

PICTURES



Subject Property



Powder Springs Street frontage and existing fence

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.***



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 MARC VAN EKEREN & DEIDRE GRISCO

Address 1177 POWDER SPRINGS STREET Zip Code: 30008

Telephone Number: 678-602-3514 Email Address: marc.vaneekeren100@gmail.com
213-440-2653 deidreere@icloud.com

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant MARY K. LANNING, RLA

Address 1526 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

LOT 1, BLOCK A, UNIT 1
Land Lot (s) 67 + 78 District 17 Parcel 00780 Acreage 1.36 Zoned RZ Ward 23 FLU LDR
00440

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,



Mary K. Lanning, RLA

MKL/ mkl
Enclosure

TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: September 11, 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, September 28, 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, 2nd 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.

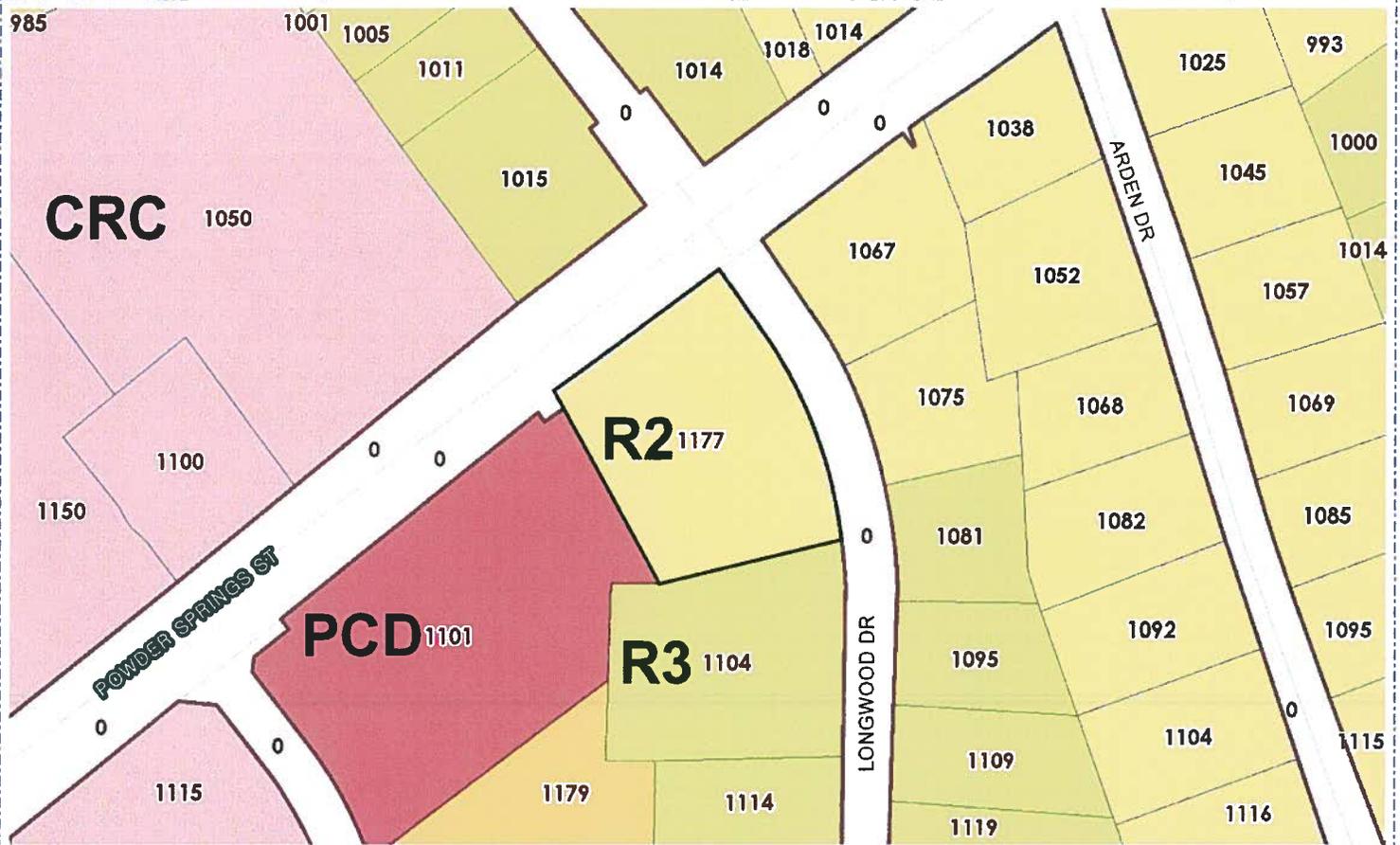
For additional information please call the Planning and Zoning Office (770) 794-5669.

