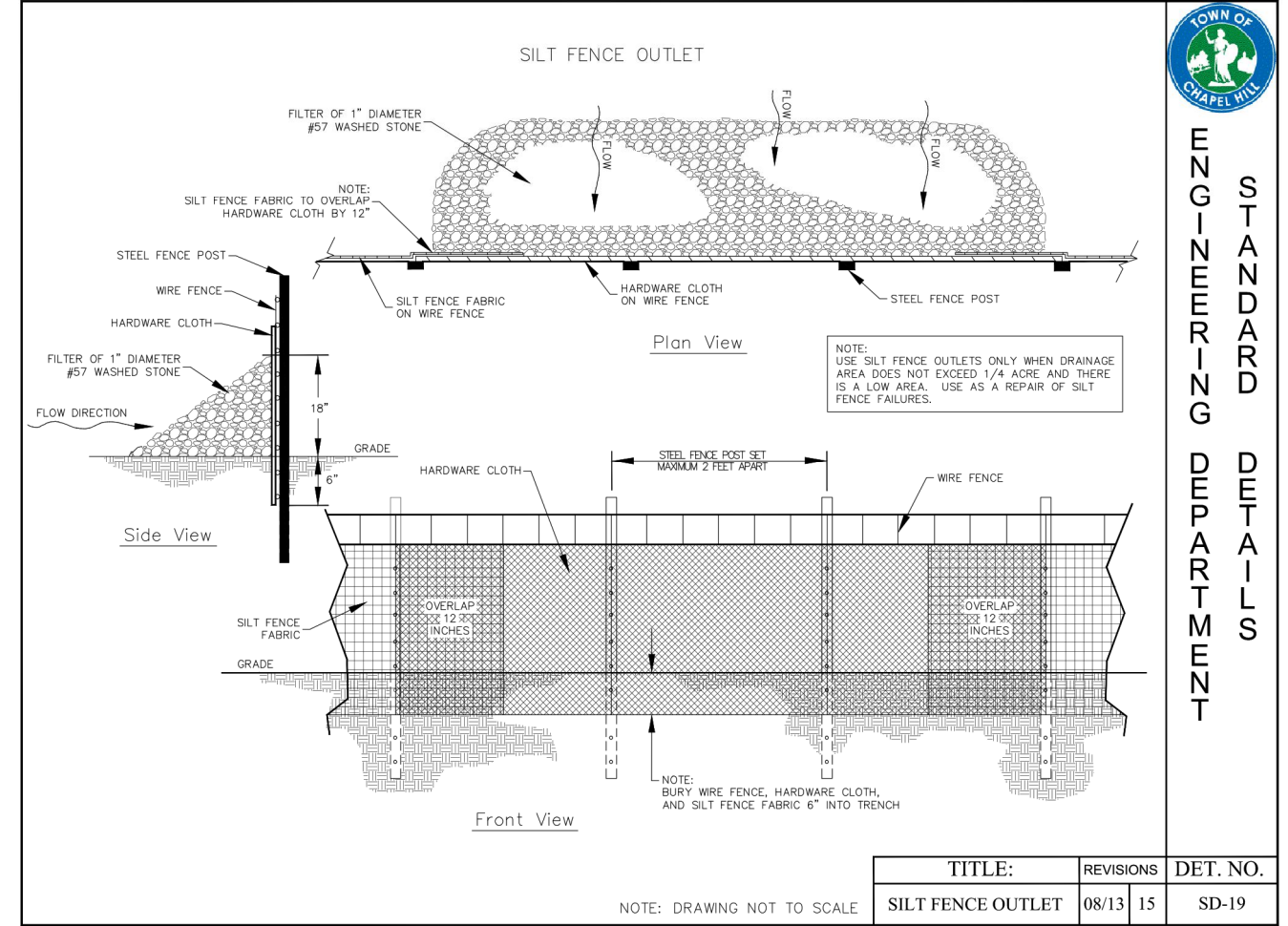
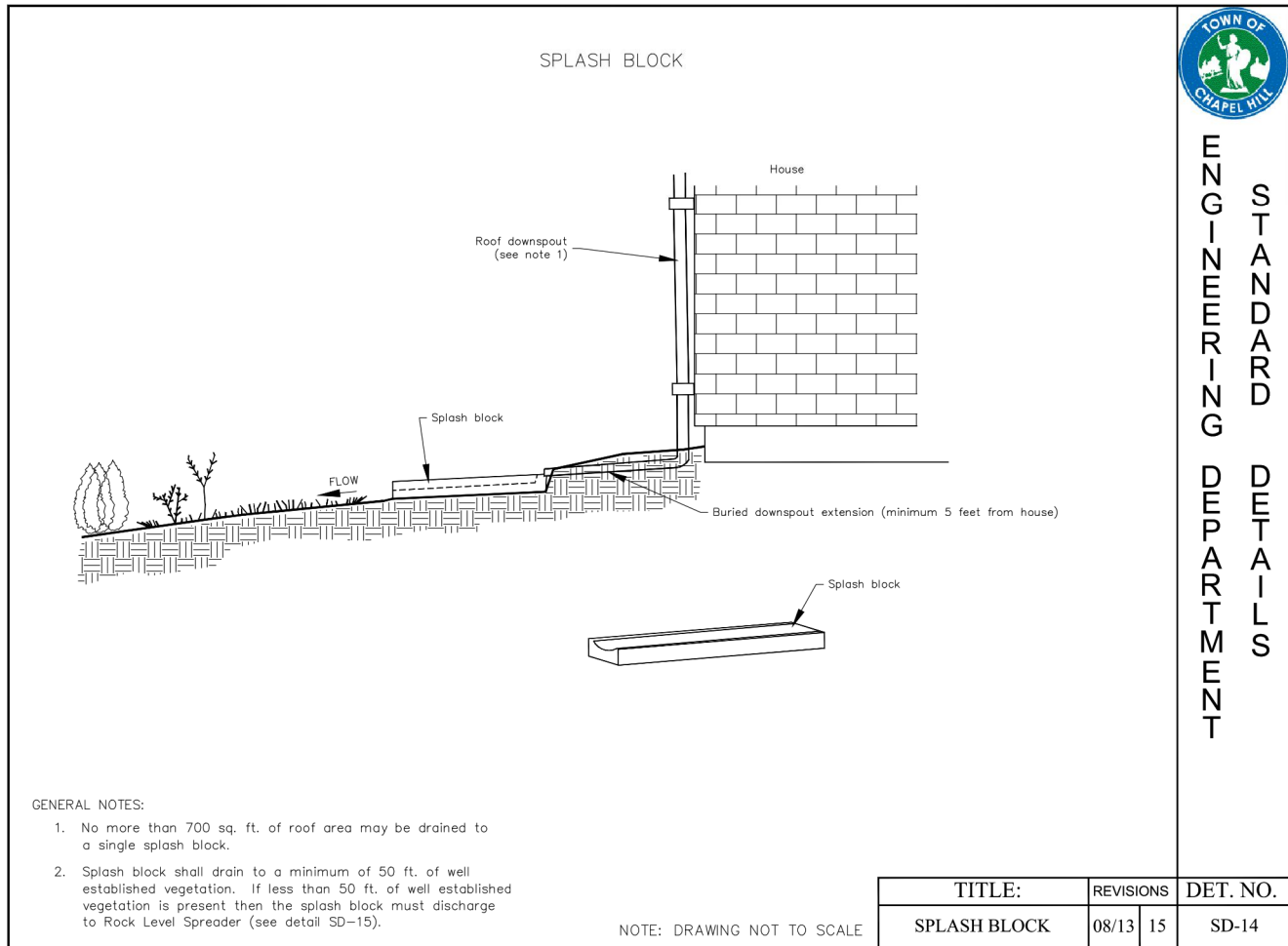
Proposed Impervious Surfaces	
GRAVEL DRIVEWAY ADDITION	724 S.F.
ADDITION	503 S.F.
PORCH	181 S.F.
SUBTOTAL (PROPOSED)	1,408 S.F.
10% CONTINGENCY	141 S.F.
TOTAL PROPOSED	1,549 S.F.
EXISTING TO REMAIN	2,563 S.F.
TOTAL WITH EXISTING	4,112 S.F.

