



**PICTURES**



**Subject Property**



**Powder Springs Street frontage and existing fence**

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**Recommended Action:**

**Approval with a stipulation.** The applicant, Mary K. Lanning, is requesting a variance for a fence at 1177 Powder Springs Street. This property is zoned R-2 (Single Family Residential – 2 units/acre) and is a historic home located at the southwestern corner of Longwood Drive and Powder Springs Street. Most of the surrounding properties are zoned R-2 or R-3 and are used residentially. However, the property located directly to the west is zoned PCD (Planned Commercial Development) but is currently undeveloped.

Recently the city completed the construction of a multi-use trail along the southeastern side of Powder Springs and along the subject property's frontage. There is currently a low, agricultural post and rail fence running along the new multi-use trail along the frontage. Section 710.04 (D.1) requires that all fences or walls within the front yard on a public/private street shall be limited to four (4) feet in height and shall be decorative in nature. The applicant wishes to construct a composite fence, twelve (12) feet in height, along this same frontage in order to shield the residence from the noise and light effects of the roadway. The subject property sits lower than the roadway, so according to the application, a twelve (12) foot tall fence would only appear eight (8) feet tall from Powder Springs Street.

The Fence Ordinance also requires a two (2) foot setback from the right of way and that fences or walls fronting a street be decorative in nature. If the variance is granted, the applicants/property owners would be expected to adhere to these requirements. Marietta Water has also indicated that there is a cluster of water valves at the corner of Powder Springs Street and Longwood Drive; the fence/wall will not be allowed to cover or impede access to the valves.

City Staff has two concerns with the proposed request. The first concern is that a twelve (12) foot tall fence is simply too tall and will give the appearance of a stockade. The second concern is that the construction of a fence behind an existing fence will create an area within the right of way for trash to accumulate. Unless the applicant agrees to be responsible for maintaining that area, staff is requesting that, should the variance be approved, the existing fence be removed.

In July 2014, the Board of Zoning Appeals approved a variance for the property across Longwood Drive to the northwest, which also contains frontage along Powder Springs Street, to increase the allowable fence height to eight (8) feet in height (V2014-27). A brick wall appearing to be eight (8) feet in height is located across Powder Springs Street along both sides of the entrance to Laurel Springs subdivision.

The proposal for a twelve (12) foot tall fence is excessive; however, a fence at eight (8) feet in height would not have a negative impact on the surrounding area or be out of character with the neighborhood. In addition, maintenance of the area within the right of way between the existing fence and the proposed fence may present a problem. ***As a result, staff recommends approval of this variance with the stipulation that the fence be no more than eight (8) feet in height; and that the existing post and rail fence be removed prior to construction of the new fence.***

**At the September 28, 2015 meeting, the applicant agreed to table this item in order to determine the material to be used for the proposed fence. However, no new information has been received at this time.**



Department of Development Services  
 205 Lawrence Street  
 Marietta, Georgia 30060  
 Brian Binzer, AICP, Director

**APPLICATION FOR VARIANCE OR APPEAL**

(Owner/Applicant/or Representative must be present at all public hearings)

Application #: 12015-44 Hearing: 9-28-15 Registrar # \_\_\_\_\_

P215-389

This is a variance/appeal application for:

Board of Zoning Appeals

City Council

Owner's Name EEKEREN  
MARC VAN EEKEREN & DEIDRE GRISCO

Address 1177 POWDER SPRINGS STREET Zip Code: 30008

Telephone Number: 678-602-3514 Email Address: marc.vaneeekeren100@gmail.com  
213-440-2653 deidreere@icloud.com

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant MARY K. LANNING, RLA

Address 1520 RUBES LANDING, MIKTA Zip Code: 30066

Telephone Number 404-922-7279 Email Address: mary.lanning@hotmail.com

Address of property for which a variance or appeal is requested:

1177 POWDER SPRINGS ST. Date of Acquisition: 2015

Land Lot (s) 67+78 District 17 Parcel 00440 Acreage 1.36 Zoned RZ Ward 2B FLU LDR  
00780

List the variance(s) or appeal requested (please attach any additional information):

VARIANCE FOR WALL HEIGHT AT PROPERTY LINE / ROW  
AT POWDER SPRINGS STREET. PLEASE SEE LETTER OF INTENT.

**Required Information**

1. Application fee (\$250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - 25 copies of site plan drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

**OVER**

August 17, 2015

Mr. Brian Binzer, Director  
Department of Development Services  
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

Re: Application for Variance – 1177 Powder Springs Street (residence)  
Letter of Intent

Dear Mr. Binzer:

Please accept this letter of intent as part of the variance application for the above noted property. The property owners are looking for some relief from the traffic noise on Powder Springs Street. They would like to mimic the idea directly across their property on the Northwest side of Powder Springs Street where a brick wall is located.

Specifically, the variance request is for the height of a proposed wall. We would like the option to install up to a twelve foot height wall. The grade from the ROW to the proposed location of the wall drops between 3.61 and 4.77 feet (the grades vary). Therefore, the height of the proposed wall as seen from the ROW, would be less than eight feet and much lower than the wall height appears (it is a stepped wall) to be across Powder Springs Street. Across the street, the grade rises from the ROW. Please see the accompanying plan and section that illustrate this information.

The materials to be utilized for this proposed wall or fence for sound attenuation have not been finalized at this time. We do anticipate it being a solid structure of masonry, wood or sound attenuating materials with a finished look facing the ROW that is stucco-like, brick, stone or wood to be stained or painted.