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



Variance



| 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: | 09/28/2015 |
| Acquisition Date: | |
| Case Number: | V2015-44 |

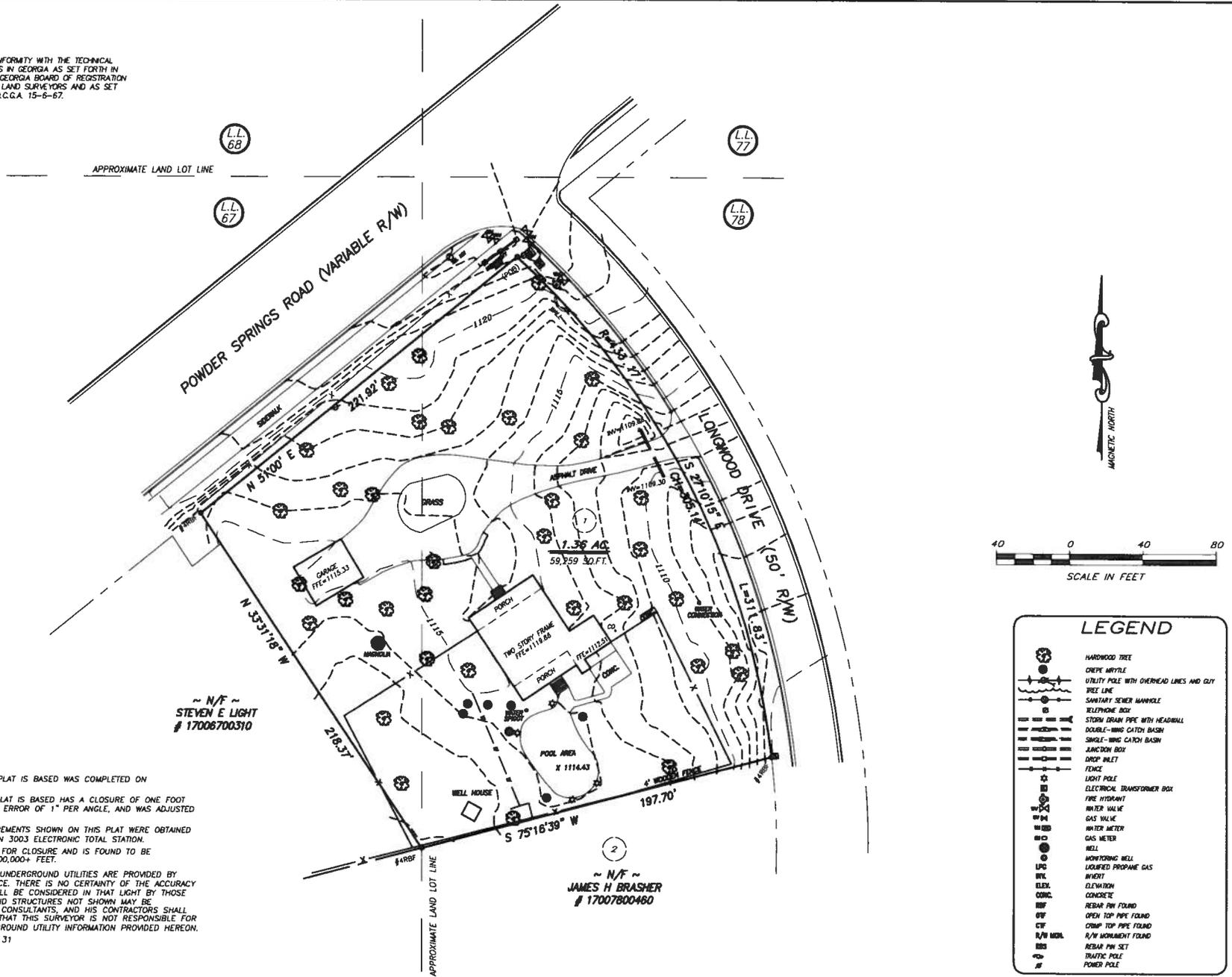
Zoning Symbols

- 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

City of Marietta Planning & Zoning

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.

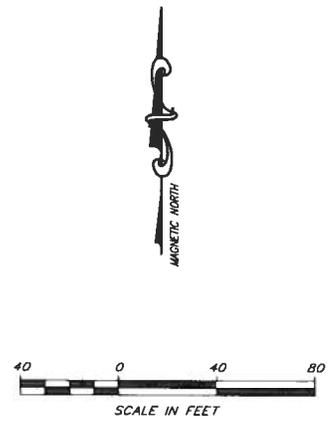


~ N/F ~
STEVEN E LIGHT
17008700310

~ 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 |
| | ONE-EYE MYRTLE |
| | UTILITY POLE WITH OVERHEAD LINES AND GUY |
| | TREE LINE |
| | SANITARY SEWER MANHOLE |
| | TELEPHONE BOX |
| | STORM DRAIN PIPE WITH HEADWALL |
| | DOUBLE-RING CATCH BASIN |
| | SINGLE-RING 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 |
| | LIQUID PROPANE GAS |
| | WHERET |
| | ELEVATION |
| | CONCRETE |
| | REBAR PIN FOUND |
| | OPEN TOP PIPE FOUND |
| | COMP TOP PIPE FOUND |
| | N/P NON-PIPE 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