Proposed Improvements

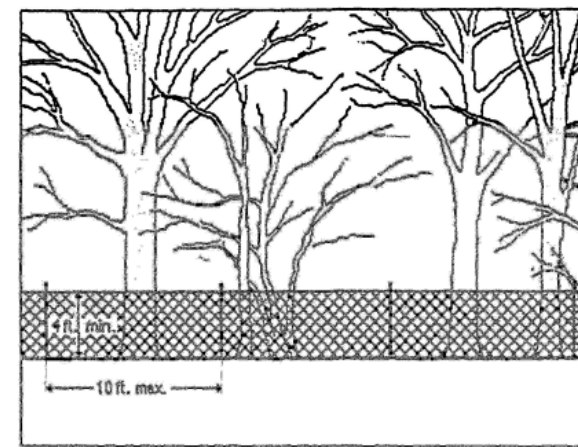
REV: JANUARY 22, 2021
 SITE PLAN: JANUARY 21, 2021
 SCALE: 1" = 30' SURVEY DATE: SEPTEMBER 29, 2020



PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES



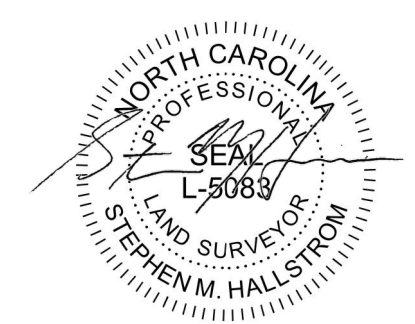
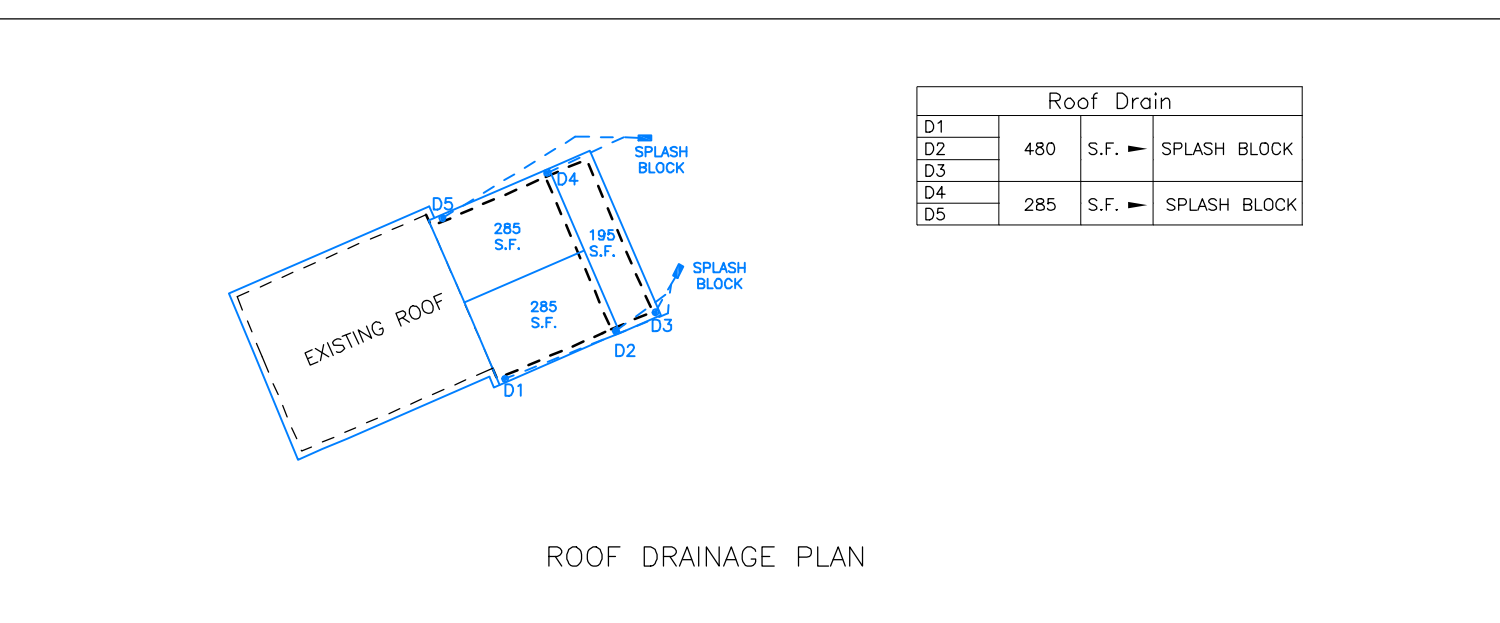
TREE PROTECTION FENCING - TYPICAL



A pre-construction conference shall be held with the project manager and the Town's Landscape Architect before any site work begins.

Any tree roots exposed by construction shall be severed cleanly with a pruning tool.

The soil within the protected area around existing trees shall not be driven upon after fence removal for the purpose of installing landscaping.



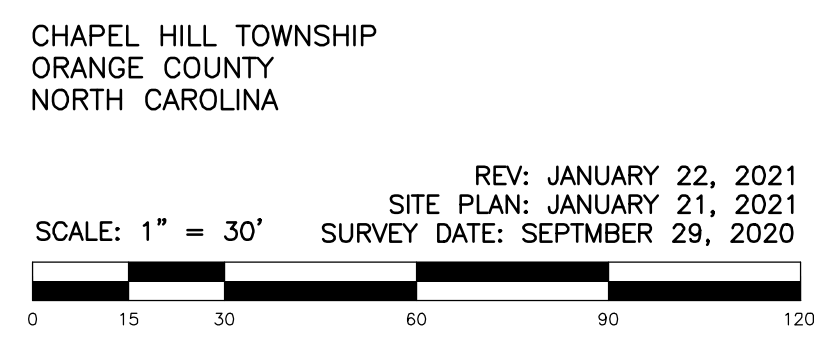
January 24, 2021

SHEET 2 OF 2
 STANDARD DETAILS, ELEVATIONS,
 ROOF DRAINAGE

PROPERTY OF
ZINN BROTHERS, LLC

PROPERTY ADDRESS: 411 NORTH COLUMBIA STREET

LEGAL DESC: W/S N. COLUMBIA ST
 PIN: 9788-28-7334
 DEED REFERENCE: 6684-601



Elevation profiles shown hereon are as shown in plan titled "411 N. Columbia Street" provided by K&A Home Design on January 8, 2021. Contractor assumes responsibility for ensuring that mean finished grade is consistent with that shown on these elevation profiles.