We respectfully request that this variance application be approved to allow the applicants to mitigate the traffic noise from Powder Springs Street. Thank you for your time and consideration of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary K. Lanning", with a long, sweeping flourish extending to the right.

Mary K. Lanning, RLA

MKL/ mkl  
Enclosure



**Dunleith Homeowner's Association  
Marietta, Georgia**

City of Marietta - Department of Development Services  
205 Lawrence Street  
Marietta, GA 30060  
Brian Binzer, Director  
Cc: Grif Chalfant

Sept 24, 2015

Re: Variance Case: V2015-44

Sirs,

I am writing on behalf of the Dunleith Homeowner's Association to voice our collective voice of opposition to the zoning variance proposal for 1177 Powder Springs St., Marietta. We have reviewed and discussed the proposal at a recent Board of Directors meeting on Tuesday 9/22/2015. It was the unanimous consensus of those present that we oppose it on the following grounds:

- The plan as presented is vague as to the type of wall and the materials to be used – a drawing submitted showing composite, and the letter of intent describing concrete, stucco, wood, etc.
- The height of the proposed wall seems monolithic and unusually tall for the type of property and would be visually unappealing much like that seen along interstate highways.
- Typically in our subdivision, front yard fences are not permitted and for back yard fences, the front facing height is limited to 4 ft. Although this property fronts Powder Springs St, still considered part of Dunleith subdivision.
- The brick façade across the street at Laurel Springs subdivision entrance referenced in the letter of intent is part of that entrance and not part of a private residence.
- We believe that the wooden structure located behind the Multi-use trail fence at the opposite corner of Powder Springs St and Longwood Dr, as referenced in the letter of intent was unnecessary and unwisely permitted and the resulting fence is poorly constructed and unsightly. We feel that the resulting structure of this variance request would be likewise unattractive.

While we oppose any variance to the existing condition, we would offer the recommendation that the homeowner consider a soft natural buffer of trees and shrubs as were present prior to renovation of the property. At the very least we would be in favor of a maximum height of 4.0 ft above the ROW sidewalk. We would also suggest that the homeowner provide shrubbery or other soft landscaping in front of the fence to maximize the visual appeal of the property as well.

Thank you for your time and service to our community

Respectfully submitted,  
Dunleith Homeowner's Association  
Mike Cherches  
Director of Communications

[mcherches@dunleith.org](mailto:mcherches@dunleith.org)  
678-910-4582

**PERSON IN OPPOSITION CERTIFICATION**

ZONING/VARIANCE FILE NUMBER: V2015-44

FILE NAME: Marc Van Eekeren + Deidre Grisco

DATE OF MEETING: 9-28-15

I, (Print Name) Griffin Chalfant, HEREIN CERTIFY THAT I

HAVE  HAVE NOT MADE A CAMPAIGN CONTRIBUTION(S) OR GIFTS

AGGREGATING \$250.00 OR MORE TO THE MAYOR, ANY MEMBER OF COUNCIL, ANY MEMBER OF THE PLANNING COMMISSION OR ANY MEMBER OF THE BOARD OF ZONING APPEALS WITHIN THE TWO (2) YEARS PRECEDING THE FILING OF THE REZONING/VARIANCE APPLICATION.

I FURTHER CERTIFY THAT I  HAVE  HAVE NOT A FINANCIAL INTEREST IN THE PROPERTY, WHICH IS TEN (10%) PERCENT OR MORE.

Griffin Chalfant  
SIGNATURE

9/28/15  
DATE

**PERSON IN OPPOSITION CERTIFICATION**

ZONING/VARIANCE FILE NUMBER: V2015-44

FILE NAME: Marc Van Eekeren + Deidre Grisco

DATE OF MEETING: 9-28-15

I, (Print Name) VICTOR T. JESTER, HEREIN CERTIFY THAT I

HAVE  HAVE NOT MADE A CAMPAIGN CONTRIBUTION(S) OR GIFTS

AGGREGATING \$250.00 OR MORE TO THE MAYOR, ANY MEMBER OF COUNCIL, ANY MEMBER OF THE PLANNING COMMISSION OR ANY MEMBER OF THE BOARD OF ZONING APPEALS WITHIN THE TWO (2) YEARS PRECEDING THE FILING OF THE REZONING/VARIANCE APPLICATION.

I FURTHER CERTIFY THAT I  HAVE  HAVE NOT A FINANCIAL INTEREST IN THE PROPERTY, WHICH IS TEN (10%) PERCENT OR MORE.

  
SIGNATURE

28 SEP 15  
DATE

**PERSON IN OPPOSITION CERTIFICATION**

ZONING/VARIANCE FILE NUMBER: V2015-44

FILE NAME: Marc Van Eekeren + Deidre Grisco

DATE OF MEETING: 9-28-15

I, (Print Name) Michael Charches, HEREIN CERTIFY THAT I

HAVE  HAVE NOT MADE A CAMPAIGN CONTRIBUTION(S) OR GIFTS

AGGREGATING \$250.00 OR MORE TO THE MAYOR, ANY MEMBER OF COUNCIL, ANY MEMBER OF THE PLANNING COMMISSION OR ANY MEMBER OF THE BOARD OF ZONING APPEALS WITHIN THE TWO (2) YEARS PRECEDING THE FILING OF THE REZONING/VARIANCE APPLICATION.

I FURTHER CERTIFY THAT I  HAVE  HAVE NOT A FINANCIAL INTEREST IN THE PROPERTY, WHICH IS TEN (10%) PERCENT OR MORE.