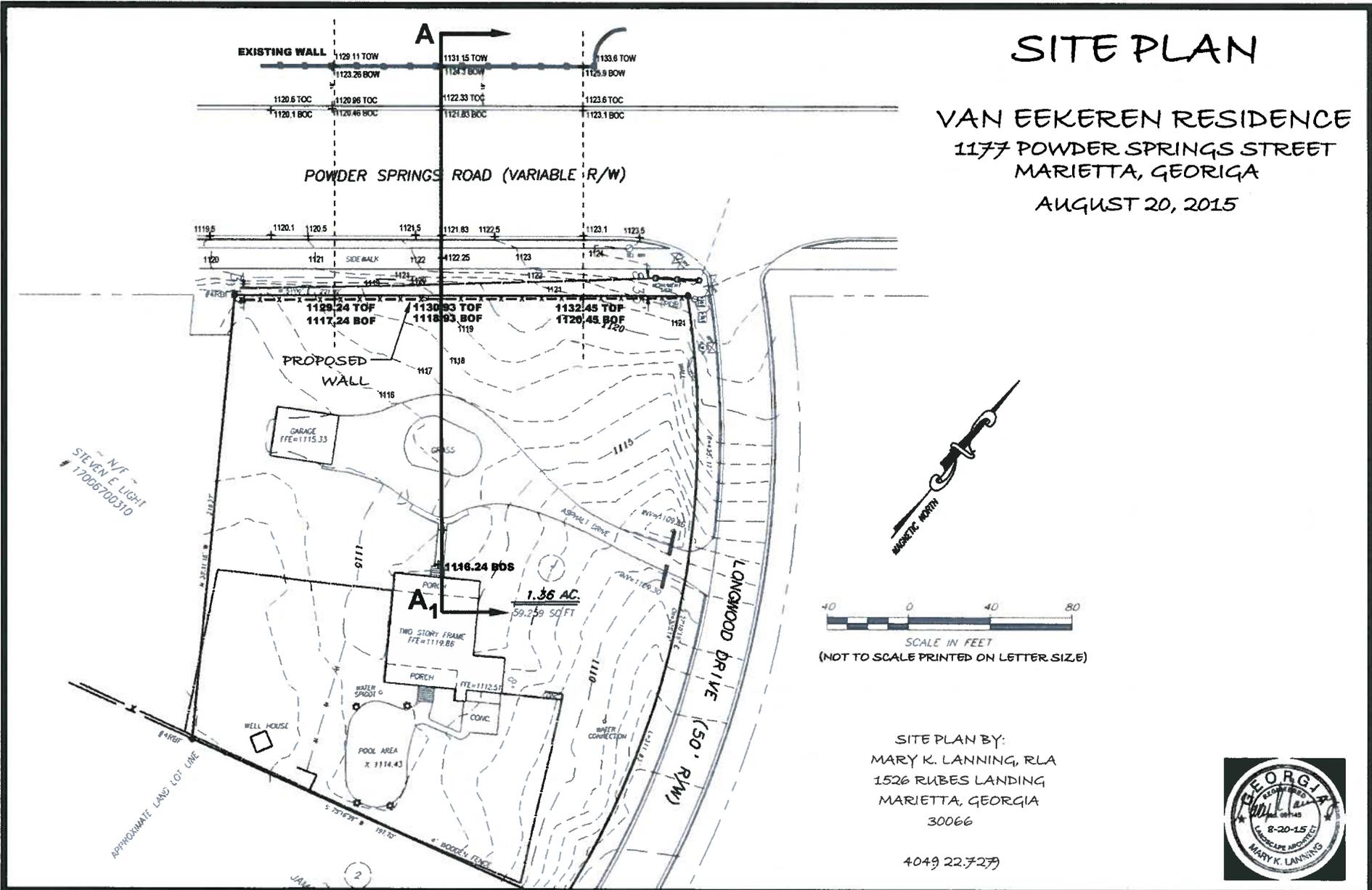


BOUNDARY SURVEY:
MARC V EEKEREN
LOT #1 DUNLEITH SUBDIVISION
UNIT ONE, BLOCK A
LOCATED IN LAND LOTS 67 & 78, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
CITY OF MARIETTA

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

SITE PLAN

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



N/E
 STEVEN E. LIGHT
 17006700310

JAN 20 2015
 N/E
 F. BRASHER
 17007800160

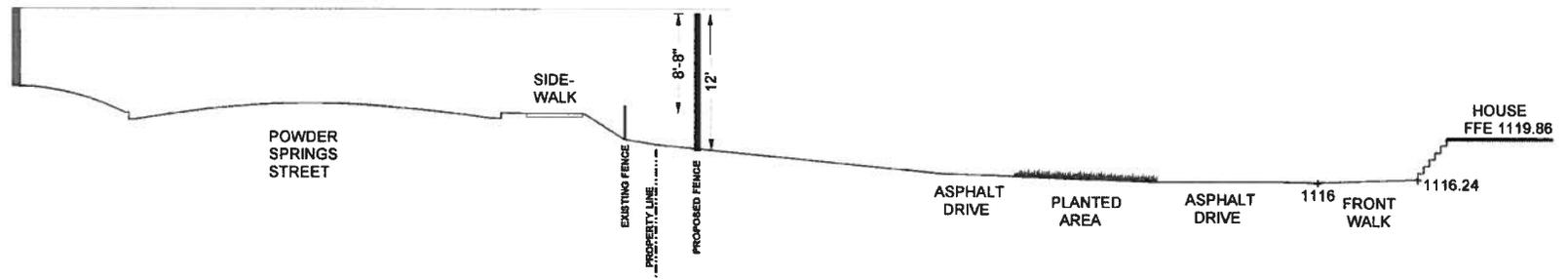


SITE PLAN BY:
 MARY K. LANNING, RLA