  
SIGNATURE

9/28/15  
DATE

**TO: Marietta Daily Journal**  
**FROM: City of Marietta**  
**RUN DATE: October 9, 2015**

### **PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, October 26, 2015 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

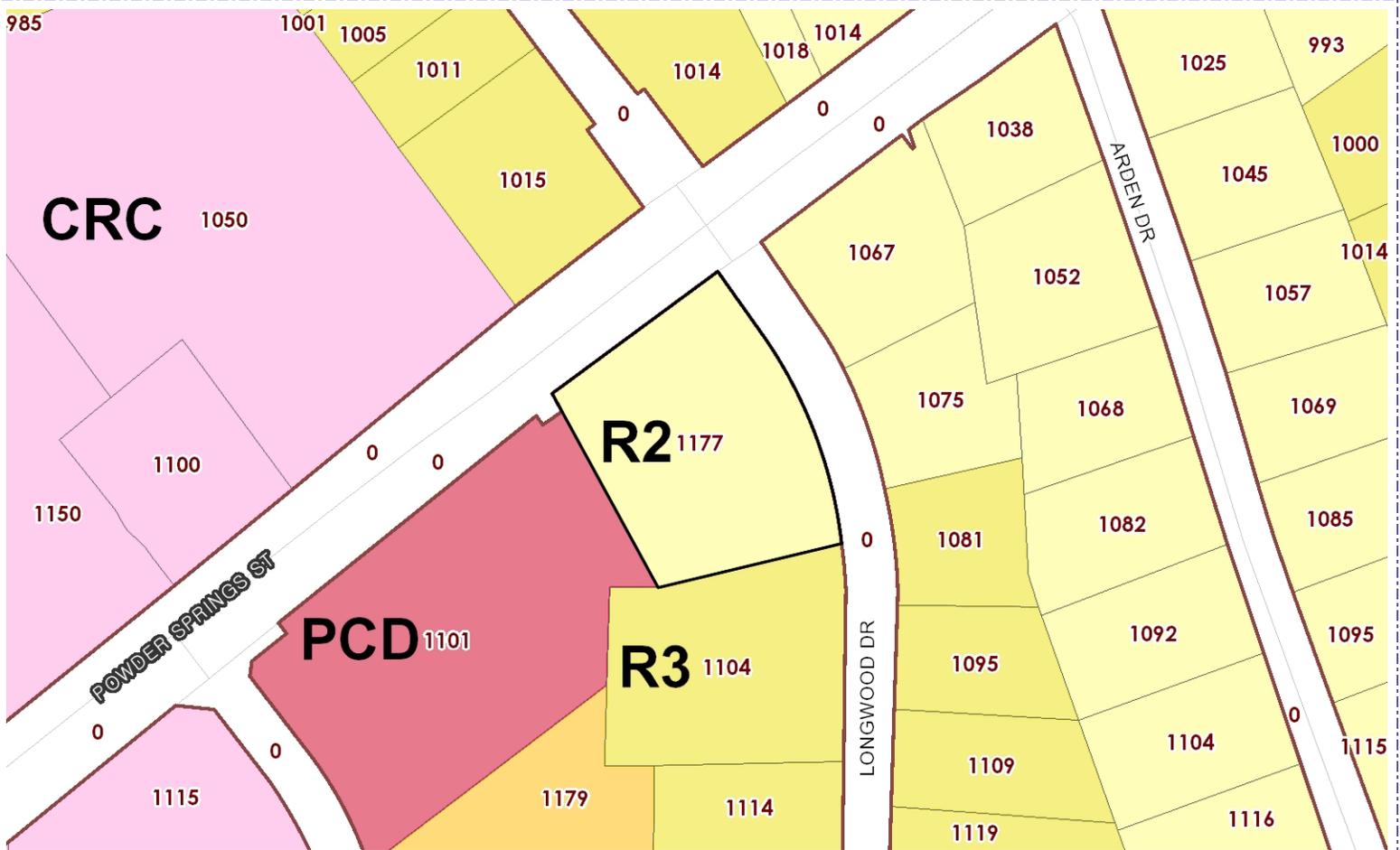
**V2015-44 [VARIANCE] MARC VAN EEKEREN & DEIDRE GRISCO** is requesting a variance for property located in Land Lot 00780, District 17, Parcel 0440, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia and being known as 1177 Powder Springs Street. Variance to allow a 12 foot wall or fence along Powder Springs Street. Ward 2B.

A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1177 POWDER SPRINGS ST	17007800440	1.364	2B	R2	LDR

Property Owner: Marc Van Eekeren & Diedre Grisco

Applicant: Mary K. Lanning, RLA

BZA Hearing Date: 10/26/2015

Acquisition Date:

Case Number: V2015-44

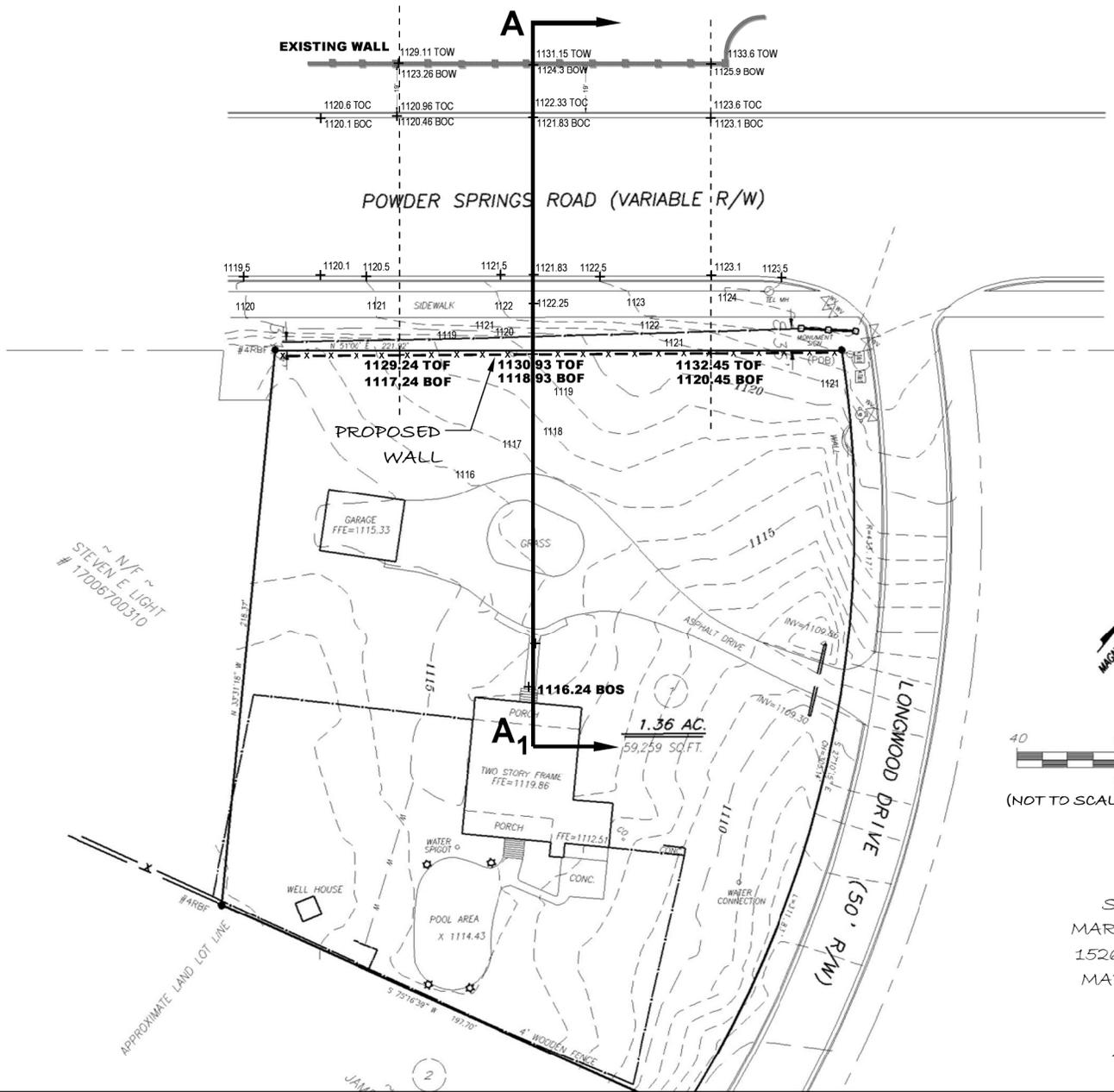
City of Marietta Planning & Zoning

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

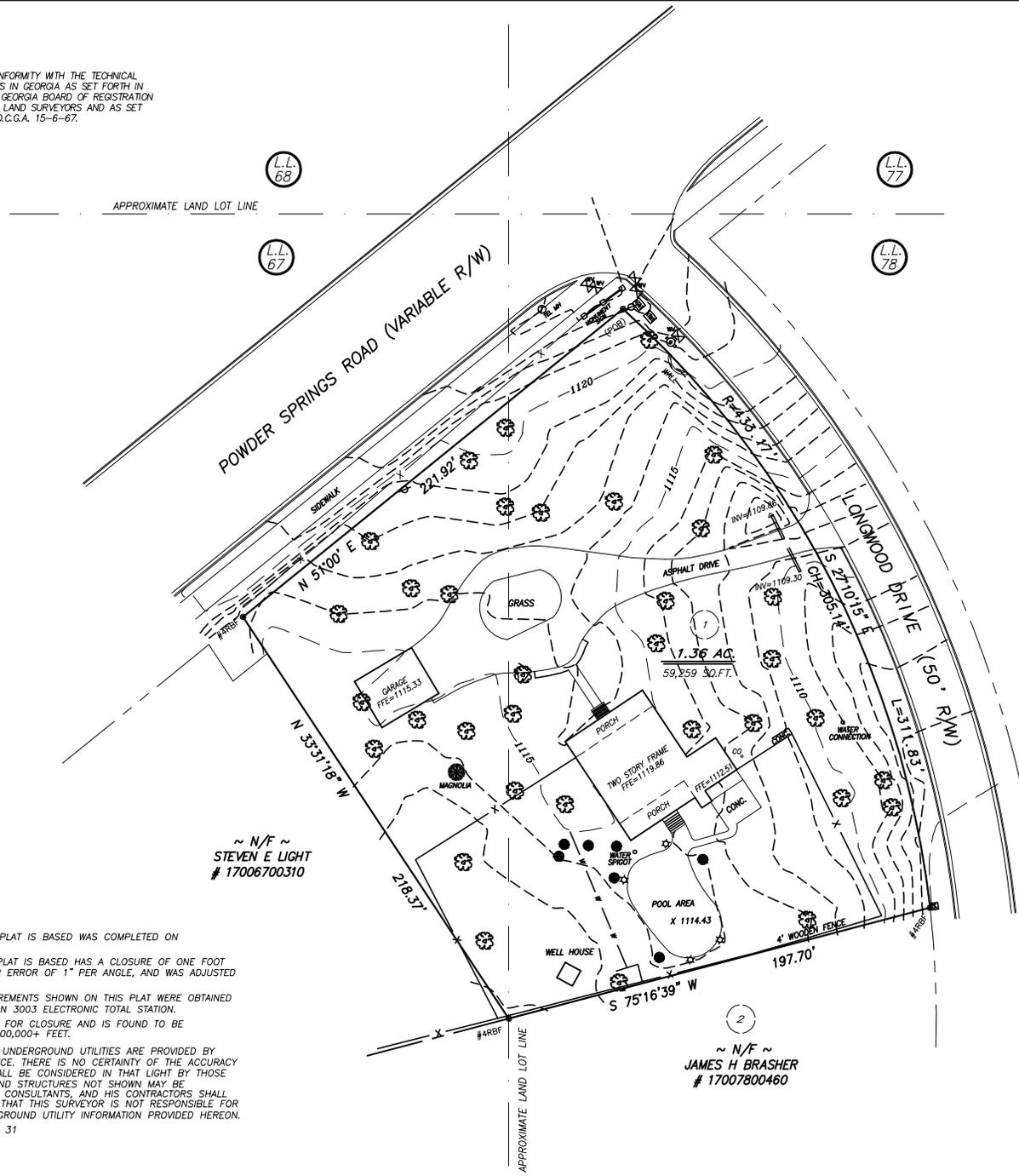
# SITE PLAN

VAN EEKEREN RESIDENCE  
 1177 POWDER SPRINGS STREET  
 MARIETTA, GEORGIA  
 AUGUST 20, 2015



**SURVEYORS CERTIFICATION**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

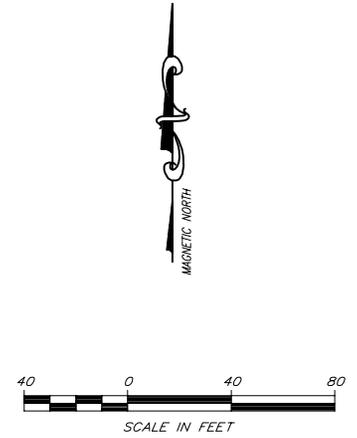


~ N/F ~  
STEVEN E LIGHT  
# 17006700310

~ N/F ~  
JAMES H BRASHER  
# 17007800460

**SURVEYOR'S NOTES**

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON AUGUST 14, 2015.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 78,509 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. REFERENCE PLAT BOOK 40 PAGE 31



LEGEND	
	HARDWOOD TREE
	CREPE MYRTLE
	UTILITY POLE WITH OVERHEAD LINES AND GUY
	TREE LINE