 1526 RUBES LANDING
 MARIETTA, GEORGIA
 30066

4049 22.7279



SECTION A - A1

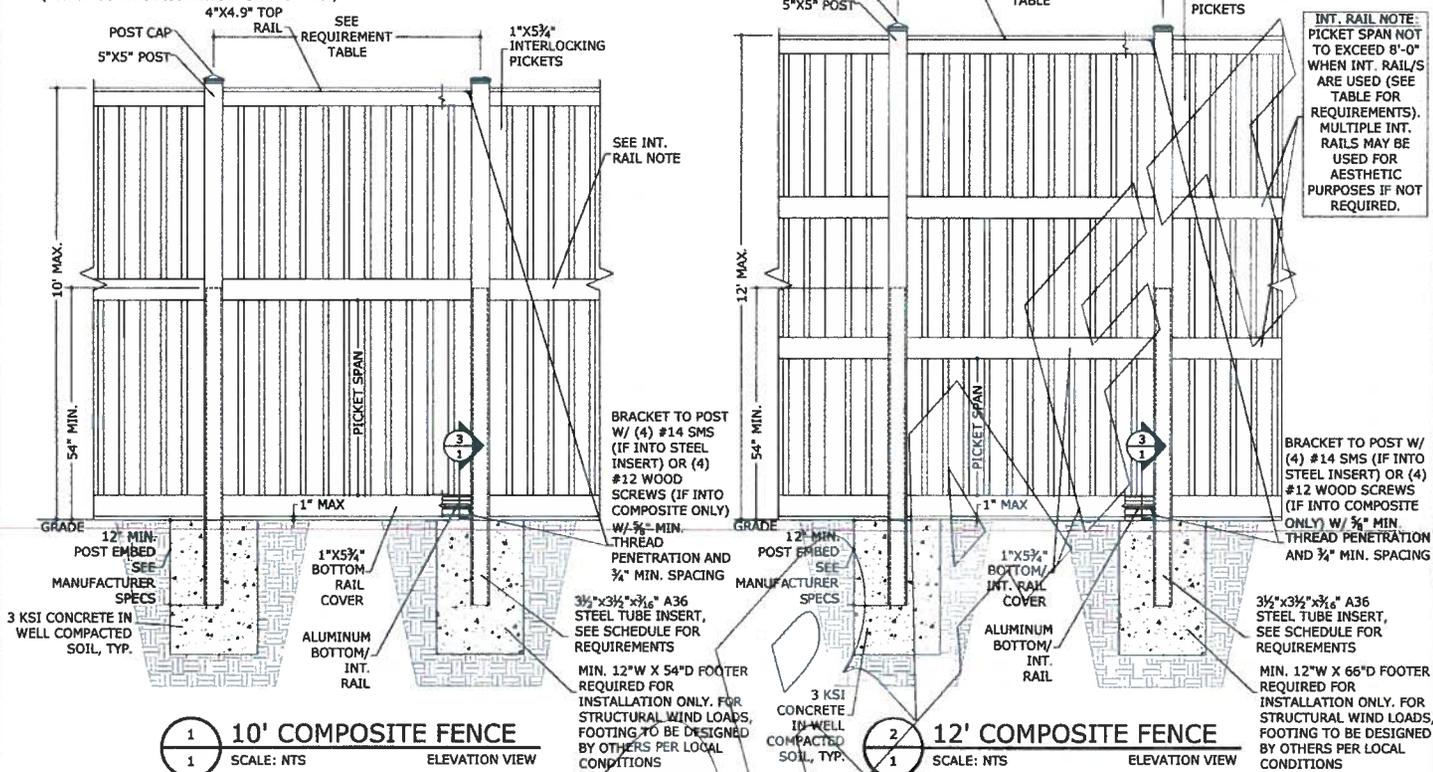


VAN EKEREN RESIDENCE
1177 POWDER SPRINGS STREET
MARIETTA, GEORGIA
AUGUST 20, 2015

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)



1 10' COMPOSITE FENCE
SCALE: NTS ELEVATION VIEW

2 12' COMPOSITE FENCE
SCALE: NTS ELEVATION VIEW

3 BOTTOM/INT. RAIL
SCALE: NTS SECTION VIEW

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.

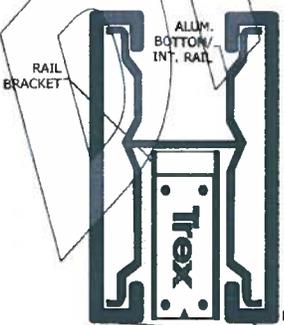
GENERAL NOTES

- 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_W = SEE DESIGN PRESSURE TABLES (3 SEC GUST). EXPOSURE 'C', RISK CATEGORY I, 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 FROM DISSIMILAR 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 1906.2 AND SHALL BE SANDY GRAVEL 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 > 12" WITHIN 18" OF RELEASE MECHANISM.
- ELECTRICAL GROUNDING, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.
- ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, ET AL. INDENIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE 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.

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 | 10236 |
| 12 | 8 | 110 | 17.3 | 2 | INSERT | 9885 |
| 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 |

| 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 |



FRANK L. BERNARDO, P.E.
#PC046549

02/11/2014

IF CHECKED, TRY BUSHUP & APPROVAL IS COLLAPSIBLE SHEET
VALID FOR (1) JOB ONLY
FIELD ONLY WITH ORIGINAL ENGINEER SEAL

ENGINEERING EXPRESS
CORPORATE OFFICE
160 SW 12TH AVENUE, #106
DEERFIELD BEACH, FL 33442
PH: (954) 354-0660 FAX: (954) 394-0443
FOR BRANCH LOCATION INFO, VISIT
WWW.ENGINEXP.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