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	STORM DRAIN PIPE WITH HEADWALL
	DOUBLE-WING CATCH BASIN
	SINGLE-WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	FENCE
	LIGHT POLE
	ELECTRICAL TRANSFORMER BOX
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	WATER METER
	GAS METER
	WELL
	MONITORING WELL
	LIQUIDIFIED PROPANE GAS
	INVERT
	ELEVATION
	CONCRETE
	REBAR PIN FOUND
	OPEN TOP PIPE FOUND
	CRIMP TOP PIPE FOUND
	R/W MONUMENT FOUND
	REBAR PIN SET
	TRAFFIC POLE
	POWER POLE

**WELLBORN & ASSOCIATES**  
LAND SURVEYORS

773 CHANSON DRIVE MARIETTA, GA 30064  
PHONE: (770) 862-0799  
EMAIL: WELLBORN.MATT@GMAIL.COM

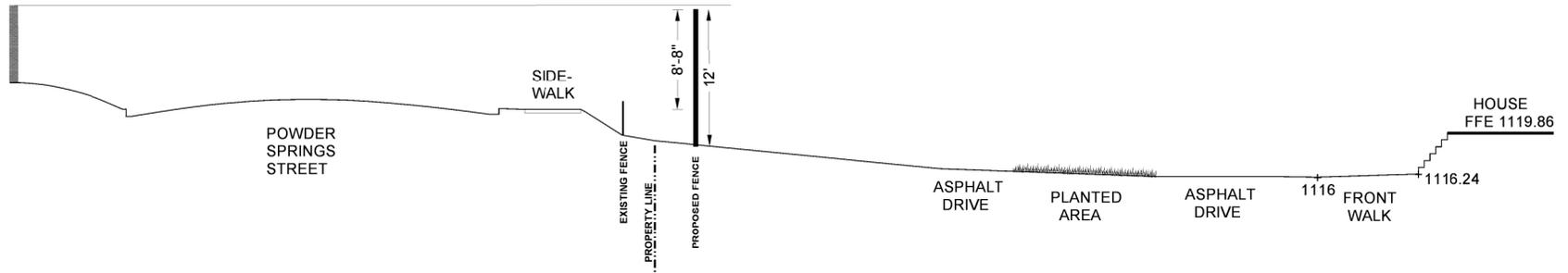


BOUNDARY SURVEY:  
MARC V EEKEREN

LOT #1 DUNLEITH SUBDIVISION  
UNIT ONE, BLOCK A  
LOCATED IN LAND LOTS 67 & 78, 17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
CITY OF MARIETTA