| DATE | DESCRIPTION | BY | CHKD |
|------------|-------------|----|------|
| 02/11/2014 | ISSUE | FL | FL |

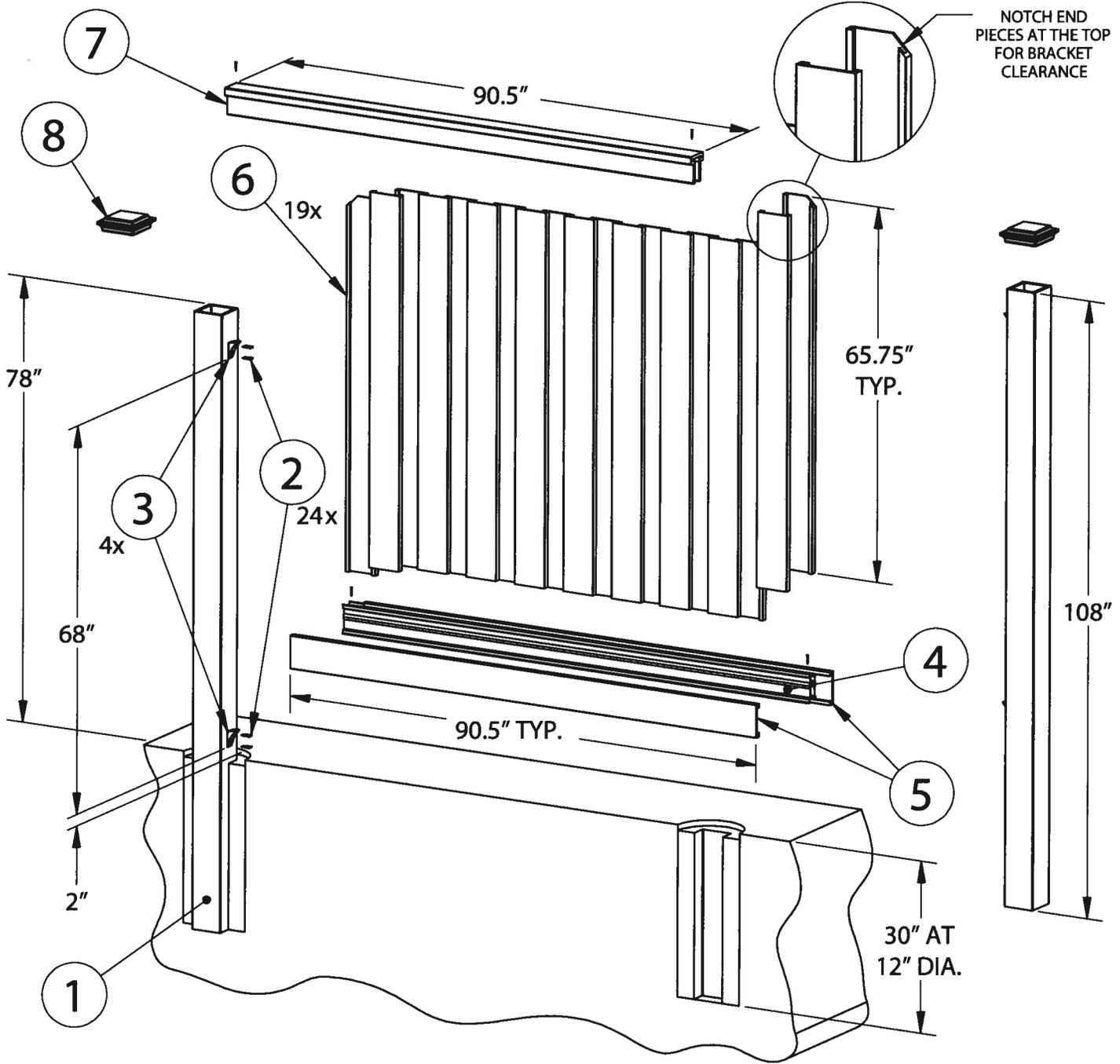
THIS DOCUMENT IS THE PROPERTY OF FRANK L. BERNARDO, P.E. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF FRANK L. BERNARDO, P.E. IS PROHIBITED. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

1

02/11/2014 3:33pm rshon P:\01 Project Files\Fences & Decor Supply\FENCE\13013113\FENCE-01.Tbx\FenceMPS 6' & 12' H Fence Design & Calculate.dwg 13-FENCE-01.MPS 10-12' INT FENCE.dwg

| 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 | | <h2 style="margin: 0;">Trex Company, Inc.</h2> <p style="margin: 0;">160 Exeter Drive Winchester, Virginia</p> | | |
| | <small>UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES</small> | | | | |
| | <small>DECIMALS ANGULAR</small> <small>.XX ± .01 ± 0.5°</small> <small>.XXX ± .005</small> <small>DO NOT SCALE DRAWING</small> | <small>DRAWN</small> <small>DATE</small> | <small>SIZE</small> <small>DWG. NO.</small> <small>REV</small> | | |
| | <small>CHECKED</small> <small>DATE</small> | <small>SCALE</small> <small>SHEET</small> <small>OF</small> | | | |
| | <small>DESIGN APPROVAL</small> <small>DATE</small> | | | | |

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 |
| CHECKED | DATE |
| DESIGN APPROVAL | DATE |

| | | |
|-------|----------|-----|
| SIZE | DWG. NO. | REV |
| SCALE | SHEET | OF |

A

B