DRAWN BY: JMW
APPROVED BY: JMW
DATE: 8-14-15
PROJECT # 15139
DWG NAME: 1177 POWDERSPRINGS.DWG

SECTION A - A1

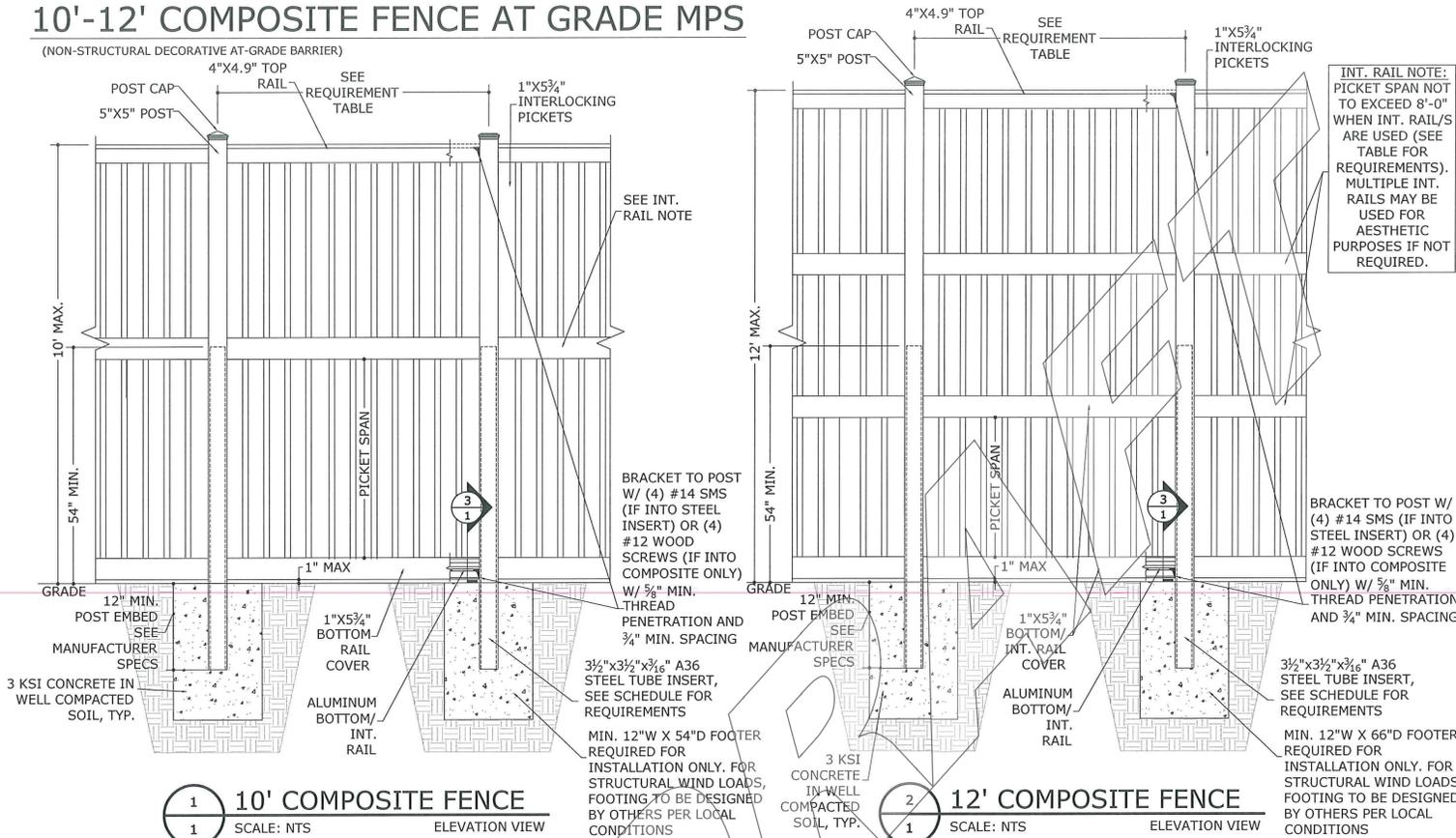


VAN EEKEREN RESIDENCE  
1177 POWDER SPRINGS STREET  
MARIETTA, GEORGIA  
AUGUST 20, 2015

HORIZONTAL SCALE: 1" = 20' - 0"  
VERTICAL SCALE: 1" = 10' - 0"  
(NOT TO SCALE ON LETTER SIZED PAPER)

# 10'-12' COMPOSITE FENCE AT GRADE MPS

(NON-STRUCTURAL DECORATIVE AT-GRADE BARRIER)



**INT. RAIL NOTE:**  
PICKET SPAN NOT TO EXCEED 8'-0" WHEN INT. RAIL/S ARE USED (SEE TABLE FOR REQUIREMENTS). MULTIPLE INT. RAILS MAY BE USED FOR AESTHETIC PURPOSES IF NOT REQUIRED.

## GENERAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE.
- DESIGN BASED ON ASCE 7-10 USING  $V_{ult} =$  SEE DESIGN PRESSURE TABLES (3 SEC GUST), EXPOSURE 'C', RISK CATEGORY 1, USING THE SOLID SIGN METHOD, 0% OPEN USED IN CALCULATIONS.
- THIS FENCE DESIGN TO BE USED AT GROUND SURFACE ONLY, WITH USE LIMITED TO DECORATIVE BARRIER PURPOSES ONLY. THIS FENCE IS NOT INTENDED TO MEET CODES GOVERNING ELEVATED BALCONIES OR STRUCTURAL RAILINGS.
- COMPOSITE WOOD MATERIAL INFORMATION :** ALL COMPOSITE WOOD MATERIAL TO HAVE A FLEX STR. OF 4000PSI MIN.
- ALL CONCRETE AND EPOXY TO REACH A MIN. COMPRESSIVE STRENGTH OF 3000 PSI IN 7 DAYS. CONCRETE FOOTERS SHALL CONTAIN MINIMUM 0.1% FIBERMESH CONTENT PER CUBIC YARD.
- THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FRATION SIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
- SURROUNDING SOIL TO BE COMPACTED TO 98% OPTIMUM DENSITY, 2500 PSF MIN AND SHALL BE CLASSIFIED OR VERIFIED BY OTHERS PRIOR TO CONSTRUCTION PER FBC 1806.2 AND SHALL BE SANDY GRAVE CLASS ONLY.
- PER FBC 424.2.17.1.8: POOL ACCESS GATES WHEN PROVIDED SHALL COMPLY WITH FBC 424.2 AND MUST BE AT LEAST 48" ABOVE GRADE & EQUIPPED WITH A SELF CLOSING, SELF LATCHING LOCKING DEVICE NOT LESS THAN 54" FROM BOT OF GATE. GATE MUST OPEN OUTWARD AWAY FROM POOL & MUST HAVE NO OPENING >1/2" WITHIN 18" OF RELEASE MECHANISM.
- ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.
- ENGINEER SHALL AFFIXED HERE TO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, ET. AL. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPALATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
- THIS DOCUMENT IS GENERIC AND DOES NOT PERTAIN TO ANY SPECIFIC PROJECT SITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION.
- ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS. ALTERATIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION.
- ANYTHING LESS THAN THE HEIGHT AND POST SPACING SHOWN HEREIN MAY BE AS PER MANUFACTURER PLANS FOR DIMENSIONAL CONFORMITY, PROVIDED COMPONENTS AND EXTRUSIONS ARE PER THIS DESIGN AND THERE ARE NO INCREASED TRIBUTARIES.
- EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

**1** 10' COMPOSITE FENCE  
SCALE: NTS  
ELEVATION VIEW

**2** 12' COMPOSITE FENCE  
SCALE: NTS  
ELEVATION VIEW

**3** BOTTOM/INT. RAIL  
SCALE: NTS  
SECTION VIEW

6' TREX SECLUSIONS	MATERIAL NEEDED FOR 8' SECTION
	5 x 5 Post Cap Pyramid or Flat
	5 x 5 x 5/8" Post
	Top Rail 4 x 4.9 x 1/2"
	Bottom/Intermediate Rail Cover 1 x 5.75
	Interlocking Picket 1 x 5.75
	Aluminum Bottom/Intermediate Rail (6063-T6)
	1 1/4" x 3 1/8" x 1/8" Rail Bracket

POST INSERT, FOOTER MOMENT & INTERMEDIATE RAIL REQUIREMENTS						
POST HEIGHT (FT)	POST SPACING (FT)	VULT (MPH)	DP (PSF)	NO. OF INT. RAILS REQUIRED	INSERT REQUIRED?	POST REQ MOMENT (LB-FT)
10	8	110	17	1	INSERT	6800
10	8	115	18.6	1	INSERT	7440
10	8	130	23.7	1	INSERT	9480
10	6.9	145	29.5	1	INSERT	10178
10	5.3	165	38.2	1	INSERT	10123
10	4.5	180	45.5	1	INSERT	10238
12	8	110	17.3	2	INSERT	9965
12	7.5	115	18.9	2	INSERT	10206
12	5.9	130	24.2	2	INSERT	10280
12	4.7	145	30	2	INSERT	10152
12	3.6	165	38.9	2	INSERT	10083
12	3	180	46.3	2	INSERT	10001

FRANK L. BENNARDO, P.E.  
#PE0046549

02/11/2014

IF CHECKED TROY BISHOP, P.E.  
#FB00451 IS CERTIFYING ENGINEER  
VALID FOR ( 1 ) JOB(S) ONLY  
VALID ONLY WITH ORIGINAL ENGINEER SEAL

**ENGINEERING EXPRESS**  
CORPORATE OFFICE:  
160 SW 12th AVENUE, # 106  
DEERFIELD BEACH, FL 33442  
Ph: (954) 354-0660 Fax: (954) 354-0443  
CERT OF AUTH #8888  
FOR BRN, PLS VISIT  
WWW.ENGEXP.COM

**Trex Fencing**  
www.trexfencing.com  
1.877.700.8739  
TREX FENCING 6'-8" FENCE MPS  
2010 FLORIDA BUILDING CODE  
ASCE 7-10 'SOLID SIGN METHOD' 0% OPEN

DRWN	CHKD	DATE
FRV	TSS	02/06/14

REMARKS  
THIS DOCUMENT IS THE PROPERTY OF FRANK L. BENNARDO, P.E. - ATTERATIONS, ADDITIONS, DELETIONS, OR ANY OTHER CHANGES ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION.

13-FENCE-01  
SCALE: 1/8" = 1'-0"  
PAGE DESCRIPTION:

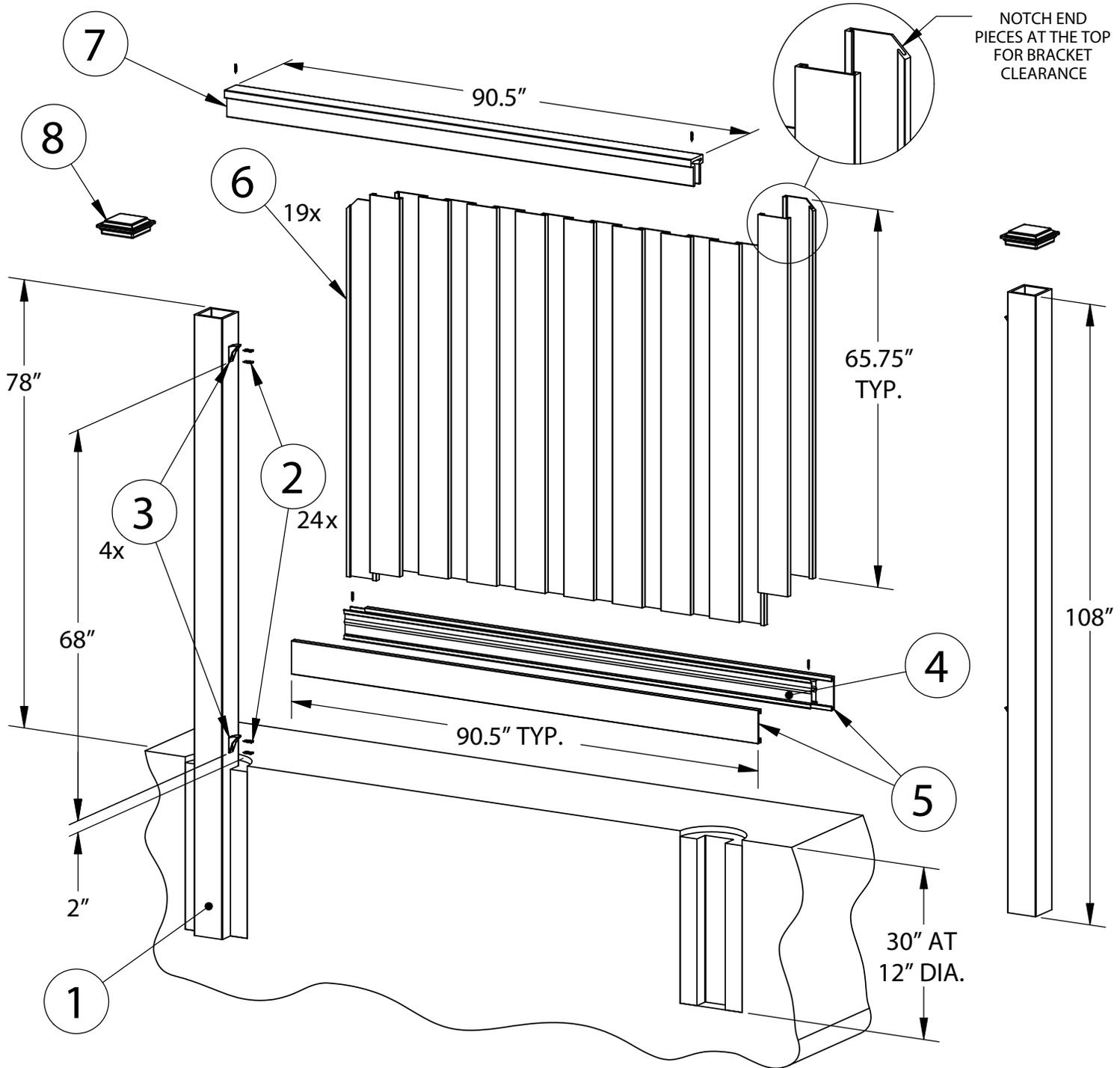
F:\01 Project Files\Fence & Deck Supply (ENGINE)\2013\13-FENCE-01\_Trex Fence\Drawings\13-FENCE-01\_031 MPS 10-12' HT FENCE.dwg  
02/11/2014 - 3:35pm

A

B

REVISION HISTORY

CDCO NUMBER	REV	DESCRIPTION	DRAWN	APPR	DATE
CDCO-					
CDCO-					



<p>THIS DRAWING IS THE PROPERTY OF THE TREX COMPANY, INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION CONTAINED IN THIS DRAWING MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE TREX COMPANY, INC. ANY HARD COPY OF THIS DRAWING MAY NOT BE CURRENT. VERIFY REVISION STATUS OF ELECTRONIC DOCUMENT BEFORE USING.</p>		TITLE		<p><b>Trex Company, Inc.</b></p> <p>160 Exeter Drive Winchester, Virginia</p>	
		<p>UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES</p> <p>DECIMALS      ANGULAR .XX ± .01      ± 0.5° .XXX ± .005 DO NOT SCALE DRAWING</p>			
		DRAWN	DATE	SIZE	DWG. NO.
CHECKED	DATE	SCALE	SHEET		OF
DESIGN APPROVAL	DATE				

A

B

## REVISION HISTORY

CDCO NUMBER	REV	DESCRIPTION	DRAWN	APPR	DATE
CDCO-					
CDCO-					

## BILL OF MATERIALS FOR AN 8' SECTION OF TREX FENCING

ITEM NO.	DESCRIPTION	LENGTH	QTY.
1	FENCE POST	108"	1
2	SCREW	N/A	24
3	RAIL BRACKET	N/A	4
4	ALUMINUM BOTTOM RAIL	90.5"	1
5	BOTTOM RAIL COVER	90.5"	2
6	INTERLOCKING PICKET	65.75"	19
7	TOP RAIL	90.5"	1
8	(FLAT OR PYRAMID) POST CAP	N/A	1

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## TITLE

UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
TOLERANCES  
DECIMALS      ANGULAR  
.XX ± .01      ± 0.5"  
.XXX ± .005  
DO NOT SCALE DRAWING

**Trex Company, Inc.**

160 Exeter Drive  
Winchester, Virginia

DRAWN	DATE	SIZE	DWG. NO.	REV
CHECKED	DATE	SCALE	SHEET	OF
DESIGN APPROVAL	DATE			